



Bryant Planning Commission Meeting
Monday, April 10, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

AGENDA

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

Minutes

Documents:

[Bryant Planning Commission Meeting Minutes 3-13-17.pdf](#)

DRC REPORT

Save The Barn - Hill Farm Barn

Chris Treat - Requesting Sign Permit Application Approval - **Approved**

Documents:

[20170322121756.pdf](#)

Yellow Sno Cone Shack - 5401 HWY 5 North

Ryan McCormick - Requesting Temporary Business Permit Application Approval - **Approved**

Documents:

[Yellow Sno Cone Shack.pdf](#)

Penn Tax - 301 Roy Lane

John Penn - Requesting Site Plan Approval for Addition of Metal Building - **Approved**

Documents:

[Penn Tax Metal Storage Building.pdf](#)

North Bryant Baptist Church

Bud Grant - Requesting Site Plan Approval - **Tabled**

Documents:

[North Bryant Baptist Church Addition.pdf](#)

- . **Lots 4-6 Of Block 6 Of Modern's Subdivision - Maple And SW 2nd**
Tonia Griffin - Requesting Rezoning Application Approval - **Recommend Approval**
- . **Ferguson Properties Management - Market Place Ave**
Curtis Ferguson - Requesting Sign Permit Application Approval - **Approved**

Documents:

[Ferguson Sign Approved.pdf](#)

- . **David's Burgers**
Requesting Recommendation for Variance for Sign Permit Application - **Recommend Approval**

Documents:

[Sign Variance Request.pdf](#)
[CityofBryantSignApp.pdf](#)
[PoleSignBryantDoc.pdf](#)

- . **David's Burgers**
Requesting Approval for Site Plan Change - **Tabled**

Documents:

[Davids Burgers Site Plan showing proposed roadway widening 2016 083.pdf](#)

- . **Childcare Network #185 - 507 Prickett Road**
Requesting Sign Permit Application - **Approved**

Documents:

[Childcare Network 185.pdf](#)

- . **Abundant Life Center - 23790 I-30**
Requesting Sign Permit Application Approval - **Approved**

Documents:

[Abundant Life Center.pdf](#)

- . **Patterson Dental**
Requesting Sign permit Application Approval - **Approved**

Documents:

[Patterson Dental Face Replace.pdf](#)

- . **#SimplyDreamy**
Latricia Hamilton - Requesting Temporary Business Permit Application Approval - **Approved**

Documents:

[Simply Dreamy Approved.pdf](#)

- . **Stoneybrook Phase 6 Preliminary Plat**
Jonathan Hope - Requesting Preliminary Plat Approval - **Recommend Approval**
- . **North Bryant Baptist Church**
Bud Grant - Requesting Site Plan Approval - **Approved**

Documents:

[North Bryant Baptist Church Revised.pdf](#)

PUBLIC HEARING

- . **Lots 4-6 Of BLock 6 Of Modern's Subdivision - Maple And SW 2nd**
Tonia Griffin - Requesting Rezoning Application Approval

Documents:

[Mordens Subdivision Rezoning.pdf](#)

- . **Springhill Road Commercial Node**
Creating Commercial Node on Springhill Road

Documents:

[Plan Map 4.10.2017.pdf](#)

- . **Meadowlake Subdivision**
Rezoning Subdivision from R-2 and R-1 to R-1.S

Documents:

[RZ_Meadowlake Ph 1-6 8.pdf](#)

- . **OLD BUSINESS**

NEW BUSINESS

- . **Stoneybrook Phase 6 Preliminary Plat**
Jonathan Hope - Requesting Preliminary Plat Approval

Documents:

[Stoneybrook ph 6 Prelim Plat 3 31 17 comments addressed.pdf](#)
[Stoneybrook Subdivision Phase 6 response to comments 3-31-2017.doc](#)
[Stoneybrook Phase 6 Preliminary Plat Application.pdf](#)
[98-551-PH 6 C-1.0 - PLAN PROFILE.pdf](#)
[98-551-PH 6 C-2.0-GRADING AND DRAINAGE.pdf](#)
[98-551-PH 6 C-3.0-UTILIY.pdf](#)
[98-551-PH 6 PRELMINARY PLAT Preliminary Plat.pdf](#)
[c-4.0 DETAILS.pdf](#)
[c-5.0 SPECS.pdf](#)

ADJOURNMENT



Bryant Planning Commission Meeting

Monday, April 10, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINTUES FOR 3/13/17 MEETING

4 Pages

CALL TO ORDER:

- Chairman Lance Penfield Calls Meeting To Order
- Secretary Truett Smith Calls Roll
- Commissioners Present: Brunt, Johnson, Erwin, Penfield, Poe, Burgess, Mayfield.

APPROVAL OF MINTUES:

Approval of the March 13th, 2017 Planning Commission Minutes.

Action taken: Motion made to approve by Commissioner Brunt and seconded by Commissioner Poe. Voice vote: 7 yeas and 0 nay. Passed

ANNOUNCEMENTS

DRC REPORT

RJ's Crawfish Shack - 6221 Hwy 5

Requesting Temporary Business Permit Application Approval - **Approved**

Documents:

1. [RJs Crawfish Shack.pdf](#) .

Burtha's And Bubbah's Pawn Shop - 410 Lora Drive

Requesting Sign Permit Applications - **Approved**

Documents:

1. [Burthas and Bubbahs Pawn - Motorcycle.pdf](#)
2. [Burthas and Bubbahs Pawn.pdf](#) .

Great Clips - 3121 North Reynolds Road, Suite 4

Requesting Sign Application Approval - **Approved**

Documents:

1. [Great Clips Sign Permit.pdf](#) .

Reynolds Centre Sign Application - 23140 I-30
Requesting Sign Permit Application Approval - **Approved**
Documents:

1. [Reynolds Centre Complete Sign Applications.pdf](#) .

Above And Beyond Care, Inc. - 23227 I-30, Suite 28
Requesting Sign Permit Approval - **Approved**
Documents:

1. [Above and Beyond Care, Inc..pdf](#) .

Bryant First United Methodist Church
David Yarbrough - Site Plan Approval - **Approved**
Documents:

1. [Bryant First United Methodist Church.pdf](#) .

Pinecrest Funeral Home
Requesting Sign Permit Application Approval - **Approved**
Documents:

1. [Pinecrest Funeral Home.pdf](#)

4302 Springhill Road - Rezoning
Stuart Finley - Rezoning Application - **Recommend Approval**

PUBLIC HEARING

4302 Springhill Road - Rezoning
Stuart Finley - Requesting Rezoning of 4302 Springhill Road. Currently R-2 requesting change to C-2.
Documents:

1. [4302 Springhill Road Rezoning Application.pdf](#)
2. [4302 Springhill Road Rezoning Maps.pdf](#)

Mr. Finley requests the rezoning for developing a mini-storage project. Commissioner Burgess asks about response from letters. Mr. Finley got support from neighbors for the storage. Secretary Smith also reports a call in favor for the project as well as mentions Alderman Higginbotham's concern about lighting the area. Mr. Finley assures the use of LED lighting to help light pollution. Chairman Penfield got calls in favor and opposing the project. Chairman Penfield also voices that by doing this the commission will revise the comprehensive map to show a commercial node at this location and make the node official at the next planning commission meeting. There was no public comment.

Action taken:

Chairman Penfield calls for a roll call vote. 7 yeas & 0 nays. Passed

ADJOURNMENT

Motion made to adjourn by Commissioner Poe, seconded by Commissioner Johnson.
Brunt carried.

Approval of the minutes for March 13th Board of Zoning and Adjustment meeting was approved on April 10th, 2017.

_____ Date: _____2017
Chairman Lance Penfield

_____ Date: _____2017
Secretary Truett Smith

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: March 21, 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 SAVE THE BARN

Address 3208 South SHABE Rd.

City, State, Zip Bryant, AR 72022

Phone (501) 590-8007

Alternate Phone _____

PROPERTY OWNER - Same

Name _____

Address _____

City, State, Zip _____

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Hill Barn / ~~BLADE~~ CHURCH

Address/Location of sign 100 Hill Rd Bryant

Sign dimensions (height, length, width) 104", 168", 72"

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

Height of sign from lot surface: Bottom 104 Top 168

SIGN TYPE

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

READ CAREFULLY BEFORE SIGNING

I, Chris Treat, 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.

[Signature]
 Applicant's Signature

3/21/17
 Date

Sign Administrator(or Designee) Approval

Date

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: 3-1-2017

Business Name: Yellow Sno Cone Shack
Location of Business: 5401 Hwy 5 North, Bryant
Mailing Address: 7008 Gemstone Dr
City: Alexander State: AR Zip Code: 72002
Business Telephone: 501-920-7254 Cellphone: 501-920-7254

Type of License applied for: Concessions Period license is desired: 180 Days

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

Applicants Name: Ryan McCormick
Applicants Home Address: 7008 Gemstone Dr
City: Alexander State: AR Zip Code: 72002
Applicants Home Telephone: 501-920-7254 Cellphone: 501-920-7254

Name(s) of each employee/peddler/vendor/salesman: Jake Frost,

Ashlyn Jordan

Address of business or premises to be used in Bryant: 5401 Hwy 5 North, Bryant

Last two cities worked in: 1. Bryant 2. Benton

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.

Ryan McCormick
Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

Temporary Business Application
City of Bryant

Date 3-1-2017

Name of Business Yellow Saw Cone Shack

Federal Tax Employer Identification Number 27-5442553

Arkansas State Sales Tax Number 710 10 659-515

Type of Business Concession

Location of proposed Temporary Business 5401 Hwy 5 North

Owner Mailing Address 7008 Gemstone Drive, ALEXANDER AR 72002

Contact Person Ryan MS Cormick

Daytime Phone No. 501-920-7254

Evening Phone No. 501-920-7254

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 Service180 Days

Beginning Date Requested 3-2017 Ending Date Requested 9-25-2017

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 Ryan M. Cormick

To Whom It May Concern:

RE: Lease Space

Ryan and Shae McCormick (C & T McCormick, LLC) has leased a part of the Grant Plaza parking lot, located at 5407 Hwy. 5 N in Bryant, AR for Snow Cone stand.

Bud Grant, being the property owner, agrees on this site plan located (see attached).

This stand will be open for business from April, 2017 to September, 2017

We hope this meets your approval. If you have any questions, please call me.

Thank you,

B.J. Grant

B.J. Grant



Arkansas Department of Health

4815 West Markham Street

Little Rock Arkansas 72205-3867

Invoice Number 21035281

Please return permit fee within 30 days. 50% Penalty on Accounts 60 days past due. Questions call 501-661-2171

THE SNO CONE PALACE
7008 GEMSTONE DR.

ALEXANDER AR 72002

Date: 2/6/2017
Customer Number: 7602123661
License Number: 630620
County: Saline

		Balance Brought Forward	\$0.00
21035281	Invoice	FOOD MOBILE	\$35.00
		Please Pay This Amount ---->	\$35.00

Now Renew Your License Online!
Go to www.healthyarkansas.com
Login Using Your Renewal ID and Verification Code

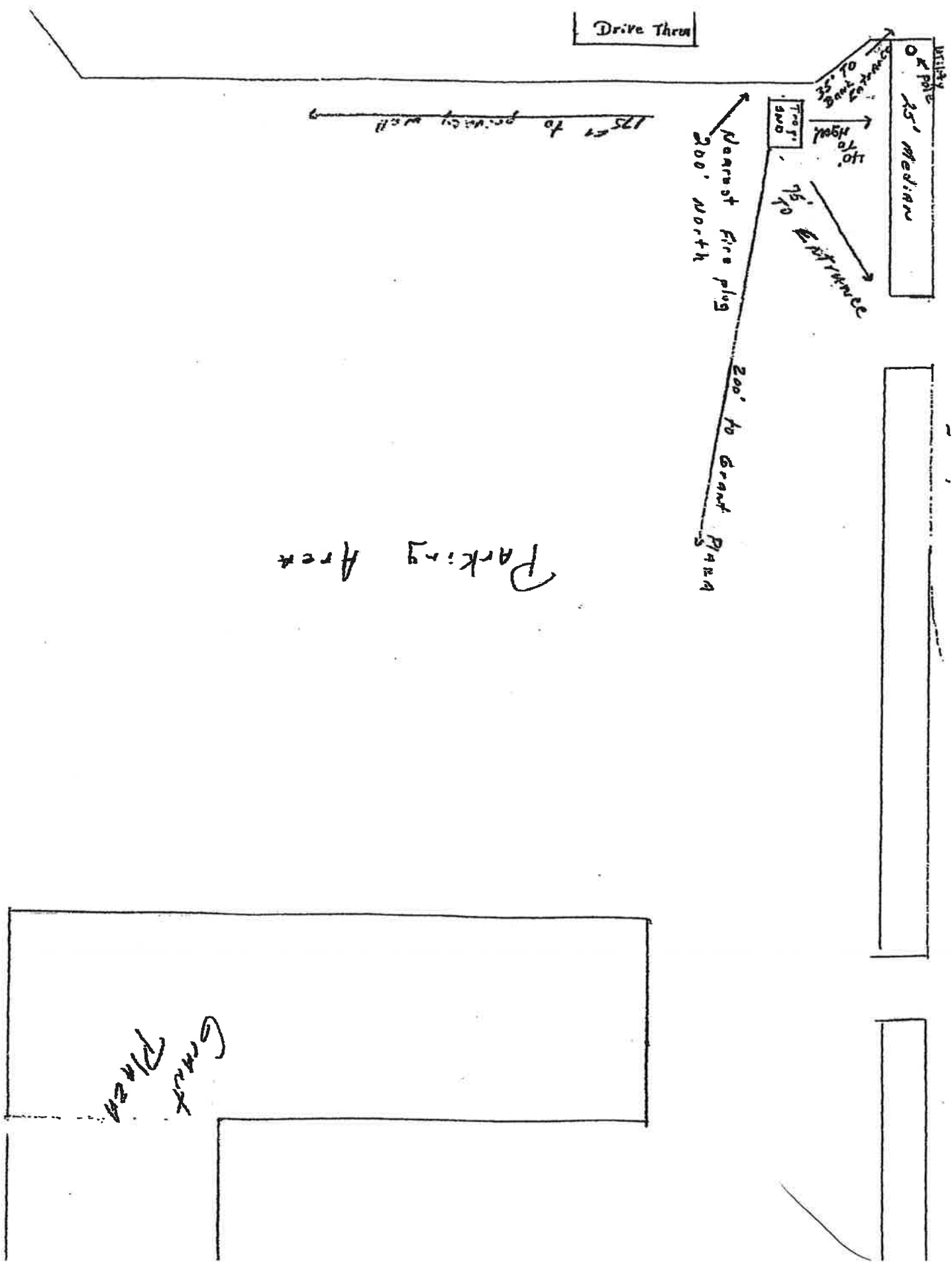
Email:
Renewal ID: 7602123661 Verification Code: 4115

THE SNO CONE PALACE
5401 HWY 5 N.

BRYANT AR 72002

11/11/11

11/11/11



Drive Thru

175' to privacy wall

200' North
200' to Grant Plaza

Utility
25' Median

140' x 10' House

95' Entrance

95' x 10'

35' x 20' Bank

Parking Area

Grant Plaza

All grass area

Fence

Proposed storage building

Parking

Existing Building
301 Roya Lane

Drive way

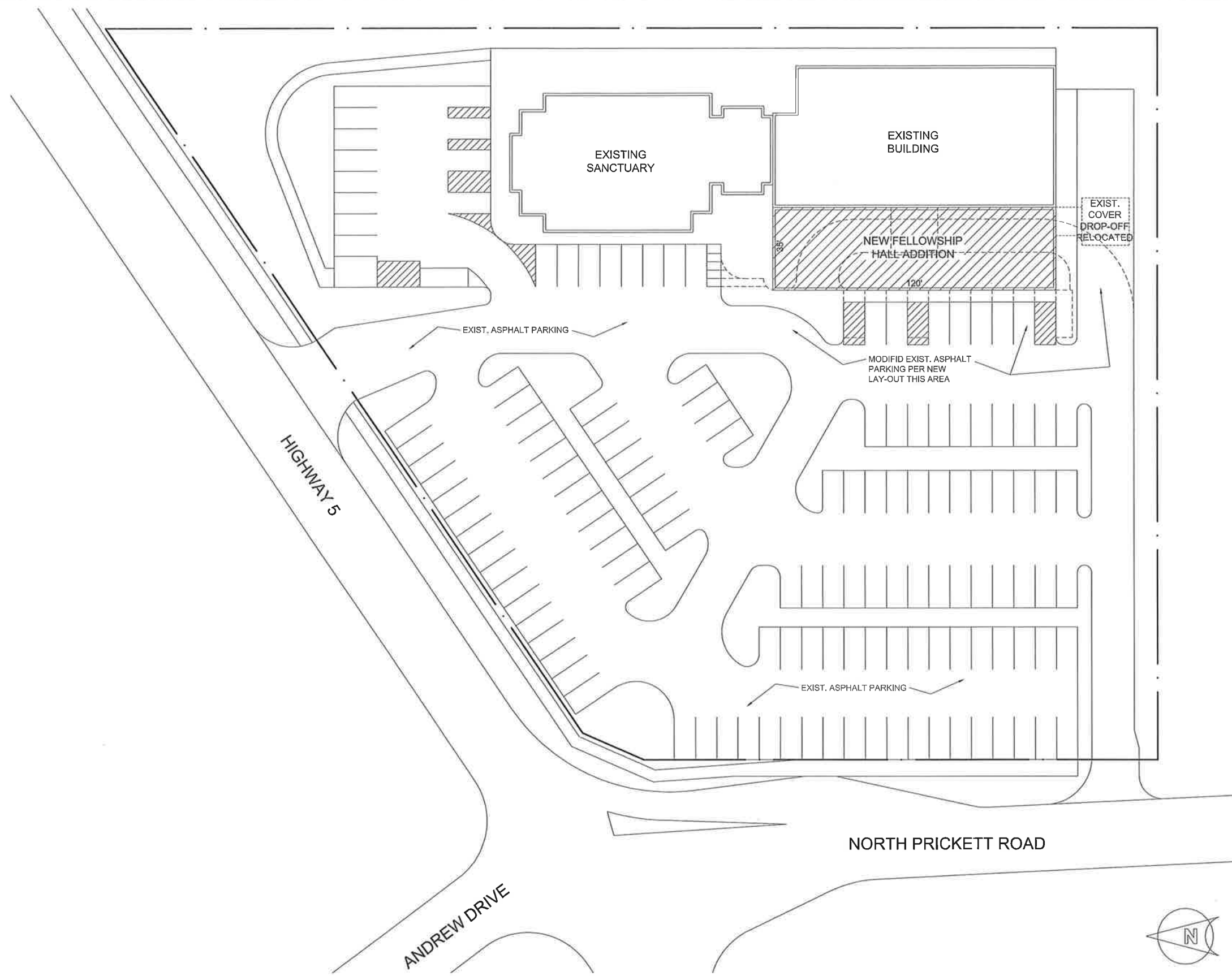
Drive way

Parking

Drive way

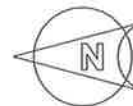
Sidewalk

1-1702



SITE PLAN

SCALE: 1" = 20'-0"



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1921 VANS RD., SUITE F-8
LITTLE ROCK, ARKANSAS, 72201
OFFICE: 501-376-5676
FAX: 501-376-5764
jacob@tarrynuss.com

tarrynuss
Architect

SHEET TITLE
SITE PLAN

NEW FELLOWSHIP HALL FOR
NORTH BRYANT BAPTIST CHURCH
BRYANT, ARKANSAS

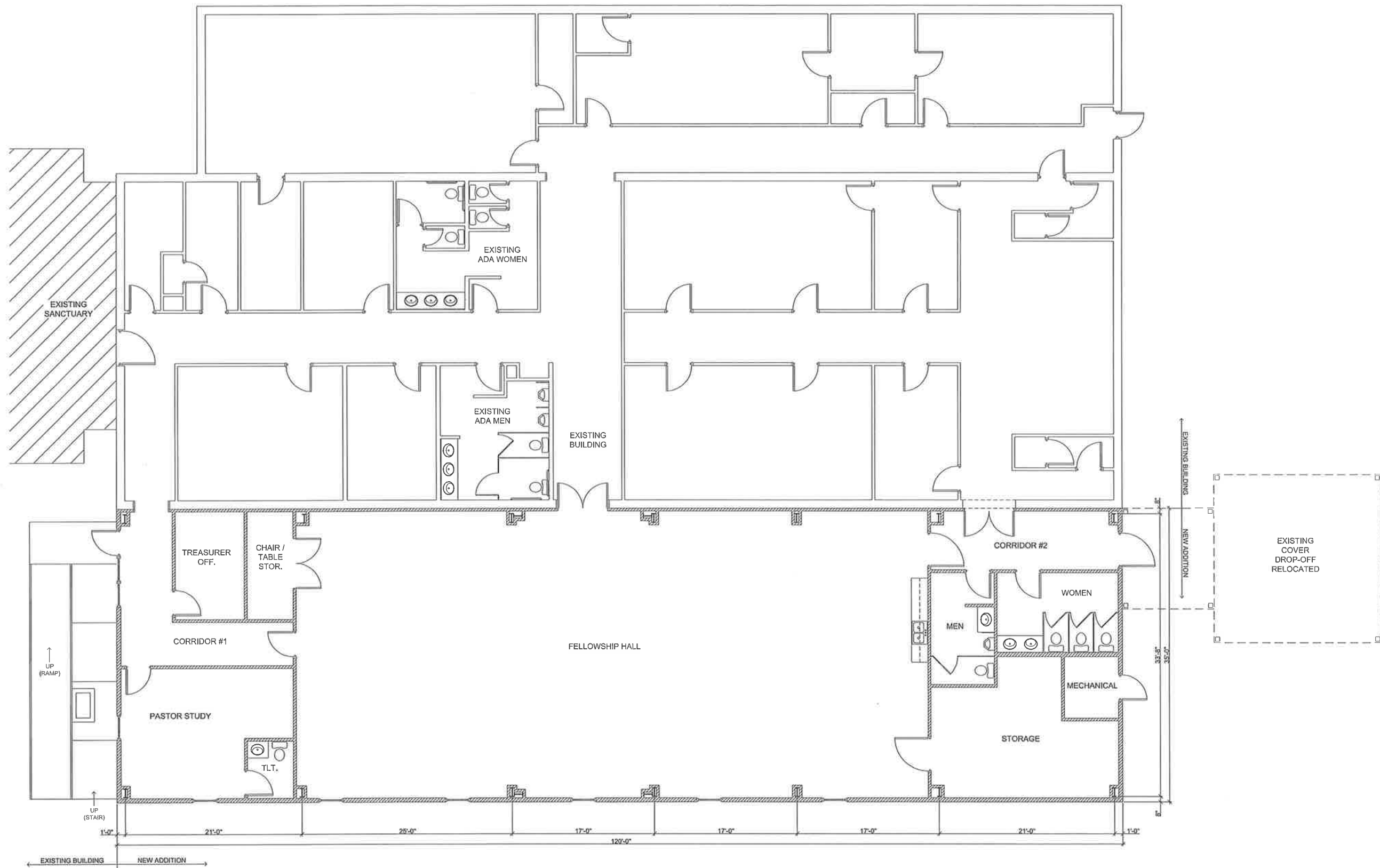
PROJECT # 1702

DATE: 01/11/17

SCALE
C1.0

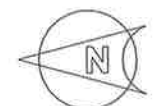
DATE

1-1702



FLOOR PLAN

SCALE: 3/16" = 1'-0"



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1812 PANS BOW, SUITE F-6
LITTLE ROCK, ARKANSAS, 72211
(OFFICE) 501-516-2616
(FAX) 501-516-9766
jacob@ferruss.com

ferruss
ARCHITECTS

FLOOR PLAN

NEW FELLOWSHIP HALL FOR
NORTH BRYANT BAPTIST CHURCH

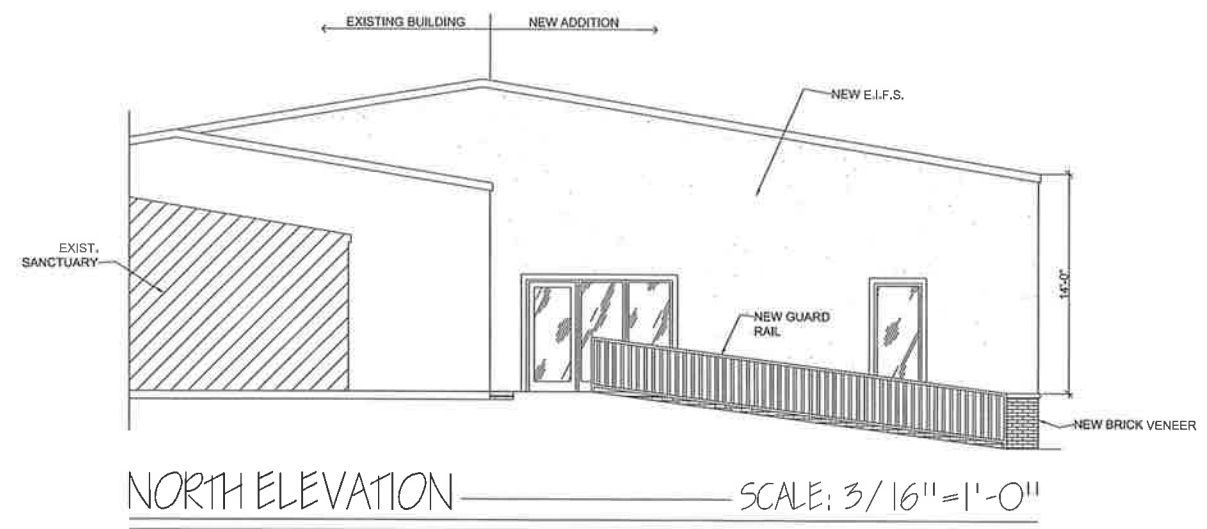
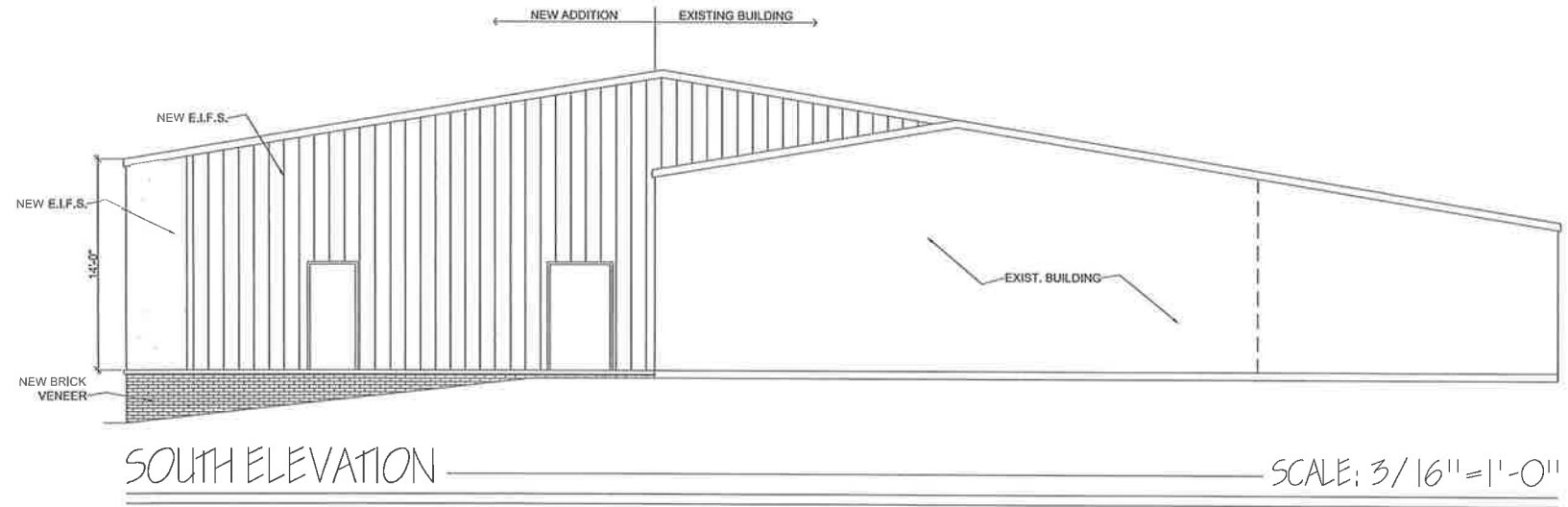
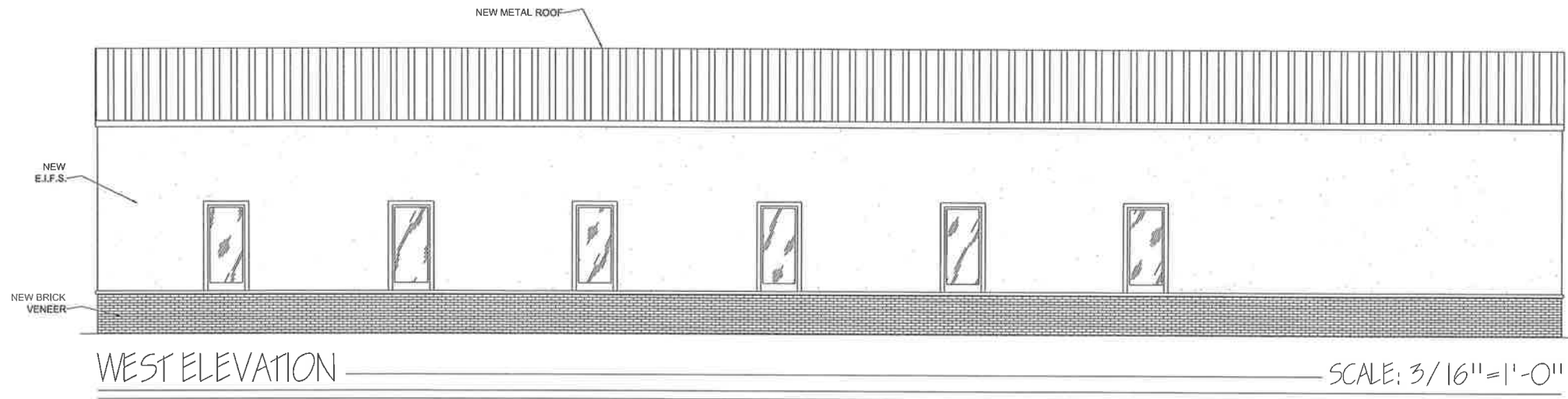
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A1.0
REV. 01/19/17

OF

1-1702



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1817 ARKANSAS, SUITE F-6
 LITTLE ROCK, ARKANSAS, 72201
 (OFFICE) 501-976-2676
 (FAX) 501-976-2766
 info@bryantarchitect.com

bryant
 ARCHITECTS

SHEET TITLE
ELEVATIONS

NEW FELLOWSHIP HALL FOR
 NORTH BRYANT BAPTIST CHURCH
 BRYANT, ARKANSAS

PROJECT # 1702

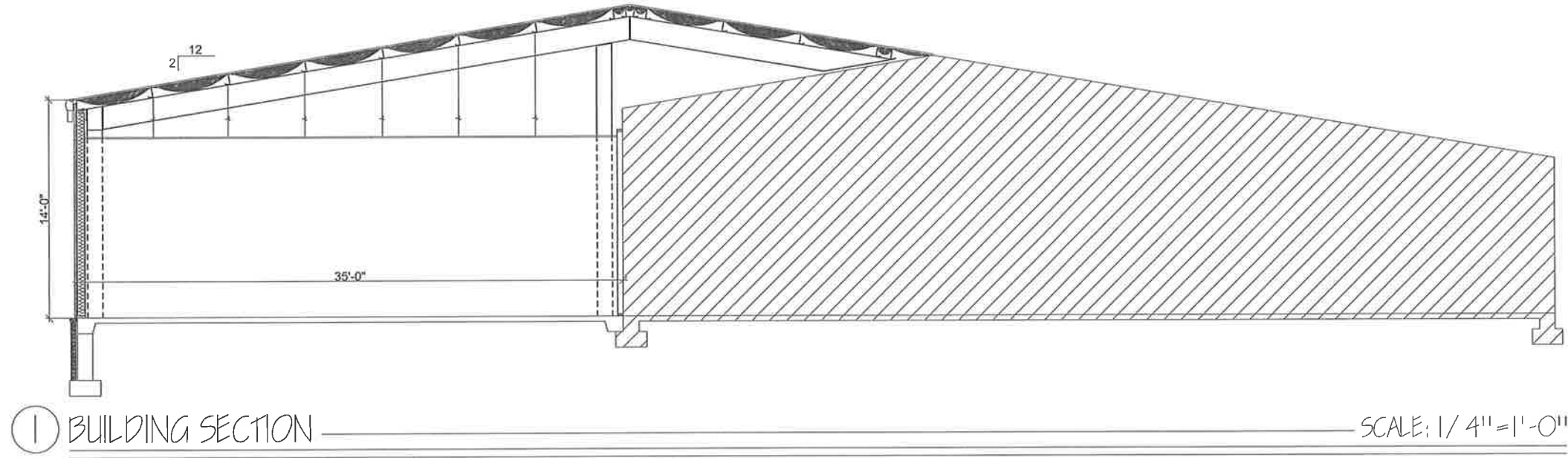
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REV. 01/19/17

