



Bryant Planning Commission Meeting

Monday, October 8th, 2018

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

ANNOUNCEMENTS

DRC REPORT

Taste Of D-Light

Mr. & Mrs. Jones - Requesting Approval of Revised Site Plan - **Approved**

Documents:

[3737.pdf](#)
[Taste of Dlight Site Plan.pdf](#)

Indian Cafe - 2615 North Picket Road

Indian Cafe - Requesting Sign Approval - **Approved**

Documents:

[0088-APP-01_02.pdf](#)

Jimmy's Jerk Chicken & BBQ

Jimmy's Jerk Chicken & BBQ - Requesting Temporary Business Approval - **Approved**

Documents:

[0086-APP-01.pdf](#)

Parks/Fire Station #3 - Springhill

Requesting Site Plan Approval - **Approved**

Documents:

[2- C1.0 SITE PLAN \(1\).pdf](#)

Yummy Donuts - 7301 Alcoa Road

Yummy Donuts - Requesting Sign Approval - **Approved**

Documents:

[0087-APP-01.pdf](#)

Walmart

Requesting Sign Permit Application Approval - **Approved**

Documents:

[0094-APP-01.pdf](#)

Sherwood Park Lots 15 & 16

Barbara Eldridge - Requesting Re-plat of lots 15 & 16 of Sherwood Park Subdivision - **Approved**

Documents:

[0092-PLN-01.pdf](#)

[0092-APP-01.pdf](#)

Culin Warehouse

Culin Subdivision - Requesting Subdivision Plat Approval - **Approved**

Documents:

[0090-APP-01.pdf](#)

[0090-PLN-01.pdf](#)

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

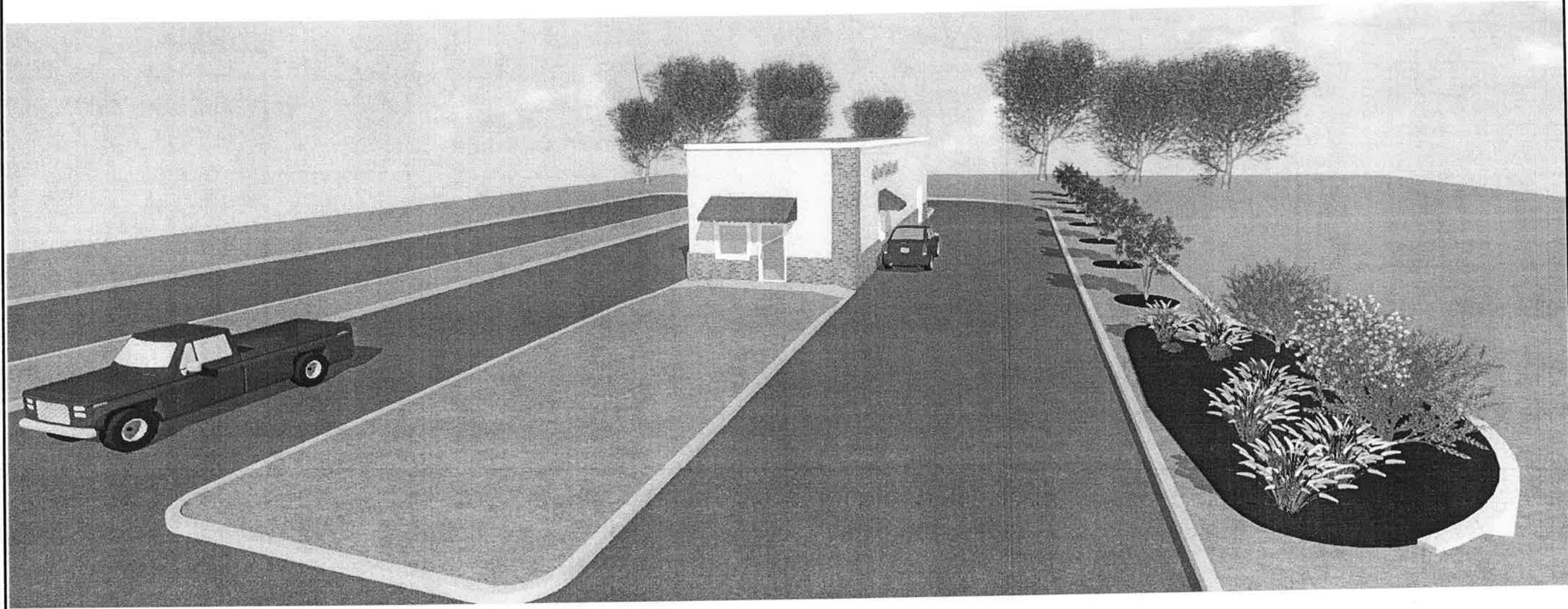
~~2207 Johnswood Road~~

~~Requesting Rezoning from R-E to R-1.S~~

NEW BUSINESS

Highway 5 Expansion

ADJOURNMENT



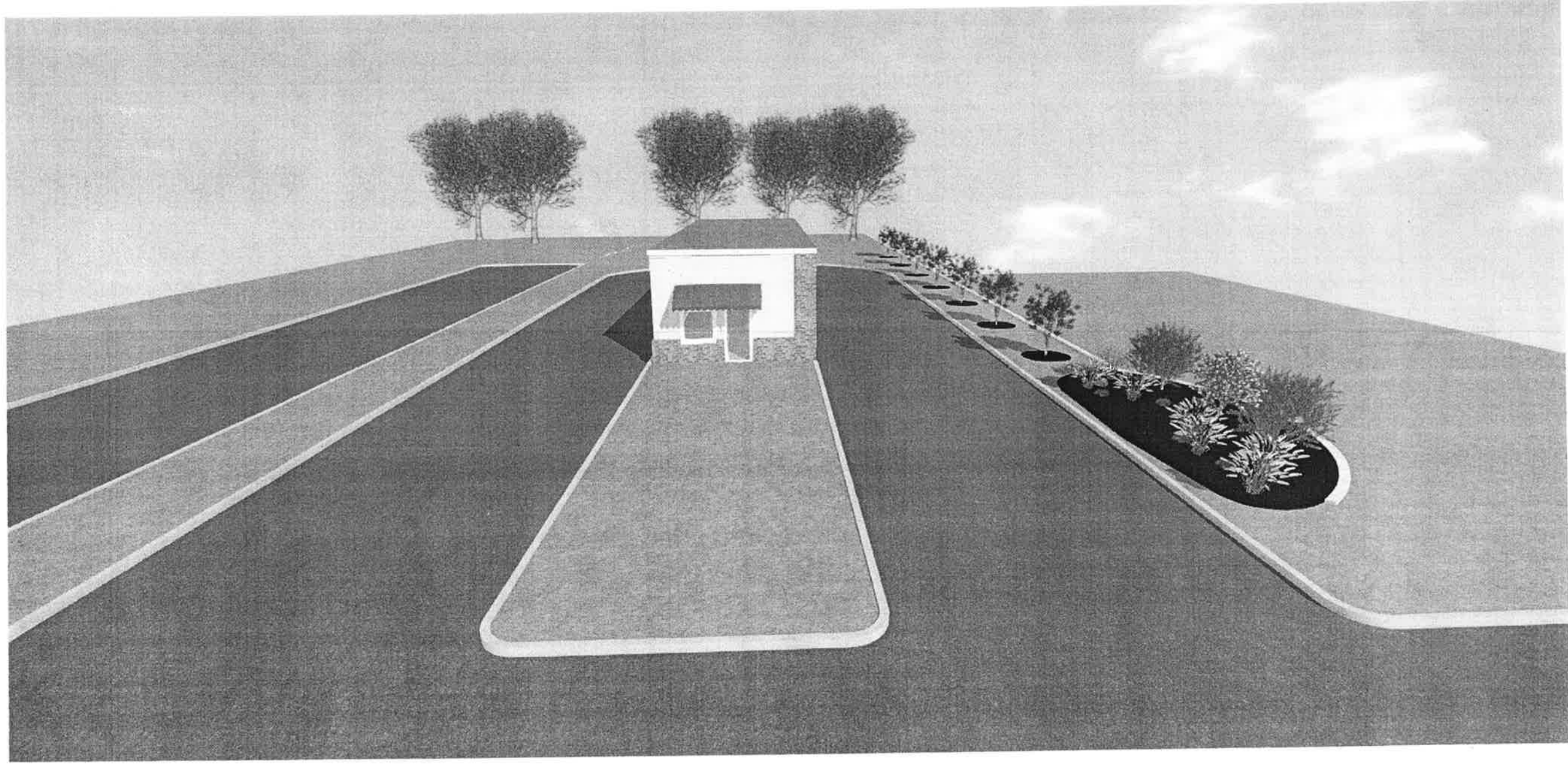
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(501) 317-5090

