



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: May 16, 2024 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. A-1 Fireworks - 25612 I-30 - Temporary Business License

Joan Rey - Requesting Approval for TBL for Firework Stand

- [0846-APP-01.pdf](#)

2. 25631 I-30 - Fencing

McDonald Fence - Requesting Approval for New Fencing on Site

- [0866-PLN-01.jpg](#)

3. 2312 Bishop Road - Site Plan Addition

Giron Builders - Requesting Approval for New Building Addition

- [0861-PLN-02.pdf](#)
- [0861-PLN-01.pdf](#)

4. 3927 Springhill Road - Rezoning

Tim Lemons - Requesting Recommendation for Rezoning from R-2 to R-1.S

- [0868-APP-01.pdf](#)
- [0868-SRVY-01.pdf](#)
- [0868-LTR-01.pdf](#)
- [0868-LGL-01.docx](#)
- [0868-LTR-02.pdf](#)

5. 307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Recommendation for Approval of CUP for Additional Square footage of Accessory Structure

- [0865-APP-01.pdf](#)

6. Marketplace II Subdivision Phase 3 - Replat Lots 17-22

GarNat Engineering - Requesting Approval for Replat of Lots 17-22

- [0869-APP-01.pdf](#)
- [0869-RPLT-01.pdf](#)
- [0869-LTR-01.pdf](#)

7. Span Office Suites - 2612 Span Way - Site Plan

Hope Consulting - Requesting Site Plan Approval

- [0870-PLN-01.pdf](#)
- [0870-LTR-01.pdf](#)

8. Springhill Retail - Commercial Center - Springhill and Highway 5

Phillip Lewis Engineering - Requesting Recommendation for Approval of Site Plan and Commercial Subdivision Plat

- [0871-PLN-01.pdf](#)
- [0871-LTR-01.pdf](#)

Staff Approved

9. Practical Wellness Clinic - 205 Progress Way Ste 100 - Sign Permit

L Graphics - Requesting Sign Permit Approval - Staff Approved

- [92303-SGNAPP-05032024112017.pdf](#)

10. Evie Brooks - 3507 Market Place Ste 100 - Sign Permit

L Graphics - Requesting Sign Permit Approval - Staff Approved

- [092301-SGNAPP-01.pdf](#)

11. Splash Carwash - 107 Bryant Ave - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - Staff Approved

- [92304-SGNAPP-01.pdf](#)

12. Empire Vape and Tobacco - 319 Bryant Ave - Sign Permit

Doug Blanford - Requesting Sign Permit Approval - Staff Approved

- [EMPIRE VAPE-05032024111613.pdf](#)

Permit Report

Adjournments



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

SIGN PERMIT APPLICATION

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

Date: 3/12/24

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

Sign Co. or Sign Owner

Name BRYANT AUTO REPAIR
 Address 22755 I-30, SUITE B
 City, State, Zip BRYANT, AR 72022
 Phone 501-847-9232
 Email Address amy@mttech.net

Property Owner

Name BRYANT AUTO REPAIR
 Address 22755 I-30, SUITE B
 City, State, Zip BRYANT, AR 72022
 Phone 501-847-9232
 Email Address amy@mttech.net

GENERAL INFORMATION

Name of Business BRYANT AUTO REPAIR
 Address/Location of sign 22755 I-30, SUITE B, BRYANT, AR 72022
 Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

I Adam J. Hunsicker, 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	
	FACADE	4'x6'	24'			
A						
B						
C						
E						
F						
G						



4' x 6'

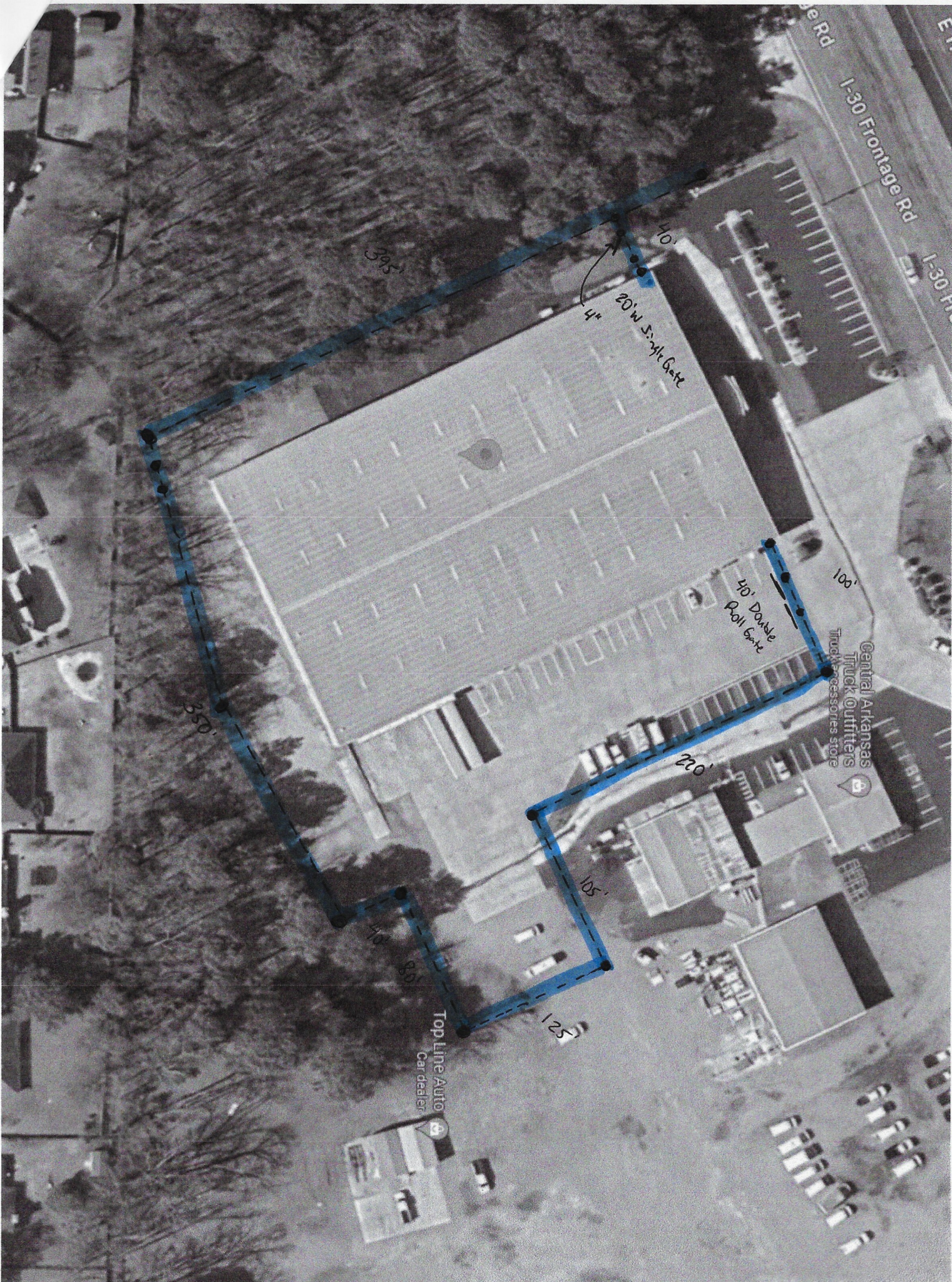
BRYANT

AUTO REPAIR

22755 I-30 S

Bryant, AR 72022

501-847-9232



395

40'

40' W Single Gate

4'

40' Double Roll Gate

100'

220'

105'

125'

350'

40'

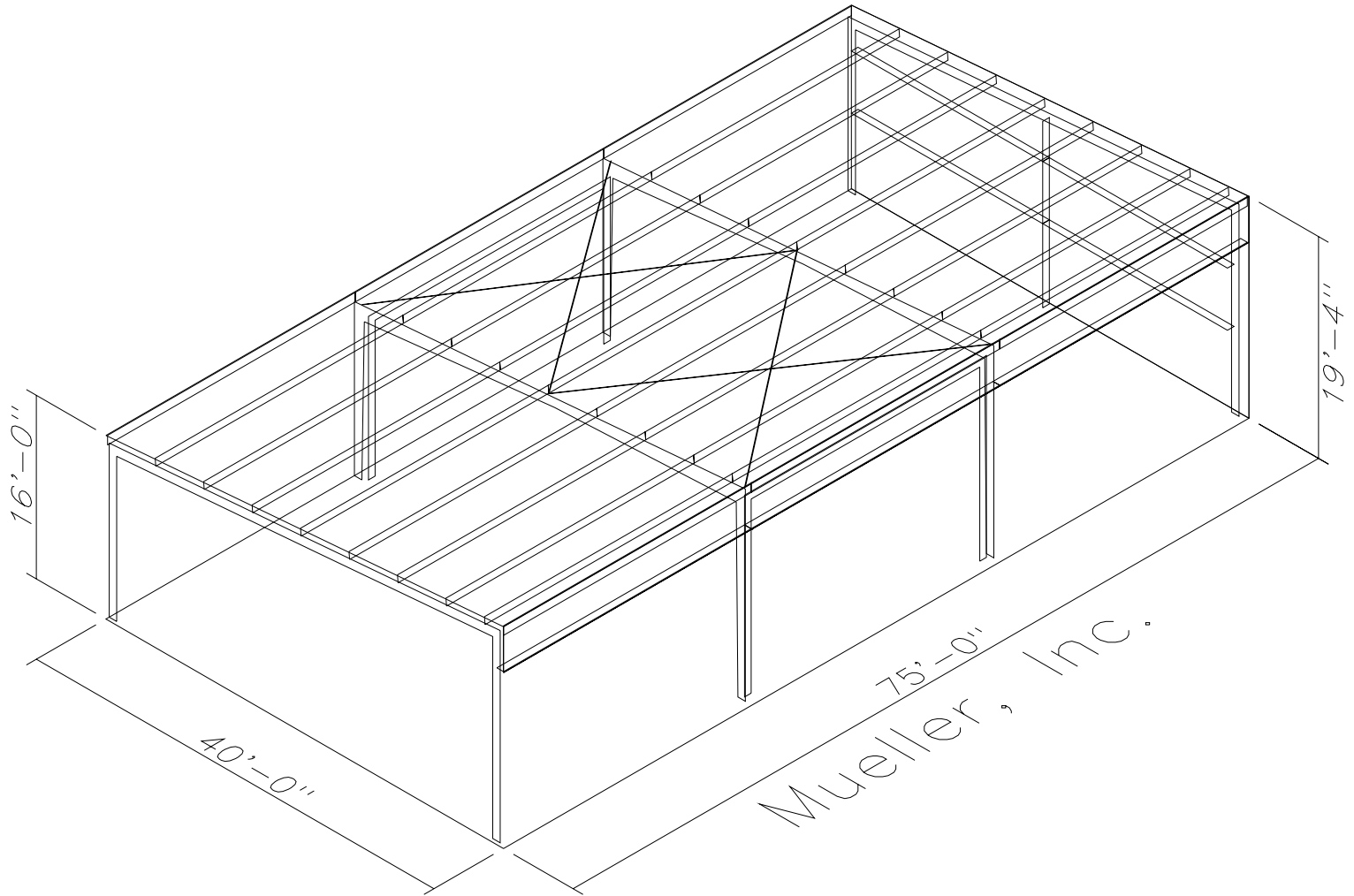
80'

Top Line Auto
Car dealer

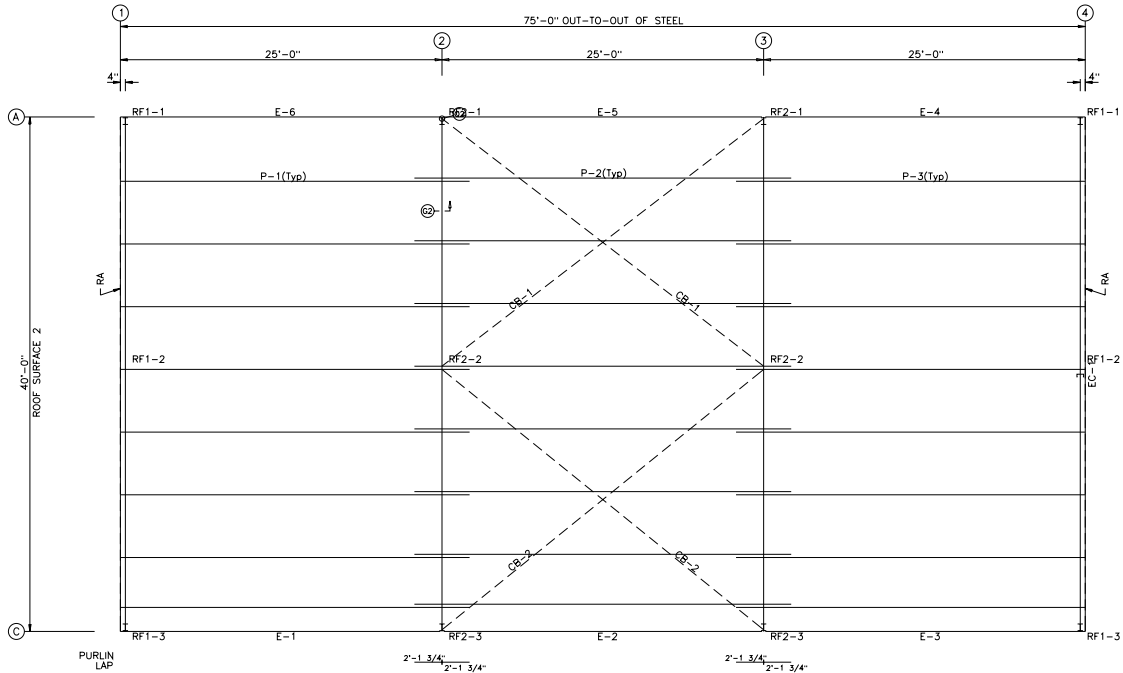
Central Arkansas
Truck Outfitters
Truck accessories store

I-30 Frontage Rd

I-30




Unless noted, drawings are for conceptual purposes only.
Please review for building dimensions and framed openings accuracy.
All other aspects such as wall girt and roof purlin spacing, wind
bracing locations, etc. may change during engineered design unless
noted in the "Special Requirements" section of the contract.



ROOF FRAMING PLAN



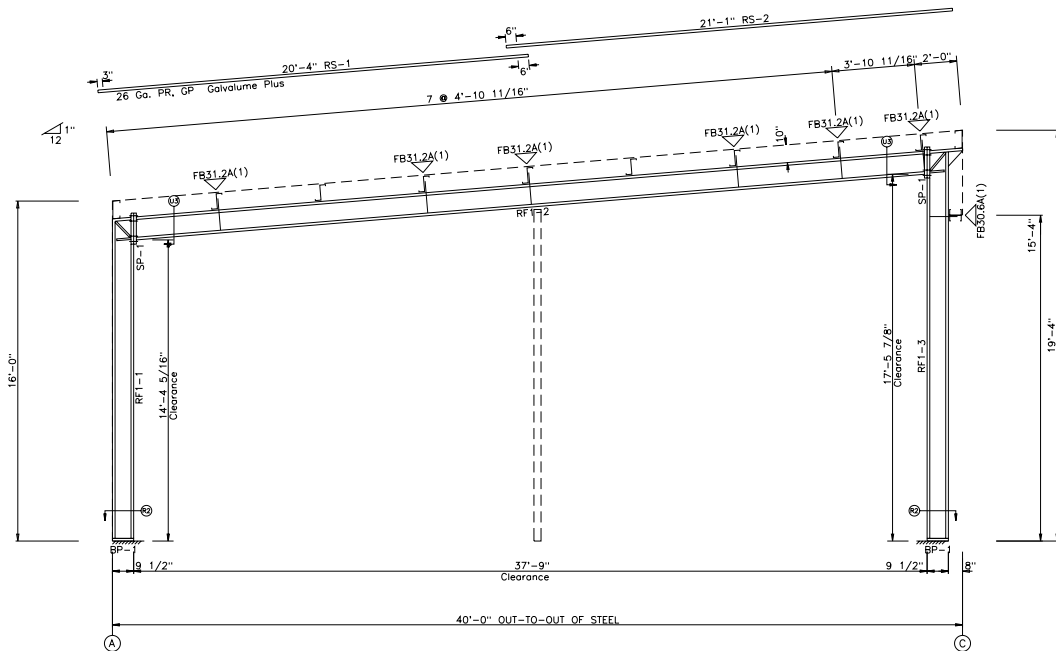
ROOF SHEETING
 PANELS: 26 Ga. PBR
 GP Galvalume Plus

		MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087 (325) 365-8103 (Fax)					
		DESCRIPTION	ROOF FRAMING	#File			
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"		ROOF SLOPE	1:0.12			
CUSTOMER	Giron Builders, Inc.						
LOCATION	Project Address 2						
DRAWN BY	OK'D BY	DATE	SCALE	SALESMAN	JOB NO.	SHEET NO.	REV.
ACT		4/19/24	NONE	Damon Morris	96067918_MBS	000000	01

SPLICE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.750	2.50	6"	1/2"	1'-4	1/2"


BASE PLATE TABLE			
Col	Plate	Size	Length
Mark	Width	Thick	Length
BP-1	6"	1/2"	10"

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 A - FB2X2X12



RIGID FRAME ELEVATION: FRAME LINE 1 4

**** THIS ENDWALL FRAME IS NOT EXPANDABLE ****
 (Will be verified during renumbering)

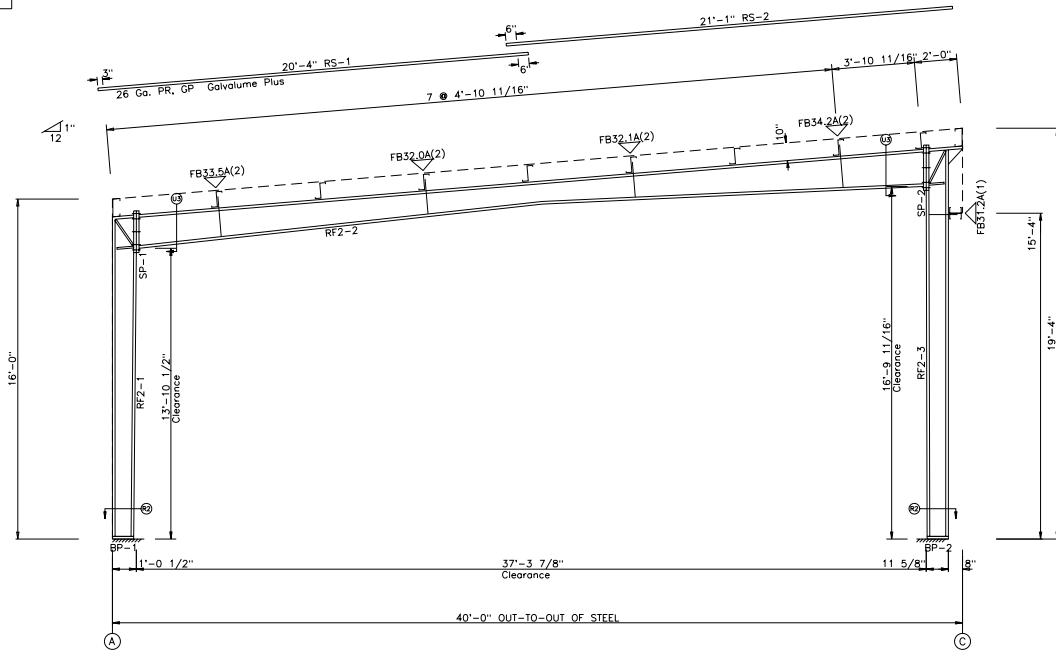
		MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087 (325) 365-8103 (Fax)	
		DESCRIPTION	RIGID FRAME ELEVATION
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"	ROOF SLOPE	1.0:12
CUSTOMER	Giron Builders, Inc.		
LOCATION	Project Address 2		
DATE	SCALE	SALESMAN	JOB NO.
ACT	4/19/24	None	Damon Morris
			96067918_MBS

			REV.

SPLICE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	2	A325	0.750	2.50	6"	1/2"	1'-10"	1/2"
SP-2	4	4	2	A325	0.750	2.50	6"	1/2"	2'-0"	1/2"


BASE PLATE TABLE				
Col	Plate Size			
Mark	Width	Thick	Length	
BP-1	6"	1/2"	10"	
BP-2	6"	1/2"	10"	

▽ FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Sides (2) Two Sides
 A - FB2X2X12



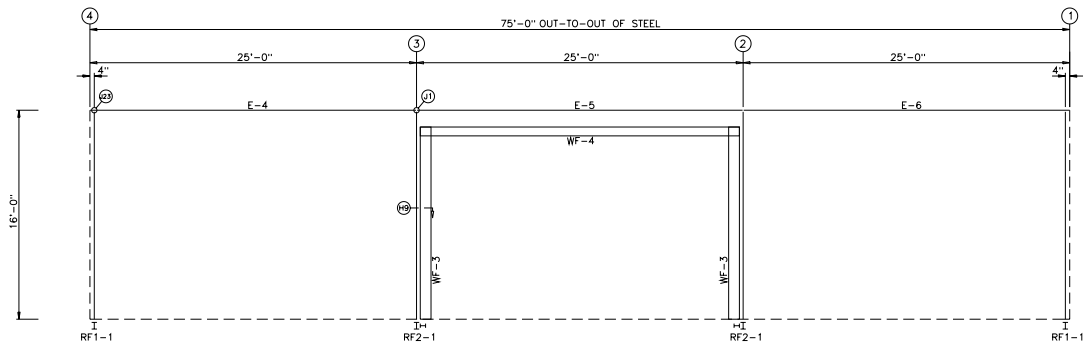
RIGID FRAME ELEVATION: FRAME LINE 2 3

**** THIS ENDWALL FRAME IS NOT EXPANDABLE ****
 (Will be verified during renumbering)

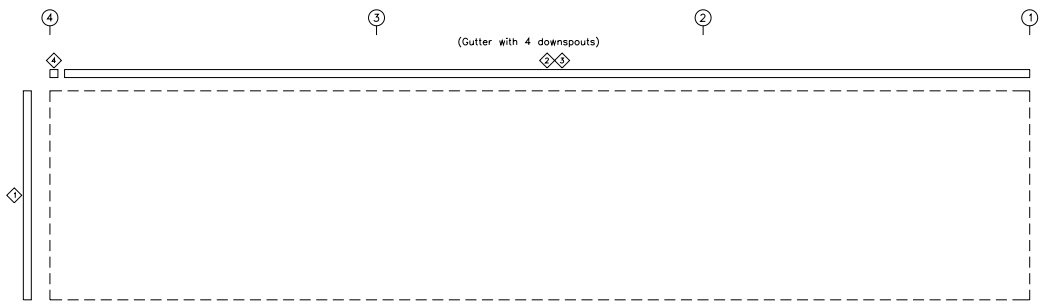
		MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087 (325) 365-8103 (Fax)	
		DESCRIPTION	RIGID FRAME ELEVATION
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"	CUSTOMER	Giron Builders, Inc.
LOCATION	Project Address 2	DATE	SCALE
DRAWN BY	ACT	4/19/24	SCALE
SALESMAN	Damon Morris	JOB NO.	96067918_MBS
SHEET NO.	000000	REV.	0R

BOLT TABLE				
FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-3 - WF-4	8	A325	3/4"	2 1/2"
WF-3 - RF2-1	10	A325	3/4"	2 1/2"

TRIM TABLE		
FRAME LINE A		
OID	PART	DETAIL
1	#0350	Open End
2	#0500	Gutter
3	#0800	Eave
4	#1471	Corner Box



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

GENERAL NOTES:

****CAUTION****

UP TO \emptyset BDS ADDITIONAL LINEAR FEET (MEASURED HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE SIDEWALL PANELS.

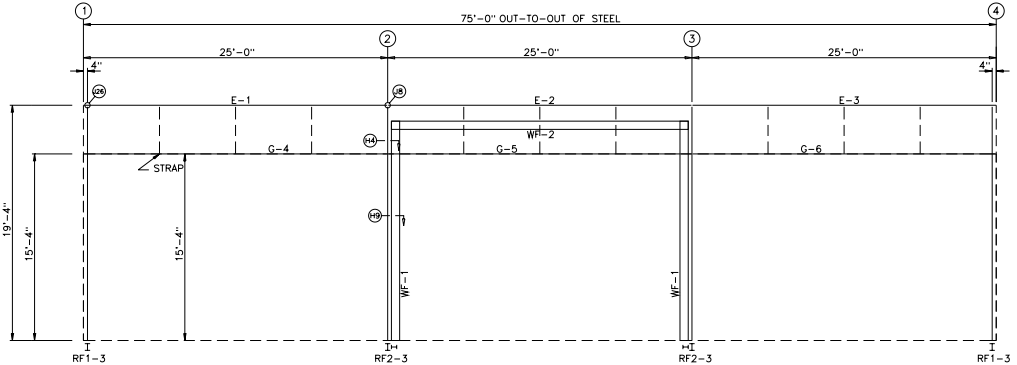
MUELLER, INC.
 STEEL BUILDING SYSTEMS & COMPONENTS

1913 Hutchins Ave. Ballinger, TX 76821
 (800) 527-1087 (325) 365-8103 (Fax)

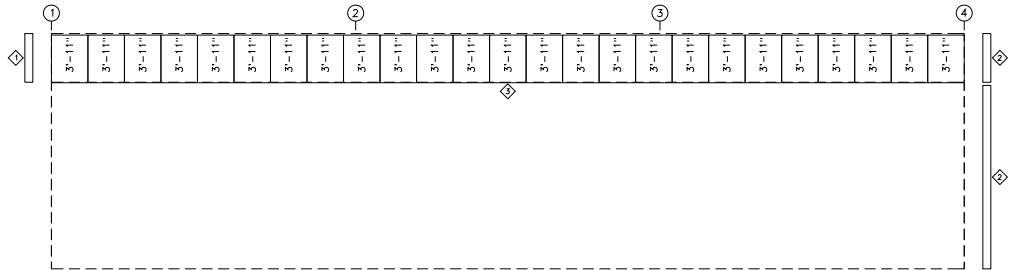
DESCRIPTION		SIDEWALL FRAMING		#File
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"			ROOF SLOPE 1:0.12
CUSTOMER Giron Builders, Inc.				
LOCATION Project Address 2				
DRN. BY	OK'D BY	DATE	SCALE	SALESMAN
ACT		4/19/24	NONE	Damon Morris
JOB NO.		SHEET NO.		REV.
96067918_MBS		000000		BR

BOLT TABLE				
FRAME LINE C				
LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1	WF-2	8	A325	3/4" x 2 1/2"
WF-1	RF2-3	12	A325	3/4" x 2 1/2"

TRIM TABLE		
FRAME LINE C		
OID	PART	DETAIL
1	#0350	Open End
2	#0161	Corner
3	#0300	Hegder



SIDEWALL FRAMING: FRAME LINE C



SIDEWALL SHEETING & TRIM: FRAME LINE C

PANELS: 26 Ga. PR - LGR Lt Gray

GENERAL NOTES:

****CAUTION****

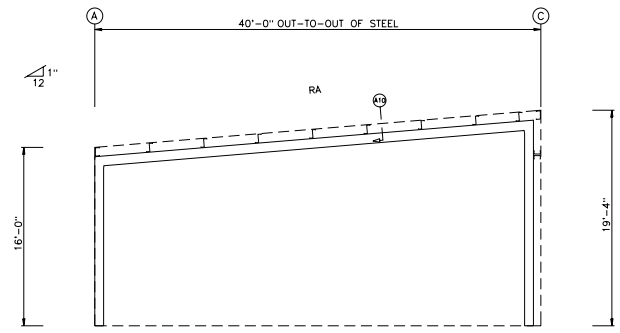
UP TO @FDS ADDITIONAL LINEAR FEET (MEASURED HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE SIDEWALL PANELS.