A 2.0

OF

1-1702



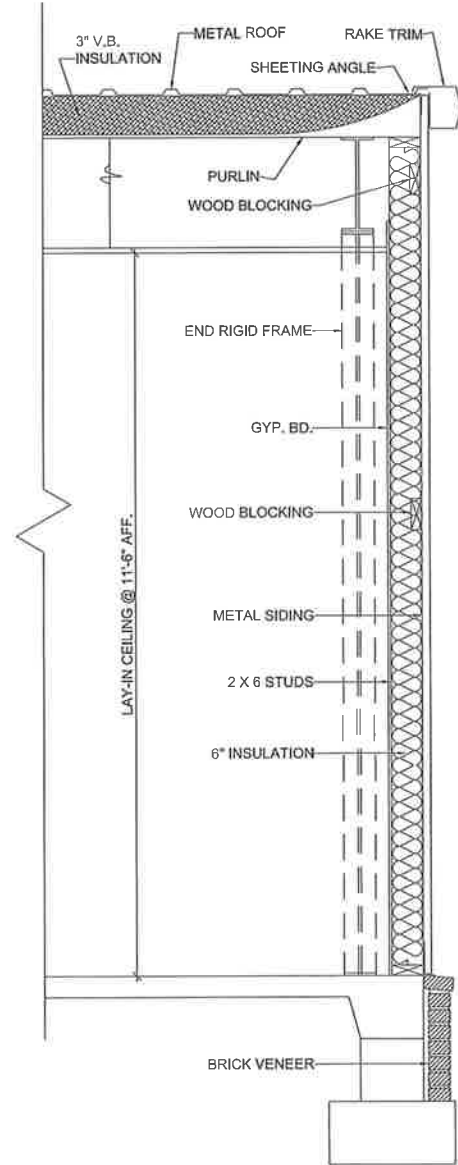
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MISSOURI
 ARCHITECTS, REGISTERED
 ARCHITECTS, REGISTERED
 (OFFICE) 501-576-2616
 (FAX) 501-576-2766
 info@terryross.com
terryross
 Architect

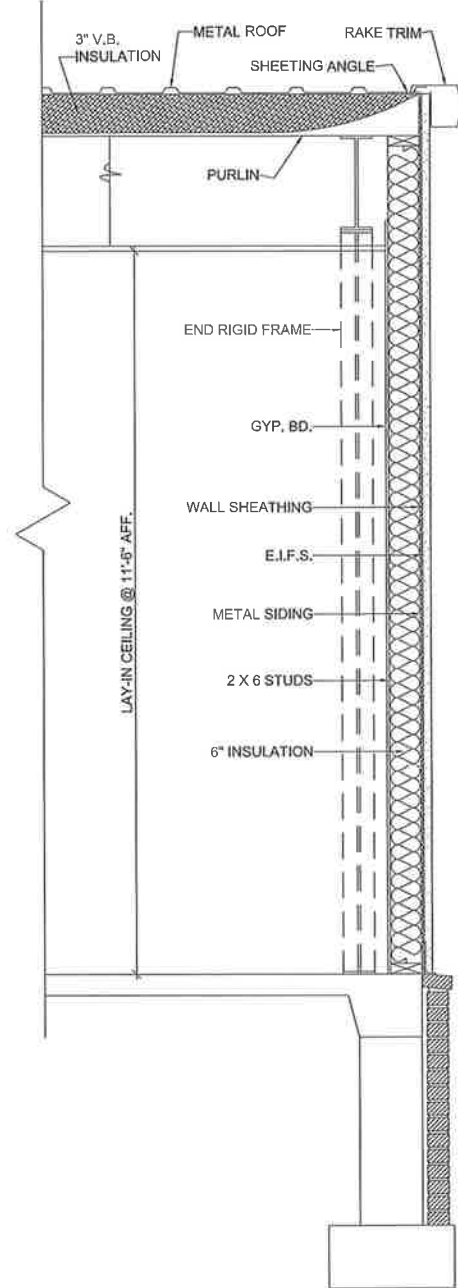
BUILDING SECTION

NEW FELLOWSHIP HALL FOR:
 NORTH BRYANT BAPTIST CHURCH
 PROJECT # 1702
 DATE: 01/11/17
 A3.0
 OF

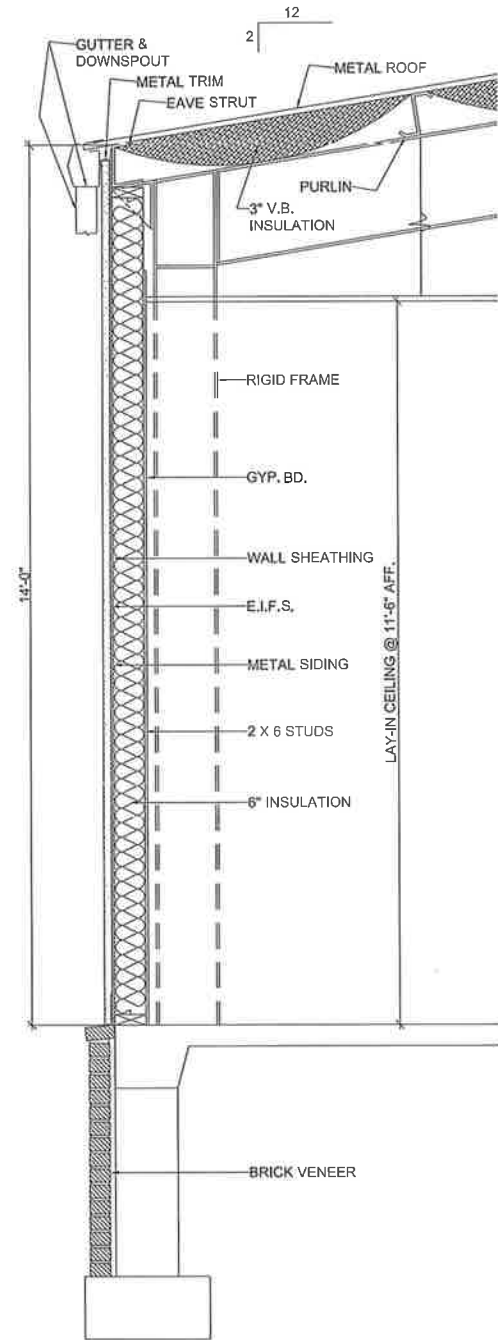
1-1702



① WALL SECTION — SCALE: 3/4" = 1'-0"



② WALL SECTION — SCALE: 3/4" = 1'-0"



③ WALL SECTION — SCALE: 3/4" = 1'-0"

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WALL SECTIONS

NEW FELLOWSHIP HALL, FOR: NORTH BRYANT BAPTIST CHURCH

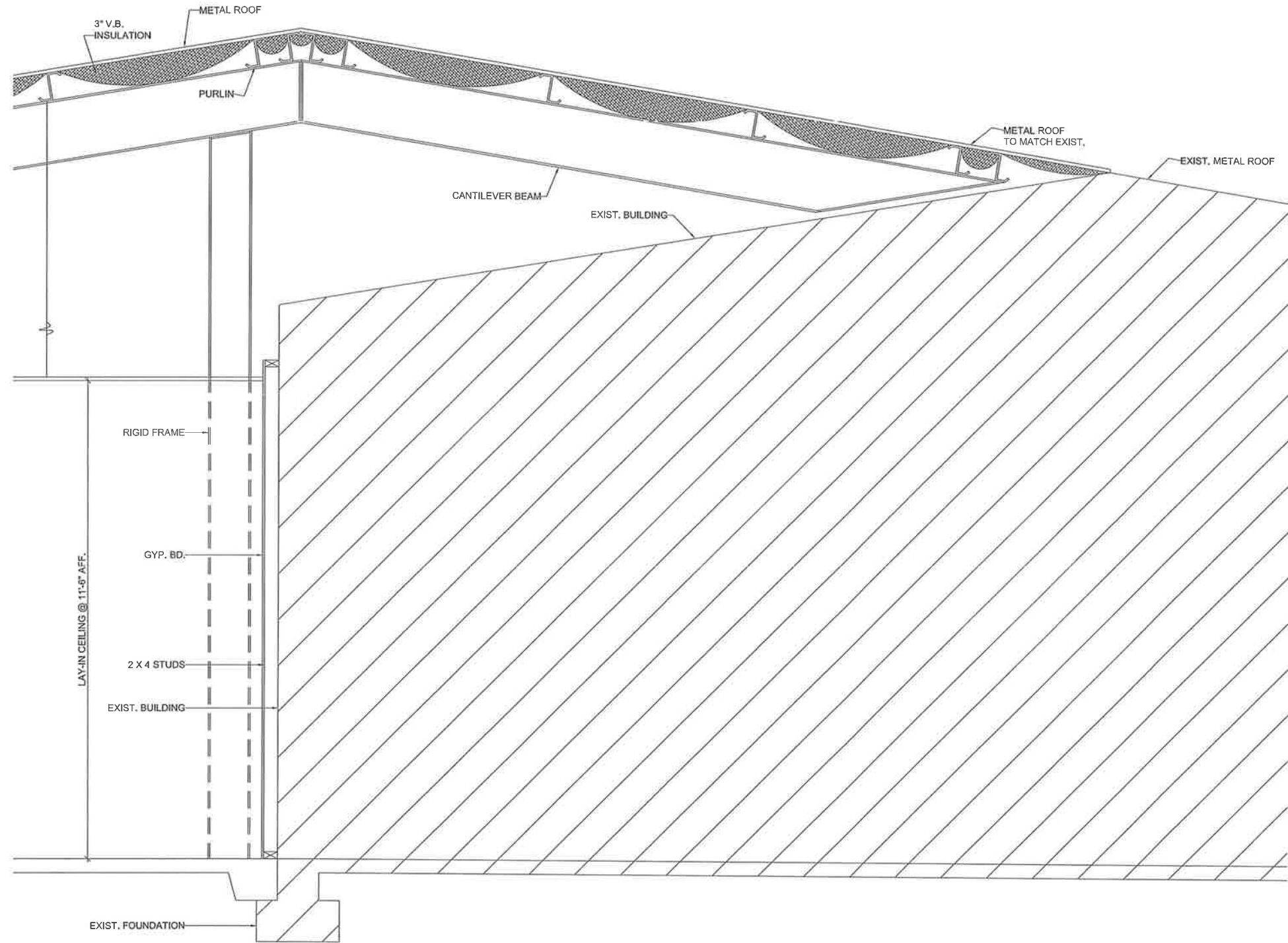
PROJECT # 1702

DATE: 01/11/17

A3.1

OF

1-1702



③ WALL SECTION

SCALE: 3/4" = 1'-0"

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1927 FANS ROAD, SUITE F-6
LITTLE ROCK, ARKANSAS, 72201
(OFFICE) 501-976-5676
(FAX) 501-976-5766
info@teyruss.com teyruss.com

WALL SECTIONS

NEW FELLOWSHIP HALL FOR:
NORTH BRYANT BAPTIST CHURCH
BRYANT, ARKANSAS

PROJECT # 1702

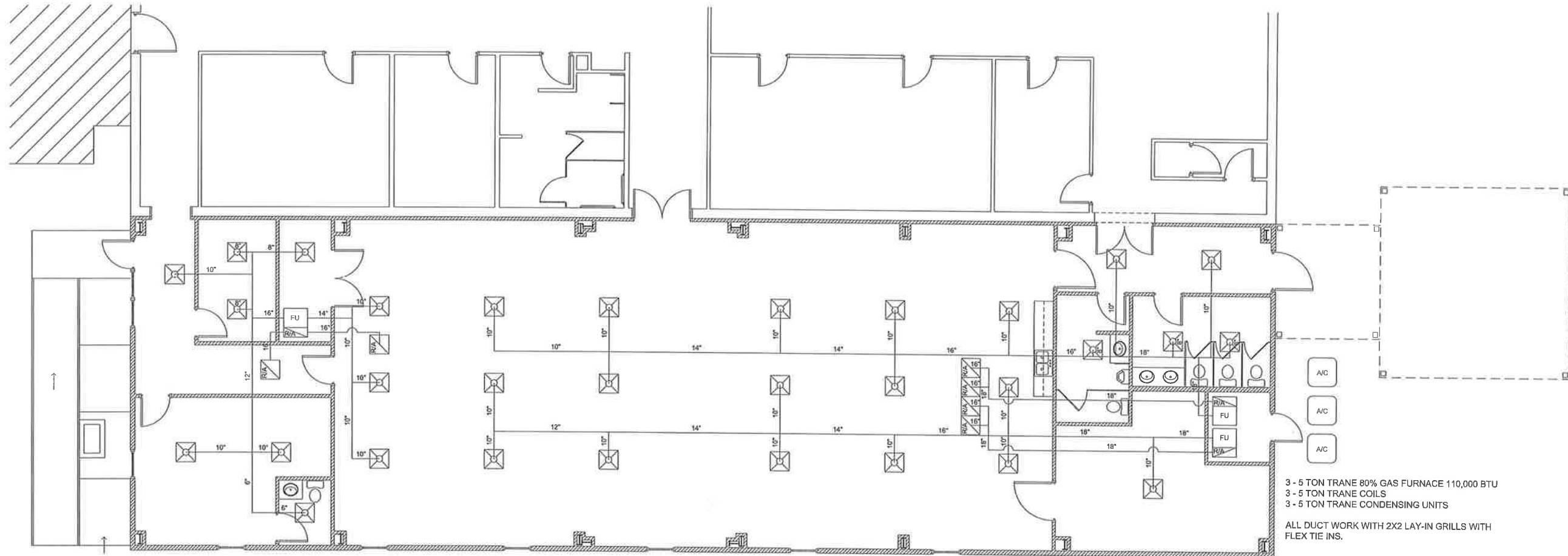
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REV

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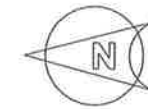
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1-1702



ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



MECHANICAL NOTES:

1. All work shall be in accordance with local and State codes and ordinances. Work shall be performed by trained, experienced workers, skilled in their various crafts.
2. Provide HVAC system. The HVAC system shall be adequate to maintain a room temperature range of 70° F summer and 70° F winter. Minimum cooling S.E.E.R. shall be 14 or greater. Minimum furnace heating efficiency shall be 80% A.F.U.E. All thermostats shall be programmable with setback capability. Ductwork shall be per SMACNA standards. Provide exhaust, combustion air, and outside air as required for HVAC systems.
3. Provide mechanical exhaust (to exterior) at toilet location.

3 - 5 TON TRANE 80% GAS FURNACE 110,000 BTU
 3 - 5 TON TRANE COILS
 3 - 5 TON TRANE CONDENSING UNITS

ALL DUCT WORK WITH 2X2 LAY-IN GRILLS WITH FLEX TIE INS.

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 LITTLE ROCK, ARKANSAS, 72211
 (OFFICE) 501-376-2616
 (FAX) 501-376-3766
 info@terryross.com

terryross
Architect

HVAC PLAN

NEW FELLOWSHIP HALL FOR:
NORTH BRYANT BAPTIST CHURCH
 BRYANT, ARKANSAS

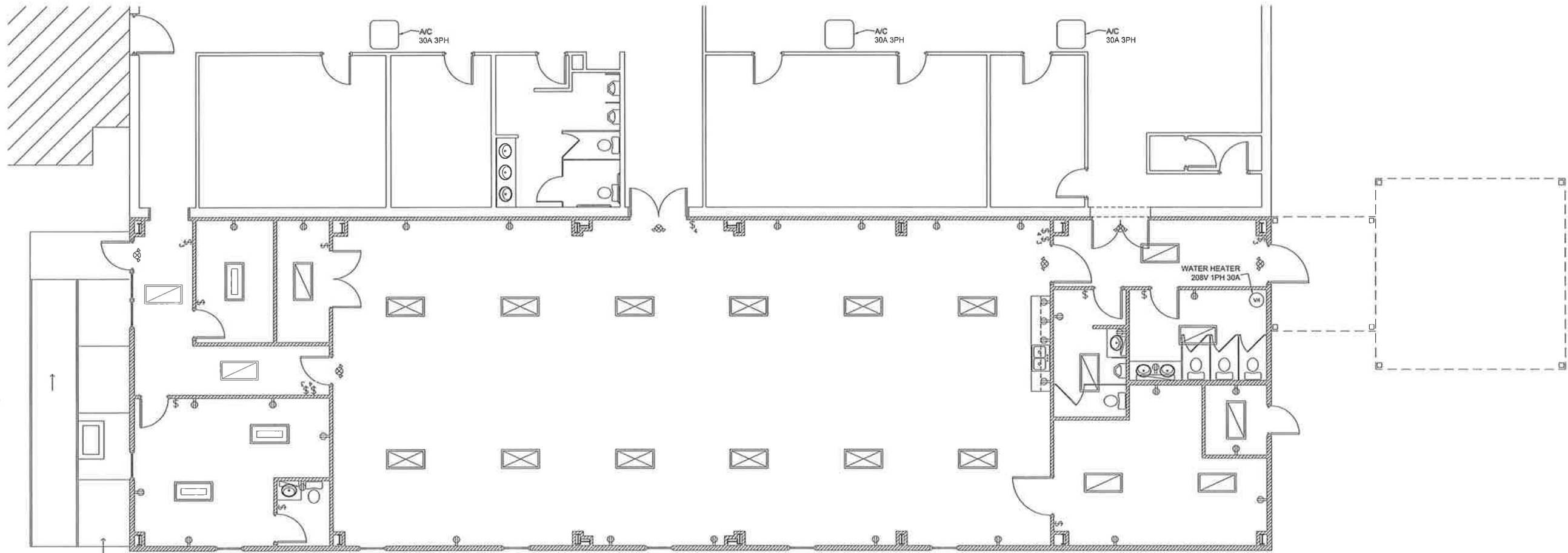
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DATE: 02/22/17

M.I.O

OR

1-1702



ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

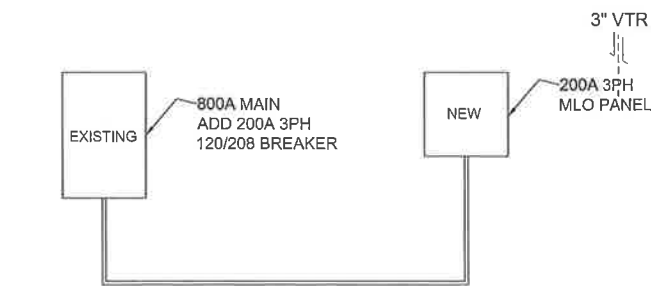


POWER LEGEND

⊕ DUPLEX RECEPTACLE

LIGHTING LEGEND

- ⊓ WALL MTD. LED (2')
- ⊓ WALL MTD. LED (4')
- ⊓ 2x4 LAY-IN LED
- ⊓ 2x4 LAY-IN LED
- ⊓ 2x4 LAY-IN LED
- ⊕ LED EXIT LIGHT / EMERGENCY LIGHT
- ⊓ LIGHT SWITCH
- ⊓ 3 WAY LIGHT SWITCH
- ⊓ 4 WAY LIGHT SWITCH



ELECTRICAL RISER

SCALE: N.T.S.

POWER NOTES

- All work shall be in accordance with the National Electric Code and local an State codes and ordinances. Work shall be performed by trained, experienced workers, skilled in their various crafts.
- Verify outlet location with Owner.
- Maximum of 6 outlets per circuit per code. Provide GFI outlets at locations as required by code.
- Electrical Subcontractor shall provide circuits per code requirements.
- Provide 1" conduit stubbed at tel./comp. locations per Owner.
- Provide miscellaneous power at mechanical equipment as required. Provide disconnects as required.

LIGHTING NOTES

- All work shall be in accordance with the National Electric Code and local an State Codes and Ordinances.
- Provide switching per Owner's requirements.
- Provide fixture schedule for approval by Owner.
- Provide exterior light at exit doors. Provide back-up power source as required by code.
- Provide emergency and exit lighting as required.
- Electrical Subcontractor shall provide circuits per code requirements.

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1872 PANS RD., SUITE 105
LITTLE ROCK, ARKANSAS, 72211
OFFICE: 501-276-2676
FAX: 501-276-2766
info@larryruss.com



ELECTRICAL PLAN

NEW FELLOWSHIP HALL FOR:
NORTH BRYANT BAPTIST CHURCH
BRYANT, ARKANSAS

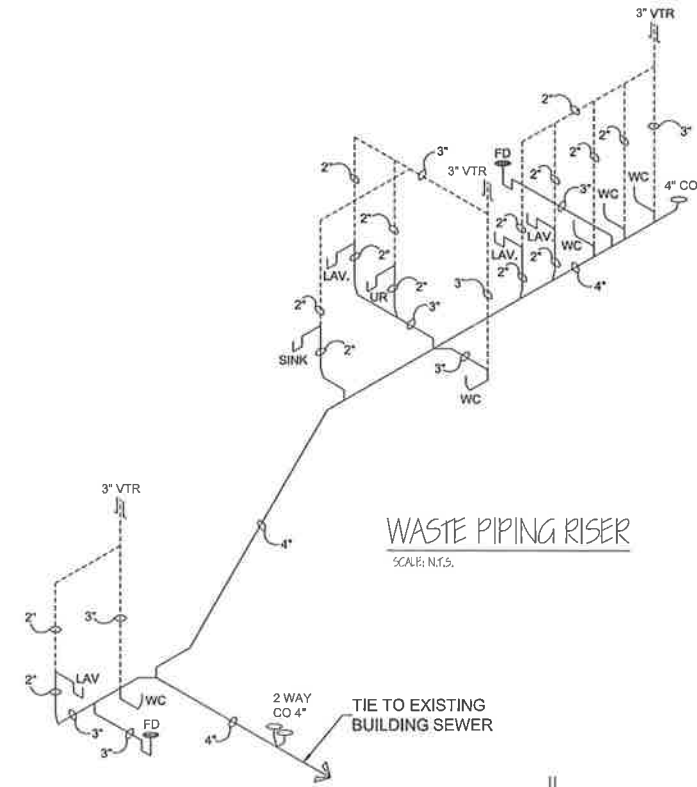
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DATE: 02/22/17

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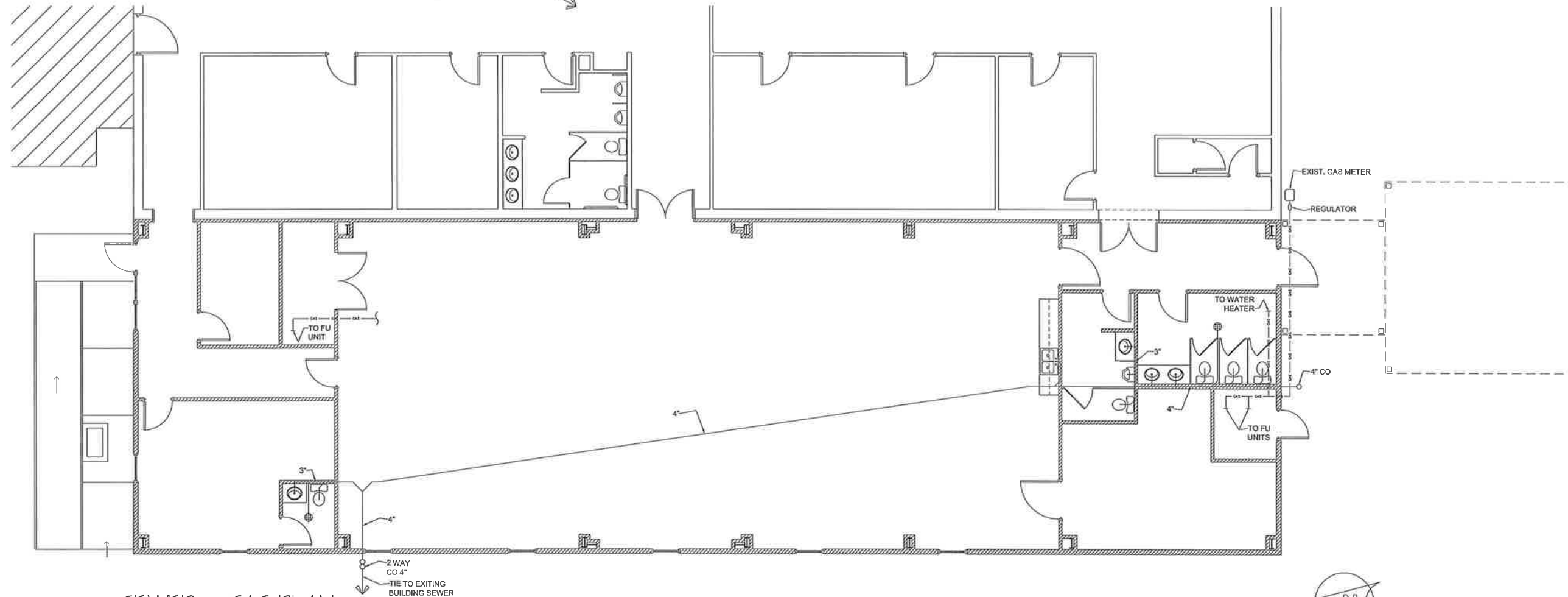
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1-1702



PLUMBING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES AND ORDINANCES.
2. TIE WATER AND DRAIN SYSTEMS TO EXISTING BUILDING SYSTEMS.
3. VERIFY FIXTURE REQUIREMENTS (FIXTURES SELECTED BY OWNER) PRIOR TO ROUGH-IN.
4. PROVIDE SHUT OFF VALVES AT ALL FIXTURE LOCATIONS.
5. PLUMBING SUBCONTRACTOR MAY MODIFY RISER DIAGRAM PER CODE REQUIREMENTS.



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1102 VANS ROAD SUITE F-8
LITTLE ROCK ARKANSAS 72201
(OFFICE) 501-516-5616
(FAX) 501-516-5766
tarryhuss
Architect

SEWER & GAS PLAN

NEW FELLOWSHIP HALL FOR:
NORTH BRYANT BAPTIST CHURCH
BRYANT, ARKANSAS

PROJECT # 1702

DATE: 02/22/17

P.I.O.

OR

APPROVED

APPROVED

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

DR 3/23/17 TS

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: 3/17/17

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

SIGN CO. OR SIGN OWNER

Name MARKET PLACE FURN
Address 3230 MKT. PLACE AVE
City, State, Zip BRYANT 72022
Phone 501 840 1629

Alternate Phone

PROPERTY OWNER

Name Ferguson's Bob, WAT
Address 3020 MKT PLACE AVE
City, State, Zip Bryant 72022
Phone 501 840 5575

Alternate Phone

GENERAL DETAILS

Name of Business SAME
Address/Location of sign SAME
Sign dimensions (height, length, width) 120x106
Zoning Classification C2
Height of sign from lot surface: Bottom 100"

SIGN TYPE

Pole Monument
Wall
Other (type)
Total sq. ft. 84

Aggregate Surface Area (total all signs)

BLDG FR. 3300 SF
TOTAL ALL SIGNS 160 SF

READ CAREFULLY BEFORE SIGNING

I, Robert Ferguson, 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



March 16, 2017

Bryant Design Review Committee
210 SW 3rd St.
Bryant, AR 72022

Re: David's Burgers Sign Variance Request

Dear Design Review Committee,

David's Burgers would like to request a sign variance for a pole sign which will be located on the northeast corner of the newly constructed David's Burgers off of I-30 Frontage Road. The sign will be an oval shape depicting the David's Burgers logo. Graphics showing the sign and its dimension will be presented at the meeting. The code allows for a maximum height of 20 feet. We are requesting a variance to allow our sign to be 75 feet in height.

The sign's location is behind an overpass going across I-30 West. The height is necessary to allow visibility of the sign behind this overpass. Also, there are several other pole signs in this area (Popeyes, Waffle House, Cracker Barrel, Ruby Tuesday), which all measure 75 feet in height. Our sign will be competing with those signs for visibility. Graphics depicting these other signs are attached.

Thank you for your consideration and we eagerly anticipate our next meeting!

Sincerely,

Summer Goldman
General Counsel
David's Burgers
summer@davidsburgers.com
501-773-2535

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: 3/21/17

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

Attn: Ronny Skipper

SIGN CO. OR
SIGN OWNER

Name Seiz Sign Company

Address 1231 Central Ave.

City, State, Zip Hot Springs, AR 71901

Phone 501-623-3181

Alternate Phone 501-282-4126

PROPERTY OWNER

Name Anchor Realty Investments

Address 102 Country Club Parkway

City, State, Zip Maumelle, AR 72113

Phone 1(479) 883-2841 (Summer Goldman)

Alternate Phone 1(501) 701-0977 (Ryan Rooney)

GENERAL DETAILS

Name of Business David's Burgers Bryant

Address/Location of sign 23140 I30 North

Sign dimensions (height, length, width) 22', 33'

Zoning Classification C2 Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 75' Top 97'

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 726

READ CAREFULLY BEFORE SIGNING

I, Ryan Rooney, 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 Ryan Rooney Date 3/21/17

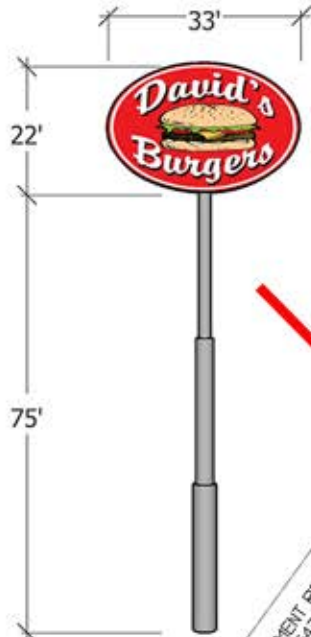
Sign Administrator(or Designee) Approval _____ Date _____



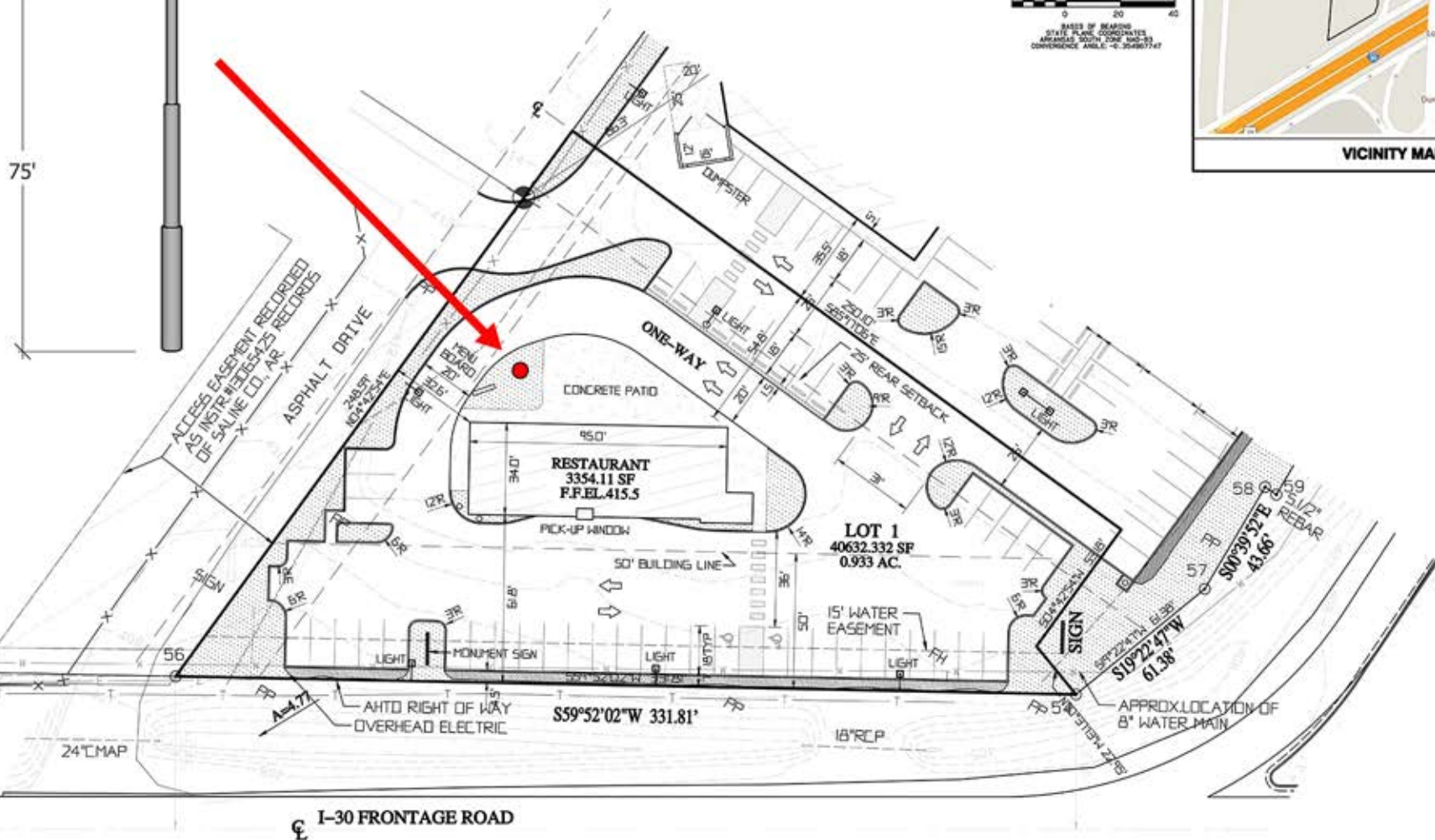
DEVELOPMENT PLAN OF

DAVID'S BURGERS

BRYANT, SALINE CO., ARKANSAS
 SEPTEMBER 12, 2016
 ZONED C2 (HWY COMMERCIAL DISTRICT)



HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC
 200 Casey Drive
 Home 116, Arkansas 72113
 501-951-3886
 eol@hollway-eng.com



L:\2016\2016-083 David's Burgers Bryant - Alan Babou\ALTERNATE DRIVE DESIGN\2016-083.dwg
 3/14/2017 10:14 AM
 6:02:30PM

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

DATE	REVISIONS	INT.

eng by: JEH
 checked: RCH
 date: 04/27/2016
 scale: AS NOTED

Examples of approved pole signs within site of Reynolds Plaza.