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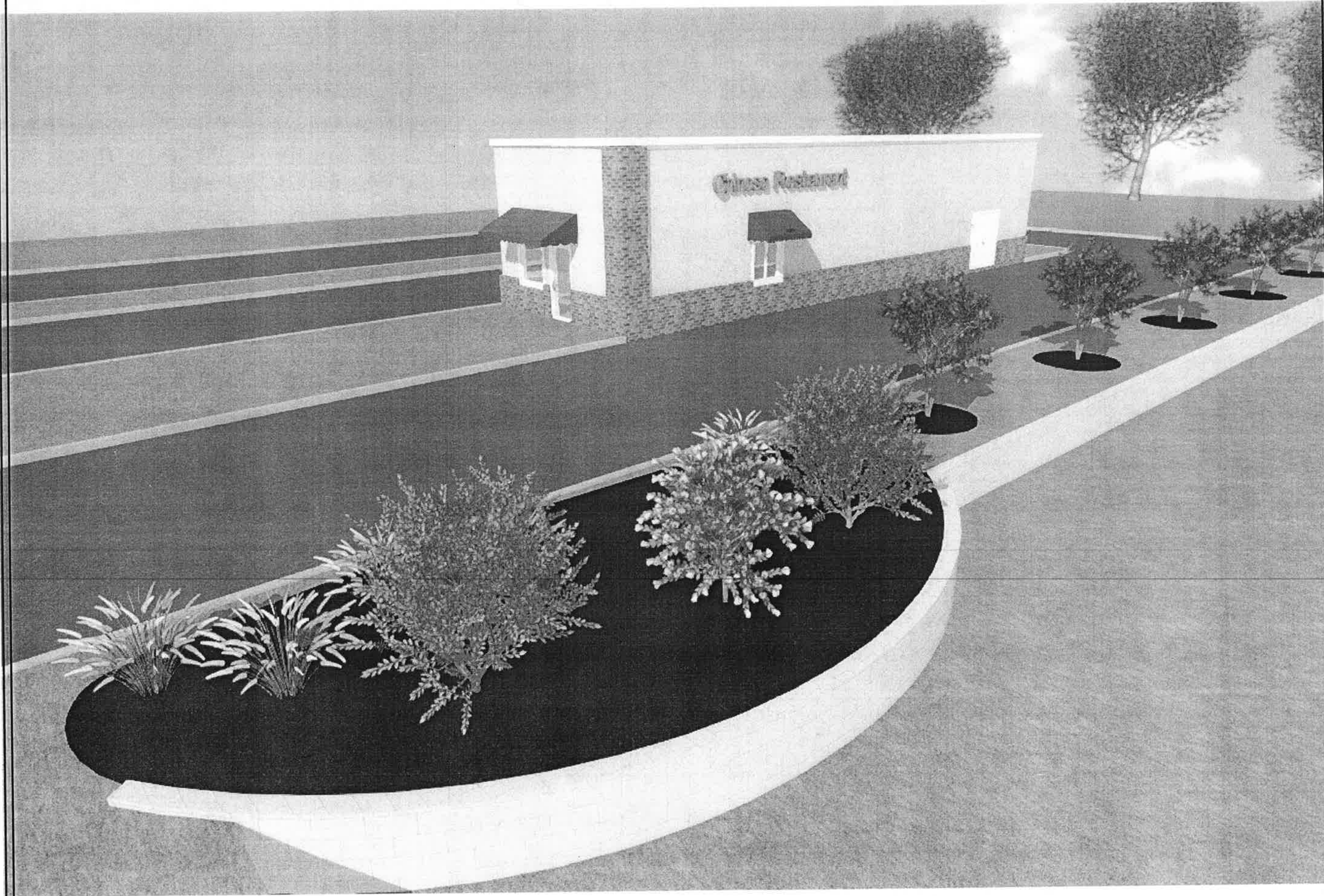
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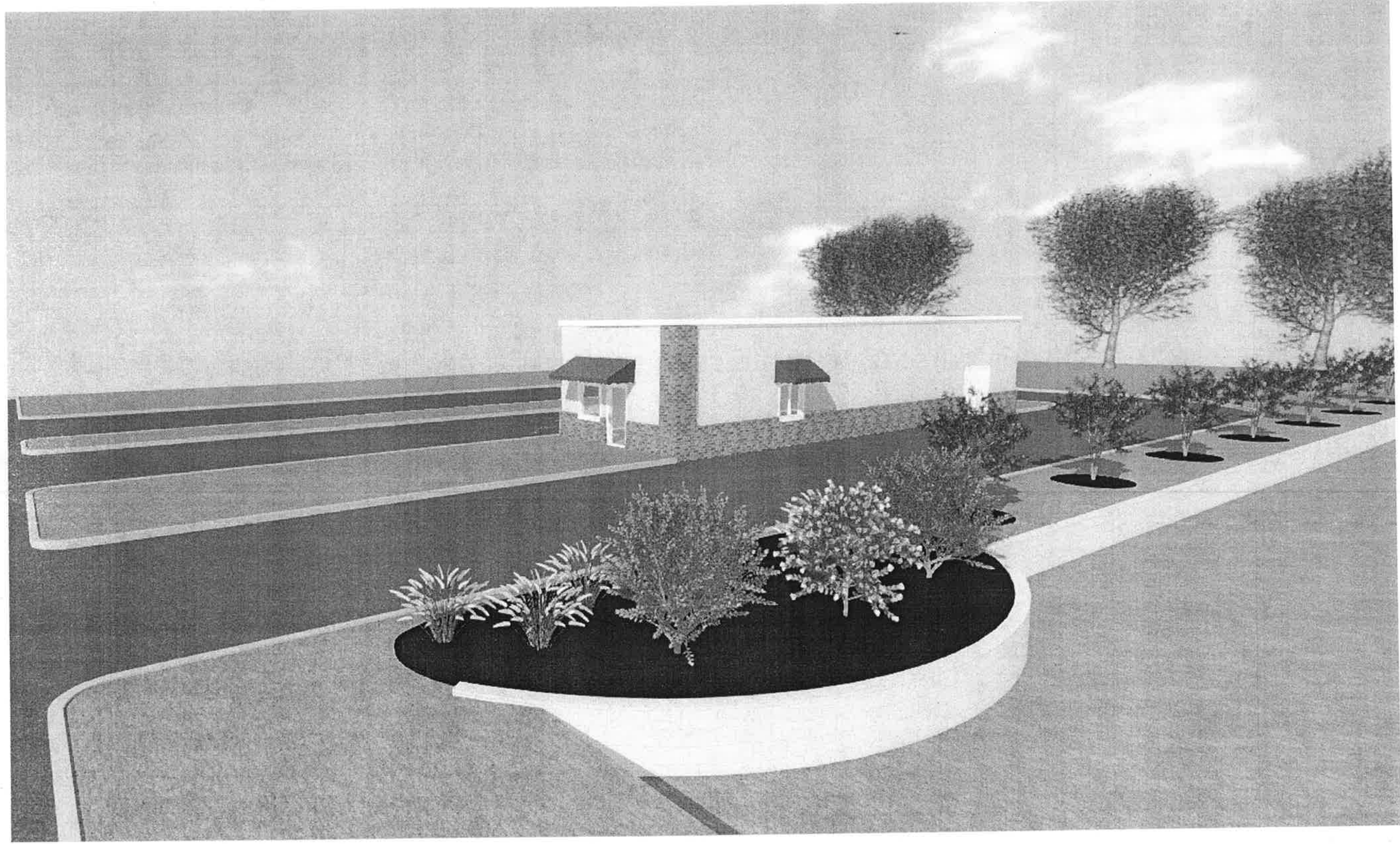
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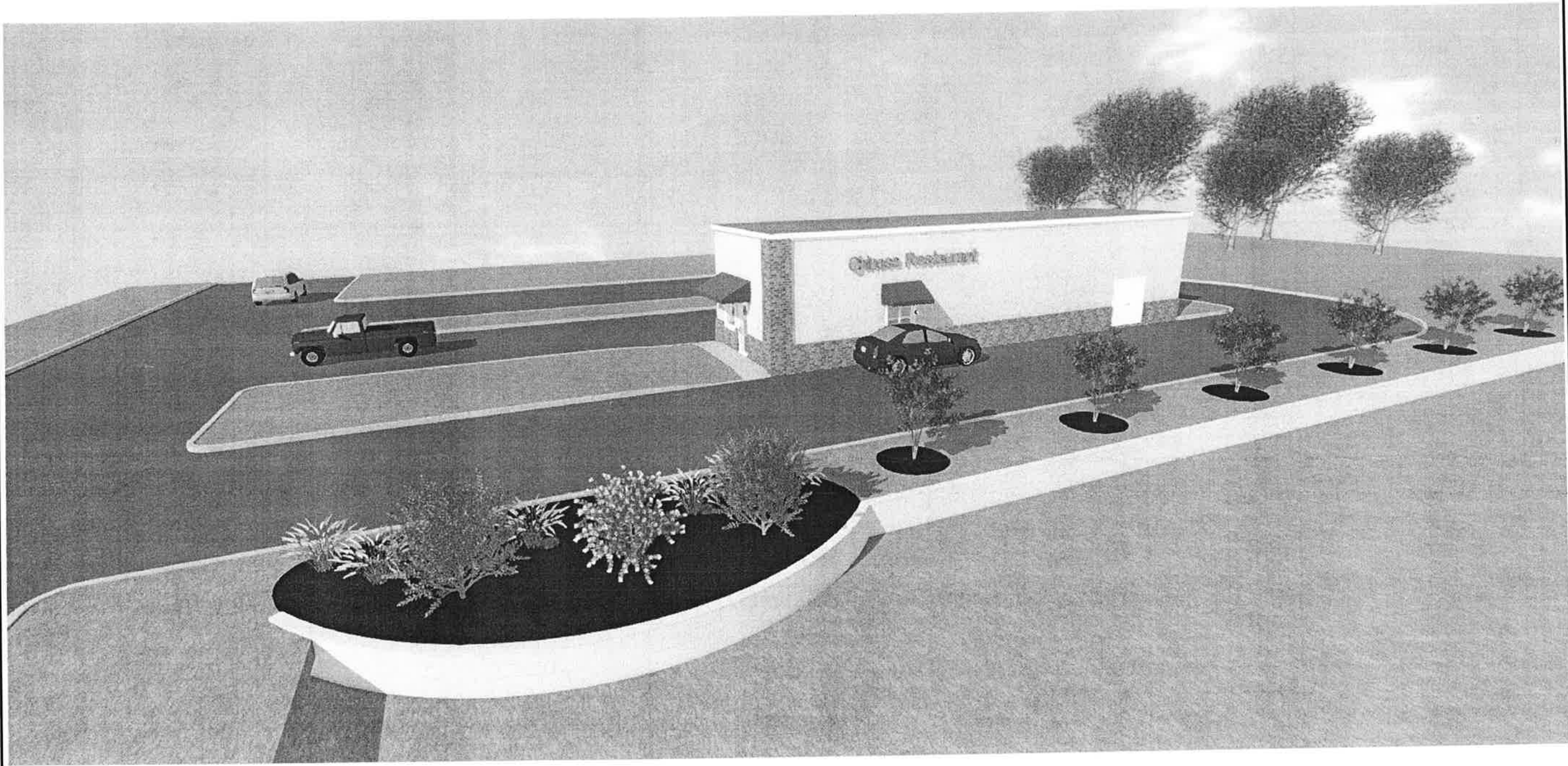
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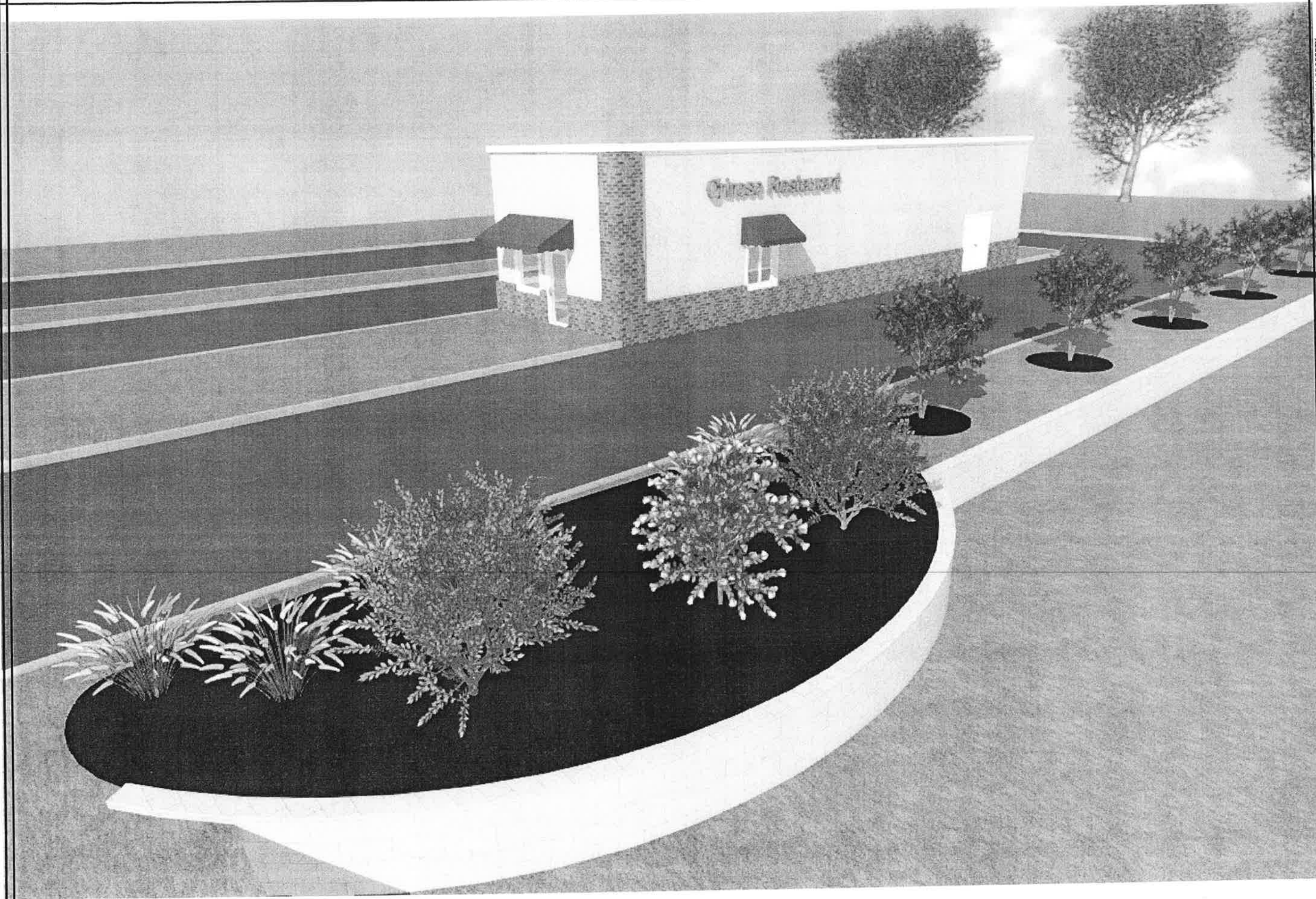
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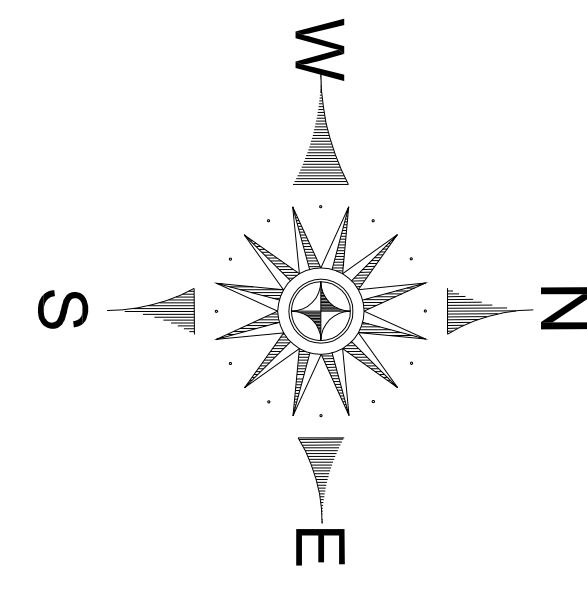
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REVISED ON:		
NO.	DATE OF REVISION	BY



