



Bryant City Development Review Committee

Thursday, June 1st, 2017

9:00 a.m.

Bryant City Complex/Administration Conference Room

Fire Dancer BBQ

Tabled - Requesting Temporary Business Permit Application Approval

Documents:

[Fire Dancer BBQ Temp App 2017.pdf](#)

Olde Savannah

Proposing Revisions

Documents:

[OS Letter.pdf](#)
[OS PP 060717.pdf](#)
[OS Prints.pdf](#)
[OS Concepts.pdf](#)

David's Burgers Building Signage

Requesting Sign Permits Application Approval

Documents:

[20170601101411.pdf](#)
[20170601103032.pdf](#)

Hurricane Storage - Springhill Road

Stuart Finely - Requesting Discussion on Site Plan

Documents:

[HURRICANE STORAGE - BRYANT-REVIEW 6-5-17.pdf](#)

Permit Report

Greg Huggs

25-May-2017

Re: Temporary Business License
Fire Dancer BBQ, LLC
6221 Hwy 5, Bryant AR

Within this packet, please consider granting a temporary business license for my Fire Dancer BBQ food trailer.

Fire Dancer BBQ will be serving World Class Championship quality, Smoked Fresh Daily BBQ (pork, brisket, sausage, chicken, ribs, smoked mac-n-cheese, potato salad, slaw and beans). We'll be sharing with the Bryant community the Que that has won us State Championships in Arkansas, Texas, Mississippi, Tennessee, Louisiana, Alabama, Oklahoma, Missouri with more to come, been American Royal World Championship runner-up, Jack Daniels World Championship pork runner-up and 3 time Arkansas Diamond Cup Champion (2014, 2015, 2016).

Don't Burn The Day....



Eric Lee
200 W Hillcrest
Alexander AR 72002
[Facebook.com/firedancerbbq](https://www.facebook.com/firedancerbbq)

Temporary Business Application
City of Bryant

Date 25-MAY-2017

Name of Business FIRE DANCER BBQ, LLC

Federal Tax Employer Identification Number 45-5236216

Arkansas State Sales Tax Number 70266034

Type of Business MOBILE CONCESSION

Location of proposed Temporary Business 6221 HWY 5 N, BRYANT AR

Owner Mailing Address 200 W HILLCREST, ALEXANDER AR 72002

Contact Person ERIC LEE

Daytime Phone No. 501-352-0806

Evening Phone No. 501-352-0806

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

- Carnivals 30 Days
- Fireworks stands or tents 30 Days
- Christmas tree stands, tents or lots 60 Days
- General commercial sales stands, tents or lots 90 Days
- Concession/Refreshment stands/Food Service 180 Days

Beginning Date Requested 5-June-17 Ending Date Requested 2-Dec-2017

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 

CITY OF BRYANT - BRYANT, ARKANSAS
210 S.W. Third Street, Bryant, Arkansas
Phone: (501) 847-5559 (Ext 212) or FAX: (501) 847-5332

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

(WHEN FILLING IN THE BLANKS PLEASE PRINT OR TYPE IN INK)

A \$1000.00 Surety Bond made payable to the city of Bryant is required for all applicants and must be received in this office and approved before any license will be issued.

Date: 25-MAY-2017

Business Name: FIRE DANCER BBQ, LLC
Location of Business: 6221 AR-5 BRYANT AR 72022
Mailing Address: 200 W HILLCREST
City: Alexander State: AR Zip Code: 72002
Business Telephone: 501.352.0806 Cellphone: 501.352.0806

Type of License applied for: Temporary Period license is desired: 180 days

Type of Business (Services offered or product sold): Food service, BBQ

Applicants Name: ERIC LEE
Applicants Home Address: 200 W Hillcrest
City: Alexander State: AR Zip Code: 72002
Applicants Home Telephone: 501.352.0806 Cellphone: 501.352.0806

Name(s) of each employee/peddler/vendor/salesman: Eric Lee, Melissa Lee
Ashlyn Lee

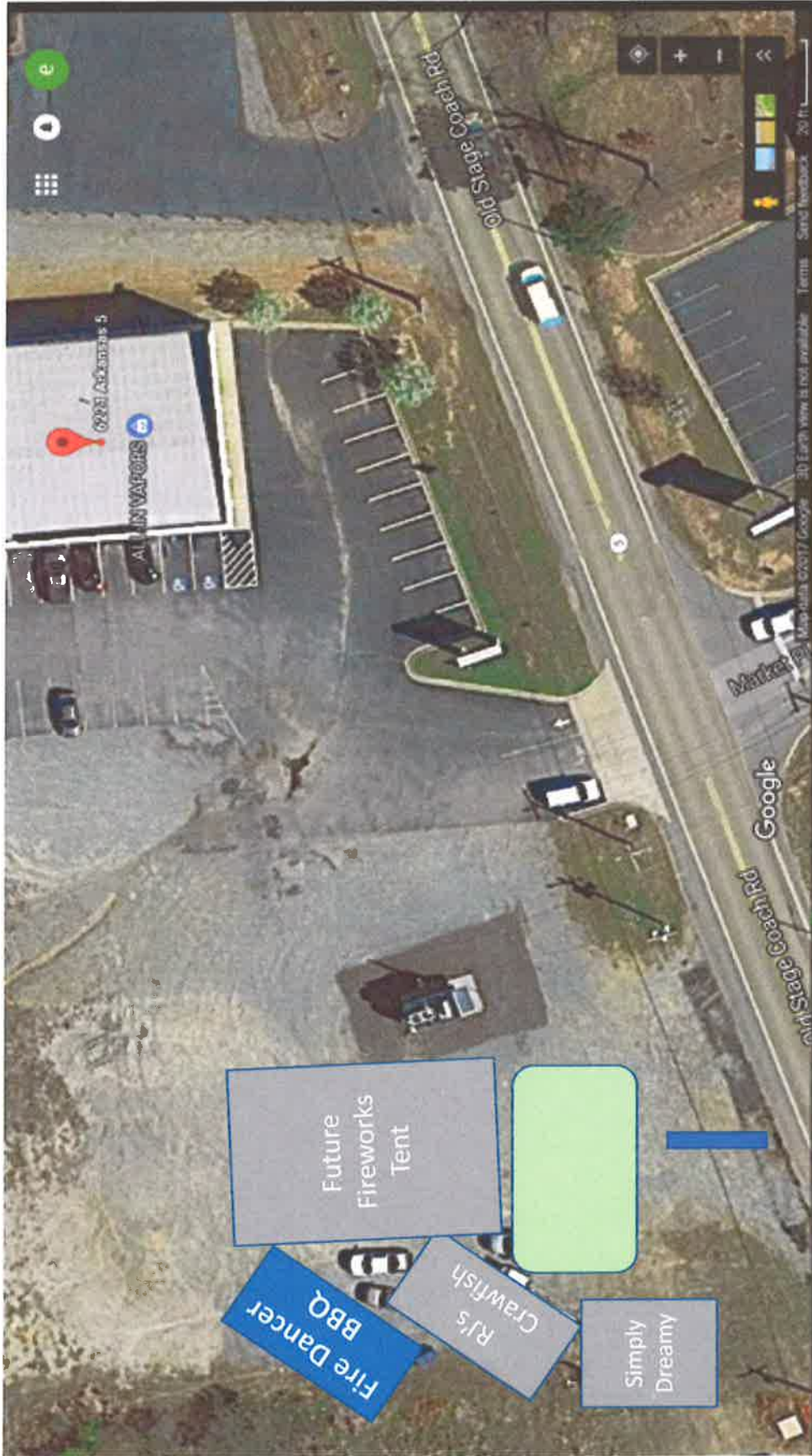
Address of business or premises to be used in Bryant: 6221 Hwy 5 N

Last two cities worked in: 1. W/2 2. W/2

I hereby certify the above to be true and correct and state that I am operating a business in accordance with the city zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand that if I am found to be in violation of any of the city zoning regulations and/or any other city laws, I may be subject to fines as outlined in any applicable City of Bryant Ordinance.


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official



Blue - 25' right of way

Green - Parking location for customers

May 23, 2017

To Whom It May Concern

I, Rick Jones consent to allow Eric Lee use of the mentioned property, which is in my name for the purpose of holding and operating his concession trailer at:

**6221 Hwy 5 North
Bryant, AR 72022**

Mr Lee is at liberty to use this property as long as our lease agreement is upheld.

Regards,
Rick Jones
Northside Center
6221 Hwy 5 North
Bryant AR 72022



Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000

Governor Asa Hutchinson

Nathaniel Smith, MD, MPH, Director and State Health Officer

May 2, 2017

Mr. Eric Lee
200 W Hillcrest
Alexander, AR 72002

RE: Project #99550
Fire Dancer
Mobile unit
Alexander, AR

Dear Sir:

The plans for the above referenced project have been reviewed by the **Environmental Health Branch- Food Service Section of the Arkansas Department of Health** and are approved on a provisional basis. The following items were not shown or were not in compliance with the **Arkansas State Board of Health Rules & Regulations pertaining to Retail Food Establishments:**

Materials that are used in the construction of utensils and food contact surfaces of equipment may not allow the migration of deleterious substances or impart colors, odors, or tastes to food and under normal use conditions shall be: safe, durable, corrosion-resistant, non-absorbent, smooth and easily cleanable, and resistant to pitting, chipping, scoring, distortion and decomposition. [Section 4-101.11]

Mobile Food Units shall operate in accordance with Section 5-3, 5-402.14 and 5-402.12 of the Food Code.

The County Environmental Health Specialist must approve the servicing area for the mobile area for the mobile food unit in accordance with 5-402.13.

Standard operating procedures that ensure compliance with the requirements of Rules and Regulations are developed or are being developed as specified in 8-201.12 (E).

Splash guards or other approved methods shall be used to protect sinks from cross-contamination as specified in 4-903.11.

The use of Approved Cooling Methods (3-501.15) may be required in order to meet the Cooling Requirements and thresholds specified in 3-501.14 and 3-501.16.

Food must be obtained from approved sources as specified in 3-201.11.

This plan is approved on a provisional basis. The above-mentioned items must be in compliance at the time of the pre-operational inspection or permission to operate will not be granted. The original plans have been forwarded to the **Saline County Environmental Health Specialist** at (501) 303-5650. **A pre-operational inspection must be made prior to beginning operations. Please contact the Environmental Health Specialist to arrange for inspection.**

Carissa Lumpkin

This approval is based on the plans submitted to this office and is void one year from the date of this letter. **Significant deviations from the approved plan could void the approval. While every effort is made to ensure these plans and specifications meet the current Retail Food Regulations, the final approval for this project rests on the local Environmental Health Specialist during the pre-opening inspection.**

This plan review does not constitute review or approval by any other section or office of the Arkansas Department of Health.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Hedges" with a small "RS" at the end.

Stephen Hedges, R.S. Environmental Health Specialist
Food Services Section-Plan Review
Environmental Health Branch
4815 West Markham, Slot 46
Little Rock, AR 72205
(501) 661-2171

cc: Saline County Environmental Health Specialist



Effective Date: June 5th, 2017

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 63216223

That we, Fire Dancer Bbq LLC

of Alexander, State of Arkansas, as Principal,
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of
Arkansas, as Surety, are held and firmly bound unto the

City of Bryant, State of Arkansas, as Obligee, in the penal

sum of One Thousand and 00/100 DOLLARS (\$1,000.00),
lawful money of the United States, to be paid to the Obligee, for which payment well and truly to be made,
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been
licensed Food Truck City of Bryant
by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
June 5th, 2018, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class
U.S. Mail, to the Obligee and to the Principal at the address last known to the Surety, and at the expiration
of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said
date. Regardless of the number of years this bond shall continue in force, the number of claims made
against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of
liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total
liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be
cumulative.

Dated this 25th day of May, 2017.

Fire Dancer Bbq LLC Principal

Principal

WESTERN SURETY COMPANY

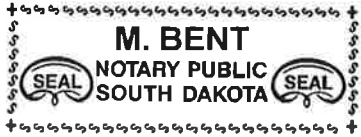
By Paul T. Bruffat
Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 25th day of May, 2017, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



M. Bent

Notary Public — South Dakota

My Commission Expires March 2, 2020

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____, known to me to be the individual _____ described in and who executed the foregoing instrument and acknowledged to me that _____ he _____ executed the same.

My commission expires _____

Notary Public


ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____ who acknowledged himself/herself to be the _____ of _____, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires _____

Notary Public

 **Western Surety Company**

License or Permit No. _____

LICENSE AND PERMIT BOND
As

_____ of _____

State of _____

Name of Applicant _____

Address _____

Filed _____

Approved this _____ day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Food Truck City of Bryant

bond with bond number 63216223

for Fire Dancer Bbq LLC

as Principal in the penalty amount not to exceed: \$ 1,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 25th day of May, 2017.

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

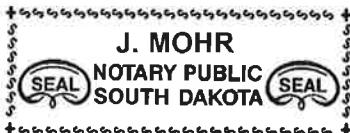
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 25th day of May, 2017, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Nelson

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



June 5, 2017

Mr. Truett Smith
Planning and Community Development
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE: Olde Savannah Planned Unit Development (PUD) Rezoning

Mr Smith:

The subject development has been submitted to the City of Bryant for rezoning from its current zoning of R-2 to a Planned Unit Development (PUD). The development of the property consists of a single private street on the west side of Springhill Road with 21 proposed lots for duplex units (total of 42 units).

