



Bryant Planning Commission Meeting
Monday, December 10th, 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

Minutes

Minutes for November 13th, 2018

Documents:

[Bryant Planning Commission Meeting Minutes 11-13-18.pdf](#)

ANNOUNCEMENTS

DRC REPORT

Grace Village Phase 2

GarNat - Requesting Final Plat Approval - **Recommend Approval**

Fence Brokers

Requesting Conditional Use Permit for Size of Accessory Structure - **Recommend Approval**

Brooke Andrew's State Farm

Hope - Requesting Site Plan Approval - **Approved**

Documents:

[0055-PLN-05.pdf](#)

481 Windrush Point

Hope - Requesting Variance Application Approval - **Recommend Approval**

2207 Johnswood Road

Hope - Requesting Re-Plat of Property - **Recommend Approval**

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

. **Fence Brokers**

Chris Walker - Requesting Conditional Use Permit for Size of Accessory Structure

Documents:

[0105-APP-01.pdf](#)

NEW BUSINESS

. **2207 Johnswood Road**

Hope - Requesting Re-Plat of Property

Documents:

[0091-PLN-02.pdf](#)

. **Grace Village Phase 2**

GarNat - Requesting Final Plat Approval

Documents:

[0096-APP-01.pdf](#)

[0096-PLN-02.pdf](#)

. **Planning Nominating Committee**

Steering Committee Recommendations and Election of Chair and Vice-Chair

. **Planning Calendar For 2019**

Approval of Calendar for 2019

Documents:

[Planning Commission Deadlines and Dates 2019.pdf](#)

ADJOURNMENT



Bryant Planning Commission Meeting

Tuesday, November 13th, 2018

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES FOR 11/13/18 MEETING 3 Pages

CALL TO ORDER:

- Chairman Jim Erwin Calls Meeting To Order
- Commissioners Present: Brunt, Erwin, Burgess, Poe, Penfield Johnson, and Mayfield
- Commissioners Absent: Statton

APPROVAL OF MINUTES:

Approval of the September 10th, 2018 and October 25th, 2018 Planning Commission Minutes.

Action taken: Motion made to approve minutes by Commissioner Brunt and seconded by Commissioner Penfield Voice vote: 7 yeas and 0 nay. Commissioner Statton Absent.

DRC REPORT

Time Square

Hope - Requesting Site Plan Approval - **Approved**

601 North Reynolds Road

601 North Reynolds Road - Requesting Site Plan Approval - **Approved**

Arkansas Heart Hospital

Arkansas Heart Hospital - Requesting Site Plan Approval - **Approved**

Big Red Collegeville

Big Red Collegeville - Requesting Site Plan Approval - **Approved**

Culin Warehouse

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

Indian Cafe - 2615 North Prickett Road

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

Jimmy's Jerk Chicken & BBQ

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

Parks/Fire Station #3 - Springhill

Requesting Site Plan Approval - **Approved**

Sherwood Park Lots 15 & 16

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

Taste Of D-Light

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

Walmart

Requesting Sign Permit Application Approval - **Approved**

Yummy Donuts - 7301 Alcoa Road

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

2707 Jonhswood Village Drive

Requesting approval for Variance - **Recommend Approval**

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

Pinnacle Point

Pinnacle Point- Requesting revision approval of Master Transportation

Councilmember Butch Higginbotham spoke in favor for the requested revision.

Chairman Erwin Calls for a roll call vote to approve. 6 yeas and 0 nay. Commissioner Statton Absent. Commissioner Mayfield Abstain.

NEW BUSINESS

Lexington Park I-30 Business Park

Lexington Park I-30 Business Park - Requesting Site Plan Approval

Chairman Erwin Calls for a roll call vote to approve. 7 yeas and 0 nay. Commissioner Statton Absent.

Commissioner Penfield makes a motion to suspend the rules and add Raymond Hickey representing Big Red to the agenda. Second by Commissioner Brunt. Voice vote: 7 yeas and 0 nay. Commissioner Statton Absent.

Big Red

Raymond Hickey – Requesting Re-Plat Approval

Chairman Erwin Calls for a voice vote to approve. 7 yeas and 0 nay. Commissioner Statton Absent.

Bryant Planning And Community Development Department

Zoning Code Change - Removal of plant species from landscaping list

Commissioner Penfield requests that the City Tree, the Shumard Oak, also be added to the list of approved trees.

Chairman Erwin Calls for a voice vote to approve. 7 yeas and 0 nay. Commissioner Statton Absent.

Nominating Committee

Creation of Nominating Committee for next years Chair and Vice-Chair

Chairman Erwin nominates Commissioner Burgess and Commissioner Poe to the committee.

Commissioner Brunt makes a motion to approve, second by Commissioner Brunt. Voice vote: 7 yeas and 0 nay. Commissioner Statton Absent.

ADJOURNMENT

Motion made to adjourn by Commissioner Penfield, seconded by Commissioner Brunt.

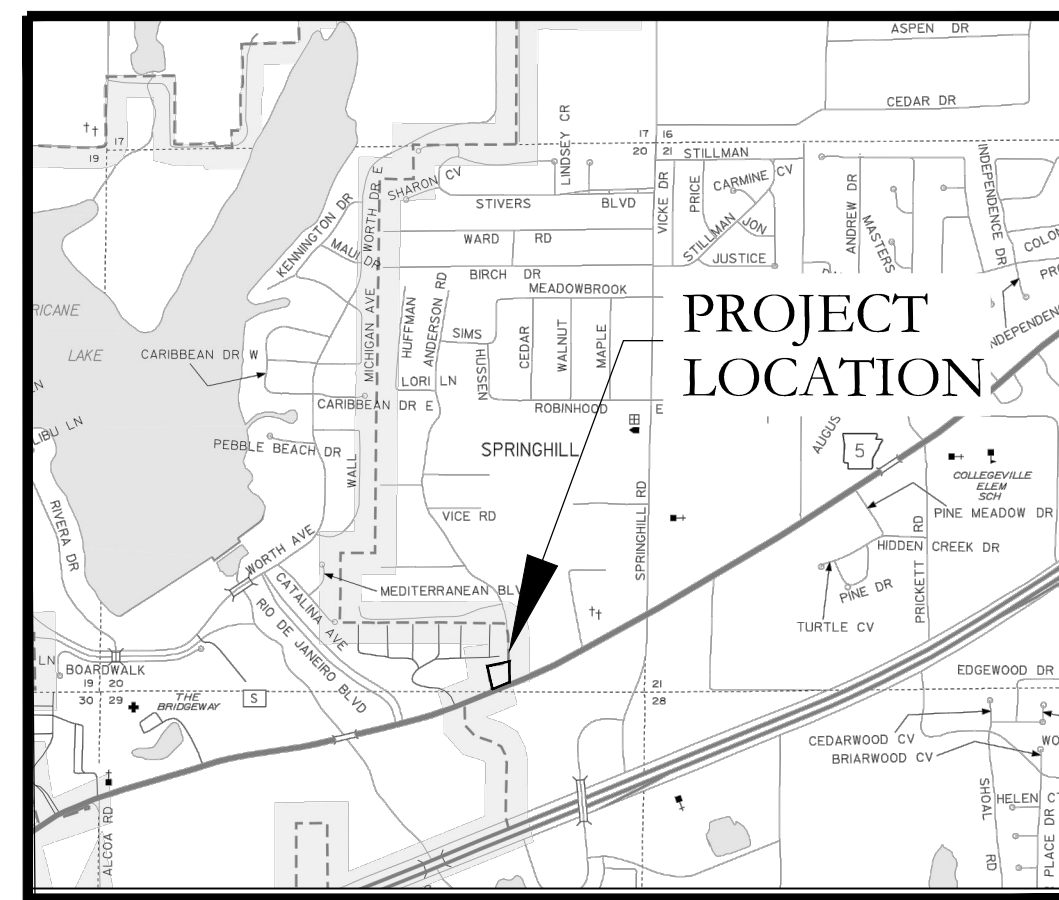
Approval of the minutes for November 13, 2018 Bryant Planning Commission meeting was approved on December 10, 2018.

_____ Date: _____2018
Chairman Jim Erwin

_____ Date: _____2018
Secretary Truett Smith

CONSTRUCTION PLANS BROOKE ANDREWS STATE FARM

CITY OF BRYANT



VICINITY MAP
SCALE: 1" = SCALE

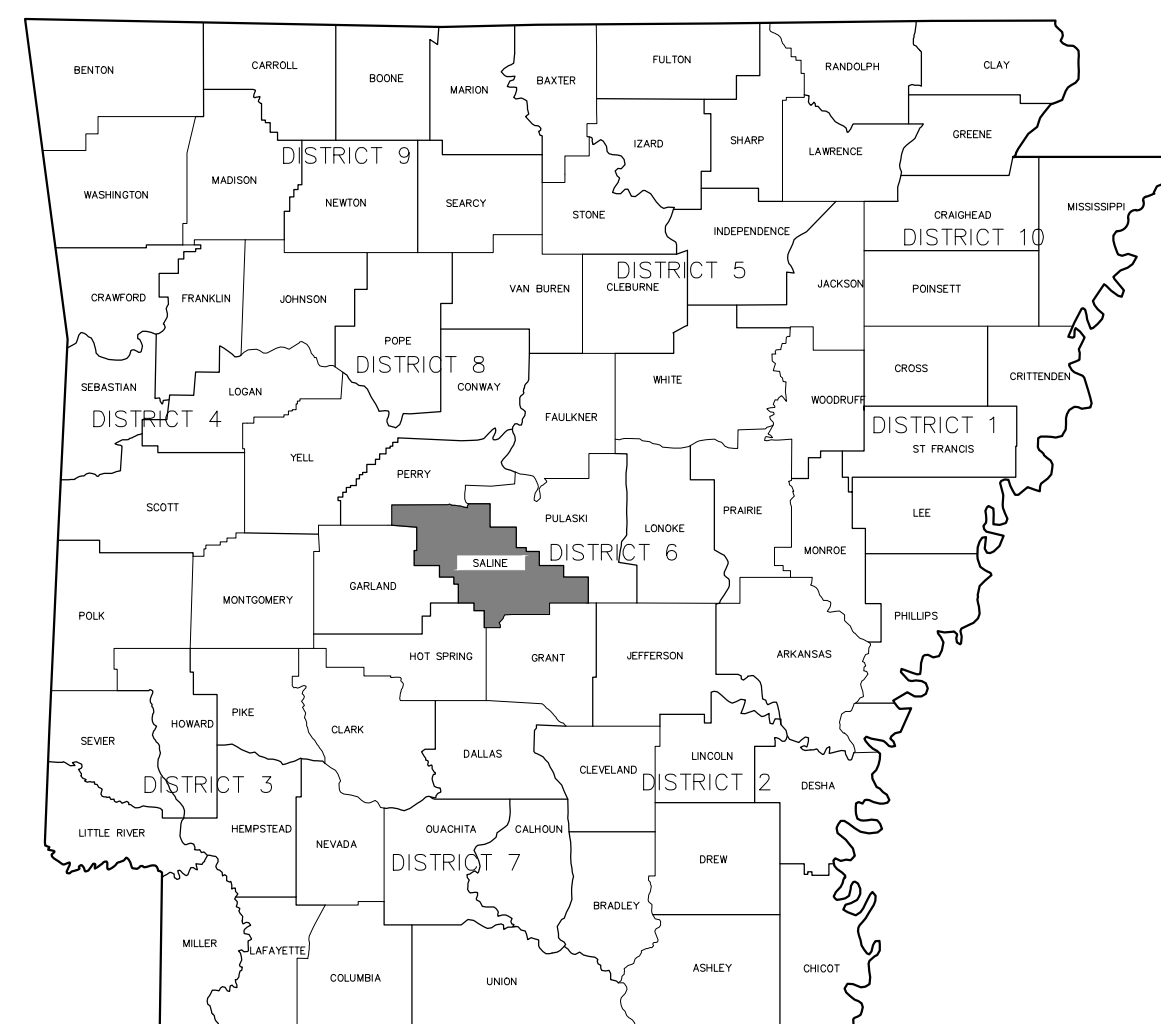
PREPARED BY:



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

DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE
C-2.0	GRADING AND DRAINAGE PLAN
C-3.0	UTILITY
C-4.0	FORCEMAIN
C-5.0	EROSION CONTROL PLAN
L-1.1	LANDSCAPE PLAN



CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015

ARCHITECT
CHRIS HARTSFIELD
ALLISON & PARTNERS
200 WEST CAPITOL AVE., SUITE 1400
LITTLE ROCK, AR 72201

STRUCTURAL ENGINEER

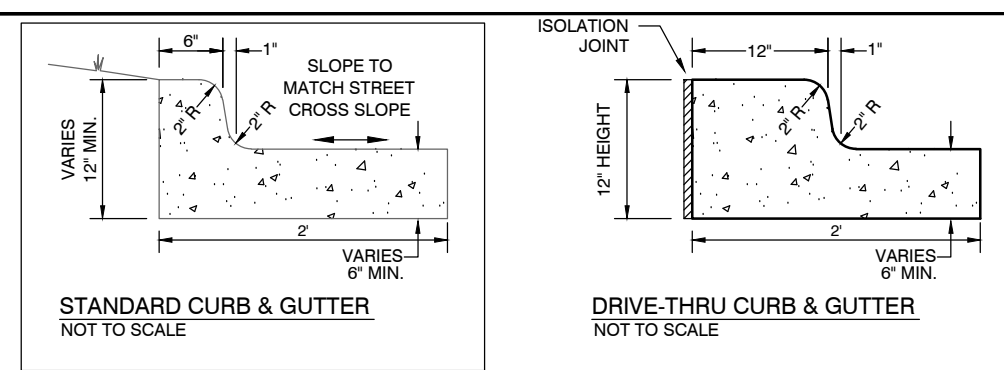
GEOTECHNICAL ENGINEER

HOPE CONSULTING
ENGINEERS - SURVEYORS

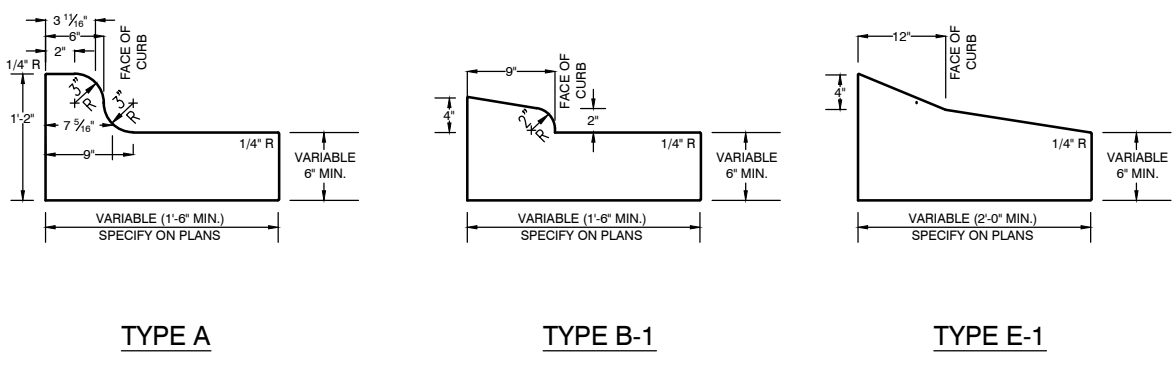
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FOR USE AND BENEFIT OF:
BROOKE ANDREWS STATE FARM

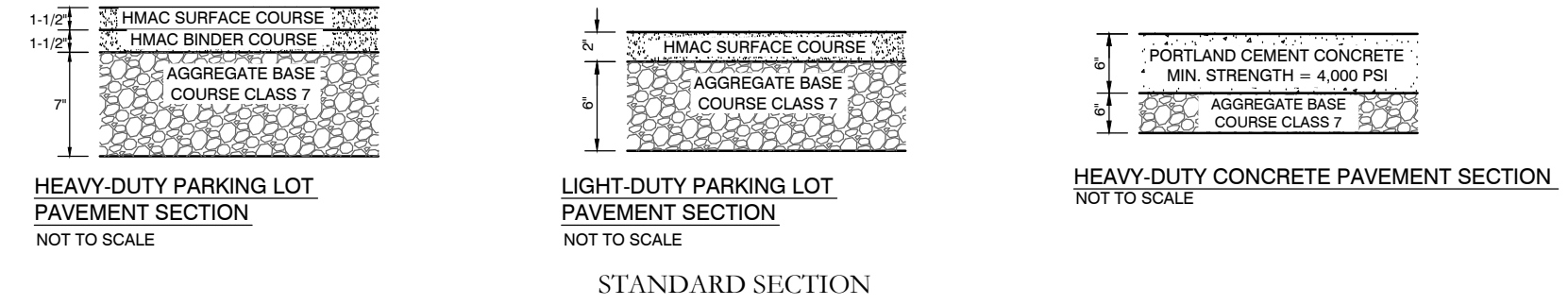
DATE:	11/19/2018	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		17-0876
SHEET:		SCALE:		
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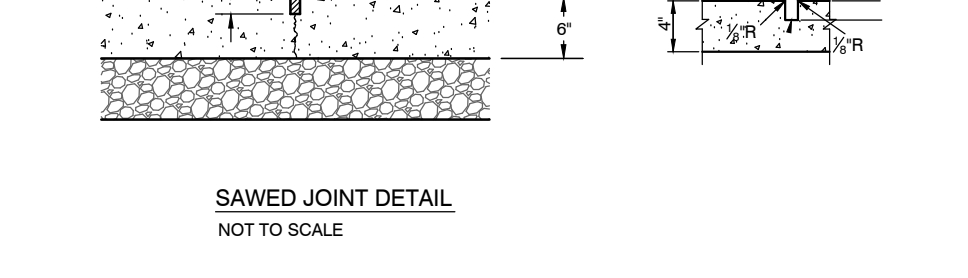
TYPICAL CURB DETAILS & NOTES
 NOT TO SCALE
 USE TYPICAL SECTION UNLESS OTHERWISE NOTED



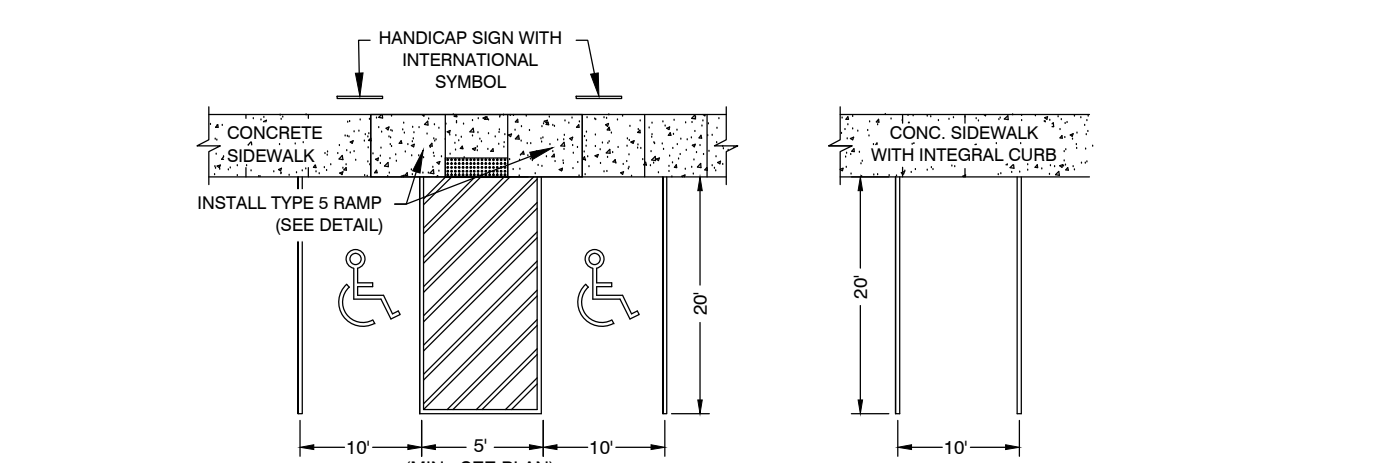
AR-DOT CURB DETAILS
 NOT TO SCALE



PAVEMENT DETAILS & NOTES
 NOT TO SCALE



TYPICAL PARKING SPACE DETAIL
 USE DIMENSIONS ABOVE UNLESS OTHERWISE NOTED



Typical Sidewalk Detail
 NOTE: SIDEWALK CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY STANDARD STREET SPECIFICATIONS.
 APPROVED MATERIAL COMPACTED TO 90% MODIFIED PROCTOR DENSITY

805-04751-000
 RICHARD HENSON LIVING TRUST
 3025 HWY 5
 BENTON, AR 72019
 2000-55064
 ZONING: C-2
 GENERAL COMMERCIAL

LEGAL DESCRIPTION
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND 2" PIPE, ACCEPTED AS THE SOUTHEAST CORNER OF THE SW 1/4 SE 1/4 OF SECTION 20; THENCE N88°10'44"W, ALONG THE SOUTH LINE, THEREOF, A DISTANCE OF 155.83 FEET TO A POINT IN THE CENTER OF ARKANSAS HIGHWAY #5; THENCE LEAVING SAID SOUTH LINE, N10°13'10"W, A DISTANCE OF 31.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING N10°13'10"W, A DISTANCE OF 214.57 FEET TO A POINT; THENCE N83°21'50"E, A DISTANCE OF 200.00 FEET TO A POINT IN THE CENTER OF HURRICANE LAKE ROAD; THENCE S60°01'37"E, A DISTANCE OF 174.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #5; THENCE S69°31'01"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING. CONTAINING 35,456.7 SQUARE FEET, OR 0.814 ACRE, MORE OR LESS.