FFLE
OUSE



COUNTRY

Connect With Us Online
EVERETT

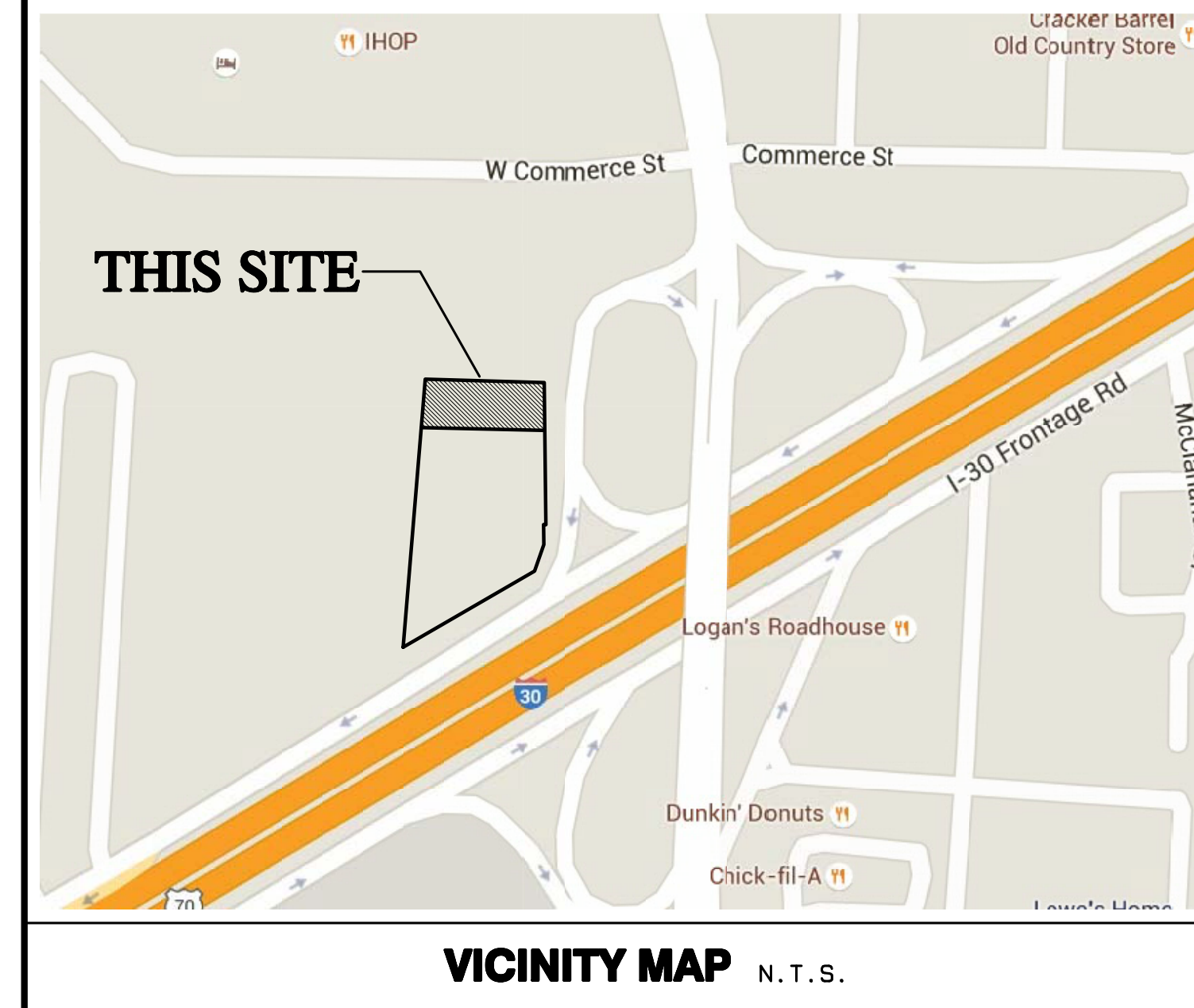
POPEYES

COKE

COKE

Reynolds Plaza

DEVELOPMENT PLAN OF
DAVID'S BURGERS
 BRYANT, SALINE CO., ARKANSAS
 SEPTEMBER 12, 2016
 ZONED C2 (HWY COMMERCIAL DISTRICT)



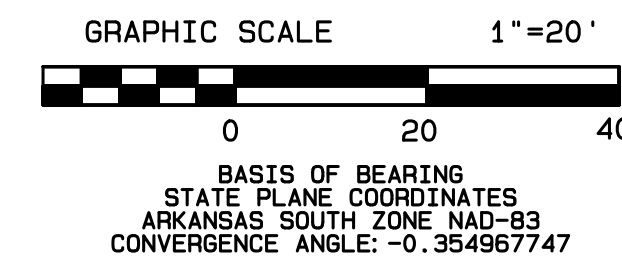
HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC
 200 Casey Drive
 Maumelle, Arkansas 72113
 (501) 851-3366
 admin@holloway-eng.com

LEGEND

CENTERLINE ROAD	FOUND SURVEY MONUMENT
RIGHT OF WAY	SET SURVEY MONUMENT
LOT LINES	BOUNDARY CORNER (NOT MONUMENTED)
FIBER OPTIC LINE	GAS SIGN
EASEMENT	FIBER OPTIC SIGN
FENCE (4" CHAINLINK)	POWER POLE
OVERHEAD ELECT.	CONCRETE PAVING
SEWER LINE	
WATER LINE	
GAS LINE	
CURB & GUTTER	
18" RCP	
TRAFFIC SIGNAL POLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LIGHT POLE	
SSMH	

ABBREVIATIONS

ROM = RIGHT-OF-WAY
 POB = POINT OF BEGINNING
 SSMH = SANITARY SEWER MANHOLE
 RCP = REINFORCED CONCRETE PIPE
 FES = FLARED END SECTION

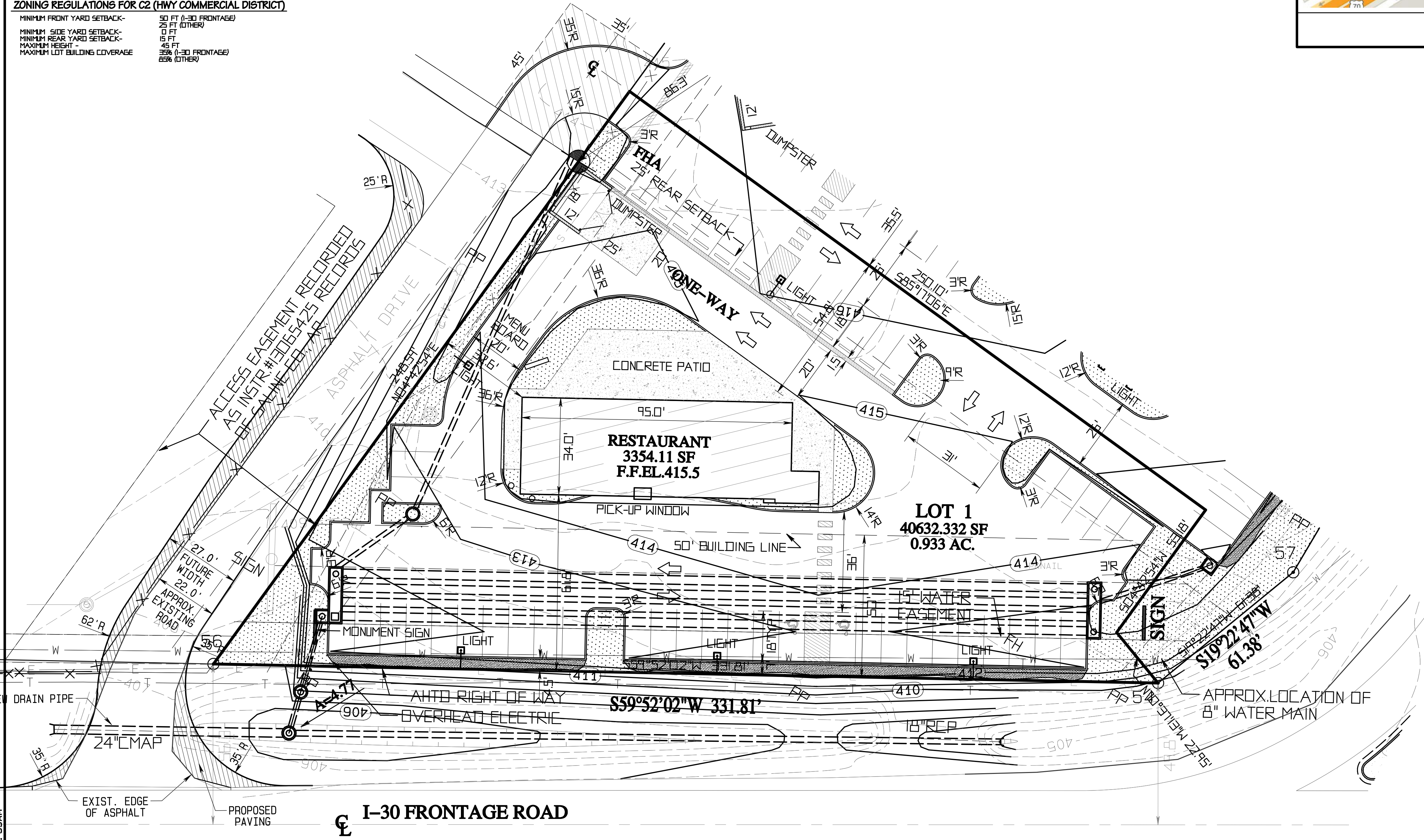


ACREAGE PER 40

NE 1/4, SE 1/4, SEC. 21, T-1-S, R-14-W	0.933 ACRES
TOTAL	0.933 ACRES

ZONING REGULATIONS FOR C2 (HWY COMMERCIAL DISTRICT)

MINIMUM FRONT YARD SETBACK-	50 FT (1-30 FRONTAGE) 25 FT (OTHER)
MINIMUM SIDE YARD SETBACK-	10 FT
MINIMUM REAR YARD SETBACK-	15 FT
MAXIMUM HEIGHT	45 FT
MAXIMUM LOT BUILDING COVERAGE	35% (1-30 FRONTAGE) 65% (OTHER)



LEGEND:

	DWARF JAPANESE MAPLE (ACER PALMATUM)
	GREEN COLUMN JUNIPER (JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS') 2" CALIPER
	LITTLE GEM MAGNOLIA (MAGNOLIA GRANDIFLORA) 3" CALIPER
	RED MAPLE (ACER RUBRUM SPECIES) 3" CALIPER
	PIN OAK (PINUS TAEDA) 3" CALIPER
	CREPE MYRTLE 'WHITE' (LAGERSTROEMIA INDICA) MIN. 3 CANE OF 1" CALIPER EA.
	DWARF NANDINA

GROUND COVER TO BE BERMUDA GRASS UNLESS NOTED OTHERWISE.
 ALL LANDSCAPED AREAS OF PLAN TO DRIP IRRIGATED, ACTUAL ROUTING OF IRRIGATION TO BE BY IRRIGATION INSTALLATION COMPANY DESIGN.

- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY ARKANSAS 'ONE-CALL' PRIOR TO ANY EXCAVATION WORK.
 - PROPERTY TO BE USED AS A COMMERCIAL RETAIL.
 - ALL DUMPSTER ENCLOSURES TO BE SCREENED PER CITY OF BRYANT REQUIREMENTS.
 - THIS PROPERTY LIES WITHIN THE CITY LIMITS OF BRYANT, SALINE COUNTY, AR.
 - NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE OBTAINED THROUGH THE GARLAND COUNTY ASSESSOR'S OFFICE.
 - DOMESTIC WATER SERVICE AND SANITARY SEWER IS PROVIDED BY BRYANT WATER & SEWER SERVICES PHONE # (501) 841-0242
 - CLOSURE ERROR: EXCEEDS 1:20,000
 - SET BOUNDARY MONUMENTS ARE 1/2" REBARS WITH PLASTIC CAP #803.
 - PARKING LOT LIGHTING TO BE MERCURY VAPOR LIGHTS 18" TALL POLES, 500 WATTS EACH. ADDITIONAL SITE LIGHTING VIA BUILDING WALL PACKS

FLOOD PLAIN STATEMENT:
 THERE ARE NO PORTIONS OF THIS PLAN INCLUDED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA MAPS/ISSUE: 0380 D, DATED 05/19/2012.

L:\2016\2016-083 Davids Burgers Bryant - Alan Bubbus\basemap2016-083.pro
 3/8/2017 Wed Mar 8, 2017
 10:34:39AM

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

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

C1.00

Building

Full Replacement

**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: 03.17.17

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

SIGN CO. OR

SIGN OWNER

Name Ace Sign Company

Address 11935 Interstate 30

City, State, Zip Little Rock, AR 72209

Phone 501-562-0800

Alternate Phone 501-492-8265

PROPERTY OWNER

Name Childcare Network #185

Address 507 Prickett Rd.

City, State, Zip Bryant, AR 72022

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Childcare Network #185

Address/Location of sign 507 Prickett Rd. Bryant, AR 72022

Sign dimensions (height, length, width) 4' X 8'

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

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

Pole _____ Monument _____

Wall _____

Other (type) _____

Total sq. ft. 32 sq. ft.

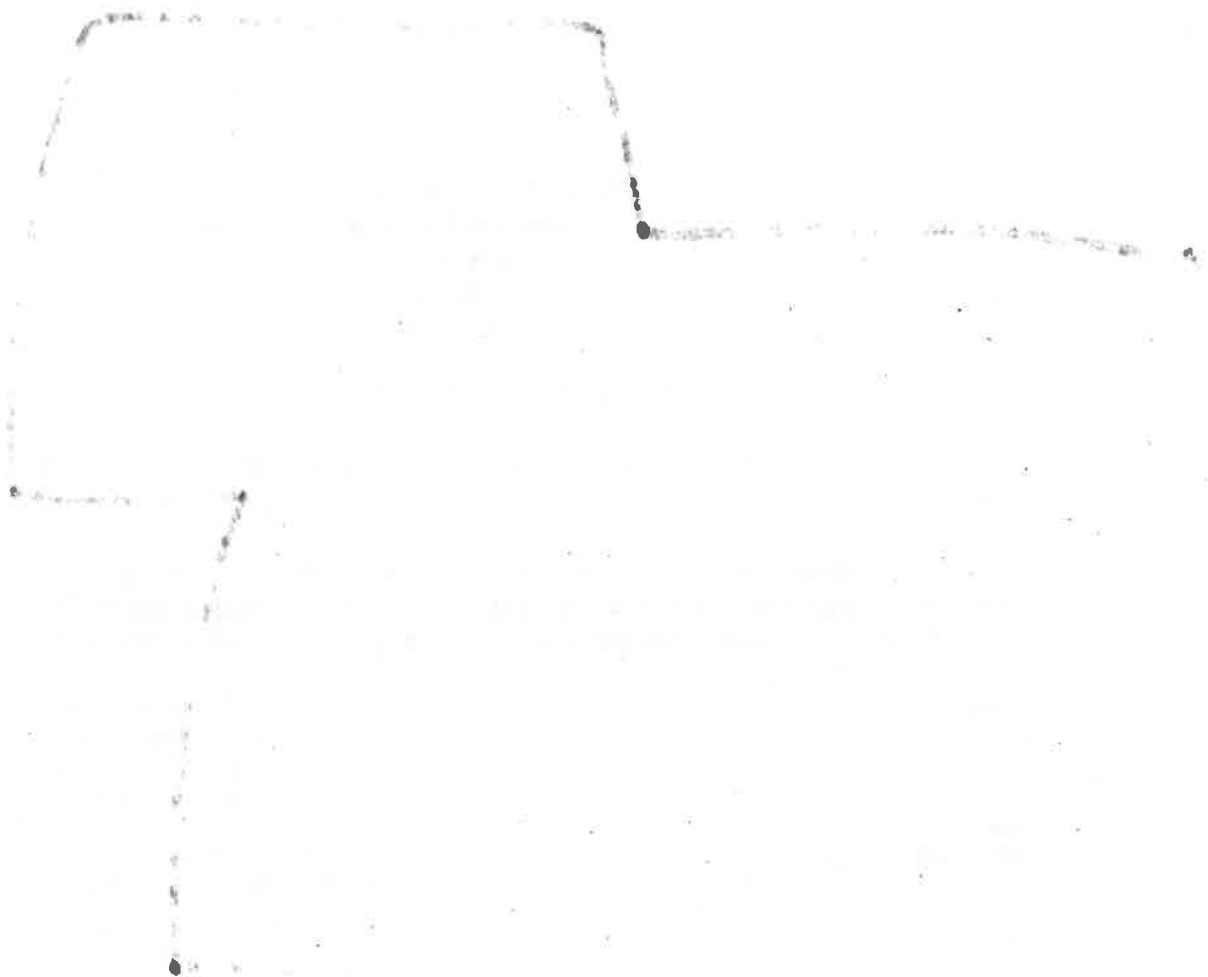
READ CAREFULLY BEFORE SIGNING

I, Brandy Ellison/Ace Sign Company, 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.

Brandy Ellison
Applicant's Signature

03.17.17
Date

Sign Administrator (or Designee) Approval Date



monument

Face Replacement

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

SIGN PERMIT APPLICATION

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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: 03.17.17

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

SIGN CO. OR SIGN OWNER
 Name Ace Sign Company
 Address 11935 Interstate 30
 City, State, Zip Little Rock, AR 72209
 Phone 501.562.0800
 Alternate Phone 501.492.8265

PROPERTY OWNER
 Name Childcare Network #185
 Address 507 Prickett Rd.
 City, State, Zip Bryant, AR 72022
 Phone _____
 Alternate Phone _____

GENERAL DETAILS
 Name of Business Childcare Network #185
 Address/Location of sign 507 Prickett Rd. Bryant AR 72022
 Sign dimensions (height, length, width) 4' x 8'

SIGN TYPE
 Pole Monument
 Wall _____
 Other (type) _____
 Total sq. ft. 32 sq. ft.

Zoning Classification _____ Aggregate Surface Area (total all signs) _____
 Height of sign from lot surface: Bottom _____ Top _____

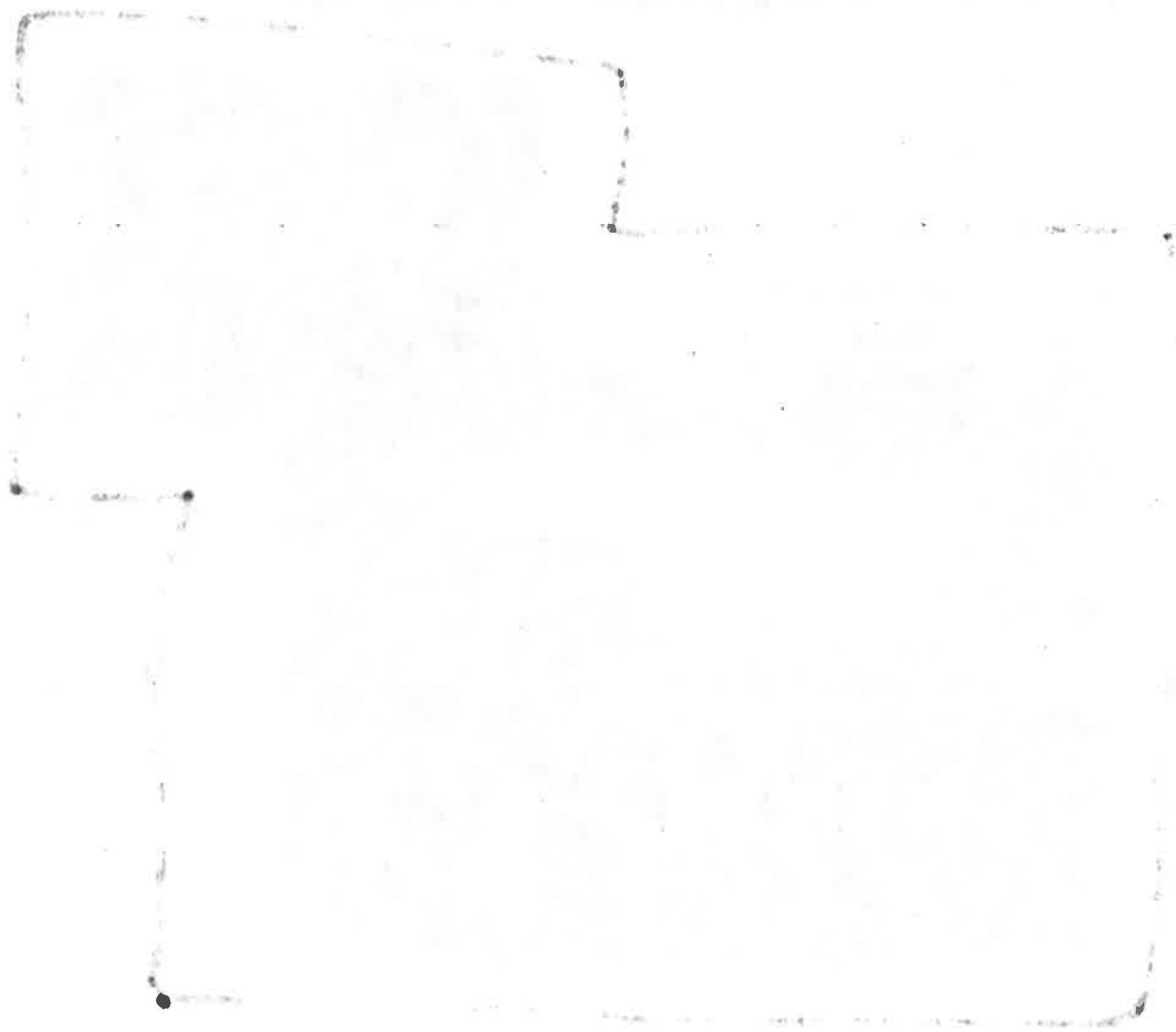
READ CAREFULLY BEFORE SIGNING

I, Brandy Ellison/Ace Sign Company, 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.

Brandy Ellison
 Applicant's Signature

03.17.17
 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: 03.10.17

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

SIGN CO. OR
SIGN OWNER

Name Ace Sign Company

Address 11935 Interstate 30

City, State, Zip Little Rock, AR. 72209

Phone 501.562.0800

Alternate Phone 501.492.8265

PROPERTY OWNER

Name Abundant Life Center

Address 23790 Interstate 30

City, State, Zip Bryant, AR. 72022

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Abundant Life Center

Address/Location of sign 23790 Interstate 30 Bryant

Sign dimensions (height, length, width) 7'h X 10'w

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

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 70 sq. ft.

READ CAREFULLY BEFORE SIGNING

I, Brandy Ellison, 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.

Brandy Ellison
Applicant's Signature

03.10.17
Date

Sign Administrator or Designee Approval

Date



Cathy Birdsong <cbirdsong@cityofbryant.com>

Question-Patterson Dental

1 message

Brandy Ellison <brandy.ellison@acesigncompany.com>
To: Cathy Birdsong <cbirdsong@cityofbryant.com>

Mon, Mar 27, 2017 at 4:46 PM

Good Afternoon Cathy,

We are doing a Face Change for Patterson Dental, my question is would we need to still obtain a permit if no new construction is going to be done and only removing existing face and replacing with a new face? Job location address: 3301 Main Street Bryant Ar 72022
Please see what is existing and proposed below for your reference and advise, thank you.

Regards,

Brandy Ellison

Project Coordinator



11935 Interstate 30 | Little Rock, AR 72209

Phone **501-562-0800** Fax **501-492-8268**

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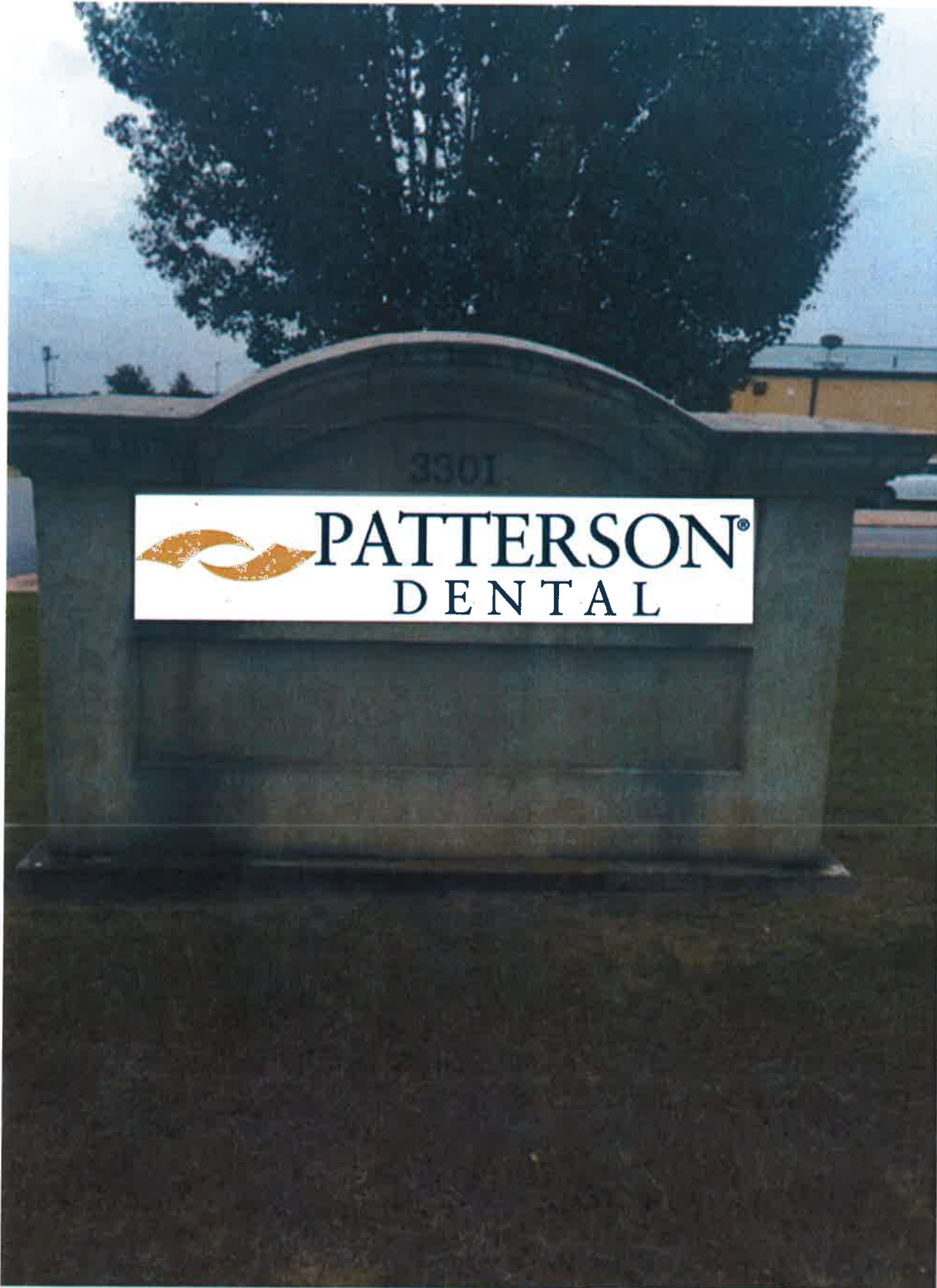
2 attachments**Patterson Dental Opt. 1.png**
1390K**IMG_0828.JPG**
132K

3301



PATTERSON

DENTAL SUPPLY, INC.



ACE
SIGN COMPAN
 11935 I-30, Little Rock, AR
 Mon-Fri 8:00am - 5:00pm
 P: 800-224-1366
 F: 501-492-8268
 www.acesigncompany.com

CUSTOMER:
 Patterson Dental

LOCATION:
 Bryant, AR

SALESPERSON:
 Mark Bridges

PROJECT NAME:
 ACM panels Opt.

REVISION / DATE:
 May 31, 2016

DESIGNER:
 Ting Bridges

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 All Rights Reserved. This design is the property of ACE Sign Company. All designs are the result of original work by ACE Sign Company employees. They are submitted to your company for the purpose of consideration to purchase from ACE Sign Company, a project according to this design. Exhibition to anyone other than employees of your company for use of this design or to create a design that is similar without written approval from ACE Sign Company is a violation of copyright. In the event that a violation occurs, ACE Sign Company shall be paid for the full amount of the project using a similar design. Colors and dimensions are approximate and may vary from the actual product.

ARTWORK NOT TO SCALE
 measurements are approximate and not intended for production purposes. A Site Survey may be required for production.

Customer must sign and date artwork approval to confirm it is ready for production. Please check colors, sizes, placement, description, and spelling before signing. After payment is signed approval, the artwork is owned by the customer.

CUSTOMER APPROVAL &

Structure Detail:
 48" x 84" ACM panels



Temporary Business Application
City of Bryant

Date 3/21/2017

Name of Business # Simply Dreamy LLC

Federal Tax Employer Identification Number 81-5348089

Arkansas State Sales Tax Number _____

Type of Business Shared Ice, Coffee, Tea

Location of proposed Temporary Business 6221 Hwy 5 N Bryant AR

Owner Mailing Address 3110 Longmeadow Dr Bryant AR 72022

Contact Person Latricia Hamilton

Daytime Phone No. 903-733-1395 - 501-315-2660 work

Evening Phone No. 903-733-1395 - 501-304-0426 husbands cell

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 4/3/2017 Ending Date Requested 9/30/2017

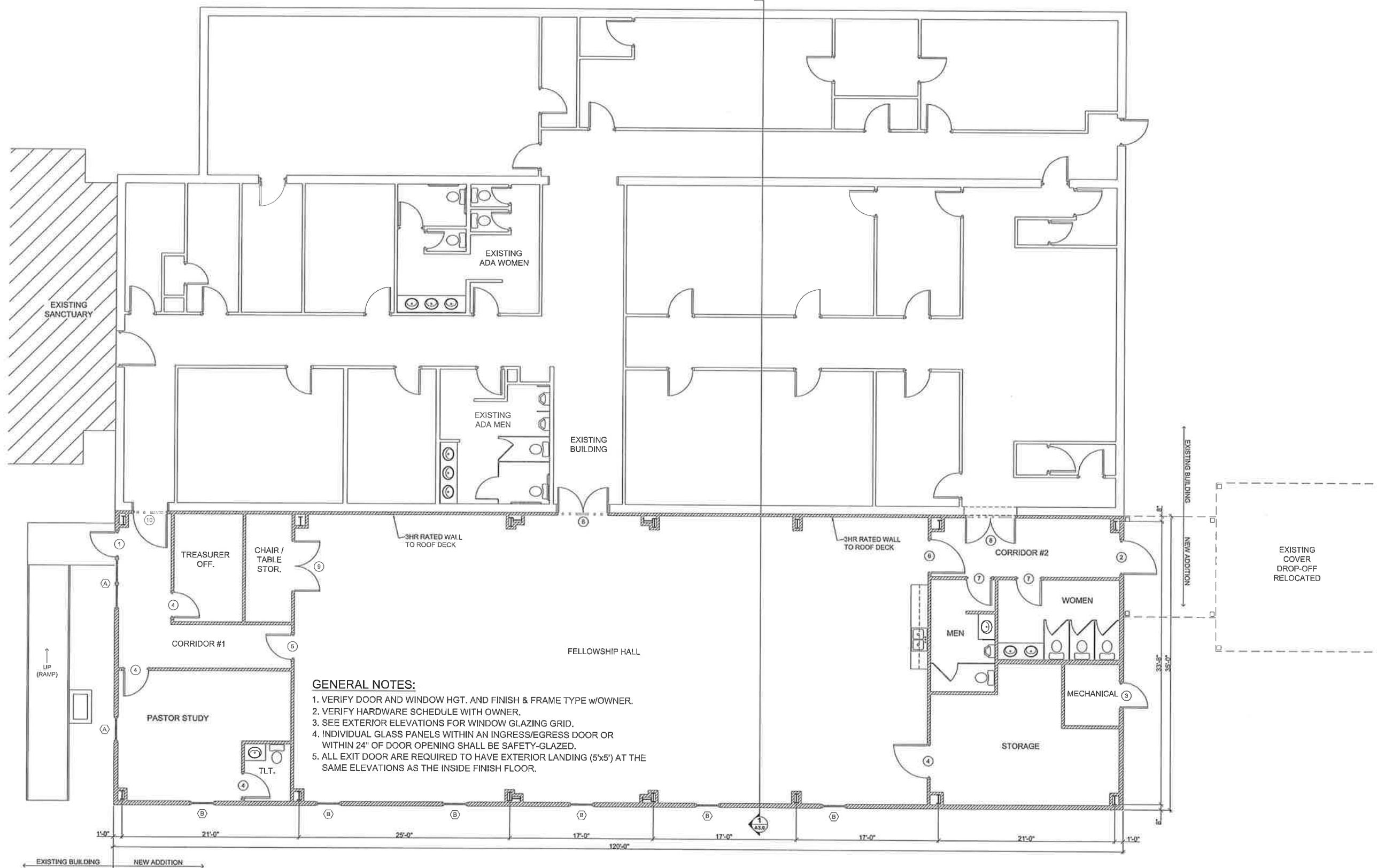
I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Latricia Hamilton

APPROVED

3/29 DRL 19

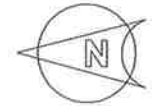
1-1702



- GENERAL NOTES:**
1. VERIFY DOOR AND WINDOW HGT. AND FINISH & FRAME TYPE w/OWNER.
 2. VERIFY HARDWARE SCHEDULE WITH OWNER.
 3. SEE EXTERIOR ELEVATIONS FOR WINDOW GLAZING GRID.
 4. INDIVIDUAL GLASS PANELS WITHIN AN INGRESS/EGRESS DOOR OR WITHIN 24" OF DOOR OPENING SHALL BE SAFETY-GLAZED.
 5. ALL EXIT DOOR ARE REQUIRED TO HAVE EXTERIOR LANDING (5'x5') AT THE SAME ELEVATIONS AS THE INSIDE FINISH FLOOR.

