



Bryant Planning Commission Meeting
Monday, June 12th, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

CALL TO ORDER

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

APPROVAL OF MINUTES

Minutes

Documents:

[Bryant Planning Commission Meeting Minutes 5817.pdf](#)

ANNOUNCEMENTS

DRC REPORT

Fire Dancer BBQ

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

Documents:

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

Baxley Penfield Moudy Realtors Building

Requesting Approval of Parking and Dumpster Relocation Plan Due to Highway 5 Widening Project - **Approved**

Documents:

[BaxleyPenfieldMoudy Realtors Building.pdf](#)

Nail Lounge & Spa - 4000 Hwy 5 Suite 2

Requesting Sign Permit Application Approval - **Approved**

Documents:

[Nail Lounge and Spa Sign.pdf](#)
[Nail Lounge and Spa App.pdf](#)

Wildman Arms - 25502 I-30 North

Requesting Sign Permit Application Approval - **Approved**

Documents:

[Wildman Arms Sign Permit.pdf](#)

. **TNT Fireworks**

Requesting Temporary Business Permit Application - **Approved**

Documents:

[TNT Fireworks.pdf](#)

. **Stuart Finley**

Discussion of Storage Project on Spingrhill Road

. **Screaming Eagle Fireworks**

Requesting Temporary Business Permit Application - **Approved**

Documents:

[Screaming Eagle Fireworks Temp App 2017.pdf](#)

. **Pikewood Replat Lot 71**

Requesting Replat of Lot 71 Pikewood - **Approved**

Documents:

[Pikewood Replat Lot 71 App.pdf](#)
[Pikewood Replat Lot 71 FINAL REPLAT.pdf](#)

. **Olde Savannah**

1. Requesting Approval of Preliminary Plat
2. Requesting Recommendation for Re-Zoning

. **Meramec Specialty Company - Fireworks Stand**

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

Documents:

[Meramec Specilaty Company Fireworks Temp Bus App.pdf](#)

. **HealthCare Express**

Requesting Sign Permit Application Approval - **Approved**

Documents:

[HealthCareExpressSign.pdf](#)

. **David's Burgers Sign**

Requesting the Approval for Moving One of the Already Approved Signs - **Denied - Sign Would Be Located In Easment**

Documents:

[Davids Burgers Sign Placement.pdf](#)

[ALTERNATE DRIVE Davids.pdf](#)

. **Changes To The Zoning Code - Conditional Use**

Requesting Recommendation to Planning Commission - **Recommend Approval**

. **Carter Billboard Sign Relocation**

Requesting the Movement of Billboard - **Recommended Ordinance to City Council**

Documents:

[Carter Billboard Movement.pdf](#)

. **Bryant Parkway Access Management Plan**

Discussion and Recommendation of Bryant Parkway Access Management Plan -
Recommend Approval

Documents:

[Bryant Parkway AM Plan.pdf](#)

. **Bobs Wholesale Fireworks**

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

Documents:

[Bobs Fireworks Temp App 2017.pdf](#)

. **Baxter Vet Clinic Parking Addition**

Requesting Approval of Parking Addition - **Approved**

Documents:

[6309 HWY 5 NORTH 05162017.pdf](#)

. **Air BnB**

Discussion on the Regulation of Air BnB

. **433 Windrush Point**

Jonathan Hope - Request Recommendation for Variance - **Approved Change, Variance Not Necessary**

Documents:

[433 Windrush Point Variance App.pdf](#)

[433 Windrush Point Variance Plat.pdf](#)

. **1101 North Reynolds Road**

Requesting Recommendation to Planning Commission for Re-Zoning R-E to C-2 -
Recommend Approval

PUBLIC HEARING

. **1101 North Reynolds Road**

Requesting to Re-Zone From R-E to C-2

Documents:

[1101 North Reynolds Road ReZoning.pdf](#)

[1101 North Reynolds Road ReZoning Maps.pdf](#)

Olde Savannah

Requesting Re-Zoning From R-2 to PUD

Documents:

[Olde Savannah App.pdf](#)
[Olde Savannah Rend.pdf](#)
[Olde Savannah Civil Plans.pdf](#)
[Olde Savannah Drainage Calcs.pdf](#)

Changes To The Zoning Code - Conditional Use

Requesting Changes to the Bryant Zoning Code Pertaining to Revising Permitted Commercial Uses, Conditional Uses and the Conditional Use Process

Documents:

[Zoning Code Conditional Use Changes.pdf](#)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT



Bryant Planning Commission Meeting

Monday, June 12, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

APPROVED MINTUES FOR 5/8/17 MEETING

4 Pages

CALL TO ORDER:

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

APPROVAL OF MINTUES:

Approval of the April 10th, 2017 Planning Commission Minutes.

Action taken: Motion made to approve by Commissioner Statton and seconded by Commissioner Brunt. Voice vote: 5 yeas and 0 nay. Passed. Penfield, Poe and Burgess Absent.

DRC REPORT

Vice-Chairman Erwin reads the DRC Report.

McDonald's Drive Thru Addition

Requesting Approval for McDonald's Drive Thru Addition - **Approved**

Documents:

1. [McDonaldsDriveThruAddition.pdf](#)

New Elementary School - Hilldale Drive

Minton Engineering Submitting Revised Plans - Requesting Approval - **Approved**

Hurricane Lake Baptist Church - New Building

Charlie Best - Requesting Site Plan Approval - **Tabled**

Documents:

1. [SitePlan.pdf](#)
2. [Building.pdf](#)
3. [LandscapingPlan.pdf](#)

Amethyst Salon

Requesting Sign Permit Application - **Approved**
Documents:

1. [Amethyst Salon Sign Permit.pdf](#)

1514 Mills Park Road

Chris Peterson - Discussion about property at 1514 Mills Park Road - **Discussed**
Documents:

1. [Elevation 1 \(1\).pdf](#)
2. [Elevation 2 \(2\).pdf](#)
3. [Elevation 3 \(3\).pdf](#)
4. [Both of my Lots \(1\).pdf](#)
5. [House Option - Scan \(1\).pdf](#)

PUBLIC HEARING

Chairman Penfield opens the public hearing and explains the rules.

Walk, Bike, Drive: Bryant

Revision to Master Transportation Plan
Documents:

1. [WalkBIKEDrive - MSP5.1.2017.pdf](#)

Mr. James Walden presents the removal of part of the road located between I-30 and Highway 5, near Bryant Parkway North and explains why it was put on the plan to begin with.

Vice-Chairman Erwin Calls for a roll call vote. 5 yeas. 0 nays. Passed. Penfield, Poe and Burgess Absent.

OLD BUSINESS

NEW BUSINESS

Stoneybrook Phase 6 Preliminary Plat

Jonathan Hope - Requesting Preliminary Plat Approval
Documents:

1. [98-551-PH 6 PRELMINARY PLAT Preliminary Plat.pdf](#)
2. [98-551-PH 6 C-1.0 - PLAN PROFILE.pdf](#)
3. [98-551-PH 6 C-2.0-GRADING AND DRAINAGE.pdf](#)
4. [98-551-PH 6 C-3.0-UTILIY.pdf](#)
5. [c-4.0 DETAILS.pdf](#)
6. [c-5.0 SPECS.pdf](#)
7. [Stoneybrook ph 6 Prelim Plat 3 31 17 comments addressed.pdf](#)
8. [Stoneybrook Subdivision Phase 6 response to comments 3-31-2017.pdf](#)

Mr. Johnathan Hope with Hope Engineering presents on the final phase of Stoneybrook. Vice Chairman Erwin asks Mr. Hope about the storm water for this phase, considering the recent storm water issues in the City. Mr. Hope confirms that this phase has 100 year storm water capacity, which is the City standard.

Vice-Chairman Erwin calls a vote to approve the direction. 5 yeas and 0 nay. Passed. Penfield, Poe and Burgess Absent.

New Elementary School - Hilldale Drive
Minton Engineering - Requesting Approval Documents:

1. [BryantElementarySubmittalLetter.pdf](#)
2. [01C20CitySitePlan.pdf](#)
3. [02L11LandscapePlan.pdf](#)
4. [03A11OverallGround.pdf](#)
5. [03A12OverallUpper.pdf](#)
6. [03A31Elevations.pdf](#)
7. [03A32Elevations.pdf](#)
8. [BryantElemStormwaterReport.pdf](#)
9. [GeotechReportFinal.pdf](#)

Mr. Walden explains where this development is at and gives the background.

Vice-Chairman Erwin reads the contingencies for approval that DRC recommended.

1. *Approval of the site plan's parking lot and access points as well as drainage (if impacted) will be subject to re-review and approval by DRC following completion of the Traffic Study in coordination with the City Engineer and Public Works Director.*
2. *Access may be restricted or eliminated to one or both driveways off the Bryant Parkway extension pending results of the Traffic Study in coordination with the design team for the Bryant Parkway, City Engineer, and Public Works Director.*
3. *One-lot Subdivision Plat be prepared to convey easements and ROW for the Henry Avenue Extension.*

Mr. Walden goes into further detail on the Henry Ave. extension.

Mr. Josh Minton of Minton Engineering states that they are expecting the traffic study back from Peters and Associates in two weeks.

Vice-Chairman Erwin calls a vote to approve with contingencies. 5 yeas and 0 nay. Passed. Penfield, Poe and Burgess Absent.

ADJOURNMENT

Motion made to adjourn by Commissioner Statton, seconded by Commissioner Erwin.

Approval of the minutes for May 8th Bryant Planning Commission meeting was approved on June 12th, 2017.

_____ Date: _____ 2017
Chairman Lance Penfield

_____ Date: _____ 2017
Secretary Truett Smith

25-May-2017

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

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

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

Don't Burn The Day....



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

Temporary Business Application
City of Bryant

Date 25-MAY-2017

Name of Business FIRE DANCER BBQ, LLC

Federal Tax Employer Identification Number 45-5236216

Arkansas State Sales Tax Number 70266034

Type of Business MOBILE CONCESSION

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

Owner Mailing Address 200 W HILLCREST, ALEXANDER AR 72002

Contact Person ERIC LEE

Daytime Phone No. 501-352-0806

Evening Phone No. 501-352-0806

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

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

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

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

Owners Signature 

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

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

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

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

Date: 25-MAY-2017

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

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

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

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

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

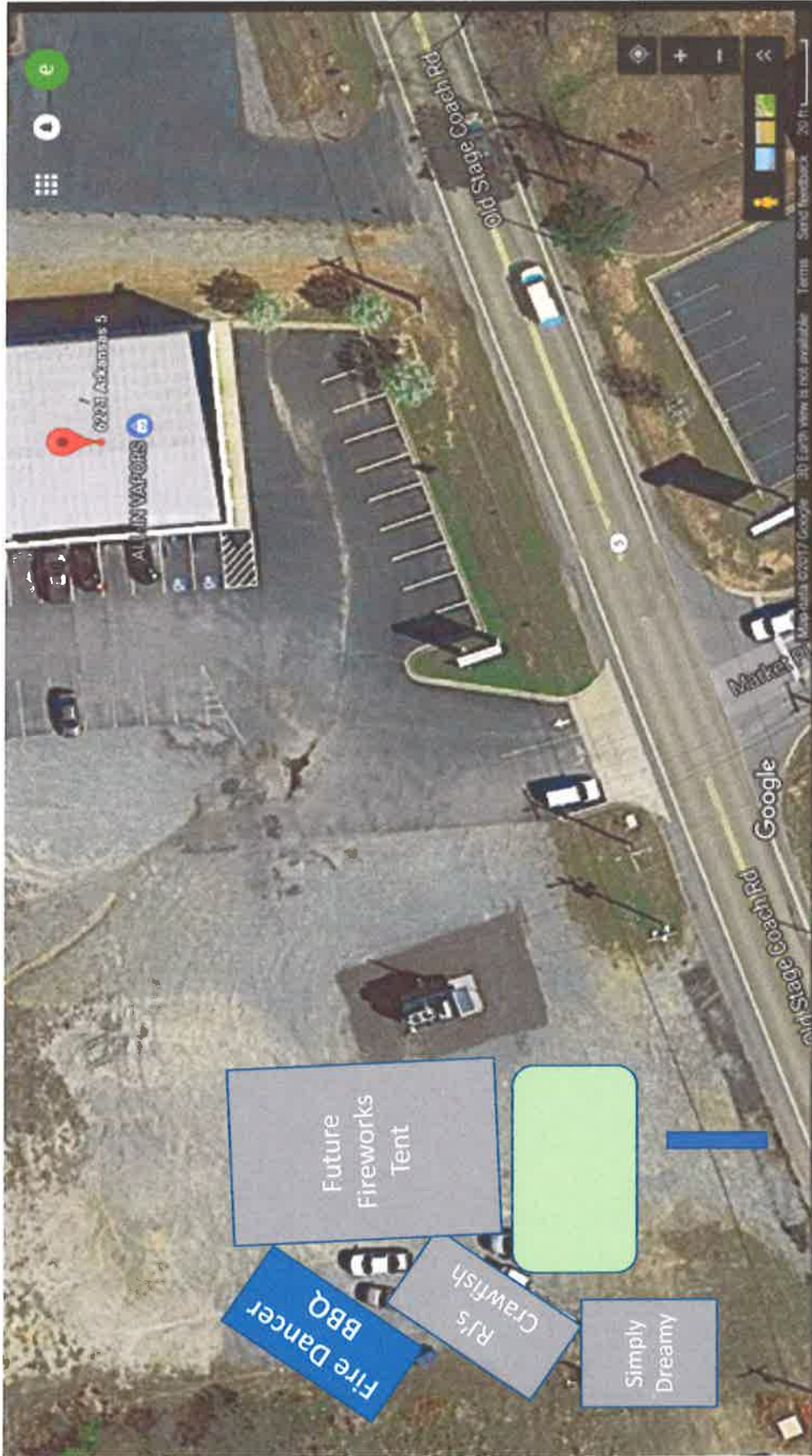
Address of business or premises to be used in Bryant: 6221 Hwy 5 N

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

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


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official



Blue - 25' right of way

Green - Parking location for customers

May 23, 2017

To Whom It May Concern

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

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

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

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



Arkansas Department of Health

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

Governor Asa Hutchinson

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

May 2, 2017

Mr. Eric Lee
200 W Hillcrest
Alexander, AR 72002

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

Dear Sir:

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

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

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

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

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

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

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

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

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

Carissa Lumpkin

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

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

Sincerely,

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

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

cc: Saline County Environmental Health Specialist



Effective Date: June 5th, 2017

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 63216223

That we, Fire Dancer Bbq LLC

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

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

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

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

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

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

Dated this 25th day of May, 2017.

Fire Dancer Bbq LLC Principal

Principal

WESTERN SURETY COMPANY

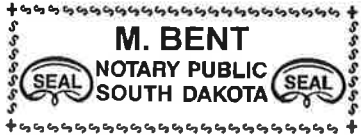
By Paul T. Bruffat
Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

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

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



M. Bent

Notary Public — South Dakota

My Commission Expires March 2, 2020

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

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

My commission expires _____

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____ }
COUNTY OF _____ } ss

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

My commission expires _____

Notary Public



License or Permit No. _____
LICENSE AND PERMIT BOND
As _____
of _____
State of _____
Name of Applicant _____
Address _____
Filed _____
Approved this _____
day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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

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

One Food Truck City of Bryant

bond with bond number 63216223

for Fire Dancer Bbq LLC

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

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

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

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

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

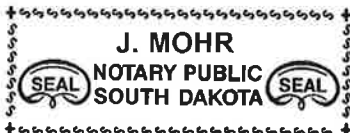
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



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

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



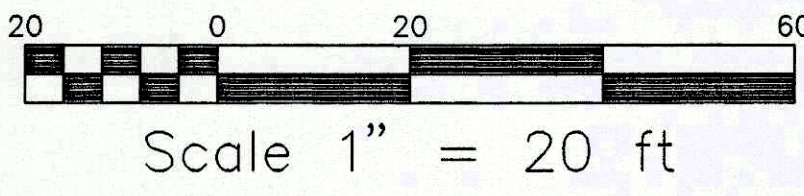
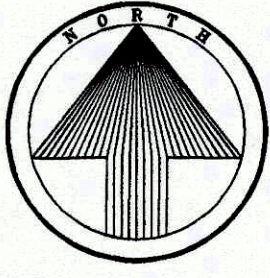
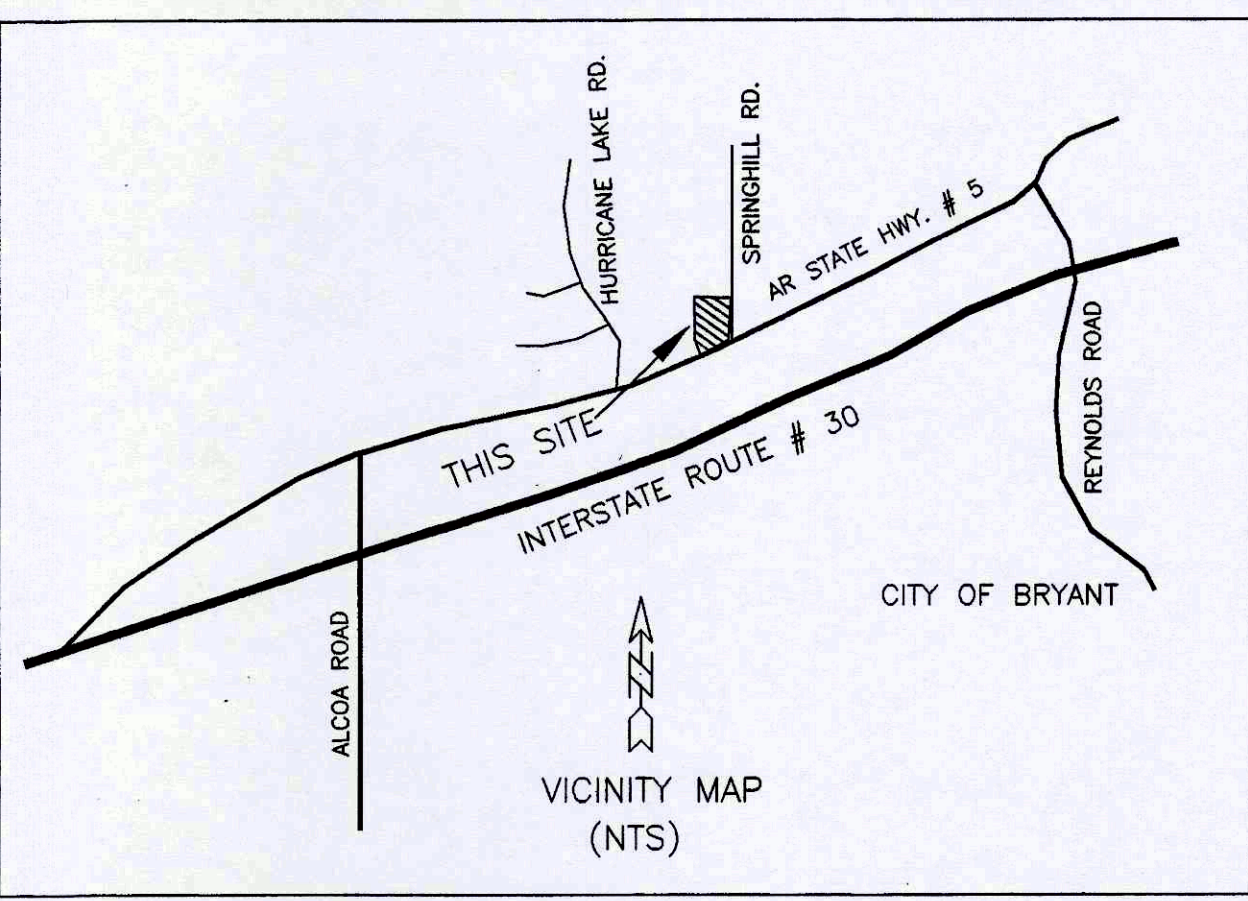
My Commission Expires June 23, 2021

J. Mohr

Notary Public

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





Northeast Corner
SE 1/4 SE 1/4
SECTION 20
T-1-S, R-14-W

LEGAL DESCRIPTION
TRACT A

THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT. TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT.; THENCE N21°12'57"W FOR 100.00 FT.; THENCE N02°14'24"W FOR 281.87 FT.; THENCE S88°37'17"E FOR 87.86 FT. TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; SAID POINT ALSO BEING THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO A #5 REBAR WITH CAP NUMBER 212; THENCE N21°12'57"W FOR 15.11 FT.; THENCE N61°48'30"E, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5 FOR 79.58 FT.; THENCE S04°38'18"E FOR 16.36 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 18.13 FT.; THENCE N21°12'57"W FOR 62.20 FT.; THENCE N68°47'03"E FOR 36.00 FT.; THENCE S21°12'57"E FOR 57.80 FT. TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W FOR 18.13 FT. TO THE POINT OF BEGINNING.

TRACT B
THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT. TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE N88°37'17"W FOR 178.84 FT.; THENCE S03°34'55"E FOR 108.76 FT. TO A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE S04°38'18"E ALONG THE WEST LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 229.60 FT. TO THE NORTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE S61°48'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARKANSAS STATE HIGHWAY NO. 5 FOR 74.88 FT. TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITY PURPOSES DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, AND RUN THENCE S01°14'00"W ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4 FOR 291.86 FT.; THENCE N88°37'17"W FOR 178.84 FT. TO THE WEST RIGHT-OF-WAY LINE OF SPRINGHILL ROAD AND THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED; THENCE S01°14'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF SPRINGHILL ROAD FOR 107.80 FT. TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED FILED AS SALINE COUNTY DOCUMENT NUMBER 1995 08865; THENCE N88°50'42"W ALONG THE NORTH LINE OF SAID PROPERTY (DOCUMENT NUMBER 1995 08866) FOR 15.00 FT.; THENCE N01°14'00"E PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID SPRINGHILL ROAD FOR 107.86 FT.; THENCE S88°37'17"E FOR 15.12 FT. TO THE POINT OF BEGINNING.

TRACT C
PART OF THE SE 1/4 SE 1/4 OF SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 SE 1/4, 400.00 FT. TO THE POINT OF BEGINNING; THENCE WEST 169.4 FT. TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION 232.0 FT. TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY NO. 5; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 172.0 FT. TO A POINT ON THE SAID EAST LINE OF THE SE 1/4 SE 1/4; THENCE NORTH ALONG SAID LINE TO THE POINT OF BEGINNING.

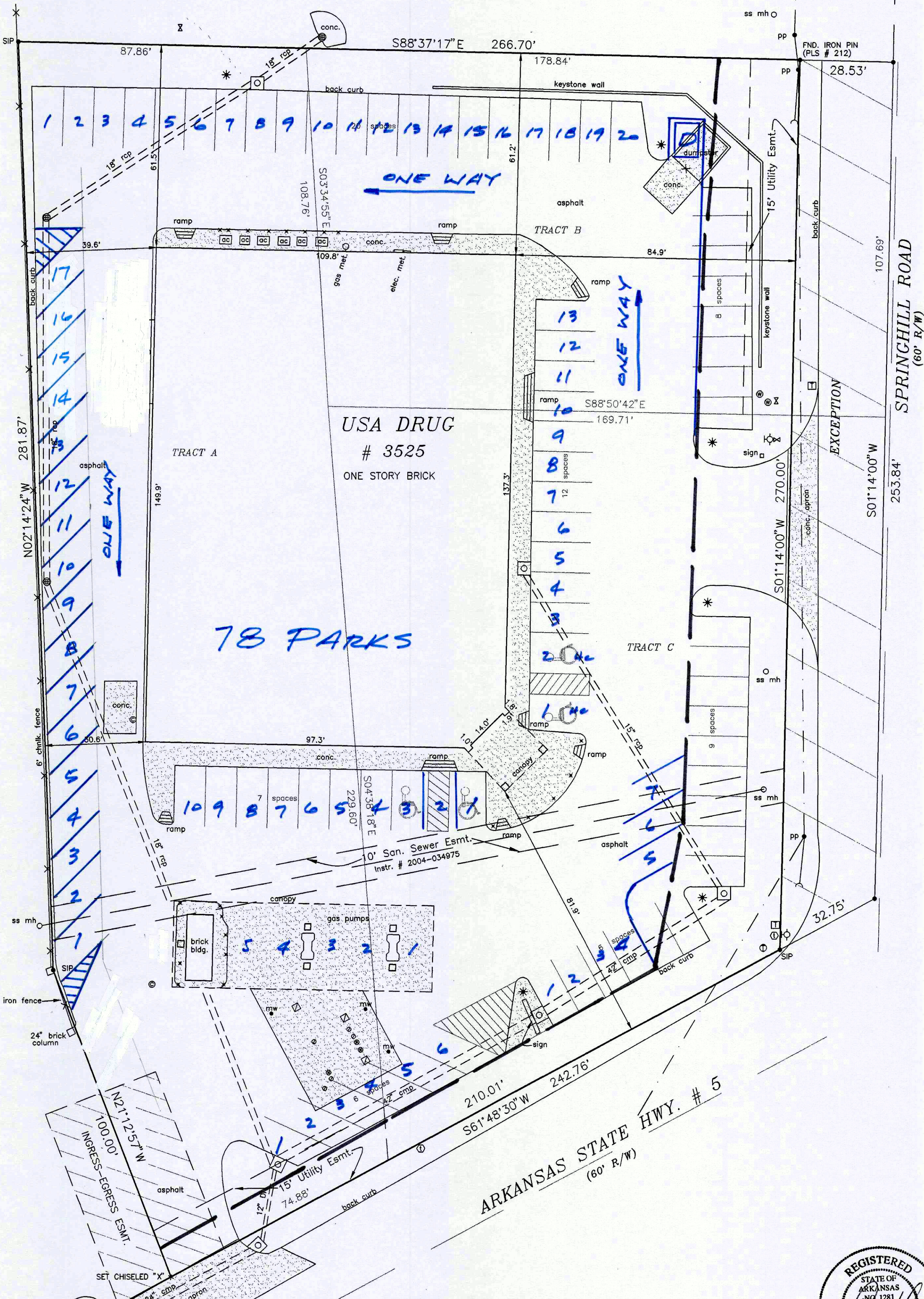
LESS AND EXCEPT THE RIGHT-OF-WAY FOR SPRINGHILL ROAD CONTAINING 7,472 SQ. FT. MORE OR LESS.

- NOTES: (1) AREA OF PROPERTY IS 73,770 SQ. FT. OR 1.6935 ACRES.
(2) AREA OF BUILDING IS 16,561 SQ. FT. (BASED ON EXTERIOR DIMENSIONS).

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR SALINE COUNTY, ARKANSAS, FIRM COMMUNITY PANEL # 050192 0005 B.

To: GE Capital Finance, its successors and/or assigns
Stephen L. LaFrance Pharmacy, Inc.
Standard Abstract & Title Company, Inc.
Chicago Title Insurance Company

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate. This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10, 11(a), 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arkansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



- 42" metal lid
- monitor well
- 18" metal lid (round)
- fuel tank - filler cap

LEGEND	
X	water valve
⊕	fire hydrant
⊙	water meter
—	water main
⊕	electric manhole
⊙	buried telephone sign
⊕	ballard pole
⊕	traffic signal pole
⊕	traffic signal box
PP	power pole
—	guy wire
*	metal light pole
ss mh	sanitary sewer manhole
ss	sanitary sewer main
⊕	san. sewer clean-out
⊕	junction box—drainage
⊕	curb inlet—drainage
⊕	grate inlet—drainage
⊕	reinforced concrete pipe
⊕	corrugated metal pipe
FIP	found iron pin
SIP	set 1/2" iron pin w/ cap



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

As-Built Survey		
USA DRUG		
3525 HWY. 5 NORTH		
BRYANT, ARKANSAS		
Revised	Oct. 4, 2007	
Date	Sept. 11, 2007	
Scale	Hor.	Vert.
		Job # 07-613P

19'

190"

22"

Nail Lounge & Spa

SALE
SALE
SALE
SALE

SUITE 2



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

SIGN PERMIT APPLICATION

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

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

Date: 5/16/2017

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

**SIGN CO. OR
SIGN OWNER**

Name Joe Lam

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

PROPERTY OWNER

Name Brooks Livers

Address 4000 HWY 5 Suite # 2

City, State, Zip Bryant, AR 72022

Phone 501-412-5838

Alternate Phone _____

GENERAL DETAILS

Name of Business _____

Address/Location of sign _____

Sign dimensions (height, length, width) _____

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

Height of sign from lot surface: Bottom 13' Top 15'

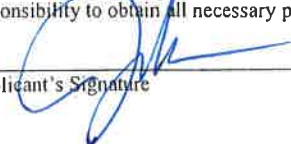
SIGN TYPE

Pole Monument

Wall
 Other (type) _____
Total sq. ft. 32 sq ft

READ CAREFULLY BEFORE SIGNING

I, _____, 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 5/16/2017

Sign Administrator(or Designee) Approval

Date

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

SIGN PERMIT APPLICATION

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

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

Date: 16/MAY/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 JOHN DOUGLAS

Address 25502 I-30 North

City, State, Zip BRYANT AR. 72022

Phone 501-455-1200

Alternate Phone 501-920-0928

PROPERTY OWNER

Name HUNTER R. DOUGLAS SR.

Address 25502 I-30 North

City, State, Zip BRYANT AR. 72022

Phone 501-665-1995

Alternate Phone 501-416-4696

GENERAL DETAILS

Name of Business WILDMAN ARMS

Address/Location of sign 25502 I-30 North

Sign dimensions (height, length, width) 20' , 10' , 15'

Zoning Classification C2

Height of sign from lot surface: Bottom 10'

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 300 SF

Aggregate Surface Area (total all signs) _____

Top 20'

READ CAREFULLY BEFORE SIGNING

I, JOHN DOUGLAS, 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

16/MAY/17
Date

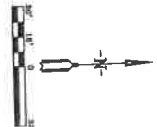
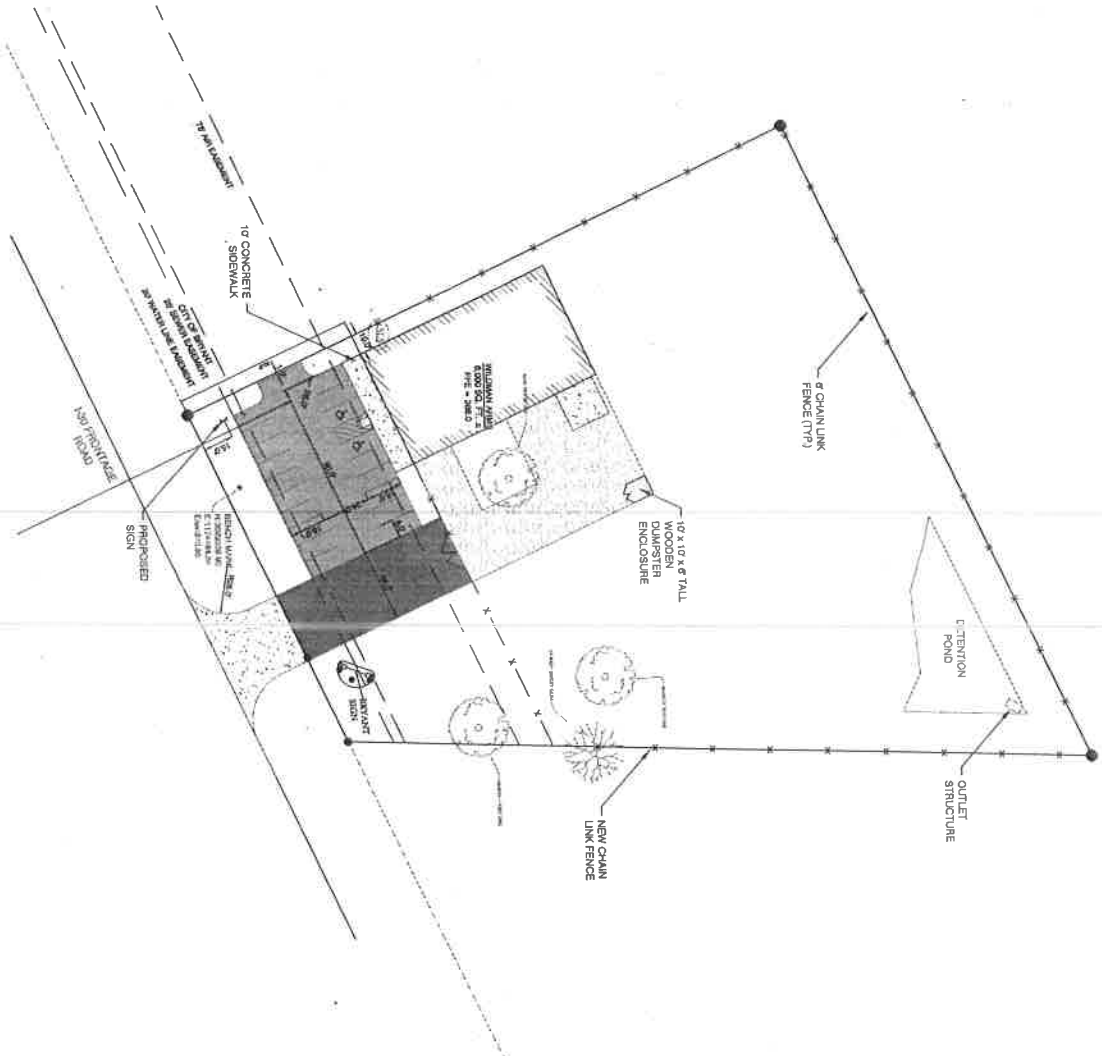
Sign Administrator(or Designee) Approval

Date

SITE NOTES:
 1. PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT
 (PER AHTD STANDARD SPECIFICATION SECTION 710)

LEGEND:

	CONCRETE LIMITS
	LIGHT DUTY ASPHALT LIMITS
	HEAVY DUTY ASPHALT LIMITS
	GRAVEL LIMITS



C1.0 SHEET NOS.	PROJECT NO. 16096	GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 406 W. South St., Suite B Fx (858) 900-3068 Terrest, AR 72015 garnatengr@gmail.com	DATE 02/16/17	REVISION ADD COMPLETION ENGINEER REVIEW SIGNATURE SITE PLAN REVISION TO SHOW SIGN ADDRESS	BY MHW RSW MHW
	CONTOURS SITE PLAN		DATE JUNE 2016	DATE 02/16/17	BY

15'

**Wildman
Arms
501-455-1200**

10'

20'



**Witold
Arms**
501-455-1200

Log Siding

Red Lettering



February 15, 2017

City of Bryant
Planning Commission
210 S.W. Third Street
Bryant, AR 72022
Attn: Tina Davis

Dear Tina,

Please accept these checks in the amounts of \$25.00 and \$125.00 as payment for an application fee and a permitting fee for our Business Licenses for our fireworks location in the Walmart parking lot at 400 Bryant Avenue.

Also included are:

Property Permission
Insurance Certificate
Site Plan

This year's bond will be sent as soon as it renews and the State License will be forwarded as soon as the books are received.

If you have any questions, please do not hesitate to call me at 256-740-6158.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Daniel".

Virginia Daniel
Permitting Coordinator
danielv@tntfireworks.com

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: 02-17-2017

Business Name: TNT Fireworks
Location of Business: 400 Bryant Avenue
Mailing Address: 5401 West Skelly Drive
City: Tulsa State: Ok Zip Code: 74107
Business Telephone: 800-225-6529 Cellphone: 256-336-8576

Type of License applied for: Temporart Business Period license is desired: June 20 to July 6

Type of Business (Services offered or product sold): Consumer Fireworks Sales

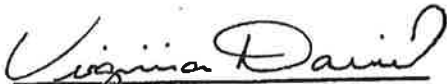
Applicants Name: TNT Fireworks
Applicants Home Address: 5401 West Skelly Drive
City: Tulsa State: Ok Zip Code: 74107
Applicants Home Telephone: 800-225-6529 Cellphone: 256-366-8576

Name(s) of each employee/peddler/vendor/salesman: Ryan O'Neal

Address of business or premises to be used in Bryant: 400 Bryant Avenue

Last two cities worked in: 1. Ash Flat 2. Arkadelphia

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


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

Temporary Business Application
City of Bryant

Date _____

Name of Business TNT Fireworks

Federal Tax Employer Identification Number 63-0813092

Arkansas State Sales Tax Number 286128-78-006

Type of Business Consumer Firework Sales

Location of proposed Temporary Business 400 Bryant Avenue

Owner Mailing Address 5401 West Skelly Drive, Tulsa, OK 74107

Contact Person Phil Claiborne

Daytime Phone No. 479-841-7682

Evening Phone No. _____

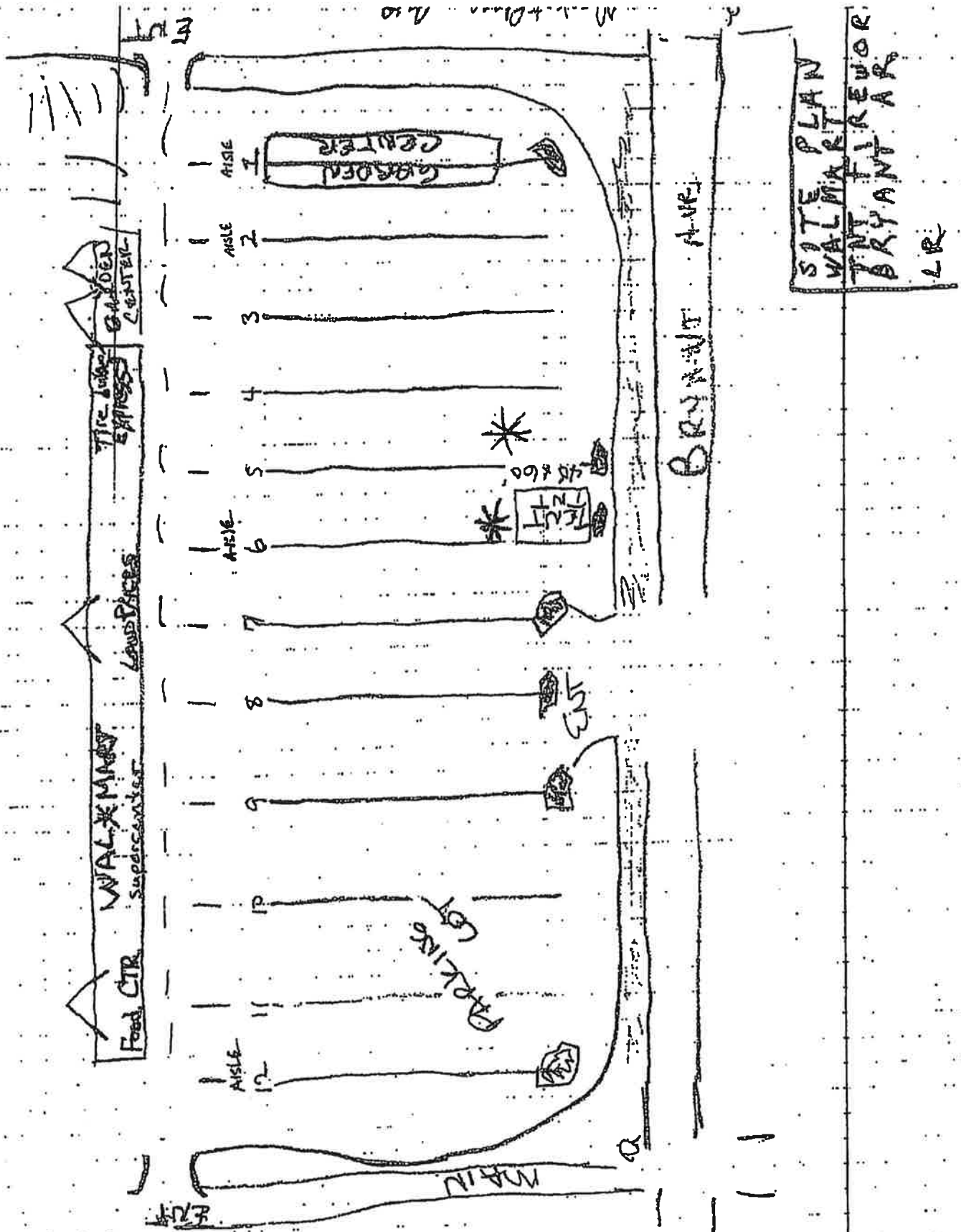
Please check the category you are applying for. Permits cannot exceed the following time limits:

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

Beginning Date Requested 6/20 Ending Date Requested 7/6

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 _____





Independent Sales Organization (ISO) Access Letter

TNT Fireworks to scope parking lot space and sell fireworks

To: American Promotional Events, Inc. D.B.A. TNT Fireworks

From: Walmart Services

Date: 01/02/17

RE: TNT Fireworks to scope parking lot space and sell fireworks

Dear Valued ISO,

Thank you for your continued support and collaboration. Upon arrival at the store where the event/promotion will occur, this access Letter ("Letter") should be provided to store management. This letter shall serve as proof that you are authorized to enter the store and complete the parking lot scoping and execution of a temporary firework stand as a promotion/event for the time period specified below. You are also authorized and required to obtain the proper permitting as required by the local city, county, and/or state. Only your employees (collectively "Representatives") may perform the promotion on your behalf. Your Representatives must produce credentials to store management showing that the Representative has been authorized by you to perform the promotion on your behalf.

Scoping Timeline: Scope work may happen anytime from January 01, 2017 – July 31, 2018

Sales Timeline: Parking lot sales may happen anytime from June 15, 2017 – July 31, 2018

Store Associate (Management) Responsibilities:

- 1) Allow and agree upon space with TNT Fireworks to sell fireworks on the parking lot during the Independence Day season
- 2) Customers and employees of TNT Fireworks may have access to restrooms in Walmart facilities
- 3) For other questions call Walmart Field Support at 1-700-Walmart
- 4) Keep a copy of this LOA for your records

This particular program does **NOT** violate the Walmart Corporate Solicitation Policy.

Best regards,



Jesse Danielson
Manager II, WM Services



Anne Johnson
Director, Walmart Services

LICENSE BOND

Bond No. 106725029

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE American Promotional Events, Inc. dba TNT Fireworks, as Principal, and Travelers Casualty and Surety Company of America, a Connecticut Corporation, with principal office at One Tower Square, Hartford, CT 06183, as Surety, are held and firmly bound unto City of Bryant, 400 Bryant Avenue, Bryant, AR 72022, as Obligee, in the sum of One Thousand and no/100ths Dollars (\$1,000.00), for payment of which sum, well and truly to be made, we bind ourselves, our personal representatives, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DATED this 24th day of April, 2017.

The Condition of this obligation is such that Whereas Principal is desirous of obtaining a license from City of Bryant, AR for a Fireworks Stand at 2021 Independence St., Cape Giardeau, AR 63701 - AR0153 commencing on the 24th day of April, 2017.

NOW, THEREFORE, if Principal shall, during the period on the aforesaid date, faithfully observe and honestly comply with such Ordinances, Rules and Regulations, and any Amendments thereto, as require the execution of this bond, then this obligation shall become void and of no effect, otherwise to be and remain in full force and virtue, subject, however, to the following condition:

This bond may be canceled and the Surety relieved of all further liability hereunder by the Surety's giving thirty (30) days written notice thereof to the Principal and Obligee.

