



Special Bryant Planning Commission Meeting

Thursday, July 30th, 2020

6:00 PM

Online Meeting

Must pre-register at the link below to attend:

https://us02web.zoom.us/webinar/register/WN_5CD1aYwRSAi9y0s18tVBTO

CALL TO ORDER

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

ANNOUNCEMENTS

NEW BUSINESS

Sunset Plaza - Sign Variance - 4909 HWY 5

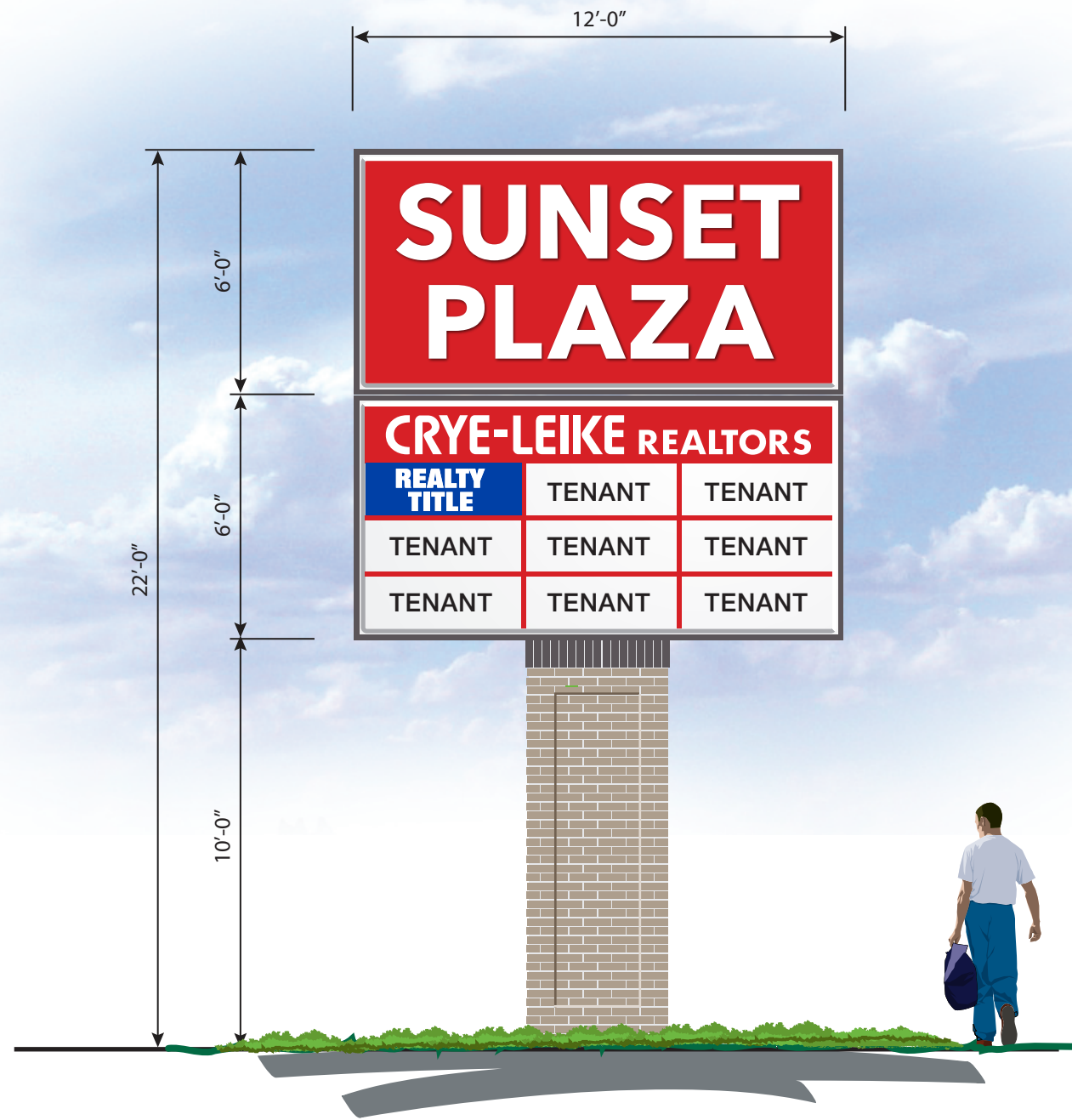
Hope Consulting - Requesting Approval for Sign Variance

Documents:

[0323-PLN-01.pdf](#)

[0323-PLN-02.pdf](#)

