



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: July 08, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/10/2024

- [2024-06-10 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

2. Brief Update on Master Pedestrian/Trail Plan

DRC Report

3. Walgreens - 5500 HWY 5 - Site Plan Revisions

Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED

- [0880-PLN-01.pdf](#)
- [0880-LTR-01.pdf](#)

4. Big Dog Gym - 201 S Elm - Fencing

Requesting Approval for Fencing - APPROVED

- [0881-PLN-01.pdf](#)

5. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 - APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.

- [0877-APP-01.pdf](#)
- [0878-APP-01.pdf](#)

6. Hurricane Lake Baptist Church - 2516 Springhill Road - New Awning

Requesting Site Plan Approval for New Awning - APPROVED

- [0885-PLN-01.jpg](#)

7. Arnold's Fireworks - Temporary Business License

Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections

- [0883-APP-01.pdf](#)
- [0882-APP-01.pdf](#)

8. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA

9. Little Caesars - N. Reynolds and Brown Ln - Plat

Thomas Engineering - Requesting Approval for One Lot Commercial Subdivison Plat - RECOMMENDED APPROVAL

10. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL

Old Business

New Business

11. Miller and Hilltop Road - Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

- [0884-PLT-02.pdf](#)
- [0884-BOA-01.pdf](#)

12. Little Caesar's - N Reynold's and Brown Ln

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

- [0886-PLT-02.pdf](#)
- [0886-LTR-01.pdf](#)

13. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container

- [0887-PLN-01.pdf](#)

14. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

- [Draft Planning Commission By-laws 7-1-24 Changes Version.pdf](#)

Adjournments



Bryant Planning Commission Meeting Minutes

Monday, June 10th, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 4/11/2024

Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 2. A-1 Fireworks - 25612 I-30** - Temporary Business License
Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED
- 3. 25631 I-30** - Fencing
McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED

- 4. 2312 Bishop Road** - Site Plan Addition
Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.
- 5. Marketplace II Subdivision Phase 3** - Lots 17R, 18R, 22R Site Plans
GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits
- 6. Creekside Addition Ph. 2** - Replat
GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED
- 7. Seven Brew Coffee - 2202 Reynolds Road** - Sign Permit
Springfield Signs - Requesting Sign Permit Approval - APPROVED
- 8. Practical Wellness Clinic - 205 Progress Way Ste 100** - Sign Permit
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
- 9. Evie Brooks - 3507 Market Place Ste 100** - Sign Permit
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
- 10. Splash Carwash - 107 Bryant Ave** - Sign Permit
Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED
- 11. Empire Vape and Tobacco - 319 Bryant Ave** - Sign Permit
Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED
- 12. Gassy's Fuel Station - 6101 HWY 5** - Sign Permit
Drew Files - Requesting Sign Permit Approval - STAFF APPROVED
- 13. Edward Jones - 2305 Springhill Road** - SIGN PERMIT
Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED
- 14. Hill Valley Estates** - PUD
Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements
- 15. 1710 Shoal Road** - Rezoning R-E to R-1
William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements
- 16. 3927 Springhill Road** - Rezoning R-2 to R-1.S
Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements

17.307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements

18.2806 Hurricane Lake Road - Two Lot Subdivision

Hope Consulting - Requesting Approval for Two Lot Subdivision - RECOMMENDED APPROVAL

19.Springhill Retail - Commercial Center - Springhill and HWY 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.

20.Marketplace II Subdivision Phase 3 - Lots 17, 18, & 22

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

PUBLIC HEARING

21.Hill Valley Estates - PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project listed as "Legacy Woods - PUD" in DRC report

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced comments and some concerns.

Joyce Koozer - 2805 Barbara Ct. - Stormwater and flooding concerns.

Tenia Marshal - 2800 Mary Kathryn Ct - Concerns over stormwater and wanted to know if any greenspace or trees would be left between the development and the neighboring subdivision.

Tonisha Farmer - 2800 Lynn Ct - Concerned about the loss of the trees and screening. Through discussion, it was found out that her property does not back up to this development, but to the existing building/lot just to the South.

Jonathan Hope addressed the concerns of those that spoke, and after brief discussions between him and the Commission, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

22.1710 Shoal Road - Rezoning R-E to R-1

William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1

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

23.3927 Springhill Road - Rezoning R-2 to R-1.S

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

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced concerns.

Jack Eoff - 2508 Hurricane Garden - Concerns over stormwater. Existing stormwater and flooding issues in the subdivision. Also concerned over the retaining wall between subdivision and this property.

Stacy Baker - 2527 Hurricane Garden - Concerns of Stormwater and Flooding. POA Board member. There are existing flooding issues in Hurricane and don't want more water to be put off into their subdivision.

Diane Williams - 5513-4 St Regis - Wanted to know where the road would be going on the proposed subdivision. Concerned about the traffic impact to Springhill Road.

There was discussion between Tim Lemons and the Commission on the lot sizes and being able to meet stormwater requirements that are necessary for the potential new development. Tim Lemons addressed the concerns regarding stormwater, stating that they would have to meet the very stringent stormwater guidelines the city has in place. After the discussions, Chairman Penfield called for a roll call vote to approve. 0 Yays, 8 Nays. 0 Absent. Rezoning was not approved, Chairman Penfield stated the reasoning is that they feel he will need the additional space in order to adequately take care of the stormwater for the site.

24.307 SW 4th Street - Conditional Use Permit

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

After a brief discussion on the conditional use permit, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 1 nay. 0 Absent.

NEW BUSINESS

25.2806 Hurricane Lake Road - Two Lot Subdivision

Hope Consulting - Requesting Approval for Two Lot Subdivision

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.

26.Springhill Retail - Commercial Center - Springhill and HWY 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan

Interim Planning Director Colton Leonard stated that the site plan was approved by the DRC. This approval is for the Commercial Plat to go along with the site plan and a waiver on the proposed multi-use trail that is shown along the East property line.

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

Chairman Penfield then called for a roll call vote to approve the waiver on the trail and send it onto City Council for their approval. 8 Yays, 0 nays. 0 Absent.

27. Marketplace II Subdivision Phase 3 - Lots 17, 18, & 22
GarNat Engineering - Requesting Approval for Replat

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.

28. Planning Commission By-Law Revision
Discussion on Revisions to Commission By-laws

After a brief discussion on the by-law changes, Interim Director Colton Leonard let the commissioners know to review the revisions and send any comments to him through email. The plan is to bring the By-law revisions back before the Planning Commission at the July meeting for a more detailed review and vote on the approval of the changes.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date

CONSTRUCTION PLANS for

WALGREENS #10240 - BRYANT, AR

5500 HIGHWAY 5 N, BRYANT, AR 72022

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

UTILITY AND GOVERNING AGENCIES
CONTACT LIST:

WATER COMPANY

CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

SANITARY SEWER COMPANY

CITY OF BRYANT PUBLIC WORKS
TIM FOURNIER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0469

FIRE MARSHAL

CITY OF BRYANT FIRE DEPARTMENT
THOMAS HAMMOND
312 ROYA LANE
BRYANT, AR 72022
(501) 943-0397

EROSION CONTROL

CITY OF BRYANT ENGINEERING/CONSTRUCTION
SCOTT CHANDLER
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0454

POWER COMPANY

ENTERGY
1(800) 368-3749

CABLE COMPANY

XFINITY
(800) 934-6489

DEPARTMENT OF TRANSPORTATION

ARKANSAS DEPARTMENT OF TRANSPORTATION
(501) 569-2000

PLANNING DEPARTMENT

CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0301

ZONING DEPARTMENT

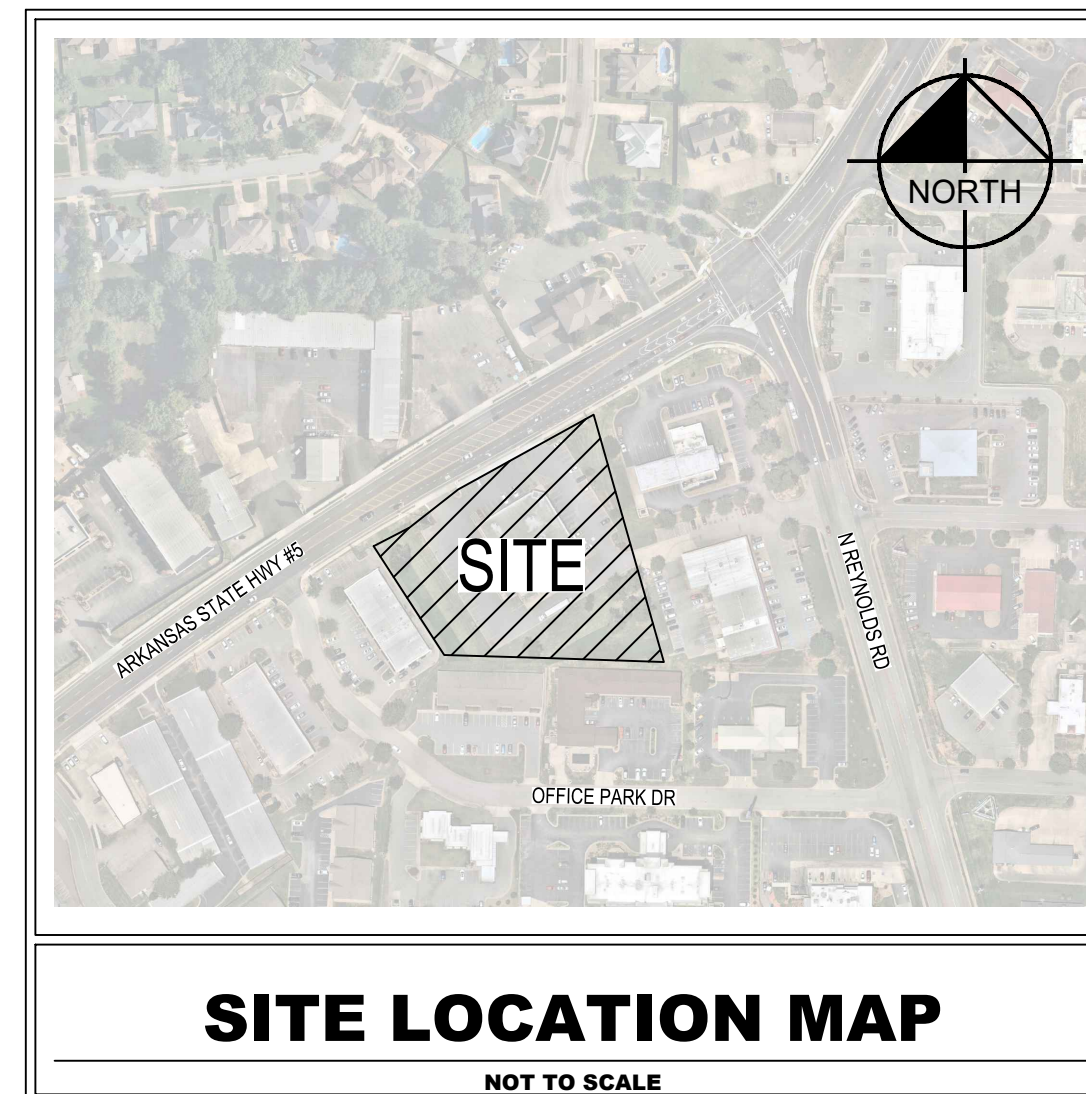
CITY OF BRYANT COMMUNITY DEVELOPMENT
COLTON LEONARD
210 SW 3RD STREET
BRYANT, AR 72022
(501) 943-0301

PHONE COMPANY

AT&T
(800) 288-2020

GAS COMPANY

CENTERPOINT ENERGY
(800) 992-7552



KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

CITY OF BRYANT ZONING CODE AND ORDINANCES
ARDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

SHEET INDEX	
Sheet Number	Sheet Title
C001	COVER SHEET
C002	GENERAL NOTES
C101	TOPOGRAPHICAL SURVEY
C105	DEMOLITION PLAN
C201	EROSION CONTROL PLAN - PHASE 1
C202	EROSION CONTROL DETAILS
C301	SITE PLAN
C401	GRADING AND DRAINAGE PLAN
C901	SITE DETAILS

PROJECT OWNER AND CONSULTANT INFORMATION		
<p>DEVELOPER:</p> <p style="font-size: x-small;">WALGREENS COMPANY 106 WILMOT ROAD MS 1620 DEERFIELD, IL 60015 PHONE (508) 265-9281</p> <p style="font-size: x-small;">CONTACT: BENJAMIN LANGLOIS</p>	<p>ENGINEER:</p> <p style="font-size: x-small;">KIMLEY-HORN AND ASSOCIATES, INC. 805 S WALTON BLVD SUITE #520 BENTONVILLE, AR 72712 (479) 388-1015 TEL</p> <p style="font-size: x-small;">CONTACT: BRIAN M. COX, P.E. (AR)</p>	<p>SURVEYOR:</p> <p style="font-size: x-small;">CORNERSTONE LAND SURVEYING 25 SKY DRIVE GREENBRIER, AR 72058 PHONE (501) 679-1318</p> <p style="font-size: x-small;">CONTACT: JARED PAVATT</p>

GEOMETRIC CONTROL

HORIZONTAL DATUM:
NAD 83 (2011)

VERTICAL DATUM:
NAVD 88

DRAWING UNITS:
U.S. SURVEY FEET



No.	REVISIONS	DATE	BY

Kimley >>> Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-358-5131
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699

NOT FOR CONSTRUCTION

KH PROJECT	014677008	DATE	05/28/2024	SCALE	AS SHOWN	DESIGNED BY	TTP	DRAWN BY	TTP	CHECKED BY	BMC
------------	-----------	------	------------	-------	----------	-------------	-----	----------	-----	------------	-----

COVER SHEET

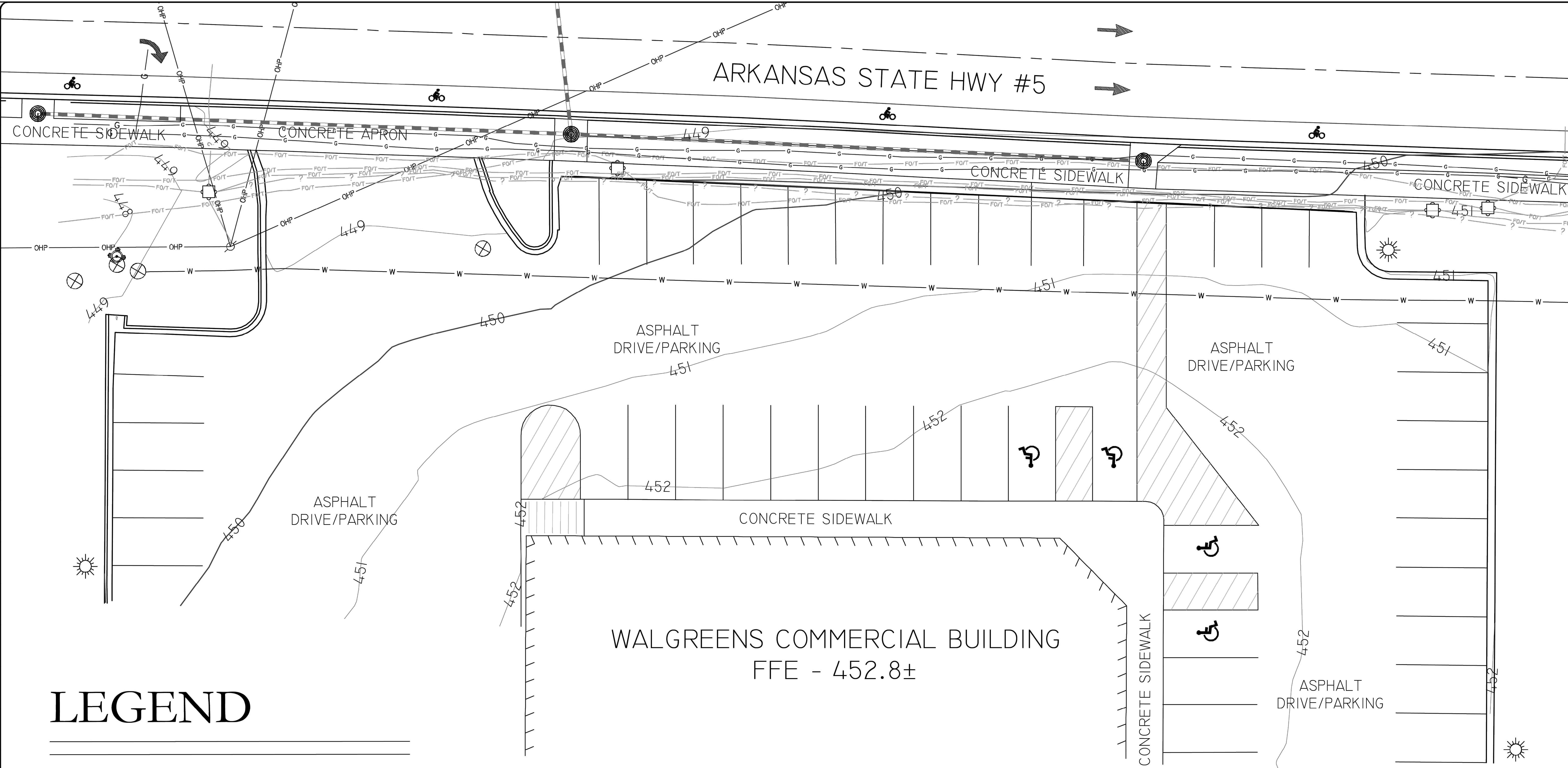
WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