American Promotional Events, Inc. dba TNT Fireworks
Principal

By: 

Travelers Casualty and Surety Company of America
Surety

By: 

Stephen A. Vann, Attorney-in-Fact



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231152

Certificate No. 007120986

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Philip C. Holley, Eric C. Lohr, Robert D. Hutcherson, and Stephen A. Vann

of the City of Atlanta, State of Georgia, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 9th day of February, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 9th day of February, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public

Bryant Planning Commission

INFORMATION SHEET

Temporary Business

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0301

MEETING DATE: THURSDAY OF EACH WEEK
TIME: 9:00 A.M.
PLACE: ADMINISTRATION CONFERENCE ROOM
APPLICATION DEADLINE: 5:00 P.M. FRIDAY PRIOR TO SCHEDULED MEETING DATE

REQUIREMENTS FOR SUBMISSION TO PLANNING COMMISSION

1. **Letter** stating your request
2. **Complete** Temporary Business Application
3. Submit **\$25.00 application fee**
4. Submit **10 copies of site plan** showing:
 - a. **Property boundaries and the exact location of the proposed temporary business including the setbacks from streets or highway right-of-ways.**
 - b. **Clearly identify open display areas, and**
 - c. **Show the parking spaces to be dedicated by the owner of the property for use by this temporary business.**
5. Submit a **letter from the property owner** stating that they are in agreement with the site plan.
6. If food establishment - show approval from **Arkansas Department of Health**
7. Provide **\$1,000 Surety Bond** made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.
8. After approval of the **Temporary Business (Planning Department)**, submit **Business License Fee (Permit Office)**.
 - **\$125.00 - for 1-10 employees**
 - **\$275.00 - for 11-25 employees**

May 24, 2017

City of Bryant

310 SW 3rd Street

Bryant, AR 72022

To whom it may concern,

We respectfully request the issuance for temporary business license from the city of Bryant for the purpose of Fireworks sales at the location specified on the application enclosed . We request a thirty day license and our intentions are to be open for business from June 20 thru July 4. Please find enclosed all information requested and in accordance to the requirements for submission to Planning Commission.

Sincerely

A handwritten signature in black ink, appearing to read "David Galt". The signature is written in a cursive style with a large, sweeping initial "D".

Managing Member

Screaming Eagle Fireworks LLC

Date MAY 25, 2017

Name of Business Screaming Eagle Fireworks LLC

Federal Tax Employer Identification Number 45-1758290

Arkansas State Sales Tax Number 12196254-001

Type of Business Retail Fireworks

Location of proposed Temporary Business 5407 Hwy 5N, Parking Lot

Owner Mailing Address 399 Wish Street Pleasant Plains AR

Contact Person David Foster

Daytime Phone No. 870-217-2093


Evening Phone No. 870-217-2093

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 June 20 Ending Date Requested July 5

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

Owners Signature 



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

Privilege Fee Information
TEMPORARY BUSINESS LICENSE PERMIT

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

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

Date: MAY 25, 2017

Business Name: Screaming Eagle Fireworks, LLC
Location of Business: 399 Wish St Pleasant Plains AR 72568
Mailing Address: 399 Wish St Pleasant Plains AR 72568
City: Pleasant Plains State: AR Zip Code: 72568
Business Telephone: 870-217-2093 Cellphone: 870-217-2093

Type of License applied for: Temp Period license is desired: 30 days

Type of Business (Services offered or product sold): Retail Fireworks

Applicants Name: David Foster
Applicants Home Address: 399 Wish St
City: Pleasant Plains State: AR Zip Code: 72568
Applicants Home Telephone: _____ Cellphone: 870-217-2093

Name(s) of each employee/peddler/vendor/salesman: David Foster

Emily Foster Raymond Gill

Address of business or premises to be used in Bryant: 5407 Hwy 5 N Parking Lot

Last two cities worked in: 1. Bryant, AR 2. Pleasant Plains, AR

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.

David Foster
Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

Site MAP Screening, Eagle Fireworks
5407 Hwy 5 North

N

Est. Grant Building

Pottery works

Parking

Parking

30' x 50'

Tent Location

5407 Hwy 5 North

Parking

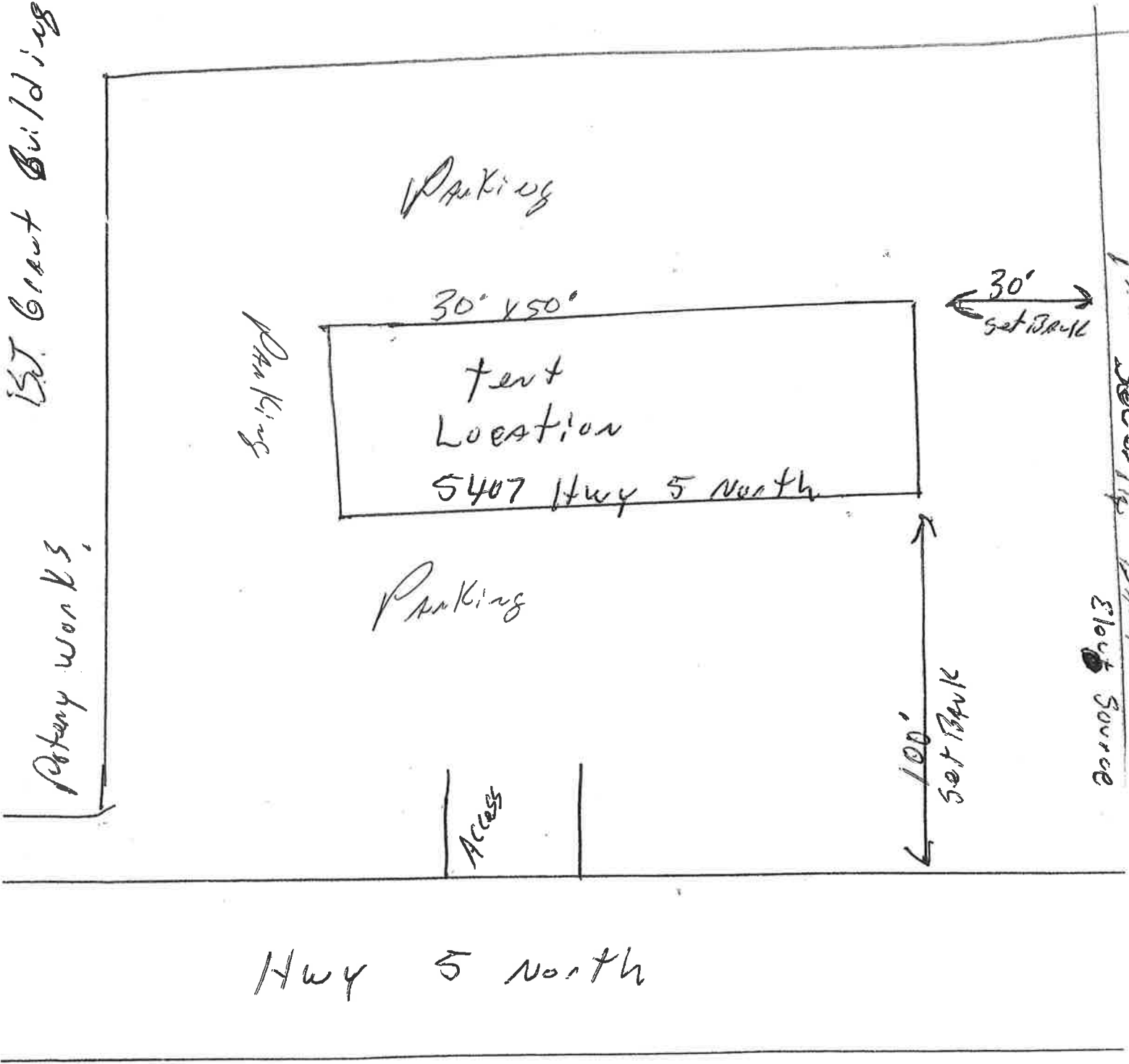
Access

100'
Set Back

30'
Set Back

1st Security Spout Source

Hwy 5 North



Parking Lot Lease Agreement

THIS AGREEMENT made between G.K. Bud Grant and/or Brent J. Grant (the Lessor) and Screaming Eagle Fireworks, David Foster DBA. (the Lessee), WITNESSETH:

For and in consideration of the covenants and agreements hereinafter contained, Lessor does hereby let, lease, and demise unto Lessee, and Lessee does hereby lease from Lessor, the following described premises in the City of Bryant, County of Saline, State of Arkansas:

Address of Property: 5407 Hwy 5 N. Parking lot
and the right to use all adjoining parking areas, driveways, sidewalks and roads.

TO HAVE AND TO HOLD the same unto the Lessee and unto the Lessee's heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, for the term and under the conditions hereinafter set forth.

1. TERM. The term of this lease shall be for a period of 2 months, beginning on the 1st day of June, 2017, and ending on the 31st day of July, 2017, unless sooner terminated or extended as hereinafter provided. Should such event occur on other than the first day of a calendar month, Lessee agrees to pay a proportionate part of the monthly rental herein provided for that month only. Lessee has an option to use the lot during the month of December if they choose. A renewal lease must be signed within ten (10) days of the expiration date of the lease or the Lessee shall vacate the premises.


2. RENTAL. As rental for the premises, Lessee shall pay to Lessor rental in the amount of Four Thousand and 00/100 Dollars (\$ 4,000.00) per month payable monthly in advance on or before the 1st day of each month during the term hereof.

3. LATE PAYMENTS. For any payment that is not paid within Ten (10) days after its due date, Lessee shall pay a 10% late fee.

4. UTILITIES. Lessee shall be responsible for the prompt and full payment, as and when due, of all charges for water (including sewer taxes), electricity, gas, telephone and other utilities consumed on the premises.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 24th day of May, 2017.

LESSOR:


G.K. BUD GRANT and/or BRENT J. GRANT
5401 HWY. 5 NORTH
BRYANT, AR 72022

LESSEE:

A handwritten signature in black ink, appearing to read "D. Foster", is written over a horizontal line.

David Foster
399 Wish St
Pleasant Plains, AR 72568



Effective Date: May 25th, 2017

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 63216052

That we, David Foster

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

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

sum of Five Thousand and 00/100 DOLLARS (\$5,000.00),
lawful money of the United States, to be paid to the Obligee, for which payment well and truly to be made,
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been
licensed Vendor

_____ by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit
applied for, then this obligation to be void, otherwise to remain in full force and effect until
May 25th, 2018, unless renewed by Continuation Certificate.

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

Dated this 25th day of May, 2017.

Principal

Principal

WESTERN SURETY COMPANY

By Paul T. Bruffat

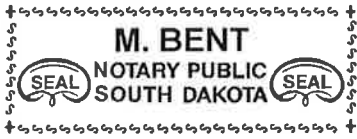
Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

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

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



M. Bent

Notary Public — South Dakota

My Commission Expires March 2, 2020

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

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

My commission expires _____

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____ }
COUNTY OF _____ } ss

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

My commission expires _____

Notary Public



License or Permit No. _____
LICENSE AND PERMIT BOND
As _____
of _____
State of _____
Name of Applicant _____
Address _____
Filed _____
Approved this _____
day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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

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

One Vendor City of Bryant

bond with bond number 63216052

for David Foster

as Principal in the penalty amount not to exceed: \$ 5,000.00

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

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

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

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By *Paul T. Bruflat*

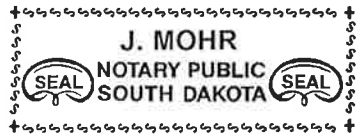
Paul T. Bruflat, Vice President



STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

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

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



J. Mohr My Commission Expires June 23, 2021 Notary Public

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



City of Bryant Subdivision Replat Checklist

Subdivision Name PIKEWOOD ADDITION NO 2
 Contact Person JEFF PORTER Phone 501-779-2146
 Mailing Address _____

I. BASIC INFORMATION NEEDED ON THE PLAT

- 1. Name of Subdivision
- 2. Name and Address of owner of Record
- 3. Date of Survey
- 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within 1/4 mile
- 5. New lot and block numbers
- 6. Lot area in square feet
- 7. Lot lines with appropriate dimensions
- 8. Building setback lines
- 9. Certificate of Surveying Accuracy
- 10. Certificate of Owner
- 11. Certificate of Final Plat Approval
- 12. Certificate of Recording
- 13. Show scale (not less than 1" = 100')
- 14. North Arrow
- 15. Show Title block
- 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 17. Layout of all proposed sidewalk systems
- 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- 20. Any proposed open space must be shown
- 21. Show the direction and flow of all water courses entering the tract
- 22. Show the direction and flow of all water courses leaving the tract

III. FINAL PLAT ATTACHMENTS

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

- 23. Letter to Planning Commission stating your request
- 24. Completed Checklist
- 25. 20 copies of current lot Plan (folded)
- 26. 20 copies of Final replat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 27. Check for \$25.00 + \$1.00 per lot for Final Subdivision Replat fee

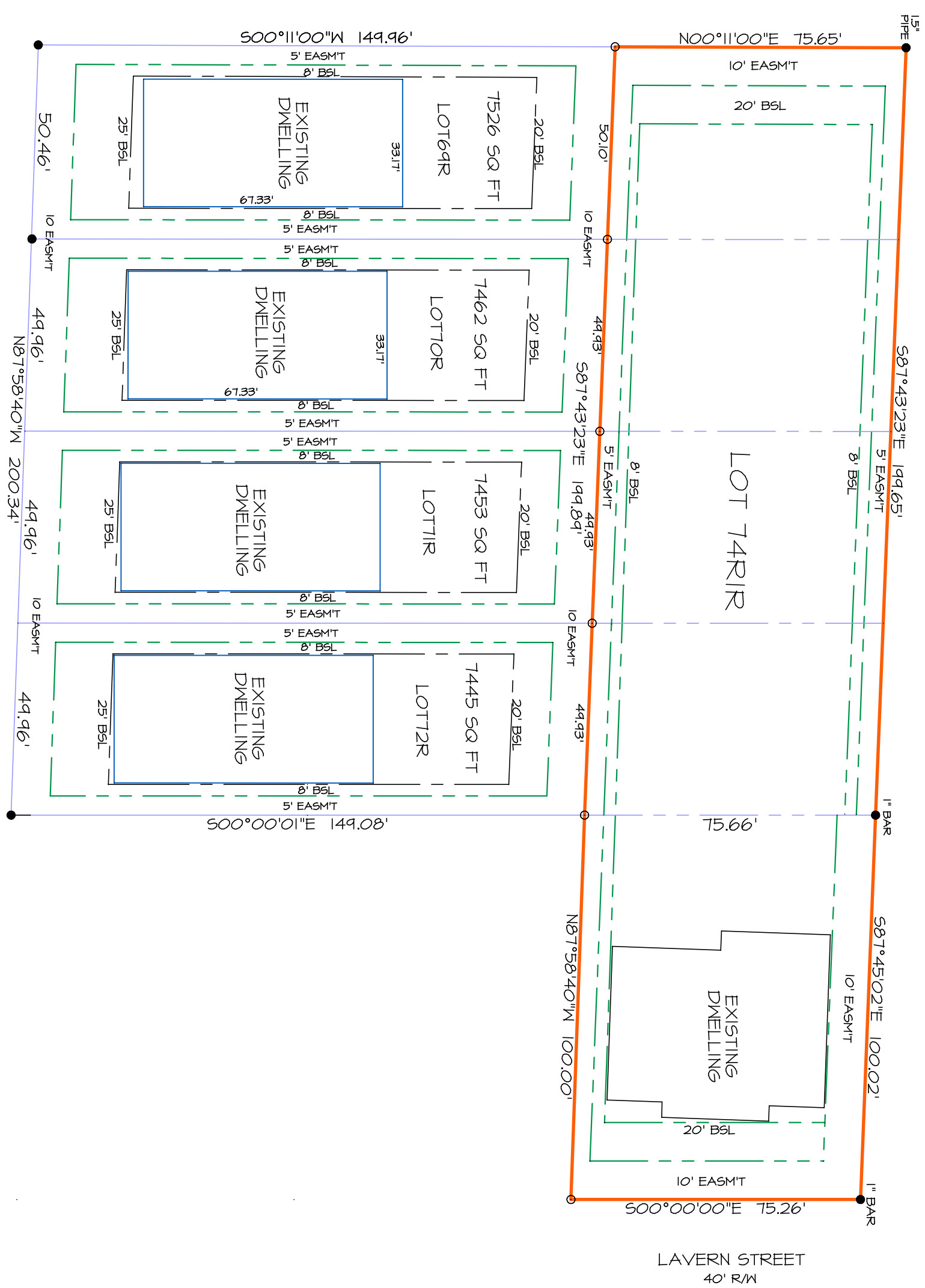
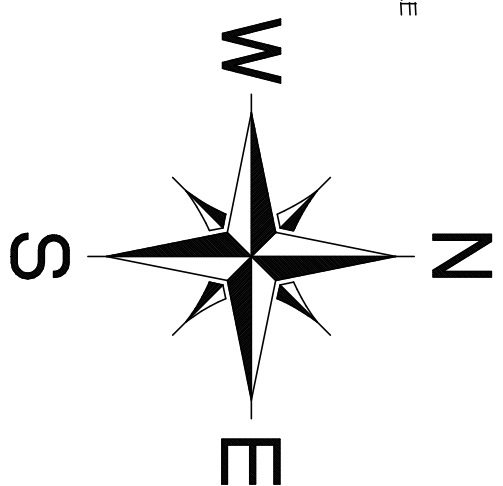
I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature _____

Engineer Signature _____

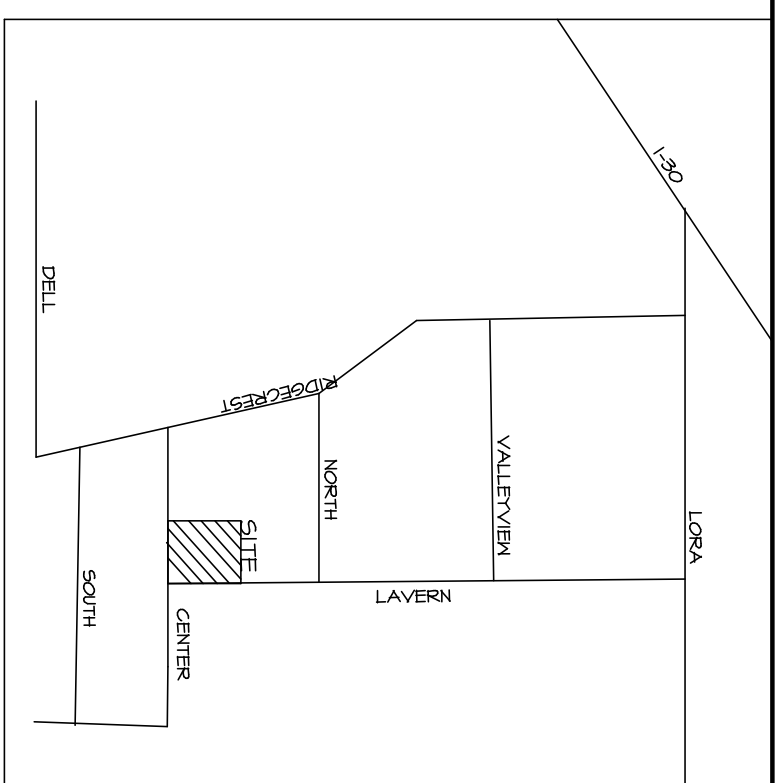
Subdivision

BASIS OF BEARING IS EAST LINE
OF PROPERTY AS BEING
500°00'00"E

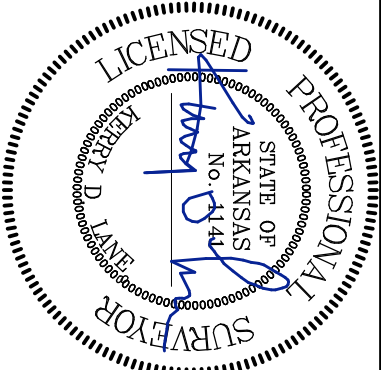
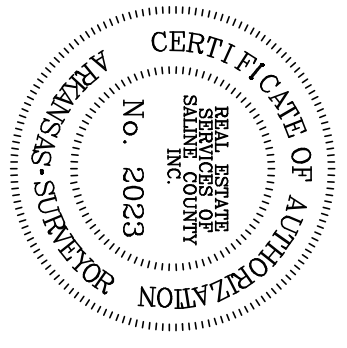


CENTER STREET
50' R/W

LAVERN STREET
40' R/W

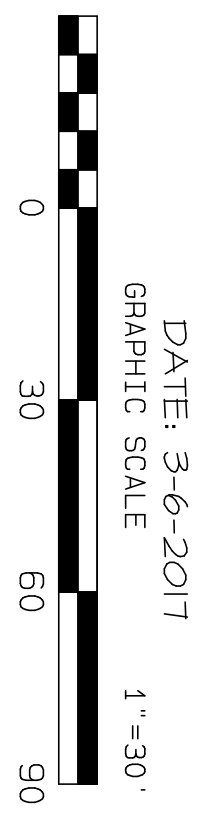


FINAL PLAT OF THE REPLAT OF LOTS 69, 70, 71, 72, & 74R1,
PIKEWOOD SUBDIVISION, NO 2, IN THE CITY
OF BRYANT, SALINE COUNTY, ARKANSAS.



- LEGEND
- 0 SET #5 BARRICADE
 - EXISTING MON.
 - ▲ CALC. POINT
 - X FENCE
 - CENTERLINE
 - OH ELEC

DRAWING NO. O18-17	REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-915-8866	DRAWN BY KDL
REVISIONS BY DATE	FOR USE AND BENEFIT OF: KENNETH JEFFERY PORTER	CHECKED BY
		APPROVED BY
	1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015	



BUILD SETBACKS:
FRONT 20' (LAVERN ST)
REAR 20'
INTERIOR SIDE 5'
15' (CENTER ST)

EASEMENTS:
EXTERIOR 10' FOR ROADWAY
FRONT 10' FOR ROADWAY
REAR 10'
INTERIOR SIDE 5'

SOURCE OF TITLE: 2015-36683

OWNER OF RECORD: KENNETH JEFFERY PORTER, 2511 LAVERN BRYANT, AR.

NAME OF SUBDIVIDER: KENNETH JEFFERY PORTER

CURRENT ZONING: RX

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

DATE OF EXECUTION
KENNETH JEFFERY PORTER

CERTIFICATE OF SURVEYING ACCURACY:

I, KERRY D. LANE, HEREBY CERTIFY THAT THIS PROPOSED PLAT CORRECTLY PRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON MARCH 6, 2017, THAT THE BOUNDARY LINE SHOWN HEREON CORRESPONDS WITH THE DESCRIPTION IN THE DEEDS CITED IN THE ABOVE SOURCE OF TITLE; THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARKANSAS; AND THAT THE BOUNDARY LINE SHOWN DESCRIBED AND LOCATED.

BY: _____, ARKANSAS PROFESSIONAL SURVEYOR NO. 1141,
DATE _____

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD ON _____, 20____. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION
BRYANT PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD _____, 20____, IN PLAT BOOK _____, PAGE _____, CLERK _____

LEGAL DESCRIPTION:
REPLAT OF LOTS 69, 70, 71, 72, & 74R1, PIKEWOOD SUBDIVISION, NO. 2, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT RELINQUISH ANY RIGHTS OR INTERESTS IN THE REAL ESTATE SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RIGHTS OF WAY OR INTERESTS IN THE REAL ESTATE SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RIGHTS OF WAY OR INTERESTS IN THE REAL ESTATE SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RIGHTS OF WAY OR INTERESTS IN THE REAL ESTATE SHOWN HEREON. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS OR RIGHTS OF WAY OR INTERESTS IN THE REAL ESTATE SHOWN HEREON.

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: 5-9-17

Business Name: MERAMEC Specialty Co.
Location of Business: 6905 HWY 5N Bryant, Ar. 72072
Mailing Address: P.O. Box 1150
City: West Memphis State: Ar Zip Code: 72303
Business Telephone: 870-735-1753 Cellphone: _____

Type of License applied for: Fireworks Period license is desired: June 20 - July 17

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

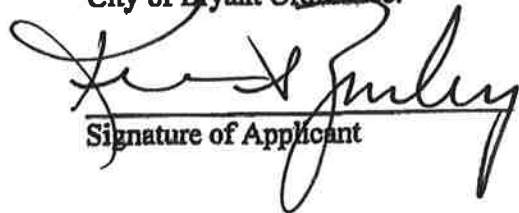
Applicants Name: Kevin Briley
Applicants Home Address: 3505 Chestfield Ln
City: Dartlett State: TN Zip Code: 38134
Applicants Home Telephone: 901-409-1884 Cellphone: 901-409-1884

Name(s) of each employee/peddler/vendor/salesman: Phillip Montalvo

Address of business or premises to be used in Bryant: 6905 HWY 5N.

Last two cities worked in: 1. _____ 2. _____

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


Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

6905 Hwy. 5 N



Google earth



Temporary Business Application
City of Bryant

Date 5-9-17

Name of Business MERAMEC Specialty Company

Federal Tax Employer Identification Number 43-0762804

Arkansas State Sales Tax Number 035048-18-001

Type of Business Retail Fireworks

Location of proposed Temporary Business _____

Owner Mailing Address P.O. Box 1150 West Memphis, Ar. 72303

Contact Person Kevin Bailey Tom Farmer

Daytime Phone No. 901-409-1884 501-416-8231

Evening Phone No. 901-409-1884 501-416-8231

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

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

Beginning Date Requested June 20 Ending Date Requested July 7

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 _____



ARKANSAS STATE POLICE - No 000306
 REGULATORY and BUILDING OPERATIONS DIVISION
FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2018

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended. State of Arkansas.

Name of Person Applying Mona Esmail Telephone # 810 735-1753
 Address of Person Applying 381 Front St. West Memphis 72301
Street City Zip
 Name of Organization Meramec Specialty Co.
 Address of the Stand Location 6905 Hwy. 5 N, Bryant 72022
Street City Zip

This License is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

Vender Atomil of Arkansas Date Issued 4-1-17
 License # 801
 Telephone # 810 735-1753
Major Lindsey Williams
 Major Lindsey Williams
 State Fire Marshal
 Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

NORTHSIDE, LLC
P.O. BOX 91
ALEXANDER, AR 72002
Telephone 501.847.1000

August 15, 2016

Bryant Planning Commission:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2017 through July 10, 2017. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

NORTHSIDE, LLC



Billy Smith

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 730702

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000018967-04

NAMED INSURED Atomic Fireworks Inc. of Arkansas T.E.A. Enterprises, Inc.
Atomic Fireworks Inc. of Missouri Pacific Specialty Company
Meramec Specialty Company West Alton Properties, Inc.
P.O. Box 305 ATLG, LLC
Arnold, Missouri 63010 ATLN, LLC

POLICY TERM March 1, 2017 to March 1, 2018; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: Occurrence Basis Claims Made Basis

LIMIT OF LIABILITY \$1,000,000 each occurrence, \$10,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Northside, LLC-Property Owner
Meramec Specialty Company-Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Ar., City of Bryant

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' whose physical address is 6905 Hwy 5 in
Bryant, Arkansas. #127

PERIOD OF OPERATION 06/10/17 to 07/10/17

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2017
DATE OF ISSUE


A.J. STRINGER, PRESIDENT



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15146913 briefly described as TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS

for MERAMEC SPECIALTY COMPANY

_____, as Principal, in the sum of \$ ONE THOUSAND AND NO/100 Dollars, for the term beginning May 20, 2017, and ending May 20, 2018, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 02 day of May, 2017.



WESTERN SURETY COMPANY

By Paul T. Brunat
Paul T. Brunat, Vice President

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

State of Arkansas
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

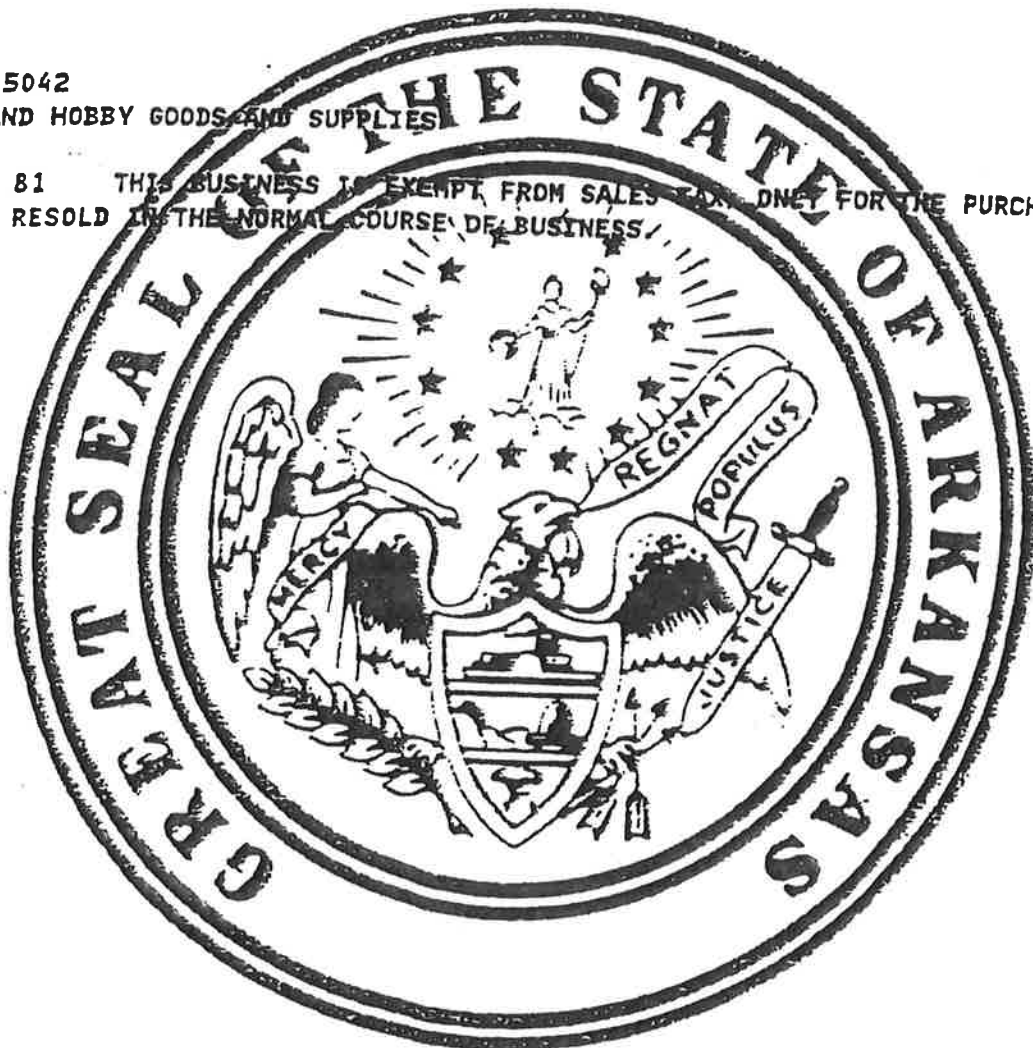
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

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



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

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

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

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



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

140.01

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPALS

A-A-55308

SNYDER MANUFACTURING INC. By

Michael D. Galt
Title

Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

6-10-4-88F-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

140.01

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S100

CPALS

A-A-55308

SNYDER MANUFACTURING INC. By

Michael D. Galt
Title

Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18554

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CAN/ULC-S109

MIL-C-43006

FMVSS-302

A-A-55306

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 DARK BLUE 61" HI-GLOSS

CONTROL NO. 18347

SNYDER S-ORDER NO. 215565

CUSTOMER ORDER NO. VBI RAY

YARDS OR QUANTITY 75

DATE PROCESSED 02/07/11

DATE CERTIFIED 02/22/11

4-10-4-007-02



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CAN/ULC-S109

MIL-C-43006

FMVSS-302

A-A-55306

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 19254

SNYDER S-ORDER NO. 220003

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 300

DATE PROCESSED 01/06/11

DATE CERTIFIED 01/21/11

4-10-4-007-02

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: May 19, 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 Bossier Sign Co.

Address 1401 E. Texas St.

City, State, Zip Bossier City, LA 70111

Phone 318-742-4833

Alternate Phone _____

PROPERTY OWNER

Name David's Real Estate, LLC.

Address 27 Courtside Place

City, State, Zip Little Rock, AR 72210

Phone 501-448-2116

Alternate Phone _____

GENERAL DETAILS

Name of Business Healthcare Express

Address/Location of sign 23150-I30 North

Sign dimensions (height, length, width) 10'-1" X 10'-3 1/2"

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. _____

READ CAREFULLY BEFORE SIGNING

Destiny Allen, 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.

Destiny Allen
Applicant's Signature

5/19/17
Date

Sign Administrator (or Designee) Approval

Date

CLIENT: HealthCare Express

DESC: Monument Sign

SALESMAN: Eric Ware

DRAWN BY: Joshua Howell

DATE: 05/24/2017



Serving Shreveport/Bossier & The Ark-La-Tex Since 1967

DESIGN
MANUFACTURE
INSTALLATION
MAINTENANCE

1401 E. TEXAS ST.
BOSSIER CITY, LA 71111
PH: 318-742-4833
FAX: 318-742-4879

DETAILS



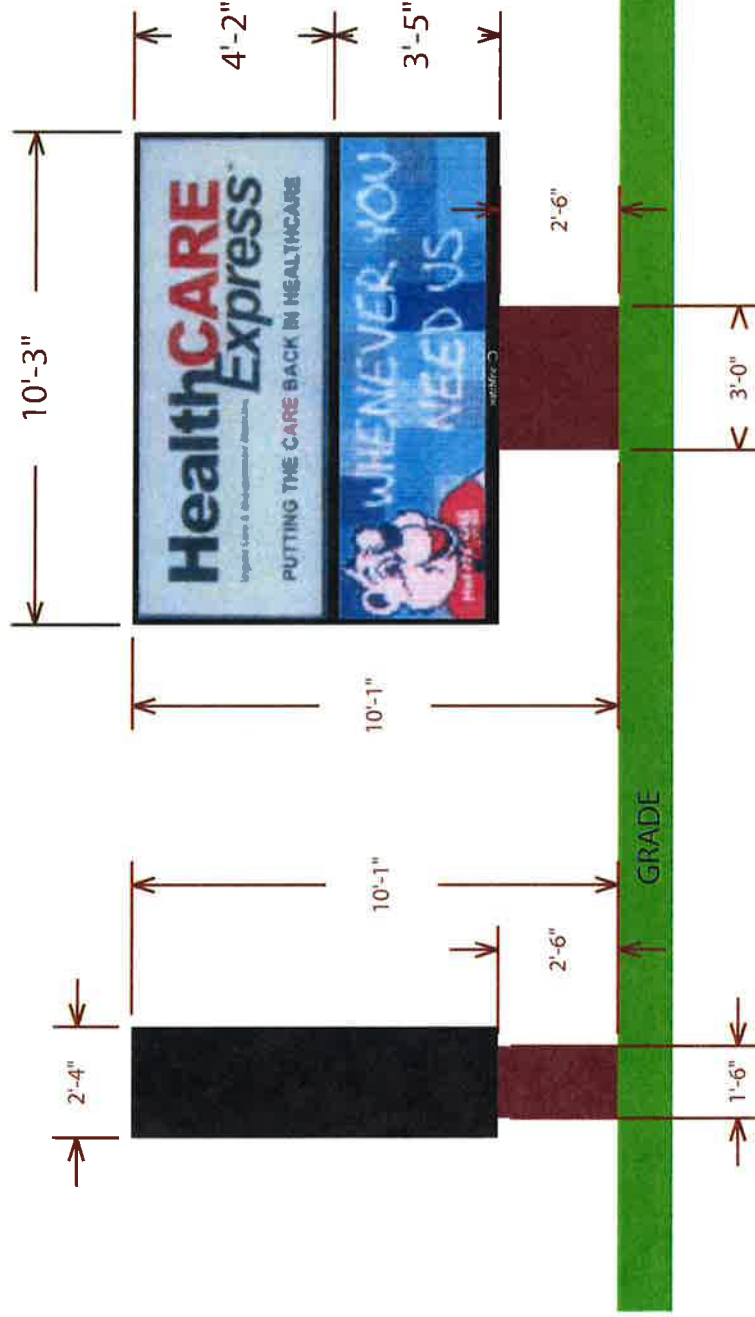
Approved by: _____

Date: _____



SIGN WILL BE MANUFACTURED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES RULES AND U.L. LABEL WILL BE AFFIXED TO SIGN IN VISIBLE LOCATION PER U.L. REGULATIONS

This is an original unpublished drawing create by BOSSIER SIGN CO. It is submitted for your personal use in connection with a project being planned for you by BOSSIER SIGN CO. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, or copied. Any maluse is grounds for breach of your contract.



SCALE: 1/4" = 1'

Z:\HealthCare Express\Bryant, Ar\HealthCare Express - Bryant, AR - Monument Sign - Customer Proof_001

Requestor: _____

PH#:

PH2#:

EMAIL:

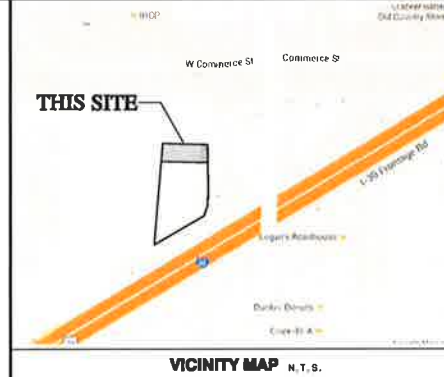
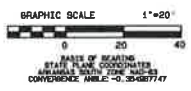
LEGEND	
CENTERLINE ROAD	POUND SURVEY MONUMENT
POINT OF BUY	SET SURVEY MONUMENT
LOT LINES	BOUNDARY CORNER
POWER OPTIC LINE	PIPE PROTECTED
FURNACE	AIR EXH
POUT "C" CHIMNEYS	FIBER OPTIC CON
DRIVEWAY	POWER POLE
SEWER LINE	CONCRETE PAD
WATER LINE	
GAS LINE	
CLUB & METER	
UP STEP	
TRUNCATED	
METER POLE	
FEED ARM/POST	
METER METER	
METER VALVE	
LIBERT POLE	
WIRE	

ABBREVIATIONS	
CON = CONCRETE	SP = SLOPE
W.P. = POINT OF BUY	WS = WIND SPEED
W.P. = PARTIAL BERRY SQUARE	CP = COMMERCIAL CURVE FOR
PC = PLANNED C/S SECTION	

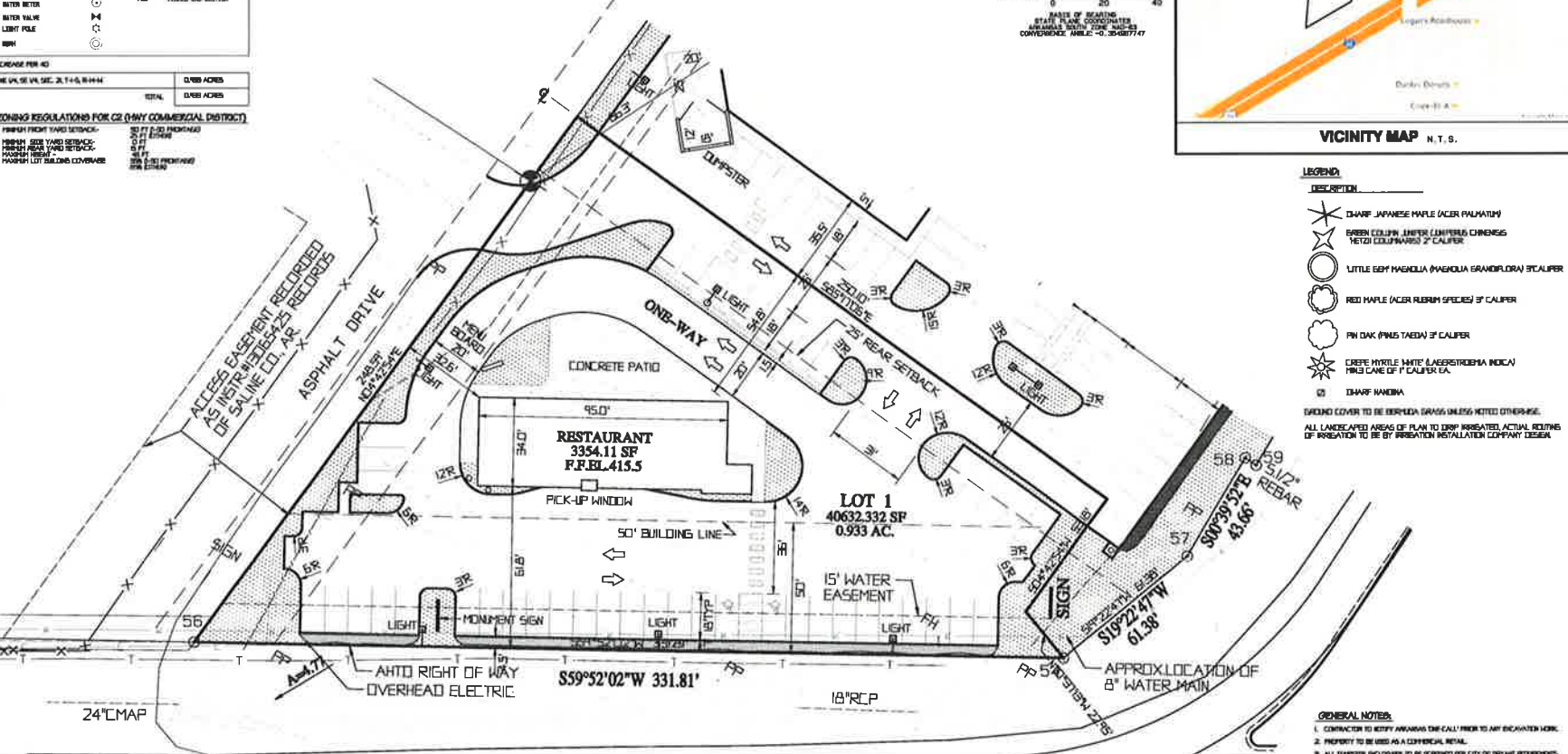
ACRESAGE PER 40
 10.59 34.59 2.14 6.8444 TOTAL 42.68 ACRES

ZONING REGULATIONS FOR C2 (MAY COMMERCIAL DISTRICT)
 MINIMUM FRONT YARD SETBACK: 30 FT L-30 FRONT YARD
 MINIMUM SIDE YARD SETBACK: 10 FT SIDE
 MINIMUM REAR YARD SETBACK: 20 FT REAR
 MAXIMUM LOT BUILDING COVERAGE: 30% LOT AREA

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



- LEGEND:**
- 1/2" JAPANESE MAPLE (ACER PALMATUM)
 - GREEN COLUMBIA LILAC (LIRIODENDRON CHINENSIS) YETZI COLUMNARIS 2" CALIPER
 - LITTLE BOBBY MAGNOLIA (MAGNOLIA GRANDIFLORA) 3" CALIPER
 - RED MAPLE (ACER RUBRUM SPECIES) 3" CALIPER
 - PIN OAK (PINUS TAEDA) 2" CALIPER
 - CREEK MYRTLE WHITE (LAGERSTROMIA INDICA) 1/2" CALIPER OR 1" CALIPER EA
 - 1/2" JAPANESE MAPLE
- LANDING COVER TO BE BUSHED GRASS UNLESS NOTED OTHERWISE.
 ALL LANDSCAPED AREAS OF PLAN TO BE IRRIGATED. ACTUAL RESULTS OF IRRIGATION TO BE BY IRRIGATION INSTALLATION COMPANY DESIGN.