FLOOR PLAN

SCALE: 3/16" = 1'-0"



COPYRIGHT, TBA

1802 KANSAS ROAD, SUITE F-8
LITTLE ROCK, ARKANSAS, 72201
(OFFICE) 501-216-5616
(FAX) 501-216-5166
info@bryantarchitect.com

bryant
Architect

FLOOR PLAN

NEW FELLOWSHIP HALL FOR:
NORTH BRYANT BAPTIST CHURCH
BRYANT, ARKANSAS

PROJECT # 1702

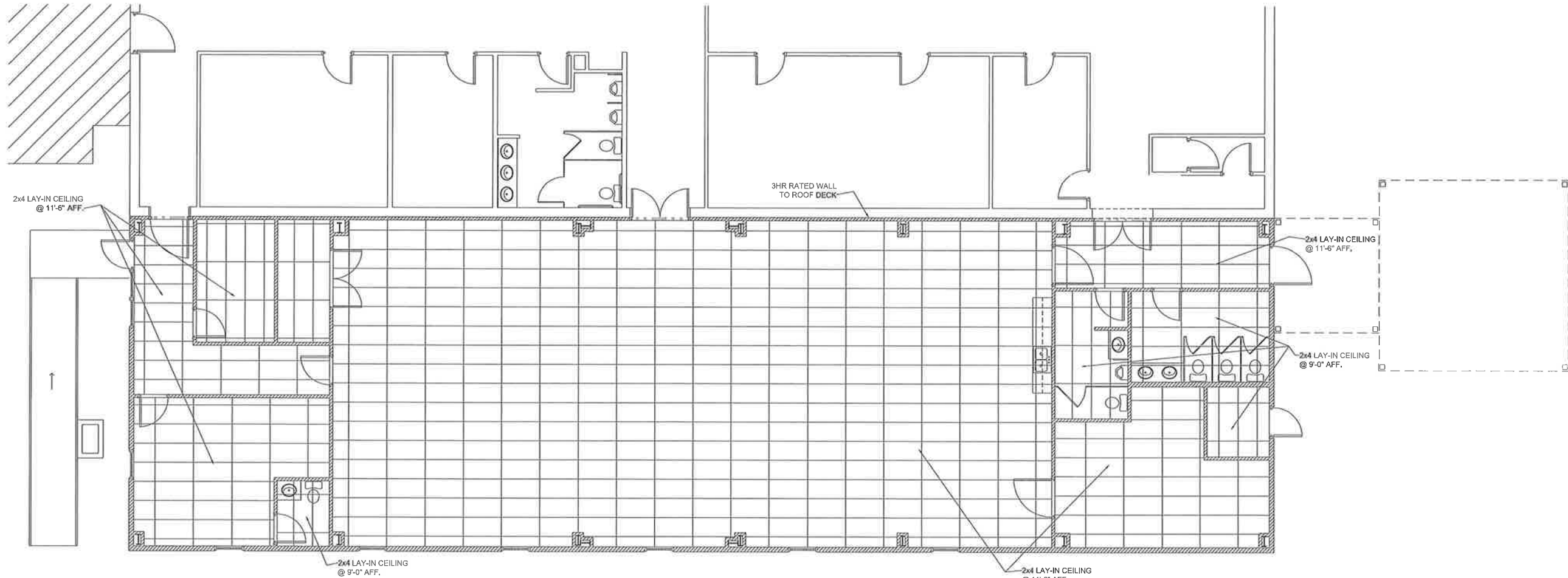
DATE: 01/11/17

A.I.O.
REV. 01/19/17

REV. 04/03/17

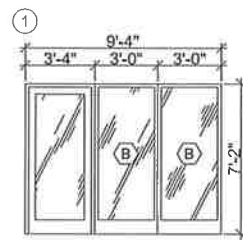
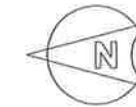
OF

T-1702



REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



3"x7" GLASS
ENTRY DOORS,
ALUM. FRAME
w/ SIDE LITES



4"x7" H.M. DOOR,
IN H.M. FRAME
PROVIDE
PANIC HARDWARE



3"x7" H.M. DOOR,
IN H.M. FRAME
PROVIDE
LOCK SET



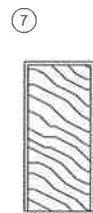
3"x7" S.C. WOOD DOOR,
IN H.M. FRAME
PROVIDE LOCK SET



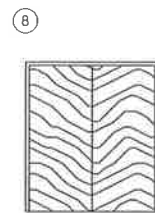
3"x7" S.C. WOOD DOOR,
IN H.M. FRAME
PROVIDE
PASSAGE SET



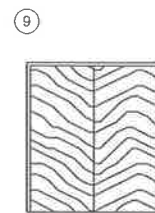
4"x7" S.C. WOOD DOOR,
IN H.M. FRAME
PROVIDE
PASSAGE SET



3"x7" S.C. WOOD DOOR,
IN H.M. FRAME
PROVIDE PUSH-PULL
w/ CLOSER



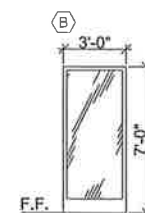
2-3"x7" H.M. DOOR,
IN H.M. FRAME
(3HR U.L. LABEL)
PROVIDE
PASSAGE SET



2-3"x7" S.C. WOOD DOOR,
IN H.M. FRAME
PROVIDE
PASSAGE SET



4"x7" H.M. DOOR,
IN H.M. FRAME
(3HR U.L. LABEL)
PROVIDE
PASSAGE SET



GLAZING
IN H. M. FRAME

COPYRIGHT, TBA

11972 PANS BOWS, SUITE F-10
LITTLE ROCK, ARKANSAS, 72201
(OFFICE) 501-516-5616
(FAX) 501-516-9766
jacob@planning.com

terry
ARCHITECTS

SHEET TITLE

REFLECTED CEILING PLAN /
DOOR & WINDOW SCHEDULE

NEW FELLOWSHIP HALL FOR:

NORTH BRYANT BAPTIST CHURCH

BRYANT, ARKANSAS

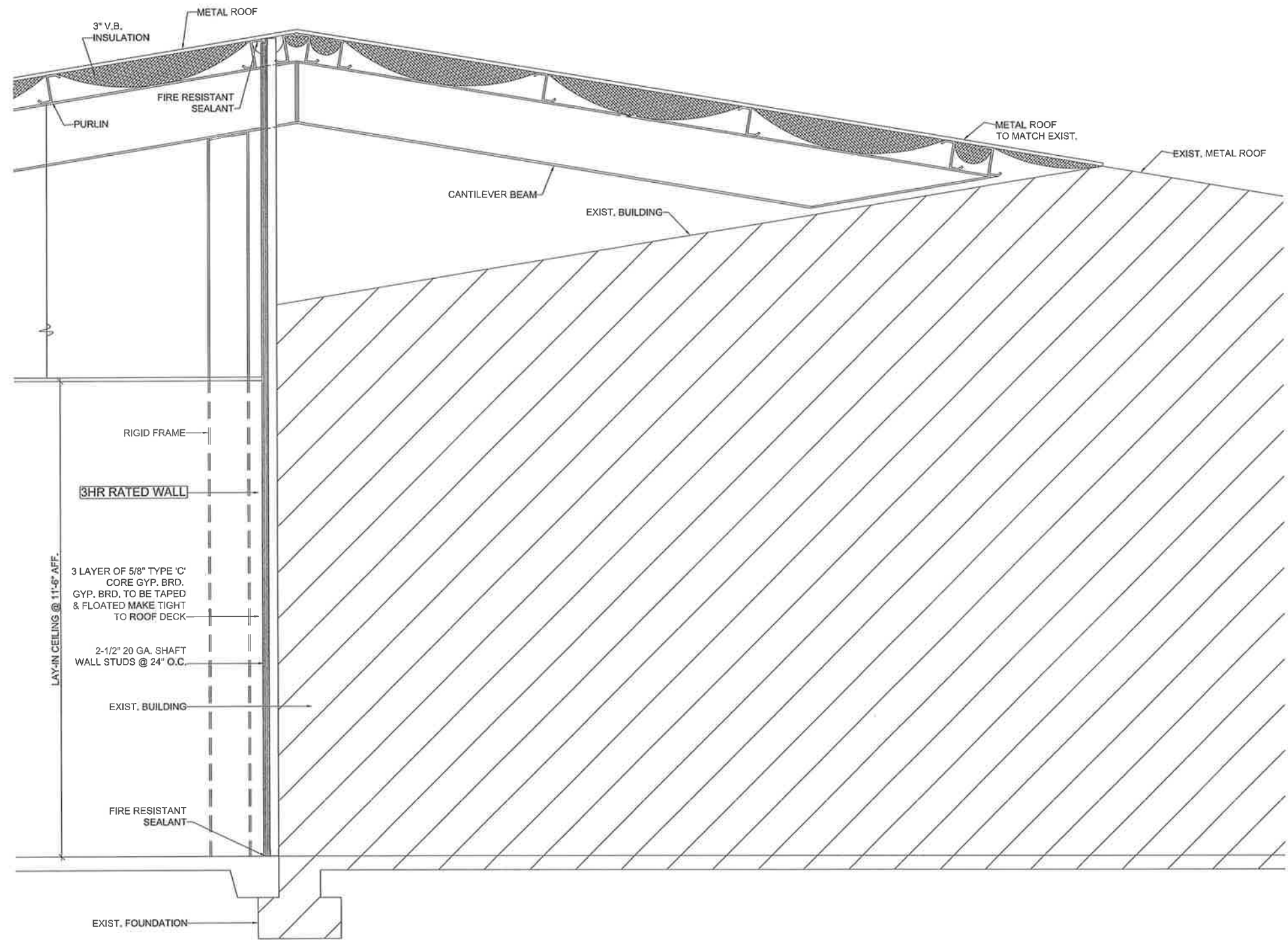
PROJECT # 1702

DATE: 03/14/17

ALL

REV. 04/03/17

1-1702



3 WALL SECTION

SCALE: 3/4" = 1'-0"

COPYRIGHT, TBA

MISSOURI REGISTERED ARCHITECT, STATE F-6
 LICENSE NO. 11111
 OFFICE: 501-576-5616
 (FAX) 501-576-5766
 terryknauss.com
terryknauss
 Architect

WALL SECTIONS

NEW FELLOWSHIP HALL FOR
 NORTH BRYANT BAPTIST CHURCH
 BRYANT, ARKANSAS

PROJECT # 1702

DATE: 01/11/17

A3.2

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Tonia Griffin

Spouse Name: Jess Griffin

Property Address: 611 SW 2nd, Bryant, AR 72022

Legal Description: Lots 4R 5R & 6R

Block 6, MORDEN'S SUBDIVISION TO
the City of Bryant, Saline County, Arkansas

Existing Zoning Classification: R-1

Requested Change: Heart of Bryant - neighborhood


Plat of Property is Attached

Vicinity Map of property is attached

The undersigned designates the following process agent or attorney to represent
the applicant at all hearings:

Tonia Griffin

This 31 day of March, 2017


Applicant


Spouse of Applicant

500 LORA DR.
Address
Bryant, AR 72022

501-960-6541
Phone



City of Bryant

SALINE COUNTY, ARKANSAS

Comprehensive Growth Plan

Community Facilities

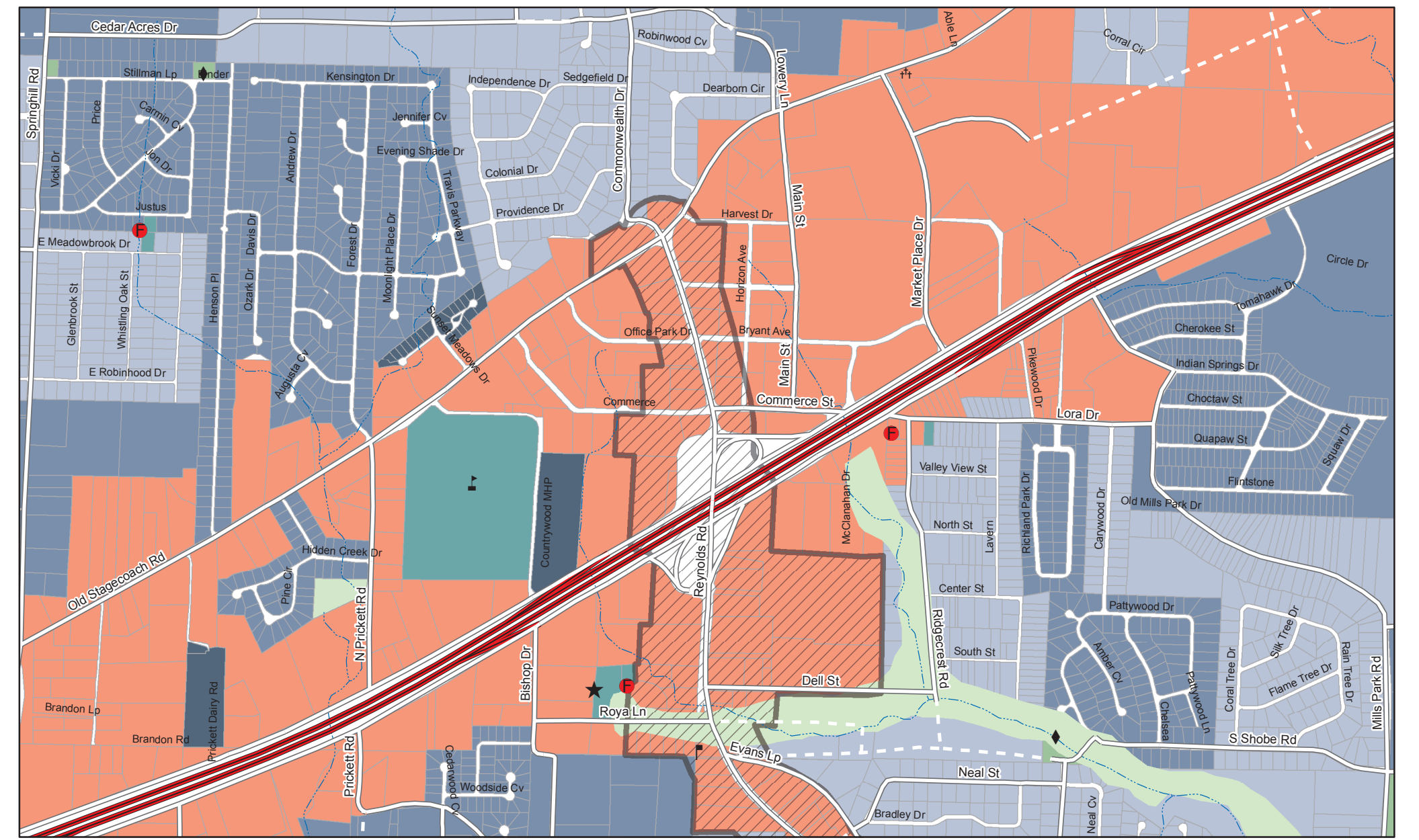
- Park
- Lodges/Clubs
- Library
- Police Station
- Wastewater Treatment Facility
- Proposed Fire Station
- Post Office
- School
- Cemetery
- City Hall
- Existing Fire Station

Land Use and Growth Districts

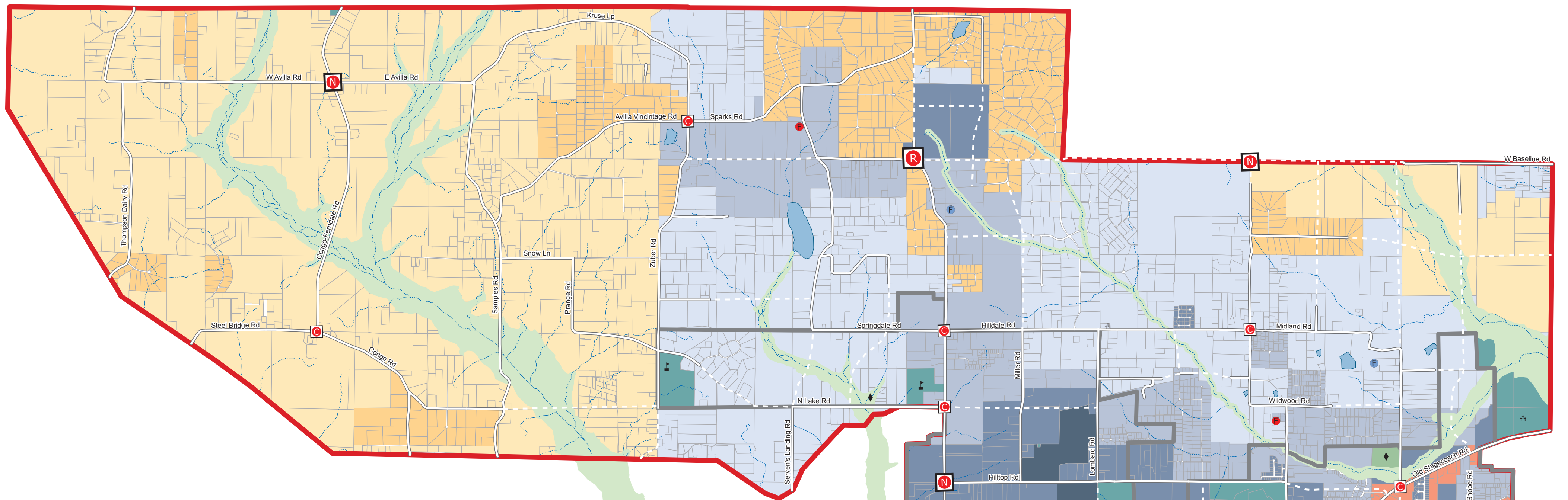
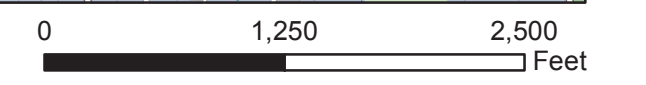
- | | | |
|--|---|---|
| <p>G1 - Urban Reserve
Agriculture and Rural Residential
1 unit per acre, maximum</p> <p>G1H - Urban Reserve Platted
Platted Rural Residential
1 unit per acre, maximum</p> <p>G2 - Controlled Growth
Rural Residential, Neighborhood Comm.
2 units per acre, maximum</p> <p>G3 - Managed Growth
Low Density Residential, Mixed Use
3 units per acre, maximum</p> | <p>G4 - Intended Growth
Medium Density Residential, Mixed Use
10 units per acre, maximum</p> <p>G5 - Designed Growth
Urban Mixed Use
12 units per acre, maximum</p> <p>M1 - Industrial District
Minimum 1/2 acre lot</p> <p>O1 - Open Space - Preservation
Nature and Resource Conservation
Minimum 10 acre lot</p> | <p>O2 - Open Space - Recreation
Parks and Recreational Use</p> <p>S1 - Mixed-Use/Corridor Development
Corridor Commercial, Mixed Use Infill
12 residential units per acre, maximum</p> <p>S2 - Township District
Mixed Density and Designed Development
6 units per acre, maximum</p> <p>S3 - Institutional District
Planned Institutional Uses</p> |
|--|---|---|
- R** Regional Commercial Area **N** Neighborhood Commercial Area **C** Convenience Commercial Area

Development Constraints and Boundaries

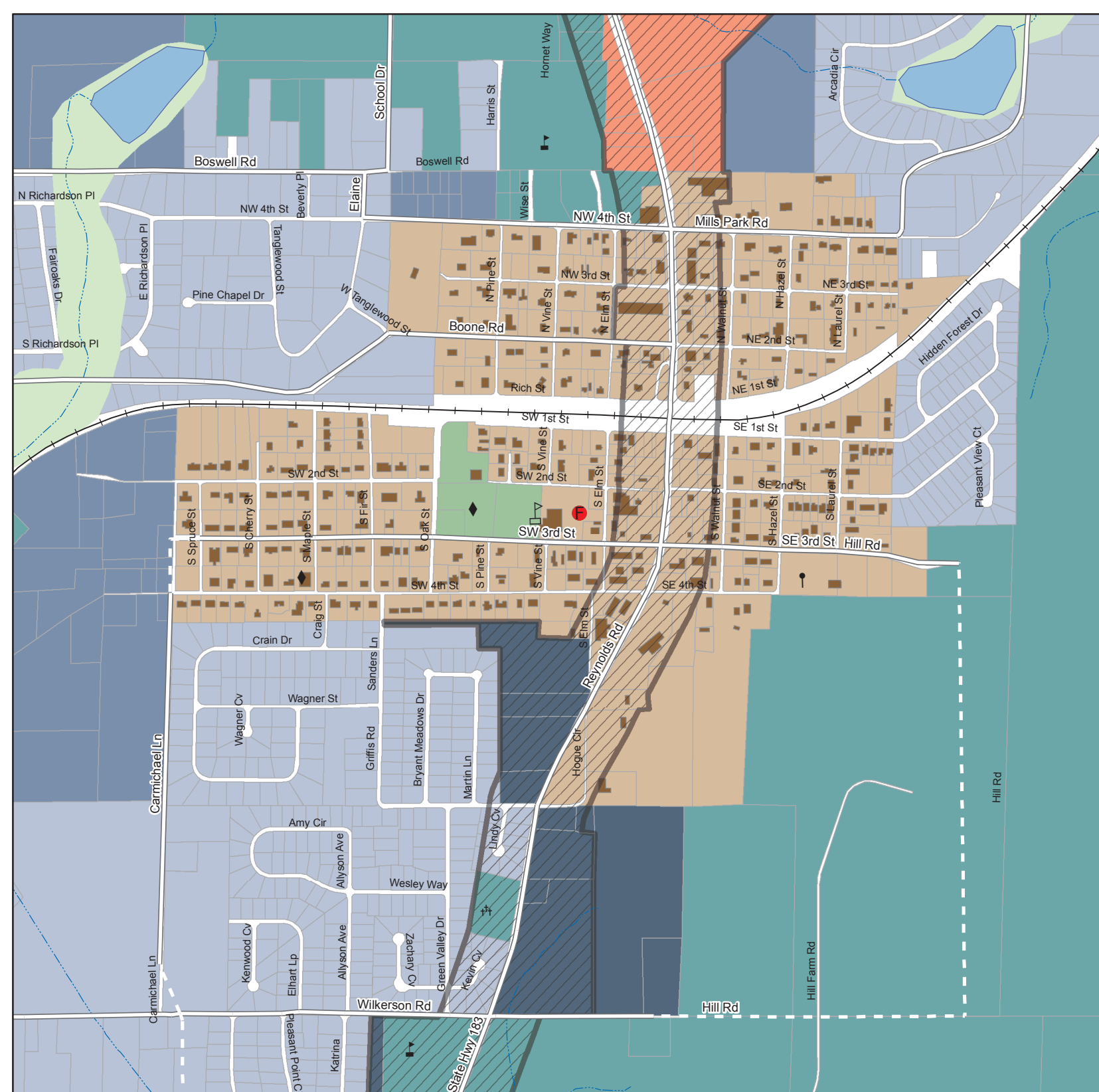
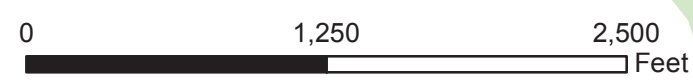
- Planning Area Boundary
- City Limits
- Overlay District
- Flood Prone Area

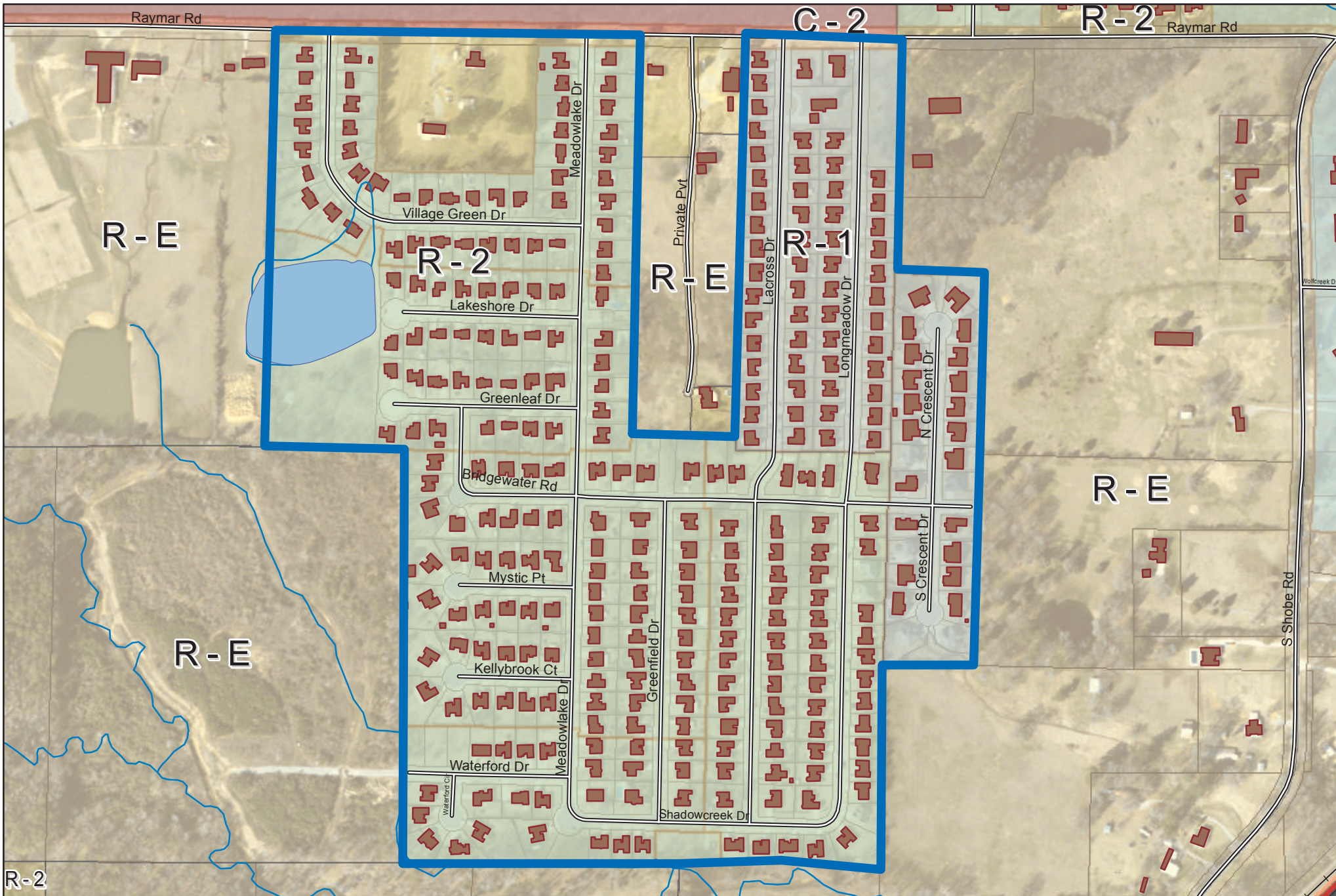


Highway 5 Corridor



Township District



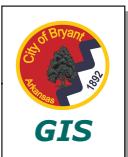


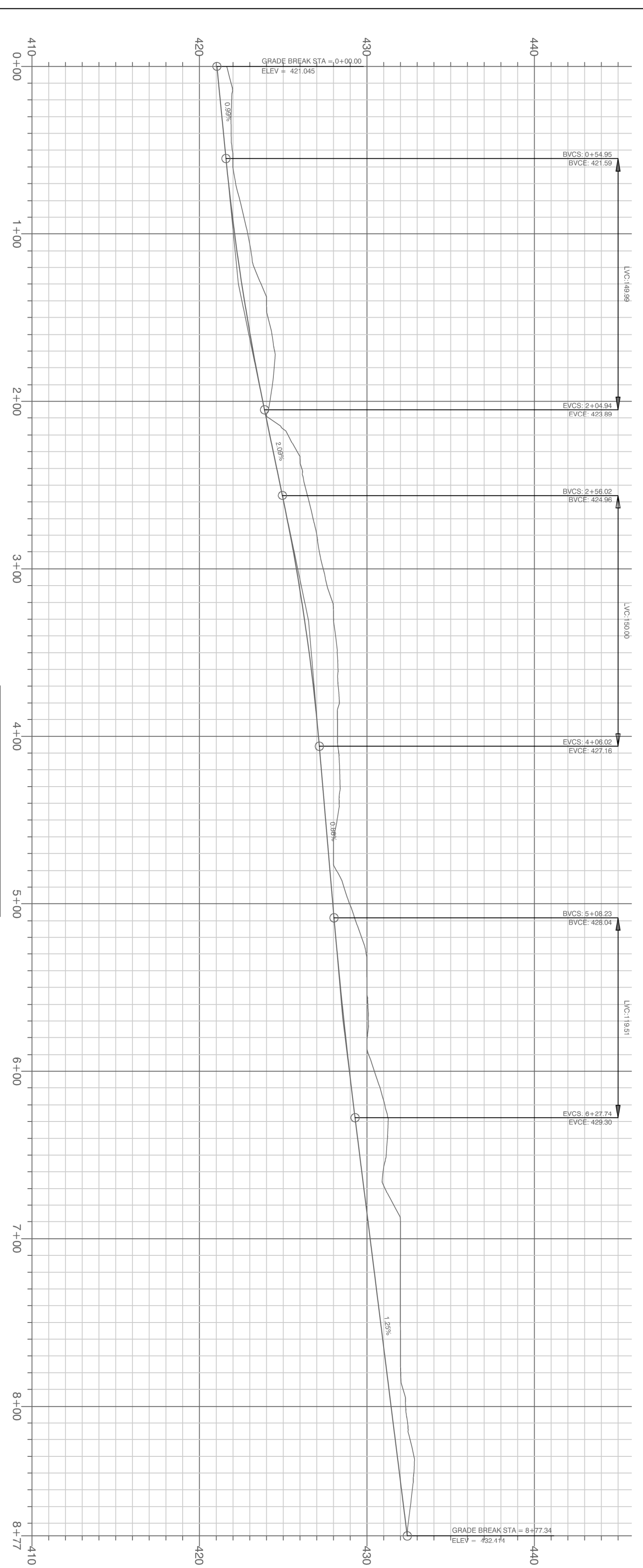
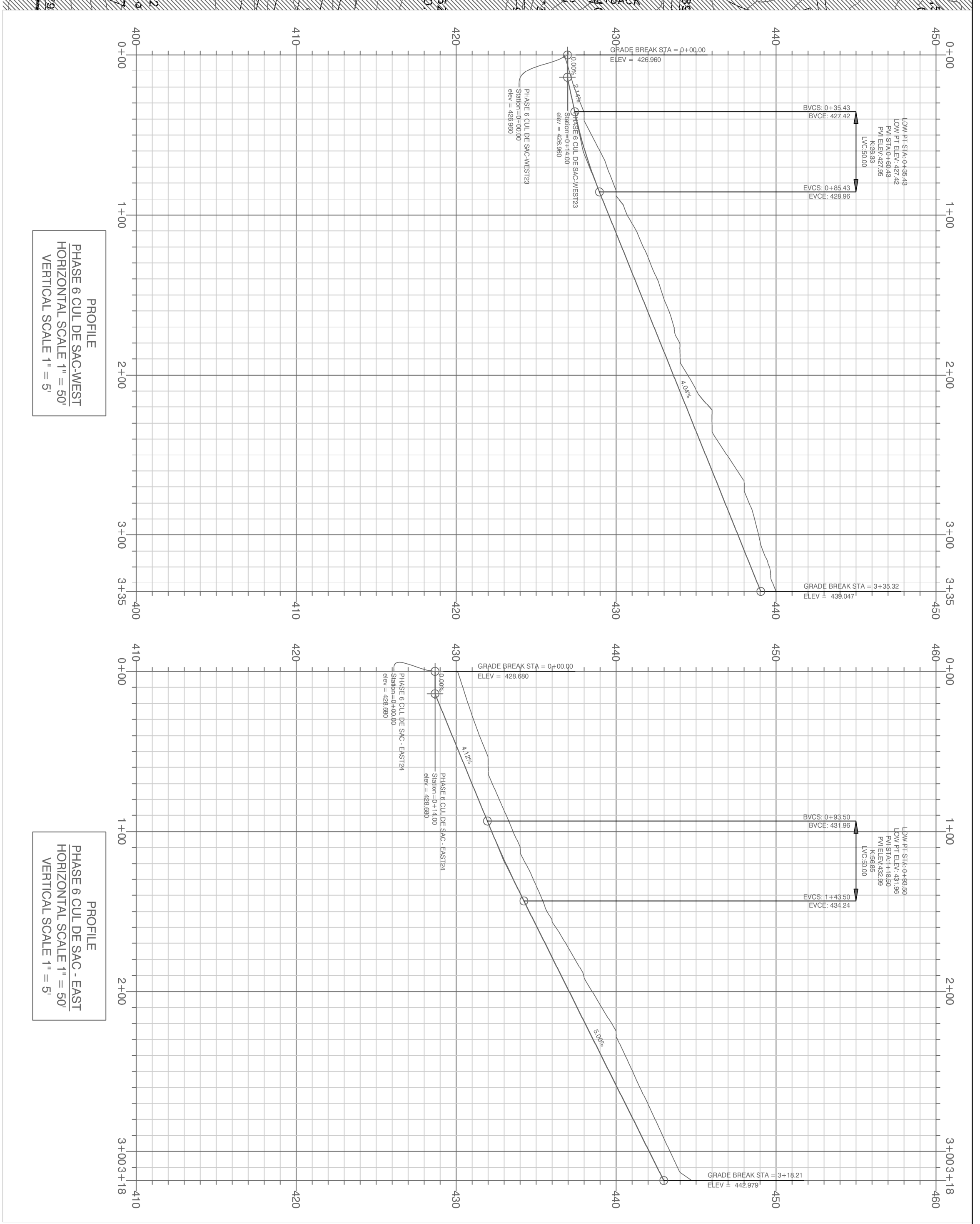
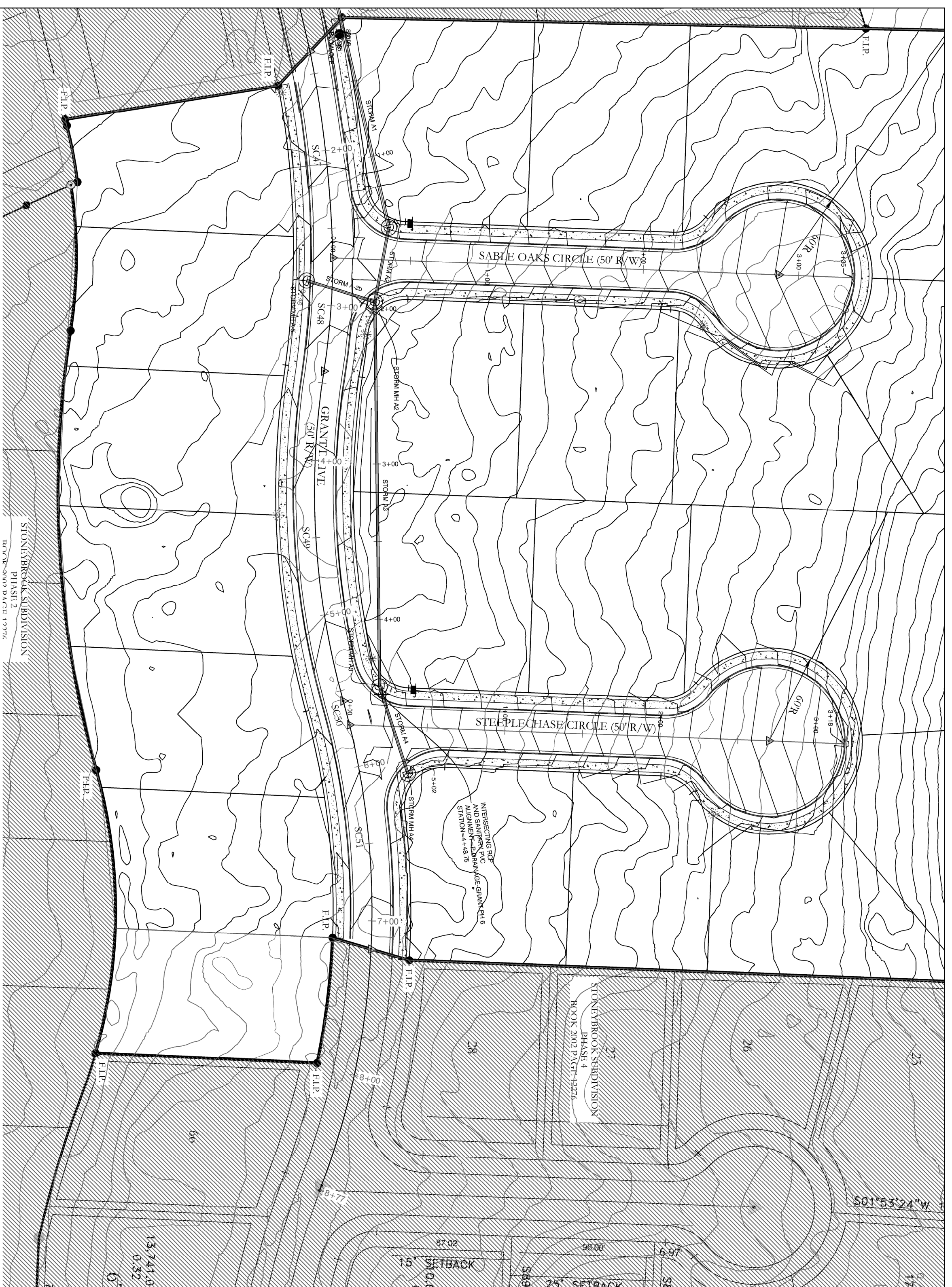
LOCATION MAP