MUELLER, INC.
 STEEL BUILDING SYSTEMS & COMPONENTS

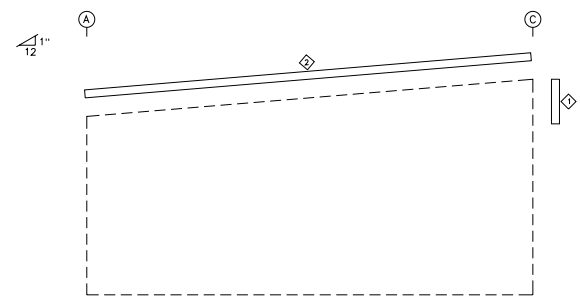
1913 Hutchins Ave. Ballinger, TX 76821
 (800) 527-1087 (325) 365-8103 (Fax)

DESCRIPTION		SIDEWALL FRAMING		#File
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"			ROOF SLOPE 1:0.12
CUSTOMER Giron Builders, Inc.				
LOCATION Project Address 2				
DRWG. BY	DATE	SCALE	SALESMAN	JOB NO.
ACT	4/19/24	NONE	Damon Morris	96067918_MBS
				SHEET NO. 000000
				REV. 0R

TRIM TABLE		FRAME LINE 1
OID	PART	DETAIL
1	#0350	Open End
2	#0440	Rake



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

GENERAL NOTES:

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL PANELS BE FIELD CUT TO MATCH ROOF SLOPE.

****CAUTION****

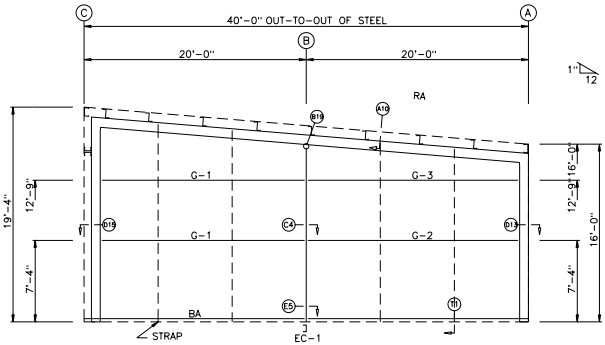
UP TO @LDS ADDITIONAL LINEAR FEET (MEASURED HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE ENDWALL PANELS.

ALL ENDWALL COLUMNS AND JAMBS ARE DESIGNED AS "POSTS" AS DEFINED BY OSHA AND ARE NOT INTENDED TO BE CLIMBED ON UNTIL FULLY BRACED.

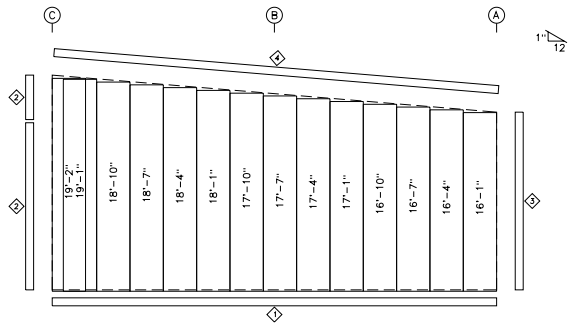
MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087 (325) 365-8103 (Fax)			
			#File
DESCRIPTION	ENDWALL FRAMING	ROOF SLOPE	1.0:12
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"		
CUSTOMER	Giron Builders, Inc.		
LOCATION	Project Address 2		
DRN. BY	OK'D BY	DATE	SCALE
ACT		4/19/24	NONE
SALESMAN	JOB NO.	SHEET NO.	REV.
Damon Morris	96067918_MBS	000000	0R

BOLT TABLE			
FRAME LINE 4			
LOCATION	QUAN	TYPE	DIA
Columns/Raft	2	A325	5/8" 2"

TRIM TABLE		
FRAME LINE 4		
QID	PART	DETAIL
1	#0330	Base
2	#0161	Corner
3	#0350	Open End
4	#1440	Rake



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. PR - LGR Lt Gray

GENERAL NOTES:

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL PANELS BE FIELD CUT TO MATCH ROOF SLOPE.

****CAUTION****

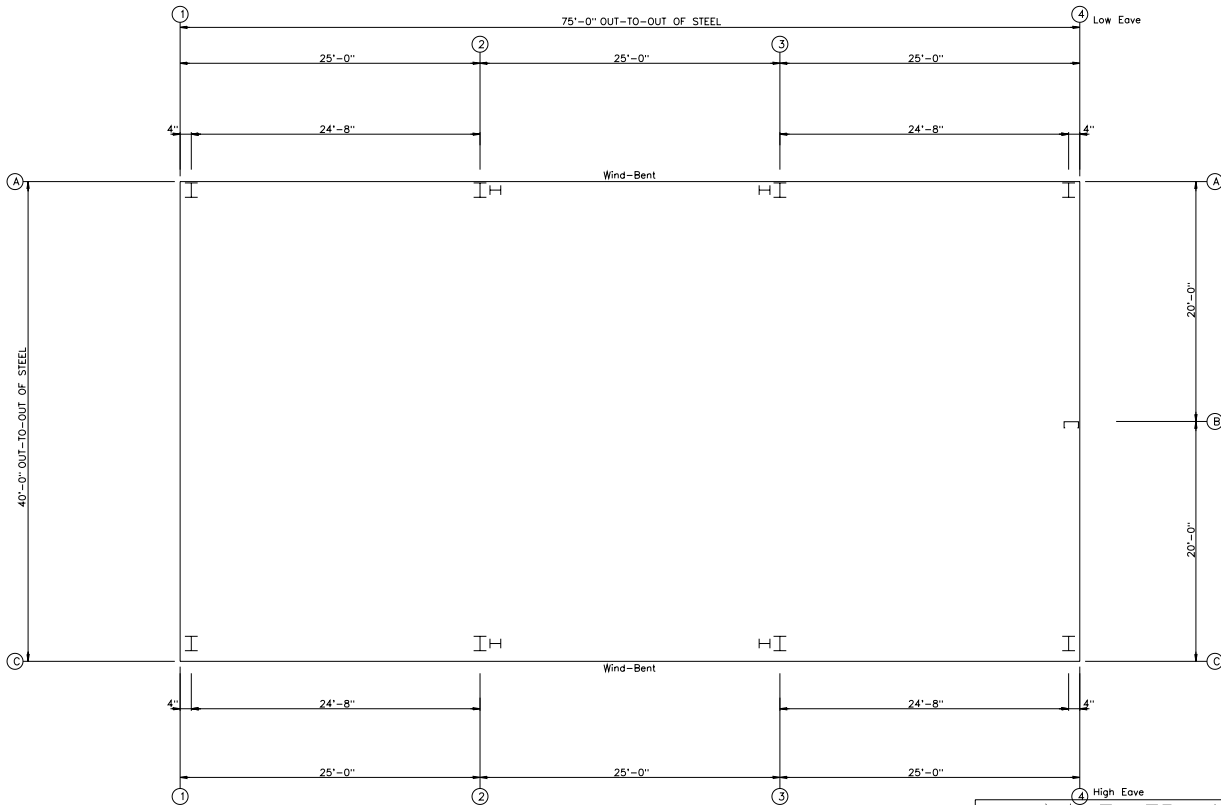
UP TO @RDS ADDITIONAL LINEAR FEET (MEASURED HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE ENDWALL PANELS.

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MUELLER, INC.
 STEEL BUILDING SYSTEMS & COMPONENTS

1913 Hutchins Ave. Ballinger, TX 76821
 (800) 527-1087 (325) 365-8103 (Fax)

DESCRIPTION		ENDWALL FRAMING		#File
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"			ROOF SLOPE 1:0.12
CUSTOMER Giron Builders, Inc.				
LOCATION Project Address 2				
DRW. BY	OK'D BY	DATE	SCALE	SALESMAN
ACT		4/19/24	NONE	Damon Morris
JOB NO.	SHEET NO.	REV.		
96067918_MBS	000000	0R		



FLOOR PLAN

Preliminary
Not for Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087 (325) 365-8103 (Fax)

DESCRIPTION		FLOOR PLAN		#File
SIZE	40'-0" x 75'-0" x 16'-0" x 19'-4"			ROOF SLOPE 1.0:12
CUSTOMER	Giron Builders, Inc.			
LOCATION	Project Address 2			
DATE	4/19/24	SCALE	NONE	SALESMAN Damon Morris
JOB NO.	96067918_MBS	SHEET NO.	000000	REV.

N 01°51'47" E 854.44'

BISHOP ROAD
(60' R/W)

P.O.B. TRACT
RB W/CAP

S 88°13'48" E 60.02' (M)
S 87°58'34" E 59.98' (D)

60D NAIL
5.72'
6.43'

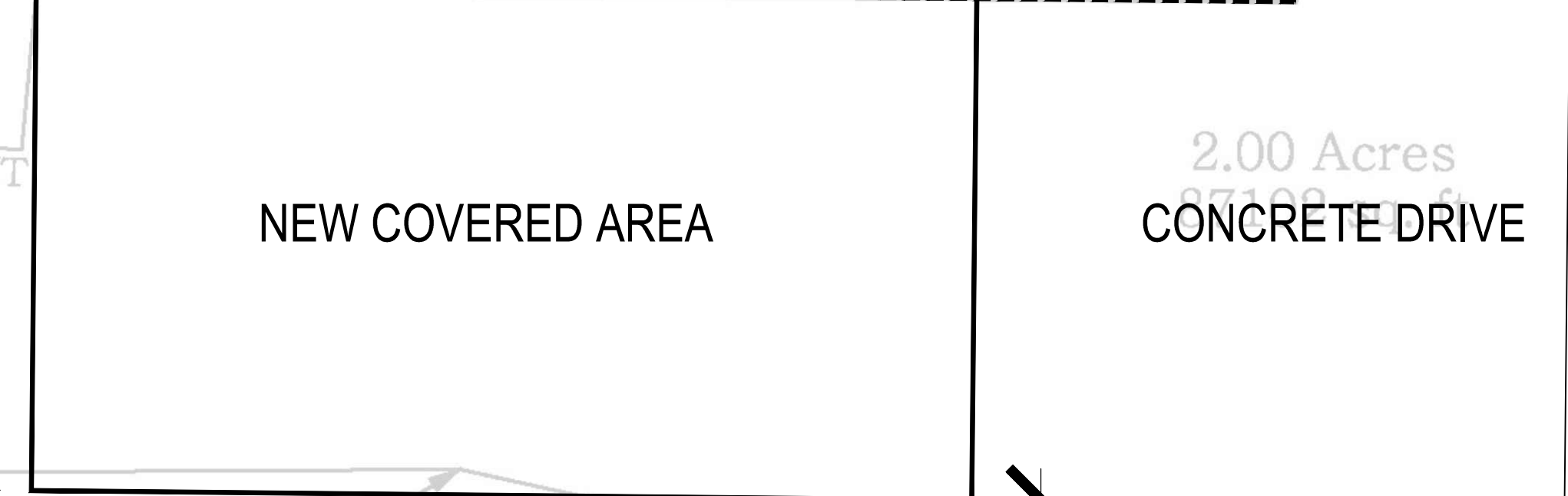
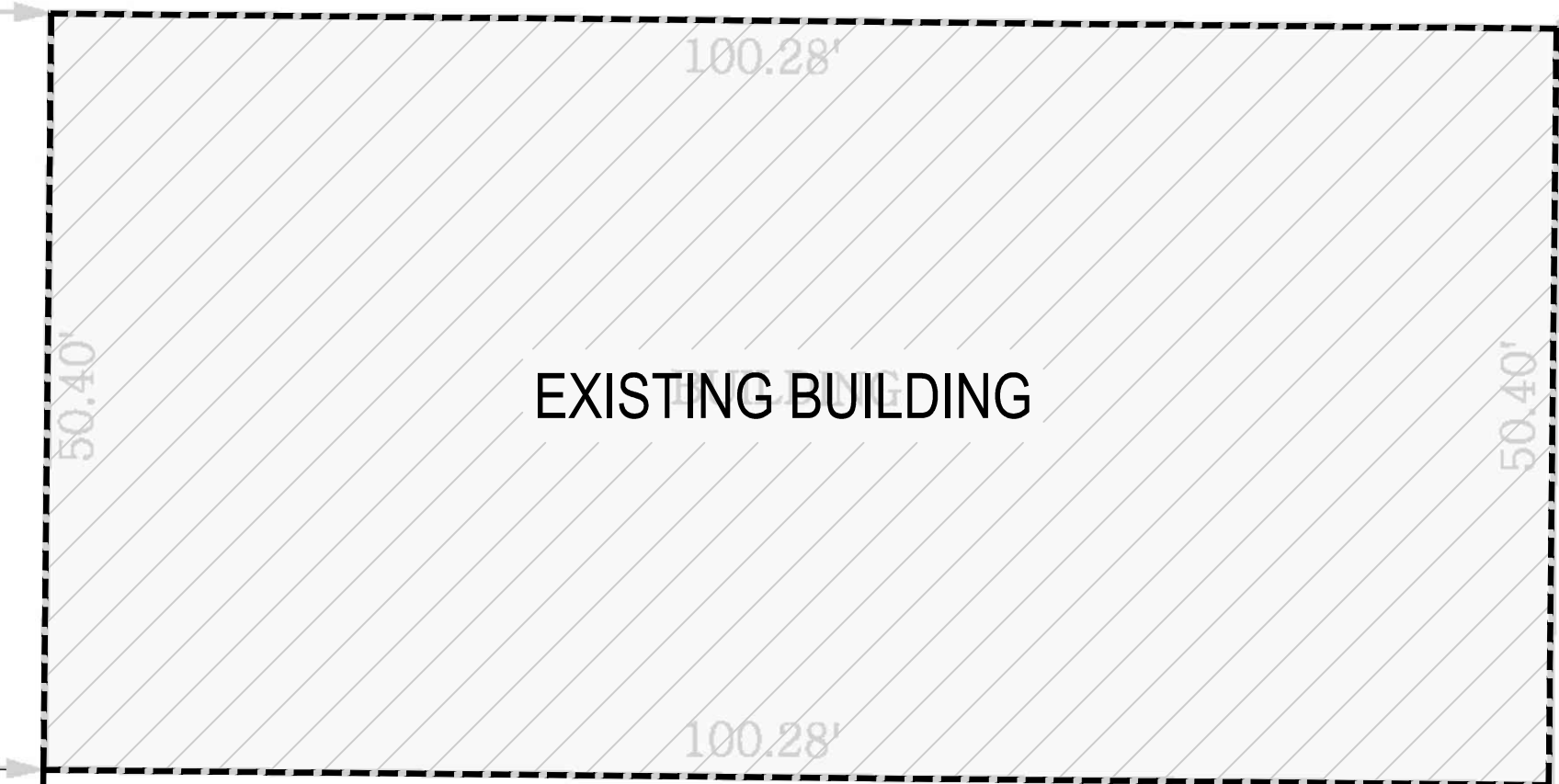
S 87°58'32" E 393.98' (DEED)
S 88°06'43" E 393.66' (MEAS.)

EDGE OF PAVEMENT

N 02°01'28" E 221.08' (DEED)
N 01°58'23" E 221.15' (MEAS.)

33.13'

34.36'



2.00 Acres
CONCRETE DRIVE

EDGE OF PAVEMENT

35'-3"

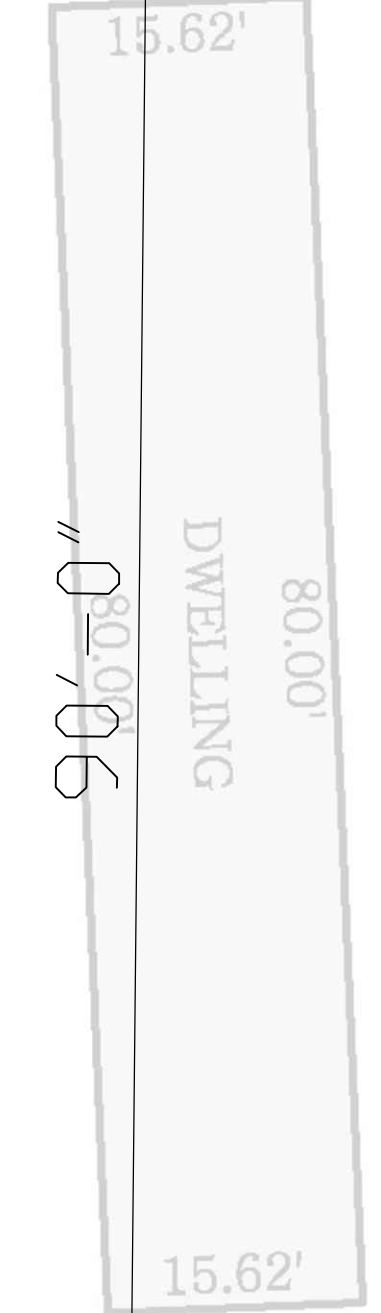
75'-0"

51'-2"

52'-11"

48'-0"

22'-0"



N 88°07'25" W 394.19' (MEAS.)
N 87°58'32" W 394.15' (DEED)



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: 5/8/2024

Applicant or Designee:
 Name Tim Lemons, PE
Lemons Engr.
 Address 204 W Cherm. Cobot. AR
72023
 Phone (501) 605-7565
 Email Address arstrep43@gmail.
com

Property Owner (If different from Applicant):
 Name Springhill HWY 5 Development,
LLC
 Address 816 E. OAK St., Conway. AR 72032
 Phone (501) 428-3866
 Email Address masseydevelopmentgroup@
hotmail.com

Property Information:

Address 3927 Springhill Rd., Bryant. AR 72022
 Parcel Number 840-11855-000
 Existing Zoning Classification R-2
 Requested Zoning Classification R-1-S

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

see attached

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:

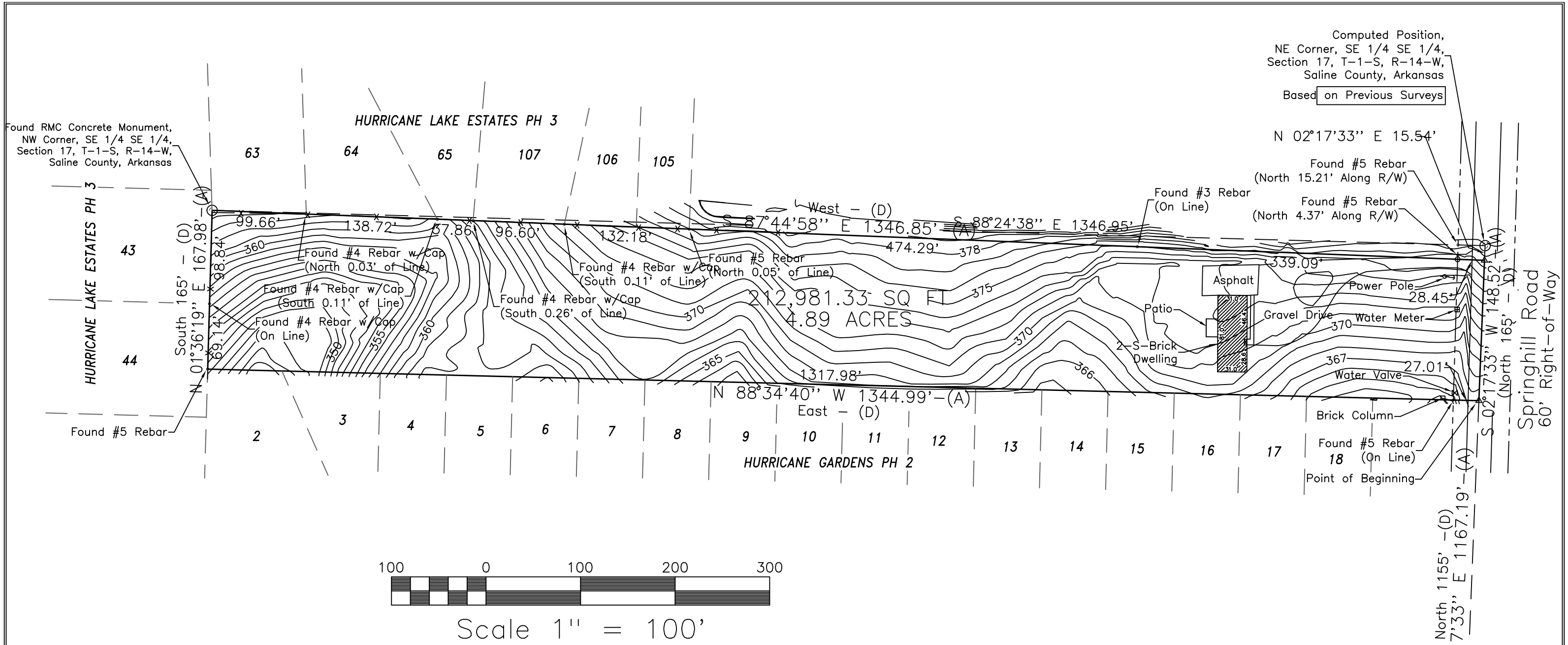
Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- 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

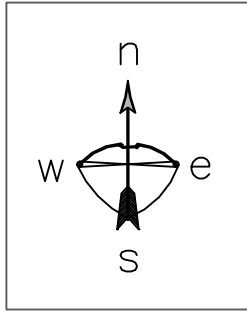
I , do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to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



Legal Description:
 That part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 1 South, Range 14 West, Saline County, Arkansas, more fully described as follows: Beginning at a point on the East line of the said SE 1/4 of SE 1/4 that is 1155 feet North of the Southeast corner thereof; run thence North for 165 feet; thence West parallel with the South line thereof to the intersection with the West line of the said SE 1/4 of SE 1/4; run thence South, along the West line thereof for 165 feet; run thence East to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.
 Subject to all prior mineral reservations and oil and gas leases.

11708 Kanis Road
 Little Rock, AR 72211
 Phone: (501)-223-0497
 Fax: (501)-223-0496
 ralberius@sds-ar.com



NOTES:
 1) According to City of Bryant FEMA Map, panel #05125C0225E, dated June 5, 2020, the property described hereon is in Zone C and is not in the 100 year flood plain.
 2) Property is subject to easements and restrictive covenants of record, if any, and are subject to any facts which may be disclosed by an accurate and current title search.
 3) I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown.

LEGEND
 ● FOUND MONUMENT
 ○ SET #4 REBAR W/CAP
 △ COMPUTED POINT
 ⊙ FORTY CORNER
 ×- FENCELINE

DATE: 10/27/21
 DRAWN BY: L. REMSING
 CHECKED BY: R.S.A.

FOR USE AND BENEFIT OF:
 Site Development Services, Inc.

PROPERTY ADDRESS:
 3927 Springhill Road
 Bryant, Arkansas

STATE CODE: 500-01S-14W-0-17-220-62-1264



Lemons Engineering Consultants, Inc.
204 West Cherry Street
Cabot, Arkansas 72023
(501) 605-7565
arstrep43@gmail.com

May 8, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Rezone Request – From R-2 to R-1-S
3927 Springhill Road, Bryant, AR
Parcel #840-11855-000

To Whom It May Concern:

Please accept this letter as a formal request for a Rezone on the subject property located at 3927 Springhill Road, Bryant, AR. We ask that this request be included on the agenda of the June 10, 2024, City of Bryant Planning Commission meeting.

Attached you will find the Rezone Application, Authority Letter from the Owner establishing the Designee, and a recent survey of the property. From inspecting the survey you will find that the shape of the lot is relatively strange. Whereas the parcel contains 4.89 acres, the width of the tract is only 148.52 feet. This unusual shape will cause us to only have one row of lots along a planned road. Due to this limitation, we feel the rezone is justified.

We have included a word document version of the legal description to assist in creating all documents necessary for this rezone to be heard. Please review the enclosed and contact me if additional information is needed.

Sincerely,

Tim Lemons, PE

Springhill HWY 5 Development, LLC
816 E. Oak Street
Conway, Arkansas 72032

May 8, 2024

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Designee Authority – Proposed Rezone
3927 Springhill Road, Bryant, AR
Parcel # 840-11855-000

To Whom It May Concern:

Please accept this letter as the authority to designate Tim Lemons, PE, Lemons Engineering Consultants, Inc., 204 West Cherry Street, Cabot, AR 72023, as our representative for this project with respect to the proposed rezone, and presentation of the civil design plans.

Contact our office if you have any questions.

Sincerely,


Ankur Patel, Owner

May 6, 2024

William (Bill) Gray
307 SW 4th Steet
Bryant, AR 72022

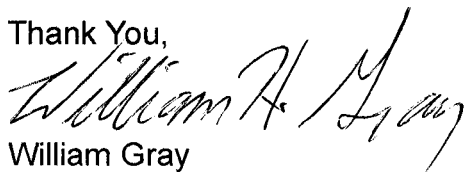
Letter Stating Request of Conditional Use Permit and Reason for Request

To Whom it May Concern,

I am requesting approval of my Conditional Use Permit to allow me to get a building permit and to build a lean-too to my shop. I have a 30' x 55' shop in my back yard that I keep and work on my old cars. I built the shop 10 years ago and added another bay on last year and just recently bought another car. I thought I would add another 15' X 44' lean to onto the existing shop. I am retired and am doing the work myself. I have attached sketches of my shop and the new lean-too.

I have talked to my neighbor on the west side, Joe Casey, and he has no problem with my lean-too. Him and I are very good friends and he comes over or I go over to his place. I have a privacy fence that hides most of the shop and backyard. I keep the yard well maintained and looking good.

Thank You,

A handwritten signature in black ink that reads "William H. Gray". The signature is written in a cursive style with a large, sweeping initial "W".

William Gray



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: May 3, 2024

Applicant or Designee:

Name William Gray (Bill)
Address 1300 N. Richardson Pl. Dr., Bryant
Phone 501-425-8975
Email Address: bill579@gmail.com

Project Location:

Property Address 307 SW. 4th Street
Bryant, AR 72022
Parcel Number 840-15969-0000
Zoning Classification R1

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)

Request Approval to build a lean-to to existing shop.