We feel that the Olde Savannah (PUD) will be the best use for this property as a transitional neighborhood between the apartments to our North and the patio home development (PUD) to our South. We will be targeting retirement age residents that will want the security of a gated community with sidewalks and landscaped common areas for quiet enjoyment in a location that has easy access to restaurants, shopping, and medical services. Residents will appreciate their lawns and landscaping being maintained by the improvement district and the ability to downsize in square footage without sacrificing quality of construction or interior finish outs.

The purpose of zoning the property as a PUD is to allow the development improvement district to optimize the layout with the unique dimensions of the property and to maximize the architectural control of the units and landscaped common area features. In addition, PUD zoning allows for private gated streets and for different setback requirements that would accommodate the proposed development more adequately than either an R-1 or R-2 zoning would provide. Per the City of Bryant's Comprehensive Growth Plan, this development fits in with the Intended Growth designation for this area, allowing for medium density residential/mixed use at a maximum of 10 units per acre (this development is at a density of less than 8.5 units/acre).

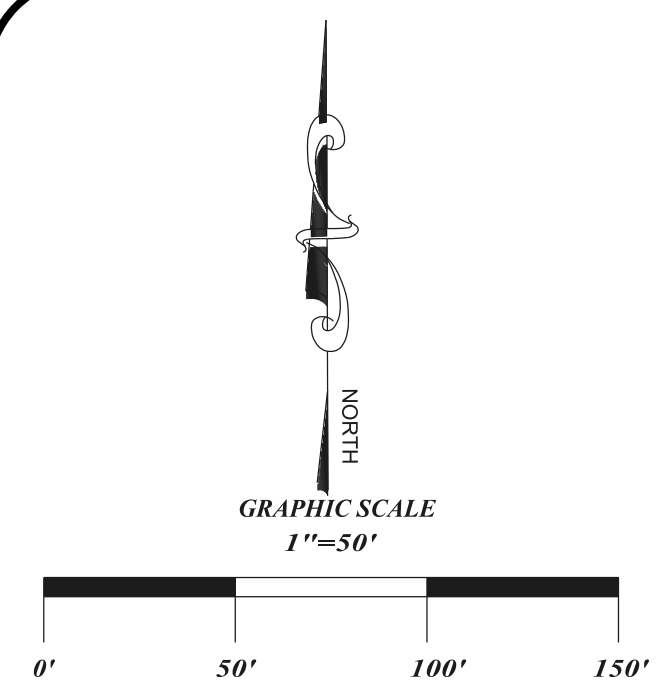
Olde Savannah will include a gated, private road with a three lane entrance on Springhill Road. The development will include two lot sizes (widths of 96 ft or 116 ft) to accommodate a mix of two- and 3-bedroom units. All buildings will be constructed with a mixed brick and stone façade on the front and a completely bricked exterior on the remaining three sides. The development will also include 4 open space/common use areas that will be extensively landscaped, provide for drainage appurtenances, and offer shared outdoor seating areas. The improvement district will maintain ownership of all open/common areas for maintenance and operation purposes.

A preliminary plat of the proposed development, typical lot and open space details, and plans/renderings of each building have been provided to better demonstrate the intent of the development. If you have any questions or require additional information concerning this matter, please contact me at 501-658-2281 or Eric Krebs at 501-317-2547.

Sincerely,



Randy Ives
Owner/Developer



CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, DONNIE HOLLAND, HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION ON JUNE 5, 2017; THAT THE BOUNDARY LINES SHOWN HEREON CORRESPOND WITH THE DESCRIPTION IN THE DEEDS CITED IN THE ABOVE SOURCE OF TITLE; AND THAT ALL MONUMENTS WHICH WERE FOUND OR PLACED ON THE PROPERTY ARE CORRECTLY DESCRIBED AND LOCATED.

DATE OF EXECUTION _____
 DONNIE HOLLAND
 REGISTERED LAND SURVEYOR
 NO. 1625, ARKANSAS

CERTIFICATE OF PRELIMINARY 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 _____ 2017. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

(SIGNED) _____
 BRYANT PLANNING COMMISSION

DATE OF EXECUTION _____

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE 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 _____

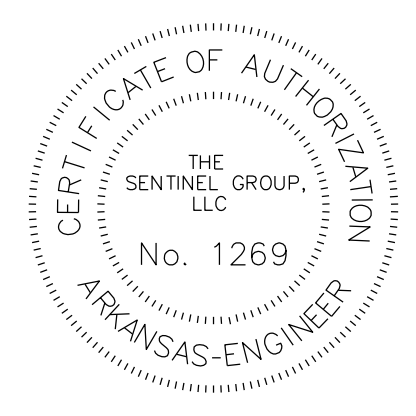
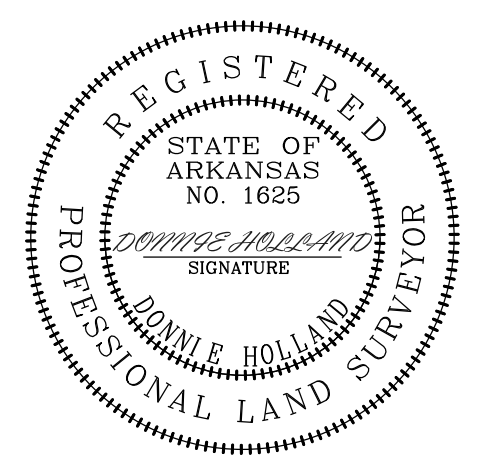
OWNER/DEVELOPER:
 IVES INVESTMENTS GROUP, LLC
 4844 LAKE NORRELL ROAD
 ALEXANDER, AR 72002

SOURCE OF TITLE: BK 2016 PG 019586

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

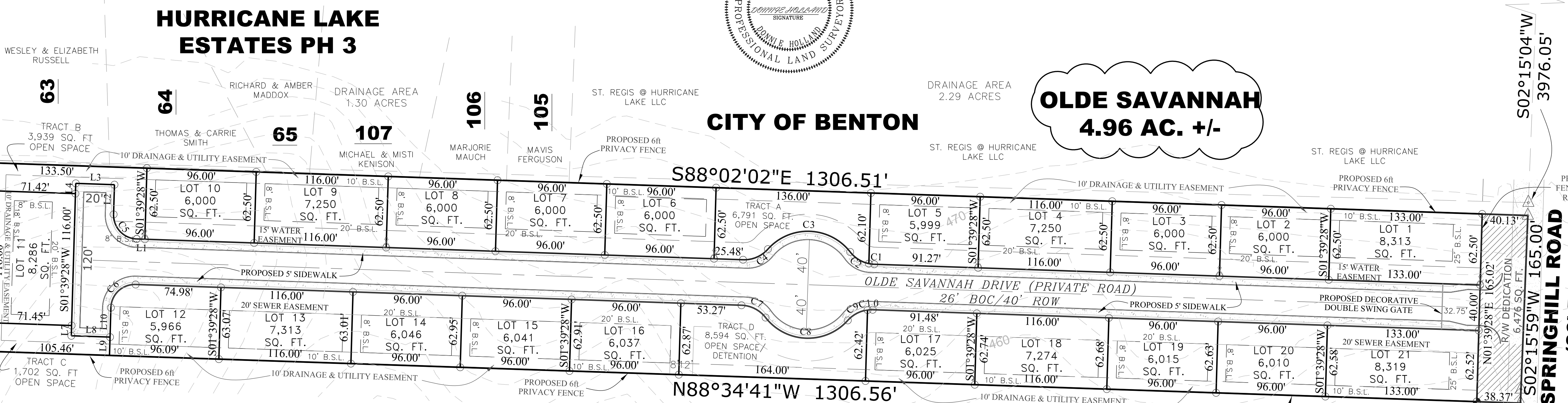
I, ERIC KREBS, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SUBDIVISION AND THAT I, OR THOSE UNDER MY SUPERVISION WILL DESIGN AND CAUSE TO BE CONSTRUCTED THE IMPROVEMENTS REQUIRED IN ACCORD WITH THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS.

DATE OF EXECUTION _____
 ERIC E. KREBS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 11833, ARKANSAS



VICINITY MAP - N.T.S.

NE COR. NE1/4-NE1/4,
 SEC. 17, T-1-S, R-14-W



LINE TABLE

LINE	LENGTH	BEARING
L1	7.20'	S88°02'02"E
L2	26.11'	S01°39'28"W
L3	34.00'	S88°02'02"E
L4	9.00'	S01°39'28"W
L5	24.50'	N01°40'33"E
L6	25.17'	N01°40'33"E
L7	9.00'	S01°39'28"W
L8	34.00'	S88°02'02"E
L9	16.11'	S01°39'28"W
L10	25.89'	S01°39'28"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	4.76'	28.00'	S83°09'50"E	4.75'
C2	19.78'	28.00'	S58°03'35"E	19.37'
C3	82.37'	47.00'	N88°02'02"W	72.23'
C6	33.10'	21.00'	S46°48'43"W	29.78'
C7	24.54'	28.00'	N62°55'48"W	23.76'
C8	82.37'	47.00'	S88°02'02"E	72.23'
C9	20.00'	28.00'	S62°13'10"W	19.58'
C10	4.54'	28.00'	S87°19'24"W	4.53'

RIGHT OF WAY DEDICATION DESCRIPTION:
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SE1/4 OF THE SE1/4 OF SECTION 17, THENCE NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4 A DISTANCE OF 1155.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 38.37 FEET TO THE WEST RIGHT OF WAY LINE OF SPRINGHILL ROAD; THENCE NORTH 01 DEGREES 39 MINUTES 28 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 165.02 FEET TO A POINT; THENCE SOUTH 88 DEGREES 02 MINUTES 02 SECONDS EAST A DISTANCE OF 40.13 FEET TO A POINT ON THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4; THENCE SOUTH 02 DEGREES 15 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 165.00 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 6,476 SQUARE FEET MORE OR LESS.

PROPERTY DESCRIPTION OF OLDE SAVANNAH:
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SE1/4 OF THE SE1/4 OF SECTION 17, THENCE NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4 A DISTANCE OF 1155.11 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 38.37 FEET TO THE WEST RIGHT OF WAY LINE OF SPRINGHILL ROAD BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 1306.56 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 01 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 165.67 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 88 DEGREES 02 MINUTES 02 SECONDS EAST A DISTANCE OF 1306.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE SPRINGHILL ROAD; THENCE SOUTH 01 DEGREES 39 MINUTES 28 SECONDS WEST ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 165.02 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 4.96 ACRES, MORE OR LESS.

EASEMENTS:
 THERE IS A 20ft SEWER EASEMENT ALONG THE FRONT OF LOTS 12 THRU 21 AND TRACT D ALSO A 20ft SEWER EASEMENT LOCATED ALONG THE EAST 8ft OF LOT 16 AND THE WEST 12ft OF TRACT D.
 THERE IS A 15ft WATER LINE EASEMENT ALONG THE FRONTS OF LOTS 1 THRU 10 AND TRACT A.
 THERE IS A 10ft DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

NO FENCES SHALL BE CONSTRUCTED IN DRAINAGE AND/OR DRAINAGE MAINTENANCE EASEMENTS WHERE OPEN DRAINAGE COURSES EXIST.

CURRENT ZONING: R-2
 PROPOSED ZONING: PUD
 NUMBER OF LOTS: 21

GENERAL NOTES:
 SETBACKS:
 FRONT: 20 FT
 SIDE: 8 FT (25 FT AT ROAD ROW)
 REAR: 10 FT *LOT 11 REAR SETBACK IS 18 FT
 MAX. 21 LOTS
 USE: DUPLEXES
 LOT WIDTH: VARIES FROM 96' TO 116'
 LOT DEPTH: 62.5 FT
 PRIVATE ROAD: 40' ROW/26' BOC
 OPEN SPACE: 10%
 ALL OPEN SPACE AREAS WILL BE OWNED/MAINTAINED BY IMPROVEMENT DISTRICT

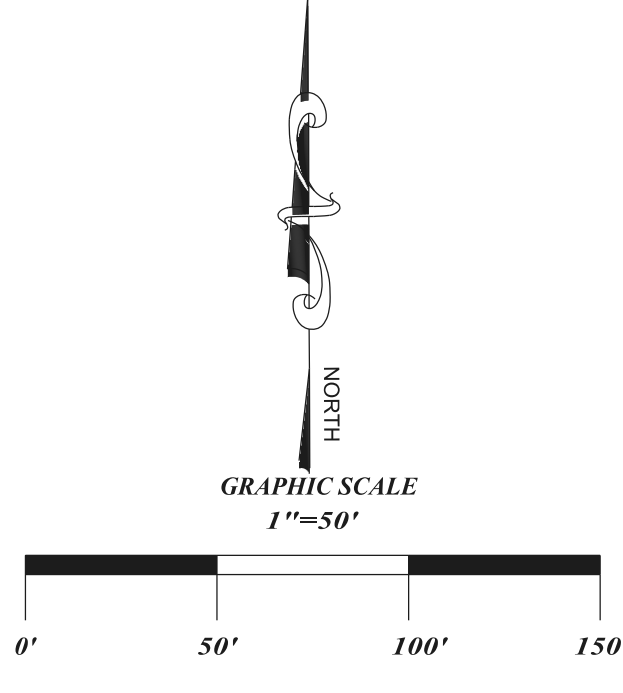
MAGNETIC READING UNDER ASPHALT USED AS SE COR. SE1/4-SE1/4, SEC. 17, T-1-S, R-14-W BASED ON PREVIOUS SURVEYS IN AREA
 PP BRS S89°20'E 48ft
 18" WHITE OAK BRS N58°W 54ft