Utilities:

Water - Salem Water Uses Asso.
 Sewer - City of Bryant
 Power - Entergy
 Gas - Centerpoint

Engineer:

Hurricane Valley Inc.
 P.O. Box 118 Bryant, AR
 501-847-7282

Surveyor:

Raseburry Surveying
 308 W. South Street
 Benton, AR 72015
 501-860-6893

Legal Description:

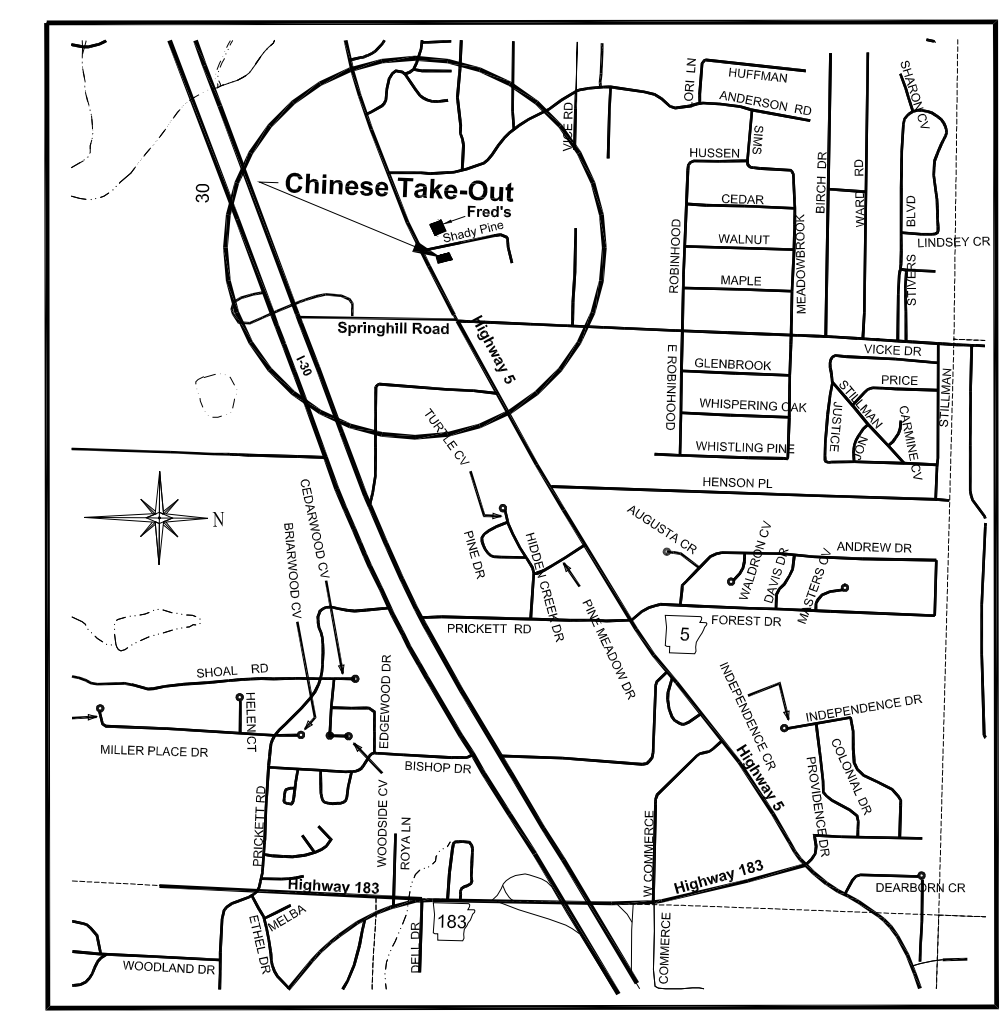
Part of the SE 1/4, SE 1/4, Section 20, T-1-S, R-14-W

Property Area:

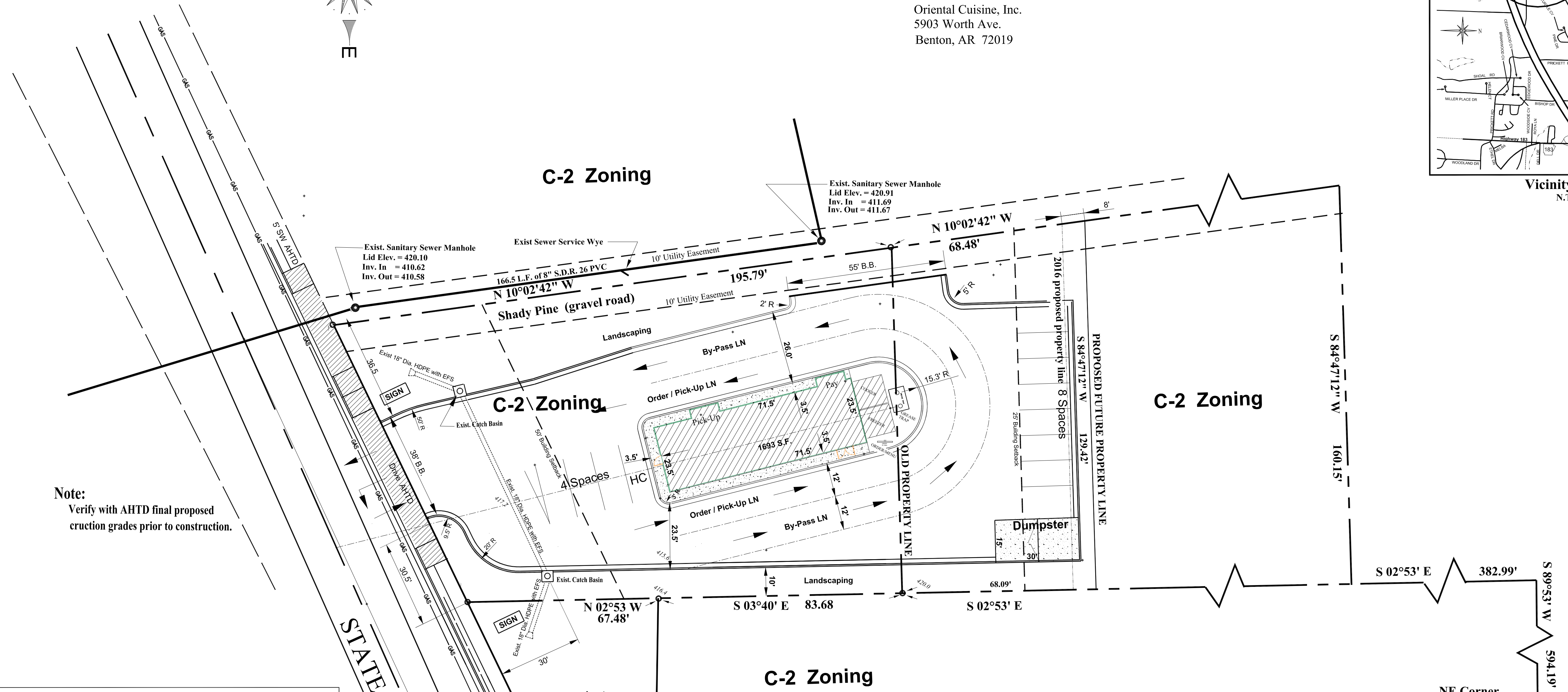
0.64 Acres, 27,700 SF (2016 submittal)
 0.64 Acres, 27,971 SF (October 2017)

Owner:

Oriental Cuisine, Inc.
 5903 Worth Ave.
 Benton, AR 72019



Vicinity Map
N.T.S.



Note:
 Verify with AHTD final proposed
 cruction grades prior to construction.

Paving Details

Hot Mix Asphalt Concrete (AHTD)
 Hot Mix Surface Course
 Class 7 Base Compacted to 92% Modified Proctor Density
 Subgrade to be compacted with select fill as recommended & approved by Soils Engineer.
 Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 1 Paving
Light Traffic Asphalt Pavement
 Hot Mix Asphalt Concrete (AHTD)
 Hot Mix Surface Course
 Class 7 Base Compacted to 92% Modified Proctor Density
 Subgrade to be compacted with select fill as recommended & approved by Soils Engineer.
 Soils should be compacted to a minimum of 92 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 2 Paving
Heavy Traffic Asphalt Pavement
 #4 @ 18" c.c. Ea. Way
 6" Concrete - 3500 P.S.I. @ 28 day concrete.
 Class 7 Base Compacted to 92% Modified Proctor Density
 Subgrade to be compacted with select fill as recommended & approved by Soils Engineer.
 Soils should be compacted to a minimum of 95 percent of the maximum Modified Proctor (ASTM D-1557) dry density.

Type 3 Paving
Concrete Pavement

N.T.S.

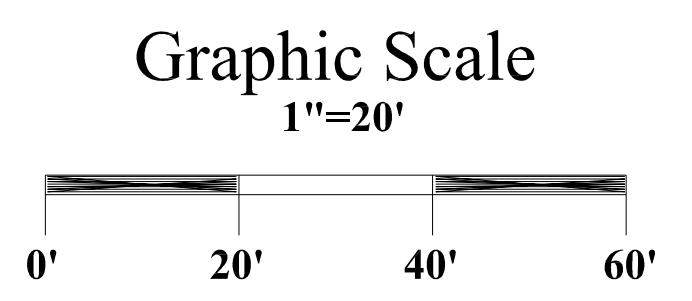
- General Site Construction Notes:**
- See Architectural Drawings for grading details at buildings.
 - Finish contours and grades shown are for finished surfaces; allowances shall be made for pavements, slabs, topsoil, sod, etc. Uniform planes and surfaces shall be shaped between finished spot elevations and/or finish contours shown. Minimum pavement slopes shall be 1% minimum. Concrete curb & gutter slope shall not be less than 0.5% spill-out curb shall be used on the high side of pavement.
 - The contractor shall control erosion as shown in the SWPPP.
 - All areas to be cut or filled shall be cleared and grubbed. The maximum fill slope shall be 3:1. All fills shall be made in 8" lifts and compacted at optimum moisture content to 95% of modified proctor density (ASTM D-1557), as determined by in-place density tests. fill material shall be tested and approved by the engineer prior to placement. Cut areas shall be tested and approved by the engineer prior to placement of additional subgrade material or base.
 - The contractor shall coordinate with each utility company prior to any excavation. Any damage to utility lines caused by the contractors operations shall be repaired at the contractor's expense. The contractor shall verify the horizontal and vertical alignment of existing and proposed storm sewer, sanitary sewer and water lines to ensure that they are installed with adequate cover and clearance. All rough grading shall be complete before installation of storm sewer, sanitary sewer and appurtenances, water mains, services and appurtenances. All utility trenches shall be backfilled and compacted with select material as specified in note #4 above.
 - The contractor shall comply with all applicable laws, codes and ordinances governing work of this type.
 - The installations of all culvert pipes are to be in accordance with City of Bryant specifications.
 - All existing improvements that interfere with the work, and are not to be saved shall be removed and disposed of. The contractor shall protect improvements that are to remain.
 - All water mains, sewer mains and the appurtenances including installation, shall comply with the Plans and Specifications. Connections shall not be made to existing lines until new construction has been tested and approved.
 - The contractor's attention is specifically called to the location of the existing improvements. The contractor shall be solely responsible for damaging any existing improvements that are to remain. Prior to submitting his bid, the contractor shall review the plans and specifications. He shall visit the site and inspect the condition of the site and the adjacent improvements.
 - The contractor shall call "One-Call" for location of all utilities prior to commencement of any excavation.
 - Any excess excavated material, not required for construction of fills shall be hauled off the site.
 - Materials:
 - Concrete:
 - Ready-mix concrete to be used with a minimum compressive strength at 28 days of 3500 psi.
 - Unless otherwise authorized by the Engineer, the slump shall not exceed 4 inches.
 - Ready-mix concrete shall be obtained from the same approved source in order to minimize color differences in the concrete where used for sidewalks, curbing and paving.
 - Concrete Reinforcing Materials:
 - Bars shall conform to "Specifications for Deformed Billet-Steel Bars for Concrete Reinforcement", ASTM A-615, grade 60.
 - Wire fabric shall conform to "Specifications for Wire Fabric for Concrete Reinforcement", ASTM A-185.
 - Supports, Spacers and Chairs: Types which will hold reinforcement in position shown in accordance with requirements of ACI 318 except as specified.
 - Saw-cut Control Joints:
 - Depth of cut: 1/2 of slab thickness
 - Maximum spacing based upon thickness, unless noted otherwise:
 - 4-inch slab 10ft c.e. or as shown
 - 5-inch or larger slab 15ft c.e.