Proposed/Current Use of Property

Personal Use to Store and Work on hobby Cars

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, June 10th, 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

307 SW 4th St., Bryant, AR 72022 (address).

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

Rick Johnson
Chairman Board of Zoning Adjustment
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.*

Application Checklist

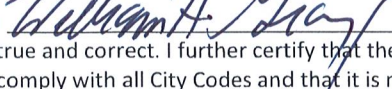
Requirements for Submission

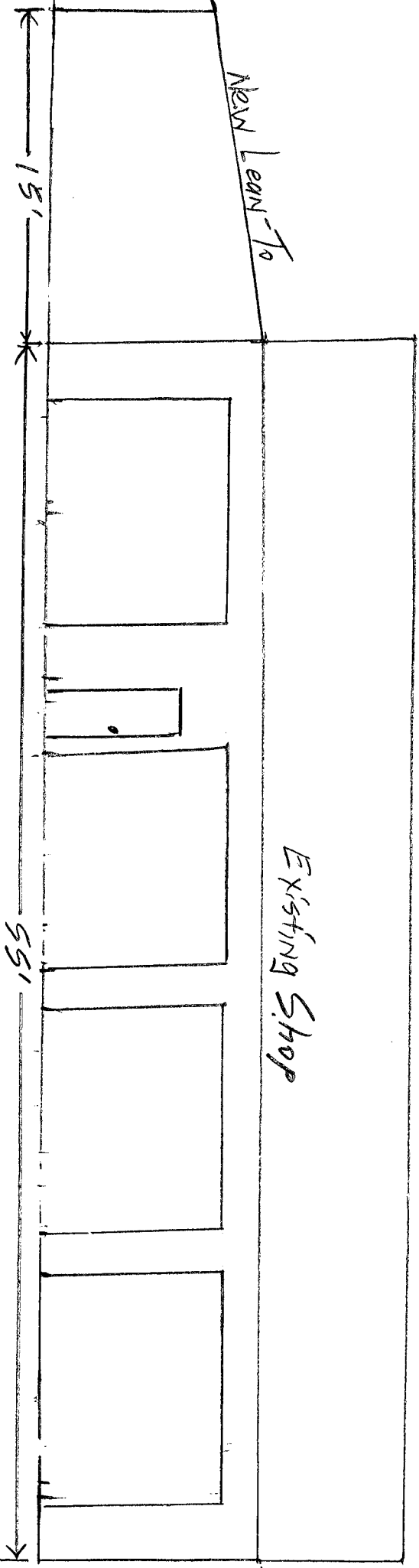
- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days 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.

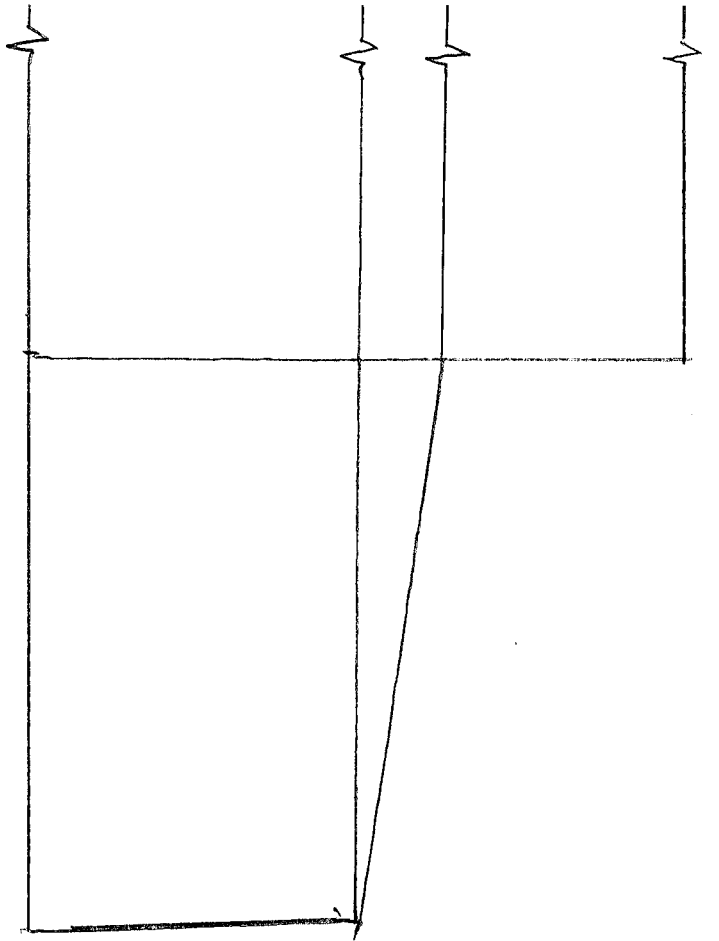
READ CAREFULLY BEFORE SIGNING

I  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.

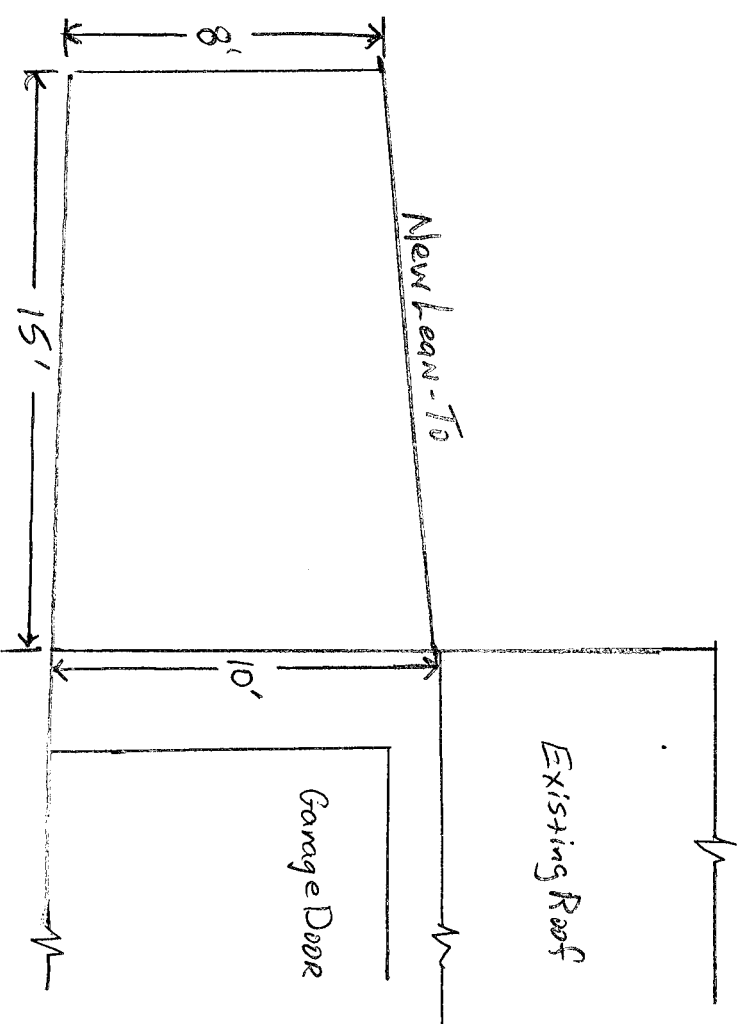


FRONT VIEW

13711 Gray Shop
307 SW 4th Street
Bryant, AR

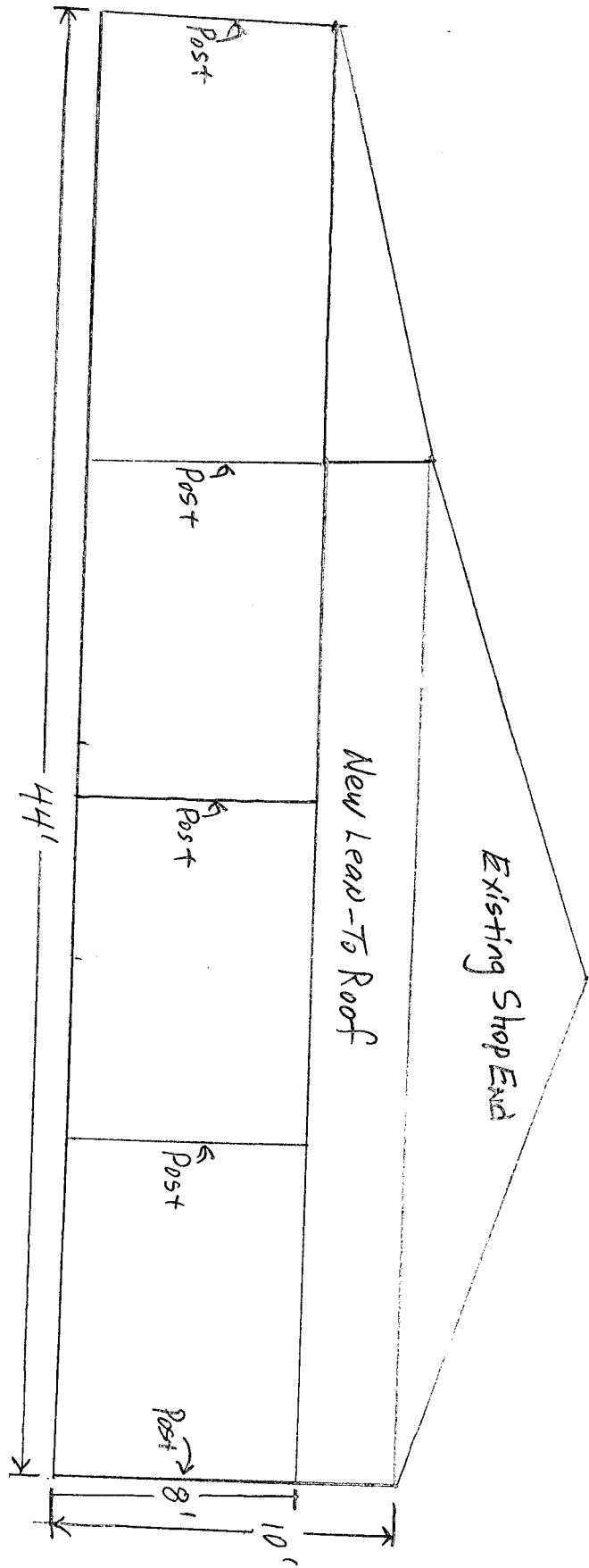


Back View



Front View

Bill Gray Shop



End View

Bill Gray Shop

Bryant Planning Commission

Subdivision Checklist

MARKET PLACE II
PHASE 3 - REPLAT

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

Instructions

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

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

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

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

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

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

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

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

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

City of Bryant Subdivision Checklist

MARKET PLACE II SUBDIVISION, PHASE 3

Subdivision/Project Name REPLAT LOTS 17 THROUGH 22

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR
72022

I. BASIC INFORMATION NEEDED ON THE PLAT

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

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

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

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

III. PRELIMINARY PLAT ATTACHMENTS

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

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

III. FINAL PLAT ATTACHMENTS

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

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

MARKET PLACE II

PHASE 3

Name of Subdivision

George Worden

Surveyor

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

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

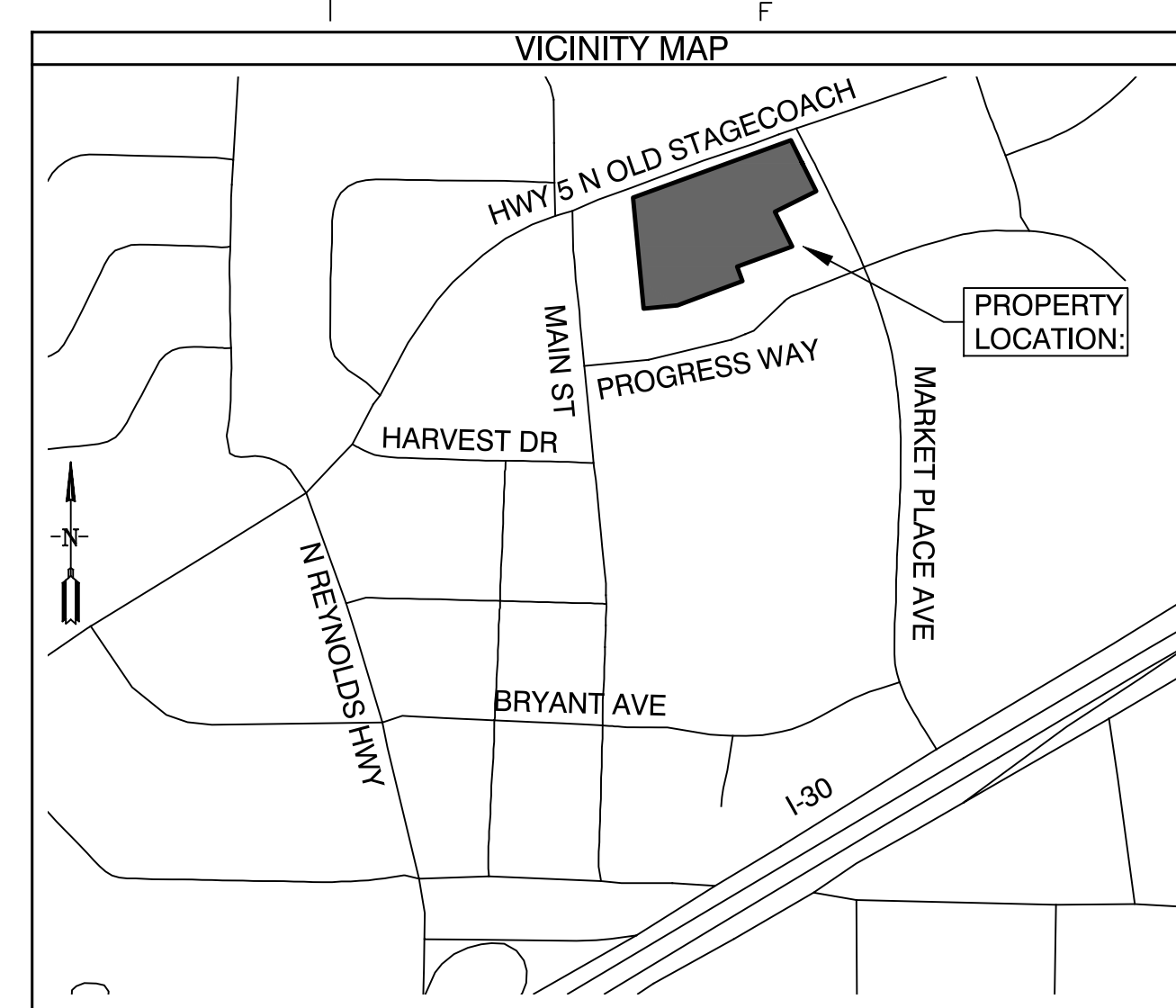
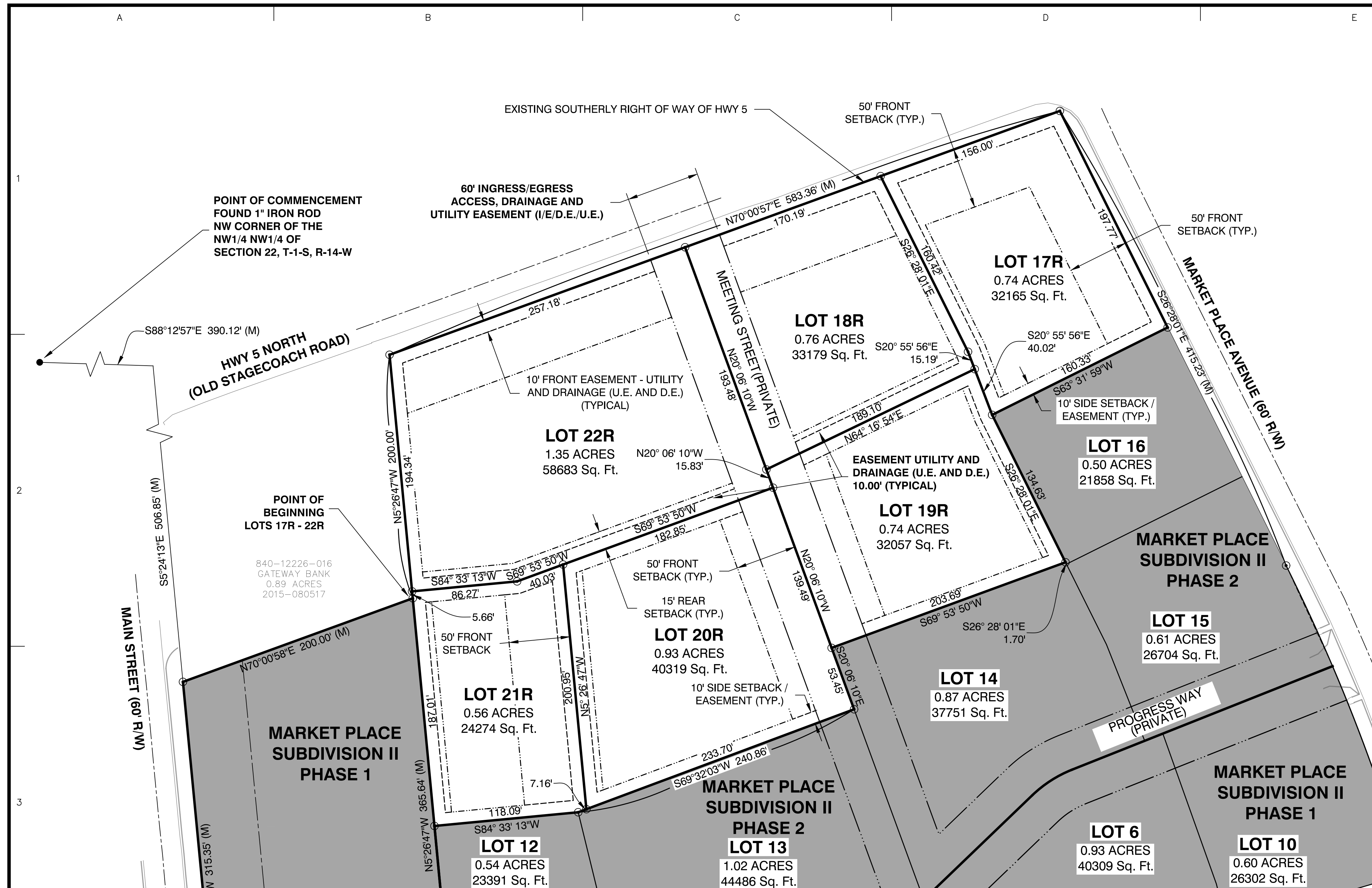
Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____

Date _____



SUBDIVISION DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 17R - 22R:
COMMENCING AT A FOUND 1" IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE SAID NW1/4 NW1/4 OF SECTION 22, T-1-S, R-14-W; THENCE S 88°12'57" E, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 390.12 FEET TO A POINT; THENCE S 5°24'13" E, ALONG THE EAST RIGHT OF WAY LINE OF MAIN STREET, FOR A DISTANCE OF 506.85 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF GATEWAY BANK PROPERTY DEED BOOK 2015 PAGE 080517; THENCE N 70°00'58" E, LEAVING SAID RIGHT OF WAY AND ALONG SOUTH LINE OF SAID GATEWAY BANK PROPERTY, FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N 5°26'47" W, ALONG EAST LINE OF SAID GATEWAY BANK PROPERTY, FOR A DISTANCE OF 200.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EXISTING SOUTHERLY RIGHT OF WAY OF HIGHWAY 5; THENCE N 70°00'57" E, CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 583.36 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EXISTING WESTERLY RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE S 26°28'01" E, ALONG SAID EXISTING WESTERLY RIGHT OF WAY, FOR A DISTANCE OF 197.77 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 63°31'59" W, ALONG SAID NORTHERLY LINE OF LOT 16, FOR A DISTANCE OF 160.33 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE S 26°28'01" E, ALONG WESTERLY LINE OF SAID LOT 16, FOR A DISTANCE OF 134.63 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID LOT 16 AND THE NORTHEAST CORNER OF SAID LOT 14 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°53'50" W, ALONG SAID NORTHERLY LINE OF LOT 14, FOR A DISTANCE OF 203.69 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF SAID LOT 14 AND THE CENTER OF MEETING STREET (PRIVATE STREET); THENCE S 20°06'10" E, ALONG CENTER OF SAID MEETING STREET, FOR A DISTANCE OF 53.45 FEET TO A POINT LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 69°32'03" W, ALONG THE NORTHERLY LINE OF SAID LOT 13, FOR A DISTANCE OF 240.86 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT 13 AND THE NORTHEAST CORNER OF LOT 12 OF MARKET PLACE SUBDIVISION II, PHASE 2; THENCE S 84°33'13" W, ALONG THE NORTHERLY LINE OF SAID LOT 12, FOR A DISTANCE OF 118.09 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 12 AND ON THE EASTERLY LINE OF LOT 11 OF MARKET PLACE SUBDIVISION II, PHASE 1; THENCE N 5°26'47" W, ALONG EASTERLY LINE OF SAID LOT 11, FOR A DISTANCE OF 187.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.07 ACRES, MORE OR LESS.

DOCUMENTS USED:

- FINAL PLAT MARKET PLACE SUBDIVISION II, PHASE 1 BY GARNAT ENGINEERING DATED 10/14/2019
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/2/2007 KERRY LANE PLS #1141
- FINAL PLAT MARKET PLACE SUBDIVISION II, PHASE 2 BY GARNAT ENGINEERING DATED 11/14/2022
- DEED BOOK 2016 PAGE 016810
- DEED BOOK 1997 PAGE 20341
- DEED BOOK 2008 PAGE 82137
- DEED BOOK 2000 PAGE 27387
- DEED BOOK 2000 PAGE 27387
- DEED BOOK 2015 PAGE 080517
- DEED BOOK 2018 PAGE 000713
- FINAL PLAT OF MARKET PLACE SUBDIVISION SURVEYED BY GARNAT ENGINEERING, LLC DATED 6/4/2019 GEORGE WOODEN PLS #1573

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET. GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON SEPTEMBER 11, 2019.

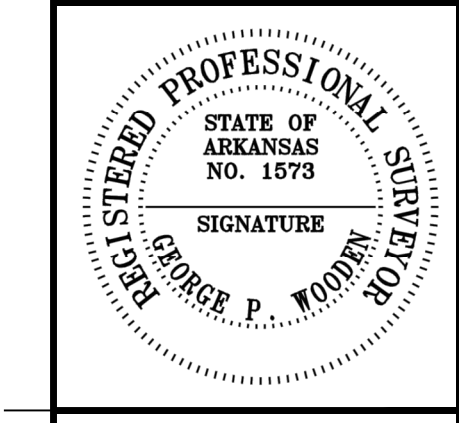
THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

DATE	REVISION

Designing our client's success
GarNat Engineering, LLC
 3825 Mt. Carmel Road
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 garnatenginc@gmail.com

BRYANT REALTY COMPANY, LLC
MARKET PLACE SUBDIVISION II,
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



CONTENTS:
REPLAT
LOTS 17 - 22
PHASE 3

PROJECT NO:
18087

DATE:
MAY 7, 2024

SHEET NO:
V1.0

PLAT CERTIFICATES:

OWNER: Name: Bryant Realty Company, LLC
 Address: 422 North Main Street, Benton, AR 72015

DEVELOPER: Name: Bryant Realty Company, LLC
 Address: 422 North Main Street, Benton, AR 72015

CERTIFICATE OF RECORDING:

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

Date: _____ Signed: _____
 Fred Briner, Agent
 Bryant Realty Company, LLC

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 1997-20341

CERTIFICATE OF ENGINEERING ACCURACY:
 I, Vernon J. Williams, 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 locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
 Lance Penfield, Chairman
 Bryant Planning Commission

CERTIFICATE OF SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
 George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

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. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
 Lance Penfield, Chairman
 Bryant Planning Commission

REPLAT
MARKET PLACE SUBDIVISION II,
PHASE 3
LOTS 17 THROUGH 22
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
 GarNat Engineering, LLC
 No. 2174
 ARKANSAS

REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 NO. 9551

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2
 MIN. LOT SIZE: 24,274 S.F.
 NUMBER OF LOTS: 6
 SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
 FRONT - 5'
 REAR - 15'
 SIDE - 10'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT, SIDE AND REAR - 10' OR AS SHOWN
 INGRESS/EGRESS (I/E)
 LOT CORNERS: SET #4 REBAR WITH CAP

NOTE: DUMPSTER ENCLOSURE BEING MADE OF NON-FENCING MATERIALS AND SCREENING OF MECHANICAL EQUIPMENT.

SURVEY LEGEND
 △ - Computed point
 ● - Found monument
 ○ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
 (M)-Measured
 (R)-Record
 (P)-Platted

SURVEY PLAT CODE:
 500-01S-14W-0-22-440-62-1573

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

May 7, 2024

Mr. Colton Leonard
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Replat – Market Place II Subdivision Phase 3 Lots 17 through 22

Dear Mr. Leonard:

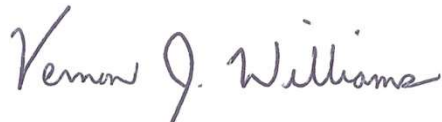
Please allow this letter and following list of enclosures to serve as my application for approval of the referenced replat. It is my desire that this matter be included on the agenda for your June 10, 2024 City of Bryant Planning Commission meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Benton, Arkansas 72015 bferg620@gmail.com (501) 840-2282.

List of Enclosures

- Replat
- Bryant Subdivision Checklist

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

LEGAL DESCRIPTION

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT PLAT 2023-009924
 THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE, PHASE I,
 AND THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE, PHASE
 III, BEING A REPLAT OF LOT 2 OF SULLIVAN PLACE PHASE II, A
 SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE
 SOUTHEAST QUARTER SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14
 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT
 FILED FOR RECORD OCTOBER 16, 2002 AS SALINE COUNTY
 DOCUMENT NUMBER 2002 77604, DESCRIBE AS FOLLOWS,
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1,
 THENCE SOUTH 88°50'44" EAST, A DISTANCE OF 25 FEET, THENCE
 SOUTH 03°53'20" WEST A DISTANCE OF 125 FEET, THENCE NORTH
 88°50'44" WEST, A DISTANCE OF 123.29 FEET, THENCE NORTH 03° 55'
 46" EAST, A DISTANCE OF 124.97 FEET, THENCE SOUTH 88° 32' 57"
 EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING,
 CONTAINING 0.3524 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: BRYANT HOTEL INVESTMENTS LLC
 PHYSICAL ADDRESS: 2612 SPANWAY
 COUNTY PARCEL TAX ID: 840-09704-002

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.