The Sentinel Group, LLC
 Civil Engineering - Development - Planning - Project Management
 2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

PRELIMINARY PLAT OF OLDE SAVANNAH SPRINGHILL RD., BRYANT, ARKANSAS

DATE: 11/01/2016	C.A.D. BY: EEK	DRAWING NUMBER:
REVISION: 06/05/2017	CHECKED BY: E. Krebs	C1
SCALE: 1" = 50'		SHEET NUMBER: 1



CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
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(SIGNED) _____
 BRYANT PLANNING COMMISSION

DATE OF EXECUTION _____

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

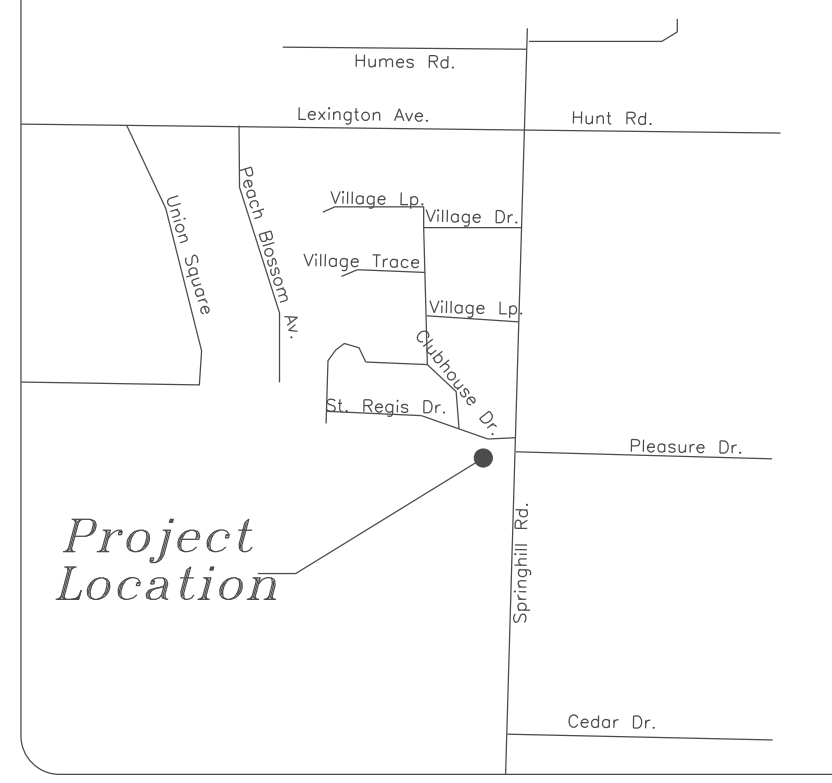
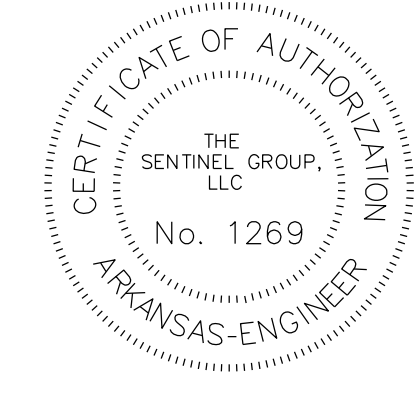
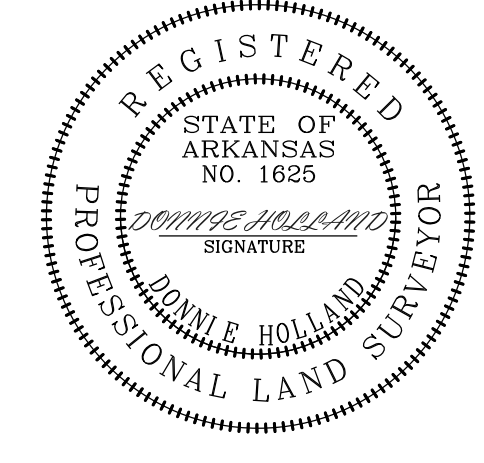
DATE OF EXECUTION _____

OWNER/DEVELOPER:
 IVES INVESTMENTS GROUP, LLC
 4844 LAKE NORRELL ROAD
 ALEXANDER, AR 72002

SOURCE OF TITLE: BK 2016 PG 019586

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, ERIC KREBS, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THIS SUBDIVISION AND THAT I, OR THOSE UNDER MY SUPERVISION WILL DESIGN AND CAUSE TO BE CONSTRUCTED THE IMPROVEMENTS REQUIRED IN ACCORD WITH THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS.

DATE OF EXECUTION _____
 ERIC E. KREBS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 11833, ARKANSAS



VICINITY MAP - N.T.S.

NE COR. NE1/4-NE1/4,
 SEC. 17, T-1-S, R-14-W

HURRICANE LAKE ESTATES PH 3

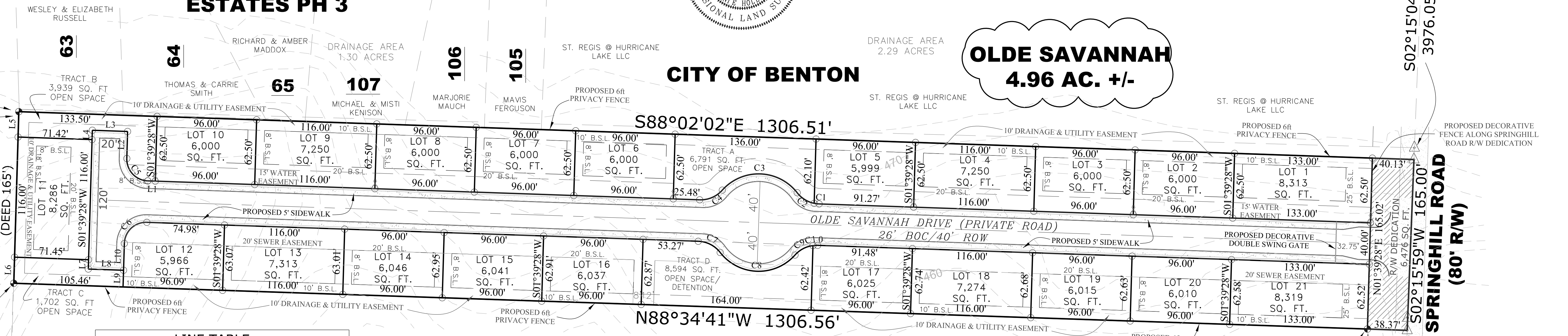
CITY OF BENTON

**OLDE SAVANNAH
 4.96 AC. +/-**

FOUND RMC CONCRETE MONUMENT BEING USED AS NW COR. SE1/4-SE1/4, SEC. 17, T-1-S, R-14-W

FOUND 5/8" REBAR @ F.C. 2.4ft SOUTH OF FOUND RMC MONUMENT
 JOSHUA & JESSICA MOORE

FOUND 5/8" REBAR BY PLS#1141
 GARY & DIANA FERRELL



LINE	LENGTH	BEARING
L1	7.20'	S88°02'02"E
L2	26.11'	S01°39'28"W
L3	34.00'	S88°02'02"E
L4	9.00'	S01°39'28"W
L5	24.50'	N01°40'33"E
L6	25.17'	N01°40'33"E
L7	9.00'	S01°39'28"W
L8	34.00'	S88°02'02"E
L9	16.11'	S01°39'28"W
L10	25.89'	S01°39'28"W

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	4.76'	28.00'	S83°09'50"E	4.75'
C2	19.78'	28.00'	S58°03'35"E	19.37'
C3	82.37'	47.00'	N88°02'02"W	72.23'
C6	33.10'	21.00'	S46°48'43"W	29.78'
C7	24.54'	28.00'	N62°55'48"W	23.76'
C8	82.37'	47.00'	S88°02'02"E	72.23'
C9	20.00'	28.00'	S62°13'10"W	19.58'
C10	4.54'	28.00'	S87°19'24"W	4.53'

EASEMENTS:
 THERE IS A 20ft SEWER EASEMENT ALONG THE FRONT OF LOTS 12 THRU 21 AND TRACT D ALSO A 20ft SEWER EASEMENT LOCATED ALONG THE EAST 8ft OF LOT 16 AND THE WEST 12ft OF TRACT D.
 THERE IS A 15ft WATER LINE EASEMENT ALONG THE FRONTS OF LOTS 1 THRU 10 AND TRACT A.
 THERE IS A 10ft DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

PROPOSED ZONING: PUD
 CURRENT ZONING: R-2
 NUMBER OF LOTS: 21

GENERAL NOTES:
 SETBACKS:
 FRONT: 20 FT
 SIDE: 8 FT (25 FT AT ROAD ROW)
 REAR: 10 FT *LOT 11 REAR SETBACK IS 18 FT
 MAX. 21 LOTS
 USE: DUPLEXES
 LOT WIDTH: VARIES FROM 96' TO 116'
 LOT DEPTH: 62.5 FT
 PRIVATE ROAD: 40' ROW/26' BOC
 OPEN SPACE: 10%
 ALL OPEN SPACE AREAS WILL BE OWNED/MAINTAINED BY IMPROVEMENT DISTRICT

RIGHT OF WAY DEDICATION DESCRIPTION:
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SE1/4 OF THE SE1/4 OF SECTION 17, THENCE NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4 A DISTANCE OF 1155.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 38.37 FEET TO THE WEST RIGHT OF WAY LINE OF SPRINGHILL ROAD; THENCE NORTH 01 DEGREES 39 MINUTES 28 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 165.02 FEET TO A POINT; THENCE SOUTH 88 DEGREES 02 MINUTES 02 SECONDS EAST A DISTANCE OF 40.13 FEET TO A POINT ON THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4; THENCE SOUTH 02 DEGREES 15 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 165.00 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 6,476 SQUARE FEET MORE OR LESS.

PROPERTY DESCRIPTION OF OLDE SAVANNAH:
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SE1/4 OF THE SE1/4 OF SECTION 17, THENCE NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF THE SAID SE1/4 OF THE SE1/4 A DISTANCE OF 1155.11 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 38.37 FEET TO THE WEST RIGHT OF WAY LINE OF SPRINGHILL ROAD BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS WEST A DISTANCE OF 1306.56 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 01 DEGREES 40 MINUTES 33 SECONDS EAST A DISTANCE OF 165.67 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 88 DEGREES 02 MINUTES 02 SECONDS EAST A DISTANCE OF 1306.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE SPRINGHILL ROAD; THENCE SOUTH 01 DEGREES 39 MINUTES 28 SECONDS WEST ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 165.02 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 4.96 ACRES, MORE OR LESS.

CITY OF BENTON

HURRICANE GARDENS
 MAPLES DEVELOPMENT COMPANY, LLC

P.O.B. OLDE SAVANNAH
 FOUND 1/2" REBAR BY PLS#1625

P.O.B. R/W DEDICATION

The Sentinel Group, LLC
 Civil Engineering - Development - Planning - Project Management
 2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

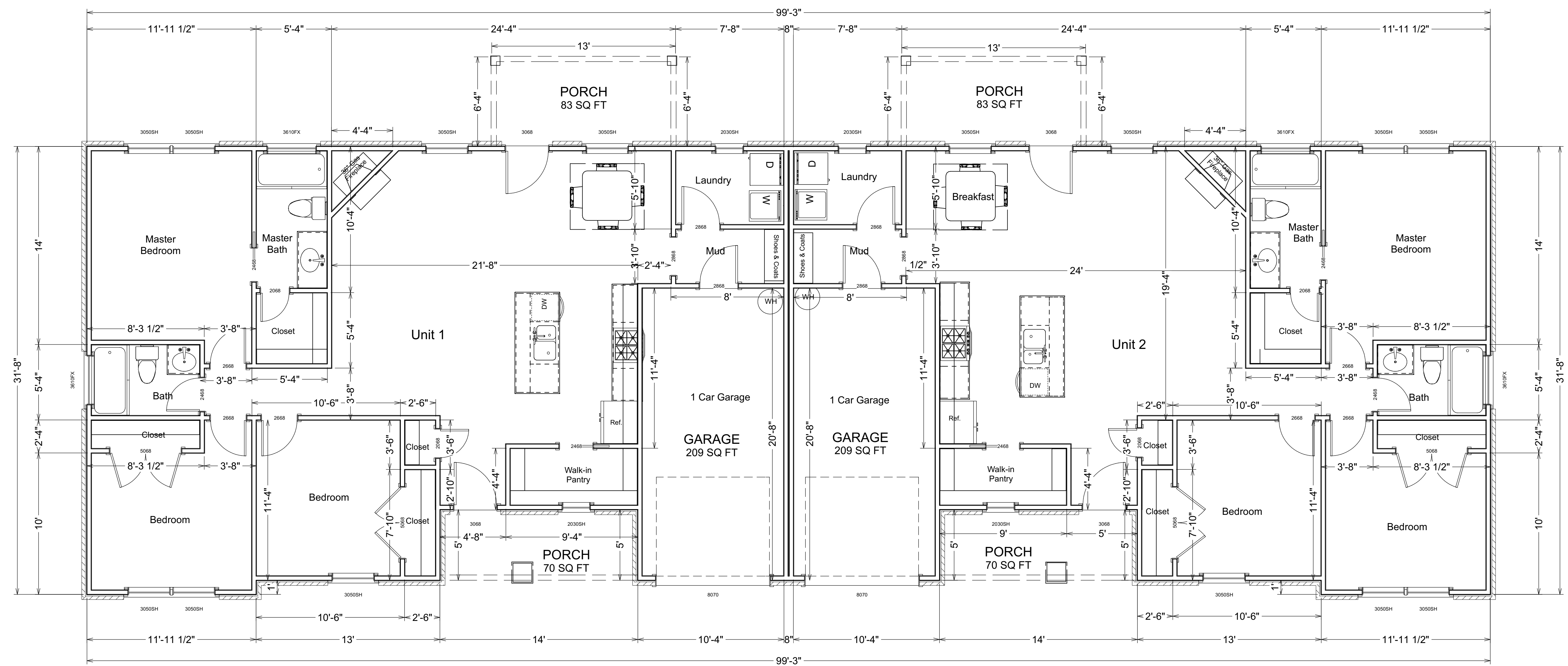
OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