ADJOURNMENT



R1A 144 Sq. Ft. Double Face Illuminated Pole Sign (Elevation)
SCALE: 1/4" = 1'-0"

Date:	Description of Revision
02/14/19	Initial Recommendation
03/25/19	Shopping Center Name Change
07/11/20	Revised to Center Pole Structure



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■ Design Number: 021419

■ Sheet Number: 1 of 3

■ Issue Date: 02.14.2019

■ Customer: CRYE-LEIKE Bryant, AR

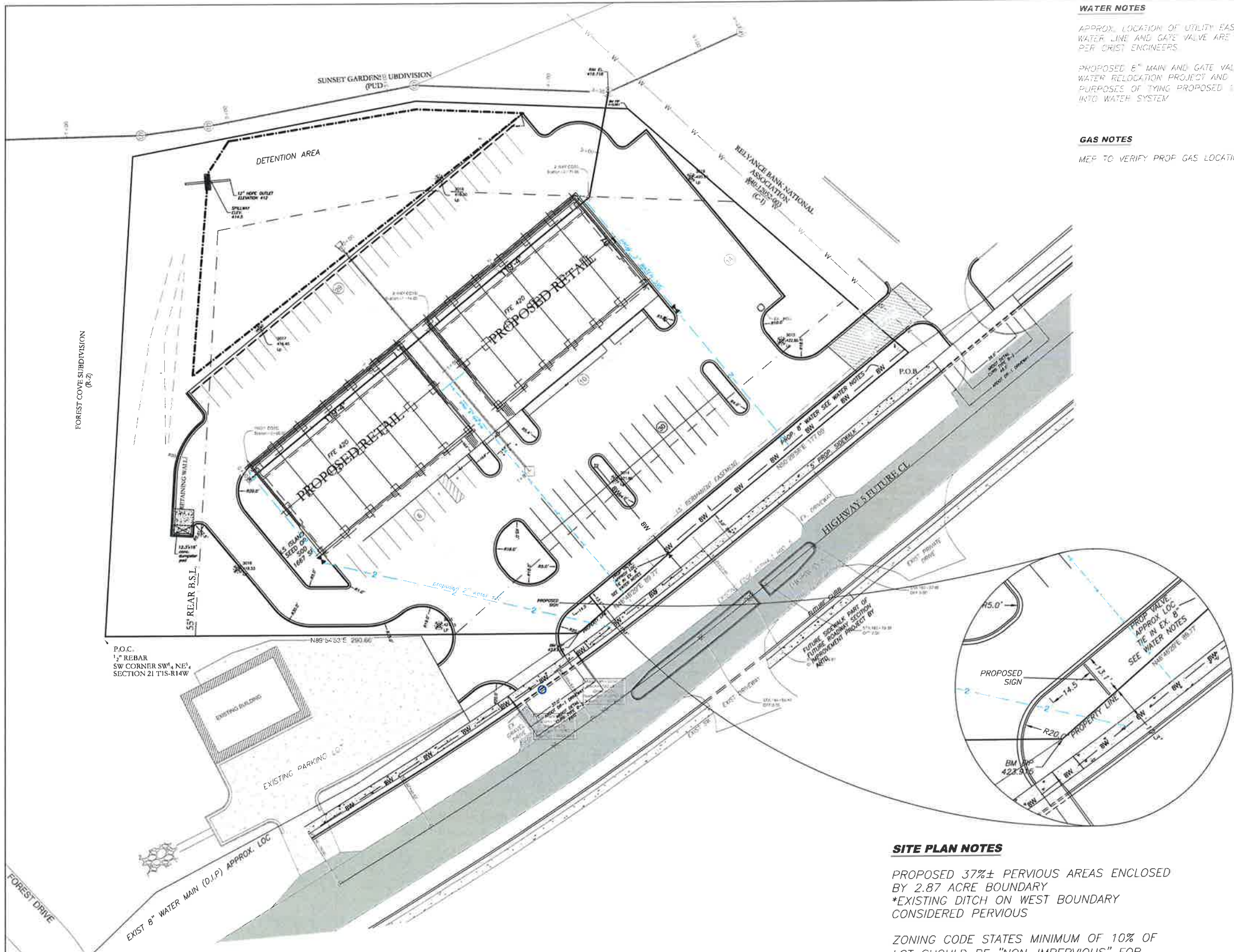
■ Salesman: Russell Witt

■ Designer: Stockwell

■ Approved by: _____ Date: _____

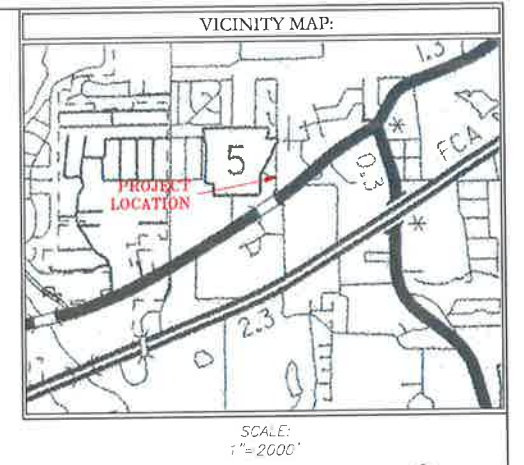
■ Loaned to: _____ Date Loaned: _____

■ For Period of: _____ Date Returned: _____



WATER NOTES
 APPROX. LOCATION OF UTILITY EASEMENT AND PROPOSED 8" WATER LINE AND GATE VALVE ARE SHOWN ON PLANS AS PER CRIST ENGINEERS.
 PROPOSED 8" MAIN AND GATE VALVE PART OF A SEPARATE WATER RELOCATION PROJECT AND ONLY SHOWN FOR PURPOSES OF TYING PROPOSED 1.5" SERVICE FOR THIS INTO WATER SYSTEM.

GAS NOTES
 MEP TO VERIFY PROP GAS LOCATION AND METER.



PROPERTY DETAILS
 CURRENT ZONING: C-2 (HIGHWAY COMMERCIAL)
 PARKING SPACE REQUIREMENTS
 REQUIRED SPACES: 1 SPACE PER 300 SQUARE FEET OF OCCUPIED SPACE (70 SPACES)
 PROPOSED SPACES: 96 (INCLUDES 4 HC SPACES)
 Legal Description was taken from survey completed on June 16, 2016 by Scott Foster PLS # 1467.
 Property Description:
 Part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas. Being more Particularly Described as Follows: Beginning at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter, Thence North 03 Degrees 16 Minutes 36 Seconds East Along the East Line of Forest Cove Subdivision 296.35 Feet to a Found Five Eighths Inch Rebar, Thence Departing Said East Line North 79 Degrees 08 Minutes 23 Seconds East 177.43 