SHEET NUMBER
C001

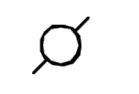






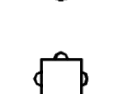




Plotted By: Pouch, Title: Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: C001 - COVER SHEET, May 24, 2024, 01:29:30pm, K:\CHL - PRJ\018197\HSE\KH PA\041 - Walgreens Eminent Domain\036 Bryant, AR (R\10240)\05 - TIER 202 - DWG\PlanSheets\C001 - COVER SHEET.dwg

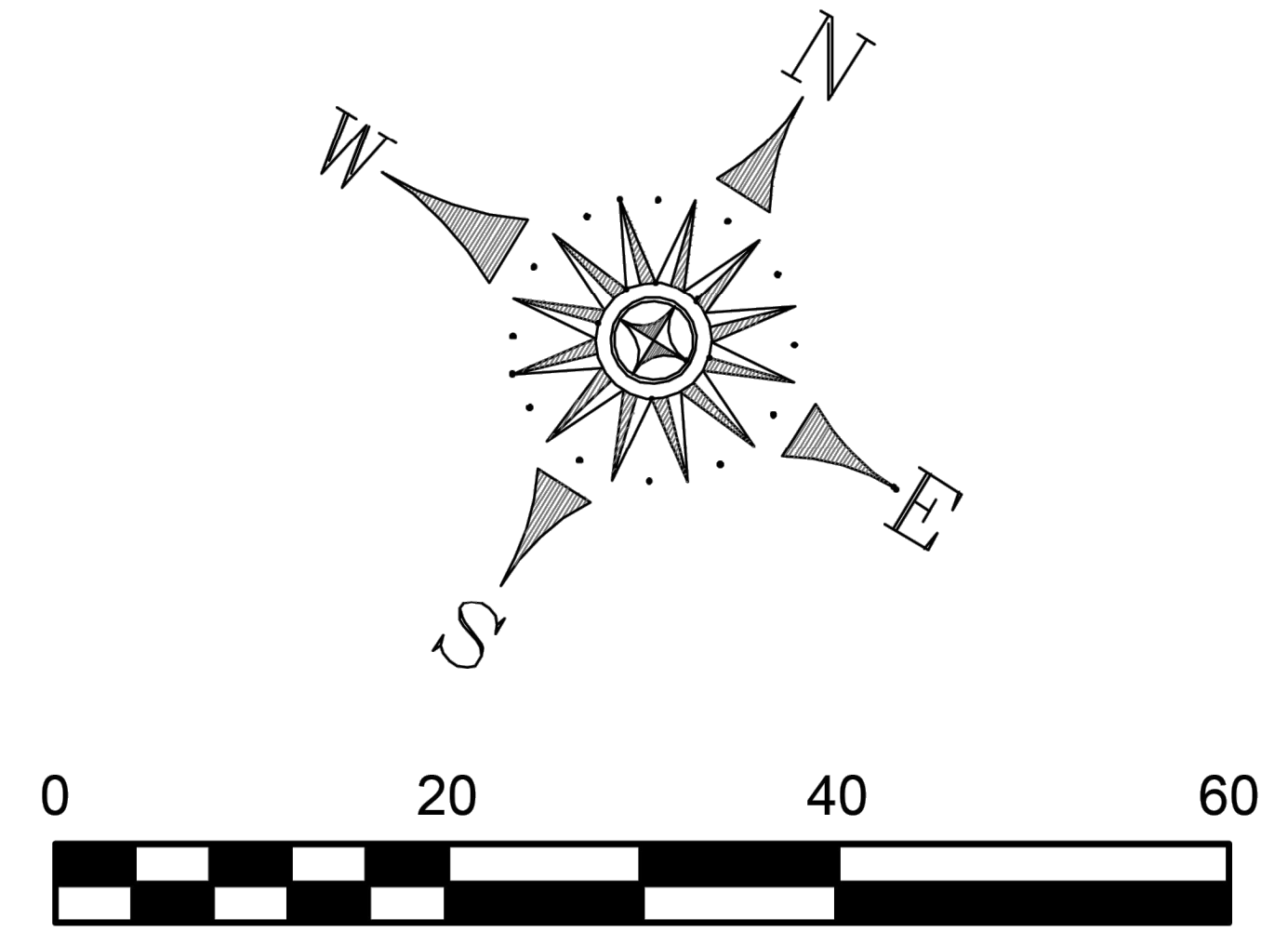
Plotted By: Pouch, Title Sheet Set: Walgreens #10240 - Bryant, Arkansas Topographical Survey, May 24, 2024 01:11:47pm K:\CHL_FRJ018197_HSF&H_PA041_Walgreens Eminent Domain\036 Bryant, AR #10240\05_TIER 202 - DWG\PlanSheets\C101 - EXST COND PLAN.dwg
 Project: WALGREENS - BRYANT TOPOGRAPHICAL SURVEY LITTLE ROCK, ARKANSAS
 KHA PROJECT 01487708

CORNERSTONE
 SURVEYING & MAPPING
 1170 BOX 1074
 GREENBERG, AR 72688
 PHONE (501) 699-1318
 survey@cornerstone.net



LEGEND

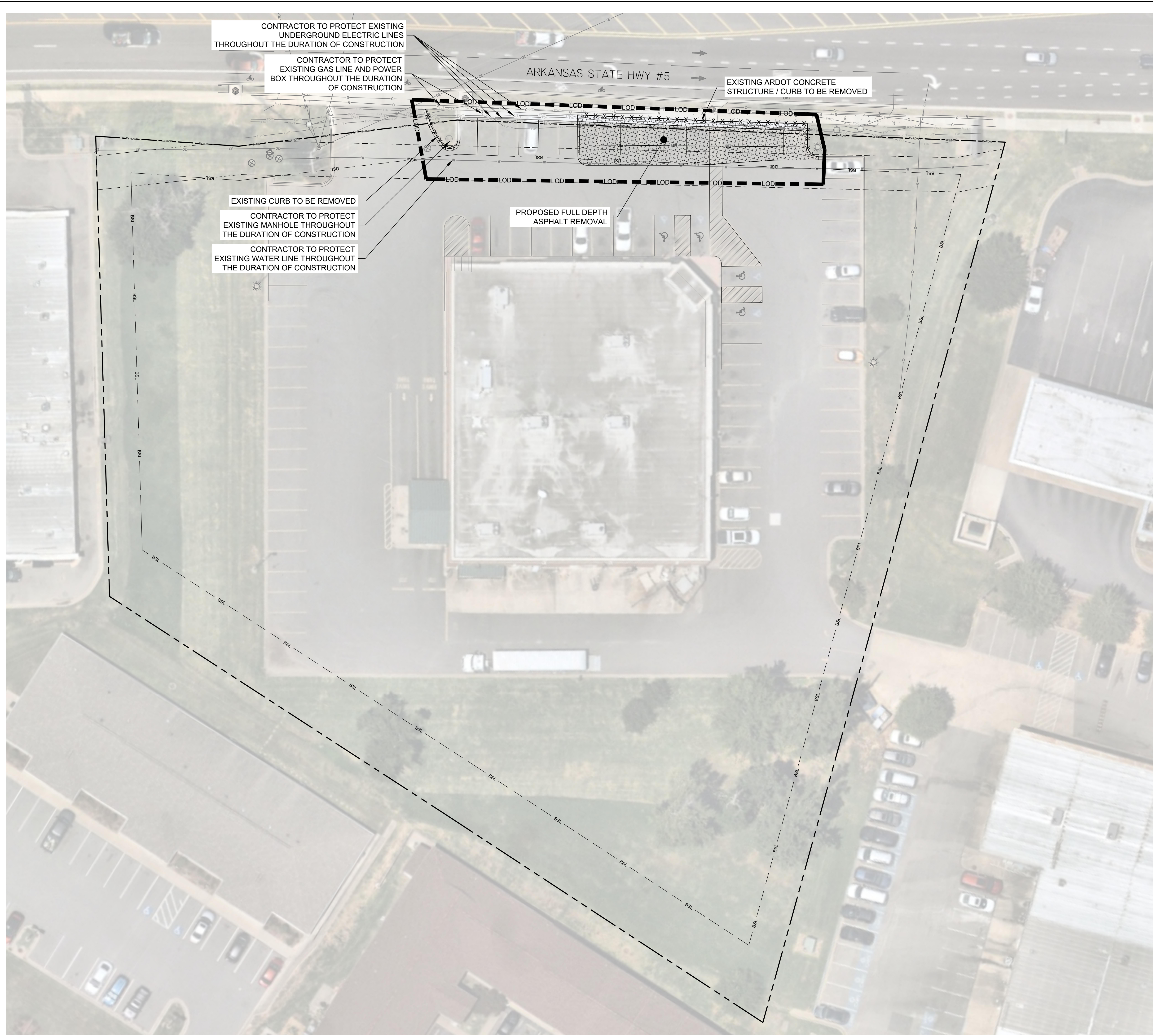
-  POWER POLE (OVER-HEAD ELECTRIC)
-  GUY WIRE ANCHOR
-  LIGHT POLE
-  WARNING OR INFO SIGN
-  STORM DRAIN COVER
-  WATER UTILITY BOX
-  UTILITY VALVE
-  FIRE HYDRANT
-  TELEPHONE PEDESTAL
-  SANITARY SEWER MANHOLE
-  UTILITY AS NOTED
-  GAS SERVICE



DRAWING INFORMATION		PROJECT TITLE	
FIELD TECH	A.P.	WALGREENS - BRYANT TOPOGRAPHICAL SURVEY LITTLE ROCK, ARKANSAS	
DRAWN BY	A.P.		
DRAWING DATE	10/19/23		
DRAWING SCALE	1"=20'		
PROJECT NUMBER		WALGREENS - BRYANT	
SHEET NUMBER		C-1	

05/28/2024
TOPOGRAPHICAL SURVEY C101
 FOR REFERENCE ONLY

Plotted By: Pouch, Title Sheet: Walgreens #10240 - Bryant, Arkansas Layout: C105 DEMO, May 24, 2024, 01:12:50pm, K:\CHL\PELJ018197_HSF&H PAU041\Walgreens Eminent Domain\038 Bryant_AR (#10240)\05_TIER 202 - DWG\PlanSheets\C105 - DEMO.dwg



NOTE TO CONTRACTOR

CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, CURB AND GUTTER, ASPHALT, ETC.

CONTRACTOR SHALL COMPLETELY REMOVE ALL FEATURES WITHIN THE LIMITS OF CONSTRUCTION / OVERALL PROJECT BOUNDARY IN ORDER TO CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN IN THESE PLANS.

ALERT TO CONTRACTOR

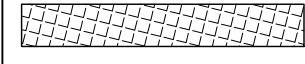
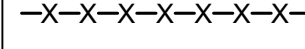
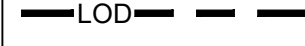
PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CIVIL ENGINEERING CONSULTANT AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CIVIL ENGINEERING CONSULTANT AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

 FULL DEPTH PAVEMENT REMOVAL - CLEAN SAWCUT EDGE
 EXISTING LINEAR ITEM TO BE REMOVED
 LIMITS OF DISTURBANCE (LOD)

DISTURBED AREA

TOTAL - ± 0.14 - ACRE

NO.	REVISIONS	DATE	BY

Kimley  **Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21699
BRYANT

NOT FOR CONSTRUCTION

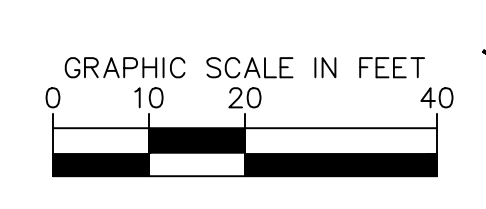
KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

DEMOLITION PLAN

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

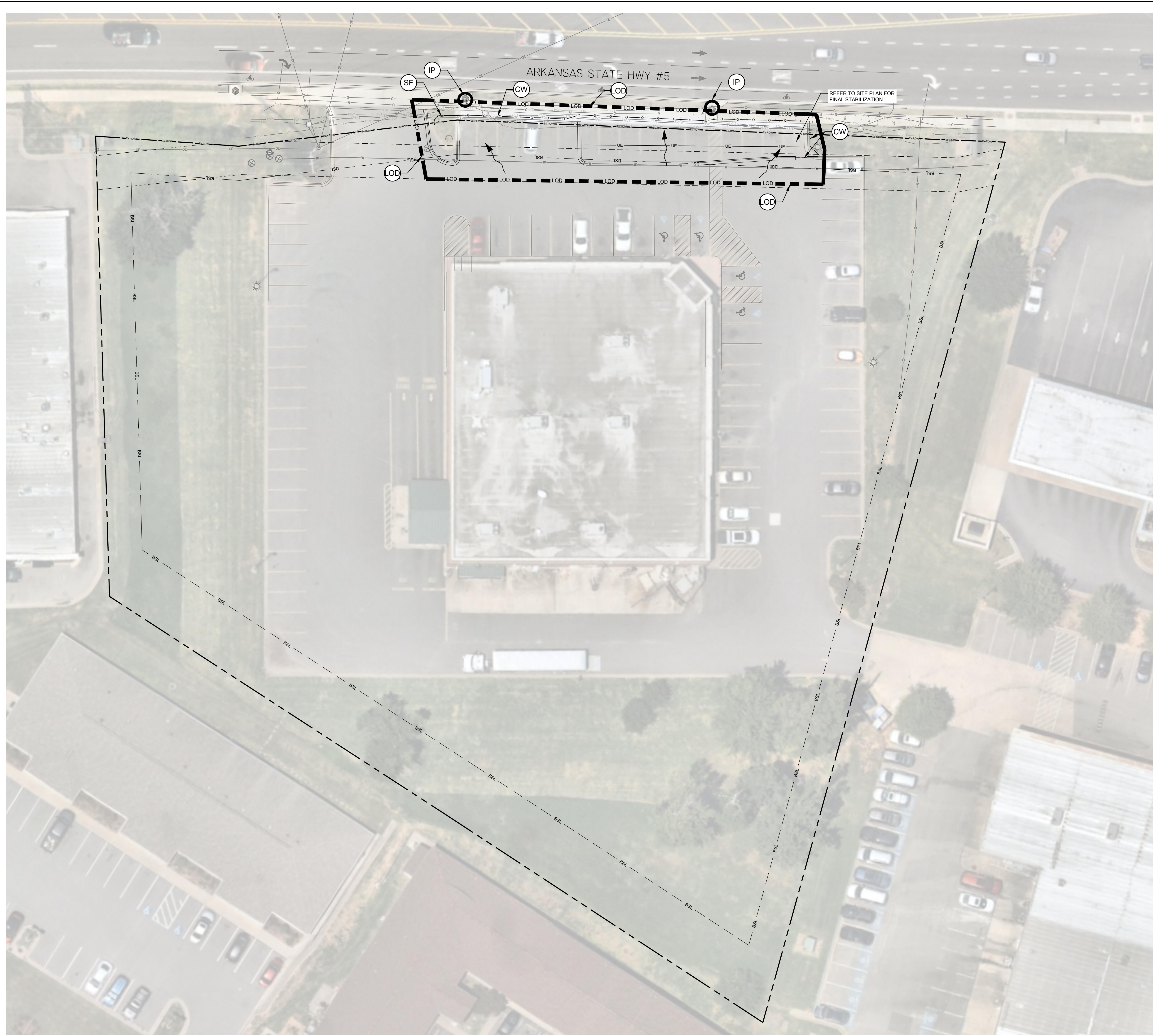


811
Know what's below.
Call before you dig.

SHEET NUMBER
C105

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Pouch, Title Sheet: Walgreens #10240 - Bryant, Arkansas Layout: C201 - ESCP PH1 - May 24, 2024, 01:13:20pm, K:\CHL - PRJ\018197_HSF&H PA041 Walgreens Eminent Domain\038 Bryant_AR (#10240)\05_TIER 2\02 - DWG\PlanSheets\C201 - ESCP PH1.dwg



PROPOSED ESCP LEGEND	
	LOD - LIMITS OF DISTURBANCE
	SF - TEMPORARY SILT FENCE
	CW - 12" COIR WATTLE/FILTREX FILTER SOXX CONSTRUCTION FENCE
	SA - SLOPE ARROW / FLOW ARROW
	IP - INLET PROTECTION
	PROPOSED CURB & GUTTER

- NOTES TO CONTRACTOR**
- REFER TO GENERAL NOTES SHEET FOR EROSION CONTROL NOTES.
 - OWNER CREEK - FOURCHE CREEK IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.
 - ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN, A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT. TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
 - STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.
 - EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

DISTURBED AREA
TOTAL - ± 0.14 - ACRE

NO.	REVISIONS	DATE	BY

Kimley

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
FIRM CO. NO. 51



NOT FOR CONSTRUCTION

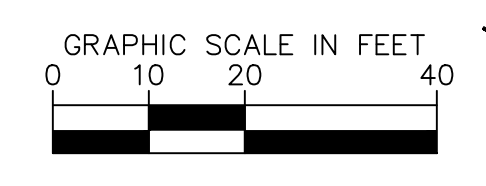
KH PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
014677008	05/28/2024	AS SHOWN	TTP	TTP	BMC

EROSION CONTROL PLAN - PHASE 1

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.