- GENERAL NOTES:**
- CONTRACTOR TO VERIFY AROUND ONE-CALL PRIOR TO ANY EXCAVATION WORK.
 - PROPERTY TO BE USED AS A COMMERCIAL RETAIL.
 - ALL SURVEY ENCLOSURES TO BE SEARCHED FOR CITY OF BRYANT RECORDS.
 - THIS PROPERTY LIES WITHIN THE CITY LIMITS OF BRYANT, SALINE COUNTY, AR.
 - VALUES AND ACCURACIES OF ALL LATTER PROPERTY OWNERS HAVE OBTAINED THROUGH THE SALINE COUNTY RECORDS OFFICE.
 - CLOSURE ORDER EXCEEDS 42 DAYS.
 - SET BACKS MUST BE MAINTAINED AND 2" RESIN WITH PLASTIC CAP NEED.
 - PAVING LOT LEADING TO BE MERCURY VAPOR LIGHTS WITH TALL POLES 200 HIGHS EACH. ADDITIONAL SITE LIGHTS WITH BUILDING WALL PICKS.

FLOOD PLAN STATEMENT:
 THERE ARE NO AREAS OF THIS PLAN INCLUDED IN THE 100-YEAR FLOOD PLAN AS DETERMINED FROM MAPS, CHARTS, DATA SUPPLIED.

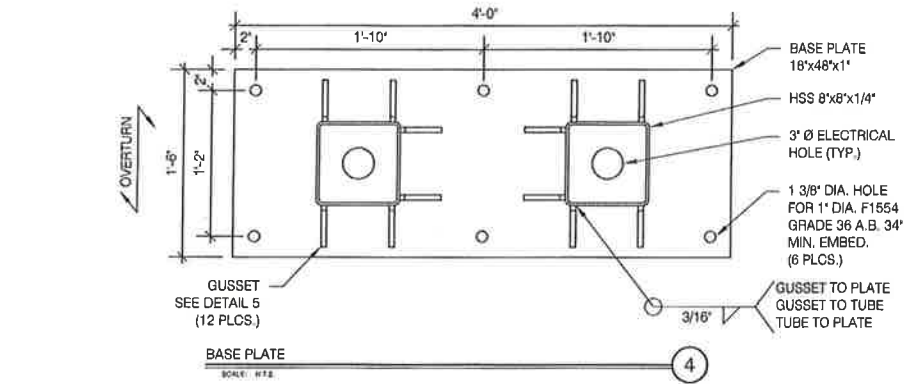
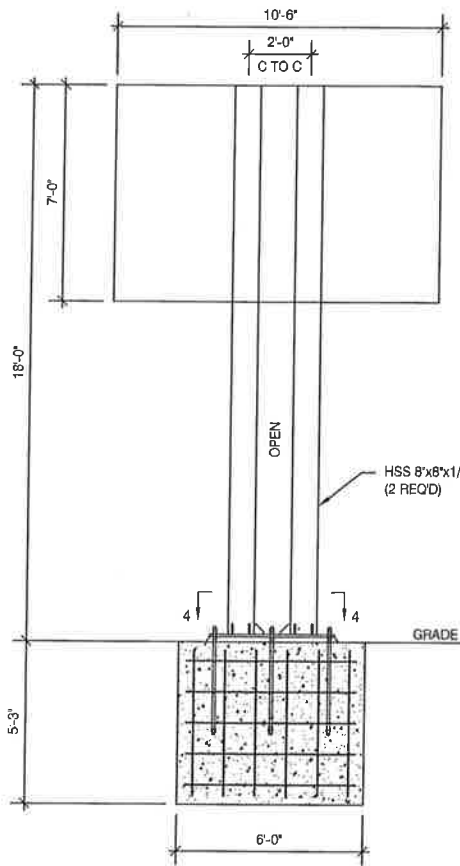
HOLLOWAY ENGINEERING
 Surveying & Civil Design, PLLC
 200 Deary Dr-1st
 Fayetteville, Arkansas 72713
 937.381.3389
 hollway@hollway-eng.com

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

DATE	REVISION	LINE

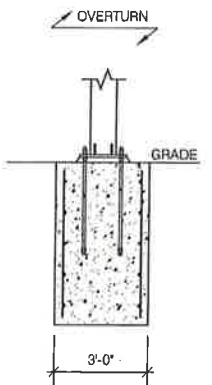
dwg BY: JEH	checked: RSH
date: 04/27/2016	scale: AS NOTED

C1.00

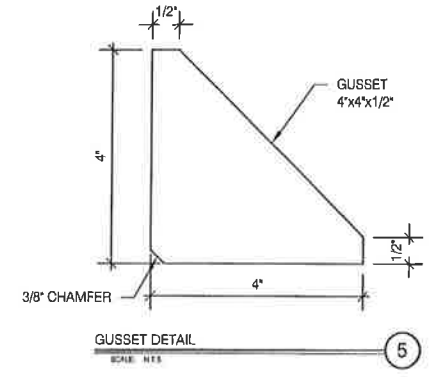
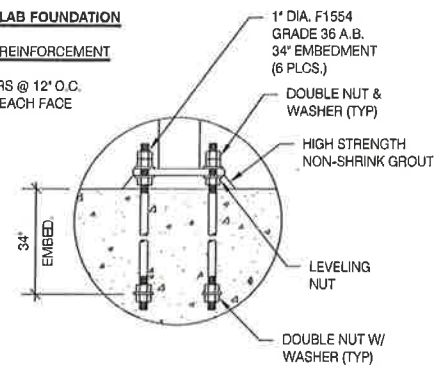


NOTES
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 2.) SIGN CABINET AND CONNECTION BY LGRAPHICS INDOOR - OUTDOOR SIGN.

* CLIENT - LGRAPHICS INDOOR - OUTDOOR SIGN
 * 2012 IBC
 * 115 MPH WIND SPEED, EXP. C
 * (2) POLES, (1) FOOTING



**VERTICAL SLAB FOUNDATION
 REQUIRED REINFORCEMENT**
 #6 BARS @ 12" O.C.
 E.W. EACH FACE



MBI
 michael brady inc.
 civil engineering
 structural engineering

KNOXVILLE OFFICE
 289 WEISGARBER RD.
 KNOXVILLE, TENNESSEE
 37919
 PHONE 865-584-0999
 FAX 865-584-6213

PROJECT:
 23140 Interstate 30, Bryant, AR
DRAWING TITLE:
 David's Burgers

DRAWN BY: FCM
CHECKED BY: DSA
COMM. NO.: 170428.01

DATE: 05/13/17

DRAWING NO.:
 DWG. 1



WIND DATA				DEFLECTION ANALYSIS			
Building Code	2012 IBC	Importance Factor, I	1.0	Damping Ratio, β	0.005	Deflection Limit	1/50
Wind Load Criteria	ASCE 7-10	Directionality Factor, K_d	0.85	Natural Frequency, f_n	1.93 Hz	Deflection at 0.37 ω	2.09 in
Wind Speed, V	115 mph	Topography Factor, K_z	1.0	Gust Effect Factor, G	0.85	Deflection Ratio	N/103
Exposure Category	C	Rain Pressure, $10/P_s$	17.3 psf	ADD Wind Load Factor, γ	0.5		
Wind Pressure Overturn per Installation Requirement	0 psf	Notes: (1) Loading values in chart below are based upon average K_z values for each segment. Actual values are calculated on a hidden sheet using derived V-M equations. Chart is provided for information purposes only.					
		(2) Wind directionality (K_d) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The C_e value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation.					
		(3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, γ .					

GEOMETRY INPUT																					
No. of Poles	2	No. of Footings	1	Support Pole Details											Footing Leads						
				Section	Location	Type	Height	Width	Metric Offset	Area	Top Elev.	Centroid	K_1	C_1	Press.	Triax. Factor	Shear Angle	Moment M	Triax. Factor	Shear Angle	Moment
ft	ft	ft	ft	ft	ft	ft	sq ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	ft	
1	Base	Single Pole (Round)	11.00	0.50	0.5	11.0	5.5	0.85	1.84	22.0	1.0	0.1	0.7	7.0	0.8	1.4					
2		Multiple Poles and Columns	7.00	10.50		7.5	18.0	18.5	0.88	1.75	22.7	1.5	2.6	37.5	1.0	1.7	21.2				
3		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
4		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
5		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
6		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
7		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
8		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
9		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
10		None				0.0	18.0	18.0	0.88	1.46	18.0	0.0	0.0	0.0	0.0	0.0	0.0				
Overall Height:			18.00 ft			Summation based upon average values above															
Column Spacing:			7.00 ft			Actual base reactions based upon V-M equations:															
						2.6 82.3 1.9 25.0															

SUPPORT POLE DESIGN SUMMARY																	
Base Elev.	Section	Aails	MATERIALS - STEEL												Inversion Ratio	Status	
			Required Strength Values (ASD)				Allowable Strength Values (ASD)				Unity Ratios						
ft			V_u	M_u	T_u	P_u	V_a	M_a	T_a	P_a	V_u/V_a	M_u/M_a	T_u/T_a	P_u/P_a	$P-M$	$P-M-V-T$	
kip	kip-ft	kip	kip	kip-ft	kip	kip	kip	kip-ft	kip	kip							
0.00	HORIZONTAL	Strong	2.6	37.3	0.0	1.6	62.0	44.7	18.7	10.7	2.25	84.4%	0.0%	0.0%	87.2%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓
0.00	None	Strong	2.6	37.3	0.0	1.6	0.0	0.0	0.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	✓

ELEMENT DESIGN LOCATIONS, LOADS AND DISPLACEMENTS																	
Element	Elev.	Type	V_u	M_u	T_u	P_u	δ_{max}	δ_{min}	Element	Elev.	Type	V_u	M_u	T_u	P_u	δ_{max}	δ_{min}
ft	ft		kip	kip-ft	kip	kip	in	in	ft	ft		kip	kip-ft	kip	kip	in	in
1	0.00	Base Plate 1	2.6	37.3	0.0	1.6	0.0	0.0	3	0.00	Match Plate 2	2.6	37.3	0.0	1.6	0.00	0.00
2	0.00	Match Plate 1	2.6	37.3	0.0	1.6	0.0	0.0	4	0.00	Tension Tube	2.6	37.3	0.0	1.6	0.00	0.00

PLATE DESIGN SUMMARY																
Type	Plate Dimensions					Number	d_c	N_{sp}	D_{sp}	Circle Diameter	Material	Embed in Concrete / Vertical Slab	Embed in	Slee	Gaskets	Status
	N	B	D	I	th											
	in	in	in	in	in		in	in	in		in	in	in			
✓ Rectangular Base Plate	30	30	-	1	4	1	2	2	-	A554 Grade 36	34	N/A	0.188	Yes	OK	
○ Circular Base Plate																
○ Match Plate 1 (Lower)																
○ Match Plate 1 (Upper)																
○ Match Plate 2 (Lower)																
○ Match Plate 2 (Upper)																

FOUNDATION DESIGN SUMMARY														
Type	Diameter	Width	Thickness	Length	Depth	Volume	Reinforcing	Status	Allowable Soil Pressure					
										ft	ft	ft	ft	ft
✓ Column														
○ Vertical Slab	-	8.00	3.00	-	5.25	3.50	#6 @ 12 in c. E-W & E-F	OK	300 psf/ft					
○ Spread														

DESIGN SPECIFICATIONS:
 REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS.
 ALL DESIGNS, DETAILING FABRICATION AND CONNECTION SHALL CONFORM TO:
 2012 IBC
 ACI
 AISC
 AMERICAN WELDING SOCIETY
 LOCAL BUILDING CODES & ORDINANCES

CONCRETE: 2500 PSI @ 28 DAYS
 STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
 STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
 HSS ROUND SECTION: ASTM A500 GRADE B (Fy=42 KSI) U.N.O.
 HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE B (Fy=46 KSI)
 ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
 CONNECTION BOLTS: ASTM A325
 THREADED RODS: ASTM A193 GRADE B7
 STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
 REINFORCING: GRADE 60 ASTM A615
 PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.

THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
 WELDING ELECTRODES: E70XX
 ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 2000 PSF
 ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 150 PSF/FT OF DEPTH.
 ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.

ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
 FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. THE SOIL BEARING CAPACITY IS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. IF ALLOWABLE BEARING AND/OR LATERAL PRESSURE IS LESS THAN THE ABOVE ASSUMED AND/OR CALCULATED PRESSURES, THE ENGINEER SHOULD BE CONTACTED FOR RE-EVALUATION.
 EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
 ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 14 DAYS.
 GROUT UNDER BASE PLATES WITH NON-SHRINK GROUT.
 THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
 ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
 THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
 DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

NOTES
 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS
 2.) SIGN CABINET AND CONNECTION BY LGRAPHICS INDOOR - OUTDOOR SIGN.

* CLIENT - LGRAPHICS INDOOR - OUTDOOR SIGN
 * 2012 IBC
 * 115 MPH WIND SPEED, EXP. C
 * (2) POLES, (1) FOOTING

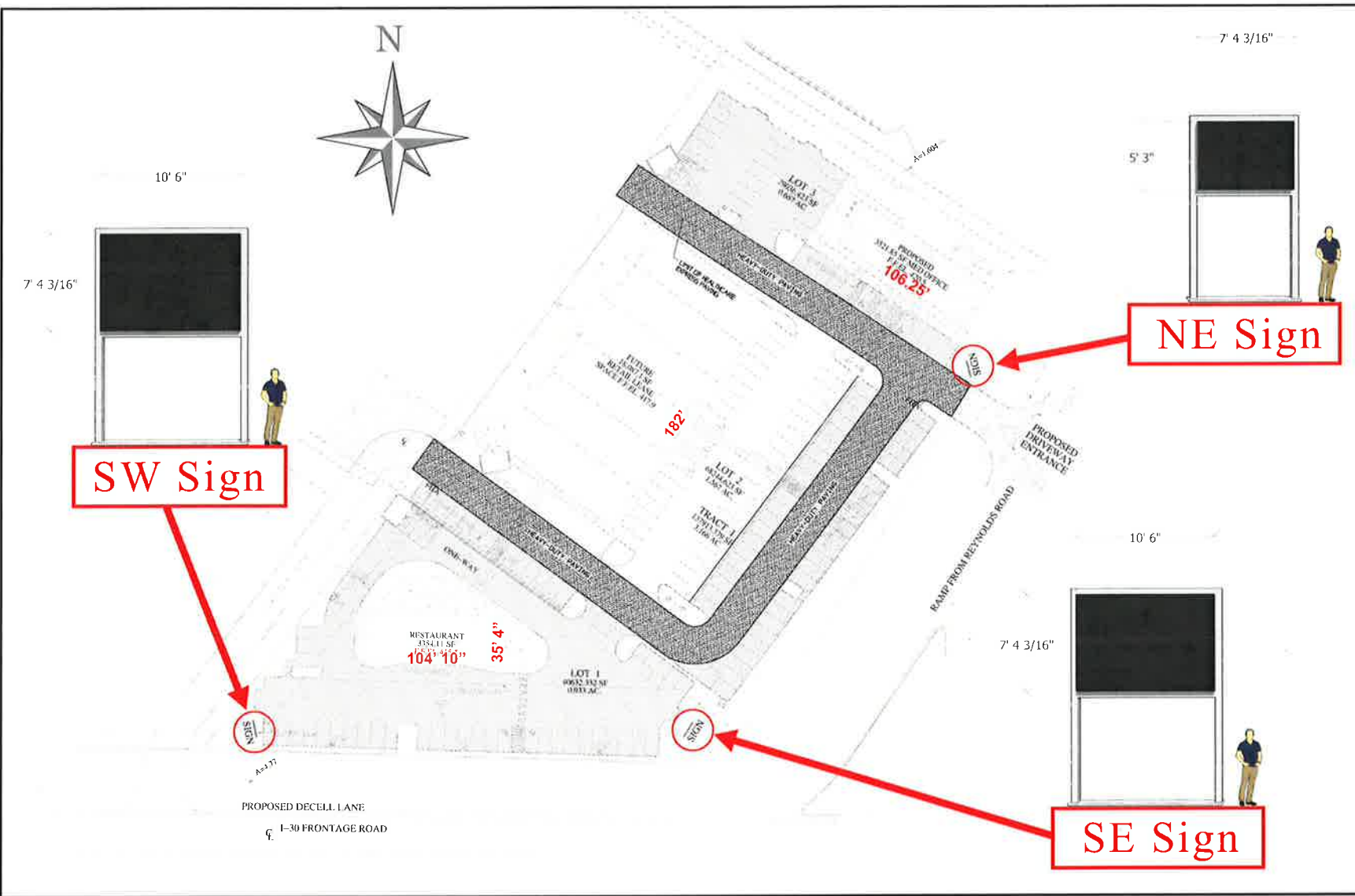
MBI
 michael brady inc.
 298 WEISGABER RD.
 KNOXVILLE, TENNESSEE
 37919
 PHONE 865-684-0999
 FAX 865-684-5213

PROJECT:
 23140 Interstate 30, Bryant, AR
 DRAWING TITLE:
David's Burgers

DRAWN BY: FCM
 CHECKED BY: DSA
 COMM. NO: 170428.01
 DATE: 05/13/17
 REV. # DATE DRAWN BY

DRAWING NO:
 DWG.
2





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	
48" COP	
TRAFFIC SIGNAL POLE	
FIREFIGHTER SIGNAL POLE	
FIREFIGHTER SIGNAL POLE	
WATER METER	
WATER VALVE	
LIGHT POLE	
SSMH	

ABBREVIATIONS

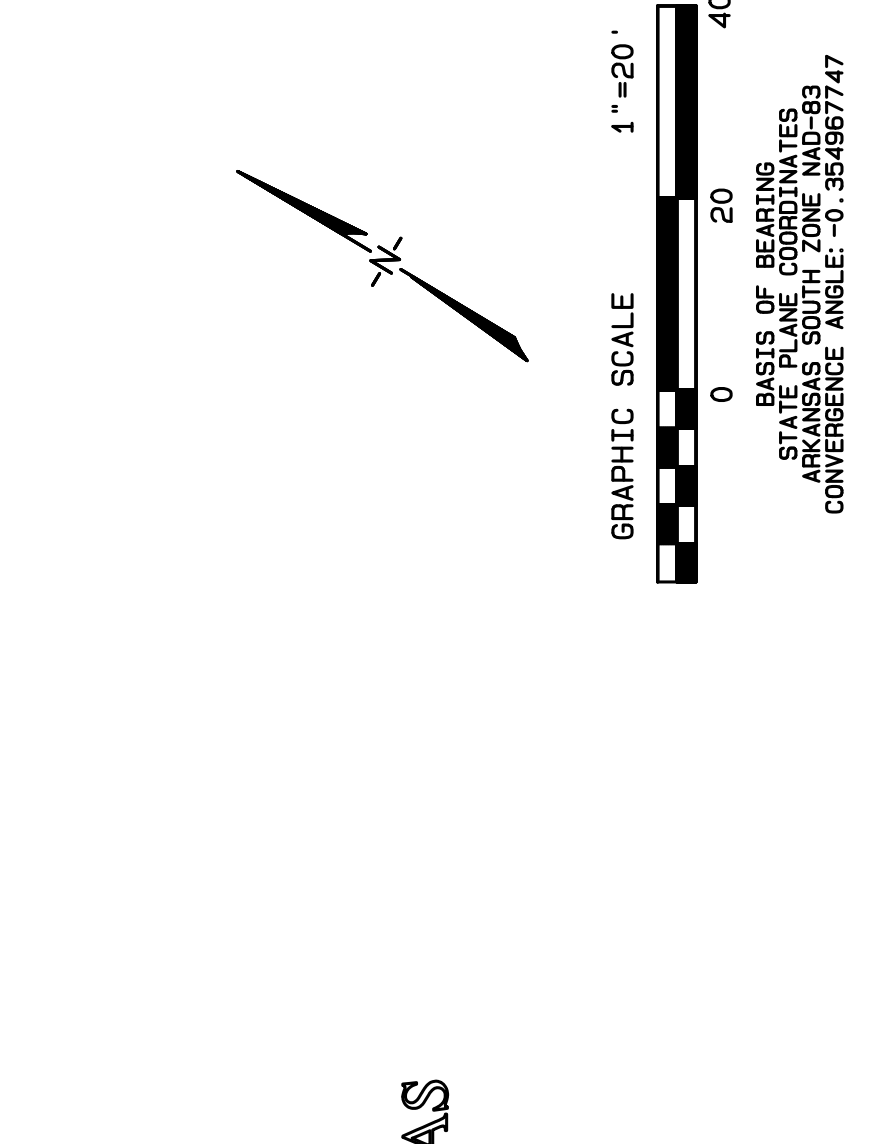
R/W = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING
 SSMH = SANITARY SEWER MANHOLE PIPE
 FES = FLARED END SECTION

ZONING REGULATIONS FOR C2 (HWY COMMERCIAL DISTRICT)

MINIMUM FRONT YARD SETBACK-	50 FT (ALSO FRONTAGE)
MINIMUM SIDE YARD SETBACK-	25 FT (OTHER)
MINIMUM REAR YARD SETBACK-	0 FT
MAXIMUM HEIGHT	45 FT
MAXIMUM LOT BUILDING COVERAGE	35% (1-30 FRONTAGE) 85% (OTHER)

ACREAGE PER 40'	TOTAL
NE 1/4, SE 1/4, SEC. 21, T-1-S, R-14-W	0.788 ACRES
	0.788 ACRES

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



HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC

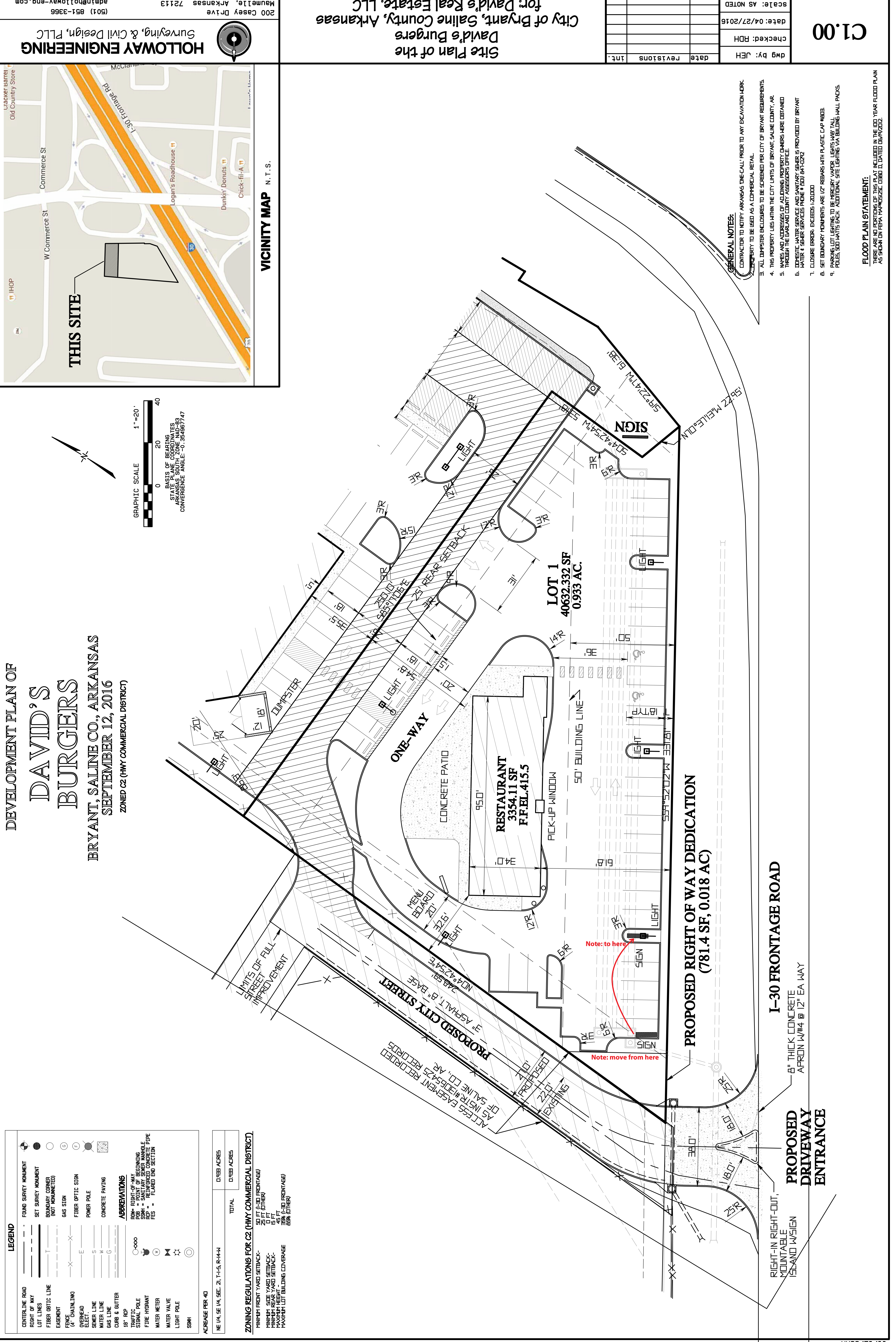
200 Casey Drive
 Maumelle, Arkansas 72113
 (501) 851-3366
 admin@holloway-eng.com

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

Scale: AS NOTED
 Date: 04/27/2016
 Checked: RDH
 Dwg by: JEH

Scale: 1" = 20'
 0 20 40
 GRAPHIC SCALE

BASIS OF BEARING
 STATE PLANE COORDINATES
 NAD 83
 CONVERGENCE ANGLE: -0.35496747



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) 841-0292.
- CLOSURE ERROR: EXCEEDS 1:20,000
- SET BOUNDARY MONUMENTS ARE 12" REBAR WITH PLASTIC CAP HEADS.
- PARKING LOT LIGHTING TO BE RECURRY VAPOR LIGHTS W/8" TALL POLES, 500 WATTS EACH. ADDITIONAL SITE LIGHTING VIA BUILDING WALL PACKS.

FLOOD PLAIN STATEMENT:
 THESE ARE NOT PORTIONS OF THE PLAT INCLUDED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON PETA MAPSHEET: 0580 D, DATED 08/26/2016.



840-12103-000

3.29

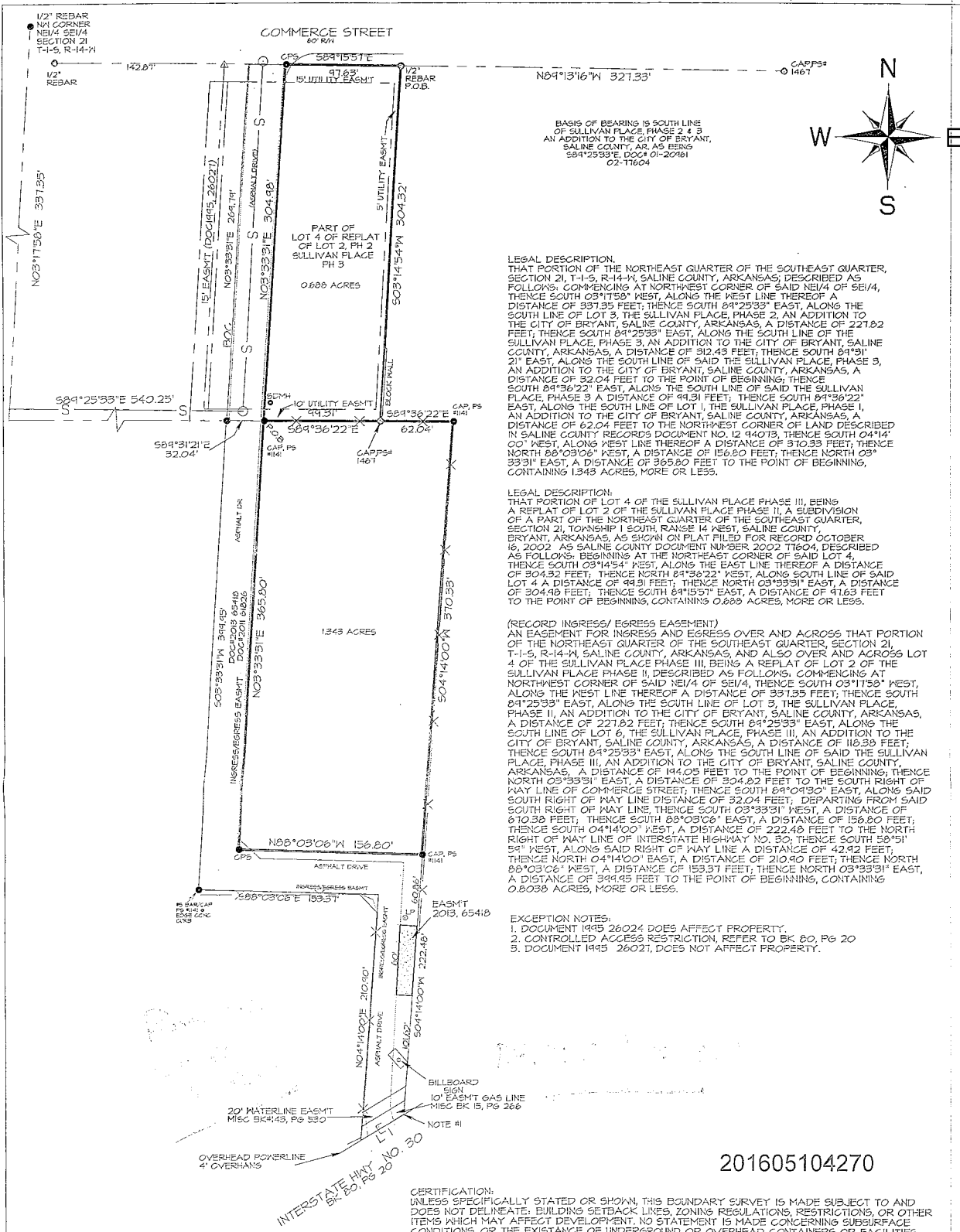
840-12104-003

2.58

I-30

I-30





LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, THENCE SOUTH 03°17'50" WEST, ALONG THE WEST LINE THEREOF A DISTANCE OF 331.35 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF LOT 3, THE SULLIVAN PLACE, PHASE 2, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 221.02 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF THE SULLIVAN PLACE, PHASE 3, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 312.43 FEET; THENCE SOUTH 84°31'21" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE 3, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 32.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°36'22" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE 3, A DISTANCE OF 48.31 FEET; THENCE SOUTH 84°36'22" EAST, ALONG THE SOUTH LINE OF LOT 1, THE SULLIVAN PLACE, PHASE I, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 62.04 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN SALINE COUNTY RECORDS DOCUMENT NO. 12,94078, THENCE SOUTH 04°14'00" WEST, ALONG WEST LINE THEREOF A DISTANCE OF 370.33 FEET; THENCE NORTH 88°03'06" WEST, A DISTANCE OF 156.80 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.343 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:
 THAT PORTION OF LOT 4 OF THE SULLIVAN PLACE PHASE II, BEING A REPLAT OF LOT 2 OF THE SULLIVAN PLACE PHASE II, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, BRYANT, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD OCTOBER 18, 2002 AS SALINE COUNTY DEED NO. 2002 17604, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 09°14'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 304.32 FEET; THENCE NORTH 84°36'22" WEST, ALONG SOUTH LINE OF SAID LOT 4 A DISTANCE OF 48.31 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 304.48 FEET; THENCE SOUTH 84°15'51" EAST, A DISTANCE OF 416.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.688 ACRES, MORE OR LESS.

(RECORD INGRESS/ EGRESS EASEMENT)
 AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, AND ALSO OVER AND ACROSS LOT 4 OF THE SULLIVAN PLACE PHASE III, BEING A REPLAT OF LOT 2 OF THE SULLIVAN PLACE PHASE II, DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF SAID NE1/4 OF SE1/4, THENCE SOUTH 03°17'50" WEST, ALONG THE WEST LINE THEREOF A DISTANCE OF 331.35 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF LOT 3, THE SULLIVAN PLACE, PHASE II, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 221.02 FEET; THENCE SOUTH 84°25'33" EAST, ALONG THE SOUTH LINE OF SAID THE SULLIVAN PLACE, PHASE III, AN ADDITION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS, A DISTANCE OF 144.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 304.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF COMMERCE STREET; THENCE SOUTH 84°04'30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 32.04 FEET; DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE, THENCE SOUTH 03°33'31" WEST, A DISTANCE OF 610.28 FEET; THENCE SOUTH 84°03'06" WEST, A DISTANCE OF 156.80 FEET; THENCE SOUTH 04°14'00" WEST, A DISTANCE OF 222.46 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 30; THENCE SOUTH 58°51'58" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 42.42 FEET; THENCE NORTH 04°14'00" EAST, A DISTANCE OF 210.40 FEET; THENCE NORTH 88°03'06" WEST, A DISTANCE OF 153.37 FEET; THENCE NORTH 03°33'31" EAST, A DISTANCE OF 344.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8038 ACRES, MORE OR LESS.

EXCEPTION NOTES:
 1. DOCUMENT 1495 26024 DOES AFFECT PROPERTY.
 2. CONTROLLED ACCESS RESTRICTION, REFER TO BK 80, PG 20
 3. DOCUMENT 1495 26021, DOES NOT AFFECT PROPERTY.

201605104270

CERTIFICATION:
 UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE: BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE.
 I HEREBY CERTIFY TO FIRST NATIONAL TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND ANY PATEL THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

DATE: 3-01-2016
 GRAPHIC SCALE 1" = 80'

	DRAWING NO. 008-16	REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-815-8888 FOR USE AND BENEFIT OF: ANDY PATEL FIRST NATIONAL TITLE COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY 1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015 500-015-1471-C-21-210-62-1141	DRAWN BY KDL CHECKED BY	LEGEND ○ SET #5 BAR/CAP ● EXISTING MON. △ CALC. POINT X FENCE
			REAL ESTATE SURVEYOR	(Empty)

HOLLAND SURVEYING

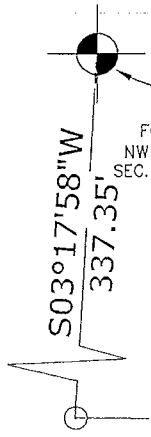
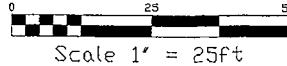
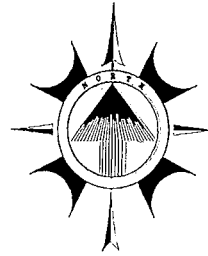
PROFESSIONAL LAND SURVEYING SERVICES

#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002

FOUND 1/2" REBAR
NW COR. NE1/4-SE1/4
SEC. 21, T-1-S, R-14-W

(CELL): 501-993-2893 (FAX): 501-320-4365
(E-MAIL): holland1625@sbcglobal.net

SCALE: 1"=25' DATE: 03-28-17 REVISED 4/17/17
FOR USE AND BENEFIT OF: CARTER ADVERTISING
PROPERTY ADDRESS: I-30, BRYANT, AR



S89°25'33"E
540.25'

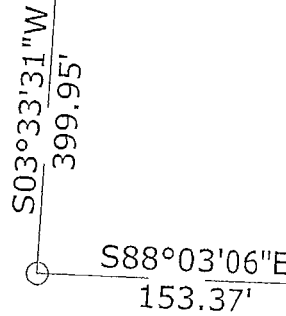
NOTES

SURVEY BEARINGS ARE BASED ON PREVIOUS SURVEY BY KERRY LANE.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE PRESENT ON IT.



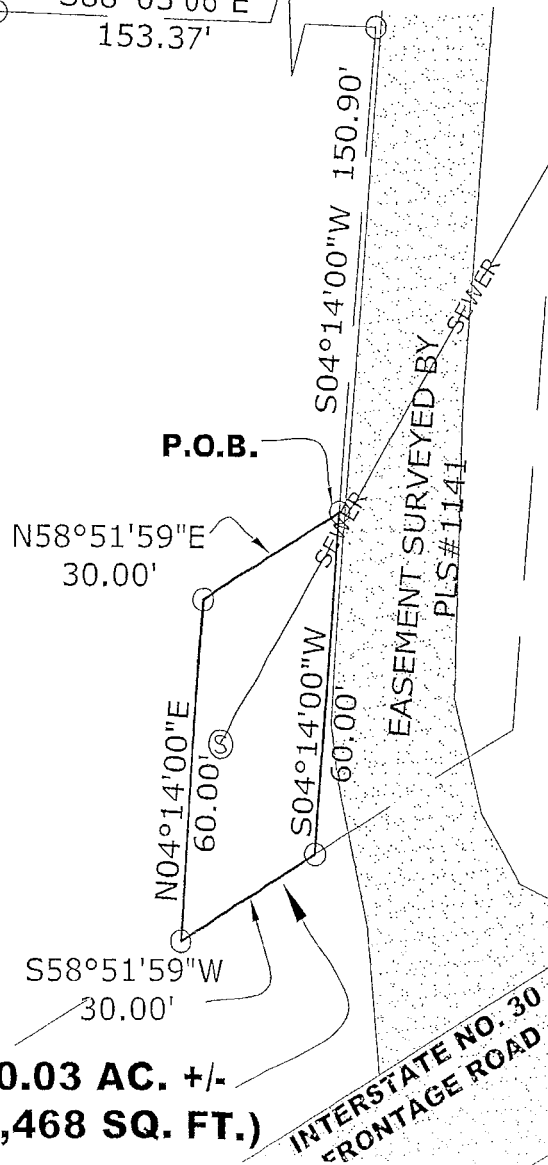
S88°03'06"E
153.37'

Mark Carter

4/21/2017 12:56 PM CDT

PROPERTY DESCRIPTION FROM SURVEY:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING THE NORTHWEST CORNER OF THE SAID NE1/4 OF THE SE1/4, THENCE SOUTH 03 DEGREES 17 MINUTES 58 SECONDS WEST A DISTANCE OF 337.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINUTES 33 SECONDS EAST A DISTANCE OF 540.25 FEET TO A POINT; THENCE SOUTH 03 DEGREES 33 MINUTES 31 SECONDS WEST A DISTANCE OF 399.95 FEET TO A POINT; THENCE SOUTH 88 DEGREES 03 MINUTES 06 SECONDS EAST A DISTANCE OF 153.37 FEET TO A POINT; THENCE SOUTH 04 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 150.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 04 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE NO. 30; THENCE SOUTH 58 DEGREES 51 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 14 MINUTES 00 SECONDS EAST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 58 DEGREES 51 MINUTES 59 SECONDS EAST A DISTANCE OF 30.00 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRE, MORE OR LESS.

**0.03 AC. +/-
(1,468 SQ. FT.)**





2016-024753
I certify this instrument
was filed on
12/30/2016 08:24:13 AM
Myka Gano Sample
Saline County Circuit Clerk

First National Title Company
216 West Sevier Street
Benton, AR 72015

Page: 1
C K01111

QUITCLAIM DEED
(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

THAT, TCTE Property, LLC, a limited liability company organized under and by virtue of the laws of the State of Arkansas, by its Managers, duly authorized, for the consideration of the sum of Ten and No/100 Dollars (\$10.00) to it cash in hand paid by way of gift to the City of Bryant, Arkansas, and other good and valuable considerations delivered the receipt of which is hereby acknowledged, does hereby grant, sell and quitclaim unto the said City of Bryant, Arkansas, (hereafter referred to as Grantee) and unto its successors and assigns forever, the following described land, situated in the County of Saline and the State of Arkansas to-wit:

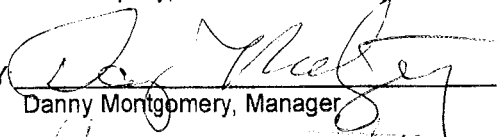
For legal description see EXHIBIT A attached hereto and made a part hereof.

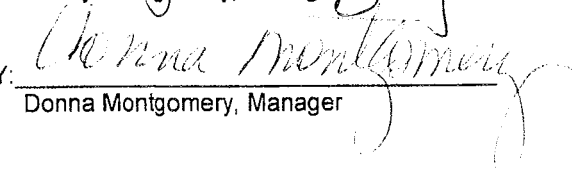
Subject to all existing assessments, building lines, rights of way, restrictions, mineral reservations and/or conveyances, and easements of record. This legal description was provided by Grantor.

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Managers this 16th day of December, 2016.

TCTE Property, LLC

BY: 
Danny Montgomery, Manager

BY: 
Donna Montgomery, Manager


ACKNOWLEDGMENT

STATE OF ^{TN} ARKANSAS)
COUNTY OF OBION)
OF)
SS.

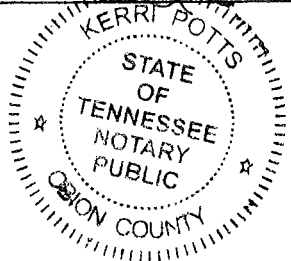
BE IT REMEMBERED that on this 16 day of December, 2016, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Danny Montgomery and Donna Montgomery, and to me personally well known (or satisfactorily proven to be) they stated that they were the Managers of TCTE Property, LLC, a limited liability company, and were duly authorized in their capacities to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

16 **IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this day of December, 2016.

My commission expires: 11/25/17



Notary Public



Prepared under supervision of
James R. Pender
Attorney At Law
Little Rock, Arkansas

EXHIBIT A

An easement for ingress and egress over and across that portion of the Northeast Quarter of the Southeast Quarter, Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, and also over and across Lot 4 of The Sullivan Place Phase III, being a Replat of Lot 2 of The Sullivan Place Phase II, described as follows: Commencing at the Northwest corner of said NE 1/4 of SE 1/4, thence South 03 deg. 17 min. 58 sec. West, along the West line thereof a distance of 337.35 feet; thence South 89 deg. 25 min. 33 sec. East, along the South line of Lot 3, The Sullivan Place, Phase II, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 227.82 feet; thence South 89 deg. 25 min. 33 sec. East, along the South line of Lot 6, The Sullivan Place, Phase III, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 118.38 feet; thence South 89 deg. 25 min. 33 sec. East along the South line of said The Sullivan Place, Phase III, an Addition to the City of Bryant, Saline County, Arkansas, a distance of 194.05 feet to the point of beginning; thence North 03 deg. 33 min. 31 sec. East a distance of 304.82 feet to the South right-of-way line of Commerce Street; thence South 89 deg. 09 min. 30 sec. East, along said South right-of-way line a distance of 32.04 feet; departing from said South right-of-way line, thence South 03 deg. 33 min. 31 sec. West a distance of 670.38 feet; thence South 88 deg. 03 min. 06 sec. East a distance of 156.80 feet; thence South 04 deg. 14 min. 00 sec. West a distance of 222.48 feet to the North right-of-way line of Interstate Highway No. 30; thence South 58 deg. 51 min. 59 sec. West, along said right-of-way line a distance of 42.92 feet; thence North 04 deg. 14 min. 00 sec. East a distance of 210.90 feet; thence North 88 deg. 03 min. 06 sec. West a distance of 153.37 feet; thence North 03 deg. 33 min. 31 sec. East a distance of 399.95 feet to the point of beginning.