PRELIMINARY PLAT OF OLDE SAVANNAH SPRINGHILL RD., BRYANT, ARKANSAS

DATE: 11/01/2016	C.A.D. BY: EEK	DRAWING NUMBER:
REVISED: 06/05/2017	CHECKED BY: E. Krebs	C1
SCALE: 1" = 50'		SHEET NUMBER: 1



Front Elevation
Scale 1/4"=1'



Scale 1/4"=1'
Roof Pitch 8:12
Walls 9' unless noted

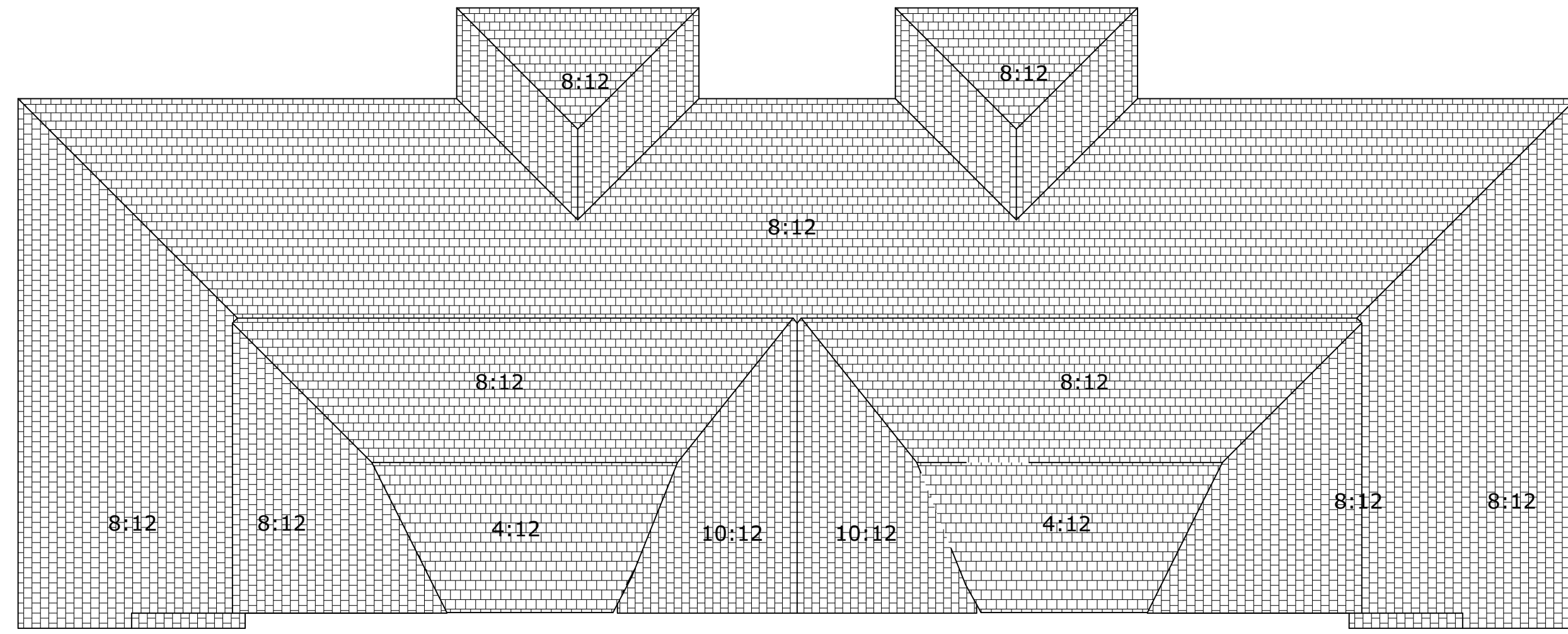
Total Heated & Cooled 2503 sq ft
1,252 SF per Unit
Framing & Slab 3,227 SF

*Note: With Exterior Brick approx. 2,590 Heated & Cooled

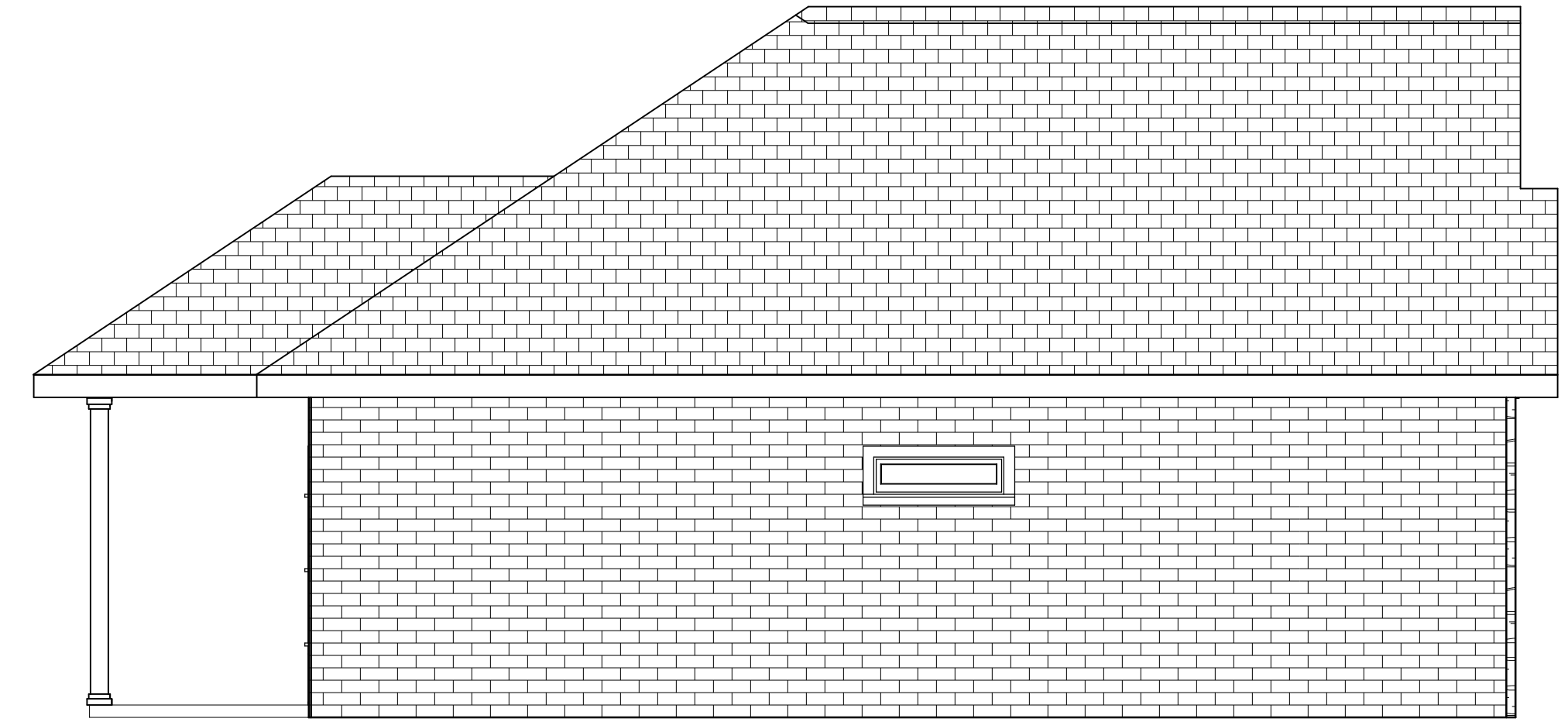
PLEASE NOTE:
Due to the impossibility of providing any personal and/or on-site consultation or supervision and control over the actual construction, and because of the great variance in local building code requirements, building site conditions, and weather conditions, Rick Johnson & Covenant Home Builders, Inc. assumes no responsibilities for any damages including structural failures due to any deficiencies, omissions, or errors in the design or prints.

Contractor or Builder should verify all Dimensions & Square Footage prior to construction. Calculated dimensions take precedence over scaled dimensions. Some dimensions may be rounded to the nearest inch.

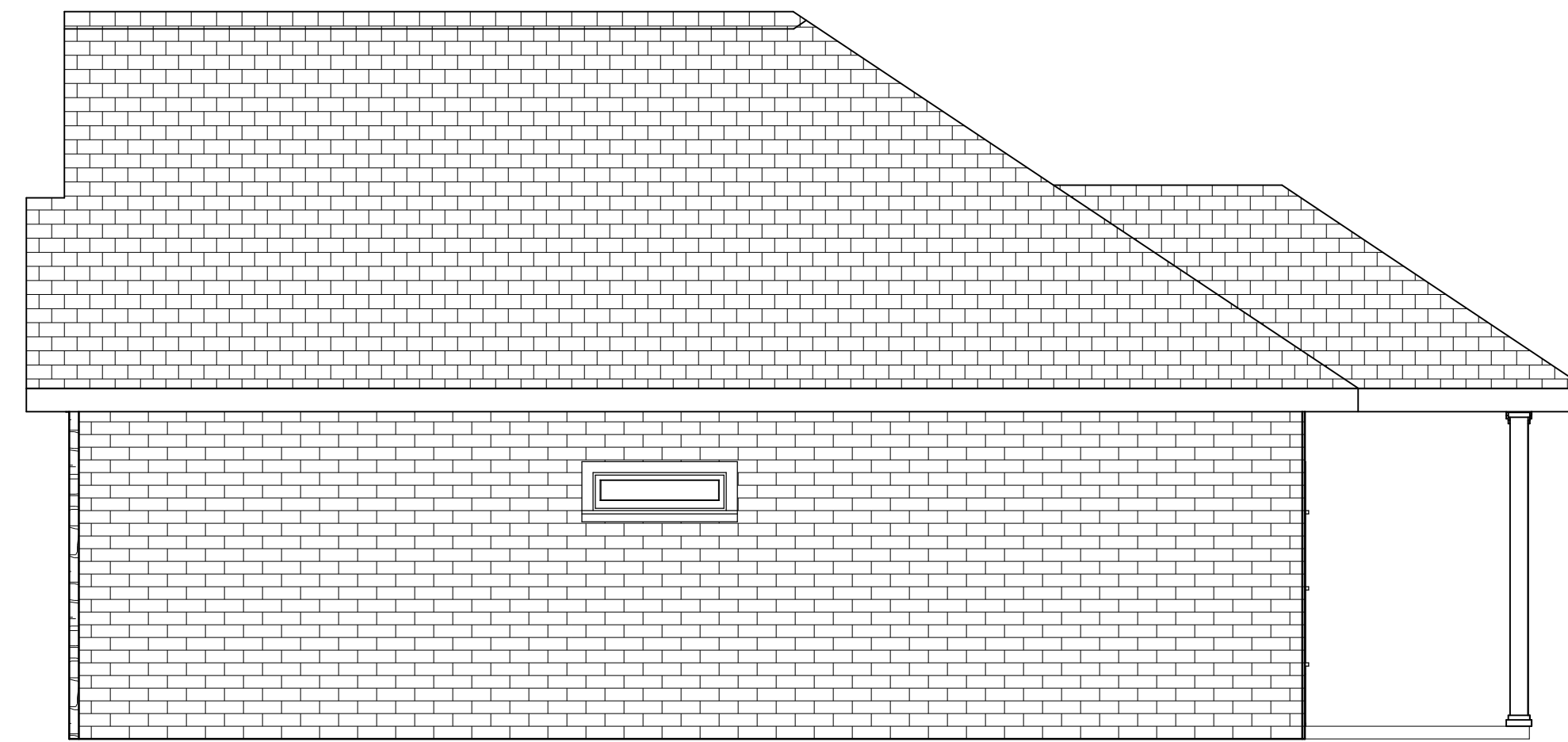
Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