Rezoning

Applicant
City of Bryant
 for
Meadowlake Ph. 1-6, 8

Requested Action
 Rezoning
 Requested Zoning: R-1.5
 Existing Zoning: R-2, R-1

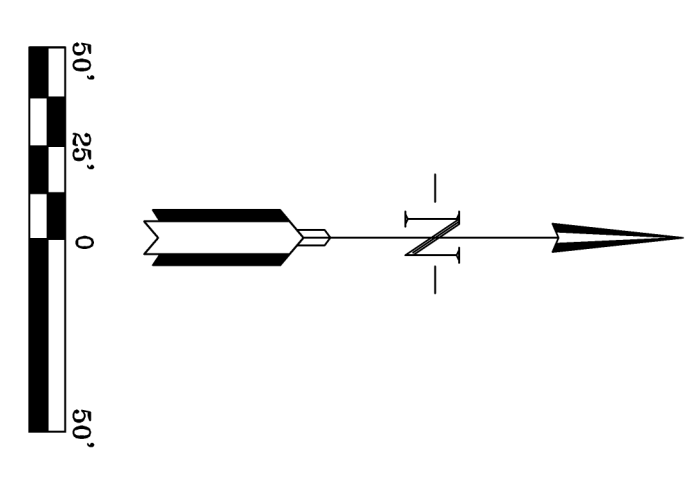




PROFILE
PHASE 6 CONNECTION - GRANITE DRIVE
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

PROFILE
PHASE 6 CUL DE SAC - WEST
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

PROFILE
PHASE 6 CUL DE SAC - EAST
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



HOPE CONSULTING
ENGINEERS - SURVEYORS

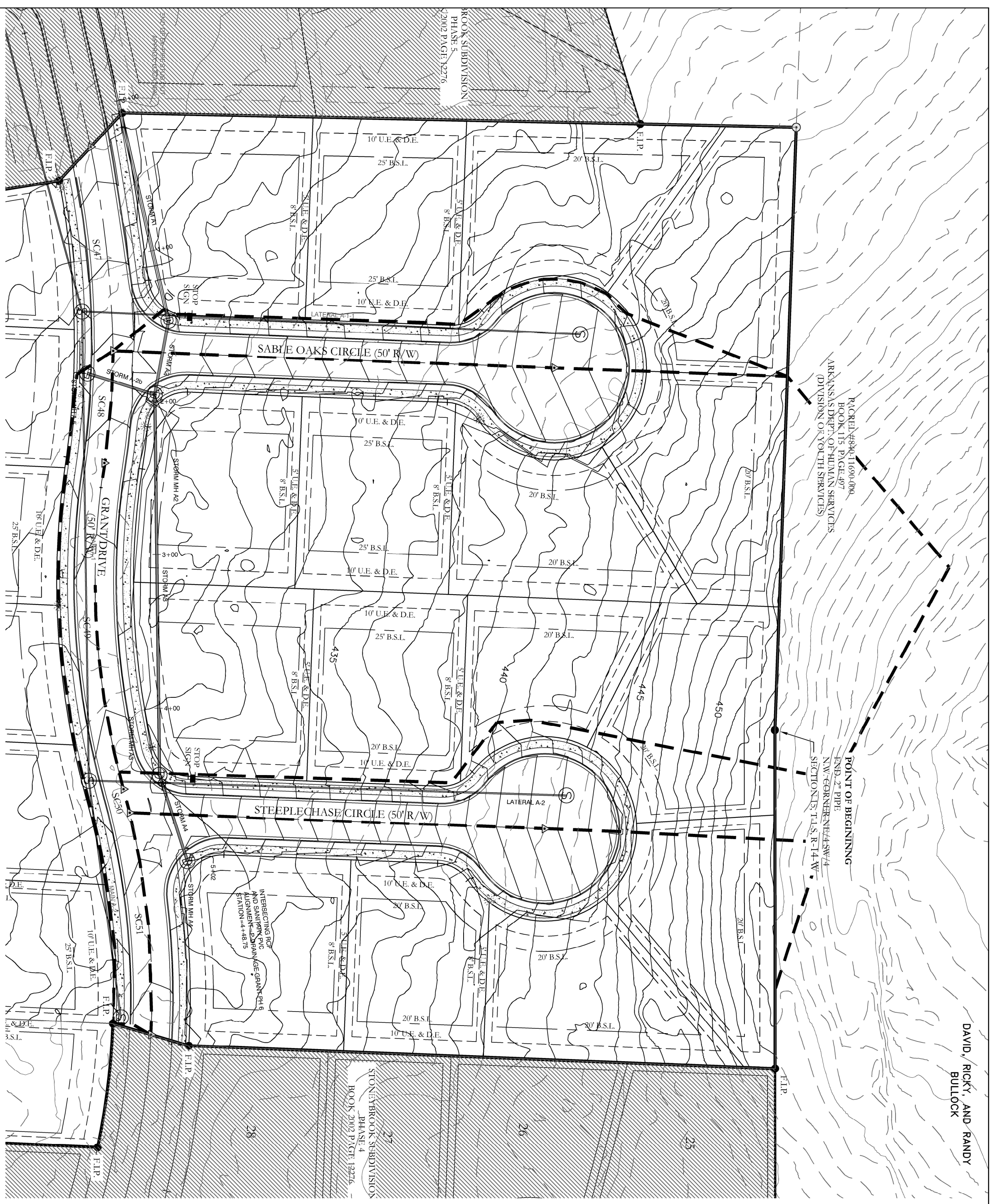
FOR USE AND BENEFIT OF:
DAVIS FITZHUGH

STREET PLAN & PROFILE
STONEBROOK SUBDIVISION PHASE 5
A SUBDIVISION IN BRYANT, ARKANSAS

117 S. Market Street,
Benton, Arkansas 72015
PH. (501) 315-2626
FAX. (501) 315-0024
www.hopeconsulting.com

DATE:	3/20/2017	CAD. BY:	jad	DRAWING NUMBER:
REVISED:	3/1/17	CHECKED BY:		13-0387
SHEET:	C-10	SCALE:	1"=50'	

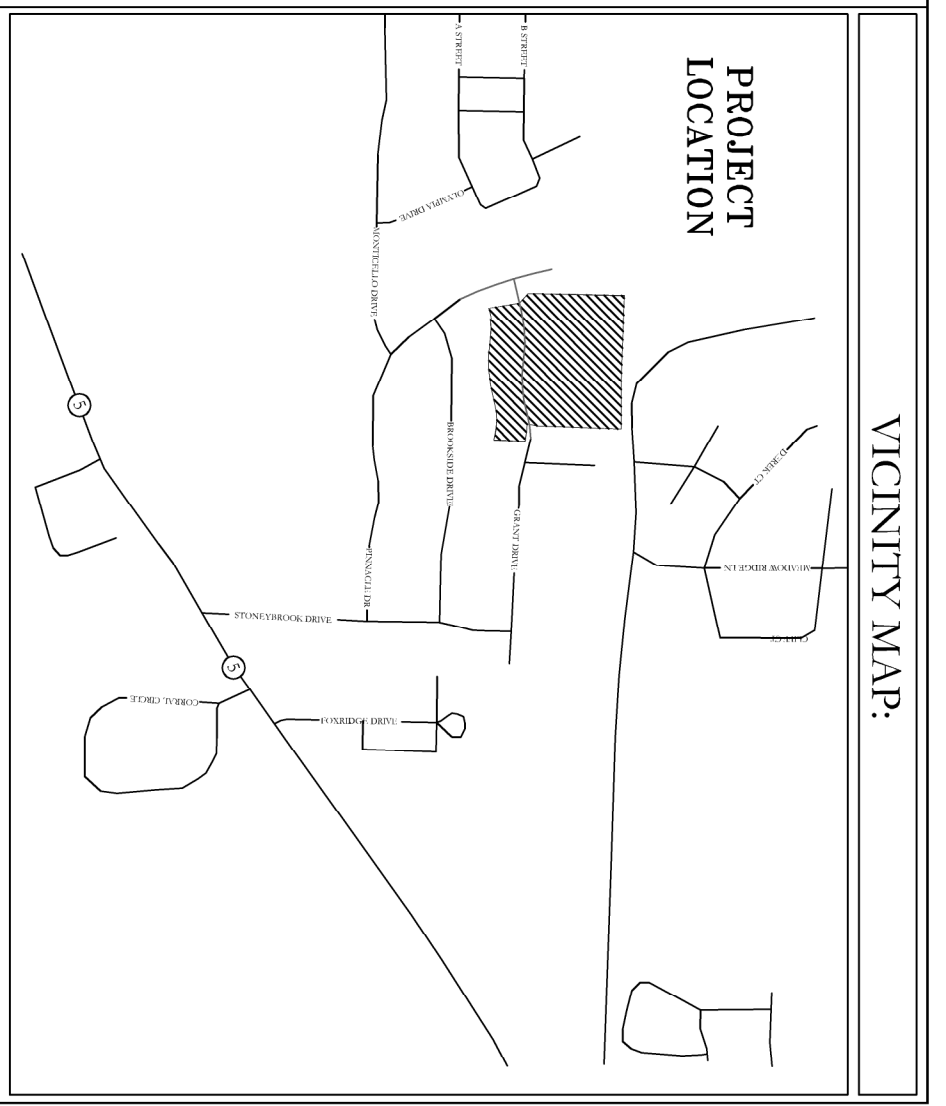
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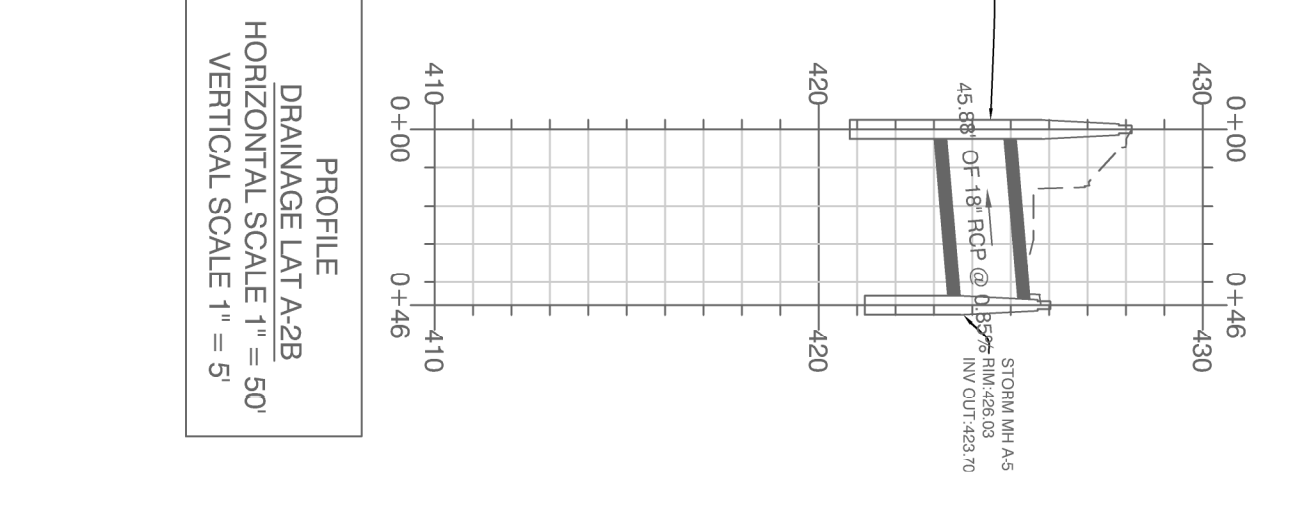
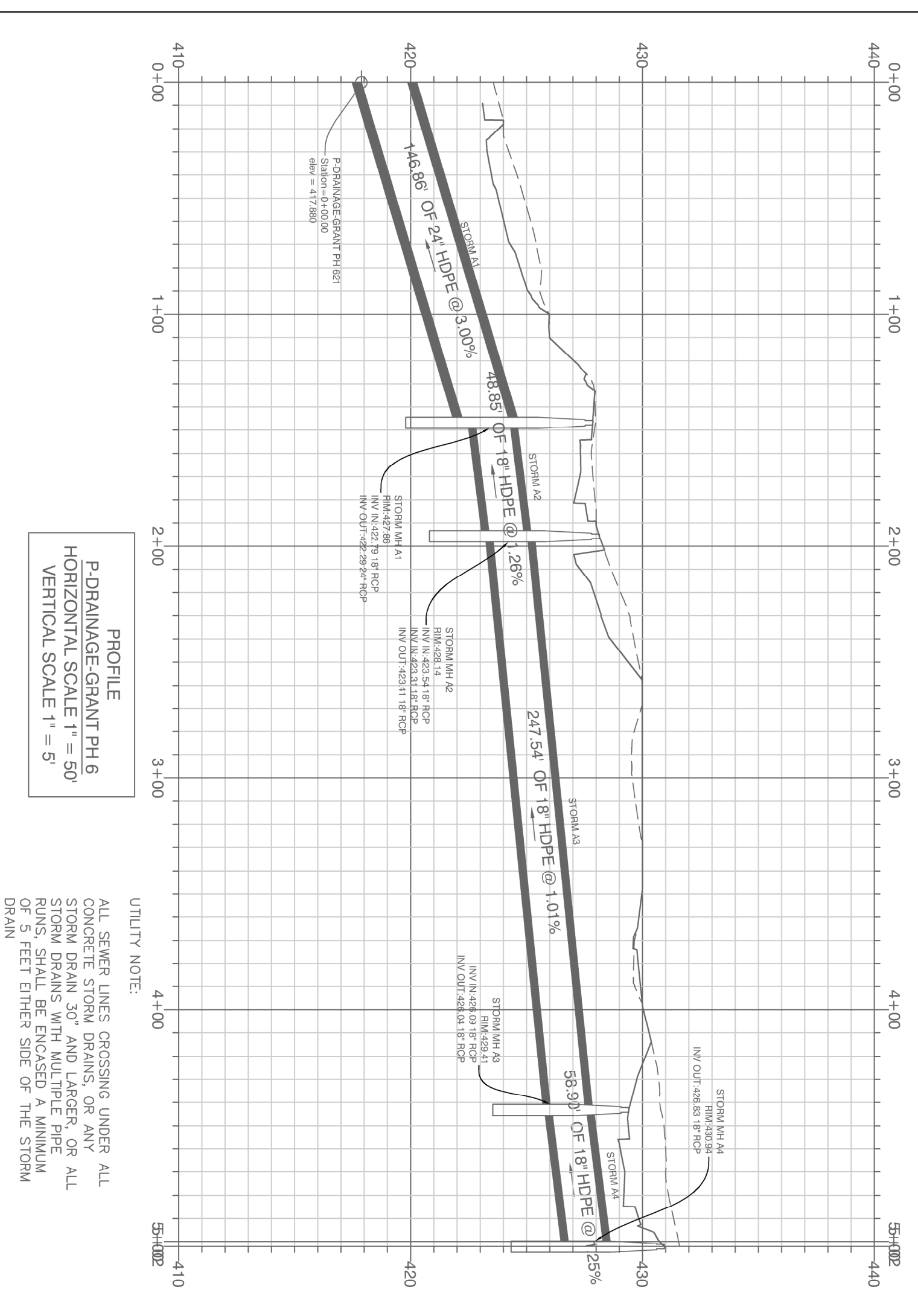
DAVID, RICKY, AND RANDY
BULLOCK

Pipe Table			
Pipe Name	Size	Length	Slope
STORM A1	24.000	146.989	3.00%
STORM A2	18.000	48.848	1.28%
STORM A3	18.000	34.746	1.01%
STORM A4	18.000	38.904	1.28%
STORM A5	18.000	45.978	0.95%

ALL STREET CROSSINGS ARE RCP
ALL REMAINING PIPES ARE PIPE



VICINITY MAP



UTILITY NOTE:
ALL SEWER LINES CROSSING UNDER ALL
CONCRETE STORM DRAINS, OR ANY
STORM DRAIN 30" AND LARGER, OR ALL
STORM DRAINS WITH MULTIPLE PIPES
OF 5 FEET EITHER SIDE OF THE STORM
DRAIN



HOPE CONSULTING
ENGINEERS - SURVEYORS

FOR USE AND BENEFIT OF:
DAVIS FITZHUGH

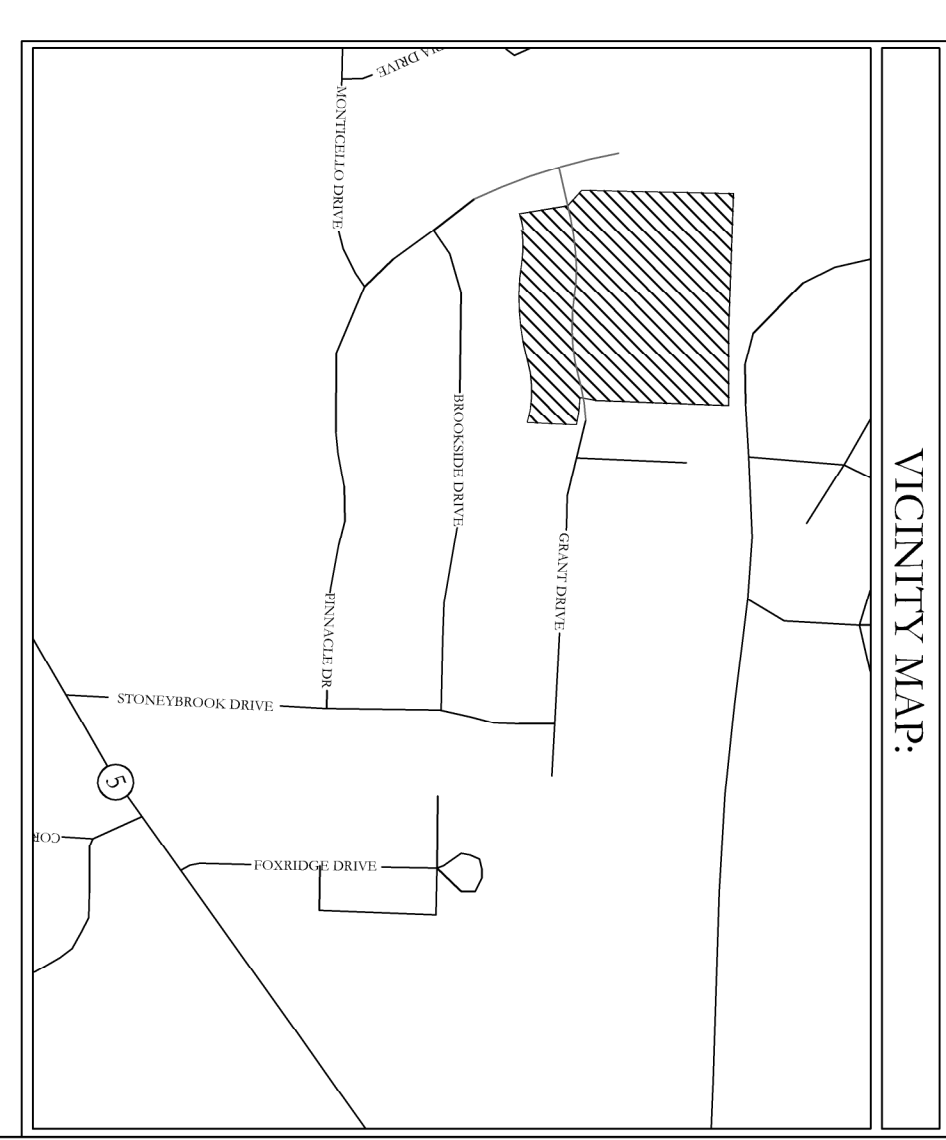
GRADING AND DRAINAGE PLAN
STONEYBROOK SUBDIVISION PHASE 6
A SUBDIVISION IN BENTON COUNTY, ARKANSAS

117 S. Market Street,
Benton, Arkansas 72015
PH: (501)315-2626
FAX: (501) 315-0024
www.hopeconsulting.com

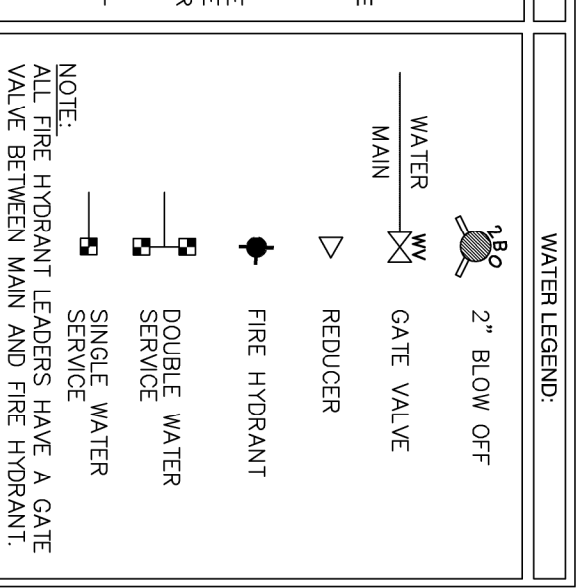
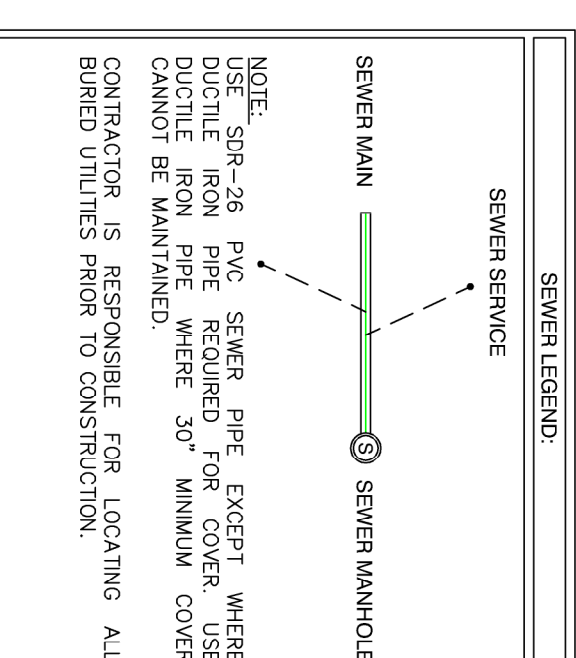
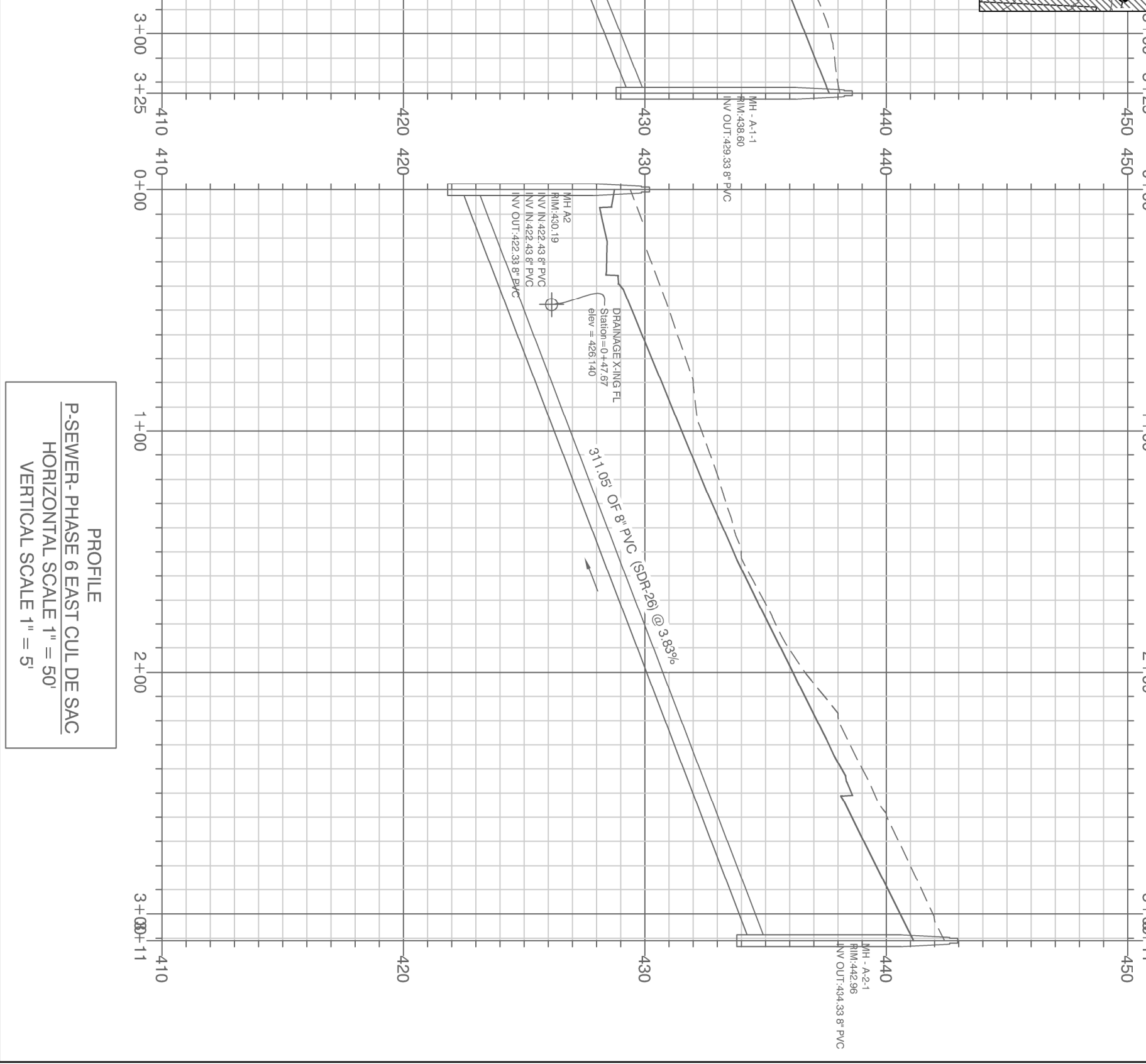
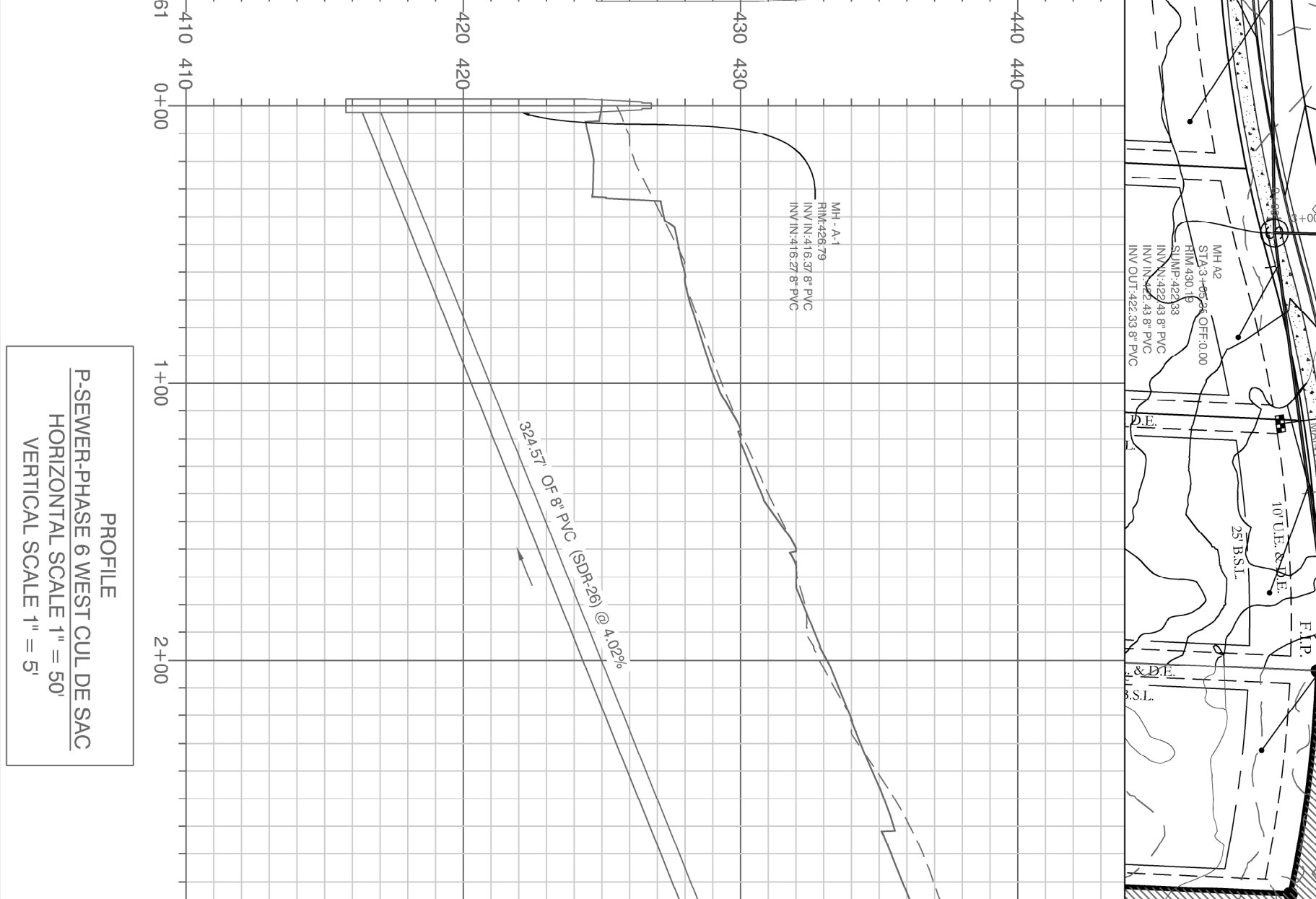
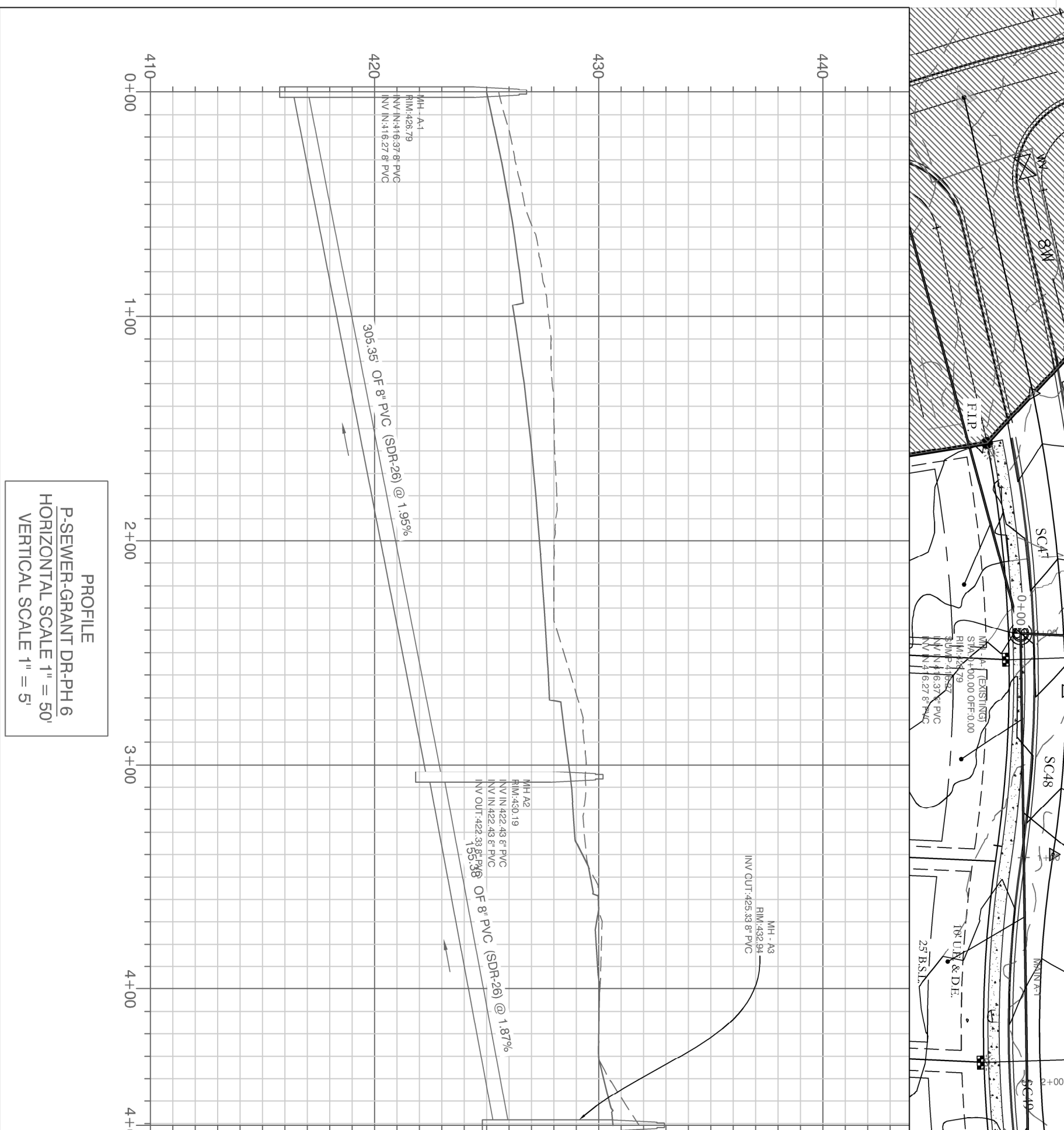
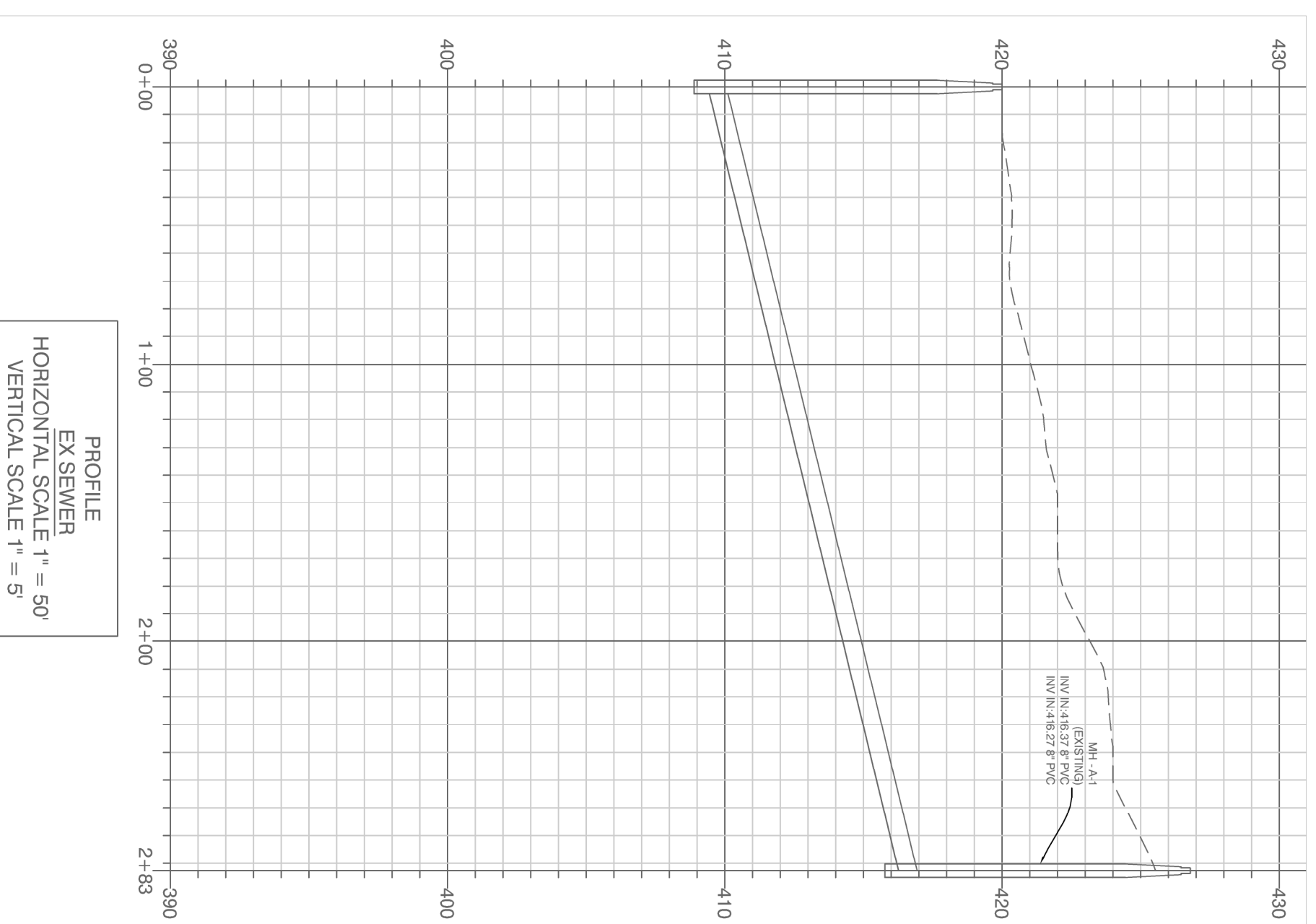
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REVISION:	3/21/17	CHECKED BY:		13-0387
SHEET:	C-20	SCALE:	1"=50'	

