



Bryant Planning Commission Meeting
Monday, August 14th, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

Mintues

1. Regular Meeting 7/10/17
2. Special Meeting 7/27/17

Documents:

[Bryant Planning Commission Meeting Mintues 71017.pdf](#)
[Bryant Planning Commission Meeting Mintues 72717.pdf](#)

ANNOUNCEMENTS

DRC REPORT

- **Merchants & Farmers Bank - 3512 Hwy 5 North**
Requesting Sign Permit Approval - **Approved**

Documents:

[20170801082719.pdf](#)

- **US Pizza**

Vernon Williams - Requesting Approval of Parking Expansion - **Approved**

Documents:

[C1.0 17057 US Pizza Bryant SITE PLAN.pdf](#)
[D1.0 17057 US Pizza Bryant DEMO PLAN.pdf](#)

- **Olde Savannah**

Requesting Rezoning Recommendation - **Recommended to Commission**

- **Arvest Bank - 3217 North Reynolds Road**

Requesting Sign Permit Approval - **Approved**

Documents:

[20170802072504.pdf](#)
[20170802072521.pdf](#)
[20170802072537.pdf](#)

- . **Pookie's Gourmet Popcorn**
Requesting Sign Permit Approval - **Approved**

Documents:

[Pookies Gourmet Popcorn Sign Permit App.pdf](#)

- . **Merchants & Farmers Bank - 3512 Hwy 5 North**
Requesting Sign Permit Application Approval - **Approved**

Documents:

[Merchants and Farmers Bank Sign App 3512 Hwy 5 N.pdf](#)

- . **First Baptist Church Bryant**
Requesting Approval of Landscaping Plan - **Approved**

Documents:

[First Baptist Church Bryant Landscape Plan.pdf](#)

- . **Discuss Planning And DRC Schedule**

- . **David's Burgers**
Requesting Sign Permit Application Variance - **Recommended for Special Sign Permit**

Documents:

[Davids Burgers Wall Sign.pdf](#)
[Sign Variance Request - tower.pdf](#)

- . **Bryant Parks And Recreation**
Mickey Perez - Requesting Approval for Bishop Park Shade Structures - **Approved**

Documents:

[Shade Structures - Bishop Park.pdf](#)
[Masterplan.pdf](#)

- . **Big Red - 1524 S. Reynolds Road**
Requesting Sign Permit Application Approval - **Approved**

Documents:

[Big Red SW Reynolds Sign App.pdf](#)

PUBLIC HEARING

- . **Olde Savannah - 3927 Springhill Road**
Randy Ives - Requesting Rezoning from R-2 to PUD

Documents:

[Olde Savannah - 3927 Springhill Road.pdf](#)
[OLDE SAVANNAH PRELIMINARY LAYOUT PLAT R2.pdf](#)

3400 Tropf Lane

B.J. LeMaire Requesting Rezoning from R-E/C-2 to C-2

Documents:

[Tropf ReZoning App.pdf](#)
[3400 Tropf Lane.pdf](#)
[300 ownership - Tropt names.pdf](#)

Planning & Community Development

James Walden - Zoning Code Changes

OLD BUSINESS

NEW BUSINESS

David's Burgers

Requesting Special Sign Permit Application

Documents:

[Sign Variance Request - tower.pdf](#)
[Davids Burgers Signs.pdf](#)

ADJOURNMENT



Bryant Planning Commission Meeting
Monday, August 14th, 2017
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINTUES FOR 7/10/17 MEETING
2 Pages

CALL TO ORDER:

- Vice-Chairman Lance Penfield Calls Meeting To Order
- Commissioners Present: Poe, Statton, Brunt, Johnson, Erwin, Burgess.
- Commissioners Absent: Penfield, Mayfield.

APPROVAL OF MINTUES:

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

Action taken: Motion made to approve by Commissioner Johnson and seconded by Commissioner Brunt. Voice vote: 6 yeas and 0 nay. Passed. Mayfield and Penfield Absent.

DRC REPORT

Vice-Chairman Erwin reads the DRC Report.

Tonia Griffin

Requesting Approval of Re-Plat – **Recommend Approval**

Grace Village Phase 2

Vernon Williams - Requesting Approval of Preliminary Plat - **Tabled**

Dental And Dentures Services

Requesting Approval for Parking Expansion - **Tabled Due to No Drainage Calculations**

US Pizza Parking Lot

Requesting Approval for Parking Lot Expansion - **Tabled Due to No Drainage Calculations**

David's Burgers Building Signage

Requesting Sign Permits Approval - **Tabled**

A-1 Fireworks

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

Burger King

Requesting Sign Permits Application Approval - **Approved East and North Sides, South Does Not Comply**

Fulks Family Dentistry

Requesting Temporary Business Permits Approval - **Approved**

Arnold Fireworks

Requesting Temporary Business Permits Approval - **Approved**

Bethel Middle School

Requesting Approval for New Entry Canopy - **Approved**

Fire Dancer BBQ

Requesting to Move Temporary Business Location For Two Weeks Starting on 7/3/17 - **Approved**

PUBLIC HEARING

Zoning Code Changes - James Walden – Planning Department Requesting Approval Of Zoning Code Changes

Vice-Chairman Erwin invites Mr. Walden to the podium. Mr. Walden describes the changes to sections 17 and 18 of the zoning code. The first dealing with wireless communication towers and the second establishing a Board of Zoning and Adjustment in the code.

No Public Comment.

Vice-Chairman Erwin Calls for a roll call vote. 6 yeas. 0 nays. Passed. Penfield and Mayfield Absent.

NEW BUSINESS

611 SW 2nd Re-Plat - Tonia Griffin - Requesting Re-plat of Lots 4, 5, and 6 of Modern Subdivision.

In place of Ms. Griffin, Mr. Walden presented on the Re-Plat and stated that it met all of our requirements.

Vice-Chairman Erwin Calls for a roll call vote. 6 yeas. 0 nays. Passed. Penfield and Mayfield Absent.

ADJOURNMENT

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

Approval of the minutes for July 10th Bryant Planning Commission meeting was approved on August 14th, 2017.

_____ Date: _____ 2017
Chairman Lance Penfield

_____ Date: _____ 2017
Secretary Truett Smith



Bryant Planning Commission Meeting

Monday, August 14th, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINTUES FOR 7/27/17 Special MEETING 2 Pages

CALL TO ORDER:

- Chairman Lance Penfield Calls Meeting To Order
- Commissioners Present: Penfield, Poe, Statton, Brunt, Johnson, Erwin, Mayfield, Burgess.

NEW BUSINESS

Andres Woods - Curtis Ferguson - Requesting Approval of Revised Preliminary and Final Plats

Chairman Penfield invites Mr. Ferguson to the podium to discuss the project and states that he is abstaining from the vote. Chairman Penfield explains why the four lots where Bryant Parkway will be built are being held back for a Phase 2 so the road can be properly built through the subdivision. Mr. Ferguson confirms that there will be no four way stop and no entrance. Mr. Ferguson also confirms that these will be residential lots. Chairman Penfield clarifies the meandering sidewalks through the subdivision.

Chairman Penfield Calls for a roll call vote. 7 yeas. 0 nays. Passed. Penfield Abstains.

Grace Village Phase 2 - Vernon Williams - Requesting Preliminary Plat Approval

Chairman Penfield invites Mr. Williams to explain the project. Mr. Williams gives the background to the development. Mr. Williams confirms that the storm water drainage is built to the city standards. Chairman Penfield confirms that the emergency access road will be built in this phase. Mr. Williams also points out the requirement of the maintenance on the existing detention pond.

Chairman Penfield Calls for a roll call vote. 8 yeas. 0 nays. Passed.

ADJOURNMENT

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

Approval of the minutes for July 10th Bryant Planning Commission meeting was approved on August 14th, 2017.

_____ Date: _____ 2017
Chairman Lance Penfield

_____ Date: _____ 2017
Secretary Truett Smith

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

Job cost:
\$42,177-

SIGN PERMIT APPLICATION

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

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

Date: 7/31/17

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

**SIGN CO. OR
SIGN OWNER**

Name Ace Sign Co.

Address 11935 I-30

City, State, Zip Little Rock AR

Phone (501) 562-0800 72209

Alternate Phone _____

PROPERTY OWNER

Name Merchants & Farmers Bank

Address 12739 Hwy 5 N

City, State, Zip Bryant AR 72022

Phone (501) 562-0600

Alternate Phone _____

GENERAL DETAILS

Name of Business Merchants & Farmers Bank

Address/Location of sign 12739 Hwy 5 N
Bryant AR 72022

Sign dimensions (height, length, width) 141" 108"

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. 108 sq. ft.

READ CAREFULLY BEFORE SIGNING

I, Candice Stolpers, 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.

Candice Stolpers
Applicant's Signature

7/31/17
Date

Sign Administrator (or Designee) Approval

Date

- 2" X 8" GALV STEEL TUBE
- 6" X 6" GALV STEEL TUBE FRAME
- LED INTERNALLY LIT, PUSH THRU ACRYLIC, PAINTED TO MATCH BRAND STANDARD
- 1" CONDUIT
- 1/4" X 4" GALV STEEL PLATES WELDS GROUND SMOOTH
- 16MM LED DISPLAY
- 6" X 6" GALV STEEL TUBE FRAME
- 1/2" GALV STEEL PLATE
- CAST STONE CAP PAINTED TO MATCH BANK



DECORATIVE STONE TO MATCH BANK

DECORATIVE STONE TO MATCH BANK

DECORATIVE STONE TO MATCH BANK

DECORATIVE STONE TO MATCH BANK



CUSTOMER:
 MERCHANTS & FARMERS

LOCATION:

SALESPERSON:
 SHANE BROSH

PROJECT NAME:
 M&F MONUMENT

REVISION / DATE:
 7.31.2017

DESIGNER:
 Chris Miller

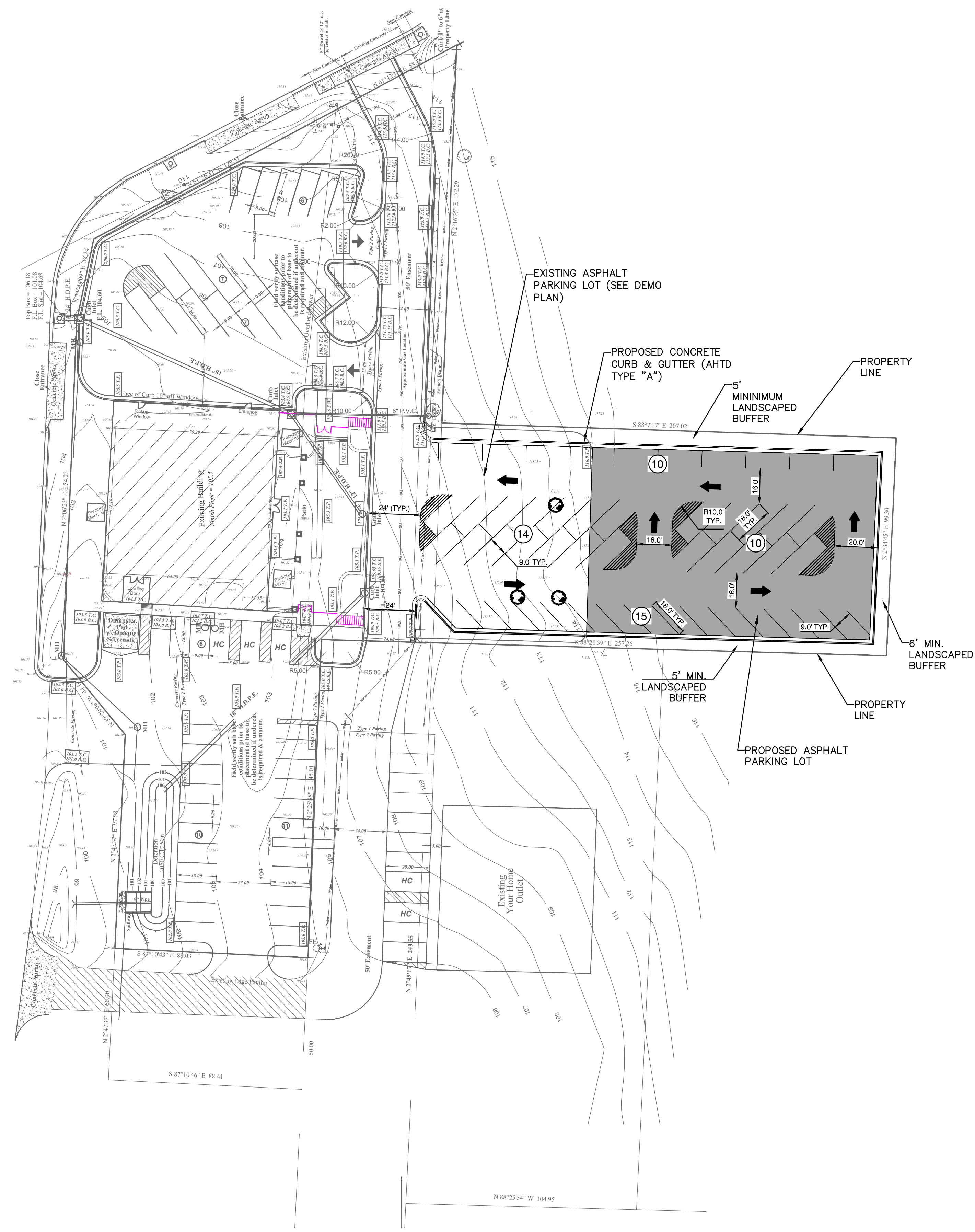
©2017 ACE Sign Company & Ace Signs of Arkansas, LLC. All Rights Reserved. This design is the property of ACE Sign Company and are the result of original work of its employees. They are submitted to your company for the purpose of comparison to purchase from ACE Sign Company, a project according to bid award. Extraction to anyone other than employees of your company or use of this design or to create a design that is similar without written approval from ACE Sign Company is a violation of copyright. In the event that such violation occurs, ACE Sign Company shall be paid for the full amount of any project using a similar design. The colors and dimensions are approximate and may vary from the actual product.