PAVEMENT LEGEND

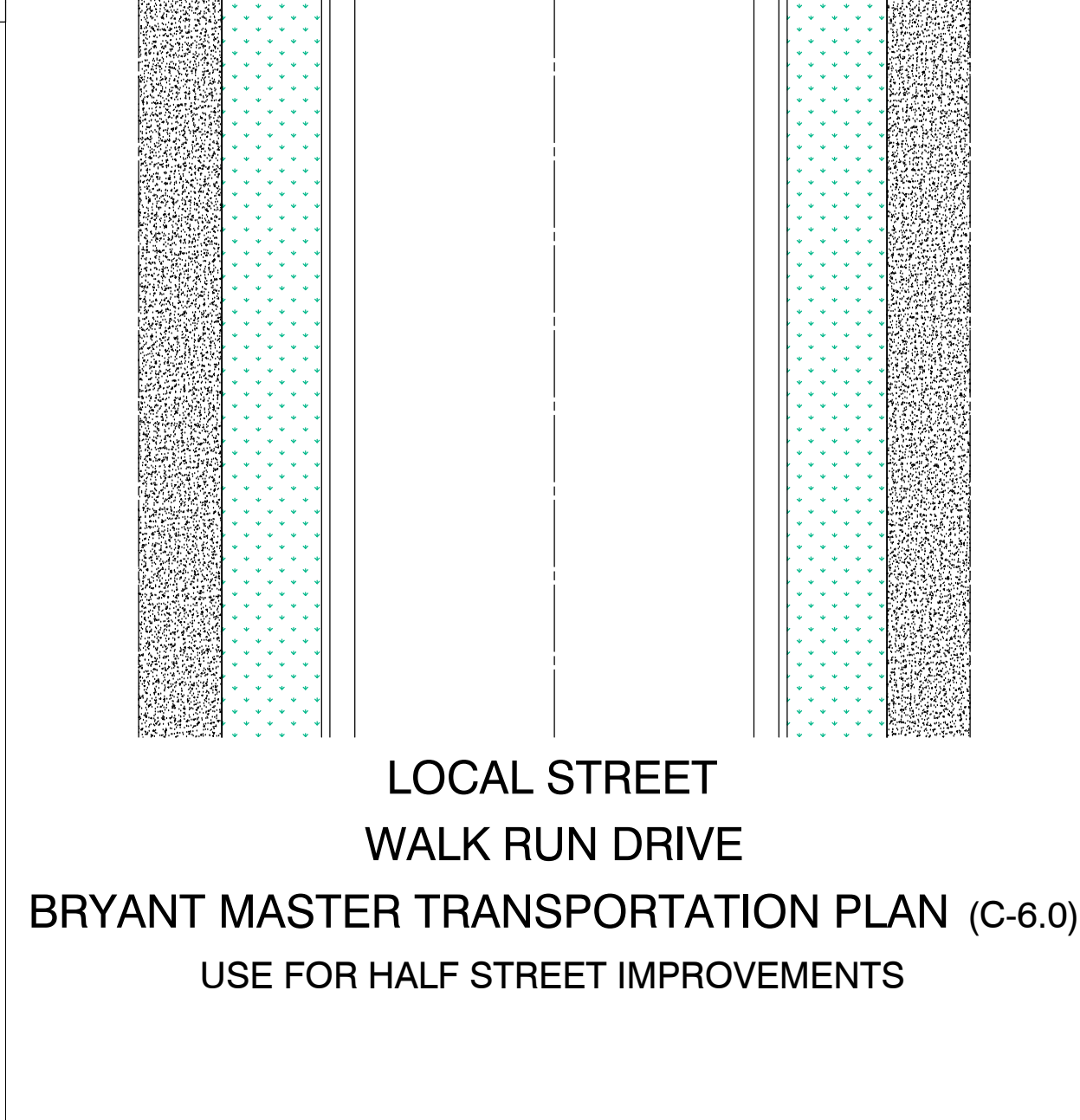
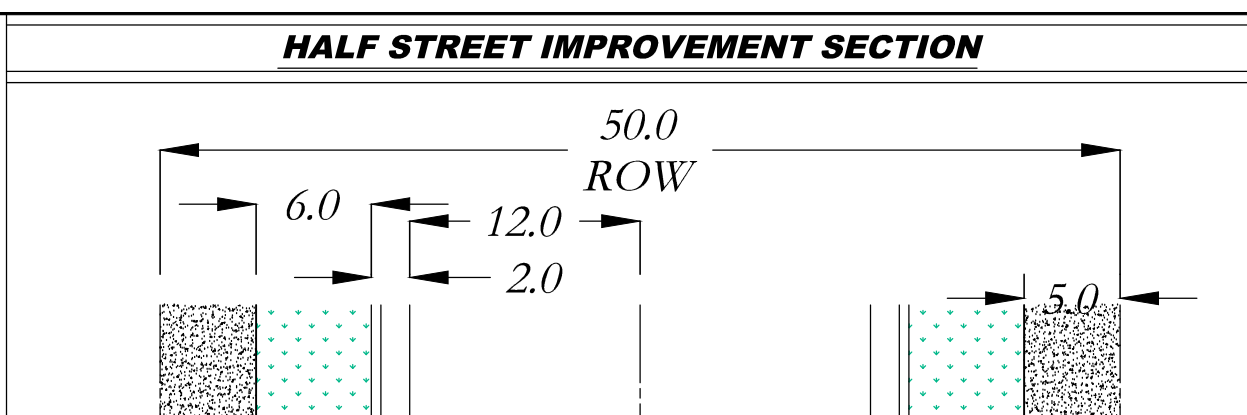
	PROPOSED STD. PAVEMENT
	EXIST. ASPHALT
	EXIST. CONC.
	PROP. CONC.

CURB NOTES:

- PARKING LOT SHALL HAVE 1" STANDARD CURB AND GUTTER (TYPE A-1), EXCEPT WHERE PAVING ABUTS A SIDEWALK WITH INTEGRAL CURB & GUTTER UNLESS OTHERWISE SPECIFIED AS TYPE B-1.
- CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 4000 PSI, 6.0 BAG MIX WITH 4-7% AIR ENTRAINMENT.
- ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
- CONCRETE CURB TO BE SAWCUT AT 10' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT.
- PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL BETWEEN CONCRETE CURB AND STATIONARY STRUCTURES, SUCH AS DROP INLETS, MANHOLES, ENDS OF CURB, DRIVEWAYS, ETC. (SEE DETAIL).
- EXPANSION JOINTS SHALL BE PROVIDED AT APPROXIMATELY 50 FOOT SPACINGS IN CONCRETE PAVING AND WHERE CURB AND CONCRETE PAVING MEET.

HATCH LEGEND

	EXIST. GRASS
	LS GRASS



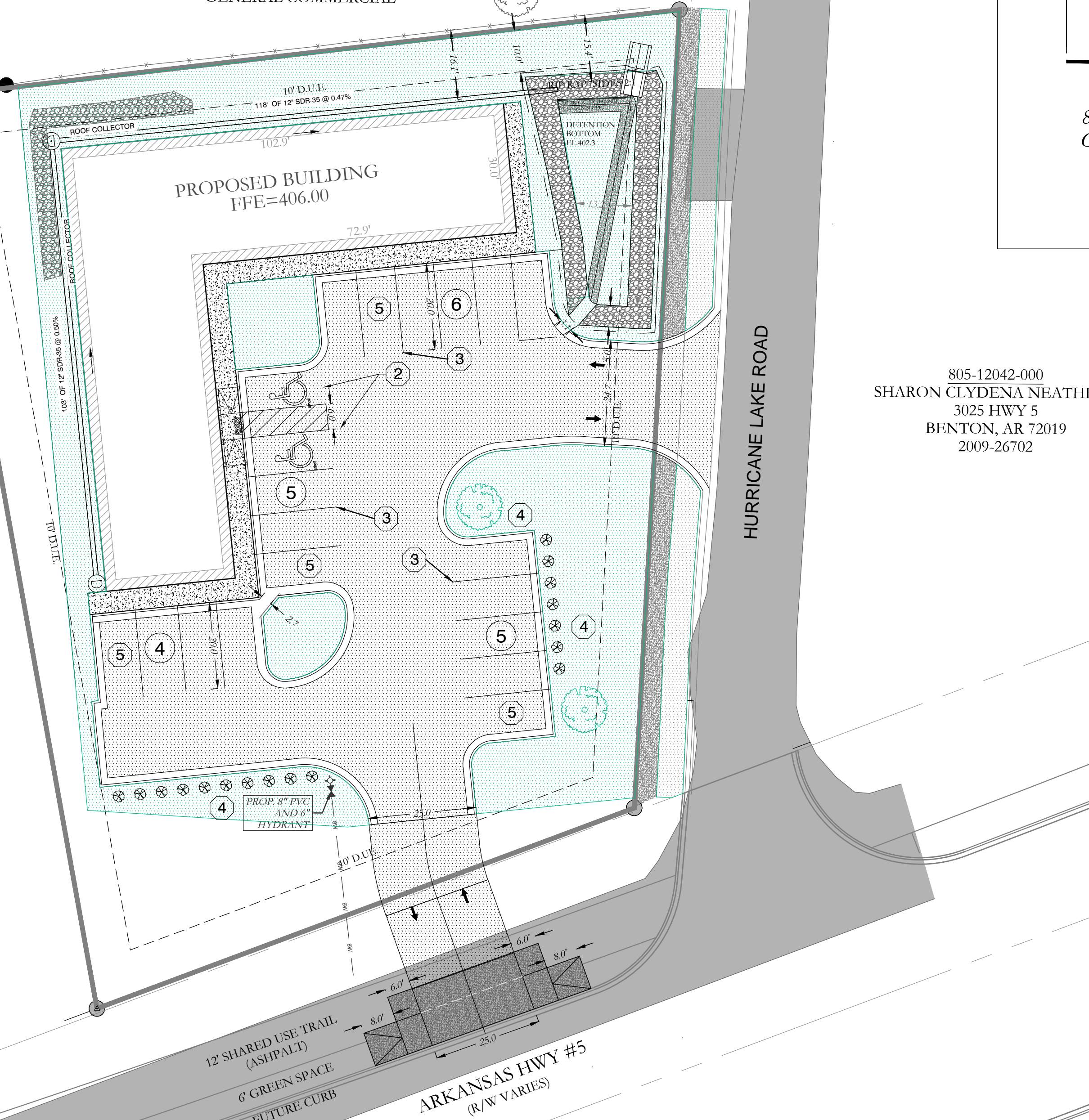
SITE PLAN NOTES

PARKING REQUIREMENTS:
 TOTAL: 20 SPACES (16 REQUIRED)
 1 HANDICAP (1 REQUIRED)

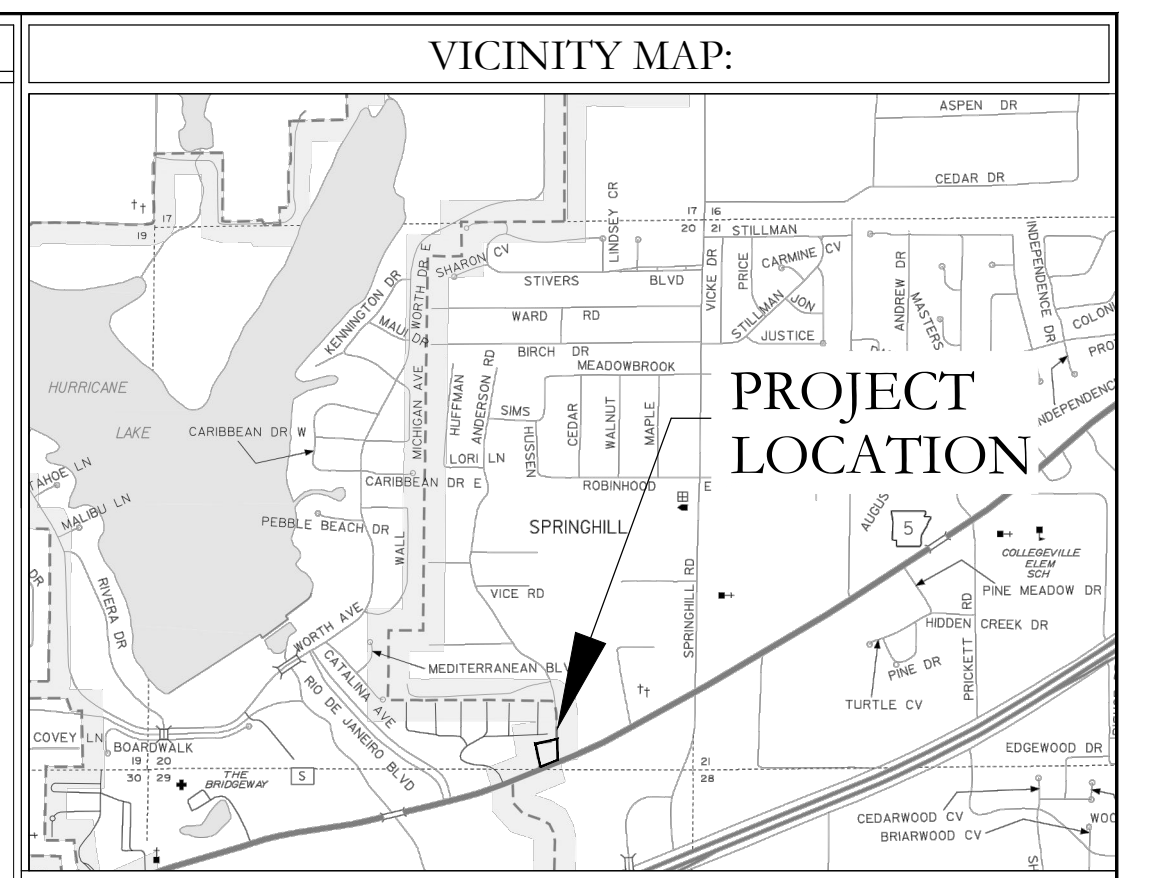
TOTAL AREA: 27831 SF
PROPOSED PAVEMENT/ROOF: 15296 SF
PROPOSED GREEN SPACE: 3024 SF
PROPOSED GRAVEL: ***** SF
PROPOSED BUILDING: 5,277 SF

SIGN WILL BE INCLUDED AS PART OF SITE PLAN

805-04751-000
 RICHARD HENSON LIVING TRUST
 3025 HWY 5
 BENTON, AR 72019
 2000-55064
 ZONING: C-2
 GENERAL COMMERCIAL



805-12042-000
 SHARON CLYDENA NEATE
 3025 HWY 5
 BENTON, AR 72019
 2009-26702



- SITE KEY NOTES:**
- PROPOSED 5" CONCRETE SIDEWALK
 - PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER CODE
 - PROPOSED 4" PAVEMENT STRIPING PER CODE
 - PROPOSED LANDSCAPE AREA (SEE PAGE L.1)
 - PROPOSED STANDARD LIGHT DUTY PAVEMENT SECTION USED IN PARKING STALLS

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 14048
 WILLIAM W. McJUDSON

CERTIFICATE OF AUTHORIZATION
 HOPE CONSULTING INC.
 No. 1931
 ARKANSAS

20' 10' 0' 20'

BASIS OF BEARINGS:
 GRID NORTH ARKANSAS
 COORDINATE SYSTEM,
 SOURCE: NAD 83
 OBSERVATIONS

PROPERTY SPECIFICATIONS

OWNER: Name: BROOKE ANDREWS INSURANCE AGENCY INC Address: 236 SPRINGHILL ROAD SUITE 6 BENTON, AR 72019	DEVELOPER: Name: BROOKE ANDREWS INSURANCE AGENCY INC Address: 236 SPRINGHILL ROAD SUITE 6 BENTON, AR 72019
CURRENT ADDRESS: 3125 HWY 5 NORTH	CURRENT ZONING: HIGHWAY COMMERCIAL DISTRICT (C-2)
BUILDING: 5,277 SF RETAIL	REQUIRED PARKING: 17 SPACES
# ADA SPACES REQ'D: 1 SPACES (FOR 1-25 TOTAL)	TOTAL GREEN SPACE: MINIMUM 10% OF PROPERTY AREA
LS BUFFER: ONLY ABUTTING RESIDENTIAL PROPERTIES	ABUTTING ONLY COMMERCIAL PROPERTIES

