



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

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

## Call to Order

## Approval of Minutes

### 1. Planning Commission Meeting Minutes 11/14/2024

- [2024-11-14 Planning Commission Meeting Minutes.pdf](#)

## Announcements

## DRC Report

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

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

### 3. Window World - 511 Boone Road - New Driveway

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

### 4. Midland Farms Lot 102 - Replat

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

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

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

- [0927-APP-01.pdf](#)

### 6. Gen Wealth - 4756 Bryant Parkway - Site Plan

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

- [0928-PLN-01.pdf](#)

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

*Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED*

- [93148-SGNAPP-01.pdf](#)

## **Old Business**

## **New Business**

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

*Freddy Beza - Requesting Approval for Replat*

- [0915-PLT-01.pdf](#)

### **9. Window World - 511 Boone Road - New Driveway**

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

- [0905-PLN-01.pdf](#)

### **10. Midland Farms Lot 102 - Replat**

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

- [0907-ITR-01.pdf](#)
- [0907-PLT-01.pdf](#)

### **11. 2025 Development Calendar**

*Requesting Approval for 2025 Development Meeting Dates*

- [Planning Commission Deadlines and Dates 2025.pdf](#)

### **12. Formation of Nominating Committee to Recommend 2025 Chair and Vice-Chair of Planning Commission**

## **Adjournments**



## **Bryant Planning Commission Meeting Minutes**

Monday, November 14, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*None*

#### **APPROVAL OF MINUTES**

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

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

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

- 2. 104 Rich Street - Conditional Use Permit** - Accessory Structure  
*Steven Wise - Requesting Approval for CUP for Accessory Structure that exceeds 25% SQFT of the primary structure. - RECOMMENDED APPROVAL*
- 3. Bryant Seminary - Hwy 5** - Site Plan  
*PLE - Requesting Site Plan Approval - RECOMMENDED APPROVAL*
- 4. Glenn Hills Estates - Replat** - Lot 6  
*Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL*

- 5. Midtown Phase 3 - Final Plat**  
*Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL*
- 6. Cornerstone Montessori Christian Academy - 4910 Springhill Rd - Waiver**  
*Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built.*
- 7. Hillcrest Addition Subdivision - 3927 Springhill Road - Preliminary Plat**  
*Tim Lemons - Requesting Preliminary Plat Approval*
- 8. Marketplace II Subdivision - Lot 17R & 18R - Site Plans**  
*Bart Ferguson - Requesting Site Plan Approvals for Lot 17R and 18R - APPROVED, Contingent upon Planning Items Being Met*
- 9. Hawkins Valley Ph.1 - Preliminary Plat**  
*GarNat Engineering - Requesting Preliminary Plat Approval - APPROVAL FOR MINOR GRADING - Approval given for the developer to begin moving dirt to figure out the grades for proposed streets. Developer to meet with the city to discuss the proposed roads on the Master Transportation Plan.*
- 10. Window World of Little Rock - 511 Boone Road - Sign Permit**  
*Zach Black - Requesting Sign Permit Approval - STAFF APPROVED*
- 11. Willow & Grace Boutique - 307 Progress Way, Ste 700-800 - Sign Permit**  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*
- 12. Bryant Mail and Print Center - 5313 HWY 5, Ste 305 - Sign Permit**  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

## **PUBLIC HEARING**

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

*Mr. Wise stated that he had not heard of any feedback from neighbors regarding the conditional use request or the accessory structure.*

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

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

## **NEW BUSINESS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ADJOURNMENT**

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

\_\_\_\_\_  
*Chairman, Lance Penfield*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*



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



## Temporary Business Application For the Sale of Fireworks

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

Date: November 6, 2024

**Business Information:**

Name A-1 Fireworks  
 Federal Tax Employer ID Number 26-1711923  
 Arkansas State Sales Tax Number 00318073-5L5  
 Location of Proposed Temporary Business 25612 I-30, Bryant, AR, 72022

**Business Owner:**

Name Michael Gonzola  
 Address 24341 State Hwy 10 East  
01A, AR, 72853  
 Phone 479-489-3298  
 Email mikegonzola65@gmail.com

**Contact Person:**

Name Joan Rey  
 Address 24341 State Hwy 10 East  
01A, AR, 72853  
 Phone 479-747-9304  
 Email joanrey@a1fireworks.com

**Checklist for Submission**

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

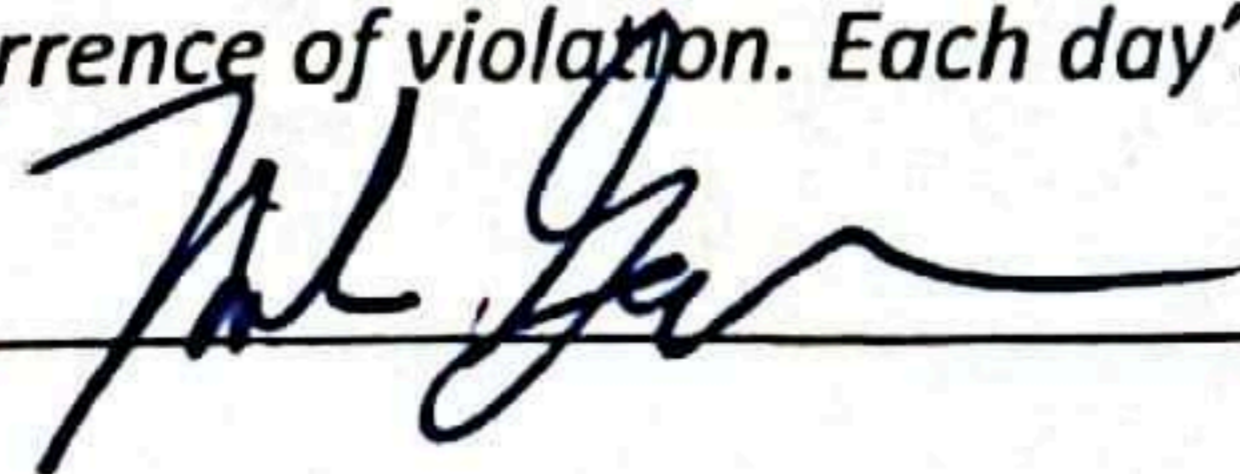
(Continued on Page 2)

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

**READ CAREFULLY BEFORE SIGNING**

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

Owners Signature \_\_\_\_\_







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/30/2024

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

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

<b>PRODUCER</b> Acrisure, LLC dba Britton Gallagher 3737 Park East Dr. STE 204 Beachwood OH 44122	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 216-658-7100		<b>FAX (A/C, No):</b> 216-658-7101
	<b>E-MAIL ADDRESS:</b>		
<b>INSURER(S) AFFORDING COVERAGE</b>			
<b>INSURER A:</b> Everest Indemnity Insurance Co.			<b>NAIC #</b> 10851
<b>INSURER B:</b>			
<b>INSURER C:</b>			
<b>INSURER D:</b>			
<b>INSURER E:</b>			
<b>INSURER F:</b>			

**INSURED**  
 Winco Fireworks International LLC  
 12521 15th Street  
 Grandview MO 64030

**COVERAGES**

CERTIFICATE NUMBER: 2008908817

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			S18ML02067-231	12/31/2023	12/31/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS 8166972217 <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATUTORY LIMITS	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

\*\*For premise liability - this certificate reflects coverage for the dates and location noted below.\*\*

\*\*For product liability - this certificate reflects coverage for product purchased from the above referenced named insured only\*\*

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Dates of Coverage for 4th of July Season: 06/20/24 through 07/10/24

Dates of Coverage for Christmas/New Year Season: 12/10/24 through 12/31/24

Location: 25612 I-30 Bryant, AR 72022

See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

A-1 Fireworks  
 24341 Highway 10 East  
 Ola AR 72853

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



# ADDITIONAL REMARKS SCHEDULE

Page 1 of   

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

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

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

# A-1 FIREWORKS

## COMMERCIAL LEASE

This lease is made between Dion Simpson  
(Lessor Name)

Of 25550 I-30, Bryant, AR. 72022  
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of 24341 Hwy 10 East,  
Ola, Arkansas 72853, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in  
Or near the *City of* Bryant  
*County of* Saline  
*State of:* Arkansas

Described as: 25612 I-30, Bryant, AR. 72022

(Physical Location Address)

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

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

Initial

  
Initial

1. All rental payments shall be made to Lessor, at the address Specified on front page.
- 2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.
- 3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.
- 4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.
- 5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

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

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

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

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

Signed this 23 day of April year 2024.

By: Dion Simpson (Lessor)

By: John Rey (Lessee)