ARTWORK NOT TO SCALE. All measurements are approximate and not intended for construct on purposes. Site Survey may be required before production.

Customer must Sign and Date for artwork approval to confirm they are ready for production. Please double check colors, sizes, placement, specifications, and spelling errors before signing. After payments and signed approval, the artwork is now owned by the customer.

CUSTOMER APPROVAL & DATE:

Pantone 287U
 Metallic Gold
 Painted to match bank (TBD)

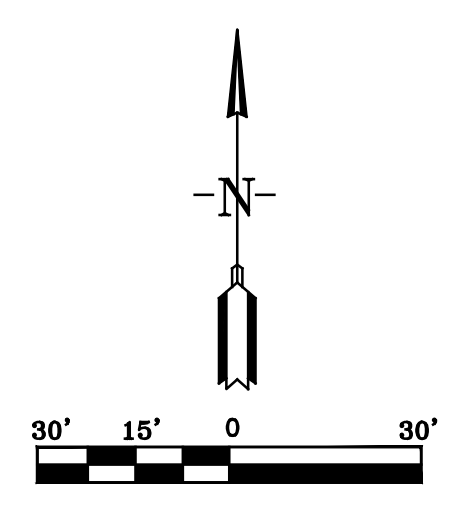


NEW PARKING SPACES:
 39 NEW CUSTOMER PARKING SPACES
 47 EXISTING CUSTOMER PARKING SPACES
 3 EXISTING HANDICAP PARKING SPACES
 89 PARKING SPACES TOTAL

- NOTES:**
1. CONSTRUCT AHTD TYPE 'A' CURB & GUTTER IN ALL AREAS EXCEPT AS NOTED ON PLANS.
 2. STRIPING IS 4" WIDE REFLECTIVE PAINT

DRAINAGE CALCULATIONS

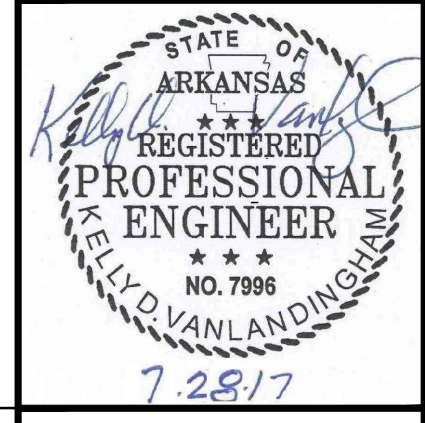
AREA OF PARKING LOT = 0.5 ACRES
 HALF OF AREA IS ALREADY PAVED, HALVE IS HOUSE AND GRASS.
 RUNOFF COEF. EXISTING = $0.5 \times 0.9 + 0.5 \times 0.4 = 0.65$
 RUNOFF COEF. PROPOSED = 0.9
 TIME OF CONCENTRATION = 5 MIN
 INTENSITY (25 YR) = 7.6 IN/HR
 25-YEAR PEAK FLOW, Q25, Exist = $C \times I \times A$
 $0.65 \times 7.6 \times 0.5 = 2.47$ CFS
 25-YEAR PEAK FLOW, Q25, Prop = $C \times I \times A$
 $0.9 \times 7.6 \times 0.5 = 3.42$ CFS
 INCREASE IN PEAK RUNOFF = 0.95 CFS



BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 Ph (501) 408-4650
 P.O. Box 116 (72018) Ft. Smith, AR 72015
 2909 Military Road
 Benton, AR 72015
 gmatengineer@gmail.com

A NEW PARKING LOT FOR:
 U.S. PIZZA
 BRYANT, ARKANSAS



CONTENTS:
 SITE PLAN

PROJECT NO:
 17057

DATE:
 JULY 28, 2017

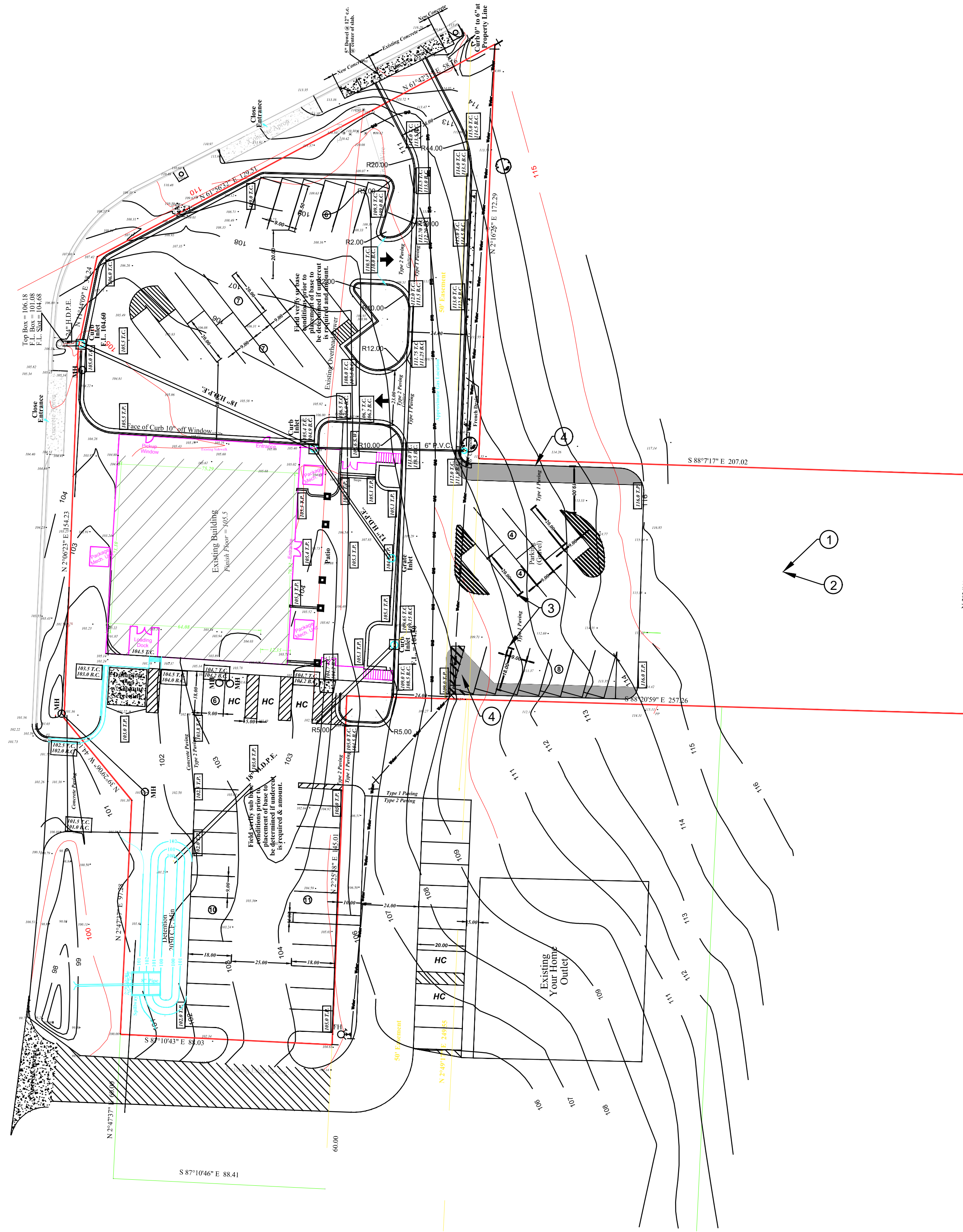
SHEET NO:

C1.0


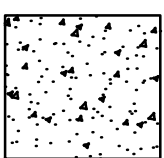
A:\Projects\2017 Projects\17057 US Pizza Bryant\Drawings\17057 US Pizza Bryant - Bryant - 06.dwg

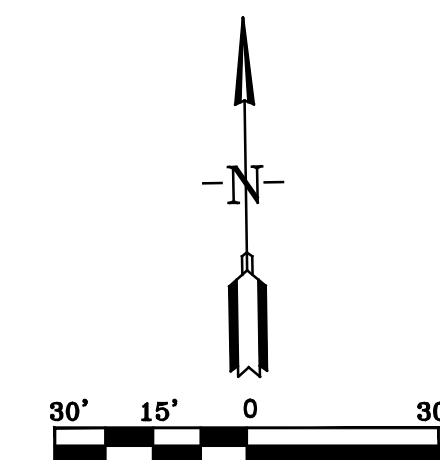
KEYED DEMO NOTES:

- ① CLEAR & GRUBB AREA OF NEW PARKING LOT EAST OF EXISTING PARKING LOT.
- ② DEMO ALL EXISTING ABOVE GROUND FEATURES & UTILITY SERVICES ON SITE THAT ARE NOT SHOWN TO BE RE-UTILIZED FOR THIS PROJECT.
- ③ REMOVE EXISTING PARKING STRIPES
- ④ DEMOLISH & REMOVE EXISTING ASPHALT WHERE REQUIRED FOR PROPOSED IMPROVEMENTS.



LEGEND:

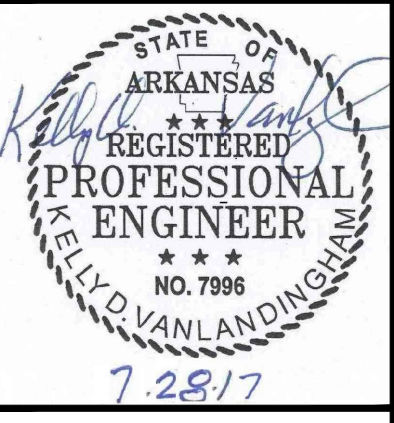
-  ASPHALT DEMOLITION LIMITS
-  CONCRETE DEMOLITION LIMITS



DATE	REVISION	BY

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Road Fx (888) 900-3068
 Benton, AR 72015 gmatengineer@gmail.com

A NEW PARKING LOT FOR:
 U.S. PIZZA
 BRYANT, ARKANSAS



CONTENTS:
 SITE DEMO PLAN

PROJECT NO:
 17057

DATE:
 JULY 28, 2017

SHEET NO:

D1.0

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: 7/26/17

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

SIGN CO. OR
SIGN OWNER

Name ACURA Neon, Inc.
Address 1801 N. Willow Ave.
City, State, Zip Broken Arrow Ok
Phone 918 252 2258

PROPERTY OWNER

Name ARVEST BANK
Address 3217 N. Reynolds Rd.
City, State, Zip Bryant Ar
Phone _____

Alternate Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business ARVEST BANK

SIGN TYPE

Pole _____ Monument _____

Address/Location of sign 3217 N. Reynolds

Wall

Other (type) _____

Sign dimensions (height, length, width) 20" X 5'-2 1/2"

Total sq. ft. 8.71

Zoning Classification _____

Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 15'

Top 16'-8"

READ CAREFULLY BEFORE SIGNING

I Kelly Roberts, 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 Kelly Roberts

Date 7/26/17

Sign Administrator (or Designee) Approval _____

Date _____

Location of signs

2 signs

126'-7" (NTS)

64'-3"

62'-4" (NTS)

1'-0" 1'-2" 1'-0"