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FOR USE AND BENEFIT OF:
BROOKE ANDREWS STATE FARM

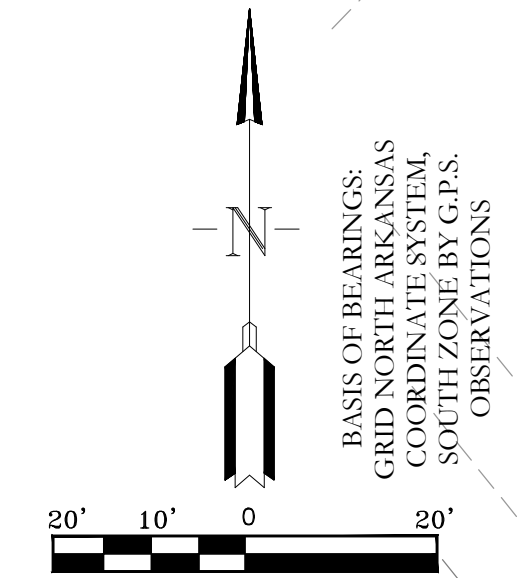
SITE PLAN
 BROOKE ANDREWS INSURANCE AGENCY INC
 CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 6-14-18	C.A.D. BY:	DRAWING NUMBER:
REVISION: 7-6-18	CHECKED BY:	17-0876
SHEET: C-1.0	SCALE:	
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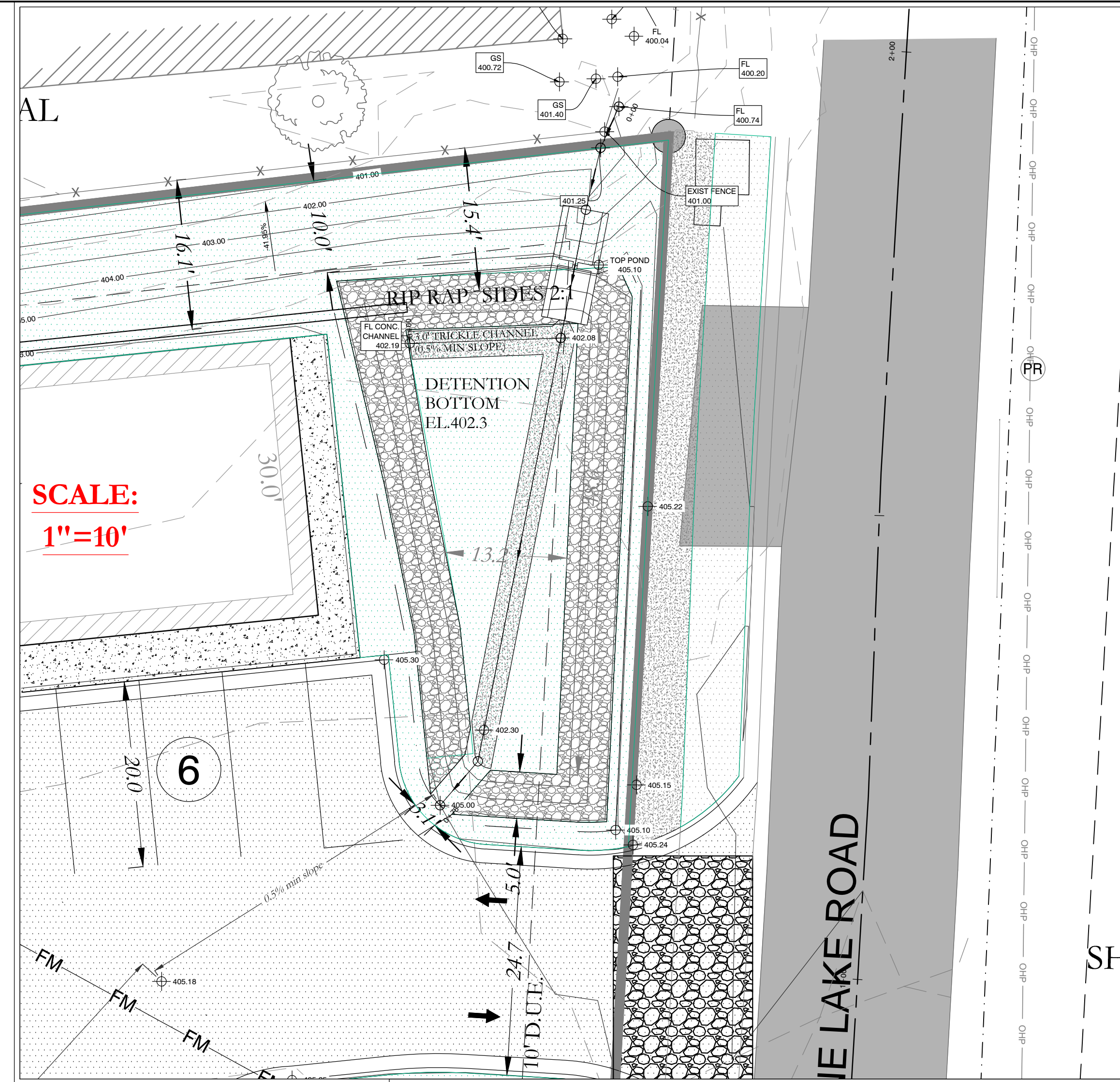
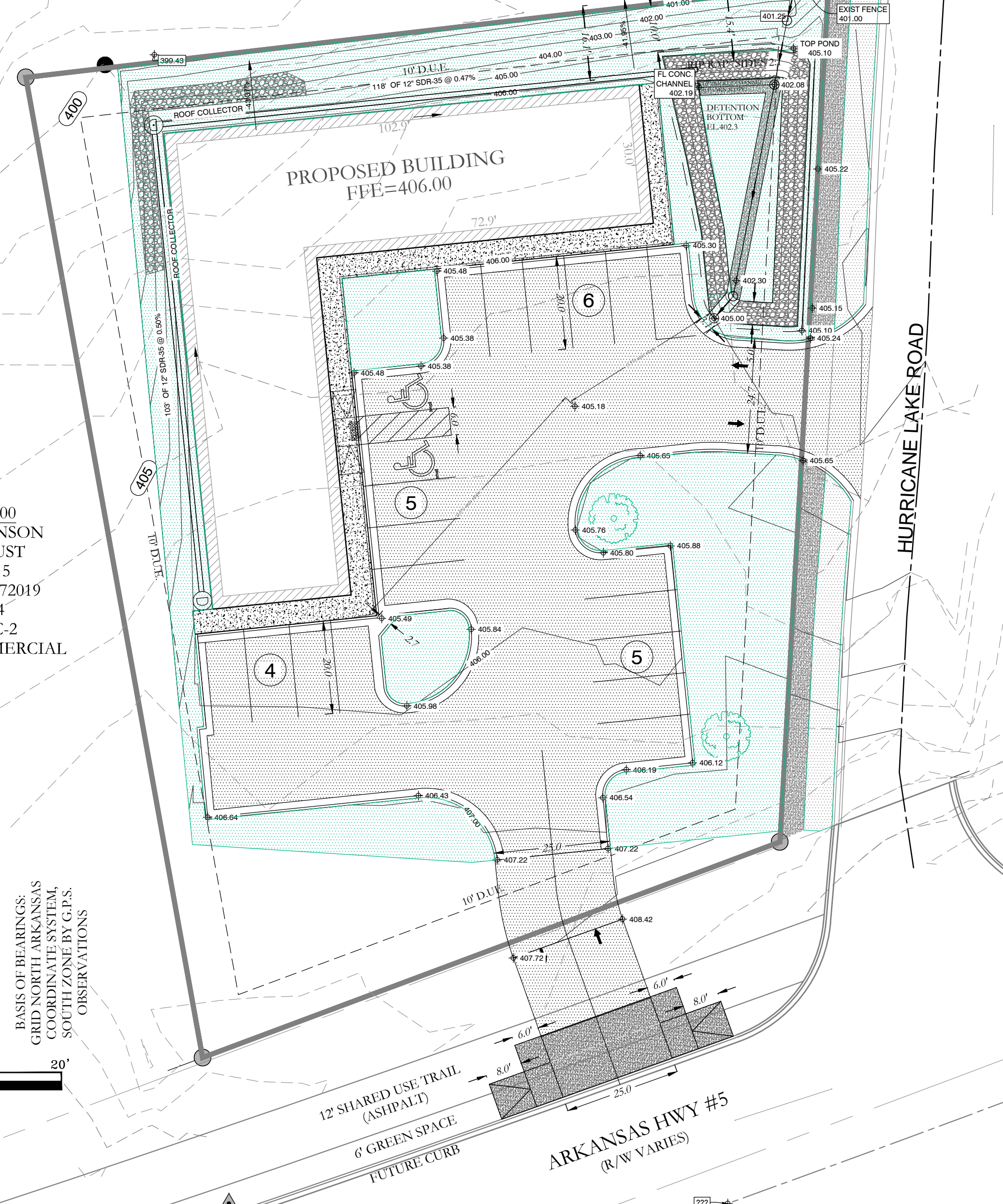
K:\LAND PROJECTS\2014 COMMERCIAL\2017 BROOKE ANDREWS STATE FARM HIGHWAY 5 (BROOKE ANDREWS STATE FARM COMMERCIAL) - BOUNDARY & UTILITIES PLAN.DWG

805-04751-000
 RICHARD HENSON
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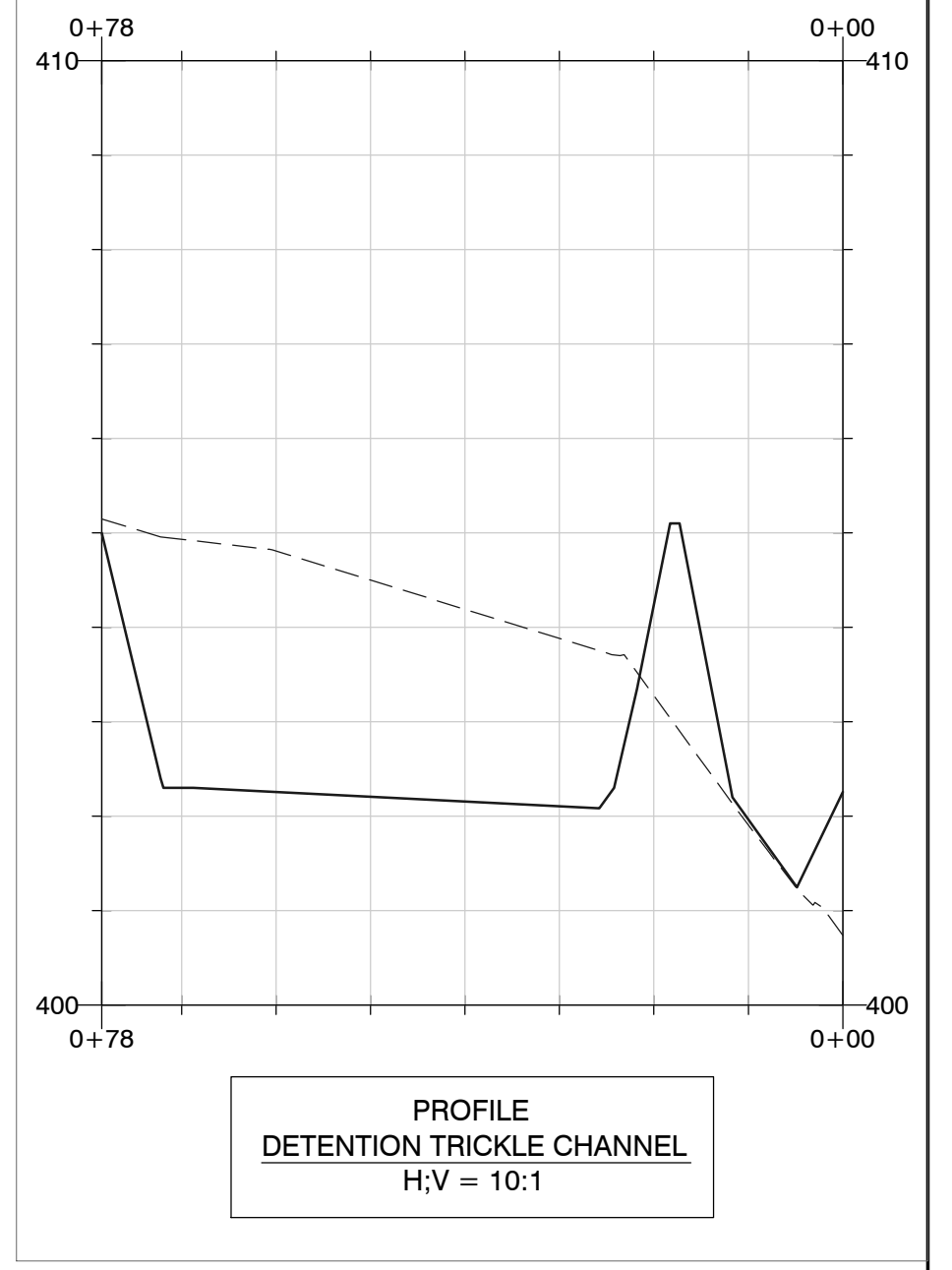
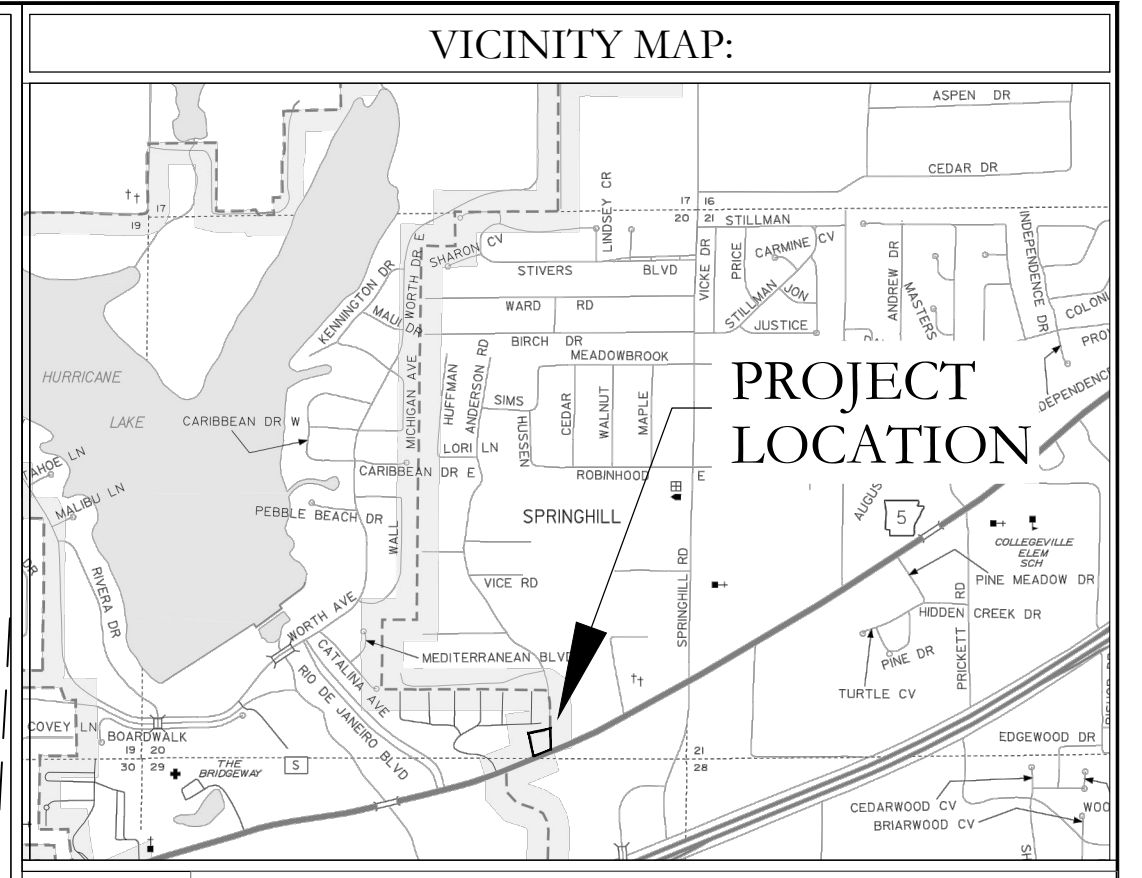
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BASIS OF BEARINGS:
 GRID NORTH ARKANSAS
 COORDINATE SYSTEM,
 SUCCEEDING BY G.S.
 OBSERVATIONS



SCALE:
 1"=10'



DETENTION POND MAINTENANCE PLAN

Background
 The detention pond is located just beyond the northeast corner of the property. The modifications are designed to temporarily detain stormwater to meet the City of Bryant's water quantity criteria before discharging from the pond.

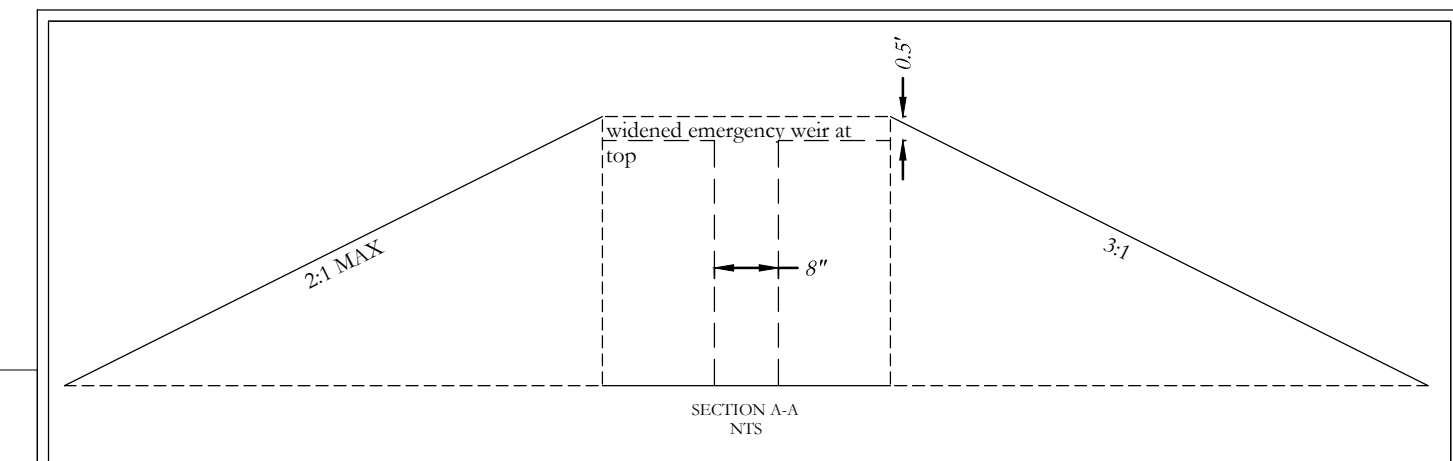
Routine Maintenance
 Routine maintenance will include but not be limited to:
 -The primary discharge (v-notch weir) from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.
 -Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
 -Inspect the pond and discharge weir for non-routine maintenance need.

Periodic or Non-Routine Maintenance
 The routine inspection of the pond area and discharge weir will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
 -Bottom of pond will be sodded (except where trickle channel is located).
 -Embankments sloped 2:1 will be rip rapped, 3:1 slopes shall be sodded.
 -Re-growth of trees or around the pond bank. These should be cut and removed from the pond area.
 -Stabilization of slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
 -Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