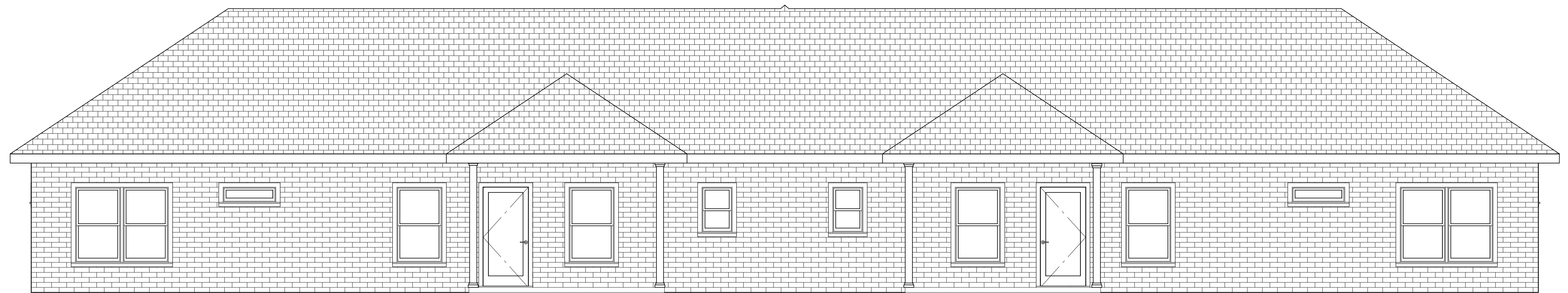
Roof Plan
Scale 1/8"=1'
Primary Pitch 8:12
Shed Roof 4:12
Center Gable 10:12



Left Elevation
Scale 1/4"=1'



Right Elevation
Scale 1/4"=1'

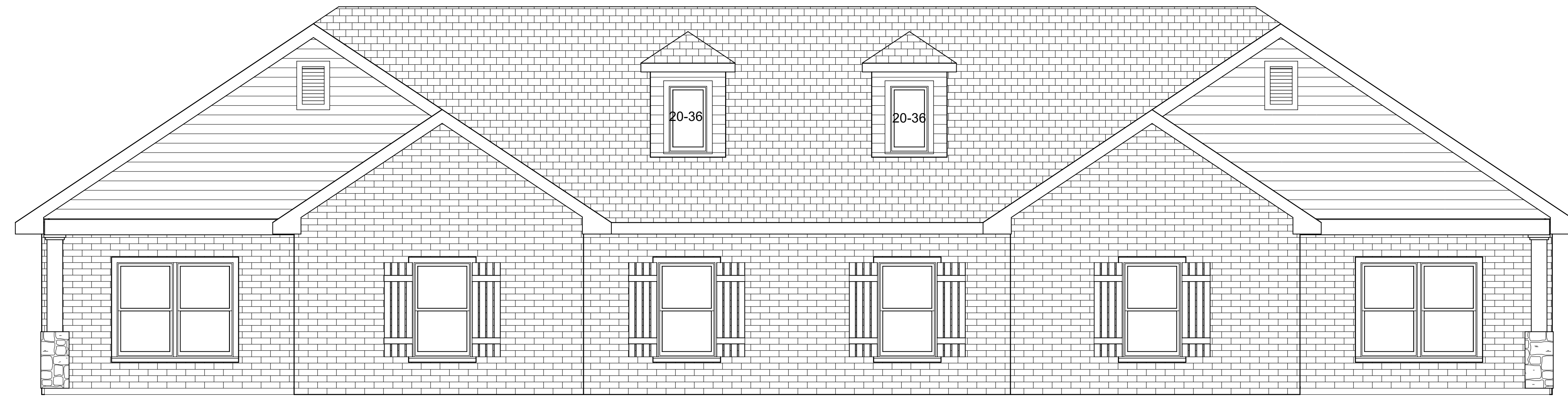


Rear Elevation
Scale 1/4"=1'

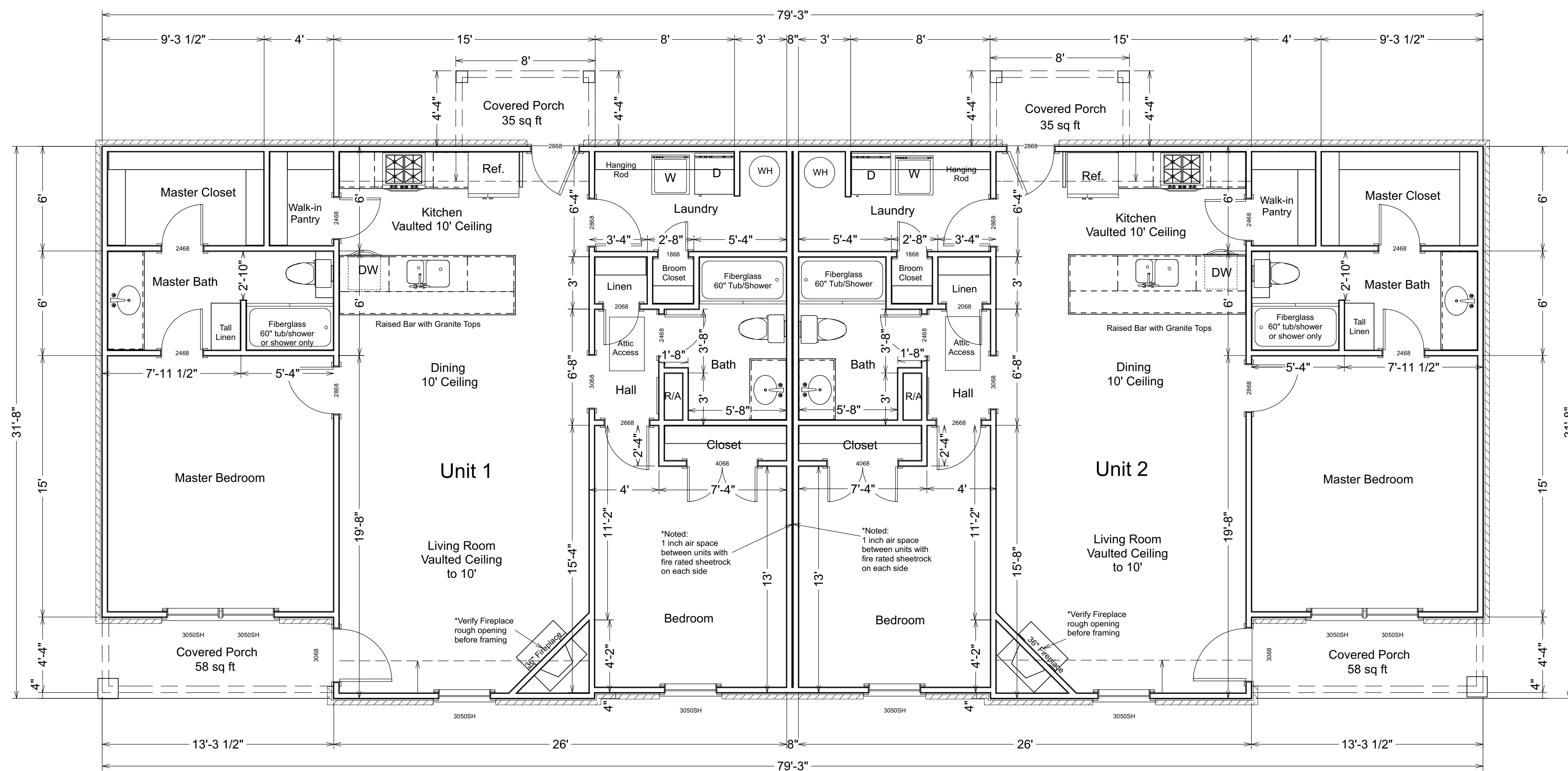
PLEASE NOTE:
Due to the impossibility of providing any personal and/or on-site consultation or supervision and control over the actual construction, and because of the great variance in local building code requirements, building site conditions, and weather conditions, Rick Johnson & Covenant Home Builders, Inc. assumes no responsibilities for any damages including structural failures due to any deficiencies, omissions, or errors in the design or prints.

Contractor or Builder should verify all Dimensions & Square Footage prior to construction. Calculated dimensions take precedence over scaled dimensions. Some dimensions may be rounded to the nearest inch.

Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



Front Elevation
Scale 1/4"=1'



Scale 1/4"=1'
Roof Pitch 8:12
Walls 9 ft. unless noted

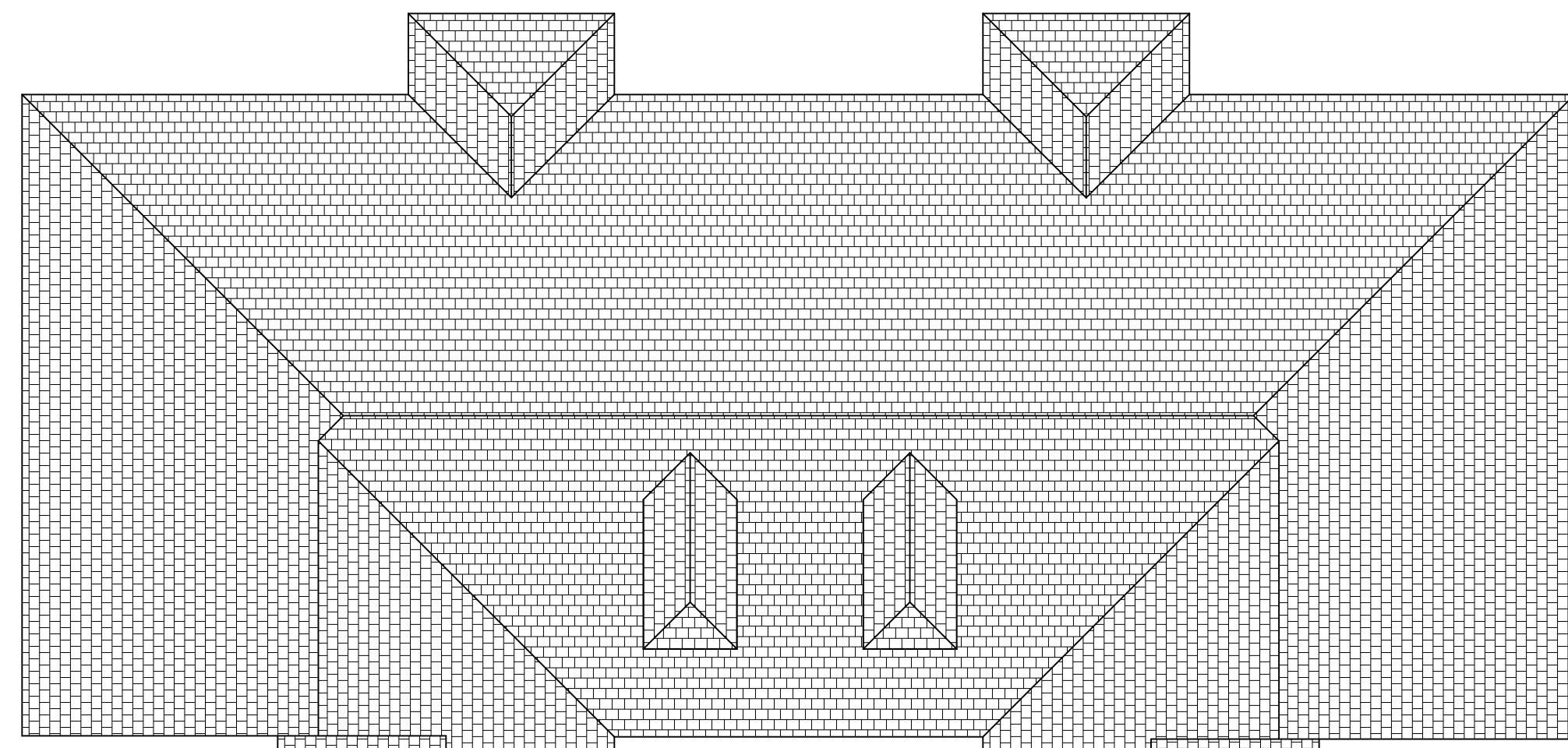
Total Heated & Cooled 2378 sq ft
1,189 SF per Unit
Framing & Slab 2,564 SF