Typical Curb Section

Typical Concrete Paving Detail with Curb

Note: Control Joints w/ Dowels, #6 - 18" lg. @ 24" c.c. or approved alternate load transfer system. Maximum control joint spacing 18' each way. Preferred spacing to be 15' where possible.

N.T.S.



ADDRESS	Hwy. 5 & Shady Pine	DSGN BY	
CLIENT	Jerry & Phan Thi Jones	DWN BY	
JOB #	15060	APPR BY	
T-R-S	T-1-S, R-14-W, Sec. 20	FILE	
DATE DWG. MADE	10-19-2017	SCALE	1" = 20'

HURRICANE VALLEY INC.
 PROFESSIONAL ENGINEERING CONSULTANTS
 P.O. BOX 118
 BRYANT, ARKANSAS

501-847-7282
 FAX: 501-847-2431

DWG. NO.

Oriental Cuisine Take-Out

Site Plan
 Bryant, Arkansas

SHEET **1 OF 1**

88

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: 9/19/2018

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

PROPERTY OWNER

Name Jimmy

Address 701 N. Reynolds Rd

Address 2615 N. Prickett Rd #1

City, State, Zip Bryant, AR 72022

City, State, Zip Bryant, AR 72022

Phone 501-773-0544

Phone 501-773-0544

Alternate Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business INDIAN CAFE

SIGN TYPE

Pole Monument

Address/Location of sign 2615 N. Prickett Rd #1

Wall
 Other (type) _____

Sign dimensions (height, length, width) 36" x 192"

Total sq. ft. 48

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

Height of sign from lot surface: Bottom 14' Top 17'

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

9/19/18
Date

Sign Administrator (or Designee) Approval Date

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

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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: 9/19/2018

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
Phone 501-773-0544
Alternate Phone _____

PROPERTY OWNER

Name Jimmy
Address 2615 N. Pricket Rd #1
City, State, Zip Bryant,
Phone 501-773-0544
Alternate Phone _____

GENERAL DETAILS

Name of Business INDIAN CAFE
Address/Location of sign 2615 N. Pricket Rd #1
Sign dimensions (height, length, width) 5' X 5'
Zoning Classification _____

SIGN TYPE

Pole Monument
 Wall
Other (type) _____
Total sq. ft. 25
Note: Replace New pan face To existing sign.

Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom 14 Top 19

READ CAREFULLY BEFORE SIGNING

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

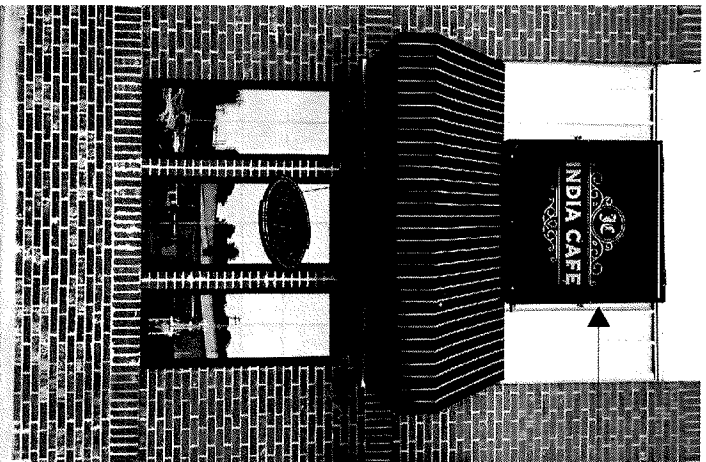
Applicant's Signature [Signature] Date 9/19/18 Sign Administrator(or Designee) Approval _____ Date _____

65 feet

3'x16' wall mounted cabinet w/ LED lighting



2615 N Prickett Rd #1
Bryant, AR 72022



5'x5' pan face
to existing sign

Bryant Planning Commission

Temporary Business Application & Information

CITY OF BRYANT
210 SW 3RD STREET
BRYANT, AR 72022
PHONE: 501-943-0301
FAX: 501-943-0993

EMAIL: tsmith@cityofbryant.com

MEETING DATE: EVERY OTHER THURSDAY
TIME: 9:00 A.M.
PLACE: CITY HALL/ADMINISTRATION CONFERENCE ROOM
APPLICATION DEADLINE: 5:00 P.M. WEDNESDAY THE WEEK BEFORE THE MEETING

REQUIREMENTS FOR SUBMISSION TO THE DEVELOPMENT REVIEW COMMITTEE

1. A letter stating your request
2. A complete Temporary Business Application
3. \$25.00 application fee
4. 5 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 temporary use and site plan.
6. If a food establishment - approval from Arkansas Department of Health must be submitted
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 - 312 Roya Lane).
 - \$175.00 - for 1-10 employees
 - \$325.00 - for 11-25 employees

To whom it may concern:

I am requesting a business/privilege license for the operation of my food truck business "Jimmy's Jerk Chicken & BBQ". If you have any questions or concerns, regarding this request, please contact the undersigned via phone at 501-749-1993 or via email at jimmyjerkbbq@gmail.com. Thank you in advance for your assistance.

Jaquez Morrison

Temporary Business Application
City of Bryant

Date 8-20-18

Name of Business Jimmy's Jerk Chicken & BBQ

Federal Tax Employer Identification Number 83-1027563

Arkansas State Sales Tax Number _____

Type of Business FOOD SERVICE - JERK CHICKEN & BBQ FOOD TRAILER

Location of proposed Temporary Business Food Trailer - 1221 Hwy 5, Bryant, AR 72022

Applicants Mailing Address 10453 Pierre Marie Loop, Benton, AR 72019

Contact Person Jaquez Morrison or Riccardo Morrison

Daytime Phone No. 501 749 1993

Evening Phone No. 501 749 1993

Email Address jimmyjerkbhq@gmail.com

Last Two Cities Worked In: 1. _____ 2. _____

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 8-20-18 Ending Date Requested 2-1-19

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 violation of Temporary Business Ordinance 2007-43 & 2016-24 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 



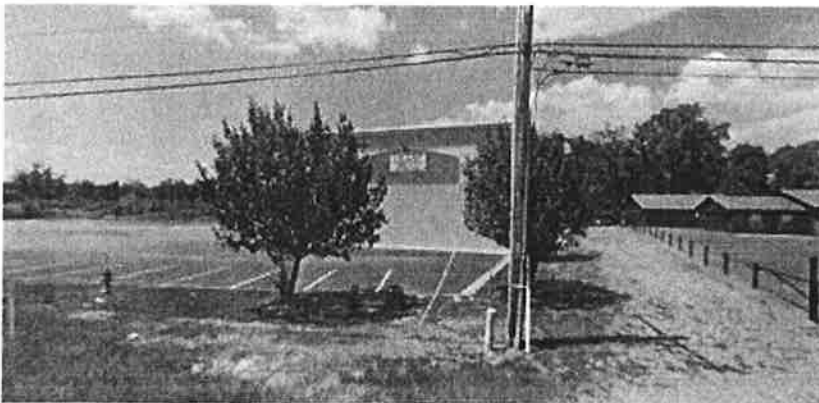
Jerk T. Montypie Dood
Jerk Chicken
Ribs & Pulled Pork
Dandy W/ waffles

JERK CHICKEN
Jimmys
& BBQ

Google Maps 6221 AR-5



Imagery ©2018 Google, Map data ©2018 Google 50 ft



6221 AR-5
Bryant, AR 72022



At this location

August 20, 2018

To whom it may concern,

I, Rick Jones, give Jaquez Morrison permission to utilize the property located at: 6221 Hwy 5, Bryant, AR 72022 for the purpose of operating his concession trailer. Mr. Morrison is able to utilize my property, as long as, the lease agreement terms are adhered to.

A handwritten signature in cursive script that reads "Rick Jones". The signature is written in black ink and is positioned above the typed name.

Respectfully,

Rick Jones

6221 Hwy 5

Bryant, AR 72022

Customer # ADH13200376

Arkansas Department of Health

County: SALINE

This is to certify that

JIMMY'S JERK CHICKEN&BBQ

Is hereby granted a license by the Arkansas Department of Health to maintain and operate a

RETAIL FOOD ESTABLISHMENT

On the premises located at

6453 PIERCE MANSE LOOP, BENTON, AR 72019

The annual fee is due upon receipt of the invoice to be mailed.

ALL FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE TO A NEW OWNER OR LOCATION.

This permit is to be displayed in the place of business at a location conspicuous to the consumer.

Keyleigh N. Wilson #559
EHS Name & #



July 23RD, 2018
Date

This permit is valid for one year

Power of Attorney

STATE FARM FIRE AND CASUALTY COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That STATE FARM FIRE AND CASUALTY COMPANY, an Illinois corporation, with its principal office in Bloomington, Illinois, does hereby constitute and appoint: Eugina Brant, Amanda J. Clifton, Pamela Chancellor, Julie Fehrman, Kim Filter, Mark Fink, Julie Freed, Matthew J. Gibbons, Jay W. Hendren, John R. Horton, Jeanette Hughes, Jerry Jacek, Julia Klinzing, Connie S. Knox, Leann Lemmel, Lori McDowell, Thomas P. Miller, Melissa L. Morris, Carey J Rice, Suzanne M. Robertson, Alice Schuler, Heidi Simmons, Heidi Stevens, Steven M. Straub, Perry Tracy, Kathy J. Walker, Karen Weber, Karli Yoder of Bloomington, Illinois its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in the nature of a bond as follows:

Any such obligation in any amount

This appointment is made under and by the authority of a resolution which was passed by the Executive Committee of the Board of Directors of State Farm Fire and Casualty Company on the 14th day of March, 2018, as is duly authorized by the Board of Directors in Article II, Section 6 of the By-Laws of the Company, which resolution is:

Resolved, that the Officer of the Company who works regularly with surety bonds is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in the nature of a bond, which the Company might execute through its officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected or appointed officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of any Officer of the Company noted above and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the any Officer of the Company noted above, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

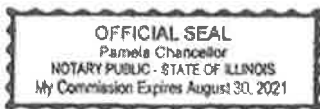
IN WITNESS THEREOF, STATE FARM FIRE AND CASUALTY COMPANY has caused this instrument to be signed by its Assistant Secretary Treasurer, and its Corporate Seal to be affixed this 14th day of March, 2018.

This APPOINTMENT SHALL CEASE AND TERMINATE AUTOMATICALLY AS OF DECEMBER 31, 2021, UNLESS SOONER REVOKED AS PROVIDED.



STATE OF ILLINOIS
COUNTY OF McLEAN

On this 14th day of March, 2018, before me personally came John R. Horton to me known, who being duly sworn, did depose and say that he is Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such Corporate Seal; and that he executed said instrument on behalf of the corporation by authority of his office under the By-Laws of said corporation.



CERTIFICATE

I, the undersigned Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and sealed at Bloomington, Illinois. Dated this 23RD day of AUGUST, 2018.