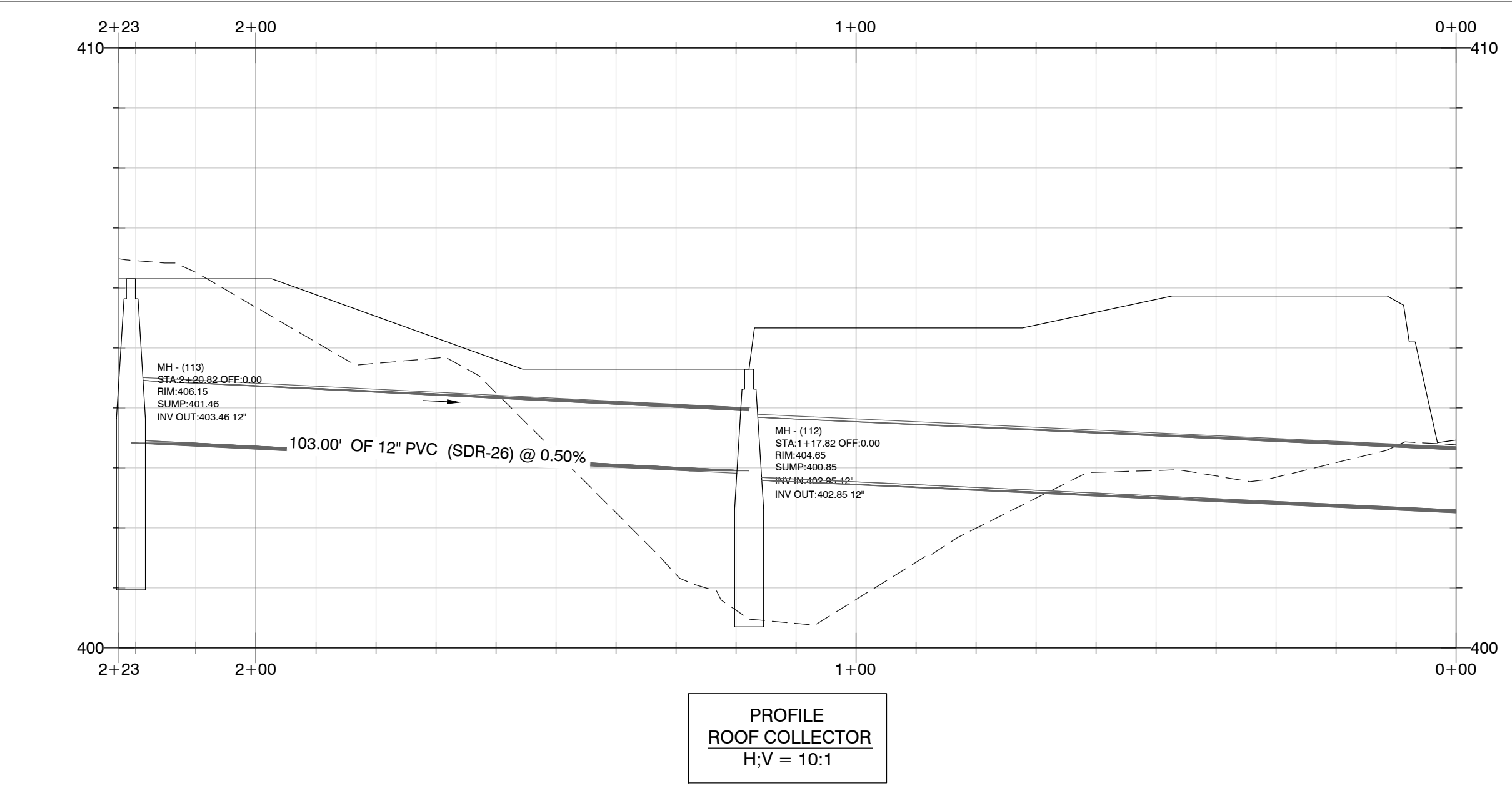
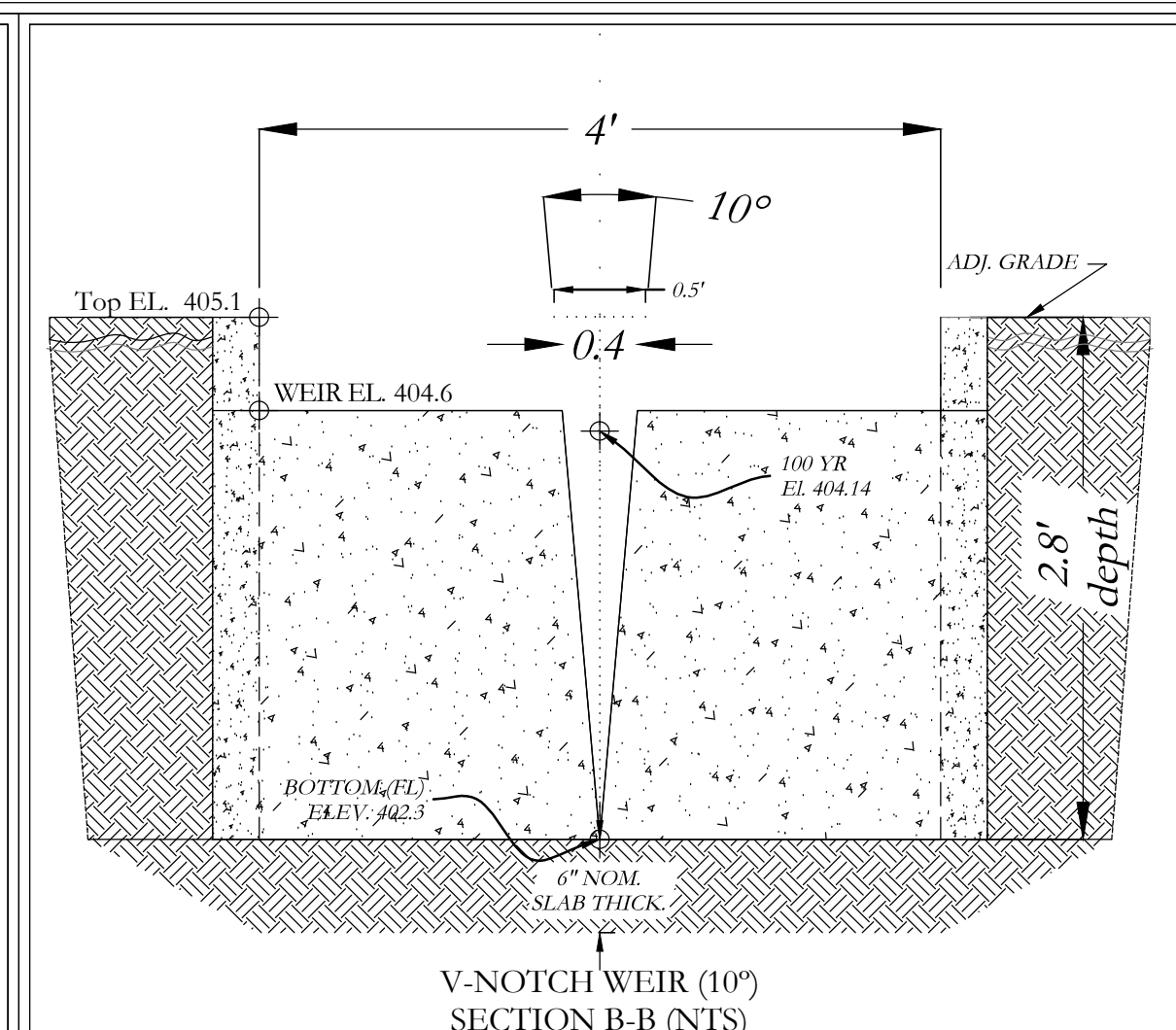
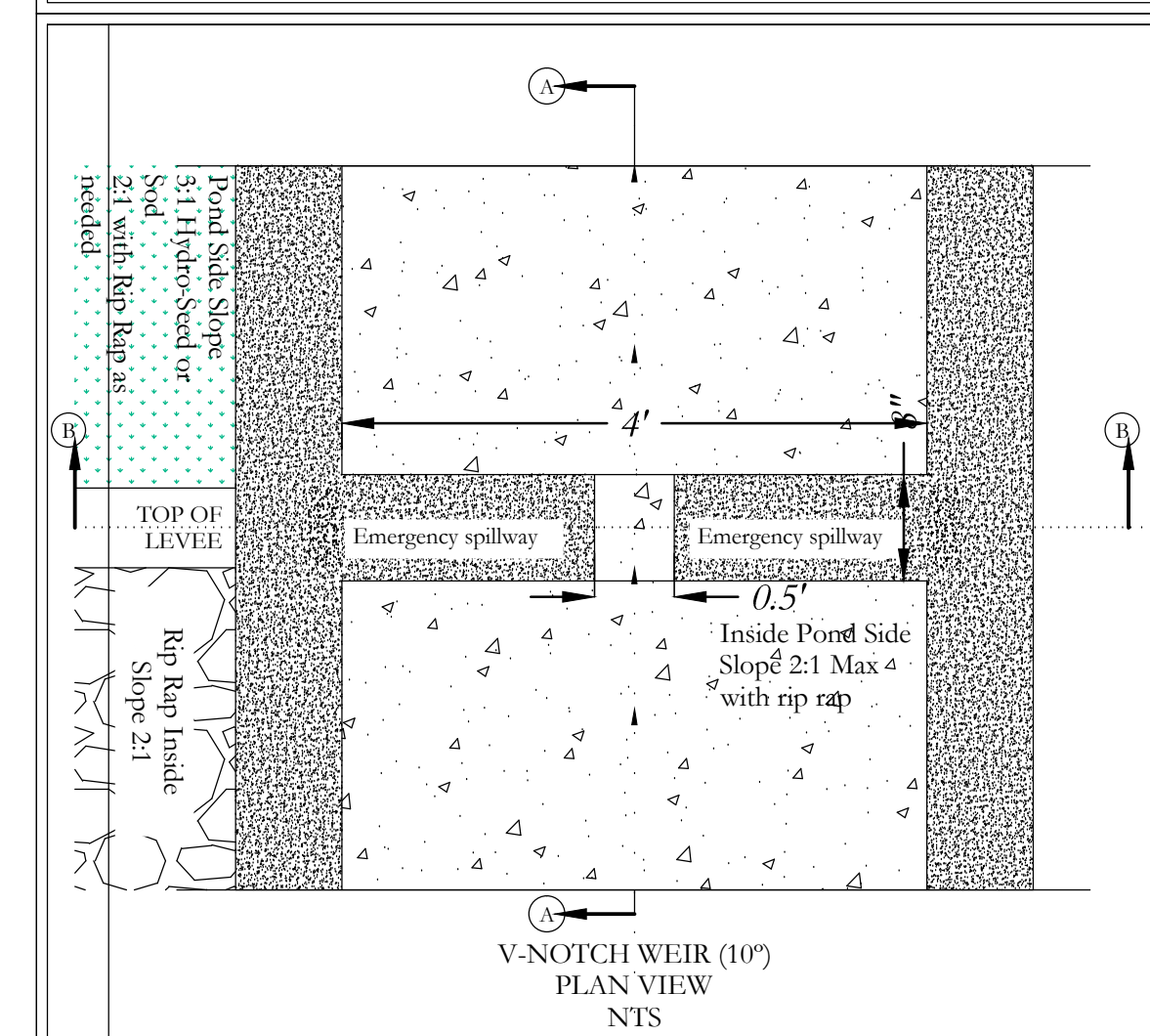
For questions or concerns about the pond, contact _____ at 501-_____.

CONTOUR INTERVAL:
 EXISTING: 1' AND 5'
 PROPOSED: 1' AND 5'

- NOTE:**
- ALL ROOF DRAINS WILL BE ROUTED TO DETENTION BY SURFACE GRADING.
 - DETENTION EMBANKMENT AS WELL SLOPED EMBANKMENTS ADJACENT TO THE BUILDING SHALL CARRY A MAXIMUM SLOPE OF 3:1 AND BE SODDED FOR ADEQUATE VEGETATION.
 - IN AREAS WHERE STEEP EMBANKMENT SLOPES ARE REQUIRED, A MAXIMUM SLOPE OF 2:1 MAY BE USED IN CONJUNCTION WITH RIP RAPED EMBANKMENTS.



DETENTION EXHIBIT
 SCALE 1"=10'



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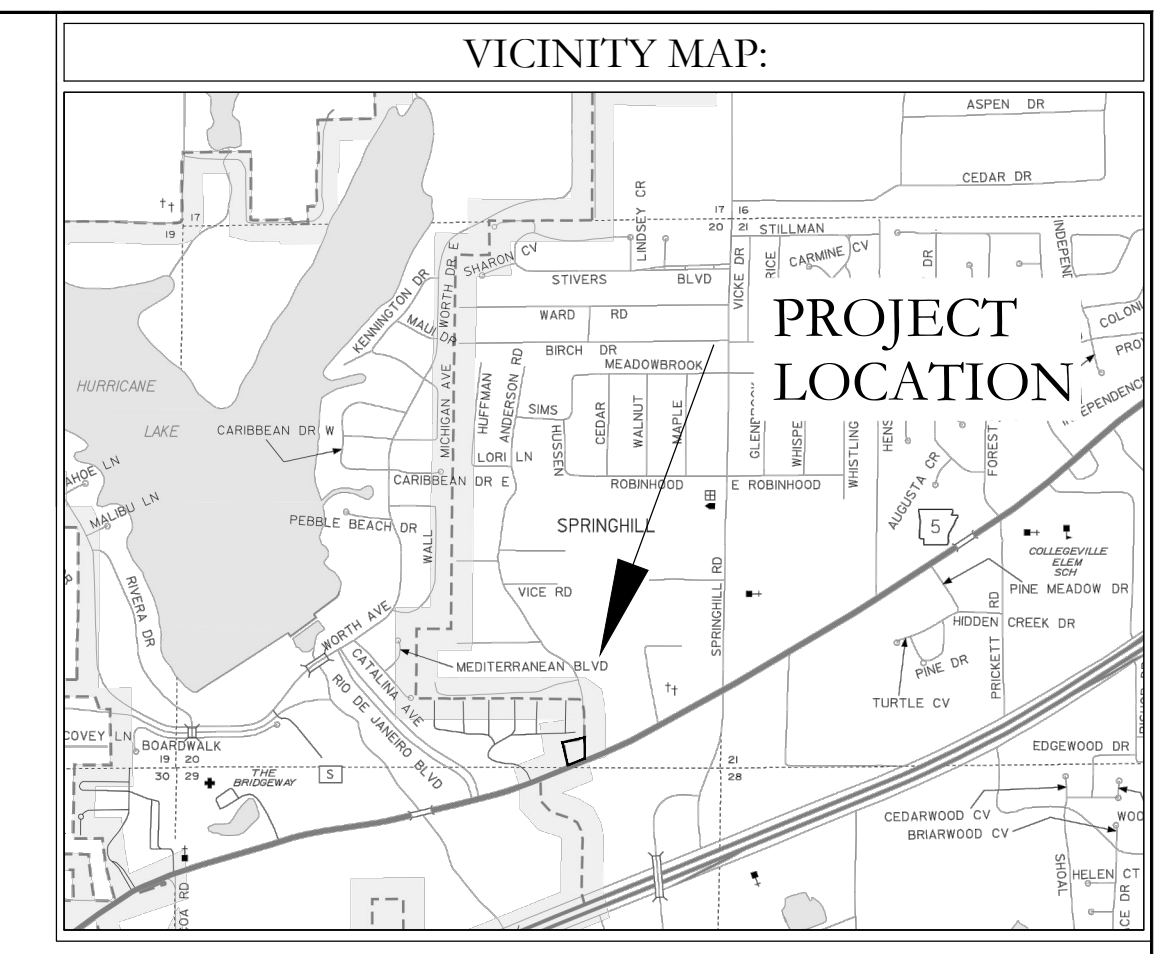
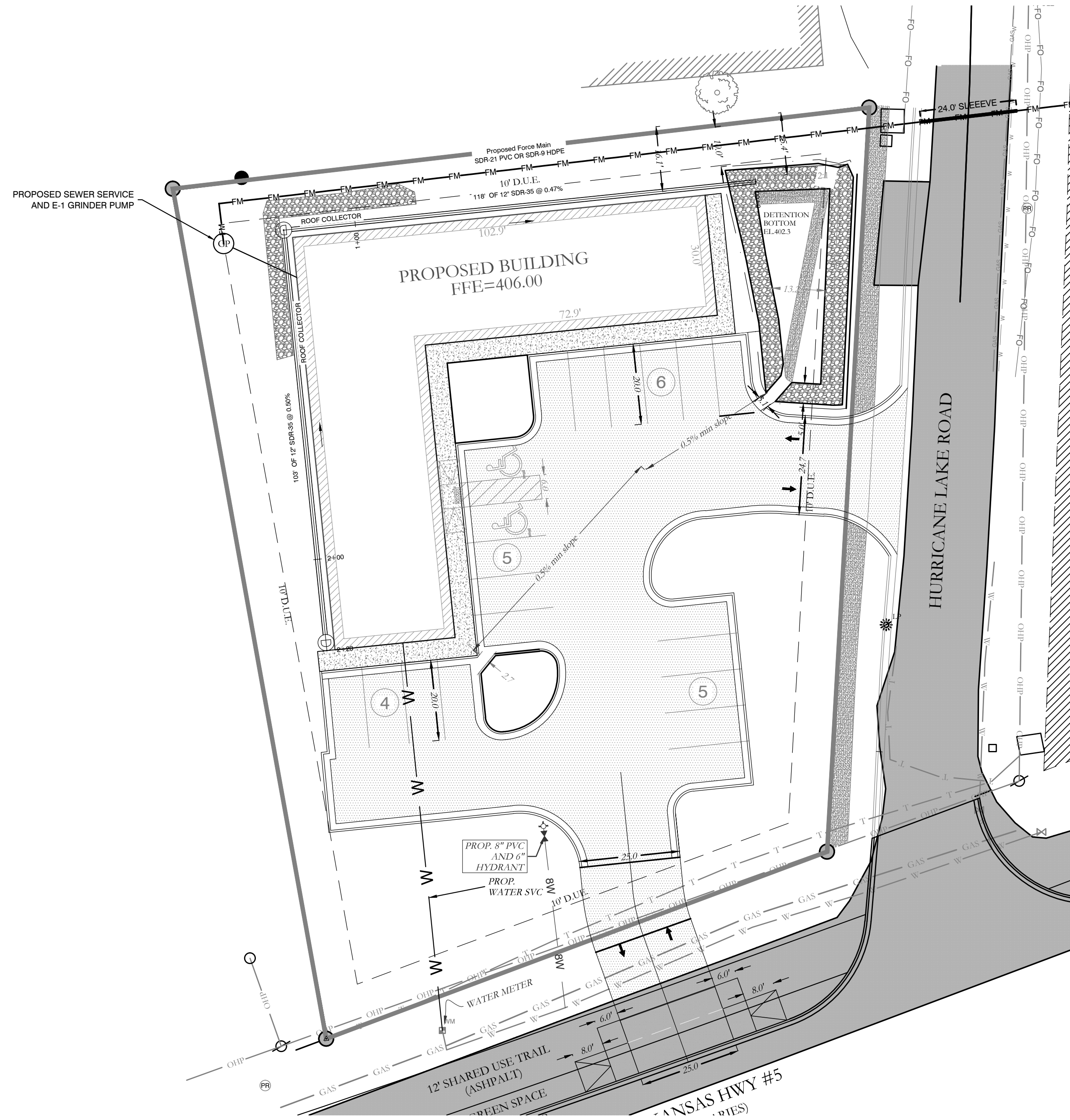
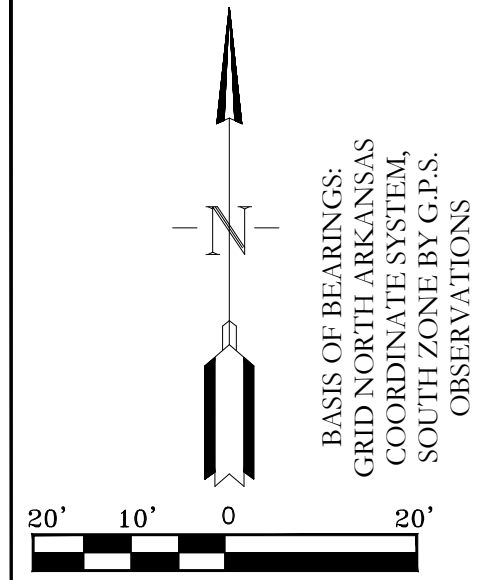
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FOR USE AND BENEFIT OF:
BROOKE ANDREWS STATE FARM

GRADING PLAN
 STATE FARM HWY 5
 CITY OF BRYANT, SALINE COUNTY, ARKANSAS

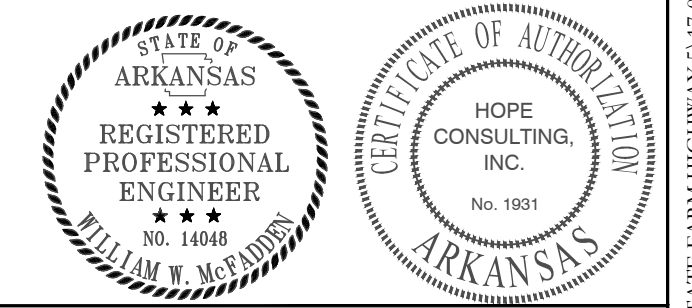
DATE: 6-14-18	C.A.D. BY:	DRAWING NUMBER:
REVISED: 7-6-18	CHECKED BY:	17-0876
SHEET: C-2.0	SCALE:	

500 01S 14W 0 19 440 62 1802



UTILITY PLAN LEGEND	
— — — — —	EX. FENCE
— FO — FO —	EXISTING FIBER OPTIC
— T — T —	EXISTING TELEPHONE
— — — — —	PROPOSED/EXISTING FLOWLINE
(BF) (CO)	BACKFLOW PREVENTER/ SANITARY SEWER CLEANOUT
— OHP — OHP —	PROP./EXISTING OVERHEAD ELECTRIC
— GAS — GAS —	EXISTING GAS LINE
— GAS — GAS —	PROPOSED GAS LINE
GM	GAS METER

- NOTE:**
1. ALL SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES, 2015 EDITION"
 2. INSTALL SEWER ID TAPE PER BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES, 2015 EDITION"
 3. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED PER WATER USERS SPECIFICATIONS