SITE DATA	
TOTAL SITE AREA	0.35 ACRES
TOTAL DEVELOPMENT AREA	0.35 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 6591 SF
ZONING	C-2
BUILDING SETBACKS	FRONT SETBACK LINE: 15' REAR SETBACK LINE: 25' SIDE SETBACK LINE: 15' SIDE SETBACK LINE: 15'
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	6591/15246=0.432=43.2%
PROPOSED LANDSCAPE AREA	5377 SF >5% OF 15246 SF
BUSINESS TYPE	OFFICE BUILDING

ZONING INFORMATION	
CURRENT ZONING	C-2
MINIMUM LOT AREA (SF)	0.35 ACRES
MINIMUM LOT WIDTH (FT)	N/A
FRONT SETBACK (FT)	15'
REAR SET BACK (FT)	25'
SIDE YARD SETBACK (FT)	15'
SIDE YARD SETBACK (FT)	15'
MAXIMUM HEIGHT (FT)	20'
MAXIMUM BUILDING COVERAGE	43.2%
BUILDING USAGE	OFFICE BUILDING

COMMERCIAL DEVELOPMENT PLANS

PROPOSED OFFICE BUILDING

2612 SPANWAY, BRYANT, ARKANSAS, 72022

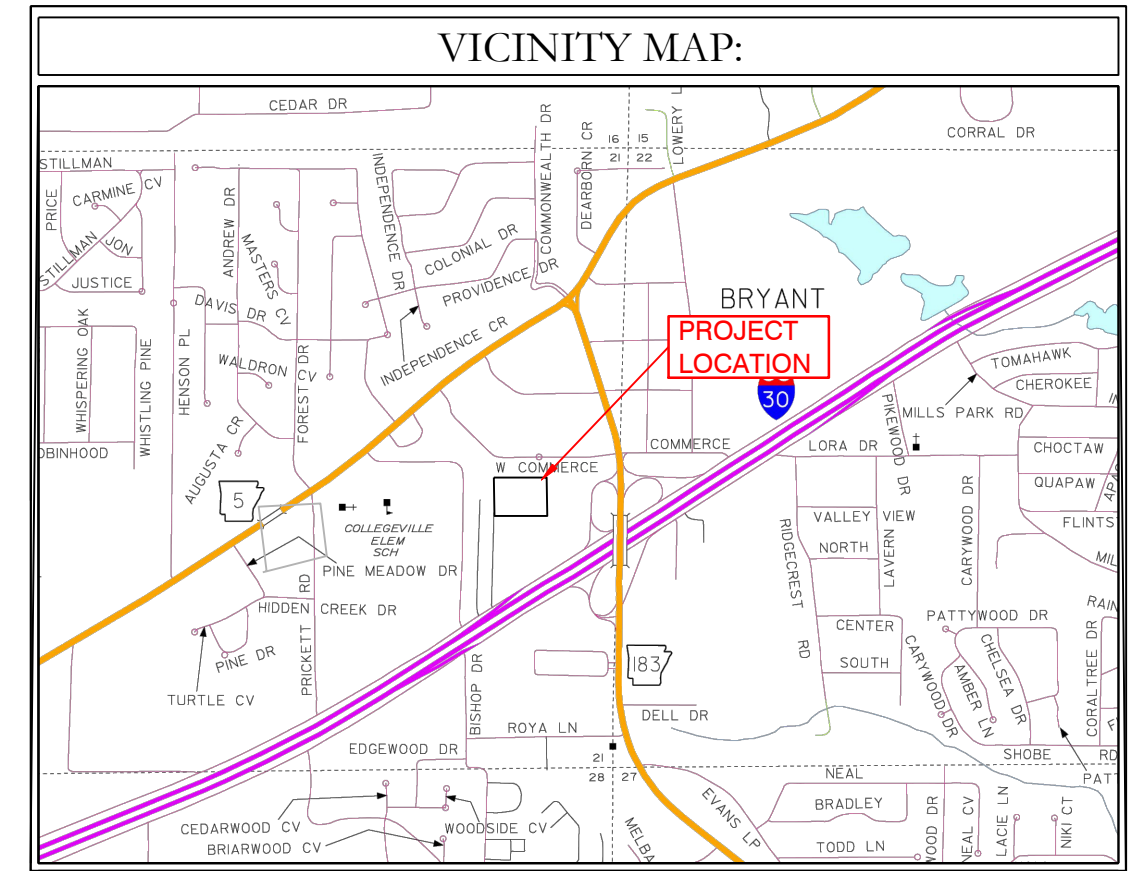
PREPARED BY:



CIVIL ENGINEER
 HOPE CONSULTING INC
 129 N. MAIN STREET
 BENTON, AR 72015
 CONTACT: KAZI ISLAM
 PHONE: 504-315-2626
 EMAIL: kazi@hopeconsulting.com

ARCHITECT
 Sid Parekh LEED AP BD + C
 Parekh Architect PLLC
 P: 832 878 1262

FLOODPLAIN CERTIFICATION
By affixing my seal and signature, I, Corbett R. Shoffner, PLS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County, City of Bryant areas, panel # 05125C0360E dated 06/05/2020, NO portion of the property described hereon lies within the 100 year flood hazard boundary.



BASIS OF BEARING:
 GRID NORTH, ARKANSAS
 COORDINATE SYSTEM, SOUTH ZONE BY
 GPS OBSERVATION

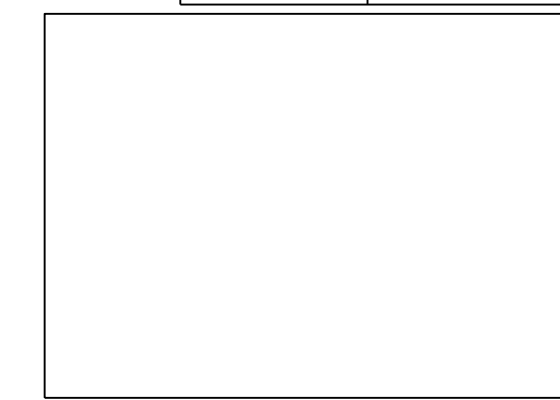
DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-3.0	GRADING PLAN
C-4.0	DEMO
C-5.0	DRAINAGE PLAN
C-6.0	EROSION CONTROL PLAN

OWNER:	DEVELOPER:
Name: SPAN HOLDING	Name: SPAN HOLDING
Address: 11524 Fairview Rd Little Rock AR 72212	Address: 11524 Fairview Rd Little Rock AR 72212
Email/Phone: andypatel@spanhospitality.com 501 952 6574	Email/Phone: andypatel@spanhospitality.com 501 952 6574

REVISION DATES:

DATE	SUBMITTALS
05/08/2024	1ST SUBMITTAL



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 129 N. Main Street, Benton, Arkansas 72015
 PH. (501)315-2626 FAX (501) 315-0024
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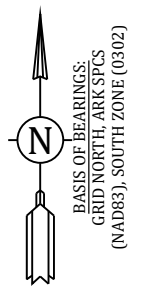
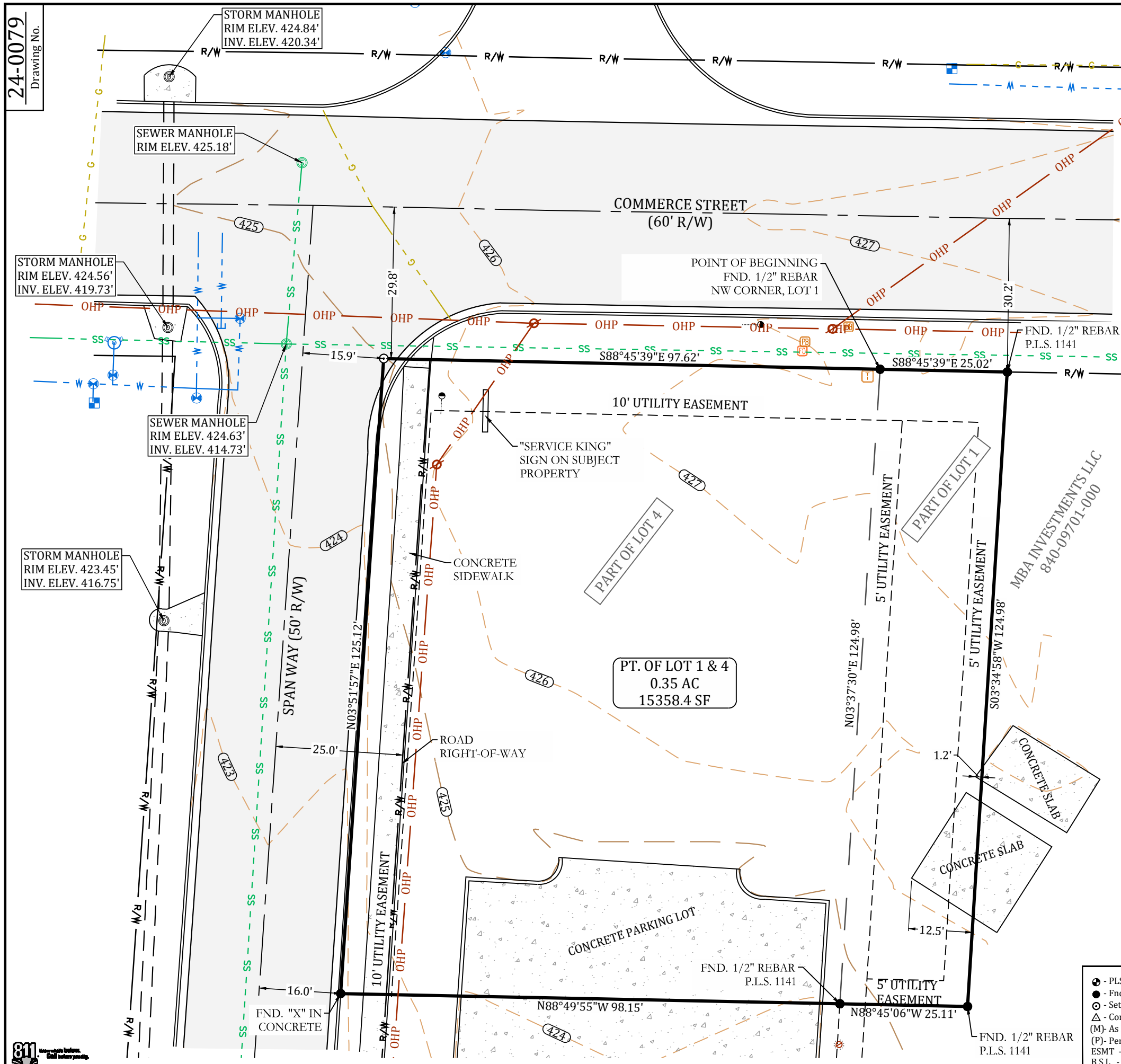
FOR USE AND BENEFIT OF:
SPAN HOLDING

PROPOSED OFFICE BUILDING
 2612 SPANWAY, BRYANT, SALINE COUNTY, ARKANSAS

DATE: 05-08-2024	C.A.D. BY:	DRAWING NUMBER: 24-0079
REVISED:	CHECKED BY:	
SHEET: 500	SCALE: 01S	14W 0 21 210 62 1664

SCALE: 1"=40'-0" (AS SHOWN) DATE: 05/08/2024 DRAWING NO: 24-0079 PROJECT: 2612 SPANWAY BRYANT CONSTRUCTION DRAWING 05/08/2024

24-0079
Drawing No.



LEGEND

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

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown herein. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents herein were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.
FLOOD STATEMENT: No portion of the property described herein is within the 100 year flood plain, according to the Flood Insurance Rate Map, FEMA 13060C0204, dated 05/07/20, as shown on the Flood Insurance Rate Map.

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
KERRY D. LANE (PS #1141), FOR BRYANT HOTEL INVESTMENTS, LLC, DATED 4/6/2023; FILED FOR RECORD AS INSTRUMENT #2023-009924

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT PLAT 2023-009924 THAT PORTION OF LOT ONE OF THE SULLIVAN PLACE, PHASE I, AND THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE, PHASE III, BEING A REPLAT OF LOT 2 OF SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 16, 2002 AS SALINE COUNTY DOCUMENT NUMBER 2002 77604, DESCRIBE AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTN 88°50'44"E EAST, A DISTANCE OF 25 FEET, THENCE SOUTH 03°37'26" WEST A DISTANCE OF 125 FEET, THENCE NORTH 88°50'44" WEST, A DISTANCE OF 123.29 FEET, THENCE NORTH 03° 55' 46" EAST, A DISTANCE OF 124.97 FEET, THENCE SOUTH 88° 32' 57" EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3524 ACRES, MORE OR LESS

SURVEY DETAILS AND NOTES:
OWNER OF RECORD: BRYANT HOTEL INVESTMENTS LLC
PHYSICAL ADDRESS: 2612 SPAN WAY
COUNTY PARCEL TAX ID: 840-09704-002

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LEGEND

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

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

HOPE CONSULTING
ENGINEERS - SURVEYORS

For the Exclusive Use and Benefit of:

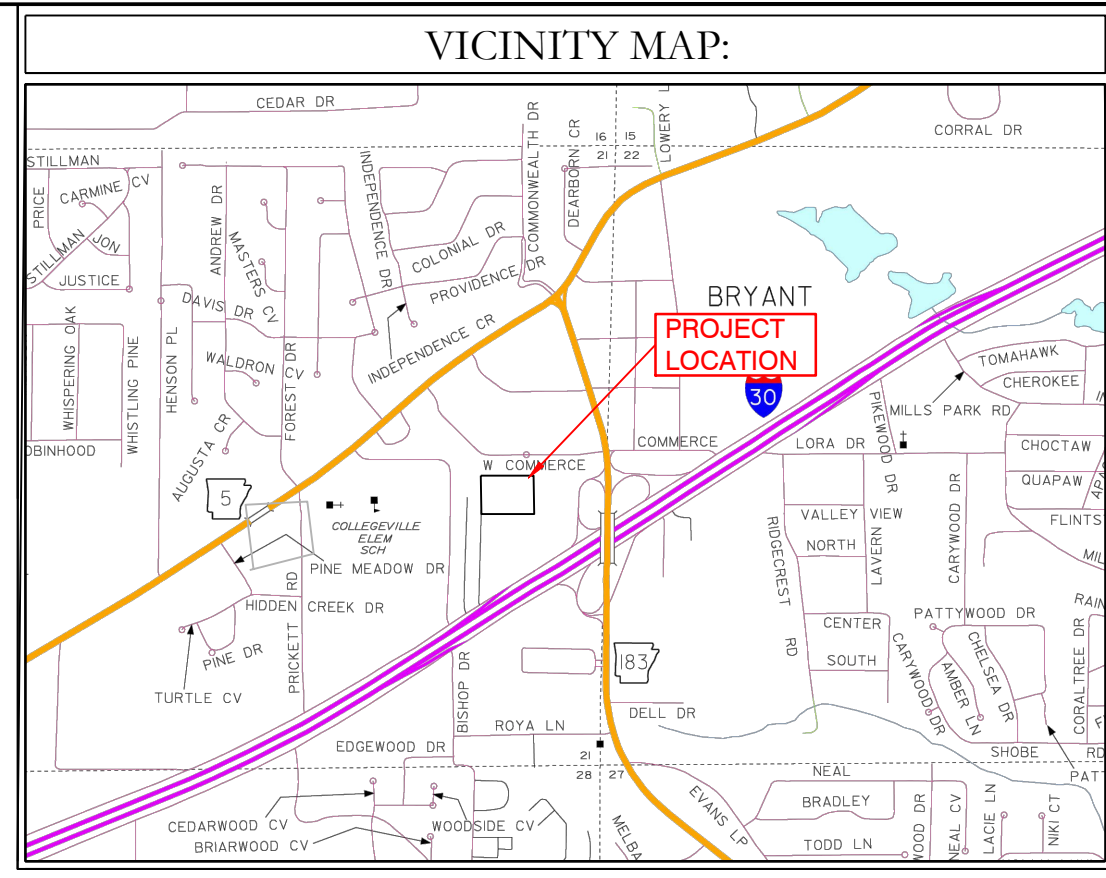
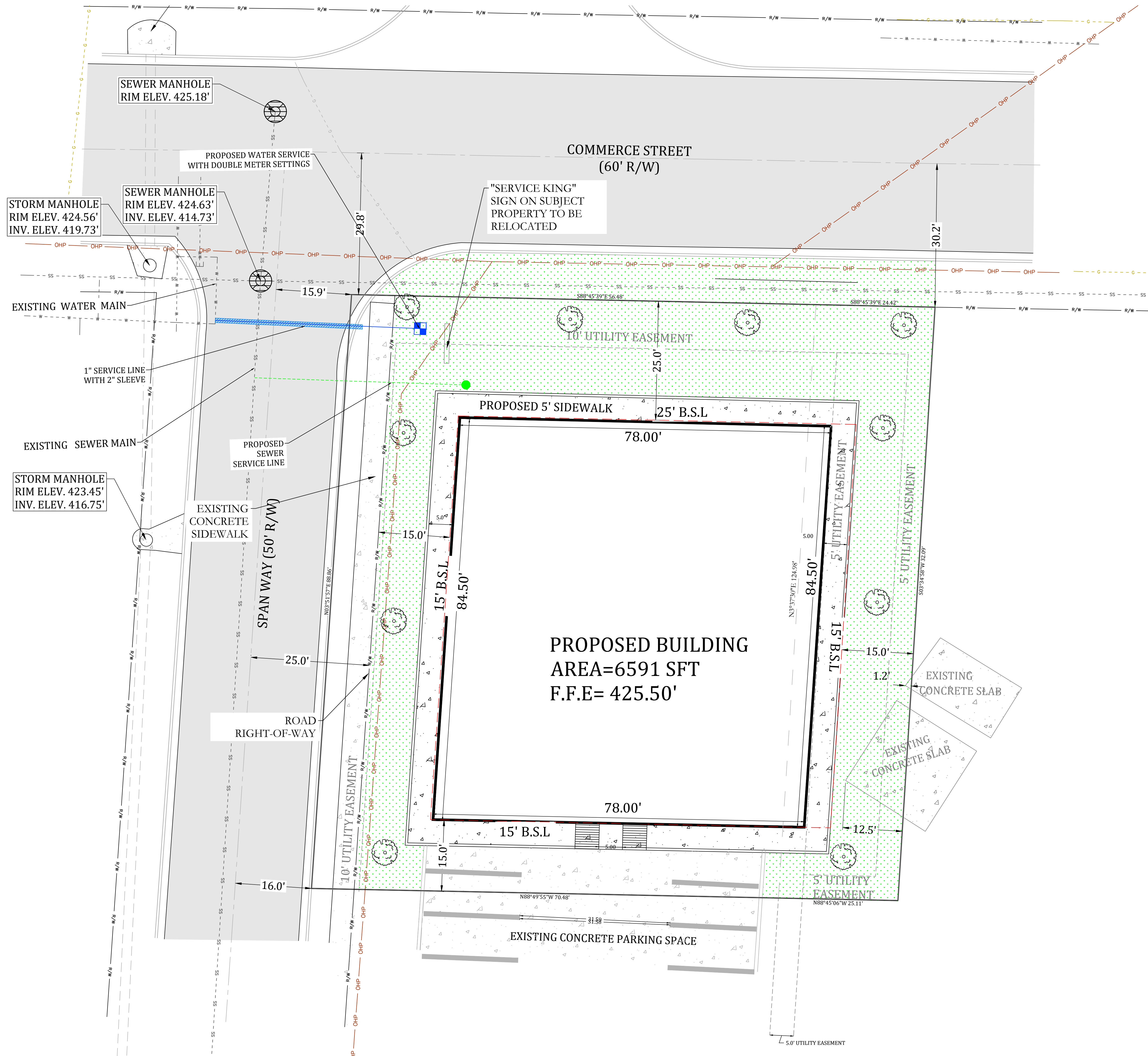
Span Hospitality
Address 2612 Span Way
Bryant, Arkansas, 72022

Date 03/20/2024

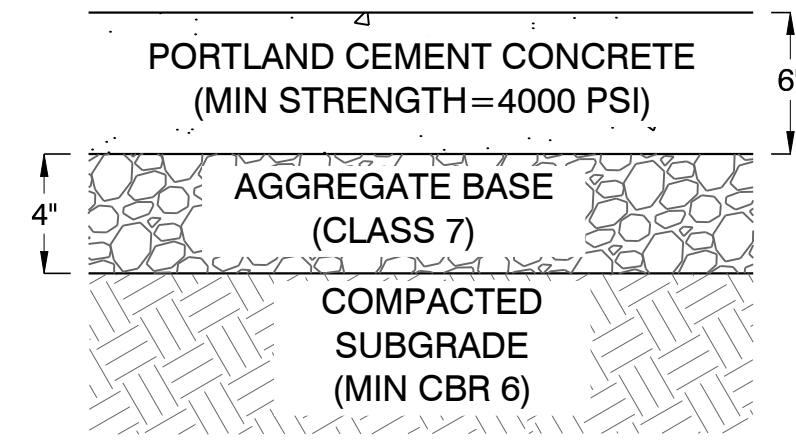
500	01S	14W	0	21	210	62	1664
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REGISTERED
STATE OF ARKANSAS
No. 1664
PROFESSIONAL LAND SURVEYOR
WILLIAM CORBITT R. SHOFFNER
3/20/24
ORIGINAL SIGNATURE ON FILE

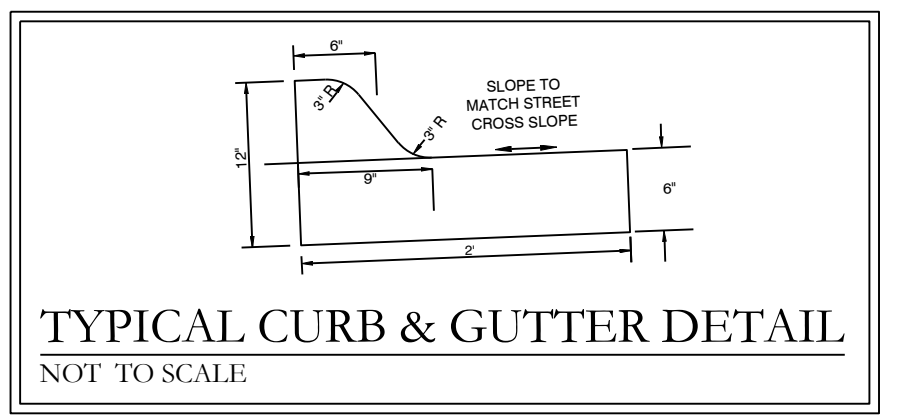




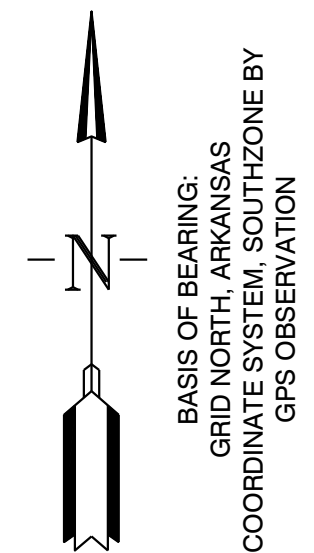
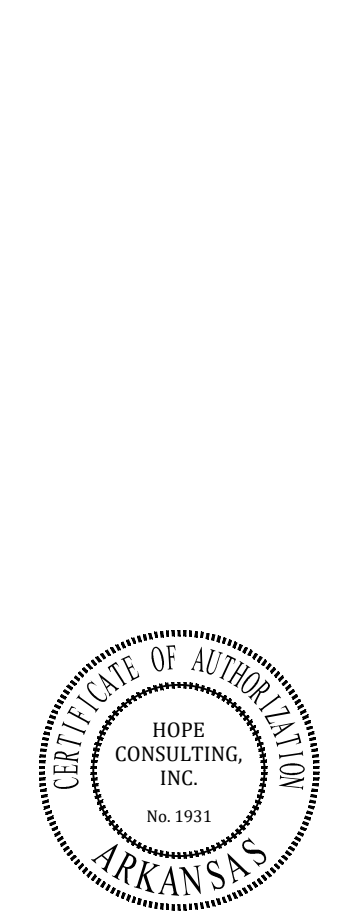
SITE DATA	
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PROPOSED LANDSCAPE AREA	5377 SF = 35% OF 15246 SF
BUSINESS TYPE	OFFICE BUILDING