ACCESS MANAGEMENT PLAN
Bryant Parkway
(Highway 5 to Union Pacific Railroad)

- I. ROUTE – This access management plan pertains to the Bryant Parkway located south of Highway 5 to Union Pacific Railroad.
- II. STATEMENT OF PURPOSE – The Bryant Parkway will provide traffic relief and enhanced access to the eastern portion of the city. Within the Bryant Master Street Plan, the Bryant Parkway is classified as a Minor Arterial. The primary purpose for this plan is to protect the capacity of the roadway to carry significant local and intra-regional traffic. The secondary purpose is to increase the safety for drivers, cyclists, and pedestrians that use this facility. It is the intent of this plan to provide access to abutting properties consistent with the primary and secondary objectives.
- III. AUTHORITY – The City has specific legal authority to regulate access to public roads. This authority is found in Arkansas Code Annotated 14-56-419.
- IV. ACCESS PLAN – Management of access to the roadway is necessary to achieve both the primary and secondary purposes of the plan. The Access Management Plan is detailed in Appendix B. The Plan is a Specific Access Management Plan in which all median breaks are specifically identified. Standards for driveways/connections are established to be applied during plat/development review prior to approval by the City.
- V. PLAN ADOPTION/TERMINATION/MODIFICATION – This plan will be deemed effective when adopted by ordinance by the Bryant City Council following adoption by the Bryant Planning Commission. This plan may be terminated or modified, in whole or in part only by ordinance by the Bryant City Council after modification or termination by the Bryant Planning Commission. Modification and amendment shall be handled in accordance with paragraph B or Section VI of this plan.
- VI. PLAN ADMINISTRATION –
 - A. Permit Application. A permit issued is required for new driveway access to Bryant Parkway. Any legal person or his/her agent owning property abutting the Roadway may request a driveway access permit. The permit may be requested via an approval request for a large scale development, preliminary plat, small scale development, or driveway permit. The applicant shall be required to submit a detailed plan for the driveway including a map showing its exact location and a design that shows the curb radii, driveway throat width and length, and that specifies the projected volume of turns into and out of the driveway (under peak conditions). Any joint access agreements with other property owners should also be submitted. A permit shall only be approved if the application meets the standards set forth in this plan. No permit shall be allowed to be granted that does not comply with the standards of this plan.

A permit which is tied to a plat or development approval that is subject to approval by the Bryant Planning Commission or any of its subcommittees, shall be reviewed and approved with the approval of the plat or development. A permit which is not tied to a plat or development approval by the Planning Commission or its subcommittees shall be reviewed and issued by the Planning Director. To be deemed effective, an approved permit shall require a certificate signed by the Planning Director which is contained in Appendix C of this document.

B. Amending the Plan. Plan amendments will be considered by the Bryant City Council at the request of the Bryant Planning Commission following adoption of an amendment by the Bryant Planning Commission. Any plan amendment shall require an affirmative vote by two-thirds of the entire Bryant City Council. Action on the plan amendments may only be taken after a minimum 60-day review period. Such review period shall be measured from the date written notice of a request for amendment is received by the City.

Pursuant to Ordinance XXXX-XX of the City of Bryant City Council approved on XXth day of _____.

Jill Dabbs, Mayor

APPENDIX A

BRYANT PARKWAY DESIGN CONCEPT

As a Minor Arterial, the proposed design for Bryant Parkway is intended to balance the need to provide for long distance travel on the roadway and reasonable access to abutting properties while at the same time maintaining the capacity of the roadway to operate in a safe and efficient manner. Consequently, access to abutting property is subordinate to the goal of traffic movement and subject to necessary management of entrances and exits.

Definitions –

Full Median Break - breaks in which vehicular movements, including left turns, are allowed from all directions of a four-point intersection.

Partial Median Break - breaks in which vehicular movements, including left turns, from one or more directions are unavailable. Partial median breaks may include intersections where turns from one direction are unavailable due to sight distance. Partial median breaks may also include three-point intersections where movements are unavailable from one direction; these breaks are eligible for conversion to a full break. Partial median breaks are selected as an alternative to full median breaks based on topography, supporting street network, and volume of turning traffic.

(See Figure 1 -route map- on following page)

Figure 1: Route Map



APPENDIX B

Specific Access Management Plan Bryant Parkway: from south of Hwy 5 to Union Pacific Railroad

Access management addresses the relationship between roads and adjacent land use. To provide the safest and highest capacity road it is necessary to manage the location of major intersection and spacing of driveways. The access management plan for the Bryant Parkway was developed using standards set forth for the regional arterial network for Central Arkansas by Metroplan. These standards were developed through research and are derived from standards developed by the Florida DOT.

General design framework – Future four-lane median-divided with full median breaks spaced at 1/4 mile intervals and future traffic signals/roundabout intersections generally spaced at 1/2 mile intervals. Future signal/roundabout intersection locations will be determined by meeting warrants, on a case by case basis, with preference given to full median breaks. A minimum connection spacing of 440 feet applies to new driveways and intersections and is based on a roadway speeds of 35 mph or lower (after future widening).

Due to the importance of this roadway as a primary north-south corridor within Bryant, this design framework indicates the long-term build out of the roadway, extending beyond current planning horizons of 30 years.

Specific Design Elements

Divided four-lane roadway with a raised median.

Minimum Connection (i.e. driveway or intersection) Spacing of 440 feet (distance from inner edge of driveway/street to inner edge of driveway/street).

Minimum Traffic Signal/Roundabout Intersection Spacing of 1/4 mile, 1/2 mile preferred spacing.

Ten (10) Median Breaks (identified by MB# on Figure #1)

- Ten (10) full or partial median breaks at the following locations:

MB#1 – Intersection of HWY 5 and Bryant Parkway,

MB#2 – Future intersection,

MB#3 – Future intersection at roundabout,

MB#4 – Future intersection,

MB#5 – Northern Intersection of Bryant Parkway and Interstate-30 Access,

MB#6 – Southern Intersection of Bryant Parkway and Interstate-30 Access,

MB#7 – Future intersection,

MB#8 – Future intersection,

MB#9 – Intersection of Bryant Parkway and Johnswood Rd,

MB#10 – Intersection of Bryant Parkway and Shobe Rd,

Concept Specifics for Each Median Break

MB #1 – at intersection of HWY 5 and Bryant Parkway – Full median break –

Rationale – Proposed break will serve the intersection of major roadways.

MB #2 – at future intersection 510 feet South of MB#1 – Full median break –
Rationale - Proposed break will serve future development.

MB#3 – at future intersection 620 feet south of MB#2 – Full Median Break –
Rationale - Proposed break will serve the intersection of roadways at an existing roundabout to serve future development.

MB #4 – at future intersection 440 feet South of MB#3– Full median break – *Rationale* - Proposed break will serve future development.

MB #5 – at northern Intersection of Bryant Parkway and Interstate-30 Access – Full median break –
Rationale - Proposed break will serve the intersection of major roadways.

MB #6 – at southern Intersection of Bryant Parkway and Interstate-30 Access – Full median break –
Rationale - Proposed break will serve the intersection of major roadways.

MB #7 – at future intersection 1,460 feet South of MB#6– Partial median break –
Rationale – Proposed break will serve future development and future street network.

MB #8 – at future intersection 1,030 feet South of MB#7– Full median break –
Rationale – Proposed break will serve future development and future street network.

MB #9 – at intersection of Bryant Parkway and Johnswood Rd – Full median break –
Rationale – Proposed break serves the existing street network.

MB #10 – at intersection of Bryant Parkway and S Shobe Rd – Full median break –
Rationale – Proposed break serves the existing street network.

Bryant Parkway Segment	Length of Segment
MB#1 → MB#2	510 Feet
MB#2 → MB#3	620 Feet
MB#3 → MB#4	440 Feet
MB#4 → MB#5	490 Feet
MB#5 → MB#6	1,630 Feet
MB#6 → MB#7	1,460 Feet
MB#7 → MB#8	1,330 Feet
MB#8 → MB#9	1,030 Feet
MB#9 → MB#10	1,290 Feet

APPENDIX C

BRYANT PARKWAY ACCESS MANAGEMENT	
THE CITY OF BRYANT	
Approves this project ____	Disapproves this project ____
Signature _____	Date _____
Title _____	
Comments _____	

Planning Commission
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

May 23, 2017

Dear Sirs:

I am requesting a Temporary Business license for a fireworks TENT on the Vacant Lot at 3424 Hwy 5, Bryant, AR. Please find my completed forms of application along with my \$25.00 fee

Thank you

Robert Smith

Robert Smith
1743 Yorkshire Dr
Benton AR 72019

Temporary Business Application
City of Bryant

Date 5-22-17

Name of Business Bob's Wholesale Fireworks

Federal Tax Employer Identification Number 510-48-2113

Arkansas State Sales Tax Number 70567383-001

Type of Business Fireworks Sales

Location of proposed Temporary Business 3424 Hwy 5 North, Bryant AR 72015

Owner Mailing Address 1743 Yorkshire Dr. Benton AR 72019

Contact Person Bob Smith

Daytime Phone No. 316-644-4124

Evening Phone No. Same

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 6-20-17 Ending Date Requested 7-5-17

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 Bob Smith

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: 5-22-17

Business Name: Bobs Wholesale Fireworks
Location of Business: 3424 Hwy 5 North Bryant AR 72015
Mailing Address: 1743 Yorkshire Dr
City: Benton State: AR Zip Code: 72019
Business Telephone: 316-644-4124 Cellphone: _____

Type of License applied for: Temporary Business Period license is desired: _____

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

Applicants Name: Bob Smith
Applicants Home Address: 1743 Yorkshire Dr
City: Benton State: AR Zip Code: 72019
Applicants Home Telephone: 316-644-4124 Cellphone: _____

Name(s) of each employee/peddler/vendor/salesman: Bob Smith

Nancy Smith, Brent Smith

Address of business or premises to be used in Bryant: 3424 Hwy 5 N Bryant

Last two cities worked in: 1. Anthony Kansas 2. Wichita Kansas

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.

Bob Smith
Signature of Applicant

Bond Received and Approved
Signature of Designated City Official

North ↑

HWY 5

Drive way

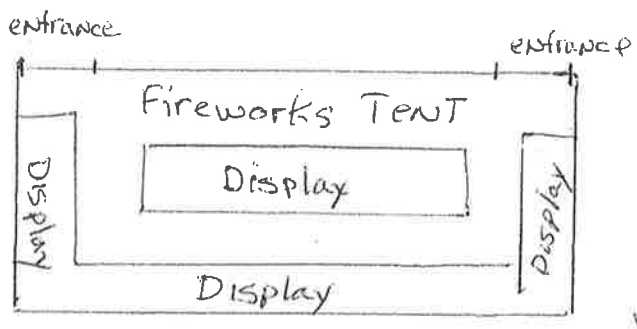
Parking

Parking

west ←

East →

Parking



Property Boundaries

Property Boundaries

Existing metal Bldg

3424 Hwy 5 North
Bryant AR

3422 Hwy

South ↓

City of Bryant
210 SW 3rd St
Bryant, Arkansas

5-5-17

Dear Sirs:

I Ken Isbell, owner of the vacant lot located at 3424 Hwy 5N, have looked at the site map in which Bob Smith wishes to place a fireworks Tent This 4th of July. I am in agreement with the location.

Thank you

Ken Isbell
owner of property

Ken Isbell
501-690-1656



Effective Date: April 3rd, 2017

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 63144197

That we, Bob Smith

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

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

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

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been licensed Firework Stand City of Bryant

by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all amendments thereto, pertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect until April 3rd, 2018, unless renewed by Continuation Certificate.

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

Dated this 4th day of April, 2017.

Principal

Principal

WESTERN SURETY COMPANY

By

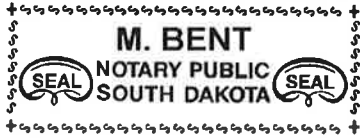
Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 4th day of April, 2017, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

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



M. Bent

Notary Public — South Dakota

My Commission Expires March 2, 2020

ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____,

known to me to be the individual _____ described in and who executed the foregoing instrument and acknowledged to me that _____ he _____ executed the same.

My commission expires _____

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, _____, before me personally appeared _____,

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

My commission expires _____

Notary Public



License or Permit No. _____

LICENSE AND PERMIT
BOND
As

of _____

State of _____

Name of Applicant _____

Address _____

Filed _____

Approved this _____

day of _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

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

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

One Firework Stand City of Bryant

bond with bond number 63144197

for Bob Smith

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

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

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

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 4th day of April, 2017.

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

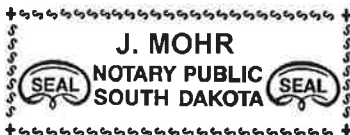
Paul T. Bruflat

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 4th day of April, 2017, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Nelson who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

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





ARKANSAS STATE POLICE No. 000509
 REGULATORY and BUILDING OPERATIONS DIVISION
FIRE MARSHAL'S OFFICE

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2018

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name of Person Applying Robert Smith Telephone # (516) 644-4124
 Address of Person Applying 1743 Yorkshire Dr. Benton, AR 72019
Street City Zip
 Name of Organization Bob's Wholesale Fireworks
 Address of the Stand Location 3424 Hwy 5 Bryant 72022
Street City Zip

This License is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not transferable and must be DISPLAYED AT ALL TIMES.

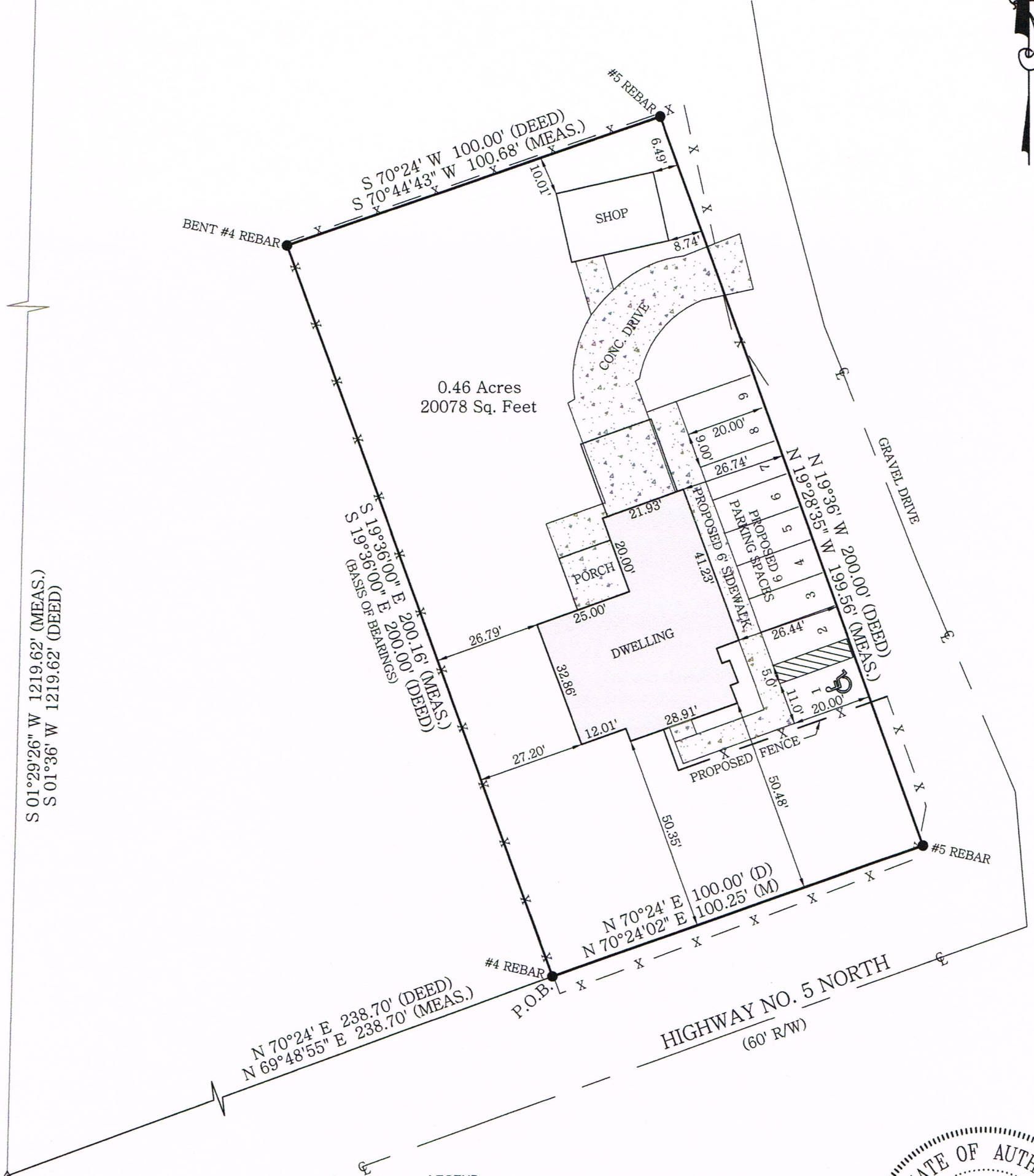
Vender Crazy Debbie's Fireworks, LLC Date Issued 5/15/2017
 License # FW.0000843
 Telephone # (417) 782-2977
Major Lindsey Williams
 Major Lindsey Williams
 State Fire Marshal
 Telephone (501) 618-8624

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.

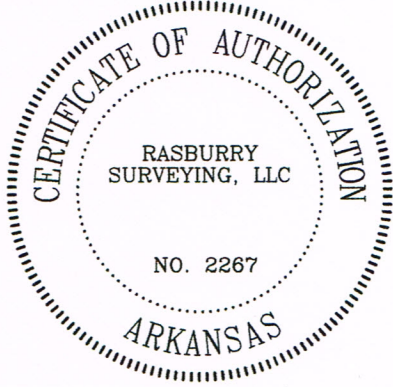
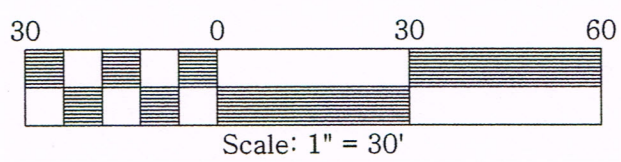
ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SAID SE 1/4 OF SW 1/4 AND RUN THENCE SOUTH 01°36' WEST, ALONG THE WEST LINE THEREOF FOR 1,219.62 FEET TO THE NORTH LINE OF STATE HIGHWAY NO. 5; RUN THENCE NORTH 70°24' EAST, ALONG THE NORTH LINE OF SAID HIGHWAY FOR 238.7 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE NORTH 70°24' EAST ALONG THE NORTH LINE OF HIGHWAY FOR 100 FEET; THENCE NORTH 19°36' WEST FOR 200 FEET; THENCE SOUTH 70°24' WEST FOR 100 FEET; RUN THENCE SOUTH 19°36' EAST FOR 200 FEET TO THE POINT OF BEGINNING.

1" PIPE
 NW CORNER
 SE 1/4 SW 1/4
 SECTION 15
 T-1-S, R-14-W

THE BEARING SYSTEM IS BASED ON
 DOCUMENT NUMBER 1996-28272
 RECORDS OF SALINE COUNTY, ARKANSAS



- LEGEND**
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - * - FENCE



308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 860-6893
 E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
**WILLIAM BAXTER
 AND
 FIRST NATIONAL TITLE COMPANY**
 PROPERTY ADDRESS:
 6309 HIGHWAY 5 NORTH
 BRYANT, AR. 72022



FILE: C:\DRAWINGS\1S-14WS 15WILLIAM BAXTER	DATE: 05-01-17	DRAWN BY: DCR
STATE CODE: 500-01S-14W-0-15-320-62-1506	JOB#: 121-17	CHECKED BY: JAR

City of Bryant, Arkansas
BOARD OF ZONING ADJUSTMENT
APPLICATION FOR VARIANCE

APPLICANT

NAME: Margery Deann Thomas

SPOUSE NAME: _____

PROJECT LOCATION

PROPERTY ADDRESS: 433 Windrush Point, Alexander, AR 72002

LEGAL DESCRIPTION: Lot 22, Highland Village, a Subdivision in Saline County, Arkansas.

DESCRIPTION OF VARIANCE BEING SOUGHT (attach any necessary drawings):
Reduction of the front setback to 18' and side setback to 5'.

PROPOSED USE: _____

Existing Zoning Classification: R1S

Requested Change: _____

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: Jonathan Hope

This 23rd day of May, 2017

Margery Deann Thomas
Applicant's Signature

Applicant's Spouse Signature

Applicant's address

Applicant's Phone

HOPE

CONSULTING

ENGINEERS - SURVEYORS

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

May 25, 2017

City of Bryant Board of Zoning Adjustments

210 SW 3rd Street

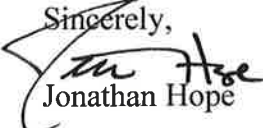
Bryant, AR 72022

Dear Board Members,

We would like to request a variance for 433 Windrush Point, Alexander, Arkansas (Lot 22 Highland Village Subdivision) on behalf of the owner Margery Thomas. The home was built slightly over the front and west side property line. We would like to request that the front setback be reduced to 19' and the side to 5'.

Thank you for your consideration in this matter.

Sincerely,



Jonathan Hope

HOPE

CONSULTING

ENGINEERS - SURVEYORS

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

5/12/2017

RE: Variance Request

The property located at 433 Windrush Point, Alexander AR 72002 is being considered for variance to reduce the front and side building set-backs. The property is zoned R1.S. The property is more particularly described as follows:

Lot 22 Highland Village, A Subdivision in Saline County, Arkansas.

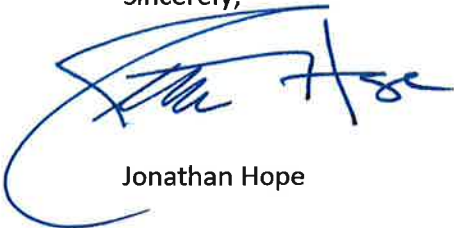
A petition has been filed with the Board of Adjustment for this variance. As a part of this process, a public hearing will be held June 12th, 2017 at 6:00 p.m. in the Bryant City Office Complex at 210 SW 3rd Street, Bryant Arkansas 72022. Public comments will be accepted at that time regarding this variance.

Since you own property within 300 feet of the tract in consideration, you have been mailed this letter via certified mail as required by City Ordinance. I am also enclosing a vicinity map for your use.

Should you have any questions regarding this matter you may contact Truett Smith, Planning and Community Development Director, at the City of Bryant at 501-943-0999, or myself at 501-860-0467.

Thank you for your consideration in this matter.

Sincerely,



Jonathan Hope

REALTY TITLE

4000 Hwy. 5 North, Suite 4
Bryant, AR 72022
Phone: 501-653-2272
Fax: 501-653-2271

May 22, 2017

Below is a list of property owners within 300' of Lot 22, Highland Village:

Lot 1 Highland Village	408 Windrush Point	Melissa Peterman
Lot 2 Highland Village	416 Windrush Point	Robert Digby & Katelyn Ratliff
Lot 3 - Sold, but not closed	Windrush Point	Southern General Contractors, LLC
Lot 4 - Sold, but not closed	Windrush Point	Southern General Contractors, LLC
Lot 5 Highland	440 Windrush Point	Brandy Leung
Lot 6 - no house	Windrush Point	Southern General Contractors, LLC
Lot 7 Highland Village	456 Windrush Point	William & Jamie Miller
Lot 8 Highland Village	464 Windrush Point	Rachel Rickford & Pamela Hatcher
Lot 9 Highland Village	472 Windrush Point	Matthew Kings
Lot 10 Highland Village	480 Windrush Point	Justin & Brittany Drost
Lot 11 Highland Village	488 Windrush Point	Aaron Cunningham
Lot 12 - Sold, but not closed	Windrush Point	Southern General Contractors, LLC
Lot 21 Highland Village	441 Windrush Point	William Ray & Candice Richardson
Lot 22 Highland Village	433 Windrush Point	Margery DeAnn Thomas
Lot 23 Highland Village	425 Windrush Point	Matt & Kelli Brown
Lot 24 - no house	Windrush Point	Southern General Contractors, LLC
Lot 25 - Sold, but not closed	Windrush Point	Southern General Contractors, LLC

Sincerely,

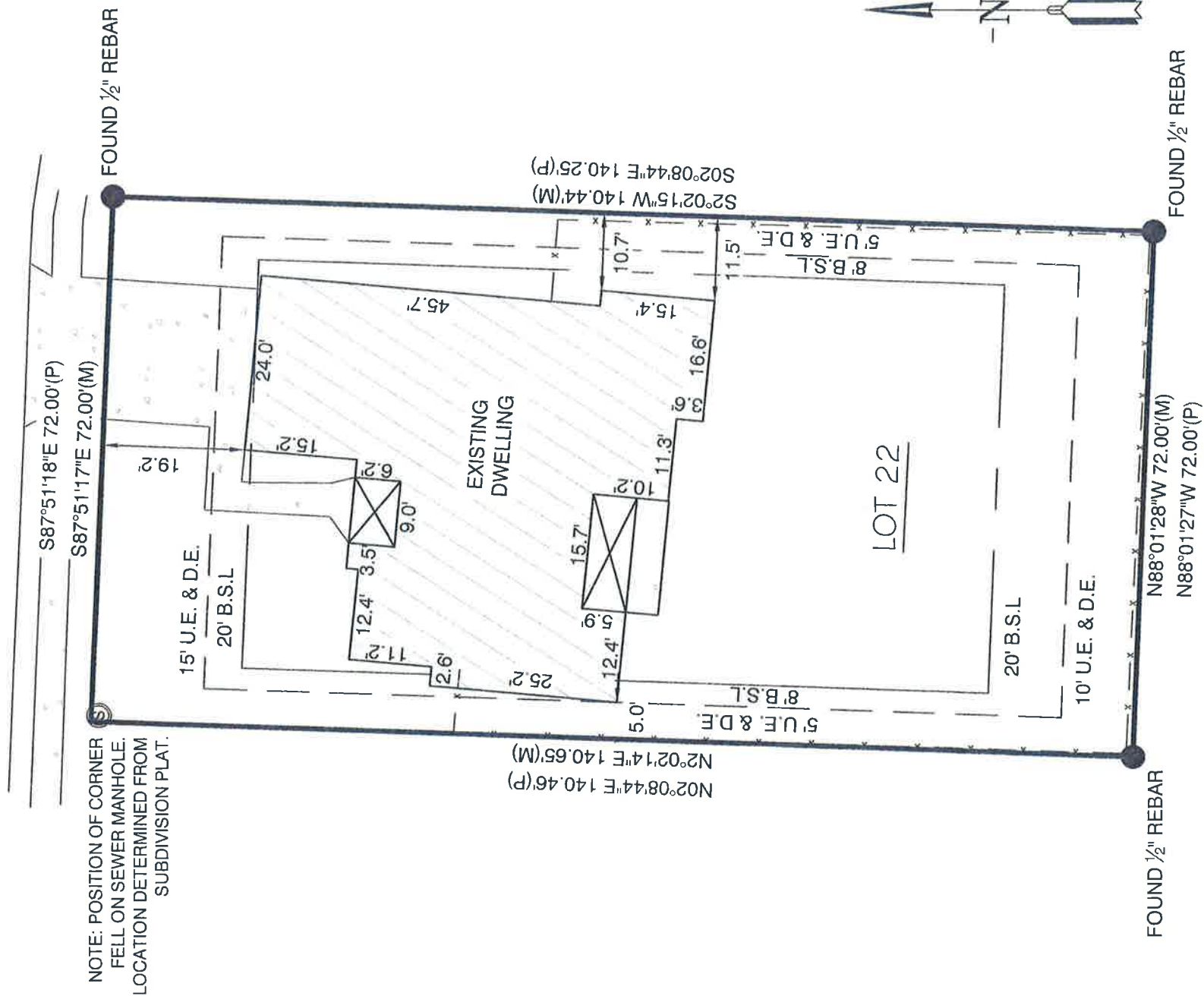
Dana Fry

Dana Fry
Realty Title

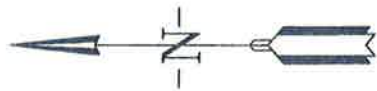


Know what's below.
Call before you dig.

WINDRUSH POINT
(50' R/W)



NOTE: POSITION OF CORNER
FELL ON SEWER MANHOLE.
LOCATION DETERMINED FROM
SUBDIVISION PLAT.



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

LEGAL DESCRIPTION:
LOT 22, HIGHLAND VILLAGE, A SUBDIVISION IN SALINE COUNTY, ARKANSAS.



By affixing my seal and signature, I Kyle Pennington, PLS No, 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # 05119C0440G, dated: 07/06/2015

For the Exclusive Use and Benefit of:
MARGERY DEANN THOMAS
REALTY TITLE & FIDELITY NATIONAL TITLE
Address 433 WINDRUSH POINT
ALEXANDER, ARKANSAS 72002 Date 02/21/2017

LEGEND	
△	- Computed point
●	- Found monument
○	- Set #4 RB/Plas. Cap
(M)	- Measured
(P)	- Platted
(R)	- Record
Drawn By	JPAYNE
Checked By	DKP

500	01S	14W	0	03	320	62	1807
-----	-----	-----	---	----	-----	----	------

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Monday April 17, 2017

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

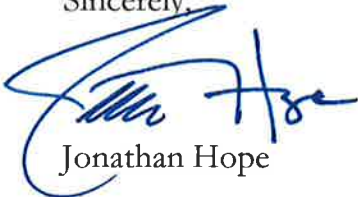
RE: Rezoning R-E to C-2 1101 N. Reynolds Road

Dear Mr. Smith,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission to begin the review and approval process for the rezoning of this property located at 1101 N. Reynolds Rd.

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

Sincerely,



Jonathan Hope

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

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Rebecca Langford + Debra Morrow

Spouse Name: _____

Property Address: 1101 N. Reynolds Rd Bryant AR 72022

Legal Description: North 1/2 SW 1/4 Sec. 27 T-1-S R-14-W

Please see attached for complete legal description -

Existing Zoning Classification: R-E (Residential no sewer)

Requested Change: C-2 (Hwy Commercial)

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:

This 17 day of April, 2017

Rebecca Langford + Debra Morrow
Applicant

Spouse of Applicant _____

945 N. Grand Ave.

Address Indianapolis, IN 46219

317-590-7249 or 501-258-8505 (Debra Morrow)

Phone

Date: 4/17/2017

Name: Rebecca Langford
Address
945 N. Grand Ave.
Indianapolis, IN 46219

RE: Re-zoning Petition 1101 N Reynolds Rd Bryant AR is being
considered for re-zoning from R-E to C-2.

The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF THE PROPERTY

SEE ATTACHMENT

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As a part of this process a public hearing will be held May, 8th 2017 at 6:00p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0309 and ask for Truett Smith or by calling me (Jonathan Hope) at 501-315-2626.

Thank you for your consideration in this matter.

Sincerely,



Jonathan Hope
Hope Consulting, Inc.

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NOTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27. THENCE SOUTH $01^{\circ}06'31''$ WEST ALONG THE EAST LINE THEREOF 425.00 FEET: THENCE NORTH $89^{\circ}38'23''$ WEST LEAVING SAID EAST LINE 356.37 FEET TO A POINT IN THE CENTER OF REYNOLDS ROAD; THENCE SOUTH $16^{\circ}17'48''$ EAST ALONG THE CENTERLINE OF REYNOLDS ROAD 197.55 FEET TO THE POINT OF BEINNING: THENCE SOUTH $16^{\circ}17'48''$ EAST CONTINUING ALONG SAID CENTER OF REYNOLDS ROAD 361.81 FEET: THENCE SOUTH $89^{\circ}57'30''$ WEST LEAVING SAID ENTERLINE OF REYNOLDS ROAD 1286.09 FEET: THENCE NORTH $00^{\circ}58'21''$ EASST 350.36 FEET: THENCE NORTH $89^{\circ}57'43''$ EAST 1177.77 FEET TO THE POINT OF BEGINNING. CONTAINING 9.91 ACRES, MORE OR LESS.

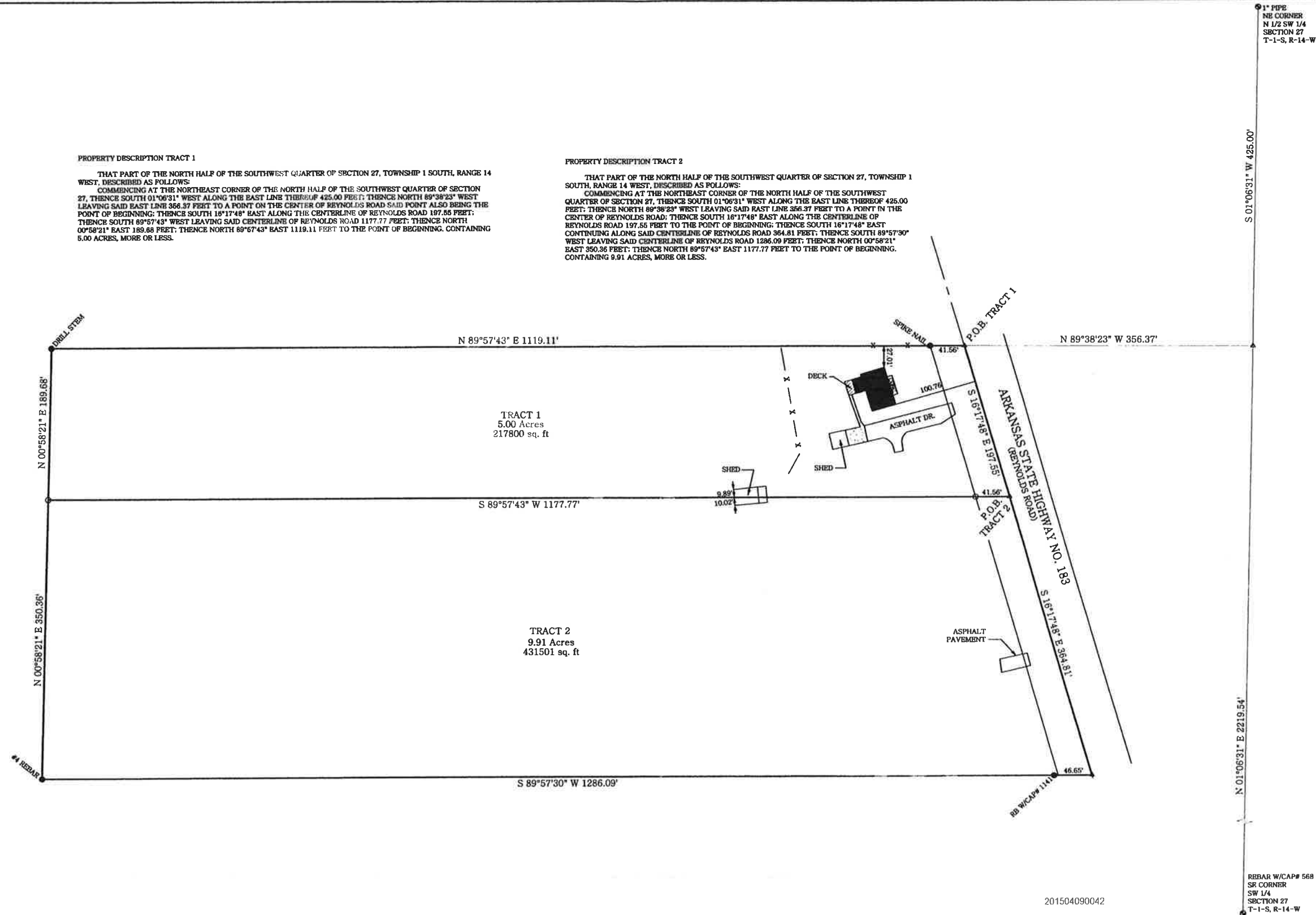


PROPERTY DESCRIPTION TRACT 1

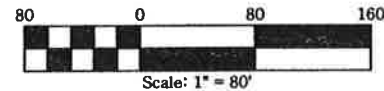
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE SOUTH 01°06'31" WEST ALONG THE EAST LINE THEREOF 425.00 FEET; THENCE NORTH 89°38'23" WEST LEAVING SAID EAST LINE 366.37 FEET TO A POINT ON THE CENTER OF REYNOLDS ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 18°17'48" EAST ALONG THE CENTERLINE OF REYNOLDS ROAD 197.85 FEET; THENCE SOUTH 89°57'43" WEST LEAVING SAID CENTERLINE OF REYNOLDS ROAD 1177.77 FEET; THENCE NORTH 00°58'21" EAST 189.68 FEET; THENCE NORTH 89°57'43" EAST 1119.11 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION TRACT 2

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE SOUTH 01°06'31" WEST ALONG THE EAST LINE THEREOF 425.00 FEET; THENCE NORTH 89°38'23" WEST LEAVING SAID EAST LINE 366.37 FEET TO A POINT IN THE CENTER OF REYNOLDS ROAD; THENCE SOUTH 18°17'48" EAST ALONG THE CENTERLINE OF REYNOLDS ROAD 197.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16°17'48" EAST CONTINUING ALONG SAID CENTERLINE OF REYNOLDS ROAD 364.81 FEET; THENCE SOUTH 89°57'30" WEST LEAVING SAID CENTERLINE OF REYNOLDS ROAD 1286.09 FEET; THENCE NORTH 00°58'21" EAST 350.36 FEET; THENCE NORTH 89°57'43" EAST 1177.77 FEET TO THE POINT OF BEGINNING. CONTAINING 9.91 ACRES, MORE OR LESS.



- LEGEND**
- - FOUND MONUMENT
 - - SET #6 REBAR/CAP #1508
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - - - FENCE



308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 860-0693
 E-Mail: aaron@rasburysurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for encumbrances, covenants, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
 KATHY LEWALLEN AND
 DEBRA K. TRACY MORROW
 AND REBECCA LANGSFORD
 PROPERTY ADDRESS:
 1105 NORTH REYNOLDS ROAD
 BRYANT, AR. 72022



FILE: C:\DRAWINGS\118-14WS27\MORROW
 STATE CODE: 500-01S-14W-0-27-300-02-1008

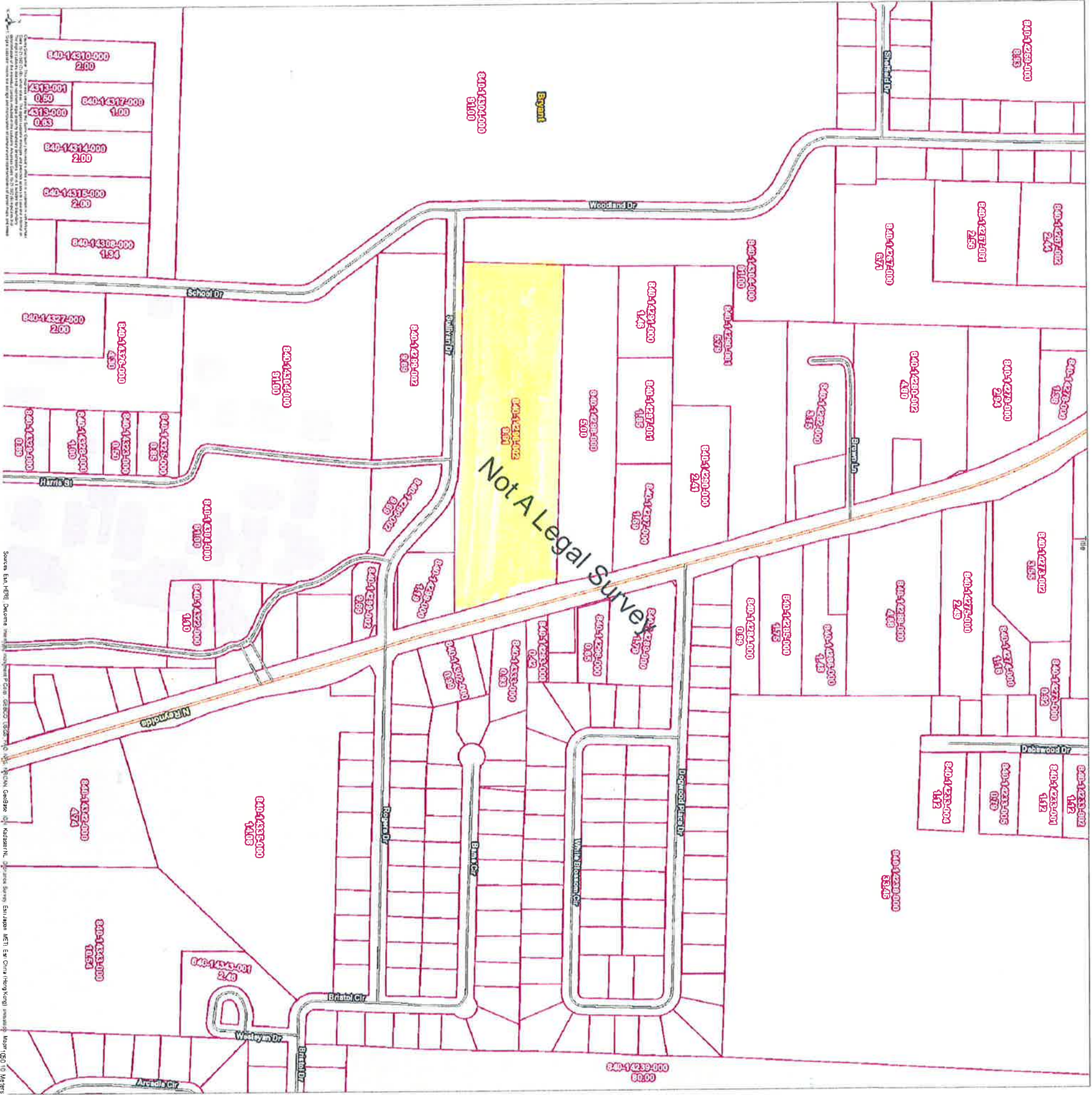
DATE: 02-19-15
 DRAWN BY: DCR
 JOB#: 005-15
 CHECKED BY: JAR

201504090042

REBAR W/CAP# 568
 SE CORNER
 SW 1/4
 SECTION 27
 T-1-S, R-14-W

1" PIPE
 NE CORNER
 N 1/2 SW 1/4
 SECTION 27
 T-1-S, R-14-W

THE BEARING SYSTEM IS MAGNETIC
 NORTH BASED ON A COMPASS BEARING



Survey No. 14291-000
Scale: 1:1000
Date: 14/08/2014
Surveyor: [Name]
This map is a true and correct copy of the original survey as shown to the Registrar of Deeds for registration.

Source: E.A. H.E. Deane
Scale: 1:1000
Date: 14/08/2014
Surveyor: [Name]
This map is a true and correct copy of the original survey as shown to the Registrar of Deeds for registration.

Not A Legal Survey

840-14239-000
80.00

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Ives Investment Group, LLC (Randy Ives)

Spouse Name: _____

Property Address: 3927 Springhill Rd, Bryant, AR 72019

Legal Description: See attached.

Existing Zoning Classification: R-2

Requested Change: PUD


Plat of Property is Attached Yes

Vicinity Map of property is attached Yes

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

Eric E. Krebs, The Sentinel Group, LLC

This 29th day of May, 2017



Applicant

Spouse of Applicant

4844 Lake Norrell Road

Address

Alexander, AR 72002

501-658-2281

Phone

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SE1/4 OF SE1/4 THAT IS 1155 FEET NORTH OF THE SOUTHEAST CORNER THEREOF (MEASURED NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST 1155.11 FEET); RUN THENCE NORTH FOR 165 FEET (MEASURED NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST 165.00 FEET); THENCE WEST PARALLEL WITH THE SOUTH LINE THEREOF TO THE INTERSECTION WITH THE WEST LINE OF THE SAID SE1/4 OF SE1/4 (MEASURED NORTH 88 DEGREES 02 MINUTES 02 SECONDS WEST 1346.64 FEET); RUN THENCE SOUTH, ALONG THE WEST LINE THEREOF FOR 165 FEET (MEASURED SOUTH 01 DEGREES 40 MINUTES 33 SECONDS WEST 165.67 FEET); RUN THENCE EAST TO THE POINT OF BEGINNING (MEASURED SOUTH 88 DEGREES 03 MINUTES 45 SECONDS EAST 1344.94 FEET), CONTAINING 5.11 ACRES, MORE OR LESS.