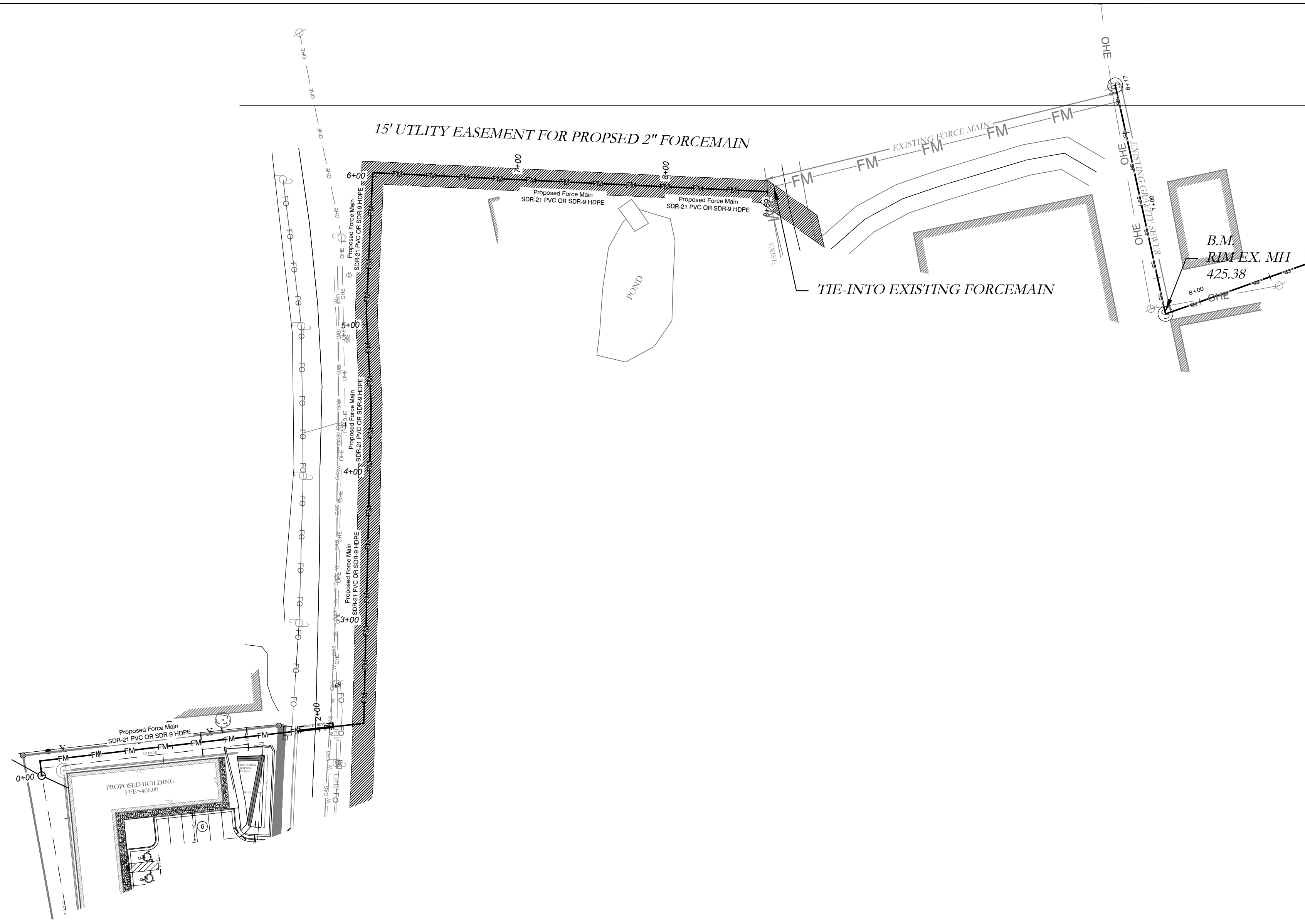
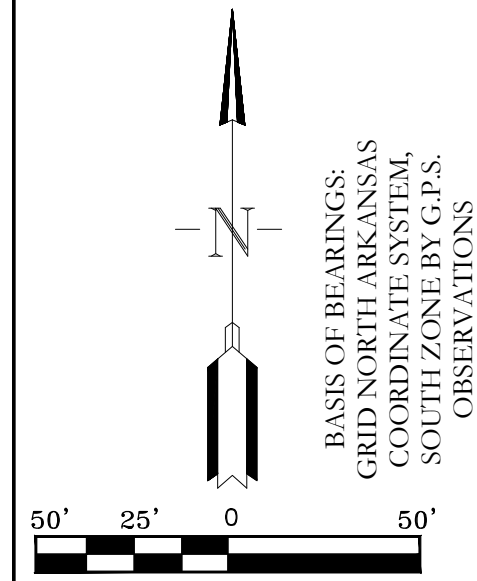


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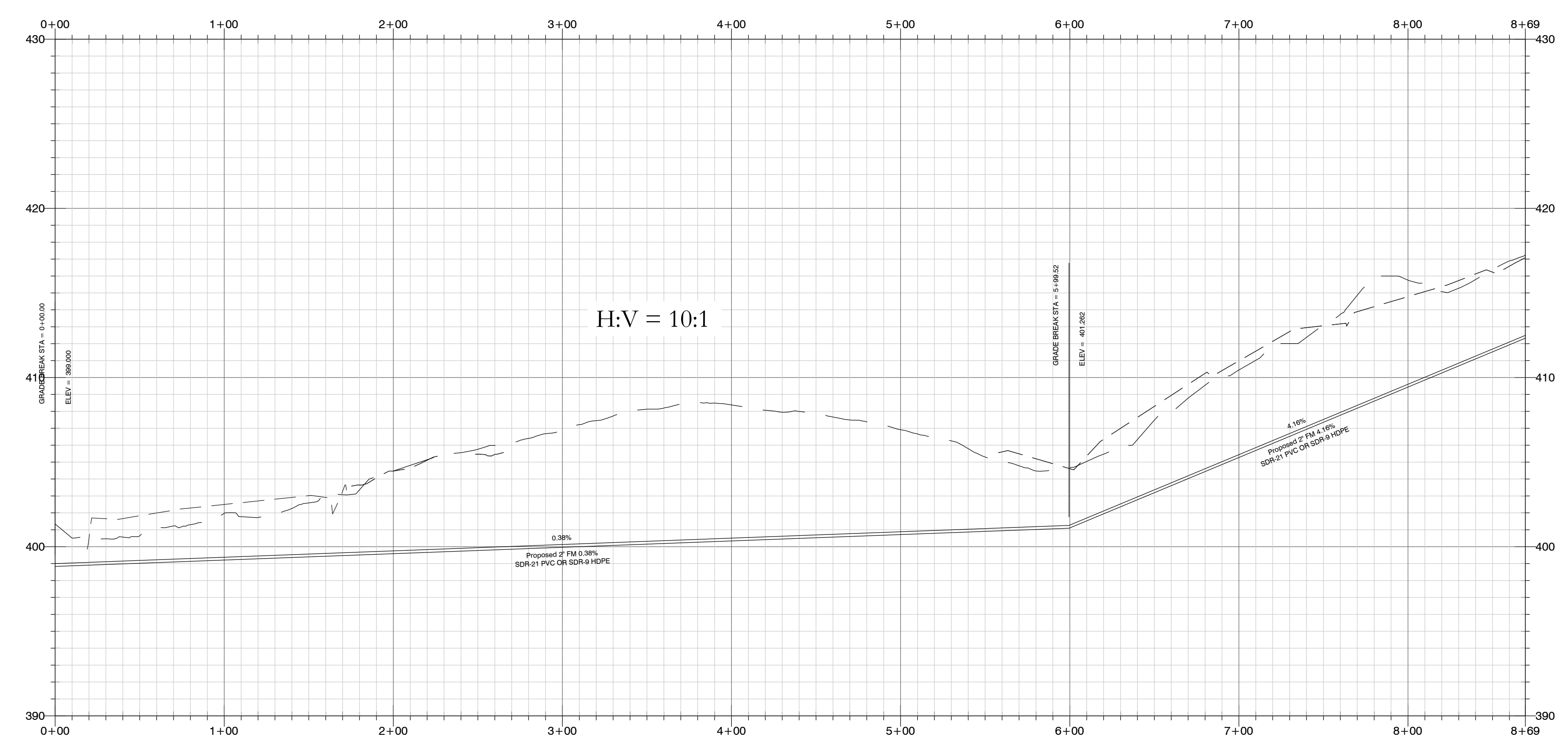
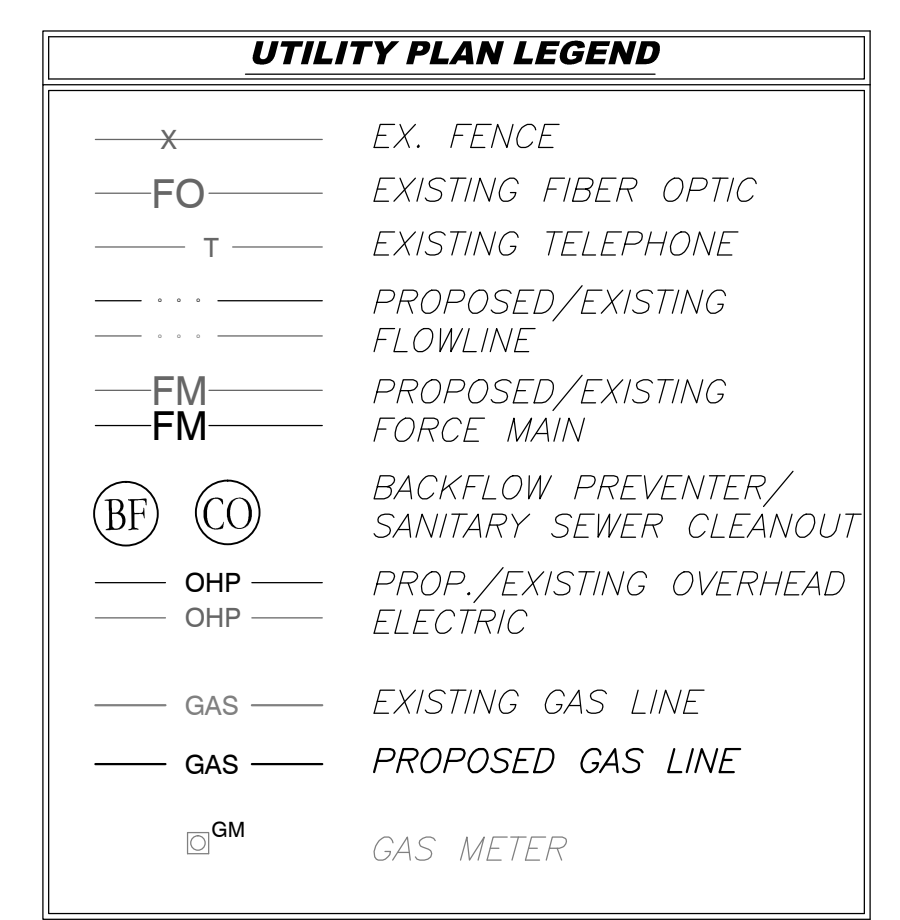
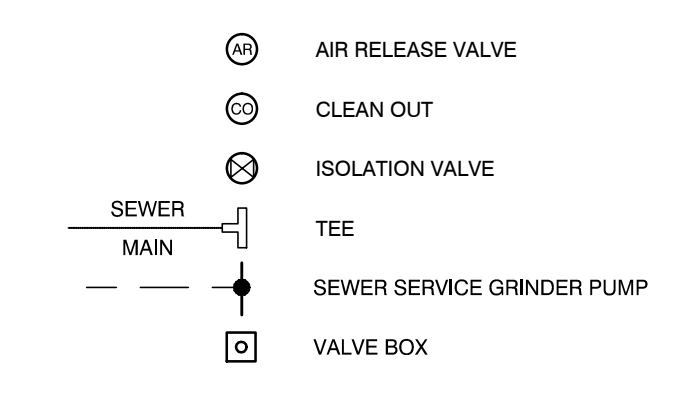
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FOR USE AND BENEFIT OF: BROOK ANDREWS STATE FARM			
UTILITY PLAN BROOK ANDREWS STATE FARM CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	11/19/2018	C.A.D. BY:	DRAWING NUMBER:
REVISIED:		CHECKED BY:	17-0876
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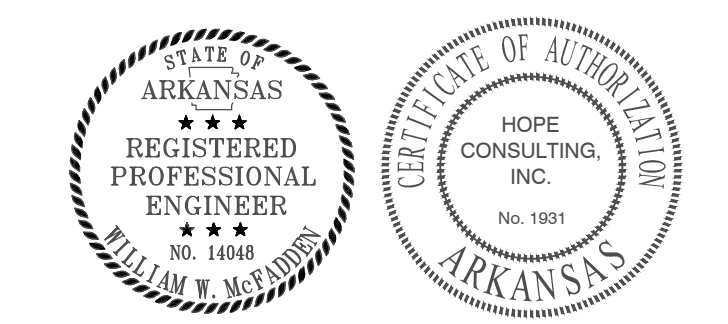
K:\LAND PROJECTS 2004\COMMERCIAL\2017\17-0876 BROOKE ANDREWS STATE FARM [CLEAN].RVT



- NOTE:**
1. ALL SEWER INFRASTRUCTURE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT'S "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES, 2015 EDITION"
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 3. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED PER WATER USERS SPECIFICATIONS



PROFILE
Proposed Force Main
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'



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ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF: BROOK ANDREWS STATE FARM			
FORCEMAIN PLAN AND PROFILE BROOK ANDREWS STATE FARM CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 11/19/2018	C.A.D. BY:	DRAWING NUMBER:	
REVISION: 11/19/2018	CHECKED BY:	17-0876	
SHEET: C-3.0	SCALE:		
500	01S	14W	0 19 440 62 1802

K:\LAND PROJECTS\2014\COMMERCIAL\2017-0876 BROOK ANDREWS STATE FARM HIGHWAY 51 17-0876 - BROOKE ANDREWS STATE FARM [CLEAN].RVT

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)







MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

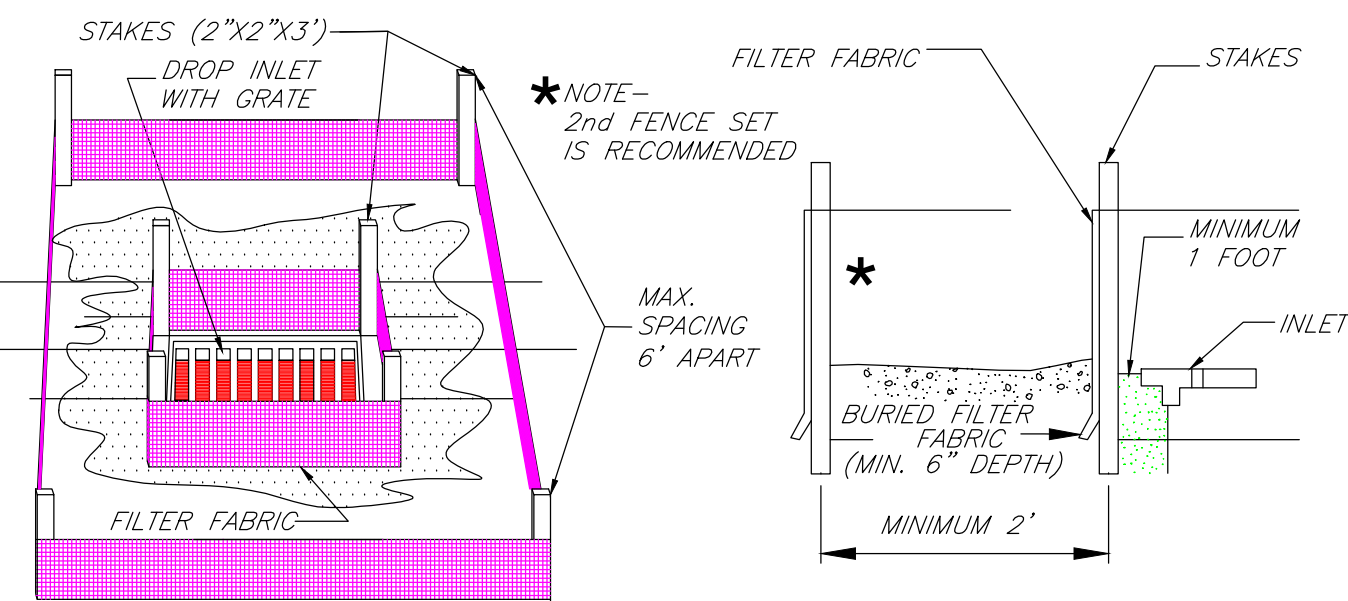
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