**A-1 Fireworks**

**Commercial Lease**

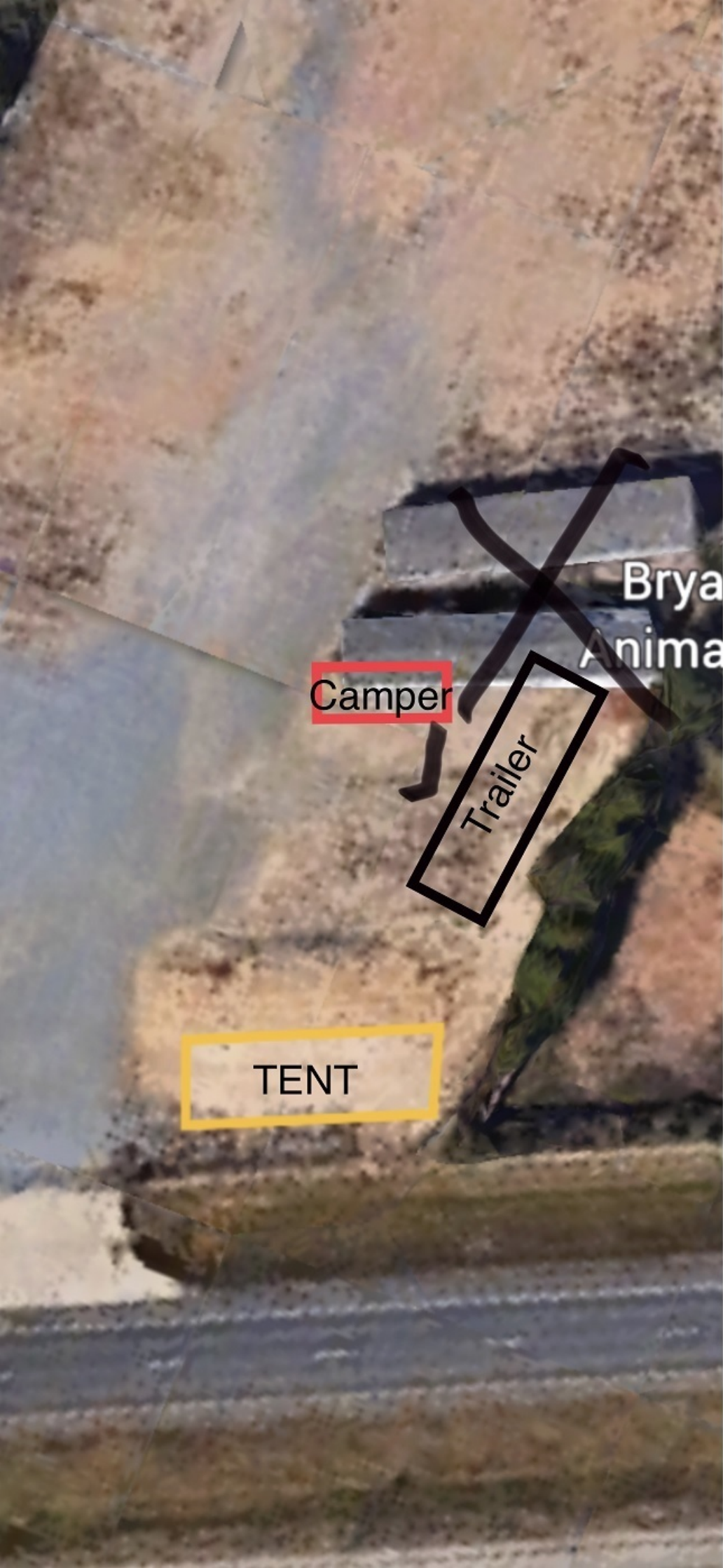
**Insurance:**

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

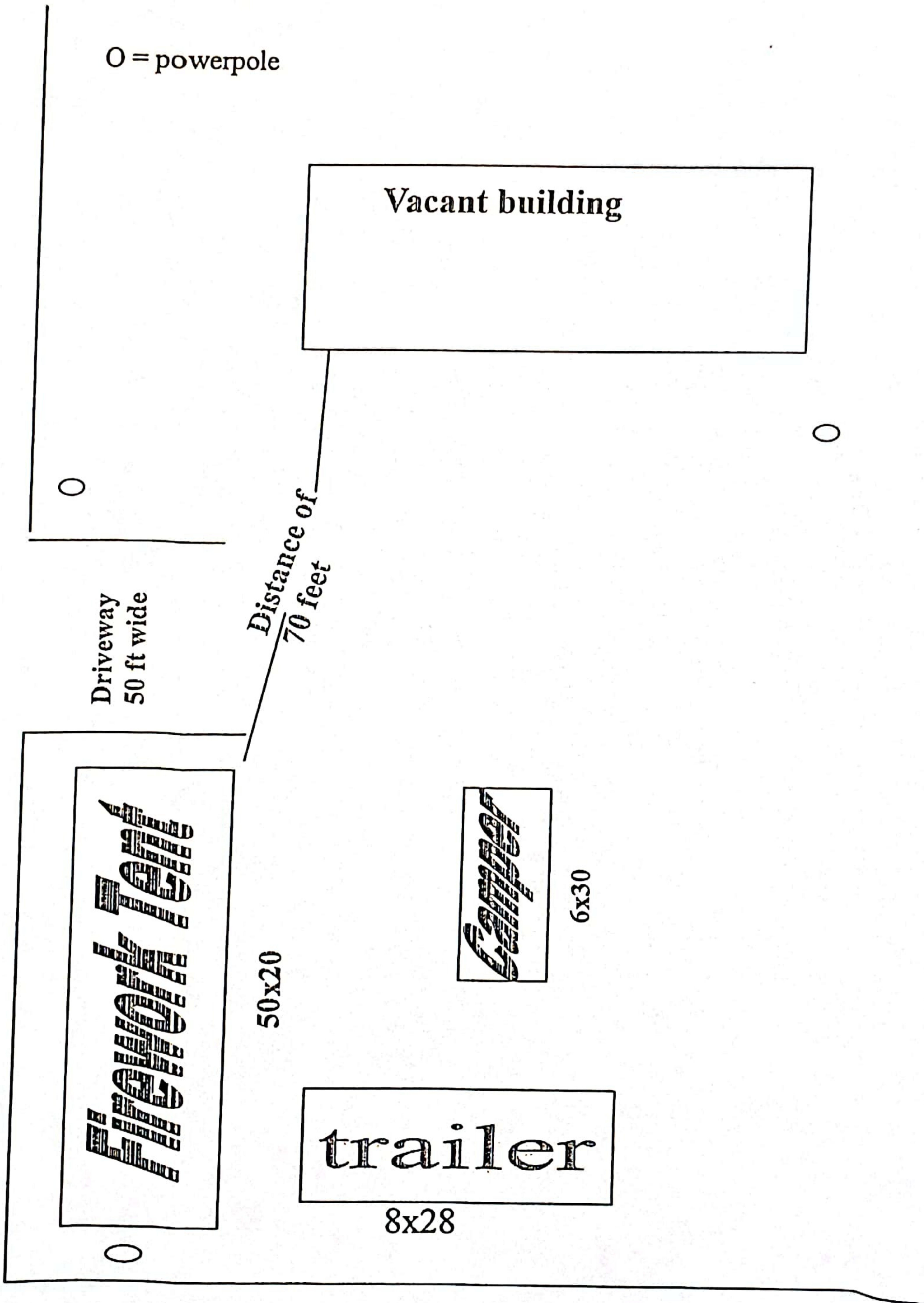
Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: Don Simpson  
Dated: 4-23-24

Signed: Ken Rex  
Dated: April 30, 2024



O = powerpole



**Power Pole**

50x20

**Camp**

6x30

trailer

8x28

Distance of  
70 feet

Driveway  
50 ft wide

Vacant building





# Office of Fire Services

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Permit Number  
FWJ.0001200

Date of Issue  
05/01/2023

State Fire Marshal

## FIREWORKS LICENSE

This is to certify that

A-1 Fireworks

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

JOBBER-WHOLESALE LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE  
HOMELAND SECURITY ADVISOR



NON TRANSFERABLE

*Jake Dennis Free*

Jake Dennis Free  
STATE FIRE MARSHAL



# GEN WEALTH

4756 BRYANT PARKWAY  
ALEXANDER, AR

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

## GENERAL CONSTRUCTION NOTES

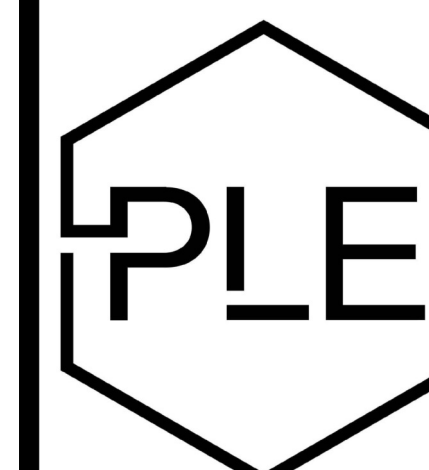
- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.  
  
THE DUTY OF LOCAL JURISDICTION TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF SPRINGDALE'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY THE SPRINGDALE WATER DEPARTMENT. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.
- K. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
- L. VERIFY THE ELEVATION AND LOCATION OF THE EXISTING WATER AND SANITARY SEWER LINES. PLEASE BE ADVISED THAT THERE SHALL BE NO NET DECREASE IN COVER ALLOWED. IF THE COVER IS BELOW THE MINIMUM STANDARD OR IF THE EXISTING WATER OR SANITARY SEWER LINES ARE DAMAGED DUE TO CONSTRUCTION ACTIVITY, THEN THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING THE EXISTING WATER AND SANITARY SEWER LINES WITHIN THE PROPOSED PROJECT AREA AT THE OWNER/DEVELOPER'S EXPENSE.



Vicinity Map

SCALE 1" = 500'

DEVIATIONS/VARIANCES



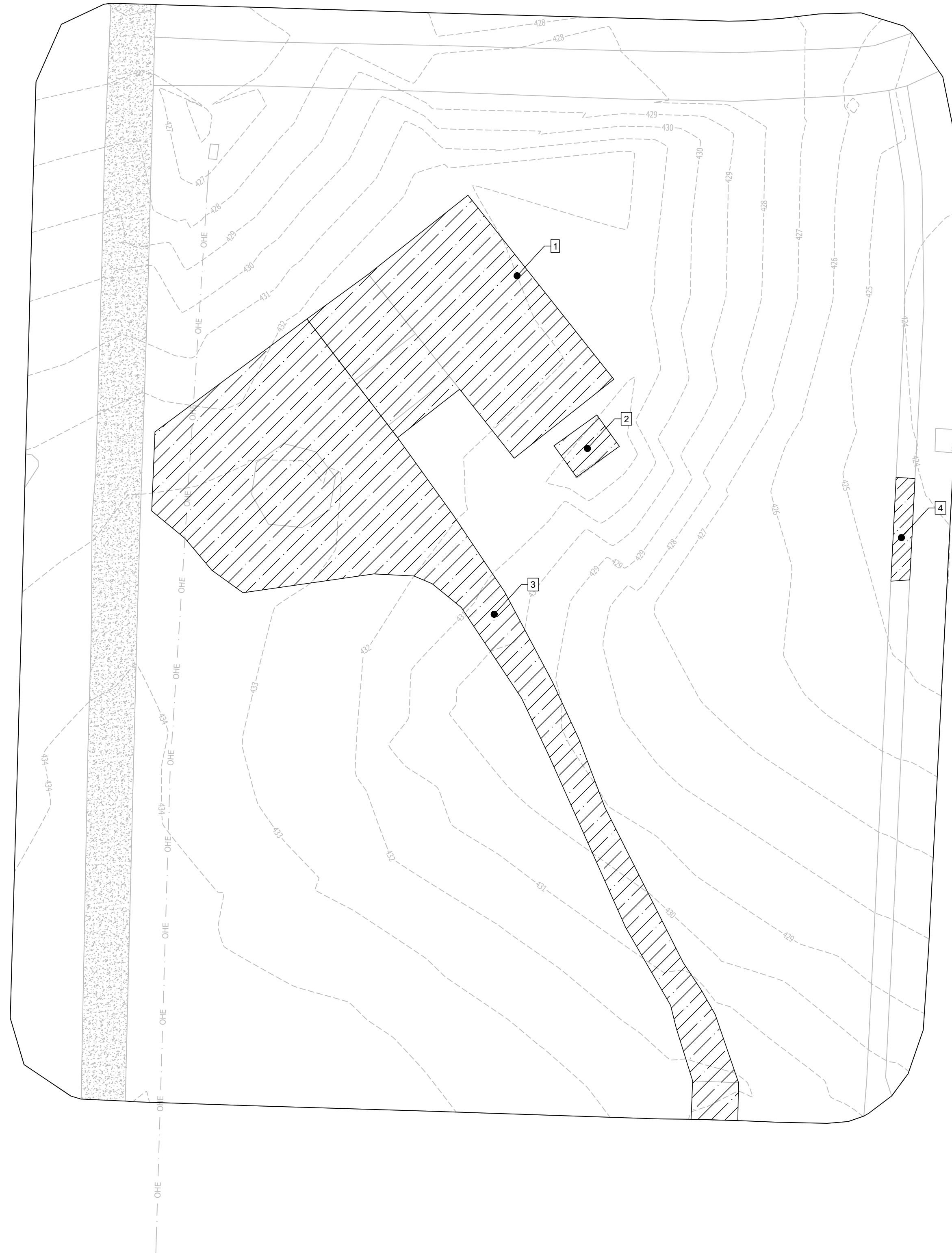
PHILLIP LEWIS ENGINEERING, INC.

Structural + Civil Consultants

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PH: 501-350-9840

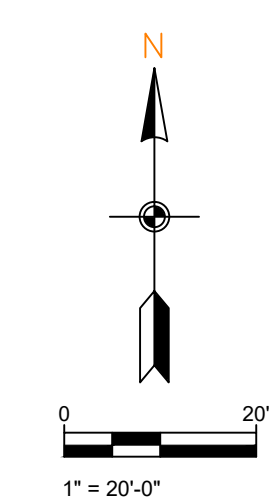
## DEMOLITION ITEMS

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



## DEMOLITION PLAN

SCALE 1" = 20'

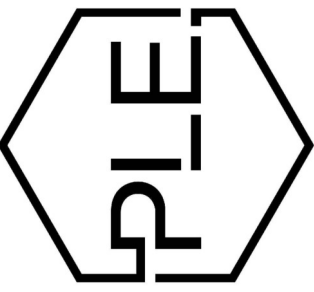


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- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
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**GEN WEALTH**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

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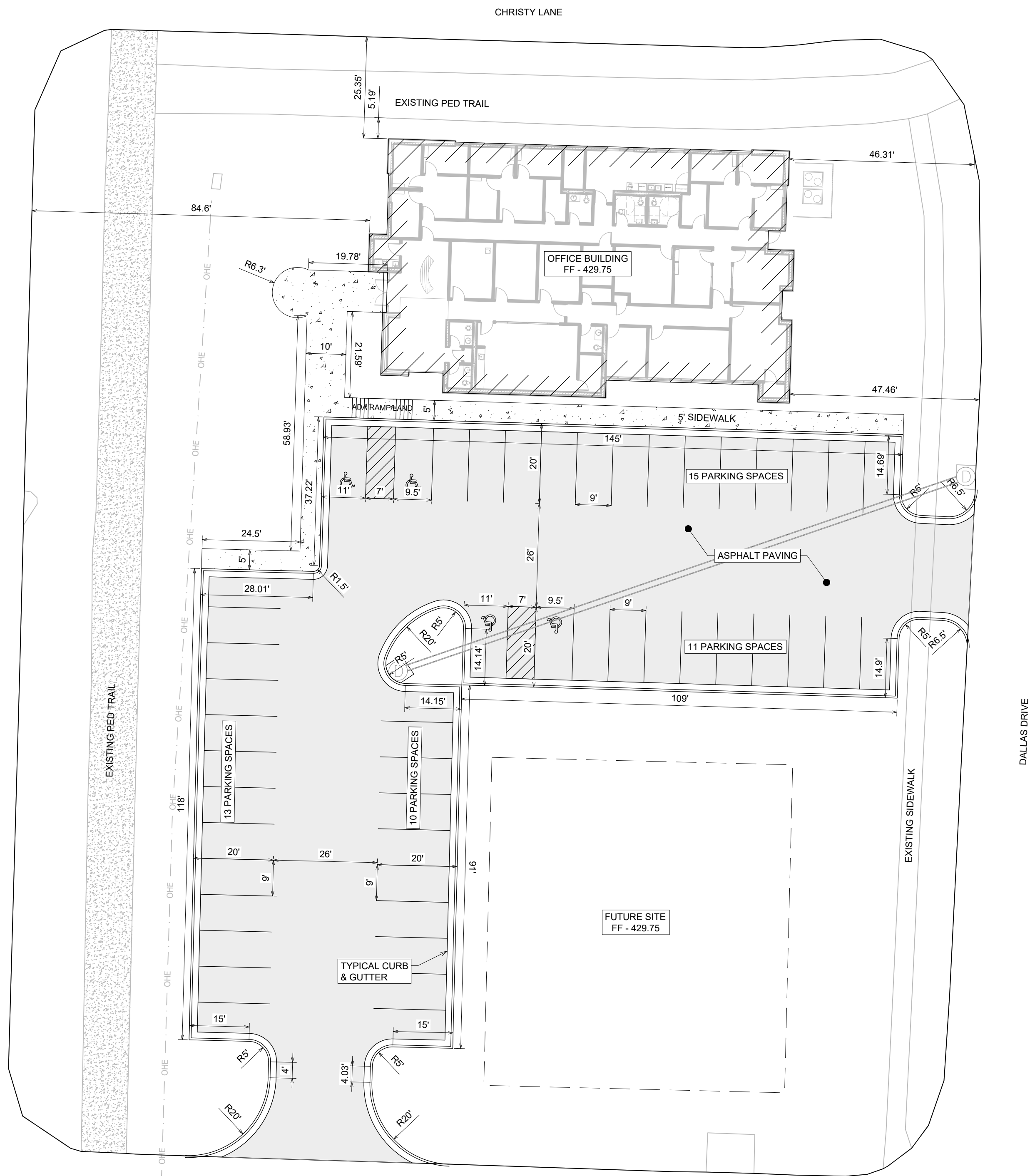
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**DEMOLITION  
PLAN**