ATM

ATM

ATM

ATM

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ATM

Handwritten notes:
 1. 13'-4"
 2. 13'-4"
 3. 13'-4"
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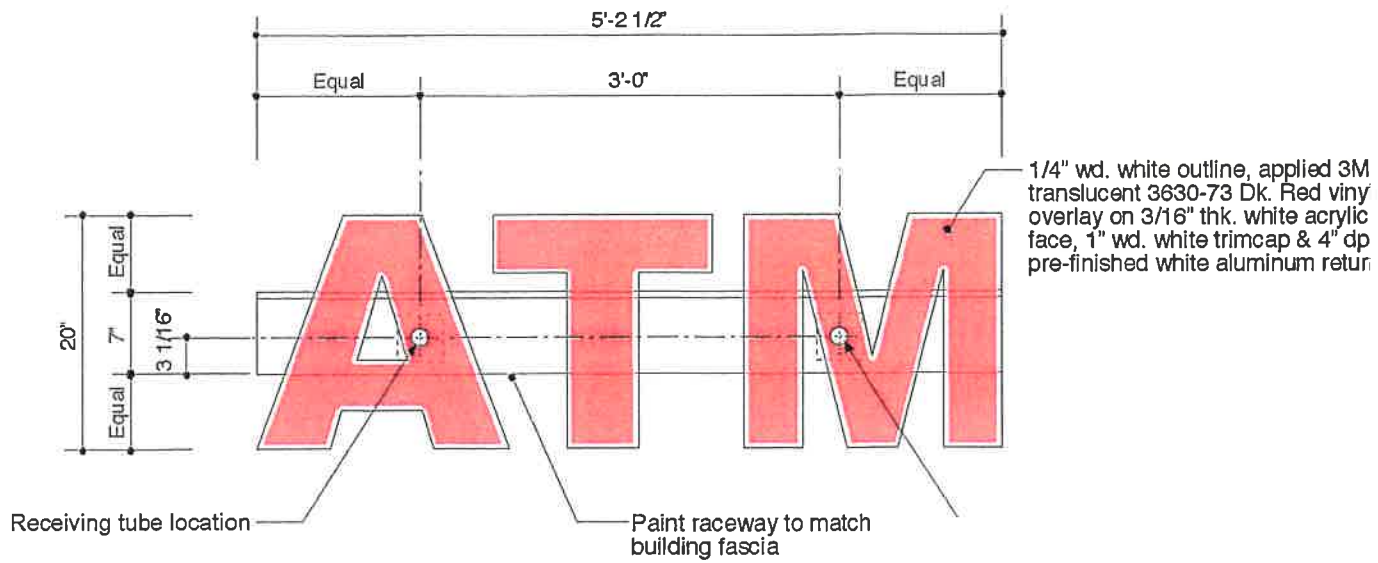
BUILDING NORTH ELEVATION WITH "ATM" SIGN

- NEW ILLUMINATED "ATM" IDENTIFICATION LETTERS INSTALLED DIRECTLY TO DRIVE THRU CANOPY FASCIA
- ALL LETTERS TO HAVE 257HG-FF TRANSPARENT RED ACRYLIC FACES, 1" DP. WHITE TRIM CAP & 4" DP. WHITE PRE-FINISHED ALUM. RETURNS

Acura Neom Inc.
 1801 N. WILLOW BROKEN ARROW, OK 74012
 PHONE (918) 252-2253

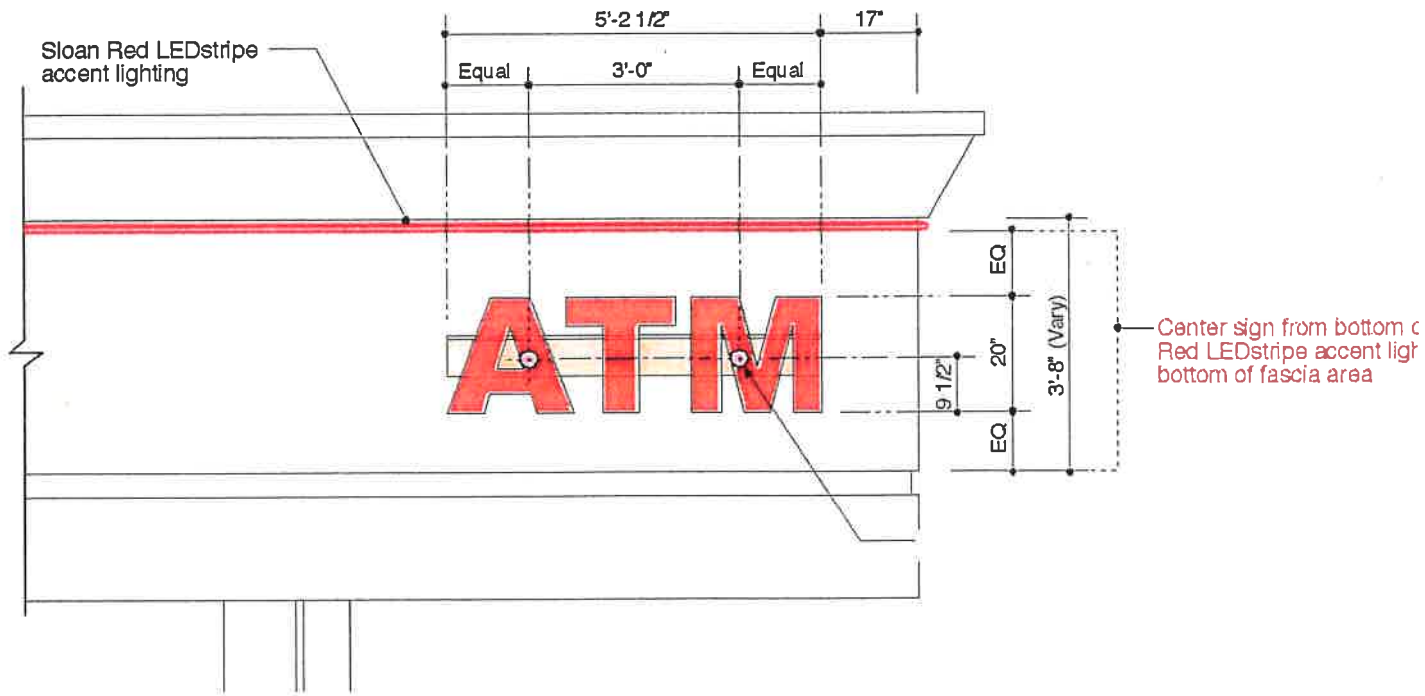
This is an original unphotocopied drawing created by Acura Neom, Inc. It is not to be shown in any form without the written permission of Acura Neom, Inc. All dimensions, notes & to be used, reproduced, copied or utilized without the written permission of Acura Neom, Inc. The digital format is copyrighted by ANI.

CLIENT: ARVEST BANK	
JOB LOCATION: ----- BRYANT, AR	
REP: M. KHEZRI	DWN: R. JOHNSON
DWG NO: 102601-5	SCALE: 1/8" = 1'
DATE: 10-20-2001	



1 Front View **Scale: 3/4" = 1'-0"**

- Internally illuminated channel letters with applied vinyl first surface (illuminate with white GE LED's)
- Power requirements - (1) 20amp circuit - 120 volts



2 ATM I.D. Sign **Scale: 3/8" = 1'-0"**

- Internally illuminated channel letters (ATM) on canopy Drive-Thru fascia
- Sloan red LEDstripe lighting installed under cornice



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

SIGN PERMIT APPLICATION

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

Date: 7-5-17

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

SIGN CO. OR
SIGN OWNER

Name _____

Address _____

City, State, Zip _____

Phone _____

Alternate Phone _____

PROPERTY OWNER

Name Kim Simmons

Address 206 N Reynolds

City, State, Zip Bryant, AR

Phone 501-781-0221

Alternate Phone 501-626-7669

GENERAL DETAILS

Name of Business Poo Kie's Gourmet Popcorn

Address/Location of sign 206 N Reynolds

Bryant, AR 72022

Sign dimensions (height, length, width) 4ft

Zoning Classification _____

Height of sign from lot surface: Bottom _____

Top _____

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 12

Aggregate Surface Area (total all signs) 12

READ CAREFULLY BEFORE SIGNING

I, Kim Simmons, 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.

Kim Simmons
Applicant's Signature Date 7-5-17

Sign Administrator(or Designee) Approval Date



TIENDA LA GEMELA
PASADITOS EN G

COMING SOON!

Pookie's
Popcorn

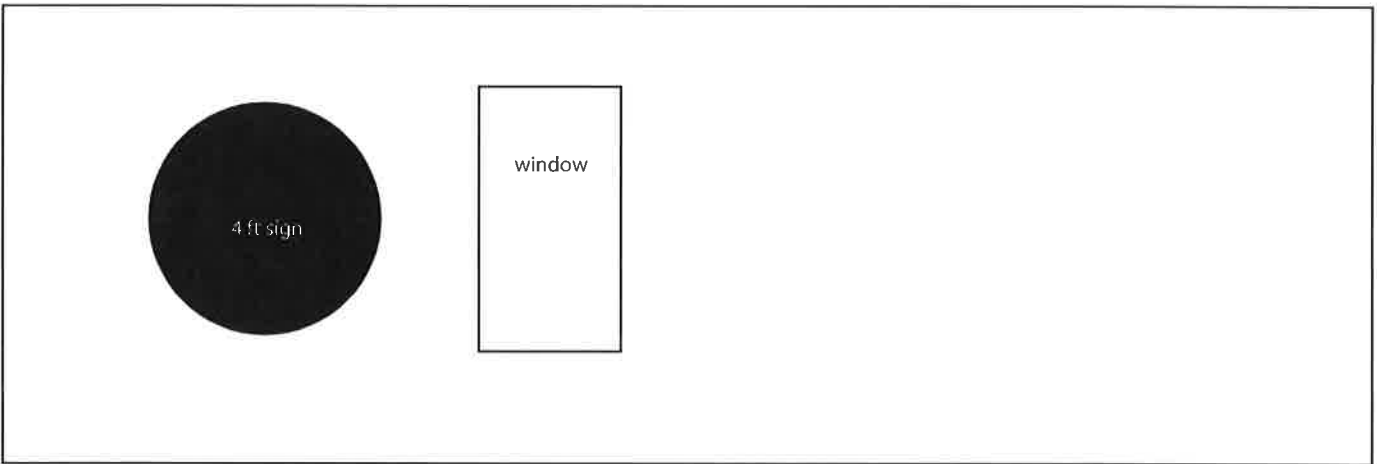
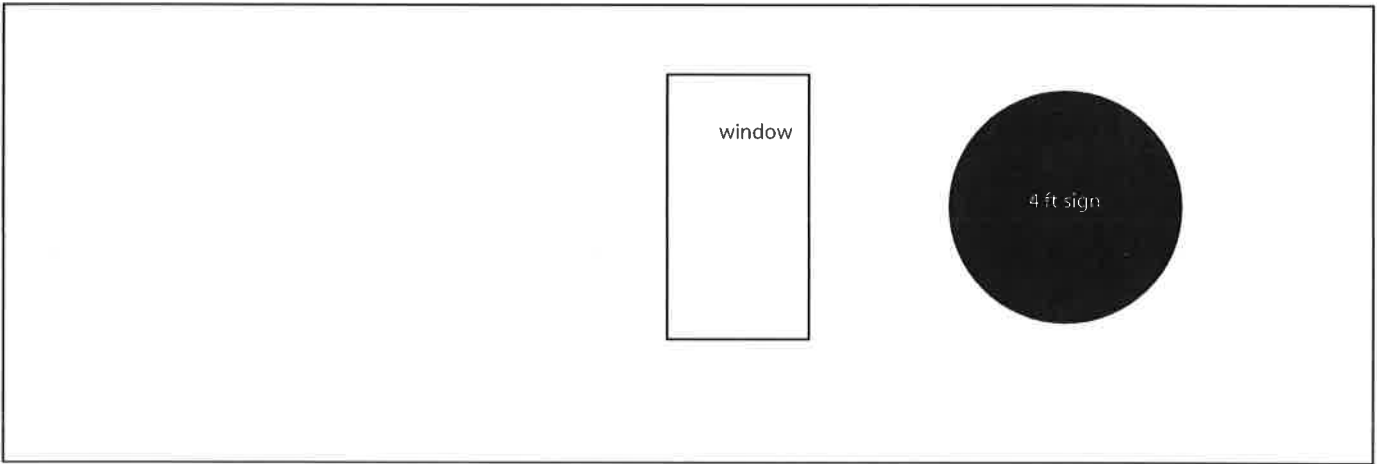
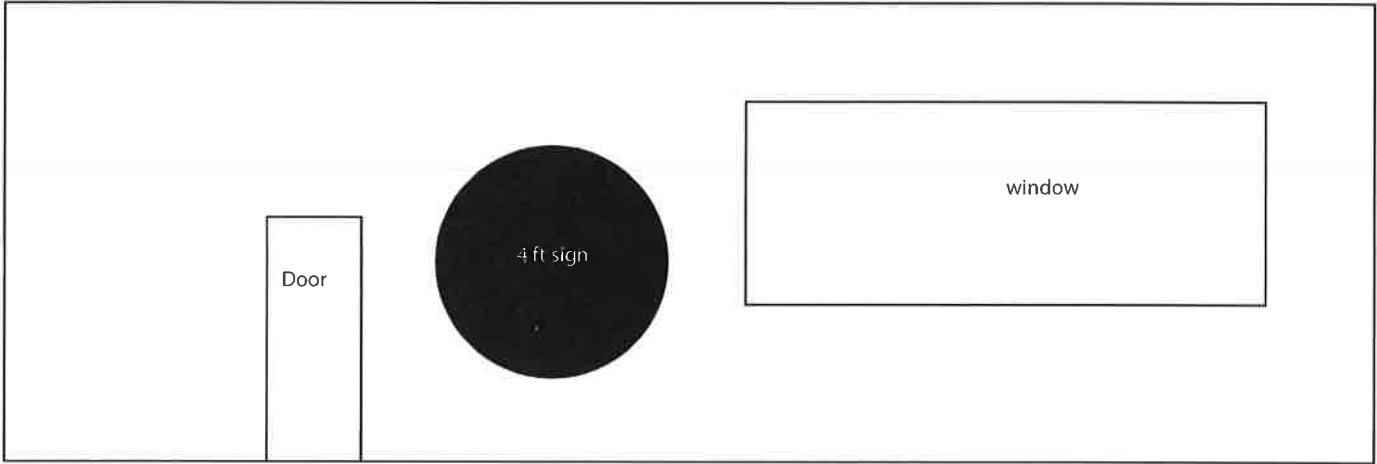
Pookie's
Popcorn



Pookie's
Popcorn

COMING SOON!