City of Bryant Subdivision Checklist

Subdivision/Project Name Olde Savannah PUD

Contact Person Eric Krebs Phone 501-317-2547

Mailing Address 2712 Cypress Point Dr. Benton, AR 72019

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-2 (Projected: PUD)
- ▲ 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. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. Two (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of Stormwater Detention approval
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- ▲ 70. Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS

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

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

Olde Savannah PUD
Name of Subdivision

Donnie Holland
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 _____

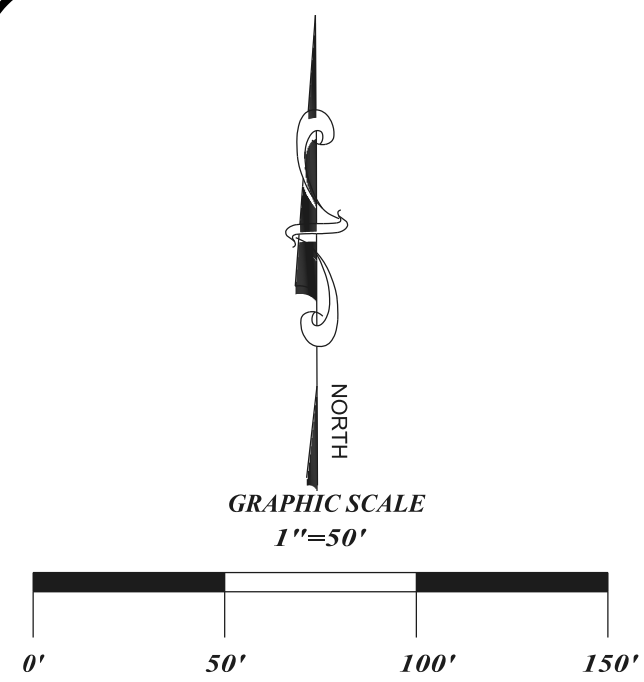
Proof of Recording - County _____

County Clerk _____

Date _____







CERTIFICATE OF FINAL SURVEYING ACCURACY

I, DONNIE HOLLAND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES HAVE BEEN ADJUSTED TO "AS BUILT CONDITIONS" AND ARE ACCURATELY DESCRIBED ON THE PLAT AND IDENTIFIED ON THE GROUND IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES AS REQUIRED IN ACCORD WITH THE SALINE COUNTY SUBDIVISION REGULATION ORDINANCE.

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

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD _____ 2017. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

(SIGNED) _____
 BRYANT PLANNING COMMISSION
 DATE OF EXECUTION _____

CERTIFICATE OF OWNER

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

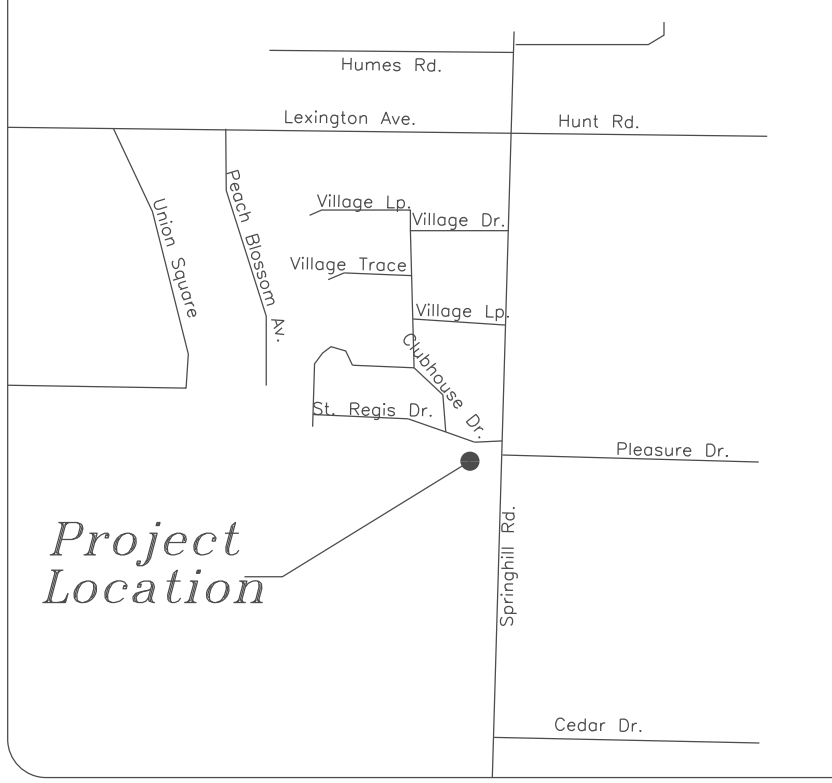
DATE OF EXECUTION _____

OWNER/DEVELOPER:
 IVES INVESTMENTS GROUP, LLC
 4844 LAKE NORRELL ROAD
 ALEXANDER, AR 72002
 SOURCE OF TITLE: BK 2016 PG 019586

CERTIFICATE OF RECORDING

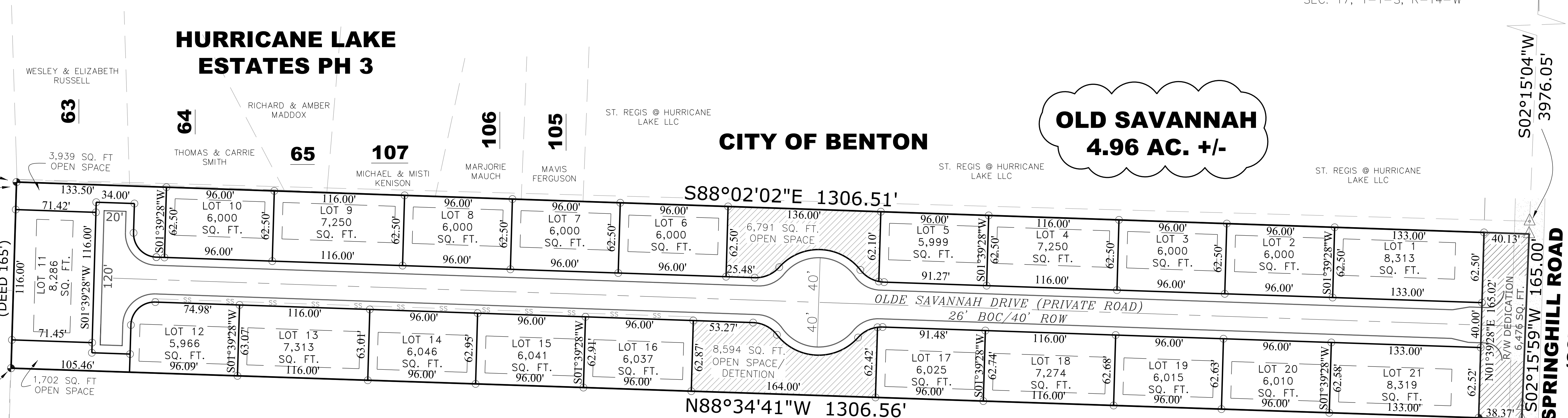
THIS DOCUMENT, NUMBER _____, IS FILED FOR RECORD ON THIS _____ DAY OF _____ 2017 AT _____ AM/PM. IN PLAT OR DEED BOOK _____ PAGE _____.

SIGNED _____
 TITLE _____



VICINITY MAP - N.T.S.

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



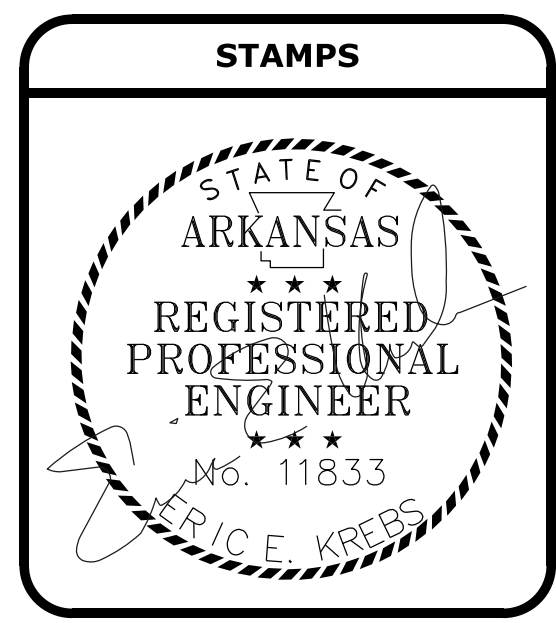
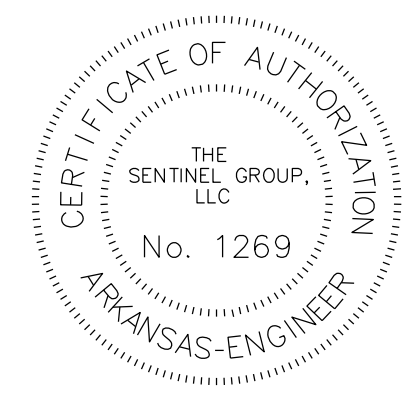
OLD SAVANNAH
 4.96 AC. +/-

HURRICANE GARDENS
 MAPLES DEVELOPMENT COMPANY, LLC

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

P.O.B. R/W DEDICATION

CITY OF BENTON



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

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

CURRENT ZONING: R-2
 NUMBER OF LOTS: 21

LAYOUT NOTES:
 SETBACKS:
 FRONT: 20 FT
 SIDE: 8 FT (25 FT AT ROAD ROW) 18" WHITE OAK BRS N58°W 54ft
 REAR: 10 FT
 MAX. 21 LOTS
 USE: DUPLEXES
 LOT WIDTH: VARIES FROM 96' TO 116'
 LOT DEPTH: 62.5 FT
 PRIVATE ROAD: 40' ROW/26' BOC
 OPEN SPACE: 10%

FLOOD STATEMENT:
 GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C 0380D, DATED JUNE 19, 2012, INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

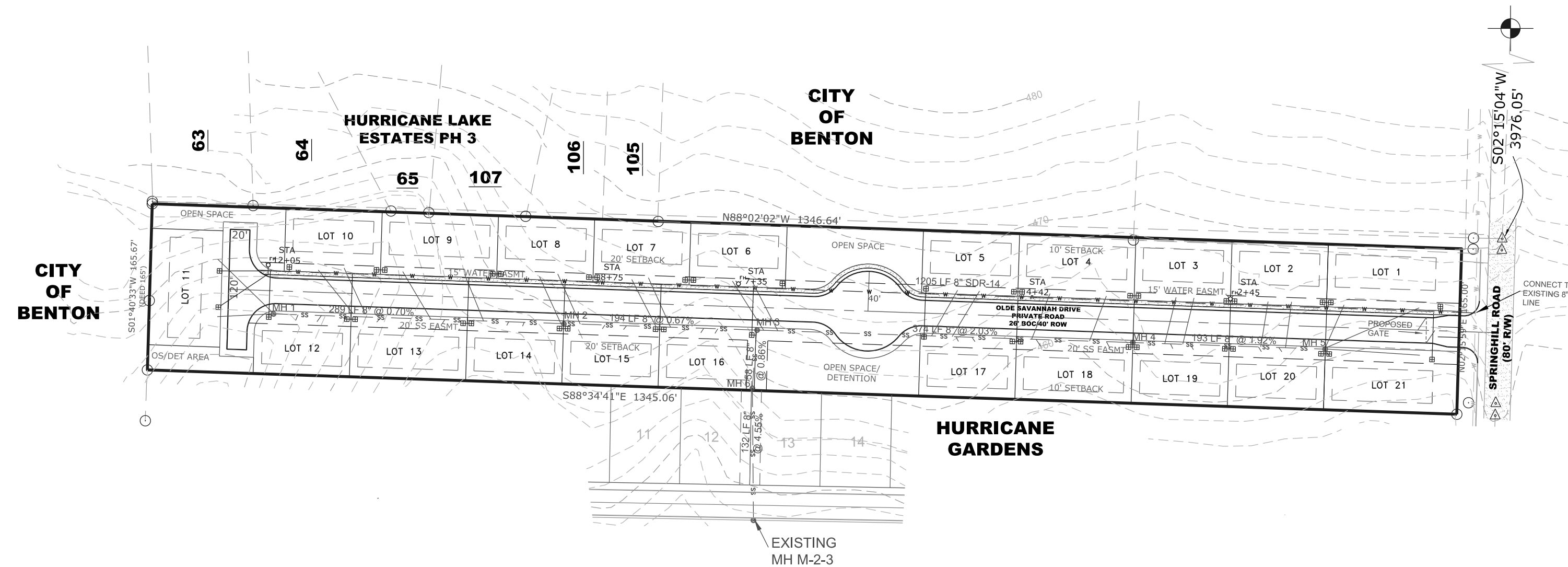
MAGNETIC READING UNDER ASPHALT USED AS SE COR. SE1/4-SE1/4, SEC. 17, T-1-S, R-14-W BASED ON PREVIOUS SURVEYS IN AREA
 PP BRS S89°20'E 48ft

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

OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

PRELIMINARY PLAN
OLDE SAVANNAH
SPRINGHILL RD.,
BRYANT, ARKANSAS

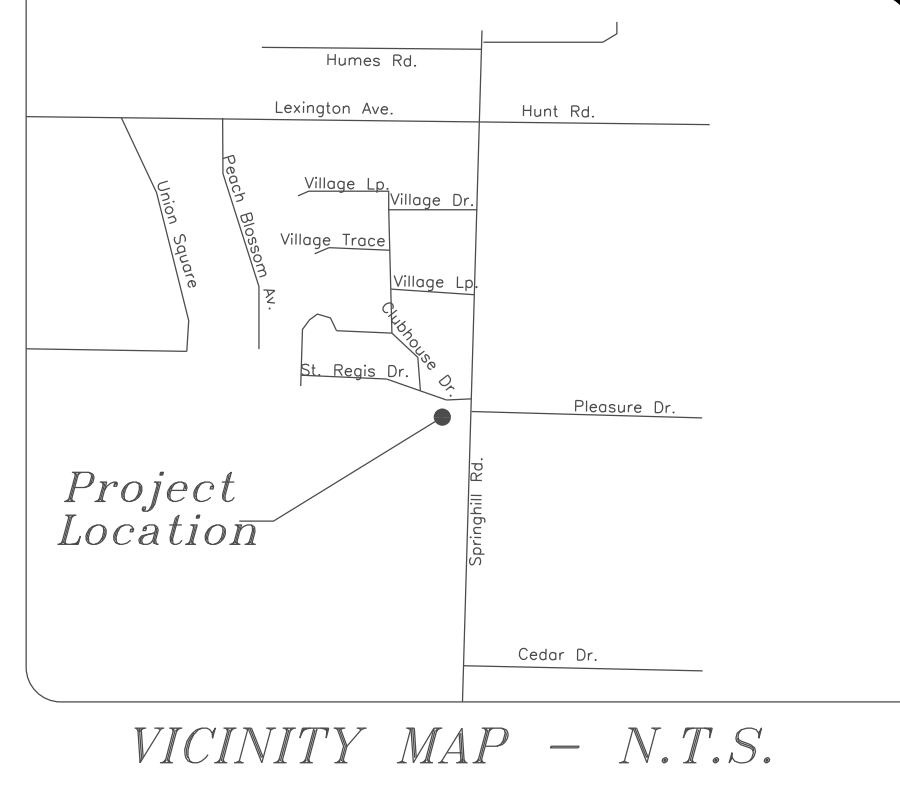
DATE: 05/01/2017	C.A.D. BY: EEK	DRAWING NUMBER:
REVISIONS:	CHECKED BY: E. Krebs	C1
	SCALE: 1" = 50'	SHEET NUMBER:



LEGEND

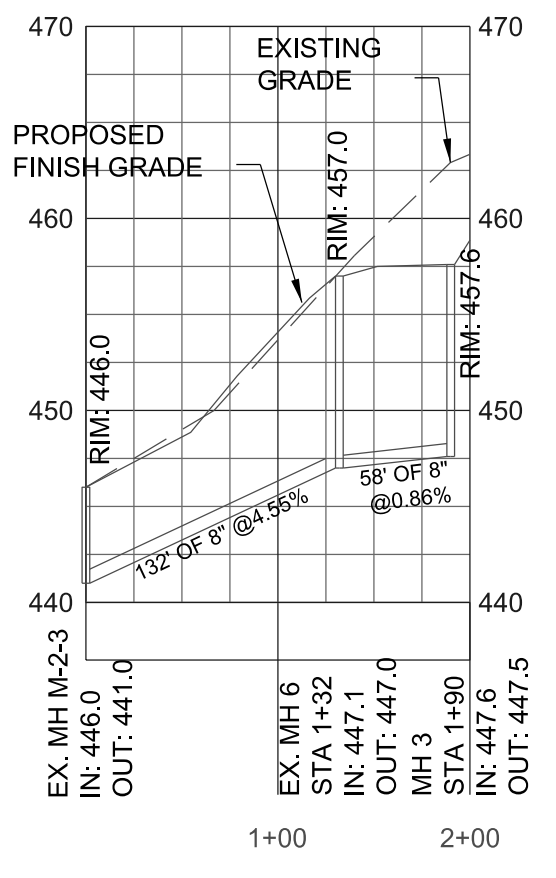
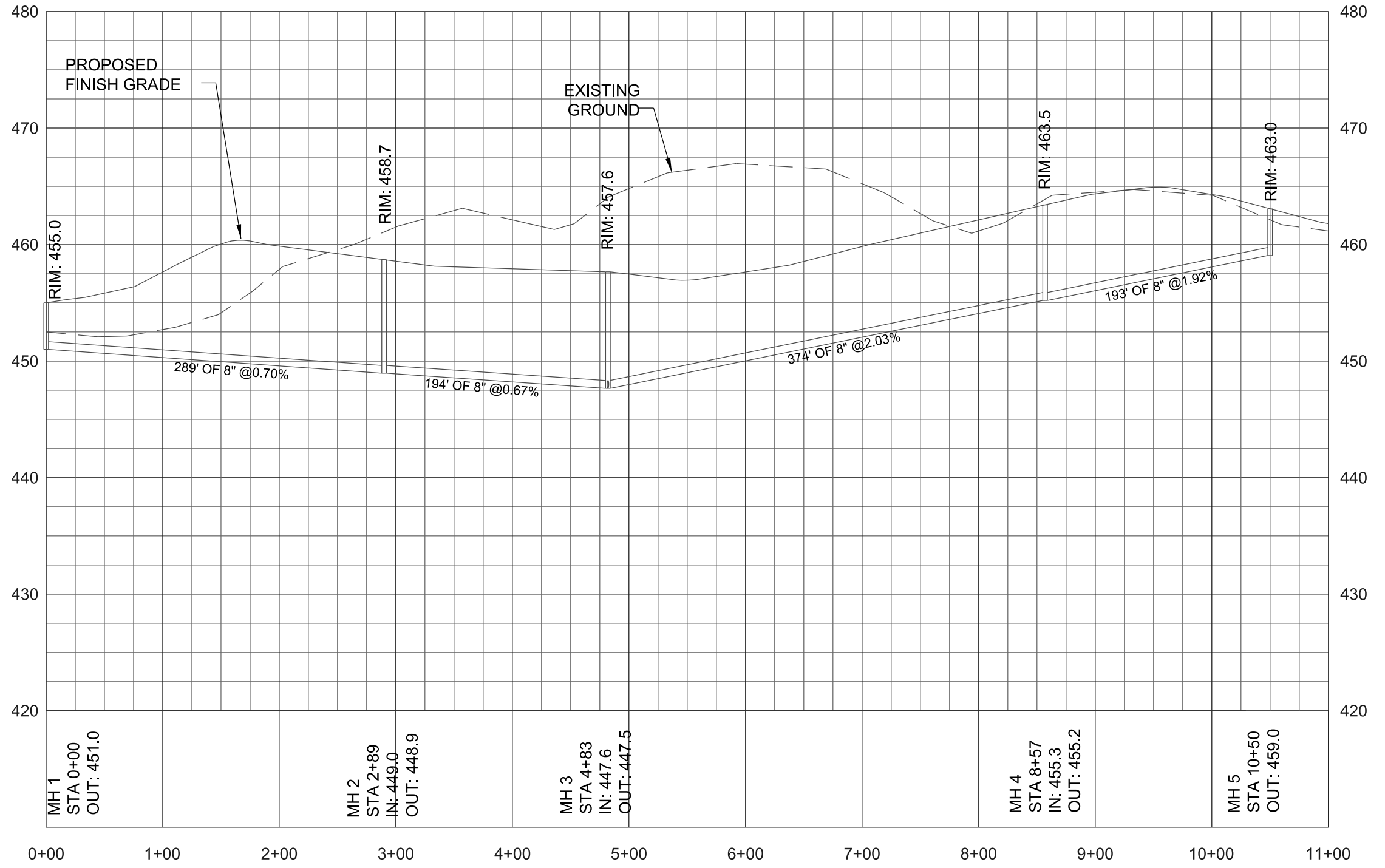
—	PROPERTY LINE	⊠	METER POLE
—	OVERHEAD UTILITY	⊞	TELEPHONE PEDESTAL
—	OVERHEAD ELECTRIC	⊞	SEWER MANHOLE
—	GAS LINE	⊞	FIRE HYDRANT
—	WATER LINE	⊞	SIGN/SIGN POST
—	SANITARY SEWER LINE	⊞	GUY ANCHOR
(p)	PER PLAT	⊞	SOIL BORE
(b)	PER DEED	⊞	POWER POLE w/TRANSFORMER
(m)	AS PER MEASURED IN FIELD	⊞	POWER POLE
+	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	⊞	EDM
△	CALCULATED POINT	⊞	END OF MARKINGS
○	SET 1/2" REBAR w/CAP (UNLESS NOTED)	⊞	MAT.
○	FND 1/2" REBAR (UNLESS NOTED)	⊞	CPS
⊞	WATER METER	⊞	C.I.
⊞	WATER VALVE (UNLESS NOTED)	⊞	n16
⊞	PLA	⊞	D.I.
⊞	GAS METER	⊞	E.M.
⊞	LIGHT POLE	⊞	REF.
		⊞	UGE
		⊞	OHE
		⊞	TYPICAL UNDERGROUND ELECTRIC
		⊞	IP
		⊞	INTERMEDIATE PRESSURE
		⊞	W
		⊞	WELDED
		⊞	METER/LIGHT POLE

All Symbols May Not Appear On Drawing. Use As Applicable.



GENERAL NOTES:

- SOURCE OF WATER: SALEM WATER USERS, LLC; SOURCE OF SANITARY SEWER: CITY OF BRYANT
- ALL WATER AND SANITARY SEWER LINES TO BE CONSTRUCTED/INSTALLED IN ACCORDANCE WITH THE CITY OF BRYANT STANDARD SPECIFICATIONS.
- ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED WITHIN APPLICABLE EASEMENTS AS SHOWN. ALL WATER LINES SHALL BE PVC SDR-14 PIPE, AND ALL SEWER LINES SHALL BE PVC SDR-26 PIPE.
- PER MIKE BOLIN, ENGINEER FOR HURRICANE GARDENS, THE HURRICANE GARDENS SANITARY SEWER SYSTEM/LIFT STATION HAS SUFFICIENT CAPACITY TO ACCOMMODATE SEWER FLOWS FROM OLDE SAVANNAH SYSTEM.
- MAINTAIN MINIMUM 3 FT OF COVER OVER ALL SANITARY SEWER LINES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES/ELEVATION IN THE FIELD. IF THERE ARE ANY DISCREPANCIES CONTACT PROJECT MANAGER.
- FOR SPECIFIC SPECIFICATIONS/CONSTRUCTION DETAILS FOR WATER/SEWER FIXTURES AND APPURTENANCES, SEE THE CITY OF BRYANT STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS PROVIDED.



SANITARY SEWER AND WATER PLAN & PROFILE

CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION

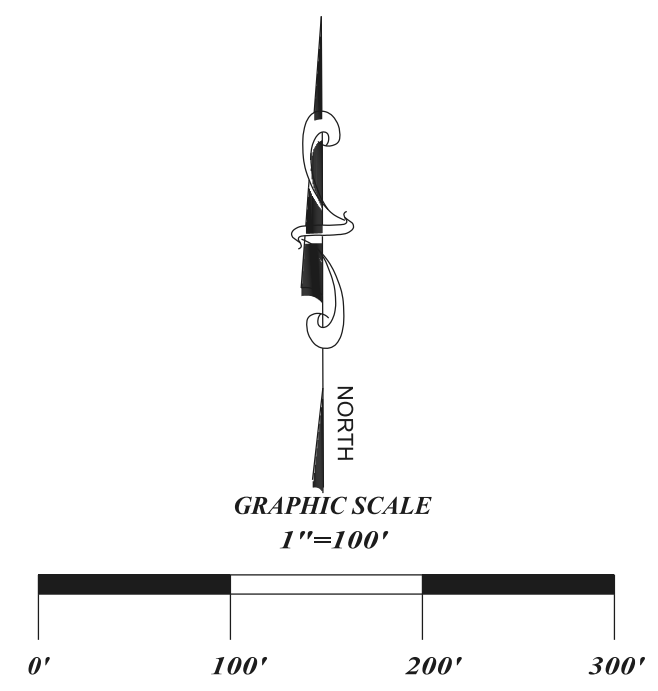
CONTRACTOR IS ALSO RESPONSIBLE FOR SHORING AND ENSURING THAT THERE IS NO SLOUGHING OF ADJACENT PROPERTY UNLESS OTHERWISE APPROVED IN WRITING BY THE ADJACENT PROPERTY OWNER.

UTILITY CONTACTS:

ELECTRIC: ENERGY BERNARD NEUMER 9 ENERGY COURT LITTLE ROCK, AR 72211 501-954-5158	WATER: SALEM WATER USERS MARK EFIRD 620 AIRLANE DR. BENTON, AR 72015 501-315-0555	SEWER: CITY OF BRYANT HOWARD HOOVER 1019 S.W. 2ND ST. BRYANT, AR 72022 501-943-0468	TELEPHONE: ATT LYNDA PALMER 1111 W. CAPITOL, RM. 941 LITTLE ROCK, AR 72201 501-373-5255
---	---	---	---

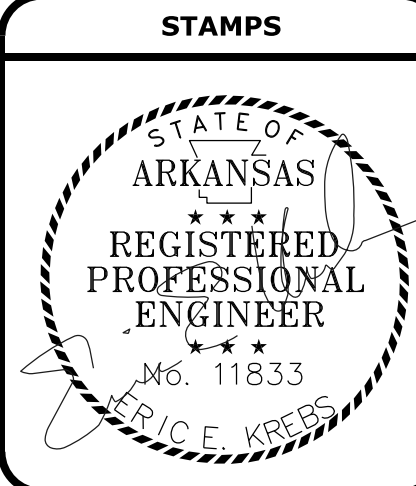
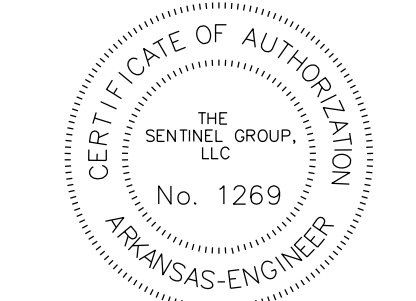
**** UTILITY WARNING ****

48 HOURS BEFORE YOU DIG
CALL
ARKANSAS ONE CALL
(TOLL FREE)
1-800-482-8996
PRIOR TO CONSTRUCTION FOR
UNDERGROUND UTILITY LOCATION



REVISION BLOCK

NO.	DESCRIPTION	DATE

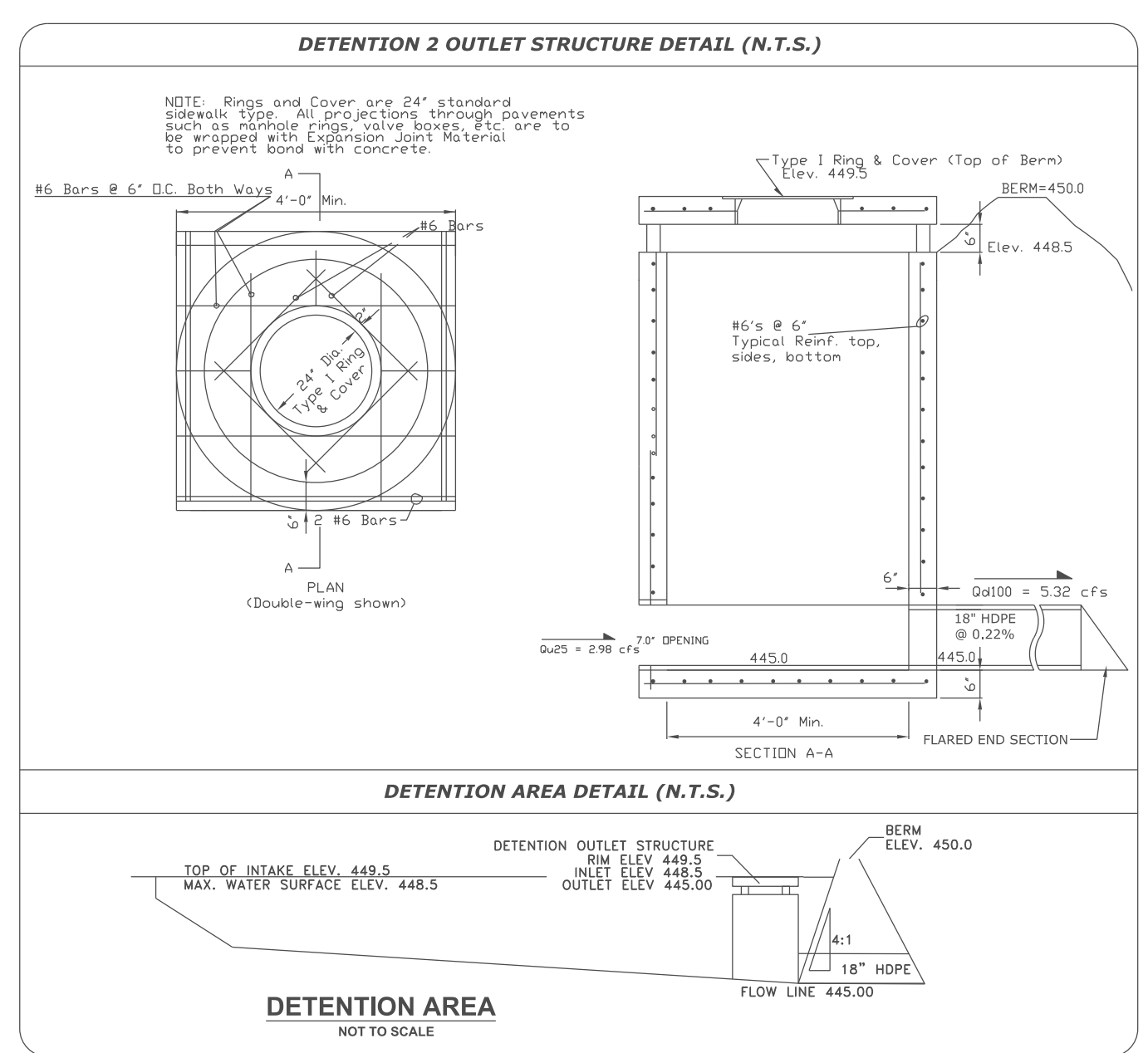
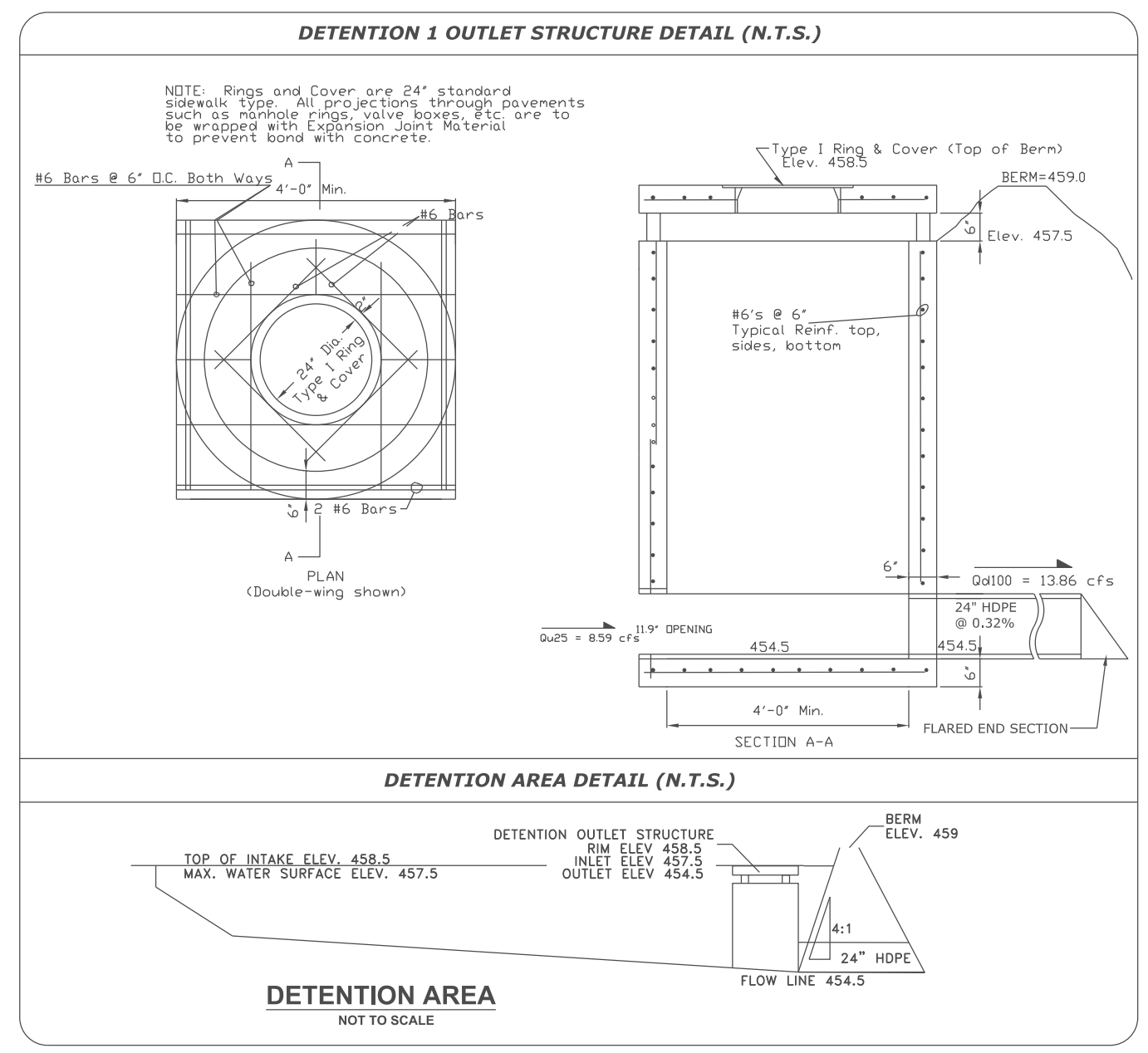


The Sentinel Group, LLC
Civil Engineering - Development - Planning - Project Management
2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547

OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

WATER/SEWER PLAN & PROFILE
OLDE SAVANNAH PUD
SPRINGHILL ROAD
BRYANT, ARKANSAS

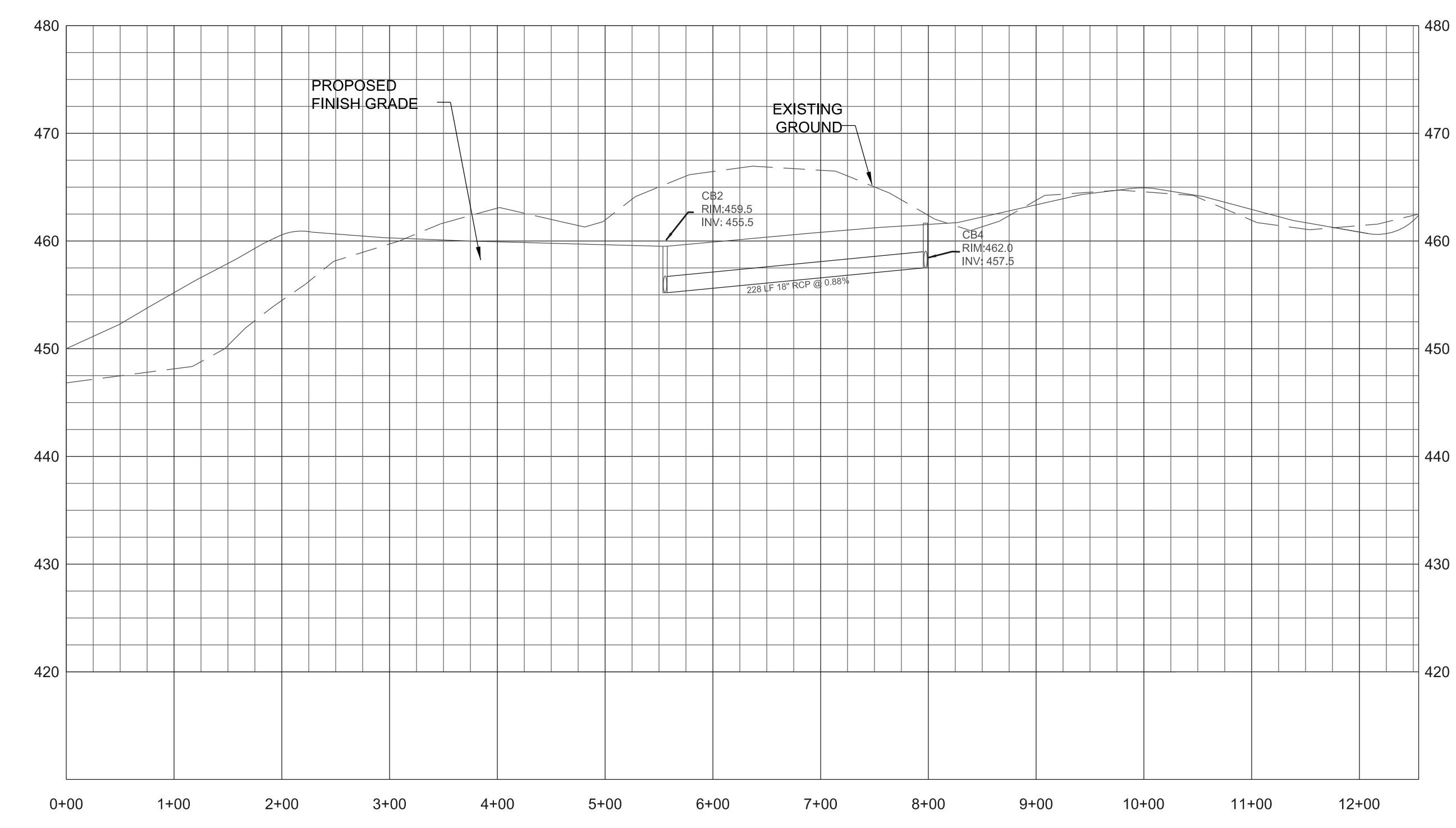
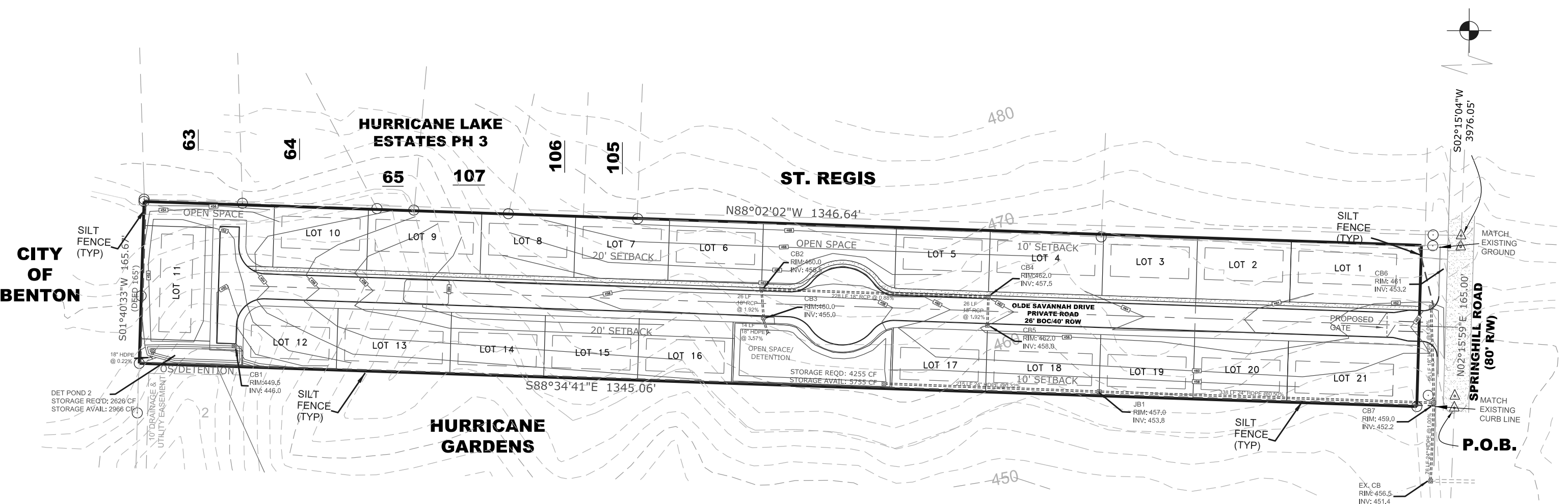
DATE: 05/15/2017	C.A.D. BY: EEK	DRAWING NUMBER:
REVISED:	CHECKED BY: E. Krebs	C2
	SCALE: 1" = 100'	SHEET NUMBER:



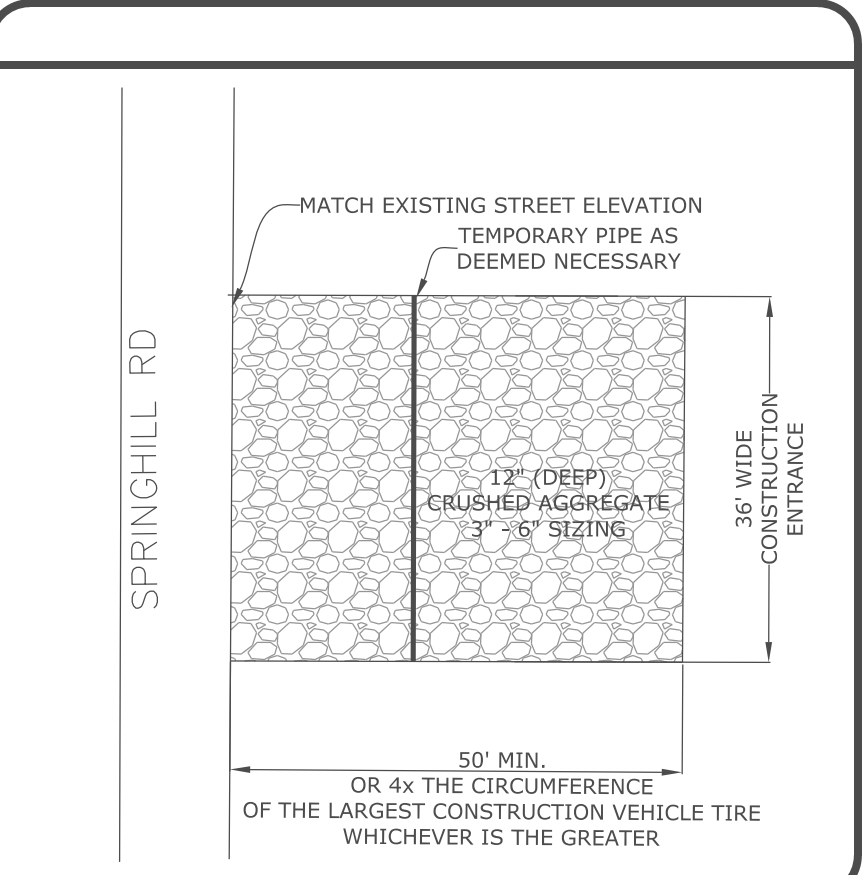
LEGEND

—	PROPERTY LINE	⊕	METER POLE
—	OVERHEAD UTILITY	⊕	TELEPHONE PEDESTAL
—	OVERHEAD ELECTRIC	⊕	SEWER MANHOLE
—	GAS LINE	⊕	FIRE HYDRANT
—	WATER LINE	⊕	SOIL/SIGN POST
—	SANITARY SEWER LINE	⊕	GUY ANCHOR
⊕	PER PLAT	⊕	SOIL BORE
⊕	PER DEED	⊕	POWER POLE w/TRANSFORMER
⊕	AS PER MEASURED IN FIELD	⊕	POWER POLE
⊕	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	⊕	END OF MARKINGS
⊕	CALCULATED POINT	⊕	EDM MATERIAL
⊕	SET 1/2" REBAR w/CAP (UNLESS NOTED)	⊕	CPS
⊕	FND 1/2" REBAR (UNLESS NOTED)	⊕	COTTON PICKER SPINDLE
⊕	WATER METER	⊕	CURB INLET
⊕	WATER VALVE (UNLESS NOTED)	⊕	NOT TO SCALE
⊕	PLASTIC	⊕	DUCTILE IRON
⊕	GAS METER	⊕	ELECTRIC METER
⊕	LIGHT POLE	⊕	REFERENCE
		⊕	UNDERGROUND ELECTRIC
		⊕	OVERHEAD ELECTRIC
		⊕	TYPICAL
		⊕	INTERMEDIATE PRESSURE
		⊕	W
		⊕	WELDED
		⊕	METER/LIGHT POLE

All Symbols May Not Appear On Drawing. Use As Applicable.