Note: With exterior brick approx. 2,460 SF Heated & Cooled

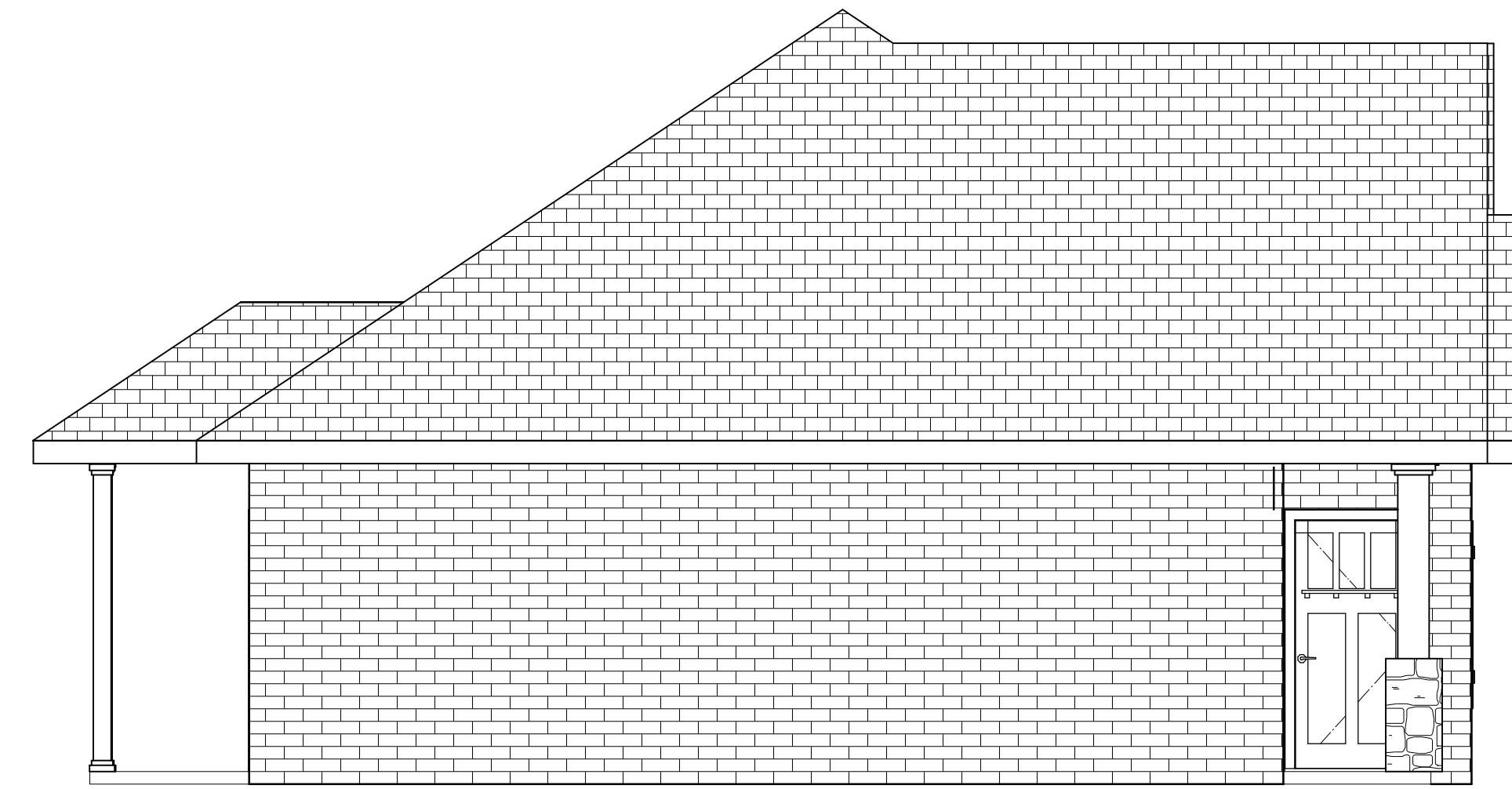
PLEASE NOTE:
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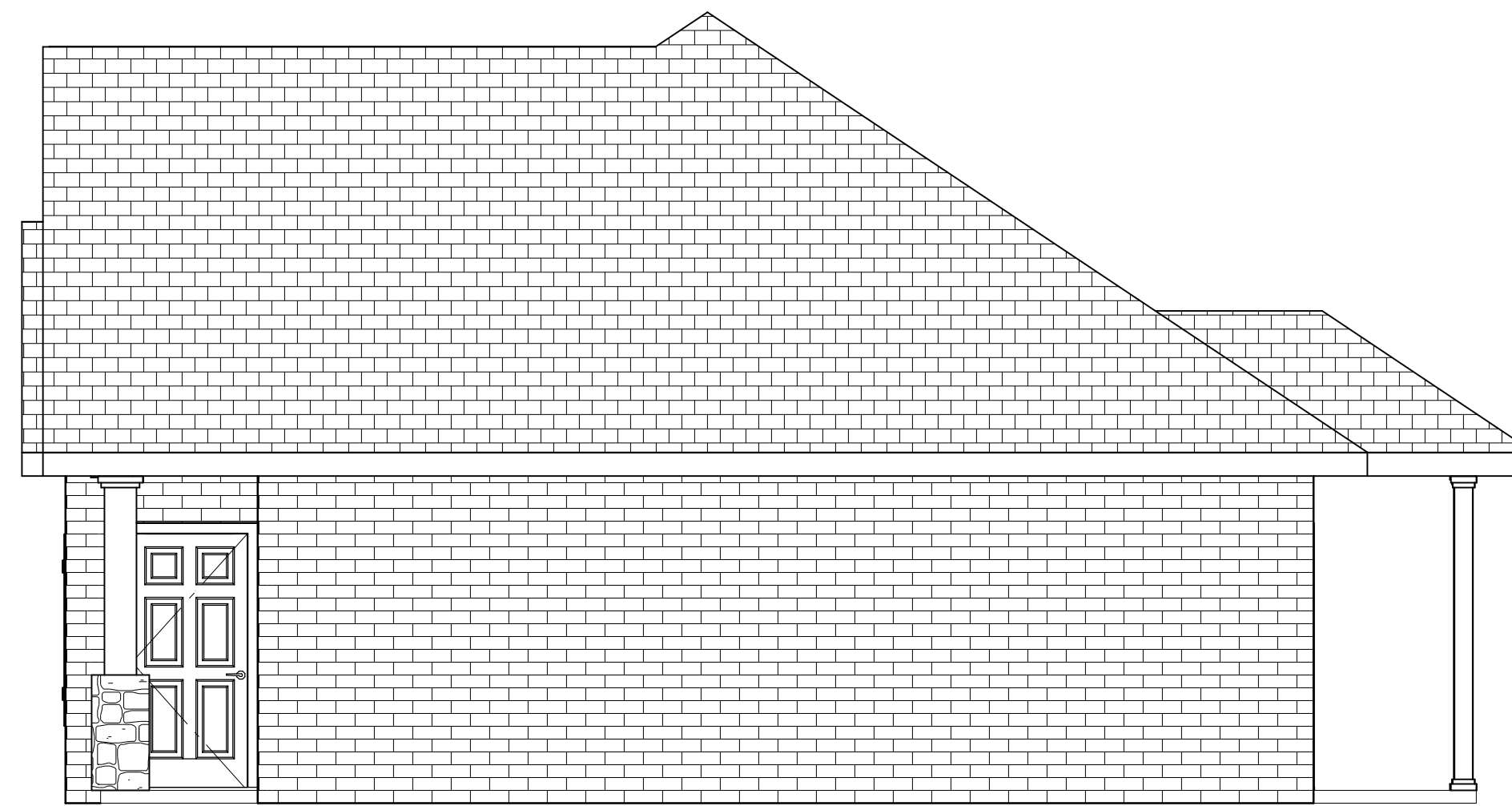
Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



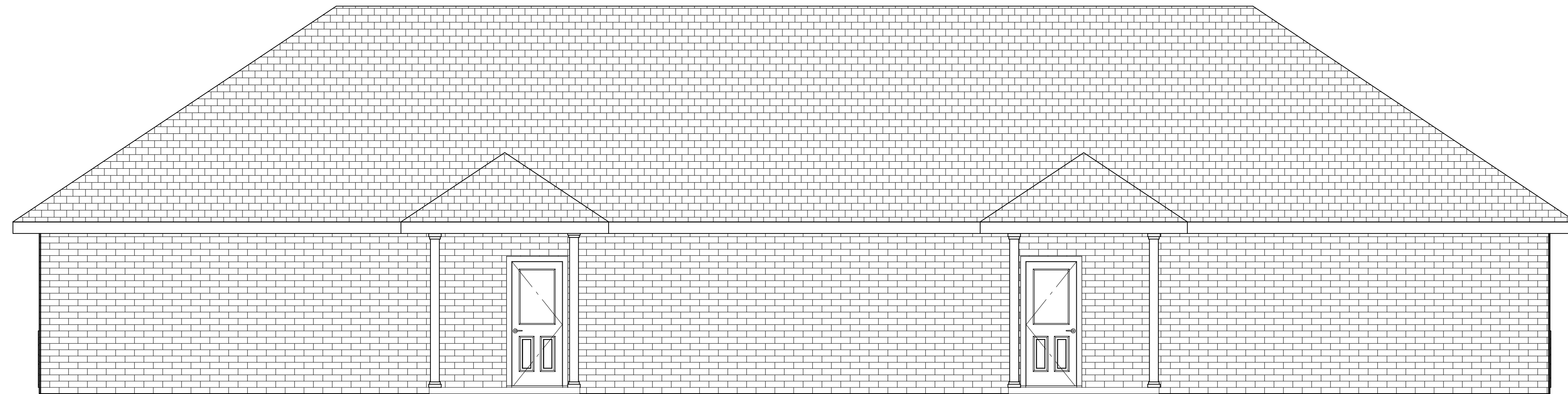
Roof Plan
Scale 1/8"=1'
Pitch all 8:12



Left Elevation
Scale 1/4"=1'



Right Elevation
Scale 1/4"=1'



Rear Elevation
Scale 1/4"=1'

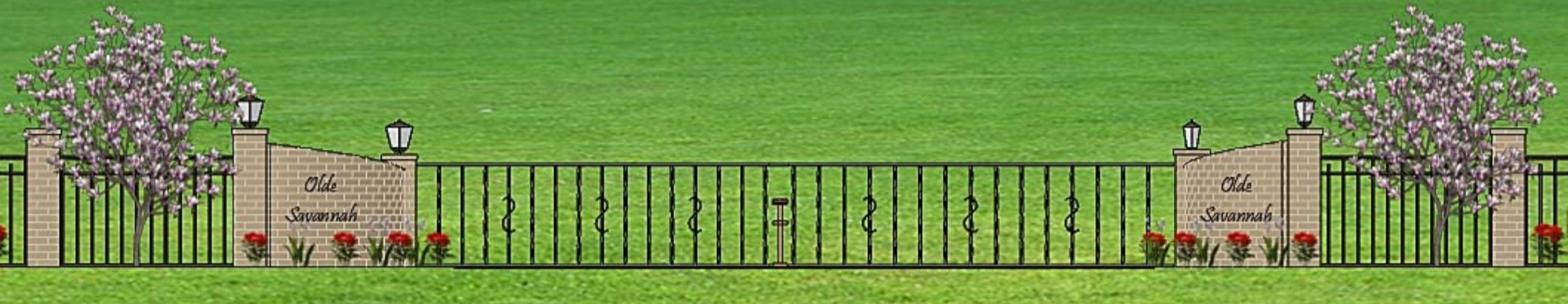
PLEASE NOTE:
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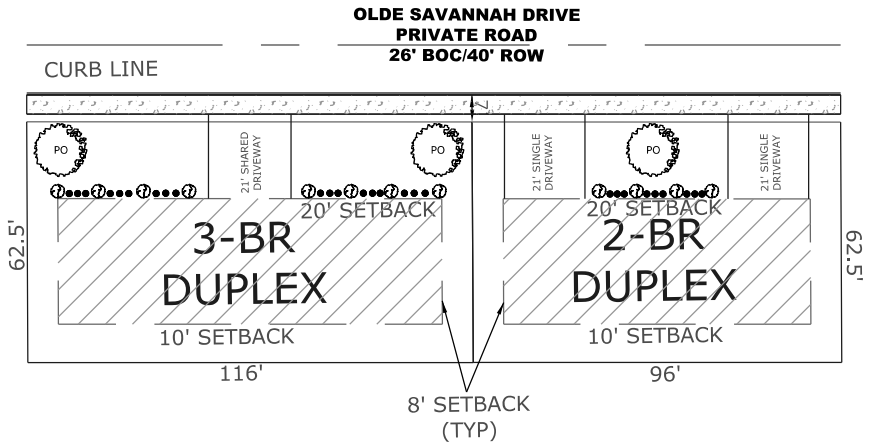
Contractor or Builder should verify all Dimensions & Square Footage prior to construction. Calculated dimensions take precedence over scaled dimensions. Some dimensions may be rounded to the nearest inch.

Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



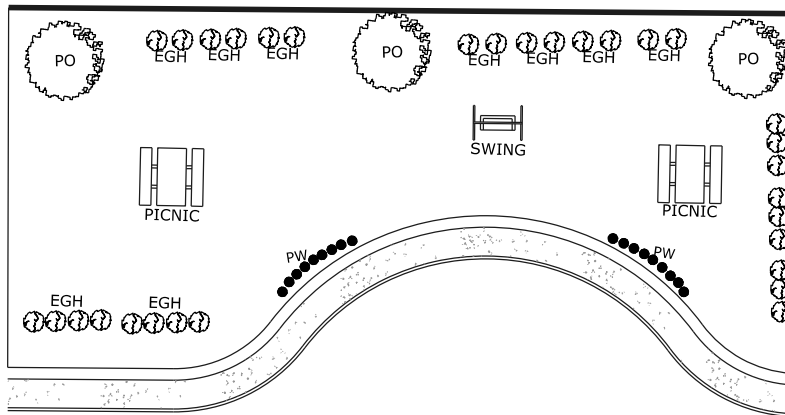






**TYPICAL LOT LAYOUT
NTS**

OPEN SPACE



**OPEN SPACE CONCEPT
NTS**

 **The Sentinel Group, LLC**
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Dr., Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER
IVES INVESTMENT GROUP

**OLDE SAVANNAH PUD
CONCEPTUAL DETAILS**

DATE: 06/05/2017	C.A.D. BY: E. Krebs	DRAWING NUMBER:
REVISED:	CHECKED BY: E. Krebs	OS-D
	SCALE: N.T.S.	SHEET NUMBER: 1 OF 1

XXXX XXXX XXXX XXXX XXXX XXXX XXXX

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 5/30/17

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name David L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-773-0544
Alternate Phone _____

PROPERTY OWNER

Name David's Burgers
Address 23140 I-30 North
City, State, Zip Bryant, AR
Phone 501-773-0544
Alternate Phone _____

GENERAL DETAILS

Name of Business David's Burgers
Address/Location of sign 23140 I-30 North
Sign dimensions (height, length, width) 109" x 60"
Zoning Classification C3

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 47

Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom 18' Top 23'

READ CAREFULLY BEFORE SIGNING

I, Joe Law, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature

Date

Sign Administrator (or Designee) Approval

Date

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 5/30/2017

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

**SIGN CO. OR
SIGN OWNER**

Name L Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone 501-773-0544
Alternate Phone _____

PROPERTY OWNER

Name David's Burgers
Address 23140 I-30 north
City, State, Zip Bryant, AR 72022
Phone 501-773-0544
Alternate Phone _____

(B)

GENERAL DETAILS

Name of Business David's Burgers
Address/Location of sign 23140 I-30 N
Sign dimensions (height, length, width) 109" x 60"
Zoning Classification C3
Height of sign from lot surface: Bottom 18'

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 41

READ CAREFULLY BEFORE SIGNING

I, Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature

Date

Sign Administrator(or Designee) Approval

Date

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-847-6031

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.org.