STATE FARM FIRE AND CASUALTY COMPANY

By:

John R. Horton
John R. Horton - Assistant Secretary Treasurer

Pamela Chancellor
Notary Public

My commission expires August 30, 2021

Julia Klinzing
Julia Klinzing - Assistant Treasurer

If you have a question concerning the validity of this Power of Attorney, call (309) 766-2090.

FB6-9045.R
(06-19-2018)

Printed in U.S.A.

LICENSE AND PERMIT BOND

State Farm



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, JAQUEZ MORRISON
DBA JIMMY'S CHICKEN & BBQ
of BENTON AR as Principal,
and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois,
having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto
CITY OF BRYANT
in the full and aggregate sum of ONE THOUSAND AND NO/100 Dollars (\$1,000.00)
lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a
TEMPORARY BUSINESS-FOOD TRUCK LICENSE

for a term beginning AUGUST 27, 2018 and ending AUGUST 27, 2019

NOW, THEREFORE, if the above Principal shall indemnify and save harmless the Obligee, against loss by reason of
said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this
obligation shall be null and void, otherwise to remain in full force and effect.

Provided, that if the Surety shall so elect, this bond may be cancelled by giving thirty (30) days notice in writing to
the said Obligee and this bond shall be deemed cancelled at the expiration of said thirty (30) days; but said Surety so filing
said notice shall not be discharged from any liability already incurred under this bond or which shall accrue hereunder
before the expiration of said thirty (30) day period.

This bond may be continued from year to year by means of a continuation certificate.

Signed, sealed and dated this 23RD day of AUGUST, 2018.

Jaquez Morrison
Principal

By: [Signature]

STATE FARM FIRE AND CASUALTY COMPANY

By: [Signature]
Attorney-in-fact





**City of Bryant
 Planning and Community Development
 210 SW 3rd St
 Bryant, AR 72022
 (501) 943-0857**

Permit #86

Address

Address

City

State

Zip

Payment Info

Receipt # 47

Date 9/12/2018

Paid By

Description

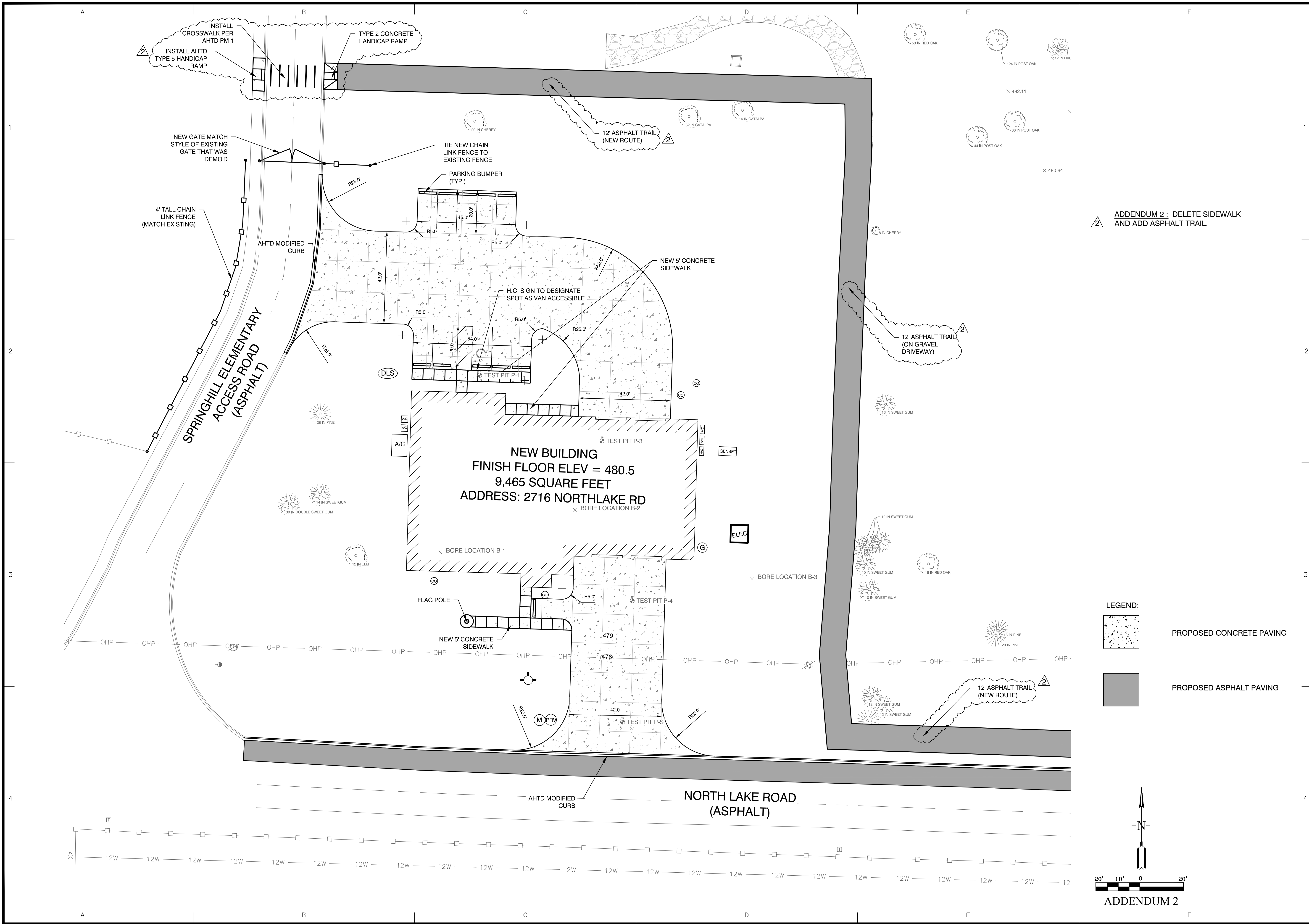
Payment Type Cash

Accepted By Truett Smith

Fees Paid

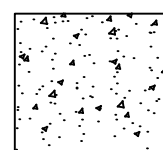

Fee	Fee Description	Factor	Total Fee Amount	Amount Paid
Temp-App	Temporary Business Permit - Application Fee - 001-0120-4250		0 25.00	25.00

Total Payment: 25.00

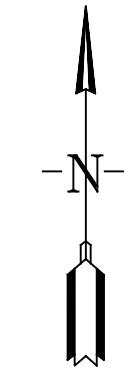


ADDENDUM 2: DELETE SIDEWALK AND ADD ASPHALT TRAIL.

LEGEND:

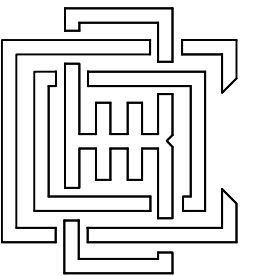
-  PROPOSED CONCRETE PAVING
-  PROPOSED ASPHALT PAVING

N



20' 10' 0' 20'


ADDENDUM 2



**BLACK
CORLEY
HUGHES**
ARCHITECTS
219 W SOUTH ST
BENTON, AR 72015
(501) 315-7686 PH
(501) 315-0487 FX

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

A NEW FACILITY FOR:
 SPRING HILL FIRE STATION
 BRYANT, ARKANSAS



10-23-17

CONTENTS:

SITE PLAN

PROJECT NO:
17061

DATE:
AUG 2017

SHEET NO:
C1.0

A:\Projects\2017 Projects\17061 Spring Hill Fire Station\Drawings\17061_Spring Hill Fire Station_Site Plan_Retain.dwg

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: 9-18-18

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

SIGN CO. OR
SIGN OWNER

Name YUMMY DONUTS (SOKPHY SIM)

Address 7301 ALCOA RD #3

City, State, Zip BRYANT, AR 72022

Phone 501-574-6006

Alternate Phone 501-442-1621 (SALINA)

PROPERTY OWNER

Name HILL EQUITIES GROUP

Address 1855 OLYMPIC BLVD #300

City, State, Zip WALNUT CREEK, CA 94596

Phone 925-933-4000 EXT 22

Alternate Phone 925-933-4150 (FAX)

GENERAL DETAILS

Name of Business YUMMY DONUTS

Address/Location of sign 7301 ALCOA RD #3

Sign dimensions (height, length, width) 3' X 14'

Zoning Classification _____

Aggregate Surface Area (total all signs) WALL AREA APPX 450 SQ FT

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 42 SQ FT

READ CAREFULLY BEFORE SIGNING

I, Tom Holladay, 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.

Tom Holladay
Applicant's Signature

9-18-18
Date

Sign Administrator (or Designee) Approval

Date

Tom-501-514-4440



36"

Yummy DONUTS

4'

Yummy DONUTS

1/29 4:17

1/29 1

94

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: 9.20.2018

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

SIGN CO. OR
SIGN OWNER
Name Ace Sign Company
Address 11935 I-30
City, State, Zip UR. AR. 72209
Phone 501.562.0800
Alternate Phone 501.492.8265

PROPERTY OWNER
Name Walmart Super Center
Address 400 Bryant Ave.
City, State, Zip Bryant, AR. 72022
Phone 865.692.1242
Alternate Phone _____

GENERAL DETAILS
Name of Business Walmart Super Center
Address/Location of sign 400 Bryant Ave.
Sign dimensions (height, length, width) 4.39 ft X 15.19 ft
Zoning Classification _____

SIGN TYPE
 Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 66.68 sq. ft.
Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

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

Brandy Ellison
Applicant's Signature Date 9.20.18

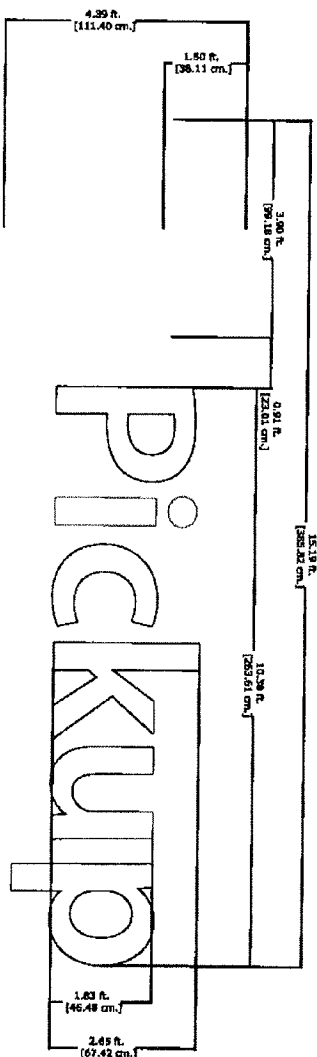
Sign Administrator (or Designee) Approval Date _____

Side Section Detail
 SCALE: NOT TO SCALE
 ATTACH CLAMHELL FACE TO RETURNS USING SELF-DRETTING SHEET METAL SCREWS

2 3/4" (6.96 cm)
 7/8" (2.22 cm)
 1 1/2" (3.81 cm)
 1/8" (0.32 cm)