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- UTILITY NOTES:
1. ALL WATER AND SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER LINES, 2015 EDITION.
 2. 6 INCH DEAD END WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS W18 AND W19 OF THE BRYANT WATER AND SEWER SPECIFICATIONS.
 3. ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS, OR ANY STORM DRAIN 30" AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN

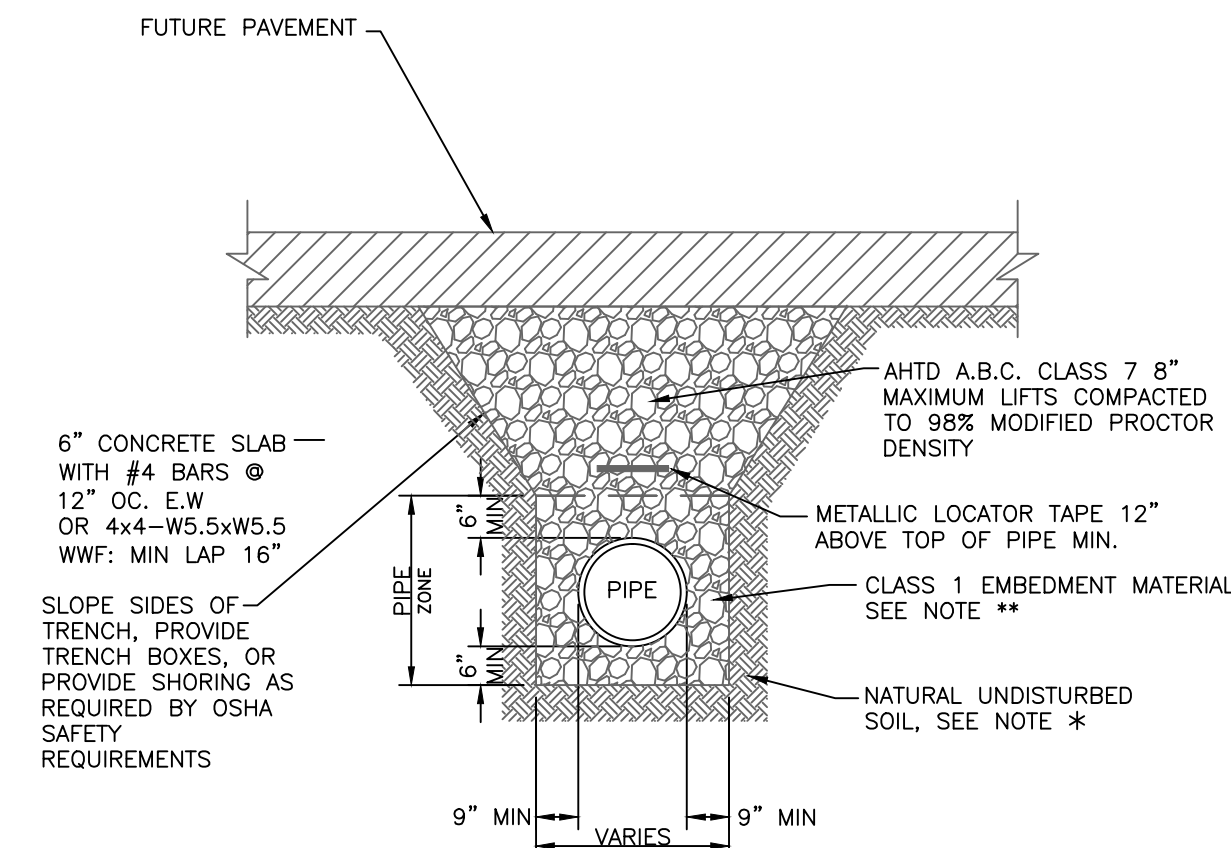


UTILITY NOTE:
ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS, OR ANY STORM DRAIN 30" AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS SHALL BE ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN



DATE:	3/20/2017	C.A.D. BY:	jas	DRAWING NUMBER:	13-0387
REVISION:	3/31/17	CHECKED BY:			
SHEET:	C-30	SCALE:	1"=50'		

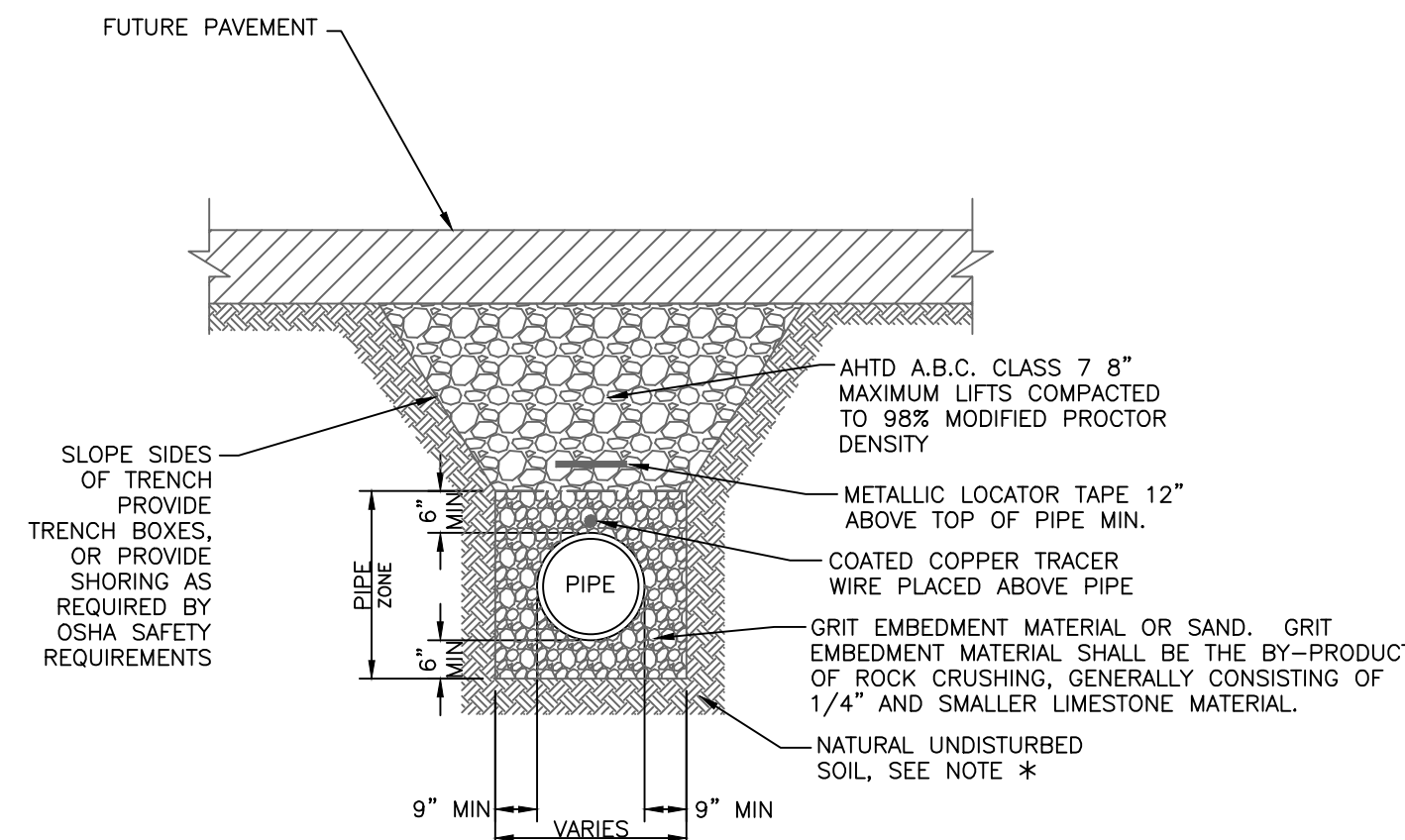




NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

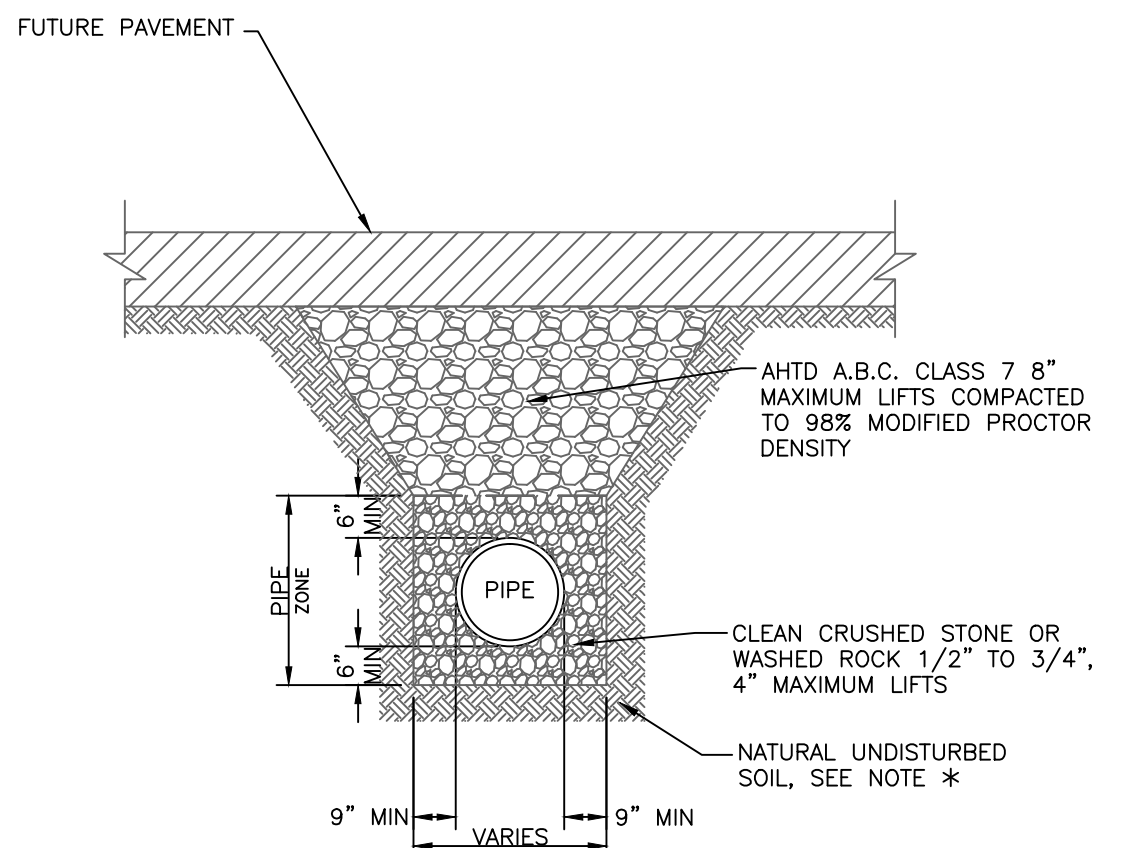
NOTE ** CLASS 1 EMBEDMENT MATERIAL SHALL BE IN ACCORDANCE WITH ASTM D2487, LATEST EDITION AND SHALL CONFORM TO CLASS 1A EMBEDMENT MATERIALS IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. MATERIAL SHALL MEET THE GRADING REQUIREMENTS OF ASTM C33, GRADATION #7, COMMONLY REFERRED TO AS ASTM #67 (3/4" CONCRETE AGGREGATE OR 5/8" AGGREGATE) OR ASTM C33, GRADATION 8, COMMONLY REFERRED TO AS ASTM #7 (1/2" AGGREGATE). MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH. THIS INCLUDES MATERIALS SUCH AS CRUSHED STONE OR ROCK.

PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.

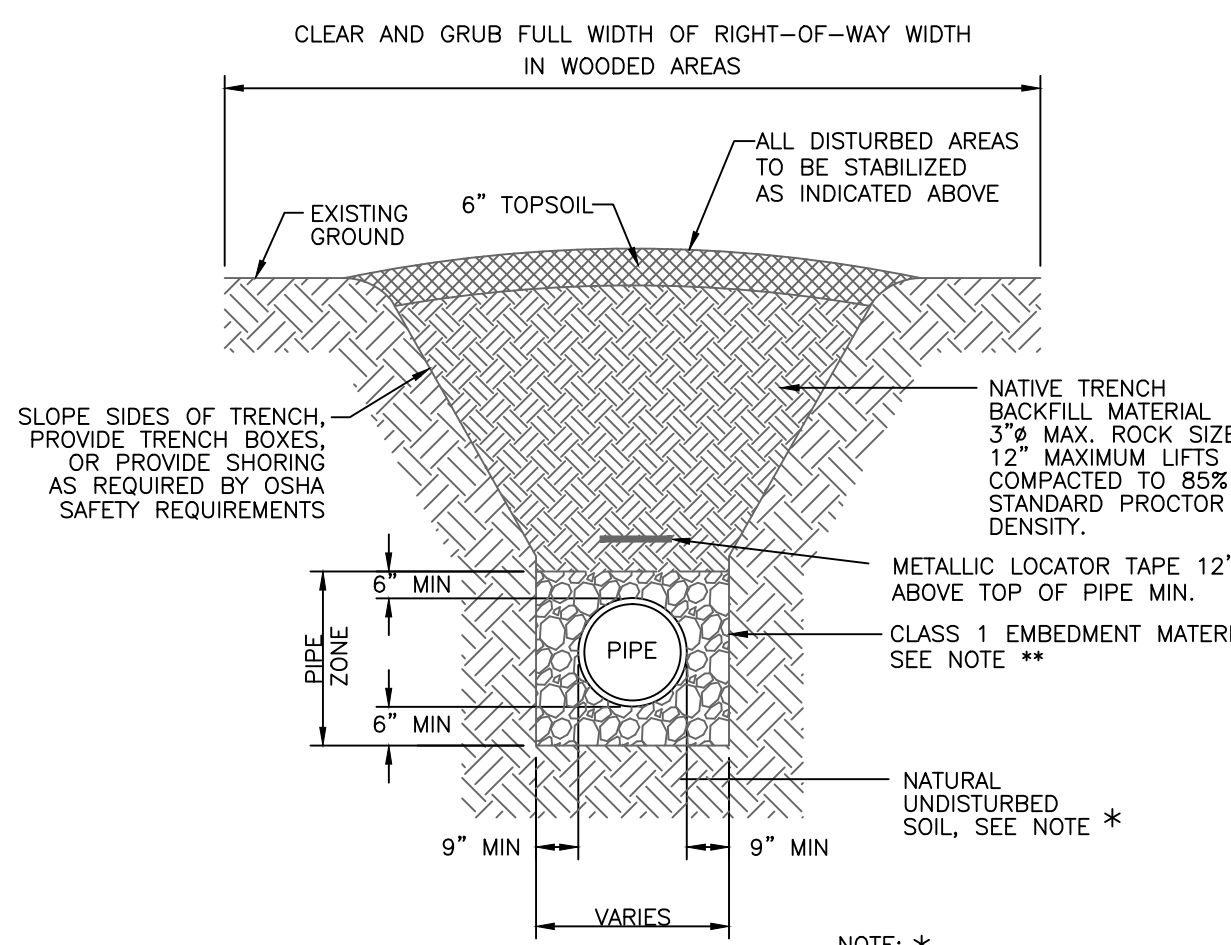


NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



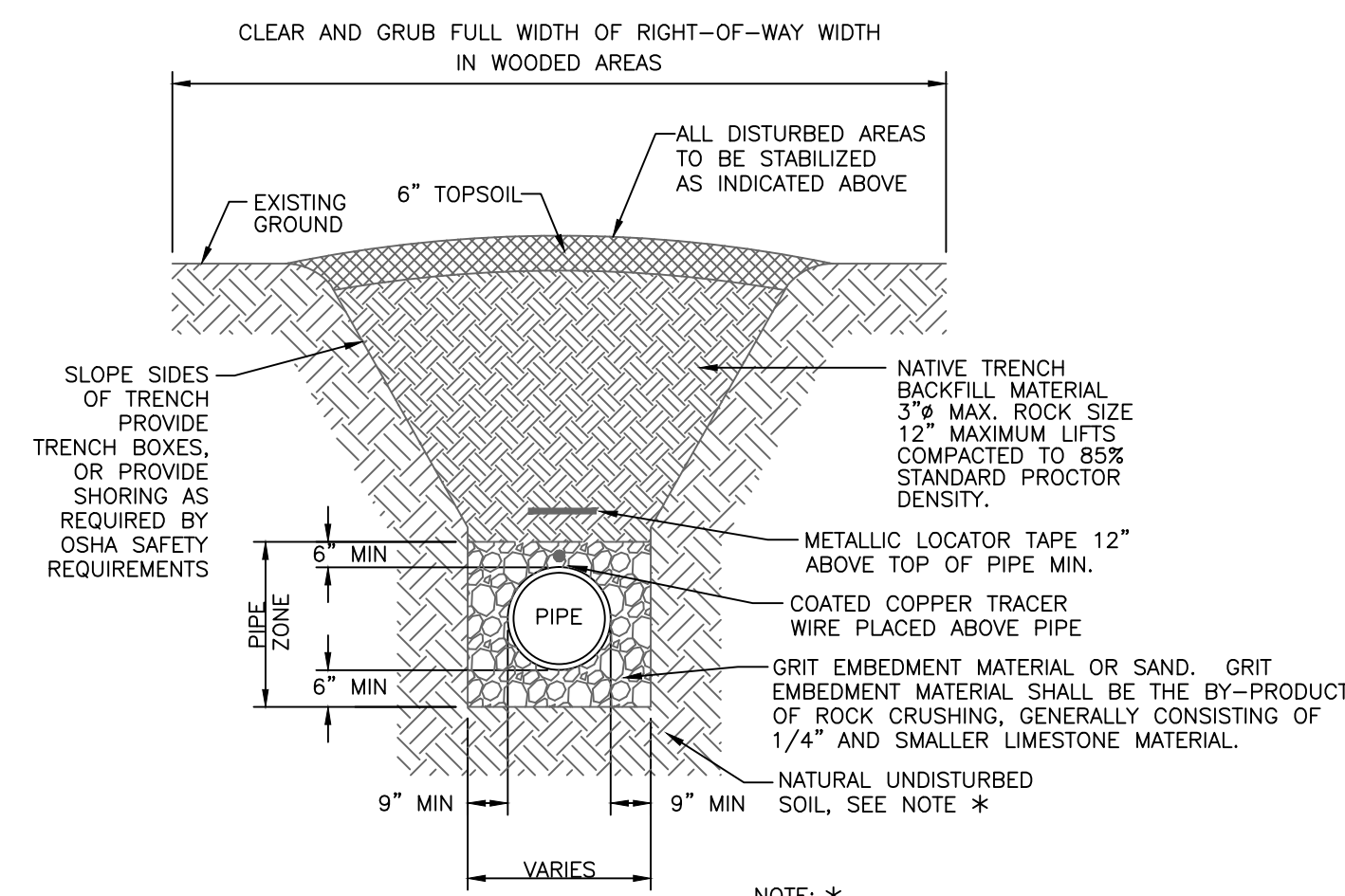
NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

NOTE ** CLASS 1 EMBEDMENT MATERIAL SHALL BE IN ACCORDANCE WITH ASTM D2487, LATEST EDITION AND SHALL CONFORM TO CLASS 1A EMBEDMENT MATERIALS IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. MATERIAL SHALL MEET THE GRADING REQUIREMENTS OF ASTM C33, GRADATION #7, COMMONLY REFERRED TO AS ASTM #67 (3/4" CONCRETE AGGREGATE OR 5/8" AGGREGATE) OR ASTM C33, GRADATION 8, COMMONLY REFERRED TO AS ASTM #7 (1/2" AGGREGATE). MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH. THIS INCLUDES MATERIALS SUCH AS CRUSHED STONE OR ROCK.

PVC SEWER TRENCH IN UNPAVED AREAS
N.T.S.

SOIL STABILIZATION REQUIREMENTS:

1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

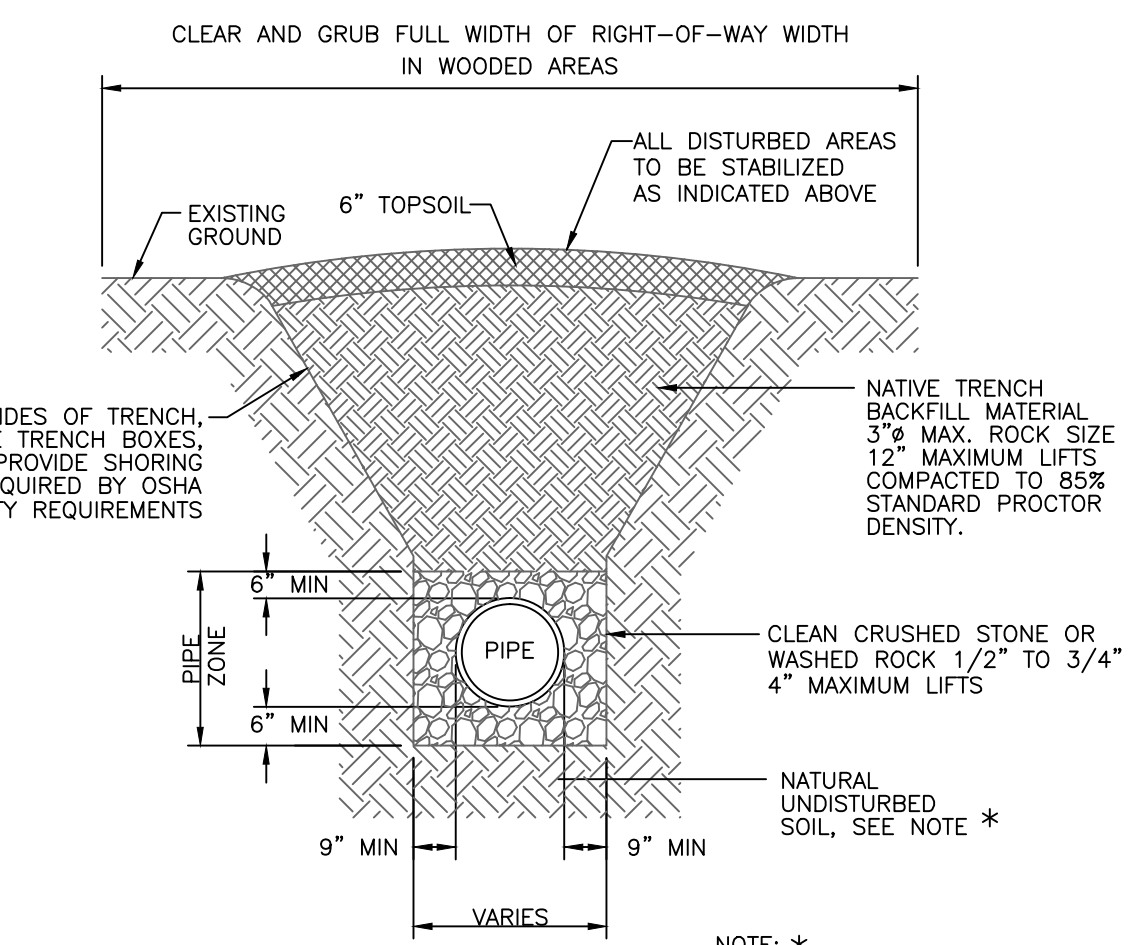


NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

PVC WATER LINE TRENCH IN UNPAVED AREAS
N.T.S.

SOIL STABILIZATION REQUIREMENTS:

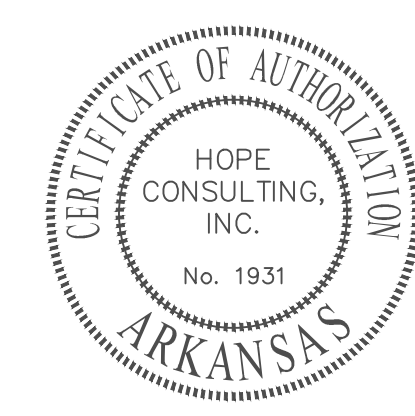
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.



NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPES IN UNPAVED AREAS
N.T.S.

Detail Plan for Stoneybrook Subdivision Phase 6



HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: DAVIS FITZHUGH			
TRENCH DETAILS STONEBROOK SUBDIVISION PHASE 6 A SUBDIVISION IN BRYANT, ARKANSAS			
DATE:	3/20/2017	C.A.D. BY:	Jns
REVISION:	3/31/17	CHECKED BY:	
SHEET:	C-4.0	SCALE:	1"=50'
500	01S	15W	0 15 300 62 1762

K:\LAND PROJECTS\2004\34\BIBDIVISIONS\1998\08-551\PH16\BUILDING UTILITY\TRENCH DRAINAGE (3-30-17).DWG

SUBGRADE MATERIAL.

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
- C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
- F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompact and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
- G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
- H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
- I. Quality control testing shall be as specified below.
- J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
- K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

- A. Base course material shall be crushed stone meeting the requirements of AHTD Class 7 aggregate base course as specified in the latest edition of AHTD Standard Specifications.
- B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

- A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to AHTD Standard Specifications.

CURB AND GUTTER

- A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
- B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot behind the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or AHTD Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut shall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with AHTD Standard Specifications.
- F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
- G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
- H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
- I. Cold weather protection shall meet the requirements of the latest edition of AHTD Standard Specifications.

SIDEWALKS

General

- A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
- B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
- C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
- D. Traverse slopes shall not exceed 2 percent.
- E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
- F. Sidewalks shall not be placed upon grassy or organic materials.
- G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
- H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks. Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

- A. Sidewalks shall have a minimum thickness of 4 inches.
- B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

- A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

- A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
- B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
- D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
- E. Sampling and testing locations shall be subject to approval by the City.
- F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
- G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

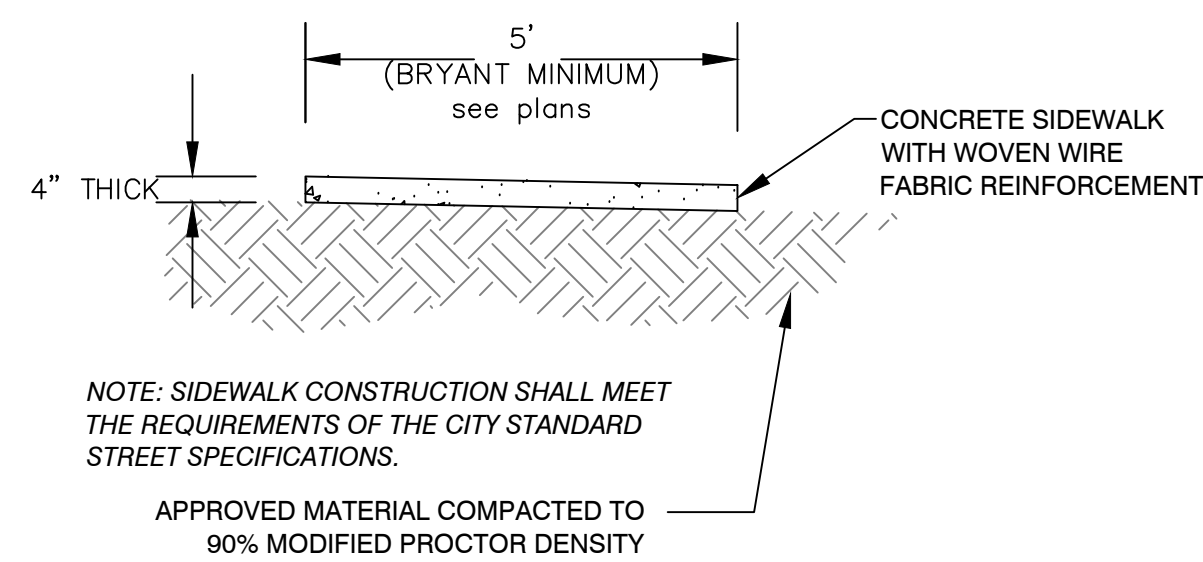
Subgrade

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

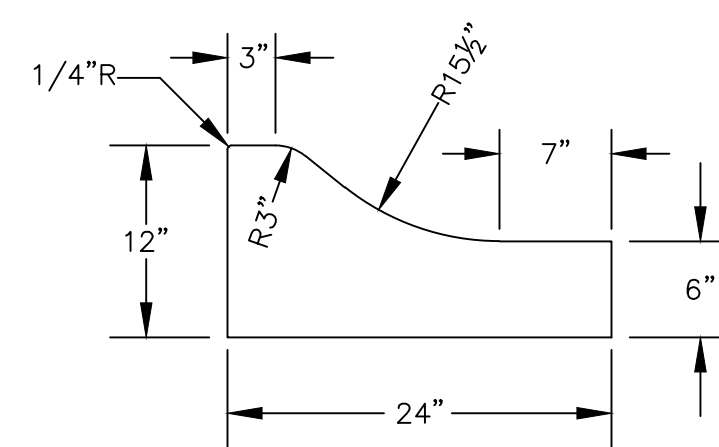
QUALITY CONTROL TESTING AND INSPECTIONS

General

- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
- C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
- D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
- E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



Typical Sidewalk Detail



Typical Curb & Gutter Detail
4,000 psi concrete



HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: DAVIS FITZHUGH			
CIVIL SPECIFICATIONS STONEBROOK SUBDIVISION PHASE 6 A SUBDIVISION IN BRYANT, ARKANSAS			
DATE:	3/20/2017	C.A.D. BY:	Jms
REVISION:	3/31/17	CHECKED BY:	
SHEET:	C-5.0	SCALE:	AS SHOWN
500		01S 15W 0 15 300 62 1762	

HOPE

CONSULTING

ENGINEERS - SURVEYORS

117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

March 31, 2017

Les Price
Crist Engineers, Inc.
205 Executive Court
Little Rock, AR 72205

Re: Stoneybrook Subdivision Phase 6 - Preliminary Plat & Construction Drawings
Engineering Review Response to Comments

Dear Mr. Price:

Following are your review comments dated June March 27, 2017 for the Construction Drawings of Stoneybrook Subdivision Phase 6 and my responses to your comments:

1. Provide a geotechnical report for the streets as per section 5 of the City of Bryant Minimum Standard Specification for Streets. [Geotechnical report has been ordered.](#)
2. Provide contour lines with elevations on preliminary plat. [Contour lines added.](#)
3. Provide no parking signs on streets as per the City of Bryant Minimum Standard Specification for Streets. [No parking signs added.](#)
4. The minimum grade for streets shall not be less than 0.5 percent. A portion of Grant Drive is less than 0.5 percent. [Street grades adjusted.](#)
5. Provide labels and notes on "Grading and Drainage Plan" for all drainage pipes and structures showing material, size, identification number or letter, etc. [Pipes have been labeled.](#)
6. Provide drainage calculations for the storm drains within this phase. [Drainage calculations added.](#)
7. Label all manholes and sewer mains on the Water and Sewer Plan drawing. [All manholes and sewer mains identified.](#)
8. The gravity sewer pipe must be SDR 26 PVC not SDR 35 PVC. [Label corrected.](#)
9. Refer to section 3200, part 1.07 for requirements concerning service lines longer than 100 feet. Cleanouts need to be noted on the drawings. [Cleanout notes added.](#)
10. A valve has to be located immediately adjacent to each leg of a tee on a water line. Refer to section 1100, part 1.20 of the Bryant Water and Sewer Standard Specifications for requirements concerning valves. [Omitted valves have been added.](#)
11. Refer to section 1100, part 1.25 and section 1200, part 1.14 of the Bryant Water and Sewer Standard Specifications for requirements concerning water and sewer lines crossing culverts. [Notes added addressing these requirements.](#)
12. Refer to section 4000, part 2.01 of the Bryant Water and Sewer Standard Specifications for requirements concerning water line pipe materials. Water lines 4 to 8-inch in diameter shall be C900 CR 14. Please show the DR 14 classification for the 6-inch and 8-inch water lines on the drawings. [Pipes labeled and notes added.](#)
13. Provide a note on the drawings that all water and sewer infrastructure shall be in accordance with the Bryant Water and Sewer Standard Specifications for Design and Construction of Water Lines and Sewer Lines. [Note added.](#)

14. The end of the 6-inch dead end water lines shall be in accordance with details W18 and W19 of the Bryant Water and Sewer Standard Specifications. [Details added and referred to.](#)
15. The typical sidewalk detail shows the width to be 4 or 5 feet as shown on drawings. You may want to change this to just show 5 feet since that is the current minimum width allowed by Bryant. [Detail changed.](#)
16. Please check with Bryant Water and the Bryant Fire Department to see if they will require another fire hydrant in the vicinity of lots 36 and 37 along Grant Drive. [Fire Chief requested another hydrant and it has been added.](#)

Sincerely,

A handwritten signature in blue ink, appearing to read "William McFadden".