SHEET NUMBER
C201

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Pouch, Title Sheet, Set: Walgreens #10240 - Bryant, Arkansas Layout: C202 - ESCP DTLs, May 24, 2024, 01:13:33pm, K:\CHL_PRJ\018197_HSE&H_PA041_Walgreens Eminent Domain\036 Bryant_AR #10240\05_TIER 202 - DWG\PlanSheets\C202 - ESCP DTLs.dwg

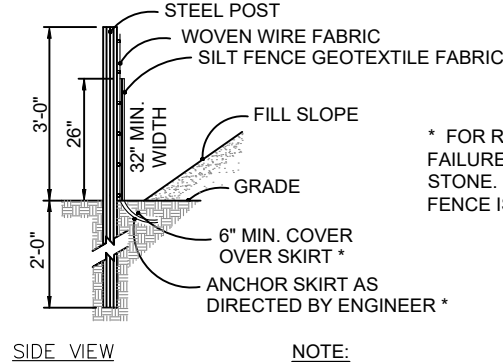
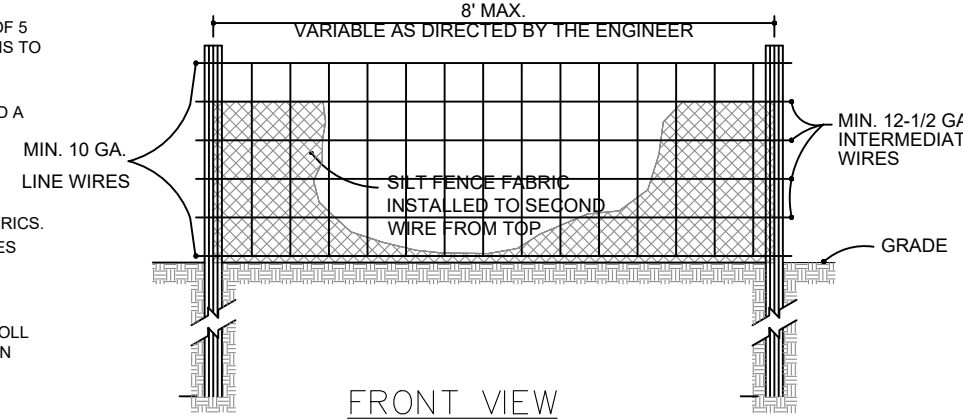
CONSTRUCTION SPECIFICATIONS

MATERIALS

- USE A SYNTHETIC FILTER FABRIC OF AT LEAST 80% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6611, WHICH IS SHOWN IN PART IN TABLE 6.2B.
- SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120° F.
- ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1/2" DIAMETER 1/4" MINIMUM STEEL WITH A MINIMUM LENGTH OF 5 FEET. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
- FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

CONSTRUCTION

- CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL. CUT TO LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A FEET MINIMUM OVERLAP TO THE NEXT POST.
- SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
- WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORT POSTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.
- EXTRA STRENGTH FILTER FABRIC WITH 6 FEET POST SPACING DOES NOT REQUIRE WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE MINIMUM 50 POUND TENSILE STRENGTH.
- EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- PLACE 12 INCHES OF THE FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
- BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT THROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
- DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.

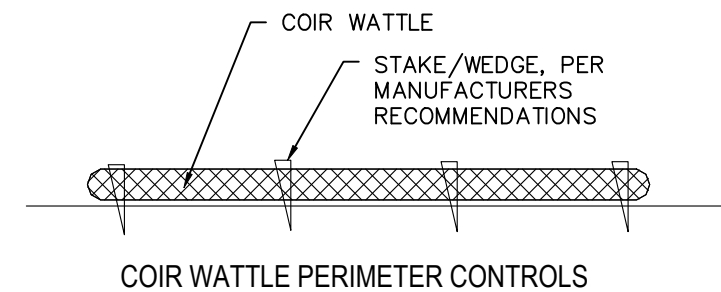


NOTE:
 - USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW - END OF SILT FENCE -
 - NEEDS TO BE TURNED UPHILL.

MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TEMPORARY SILT FENCE
 Not to Scale



NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ON DRAINAGE WAY LINED WITH TURF REINFORCEMENT MAT (TRM) OR EROSION CONTROL BLANKET (ECB), COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE CHECK DAM).
- ON UNVEGETATED AND DISTURBED SLOPES OR SLOPES LINED WITH ECB, COIR WATTLE SHALL BE INSTALLED AS CHECK DAMS (COIR WATTLE PERIMETER CONTROLS).
- CONTRACTORS NOTE: FOR RECOMMENDED PRODUCT AND COMPANY INFORMATION VISIT <http://www.rollnka.com/GN/SecWatt.html>.
- 12" WATTLES ANCHOR IN TRENCH 1/4-1/3 ROLL AND SHOW STAKE SPACING.

COIR WATTLE
 Not to Scale

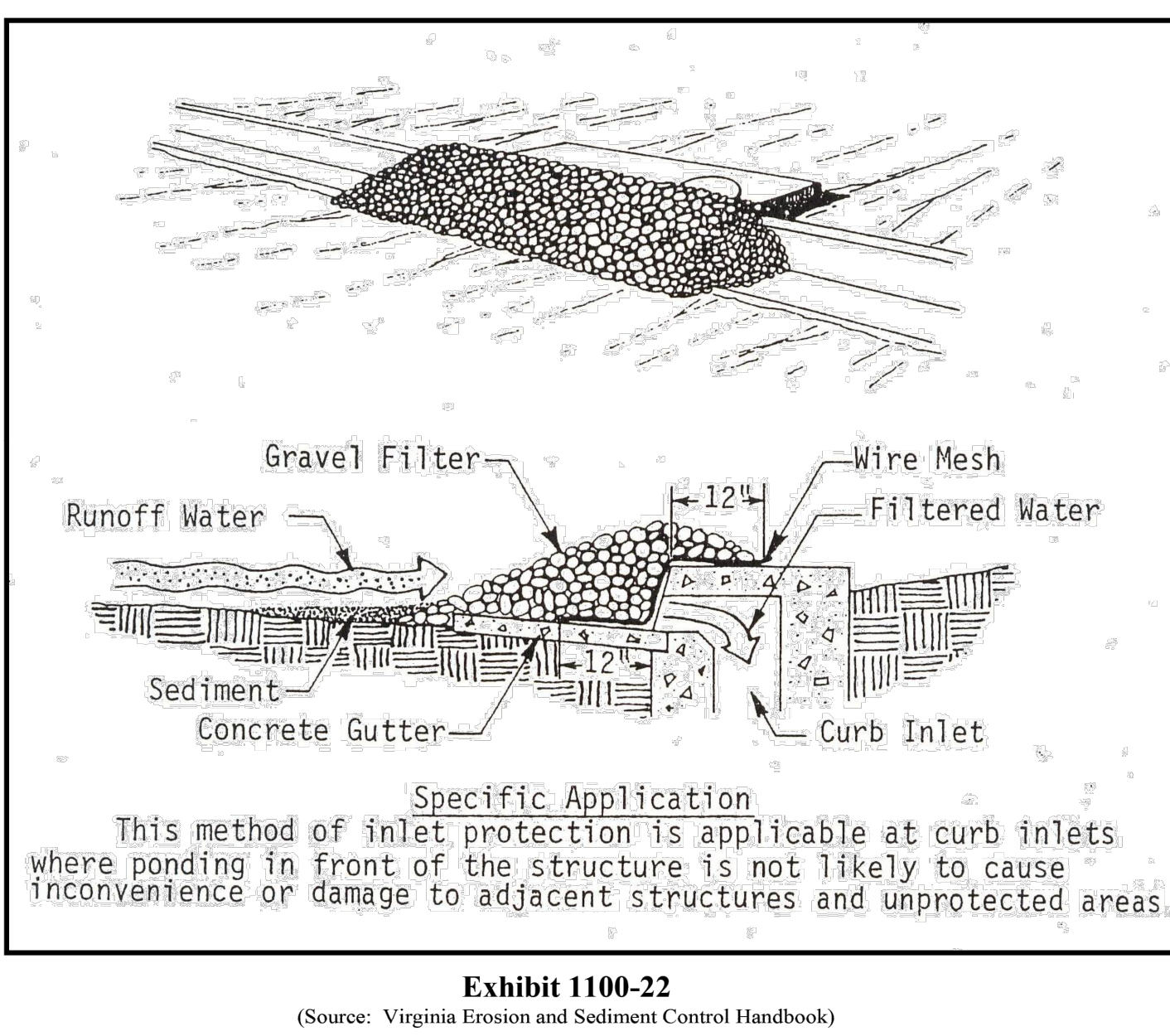


Exhibit 1100-22

(Source: Virginia Erosion and Sediment Control Handbook)

NO.	REVISIONS	DATE	BY

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 PHONE: 704-353-5131
 FIRM CO.# NO. 51

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 No. 21699
 BRYANT

NOT FOR CONSTRUCTION

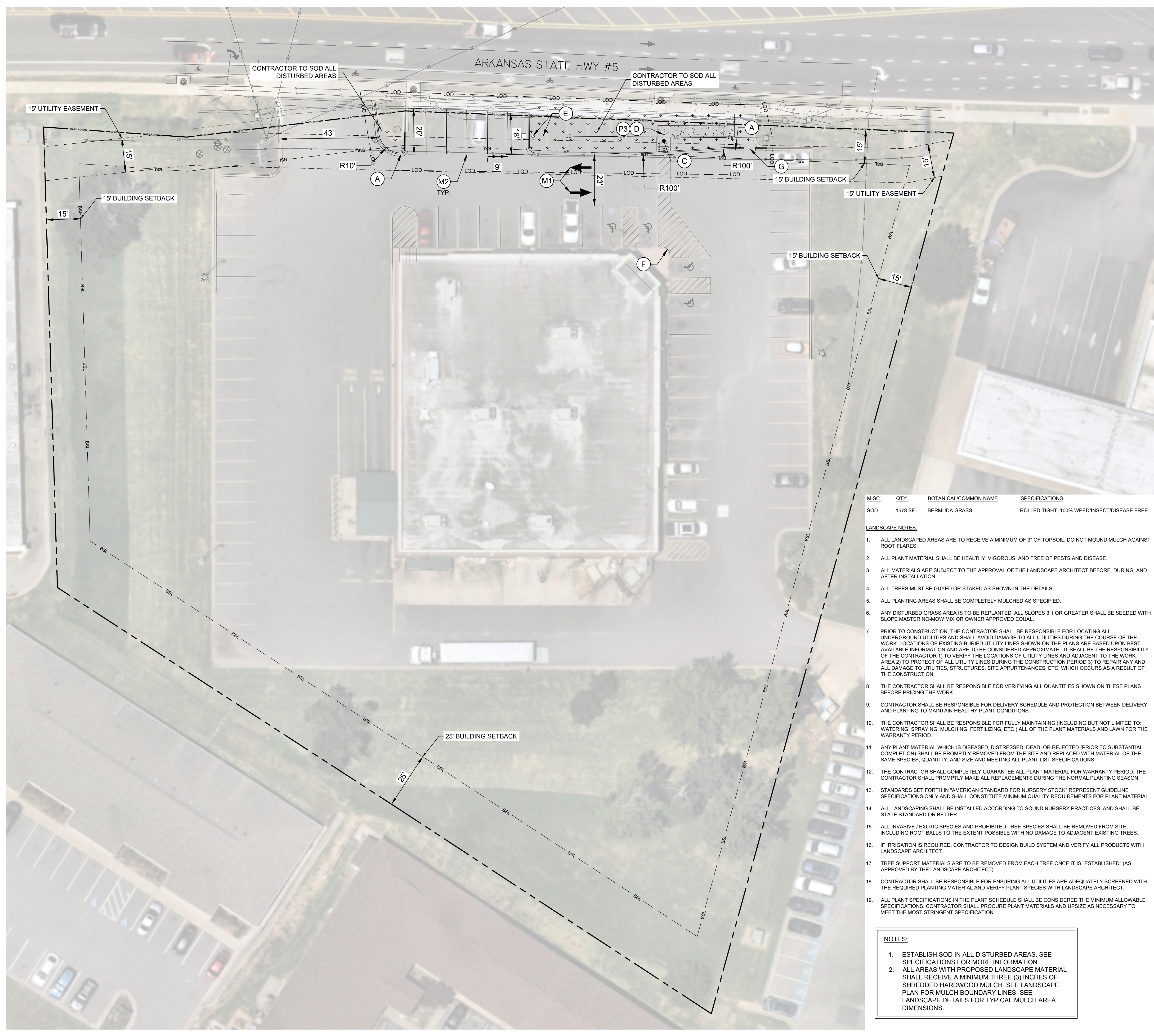
KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

**EROSION CONTROL
 DETAILS**

**WALGREENS #10240 -
 BRYANT, ARKANSAS**
 PREPARED FOR
WALGREENS COMPANY
 BRYANT AR

SHEET NUMBER
C202

Plotted By: Pouch, Title Sheet: Walgreens #10240 - Bryant, Arkansas Layout: C301 - SITE PLAN, May 24, 2024, 01:13:59pm, K:\CHL_P\018197_HSF&H PA041 Walkgreens Emment Domain\038 Bryant_AR (10240)008_TIER 202 - DWG\Plans\Sheets\C301 - SITE PLAN.dwg



SITE DEVELOPMENT PLAN NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
- SEE "TOPOGRAPHICAL SURVEY" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
- DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	840-12074-002
LAND USE	COMMERCIAL
TOTAL SITE AREA	2.56 ACRES
TOTAL DISTURBED AREA	0.14 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	05125C0380E
ZONING DISTRICT:	C-2
MIN. LOT SIZE:	20,000 SF
MIN. LOT WIDTH:	100 FT
MAX. HEIGHT:	4 STORIES
SETBACKS:	
FRONT YARD	15 FT
SIDE YARD INTERIOR	15 FT
SIDE YARD EXTERIOR	15 FT
REAR YARD	25 FT

SITE DATA TABLE

PARKING	
PARKING PROVIDED:	69 SPACES
STANDARD PARKING:	65 SPACES
ADA PARKING / VAN:	3 / 1 SPACES
PARKING REQUIRED:	50 SPACES
STANDARD PARKING:	48 SPACES
ADA PARKING / VAN:	1 / 1 SPACES

SITE PLAN KEY NOTES

- SEE "GENERAL NOTES" SHEETS FOR SITE GENERAL NOTES.
- SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE IMPROVEMENTS

- (A) STANDARD 18" CURB AND GUTTER (SEE SITE DETAIL SHEET)
- (B) PROPOSED 2" CURB END TRANSITION - NOT USED
- (C) PROPOSED ACCESSIBLE ROUTE
- (D) 4" THICKNESS CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN. 2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE.
- (E) PROPOSED SITE LIGHT POLE AND CONDUIT TO BE DESIGNED/COORDINATED BY OTHERS
- (F) EXISTING ACCESSIBLE RAMP
- (G) 5' CURB CUT (SEE SITE DETAIL SHEET)

PAVEMENT MARKINGS

- (M1) PAINTED DIRECTIONAL ARROW PAVEMENT MARKING - WHITE
- (M2) SWSL 4" - SINGLE WHITE SOLID LINE - 4" WIDE

PROPOSED PROPERTY LEGEND

— Ex-ROW —	— EXISTING RIGHT-OF-WAY
— BSL —	— EXISTING BUILDING SETBACK
— UE —	— EXISTING UTILITY EASEMENT
— LOD —	— PROPOSED LIMITS OF DISTURBANCE

PROPOSED LANDSCAPE

BERMUDA GRASS SOD	1,578 SQ FT	
-------------------	-------------	--

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
SOD	1578 SF	BERMUDA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE

- LANDSCAPE NOTES:**
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 3" OF TOPSOIL. DO NOT MOUND MULCH AGAINST ROOT FLARES.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - ANY DISTURBED GRASS AREA IS TO BE REPLANTED. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH SLOPE MASTER NO-MOW MIX OR OWNER APPROVED EQUAL.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE STATE STANDARD OR BETTER.
 - ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
 - IF IRRIGATION IS REQUIRED, CONTRACTOR TO DESIGN BUILD SYSTEM AND VERIFY ALL PRODUCTS WITH LANDSCAPE ARCHITECT.
 - TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL UTILITIES ARE ADEQUATELY SCREENED WITH THE REQUIRED PLANTING MATERIAL AND VERIFY PLANT SPECIES WITH LANDSCAPE ARCHITECT.
 - ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

- NOTES:**
- ESTABLISH SOD IN ALL DISTURBED AREAS. SEE SPECIFICATIONS FOR MORE INFORMATION.
 - ALL AREAS WITH PROPOSED LANDSCAPE MATERIAL SHALL RECEIVE A MINIMUM THREE (3) INCHES OF SHREDDED HARDWOOD MULCH. SEE LANDSCAPE PLAN FOR MULCH BOUNDARY LINES. SEE LANDSCAPE DETAILS FOR TYPICAL MULCH AREA DIMENSIONS.