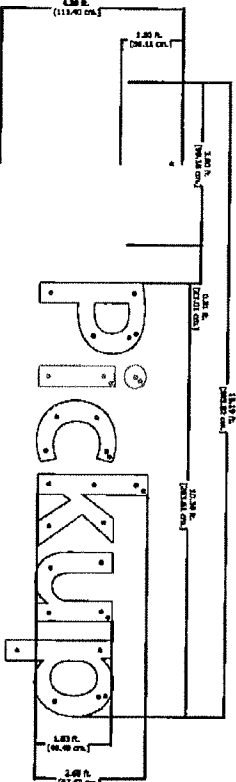
WEEP HOLES REQUIRED

30° Channel Letters	# of Modules	in LEDs	Watts per Letter	Watts 120V	Lumen/Watt	Height	Wt.
1	12	8	25.8	3.25	6.92	4.1	0.5
2	5	4	8.2	0.99	11.72	4.5	0.5
3	15	6	12.8	1.58	10.08	4.8	0.5
4	12	8	24.2	3.01	8.64	5.1	0.5
5	12	10	18.7	2.31	4.22	5.4	0.5
6	11	8	16.5	2.03	4.02	5.6	0.5
7	9	8	14.2	1.75	4.98	6.0	0.5
8	8	12	10.9	1.35	5.17	6.4	0.5
9	6	12	7.7	0.95	4.46	6.8	0.5
10	4	12	4.7	0.58	2.96	7.2	0.5
11	3	12	3.2	0.39	3.21	7.6	0.5
12	2	12	1.7	0.21	2.74	8.0	0.5
13	1	12	1.1	0.13	2.58	8.4	0.5
14	1	12	0.6	0.07	2.42	8.8	0.5
15	1	12	0.2	0.02	2.26	9.2	0.5
16	1	12	0.2	0.02	2.10	9.6	0.5
17	1	12	0.2	0.02	1.94	10.0	0.5
18	1	12	0.2	0.02	1.78	10.4	0.5
19	1	12	0.2	0.02	1.62	10.8	0.5
20	1	12	0.2	0.02	1.46	11.2	0.5
21	1	12	0.2	0.02	1.30	11.6	0.5
22	1	12	0.2	0.02	1.14	12.0	0.5
23	1	12	0.2	0.02	0.98	12.4	0.5
24	1	12	0.2	0.02	0.82	12.8	0.5
25	1	12	0.2	0.02	0.66	13.2	0.5
26	1	12	0.2	0.02	0.50	13.6	0.5
27	1	12	0.2	0.02	0.34	14.0	0.5
28	1	12	0.2	0.02	0.18	14.4	0.5
29	1	12	0.2	0.02	0.02	14.8	0.5
30	1	12	0.2	0.02	0.00	15.2	0.5



30° Formed Face LED Illuminated Channel Letters w/Logo
 SCALE: 1"=1'0"

- LETTER FACES - CLAMHELL TYPE FORMED 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 1838 WHITE)
- LOGO FACES - CLAMHELL TYPE FORMED FACE 4mm MANGO CELLULOSE ACETATE BUTYRATE (GEMINI MANGO)
- LETTER AND LOGO RETURNS - CLAMHELL TYPE FORMED RETURNS 4mm WHITE CELLULOSE ACETATE BUTYRATE (GEMINI 5687 WHITE)
- INTERNAL ILLUMINATION - AGILIGHT LS-PRO250-6SK-264 POWER SUPPLY SEPERATE
 UL E16382



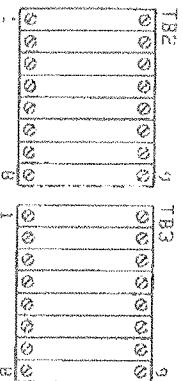
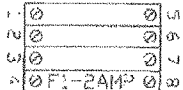
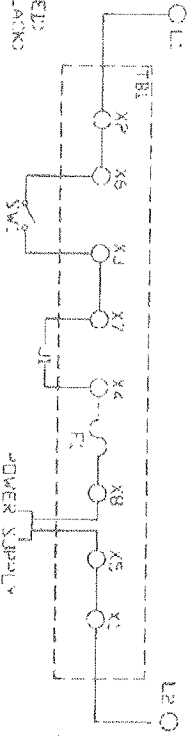
Letter Backs/LED Layout Detail
 SCALE: 3/4"=1'0"

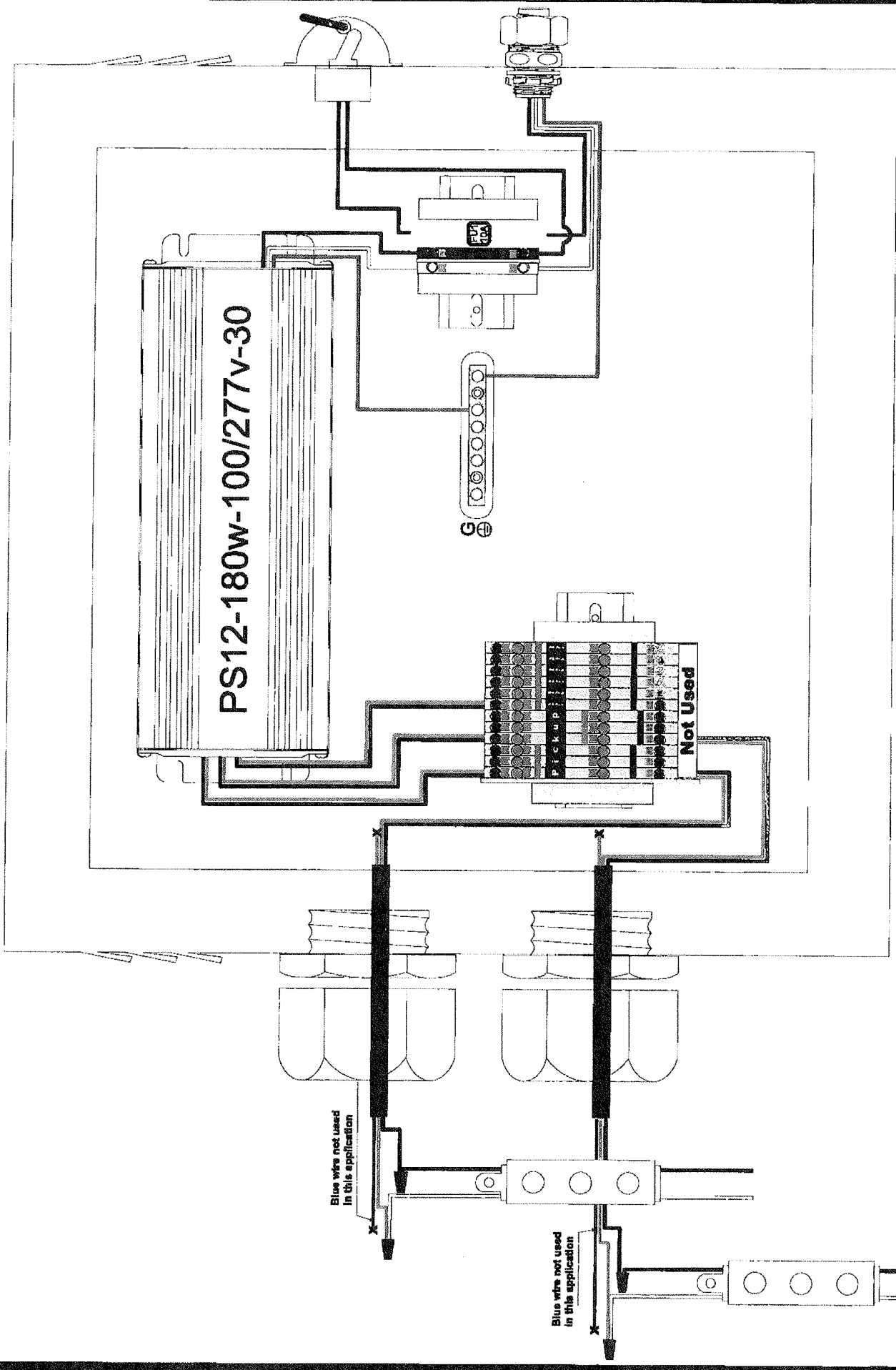
WATTAGE/LED	1.35
LENGTH/MODEL	1.50
COLOR	7500K
Manufacturer: Pin 2, 180W/3-A4 Driver	2-pin P/N 9991 501
WAVE	90°

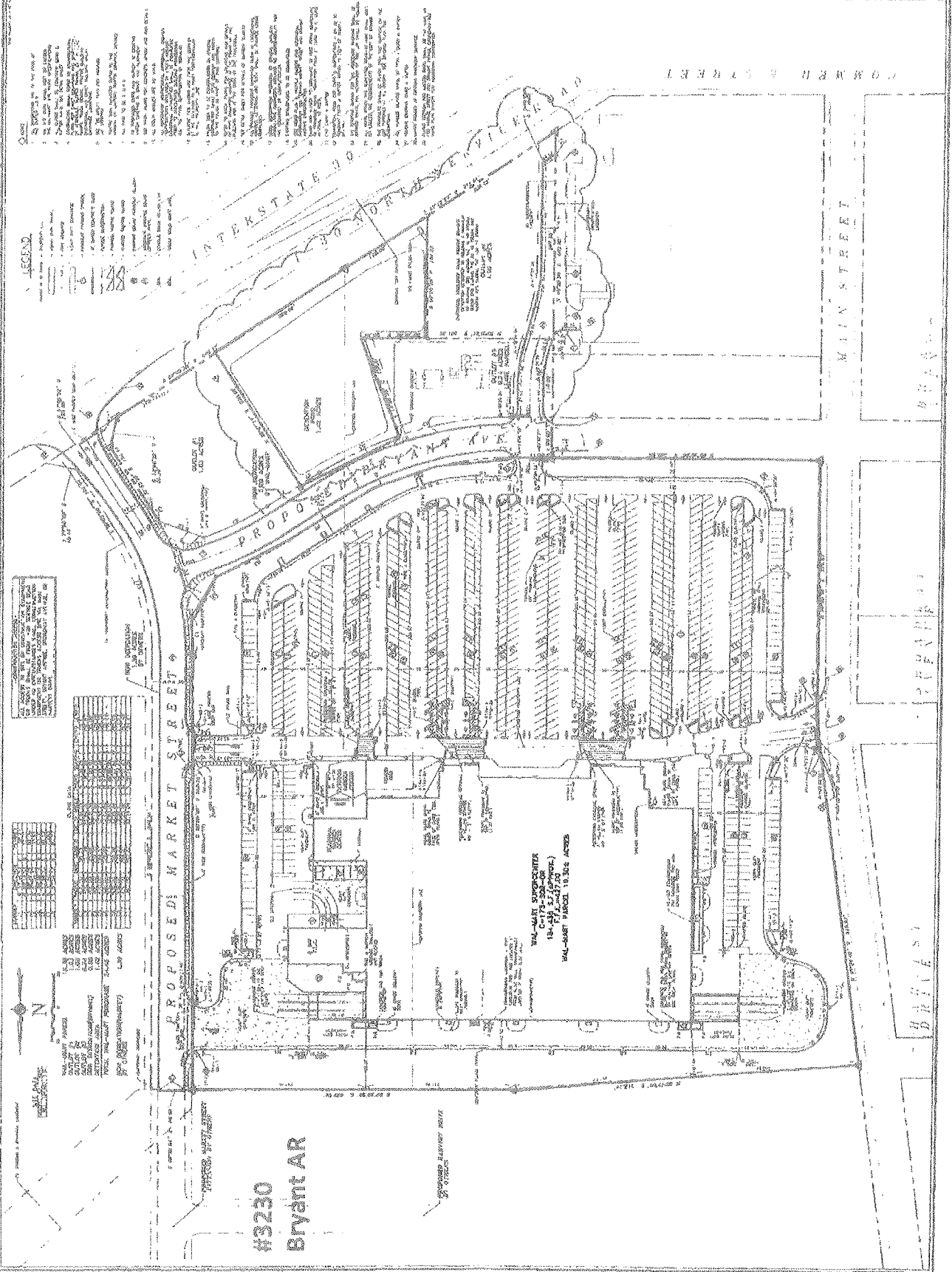
Wind Load Analysis	1.54 mph
Max. Wind Speed	1.54 mph
Ave. Wind Load per Letter	175 lb.
Average Seismic (MSD 1715-1, 2.17g/5.0 S) 100% R.R. Shor	4
Ave. Number of Divisions	8
Resulting Safety Factor	8.5

LOW VOLTAGE

TB1=TERMINAL BLOCK
 SW=SWITCH ON/OFF
 J1=JUMPER
 F1=FLUORESCENT 21 T-2AW
 POWER SUPPLY → +12VDC - T22X60W
 → -12VDC - TB3XBLACK