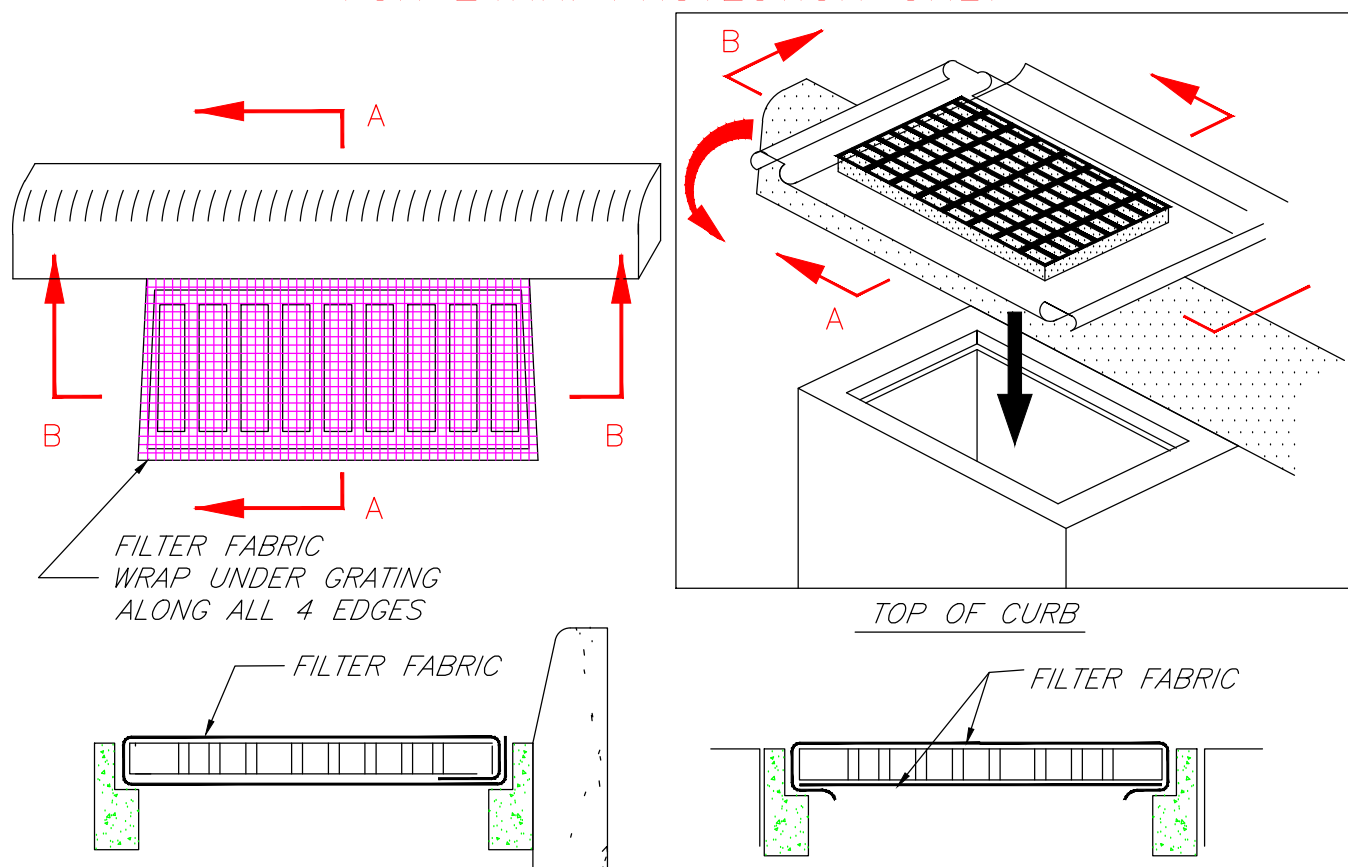
ERC LEGEND

-  SITE POSTING
-  CONC. WASHOUT
-  DETENTION AREA
-  SILT FENCE
-  RIP RAP CHECK DAM
-  CONSTRUCTION ENTRANCE

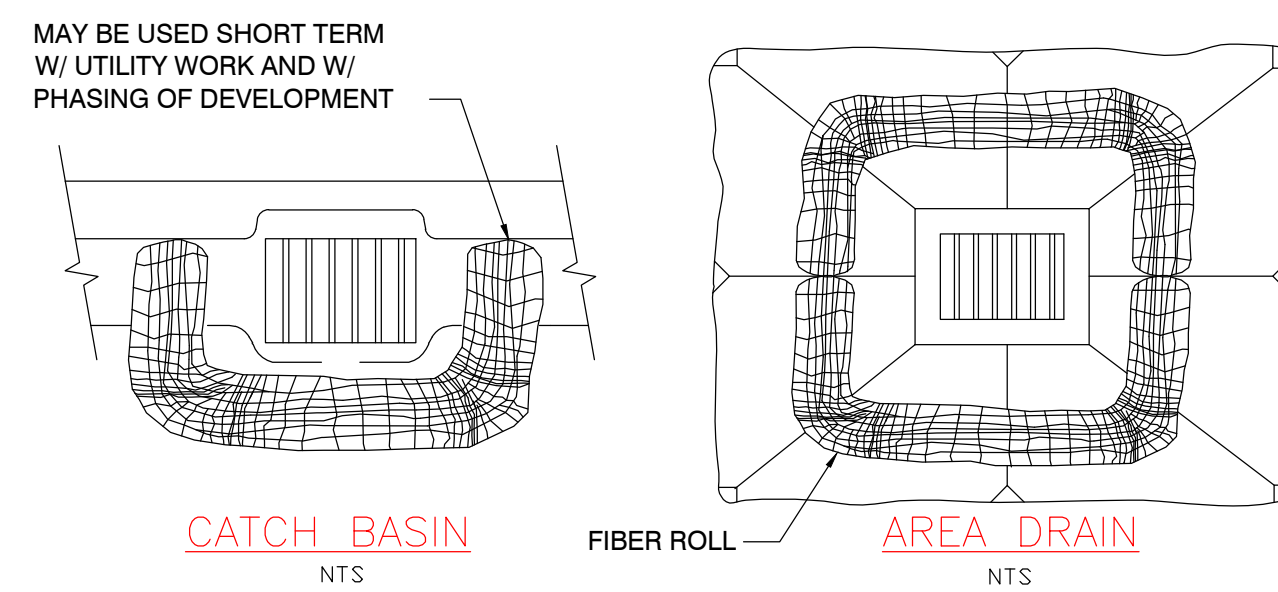


FILTER FABRIC INLET BARRIER (BEST FOR FIELD INLETS)
DRAWING NOT TO SCALE

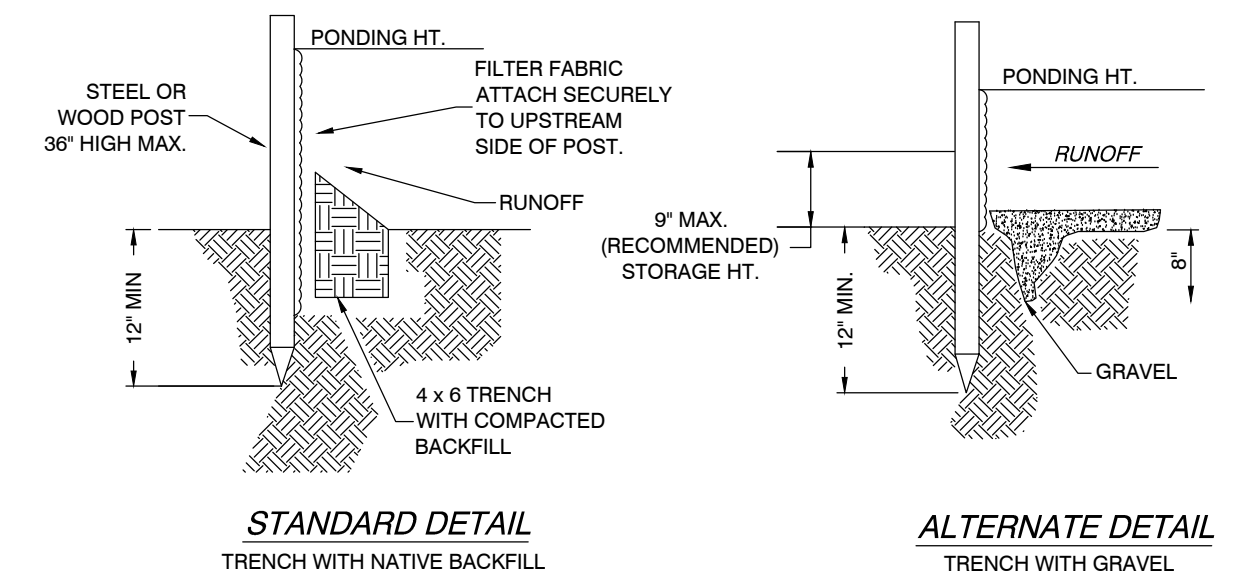
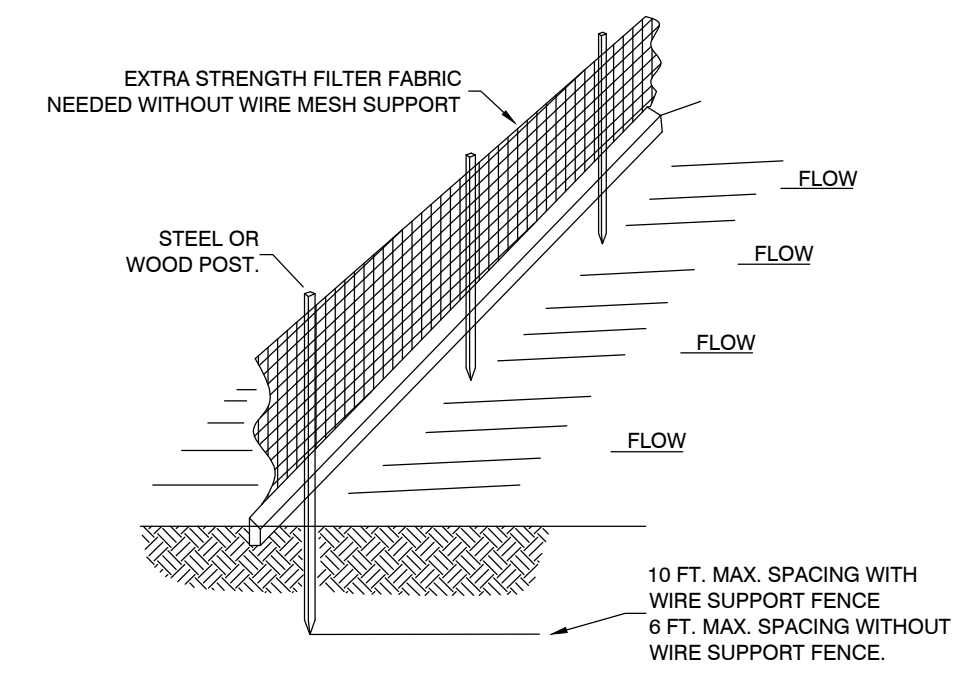
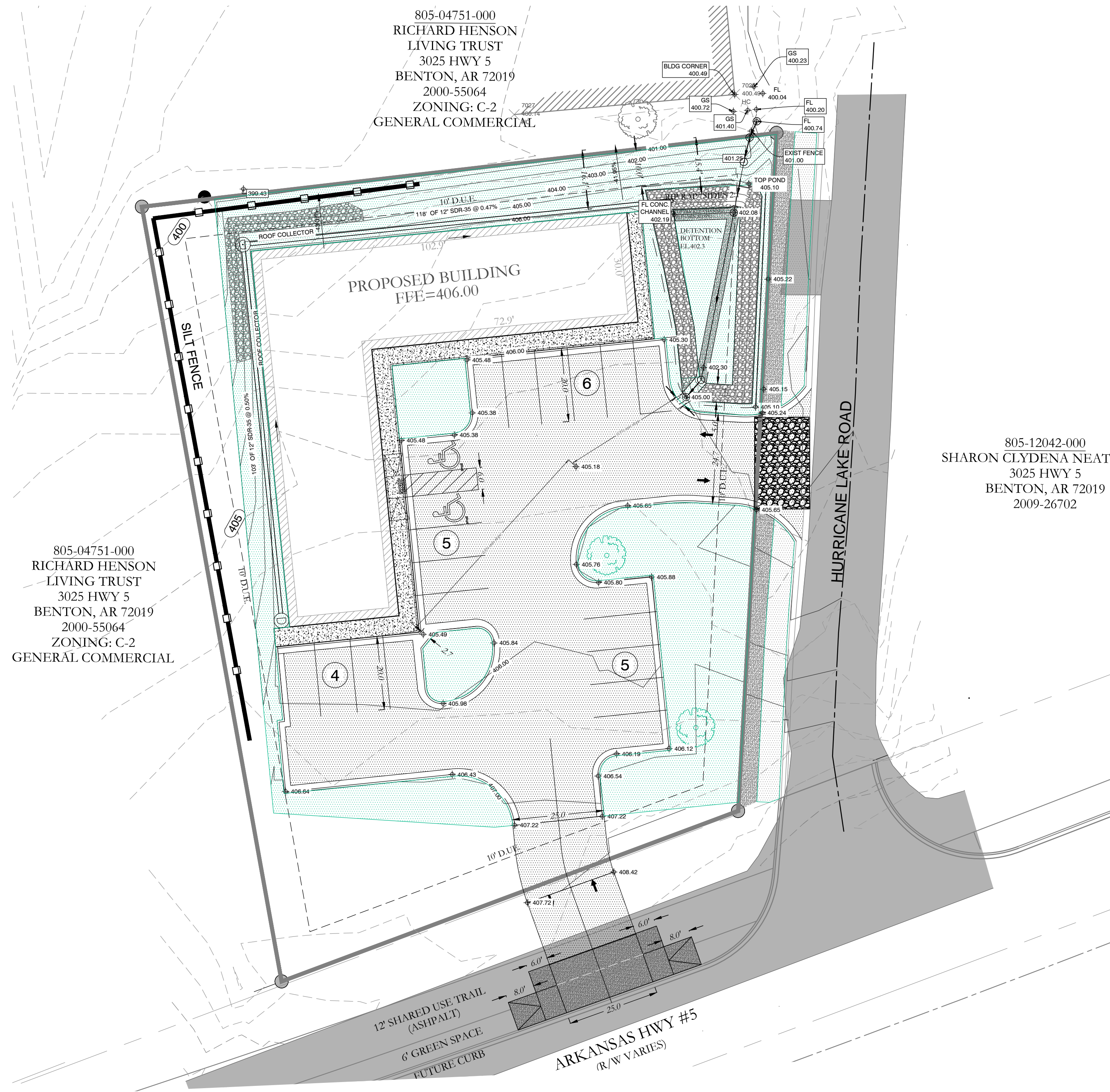
FOR 24HR. PROTECTION ONLY



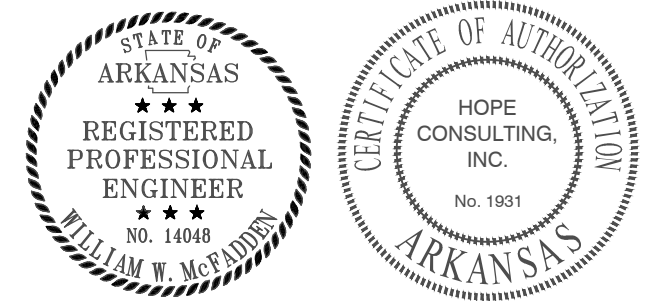
FABRIC WRAPPED INLET GRATE
DRAWING NOT TO SCALE



INLET PROTECTION DETAIL
NTS



SILT FENCE



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FOR USE AND BENEFIT OF: BROOKE ANDREWS STATE FARM					
EROSION CONTROL PLAN STATE FARM HWY 5 CITY OF BRYANT, SALINE COUNTY, ARKANSAS					
DATE:	6-14-18	C.A.D. BY:		DRAWING NUMBER:	
REVISED:	7-6-18	CHECKED BY:		17-0876	
SHEET:	C-5.0	SCALE:			
500	01S	14W	0 19	440	62 1802

KULAND PROJECTS 2004 COMMERCIAL/2017 BROOKE ANDREWS STATE FARM/HIGHWAY 5/BROOKS ANDREWS STATE FARM COMMERCIAL/ RISE GRADING & UTILITIES, J.S. BUILDING

LANDSCAPE LEGEND

SYMBOL	SHRUB NAME	SCIENTIFIC NAME	HEIGHT AT MATURITY	QTY.
	SHRUBS (EVERGREEN REQ.) (EVERGREEN REQ.) COMPACTA HOLLY - 6" O.C. - 5 GAL.		30" (MAX HT ALONG ROW)	1/2000 SF 18 SHRUBS
	CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT'S LANDSCAPING CODE		1/HALF ACRE - 2 TREES
	BERMUDA GRASS			
	CONTAINED BEDS			695 SF

PLANTING NOTES

- QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
- ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
- ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
- TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
- ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
- ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
- NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

PLANTING REQUIREMENTS/CALCS(APPLICABLE)

STREET FRONTAGE
 1 DECORATIVE TREE/15 LF STREET FRONTAGE
 1 CANOPY TREE/30 LF STREET FRONTAGE

SIDES
 1 SHRUB/6 LF

LS BUFFER
 10' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS

SECTION VI MAINTENANCE

- A. The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be replaced.
- B. The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curbline or backslope line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.

- C. If the owner of land thus situated as in (2) above, neglects or refuses to maintain the areas as proscribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

SECTION VII PLANNING COMMISSION APPROVAL

The City of Bryant Planning Commission will review and act on all landscaping proposals at the time building plans are submitted and in the case of subdivision at the preliminary plat submittal. A certificate of occupancy will not be issued for a commercial establishment nor will the final subdivision plat be approved until landscaping requirements are satisfied.

SECTION VIII ENFORCEMENT

The code enforcement officer of the City of Bryant will enforce this ordinance and issue citations as authorized by law.

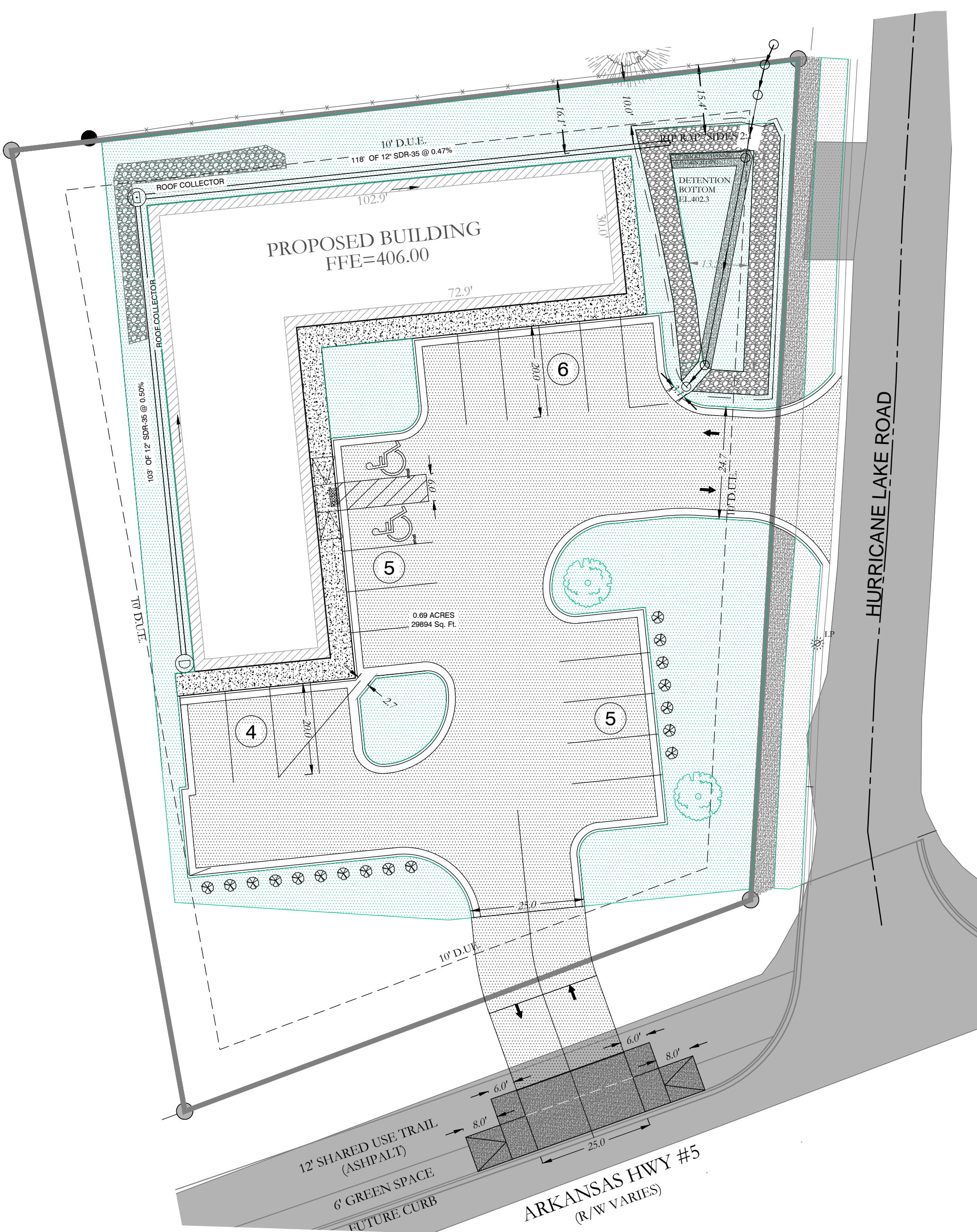
LANDSCAPING REQUIREMENTS

C-2

- Trees
 - 1 each 1/2 acre or Fraction
- Evergreens
 - 1/2,000 Sq. Ft.
- Bedding Plants or Ground Cover in Containment
 - 100 Sq. Ft. Minimum
- Lawn (Grass)
 - Options
- Open Space Natural or Landscaping
 - N/A

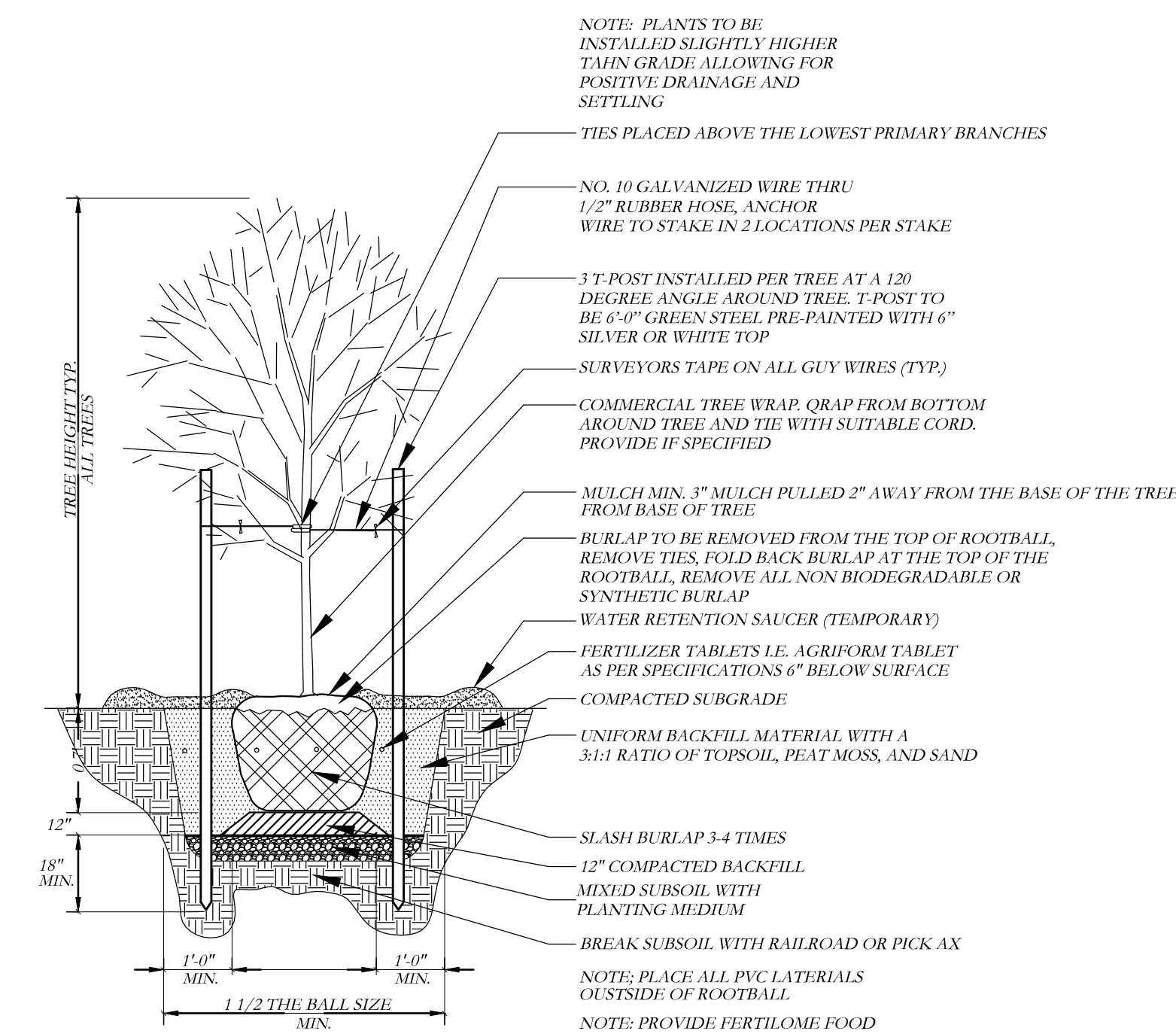
* Landscape design must be approved

- No Planting within 5 feet of a fire hydrant.
- Spacing will be 40' between trees.
- Tree must be a minimum 3" in diameter @ the base and 12+ tall.
- Existing trees meeting the minimum size can be counted to meet the criteria.
- No trees can be planted within thirty-foot (30') of a property corner or driveway.
- Shrubs along street fight-of-way lines cannot exceed thirty inches (30") in height.
- Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