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

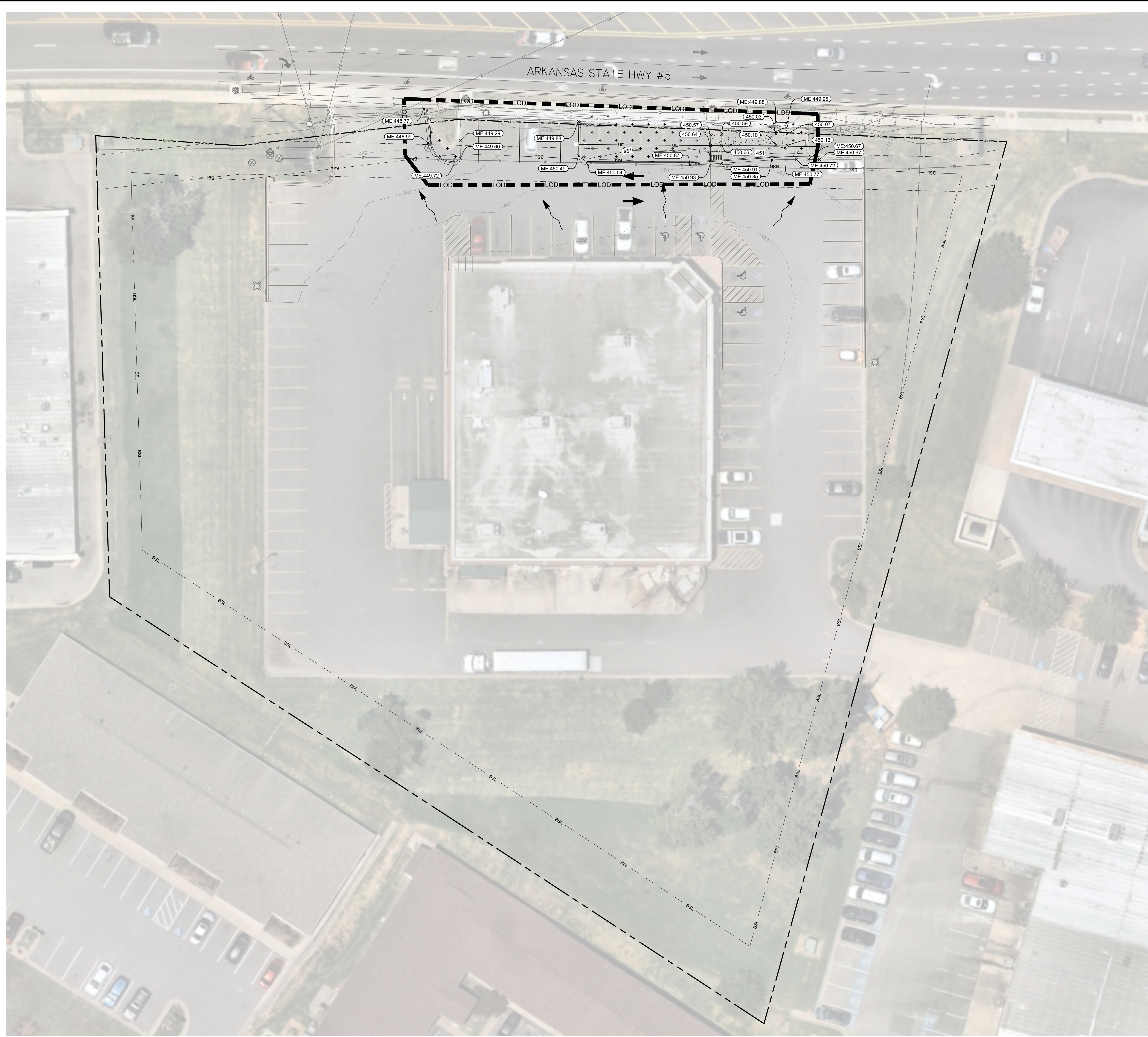
GRAPHIC SCALE IN FEET: 0 10 20 40

NORTH

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

<p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM FIRM CO. NO. 51</p>	<p>STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 21699</p> <p>NOT FOR CONSTRUCTION</p>
<p>KH PROJECT: 014677008 DATE: 05/28/2024 SCALE: AS SHOWN DESIGNED BY: TTP DRAWN BY: TTP CHECKED BY: BMC</p>	<p>SITE PLAN</p>
<p>WALGREENS #10240 - BRYANT, ARKANSAS PREPARED FOR WALGREENS COMPANY BRYANT, AR</p>	
<p>SHEET NUMBER C301</p>	

Plotted By:Pouch, Title Sheet:Walgreens #10240 - Bryant, Arkansas Layout:GRDG DRNG, May 24, 2024, 01:14:29pm, K:\C\H\PRJ\018197\HFKH\PA041\Walgreens Eminent Domain\036 Bryant_AR (10240)\05_TIER.202 - DWG\PlanSheets\C401 - GRDG DRNG OA.dwg



GRADING NOTES:

- REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
- EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
- ALL SPOT ELEVATIONS WITH FC: REPRESENTS THE FACE OF CURB AT THE GUTTER LINE. (ADD 0.50' FOR TOP OF CURB.)
- ALL SPOT ELEVATIONS WITH TC: REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
- RIM: ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.
- ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT AT FACE OF CURB.
- MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
- DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

ADA COMPLIANCE:

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPIN, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND OPERATIONS WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

PROPOSED TOPOGRAPHIC LEGEND

— 450 —	PROPOSED MAJOR CONTOUR	— 450 —	EXISTING MAJOR CONTOUR
— 451 —	PROPOSED MINOR CONTOUR	— 451 —	EXISTING MINOR CONTOUR
→	FLOW ARROW	---	LIMITS OF DISTURBANCE
○ 107.89	PROPOSED SPOT GRADE		
ME: MATCH EXISTING AT EDGE OF GUTTER PAN			

NO.	REVISIONS	DATE	BY

Kimley **Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 FIRM CO. NO. 31

STATE OF ARKANSAS
 LICENSED PROFESSIONAL ENGINEER
 No. 21699
 BRYANT, AR

NOT FOR CONSTRUCTION

KH PROJECT	014677008	DATE	05/28/2024	SCALE	AS SHOWN	DESIGNED BY	TTP	DRAWN BY	TTP	CHECKED BY	BMC
------------	-----------	------	------------	-------	----------	-------------	-----	----------	-----	------------	-----

GRADING AND DRAINAGE PLAN

WALGREENS #10240 - BRYANT, ARKANSAS
 PREPARED FOR
WALGREENS COMPANY
 BRYANT, AR

SHEET NUMBER
C401

DISCLAIMER: AERIAL IMAGERY IS TAKEN FROM NEARMAP DATED JUNE 30, 2023, AND IS SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

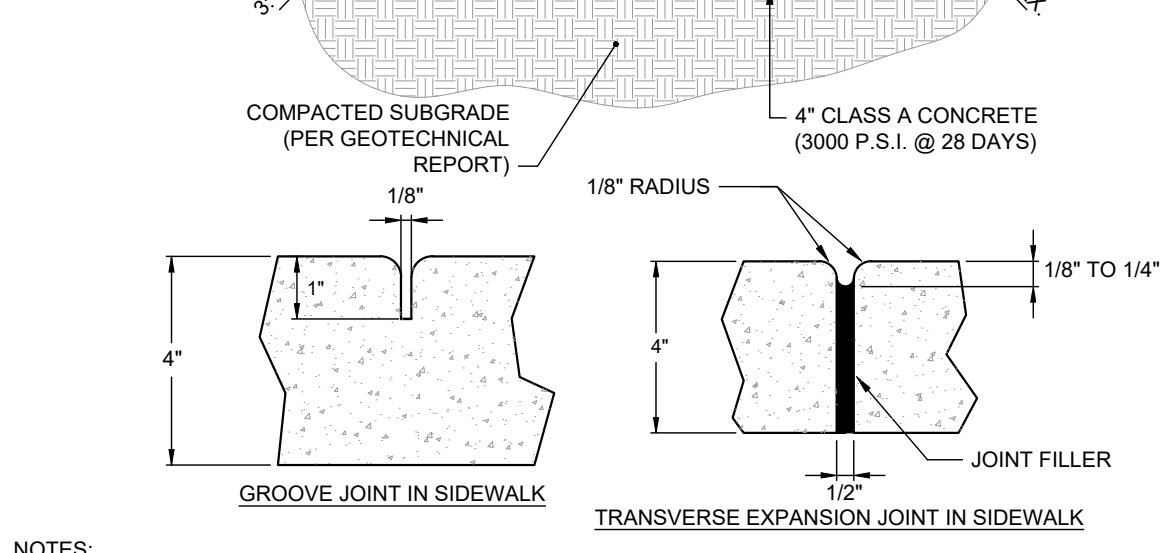
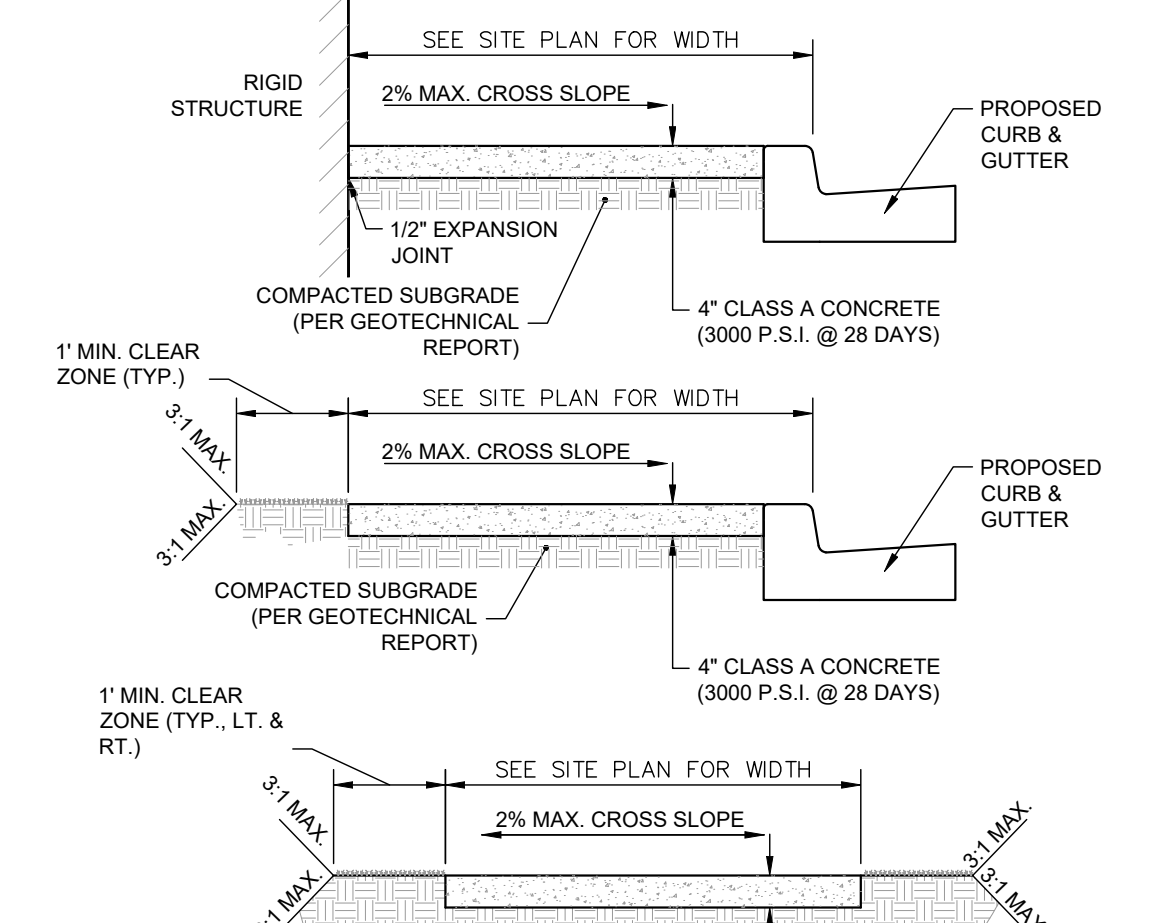
PROPERTY LINE AND EXISTING RIGHT-OF-WAY IS AN APPROXIMATION AND IS NOT TO BE USED AS A SITE REFERENCE POINT.

GRAPHIC SCALE IN FEET: 0, 10, 20, 40

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

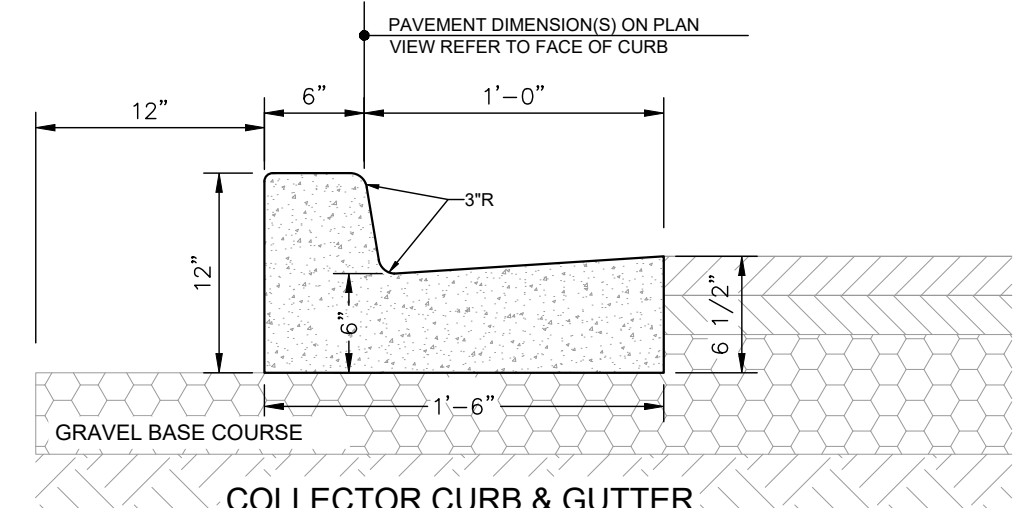
This document, together with the reports and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Pouch, Title: Sheet Set: Walgreens #10240 - Bryant, Arkansas Layout: SITE-DET, May 24, 2024, 01:14:49pm, K:\CHL_P\PRJ018197_HSF&H\PA041_Walgreens Eminent Domain\035 Bryant_AR (10240)\05_TIER 202 - DWG\PlanSheets\001 - SITE-DTLS.dwg



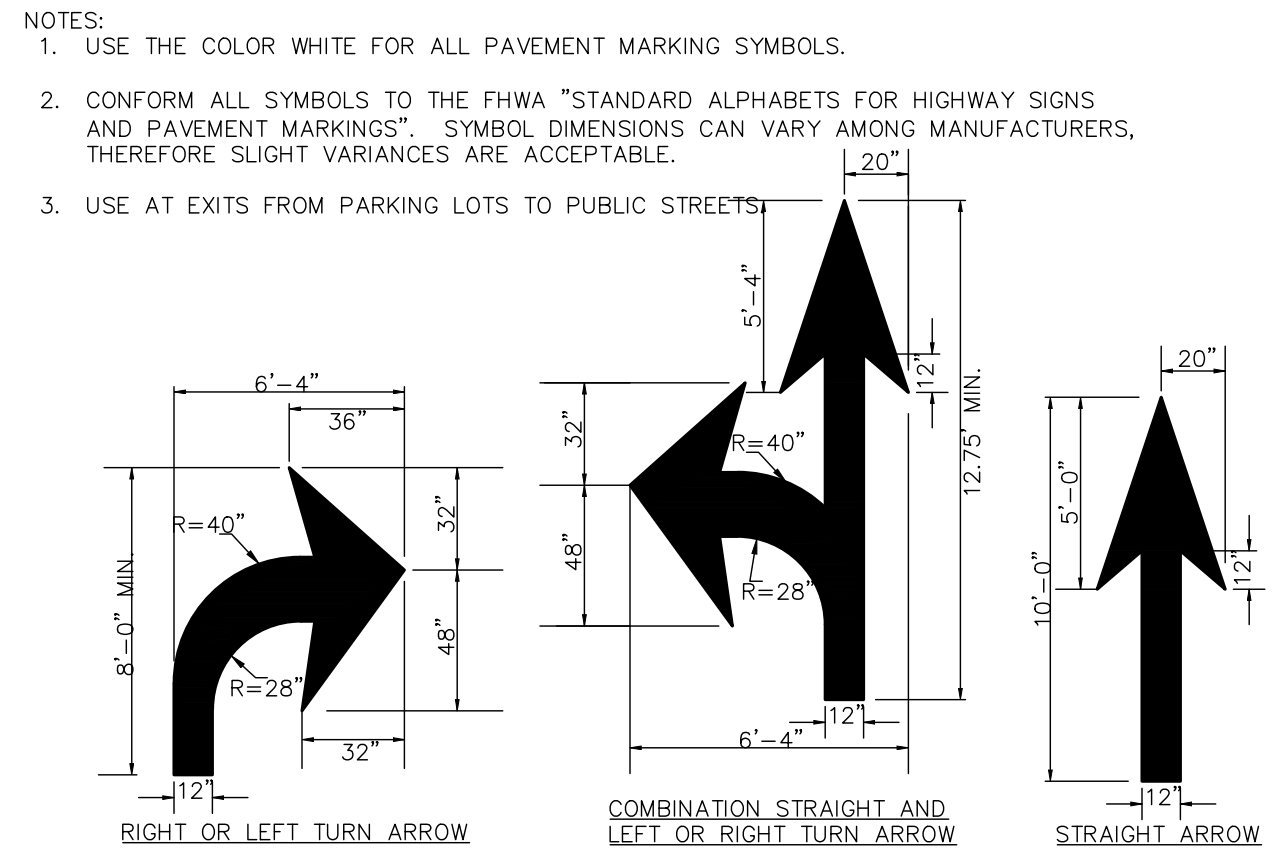
- NOTES:**
- A GROOVE JOINT 1" DEEP WITH 1/8" RADI SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 - SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
 - WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 6'. WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE CDOT.
 - WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE BASED ON TYPICAL STREET SECTION, A MINIMUM OF 5'. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
 - ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.
 - LIDS FOR JUNCTION BOXES AND UTILITY VAULTS SHALL BE NON-SKID AS SPECIFIED BY ENGINEER.
 - JOINT MATERIALS SHALL LIMIT SHRINK/SWELL SO POST CONSTRUCTION INSTALLATION RESULTS IN A MAXIMUM OF 1/4" FROM FLUSH.