SHEET NUMBER:

**C1.1**



### SITE PLAN

SCALE 1" = 20'

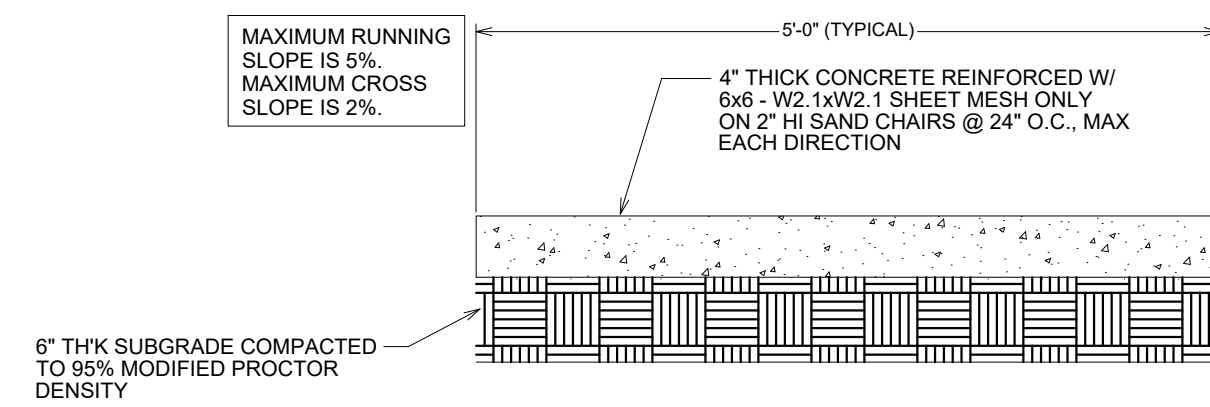
- TOTAL NEW DEVELOPMENT AREA = (+/-) 1.17 ACRES (PROPERTY TOTAL ACREAGE = 1.51 AC)
- PROPERTY IS ZONED C-2
- 50 PARKING SPACES PROVIDED INCLUDING 4 ADA ACCESSIBLE PARKING SPACES
- ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
- DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
- ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

### PARKING CALCULATIONS

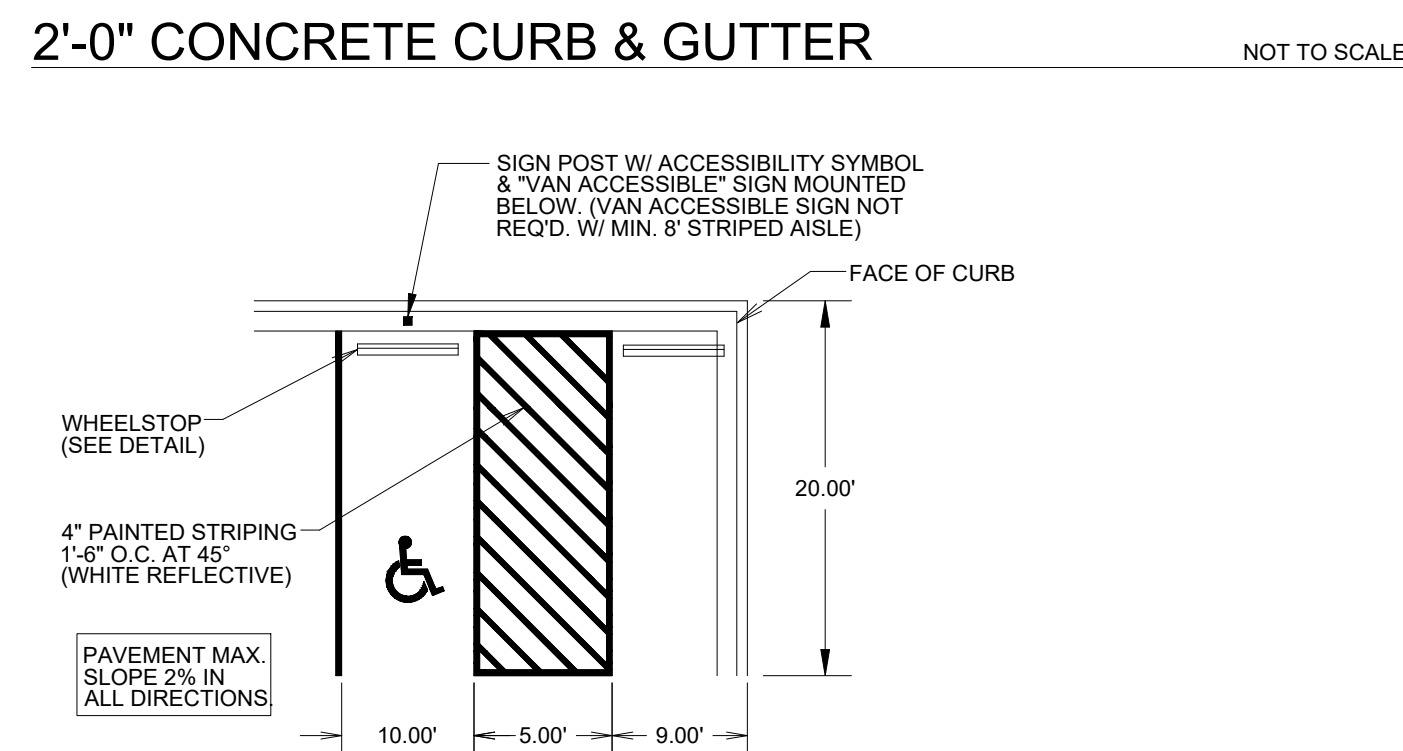
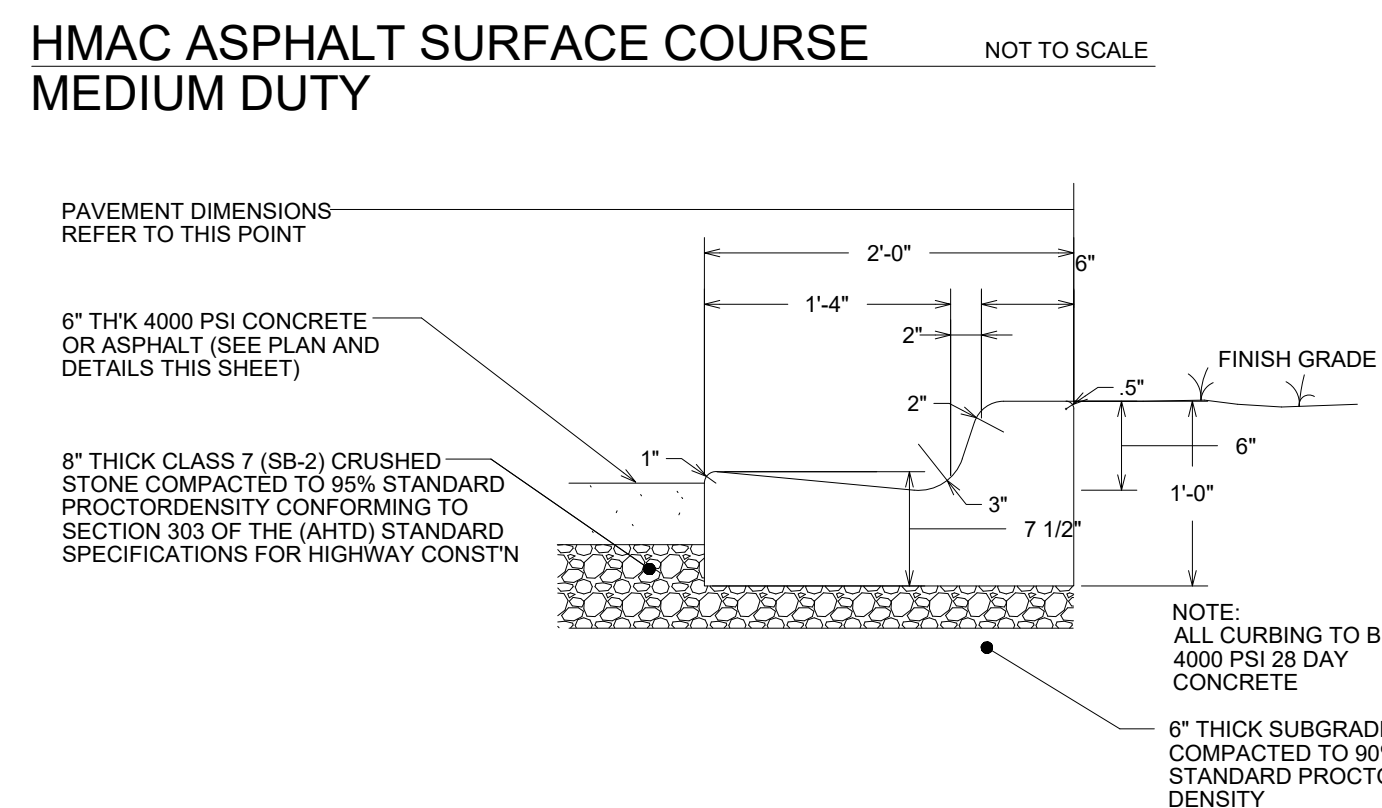
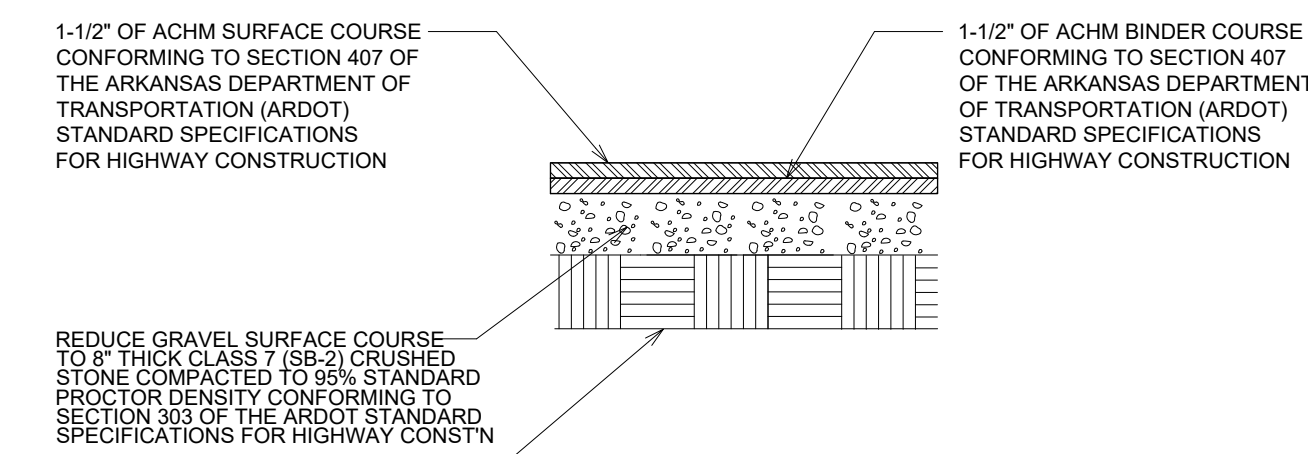
OFFICE BUILDING SQUARE FOOTAGE = 6,130  
 REQUIREMENT: 1 SPACE PER 200 SQUARE FEET  
 REQUIRED SPACES: 31