STANDARD CONCRETE PAVEMENT SECTION
NOT TO SCALE



TYPICAL CURB & GUTTER DETAIL
NOT TO SCALE



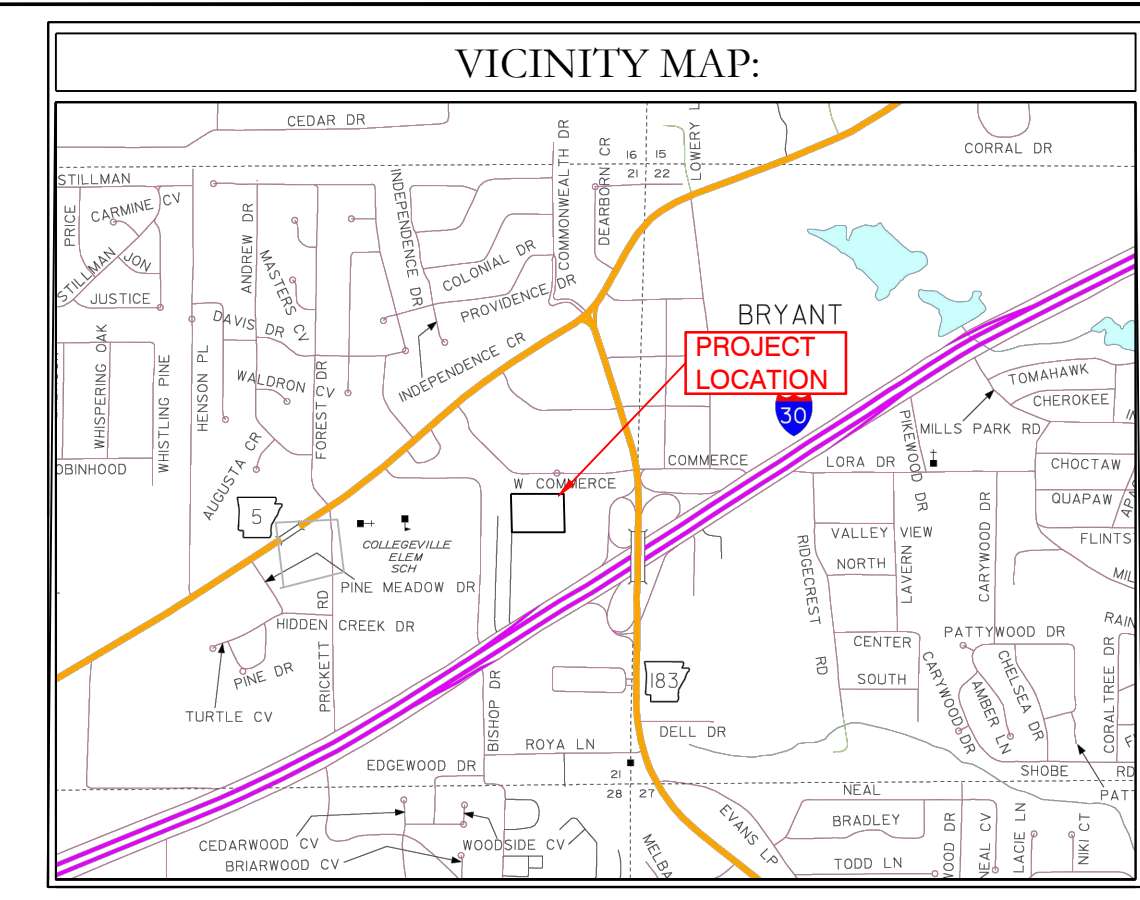
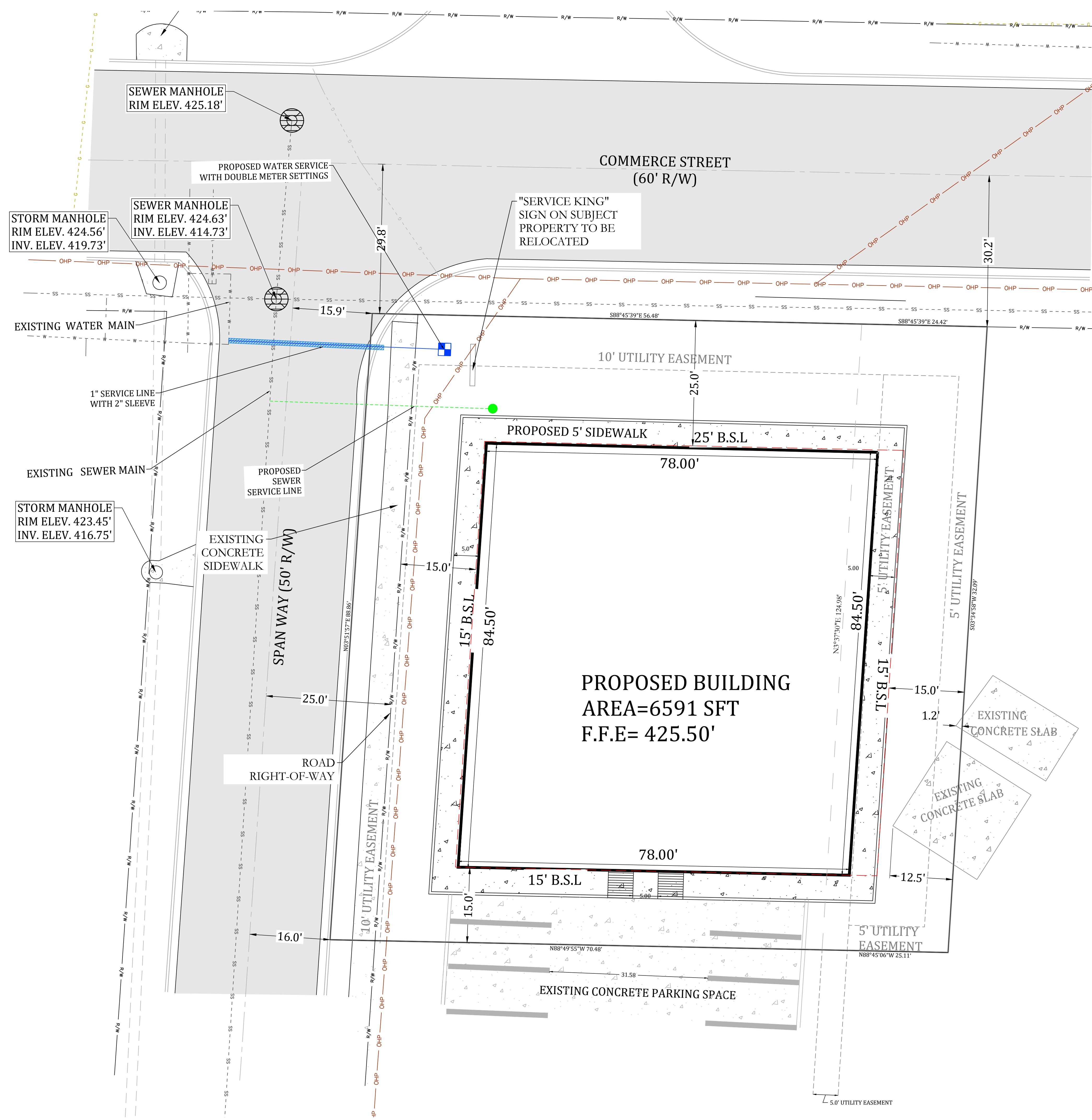
- LEGEND**
- - Found Aliquot Corner
 - - Found monument
 - ⊙ - Set 1/2" Rebar
 - △ - Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - - Fence

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Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: SPAN HOLDING			
PROPOSED OFFICE BUILDING			
SITE PLAN			
2612 SPAN WAY, BRYANT, ARKANSAS			
DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:	
REVISIONS:	CHECKED BY:	24-0079	
SHEET: C-1.0	SCALE:		
500	01S	14W	0 21 210 62 1664

K:\LAND PROJECTS 2004\COMMERCIAL\2004\24-0079\HOME 2\2612 SPAN WAY BRYANT CONSTRUCTION DRAWING 05-08-2024.DWG



SEWER LEGEND








-  SANITARY SEWER MANHOLE EXIST.
-  PROPOSED SEWER SERVICE LINE

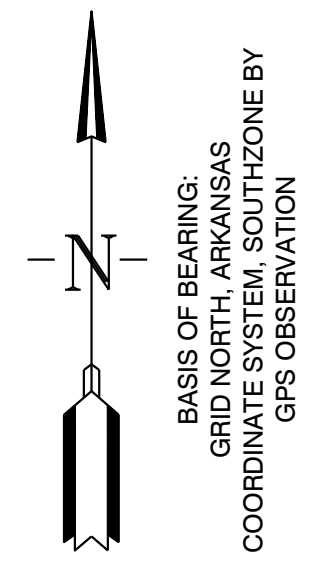
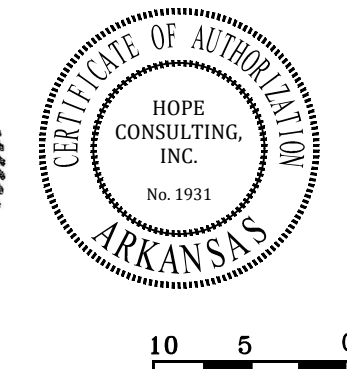
WATER NOTES

- ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

SANITARY SEWER NOTES

- ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".

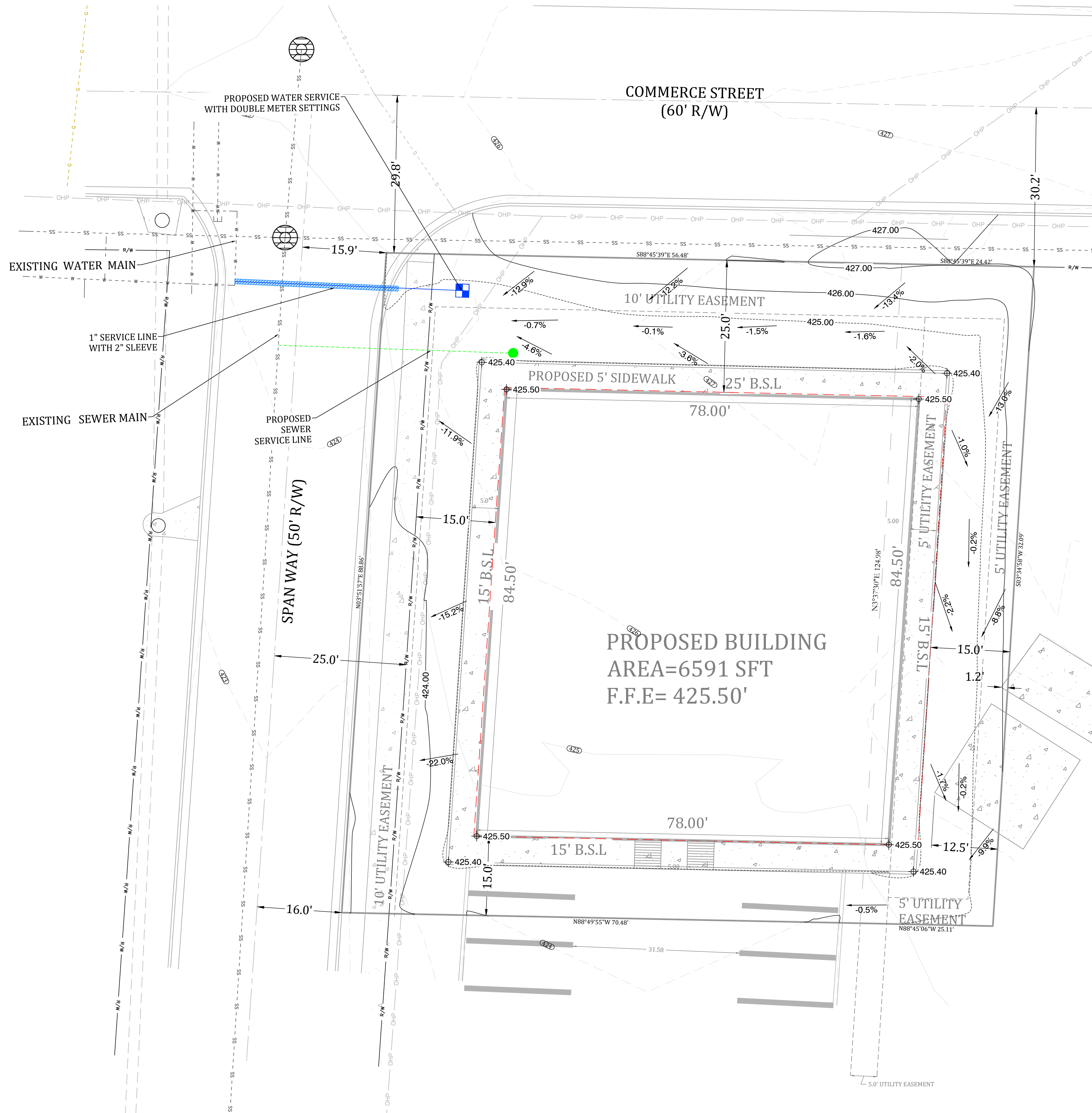
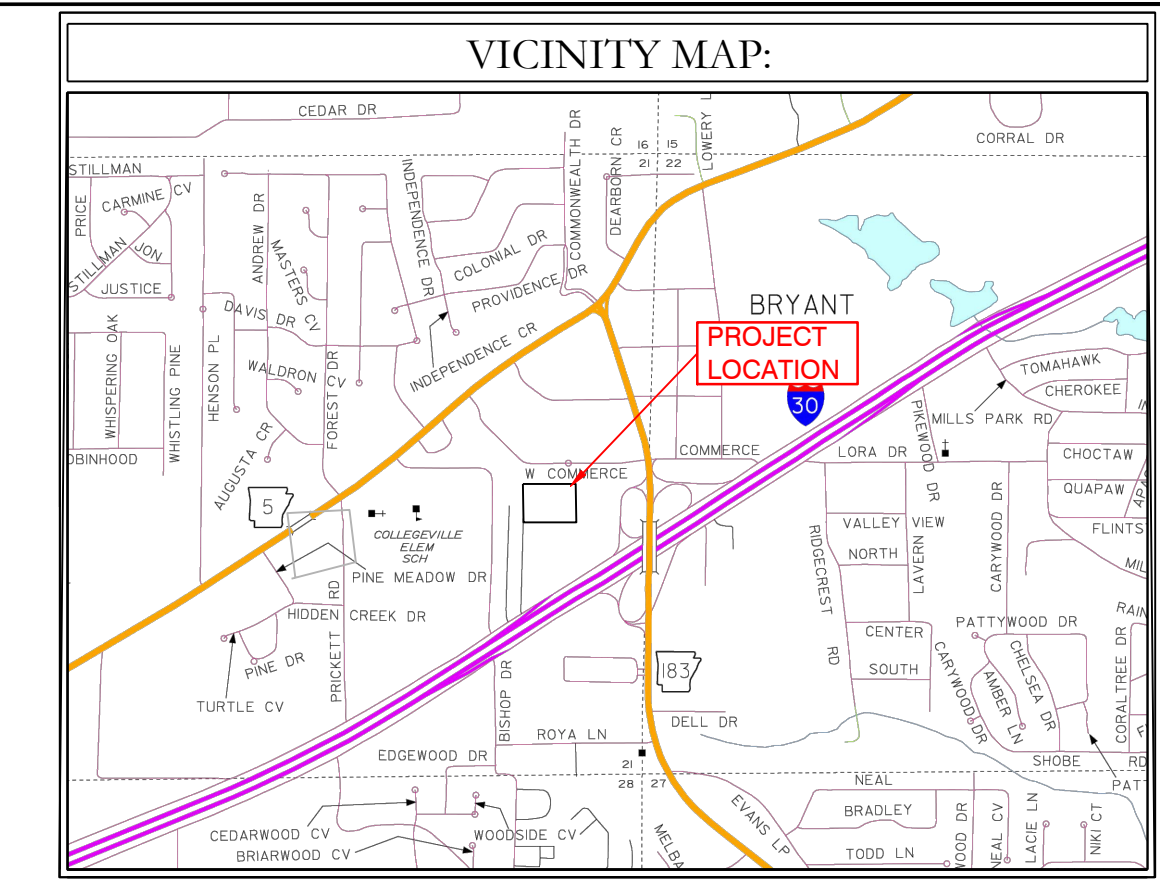
- LEGEND**
-  Found Aliquot Corner
 -  Found monument
 -  Set 1/2" Rebar
 -  Computed point
 -  Measured
 -  Flat/Deed
 -  Fence



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FOR USE AND BENEFIT OF: SPAN HOLDING			
PROPOSED OFFICE BUILDING UTILITY PLAN			
2612 SPAN WAY, BRYANT, ARKANSAS			
DATE: 05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:	
REVISION:	CHECKED BY:	24-0079	
SHEET: C-2.0	SCALE:		
500	01S	14W	0 21 210 62 1664

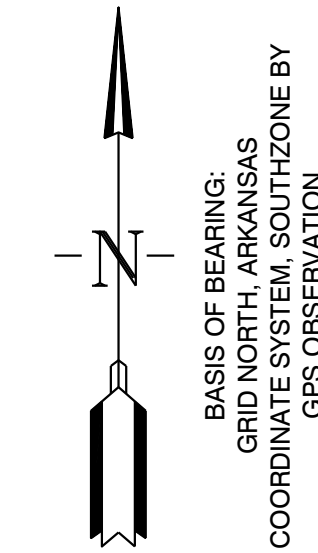
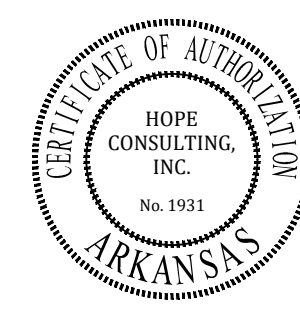


GRADING PLAN NOTES

- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
- CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
- MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
- STORM DRAINAGE PIPES ARE TO BE HDPE.
- FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
- THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
- SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
- ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

LEGEND

⊙	Found Aliquot Corner
●	Found monument
⊕	Set 1/2" Rebar
⚠	Computed point
(M)	Measured
(P)	Plat/Deed
---	Fence

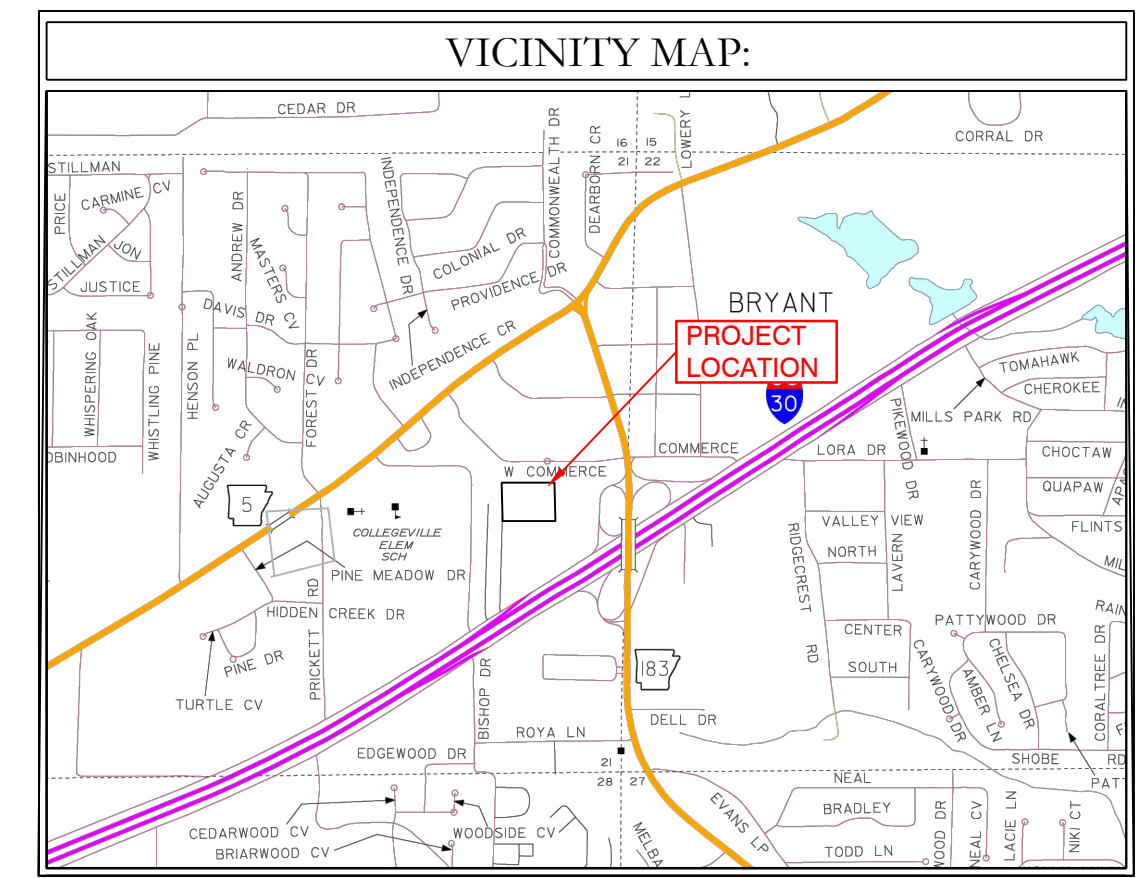
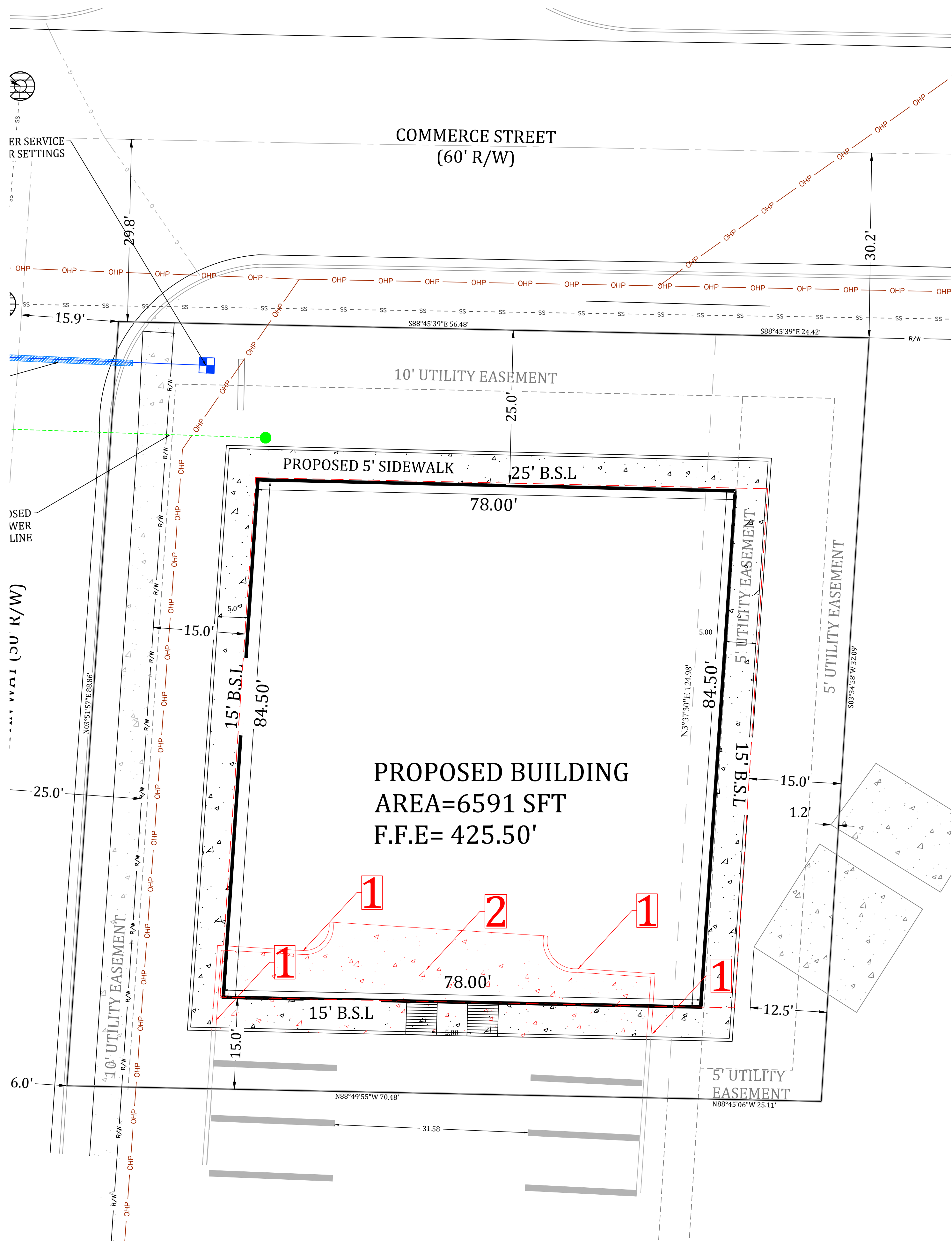


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FOR USE AND BENEFIT OF: SPAN HOLDING			
PROPOSED OFFICE BUILDING GRADING PLAN 2612 SPAN WAY, BRYANT, ARKANSAS			
DATE:	05/08/2024	C.A.D. BY: ###	DRAWING NUMBER:
REVISED:		CHECKED BY:	24-0079
SHEET:	C-3.0	SCALE:	
500	01S	14W	0 21 210 62 1664

K:\LAND PROJECTS 2004\COMMERCIAL\2004-34-079 HOME 2 SITES BRYANT EXPANSION.DWG\34-0079 HOME 2 SITES BRYANT EXPANSION CONSTRUCTION DRAWING 05:08:2024.DWG

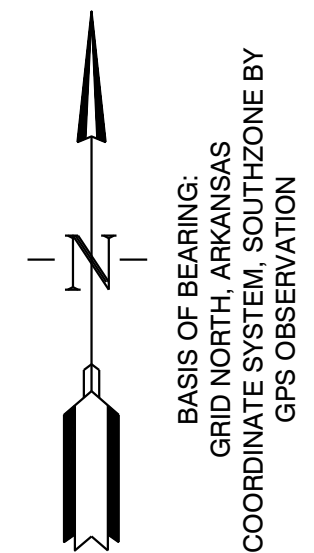


DEMOLITION PLAN

1. DEMO EXISTING CURB AND GUTTER
2. DEMO EXISTING CONCRETE SURFACE



LEGEND	
●	- Found Aliquot Corner
●	- Found monument
○	- Set 1/2" Rebar
△	- Computed point
(M)	- Measured
(P)	- Plat/Deed
---	- Fence