CONCRETE SIDEWALKS
Not to Scale

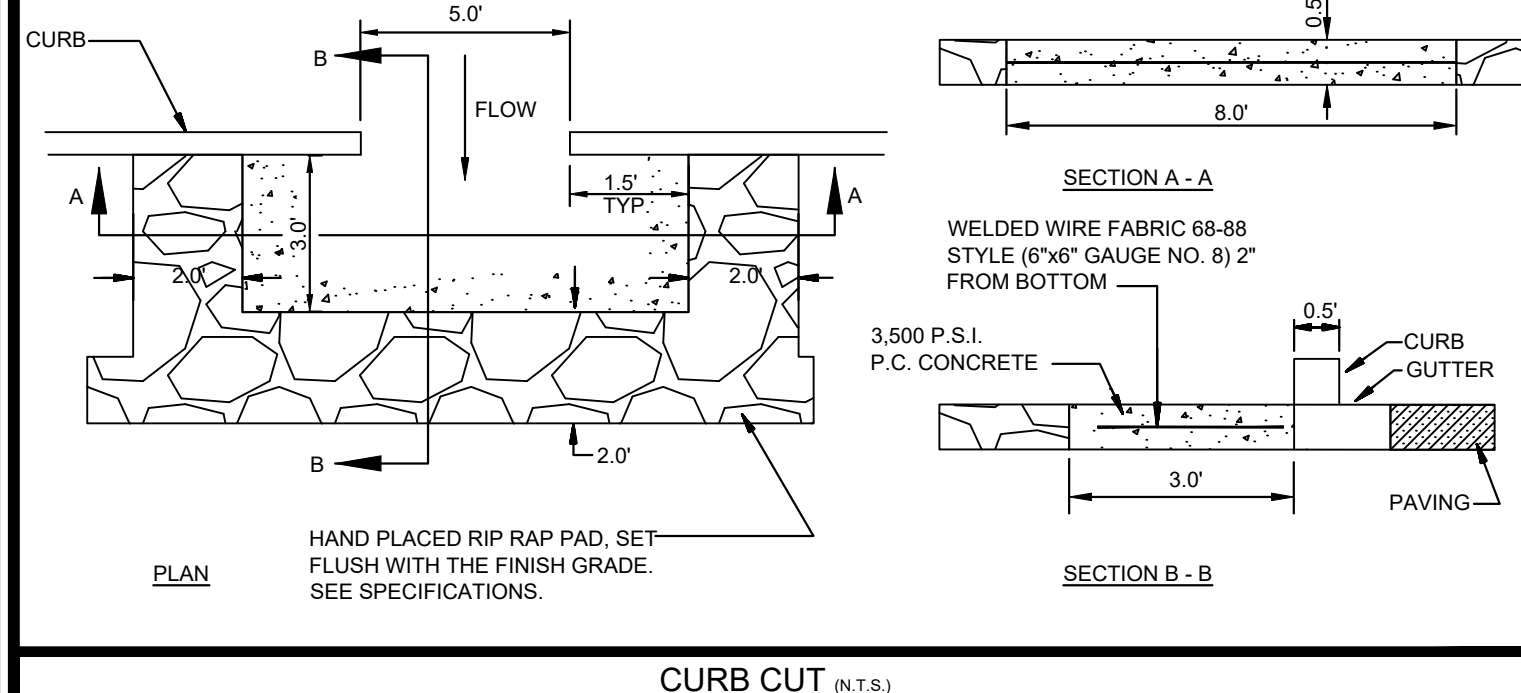


- NOTES:**
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
 - CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
 - AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
 - CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.S.
 - GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

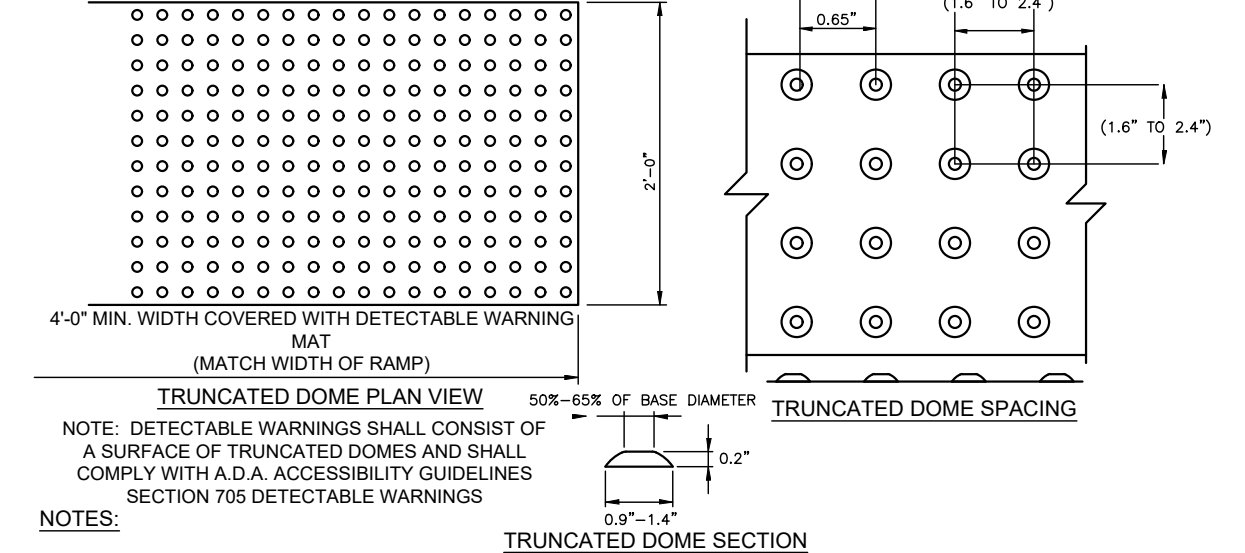
18" STANDARD CURB AND GUTTER
Not to Scale



SOLID PAVEMENT ARROWS
Not to Scale



CURB CUT (N.T.S.)



- NOTES:**
- ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL, TYPE AND INSTALLATION (IE, RESURFACING).
 - RAMP AND DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT BE LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP.
 - DETECTABLE WARNING SURFACES SHALL EXTEND 2.0 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
 - THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. WHERE DETECTABLE WARNING SURFACES ARE PROVIDED ON A SURFACE WITH A SLOPE THAT IS LESS THAN 5 PERCENT, DOME ORIENTATION IS LESS CRITICAL.
 - DETECTABLE WARNING AREA SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT ON DARK OR DARK ON LIGHT.
 - IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
 - MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
 - LOCATE ENTIRE WARNING BEHIND CURB LINE TO MINIMIZE VEHICLES RIDING OVER THIS FEATURE.

DETECTABLE DOMES
Not to Scale



NO.	REVISIONS	DATE	BY

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
FIRM COA NO. 51

STATE OF ARKANSAS
BRYANT, AR
LICENSED PROFESSIONAL ENGINEER
No. 21699
NOT FOR CONSTRUCTION

KH PROJECT	014677008
DATE	05/28/2024
SCALE	AS SHOWN
DESIGNED BY	TTP
DRAWN BY	TTP
CHECKED BY	BMC

SITE DETAILS

WALGREENS #10240 - BRYANT, ARKANSAS
PREPARED FOR
WALGREENS COMPANY
BRYANT, AR

SHEET NUMBER
C901

May 29, 2024

**Walgreens Store #10240 - Bryant
Modification Narrative**

This letter is to outline the modifications being proposed at the Walgreens site located at 5500 Highway 5 N, Bryant, AR 72022.

Due to the construction of the ARDOT roadway project no. 061335, the Walgreens' parking spaces located along Highway 5 frontage were taken out of compliance from the City's ordinance due to the loss in parking space depth. Therefore, we are proposing the removal of 10 of the existing 16 parking spaces. A landscaped island will replace the 10 parking spaces and contain a new sidewalk that connects the site's accessible route to the public sidewalk. This project will also require further coordination with ARDOT as we are working within their existing right-of-way.

If you have any further questions, please do not hesitate to contact me by phone at 479-388-1015 or by email at matt.cox@kimley-horn.com should you have any questions or need any addition information.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.

Matt Cox, PE

SUBJECT PROPERTY

start Fence Installation



201 S. Elm St.
Big Dog Gym
Tonya Nichols
501-258-5462



City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

Temporary Business Application and Information

- Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.
- Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking [HERE](#).

Requirements for Submission

- Letter stating your request
- Complete and submit a Temporary Business Application
- Submit \$25.00 application fee
- Submit 8 copies of **site plan** showing:
 - Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
 - Clearly identifying any open display areas.
 - The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- Submit a letter from the property owner stating that they are in agreement with the site plan.
- If food establishment – show approval from **Arkansas Department of Health**.
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123-~~668~~

Type of Business: RETAIL SALES

Location of proposed Temporary Business: 23395 I-30 BRYANT, ARK

Parcel Number of Location of proposed Temporary Business: 23395 I-30

Owner Mailing Address: P.O. BOX 6 BRYANT, ARK 72089

Contact Person: JEFF HOLDER

Daytime Phone Number: 501-350-6684 Evening Phone Number: 501-350-6684

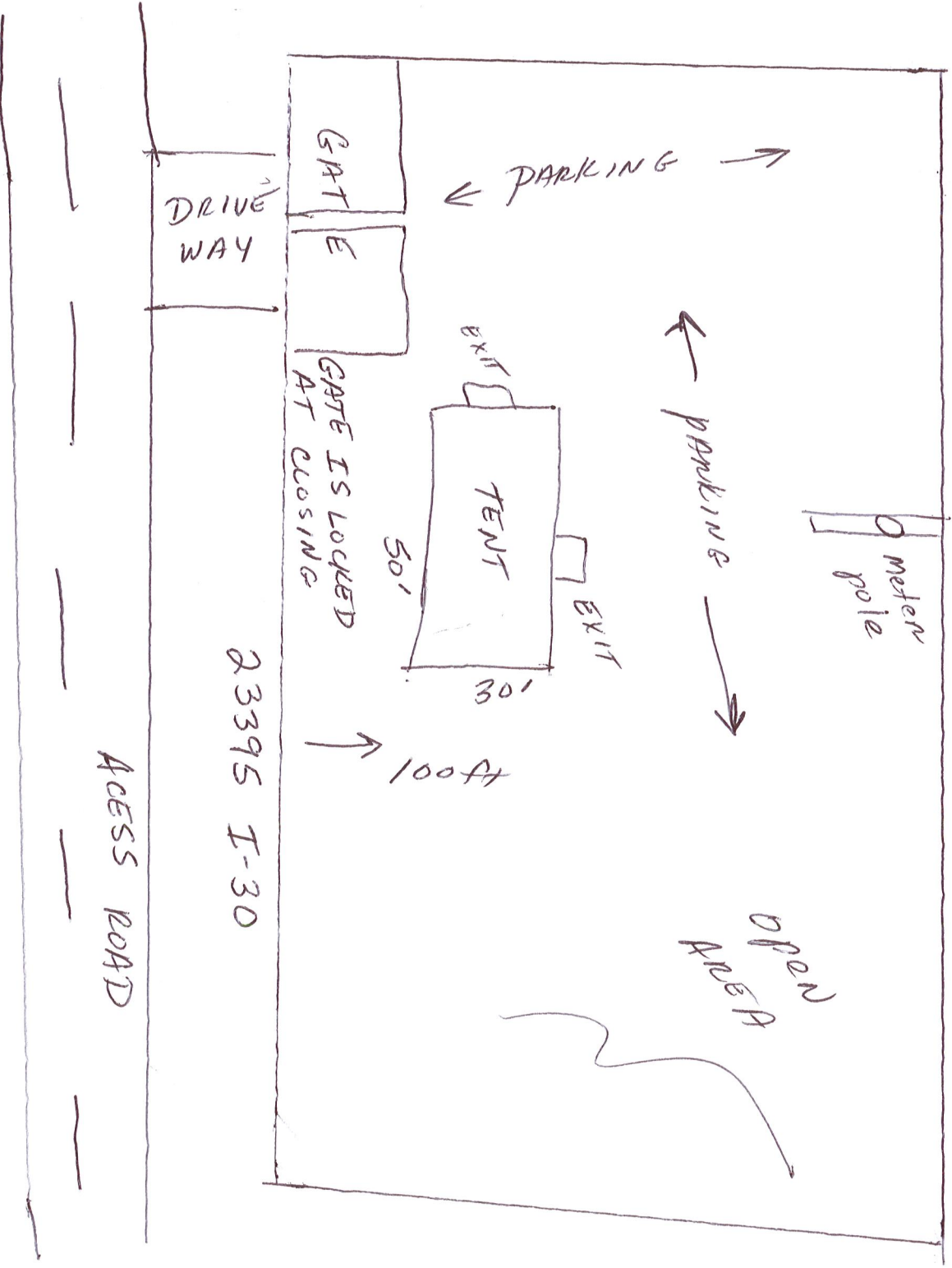
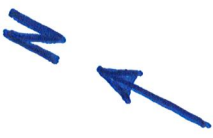
Please check the category you are applying for. Permits cannot exceed the following time limits:

- | | | |
|-------------------------------------|--|----------|
| <input checked="" type="checkbox"/> | Carnivals | 30 Days |
| <input type="checkbox"/> | Fireworks stands or tents | 30 Days |
| <input type="checkbox"/> | Christmas tree stands, tents or lots | 60 Days |
| <input type="checkbox"/> | General commercial sales stands, tents or lots | 90 Days |
| <input type="checkbox"/> | Concession/Refreshment stands/Food Service | 180 Days |

Beginning Date Requested JUNE 20TH Ending Date Requested JULY 7TH

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford



DRIVEWAY

GATE

E

GATE IS LOCKED AT CLOSING

PARKING

PARKING

EXIT

TENT

EXIT

50'

30'

100ft

meter pole

Open AREA

23395 I-30

ACCESS ROAD

5/20/24

To the City of Bryant.

Hello my name is Mark Bradford.
I am the owner of Five Star Fireworks.
I am requesting to have ^{privilege} ~~privilege~~ to
retail Fireworks inside the city limits
of Bryant, Ark. I have previously done
business the past two years at the proposed
locations for this selling season. I follow
all rules, regulations, and ordinances that
have been established by the City of Bryant.
Please consider my business for this
upcoming fireworks season. Thank You

Mark Bradford
903-826-4453



City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

Temporary Business Application and Information

- Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.
- Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking [HERE](#).

Requirements for Submission

- Letter stating your request
- Complete and submit a Temporary Business Application
- Submit \$25.00 application fee
- Submit 8 copies of **site plan** showing:
 - Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
 - Clearly identifying any open display areas.
 - The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- Submit a letter from the property owner stating that they are in agreement with the site plan.
- If food establishment – show approval from **Arkansas Department of Health**.
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

Temporary Business Application

City of Bryant

Date: 5/20/24

Name of Business: Five Star Fireworks

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123

Type of Business: Retail Sales

Location of proposed Temporary Business: 5407 Hwy 5, Bryant, Ark.

Parcel Number of Location of proposed Temporary Business: 5407 Hwy 5

Owner Mailing Address: 5407 Hwy 5 Bryant, AR. 72084

Contact Person: BJ Grant

Daytime Phone Number: 501-847-3054 Evening Phone Number: 501-847-3051

Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested June 20th, 24 Ending Date Requested July

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

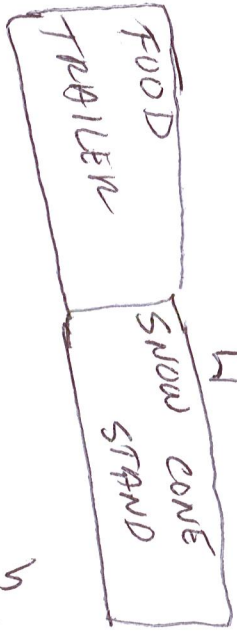
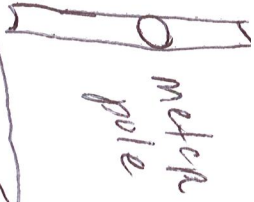
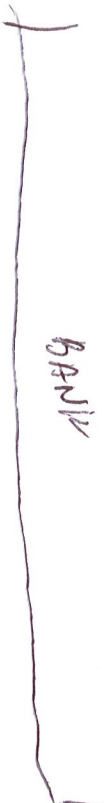
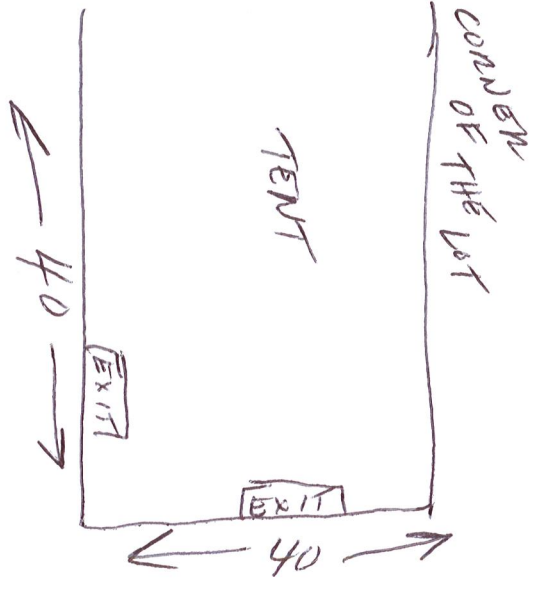
Owners Signature Mark Bradford

5/20/24

To the City of Bryant.