TOTAL REQUIRED SPACES = 31  
 TOTAL PROVIDED SPACES = 50

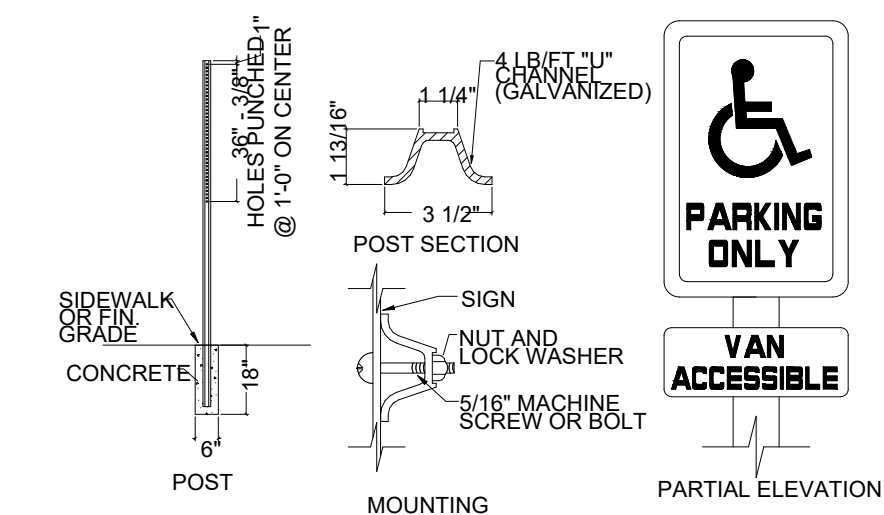
TOTAL REQUIRED ACCESSIBLE SPACES = 2  
 TOTAL PROVIDED ACCESSIBLE SPACES = 4



**NOTE:**  
 1. ALL SIDEWALK JOINTS TO BE STEEL TROWELED. ALL JOINT EDGES AND SHALL BE SPACED AT 8 FEET ON CENTER MAXIMUM IN ALL DIRECTIONS AND SHALL BE STEEL TROWELED ON A RADIUS NOT TO EXCEED ONE-HALF INCH.  
 2. SIDEWALK SHALL BE MIN 5" THICK THROUGH DRIVE APRON



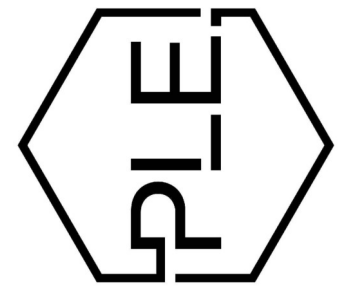
### TYPICAL ACCESSIBLE PARKING STALLS



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 ALEXANDER, ARKANSAS

PRELIMINARY  
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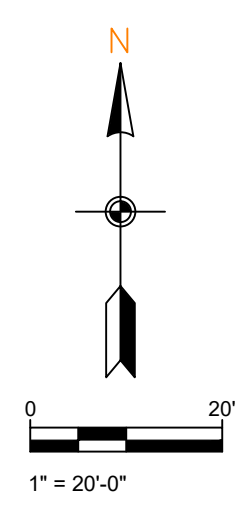
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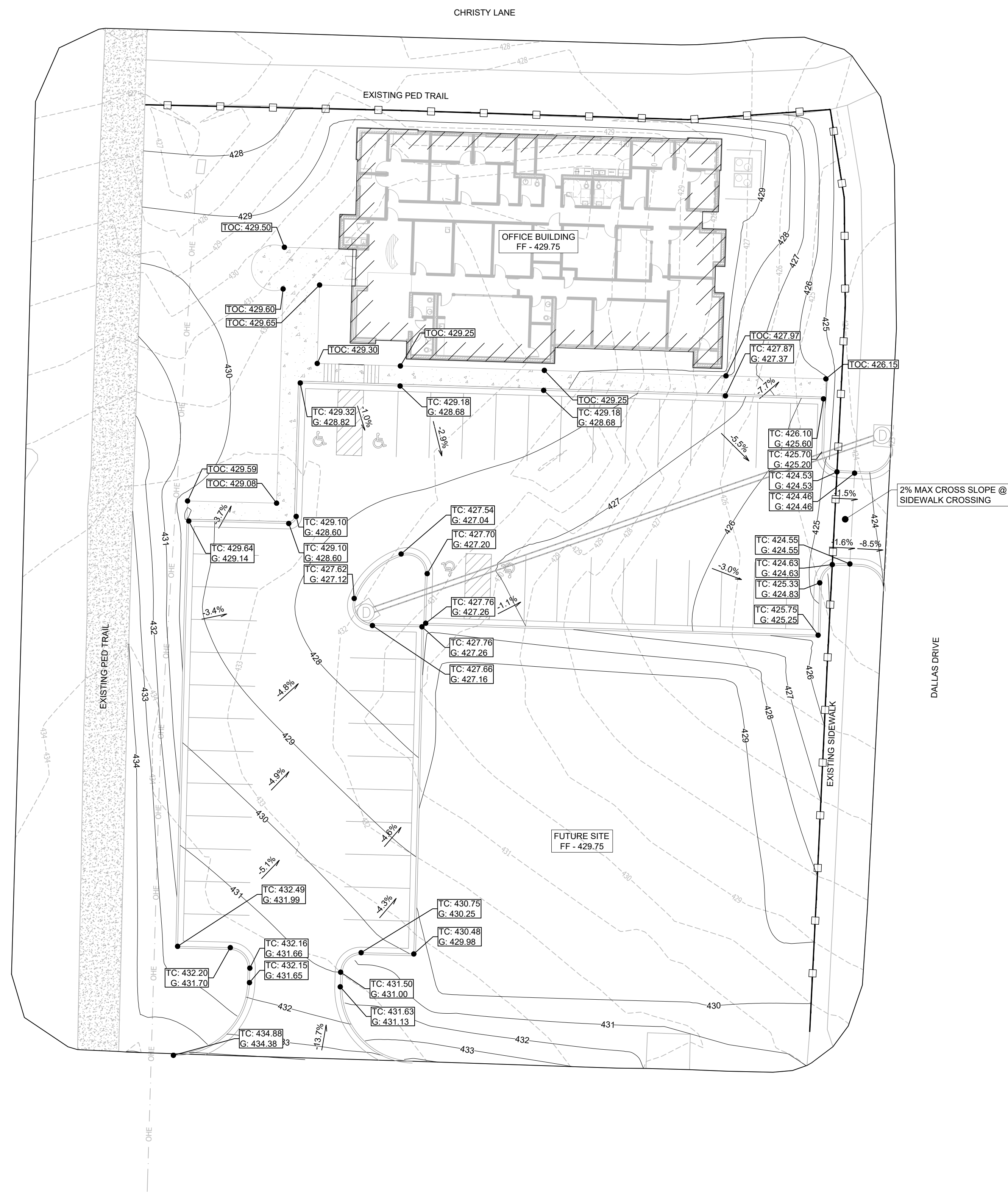
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SITE PLAN

SHEET NUMBER:

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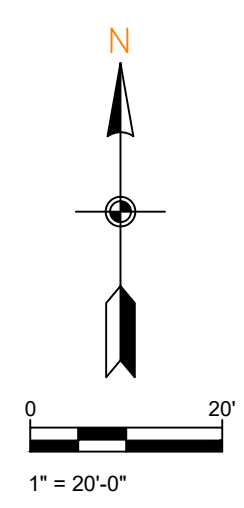




SCALE 1" = 20'

### GRADING PLAN

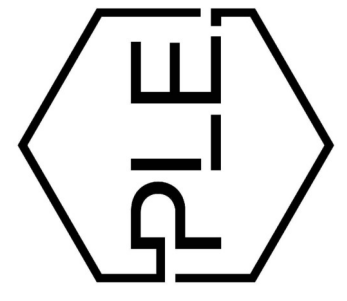
- TC = TOP OF CURB ELEVATION
- G = GUTTER ELEVATION
- TOC = TOP OF CONCRETE ELEVATION
- FG = FINAL GRADE ELEVATION
- TP = TOP OF PAVEMENT ELEVATION
- EG = EXISTING GRADE ELEVATION



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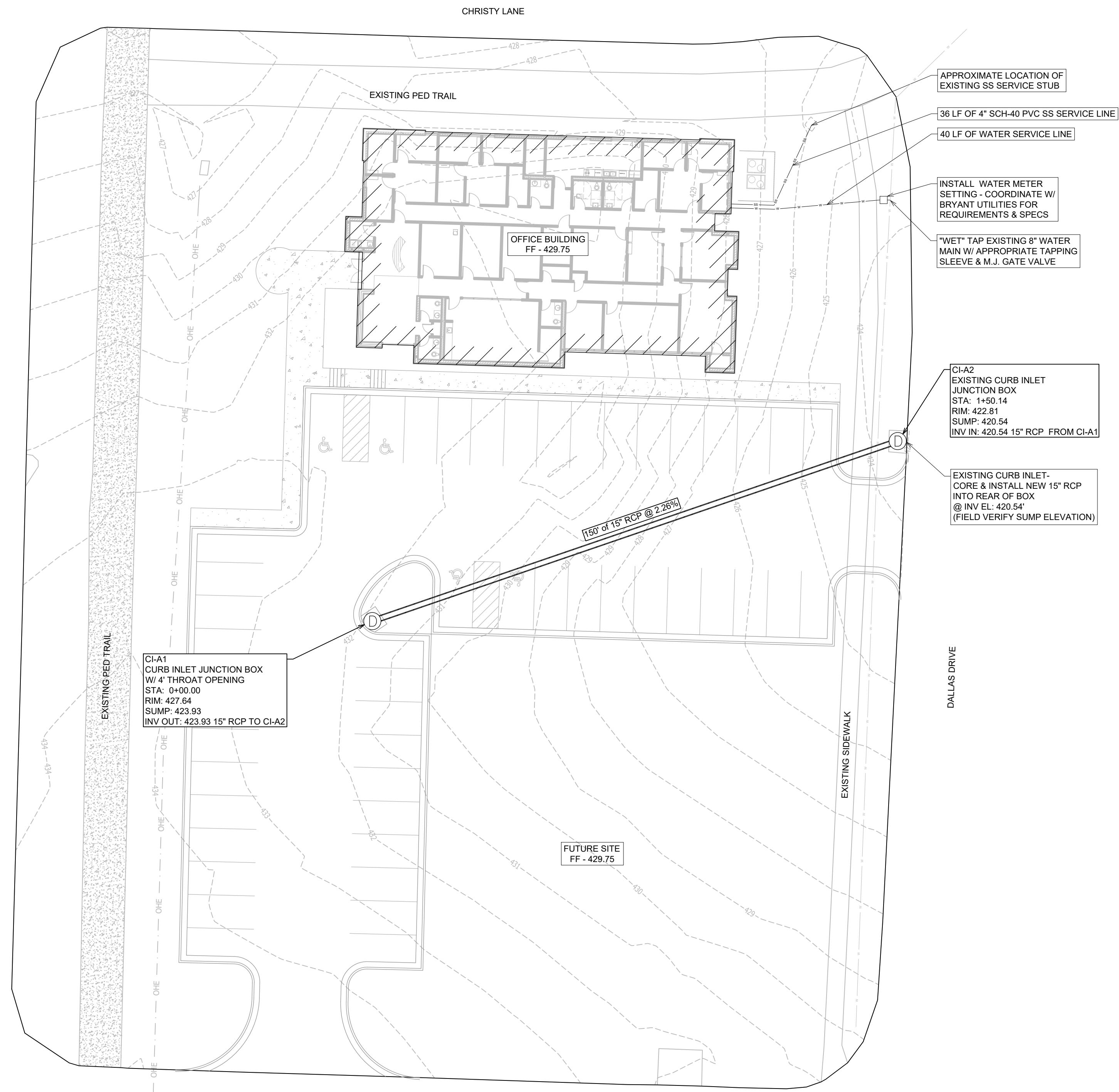
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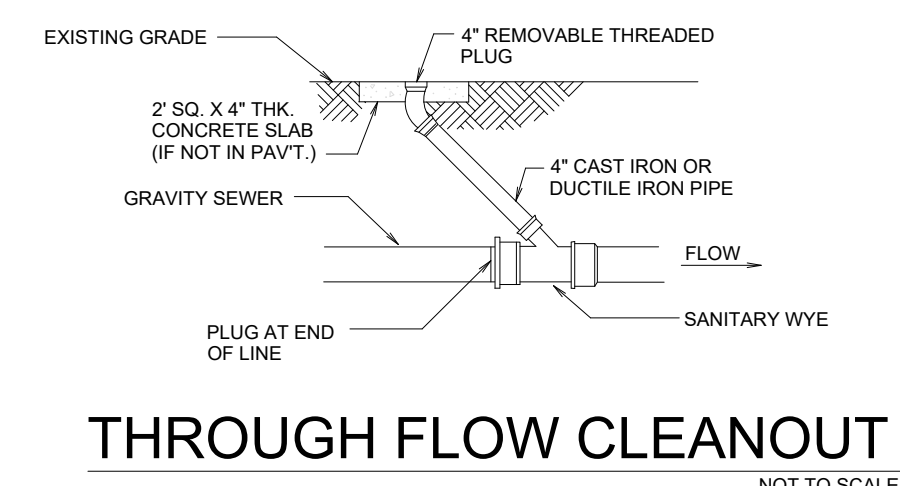
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GRADING PLAN