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 5/30/2017

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

SIGN CO. OR

SIGN OWNER

Name L. Graphics

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

PROPERTY OWNER

Name David's Burgers

Address 23140 I-30 North

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

GENERAL DETAILS

Name of Business David's Burgers

Address/Location of sign 23140 I-30 north

Sign dimensions (height, length, width) 109" x 60"

Zoning Classification C3 Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 18' Top 23'

SIGN TYPE

____ Pole ____ Monument

Wall

____ Other (type) _____

Total sq. ft. 42

(C)

READ CAREFULLY BEFORE SIGNING

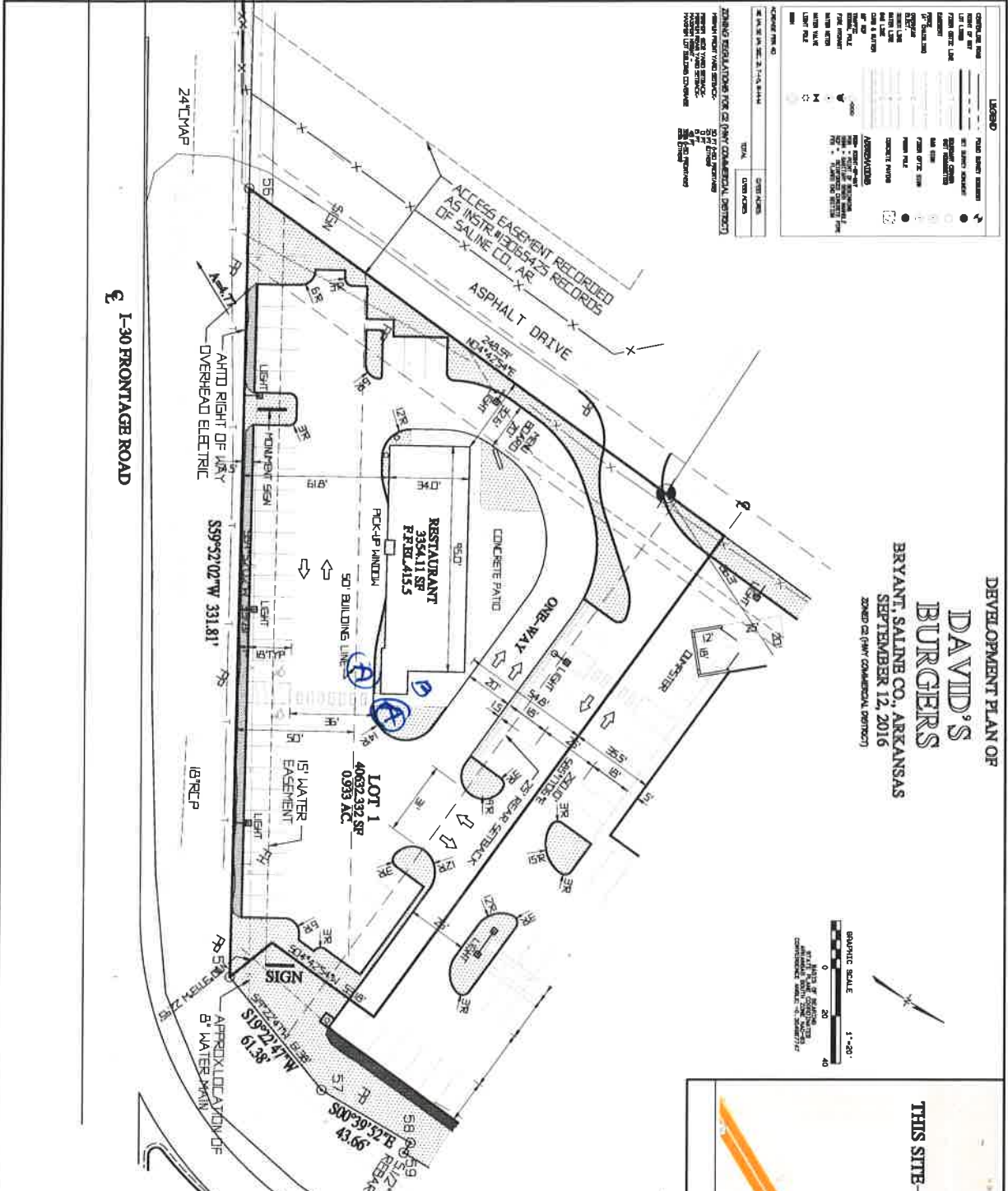
I, Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Joe Lam
Applicant's Signature

5/30/17
Date

Sign Administrator(or Designee) Approval

Date



LEGEND

GENERAL NOTES:

1. CONSULTOR TO VERIFY PROPERTY RECORDS, RECORDS TO BE RECORDED WITH THIS PLAN.
2. PROPERTY TO BE SET BY A CERTIFIED SURVEYOR.
3. ALL UTILITIES SHOWN ARE TO BE EXCAVATED AND DELETED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FLOOD PLAN STATEMENT:

THIS SITE IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 26083C0210W 331.811. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

VICINITY MAP N.T.S.

The vicinity map shows the site's location relative to surrounding roads: W. Commercial St., Commerce St., and I-30. The site is highlighted in orange.

date	revisions	int.
04/27/2016		

dwg by: JEH
 checked: RDH
 date: 04/27/2016
 scale: AS NOTED

Site Plan of the David's Burgers
 City of Bryant, Saline County, Arkansas
 for: David's Real Estate, LLC

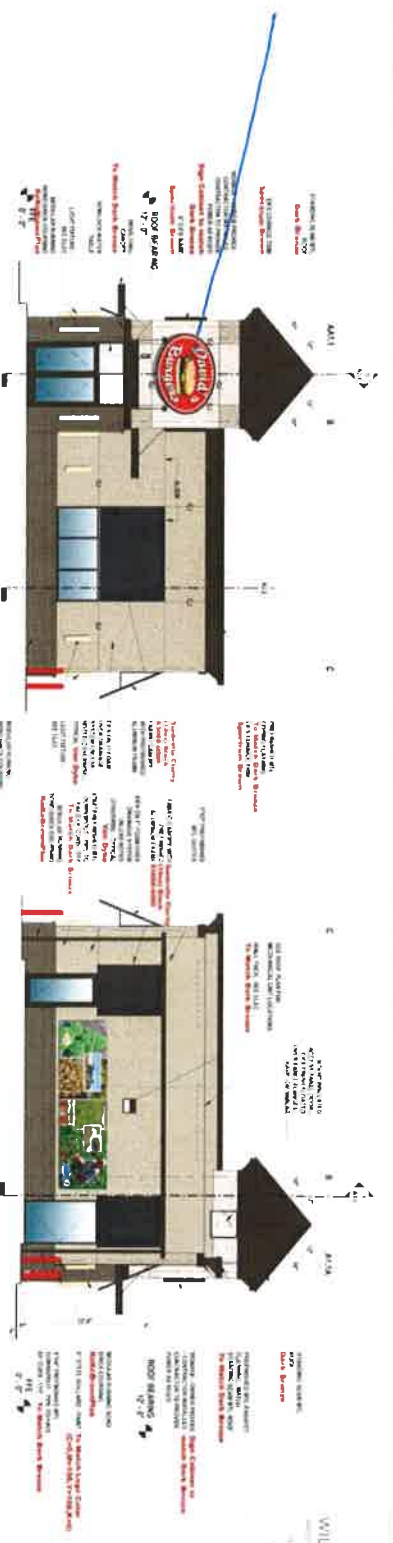
HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC

200 Casey Drive
 Heumel, Arkansas 72113
 801 881-3388
 ade1@holloway-eng.com

C

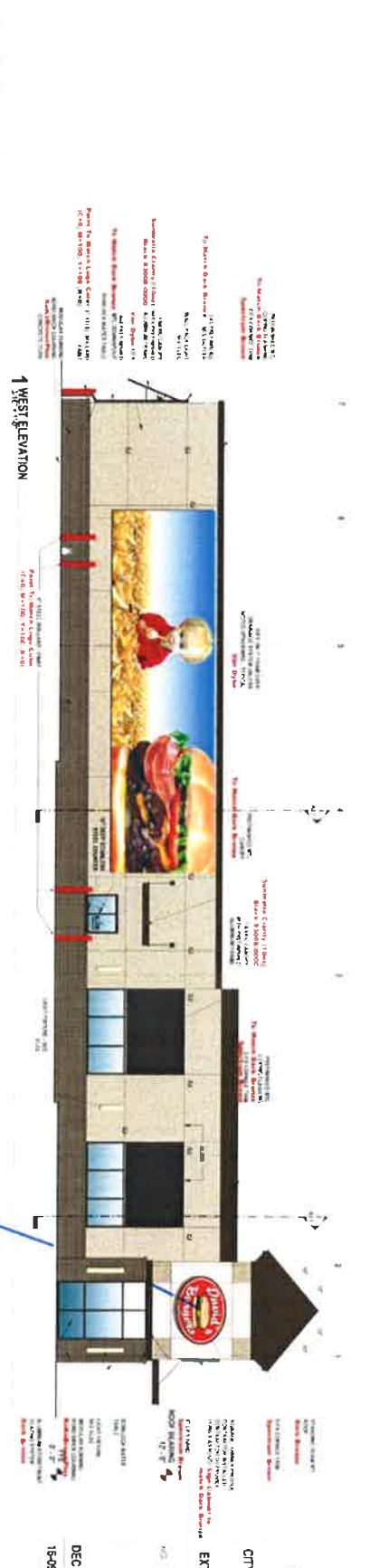
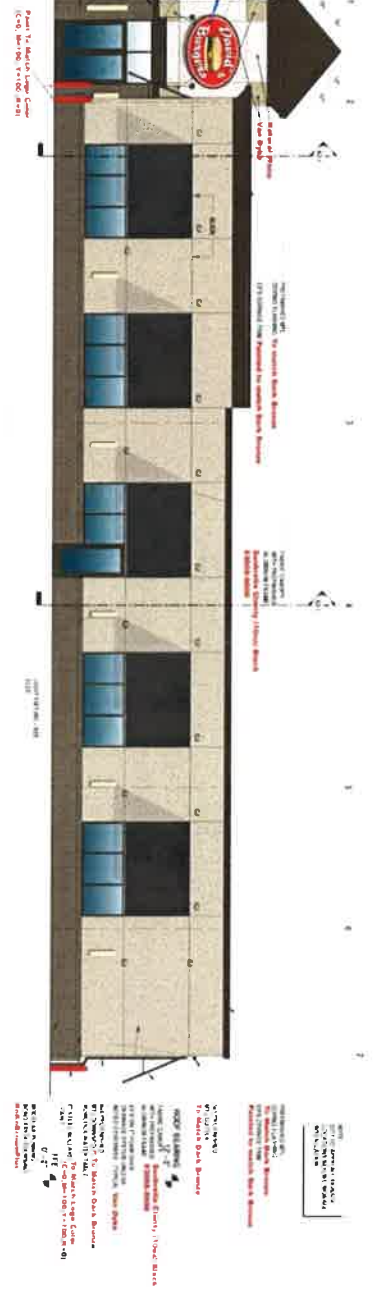
4 NORTH ELEVATION