Hello my name is Mark Bradford.
I am the owner of Fire Star Fireworks.
I am requesting to have ~~privilege~~^{privilege} to
retail Fireworks inside the city limits
of Bryant, Ark. I have previously done
business the past two years at the proposed
locations for this selling season. I follow
all rules, regulations, and ordinances that
have been established by the City of Bryant.
Please consider my business for this
upcoming fireworks season. Thank You

Mark Bradford
903-826-4453



5407 Hwy 5
Bryant, Ark

PARKING
PARKING
PARKING

DRIVEWAY

BUILDINGS

Hwy 5



2516 Springhill Rd

Location

Flood

Fire

Heat

> id

Hurricane Lake
Baptist Church

*New
Building*

*Fellowship
Hall*

*Proposed
Awning
8' X 84'*

2516





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



Temporary Business Application For the Sale of Fireworks

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

Date: 6/6/24

Business Information:

Name Arnold's Fireworks

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 034327-60-001

Location of Proposed Temporary Business Peter Cunningham First Southern Baptist Church
 (SAME LOCATION AS LAST YEAR) 604 South Reynolds Rd.
501-909-9779

Business Owner:

Contact Person:

Name Tom Daniel

Name TERRY HARPER

Address 4802 Lexington Park Cir.
BRYANT, AR

Address 3208 S. Shust Rd
BRYANT, AR

Phone 501-758-2624

Phone 501-590-8007

Email ARKANSAS TENT@YAHOO.COM

Email THARPER1777@GMAIL.COM

Checklist for Submission

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

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

READ CAREFULLY BEFORE SIGNING

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

Owners Signature Tom Daniel



30' x 40' Tent



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/31/2024

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

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

PRODUCER PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	CONTACT NAME: PHONE (A/C, No, Ext): 415-475-4300 FAX (A/C, No): 415-475-4303 E-MAIL ADDRESS: <table style="width:100%; border: none;"> <tr> <td style="text-align: center; border: none;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center; border: none;">NAIC #</td> </tr> <tr> <td style="border: none;">INSURER A : Certain Underwriters at Lloyd's, London</td> <td style="border: none;">AA-1128623</td> </tr> <tr> <td style="border: none;">INSURER B :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER C :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER D :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F :</td> <td style="border: none;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Certain Underwriters at Lloyd's, London	AA-1128623	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Certain Underwriters at Lloyd's, London	AA-1128623														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															
INSURED Arnold Fireworks, Inc.; Spa Fireworks, Co. PO Box 873 N. Little Rock AR 72115															

COVERAGES

CERTIFICATE NUMBER: BL-000911

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X		PY/24-0050	04/30/2024	04/30/2025	EACH OCCURRENCE \$ \$1,000,000
	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$50,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ \$1,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED \$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						\$ \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Albert Arey are Additional Insured as respects the retail fireworks stand, located at 2625 Springhill Rd, Bryant, AR 72019 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER**CANCELLATION**

Albert Arey

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

2625 Springhill Rd

AUTHORIZED REPRESENTATIVE

Bryant

AR 72019

Susan Etter

© 1988-2015 ACORD CORPORATION. All rights reserved.



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal



Permit Number
FWL.0001220

Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

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

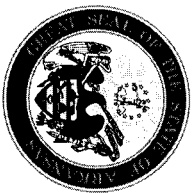
IMPORTER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR



NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

DATE ISSUED:

P O BOX 873

PERMIT NUMBER: 034327-60-001

N LITTLE ROCK AR 72115

DLN:

DATE OPENED: 05/01/1971

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX, ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUE.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLAID AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS IN



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



Temporary Business Application For the Sale of Fireworks

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

Date: 6/6/24

Business Information:

Name Arnold's Fireworks
 Federal Tax Employer ID Number 710311720
 Arkansas State Sales Tax Number 034327-60-001
 Location of Proposed Temporary Business ALBERT ARCY 2625 SPRINGLICK Rd, BRYANT
(Same Location as last year) 501-454-1252

Business Owner:

Name Tom Daniel
 Address 4802 LEXINGTON PARK CR.
BRYANT, AR
 Phone 501-758-2624
 Email ARKANSAS TENT@YAHOO.COM

Contact Person:

Name TERRY HARPER
 Address 3208 S. SHORE Rd
BRYANT, AR
 Phone 501-590-8007
 Email THARPER1777@GMAIL.COM

Checklist for Submission

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

(Continued on Page 2)

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

READ CAREFULLY BEFORE SIGNING

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

Owners Signature Tom Daniel



DK Gas Station

Phe Phe's House of Hair Dog Grooming

Springhill Wholesale

Springhill Rd

Springhill Rd

PARKING

30' x 40' TENT

30' x 40' TENT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/31/2024

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

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

PRODUCER PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954		CONTACT NAME: PHONE (A/C, No, Ext): 415-475-4300 FAX (A/C, No): 415-475-4303 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Certain Underwriters at Lloyd's, London NAIC # AA-1128623	
INSURED Arnold Fireworks, Inc.; Spa Fireworks, Co. PO Box 873 N. Little Rock AR 72115		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: BL-000909 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		PY/24-0050	04/30/2024	04/30/2025	EACH OCCURRENCE \$ \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ \$1,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Peter Cunningham are Additional Insured as respects the retail fireworks stand, located at 604 S Reynolds Rd, Bryant, AR 72022 operating from 06/24/2024 through 07/07/2024.

CERTIFICATE HOLDER		CANCELLATION	
1st Southern Baptist Church		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
604 S Reynolds Rd		AUTHORIZED REPRESENTATIVE	
Bryant AR 72022		<i>Susan Etter</i>	



Permit Number
FW1.0001220

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal



Date of Issue
05/01/2023

FIREWORKS LICENSE

This is to certify that
Arnold Fireworks, Inc.
is duly license to transact business in the State of Arkansas as a Fireworks:
IMPORTER LICENSE

LICENSE EXPIRES

04/30/2025

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR



NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

ARNOLD FIREWORKS INC

DATE ISSUED:

P O BOX 873

PERMIT NUMBER: 034327-60-001

N LITTLE ROCK AR 72115

DLN:

DATE OPENED: 05/01/1971

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

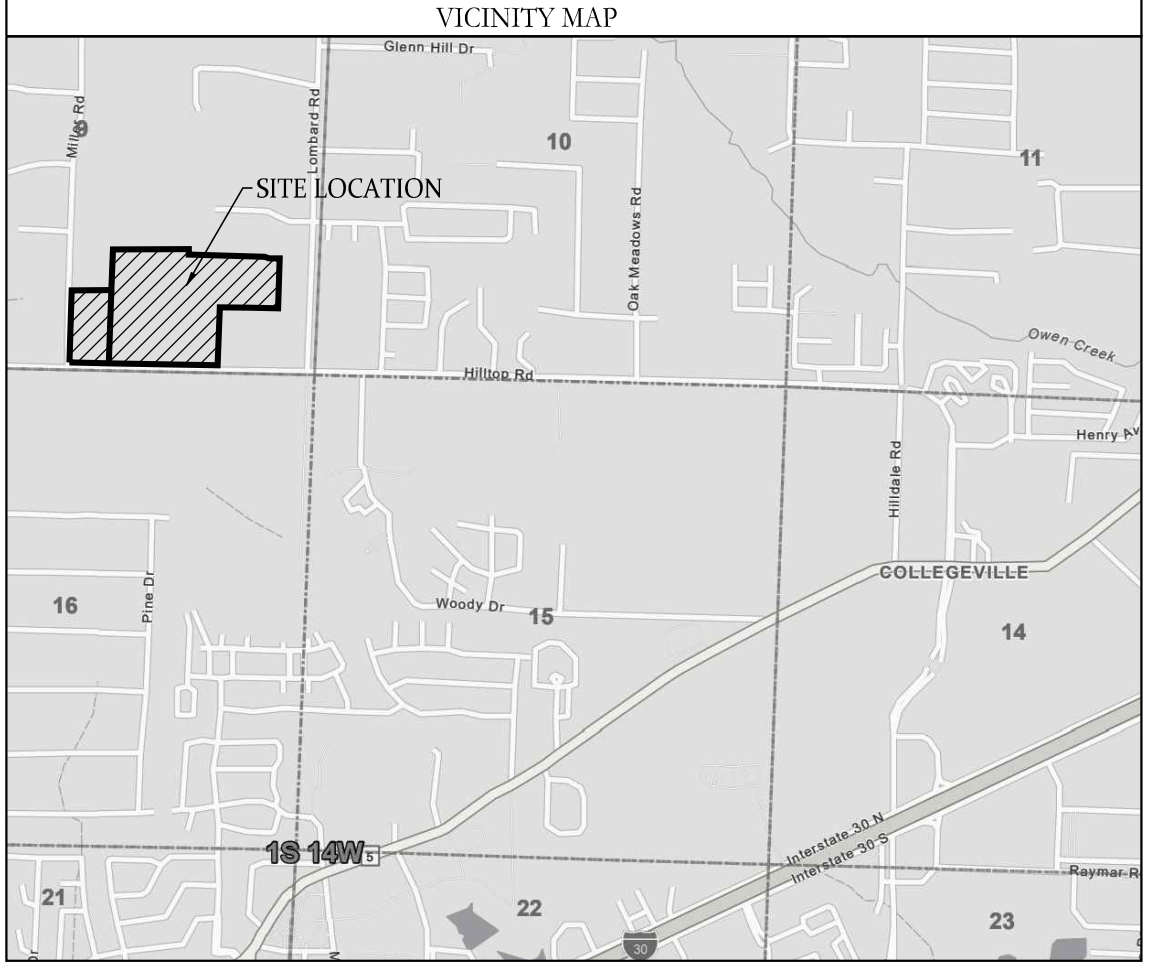
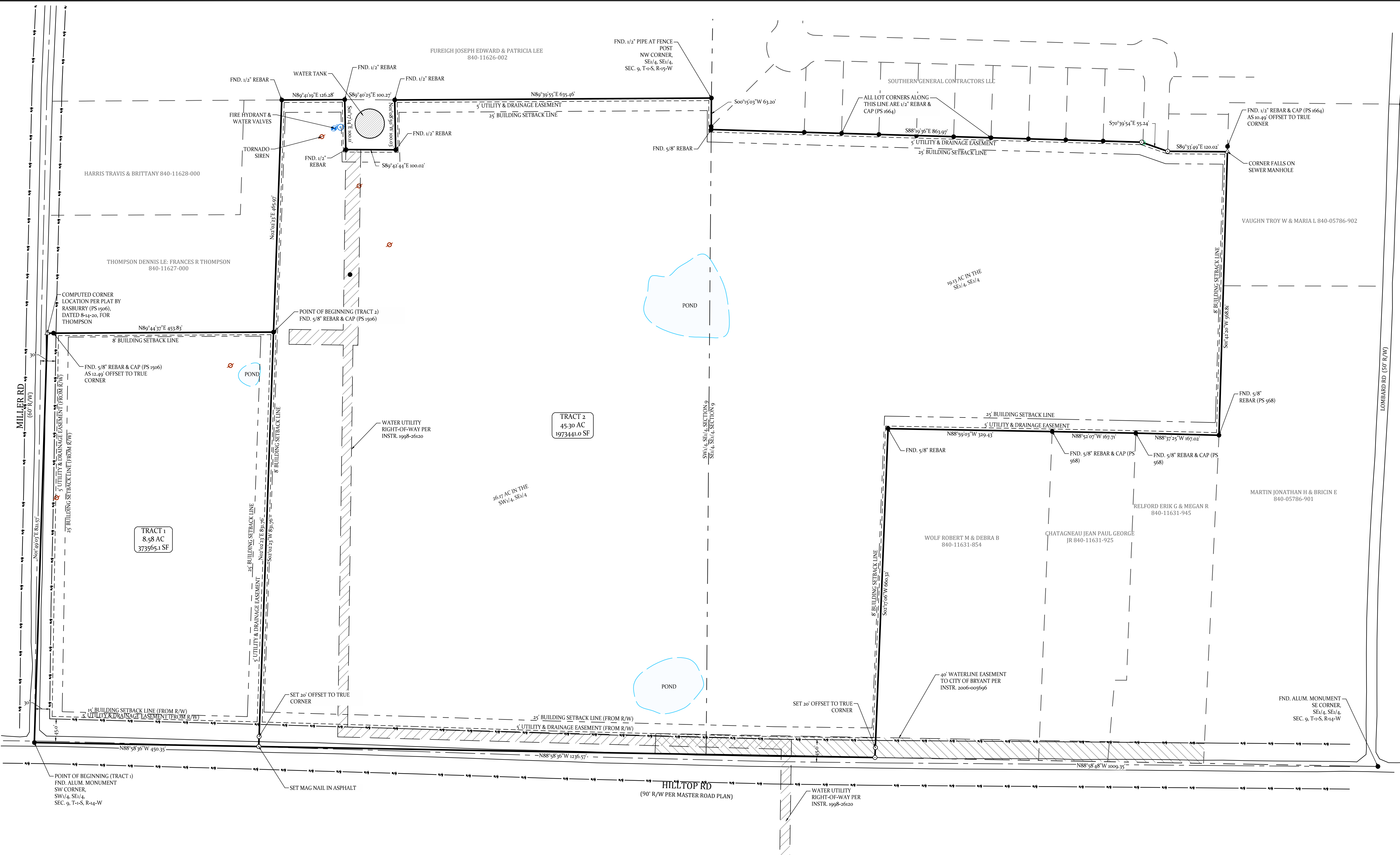


THIS PERMIT IS VALID UNTIL IT IS CANCELLED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUE.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND ASSETS OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS **



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

Date of Execution: _____ Name: _____
 Source of Title: WARRANTY DEED 2020-008135

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

Date of Execution _____ William Corbett R. Shoffner
 Registered Professional
 Land Surveyor No. 1664 Arkansas

CERTIFICATE OF AUTHORIZATION
 HOPE CONSULTING, INC.
 No. 1939
 ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
 WILLIAM CORBETT R. SHOFFNER
 No. 1664
 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 at a meeting held _____, 20____.
 All documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
 Bryant Planning Commission Chairman

PROPERTY DESCRIPTION FROM SURVEY
 TRACT 1
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;
 THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;
 THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506);
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;
 THENCE ALONG SAID SOUTH LINE NORTH 88°38'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING, CONTAINING 373,954.4 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS.
 SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

FLOOD ZONE INFORMATION
 NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
 PANEL # 05253C0235E, DATED: 06/05/2020

PROPERTY DESCRIPTION FROM SURVEY
 TRACT 2
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9;
 THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT;
 THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING;
 THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;
 THENCE NORTH 88°37'25" WEST A DISTANCE OF 467.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);
 THENCE SOUTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR;
 THENCE NORTH 89°41'10" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR;
 THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR;
 THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR;
 THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR;
 THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AT FENCE POST NW CORNER OF SAID SW1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-00236;
 THENCE ALONG SAID WEST LINE SOUTH 00°50'07" WEST A DISTANCE OF 63.20 FEET TO A FND. 1/2" REBAR AND THE SOUTHWEST-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2;
 THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2, SOUTH 88°39'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;
 THENCE SOUTH 79°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR &

CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.05 FEET TO THE SOUTHEAST CORNER THEREOF;
 THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568);
 THENCE NORTH 88°37'25" WEST A DISTANCE OF 467.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568);
 THENCE NORTH 88°52'07" WEST A DISTANCE OF 467.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568);
 THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR & CAP (PS 568);
 THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.31 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9;
 THENCE ALONG SAID SOUTH LINE NORTH 88°38'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD;
 THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS.
 SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD.
 SUBJECT TO AN EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120.
 SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696.
 SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-06944.

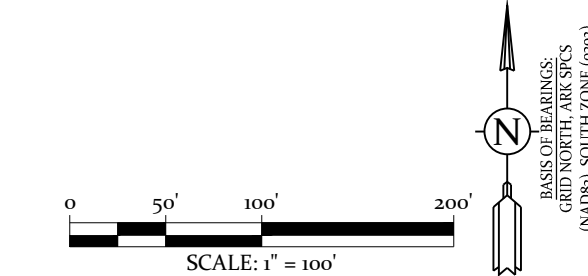
RECORD PROPERTY DESCRIPTION
 A PORTION OF SALINE COUNTY INSTRUMENT DEED 2020-008135

REFERENCE DOCUMENTS CITED
 RECORDED SURVEY PLATS BY:
 RASBERRY (PS 1506), DATED 8-14-20, FOR THOMPSON SHAMBERGER (PS 1388), DATED 6-23-20, FOR JONES

SURVEY DETAILS AND NOTES
 OWNER OF RECORD: NXT GEN HOMES, LLC
 PHYSICAL ADDRESS: HILLTOP RD AND MILLER RD
 COUNTY PARCEL TAX ID: PART OF 840-1623-025
 CURRENT ZONING: R-2 RESIDENTIAL DISTRICT
 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.
 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 HEREON 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.