SHEET NUMBER:  
C1.3

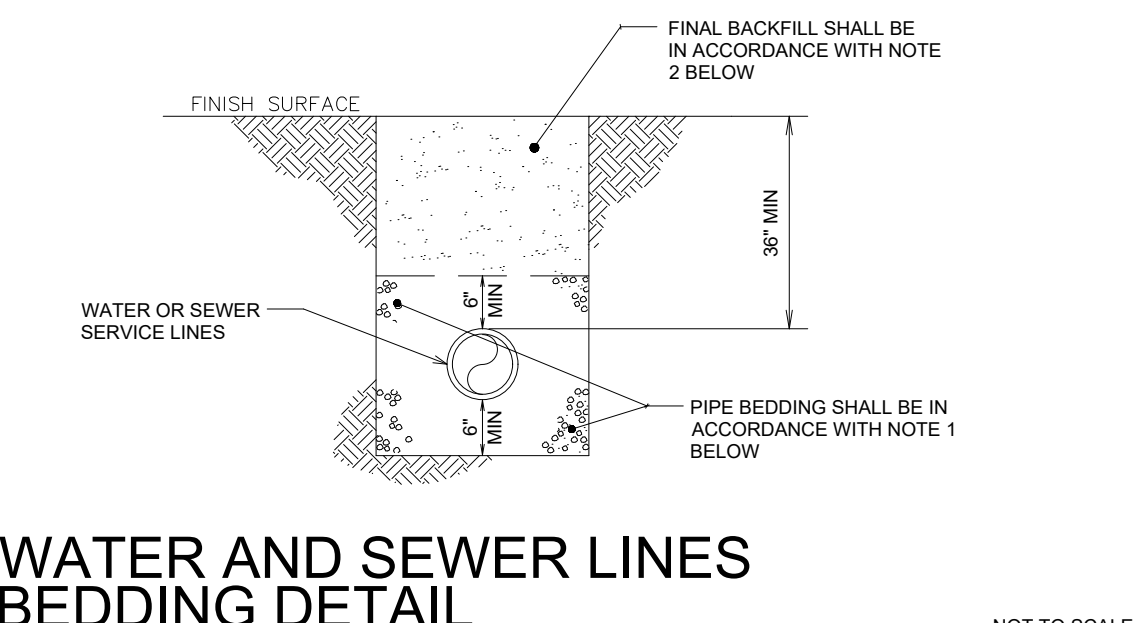
# UTILITY PLAN



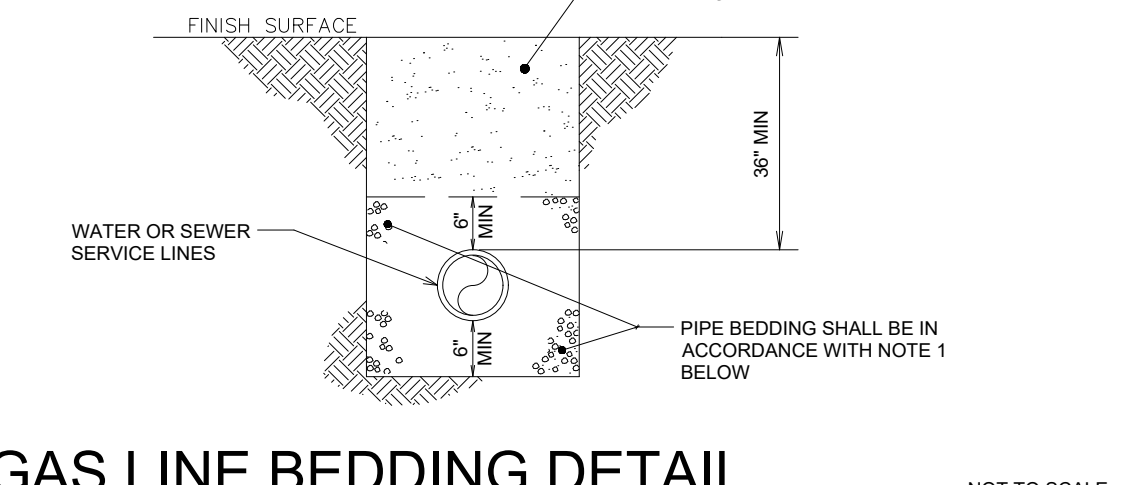
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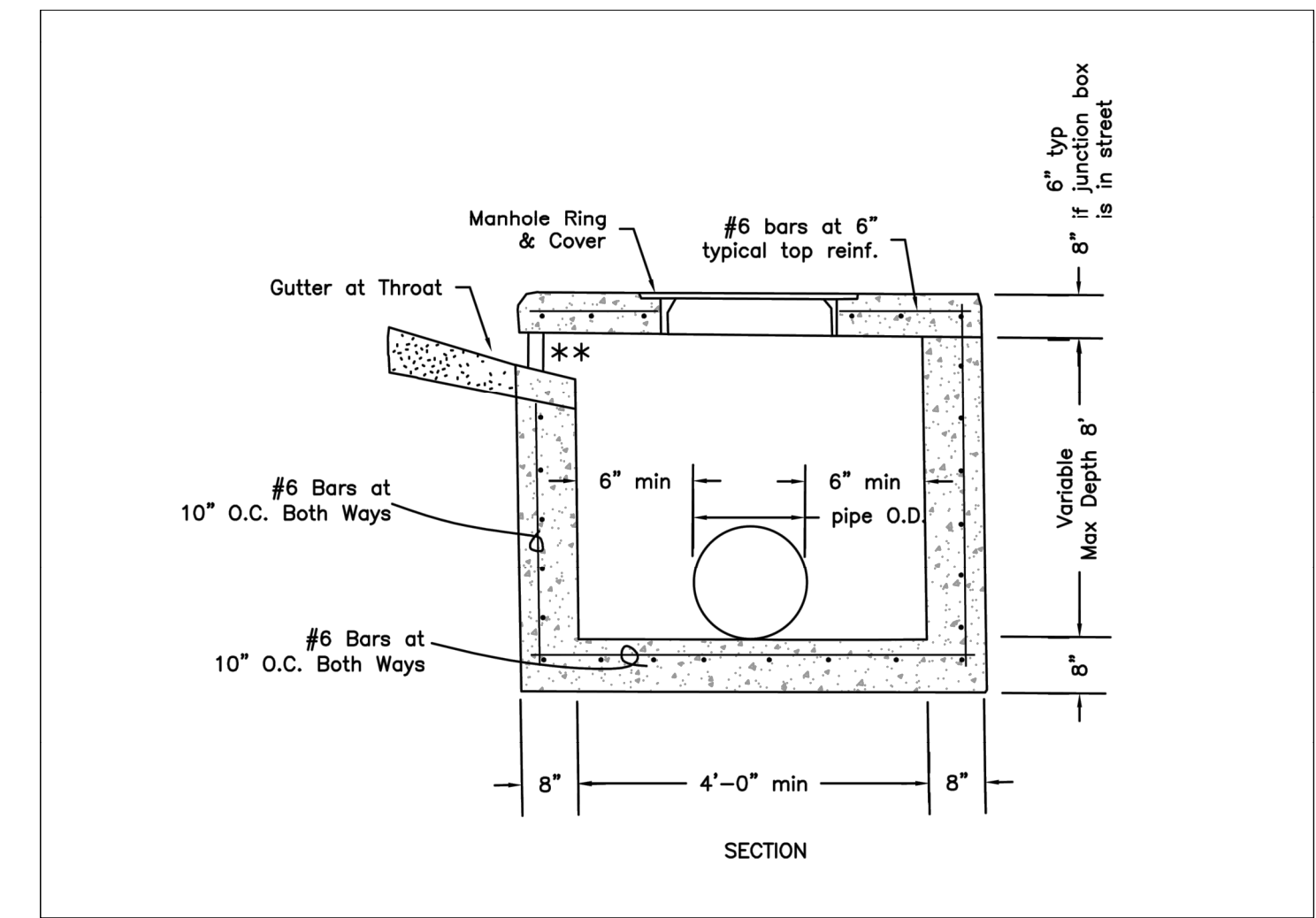
**THROUGH FLOW CLEANOUT**  
NOT TO SCALE



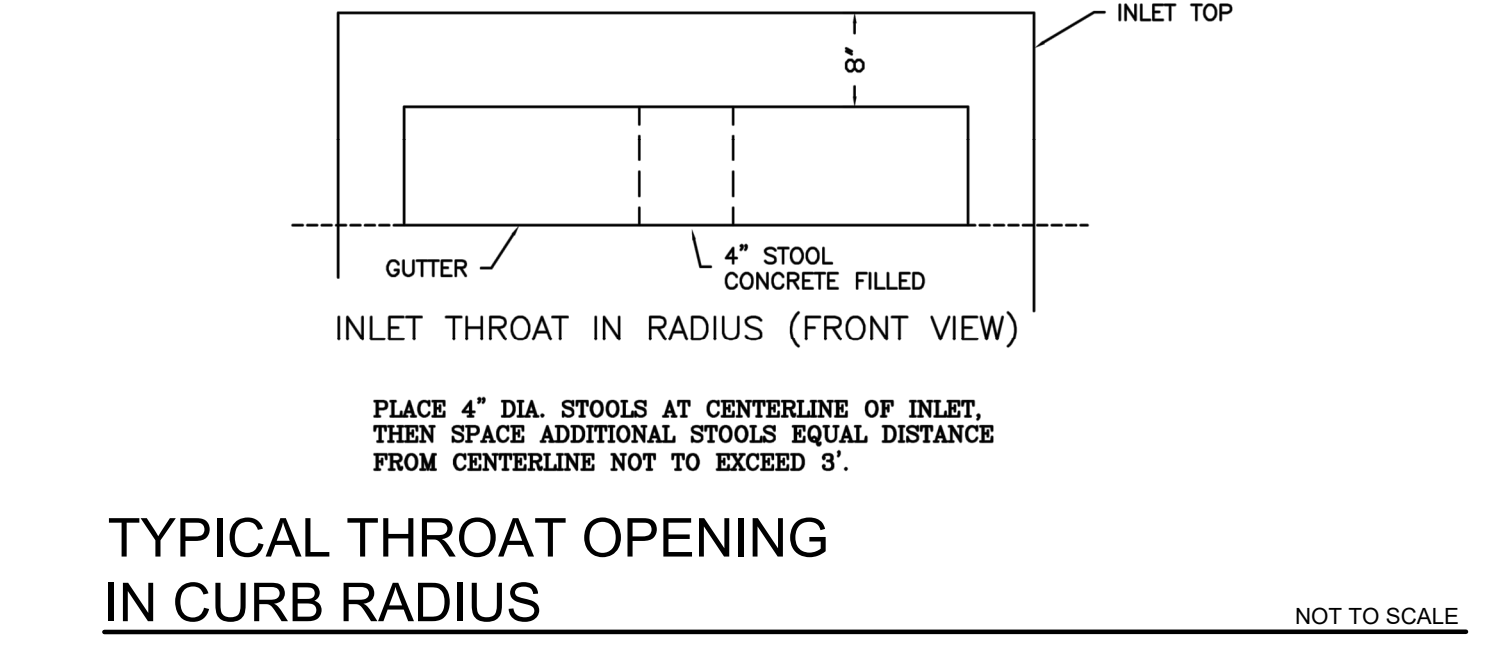
**WATER AND SEWER LINES BEDDING DETAIL**  
NOT TO SCALE