- LEGEND**
- 1. EXISTING IMPROVEMENTS
 - 2. PROPOSED IMPROVEMENTS
 - 3. EXISTING DRIVEWAYS
 - 4. PROPOSED DRIVEWAYS
 - 5. EXISTING SIDEWALKS
 - 6. PROPOSED SIDEWALKS
 - 7. EXISTING CURBS
 - 8. PROPOSED CURBS
 - 9. EXISTING UTILITIES
 - 10. PROPOSED UTILITIES
 - 11. EXISTING LIGHT FIXTURES
 - 12. PROPOSED LIGHT FIXTURES
 - 13. EXISTING SIGNAGE
 - 14. PROPOSED SIGNAGE
 - 15. EXISTING LANDSCAPE
 - 16. PROPOSED LANDSCAPE
 - 17. EXISTING TREES
 - 18. PROPOSED TREES
 - 19. EXISTING FENCES
 - 20. PROPOSED FENCES
 - 21. EXISTING WALLS
 - 22. PROPOSED WALLS
 - 23. EXISTING ROADS
 - 24. PROPOSED ROADS
 - 25. EXISTING UTILITIES
 - 26. PROPOSED UTILITIES
 - 27. EXISTING LIGHT FIXTURES
 - 28. PROPOSED LIGHT FIXTURES
 - 29. EXISTING SIGNAGE
 - 30. PROPOSED SIGNAGE
 - 31. EXISTING LANDSCAPE
 - 32. PROPOSED LANDSCAPE
 - 33. EXISTING TREES
 - 34. PROPOSED TREES
 - 35. EXISTING FENCES
 - 36. PROPOSED FENCES
 - 37. EXISTING WALLS
 - 38. PROPOSED WALLS
 - 39. EXISTING ROADS
 - 40. PROPOSED ROADS

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL UTILITIES ARE TO BE DELETED AND REINSTALLED AT THE PROPER DEPTHS AND SPACINGS.
4. ALL LIGHT FIXTURES ARE TO BE INSTALLED AT THE PROPER HEIGHTS AND SPACINGS.
5. ALL SIGNAGE IS TO BE INSTALLED AT THE PROPER HEIGHTS AND SPACINGS.
6. ALL LANDSCAPE IS TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
7. ALL TREES ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
8. ALL FENCES AND WALLS ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
9. ALL ROADS ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
10. ALL UTILITIES ARE TO BE DELETED AND REINSTALLED AT THE PROPER DEPTHS AND SPACINGS.
11. ALL LIGHT FIXTURES ARE TO BE INSTALLED AT THE PROPER HEIGHTS AND SPACINGS.
12. ALL SIGNAGE IS TO BE INSTALLED AT THE PROPER HEIGHTS AND SPACINGS.
13. ALL LANDSCAPE IS TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
14. ALL TREES ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
15. ALL FENCES AND WALLS ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.
16. ALL ROADS ARE TO BE INSTALLED AT THE PROPER SPACINGS AND DEPTHS.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	ASPHALT DRIVEWAYS	10,000	SQ. YD.	10,000
2	CONCRETE DRIVEWAYS	5,000	SQ. YD.	5,000
3	ASPHALT SIDEWALKS	2,000	SQ. YD.	2,000
4	CONCRETE SIDEWALKS	1,000	SQ. YD.	1,000
5	ASPHALT CURBS	1,000	LINEAL FT.	1,000
6	CONCRETE CURBS	500	LINEAL FT.	500
7	ASPHALT UTILITIES	1,000	LINEAL FT.	1,000
8	CONCRETE UTILITIES	500	LINEAL FT.	500
9	ASPHALT LIGHT FIXTURES	1,000	LINEAL FT.	1,000
10	CONCRETE LIGHT FIXTURES	500	LINEAL FT.	500
11	ASPHALT SIGNAGE	1,000	SQ. FT.	1,000
12	CONCRETE SIGNAGE	500	SQ. FT.	500
13	ASPHALT LANDSCAPE	1,000	SQ. YD.	1,000
14	CONCRETE LANDSCAPE	500	SQ. YD.	500
15	ASPHALT TREES	1,000	LINEAL FT.	1,000
16	CONCRETE TREES	500	LINEAL FT.	500
17	ASPHALT FENCES	1,000	LINEAL FT.	1,000
18	CONCRETE FENCES	500	LINEAL FT.	500
19	ASPHALT WALLS	1,000	LINEAL FT.	1,000
20	CONCRETE WALLS	500	LINEAL FT.	500
21	ASPHALT ROADS	1,000	LINEAL FT.	1,000
22	CONCRETE ROADS	500	LINEAL FT.	500

PROPOSED MARKET STREET

PROPOSED BRYANT AVE

INTERSTATE 49

MAIN STREET

COMMERCIAL STREET

WAL-MART SUPERCENTER
 C-173-3230-00
 18,000 SQ. FT. (APPROX.)
 WAL-MART PARCEL 18,300 ACRES

#3230
Bryant AR

PROPOSED LIGHT FIXTURES

PROPOSED SIGNAGE

PROPOSED LANDSCAPE

PROPOSED TREES

PROPOSED FENCES

PROPOSED WALLS

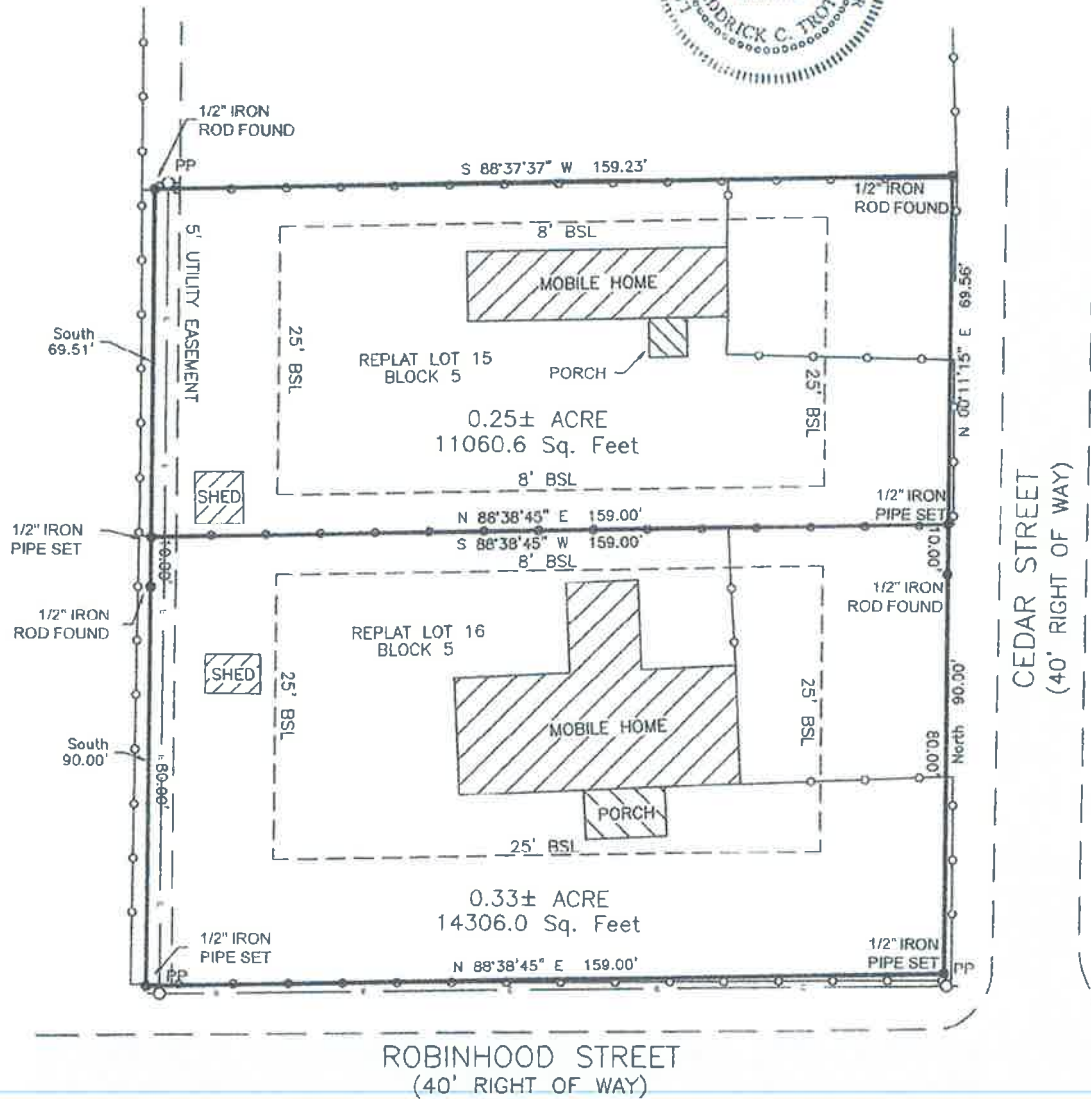
PROPOSED ROADS

PROPOSED UTILITIES

PROPOSED DRIVEWAYS

PROPOSED SIDEWALKS

PROPOSED CURBS



PRELIMINARY SURVEYING ACCURACY

I, Fredrick C. Trotter, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on September 10, 2018; 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.

[Signature]
9-10-18
 Date of Execution

Fredrick C. Trotter
 Registered Land Surveyor
 No. 1761, Arkansas

DESCRIPTION: Lots 15 and 16 of Block 5 of the Replat of Lots 15 and 16 of Block 5 of Sherwood Park Subdivision, located in Section 20, Township 1 South, Range 14 West, Saline County, Arkansas.

SCALE: 1"=30'

DATE OF FIELD SURVEY
 09/08/2018

BASIS OF BEARING
 WEST OF LINE OF
 SHERWOOD PARK
 SUBDIVISION AS SOUTH

CLASS "C" SURVEY

REFERENCE MATERIAL
 BOOK 101, PAGE 313
 SURVEY BY BEN KITTLER JR.
 DATED 4/30/1991
 DOCUMENT 2000-029985
 DOCUMENT 2000-029981

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

This Certificate shall expire _____

Bryant Planning Commission _____

Date of Execution _____



LEGEND

- E — OVERHEAD ELECTRIC
- - - - - BUILDING SETBACK LINE
- ○ ○ CHAIN LINK FENCE

BOUNDARY SURVEY
 FOR USE & BENEFIT OF:
 BARBARA ELDRIDGE
 REPLAT OF LOTS 15 & 16,
 BLOCK 5, SHERWOOD PARK
 SUBDIVISION
 SE 1/4 OF NE 1/4 OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 14 WEST
 BRYANT, SALINE COUNTY,
 ARKANSAS

CERTIFICATE:
 TO ALL THE PARTIES INTERESTED IN THE ABOVE SURVEYED PARCEL I, FREDRICK C. TROTTER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE HEREON PLAT AND DESCRIBED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY.

TROTTER SURVEYING
Servicing Agricultural, Commercial and Residential Properties in Arkansas and Mississippi

10 CAMBAY COURT
 LITTLE ROCK, AR 72211
 PHONE: (502) 822-5809

EMAIL: clarke@trottersurveying.com

SCALE: 1" = 30'

DATE: 09/10/18

DRAWN BY: FCT

City of Bryant Subdivision Replat Checklist

Subdivision Name Sherwood Park Subdivision
Contact Person Barbara Eldridge Phone 501-213-6673
Mailing Address #2 Cesters Circle, Hot Springs Village, ar.
71909

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 ½ 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