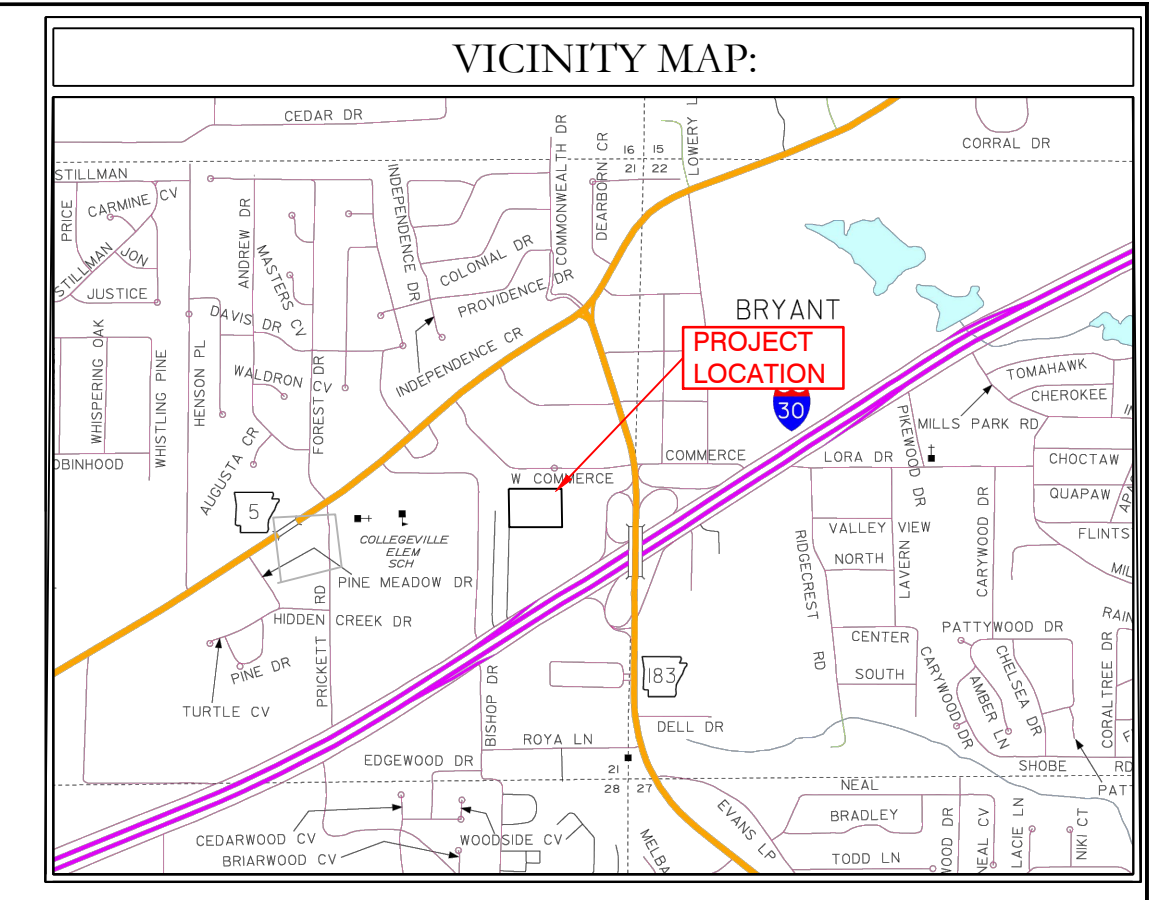
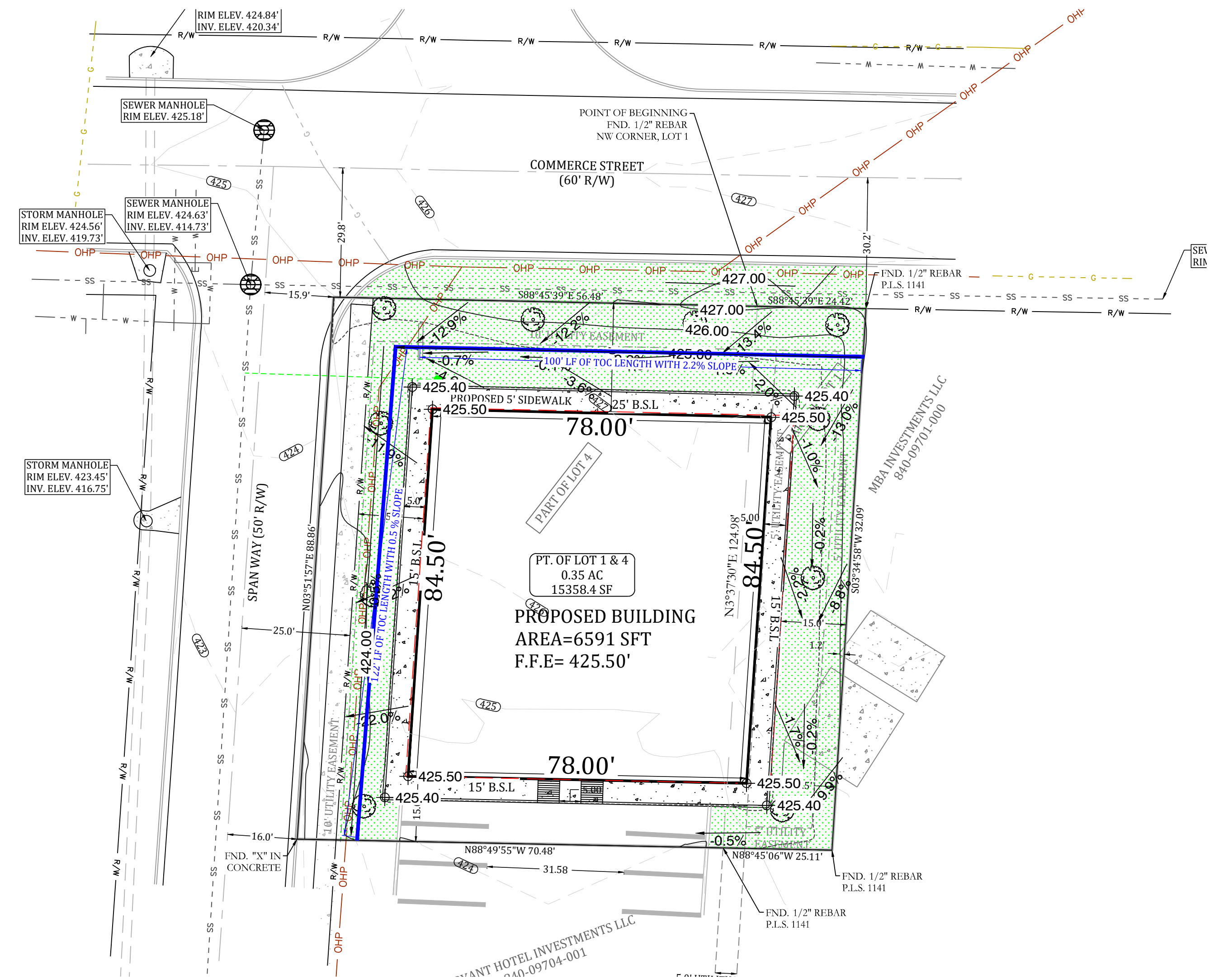
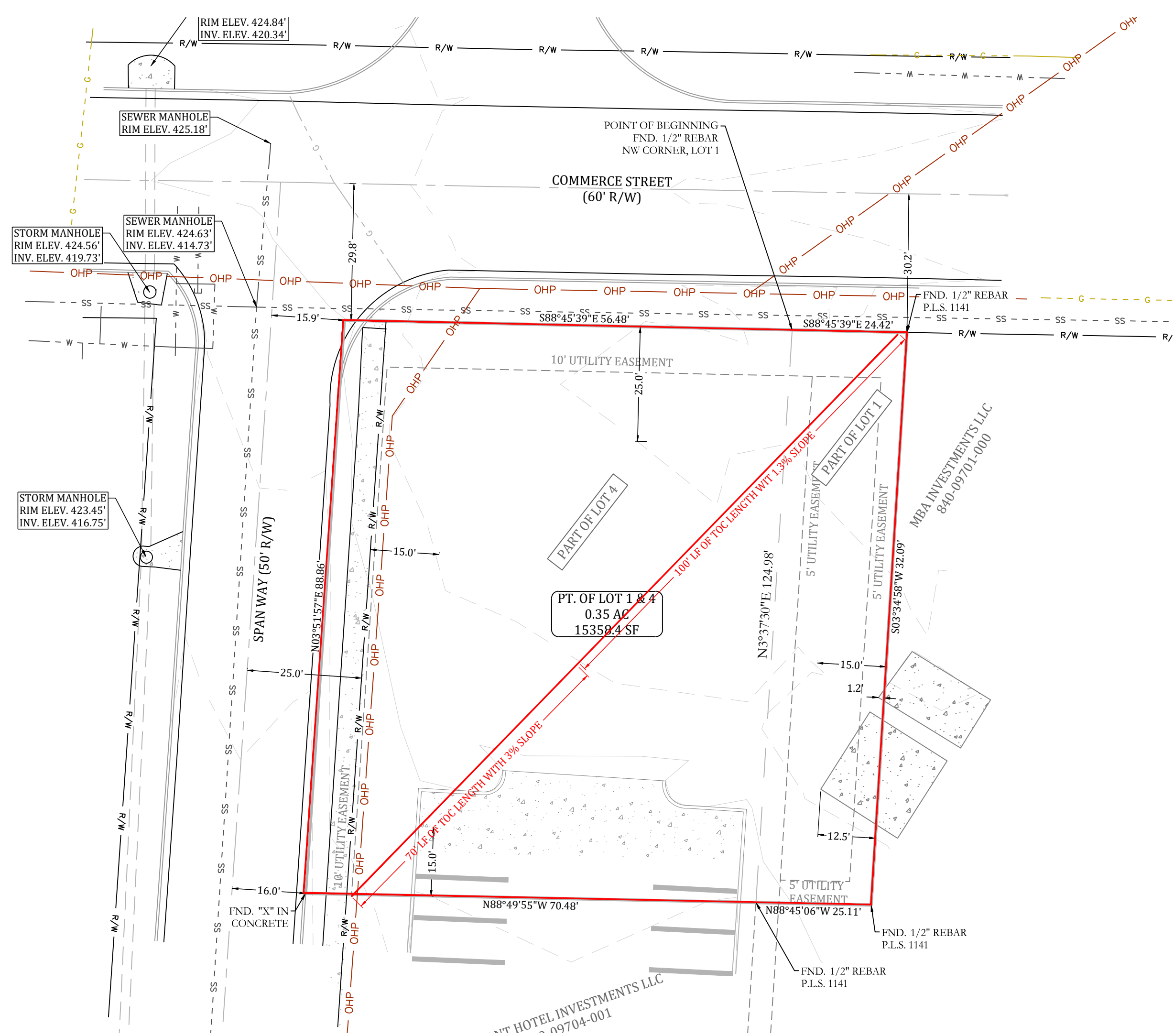


BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE BY
GPS OBSERVATION

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PROPOSED OFFICE BUILDING			
DEMOLITION PLAN			
2612 SPAN WAY, BRYANT, ARKANSAS			
DATE:	05/08/2024	C.A.D. BY:	###
REVISION:		CHECKED BY:	
SHEET:	C-4.0	SCALE:	
			DRAWING NUMBER: 24-0079
500	01S	14W	0 21 210 62 1664



Drainage Calculations:

Pre Development

Pre Development Area, A= 0.35 ac

Runoff Coefficient, C=0.95

Rainfall Intensity, I= 7.8 in/hr

Discharge, $Q = C \cdot I \cdot A = 2.59$ cfs

Post Development

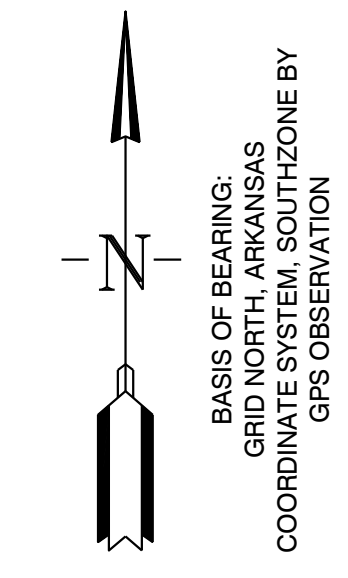
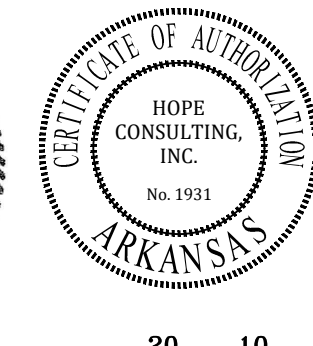
Post Development Area, A= 0.35 ac

Runoff Coefficient, C=0.95

Rainfall Intensity, I= 8 in/hr

Discharge, $Q = C \cdot I \cdot A = 2.66$ cfs

- - Found Aliquot Corner
- - Found monument
- - Set 1/2" Rebar
- △ - Computed point
- (M) - Measured
- (P) - Plat/Deed
- - - - - Fence



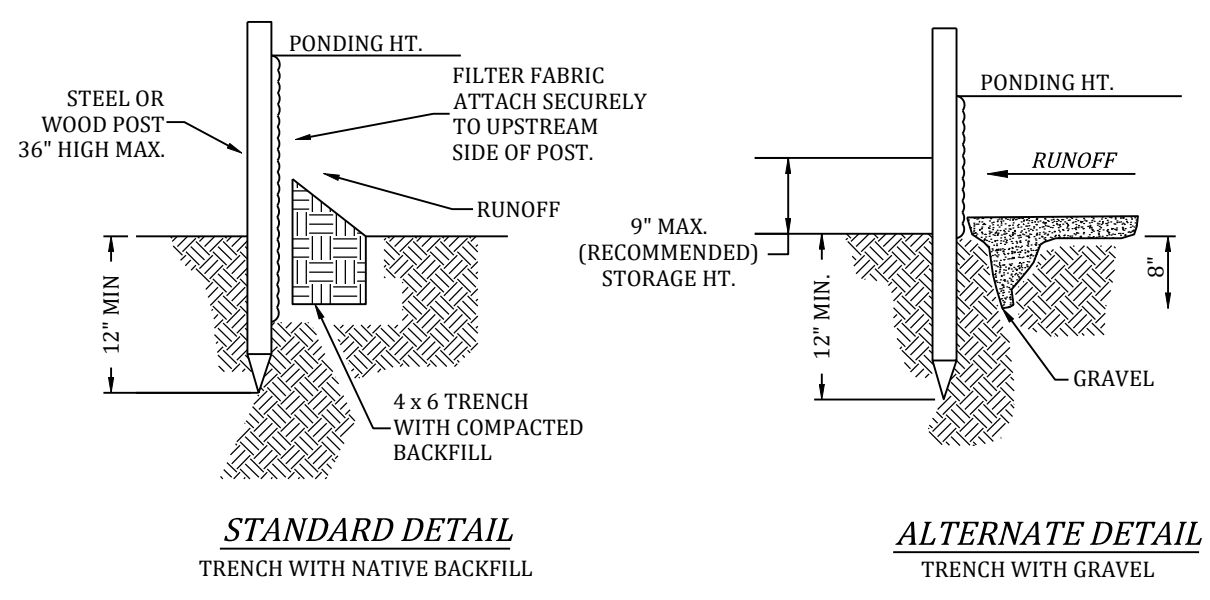
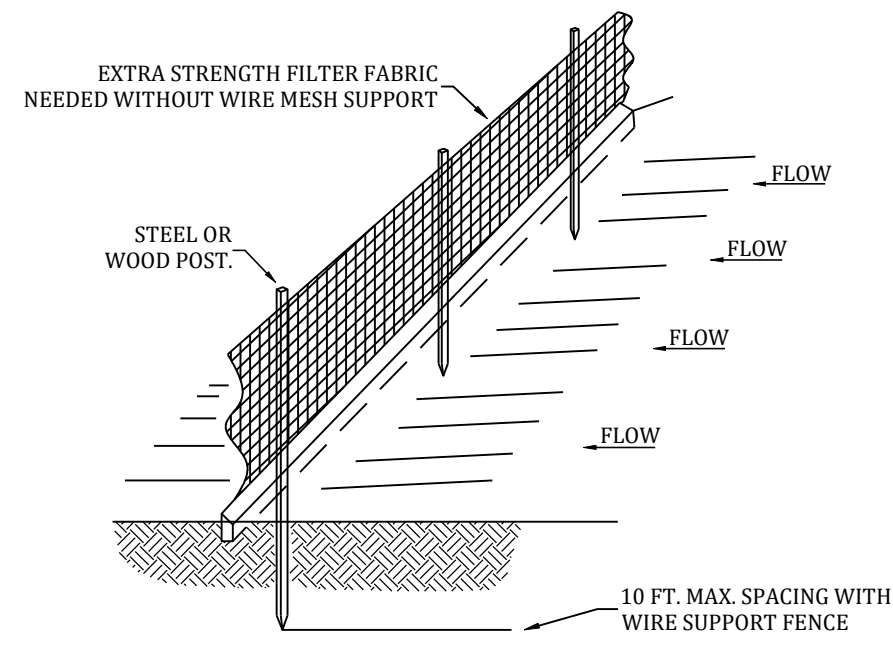
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SPAN HOLDING

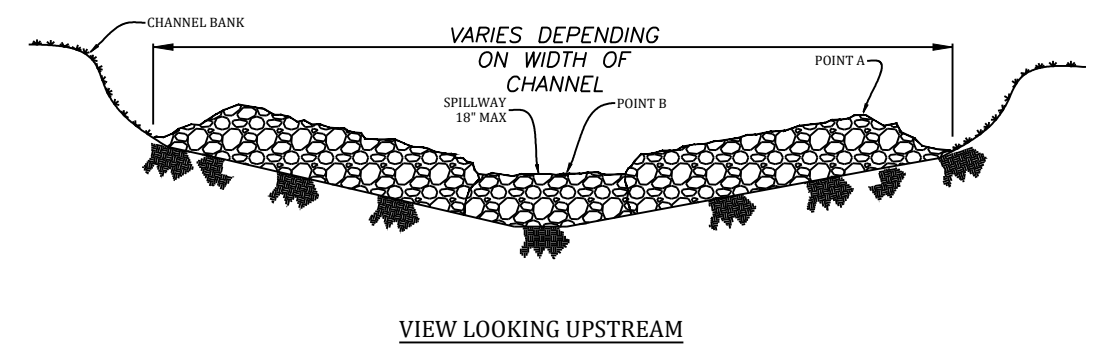
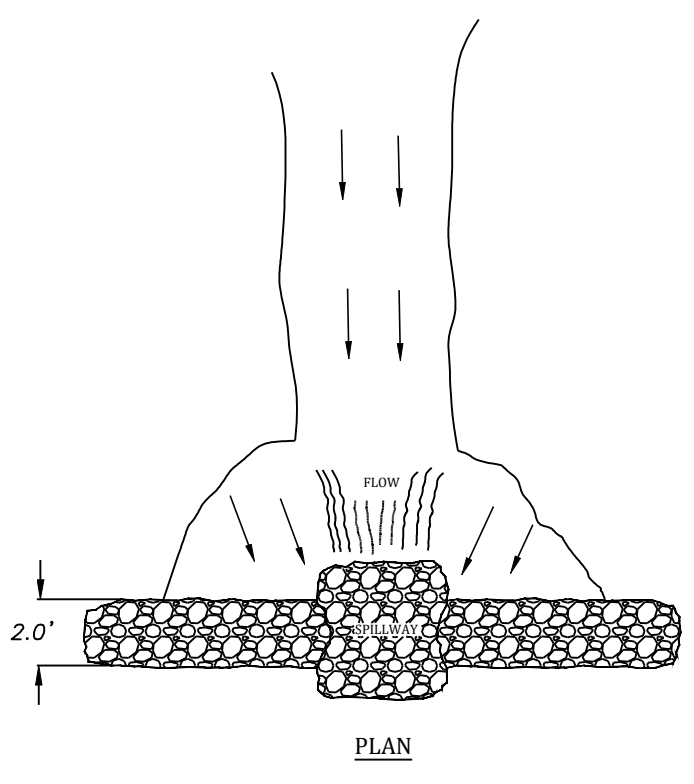
PROPOSED OFFICE BUILDING
DRAINAGE PLAN
2612 SPAN WAY, BRYANT, ARKANSAS

DATE:	05/08/2024	C.A.D. BY:	###	DRAWING NUMBER:
REVISED:		CHECKED BY:		24-0079
SHEET:	C-5.0	SCALE:		
500	01S	14W	0 21 210	62 1664



- NOTE:
- 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

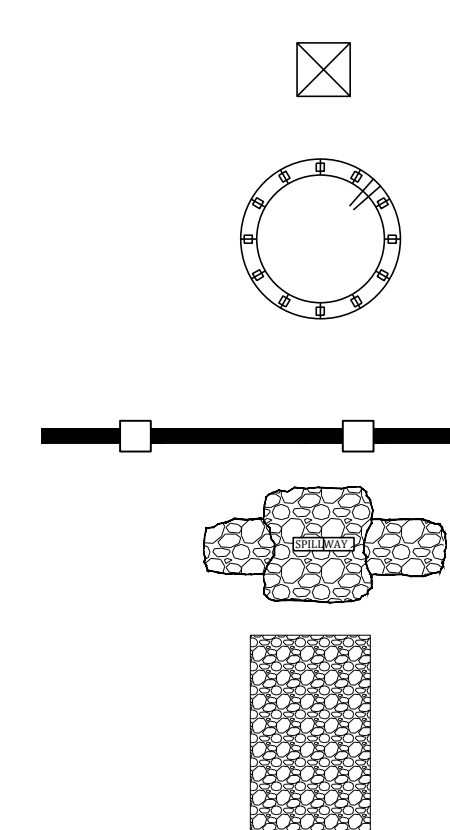
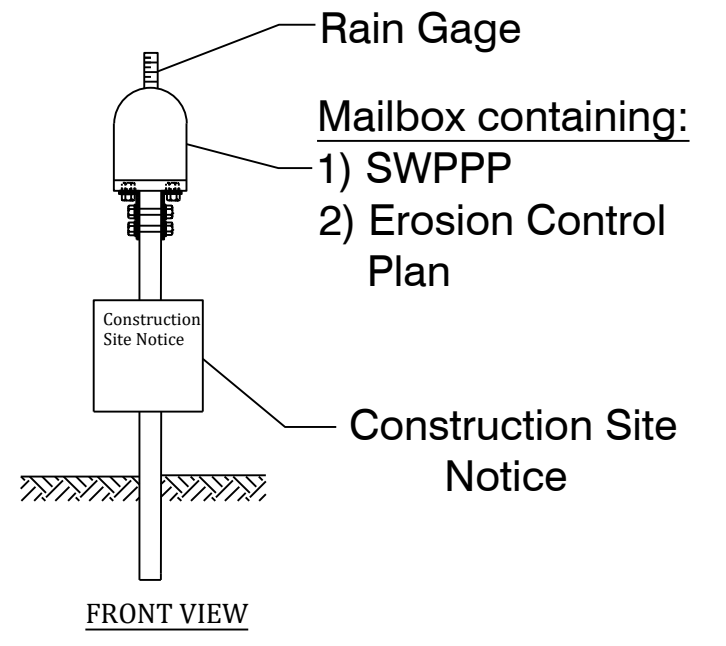
SILT FENCE



- NOTES:
- 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
 - 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW DIRECTION.
 - 3) USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP.
 - 4) CHECK MAINTENANCE TO PREVENT BREACH OR WASHING THE DAM.
 - 5) SPILLWAY HEIGHT SHALL NOT EXCEED 18\"/>

RIP-RAP CHECK DAM

TYPICAL SITE POSTING:

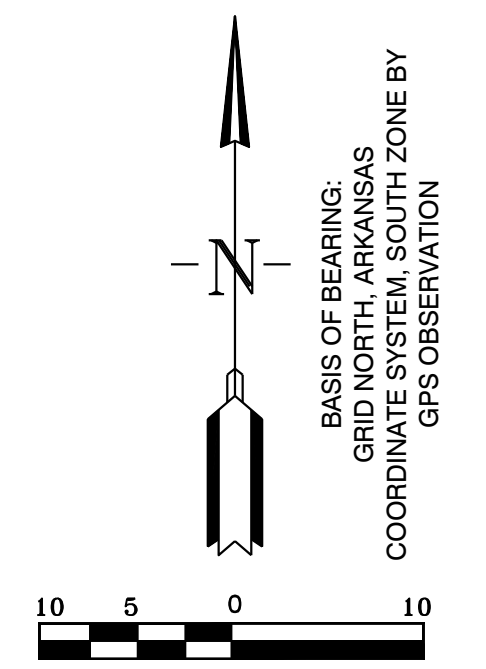
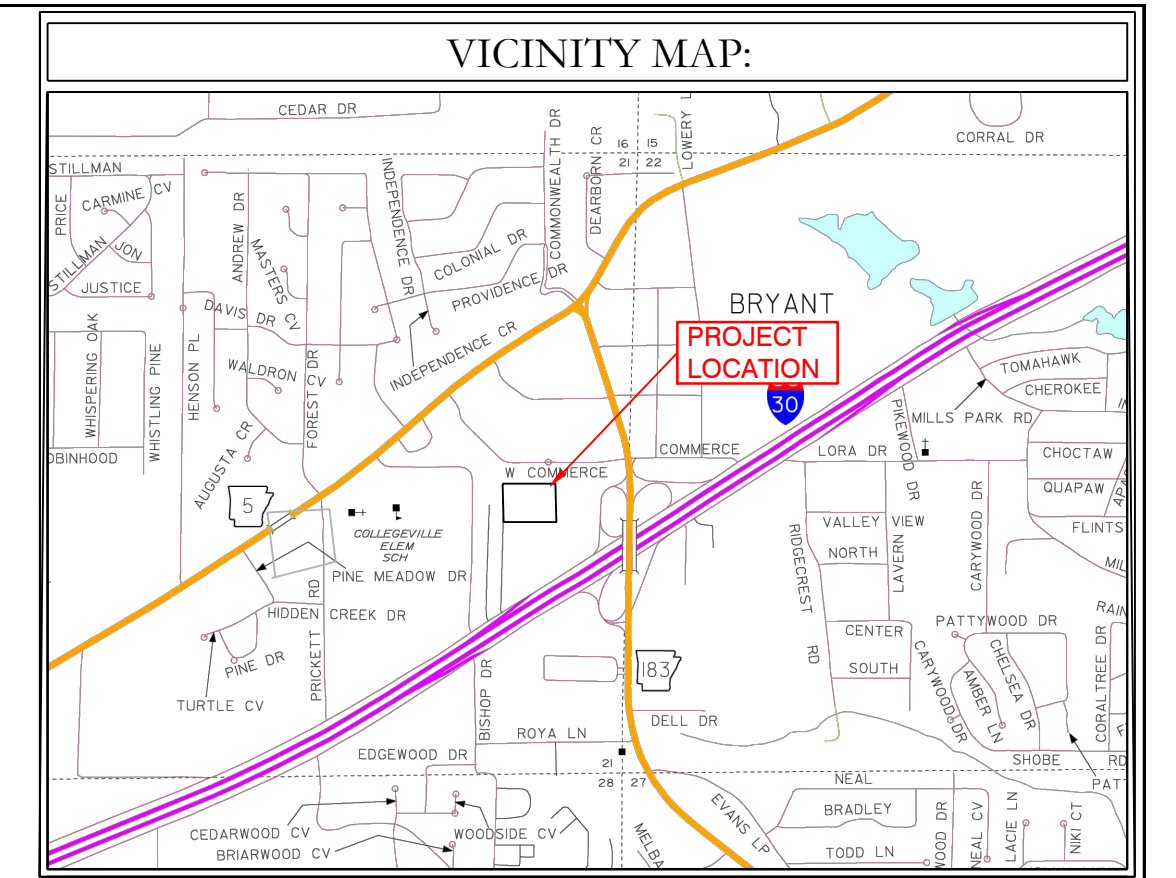
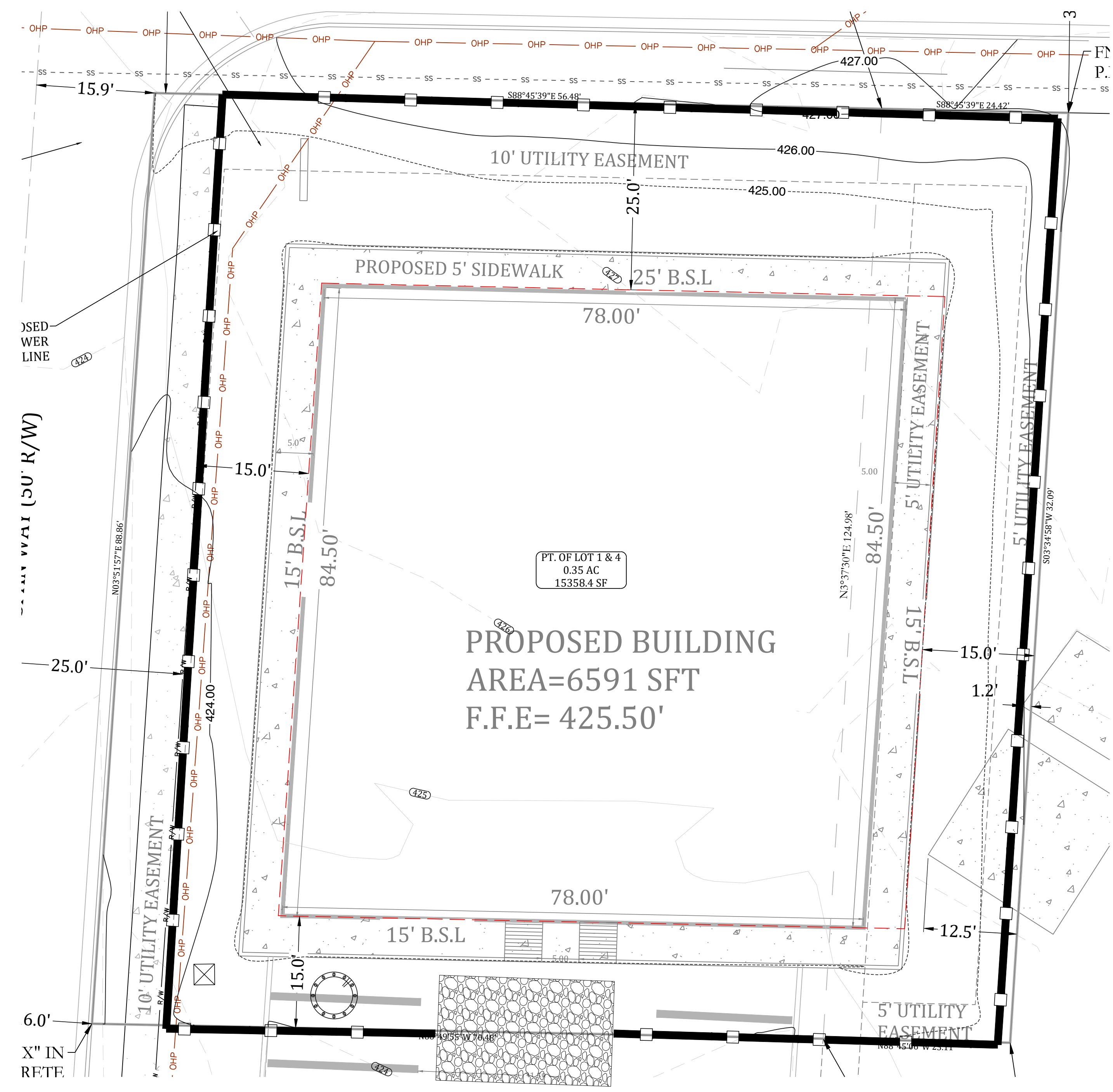


ERC LEGEND

- SITE POSTING/ RAIN GAUGE
- CONC. WASHOUT DETENTION AREA
- TRASH CONTAINER
- PORTABLE TOILET
- SILT FENCE
- RIP RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)
 MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEAVES
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE.
 RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP
 CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY
 SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS
 EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.