William McFadden, PE

HOPE
CONSULTING
ENGINEERS - SURVEYORS

March 20, 2017

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

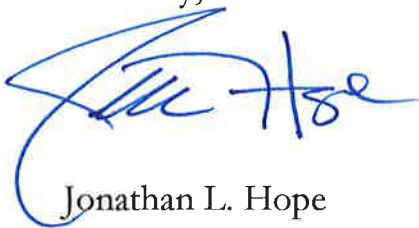
RE: Stoneybrook Phase 6 Preliminary Plat

Dear Mr. Smith,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission begin the review and approval process for the Preliminary Plat of Stoneybrook Phase 6.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,



Jonathan L. Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM



Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003

Instructions

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

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

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

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

- \$300.00 + \$3.00 per lot - for Subdivision preliminary plat review $\$300$
- \$250.00 or \$25.00 per lot (whichever is greater) - Stormwater Detention and Drainage Plan Engineering Fee $25 \times 23 = \$575$
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

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

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

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

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

City of Bryant Subdivision Checklist

Subdivision/Project Name Stoneybrook Subdivision Phase 6
Contact Person Jonathan Hope Phone 501-860-0467
Mailing Address 117 S. Market St. BENTON, AR 72015

I. BASIC INFORMATION NEEDED ON THE PLAT

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

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

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

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

III. PRELIMINARY PLAT ATTACHMENTS

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

- 58. Letter to Planning Commission stating your request
- 59. Completed Checklist
- 60. Completed agreement to provide performance assurance
- 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- 62. Landscaping plan of any proposed common open space
- 63. Draft of Bill of Assurance proposed for the subdivision (if applicable)
- 64. 16 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- 66. Copy of Stormwater Detention approval
- 67. 2 copies Plan and profile of all streets
- 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

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

- 71. Letter to Planning Commission stating your request
- 72. Completed Checklist
- 73. 16 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 74. **Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format**
- 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- 76. Copy of Water & Sewer Commission approval or....
- 77. State Health Department approval of any new water supply and/or sewage system.
- 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.**
- 79. Infrastructure Maintenance Bond or Cashier's check.
- 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

Stoneybrook Phase 6
Name of Subdivision

Surveyor

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

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

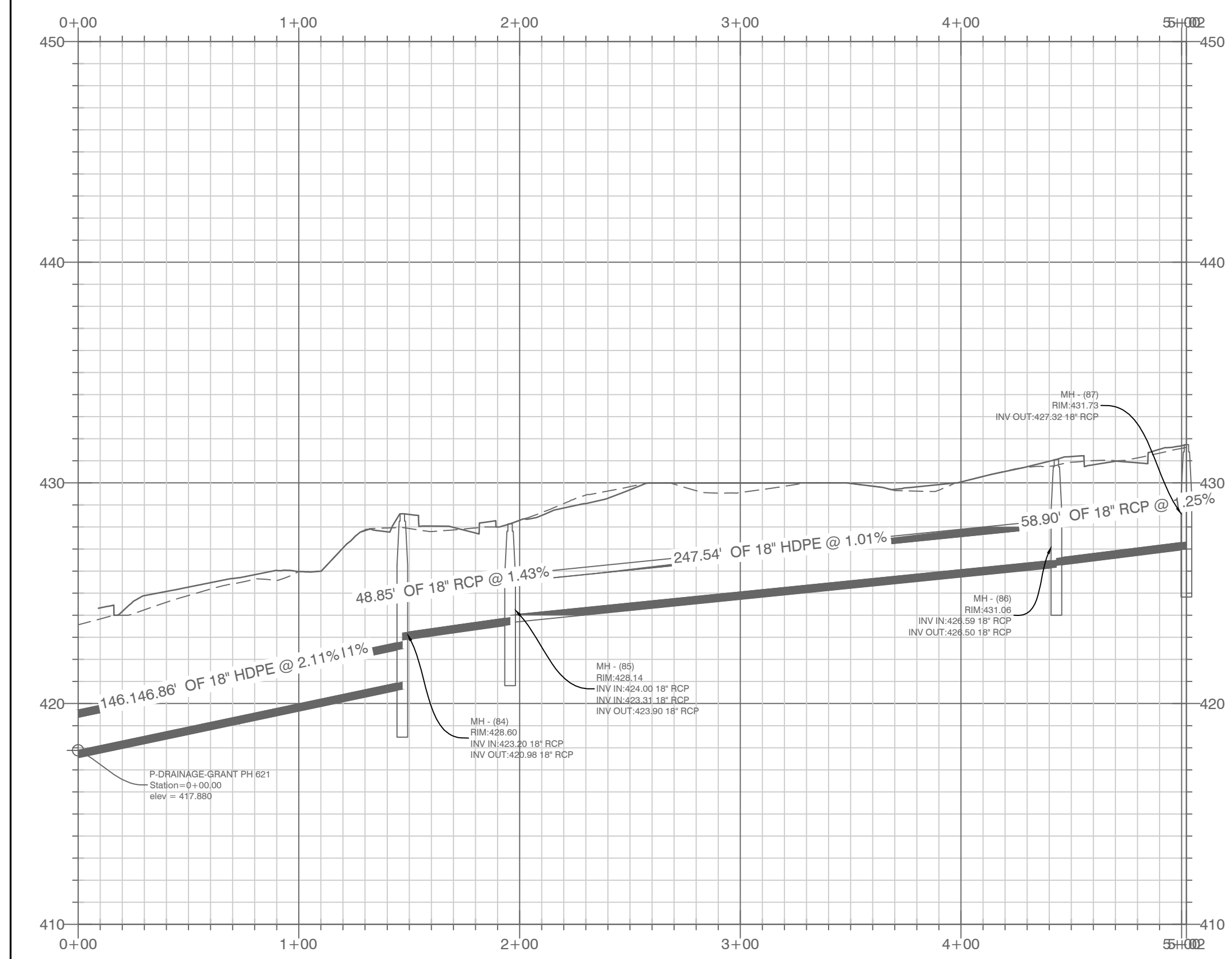
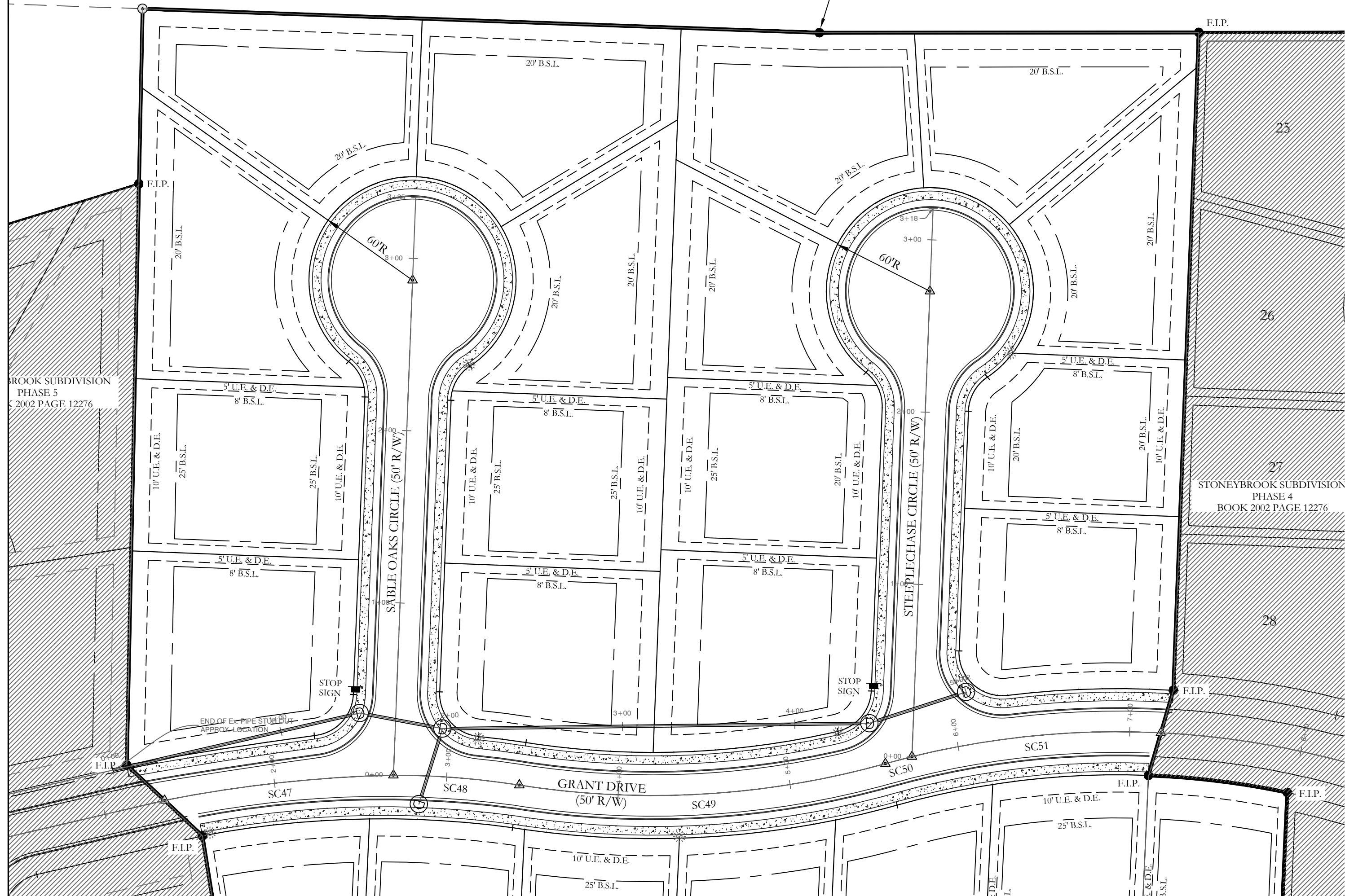
Proof of Recording - County _____

County Clerk _____

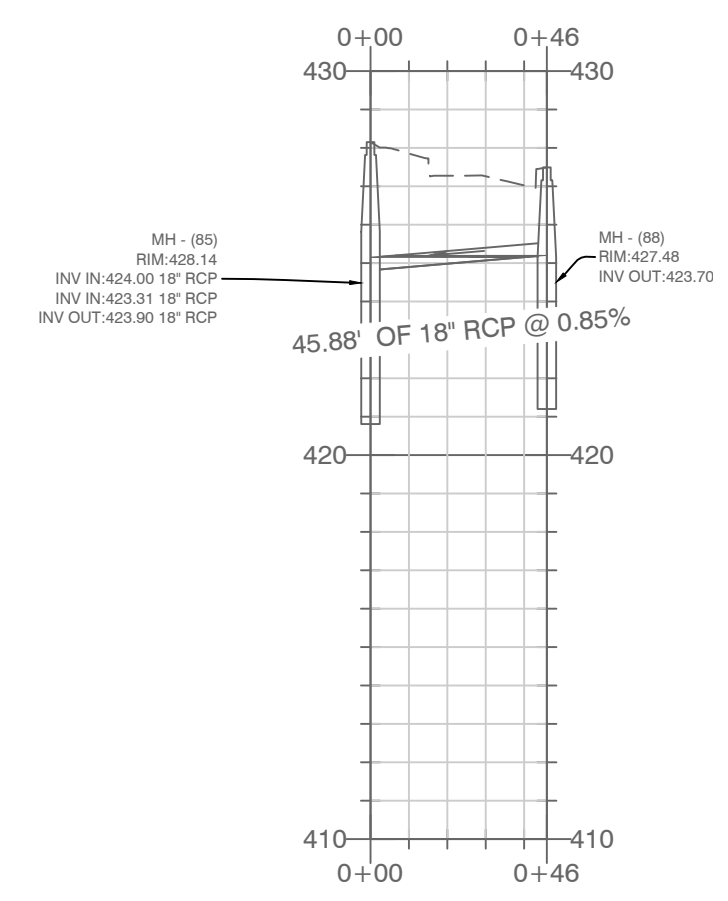
Date _____

PACREL #840-11690-000
BOOK 115 PAGE 497
ARKANSAS DEPT. OF HUMAN SERVICES
(DIVISION OF YOUTH SERVICES)

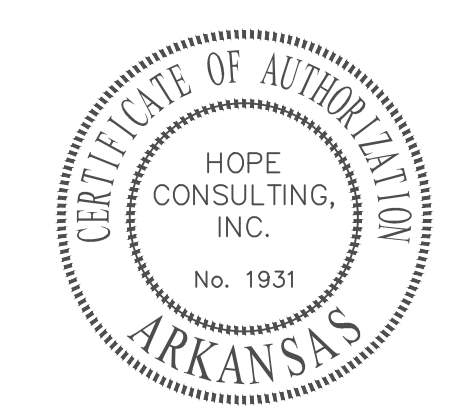
POINT OF BEGINNING
END: 2" PIPE
NW CORNER NE/4 SW/4
SECTION 15, T-1-S, R-14-W



PROFILE
P-Drainage-Grant PH 6
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



PROFILE
P-Drainage Crossing
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



HOPE CONSULTING
ENGINEERS - SURVEYORS

117 S. Market Street,
Benton, Arkansas 72015
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FAX (501) 315-0024
www.hopeconsulting.com

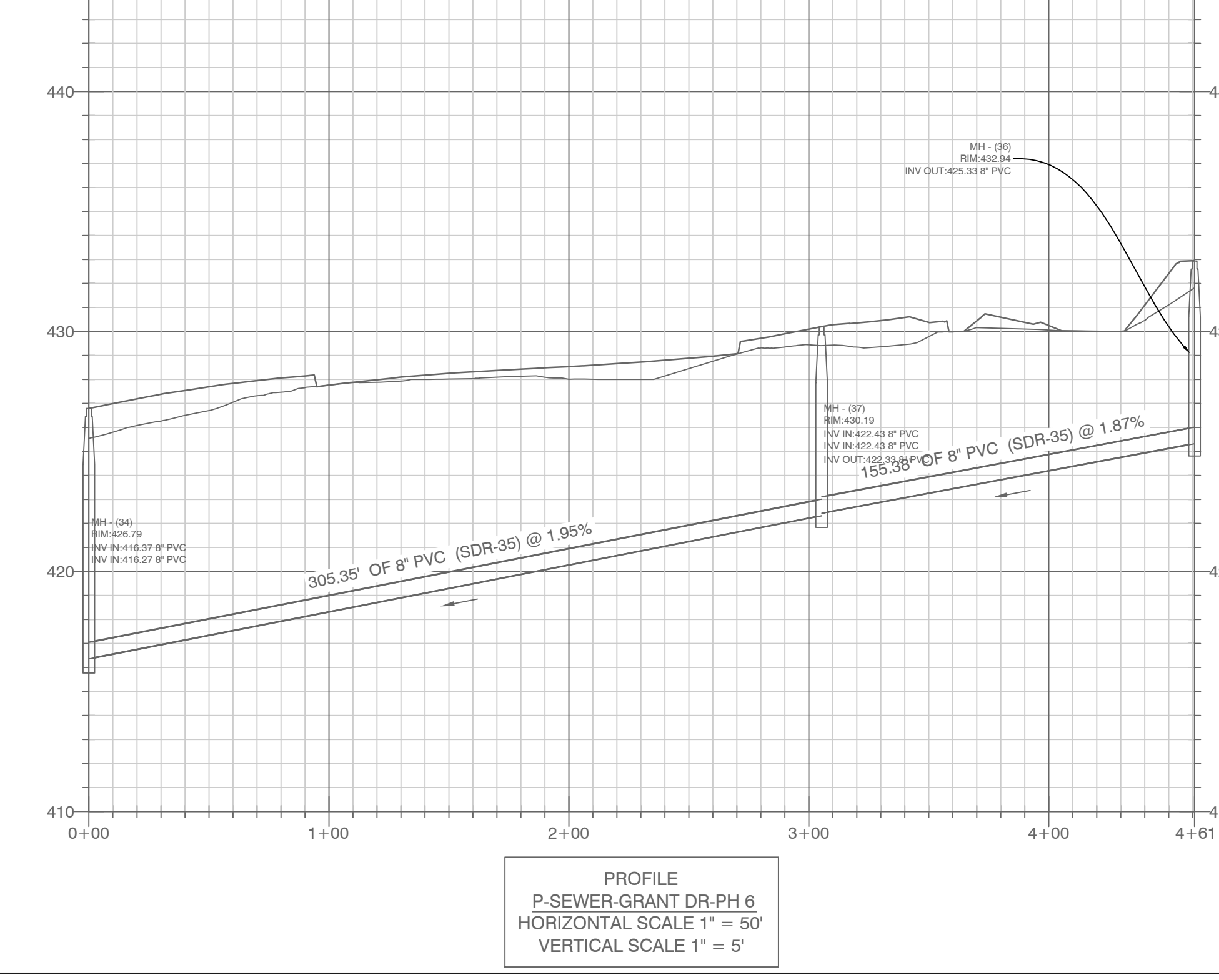
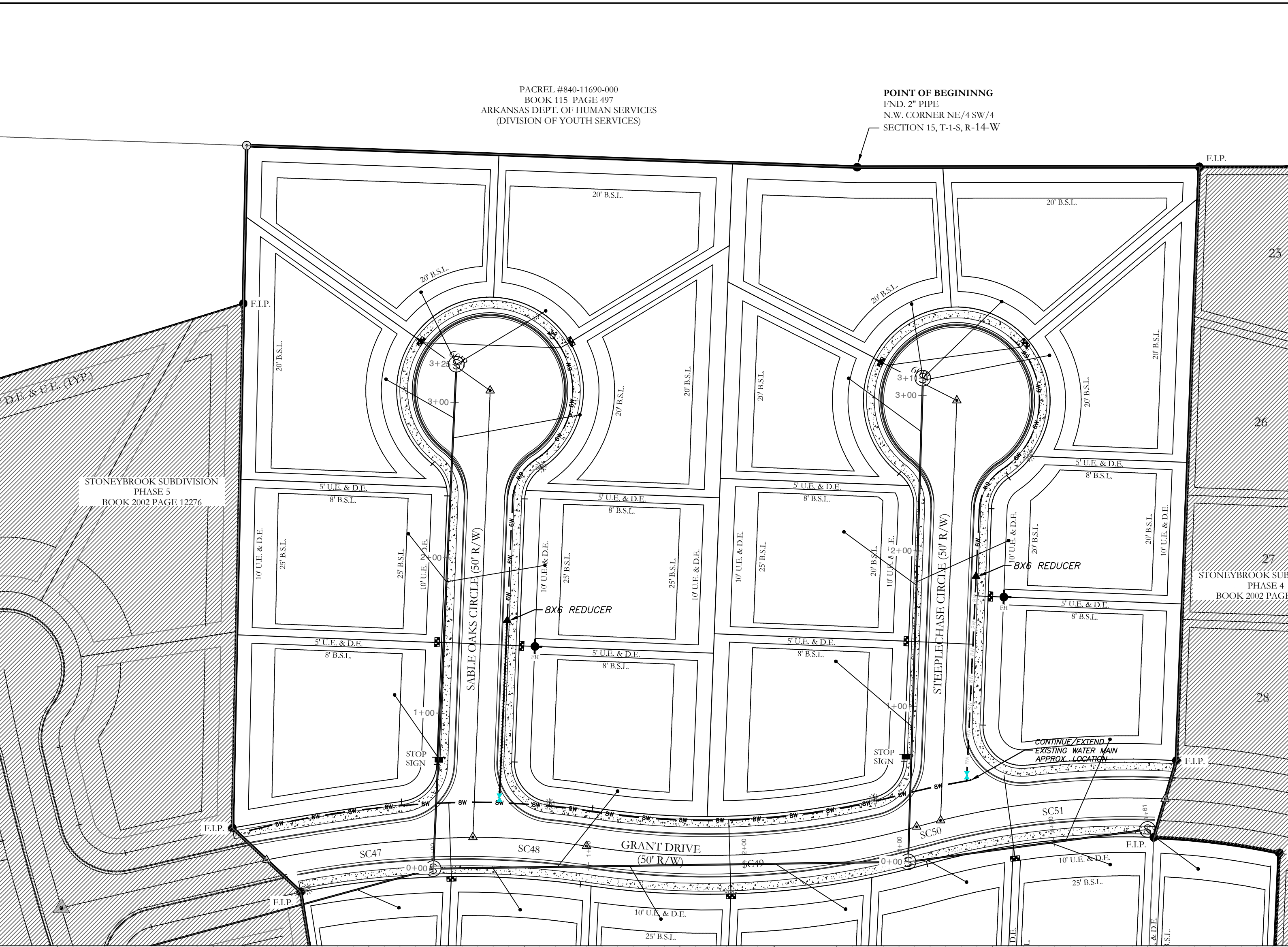
FOR USE AND BENEFIT OF:
DAVIS FITZHUGH

GRADING AND DRAINAGE PLAN
STONEYBROOK SUBDIVISION PHASE 6
A SUBDIVISION IN BRYANT, ARKANSAS

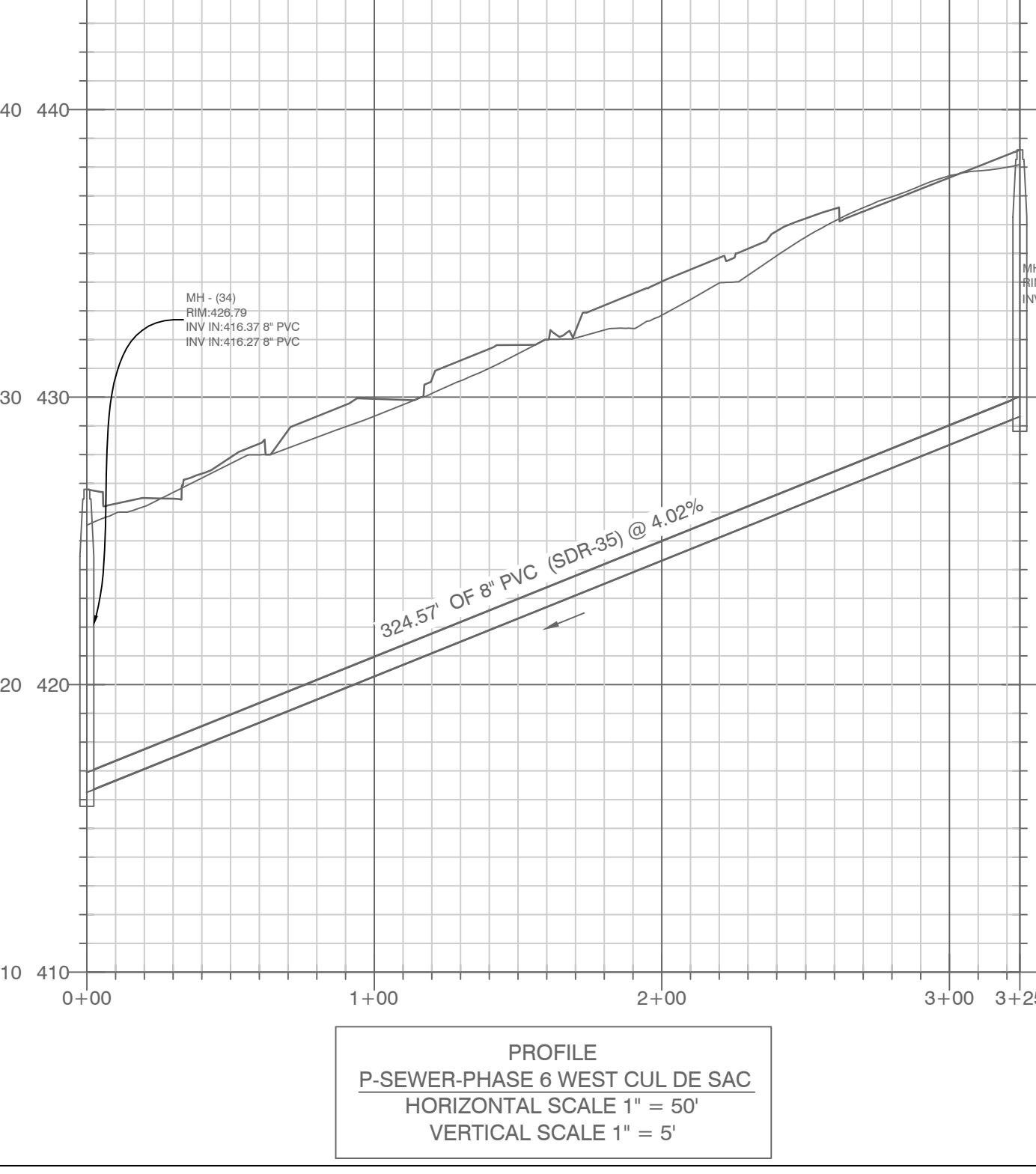
DATE:	3/21/2017	C.A.D. BY:	Jns	DRAWING NUMBER:
REVISED:	n/a	CHECKED BY:		13-0387
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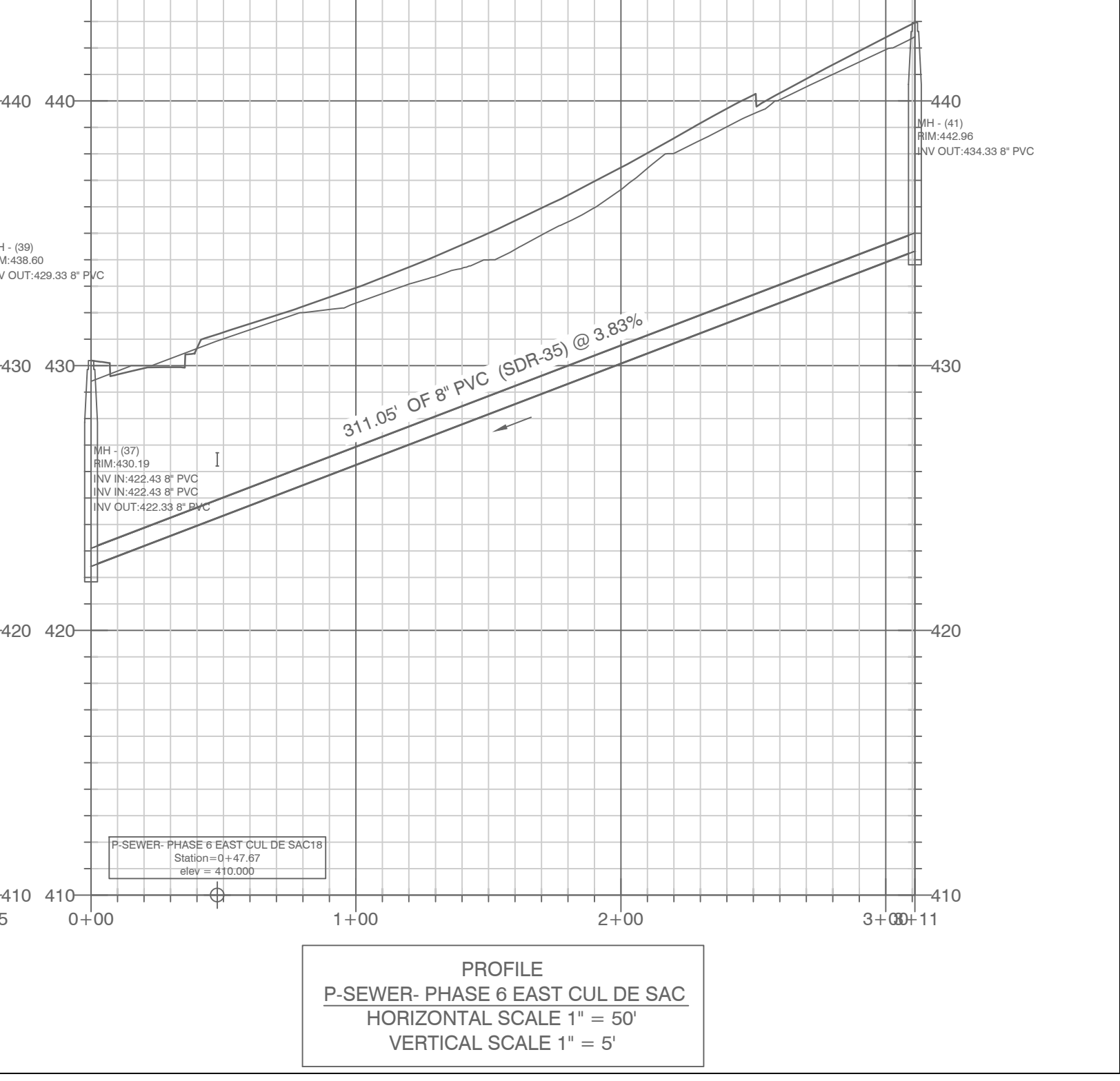
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PROFILE
P-SEWER-GRANT DR-PH 6
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



PROFILE
P-SEWER-PHASE 6 WEST CUL DE SAC
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



PROFILE
P-SEWER-PHASE 6 EAST CUL DE SAC
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