Barbara Eldridge
Owner Signature

[Signature]
Engineer Signature

D Simpson
Bryant, Arkansas
501-847-2468

Wednesday September 19, 2018

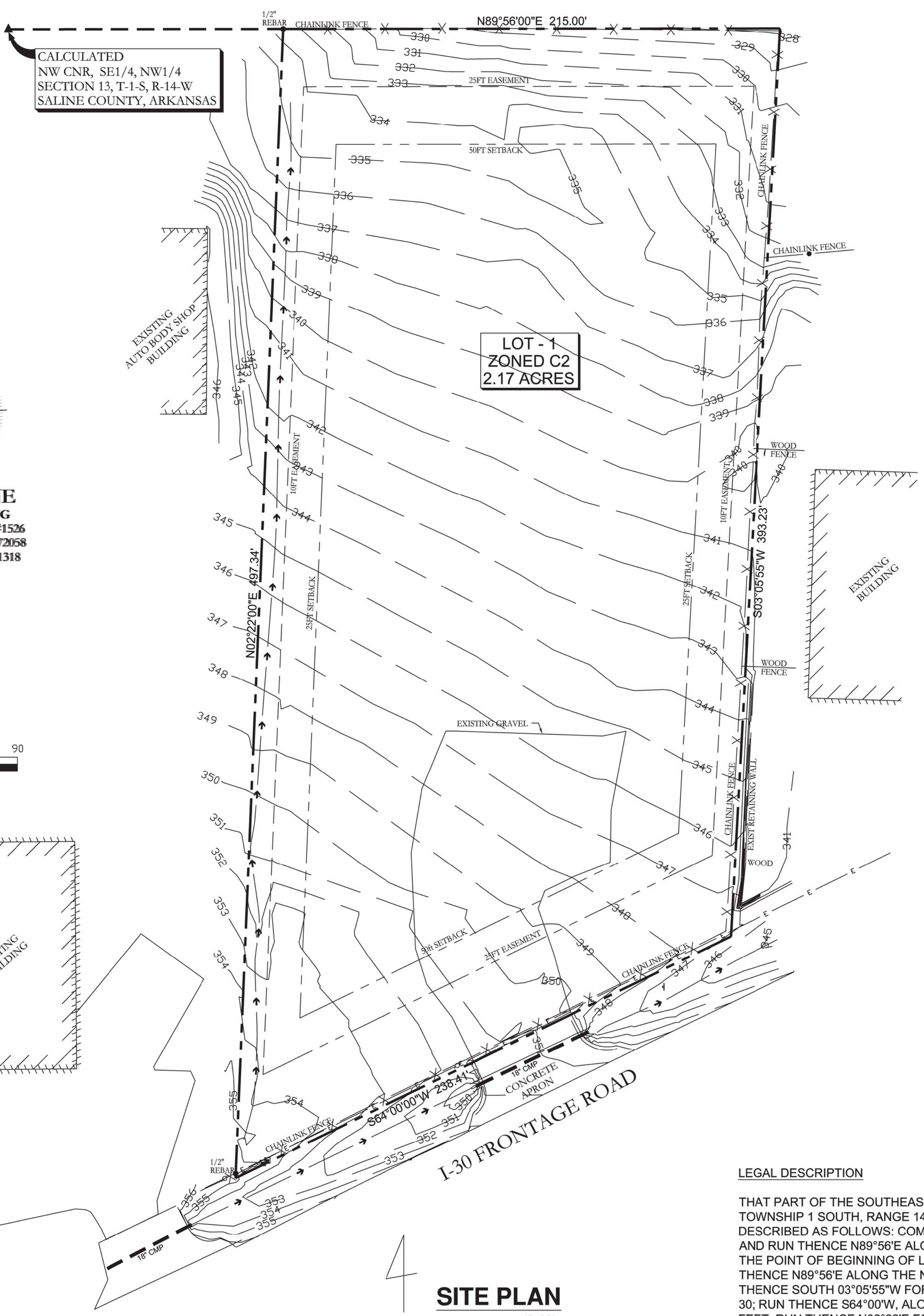
Truett Smith
Director of Planning and Community Development
Bryant, Arkansas

RE: Proposed Culin Subdivision Plat Review Submittal
Located off I-30 Frontage road near 25550 I-30, Bryant, AR

Mr. Smith

The Plat is submitted for the requirement of plating the unplanted parcel of land to obtain an building permit for the proposed building (Phase 1) for the property located at 25612 I-30 in Bryant, AR

If there is any questions, please feel free to call D Simpson at 501-847-2468 and I will be happy to discuss any and all questions.

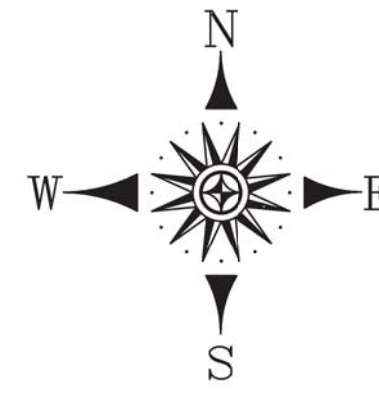


CALCULATED
NW CNR, SE1/4, NW1/4
SECTION 13, T-1-S, R-14-W
SALINE COUNTY, ARKANSAS

LOT - 1
ZONED C2
2.17 ACRES



CORNERSTONE
SURVEYING & MAPPING
JARED R. PAVATT, APLS #1526
GREEBRIER, ARKANSAS 72058
MOBILE/MAIN (501)-679-1318



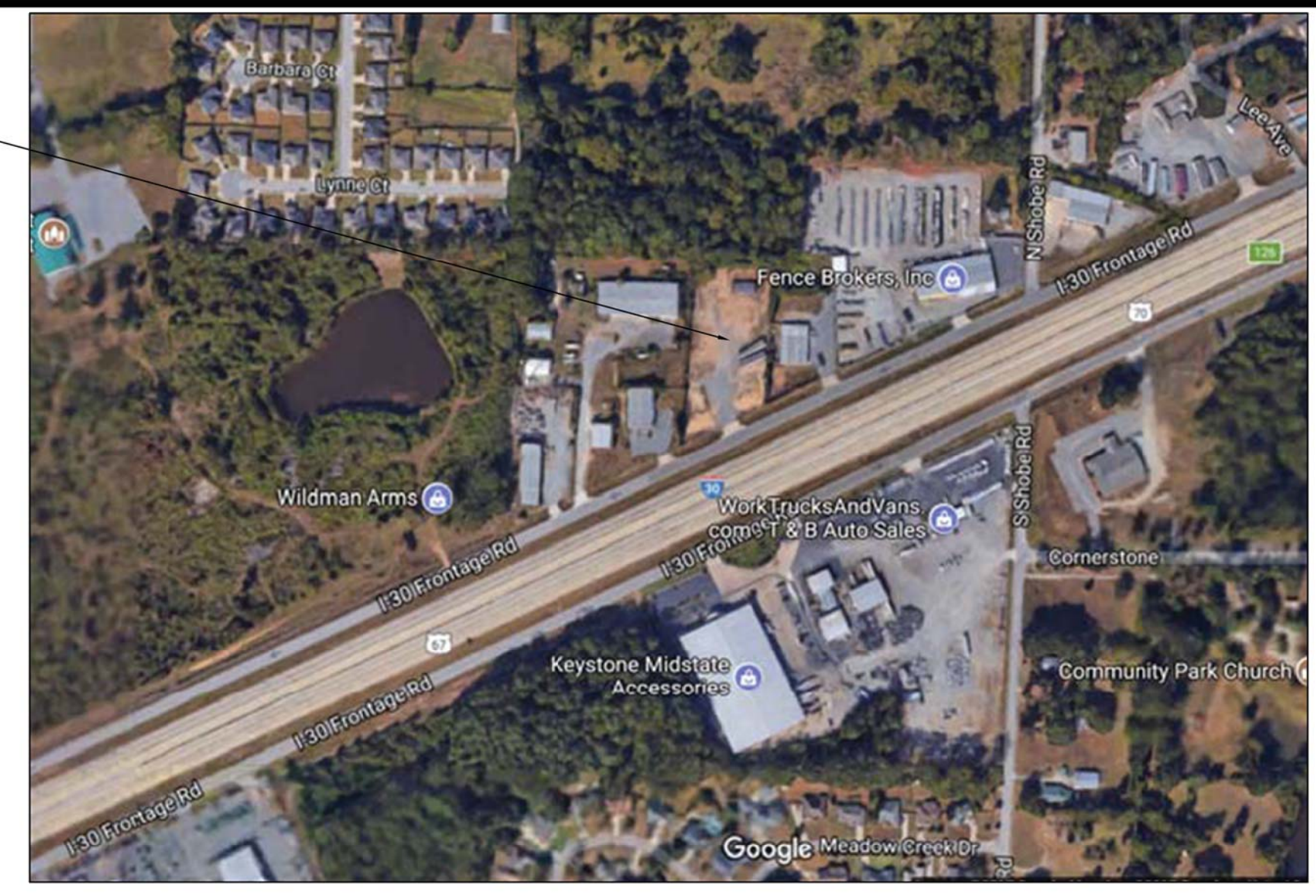
- LEGEND**
- FOUND 1/2" REBAR (UNLESS NOTED)
 - SET IRON PIN
 - ▲ CALCULATED OR ANGLE POINT
 - FOUND STONE/CONC CORNER
 - ⚡ POWER POLE (OVER-HEAD ELECTRIC)
 - + GUY WIRE ANCHOR
 - ⊙ LIGHT POLE
 - ⚠ WARNING OR INFO SIGN

SITE PLAN
1"=30'

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF NW1/4 AND RUN THENCE N89°56'E ALONG THE NORTH LINE OF SAID SE1/4 OF NW1/4 FOR 441.8 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN THENCE N89°56'E ALONG THE NORTH LINE OF SAID SE1/4 OF NW1/4 FOR 215.0 FEET; RUN THENCE SOUTH 03°05'55"W FOR 393.22 FEET TO THE NORTH LINE OF INTERSTATE HIGHWAY NO. 30; RUN THENCE S64°00'W, ALONG SAID NORTH LINE OF INTERSTATE HIGHWAY NO. 30 FOR 238.41 FEET; RUN THENCE N02°22'E FOR 497.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.17 ACRES, MORE OR LESS.

SITE LOCATION



PROPERTY ADDRESS

25612 I-30
BRYANT, AR 72022

FLOOD CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, #05125C0240D, EFFECTIVE DATE JUNE 19, 2012.

GENERAL NOTES:

- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS, SUBDIVISION, 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 CONCERNING SUBSURFACE CONDITIONS OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- THIS PROPERTY IS SUBJECT TO ALL ROADWAYS, EASEMENTS AND/OR RESERVATIONS THAT ARE OF RECORD OR ARE PHYSICALLY IN PLACE.
- THE PROPERTY IS ZONED AS A PLANNED UNIT DEVELOPMENT (P.U.D.) AND AS SUCH COORESponds WITH THE PLAT FILED IN THE SALINE COUNTY COURTHOUSE IN PLAT BOOK PAGE 2003, PAGE 46027.
- THE PROPERTY IS ALSO SUBJECT TO THE PLANNED UNIT DEVELOPMENT PLAT AS FILED IN PLAT BOOK 2003, PAGE 46027, SALINE COUNTY, ARKANSAS. THIS PLAT WAS ALSO USED IN DETERMINING THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. GAS LINE LOCATIONS WERE NOT RECORDED AND AS SUCH THE GAS SERVICES ARE SHOWN WHERE ABOVE GROUND EVIDENCE WAS AVAILABLE.

CERTIFICATE OF OWNER

I, the undersigned, owner 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, subdivide said real estate in accordance with this plat.

Date of Execution _____ Signed: Edward A. Culin
Bryant, AR 72022

CERTIFICATE OF RECORDING

This Document— Number: _____
Filed for Record— Date: _____ 2018;
Plat Book— Book: _____, Page _____

Signed _____
Circuit Clerk

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 _____ All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Signed: Bryant Planning Commission

CERTIFICATE OF SURVEYING ACCURACY

I, Jared Pavatt, hereby certify that this proposed preliminary plat represents a survey completed by me on AUGUST 29, 2017; that the boundary lines shown hereon correspond with the description 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 _____ Signed: Jared R. Pavatt
Professional Surveyor, #1526
Greenbrier, AR 72058

CERTIFICATE OF ENGINEERING ACCURACY

I hereby certify that this plat represents a replat reviewed by me and that all engineering requirements of the Bryant Subdivision Rules and Regulations have been fully complied with.

Date of Execution _____ Signed: Eric Warford
Professional Engineer, #13226
Benton, AR 72018

CERTIFICATE OF SURVEYING ACCURACY

I hereby certify that this plat represents a survey made by me and that all monuments shown herein actually exist and their location, size, type and material are correctly shown.

Date of Execution _____ Signed: Jared R. Pavatt
Professional Surveyor, #1526
Greenbrier, AR 72058



CULIN SUBDIVISION
I-30 BRYANT, ARKANSAS
PLAT

HE JOB NO.:	2017-0446
FILE NAME:	CULIN_SUBDIVISION.DWG
PLOT SCALE:	1:30
ISSUE 1:	14 JUNE 18

WARNING	
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE	
SCALE:	1"=30'
DESIGNED BY:	EAW
DRAWN BY:	JP
CHECKED BY:	JP

SHEET No.
PLAT