Pookie's
Popcorn



Channel letters

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections

312 Roya Lane
Bryant, Ar 72022
501-847-6031

Emailed 7/18/17

SIGN PERMIT APPLICATION

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Date: 7/18/17

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

SIGN CO. OR
SIGN OWNER

Name Ace Sign Company
Address 11935 I-30
City, State, Zip LITTLE ROCK, AR
Phone 501-562-0800
Alternate Phone 501-492-8252

PROPERTY OWNER

Name Merchants & Farmers Bank
Address 3512 Hwy 5 N
City, State, Zip Bryant, AR
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Merchants & Farmers
Address/Location of sign 3512 Hwy 5 N
Sign dimensions (height, length, width) 29" T X 43" W

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 106 sqft

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

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

Wendy Reid, 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.

Wendy Reid Applicant's Signature Date 7/18/17

Date Sign Administrator(or Designee) Approval Date



11205 US9, Little Rock, AR 72206
 Mon-Fri 8:00am-5:00pm
 Sat 9:00am-1:00pm
 Tel: 501-475-4200
 Fax: 501-475-4200
 www.acecompany.com

CUSTOMER:

Merchants & Farmers Bank

LOCATION:
 Bryant AR

SALESPERSON:

PROJECT NAME:

CHANNEL LETTERS
 PRODUCTION READY

REVISION / DATE:

7.18.2017

DESIGNER:

Chris Miller

©2017 ACE Sign Company, LLC
 A Ace Sign of Arkansas, LLC.
 All rights reserved. This design is the property of ACE Sign. The design is for one use only. All other uses are the result of original work of its employees. They are submitted to ACE Sign for review and approval. In consideration to purchase from ACE Sign Company, a project according to that employees of your company or use of the design or to create a design that is similar without written approval from ACE Sign is prohibited. In the event that such violation occurs ACE Sign Company will take legal action. All trademarks, logos, colors and dimensions are the property of their respective owners and may vary from the actual product.
ARTWORK NOT TO SCALE All measurements are approximate and not intended for production purposes. Color Swatch may be required before production.
 Customer must Sign and Date for artwork approval. Artwork is not ready for production. Please double check colors, sizes, placement, before signing. After payments and signed approval, the artwork is now owned by the customer.

CUSTOMER APPROVAL & DATE

- BLUE FACES
- BLACK RETURNS AND TRIM CAP
- BRONZE RACEWAY AND MOUNTING HARDWARE PAINTED TO MATCH BUILDING

29 in **Merchants & Farmers Bank** 528 in

15' BUILDING SETBACK AND YARD

DUMPSTER

GRAVEL AREA

FFE 400.00

VAN
SIDEWALK AT PARKING LOT LEVEL ALONG ADA SPACES

SIDEWALK

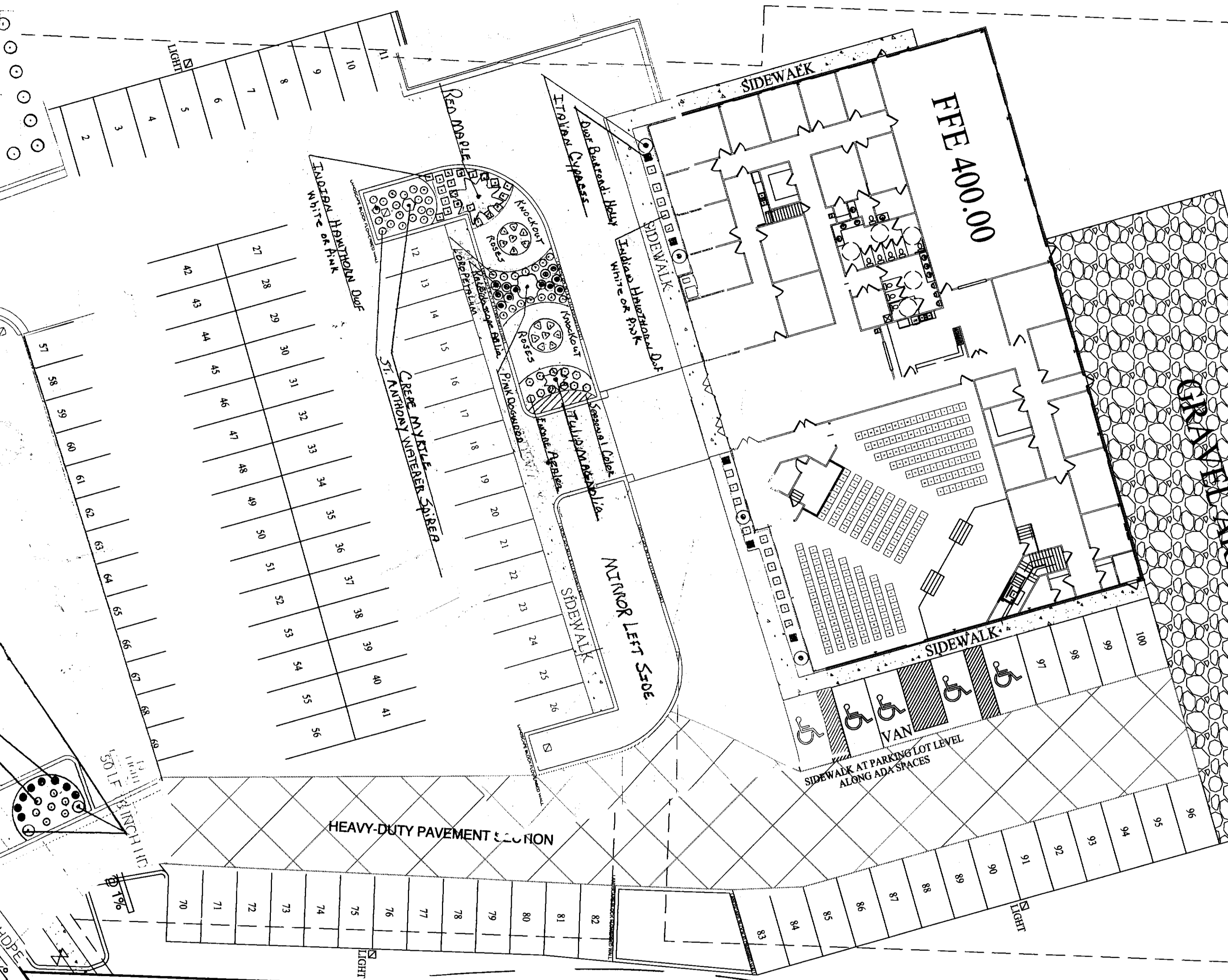
MINOR LEFT SIDE
SIDEWALK

HEAVY-DUTY PAVEMENT SECTION

30' R.O-W
FROM CL

20 to 30
MATURE
TREE AREA

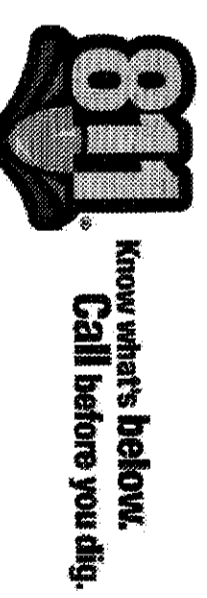
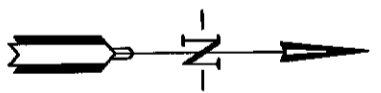
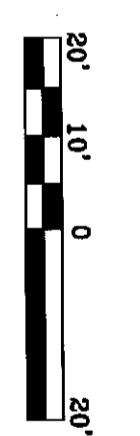
70 to 100
MATURE
TREES AREA



DETENTION
AREA
TOP OF BERM ONLY
IF YOU COMPLETELY
SURROUND THE DETENTION
AREA IT WILL TAKE
DOUBLE KNOSK CUTS

EXISTING SPEED
LIMIT SIGN TO BE
RELOCATED

CENTERLINE
HIGHWAY 5



HOPE CONSULTING
ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:
FIRST BAPTIST CHURCH BRYANT, ARKANSAS

LANDSCAPE PLAN
FIRST BAPTIST CHURCH BRYANT, ARKANSAS

DATE: 3/13/2017
REVISIONS: N/A
SHEET: LS PLAN

C.A.D. BY: W. McFADDEN
CHECKED BY:
SCALE: AS SHOWN

DRAWING NUMBER
15-0343

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: 7/18/2017

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

**SIGN CO. OR
SIGN OWNER**

Name L. Graphics

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

PROPERTY OWNER

Name David's Burgers

Address 23140 - I-30 North

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Alternate Phone _____

GENERAL DETAILS

Name of Business David's Burger

Address/Location of sign 102" x 60"

Sign dimensions (height, length, width) _____

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

Height of sign from lot surface: Bottom 10 Top 15'

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. _____

READ CAREFULLY BEFORE SIGNING

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

[Signature]
Applicant's Signature

7/18/2017
Date

Sign Administrator(or Designee) Approval

Date



This logo going in back of building.



102 Country Club Parkway • Maumelle, AR 72113

July 19, 2017

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

Re: David's Burgers Sign Variance Request

Dear Design Review Committee,

David's Burgers would like to request a sign variance for a can sign which will be located on the north side of the tower on our David's Burgers building, off of I-30 Frontage Road. The sign will be an oval shape depicting the David's Burgers logo. Graphics showing the sign and its dimension will be presented at the meeting. The code allows for such a sign where there is street frontage. As this sign faces toward the center parking lot, we would like to request a variance for this sign, which would finish out our tower.

The tower is designed with three sides that each perfectly display our logo. Without the sign, the tower looks bare to all of our guests that will be walking in from the parking lot. It's important to us to present a building that looks good not only for our business, but also for the city. We fear that without the sign, the building will appear unfinished and sloppy.