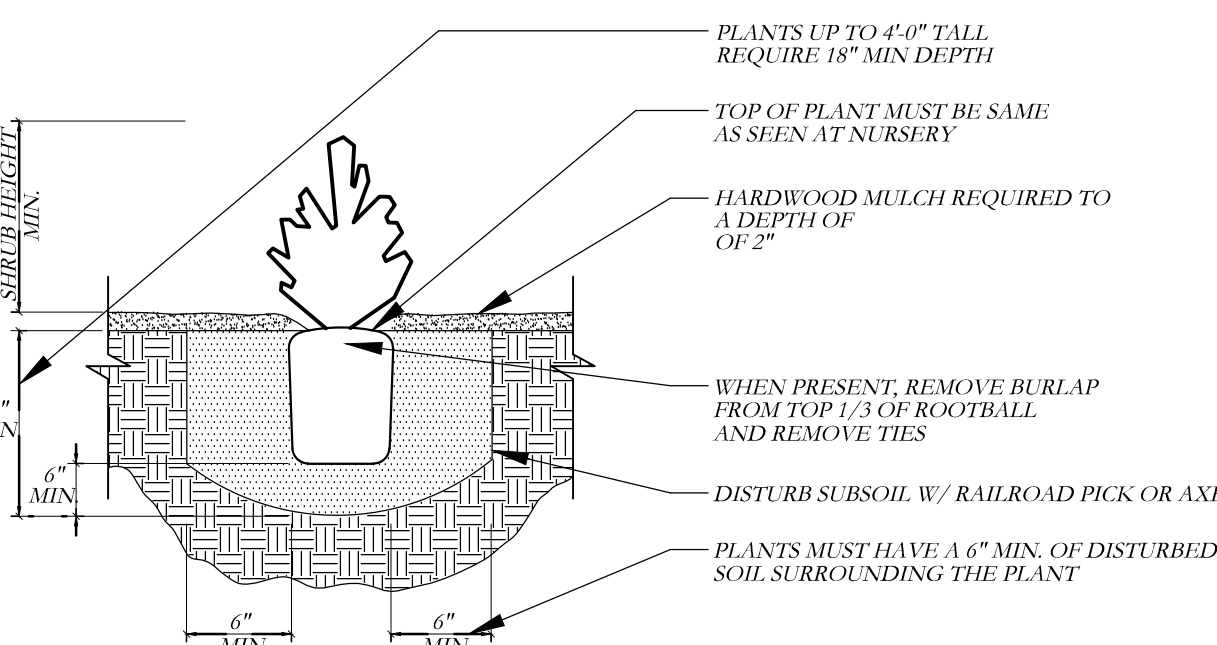


MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

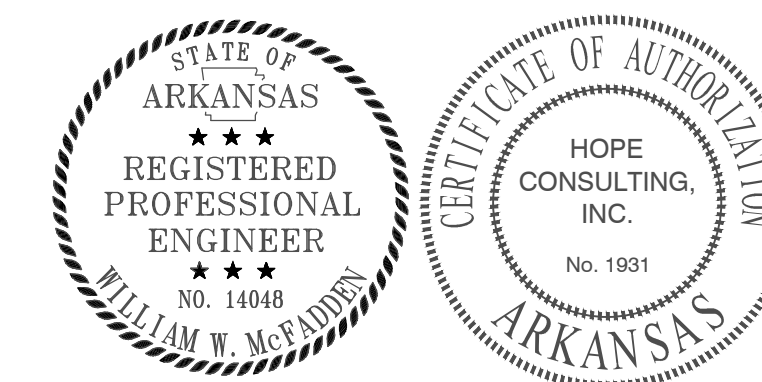
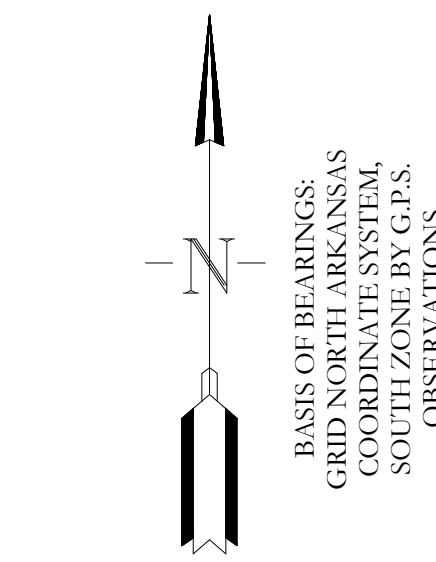


1 TREE PLANTING DETAIL
 NO SCALE



- NOTES:**
- PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
 - WEED CONTROL AND FERTILIZER MAY BE APPLIED AT 1-1/2 WEEKS TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
 - PROVIDE AGRIFORM TABLETS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE HOMOGENEOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOS AND/OR OTHER APPROVED SOIL ADJUMENTS.
 - PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PIT.
 - APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUND COVER BEDS.

2 SHRUB PLANTING DETAIL
 NTS



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FOR USE AND BENEFIT OF: BROOK ANDREWS STATE FARM			
LANDSCAPE PLAN BROOK ANDREWS STATE FARM CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 6-14-18	C.A.D. BY:	DRAWING NUMBER:	
REVISED: 7-6-18	CHECKED BY:	17-0876	
SHEET: L-1.1	SCALE:		
500	01S	14W	0 19 440 62 1802

CONDITIONAL USE PERMIT APPLICATION

210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

DATE RECEIVED _____

FEE - \$125.00 (Check made payable to City of Bryant)

=====

APPLICANT John Shellnut Construction

PHONE 501-326-5101 FAX — EMAIL jrshellnut80@gmail.com

ADDRESS 8640 Steel Bridge Rd

CITY Benton STATE AR ZIP 72019

PROPERTY OWNER(S) Fence Brokers Inc

ADDRESS 25736 I-30 N PHONE 847-8811 FAX 847-0636

PROJECT/DEVELOPMENT NAME Storage Shed

PROJECT LOCATION Same

PURPOSE OF CONDITIONAL USE PERMIT Storage

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

PT NENW 2006 - 108109

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.



Signature of Applicant Date



Signature of Owner (s) Date

Signature of Owner (s) Date



fencebrokersinc.

25736 Interstate 30 North
Bryant, Arkansas 72022

501-847-8811

501-847-0636 FAX

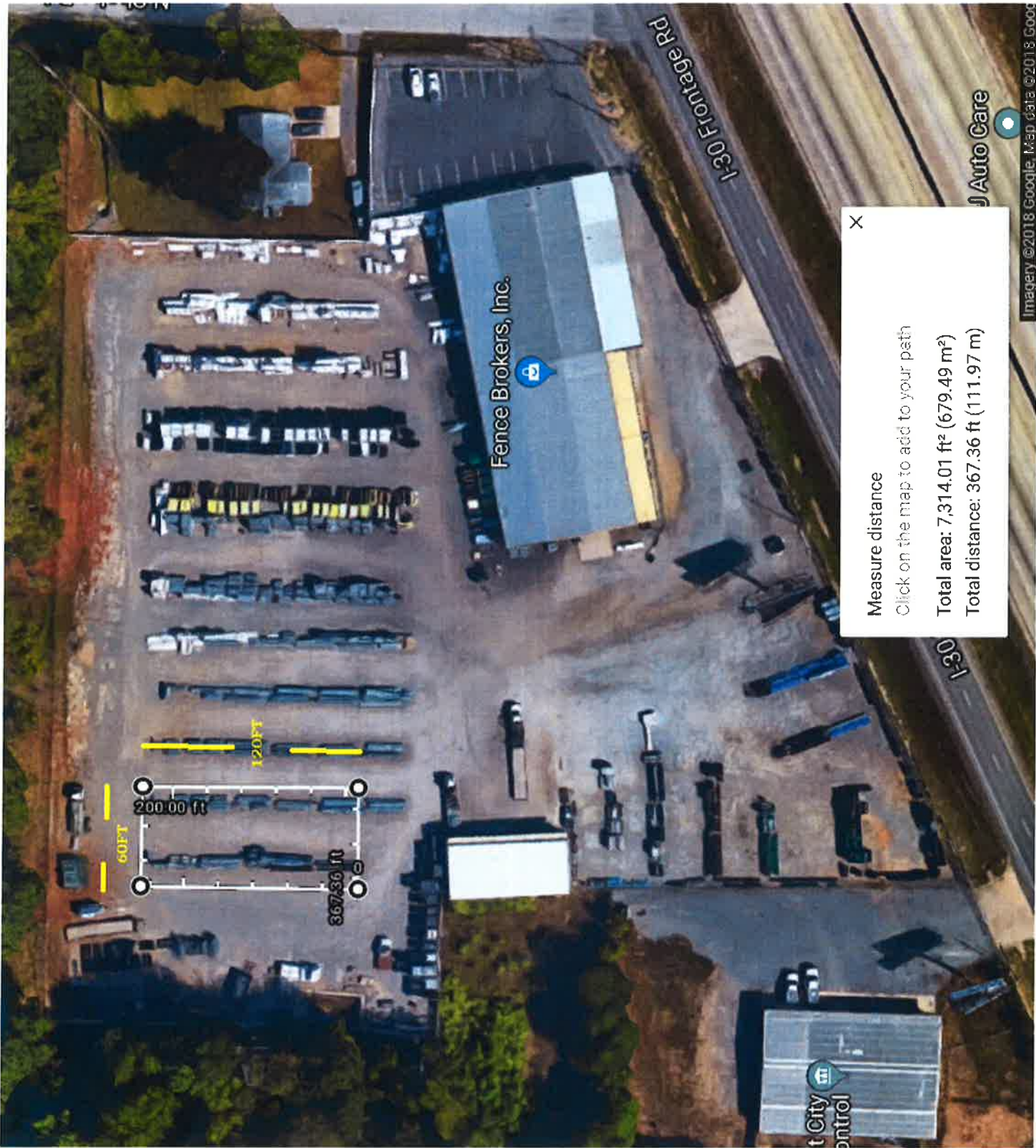
1-800-272-2215 WATS

fencebrokers.com

We would like to put on the agenda for December 10th for the approval of a storage shed.

This will be used for storage.

Hours of operation are 7:30am-4:30pm



Fence Brokers, Inc.

60FT
120FT
200.00 ft
367.36 ft

X
Measure distance
Click on the map to add to your path
Total area: 7,314.01 ft² (679.49 m²)
Total distance: 367.36 ft (111.97 m)

I-30 Frontage Rd

J Auto Care

City Control



GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND SPLIT OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2015-050630 (DEED OF RECORD).

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEED OF RECORD.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

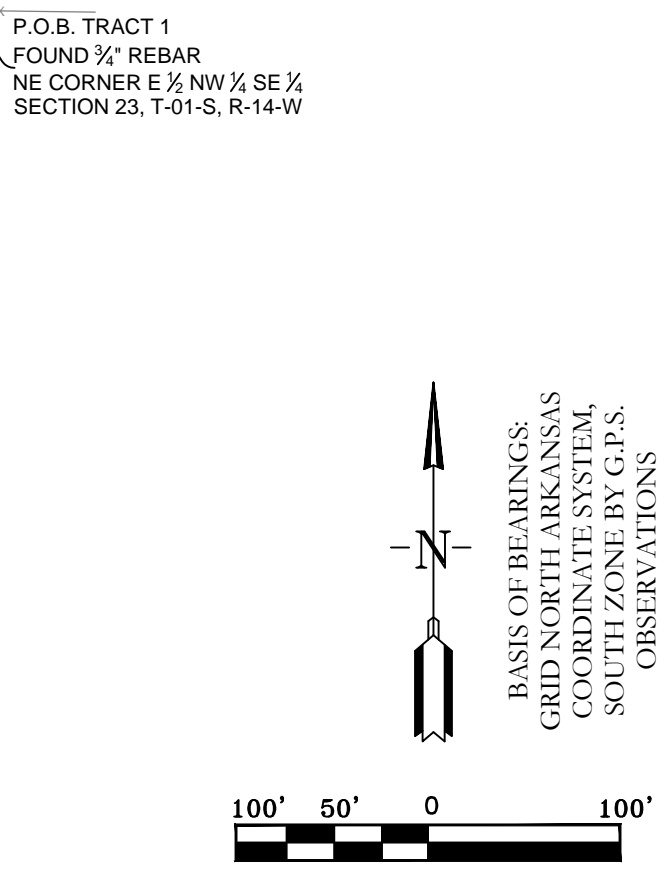
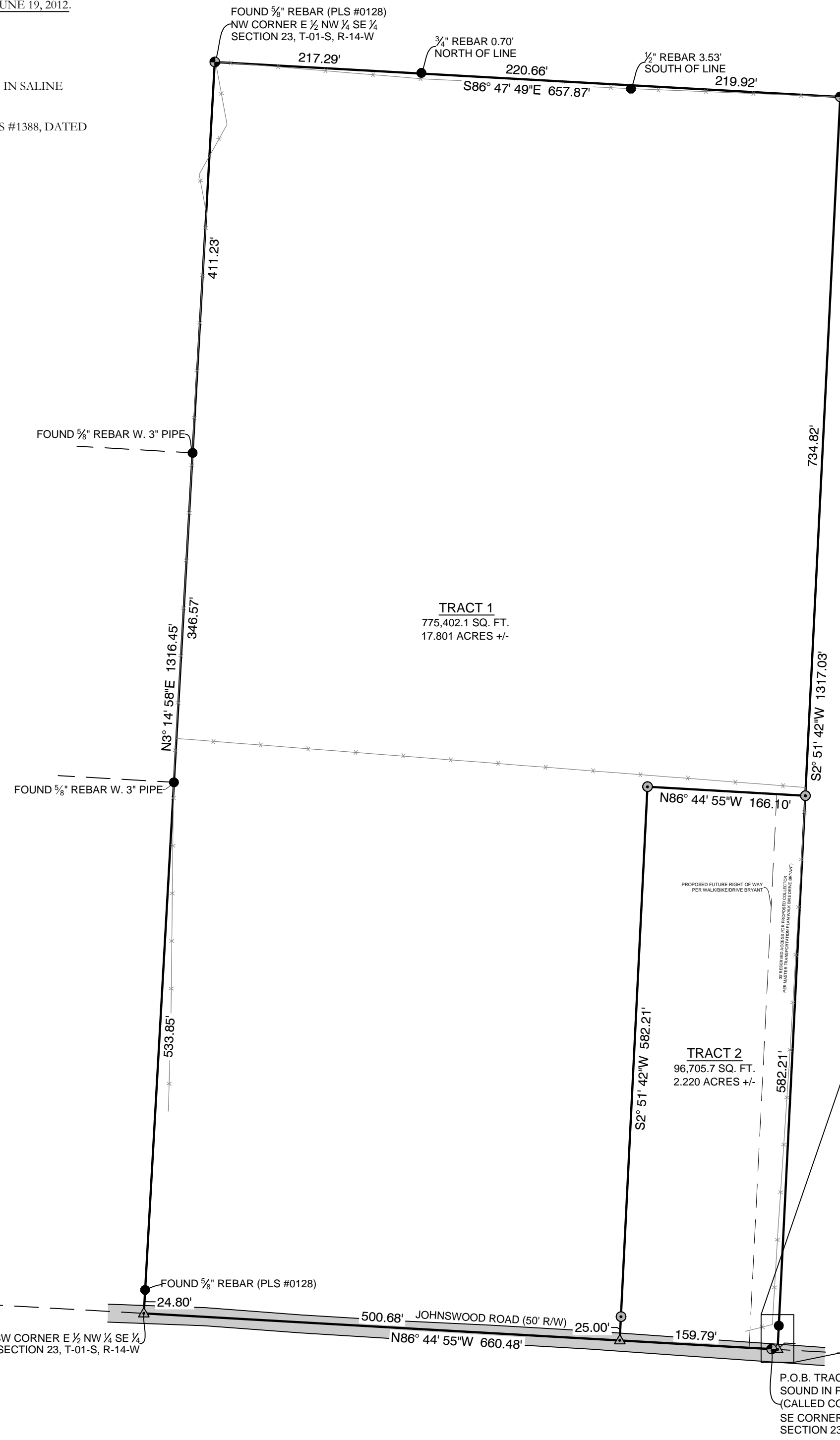
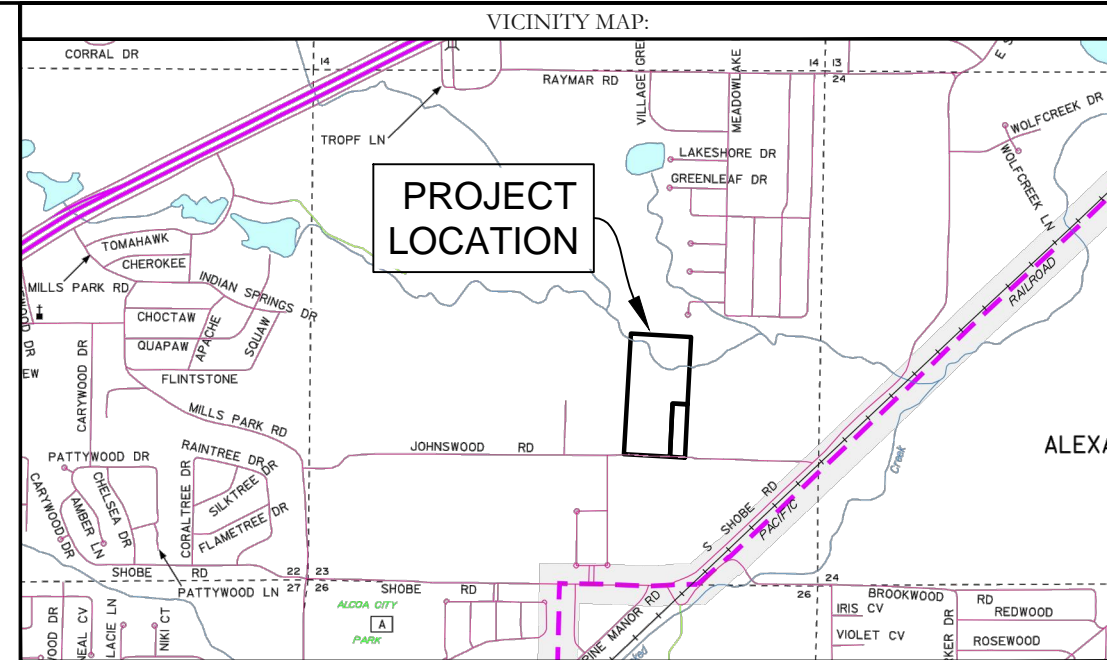
NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL #05125C0380D, DATED JUNE 19, 2012.

REFERENCE DOCUMENTS:

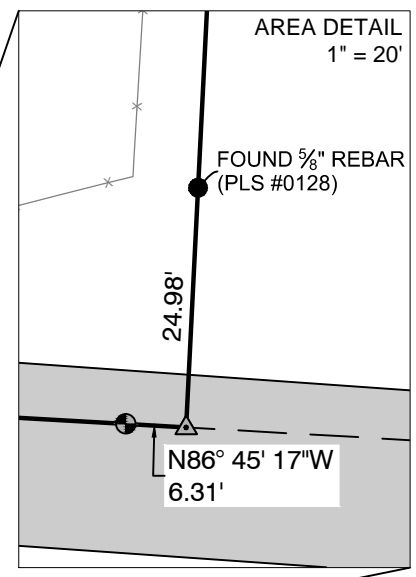
DEEDS FILED IN SALINE COUNTY:
INST. #2015-050630

MEADOWLAKE SUBDIVISION PHASE IV PLAT, AS FILED IN SALINE COUNTY INSTRUMENT #2001-026897.

BOUNDARY SURVEY BY DOUGLAS C. SHAMBARGER, PLS #1388, DATED FEBRUARY 18, 2004. (HOPE ENGINEERS JOB #04-0074)



By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No, 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.



TRACT 1 DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NW 1/4 SE 1/4) AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 NE 1/4 SE 1/4), ALL IN SECTION 23, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT A FOUND 1/2" REBAR, ACCEPTED AS THE NORTHEAST CORNER OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 23; THENCE S02°51'42"W, A DISTANCE OF 734.82 FEET TO A POINT; THENCE N86°44'55"W, A DISTANCE OF 166.10 FEET TO A POINT; THENCE S02°51'42"W, A DISTANCE OF 582.21 FEET TO A POINT ON THE SOUTH LINE OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 23; THENCE N86°44'55"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 500.68 FEET TO THE SOUTHWEST CORNER OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 23; THENCE N03°14'58"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,316.45 FEET TO A FOUND 3/8" REBAR (PLS #0128), ACCEPTED AS THE NORTHWEST CORNER OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 23; THENCE S86°47'49"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 657.87 FEET TO THE POINT OF BEGINNING. CONTAINING 775,402.1 SQUARE FEET, OR 17.801 ACRES, MORE OR LESS.