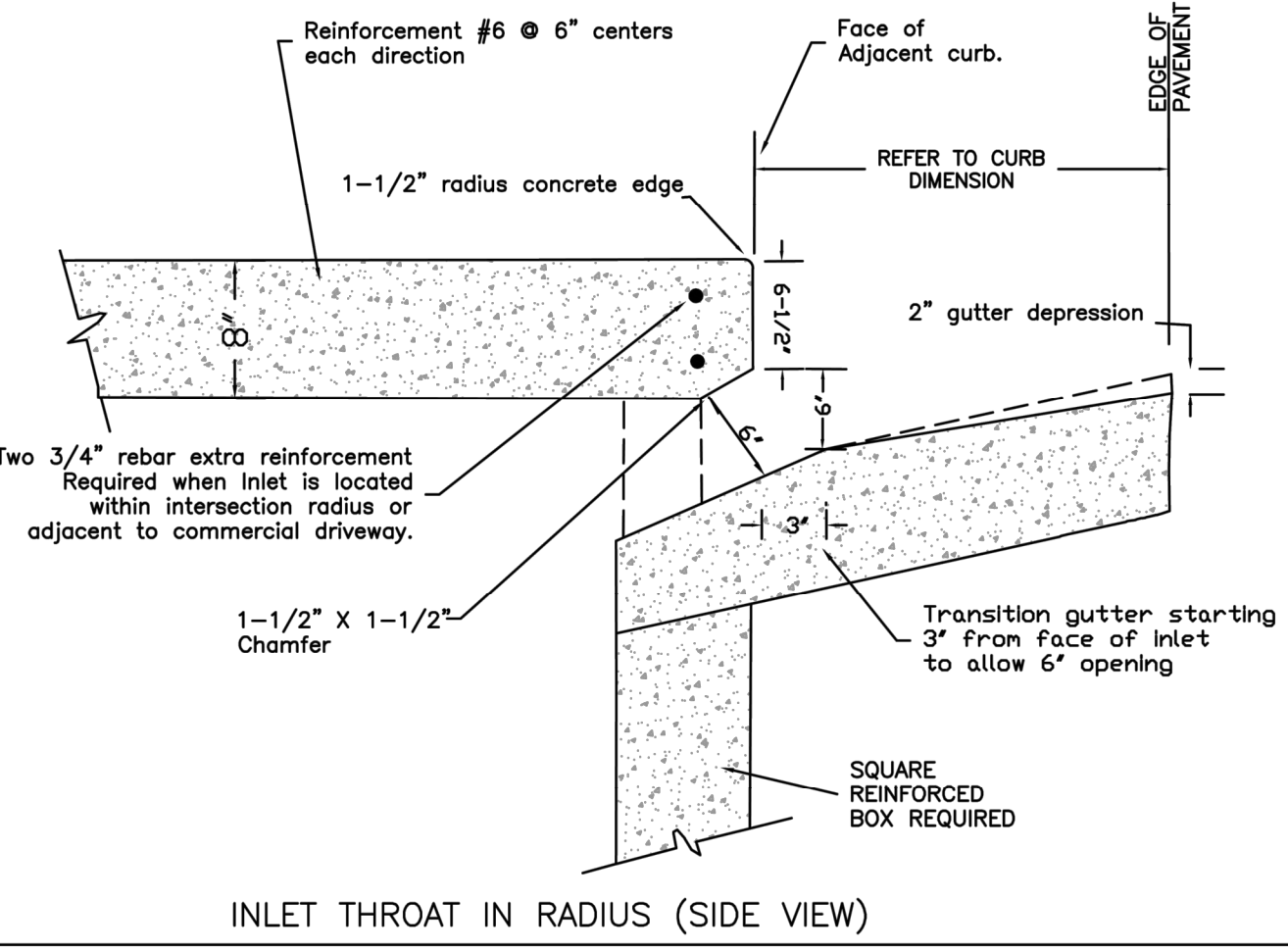
**GAS LINE BEDDING DETAIL**  
NOT TO SCALE



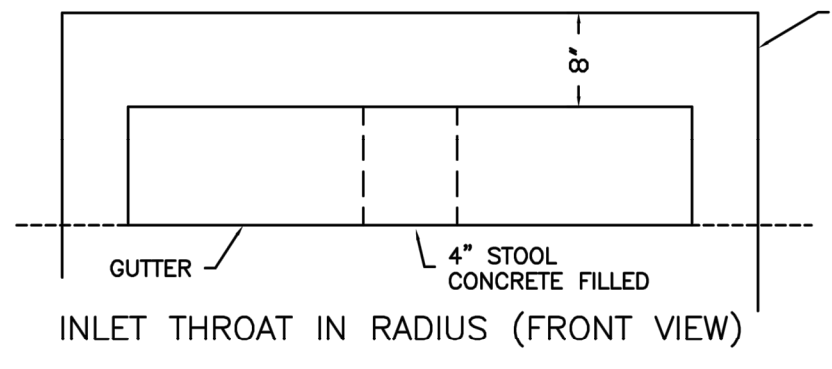
**TYPICAL CURB INLET JUNCTION BOX**  
NOT TO SCALE



**TYPICAL THROAT OPENING IN CURB RADIUS**  
NOT TO SCALE



**INLET THROAT IN RADIUS (SIDE VIEW)**



**INLET THROAT IN RADIUS (FRONT VIEW)**

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

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PAGE TITLE: **UTILITY PLAN**  
SHEET NUMBER: **C1.4**



**LANDSCAPE PLAN**

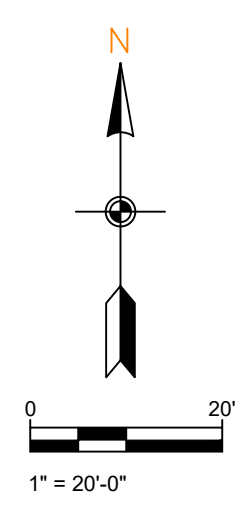
SCALE 1" = 20'

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

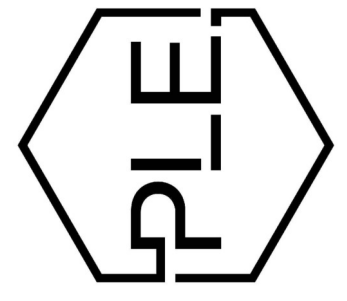
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- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BRYANT'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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



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



REVISION:

**GEN WEALTH**  
ALEXANDER, ARKANSAS

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NUMBER:

SHEET ISSUE DATE:

PAGE TITLE:

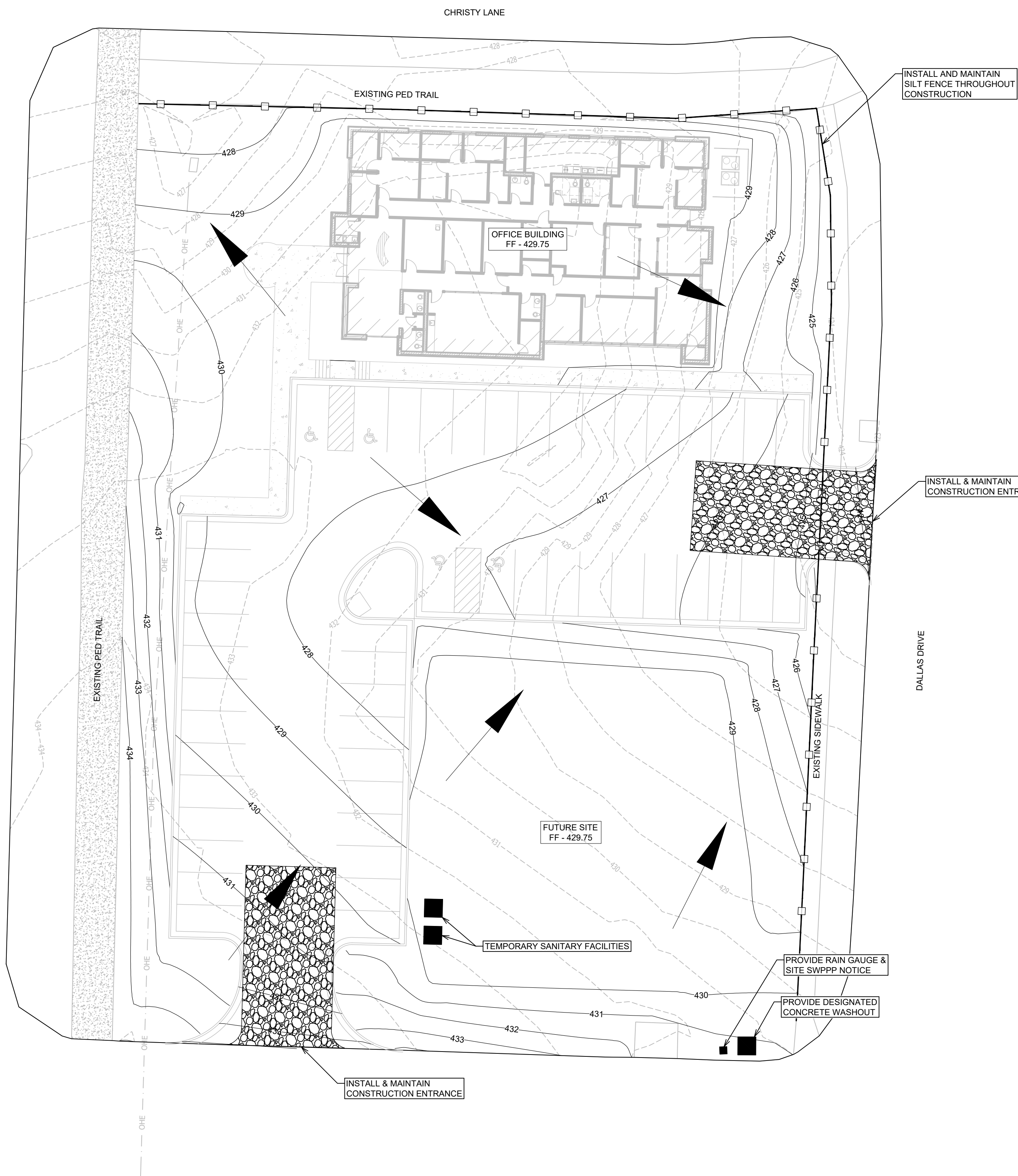
**LANDSCAPE PLAN**

SHEET NUMBER:

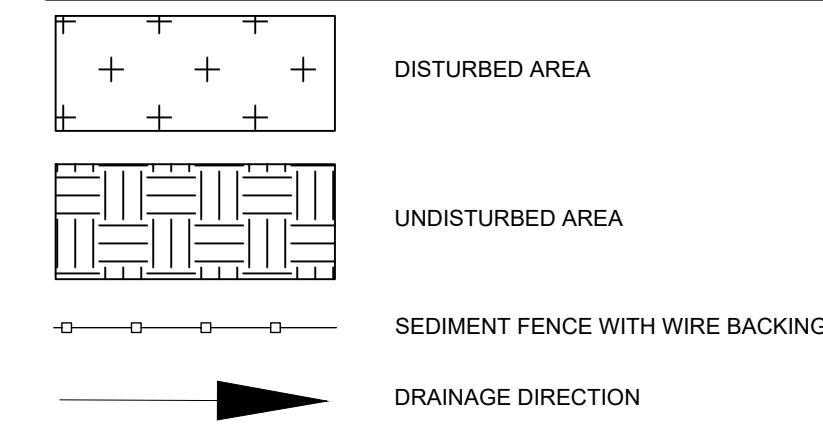
**C1.5**

SWPPP

SCALE 1" = 20'



LEGEND



NOTES (GENERAL):

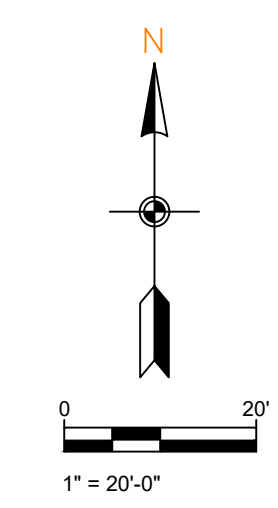
1. SEE EROSION CONTROL DETAILS IN SWPPP FOR EROSION CONTROL FACILITIES.
2. SEE SWPPP FOR INSTALLATION, MAINTENANCE, INSPECTION, AND RECORD KEEPING REQUIREMENTS.
3. CONTRACTOR SHALL SHOW EROSION CONTROL MEASURE ON SITE MAP.
4. EROSION AND SEDIMENT CONTROL STRUCTURES TO MEET SWPPP DETAILS - APPENDIX D.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

REVISION:

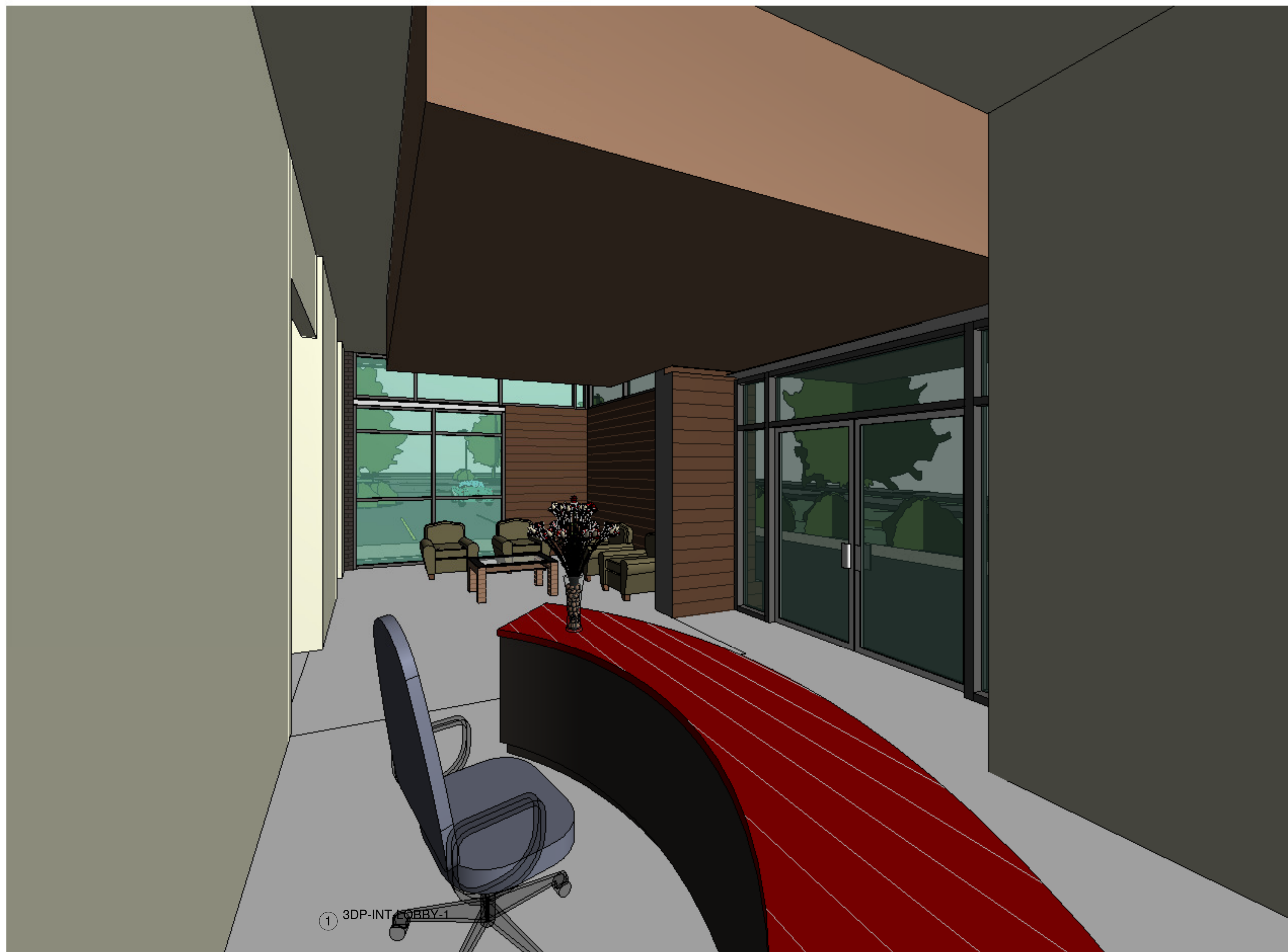
**GEN WEALTH**  
ALEXANDER, ARKANSAS

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NUMBER:  
SHEET ISSUE DATE: ---  
PAGE TITLE:  
**SWPPP**  
SHEET NUMBER:  
**C1.6**







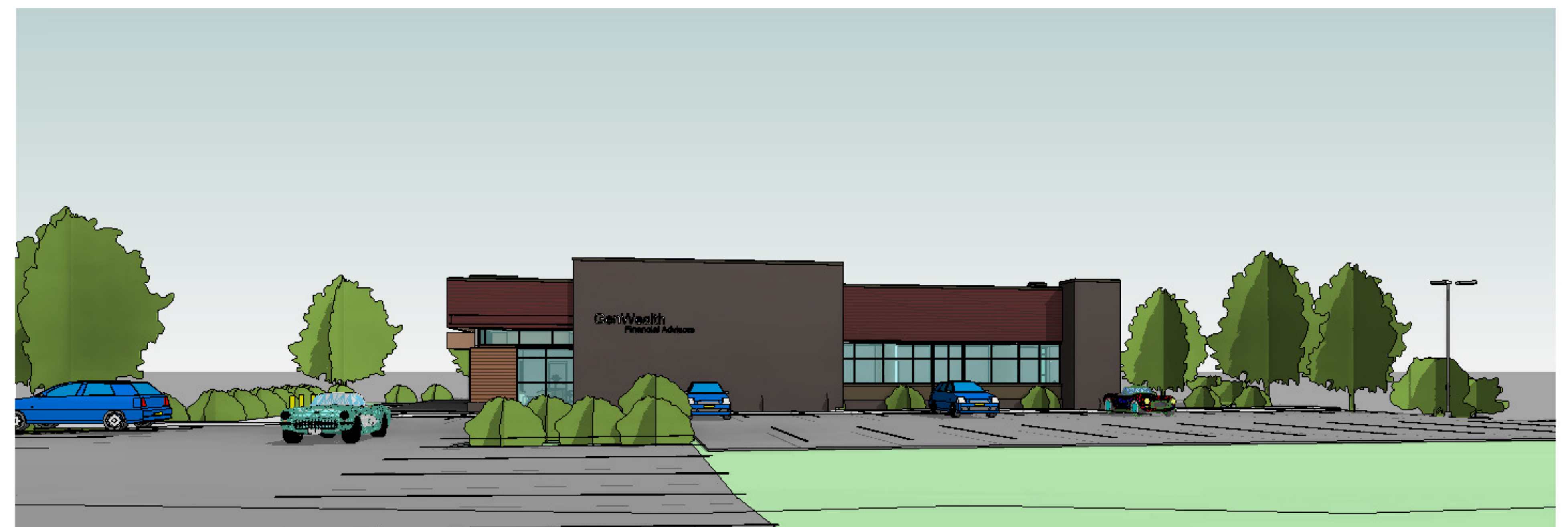
1 3DP-INT-LOBBY-1



6 3DP-INT-LOBBY-2



7 3DP-INT-LOBBY-3



2 3DP-EXT-FRONT-8



3 3DP-EXT-FRONT-9



4 3DP-EXT-FRONT-3

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

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

10/12/2024

**A NEW CORPORATE OFFICE BUILDING**  
 AND RELATED SITE WORK  
 FOR  
 GENWEALTH FINANCIAL  
 BRYANT PARKWAY  
 BRYANT, ARKANSAS 72022

3D VIEWS

ARCHITECT OF RECORD  
 ANDREW HICKS ARCHITECT INC.  
 ISSUE DATE: 10/12/2024

**A1-3**



**City of Bryant, Arkansas**  
 Community Development  
 210 SW 3<sup>rd</sup> 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](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: 11/7/24

**Sign Co. or Sign Owner**

Name Pinnacle Signs LLC  
 Address 7610 County Massie  
 City, State, Zip NLR, AR, 72113  
 Phone 501 812 4435  
 Email Address info@pinnacle-signs.com

**Property Owner**

Name Jellus Family Dentistry  
 Address 23239 I-30 Frontage  
 City, State, Zip Bryant AR 72022  
 Phone 501-574-2010  
 Email Address Brookejj@hotmail.com

**GENERAL INFORMATION**

Name of Business Jellus Family Dentistry  
 Address/Location of sign 23239 I-30 Frontage  
 Zoning Classification C-32

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**

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

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

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

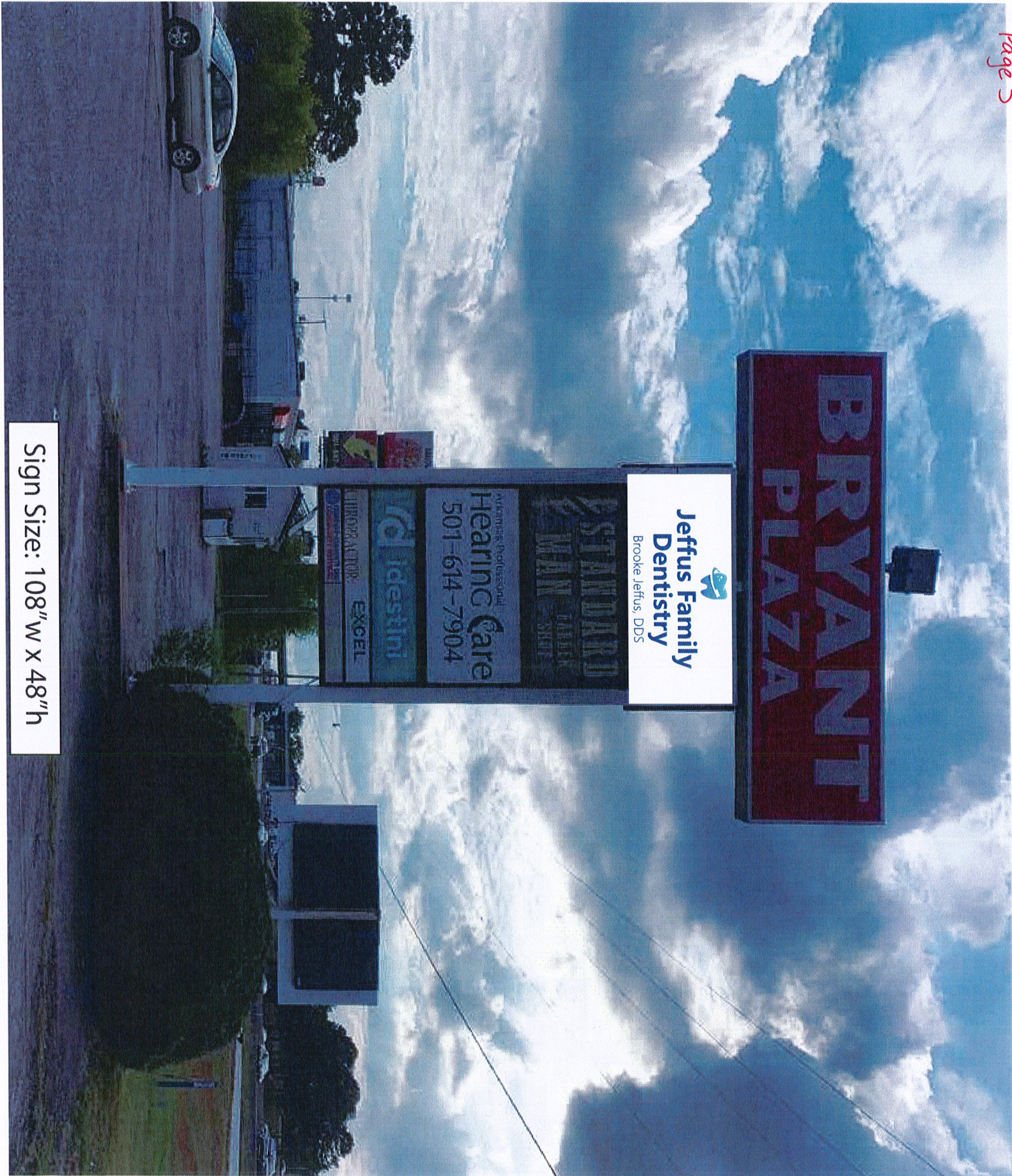
SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Pole / truss	108" x 48"	36	~ 20'	~ 16'	
B	Wall	240" x 36"	60	~ 12'	~ 15'	
C						
E						
F						
G						



 **Jeffus Family Dentistry**  
Brooke Jeffus, DDS

Sign B Size: 240" w x 36" h *See Page 2*  
Building Face Size: ~~330~~<sup>891.5</sup>" w x 292" h





Sign Size: 108" w x 48" h



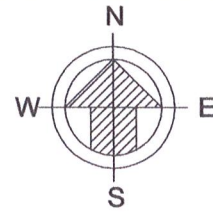
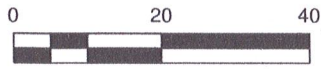
Sign A to be Installed Here