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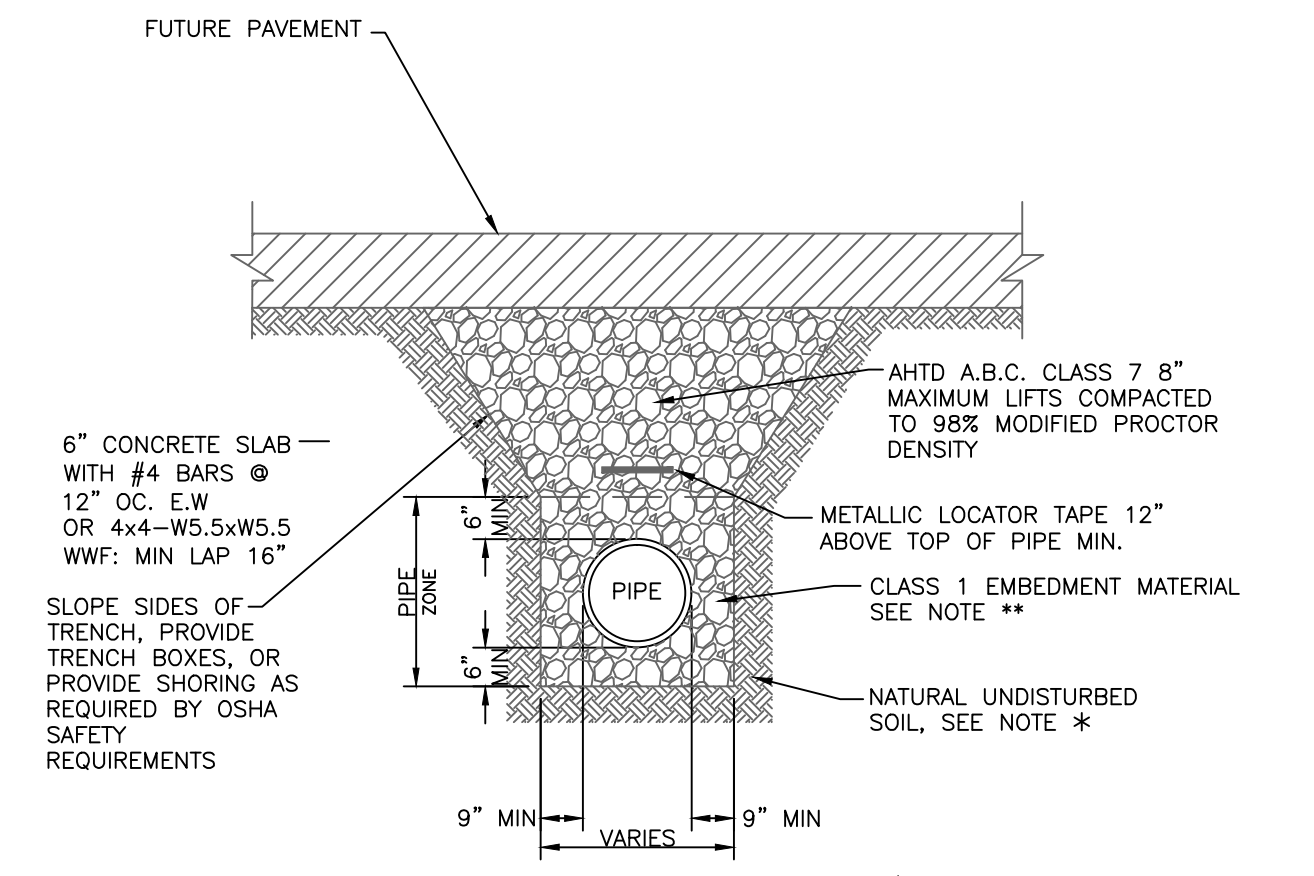
FOR USE AND BENEFIT OF:
DAVIS FITZHUGH

WATER & SEWER PLAN/PROFILE
STONEYBROOK SUBDIVISION PHASE 6
A SUBDIVISION IN BRYANT, ARKANSAS

DATE:	3/21/2017	C.A.D. BY:	Jns	DRAWING NUMBER:
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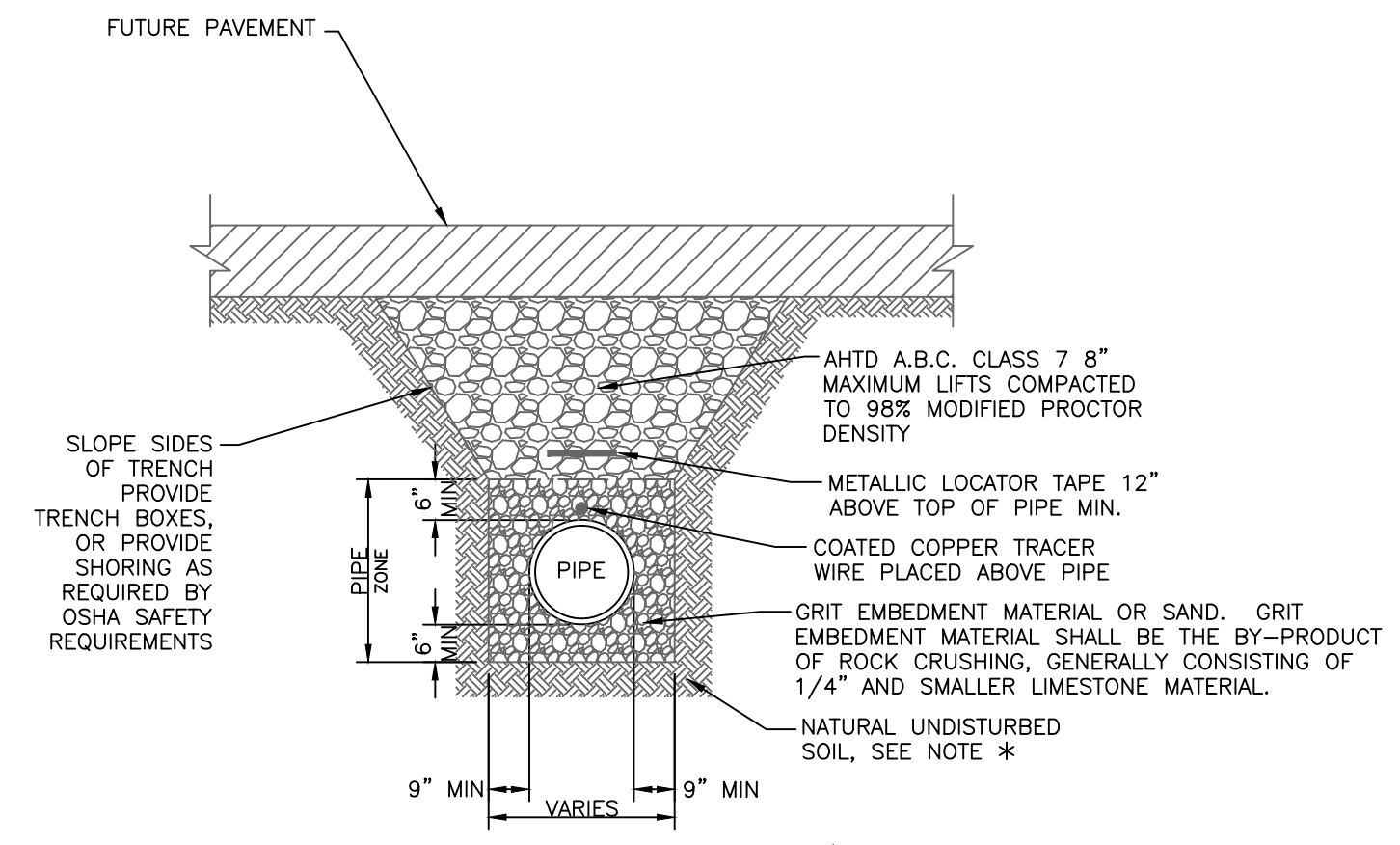
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NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

NOTE **: CLASS 1 EMBEDMENT MATERIAL SHALL BE IN ACCORDANCE WITH ASTM D2487, LATEST EDITION AND SHALL CONFORM TO CLASS 1A EMBEDMENT MATERIALS IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. MATERIAL SHALL MEET THE GRADING REQUIREMENTS OF ASTM C33, GRADATION 67, COMMONLY REFERRED TO AS ASTM #67 (3/4" CONCRETE AGGREGATE OR 5/8" AGGREGATE) OR ASTM C33, GRADATION 8, COMMONLY REFERRED TO AS ASTM #7 (1/2" AGGREGATE). MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH. THIS INCLUDES MATERIALS SUCH AS CRUSHED STONE OR ROCK.

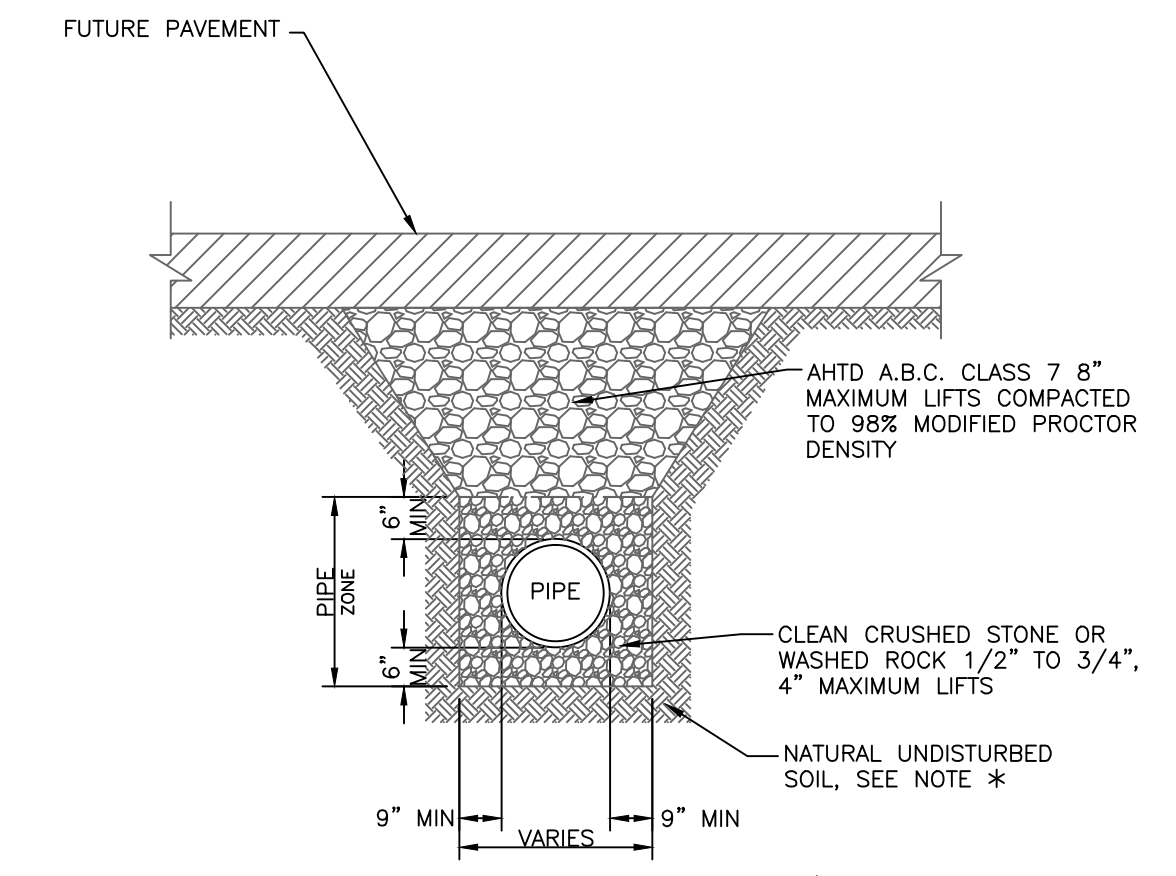
PVC SEWER TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

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PVC WATER LINE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.



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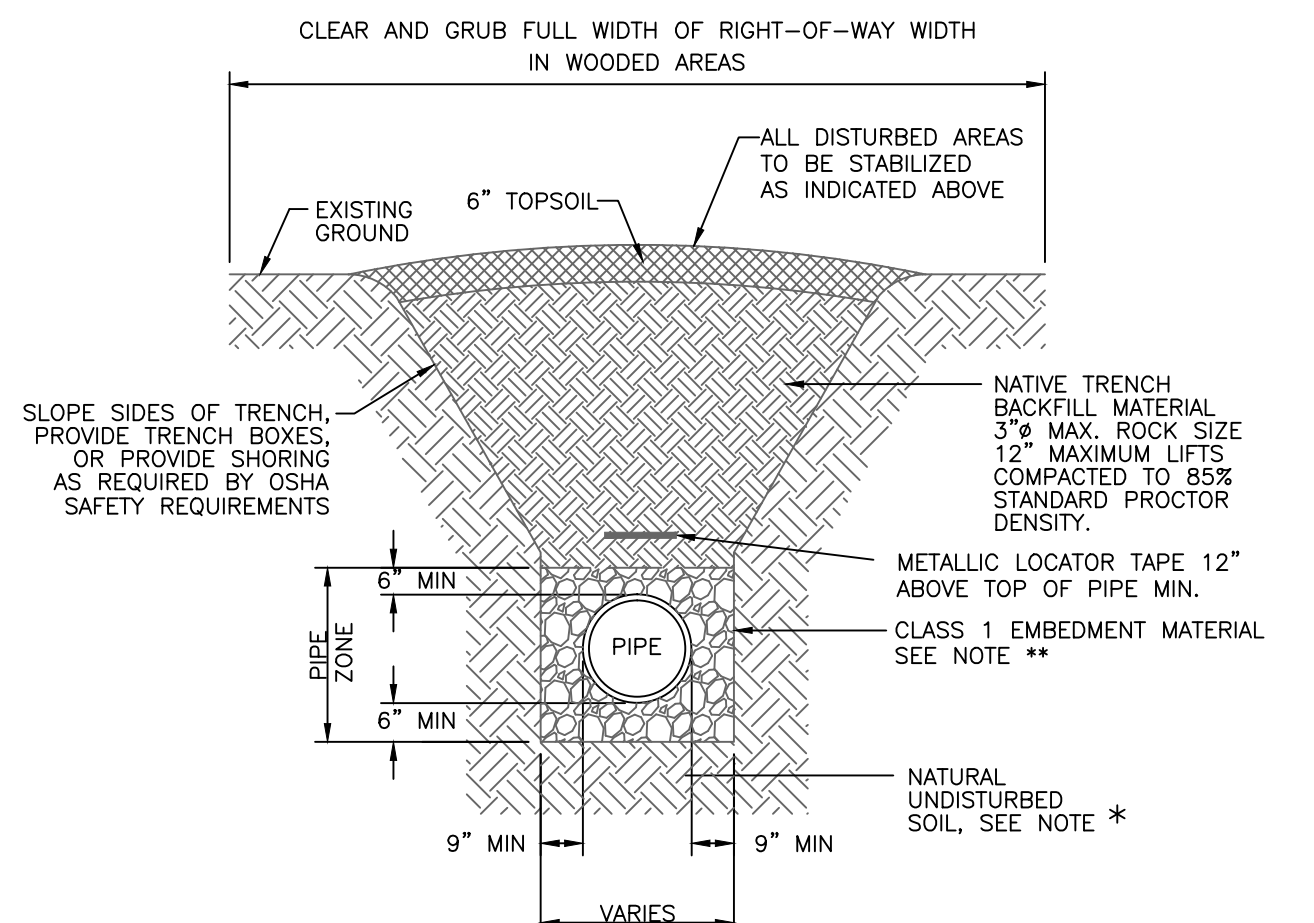
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DRAINAGE PIPE TRENCH UNDER FUTURE ASPHALT STREET
N.T.S.

SOIL STABILIZATION REQUIREMENTS:
1. IN LAWN AREAS, DISTURBED SOIL SHALL BE STABILIZED BY PLACEMENT OF SOD TO MATCH EXISTING.
2. IN FIELDS OR WOODED AREAS, DISTURBED SOIL SHALL BE STABILIZED BY SEEDING.

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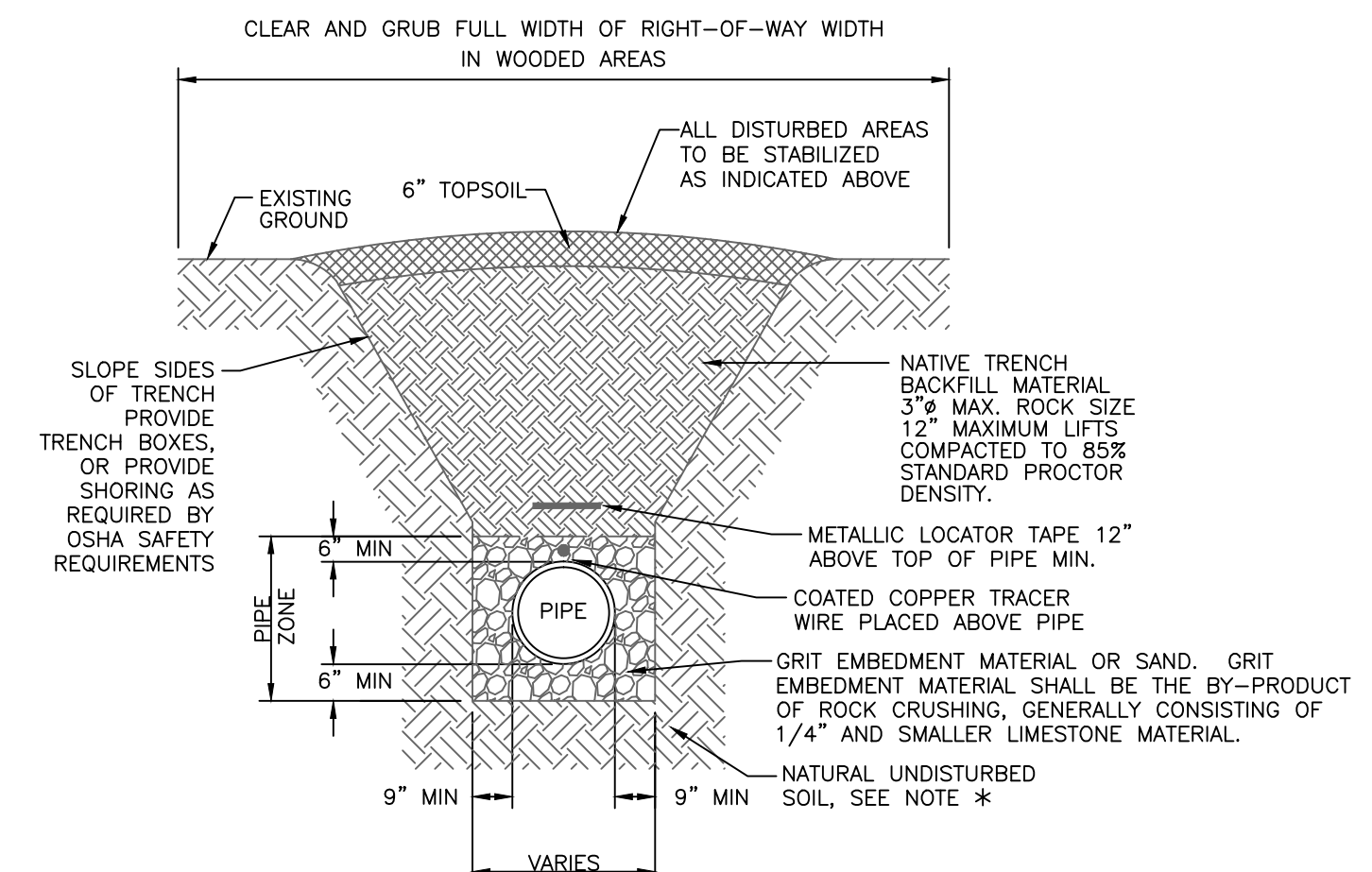
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NOTE: * FOR UNSTABLE TRENCH BOTTOM, PROVIDE MIN 8" OF 1 1/2" TO #4 SIZE CRUSHED BELOW THE PIPE ZONE STONE OR OTHER MATERIAL BELOW THE PIPE ZONE, AS APPROVED BY THE ENGINEER.

NOTE **: CLASS 1 EMBEDMENT MATERIAL SHALL BE IN ACCORDANCE WITH ASTM D2487, LATEST EDITION AND SHALL CONFORM TO CLASS 1A EMBEDMENT MATERIALS IN ACCORDANCE WITH ASTM D2321, LATEST EDITION. MATERIAL SHALL MEET THE GRADING REQUIREMENTS OF ASTM C33, GRADATION 67, COMMONLY REFERRED TO AS ASTM #67 (3/4" CONCRETE AGGREGATE OR 5/8" AGGREGATE) OR ASTM C33, GRADATION 8, COMMONLY REFERRED TO AS ASTM #7 (1/2" AGGREGATE). MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH. THIS INCLUDES MATERIALS SUCH AS CRUSHED STONE OR ROCK.

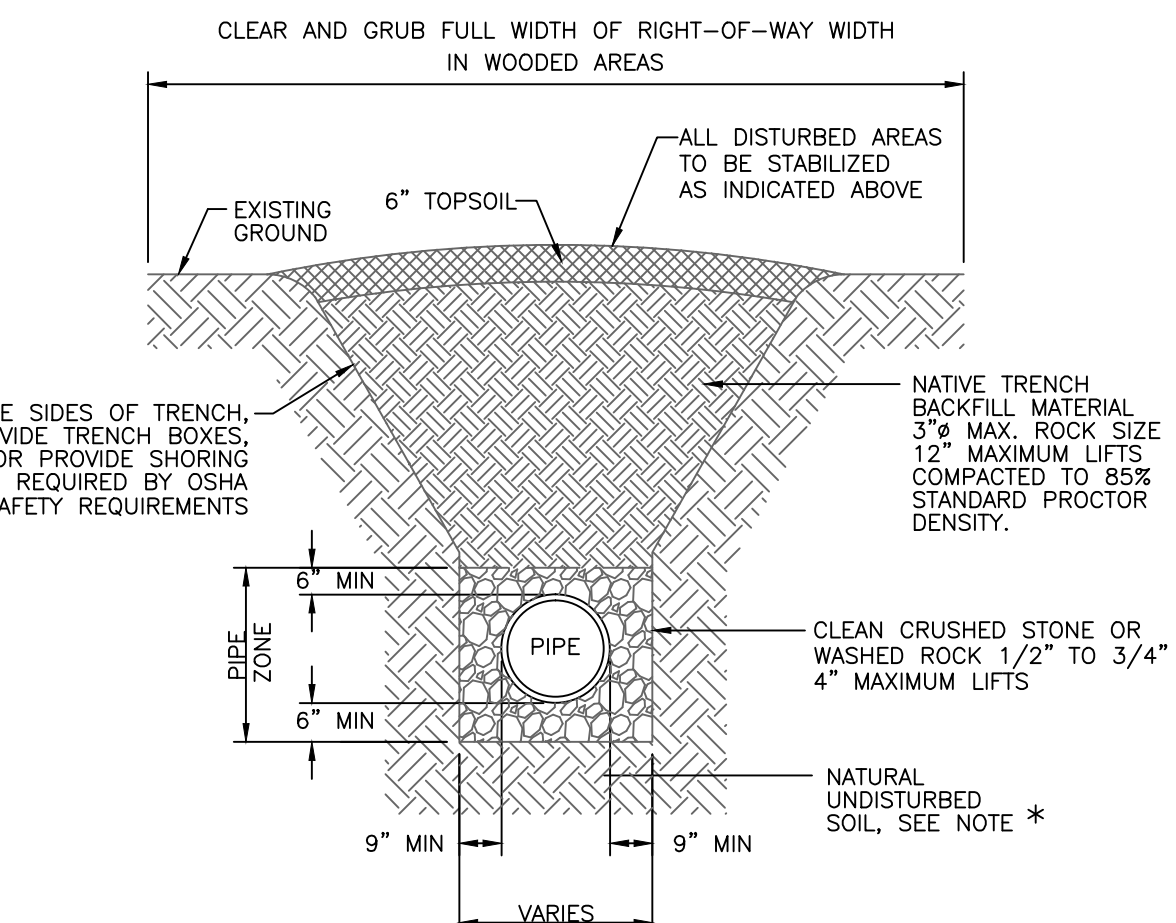
PVC SEWER TRENCH IN UNPAVED AREAS
N.T.S.



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PVC WATER LINE TRENCH IN UNPAVED AREAS
N.T.S.

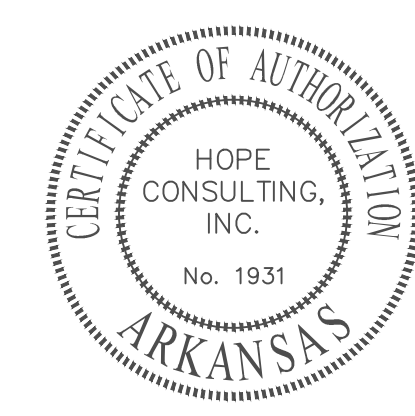


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DRAINAGE PIPES IN UNPAVED AREAS
N.T.S.

**Detail Plan for
Stoneybrook Subdivision
Phase 6**



HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: DAVIS FITZHUGH		
TRENCH DETAILS STONEBROOK SUBDIVISION PHASE 6 A SUBDIVISION IN BRYANT, ARKANSAS		
DATE: 3/20/2017	C.A.D. BY: Jns	DRAWING NUMBER:
REVISED: n/a	CHECKED BY:	13-0387
SHEET: C-4.0	SCALE: 1"=50'	
500	01S	15W 0 15 300 62 1762

AND PROJECTS 2004 SUBDIVISIONS (1998) 08-551 (STONEYBROOK) (DWG) (08-551) P116 GRADING UTILITIES (DATE: 2017) (UPDATE: L_1_4022) DWG

SUBGRADE MATERIAL.

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrades for pavement shall be stabilized by mechanical compaction. Stabilization methods such as fabrics and chemical stabilization may be submitted for approval when supported by engineering data and calculations to substantiate the adequacy of the stabilized procedure.
- C. Subgrade shall be compacted to 95 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- D. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- E. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.
- F. In-situ soils meeting the requirements outlined in these specifications may be utilized as subgrade material. In-situ soils used as subgrade shall be scarified to a minimum depth of 8-inches below finish subgrade, recompact and tested as described below. Fill material for subgrade shall be placed in lifts not to exceed 8-inches compacted depth.
- G. Methods and procedures for establishing the total depth of soil replacement and/or modification shall be as specified by the design engineer and geotechnical investigations. The adequacy of in-situ soils and fill materials as pavement subgrade shall be evaluated based upon the soils classification, liquid limit, and plasticity index.
- H. Soils with a liquid limit greater than 40, or a plasticity index greater than 15 shall be undercut and removed from the street section or improved by a design method of stabilization approved by the City.
- I. Quality control testing shall be as specified below.
- J. Undercut 24" of soil below finished street base course. Proof roll to verify stability.
- K. Backfill the undercut subgrade with Class 7 aggregate or soil meeting the requirements of this section and compact in lifts not exceeding 8".

BASE COURSE

- A. Base course material shall be crushed stone meeting the requirements of AHTD Class 7 aggregate base course as specified in the latest edition of AHTD Standard Specifications.
- B. Base course shall be compacted to 98 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture.

SURFACE COURSE

- A. Surface course for flexible pavement designs shall utilize plant mix bituminous base and binder courses conforming to AHTD Standard Specifications.

CURB AND GUTTER

- A. Curb and gutter shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi. Concrete shall be air-entrained with a maximum of 4-inch slump.
- B. Compaction requirements under curb and gutter shall conform to the requirements for street subgrade materials. Compaction requirements shall extend to a minimum of 1 foot behind the back of curb and gutter removing all soft spots and replacing with suitable material.
- C. Curb and gutter shall conform to the typical detail within these specifications or AHTD Standard Roadway Drawing Details for curbing.
- D. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at intervals not exceeding 195 feet, intersection radii, driveways, stationary structures, and sidewalks.
- E. Contraction joints shall be sawed or formed at intervals not greater than 20 feet. Depth of saw-cut shall be 1 1/2-inch and have a width of 1/4-inch. Contraction joints shall be sealed in accordance with AHTD Standard Specifications.
- F. Forms shall be made of metal or wood and shall be properly braced. The minimum length of each section of form used shall be 10 feet. Each section of form shall be uniform and free from undesirable bends or warps. Forms shall be of such cross section and strength and so secured as to resist the pressure of the impact and vibration on any equipment which they support without springing or settlement.
- G. Curb and gutter placed with slip form or extruding equipment will be acceptable providing it complies with all of the above requirements.
- H. After curing, the curb shall be immediately backfilled to within 4 inches of the top curb to eliminate the possibility of washing beneath the curb. The remaining 4 inches shall be topsoil.
- I. Cold weather protection shall meet the requirements of the latest edition of AHTD Standard Specifications.

SIDEWALKS

General

- A. Sidewalks shall be Portland Cement Concrete with a minimum 28-day compressive strength of 4,000 psi.
- B. Sidewalks shall be on both sides of streets in line with sidewalks on opposite corners of roads.
- C. All sidewalks including ramps shall meet all current Federal Americans with Disabilities (ADA) design guidelines or requirements.
- D. Traverse slopes shall not exceed 2 percent.
- E. Subgrade under sidewalks shall be compacted to 90 percent modified proctor density minimum.
- F. Sidewalks shall not be placed upon grassy or organic materials.
- G. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
- H. Utility poles, utility boxes, mailboxes, fire hydrants, and other similar obstructions shall not be located in sidewalks. Sidewalk location may vary at the discretion of the City to avoid such obstacles.

Minimum thickness and reinforcement

- A. Sidewalks shall have a minimum thickness of 4 inches.
- B. Sidewalks shall be reinforced, at a minimum, with woven wire fabric reinforcement.

Contraction and expansion joints

- A. Contraction joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- B. Expansion joints shall be constructed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Expansion joints shall be made with 1/2-inch preformed expansion joint filler of a non-extruding type. Expansion joints shall be placed at driveways, drop inlets, and curbs.

Quality control testing and inspection by the City

- A. Subgrade and formwork for sidewalks shall be inspected by the City prior to pouring of the sidewalk.
- B. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- C. All field tests required for a project shall be witnessed by the City, contractor, or their authorized representatives.
- D. All testing shall be accomplished by a testing firm approved by the City and shall be performed under the supervision of a licensed Professional Engineer.
- E. Sampling and testing locations shall be subject to approval by the City.
- F. Density tests on subgrades shall be taken every 300 feet or portion thereof.
- G. The City shall be notified at least one day in advance of the need to inspect subgrade and formwork of sidewalks.

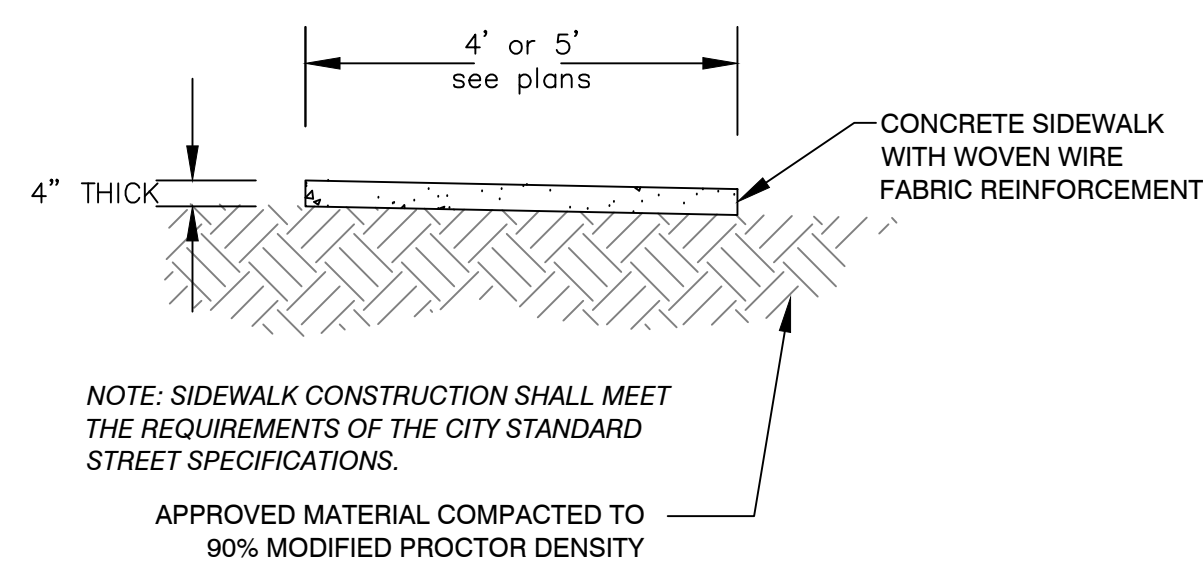
Subgrade

- A. Subgrade soils shall be all materials used for subgrade including in-situ materials and fill materials.
- B. Subgrade shall be compacted to 90 percent modified proctor density minimum. Moisture content shall be +/- 3% of optimum moisture unless otherwise supported by the site specific geotechnical data and approved by City.
- C. Subgrade shall be prepared in such a manner that the base course shall be placed on a firm foundation that is stable and free from soft spots, pumping, dust pockets, wheel ruts, or other defects.
- D. The top 24 inches of the subgrade shall be a material not susceptible to frost action unless modified with cement, lime or another method approved specifically by the City to resist frost action. Soils classified as A-4 and A-5 including sandy silts, fine silty sand or lean clays are highly susceptible to frost action.

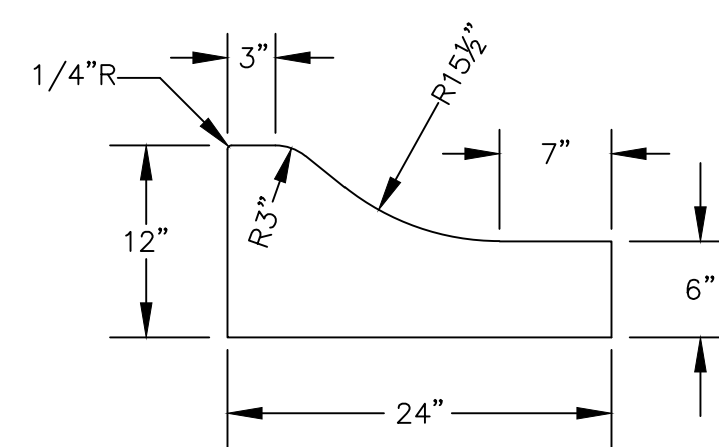
QUALITY CONTROL TESTING AND INSPECTIONS

General

- A. Materials and construction employed in street improvements shall be subject to inspection and quality control testing. All testing of materials and construction shall be provided and paid for by the Developer/Owner.
- B. The Developer/Owner shall provide for inspections of street improvements during construction. The inspections shall be accomplished under the supervision of the Engineer of Record. The Engineer of Record shall provide certification that all materials and construction conform to the approved plans and specifications and with these minimum street standards.
- C. The Engineer of Record shall furnish inspection whenever a critical construction activity is taking place. This means that a representative of the Engineer of Record must be on-site whenever a critical construction activity is taking place.
- D. All field tests required for a project shall be witnessed by the City, Engineer of Record, contractor, or other authorized representatives.
- E. The City shall be notified at least one day in advance of any test(s). It is the responsibility of the contractor to coordinated the scheduling of all tests with the City.



Typical Sidewalk Detail



Typical Curb & Gutter Detail
4,000 psi concrete



HOPE CONSULTING ENGINEERS - SURVEYORS		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: DAVIS FITZHUGH			
CIVIL SPECIFICATIONS STONEBROOK SUBDIVISION PHASE 6 A SUBDIVISION IN BRYANT, ARKANSAS			
DATE:	3/20/2017	C.A.D. BY:	Jms
REVISION:	n/a	CHECKED BY:	
SHEET:	C-5.0	SCALE:	1"=50'
500		1762	