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

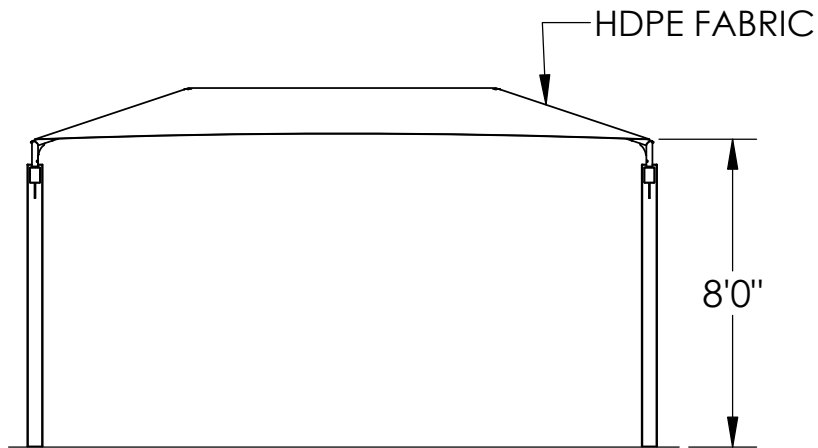
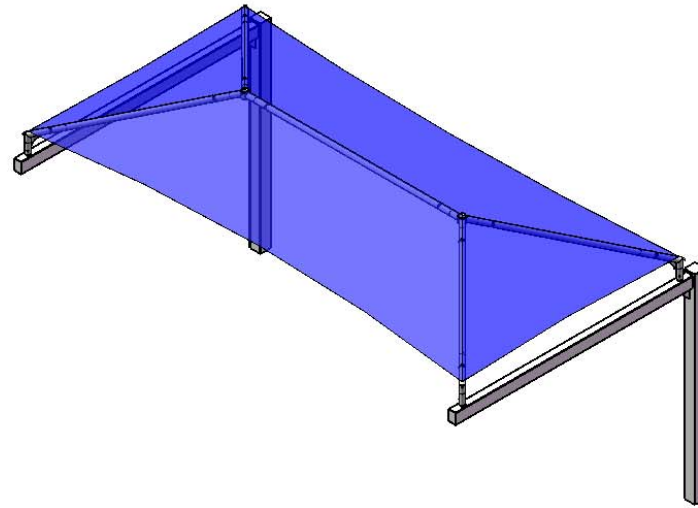
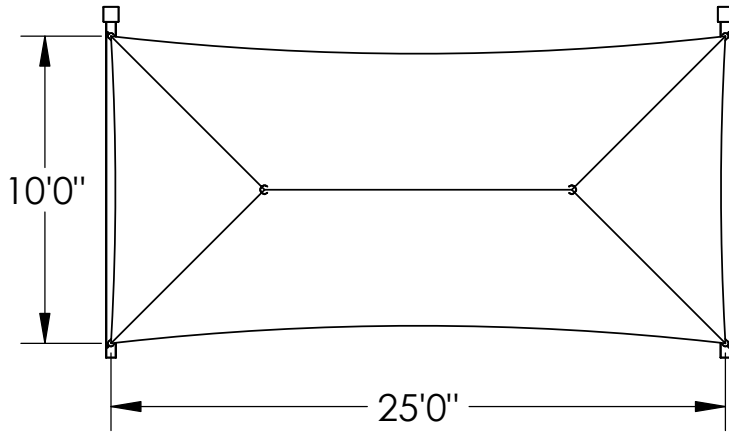
Sincerely,

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

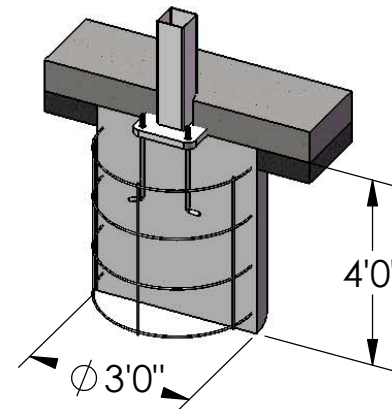
We Cater!

www.davidzburgers.com

Conway • Little Rock • North Little Rock • Maumelle • Cabot



REBAR CAGE
(8) #6 VERTICAL
#4 TIES @ 8" O.C.



FOOTING AND REBAR SPEC MAY CHANGE PENDING ENGINEERING APPROVAL
PRELIMINARY - NOT FOR CONSTRUCTION



UltraPlaySystems, Inc.

PROPRIETARY DOCUMENT
1675 Locust Street
Red Bud, IL 62278
phone (800) 45-ULTRA
fax (618) 282-8200

ALL DIMENSIONS ARE IN INCHES
UNLESS OTHERWISE NOTED
FABRICATION TOLERANCES
DISTANCE: 1/16"
ANGLE: 2°
FABRICATION OF ALL EQUIPMENT MUST COMPLY WITH "ULTRA PLAY" DESIGN STANDARDS"

TYPE OF DWG	DRAWN BY
INS	JAA
DATE	REVISED
5/23/14	
CATALOG REFERENCE	

**Cantilever 10x25 Shade
8' eave**

Project

PSC1025S-8-FB

SHEET 1 OF 1



BLACK
CORLEY
OWENS+
HUGHES
ARCHITECTS
219 W SOUTH ST
BENTON, AR 72015
501 315 7686 TEL
501 315 0487 FAX

**BISHOP PARK
MASTER PLAN
BRYANT, ARKANSAS**

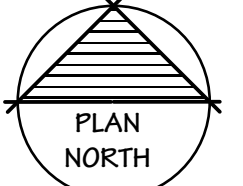
Sheet Revisions:

No.	Date/Reference
1	
2	
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4	
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10	
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13	
14	
15	
16	
17	
18	
19	
20	

Professional Stamps:

Sheet Title:
**MASTER
PLAN**

Date: 07/17/17
Sheet:
A1.0



1 MASTER PLAN
SCALE: 1" = 120'-0"

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

SIGN PERMIT APPLICATION

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

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

Date: 07/18/17

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

SIGN CO. OR

SIGN OWNER

Name ARKANSAS SIGN & NEON

Address 8525 DISTRIBUTION DR

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942

Alternate Phone _____

PROPERTY OWNER

Name BIG RED/SUMMERWOOD PARTNERS

Address Doug Hendrix
Summerwood Partners, LLC

City, State, Zip 1511 North Reynolds Road
Bryant, AR 72022

Phone Office: 501-847-7964
Fax: 501-847-9383

Alternate Phone _____

GENERAL DETAILS

Name of Business BIG RED

Address/Location of sign 1524 S. REYNOLDS RD

Sign dimensions (height, length, width) 65.25" X 96" (

Zoning Classification _____ Aggregate Surface Area (total all signs) 1620FG

Height of sign from lot surface: Bottom 10' Top 15'6"

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 44SF

READ CAREFULLY BEFORE SIGNING

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

Lora A. Rand
Applicant's Signature

07/18/17
Date

Sign Administrator(or Designee) Approval Date

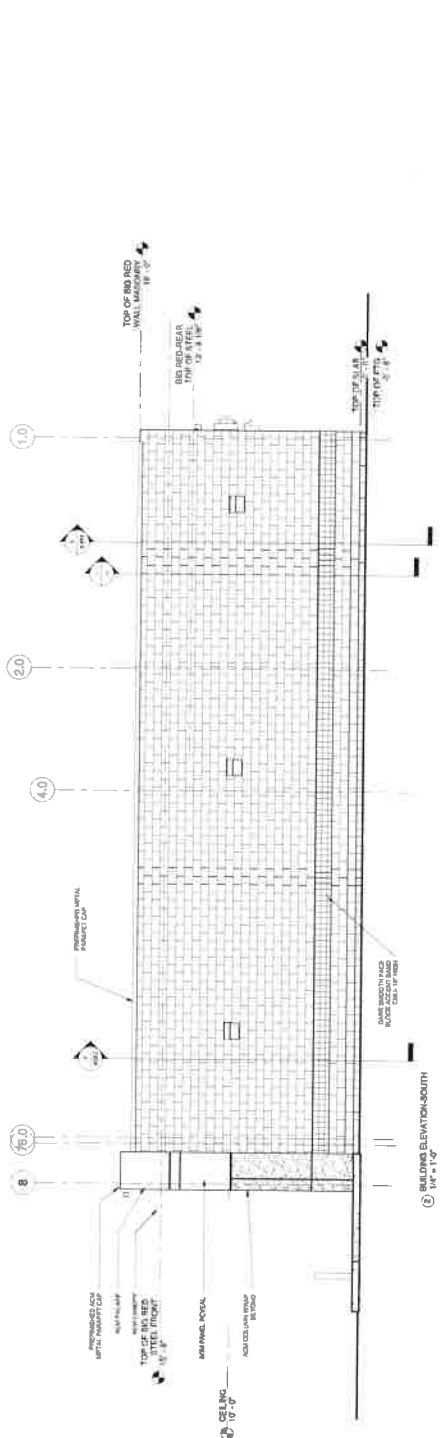


FOR SUBMITTAL PURPOSES
 NORTHWEST CORNER OF KATY AND SOUTH
 METCAL ROAD, DRYVET, KENNESAWA

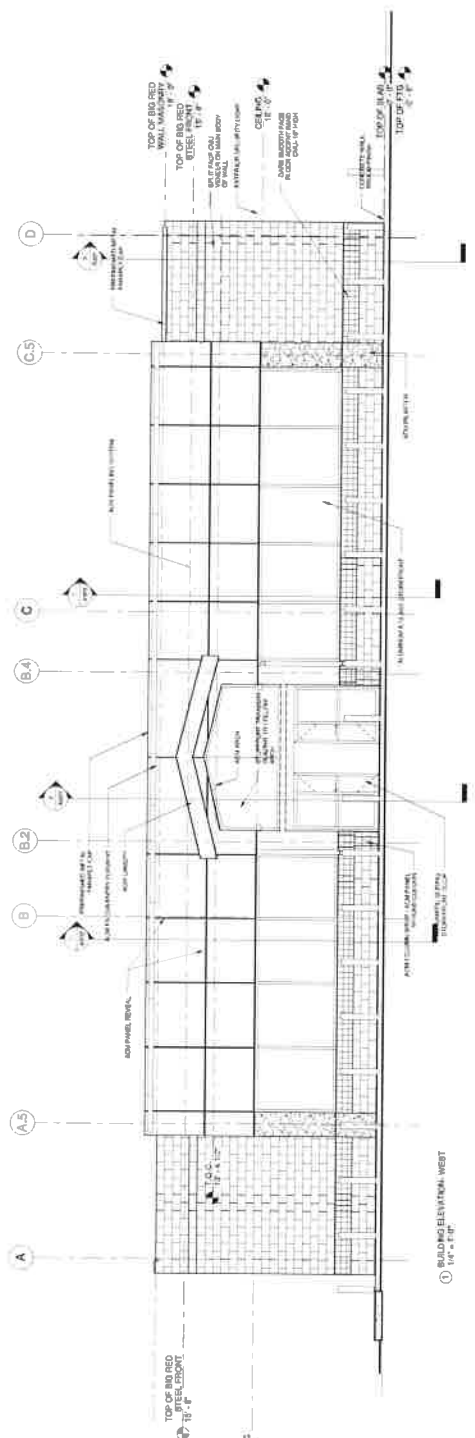
Andrew Rickel architect
 2026 Peach
 1404 York Avenue, SE
 Atlanta, GA 30316
 404.525.1113
 www.andrewrickel.com

EXTENSION ELEVATIONS	
NO.	DATE
01	
02	
03	
04	
05	

A201

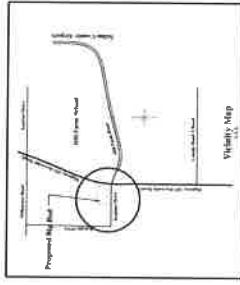
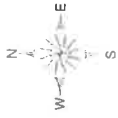


2 BUILDING ELEVATION-SOUTH
 1/4" = 1'-0"



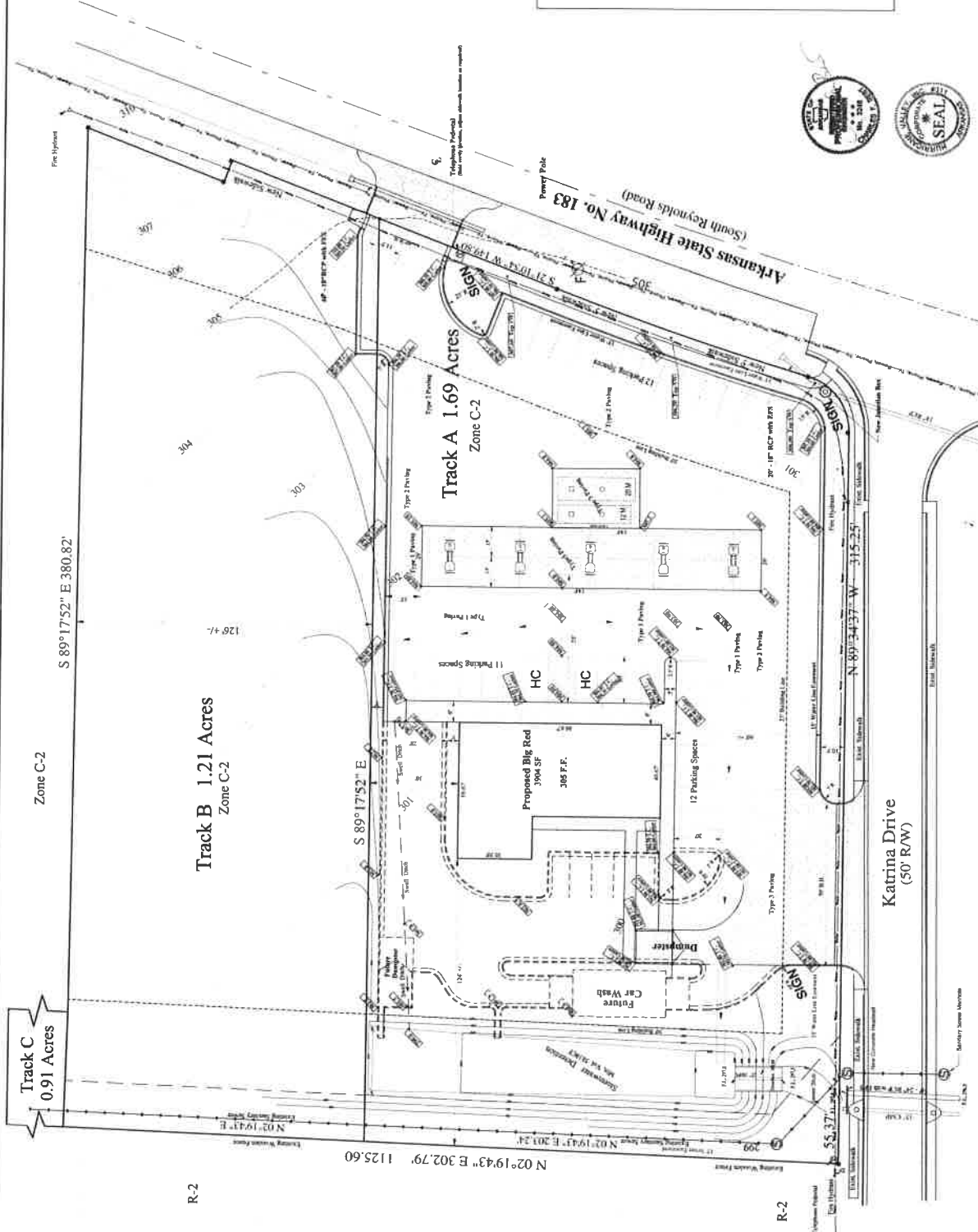
1 BUILDING ELEVATION-WEST
 1/4" = 1'-0"