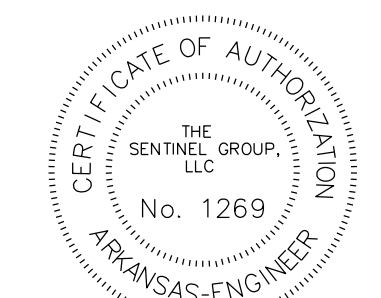
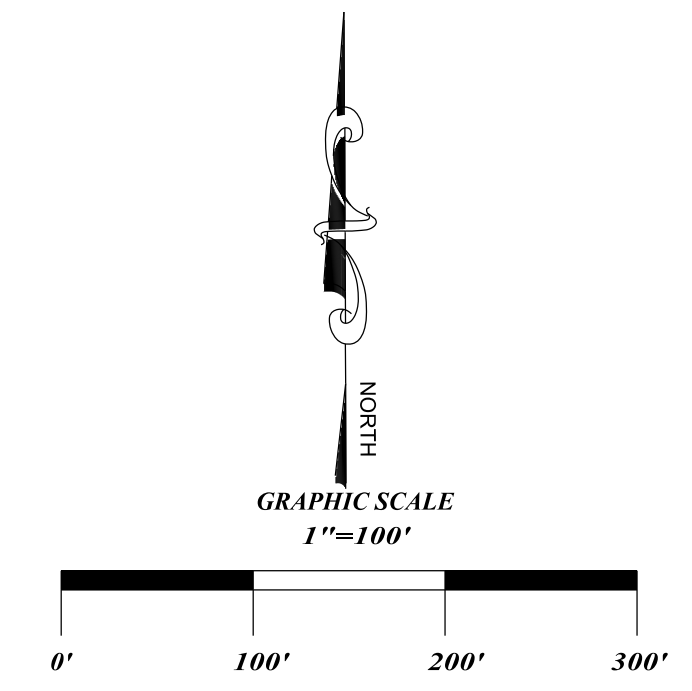
OLDE SAVANNAH DRIVE PROFILE



CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION

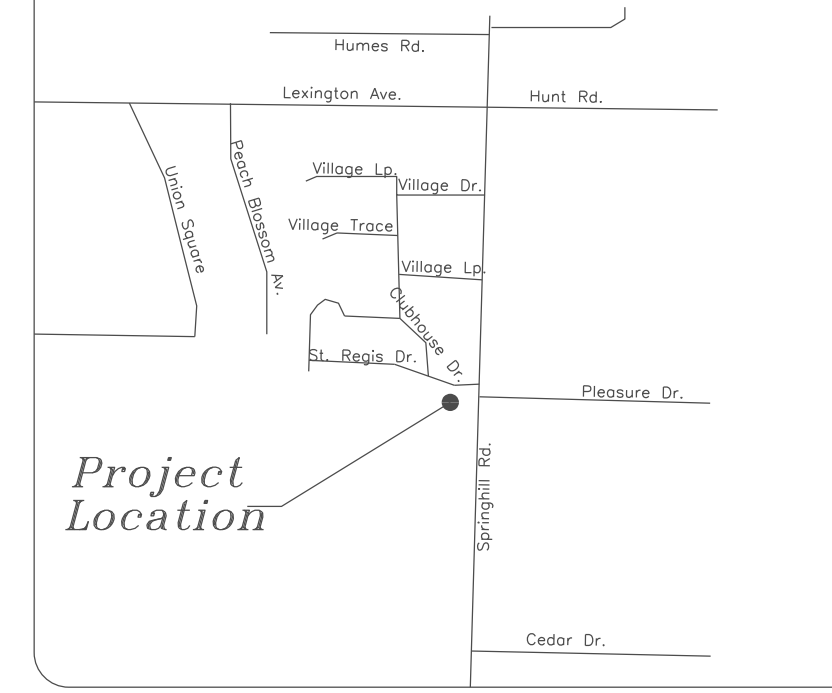
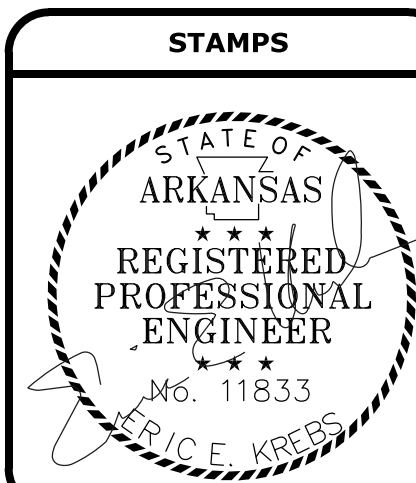
CONTRACTOR IS ALSO RESPONSIBLE FOR SHORING AND ENSURING THAT THERE IS NO SLOUGHING OF ADJACENT PROPERTY UNLESS OTHERWISE APPROVED IN WRITING BY THE ADJACENT PROPERTY OWNER.

- ### EROSION CONTROL NOTES
- The site must be posted as required by the NPDES Permit, to include the NPDES Notice of Intent, Permit Number, and this plan.
 - All stormwater pollution control measures must be inspected every 7 days.
 - A rain gauge is required to be installed somewhere on site. If the gauge indicates 1/2" or more of rainfall within a 24 hr. period, an inspection of all control measures must be accomplished immediately.
 - Hay bales will be installed at all storm inlets to reduce silt and sediment entering the receiving stream.
 - Records must be maintained for all inspections conducted. All control measures must be maintained to adequately filter silt and debris that may exit the site by storm water runoff.
 - A silt fence barrier is to be placed 70' on each side of the centerline of right of way at the time of road construction.
 - All sedimentation basins will be used for erosion control purposes.



**** UTILITY WARNING ****

48 HOURS BEFORE YOU DIG CALL ARKANSAS ONE CALL (TOLL FREE) 1-800-482-8998 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

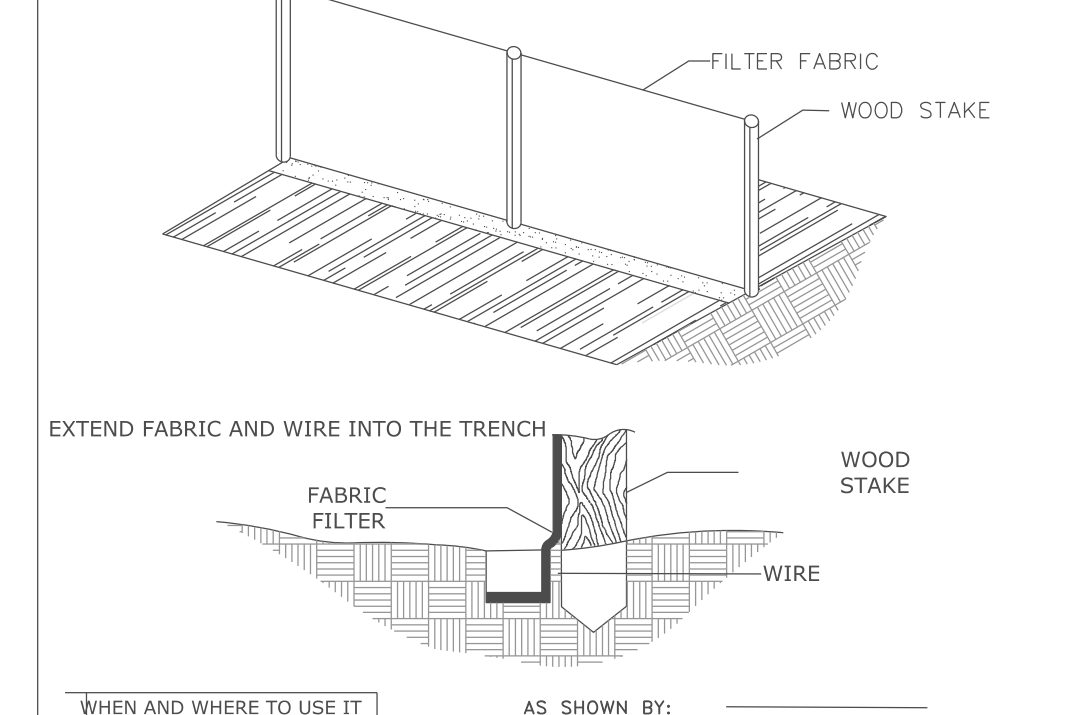


VICINITY MAP - N.T.S.

EROSION CONTROL DETAILS

WHAT IS THIS?

A SILT FENCE ALSO CALLED A "FILTER FENCE" IS A TEMPORARY MEASURE FOR SEDIMENTATION CONTROL. IT USUALLY CONSISTS OF POSTS WITH FILTER FABRIC STRETCHED ACROSS THE POSTS AND SOMETIMES WITH A WIRE SUPPORT FENCE. THE LOWER EDGE OF THE FENCE IS VERTICALLY TRENCHED AND COVERED BY BACKFILL. A SILT FENCE IS USED IN SMALL DRAINAGE AREAS TO DETAIN SEDIMENT. THESE FENCES ARE MOST EFFECTIVE WHERE THERE IS OVERLAND FLOW (RUNOFF THAT FLOWS OVER THE SURFACE OF THE GROUND AS A THIN, EVEN LAYER) OR IN MINOR SWALES OR DRAINAGEWAYS. THEY PREVENT SEDIMENT FROM ENTERING RECEIVING WATERS. SILT FENCES ARE ALSO USED TO CATCH WIND BLOWN SAND AND TO CREATE AN ANCHOR FOR SAND DUNE CREATION, ASIDE FROM THE TRADITIONAL WOODEN POST AND FILTER METHOD. THERE ARE SEVERAL VARIATIONS OF SILT FENCE INSTALLATION INCLUDING SILT FENCE WHICH CAN BE PURCHASED WITH POCKETS WITH POCKETS PRESEWN TO ACCEPT USE OF STEEL FENCE POSTS.



WHEN AND WHERE TO USE IT

AS SHOWN BY:

A SILT FENCE SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE IN THE DRAINAGE AREA. SUCH A STRUCTURE IS ONLY APPROPRIATE FOR DRAINAGE AREAS 50' WIDE OR LESS WITH VELOCITIES OF 0.5 FEET OR LESS (WASHINGTON STATE, 1992). THE FENCE SHOULD BE PLACED ACROSS THE BOTTOM OF A SLOPE OR MINOR DRAINAGEWAY ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF FLOW). IT CAN BE USED AT THE OUTER BOUNDARY OF THE WORK AREA. HOWEVER, THE FENCE DOES NOT HAVE TO SURROUND THE WORK AREA COMPLETELY. IN ADDITION, A SILT FENCE IS EFFECTIVE WHERE SHEET AND HILL EROSION MAY BE A PROBLEM. SILT FENCES SHOULD NOT BE CONSTRUCTED IN STREAMS OR SWALES.

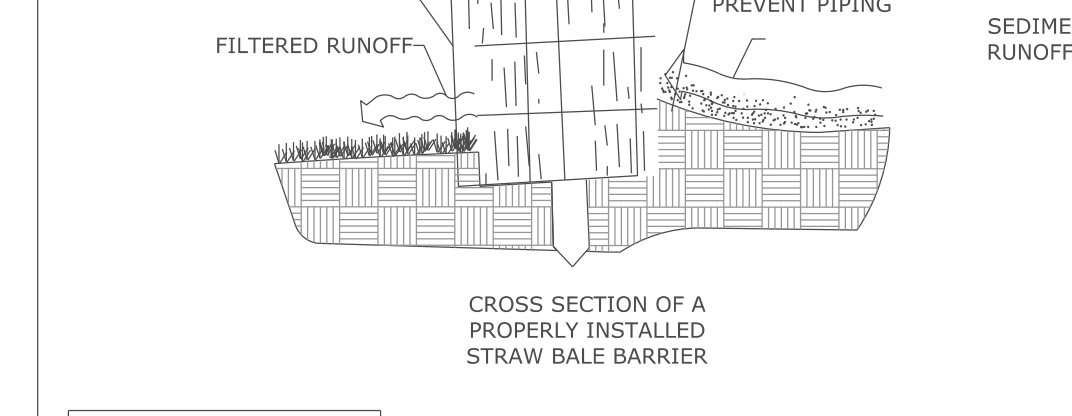
STORMWATER DETENTION POND MAINTENANCE PLAN:

- OPERATION AND MAINTENANCE OF STORM WATER FACILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL STRUCTURES INCLUDING DETENTION PONDS, INTAKE/OUTLET STRUCTURES, PIPES, ETC. SHALL BE ROUTINELY INSPECTED AND REPAIRED AS NECESSARY TO AVOID REDUCED CONVEYANCE CAPACITY, DISPLEASING AESTHETICS, AND ULTIMATE FAILURE. SEDIMENT AND DEBRIS SHALL BE PERIODICALLY REMOVED FROM STORMWATER FEATURES. INLETS SHALL ALSO BE ROUTINELY CLEARED OF DEBRIS TO MAINTAIN SYSTEM CAPACITY.
- DEVELOPER SHALL PROVIDE FOR PERPETUAL MAINTENANCE OF PRIVATE DRAINAGE FACILITIES. PRIVATE FACILITIES ARE THOSE DRAINAGE IMPROVEMENTS WHICH REMAIN ON PRIVATE PROPERTY AND HAVE NOT BEEN OFFICIALLY ACCEPTED BY THE CITY FOR OWNERSHIP AND MAINTENANCE.
- ACCESS SHALL BE PROVIDED TO ALL STORMWATER FACILITIES FOR MAINTENANCE AND INSPECTION AS NECESSARY. DEVELOPERS SHALL BE RESPONSIBLE FOR PROVIDING SYSTEM FEATURES TO FACILITATE MAINTENANCE OF DRAINAGE SYSTEMS, INCLUDING INLETS, PIPES, CULVERTS, AND DETENTION AREAS AND APPURTENANCES. FOR ADDITIONAL INFORMATION, SEE CITY OF BRYANT STORMWATER MANAGEMENT MANUAL.
- POC FOR STORMWATER FACILITY MAINTENANCE IS: IVES AND ASSOCIATES (ATTN: RANDY IVES) P.O. BOX 22407, LITTLE ROCK, AR 72221 (501)658-2281

STRAW BALE BARRIER

WHAT IS THIS?

STRAW BALES CAN BE USED AS A TEMPORARY SEDIMENT BARRIER. THEY ARE PLACED END TO END IN A SHALLOW EXCAVATED TRENCH (WITH NO GAPS IN BETWEEN) AND STAKED INTO PLACE. IF PROPERLY INSTALLED, THEY CAN DETAIN SEDIMENT AND REDUCE FLOW VELOCITY FROM SMALL DRAINAGE AREAS. A STRAW BALE BARRIER PREVENTS SEDIMENT FROM LEAVING THE SITE BY TRAPPING THE SEDIMENT IN THE BARRIER WHILE ALLOWING THE RUNOFF TO PASS THROUGH. IT CAN BE USED TO DECREASE THE VELOCITY OF SHEETFLOW OR CHANNEL FLOWS OF LOW-TO-MODERATE LEVELS.



WHEN AND WHERE TO USE IT

AS SHOWN BY:

A STRAW BALE BARRIER SHOULD BE INSTALLED PRIOR TO MAJOR SOIL DISTURBANCE IN THE DRAINAGE AREA. THIS TYPE OF BARRIER IS PLACED PERPENDICULAR TO THE FLOW, ACROSS THE BOTTOM OF A SLOPE OR MINOR DRAINAGEWAY WHERE THERE IS SHEET FLOW. IT CAN BE USED AT THE PERIMETER OF THE WORK AREA, ALTHOUGH IT DOES NOT HAVE TO SURROUND IT COMPLETELY. IT CAN ALSO BE VERY EFFECTIVE WHEN USED IN COMBINATION WITH OTHER EROSION AND SEDIMENT CONTROL PRACTICES. A STRAW BALE BARRIER MAY BE USED WHERE THE LENGTH OF SLOPE BEHIND THE BARRIER IS LESS THAN 100 FEET AND WHERE THE SLOPE IS LESS THAN 2:1.

WHAT TO CONSIDER

THE SUCCESS OF A STRAW BALE BARRIER DEPENDS ON PROPER INSTALLATION. THE BALES MUST BE FIRMLY STAKED INTO THE ENTRENCHMENT AND THE ENTRENCHMENT MUST BE PROPERLY BACKFILLED, TO FUNCTION EFFECTIVELY, THE BALES MUST BE PLACED END TO END AND THERE CAN BE NO GAPS BETWEEN THE BALES.

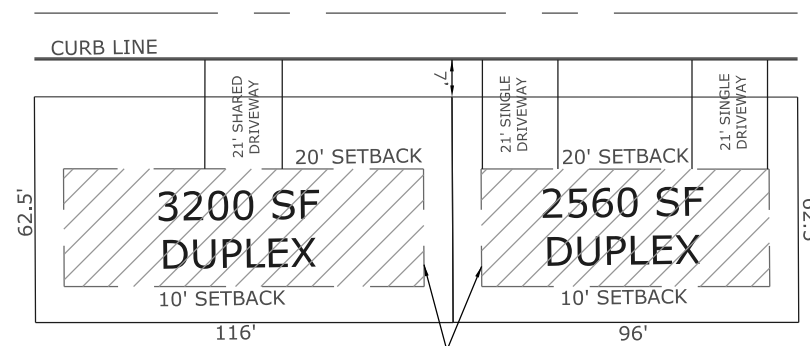
STRAW BALE BARRIERS ARE USEFUL FOR APPROXIMATELY 3 MONTHS. THEY MUST BE INSPECTED AND REPAIRED IMMEDIATELY AFTER EACH RAINFALL OR DAILY IF THERE IS PROLONGED RAINFALL. DAMAGED STRAW BALES REQUIRE DAMAGED STRAW BALES REQUIRE IMMEDIATE REPLACEMENT. AFTER EACH STORM, OR ON A REGULAR BASIS, TRAPPED SEDIMENTS MUST BE REMOVED AND DISPOSSED OF PROPERLY.

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

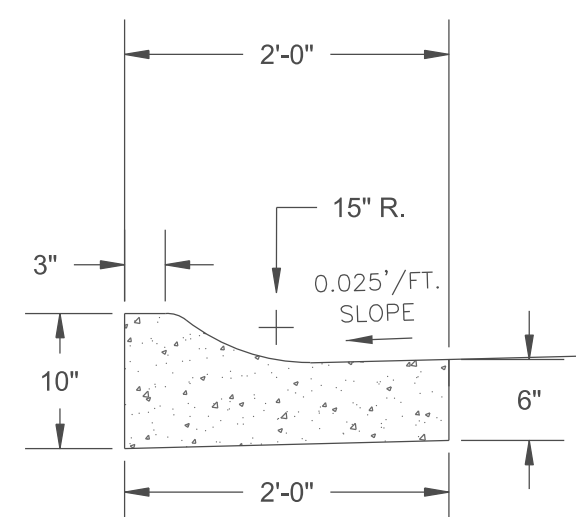
OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

GRADING/ DRAINAGE/ EROSION CONTROL
OLDE SAVANNAH PUD
SPRINGHILL ROAD
BRYANT, ARKANSAS

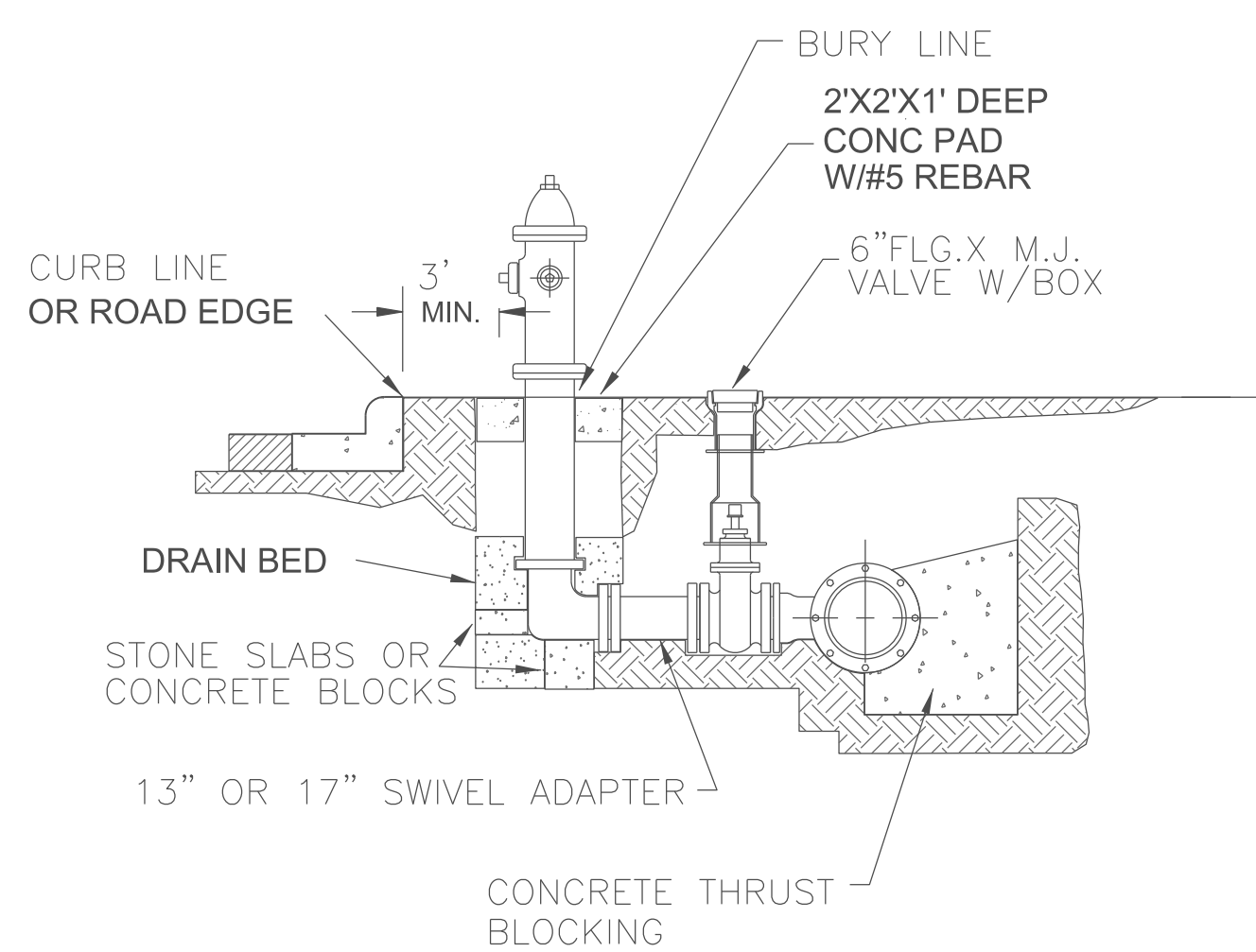
DATE: 05/19/2017 C.A.D. BY: EEK DRAWING NUMBER:
REVISIONS: CHECKED BY: E. Krebs C3
SCALE: 1" = 100' SHEET NUMBER:



TYPICAL LOT LAYOUT
NTS

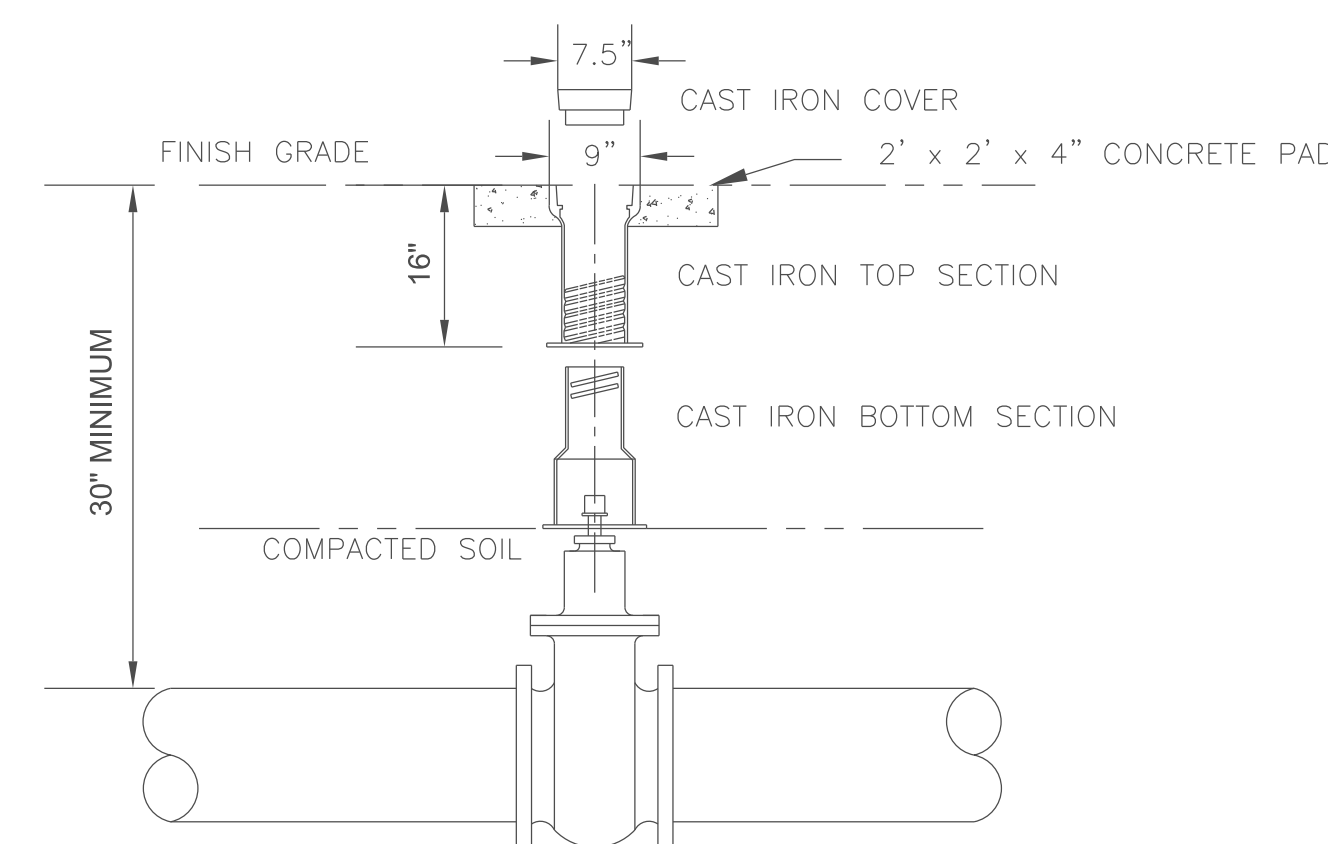


CONCRETE CURB SECTION



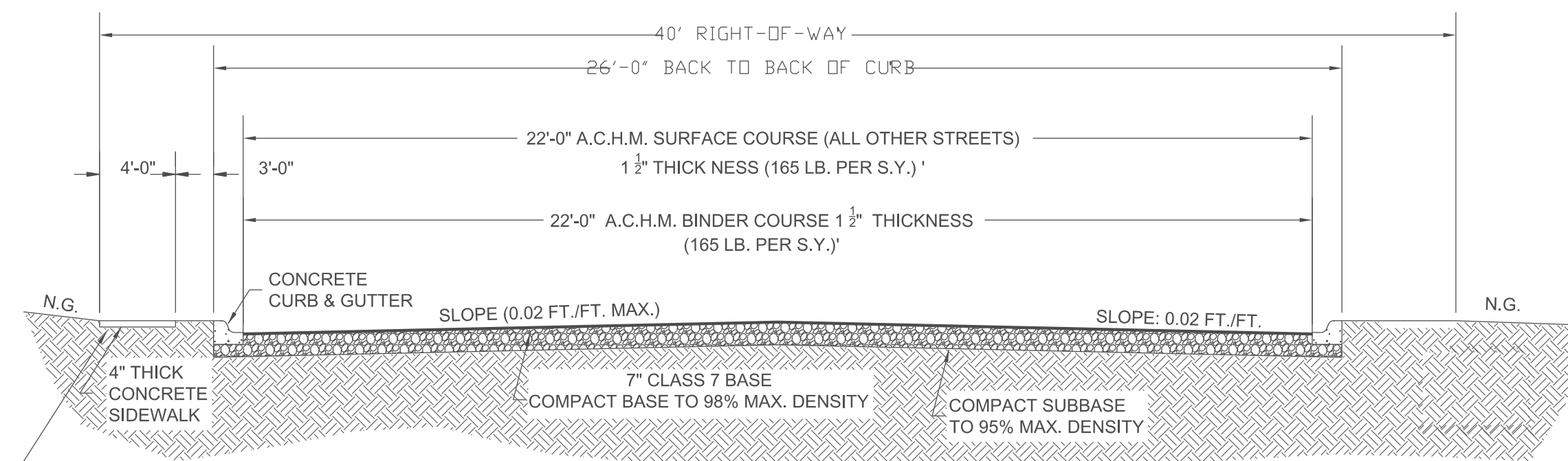
FIRE HYDRANT & VALVE DETAIL

N.T.S.



VALVE INSTALLATION DETAIL

N.T.S.



TYPICAL STREET & SIDEWALK SECTION

N.T.S.

ROAD BASE UNDERCUTTING NOTE:
ALL AREAS NOTED TO BE UNDERCUT BY THE PROJECT GEOTECHNICAL REPORT SHALL HAVE EXISTING UNSUITABLE MATERIAL REMOVED TO THE RECOMMENDED DEPTH AND THE REMOVED MATERIAL SHALL BE DISPOSED OF. THE UNDERCUT SHALL BE FILLED WITH LOW VOLUME CHANGE EARTHEN MATERIAL. THE UNDERCUT FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY.

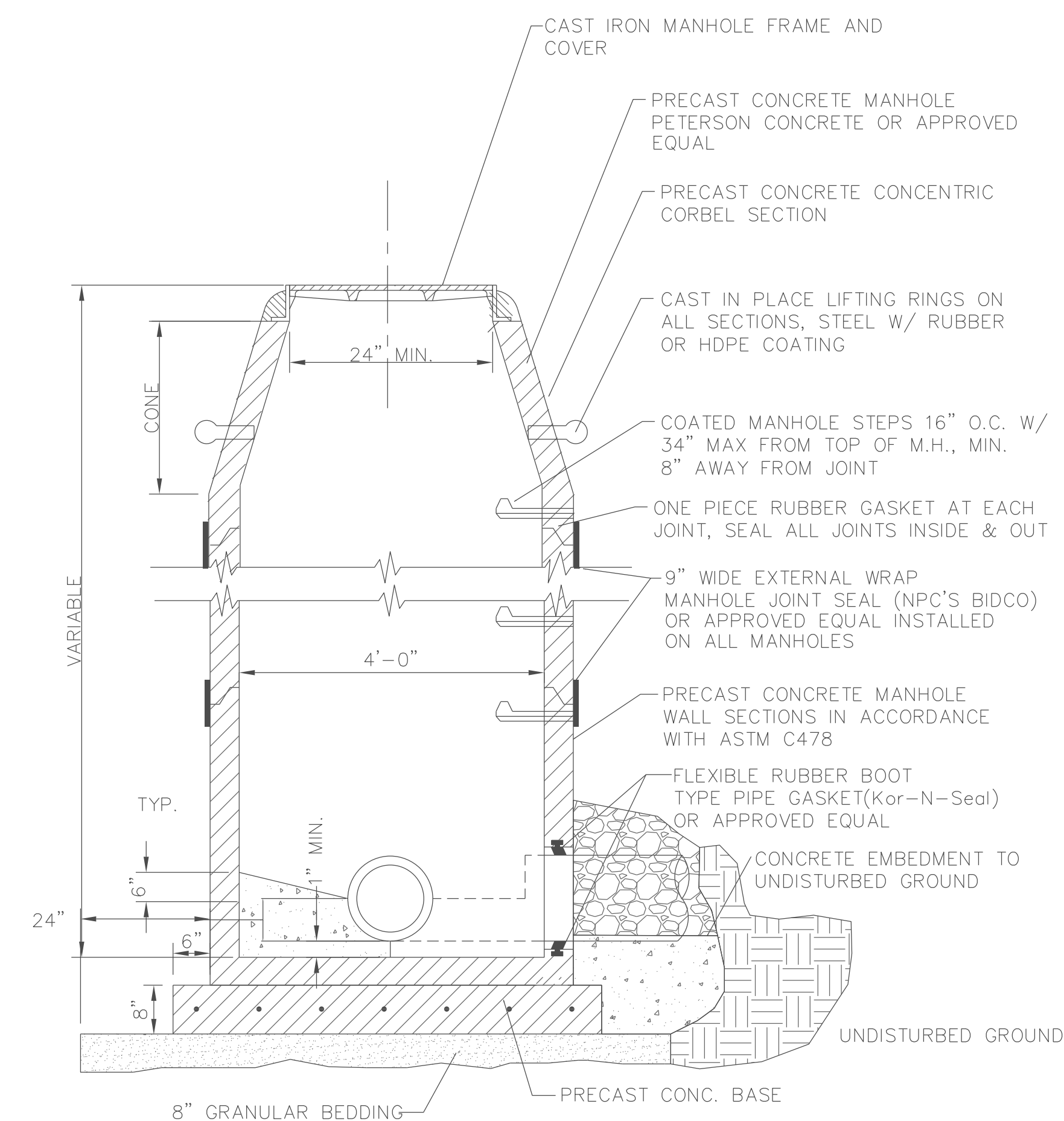
COMPACT SUBGRADE UNDER ALL SIDEWALKS TO 90% OF MAX. DENSITY (MOD. PROCTOR) MIN. SIDEWALKS SHALL NOT BE PLACED ON GRASSY OR ORGANIC MATERIALS

SIDEWALK NOTES:

1. ALL SIDEWALKS SHALL BE REINFORCED WITH WOVEN WIRE FABRIC REINFORCEMENT.
2. CONTRACTION JOINTS SHALL BE CONSTRUCTED PERPENDICULAR TO THE SIDEWALK AT 4'-0" INTERVALS.
3. EXPANSION JOINTS SHALL BE CONSTRUCTED PERPENDICULAR TO THE SIDEWALK AT 20'-0" INTERVALS, & AT DRIVEWAYS, DROP INLETS AND CURBS. JOINTS SHALL BE MADE WITH 1/2" NON-EXTRUDING PRE-FORMED EXPANSION JOINT FILLER.
4. SIDEWALKS SHALL COMPLY WITH ALL ADA REQUIREMENTS, AND SHALL HAVE A MAXIMUM TRANSVERSE SLOPE OF 2%.

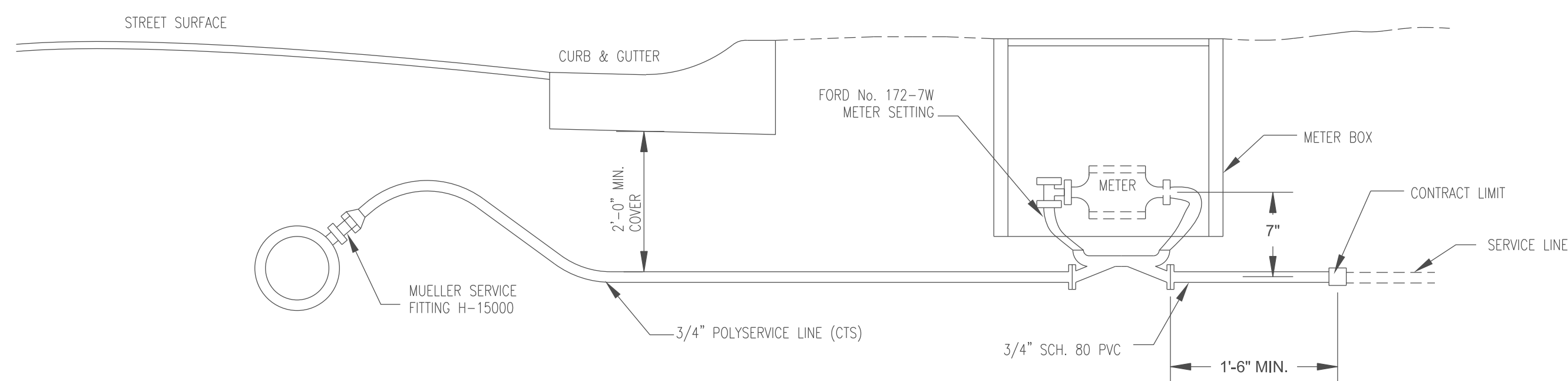
CONCRETE NOTE:

ALL CONCRETE USED IN CURBS & GUTTERS AND SIDEWALKS SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, MINIMUM.



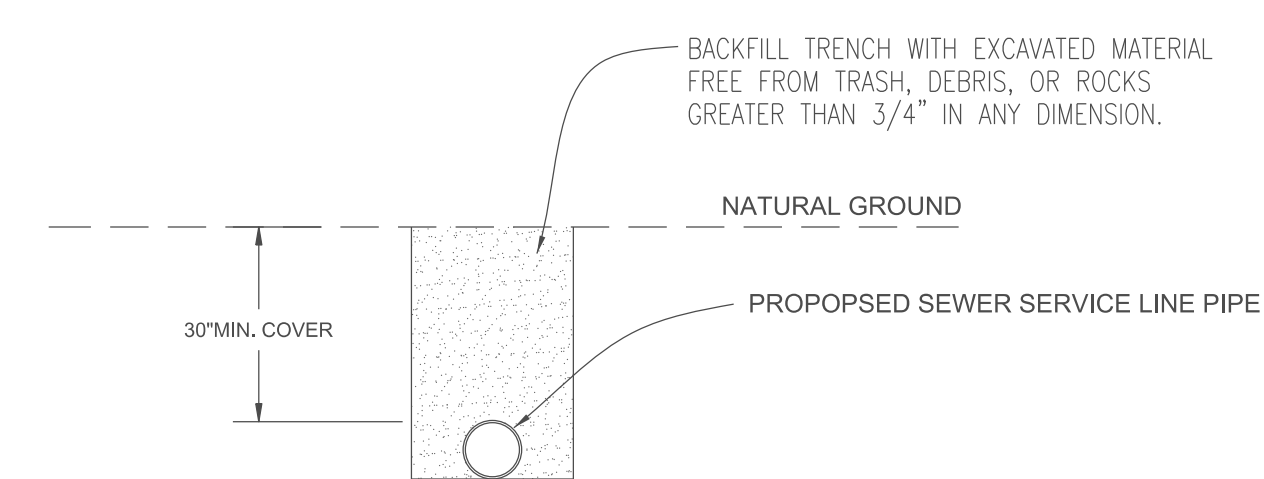
PRECAST CONCRETE MANHOLE

N.T.S.



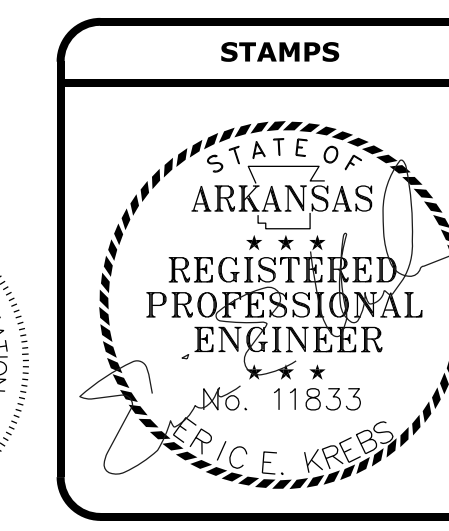
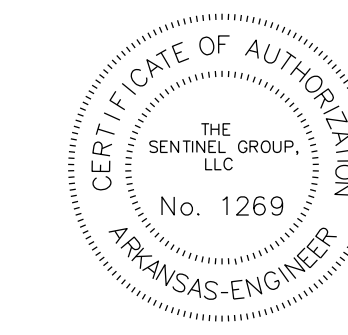
TYPICAL SERVICE CONNECTION

N.T.S.