HOPE CONSULTING
 ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
 SPAN HOLDING

PROPOSED OFFICE BUILDING
 EROSION CONTROL PLAN
 2612 SPAN WAY, BRYANT, ARKANSAS

DATE:	05/08/2024	C.A.D. BY:	###	DRAWING NUMBER:
REVISION:		CHECKED BY:		24-0079
SHEET:	C-6.0	SCALE:		
500	01S	14W	0 21 210	62 1664

May 8, 2024

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Span Commercial Suites (Hope Job#24-0079)

Dear Mr. Leonard,

I am writing to propose Span Commercial Suites. This small parcel is owned by the adjacent property owner Home2 Suites(Bryant Hotel Investments).

Located on the corner of Span Way and W. Commerce this property is too small for most any stand alone business. However as an extension of the Home 2 Suites this is an opportunity to create more office space for Bryant in a very good location.

We are proposing a shared parking area that will be used in mostly off peak times for Home2 Suites. With the park times being late Friday through Sunday this parking area will be under utilized during normal business hours. WE are proposing an opportunity to create new store fronts in Bryant in a great location that would not be possible without this agreement.

This property in Zoning District C-2, is correctly zoned for this proposed use. The proposed 6,591 square foot building has access to Bryant Water, Sewer, and Entergy for Electric. There are no trails or bike lanes shown on the Master Transportation Plan. This is a win win for all parities if approved.

We look forward to discussing this project with you at DRC.

Sincerely,

Jonathan Hope

LEGEND OF SYMBOLS & ABBREVIATIONS			
	GAS METER		STORM DRAIN MANHOLE
	WATER METER		SEWER CLEANOUT
	GUY WIRE		NORTH
	POWER/UTILITY POLE		SOUTH
	TELEPHONE PEDESTAL		EAST
	SEWER MANHOLE		WEST
	WATER VALVE		AS MEASURED
	FIRE HYDRANT		PER DEED
	SIGNS		RIGHT-OF-WAY
	LIGHT POLE		LANDSCAPED AREA
	TELEPHONE MANHOLE		CAPPED 1/2" REBAR
	SS - SANITARY SEWER LINE		CONC.
	W - WATER LINE		P.O.C.
	STORM SEWER PIPE		P.O.B.
	ROADWAY CENTERLINE		CMP
	UTILITY EASEMENT		RCP
	BUILDING SETBACK LINE		EASEMENT
	R/W - ROADWAY RIGHT-OF-WAY		HDPE
	OHE - OVERHEAD ELECTRIC LINES		SUBD
	UGT - UNDERGROUND TELEPHONE		FDC
	UG - UNDERGROUND GAS		CPS
	UGFO - UNDERGROUND FIBER OPTIC		5/8" PIPE
	X - FENCE		5/8" REBAR
	STEEL GUARD RAIL		1/2" REBAR
	[100] - SURFACE CONTOUR LINE & ELEVATION		SURVEY NAIL

CERTIFICATE OF SURVEY ACCURACY

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

DATE OF EXECUTION _____

Zane Robbins
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1853 ARKANSAS
CERTIFICATE OF OWNER

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

DATE OF EXECUTION _____ SIGNED _____
NAME _____
ADDRESS _____

SOURCE OF TITLE: INSTRUMENT NO. _____

CERTIFICATE OF ENGINEERING ACCURACY

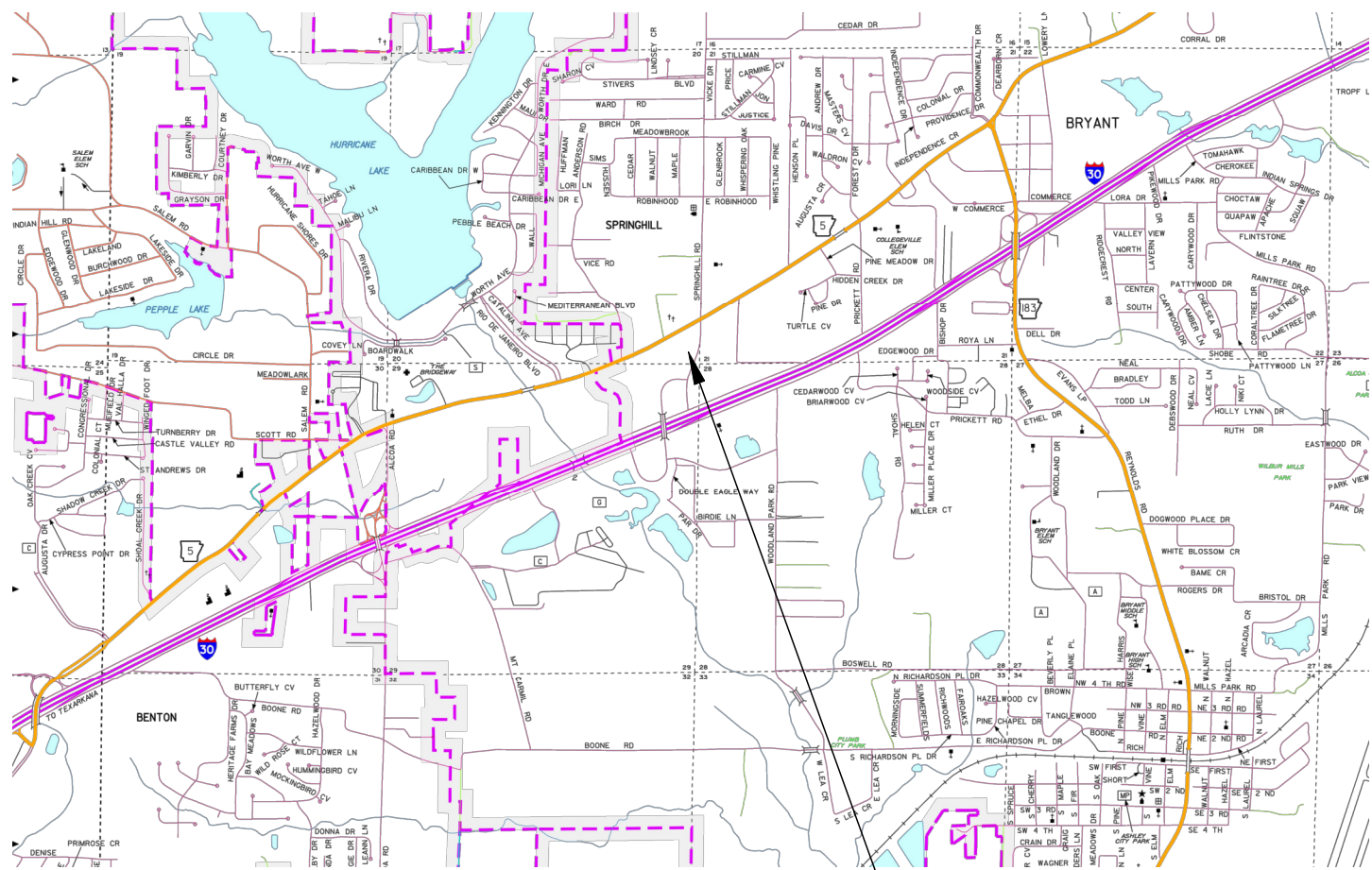
I, PHILLIP A. LEWIS, HEREBY CERTIFY THAT THIS REPLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED, _____
DATE OF EXECUTION _____ REGISTERED PROFESSIONAL ENGINEER
NO. 9540 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

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

SIGNED, _____
DATE OF EXECUTION _____ NAME, _____
BRYANT BUILDING OFFICIAL



VICINITY MAP (NTS)
SITE LOCATION

LAND DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at a #4 rebar marking the Southeast corner of Section 20, Township 1 South, Range 14 West; thence North 87 deg. 39 min. 39 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 a distance of 216.77 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 said point being the point of beginning; thence continue North 87 deg. 40 min. 16 sec. West (measured North 87 deg. 53 min. 51 sec. West) along the South line of said Section 20 for 40.89 feet to a rebar with cap #568, said point also being the Southwest corner of land described in Document Number 2004-073448, records of Saline County, Arkansas; thence North 05 deg. 11 min. 29 sec. West (measured North 05 deg. 25 min. 41 sec. West) along the West line of land described in Document Number 2004-073448 for 467.18 feet; thence North 60 deg. 20 min. 26 sec. East 149.95 feet; thence South 53 deg. 05 min. 43 sec. East 53.18 feet; thence South 00 deg. 02 min. 31 sec. West 140.95 feet to a point on the Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711; thence along said Westerly right-of-way line of Springhill Road Crossover as established by AHTD Job #060711 the following courses: thence South 13 deg. 12 min. 03 sec. West (measured South 12 deg. 57 min. 52 sec. West) 158.40 feet; thence South 30 deg. 03 min. 32 sec. West (measured South 29 deg. 49 min. 21 sec. West) 122.38 feet; thence South 25 deg. 56 min. 09 sec. West (measured South 25 deg. 41 min. 57 sec. West) 171.72 feet to the point of beginning, containing 2.21 acres, more or less.

GENERAL NOTES

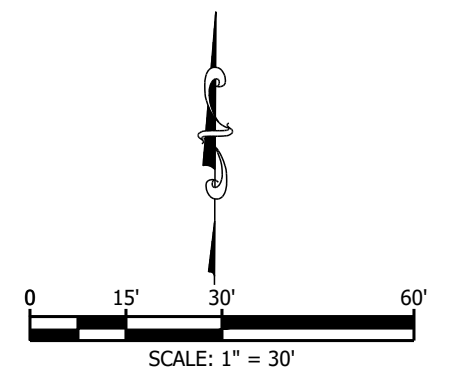
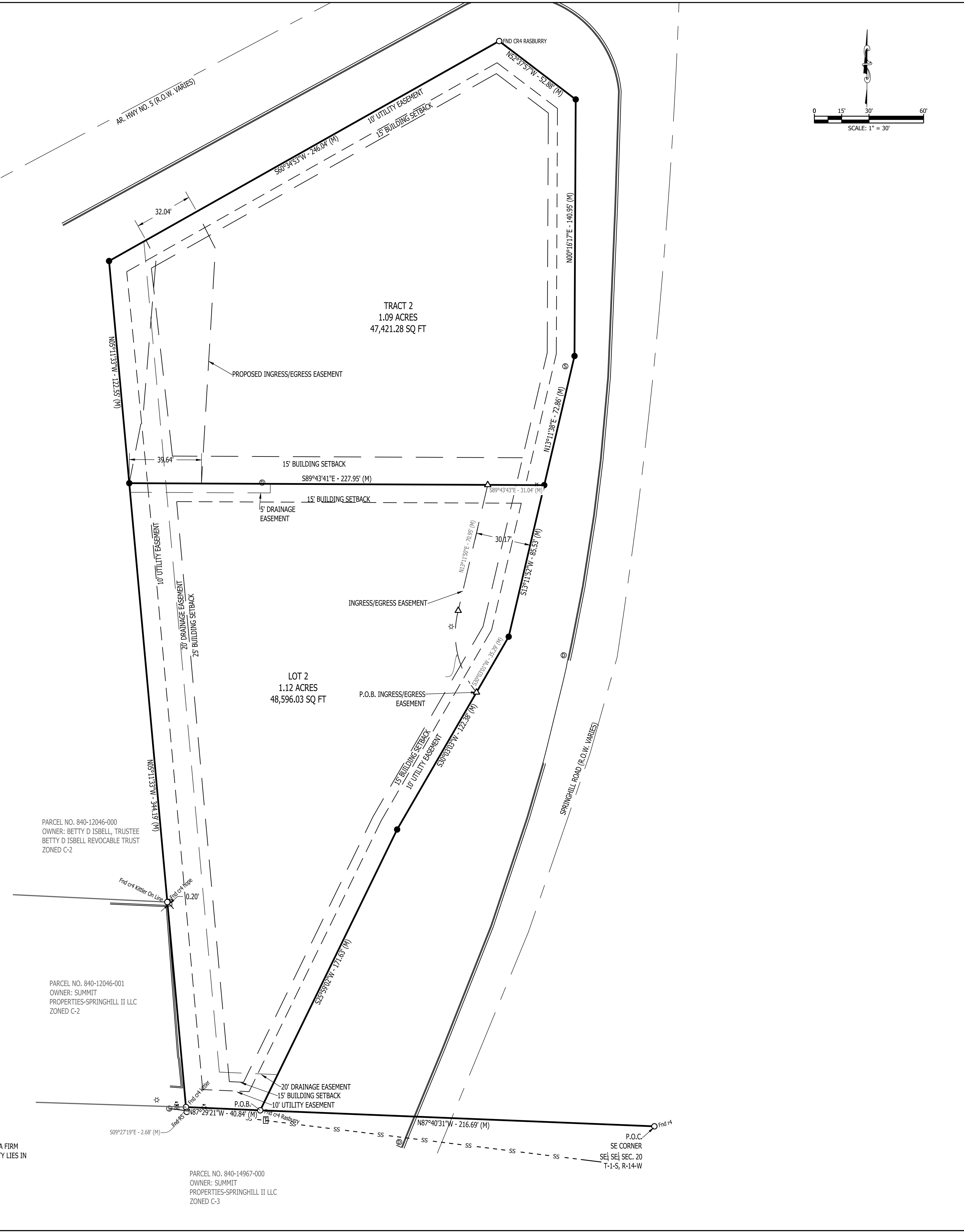
1. BASIS OF BEARING FOR THIS SURVEY IS ARKANSAS STATE PLANE GRID SOUTH. DISTANCES SHOWN ARE GROUND DISTANCES.
2. REFERENCES:
 - A. SURVEY BY GARNAT ENGINEERING FOR MERCHANTS AND FARMERS BANK DATED 8-16-22.
 - B. SURVEY BY RASBURY SURVEYING FOR MERCHANTS & FARMERS BANK DATED 3-9-16.

ZANE ROBBINS, AR PLS #1853

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION ONLY. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

FLOOD STATEMENT:
BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FIRM #05125C0360E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.



DATE	REVISIONS

PROPERTY ADDRESS
SPRINGHILL ROAD
BRYANT, AR.

LOTS 1 AND 2, M & F SUBDIVISION
BRYANT
SALINE COUNTY, ARKANSAS

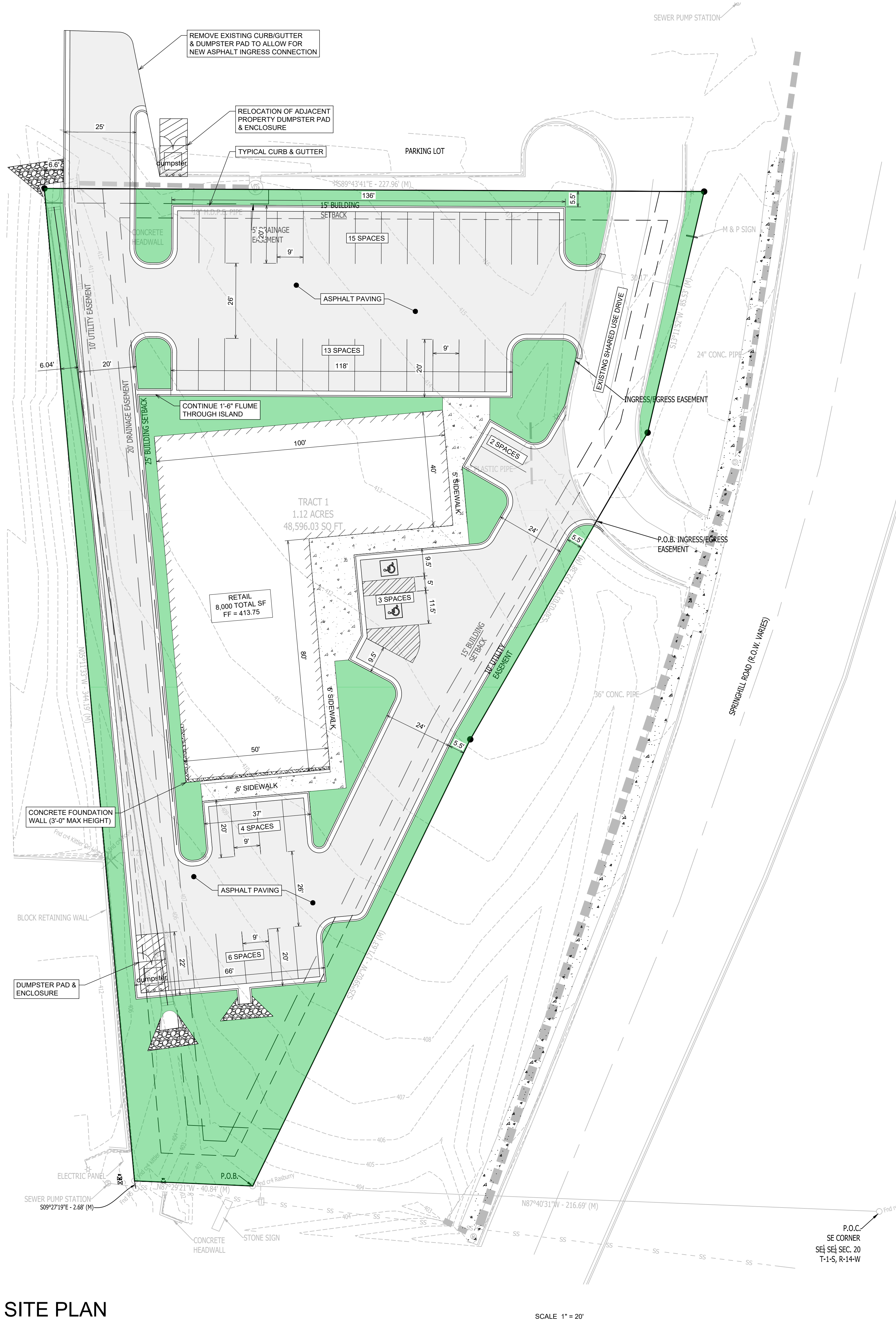
PRELIMINARY FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

P.O. BOX 1991 | BRYANT, ARKANSAS 72809
OFFICE: 501-658-0800 | WWW.ROBBINSLANDSERVICES.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	5-3-24
SCALE	1"=30'
PROJECT No.	2024125
SHEET	1
PAGE	1 of 1



GENERAL SITE NOTES

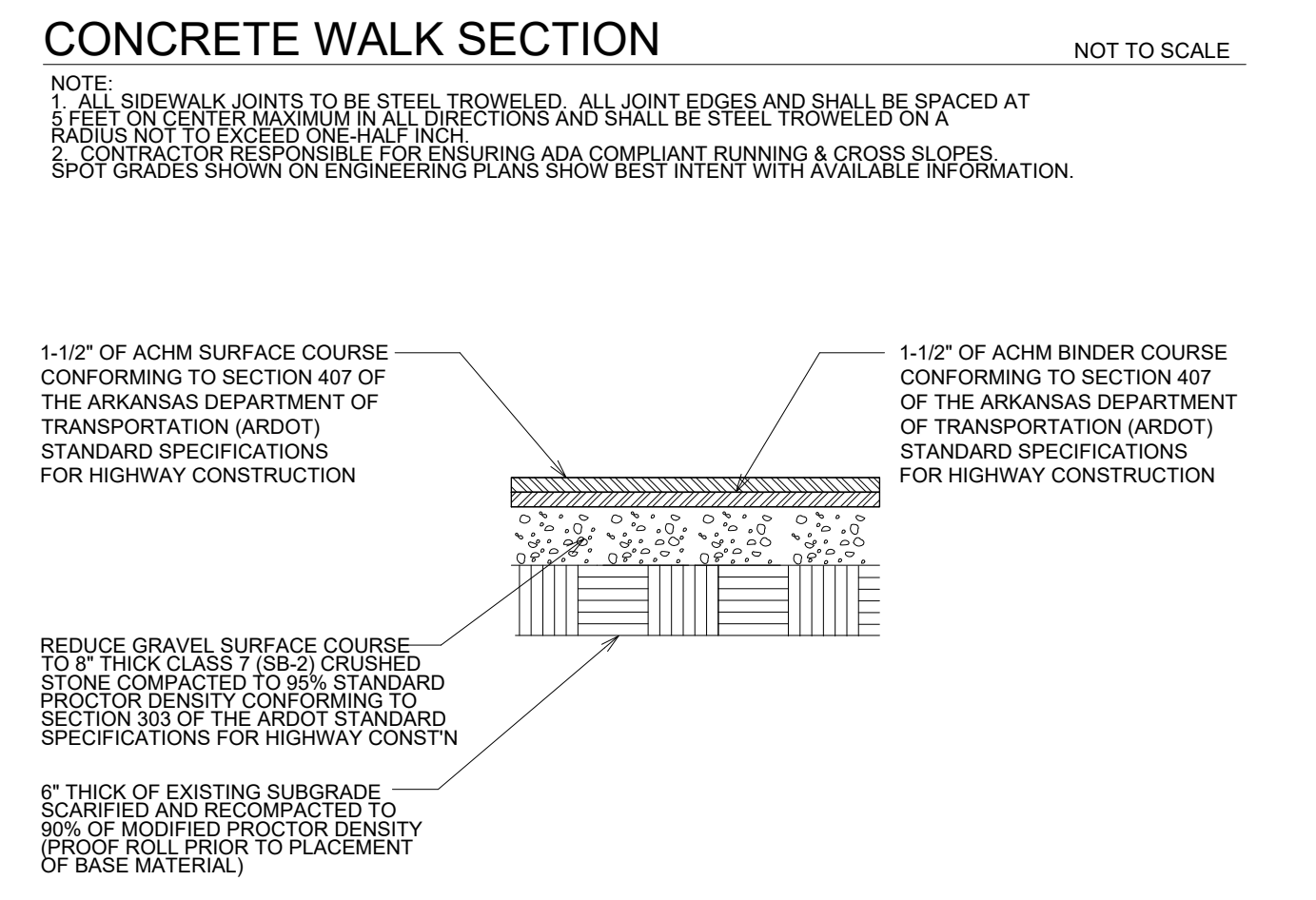
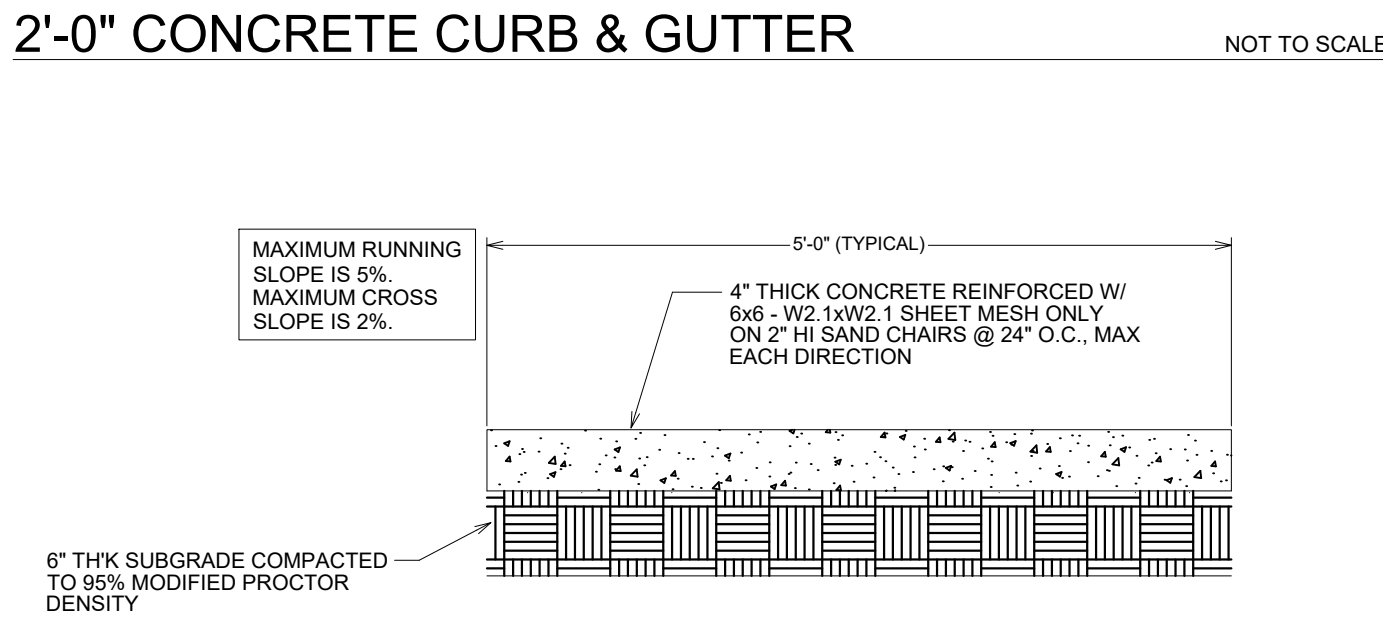
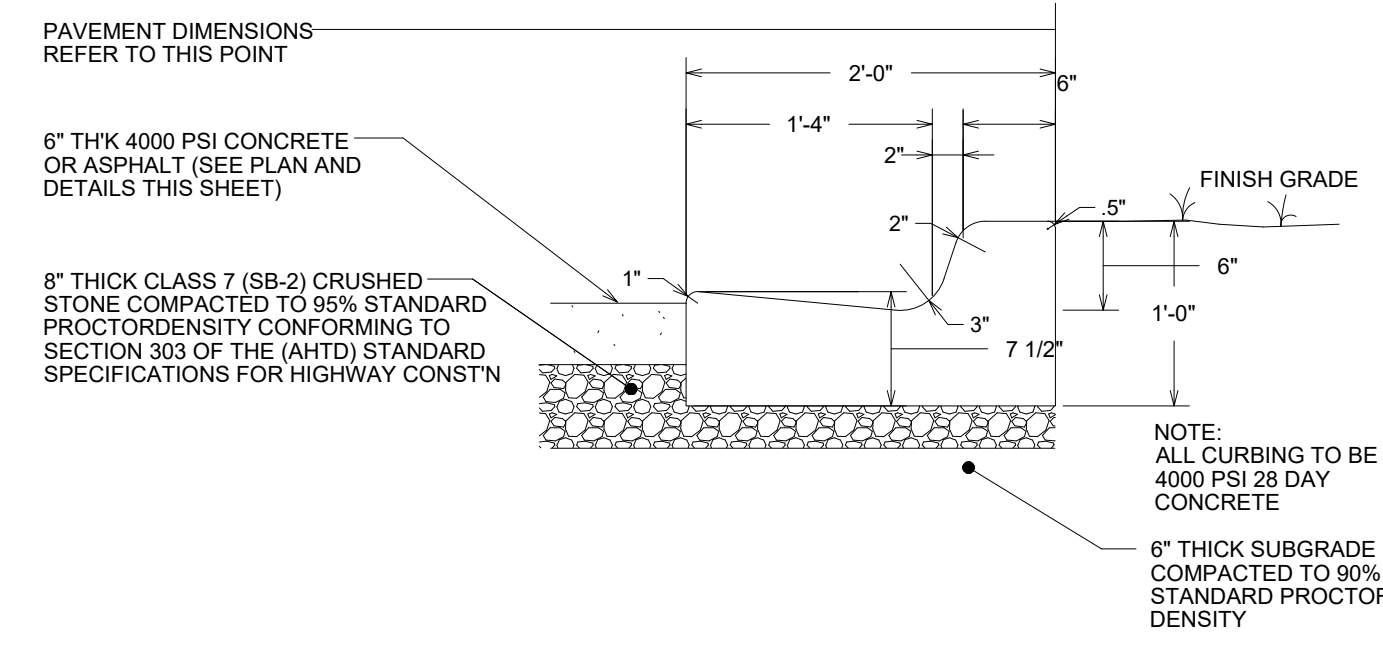
- TOTAL NEW DEVELOPMENT AREA = (+/-) 1.12 ACRES
- PROPERTY IS ZONED C-2
- 43 PARKING SPACES PROVIDED INCLUDING 2 ADA ACCESSIBLE PARKING SPACES
- ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
- DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION 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