TYPICAL LOT SETBACKS:
 FRONT: 25 FEET
 SIDE (EXTERIOR): 15 FEET
 SIDE: 8 FEET
 REAR: 25 FEET

TYPICAL UTILITY & DRAINAGE EASEMENTS:
 FRONT: 5 FEET
 SIDE: 5 FEET
 REAR: 5 FEET



LEGEND

● - PLSS Aliquot Corner	○ - Clean Out	— — — — —	- Fence
○ - Fnd. Corner Monument	⊕ - Water Meter	— — — — —	- Overhead Power
△ - Computed Point	⊖ - Power Pole	— — — — —	- Sewer Line
(M) - As Measured	⊗ - Sewer Manhole	— — — — —	- Water Line
(P) - Per Deed or Plat Records	⊙ - Light Pole	— — — — —	- Telephone Line
ESMT - Easement	⊕ - Telephone Pedestal	— — — — —	- Electric Line
B.S.L. - Building Setback Lines	⊖ - Drainage Manhole	— — — — —	- Gas Line
	⊕ - Gas Meter		

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

TRACT SPLIT
 PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 5, RANGE 14 W, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
 NXT GEN HOMES, LLC
 CORNER OF HILLTOP RD & MILLER RD
 ALEXANDER, ARKANSAS, 72002

DATE: 06/20/2024 CAD BY: CV
 REVISED: 06/20/2024 CHECKED BY: CV
 SHEET: 1 OF 1 SCALE: 1" = 100' PROJECT NUMBER:
 24-0752
 AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

**BILL OF ASSURANCE
DEYMAZ PLACE SUBDIVISION**

PART A. PREAMBLE

WHEREAS, NXT Gen Homes, LLC. is the Owner, by virtue of Property listed below in Saline County, Arkansas

DEYMAZ PLACE

TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9; THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT; THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506); THENCE SOUTH 02°02'23" WEST A DISTANCE OF 831.76 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD ON THE SOUTH LINE OF SAID SW1/4, SE1/4, OF SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 450.35 FEET TO THE POINT OF BEGINNING; CONTAINING 373,565.14 SQUARE FEET, OR 8.58 ACRES, MORE OR LESS. SUBJECT TO THE RIGHTS-OF-WAY OF MILLER ROAD AND HILLTOP ROAD.

TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW1/4, SE1/4, OF SECTION 9; THENCE NORTH 01°49'03" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 821.57 FEET TO POINT; THENCE LEAVING SAID WEST LINE NORTH 89°44'37" EAST A DISTANCE OF 453.83 FEET TO A FND. 5/8" REBAR & CAP (PS 1506) AND THE POINT OF BEGINNING; THENCE NORTH 02°02'23" EAST A DISTANCE OF 465.97 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°41'19" EAST A DISTANCE OF 126.28 FEET TO A FND. 1/2" REBAR; THENCE SOUTH 01°17'14" EAST A DISTANCE OF 100.11 FEET TO A FND. 1/2" REBAR; THENCE SOUTH 89°42'44" EAST A DISTANCE OF 100.02 FEET TO A FND. 1/2" REBAR; THENCE NORTH 01°08'50" WEST A DISTANCE OF 100.03 FEET TO A FND. 1/2" REBAR; THENCE NORTH 89°39'55" EAST A DISTANCE OF 635.46 FEET TO A FND. 1/2" PIPE AND THE NORTHWEST CORNER OF SAID, SE1/4, SE1/4, OF SECTION 9 ON THE WEST LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS INSTRUMENT 2023-019236; THENCE ALONG SAID WEST LINE SOUTH 00°15'03" WEST A DISTANCE OF 63.20 FEET TO A FND. 5/8" REBAR AND THE SOUTHWESTERN-MOST CORNER OF LOT 40 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID LOMBARD HEIGHTS, PHASE 2,

SOUTH 88°19'36" EAST A DISTANCE OF 863.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF LOT 31 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE SOUTH 70°39'54" EAST A DISTANCE OF 55.24 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AT THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS, PHASE 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 30 SOUTH 89°33'49" EAST A DISTANCE OF 120.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE LEAVING SAID SOUTH LINE SOUTH 01°42'20" WEST A DISTANCE OF 568.81 FEET TO A 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°37'25" WEST A DISTANCE OF 167.02 FEET TO A FND. 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A FND. 5/8" REBAR & CAP (PS 568); THENCE NORTH 88°59'03" WEST A DISTANCE OF 329.43 FEET TO A FND. 5/8" REBAR; THENCE SOUTH 02°17'06" WEST A DISTANCE OF 660.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SE1/4, SE1/4, OF SECTION 9; THENCE ALONG SAID SOUTH LINE NORTH 88°58'36" WEST A DISTANCE OF 1,236.57 FEET TO A MAG NAIL (PS 1664) IN HILLTOP ROAD; THENCE LEAVING SAID SOUTH LINE NORTH 02°02'23" EAST A DISTANCE OF 831.76 FEET TO THE POINT OF BEGINNING; CONTAINING 1,973,470.21 SQUARE FEET, OR 45.30 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF HILLTOP ROAD. SUBJECT TO A EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1998-26120. SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE SOUTH LINE HEREIN AS DESCRIBED IN SALINE COUNTY INSTRUMENT 2006-005696. SUBJECT TO A 40 FOOT EASEMENT TO THE CITY OF BRYANT FOR WATER UTILITIES AS DESCRIBED IN SALINE COUNTY INSTRUMENT 1999-061944.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as DEYMAZ PLACE SUBDIVISION, Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, NXT GEN HOMES, LLC., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as DEYMAZ PLACE, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Not business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the Saline County Planning Board.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,000 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4 BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIRMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

C-6 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7 NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8 TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-9 OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-10 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11 OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12 CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manner.

C-13 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose.

C-15 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way

lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17 LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained.

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

PART D. GENERAL PROVISIONS:

D-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted

are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

D-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

D-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this ____ day of _____, 2024.

NXT Gen Homes, LLC

BY: _____
Zach DeYmaz

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

WITNESS our hands the ____ day of _____, 2024.

NXT Gen Homes, LLC.

BY: _____
Zach DeYmaz

Acknowledgment

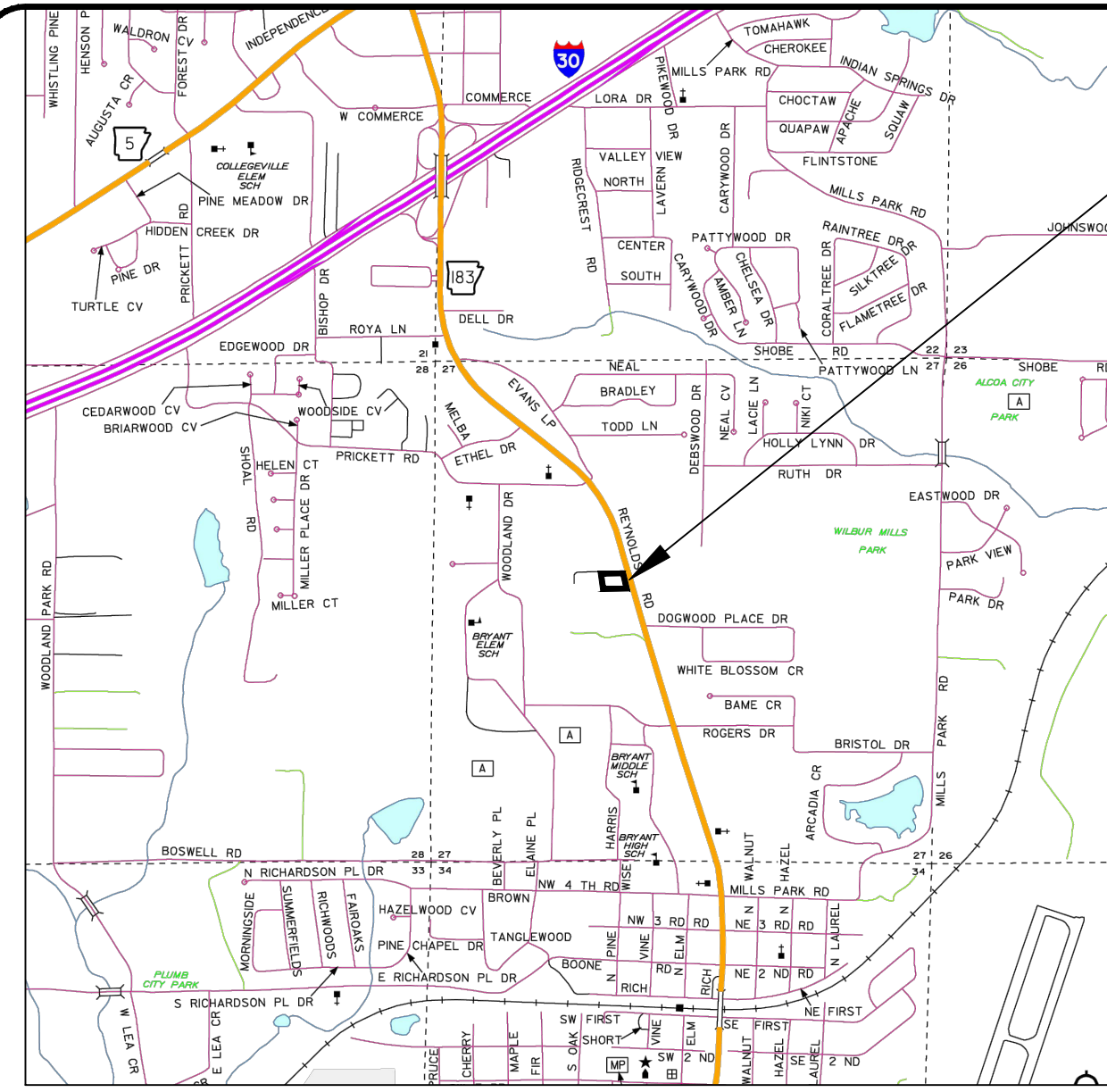
State of Arkansas

County of Saline

On this ____ day of ____, 2024, before me, the undersigned officer, personally appeared Zach DeYmaz, who acknowledged himself to be the Member of NXT Gen Homes, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration and purposes therein contained, by signing the name of the NXT Gen Homes, LLC, as Member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission expires:



VICINITY MAP

THIS SITE



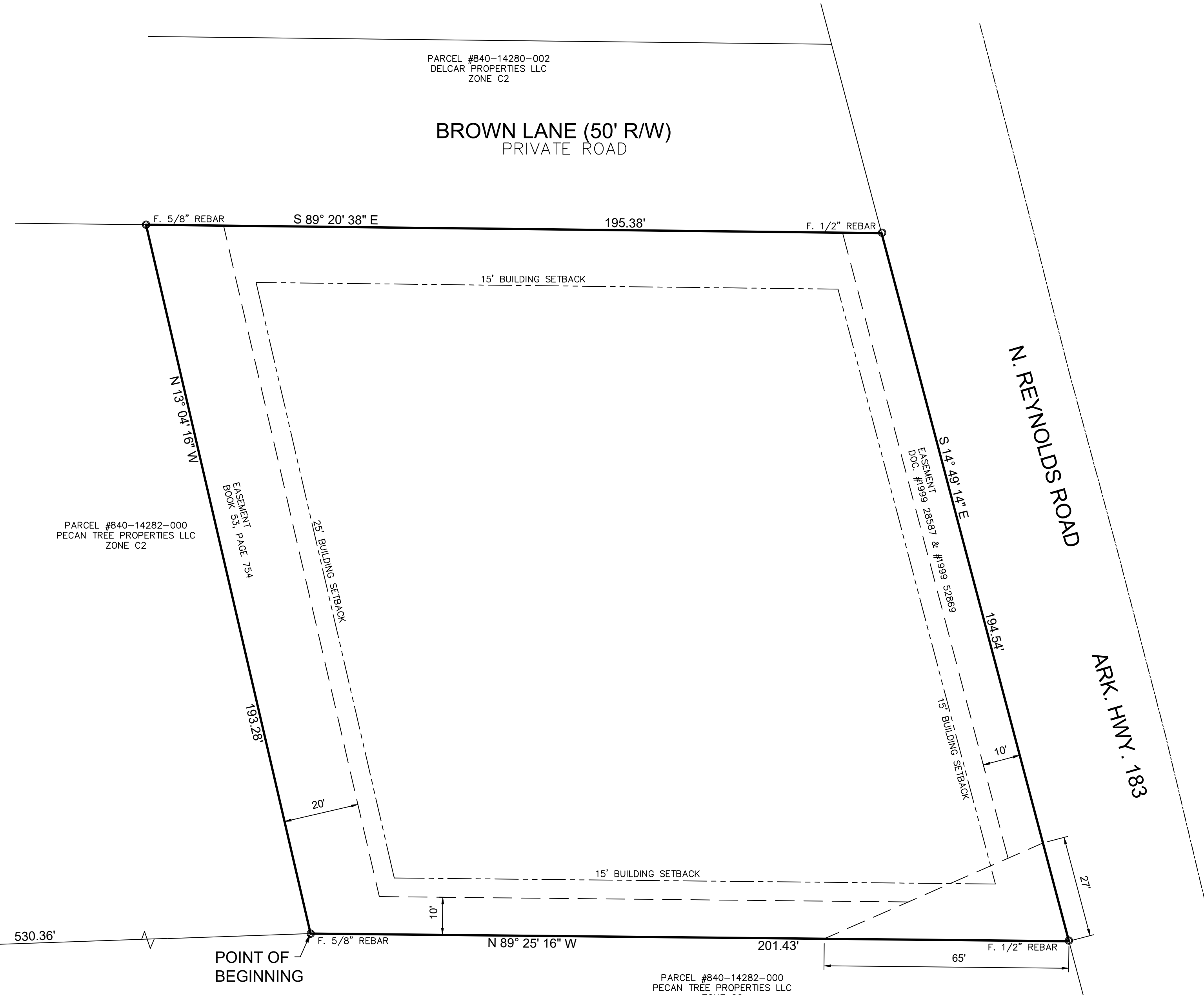
SURVEY LEGAL DESCRIPTION:

PART OF THE SE1/4 NW1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 NW1/4;
 THENCE ALONG THE WEST LINE OF THE SAID SE1/4 NW1/4 S 00° 00' 00" E FOR 1143.40 FEET;
 THENCE N 87° 59' 54" E FOR 530.36 FEET LEAVING THE WEST LINE OF SAID SE1/4 NW1/4 TO A TO 5/8" REBAR AND THE POINT OF BEGINNING;
 THENCE N 13° 04' 16" W FOR 193.28 FEET TO A 5/8" REBAR AND THE SOUTHERLY RIGHT OF WAY LINE OF BROWN LANE;
 THENCE ALONG SAID RIGHT OF WAY LINE S 89° 20' 38" E FOR 195.38 FEET TO A 1/2" REBAR AND THE WESTERLY RIGHT OF WAY LINE OF NORTH REYNOLDS ROAD;
 THENCE ALONG SAID RIGHT OF WAY LINE S 14° 49' 14" E FOR 194.54 FEET TO A 1/2" REBAR;
 THENCE N 89° 25' 16" W FOR 201.43 FEET TO THE POINT OF BEGINNING.

LEGEND

- SHOWS EXISTING STREETS.
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS BUILDING SETBACK LINE
- SHOWS SURVEY MONUMENT AS DESCRIBED



CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE _____ JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS.

DATE _____ JOHN R. POWNALL PE 4685

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE _____ NAME _____

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE BRYANT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ BRYANT PLANNING COMMISSION CHAIRMAN

PARCEL #840-14282-000
 PECAN TREE PROPERTIES LLC
 ZONE C2

PARCEL #840-14280-002
 DELCAR PROPERTIES LLC
 ZONE C2

BROWN LANE (50' R/W)
 PRIVATE ROAD

POINT OF COMMENCEMENT
 NORTHWEST CORNER
 SE1/4 NW1/4

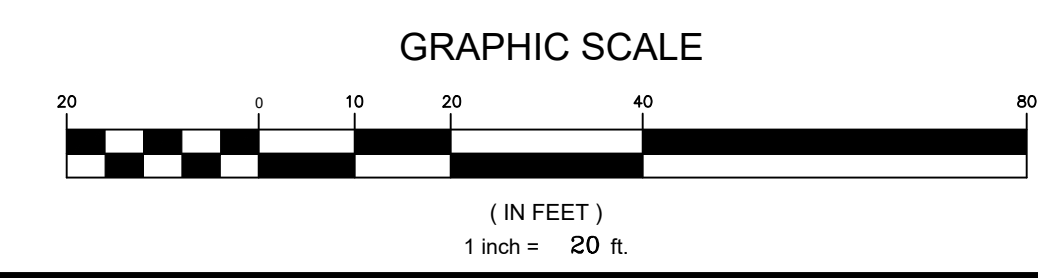
POINT OF BEGINNING

OWNER & DEVELOPER:
 OBWAT HOLDINGS, LLC
 7500 LANDERS ROAD
 SHERWOOD, AR. 72117

PLAT OF
 LOT 1 LITTLE CAESARS ADDITION
 IN
 THE CITY OF BRYANT
 AND IN
 SE1/4 & NW1/4 SECTION 27
 TOWNSHIP 1 SOUTH, RANGE 14 WEST
 SALINE COUNTY, ARKANSAS

GENERAL NOTES

- THIS PROPERTY IS ZONED C2.
- THIS PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0380 E DATED JUNE 5, 2020.
- BASIS OF BEARINGS: ARKANSAS STATE PLAIN, NAD 1983, SOUTH ZONE.



	THOMAS ENGINEERING COMPANY		PLAT LOT 1 LITTLE CAESARS ADDITION BRYANT, ARK.	
	APPROVED MJC	DRAWN BY MJC	DATE 6/20/24	SHEET NO. 1
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116 TEL: 501-753-4463 FAX: 501-753-6814		SCALE 1" = 20'		

LITTLE CAESARS-BRYANT-23-0165.dwg

PLOTTED: 7/2/2024



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116

(501)753-4463

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

June 19, 2024

Mr. Colton Leonard
City of Community Development
210 SW 3rd Street
Bryant, AR 72022

RE: Civil Site Plans and Preliminary Plat
Little Caesars

Dear Mr. Leonard:

Please accept this letter as our application for the above referenced submittal.

The owner is requesting a site plan review and preliminary final plat of Lot 1, Little Caesars Addition to the City of Bryant to allow the construction of a Little Caesars Restaurant and associated parking.