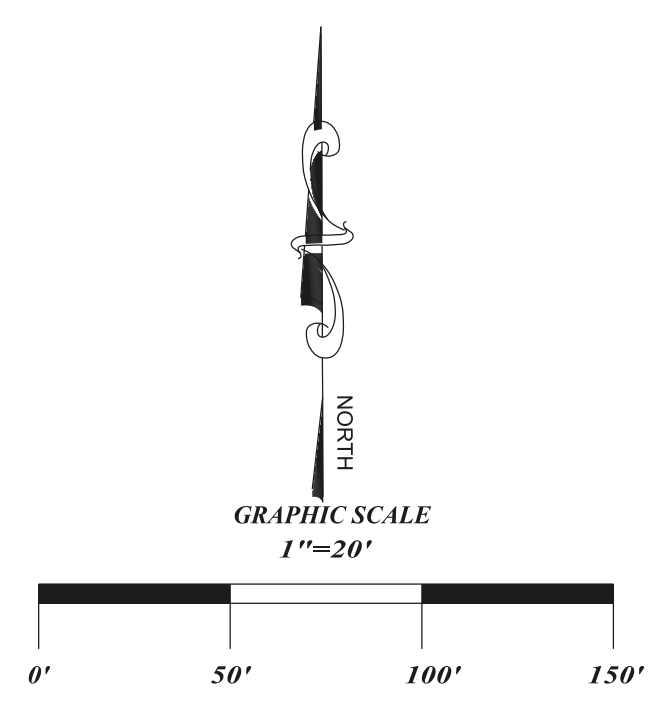
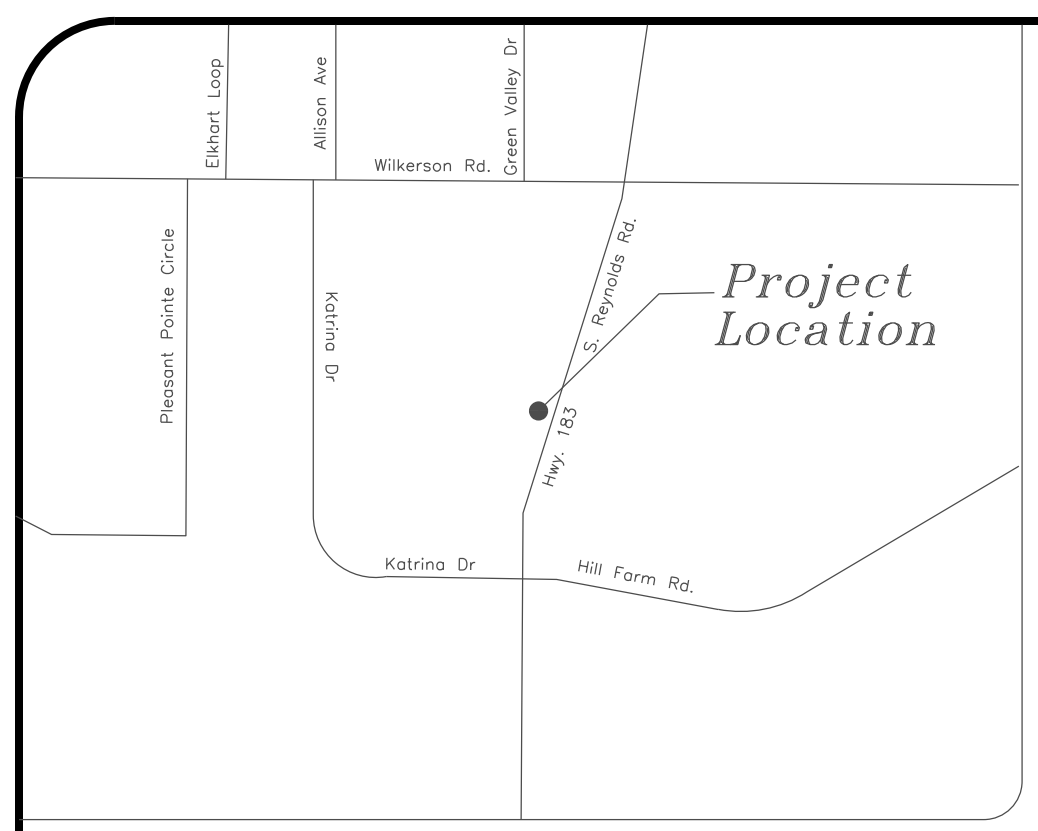


TYPICAL SEWER SERVICE LINE TRENCH DETAIL
WITH NO RESURFACING REQUIRED

N.T.S.



<p>The Sentinel Group, LLC Civil Engineering - Development - Planning - Project Management 2712 Cypress Point Drive, Benton, Arkansas 72019 Ph: (501) 317-2547</p>		
<p>OWNER / DEVELOPER IVES INVESTMENTS GROUP, LLC</p>		
<p>GENERAL SITE DETAILS OLDE SAVANNAH PUD SPRINGHILL ROAD BRYANT, ARKANSAS</p>		
DATE: 03/14/2016	C.A.D. BY: EEK	DRAWING NUMBER:
REVISIONS:	CHECKED BY: E. Krebs	C4
	SCALE: AS SHOWN	SHEET NUMBER:



LEGEND

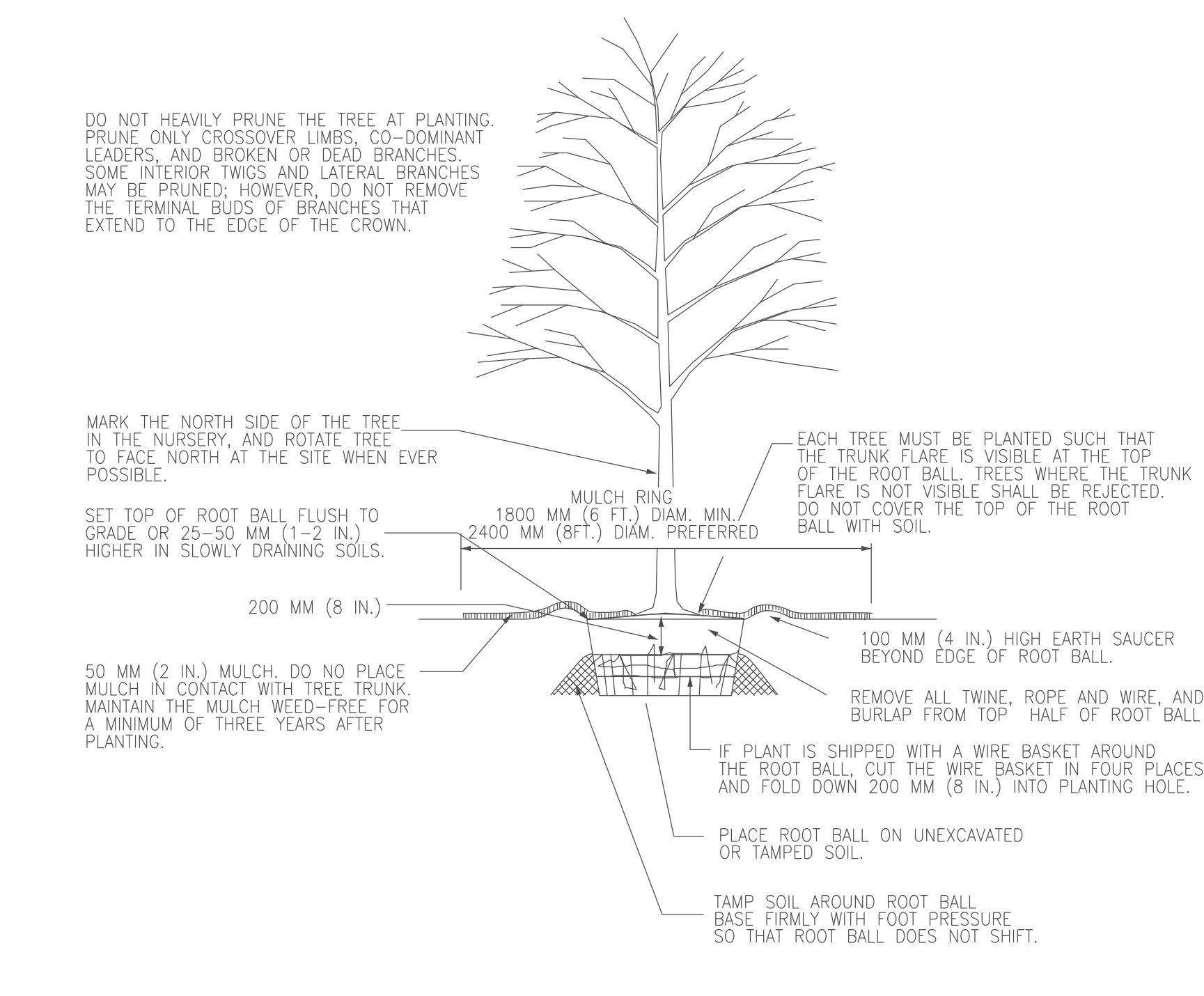
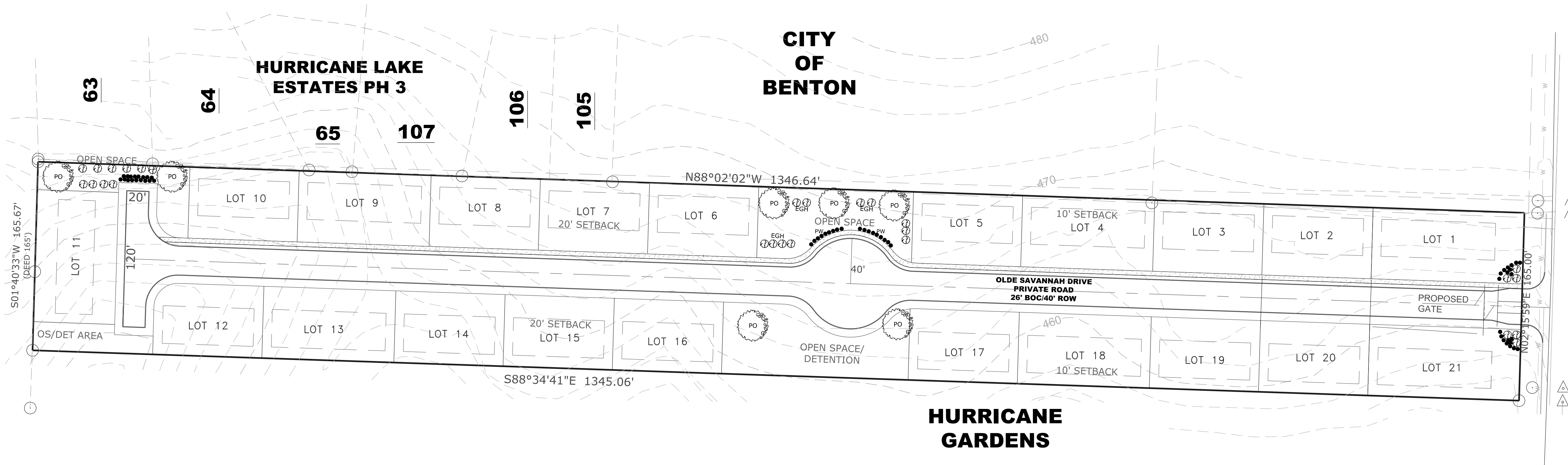
—	PROPERTY LINE	⊠	METER POLE
—	OVERHEAD UTILITY	⊞	TELEPHONE PEDESTAL
—	OVERHEAD ELECTRIC	⊚	SEWER MANHOLE
—	GAS LINE	⊚	FIRE HYDRANT
—	WATER LINE	⊚	SIGN/SIGN POST
—	SANITARY SEWER LINE	⊚	QUI ANCHOR
⊚	SOIL BORE	⊚	POWER POLE w/TRANSFORMER
(P)	PER PLAT	⊚	POWER POLE
(D)	PER DEED	⊚	END OF MARKINGS
(M)	AS PER MEASURED IN FIELD	⊚	MATERIAL
↔	SHOWN FOR DIRECTION ONLY (LINE CONTINUES)	⊚	COTTON PICKER SPINDLE
⊚	CALCULATED POINT	⊚	CURB INLET
⊚	SET 1/2" REBAR w/CAP (UNLESS NOTED)	⊚	NOT TO SCALE
⊚	FND 1/2" REBAR (UNLESS NOTED)	⊚	DUCTILE IRON
⊚	WATER METER	⊚	ELECTRIC METER
⊚	PLASTIC	⊚	REF.
⊚	WATER VALVE (UNLESS NOTED)	⊚	UNDERGROUND ELECTRIC
⊚	GAS METER	⊚	OVERHEAD ELECTRIC
⊚	LIGHT POLE	⊚	TYPICAL
		⊚	IP
		⊚	INTERMEDIATE PRESSURE
		⊚	W
		⊚	WELDED
		⊚	METER/LIGHT POLE

All Symbols May Not Appear On Drawing. Use As Applicable.

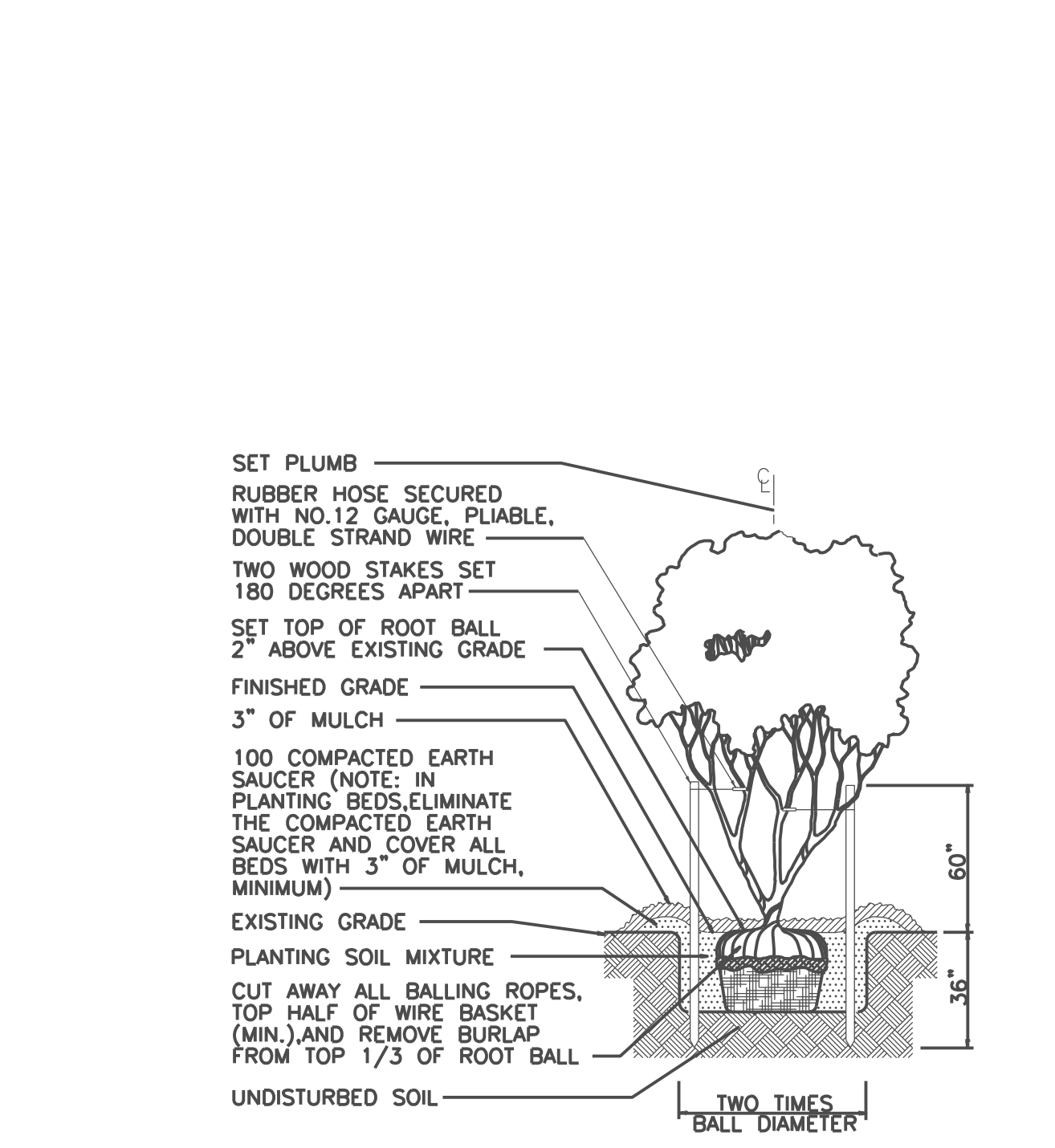
- LANDSCAPING NOTES**
- A. GRADING NOTES:**
- CONTRACTOR TO GRADE ALL AREAS SHADED IN THE PLAN, INCLUDING ROW.
 - TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
 - TILL SOIL TO A DEPTH OF 4" MINIMUM.
 - REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
 - GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
 - ALL GRADED AREAS TO RECEIVE SEED OR SOD. TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- B. LAWN SEEDING AND SODDING NOTES:**
- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
 - AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
 - SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 2/3 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AIDE IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
 - STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR, FREE OF ERODED OR BARE AREAS.
- C. LANDSCAPE NOTES:**
- ALL LANDSCAPING SHALL BE INSTALLED/MAINTAINED IN ACCORDANCE WITH THE CITY OF BRYANT LANDSCAPING REGULATIONS.
 - ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
 - ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
 - PRIOR TO FINAL ACCEPTANCE, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
 - MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED GRADES GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
- D. IRRIGATION NOTES:**
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
 - IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
 - A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
 - LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.
 - IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR.

VICINITY MAP - N.T.S.

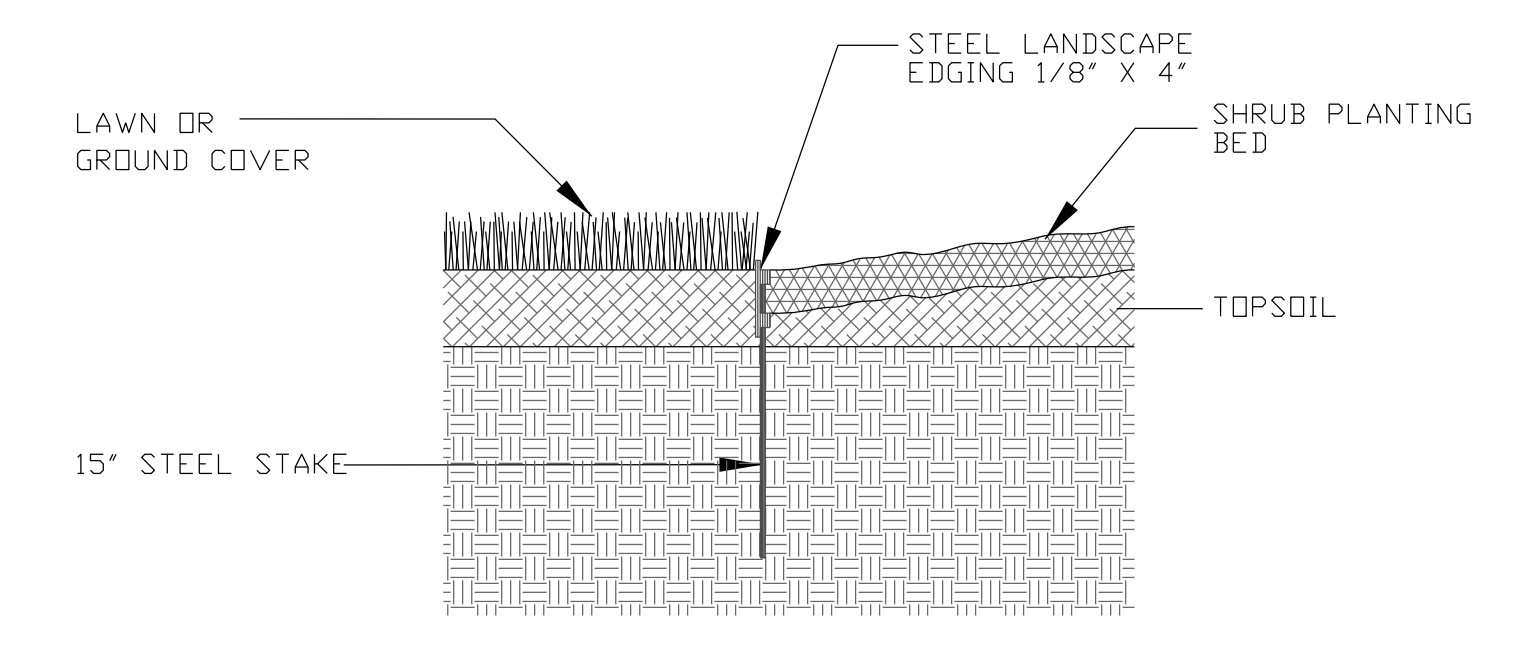
CITY OF BENTON



TREE PLANTING DETAIL
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



SHRUB PLANTING DETAIL
NOT TO SCALE



STEEL EDGING DETAIL
NOT TO SCALE

CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADE BEFORE AND DURING CONSTRUCTION

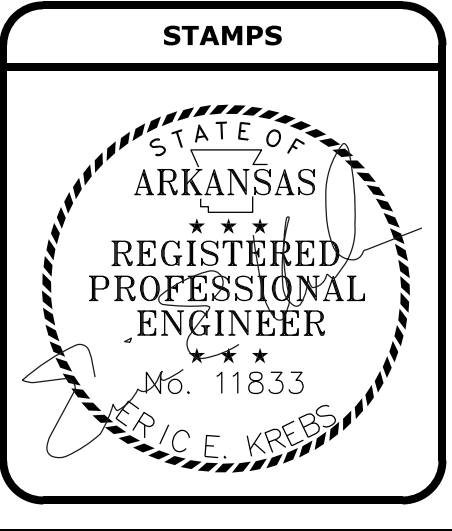
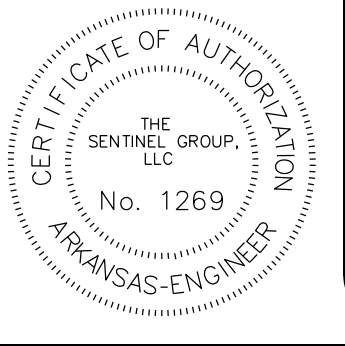
CONTRACTOR IS ALSO RESPONSIBLE FOR SHORING AND ENSURING THAT THERE IS NO SLOUGHING OF ADJACENT PROPERTY UNLESS OTHERWISE APPROVED IN WRITING BY THE ADJACENT PROPERTY OWNER.

**** UTILITY WARNING ****

48 HOURS BEFORE YOU DIG CALL ARKANSAS ONE CALL (CALL FREE) 1-800-482-8586 PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

LANDSCAPE MATERIALS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE (MIN.)
7	PO	PIN OAK	QUERCUS PALUSTRIS	3 CAL. x 12'(T)
27	EGH	EVERGREEN HOLLIES	ILEX SPECIES	18" MIN.
3430 SF	PW	PERIWINKLE	VIOLA MINOR	



REVISION BLOCK

NO.	DESCRIPTION	DATE

BASIS OF BEARINGS
SEE SURVEY

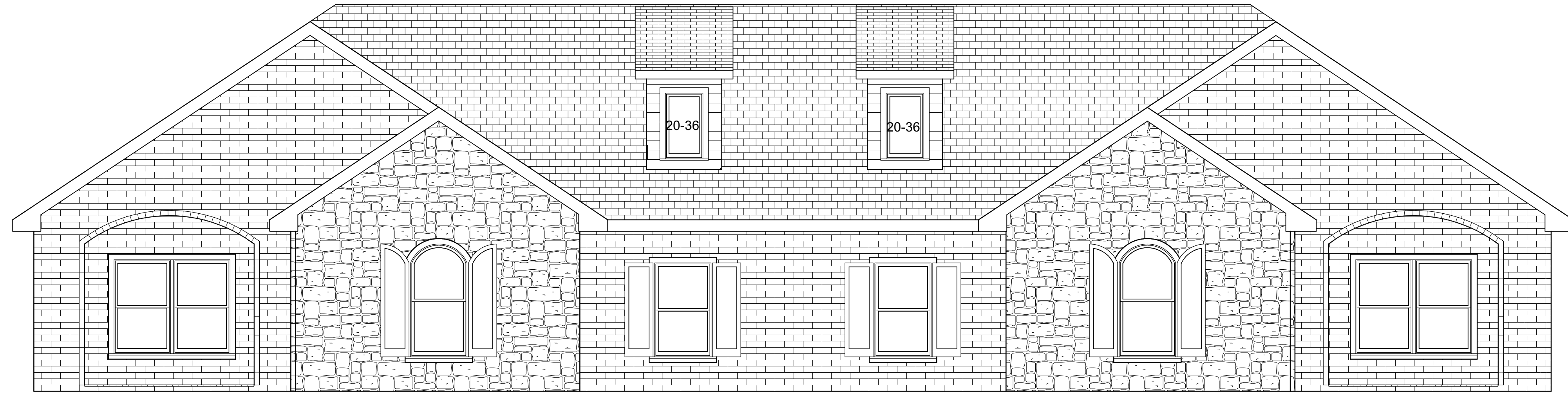
LEGAL DESCRIPTION
FOR LEGAL DESCRIPTION AND ALL OTHER INFORMATION PERTAINING TO THE LEGAL DESCRIPTION, PLEASE SEE THE SURVEY FOR THIS SITE.

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

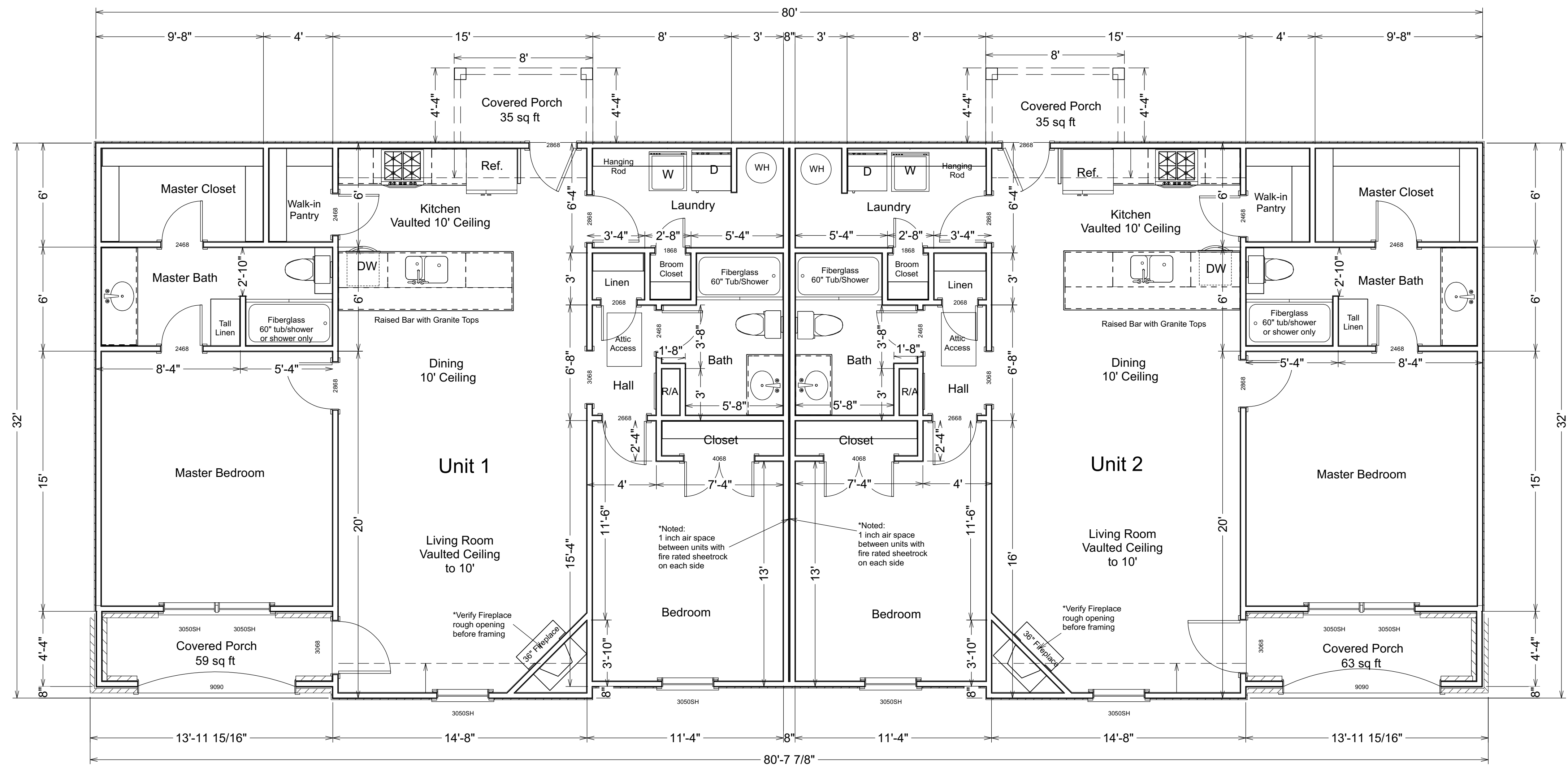
OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

LANDSCAPE PLAN
OLDE SAVANNAH PUD
SPRINGHILL ROAD
BRYANT, ARKANSAS

DATE: 05/20/2017	C.A.D. BY: EEK	DRAWING NUMBER:
REVISION:	CHECKED BY: E. Krebs	L1
	SCALE: 1" = 50'	SHEET NUMBER:



Front Elevation
Scale 1/4"=1'



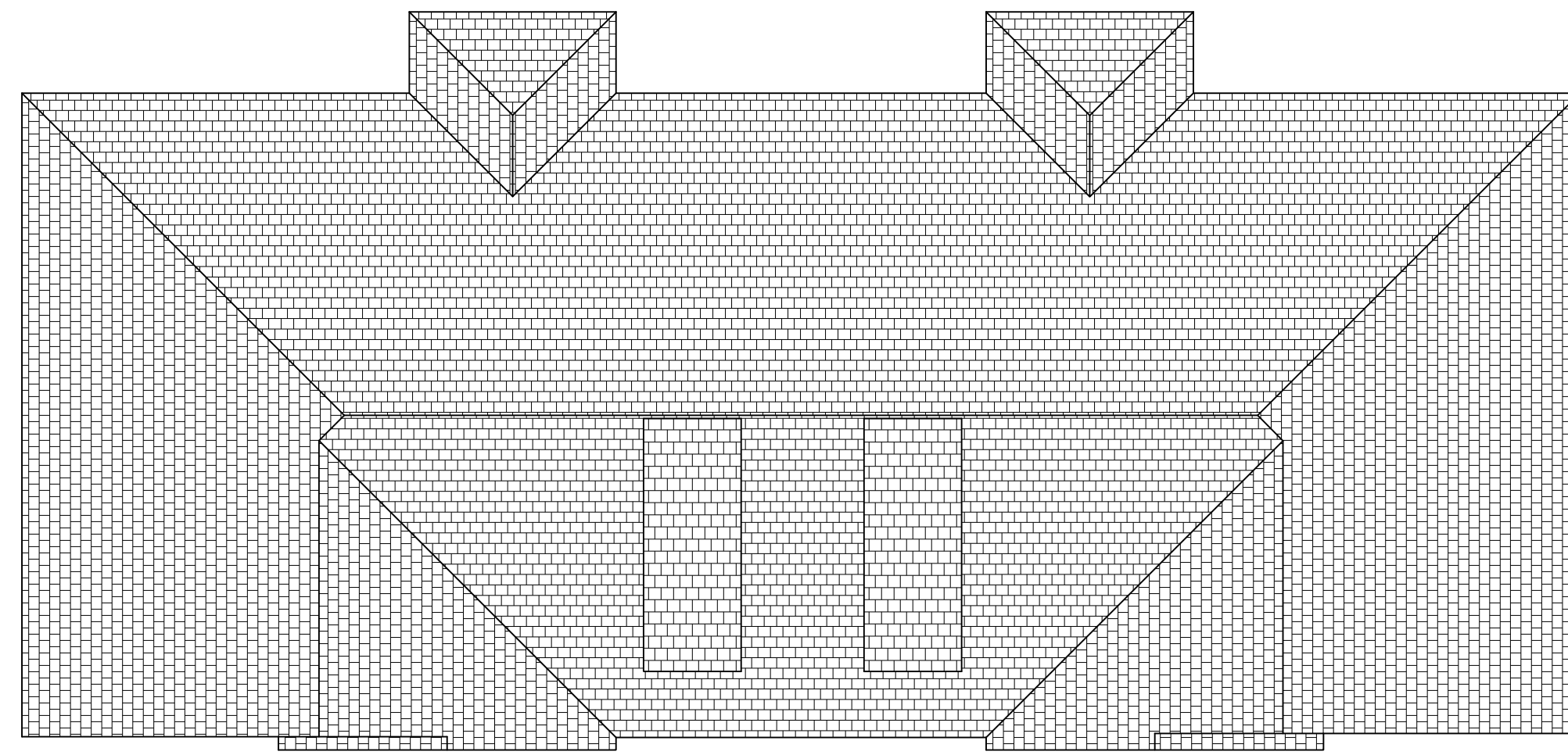
Scale 1/4"=1'
Roof Pitch 8:12
Walls 9 ft. unless noted

Total Heated & Cooled 2408 sq ft
1,204 SF per Unit
Framing & Slab 2,596 SF

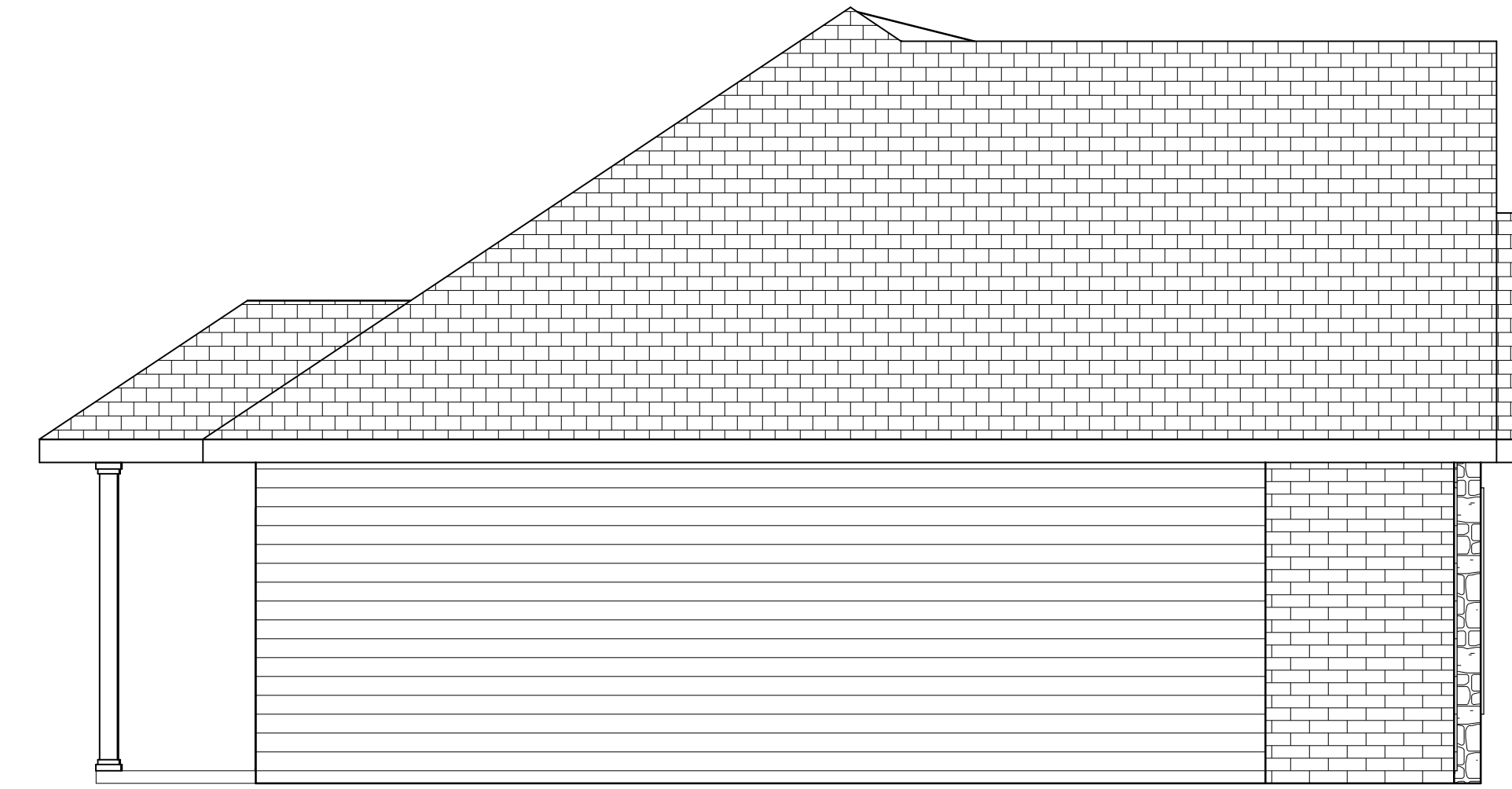
PLEASE NOTE:
Due to the impossibility of providing any personal and/or on-site consultation or supervision and control over the actual construction, and because of the great variance in local building code requirements, building site conditions, and weather conditions, Rick Johnson & Covenant Home Builders,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

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

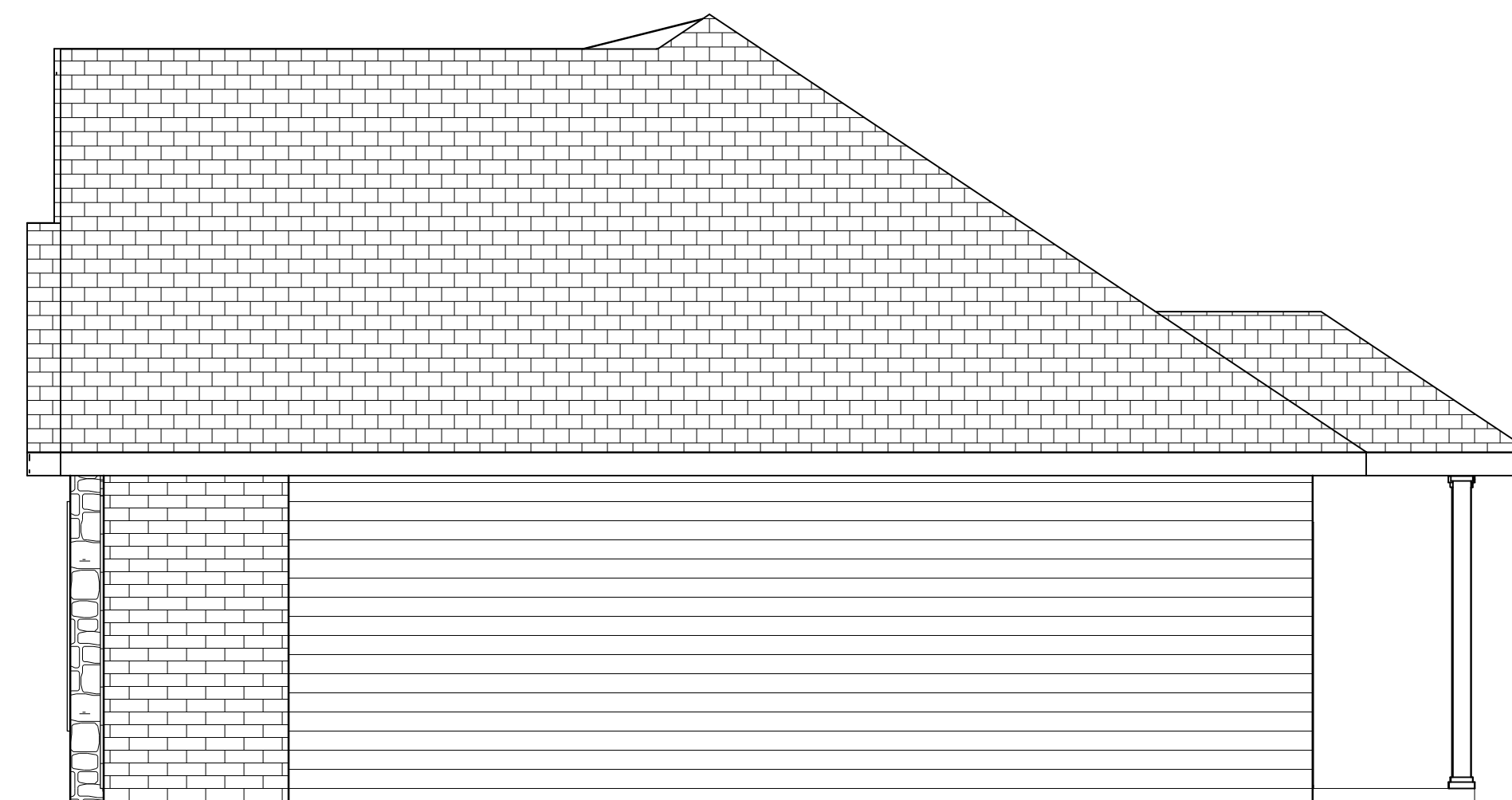
Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



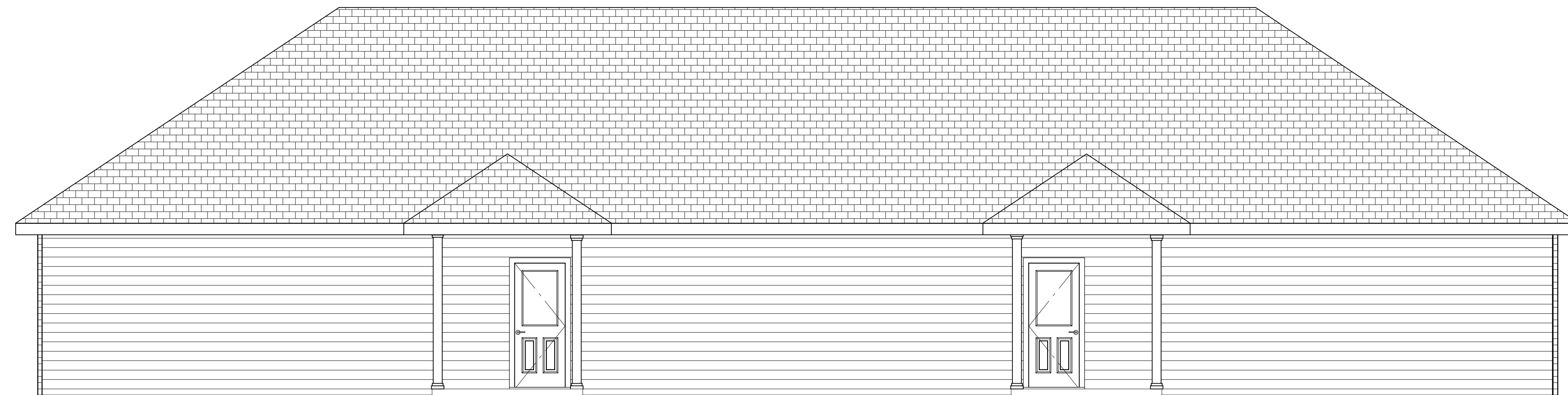
Roof Plan
Scale 1/8"=1'
Primary Pitch 8:12
Dormers 3:12



Left Elevation
Scale 1/4"=1'



Right Elevation
Scale 1/4"=1'



Rear Elevation
Scale 1/4"=1'