NO.	REVISION/DATE
1	9-26-16 CH
2	10-05-16 CH
3	5-11-17 CH
4	5-15-17 CH
5	5-16-17 CH



General Site Construction Notes:

1. The proposed site construction shall be in accordance with the following notes:
 2. All construction shall be in accordance with the current Arkansas Department of Transportation (ADOT) Standard Specifications for Road and Bridge Construction, 2013 Edition, unless otherwise noted.
 3. All construction shall be in accordance with the current Arkansas Department of Transportation (ADOT) Standard Specifications for Road and Bridge Construction, 2013 Edition, unless otherwise noted.
 4. All construction shall be in accordance with the current Arkansas Department of Transportation (ADOT) Standard Specifications for Road and Bridge Construction, 2013 Edition, unless otherwise noted.
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 20. All construction shall be in accordance with the current Arkansas Department of Transportation (ADOT) Standard Specifications for Road and Bridge Construction, 2013 Edition, unless otherwise noted.



HURRICANE VALLEY INC.
 PROFESSIONAL ENGINEERING CONSULTANTS
 117 S. 11th Street
 Bryant, Arkansas 72022
 (501) 442-2322

Client	Job Title	Date	Scale	Sheet No.	Total Sheets
Big Red - South Reynolds Rd. <td>Site and Grading Plan <td>11-29-16 <td>1" = 20'</td> <td>1 of 2</td> <td>2</td> </td></td>	Site and Grading Plan <td>11-29-16 <td>1" = 20'</td> <td>1 of 2</td> <td>2</td> </td>	11-29-16 <td>1" = 20'</td> <td>1 of 2</td> <td>2</td>	1" = 20'	1 of 2	2

SEAL
 PROFESSIONAL ENGINEER
 STATE OF ARKANSAS
 No. 1175
 Exp. 12/31/17

Graphic Scale
 1" = 20'
 0' 20' 40' 60'

Engineer: Hurricane Valley Inc.
Surveyor: Hurricane Valley Inc.
Owner: Big Red
Property Address: 117 S. 11th Street, Bryant, AR 72022
Legal Description: See Survey
Zoning: C-2
Legend: See Survey

Utilities: Water - City of Bryant
 Sewer - City of Bryant
 Power - Entergy
 Gas - Compañia

July 26, 2017

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

RE: Olde Savannah Planned Unit Development (PUD) Rezoning

Mr Smith:

The subject development has been submitted to the City of Bryant for rezoning from its current zoning of R-2 to a Planned Unit Development (PUD). The development of the property consists of a single private street on the west side of Springhill Road with 28 proposed lots for single family homes.

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

The purpose of zoning the property as a PUD is to allow the development improvement district to optimize the layout with the unique dimensions of the property and to maximize the architectural control of the units and landscaped common area features. In addition, PUD zoning allows for private gated streets and for different setback requirements that would accommodate the proposed development more adequately than either an R-1 or R-2 zoning would provide. Per the City of Bryant's Comprehensive Growth Plan, this development fits in with the Intended Growth designation for this area, allowing for medium density residential/mixed use at a maximum of 10 units per acre (this development is at a density of 5.6 units/acre).

Olde Savannah will include a gated, private road with a three lane entrance on Springhill Road. All buildings will be constructed with a brick and/or stone façade on the front and a completely bricked exterior on the remaining three sides. The development will also include 4 open space/common use areas that will be extensively landscaped, provide for drainage appurtenances, and offer shared outdoor seating areas. The improvement district will maintain ownership of all open/common areas for maintenance and operation purposes.

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

Sincerely,



Randy Ives
Owner/Developer

**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 26th day of July, 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.

[Signature]
Owner Signature

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

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

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

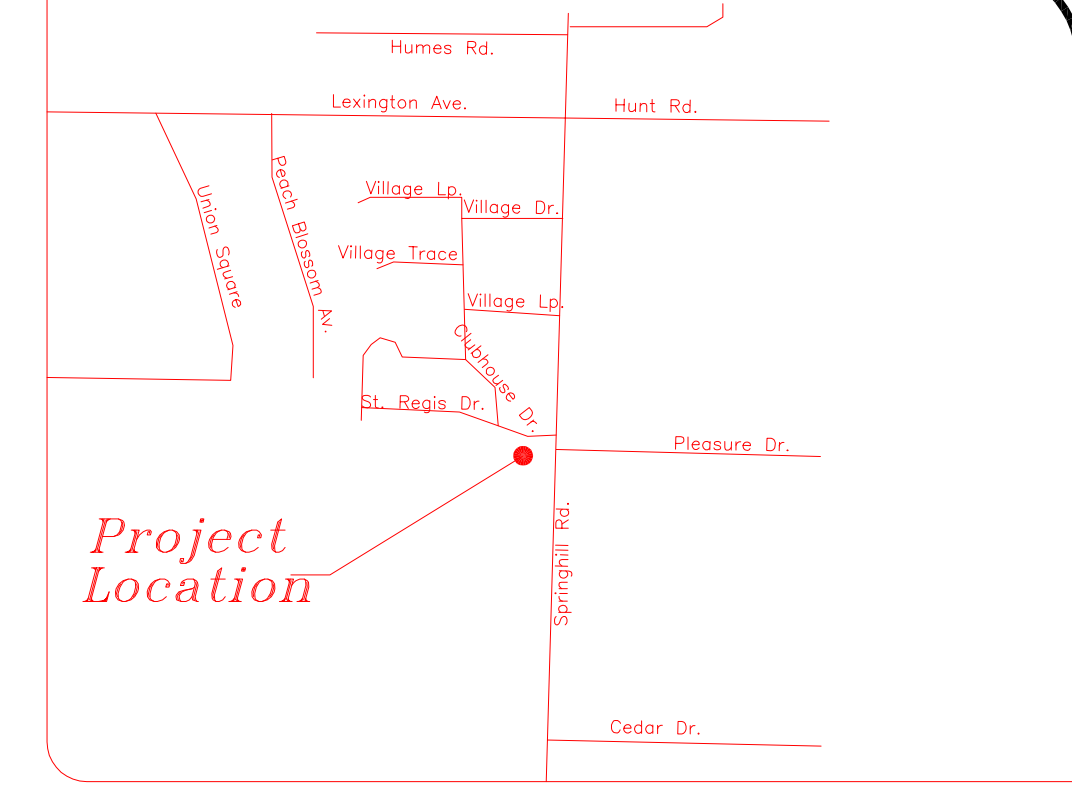
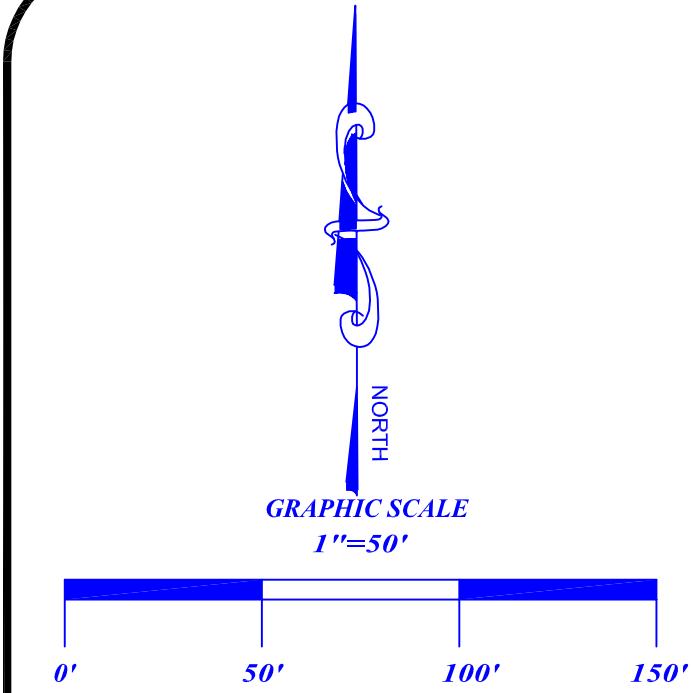
(SIGNED) _____
 BRYANT PLANNING COMMISSION
 DATE OF EXECUTION _____

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

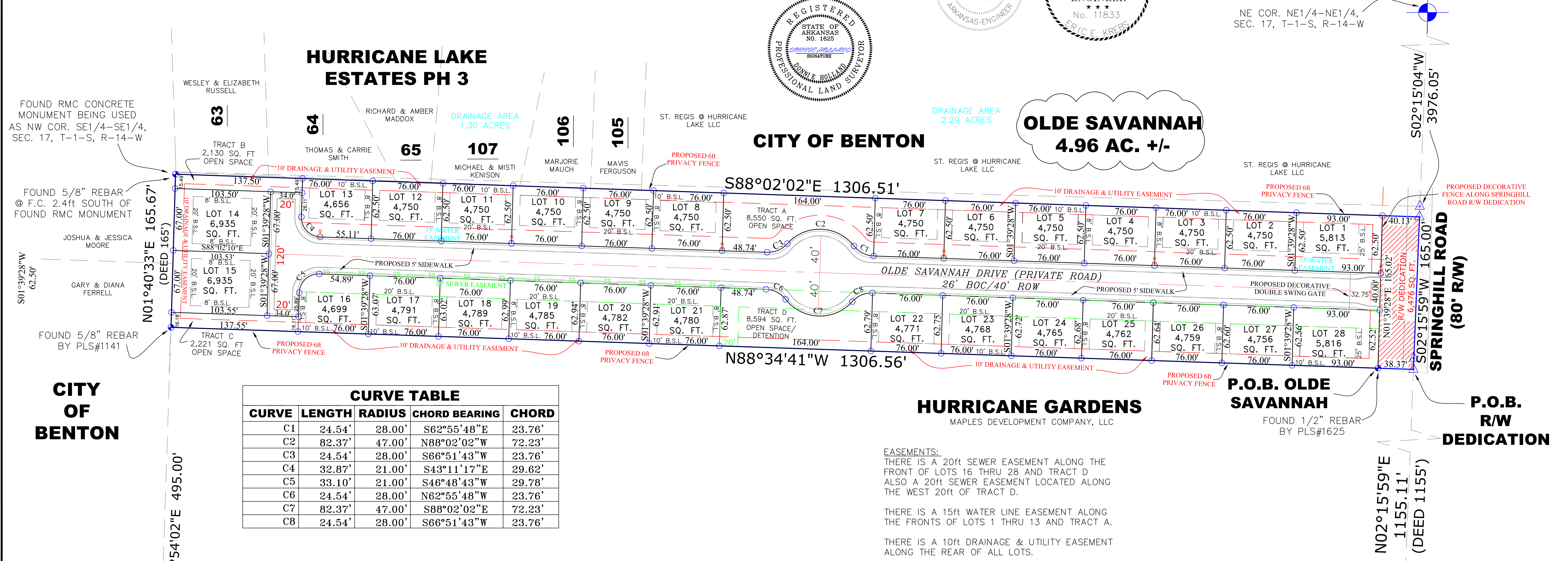
OWNER/DEVELOPER:
 IVES INVESTMENTS GROUP, LLC
 4844 LAKE NORRELL ROAD
 ALEXANDER, AR 72002
 SOURCE OF TITLE: BK 2016 PG 019586

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

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



VICINITY MAP - N.T.S.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	24.54'	28.00'	S62°55'48"E	23.76'
C2	82.37'	47.00'	N88°02'02"W	72.23'
C3	24.54'	28.00'	S66°51'43"W	23.76'
C4	32.87'	21.00'	S43°11'17"E	29.82'
C5	33.10'	21.00'	S46°48'43"W	29.78'
C6	24.54'	28.00'	N62°55'48"W	23.76'
C7	82.37'	47.00'	S88°02'02"E	72.23'
C8	24.54'	28.00'	S66°51'43"W	23.76'

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

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

EASEMENTS:
 THERE IS A 20ft SEWER EASEMENT ALONG THE FRONT OF LOTS 16 THRU 28 AND TRACT D ALSO A 20ft SEWER EASEMENT LOCATED ALONG THE WEST 20ft OF TRACT D.
 THERE IS A 15ft WATER LINE EASEMENT ALONG THE FRONTS OF LOTS 1 THRU 13 AND TRACT A.
 THERE IS A 10ft DRAINAGE & UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

CURRENT ZONING: R-2
 PROPOSED ZONING: PUD
 NUMBER OF LOTS: 28

GENERAL NOTES:
 SETBACKS:
 FRONT: 20 FT
 SIDE: 8 FT (25 FT AT SPRINGHILL ROAD ROW)
 REAR: 10 FT *LOT 14 & 15 REAR SETBACK IS 20 FT
 USE: SINGLE FAMILY
 LOT WIDTH: VARIES FROM 67' TO 76'
 LOT DEPTH: 62.5 FT +/-
 PRIVATE ROAD: 40' ROW/26' BOC
 OPEN SPACE: 10%
 ALL OPEN SPACE AREAS WILL BE OWNED/MAINTAINED BY IMPROVEMENT DISTRICT

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

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

OWNER / DEVELOPER
IVES INVESTMENTS GROUP, LLC

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

DATE: 11/01/2016	C.A.D. BY: EEK	DRAWING NUMBER: C1
REVISED: 06/05/2017	CHECKED BY: E. Krebs	SHEET NUMBER: 1
07/20/2017	SCALE: 1" = 50'	

Bryant Planning Commission

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
501-943-0309

PROCEDURES FOR RE-ZONING

Make application with the Planning Commission. The deadline to have information to the Planning Commission secretary is 5:00 p.m. on Monday three (3) weeks prior to the Planning Commission meeting which is held the 2nd Monday of each month.