ZONING = C-2
 REQUIREMENT = 1 SPACE PER 200 SQ. FT.
 BUILDING AREA = 8,000 SQ. FT.
 TOTAL REQUIRED SPACES = 40
 TOTAL PROVIDED SPACES = 43

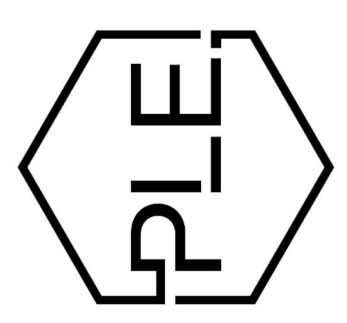
GENERAL CONSTRUCTION NOTES

- 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.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- 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.
- 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.
- 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.
- 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.
- CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BRYANT UTILITIES. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.



SITE PLAN

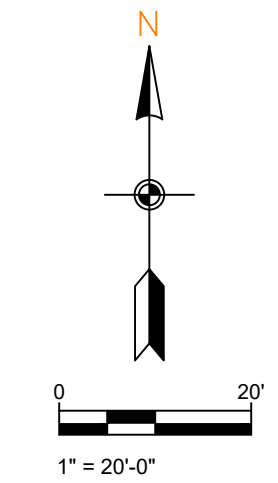
PHILLIP LEWIS ENGINEERING, INC.
 Structural + Civil Consultants
 23620 Interstate 30 | Bryant, Arkansas
 PH: 501-350-9840

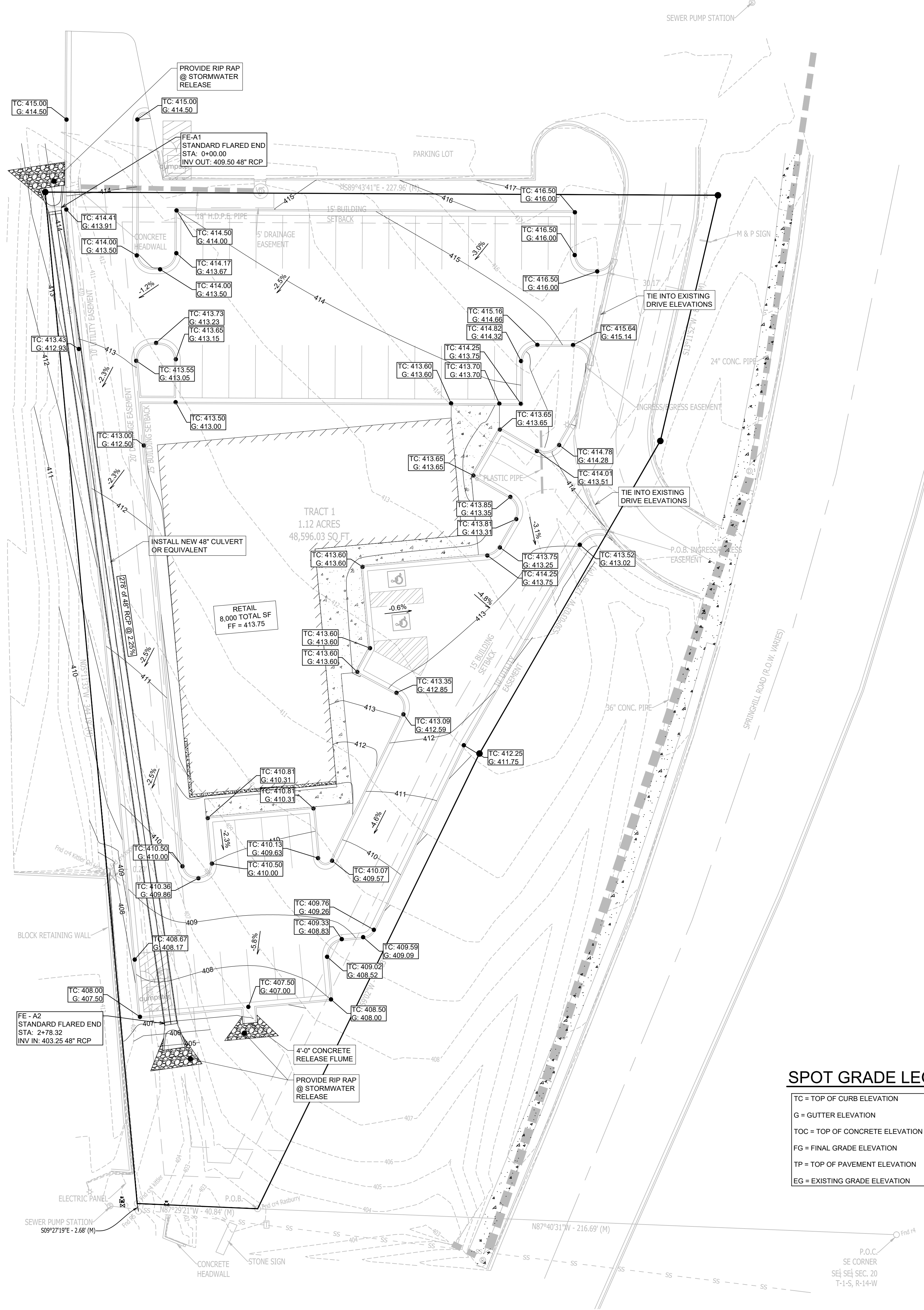


REVISION:

PROJECT NUMBER:
 SHEET ISSUE DATE: 05-08-2024
 PAGE TITLE: SITE PLAN
 SHEET NUMBER: C1.1

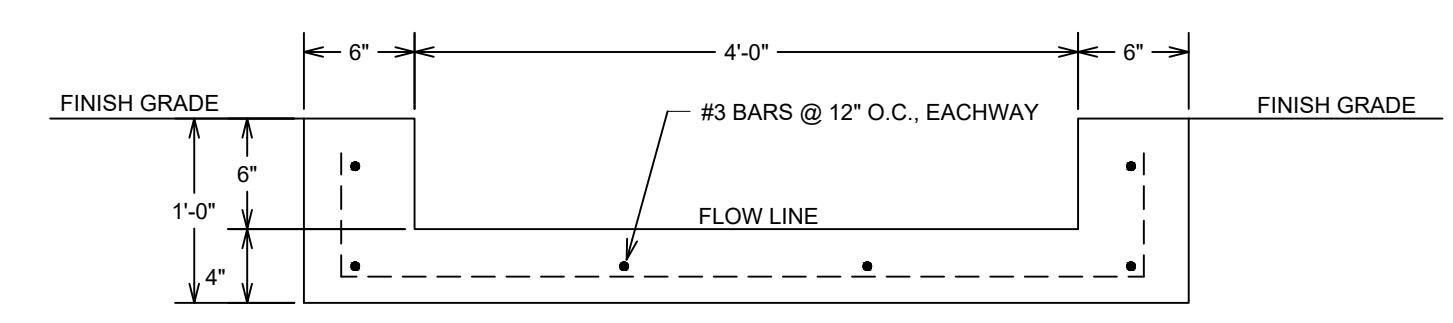
SPRINGHILL RETAIL
 BRYANT, ARKANSAS





SPOT GRADE LEGEND

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

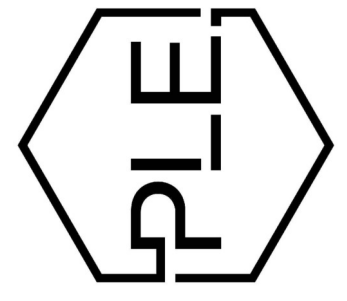


CONCRETE FLUME DETAIL NOT TO SCALE

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.
- C. THE DUTY OF BRYANT UTILITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
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- I. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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



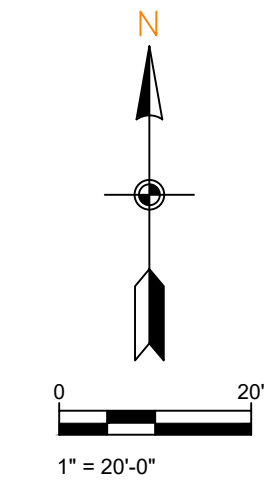
REVISION:

SPRINGHILL RETAIL
BRYANT, ARKANSAS

PROJECT NUMBER:
SHEET ISSUE DATE: 05-08-2024
PAGE TITLE: GRADING PLAN
SHEET NUMBER: C1.2

GRADING PLAN

SCALE 1" = 20'

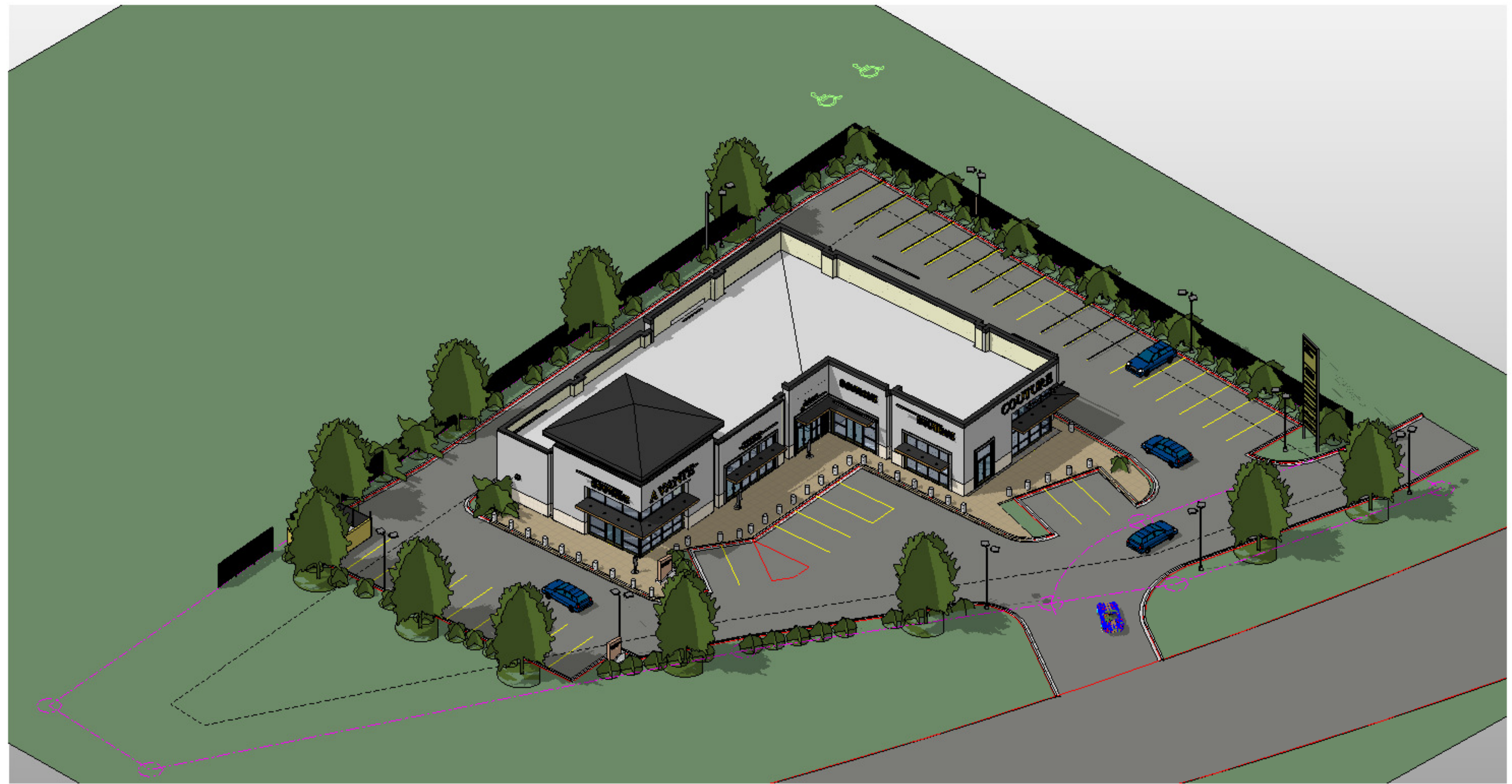




2 3D View-EXTERIOR END-1



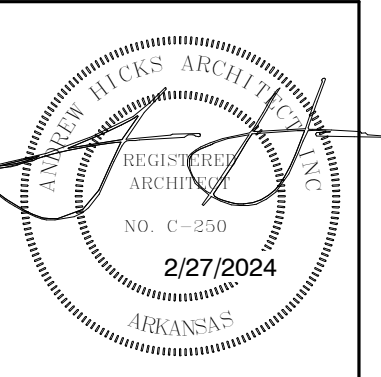
5 3D - EXTERIOR FRONT-8



1 3D-VIEW-EXTERIOR FROM ABOVE FRONT

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.

6 Section 3
1/8" = 1'-0"



ARCHITECT OF RECORD
ANDREW F. HICKS

A NEW PROPOSED COMMERCIAL DEVELOPMENT

FOR
SUMMERWOOD PARTNERS
HWY 5 AND SPRINGHILL AREA
BRYANT, ARKANSAS

andrew hicks | architect
AHFA
P. 501.880.0789
O. 479.332.9550
www.andrewhicksarchitect.com
600 N Mission Blvd.
Fayetteville, Arkansas 72701

ISSUE DATE: 2/27/2024

REVISIONS	
NO.	DATE

SITE VIEWS - AERIAL



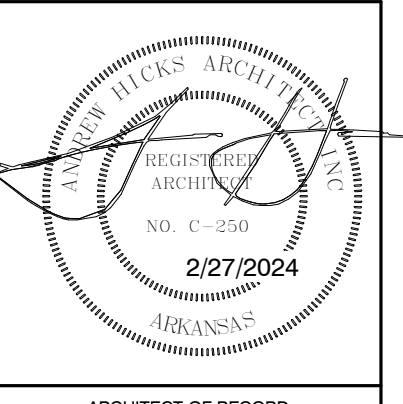
1 3D-VIEW-EXTERIOR FRONT-HIGH VIEW



2 3D View-EXTERIOR FRONT-1



3 3D View-EXTERIOR FRONT-5



ARCHITECT OF RECORD
ANDREW F. HICKS

A NEW PROPOSED COMMERCIAL DEVELOPMENT

FOR
SUMMERWOOD PARTNERS
HWY 5 AND SPRINGHILL AREA
BRYANT, ARKANSAS

andrew hicks | architect
AHFA
601.880.0789
600 N Mission Blvd.
Fayetteville, Arkansas 72701
www.andrewhicksarchitect.com
o. 479.333.5550

ISSUE DATE: 2/27/2024

REVISIONS	
NO.	DATE

SITE 3D VIEWS

AC102



1 3D View-EXTERIOR FRONT-3



6 3D View-EXTERIOR FRONT-2



2 3D VIEW-EXTERIOR REAR-2

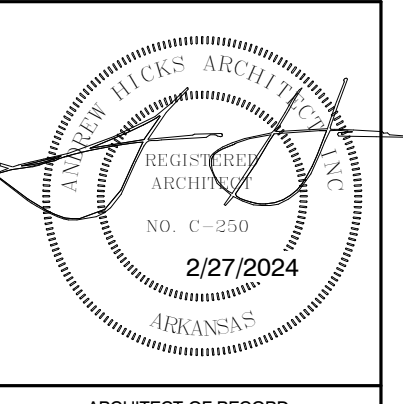


3 3D View 3 - NIGHT



SOUTH ELEVATION-SPRING HILL CENTER
4 3/32" = 1'-0"

ENGINEERING DOCUMENTS FOR DETAILED GRADING AND DRAINAGE OF THIS AREA OF THE SITE WILL BE SUBMITTED BY ARKANSAS REGISTERED CIVIL ENGINEERS.



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NO.	DATE

SITE 3D VIEWS

AC103



PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

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

May 09, 2024

Colton Leonard
Community Development
Community development Director
cleonard@cityofbryant.com

RE: Springhill Retail

To whom it may concern,

Please accept this letter as our formal request for review and approval of the Springhill Retail development located just south of the Merchants & Farmers Bank property on Springhill Road.

We also are requesting the review and approval of a replat that creates two lots from the current single lot.

This letter accompanies a preliminary civil plan set, architectural renderings, and a replat of the existing lot.

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

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



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: 5/1/2024

Sign Co. or Sign Owner

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

Property Owner

Name Bart Ferguson
Address 205 Progress Way Ste. 100
City, State, Zip Bryant, AR 72022
Phone (501) 840-2282
Alternate Phone _____

GENERAL INFORMATION

Name of Business 205 Progress Way Ste. 100
Address/Location of sign Practical Wellness Clinic
Zoning Classification C

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

READ CAREFULLY BEFORE SIGNING

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

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

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

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	wall mount Self Contained	48" X 86"	28	17	13	
B						
C						
E						
F						
G						

26 feet

86 in

Practical Wellness
CLINIC 48 in

205

Ste 100





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

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Date: 5/1/2024

Sign Co. or Sign Owner

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

Property Owner

Name Bart Ferguson
 Address 3507 Market place
 City, State, Zip _____
 Phone _____
 Alternate Phone _____

GENERAL INFORMATION

Name of Business Evie Brooks
 Address/Location of sign 3507 Market ste. 100
 Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

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

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				Top of Sign	Bottom of Sign	
A	Wall mount channel letter	124" x 30"	25	16	13.5	
B						
C						
E						
F						
G						

20 feet

124 in

30 in

Evie Brooks





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

SIGN PERMIT APPLICATION

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Date: 04/30/24

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

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@arkansasign.com

Property Owner

Name SPLASH CAR WASH
 Address 107 BRYANT AVE
 City, State, Zip BRYANT AR
 Phone _____
 Email Address AMIDDLETON@MIDDLETONINC.COM

GENERAL INFORMATION

SPLASH CAR WASH
 Name of Business _____
 Address/Location of sign 107 BRYANT AVE, BRYANT AR
 Zoning Classification _____

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READ CAREFULLY BEFORE SIGNING

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

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				Top of Sign	Bottom of Sign	
A	WALL	48" X 131"	43.5	16'	12'	
B						
C		JOB COST 4850.00				
E						
F						
G						



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

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

Date: 4-24-24

Sign Co. or Sign Owner

Name SOUTHPAW DESIGNS
 Address 406 HWYS N
 City, State, Zip BENTON AR 72019
 Phone 501-563-4725
 Email Address southpawdesigns@yahoo.com

Property Owner

Name MIKE YAFAI
 Address 319 BRYANT AVE
 City, State, Zip BRYANT, AR
 Phone 501-615-3327
 Email Address EMPIREWHOLESALE3800@gmail.com

GENERAL INFORMATION

Name of Business EMPIRE VAPE + TOBACCO
 Address/Location of sign 319 BRYANT AVE BRYANT, AR
 Zoning Classification _____

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READ CAREFULLY BEFORE SIGNING

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

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				Top of Sign	Bottom of Sign	
A	STOREFRONT SIGN	2' X 9'	18 FT	113"	90"	
B						
C						
E						
F						
G						

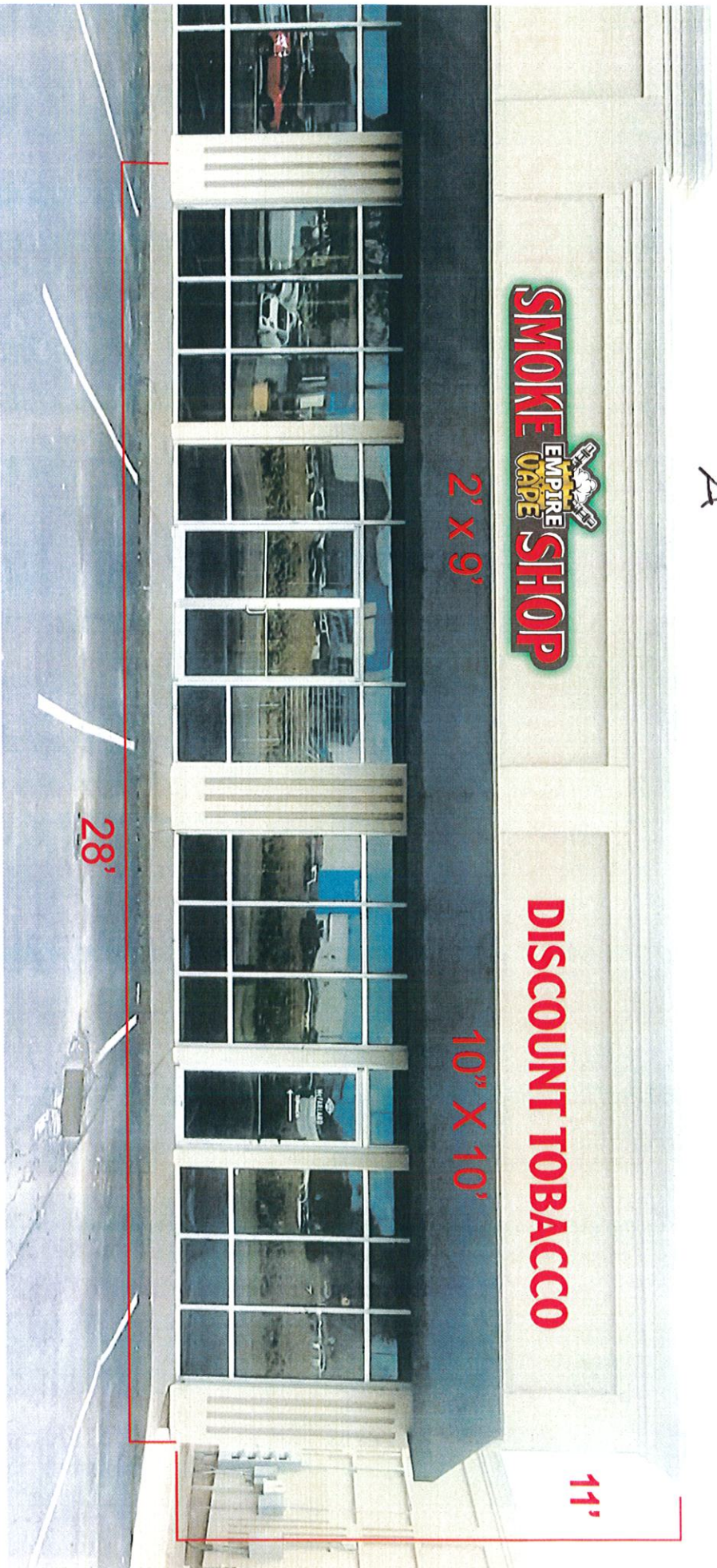
Rendering

Project: Empire Vape- Bryant, AR
Description: Exterior channel and dimensional letters

Artwork Approved By: _____

Date: _____

A



***NOTICE:** All designs, structural and installation engineering ideals and original artwork and applications thereof are the intellectual property of Southpaw Designs. All rights reserved. Any unauthorized usage, duplication of or any reasonable likeness thereof shall be considered infringement and proper legal recourse will be taken upon all parties involved in design, production, construction, installation and display in any form.

Rendering

Artwork Approved By: _____

Date: _____

Signs of all Kinds

Southpaw
Designs

515 N. East St. Benton, AR. 72015

(501) 563-4725

southpawdesigns@yachoo.com

Project: Empire Vape- Bryant
Description: Roadside sign concept



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Rendering

Artwork Approved By: _____

Date: _____

Southpaw
Designs

Signs of all Kinds

515 N. East St. Benton, AR. 72015

(501) 563-4725

southpawdesigns@yachoo.com

Project: Empire Vape- Bryant
Description: Roadside sign concept



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