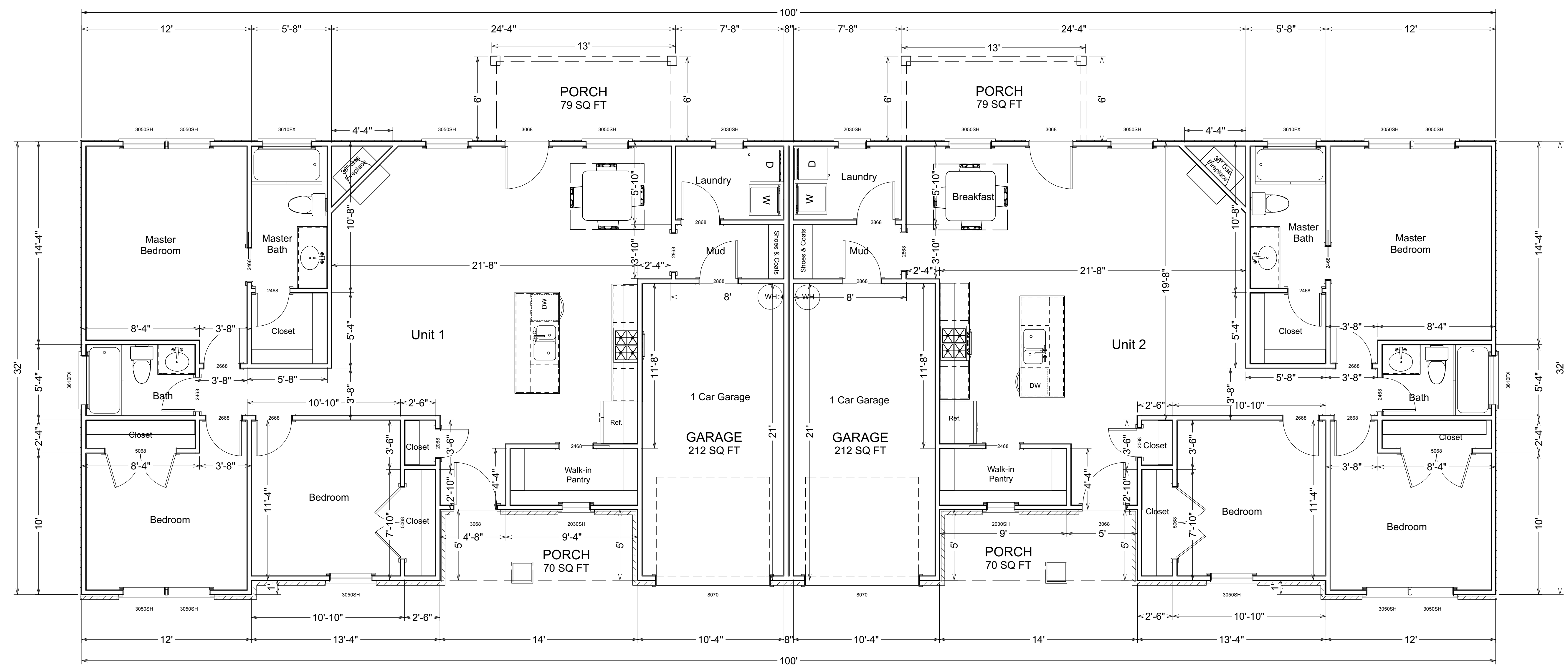
PLEASE NOTE:
Due to the impossibility of providing any personal and/or on-site consultation or supervision and control over the actual construction, and because of the great variance in local building code requirements, building site conditions, and weather conditions, Rick Johnson & Covenant Home Builders,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

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

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



Front Elevation
Scale 1/4"=1'



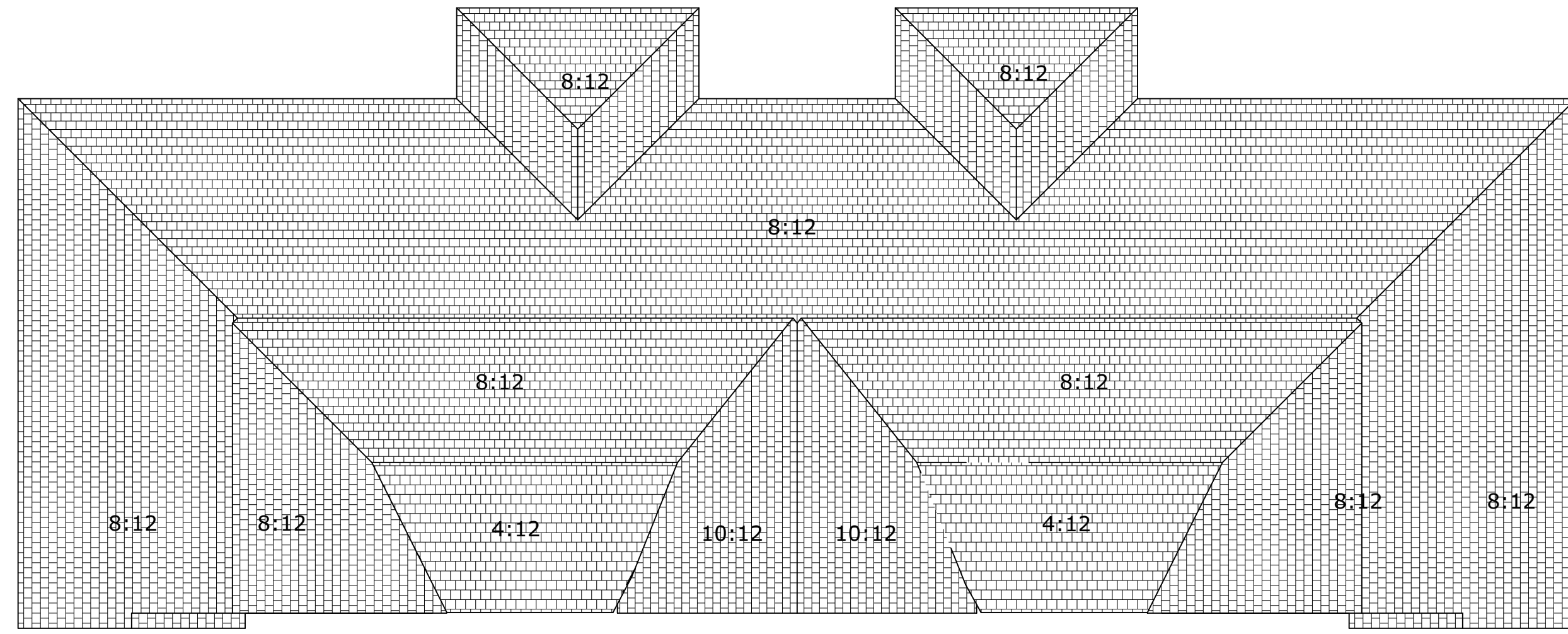
Scale 1/4"=1'
Roof Pitch 8:12
Walls 9' unless noted

Total Heated & Cooled 2553 sq ft
1,276 SF per Unit
Framing & Slab 3,275 SF

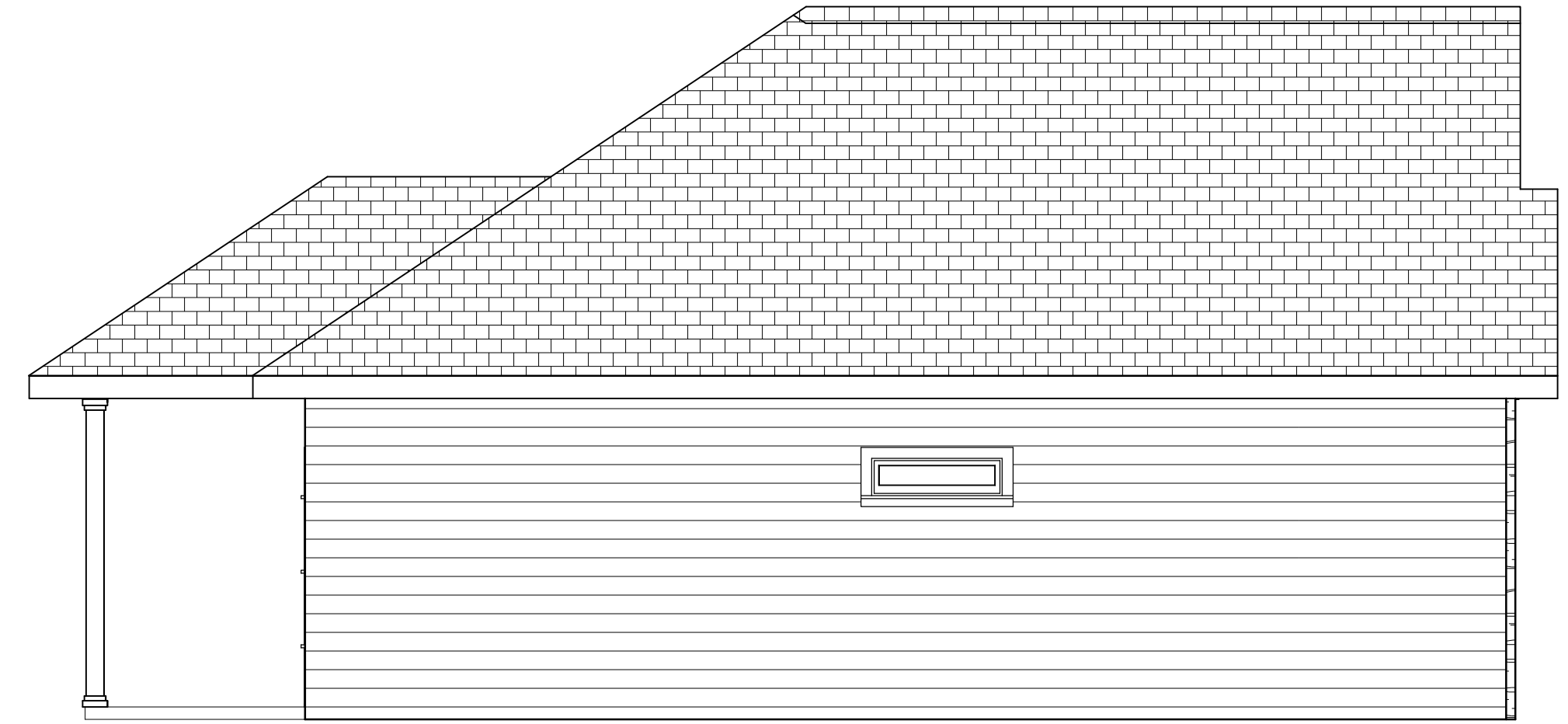
PLEASE NOTE:
Due to the impossibility of providing any personal and/or on-site consultation or supervision and control over the actual construction, and because of the great variance in local building code requirements, building site conditions, and weather conditions, Rick Johnson & Covenant Home Builders,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

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

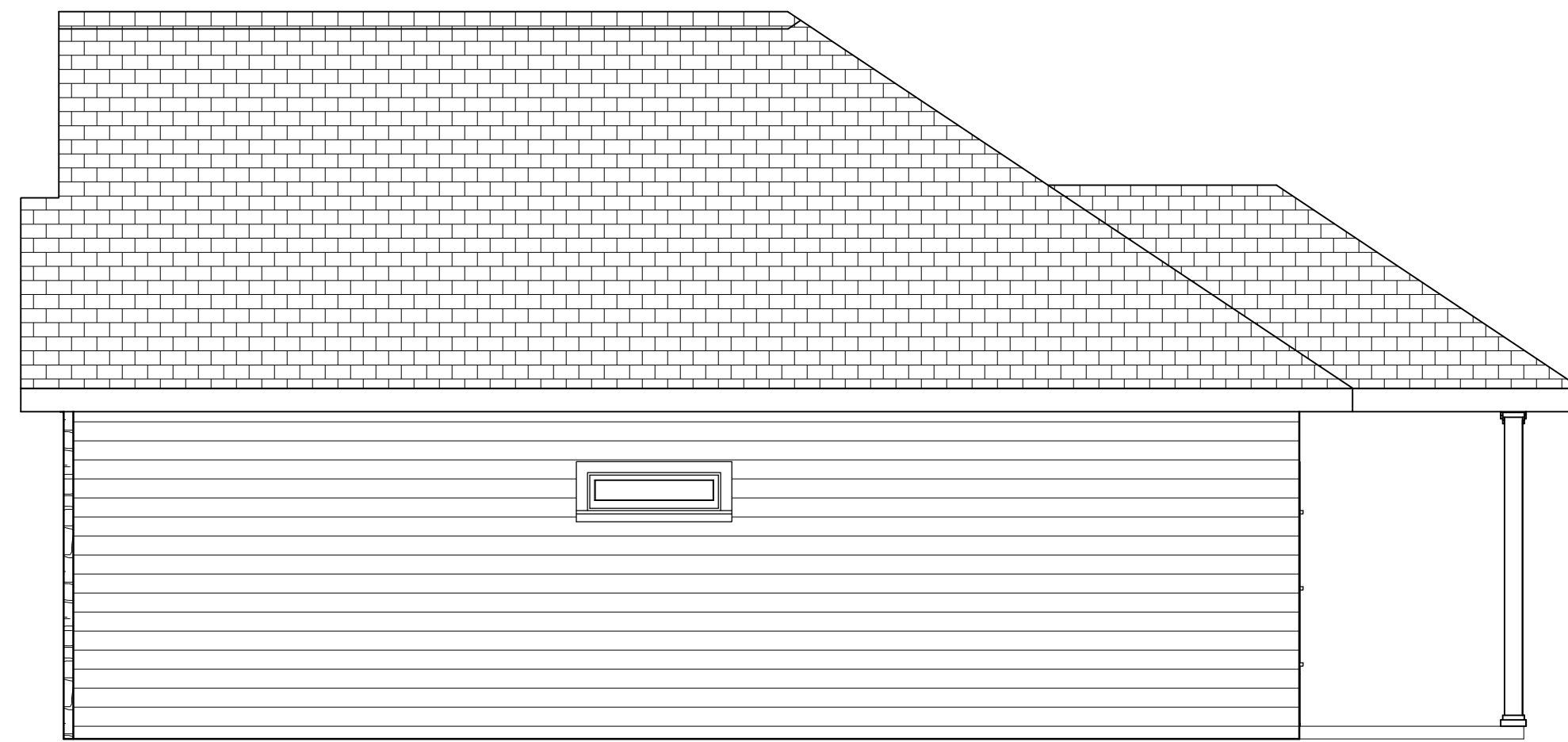
Contractor or Builder should also comply with all local & state building codes and all engineered aspects of the home should incorporate actual site conditions.



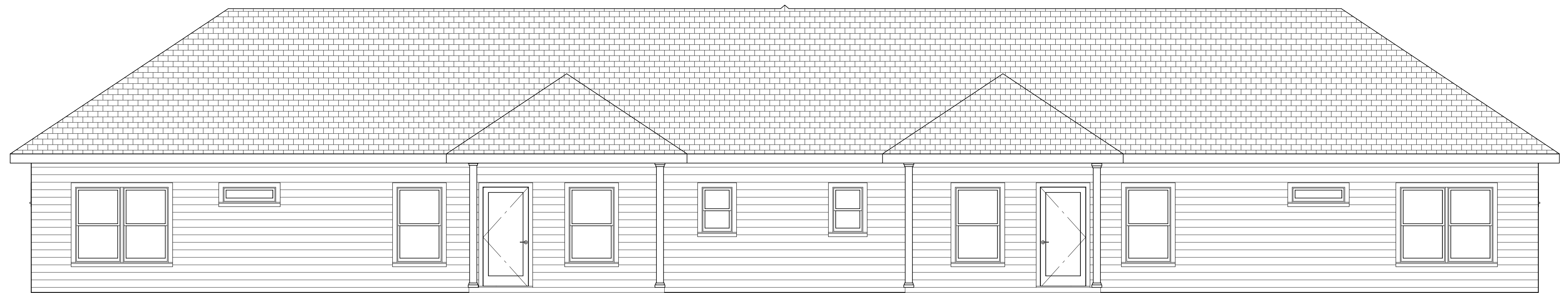
Roof Plan
Scale 1/8"=1'
Primary Pitch 8:12
Shed Roof 4:12
Center Gable 10:12



Left Elevation
Scale 1/4"=1'



Right Elevation
Scale 1/4"=1'



Rear Elevation
Scale 1/4"=1'

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

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

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

STORMWATER FLOW and DETENTION POND CALCULATOR

Existing Conditions: Stormwater drains from the north to south across the site.

Proposed Conditions: Stormwater will continue to flow in the same direction through overland flow to detention pondS to the south and southwest.

Pre-Development Flows

Detention Pond 1

GIVEN:

Drainage Area 2.85 Acres
 Flow Length 165 Feet
 Slope (Average) 7.20%

Average C Value				
paved area	0.20	acre	0.95	= C
vegetated areas	2.65	acre	0.40	= C
Cavg =	0.44			

Time of Concentration: 12.00 min Nomograph

Based on Slope = 7.2%

Flow length =165ft

n = .44 n values obtained from nomograph based on avg grass

Rainfall Intensities:

Based on Tc = 12 min

Pre-Developed Flow

Q = CIA

Cavg =	0.44	
I100 =	8.2	in/hr
I50 =	7.8	in/hr
I25 =	6.9	in/hr
I10 =	6	in/hr
I2 =	4.4	in/hr
A =	2.85	Acres

Qu100 = 10.25 CFS

Qu50 = 9.75 CFS

Qu25 = 8.63 CFS

Qu10 = 7.50 CFS

Qu2 = 5.50 CFS

Post-Development Flows

GIVEN:

Drainage Area 2.85 Acres
 Flow Length 225 Feet
 Slope (Average) 4.00%

Average C Value

Paved Area	1.18	acre	0.95	= C
Sodded/Lawn	1.67	acre	0.35	= C
Cavg =	0.60			

Time of Concentration: 13.00 min

Based on Slope =4.0%

Flow length = 225 ft

navg = 0.45 Average n value obtained from weighted average
 of fraction of flow over pavement and lawn areas.

Rainfall Intensities:

Based on Tc = 13 min

Post-Developed Flow

Q = CIA

C =	0.60	
I100 =	8	in/hr
I50 =	7	in/hr
I25 =	6.4	in/hr
I10 =	5.4	in/hr
I2 =	4.2	in/hr
A =	2.85	Acres

Qd100 =	13.64	CFS
Qd50 =	11.94	CFS
Qd25 =	10.92	CFS
Qd10 =	9.21	CFS
Qd2 =	7.16	CFS

Detention Pond Storage Volume Requirements:

From Above:

Pre-Development Flow:	Qu25 = 8.63 CFS	Circular Inlet Flow
Post-Development Flow:	Qd100 = 13.64 CFS	Max Flow from det pond (pipe)

Storage Volume Required:

$V = \text{time} \times Q_{in} \times 60 \text{ sec/min} - 0.5 \times Q_{out} \times (\text{Time} + T_c) \times 60 \text{ sec/min}$

15 min **V100req = 3545.78 CF**
V50req = 2399.44 CF
V25req = 2454.13 CF
V10req = 1870.28 CF
V2req = 1754.66 CF
Use 100 yr **Vs= 4254.94 CF**

Detention Pond Size **A= 3835.00 sf**
av. depth= 1.50 ft
v avail= 5752.50 cf

Total storage volume available: 5752.50 CF > volume required: OK

Outlet Pipe From Detention Pond (Qd100)

PIPE TYPE	DIAM. INCHES	PIPE n	SLOPE	CAPACITY CFS	VELOCITY FT. SEC
Discharge: 24" HDPE	24	0.012	0.0032	13.86	4.41

Circular Inlet Size (Qu25)

Diameter (in.)	Area (SF)	Head (ft)	Coeff. (Co)	Flow (CFS)
11.9	0.77	3.00	0.80	8.59

Use 11.9" opening for Qu25 Flow =8.59 cfs

Pre-Development Flows

Detention Pond 2

GIVEN:

Drainage Area 1.05 Acres
Flow Length 165 Feet
Slope (Average) 8.00%

Average C Value				
paved area	0.00	acre	0.95	= C
vegetated areas	1.05	acre	0.40	= C
Cavg =	0.40			

Time of Concentration: 11.00 min Nomograph

Based on Slope = 8%

Flow length =165ft

n = .44 n values obtained from nomograph based on avg grass

Rainfall Intensities:

Based on Tc = 11 min

Pre-Developed Flow

Q = CIA

Cavg = 0.40

I100 = 8.4 in/hr
 I50 = 8 in/hr
 I25 = 7.1 in/hr
 I10 = 6.2 in/hr
 I2 = 4.6 in/hr
 A = 1.05 Acres

Qu100 = 3.53 CFS
Qu50 = 3.36 CFS
Qu25 = 2.98 CFS
Qu10 = 2.60 CFS
Qu2 = 1.93 CFS

Post-Development Flows

GIVEN:

Drainage Area 1.05 Acres
 Flow Length 240 Feet
 Slope (Average) 4.00%

Average C Value

Paved Area	0.51	acre	0.95	= C
Sodded/Lawn	0.54	acre	0.35	= C
Cavg =	0.64			

Time of Concentration: 14.00 min

Based on Slope =4.0%

Flow length = 240 ft

navg = 0.37 Average n value obtained from weighted average
 of fraction of flow over pavement and lawn areas.

Rainfall Intensities:

Based on Tc = 14 min

Post-Developed Flow

Q = CIA

C = 0.64
 I100 = 7.9 in/hr
 I50 = 6.9 in/hr
 I25 = 6.3 in/hr
 I10 = 5.3 in/hr
 I2 = 4 in/hr
 A = 1.05 Acres

Qd100 = 5.32 CFS
Qd50 = 4.65 CFS

Qd25 = 4.24 CFS
Qd10 = 3.57 CFS
Qd2 = 2.69 CFS

Detention Pond Storage Volume Requirements:

From Above:

Pre-Development Flow: Qu25 = 2.98 CFS Circular Inlet Flow
Post-Development Flow: Qd100 = 5.32 CFS Max Flow from det pond (pipe)

Storage Volume Required:

$$V = \text{time} \times Q_{in} \times 60 \text{ sec/min} - 0.5 \times Q_{out} \times (\text{Time} + T_c) \times 60 \text{ sec/min}$$

15 min **V100req = 2188.02 CF**
V50req = 1325.73 CF
V25req = 1287.69 CF
V10req = 997.50 CF
V2req = 782.78 CF
 Use 100 yr **Vs= 2625.62 CF**

Detention Pond Size **A= 1695.00 sf**
av. depth= 1.75 ft
v avail= 2966.25 cf

Total storage volume available: 2966.25 CF > volume required: OK

Outlet Pipe From Detention Pond (Qd100)

PIPE TYPE	DIAM. INCHES	PIPE <i>n</i>	SLOPE	CAPACITY CFS	VELOCITY FT. SEC
Discharge: 18" HDPE	18	0.012	0.0022	5.34	3.02

Circular Inlet Size (Qu25)

Diameter (in.)	Area (SF)	Head (ft)	Coeff. (Co)	Flow (CFS)
7	0.27	3.00	0.80	2.97

Use 7" opening for Qu25 Flow =2.97 cfs

SECTION 11 - NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) C-1

The NCD district is located within neighborhood centers and is designed to serve the retail needs of the surrounding residential neighborhood.

The NCD district shall generally be located at or near street intersections and within walking distance of residential areas. The design plan of uses in the NCD district should emphasize street landscape areas. The display of retail goods is permitted out of doors for special occasions or holidays.

Any use which is found by the City of Bryant to be a public nuisance by reason of the emission of dust, fumes, gas, smoke, odor, light glare, noise, vibration or other disturbance is expressly prohibited.

A. NCD District Development Criteria

1. All business establishments shall only deal directly with the customer. All goods produced on the premises shall be sold exclusively on the premises.
2. Loading or service areas shall be physically separated from all streets but shall provide motor vehicle access or egress, preferably by alleys.

B. NCD District Use Regulations

These listed uses are typical and suggest the kinds of retail sales and services intended in the District. Others of similar character will be considered by the Planning Commission when submitted for establishment. The combination of two or more of the retail products listed as permitted uses may be sold from one establishment as is commonly done in "convenience" stores.

C. Permitted Uses

Antique Shops

Automobile service station

(all repair work shall be performed within a building. Tools parts, and dismantled vehicles shall be stored within a building or screened from view from public streets).

Bakery or confectioner

(provided that goods are baked on the premises shall be offered for sale only on the premises and at retail)

Bank or trust company, savings and loan (drive-in only facility not permitted)

Barbershop

Beauty Shop

Book, newspaper, and magazine store

Business office

Dairy products store

Daycare

Delicatessen

Drugstore

Electronics, computers, video tape shops

Florists

Fruit store

Gift shop

Grocery store

Hardware store

Horticultural nursery products store
 Household appliance, retail and repair
 Jewelry store
 Laundromat
 Laundry and cleaning pick-up station
 Market, produce
 Medical and dental clinics
 Offices for professional services
 Photographic supply store
 Residential uses permitted in the R-2 district
 Restaurant, café, or tea room (no drive through service)
 Shoe repair shop
 Tailor, pressing, laundry and cleaning shop
 (including valet services with not more than three pressing machines, and one
 dry cleaning unit)
 Taxicab stand
 Telegraph or messenger service
 Theater, cinema, non-pornographic
 Upholstery shop
 Variety and dry goods store
 Veterinarians, office and kennel, all facilities enclosed, no outside animal runs
 or pens.
 Wearing apparel store, new, used

D. Conditional Uses

Funeral homes, Veterinarians
 Industrial manufacturing, yard areas, and material stockpiles
 Pet shops, retail sale of domestic pets.
 Public utility buildings and structures
 Mixed Use, (retail and office) (retail and residential) (office and residential).
Pharmacy or Medical Marijuana Dispensary

E. Bulk and Area Regulations for Commercial Uses and Mixed-Use Buildings

1. Lot area: minimum of 2,500 square feet; maximum 16,000 square feet.
2. Lot width: at front building line, minimum 25 feet; maximum 80 feet.
3. Lot depth: generally lots should be longer than wide. Maximum lot width (80') @ front building line then depth = 200 feet.
4. Yard dimensions:
 - A. Front – commercial retail/service or mixed use, none required
 - B. Side (each side) – a minimum of five (5) feet if not attached to an adjacent building, maximum of twenty (20) feet
 - C. Rear – a minimum of fifty-five (55) feet.
 - D. The front and side yard dimensions set forth in this subsection may be increased up to an additional fifteen (15) feet by the Planning Commission if deemed in the interest of public safety.
5. Height: Three stories, finished first floor must be level with the sidewalk, maximum height of forty-five (45) feet.

6. Building coverage of lot: maximum of seventy (70) percent.
7. Absorption (non-impervious) areas; minimum ten (10) percent of lot.
8. Parking: all parking must be off street. One (1) space per each 200 square foot of commercial use is required.
9. Screening Requirement
When a NCD abuts a residential district, a minimum 6' high wood, rock or masonry fence is required with a landscape screen to buffer any NCD structure or activity from the residential district. Street frontage is exempt from the fencing requirement. See the Bryant Landscape Regulation for specific landscape treatment.

SECTION 12 - HIGHWAY COMMERCIAL DISTRICT HCD C-2

Highway Commercial Districts are the intended locations for retail sales, wholesale sales, service, storage establishments and light industry serving the Bryant population, the regional market and the traveling public. These essential activities, which may involve some disturbance to adjacent residential areas, are to be located in the corridor of I-30 and Arkansas State Highway 5. Residential uses are not intended for location in the HCD except only as living quarters for caretakers, and/or watchmen and their families.

A. HCD Development Criteria

1. The open storage of retail and wholesale goods in conjunction with business establishments is permitted.
2. Parking, loading, or service areas shall be physically separated from all streets. The minimum suitable separation shall be a curbed earth strip of at least ten (10) feet in width running the front width of the lot. Suitable driveways, which channel motor vehicles to access or egress, shall be provided and may cross the curbed separation area. See the Bryant Landscape regulation for treatment of the separation area.

B. HCD Use Regulations

1. Permitted Uses
All retail sales and service uses permitted in the NMU Neighborhood Mixed Use district but without square footage restrictions on gross leaseable floor area.

Animal boarding place or veterinarian's clinic, enclosed kennel

Antique sales

Auction house

Automotive uses:

Auto, truck and trailer rental lot

Service stations

Car wash

Parking and storage garages and lots

Parts and supply stores

Repair garages and body shops

New and used sales and service

Retail establishments selling goods, as:

Hardware, feed, poultry supplies, home building supply, lumber, farm equipment, mobile homes, marine equipment (boats, trailers, etc.), etc.

Eating establishments (cafes, restaurants). Drive-in service permitted

Offices for professional and service people, including:

Doctors, dentists, lawyers, Realtors, radio, and television broadcast studios, general offices, medical clinics, and nursing homes

Daycare Facilities

Drive-in banks and Savings and Loan Associations, etc.

Dry cleaning and laundry establishments.

Warehousing – commercial, warehouse, mini storage and open storage

Wholesale, sales and storage

Commercial recreation, as:

Bowling alleys, golf driving ranges, drive-in theaters, and skating rinks, etc.

Automatic laundries (unattended), laundry and dry cleaning plant

Funeral homes

Motels, motor hotels, and retirement centers

Recreation vehicle sales and repair
Places of public assembly
Printing and publishing
Mobile and manufactured home sales
Marine equipment sales, storage, repair

C. Conditional Uses

Uses proposed for development in this district which are not specifically listed as permitted may be considered for development if found to be “in character” with the district by the Planning Commission. The procedure for Conditional Use Review, Section 18, shall be utilized for uses not listed.

Pharmacy or Medical Marijuana Dispensary

D. Bulk and Area Regulations

1. Height Regulation

No building which is not an office building hereinafter erected or structurally altered shall exceed a height of forty-five (45) feet or be more than three (3) stories. Office buildings shall not exceed a height of four (4) stories.

2. Area Regulations

A. Lots fronting along roadways designated as Class I through Class IV (Interstate 30 and frontage roads, State Highway #5, and other roads designated as such) shall adhere to the following area requirements:

1. *Front Yard* – There shall be a front yard having a set-back of not less than 50 feet from the front property line to the front line of the building.
2. *Side Yard* – Side yard set-back shall not be required, except where side yards abut a street or a residential lot line, thence, the side yard set-back shall be no less than twenty five (25) feet.
3. *Rear Yard* – There shall be a rear yard having a depth of not less than 15 feet except when abutting residential area, hence the rear yard shall not be less than 55 feet. In the case of a corner lot (abutting a street), and when providing a 25 foot exterior side yard, the rear yard may be reduced to be not less than 25 feet.
4. *Lot Coverage* – Maximum lot coverage for all principal and accessory buildings shall be 35 percent of the total area of the site.

B. Lots fronting along roadways designated as Class V or Class VI, interior local commercial streets developed in conjunction with an approved commercial subdivision may adhere to the following area requirements:

1. *Front Yard* - None Required.
2. *Side Yard* - Side yard setback shall not be required, except where side yards abut a street or a residential lot line, thence, the side yard setback shall be no less than twenty-five (25) percent of the lot dimension.
3. *Rear Yard* - There shall be a rear yard having a depth of not less than fifteen (15) feet except when abutting residential area hence the rear yard shall not be less than fifty-five (55) feet. In the case of a corner lot (abutting a street), and when providing a twenty-five (25) foot exterior side yard, the rear yard may be reduced to not less than twenty-five (25) feet.
4. *Lot Coverage* - Maximum lot coverage for all principal, accessory

buildings and off-street parking shall be eighty-five (85) percent of the total area of the site.

C. The front, side and rear yard dimensions set forth in subsection D-2 A & B may be increased to accommodate anticipated future highway improvements or to provide safer sight distance for motoring public by the Planning Commission. The maximum allowable increase is twenty (20) feet.

3. Screening Requirements

When a HCD abuts a residential district, a minimum 6' high wood, rock or masonry fence is required with a landscape screen to buffer any HCD structure or activity from the residential district. Street frontage is exempt from the fencing requirement. See the Bryant Landscape Regulation for specific landscape treatment.

4. Parking Requirements

Per city or one (1) space per each of three hundred (300) square foot of occupied space.

5. Absorption (non-impervious) area; minimum ten (10) percent of lot.

6. Signs - All signage shall be in conformance with current Bryant sign regulations.

SECTION 18 - CONDITIONAL LAND USE AND VARIANCES

~~Where a land use is not specifically authorized for a certain zoning this land use can be allowed on a conditional basis. To obtain conditional land use authority the individual desiring to have this land use and the owner of the property must apply to the planning commission for a conditional land use permit. The planning commission after a public hearing and without objection from any adjoining property owner can authorize the issuance of a conditional land use permit. This permit will be issued with a specific land use and expiration date and can only be renewed one time. The permit can also be conditioned regarding bulk and area regulations, parking requirements, ingress and egress and landscaping. The holder of a conditional use permit must comply with all building codes, ADA accessibility requirements, and obtain appropriate permits before beginning business. The planning commission may delegate conditional use permit issuance to the city staff when appropriate.~~

Variances - An applicant for a variance must give a written request to the zoning board of adjustment. The board will require the applicant to have written consent from any adjoining property owner affected. The board may deny the variance or a thirty(30 day notice to issue the variance will be issued. If no written objection is received during the thirty (30) day notice period the variance will be issued.

Communication and Microwave Towers - If a land owner wants to allow a tower to be built on their property and the property is zoned commercial the owner would need to come to the commission with a plat of the property and a written request for approval to allow the tower to be built as a conditional use. The tower height must be shown on the request. If a land owner wants to sell a portion of land to someone that wants to put a tower up, the property would need to be re-platted and then the portion for the tower would have to be rezoned and come in under PUD. (Towers can exceed the three (3) story height limit.) A tower must be a minimum of thirty feet (30') from the property line.

SECTION 19 - AMENDMENTS AND CONDITIONAL USE PERMITS

Amended by Ord. 2016-30

19.1 Amendments

This code may be amended by changing the text, the Official Zoning Map, or both in accordance with these procedures.

A. Request for Amendments

The following may initiate a request to amend this Code:

1. A member or members of the City Council.
2. A member or members of the Planning Commission.
3. The owner of a property or his/her appointed agent.

B. Amendments Initiated by the City Council

1. The City Council may refer a request for amendment to the Planning Commission to be considered in accordance with the procedures outlined in paragraph C, below.

C. Amendments Initiated by the Planning Commission

1. The Planning Commission may consider amendments or additions to the Zoning Code.
2. If the proposed amendments are not consistent with the comprehensive plan, the Planning Commission must first consider and adopt any necessary changes to the plan.
3. The Planning Commission will hold a public hearing to consider amendments to the Zoning Code and amendments to the comprehensive plan, if required.
4. Notice of such hearing shall be published at least one time not less than fifteen (15) days prior to the date of the public hearing in a newspaper of general circulation in the City of Bryant.
5. Changes in zoning classifications initiated by the Planning Commission shall be considered comprehensive changes affecting the entire city and notice to individual property owners shall be not be made unless by Planning Commission decision. The Planning Commission shall make a map and/or documents indicating the proposed changes available in City Hall for review by interested citizens and property owners at least fifteen (15) days prior to the public hearing at which the changes will be considered.
6. Following the public hearing, the proposed amendments may be approved as presented, or in modified form, by a majority of the entire Planning Commission.
7. Following its adoption of the amendments to the Zoning Code or adopted plans, the commission shall certify the adopted plans and/or recommended zoning changes to the City Council for its adoption. Approval shall require of a majority of the entire City Council.

D. Amendment Initiated by Property Owners

1. Application: An application for amendment shall be filed with the required fee with the Administrative Official at least thirty (30) days in advance of the date of the Planning Commission meeting at which the application will be heard. The application for a Zoning Amendment shall be provided by

- the Administrative Official on forms developed by the City of Bryant.
2. Public Hearing Notice: Upon receiving the application, the Administrative Official shall set a date for the public hearing for the application at the next regularly scheduled Planning Commission meeting.
 - A. Publication: Notice of the public hearing shall be published at least one time at least fifteen (15) days prior to the date of the public hearing in a newspaper of general circulation in the City of Bryant. The applicant shall bear the cost of such advertising. The notice shall include a description of the location of the subject property, the proposed zoning change, and the time and place of the public hearing. Failure to provide notice in this manner shall require delay of the public hearing until notice has been properly made.
 - B. Posting of the Property: Notice of the public hearing shall be made by posting a sign on the property involved for the fifteen (15) consecutive days prior to the hearing. Posting of the sign by the prescribed time shall be the responsibility of the applicant. The city shall provide the sign. The sign shall be displayed to be prominently viewable by passing motorists or pedestrians. One sign shall be required for each two hundred (200) feet of street frontage abutting the property. Failure to provide notice in this manner shall require delay of the public hearing until notice has been properly made.
 - C. Notification of Adjacent Land Owners: The applicant shall attempt to inform, by certified letter, return receipt requested, all owners of land within three hundred (300) of any boundary of the subject property of the public hearing. The notice shall include a description of the location of the subject property, the proposed zoning change, and the time and place of the public hearing. A certified list of property owners, all return receipts, and a copy of the notice shall be provided to Administrative Official at least five (5) days prior to the public hearing.
 3. Finding of Fact: Within thirty (30) days following the public hearing, the Planning Commission shall make a specific finding as to whether or not the change is consistent with the objectives of the Zoning Code, and the Plans adopted by the Planning Commission. The Planning Commission shall approve or deny the amendment application by a majority of the entire Planning Commission. If denied by the Planning Commission, the application will not be heard by the City Council unless the decision is appealed by the applicant.
 4. Authorization by City Council: If approved by the Planning Commission, the application shall be heard by the City Council at the next City Council meeting following the Planning Commission's approval. For approval, the application will require approval by a majority of the entire City Council via ordinance.
 5. Effect of Denial of Amendment: No application for an amendment which has been denied wholly or partly by the City Council shall be resubmitted for a period of one (1) year from the date of said denial, except upon decision by the Planning Commission if substantial changes in conditions have occurred. A change of ownership of the subject property will not be deemed a substantial change of conditions.

19.2 Conditional Use Permits

A. What is a Conditional Use?

Because of their unique character and impact on adjacent properties, some uses in this code are designated as conditional uses and require a permit. Depending on the nature of the use, such uses may or may not be desirable and appropriate in all circumstances and locations. Each application's location, design, configuration, and impact must be individually and carefully reviewed to determine if the use may be allowed with special restrictions and conditions of approval.

The conditional use permit process shall not allow an applicant to secure a use variance or be used as a means to circumvent the purpose and intent of the Comprehensive Plan or Zoning Code.

B. Uses

Uses listed in this code as "conditional uses" shall be the only uses for which a conditional use permit may be permitted as described in paragraph D of this Section. However, where the Planning Commission makes a specific determination to treat an unlisted use as a conditional use, in accordance with Section 4, paragraph B, an application for a conditional use permit may be accepted for review and approval/denial.

C. Conditions

The Planning Commission may impose reasonable conditions and restrictions on any conditional use permit as may be necessary to reduce or minimize the impacts of a the conditional use, ensure compatibility with surrounding property, and to carry out the purpose and intent of this Code.

Conditions required as part of the permit may be of two types. Threshold Conditions are conditions which must be met by all proposed permits before an application may be considered for approval. Such conditions are special provisions that apply to each specific use or zoning district as well as general application requirements. Imposed Conditions are those that the Planning Commission may apply through review of the permit.

D. Procedure for Authorizing

1. Application: An application for a conditional use permit shall be filed with the required fee with the Administrative Official at least thirty (30) days in advance of the date of the Planning Commission meeting at which the application will be heard. The application shall be provided by the Administrative Official on forms developed by the City of Bryant.
2. Public Hearing Notice: Upon receiving the application, the Administrative Official shall set a date for the public hearing for the application at the next regularly scheduled Planning Commission meeting.
 - A. Publication: Notice of the public hearing shall be published at least one time at least fifteen (15) days prior to the date of the public hearing in a newspaper of general circulation in the City of Bryant. The applicant shall bear the cost of such advertising. The notice shall include a description of the location of the subject property, the proposed use, and the time and place of the public hearing. Failure to provide notice in this manner shall require delay of the public

- hearing until notice has been properly made.
- B. Posting of the Property: Notice of the public hearing shall be made by posting a sign on the property involved for the fifteen (15) consecutive days prior to the hearing. Posting of the sign by the prescribed time shall be the responsibility of the applicant. The city shall provide the sign. The sign shall be displayed to be prominently viewable by passing motorists or pedestrians. One sign shall be required for each two hundred (200) feet of street frontage abutting the property. Failure to provide notice in this manner shall require delay of the public hearing until notice has been properly made.
3. Development Plan Requirement: A development plan for a conditional use permit shall be required. The development plan shall include a letter of intent and a site plan. The site plan shall include the following:
- A. Location, size, and use of buildings/signs/land or improvements;
 - B. Location, size, and arrangement of driveways and parking and loading areas as well as any vehicular maneuvering areas;
 - C. Existing topography and any proposed grading;
 - D. Proposed and existing lighting;
 - E. Proposed landscaping and screening;
 - F. Use of adjacent properties;
 - G. Scale, north arrow, and vicinity map
 - H. Additional information that may be requested by the Administrative Official due to unique conditions of the site.
4. Development Plan Review: The application shall be reviewed by the Administrative Official and Development Review Committee. The Administrative Official shall provide a report and recommendation to the Planning Commission on the application's relation to and probable effect on the surrounding area as well as its compliance with the requirements of this Code and other applicable codes.
5. Public Hearing and Planning Commission Action: The Planning Commission shall hold a public hearing to allow public comment regarding the application. Within sixty (60) days following the public hearing, the Planning Commission shall then make one of the following determinations: approve the permit as requested; approve the permit with modifications; refer the permit back to the Development Review Committee for additional consideration; or deny the permit. Applications referred back to Development Review Committee shall be subject to an additional public hearing and meet the notice requirements listed in Section 19.2, Paragraph D, item 2.
6. Appeal: Any applicant or other affected party aggrieved by a decision of the Planning Commission as it relates to a conditional use permit shall have the right to appeal to the City Council. Such appeal must be filed in writing with the City Clerk within fifteen (15) days after the Planning Commission action. The City Council may affirm, modify, deny the application. The City Council may also refer the application back to the Planning Commission for reconsideration. Such action shall not be subject to a public hearing.

E. Standards of Review and Finding of Fact

Before any conditional use permit shall be approved, the Planning Commission shall make a finding of fact to support the following standards of review, where

applicable:

1. The establishment, maintenance, or operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, or welfare;
2. The proposed conditional use will not harm other property in the vicinity;
3. The establishment of the Conditional Use will not impede the normal or orderly development and improvement of the surrounding properties;
4. The size of the site is adequate for the proposed use;
5. Traffic generated by the use will not unduly burden transportation facilities in the vicinity;
6. Adequate buffering devices such as fencing, landscaping, or grading are used to sufficiently protect adjacent property;
7. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust, and odor have been addressed in the proposed application;

F. Fees

The application fee for a conditional use permit shall be \$150. Such fee is non-refundable. No application shall be accepted and no action taken unless and until the application fee is paid in full.

G. Status and Revocation of a Conditional Use Permit

1. Construction: An approved conditional use permit must be commenced within six (6) months of the approval of the permit. If construction is required as part of the permit, construction must commence within six (6) months and must be completed within twenty-four (24) months.
2. Discontinuance: The permit for any use that has been discontinued for a period of greater than 365 days shall be considered invalid and revoked. Future use of the property must comply with the provisions of the underlying zoning district until a new Conditional Use Permit is obtained. The permit shall run with the land and shall be transferable from occupant/owner to occupant/owner.
3. Revocation: In the case where any of the specific terms and conditions of a conditional use permits are violated, ignored, or otherwise not observed the Administrative Official may revoke such permit. A 30-day written notice using certified mail shall be addressed to the applicant indicating the nature of the non-compliance and the applicant's right to file an appeal to the Board of Adjustment. If no appeal is filed within the 30-day period, and the non-compliance has not been corrected within 45 days of receipt of the written notice, the permit shall be revoked. Revocation shall be immediate and shall prevent use of the property in a general manner as specified within the original permit. The property shall revert to its use status prior to issuance of the conditional use permit.

H. Concurrent Applications

Conditional use permit applications and zoning amendment as well as site plan review applications may be processed by the city concurrently. However, approval for the zoning amendment or site plan shall not be considered effective unless and until the conditional use permit is approved.