Sign B to be Installed Here

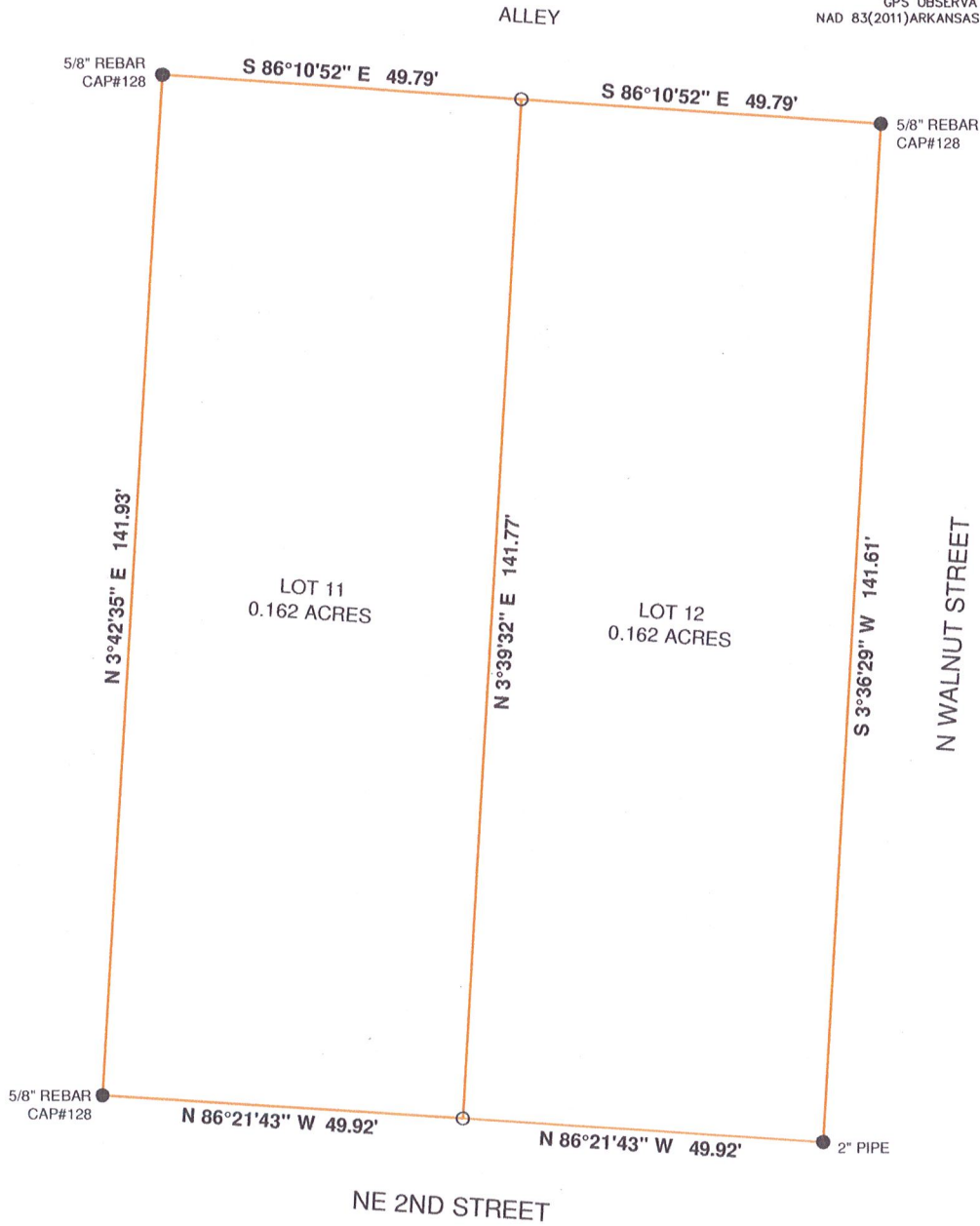
22329 I-30 Frontage Rd, Bryant, AR, 72022

**LEGEND**

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

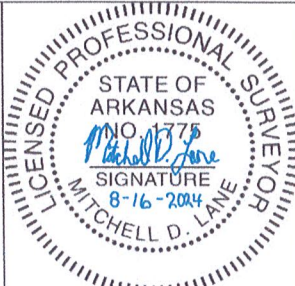


BASIS OF BEARING  
GRID NORTH BASED ON  
GPS OBSERVATION  
NAD 83(2011)ARKANSAS SOUTH ZONE



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

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



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

FOR USE AND BENEFIT OF:  
**FREDDY BEZA**

MITCHELL D LANE  
4801 HIGHWAY 5 BENTON, AR 72015

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







We would like to add a

410' x 24"

Culvert for driveway entrance

Boone Rd

Current Entry

511 Boone Rd.

Boone Rd

1000  
1002

1001

1009

18

19

517

# HOPE

## CONSULTING

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### ENGINEERS - SURVEYORS

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August 14, 2024

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

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

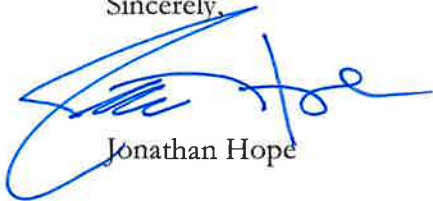
Dear Colton:

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

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

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

Sincerely,

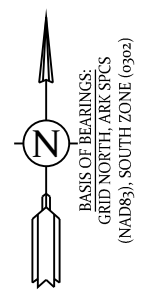
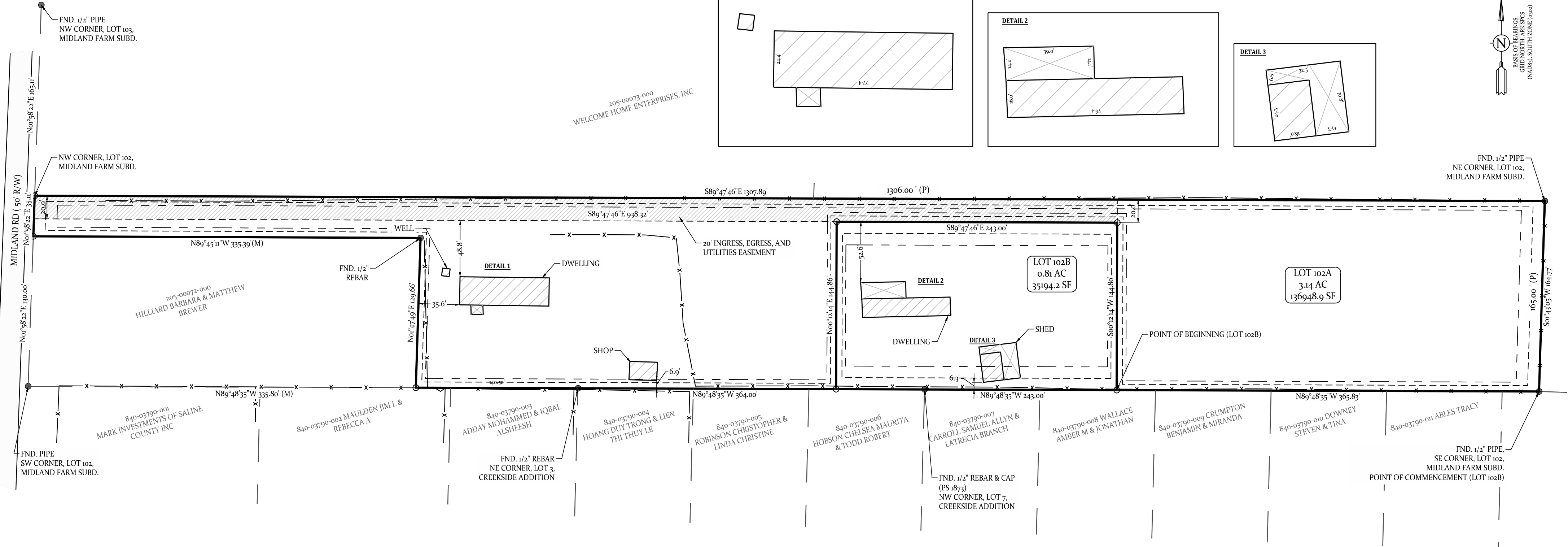


Jonathan Hope

**129 N. Main St. Benton, Arkansas 72015**  
**501-315-2626**  
**[www.hopeconsulting.com](http://www.hopeconsulting.com)**



Know what's below. Call before you dig.



CERTIFICATE OF OWNER:

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_

Source of Title: DEED 2019-008812

PROPERTY DESCRIPTION FROM SURVEY

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

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

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

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

8/8/2024 Date of Execution William Corbett R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas

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

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

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

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2019-008812 LOT 102 OF MIDLAND FARM SUBDIVISION A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS.

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

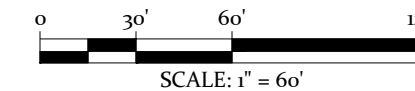
SURVEY DETAILS AND NOTES: OWNER OF RECORD: MARROQUIN ELVER A GUERRA 310 MIDLAND RD, ALEXANDER, AR 72002 COUNTY PARCEL TAX ID: 205-00073-000

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

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

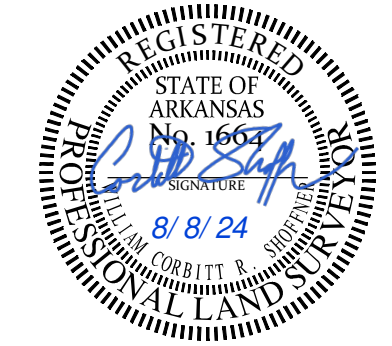
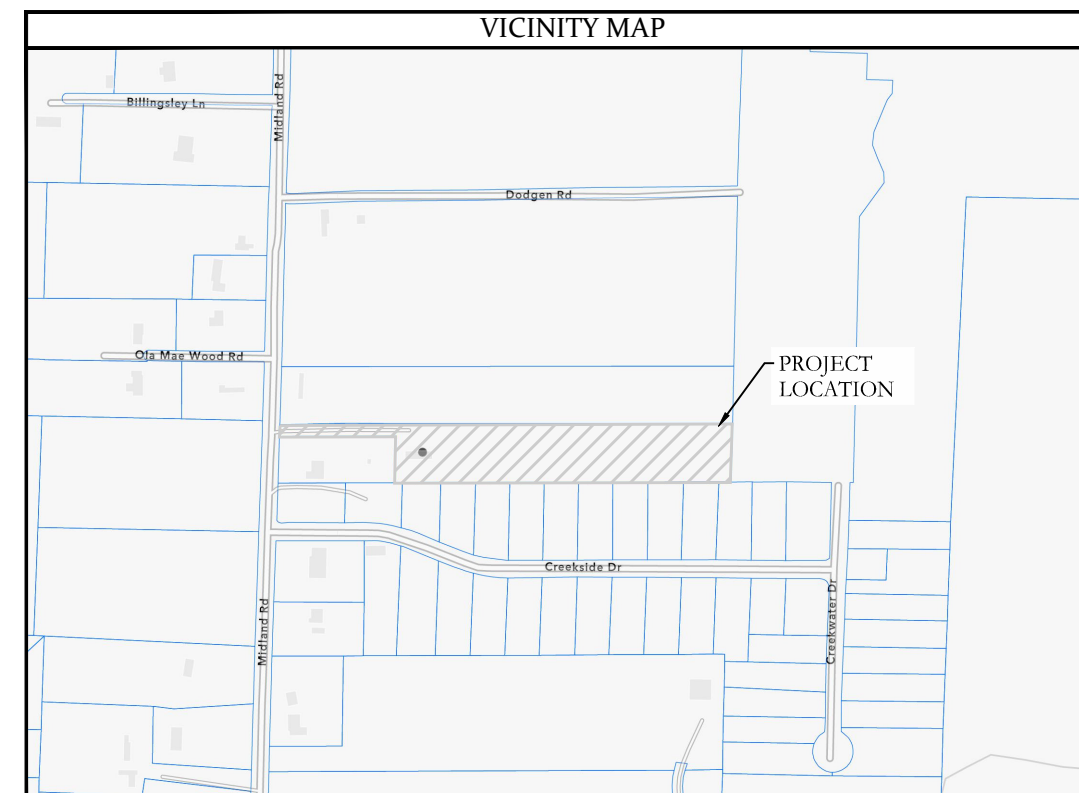
TRACT 1 RESTRICTIONS: BUILDING SETBACKS: FRONT - 20' REAR - 20' SIDE - 8' UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS: FRONT - 10' REAR - 10' SIDE - 5'

TRACT 2 RESTRICTIONS: BUILDING SETBACKS: FRONT - 20' REAR - 20' SIDE - 8' UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS: FRONT - 10' REAR - 10' SIDE - 5'



LEGEND: Found Monument, Set 1/2" Rebar #1664, Computed Point Location, Measured by Surveyor, Record/Deed/Plat Measurements, Building Setback Line Restriction, Utility/Drainage Easement, Property Boundary Line, Fence Lines, Centerlines, Parcel Lines/Misc Lines

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



CERTIFICATE OF FINAL PLAT APPROVAL:

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

8/8/2024 Date of Execution Bryant Planning Commission Chairman

HOPE CONSULTING ENGINEERS-SURVEYORS 129 North Main Street Benton, Arkansas 72015 Office: (501) 315-2626 | Fax: (501) 315-0024 www.HopeConsulting.com LOT 102A AND 102B, A REPLAT OF LOT 102, MIDLAND FARM SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS FOR USE AND BENEFIT OF: ELVER GUERRA MARROQUIN 3110 MIDLAND ROAD, ALEXANDER ARKANSAS, 72002 DATE: 08/08/2024 CAD BY: OV PROJECT NUMBER: 24-0881 REVISED: \_\_\_\_\_ CHECKED BY: SHEET: 1 OF 1 SCALE: 1" = 60' AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 12 - 430 - 62 - 1664

Vertical text on the right edge of the page, likely a reference or contact number.

# City of Bryant

## 2025 Development Calendar

### Application Deadlines and Meeting Dates

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

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

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

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