3 SOUTH ELEVATION



B

2 EAST ELEVATION



A

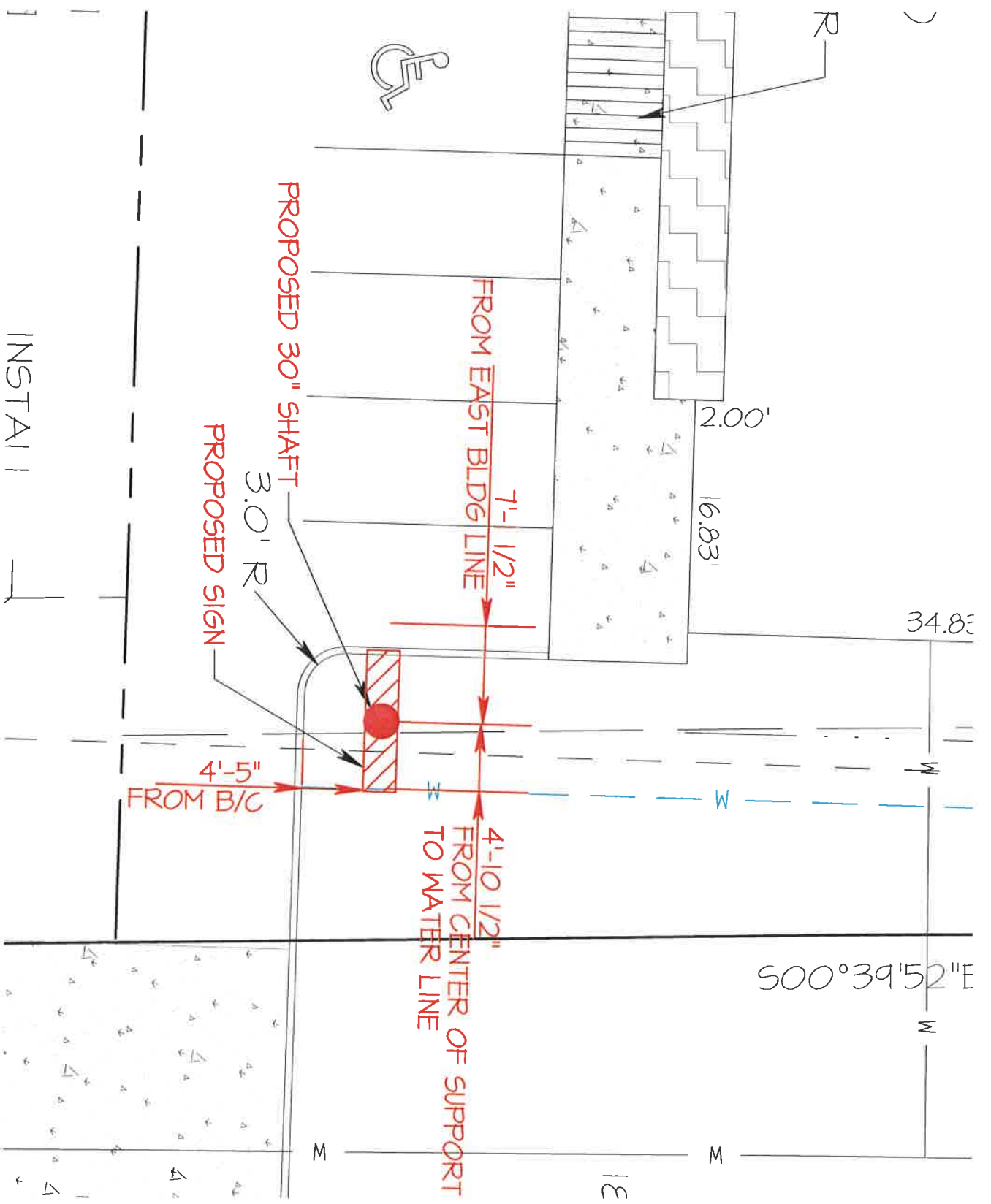


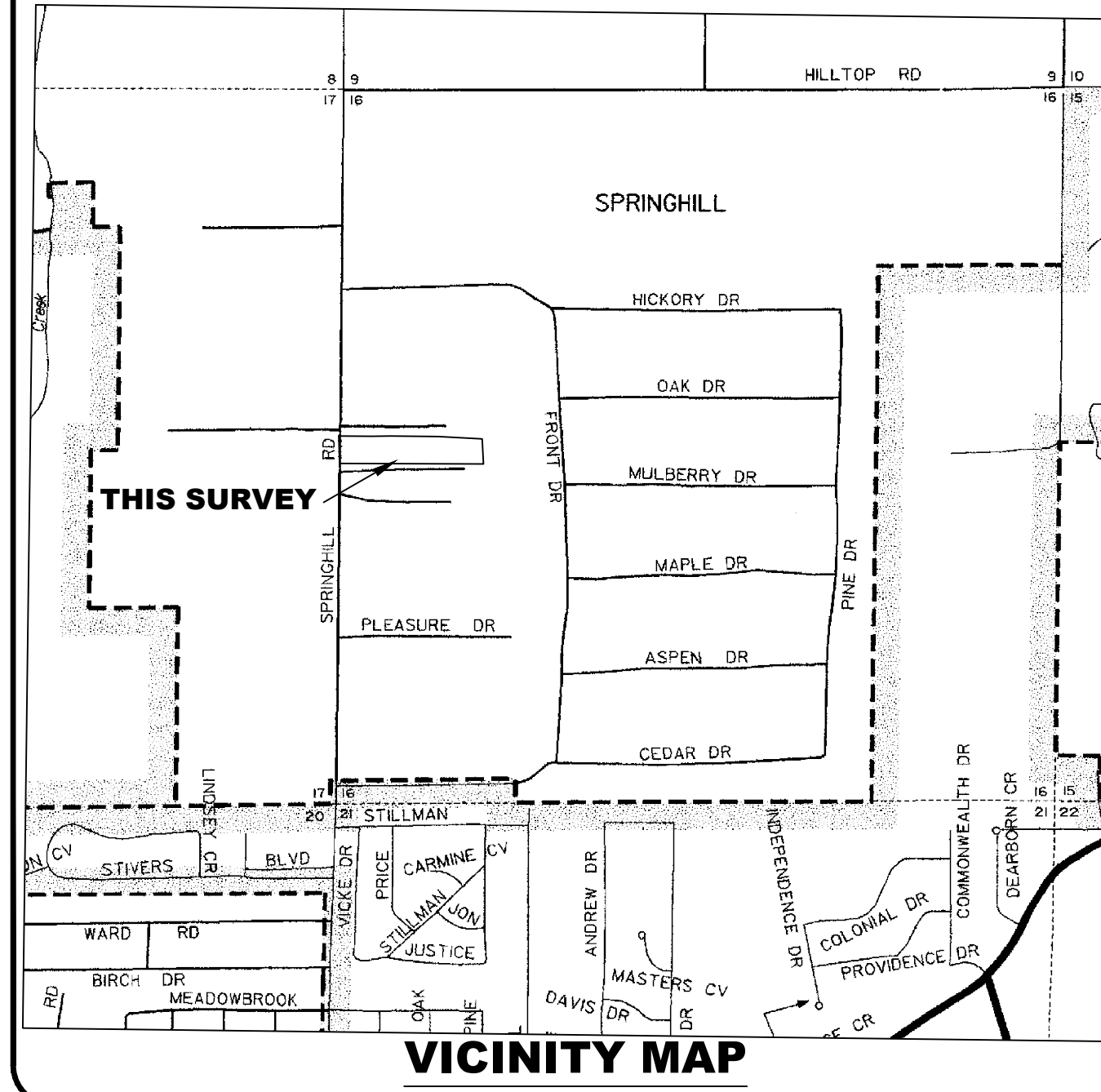
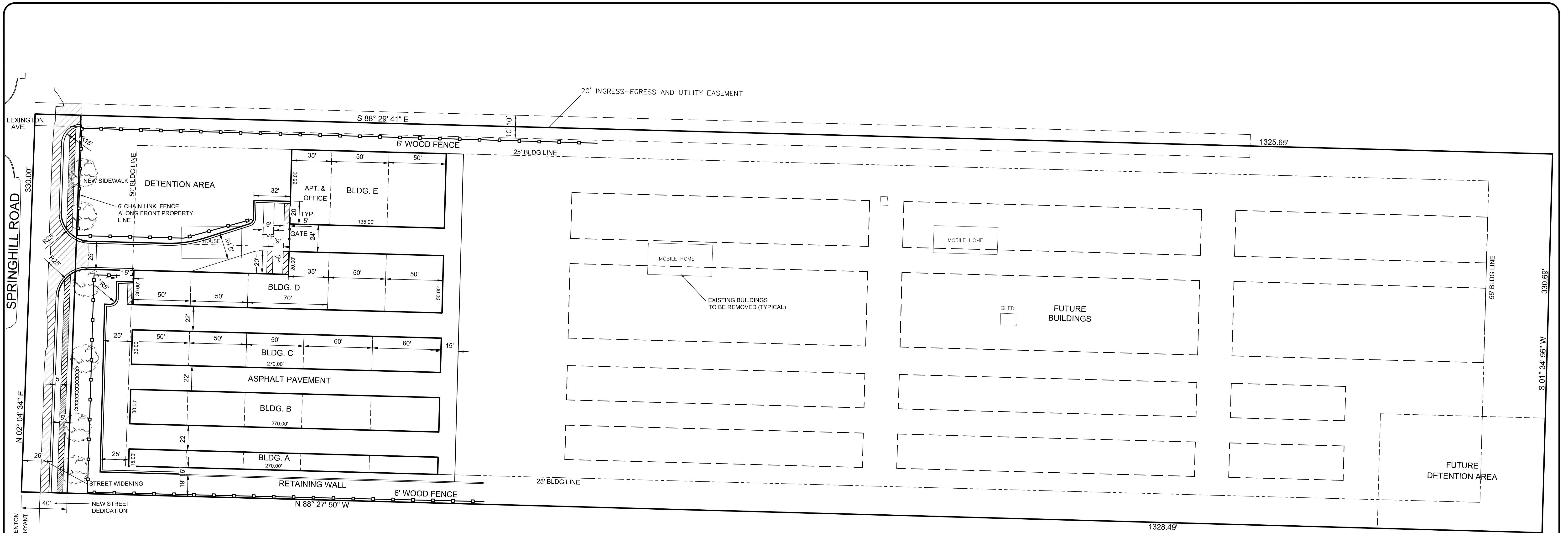
DAVID'S BURGERS
REYNOLDS CENTRE

150 TORBARRIE ROAD
REYNOLDS BC

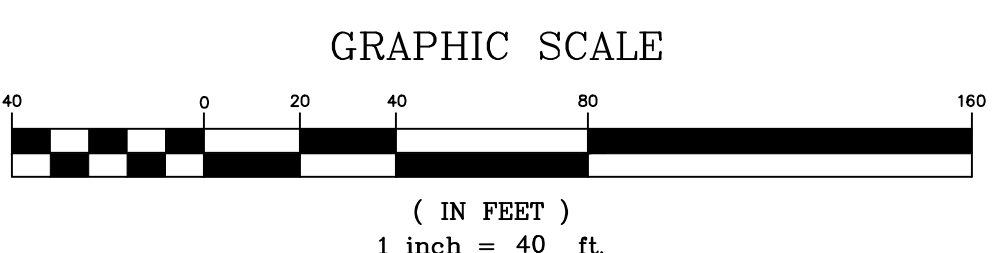


CITY REVIEW DRAWINGS
EXTENSION ELEVATIONS
SHEET 1/1
DEC 15 2016
16-097
A2.1





- SITE PLAN REVIEW NOTES**
1. SITE CONTAINS 4 BUILDING IN PHASE 1. TOTAL SQUARE FOOTAGE OF ALL UNITS IS 37,500.
 2. BASIS OF BEARINGS: PAGIS
 3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050308 0225 D DATED JUNE 19, 2012.
 4. THIS PROPERTY IS ZONED C-2 (HIGHWAY COMMERCIAL).
 5. ALL ABUTTING PROPERTY IS ZONED R-1.
 6. THIS TRACT CONTAINS 438,384 S.F. OR 10.06 ACRES, MORE OR LESS.
 7. SETBACKS SHOWN ARE FOR C-2 ZONING.
50' FRONT
25' SIDE (ABUTTING RESIDENTIAL)
55' REAR (ABUTTING RESIDENTIAL)



- LEGEND**
- SHOWS CONCRETE SIDEWALK
 - SHOWS HEAVY DUTY ASPHALT PAVEMENT
 - SHOWS STANDARD DUTY ASPHALT PAVEMENT
 - SHOWS PROPOSED SHRUB @ 3' CENTERS
DWARF YAUPON (ILEX VOMITORIA "NANA")
 - SHOWS PROPOSED TREE
WILLOW OAK (QUERCUS PHELLOS)

PARKING

ONSITE	72 SPACES
ON STREET	9 SPACES (ALLEN ST.)
TOTAL	81 SPACES
REQUIRED	72 SPACES (1.5 ER UNIT)

OWNER AND DEVELOPER:
STUART FINLEY
FINLEY & COMPANY
P.O. BOX 10
BRYANT, AR. 72089

**PRELIMINARY
NOT FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER
No. 4685
JOHN R. POWWALL

CERTIFICATE OF AUTHORITY
No. 94
THOMAS ENGINEERING CO.
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 4685
JOHN R. POWWALL

ARIZONA STATE LAW REQUIRES THAT THE EXCAVATOR IS TO LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARIZONA UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE EXCAVATOR MAKE A TELEPHONE CALL TO THE ARIZONA ONE CALL SYSTEM AT 1-800-482-8998 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO INSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.

LEGEND

SHOWS CONCRETE SIDEWALK
SHOWS HEAVY DUTY ASPHALT PAVEMENT
SHOWS STANDARD DUTY ASPHALT PAVEMENT
SHOWS PROPOSED SHRUB @ 3' CENTERS
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THOMAS ENGINEERING COMPANY
3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL. 501-753-4463 FAX: 501-753-6814

**SITE PLAN REVIEW
HURRICANE STORAGE PH. 1
BRYANT, ARKANSAS**

APPROVED	DRAWN BY	DATE	SHEET NO.
	JRP	4/24/14	C1
SCALE			
1" = 40'			