TO MAKE APPLICATION WE WILL NEED THE FOLLOWING:

1. *Completed application.* ✓
2. *Write a letter requesting said property to be re-zoned from (what it is zoned at present) to (the zoning you want it to be). (example R-E to C-2).* ✓
3. *Only the owners of the property in question may request the re-zoning. If someone, other than the owner, will be handling the zoning process we will also need a letter, from the owner of said property, giving them authority to do so.* ✓
4. *A legible **typed legal description of property** to be re-zoned. :-* ✓
5. *A recent surveyed **Plat of the property** to be re-zoned and a **vicinity map**.* ✓
6. *\$40.00 fee for lot and block descriptions or \$125.00 for acreage or meets and bound descriptions.*

AFTER APPLICATION HAS BEEN ACCEPTED

1. Re-zoning signs are to be posted on the property two weeks prior to the Public Hearing. The fee should be paid at City Hall during regular business hours at which time the signs will be issued for posting.
2. Notify, by certified mail, all property owners within 300 ft. of any boundary of the application to re-zone. In this **letter** include the date, time and place of the hearing, what it is zoned now and what zoning you are requesting as well as the legal description of the property being re-zoned, the surveyed **plat of the property**, and a **vicinity map**.
3. A certified list of property owners, all return receipts (green cards), and a copy of the letter sent to the property owners is to be provided to the Planning Commission Secretary at least five (5) days prior to the public hearing. If the application is approved, it is forwarded to the next regular City Council Meeting for final action. The City Council meets the last Tuesday of the month.

A GUIDE TO PROCEDURES FOR REZONING

PURPOSE

Bryant's Zoning Ordinance classifies all property into various zoning districts, which control both land uses and development standards. Arkansas State Law requires zoning to be consistent with a city's General Plan. It is often possible, however, that an existing zoning that conforms with the General Plan can be changed (to a more intensive use, for instance) and still be consistent because the General Plan land use designations are more broadly defined. Amendments to the General Plan may also require subsequent rezoning to provide consistency.

In reviewing a proposed change of zoning, the request is evaluated for its consistency with the General Plan. It is also reviewed for compatibility of land use and conditions of use, such as building height, with surrounding development. A zoning change will be evaluated on its community-wide benefit and enhancement of orderly growth, and not whether it increases property value. The zoning ordinance like the general plan represents one of the most important policy statements of the city. All zoning ordinance changes are reviewed very carefully by the Planning Commission and City Council. Applications for rezoning should only be made when there are compelling reasons for the change.

PROCESS

Step 1 - Project Considerations

The applicant should carefully review what the present Comprehensive Plan and Bryant Land Use Plan calls for in the location or area affected. The applicant is advised to review the proposed zoning in advance of formal application with area residents, property owners, and other parties who may be affected by the proposed changes.

Local utilities and other special agencies should be contacted and consulted regarding the requirements for future development in the area, if necessary.

Step 2 - Review by Staff

Prior to application, an appointment should be made with the planning staff to discuss the feasibility of the request with key city officials, the history of similar proposals, the intent of City policy, possible environmental concerns and required submittal data and procedures to be followed through the process.

Step 3 - Filing the Application

The applicant will submit the completed Request to be placed on the Agenda, Change in Zoning District Application, deposit and other required information to the Planning Commission Secretary.

Once the application has been filed, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required.

Step 4 - Staff Review for Planning Commission

Once the application has been deemed complete, the Secretary will schedule it for public hearing before the Planning Commission.

A Notice of Public Hearing (Notice) to announce when (date, time, and location) the application will be heard must be posted, on the subject property site, no fewer than 15 days prior to the public hearing date and a letter (sample copy attached) must be mailed by Certified Mail to every property owner within a 300 foot radius of the property site.

The notice will also be posted in the notice board in city hall, and published in the *Benton Courier*.

The Planning Staff will prepare a written staff report for the Planning Commission that will analyze the requested change, make findings for approval or denial, and state staff recommendation for approval, approval with modifications, or denial. Copies of the report are available to the public.

Step 6 - Planning Commission Review

The Planning Commission is required to hold at least one hearing on any proposed general plan change.

At the public hearing:

Comments will be accepted from the applicant and any interested persons who wish to make a statement on the application.

The planning commission will close the public comment portion of the hearing to consider the information and documentation, and public testimony.

If the commission recommends project approval its recommendation will be forwarded to the City Council in the form of an Ordinance.

If the commission recommends denial, no action will be taken by the City Council unless a written appeal has been filed with the city clerk within fifteen (15) days after the Planning Commission's final action.

Step 7 - City Council Review

Upon receipt of a Planning Commission recommendation for approval or an appeal of denial the council also takes into consideration, public testimony, City Engineer's report to the council, information and documentation, and the Planning Commission recommendation.

Following consideration of all these, the City Council may make its decision, refer the matter back to the commission for further evaluation or approve the zoning ordinance, and have the 1st reading of the ordinance. The second and third readings of the ordinance will be held during the following consecutive City Council meetings. The rezoning becomes effective after 30 days of the 3rd reading and adoption of the ordinance to allow for the filing of a referendum petition.

The decision of the City Council is final.

ESTIMATED TIME OF PROCESS

The actual time for processing of a rezoning application will vary depending upon the complexity and magnitude of the proposal, and staff, commission, and council workloads. The time frame for processing this type of application is 45 days from the submittal deadline until the Planning Commission Public Hearing. These items are reviewed by staff and City Department heads for compliance with adopted regulations and policies. The process timeline for rezoning applications at City Council level is approximately 90 days.

APPLICATION SUBMITTAL REQUIREMENTS

- A. A letter requesting to be placed on the Planning Commission Agenda and your request for said property to be rezoned from (what it is zoned at present) to (the zoning you want it to be).
- B. A completed Planning Application Form.
- C. Appropriate application deposit (check made payable to the City of Bryant).
- D. A legible typed legal description of property to be re-zoned.
- E. A recently surveyed Plat of property to be re-zoned and a vicinity map.
- F. The Application must include a statement and a diagram explaining why the proposed rezoning will not conflict with surrounding land use.

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Ron Tropf
Spouse Name: Jan Tropf
Property Address: 3400 Tropf Lane
Legal Description: - See Encl. -

Existing Zoning Classification: Commercial Straight R-E/L-2
Requested Change: L-2
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:

This 12 day of July, 2017

Ron Tropf
Applicant

Jan Tropf
Spouse of Applicant

3400 Tropf Lane
Address
Bryant, AR 72022

501-681-8027 BJ
Phone

501-258-7444 Ron

7/17/2017

Ron and Jan Tropf

3400 Tropf Lane, Bryant Arkansas, 72022

Re: Re-zoning Petition

The property located at 3400 Tropf Lane is being considered for rezoning from residential to straight commercial. The property is more particularly described as follows:

Legal Description

A PART OF THE SW1/4 SW1/4, SECTION 14, AND PARTS OF THE NW1/4 NW1/4 AND THE NE1/4 OF THE NW1/4, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4, THENCE NORTH 24°50'33" WEST, A DISTANCE OF 687.60 FEET TO The Point of Beginning; thence North 24°50'33" West, a distance of 700.00 feet TO THE SOUTHERLY RIGHT OF WAY line of interstate highway no. 30; thence North 65°03'27" East, along said right of way line a distance of 370.10 feet; thence South 24°56'33" East, a distance of 335.00 feet; thence North 65°03'27" East, a distance of 178.91 feet to the west line of said nw1/4 of nw1/4; thence North 02°42'23" East, along said west line a distance of 131.51 feet; thence South 87°50'36" East, along north line of said ne1/4 of nw1/4 a distance of 21.47 feet; thence South 00°23'10" West, a distance of 285.91 feet; thence South 02°42'37" West, a distance of 361.35 feet; thence South 82°28'41" West, a distance of 356.74 feet to the Point of Beginning, Containing 7.51 Acres, more or less.

A petition has been filed with the city of Bryant planning commission to rezone the property. As a part of the process a public hearing will be held August, 14, 2017 at 6 PM in the Boswell community center, 210 S. W. 3rd St., Bryant, AR 72022.

Public comments will be accepted at the time regarding the rezoning. Since you own the property within 300 feet of the track 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 David Green or by calling me at 501-258-7444. Thank you for your consideration in this matter.