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

Sincerely,

John R. Pownall, P.E.
President

JRP/ab

cc: Mike Fritz
Chris Smith





DRAFT CHANGES 07/01/2024

Planning Commission Bylaws

Adopted 07/09/2007

Section I - Purpose of the Bylaws

It is the intent of these Bylaws to prescribe the organization of the City of Bryant City Planning Commission and to establish orderly, equitable, and expeditious procedures for the conduct of its affairs to the end that all may be in-formed and the public well served.

Section II - The Commission

A. Members and Terms

1. The membership of the Commission, established May 12, 2007, and the terms of service are stipulated by the City of Bryant Arkansas Ordinance 2007-14. During the general election of 2001 the City of Bryant was redistricted into four (4) equally represented wards, numbered Wards 1, 2, 3, and 4. Therefore, ~~the~~ Planning Commission will consist of eight members who will serve with compensation. The eight positions on the Planning Commission shall be known as: Ward 1 - Commissioner Positions 1 and 2; Ward 2 - Commissioner Positions 1 and 2; Ward 3 - Commissioner Positions 1 and 2; Ward 4 - Commissioner Positions 1 and 2.
2. Members of the City Planning Commission shall be named and appointed by the Mayor and confirmed by the City Council. Members who are appointed to fill vacancies for unexpired terms shall join the Commission at the next meeting following their appointment and confirmation. All members of the Commission whose terms may expire shall serve until their successors in office have been appointed and confirmed.
3. ~~When a member of the Commission has missed more than 25% of all regular meetings of that calendar year, except in case of excused illness or absence, such person shall tender his/her resignation; unless, prior to the next scheduled meeting of the City Council, the member submits in writing his/her desire to remain on the Commission; then the City Council, by a majority vote, shall allow the member to continue to serve.~~
Commissioners who miss three (3) or more meetings during any one calendar year, except for excused illnesses or absences, shall tender his/her resignation and be replaced. The City Council may consider excessive absenteeism as cause for removal.

4. Terms of the members of the City Planning Commission shall be six (6) years.
5. A Commissioner may be removed for cause by a two-thirds majority vote of the City Council.

B. Officers

1. Election of Officers

- a. The election of officers, Chairman and Vice-Chairman, shall be held at the December planning commission meeting of each calendar year, with officers taking office on January 1st of each year.
- b. Nomination for Chairman and Vice-Chairman shall come from ~~the floor~~ a **nominating committee composed of three Commissioners** and shall be ~~elected~~ **confirmed** to office by a simple majority of Commissioners.
- c. **Voting on election of officers in which there is a contest shall be by secret, written ballot.**
- d. ~~The office of Secretary shall be filled by appointment of the Mayor of an individual who is an employee of the City.~~
The position of Secretary shall be performed by the appointed City staff liaison to the Planning Commission or his/her designee.

2. The Chairman and Vice-Chairman Duties

- a. The offices of Chairman and Vice-Chairman shall be filled for terms of one year each. The Chairman, and the Vice-Chairman, may be re-elected up to three consecutive one-year terms.
- b. The Chairman shall preside at all meetings and hearings of the Commission. In the event of the absence or disability of the Chairman, the Vice-Chairman shall preside. In the absence or disability of both the Chairman and the Vice-Chairman at any meeting, a member of the Planning Commission will be elected, **by simple majority of Commissioners present**, to act as Chairman during such meeting.
- c. The Chairman shall present to the Commission for its approval the names of all persons appointed to committees established by the Commission. The Chairman shall designate one member of such Committee to serve as the Committee Chairman.
- d. The Chairman shall sign all approved minutes, and when authorized, other documents on behalf of the Commission.

~~3. Secretary Duties~~

- a. ~~The **Secretary City staff liaison** shall attend all meetings of the Commission and shall be responsible for:~~

- ~~i. — Preparing the agendas of items to be considered at a meeting.~~
- ~~ii. — Carrying on routine correspondence.~~
- ~~iii. — Maintaining the files of the Commission.~~
- ~~iv. — Maintaining a record of the rules and regulations of the Commission.~~
- ~~v. — Current membership of the Commission with their terms of office.~~
- ~~vi. — Maintaining a record of the organization of the Commission and its staff.~~
- ~~vii. — Keeping the minutes of each meeting.~~
- ~~viii. — Attesting documents of the Commission.~~
- ~~b. — The **Secretary City staff liaison** shall attend all Commission meetings and shall serve as the Secretary of all standing and technical advisory committees and, at the discretion of the Chairman of all special committees. The **Secretary City staff liaison** shall advise the Commission on request.~~

~~4. Advisory Members~~

~~The City Mayor shall assign an advisor and such other staff assistance from the City as deemed necessary for the Commissions work. The staff's appointment, promotion, demotion, or removal shall be subject to the same provisions of law as govern other employees of the City. The City Council may, in the manner provided by law, contract for services necessary to carry out the functions of the Planning Commission. With respect to the operations of the Commission the duties of the Advisor (or his designate) shall include, but not be limited to, the following:~~

- ~~a. — Furnish information to the public and other agencies.~~
- ~~b. — Make field examinations of items presented to the Commission.~~
- ~~c. — Advise the Commission on whether or not submissions comply with Commission regulations, standards, and policies.~~
- ~~d. — Advise the Commission on the effect of such items on adjacent property.~~
- ~~e. — Make regular inspections to confirm that no violations of City regulations, standards, and policies have taken place.~~
- ~~f. — Prepare data for court action on regulations and policy violations.~~
- ~~g. — Attend all hearings conducted under the auspices of the Commission.~~
- ~~h. — Keep subdivision maps and all other maps of record up to date.~~

5. Ex-Officio

The Mayor shall assign an advisor/liaison from the City Council and such other staff assistance from the City staff as deemed necessary for the Committee to work. The staff's appointment, promotion, demotion or removal shall be subject to the same provisions of law as governed by other employees of the City.

- a. Executive Secretary: The Assistant Director of City Planning shall perform the duties of executive secretary to the Commission and shall be in attendance at all meetings of the Planning Commission. The Executive Secretary shall be responsible for:
 - i. Providing updated status reports City projects.
 - ii. The agendas of items to be considered at meetings as prescribed by the Chairperson
 - iii. Carrying on routine correspondence
 - iv. Maintaining files of the Committee
 - v. Maintaining a record of the Bylaws of the Commission and Current membership of the Commission with their terms of office
 - vi. Maintaining a record of organization of the Commission and its staff
 - vii. Serves as Secretary of all sub-committees and provides minutes of each meeting
 - viii. Preparing the minutes of each meeting and publishing the minutes to the City website attached to the following month's Planning Commission meeting agenda.
- b. City Council Liaison: With respect to the operations of the Committee, the duties of the Liaison shall include, but not be limited to the following:
 - i. Advise the Committee on furnishing information to the public and other agencies
 - ii. Advise and advocate with the City Council concerning the intent and desire of the Committee
 - iii. Advise committee of any possible conflicts with the community concerning the plans or recommendations of the committee.
 - iv. Attend all meetings and gatherings conducted under the auspices of the Committee

Section III - Committees

A. Standing Committees

1. Standing Committees may be created by the Planning Commission and charged with such duties as the Commission deems necessary or desirable.
2. Such Committees shall be composed of two or more Commission members, but less than a quorum of the full Commission, and shall hold membership for one year or until succeeded.

B. Special Committees

1. Special Committees may be created in the same and under the same conditions as Standing Committees, except that the Chairman shall also designate a date for the submission of the Committee's final report. Special Committees shall be dissolved when their particular function or task has been completed. No Special Committees shall exist for a term of more than twelve (12) consecutive months, except by the

direction of the Commission.

C. Advisory Committees

1. The Commission may create such Advisory Committees as it deems necessary or desirable. Each Advisory Committee shall be composed of at least one Commission member and other officials and private citizens in a number determined by the Commission. Generally, members shall be private, professional or technical representatives, public officials working on the problems with which the committee is concerned, and individuals who have special interest or experience with such problems.

Section IV - Meetings

A. Regular Meetings

1. Date - The Commission shall, at the last regular meeting of each year, adopt a calendar of regular meeting dates for the ~~forthcoming~~ ~~upcoming~~ year. Normal meeting dates shall be the second Monday of each month.
2. Time - The Commission shall meet regularly at 6:00 p.m. as indicated by the adopted calendar.
3. Place - The Commission shall meet regularly in the Bryant City Hall or such other places as directed by the Chairman.
4. Notice -
 - a. To the Commission Members
The ~~mailing~~ ~~emailing~~ of a copy of the agenda to each Commission member one week prior to the date set for a meeting shall constitute notice of such meeting. On the morning of the day of a meeting, it shall be the responsibility of each Commission member to notify the Secretary that they will be present at the meeting.
 - b. To the Affected Parties
Notice to affected parties shall be provided as specified in paragraphs 1 through 3 below.
 1. Legal Notice - Notice of Public Hearing on plans, regulations, ordinances or amendments thereto shall be published in a local newspaper of general circulation one time at least fifteen (15) days prior to said hearing as required by law.
 2. All issues submitted for public hearing as directed by the Zoning Ordinance shall comply with notice provisions as per the Zoning Ordinance.

3. Notification to the local press (**more than one organization**) of all meetings (regular or called) shall be made at least ~~two (2)~~ **four (4)** hours before the meeting takes place in order that the public shall have representatives at the meeting.

B. Called Meetings

1. Special meetings shall be called by the Chairman, or by a quorum of the Commission members, or by a majority of those present at a regular or called meeting. Notice of such meeting shall be given as prescribed for a regular meeting, unless such called meeting is to be held within less than three (3) days, in which case, notice by telephone call, **text message, or email** shall suffice. Announcement of a special meeting at any meeting at which all members are present shall be sufficient notice of such meeting.
2. Under extraordinary conditions, an emergency meeting may be called at the direction of the Chairman by telephone and without other notice. However, notification to the local press may not be omitted.

C. Adjourned Meetings

Where all applications cannot be disposed of on the day set, the Commission may adjourn from day-to-day of as necessary to complete the hearing of all items docketed. A majority vote of those present shall be required to adjourn.

Section V - Conduct of Business

A. Order of Agenda:

All meetings shall be conducted in accordance with the agenda which shall enumerate the topics and cases in the following:

1. **Call to Order and Roll Call**
2. Finding of a quorum
3. Approval of previous minutes as mailed
4. **Announcements**
5. **DRC Report**
6. Business
7. **Public Comments**
8. **Commissioners Comments**
9. Adjournment

B. Order of **Public** Hearing:

At a Hearing, the order shall be as follows:

1. Announcement of the subject by the Chairman **and setting of procedures for the hearing.**
2. ~~Committee Chairman~~ **Executive Secretary** presents Committee recommendation.
3. Petitioner's or applicant's presentation.
4. Objector's or interested property owner's presentation.
5. Petitioner's rebuttal
6. Commission vote on the request as filed **or as amended.**
7. Additional motion of Commission as may be required to dispose of an issue (such motion shall be placed in the positive)

C. Standard Rules of Procedure

Except as may otherwise be set forth in these By-laws, parliamentary procedure shall be as prescribed in the latest edition of Robert's Rules of Order, Revised. Procedural provisions of these By-laws may be suspended with the consent of three-fourths (3/4) of those Commission members present.

D. Special Rules of Procedure

1. Quorum - A quorum for the transaction of business shall be five (5) members except when a reduction in force caused by a member(s) resignation(s) makes this impossible. A quorum shall be considered the majority of the remaining members of the Commission.
2. Vote and Proxy - Each Commission member, including the Chairman, shall be entitled to one (1) vote. No Commission member shall cast a vote for another Commission member by proxy. Any member of the Commission who shall have an economic interest in any property or decision relating to such property, which shall be the subject matter of, or affected by, a decision of the commission shall be disqualified from participating in the public discussion or proceedings in connection therewith. In the event that any member of the Commission is uncertain as to whether or not a conflict of interest exists, that member should obtain an opinion from ~~a designated~~ **the city** attorney before either participating in the discussion or voting on the matter in question.
3. Motion and Voting - Any matter of business requiring action by the Commission may be presented by oral motion, and the members present may vote there on by simple voice vote. In case of split vote, the Chair may ask for a show of hands. The minutes shall indicate voting to be "denied" or "passed" and the name of any abstained. ~~Voting on election of officers in which there is a contest shall be by secret, written ballot.~~
4. Majority Vote
 - a. Simple majority of those members present at a meeting shall be sufficient to approve any administrative or procedural action.

- b. ~~An approval or a denial of an issue shall constitute final action.~~ A majority vote of the full Commission shall be required in order to take final action on any issue requiring Planning Commission approval at a Public Hearing.
- c. In those instances where a majority vote of the full Commission can not be obtained to take final action, the matter before the Commission shall be automatically deferred until the next scheduled meeting.
- d. ~~Abstaining or Absence, including recusing one-self, from a vote shall be considered a no vote.~~
- e. ~~An approval or denial of an issue shall constitute final action.~~

5. Conduct of Hearing

Public Hearings shall be conducted informally, and the Chairman shall make all rulings and determinations regarding the admissibility of the evidence, the scope of the inquiry, the order in which evidence, objections and arguments shall be heard, and other like matters, except that any member shall be privileged to make inquiries personally and to call for a vote on any ruling of the Chairman with which he does not agree, whereupon the vote shall determine the effective ruling. It shall be the purpose of the Chairman to expedite all hearings, confining them to the presentation of only essential matters in the interest of saving time, but entertaining the presentation of sufficient matter to do substantial justice to all concerned.

E. General Policies

1. Formal Action - No request for advice, or moot question may be acted upon formally by the Commission.
2. Closing of Docket - No application for an agenda item shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed, with supporting documentation, two weeks prior to the regular scheduled meeting of the Commission.
3. Open Meetings - All meetings of the Commission shall be open to the Public as required by law.
4. Public Hearings - All items for which Commission action is required by law or ordinance shall be made the subjects of open meetings prescribed by law or ordinance.
5. Public Records - All minutes of Commission meetings and all petitions, applications, reports and other documents on which action has been taken by the Commission shall be open to the public and available for inspection at reasonable times.

6. Reconsideration of Applications

- a. Expunging Action - The Commission may, when it deems necessary and for cause, expunge any motion and subsequent action in order to introduce a substitute motion for other action. The motion to accomplish such shall be made immediately and preceding the introduction of the next item of business on that agenda. When an item has been voted on and passed over for the next item of business, it shall not be recalled at the meeting for further action.
- b. Reconsideration - Except for cause and with the unanimous consent of all members present at a meeting, no matter on which final action has previously been taken shall be reopened for further consideration unless reconsideration is granted by the Commission, the case will be rescheduled for the next regular meeting, a new application will be made (~~new~~ ~~feels~~ ~~re-posting~~ ~~signage~~, legal ad, and adjacent property owners re-notified so that they may have an opportunity to hear any new evidence and to be heard).
- c. Reapplication - No identical or substantially identical application for the ~~redistricting~~ ~~rezoning~~ of a specific parcel or parcels of land which has been denied by the Planning Commission or City Council ~~may be made for a period of one (1) year.~~, nor application for a Variance that has been wholly or partly denied by the Board of Adjustment, shall be resubmitted within a period of one (1) year from date of said denial.

7. Withdrawals - No application which has been docketed for Public Hearing and advertised for such hearing shall be withdrawn, except as follows:

- a. Except for cause and with a written request, five working days prior from the applicant of record no case shall be withdrawn.
- b. When the Public Hearing has already been advertised, the Commission must authorize the withdrawal by motion in the Public Hearing.
- c. In the event the case is withdrawn after the Public Hearing has been advertised, that same case shall not be resubmitted for a period of one (1) year.

8. Deferrals - No application which has been docketed for Public Hearing and advertised for such hearing shall be deferred, except as follows:

- a. Except for cause, with a written request five working days prior from the applicant of record, no case shall be deferred.
- b. In the event a case may require an additional deferral, a re-notification of property owners shall be required.

- c. No single request for deferral shall be granted for more than ninety (90) consecutive days, except by unanimous vote of all members present.
 - d. In no case shall more than two requests for deferral from an application be granted.
 - e. In the Public Hearing, the Planning Commission may, for cause, defer an application on its own motion. The length of deferral shall be specified by the Commission in the motion.
9. Applicant Attendance at Meeting - The applicant, on each item docketed, shall be present or represented at the meeting and prepared to discuss the request.
10. Precedents - No action of the Commission shall be deemed to set a precedent. Each item docketed shall be decided upon its own merit and circumstances attendant thereto.
11. Dissent - If a member of the City Planning Commission wishes to dissent from a majority opinion of the Commission, he or she shall communicate a written minority opinion to the following:
- a. All members of the Planning Commission
 - b. The Secretary of the Planning Commission
 - c. The City Mayor
 - d. All members of the City Council

Section VI - Amendments

These By-laws may be amended or repealed by an affirmative vote of not less than a majority of the full membership of the Commission. A proposed amendment, or a motion to repeal shall first be presented in writing at a regular meeting and placed on the agenda of subsequent regular meetings for action, unless ten days written notice has been given to all Commission members in which case action may be taken at any regular or called meeting.

Amendment #1

Commissioner Lance Penfield made a motion to amend the By-laws as stated below. Vice Chairman Jim Erwin seconded the motion, Motion passed unanimously. (August 8, 2011)

Section V. Conduct of Business

(E.) General Policies

(2.) Closing of Docket - No application for an agenda item shall be submitted to the Commission, or prepared by the Secretary for submission, unless the same has been filed, with supporting documentation, three weeks prior to the regular scheduled meeting of the Commission.

Adopted by the Bryant Planning Commission on 08/08/2011

Chairman Jonathan Long