TRACT 2 DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NW 1/4 SE 1/4) AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 NE 1/4 SE 1/4), ALL IN SECTION 23, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT A MAGNETIC SOUNDING IN THE PAVEMENT OF JOHNSWOOD ROAD, FITTING MEASUREMENTS OF A CALLED COTTON SPINDLE IN REFERENCE SURVEYS AND ACCEPTED AS THE SOUTHEAST CORNER OF THE E 1/2 NW 1/4 SE 1/4 OF SECTION 23; THENCE N86°44'55"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 159.79 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, N02°51'42"E, A DISTANCE OF 582.21 FEET TO A POINT; THENCE S86°44'55"E, A DISTANCE OF 166.10 FEET TO A POINT; THENCE S02°51'42"W, A DISTANCE OF 582.21 FEET TO A POINT ON THE SOUTH LINE OF THE W 1/2 NE 1/4 SE 1/4 OF SECTION 23; THENCE N86°45'17"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 6.31 FEET TO THE POINT OF BEGINNING. CONTAINING 96,705.7 SQUARE FEET, OR 2.220 ACRES, MORE OR LESS.

LEGEND

- - Found Aliquot Corner
- ▲ - Computed point
- - Found monument
- - Set 1/2" Rebar
- (M) - Measured
- (P) - Plat/Deed
- x - x - - Fence

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ENGINEERS - SURVEYORS

117 S. Market Street,
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FOR USE AND BENEFIT OF:
A.C. WALLACE

**PART OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 01 SOUTH, RANGE 14 WEST
SALINE COUNTY, ARKANSAS**

DATE: 11/06/2018	C.A.D. BY: DKP	DRAWING NUMBER:
REVISED:	CHECKED BY:	18-0744
SHEET:	SCALE: 1"=100'	
500	01S	14W
0	23	200
62	1807	

City of Bryant Subdivision Checklist

Subdivision/Project Name Grace Village Phase - 2
Contact Person Vernon Williams Phone 501-408-4650
Mailing Address 2909 Military Road

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning _____
- ▲ 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)

Grace Village Phase-2
Name of Subdivision

George P. Work
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.

James H. Brewer
Owner Signature

Vernon J. Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

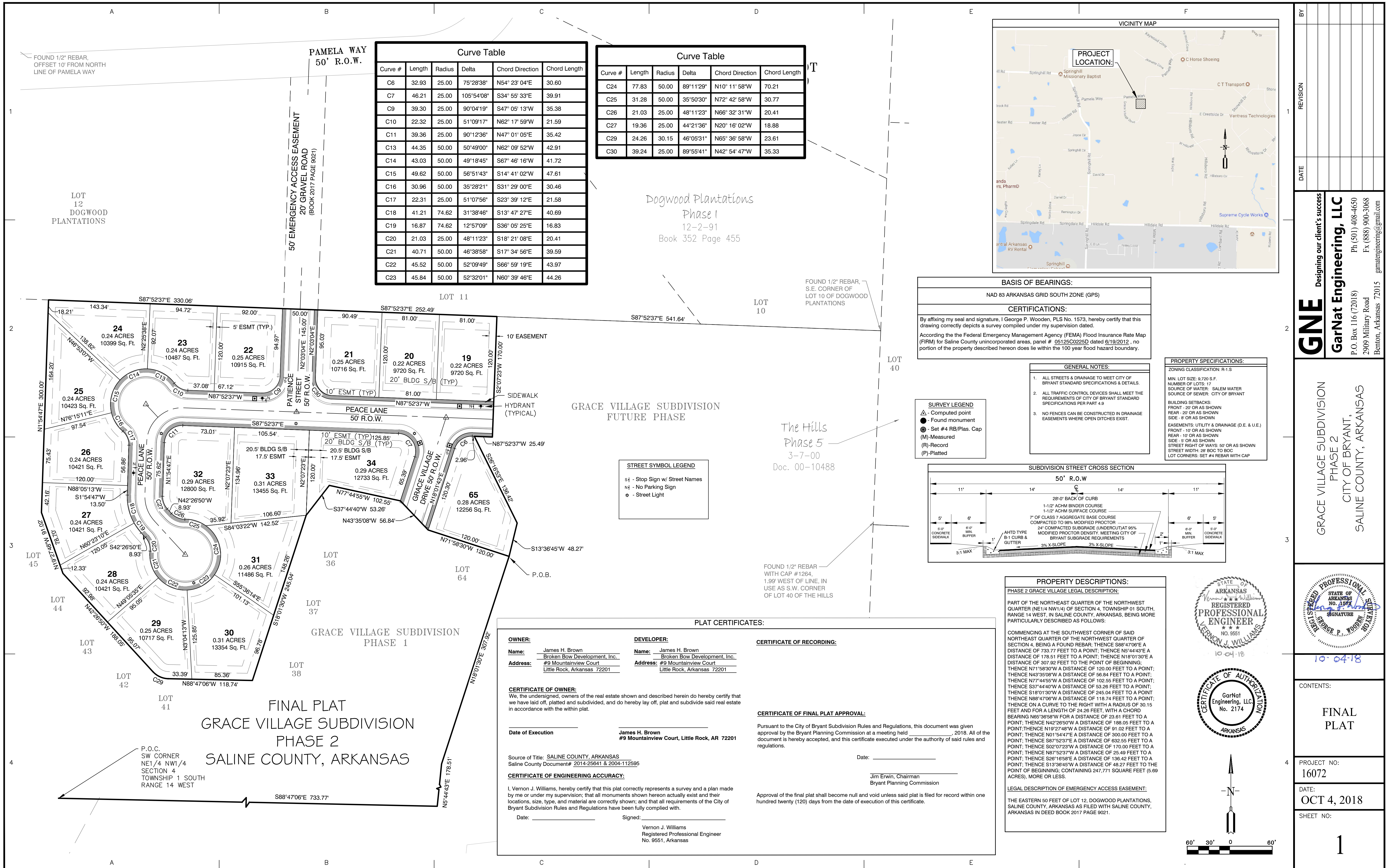
Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

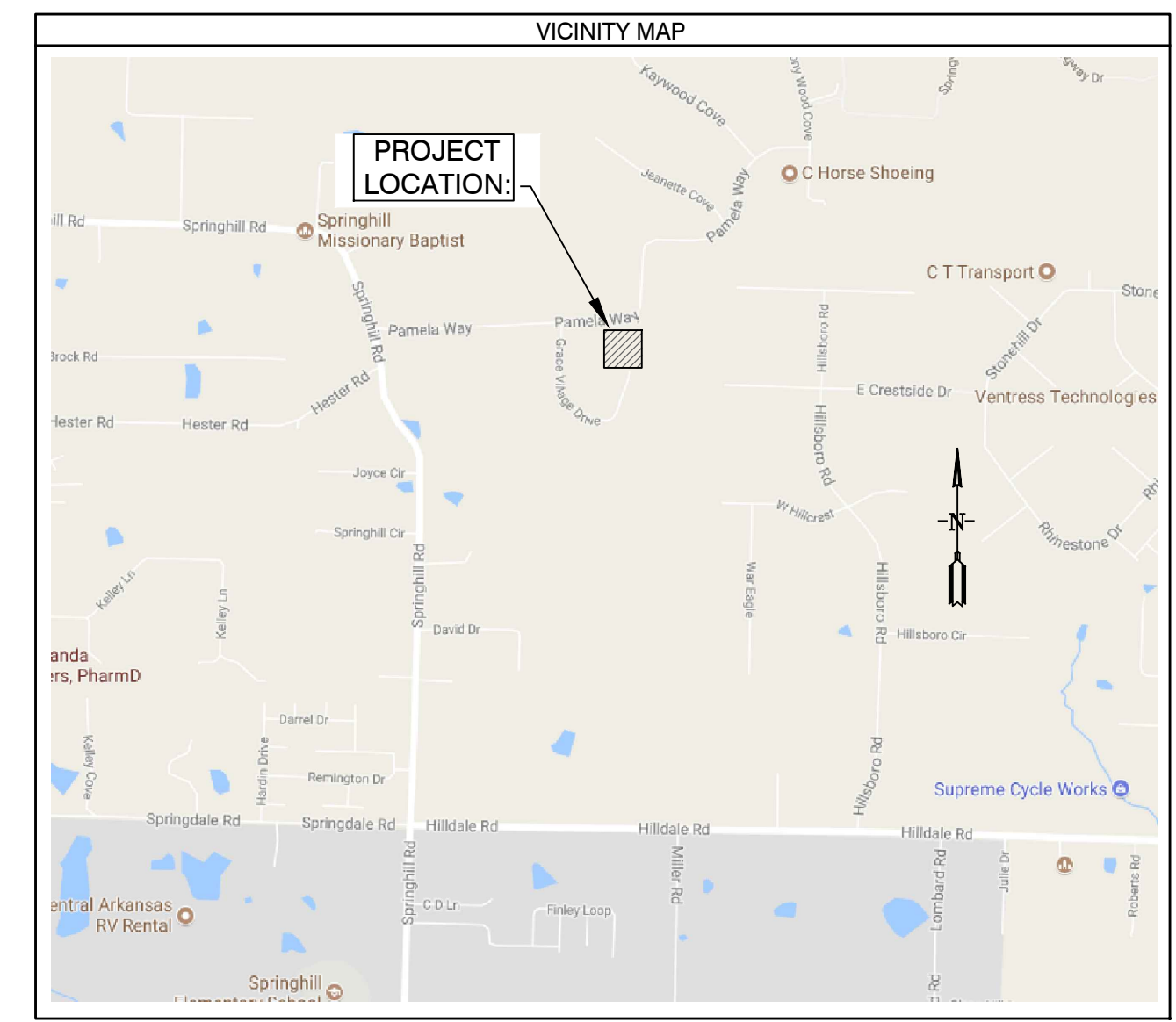
County Clerk _____

Date _____



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	32.93	25.00	75°28'38"	N54° 23' 04"E	30.60
C7	46.21	25.00	105°54'08"	S34° 55' 33"E	39.91
C9	39.30	25.00	90°04'19"	S47° 05' 13"W	35.38
C10	22.32	25.00	51°09'17"	N62° 17' 59"W	21.59
C11	39.36	25.00	90°12'36"	N47° 01' 05"E	35.42
C13	44.35	50.00	50°49'00"	N62° 09' 52"W	42.91
C14	43.03	50.00	49°18'45"	S67° 46' 16"W	41.72
C15	49.62	50.00	56°51'43"	S14° 41' 02"W	47.61
C16	30.96	50.00	35°28'21"	S31° 29' 00"E	30.46
C17	22.31	25.00	51°07'56"	S23° 39' 12"E	21.58
C18	41.21	74.62	31°38'46"	S13° 47' 27"E	40.69
C19	16.87	74.62	12°57'09"	S36° 05' 25"E	16.83
C20	21.03	25.00	48°11'23"	S18° 21' 08"E	20.41
C21	40.71	50.00	46°38'58"	S17° 34' 56"E	39.59
C22	45.52	50.00	52°09'49"	S66° 59' 19"E	43.97
C23	45.84	50.00	52°32'01"	N60° 39' 46"E	44.26

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	77.83	50.00	89°11'29"	N10° 11' 58"W	70.21
C25	31.28	50.00	35°50'30"	N72° 42' 58"W	30.77
C26	21.03	25.00	48°11'23"	N66° 32' 31"W	20.41
C27	19.36	25.00	44°21'36"	N20° 16' 02"W	18.88
C29	24.26	30.15	46°05'31"	N65° 36' 58"W	23.61
C30	39.24	25.00	89°55'41"	N42° 54' 47"W	35.33



Dogwood Plantations
Phase 1
12-2-91
Book 352 Page 455

The Hills
Phase 5
3-7-00
Doc. 00-10488

BASIS OF BEARINGS:
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:
By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 8/19/2012, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

SURVEY LEGEND

- ▲ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap
- (M) - Measured
- (R) - Record
- (P) - Platted

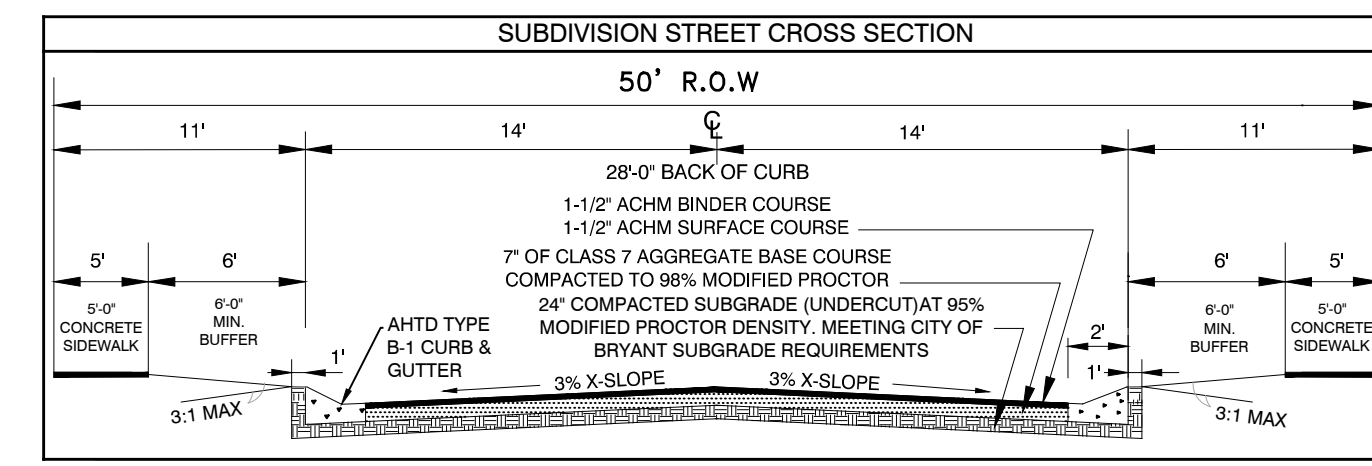
GENERAL NOTES:

- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
- NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 9,720 S.F.
NUMBER OF LOTS: 17
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 30' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP



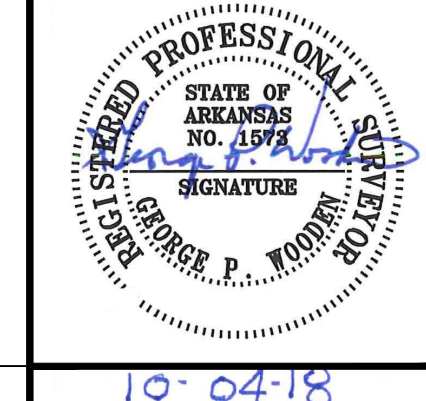
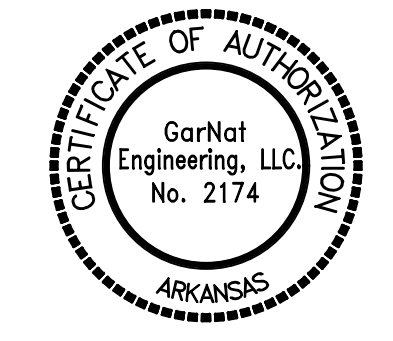
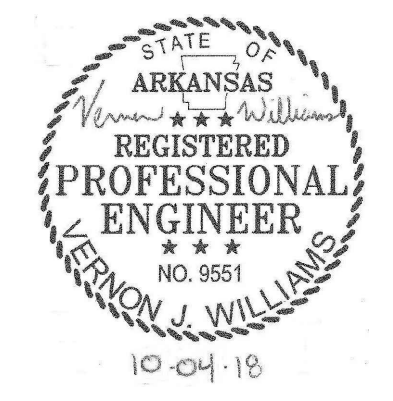
STREET SYMBOL LEGEND

- s4 - Stop Sign w/ Street Names
- N4 - No Parking Sign
- - Street Light

FOUND 1/2" REBAR WITH CAP #1264, 1.99' WEST OF LINE, IN USE AS S.W. CORNER OF LOT 40 OF THE HILLS

PROPERTY DESCRIPTIONS:
PHASE 2 GRACE VILLAGE LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND REBAR, THENCE N88°47'06"E A DISTANCE OF 733.77 FEET TO A POINT; THENCE N5°44'30"E A DISTANCE OF 178.51 FEET TO A POINT; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO THE POINT OF BEGINNING; THENCE N71°58'30"W A DISTANCE OF 120.00 FEET TO A POINT; THENCE N43°35'08"W A DISTANCE OF 56.84 FEET TO A POINT; THENCE N77°44'55"W A DISTANCE OF 102.55 FEET TO A POINT; THENCE S37°44'40"W A DISTANCE OF 53.26 FEET TO A POINT; THENCE S18°01'30"W A DISTANCE OF 245.04 FEET TO A POINT; THENCE N88°47'06"W A DISTANCE OF 118.74 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.15 FEET AND FOR A LENGTH OF 24.26 FEET, WITH A CHORD BEARING N65°36'58"W FOR A DISTANCE OF 23.61 FEET TO A POINT; THENCE N42°26'50"W A DISTANCE OF 188.05 FEET TO A POINT; THENCE N19°27'48"W A DISTANCE OF 91.02 FEET TO A POINT; THENCE N01°54'47"E A DISTANCE OF 300.00 FEET TO A POINT; THENCE N01°54'47"E A DISTANCE OF 300.00 FEET TO A POINT; THENCE S87°52'37"E A DISTANCE OF 832.55 FEET TO A POINT; THENCE S02°07'23"W A DISTANCE OF 170.00 FEET TO A POINT; THENCE N87°52'37"W A DISTANCE OF 25.49 FEET TO A POINT; THENCE S26°16'58"E A DISTANCE OF 136.42 FEET TO A POINT; THENCE S13°36'45"W A DISTANCE OF 48.27 FEET TO THE POINT OF BEGINNING, CONTAINING 247,771 SQUARE FEET (5.69 ACRES), MORE OR LESS.

LEGAL DESCRIPTION OF EMERGENCY ACCESS EASEMENT:
THE EASTERN 50 FEET OF LOT 12, DOGWOOD PLANTATIONS, SALINE COUNTY, ARKANSAS AS FILED WITH SALINE COUNTY, ARKANSAS IN DEED BOOK 2017 PAGE 9021.



PLAT CERTIFICATES:

OWNER:
Name: James H. Brown
Broken Bow Development, Inc.
Address: #9 Mountainview Court
Little Rock, Arkansas 72201

DEVELOPER:
Name: James H. Brown
Broken Bow Development, Inc.
Address: #9 Mountainview Court
Little Rock, Arkansas 72201

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date of Execution: _____
James H. Brown
#9 Mountainview Court, Little Rock, AR 72201

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

CERTIFICATE OF ENGINEERING ACCURACY:
I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

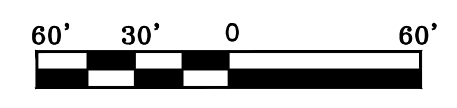
CERTIFICATE OF RECORDING:

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 _____, 2018. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____
Jim Erwin, Chairman
Bryant Planning Commission

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

BY	
REVISION	
DATE	
<p>GNE Designing our client's success GarNat Engineering, LLC Ph (501) 408-4650 P.O. Box 116 (72018) 2909 Military Road Benton, Arkansas 72015 gnatengineering@gmail.com</p>	
<p>GRACE VILLAGE SUBDIVISION PHASE 2 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>	
<p>10-04-18</p>	
<p>CONTENTS: FINAL PLAT</p>	
PROJECT NO:	16072
DATE:	OCT 4, 2018
SHEET NO:	1



City of Bryant

2019 Development Calendar

Application Deadlines and Meeting Dates

First Submittal Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	DRC Deadline 5:00 P.M.	DRC Meeting 9:00 A.M.	Final Revisions Deadline 5:00 P.M.	Planning Commission Meeting 6:00 P.M.
December 12	December 20	December 19	January 3	January 7	January 14
January 9	January 17	January 23	January 31	February 4	February 11
February 6	February 14	February 20	February 28	March 4	March 11
March 6	March 14	March 20	March 28	April 1	April 8
April 10	April 18	April 24	May 2	May 6	May 13
May 8	May 16	May 22	May 30	June 3	June 10
June 5	June 13	June 19	June 27	July 1	July 8
July 10	July 18	July 24	August 1	August 5	August 12
August 7	August 15	August 21	August 29	September 2	September 9
September 11	September 19	September 25	October 3	October 7	October 14
October 9	October 17	October 23	October 31	November 4	November 12
November 6	November 14	November 20	November 28	December 2	December 9

The DRC (Development and Review Committee) meets in the Administration Conference Room at City Hall (210 SW 3rd Street).

On Thursday's without a DRC meeting scheduled, the committee is available for a workshop or application meeting.

The deadline for a workshop, application meeting or discussion item is the Monday before by 5 p.m.