Sincerely,

Ron Tropf

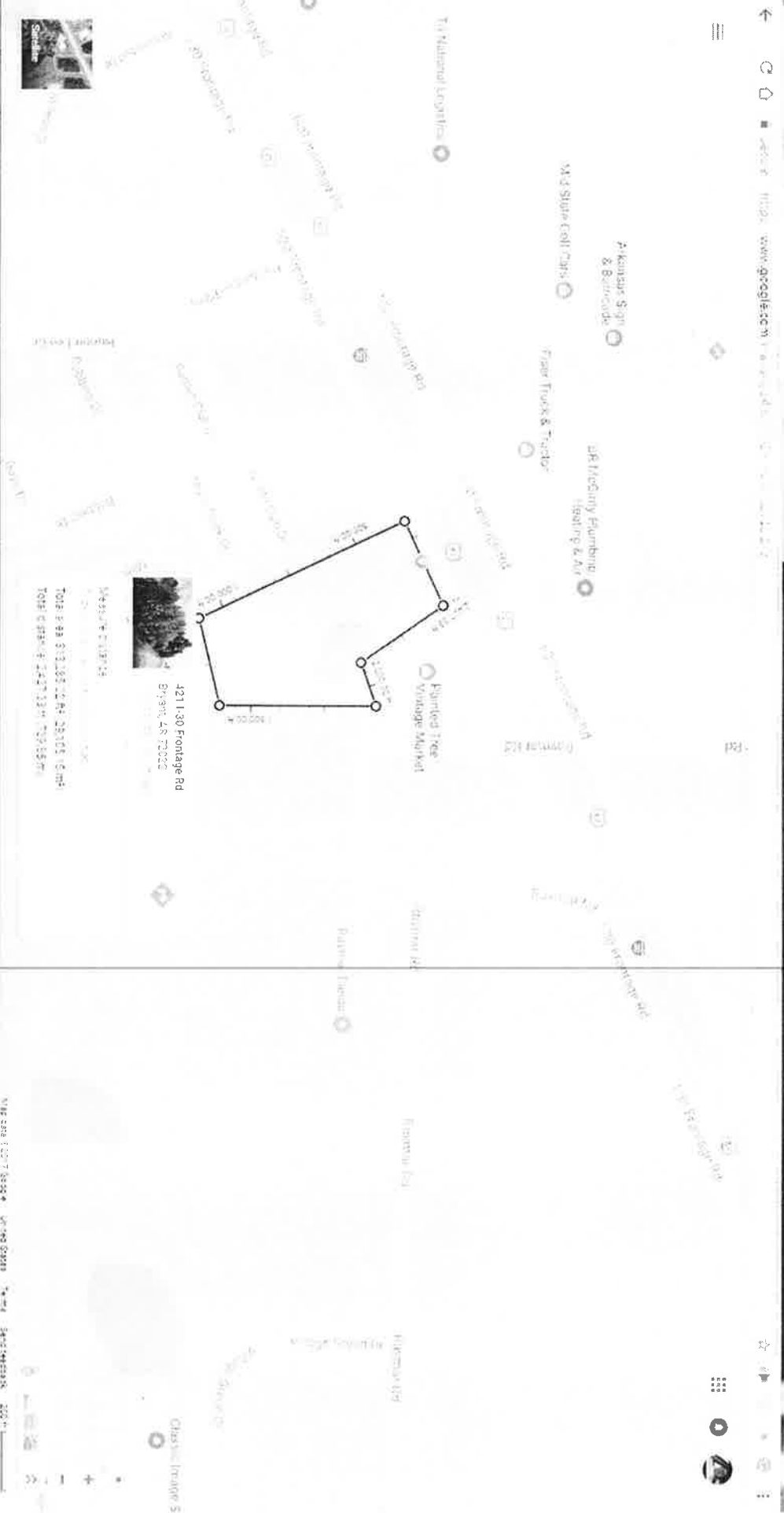


Exhibit A

840-13114-000

Owners Name: TROPF RON & JAN

Mailing Address: 3400 TROPF LANE BRYANT AR 72022-6138

Legal Description: PT E1/2 & PT NWNW; 23-01S-14W; Acres: 10.16 1996-02657

840-11663-000

Owners Name: TTC REALTY LLC

Mailing Address: PO BOX 1243 NASH TX 75569

Legal Description: PT SW SW; 14-01S-14W; Acres: 14.46 2015-23088

840-11665-000

Owners Name: WJLC PROPERTIES LLC

Mailing Address: 408 TURTLE CREEK ROAD BENTON AR 72015

Legal Description: PT SWSW ; 14-01S-14W Acres: 3.53 2008-38977

840-11671-000

Owners Name: KNOEDL INVESTMENTS LLC

Mailing Address: 406 BEACHVIEW CIRCLE HOT SPRINGS AR 71913

Legal Description: PT S/2 SWSW ; 14-01S-14W Acres: 1.22 2005-125362

840-13115-000

Owners Name: KNOEDL INVESTMENTS LLC

Mailing Address: 406 BEACHVIEW CIRCLE HOT SPRINGS AR 71913

Legal Description: PT S/2 SWSW ; 14-01S-14W Acres: 1.22 2005-125362

840-11672-000 and I-30

Owners Name: ARKANSAS STATE HIGHWAY COMMISSION

Mailing Address: PO BOX 2261 LITTLE ROCK AR 72203-2261

Legal Description: PT SESW,S OF I-30; -14-01S-14W Acres: 6.47 1998-46591

840-13111-000

Owners Name: GEYER SPRINGS FIRST BAPTIST CHURCH

Mailing Address: 12400 I-30 LITTLE ROCK AR 72210

Legal Description: PT NENW & PT NENE 23-01S-14W, Acres: 56.60 2012-42374

840-13114-000

Owners Name: TROPF RON & JAN

Mailing Address: 3400 TROPF LANE BRYANT AR 72022-6138

Legal Description: PT E1/2 & PT NWNW 23-01S-14W Acres: 10.16 1996-02657

840-00800-109

Owners Name: ANDRES GARDENS MULTIPURPOSE RECREATION

Mailing Address: ONE INFORMATION WAY SUITE 300 LITTLE ROCK AR 72202

Legal Description: GREENSPACE/DETENTION AREAS of the Replat of Lots 9-22 of Andres Gardens, Phase 1

840-00800-019

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 19, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-018

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 18, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-017

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 17, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-016

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 16, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-015

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 15, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-014

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description Lot 14, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-013

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 13, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-012

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 12, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-011

Owners Name: LANDERS DEVELOPMENT LLC

Mailing Address: 3108 HORIZON STREET SUITE 5 BRYANT AR 72022

Legal Description: Lot 11, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-005875

840-00800-010

Owners Name: JOHNSON SHANICE & JAMES W BRANCH

Mailing Address: 3345 GARDEN CLUB DR BRYANT AR 72022

Legal Description: Lot 10, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2017-00710

840-00800-009

Owners Name: COLLINS JACQUELINE

Mailing Address: 3341 GARDEN CLUB DRIVE BRYANT AR 72022

Legal Description Lot 9, of the Replat of Lots 9-22 of Andres Gardens, Phase 1 /2016-023585

840-00800-109

Owners Name: ANDRES GARDENS MULTIPURPOSE RECREATION

Mailing Address: ONE INFORMATION WAY SUITE 300 LITTLE ROCK AR 72202

Legal Description: GREEN SPACE/DETENTION AREAS of Andres Gardens, Phase 1

840-00800-085

Owners Name: SMITH RYAN & DEBORAH

Mailing Address: 3328 GARDEN CLUB DRIVE BRYANT AR 72022

Legal Description: Lot 85, Andres Gardens, Phase 1 /2014-65164

840-00800-086

Owners Name: FREEMAN AIMEE E

Mailing Address: 3332 GARDEN CLUB DR BRYANT AR 72022

Legal Description: Lot 86, Andres Gardens, Phase 1 /2015-74704

840-00800-087

Owners Name: ARMSTRONG KYMBERLYN

Mailing Address: PO BOX 693 LITTLE ROCK AR 72203

Legal Description: Lot 87, Andres Gardens, Phase 1 /2014-52727

840-00800-088

Owners Name: TOUCHSTONE DEVELOPMENT LLC

Mailing Address: 1985 LITTLE RIVER DRIVE CONWAY AR 72034

Legal Description: Lot 88, Andres Gardens, Phase 1 /2013-101890

840-00800-089

Owners Name: CAPOOT MICHAEL G & JEANNE A

Mailing Address: 6410 WORTH AVENUE BENTON AR 72019

Legal Description: Lot 89, Andres Gardens, Phase 1 /2012-68686

840-00800-090

Owners Name: JOHNSON JACOBY

Mailing Address: 3339 MOSS CREEK DR BRYANT AR 72022

Legal Description: Lot 90, Andres Gardens, Phase 1 /2016-009519

840-00800-091

Owners Name: MCPHEETERS CHRIS WAYNE & SARAH NICOLE OLDS

Mailing Address: 3335 MOSS CREEK DR BRYANT AR 72022

Legal Description: Lot 91, Andres Gardens, Phase 1 /2012-100733

840-00800-092

Owners Name: COOPER GLENDA D

Mailing Address: 3331 MOSS CREEK DRIVE BRYANT AR 72022

Legal Description: Lot 92, Andres Gardens, Phase 1 /2012-48163

840-00800-079

Owners Name: SANTOS BLAIR E

Mailing Address: 3330 MOSS CREEK DRIVE BRYANT AR 72022

Legal Description: Lot 79, Andres Gardens, Phase 1 /2013-101163

840-00800-078

Owners Name: MISISCHIA JON P

Mailing Address: 3334 MOSS CREEK DRIVE BRYANT AR 72022

Legal Description: Lot 78, Andres Gardens, Phase 1 /2013-94328

840-00800-077

Owners Name: TAYLOR MARGIE A

Mailing Address: 3338 MOSS CREEK DRIVE BRYANT AR 72022

Legal Description: Lot 77, Andres Gardens, Phase 1 /2014-63568

840-00800-076

Owners Name: ECS HOMES LLC

Mailing Address: PO BOX 7745 LITTLE ROCK AR 72217

Legal Description: Lot 76, Andres Gardens, Phase 1 /2016-004341

840-00800-075

Owners Name: ECS HOMES LLC

Mailing Address: PO BOX 7745 LITTLE ROCK AR 72217

Legal Description: Lot 75, Andres Gardens, Phase 1 /2016-004341

840-00800-074

Owners Name: FAHR BARBARA JOYCE

Mailing Address: 705 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 74, Andres Gardens, Phase 1 /2015-6550

840-00800-073

Owners Name: BACARELLA PAUL

Mailing Address: 709 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 73, Andres Gardens, Phase 1 /2015-74307

840-00800-072

Owners Name: STREMANOS HAROLD L

Mailing Address: 713 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 72, Andres Gardens, Phase 1 /2012-68662

840-00800-071

Owners Name: RASH CHERYL L & DON A

Mailing Address: 2325 SULPHUR SPRINGS RD MALVERN AR 72104

Legal Description: Lot 71, Andres Gardens, Phase 1 /2013-68215

840-00800-070

Owners Name: BEARD ROBERT

Mailing Address: 721 MIMOSA CT BRYANT AR 72022

Legal Description: Lot 70, Andres Gardens, Phase 1 /2017-003328

840-00800-069

Owners Name: SOUTHALL RAYE ANN

Mailing Address: 725 MIMOSA CT BRYANT AR 72022

Legal Description: Lot 69, Andres Gardens, Phase 1 /2017-000391

840-00800-068

Owners Name: TUCKER BONNIE FAYE

Mailing Address: 729 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 68, Andres Gardens, Phase 1 /2014-75779

840-00800-067

Owners Name: ADAMSON LOUISE

Mailing Address: 733 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 67, Andres Gardens, Phase 1 /2015-19803

840-00800-066

Owners Name: JESSICA LEIGH BEARD FOX AS TRUSTEE OF THE ELIZABETH JANE OLS TRUST

Mailing Address: 737 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 66, Andres Gardens, Phase 1 /2017-005315

840-00800-099

Owners Name: WARD LARRY E

Mailing Address: 3384 GARDEN CLUB DRIVE BRYANT AR 72022

Legal Description: Lot 99, Andres Gardens, Phase 1 / 2013-14607

840-00800-100

Owners Name: SYMONS MICHELLE L

Mailing Address: 3388 GARDEN CLUB DRIVE BRYANT AR 72022

Legal Description: Lot 100, Andres Gardens, Phase 1 /2013-103793

840-00800-103

Owners Name: ECS HOMES LLC

Mailing Address: PO BOX 7745 LITTLE ROCK AR 72217

Legal Description: Lot 103, Andres Gardens, Phase 1 /2016-004341

840-00800-104

Owners Name: ECS HOMES LLC

Mailing Address: PO BOX 7745 LITTLE ROCK AR 72217

Legal Description: Lot 104, Andres Gardens, Phase 1 /2016-004341

840-00800-105

Owners Name: WILLIAMS LARRISSA D

Mailing Address: 726 MIMOSA COURT BRYANT AR 72022

Legal Description: Lot 105, Andres Gardens, Phase 1 /2014-29884

840-00800-106

Owners Name: STAINES MICHAEL J & KIM L

Mailing Address: 2802 SANCTUARY COVE KATY TX 77450

Legal Description: Lot 106, Andres Gardens, Phase 1 /2013-75877

840-00800-107

Owners Name: PITTS ASHLEY L

Mailing Address: 718 MIMOSA CT BRYANT AR 72022

Legal Description: Lot 107, Andres Gardens, Phase 1 /2015-3818

840-00800-108

Owners Name: SALINE RIVER PROPERTY MANAGEMENT LLC

Mailing Address: 4110 SERENE DR BAUXITE AR 72011

Legal Description: Lot 108, Andres Gardens, Phase 1 /2016-022865

840-00800-095

Owners Name: SALINE RIVER PROPERTY MANAGEMENT LLC

Mailing Address: 4110 SERENE DR BAUXITE AR 72011

Legal Description: Lot 95, Andres Gardens, Phase 1 /2016-022865

840-00800-096

Owners Name: SALINE RIVER PROPERTY MANAGEMENT LLC

Mailing Address: 4110 SERENE DR BAUXITE AR 72011

Legal Description: Lot 96, Andres Gardens, Phase 1 /2016-022865

840-00800-097

Owners Name: SALINE RIVER PROPERTY MANAGEMENT LLC

Mailing Address: 4110 SERENE DR BAUXITE AR 72011

Legal Description: Lot 97, Andres Gardens, Phase 1 /2016-022865

840-00800-098

Owners Name: GERARDO MARC

Mailing Address: 3380 GARDEN CLUB DRIVE BRYANT AR 72022

Legal Description: Lot 98, Andres Gardens, Phase 1 /2013-16048



102 Country Club Parkway • Maumelle, AR 72113

July 19, 2017

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

Re: David's Burgers Sign Variance Request

Dear Design Review Committee,

David's Burgers would like to request a sign variance for a can sign which will be located on the north side of the tower on our David's Burgers building, off of I-30 Frontage Road. The sign will be an oval shape depicting the David's Burgers logo. Graphics showing the sign and its dimension will be presented at the meeting. The code allows for such a sign where there is street frontage. As this sign faces toward the center parking lot, we would like to request a variance for this sign, which would finish out our tower.

The tower is designed with three sides that each perfectly display our logo. Without the sign, the tower looks bare to all of our guests that will be walking in from the parking lot. It's important to us to present a building that looks good not only for our business, but also for the city. We fear that without the sign, the building will appear unfinished and sloppy.

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

Sincerely,

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

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