Feet to a Point, Thence South 87 Degrees 35 Minutes 58 Seconds East 131.11 Feet to a Found Five Eighths Inch Rebar, Thence South 48 Degrees 42 Minutes 58 Seconds East 229.78 Feet to a Set One Half Inch Rebar on the Northern Right of Way Line of Arkansas State Highway Number 5; Thence Along Said Right of Way Line the Following Two Courses and Distances; Thence South 50 Degrees 29 Minutes 58 Seconds West 177.09 Feet to a Set One Half Inch Rebar; Thence South 48 Degrees 48 Minutes 29 Seconds West 89.77 Feet to a Set One Half Inch Rebar, Thence Departing Said Right of Way Line South 89 Degrees 54 Minutes 56 Seconds West 290.66 Feet to the Point of Beginning Containing 124,648 Square Feet or 2.86 acres More or Less.



SITE PLAN NOTES
 PROPOSED 37%± PERVIOUS AREAS ENCLOSED BY 2.87 ACRE BOUNDARY
 *EXISTING DITCH ON WEST BOUNDARY CONSIDERED PERVIOUS
 ZONING CODE STATES MINIMUM OF 10% OF LOT SHOULD BE "NON-IMPERVIOUS" FOR LOTS WITH C2 ZONING

UTILITY NOTES
 1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.

EXISTING UTILITY LEGEND	
	EXIST POWER POLE
	GATE VALVE
	REDUCER
	GAS METER
	TELEPHONE PED.
	EXISTING WATER METER
	FIRE HYDRANT
	SEWER MANHOLE

SEWER LEGEND:	
	SEWER MANHOLE

WATER LEGEND:	
	PROP. GATE VALVE
	2' BLOW OFF
	REDUCER
	FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE

NOTE:
 USE SDR 26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 30" MINIMUM COVER CANNOT BE MAINTAINED.
 CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

LEGEND
 ▲ - Computed point
 ● - Found monument
 ○ - Set Iron Pipe
 ⊙ - Set Iron Pipe
 (M) - Measured
 (R) - Record
 (D) - Deed
 ⚡ - Power Pole
 --- Overhead Power

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

FOR USE AND BENEFIT OF:
HAROLD CRYE
 CRYE-LEIKE COMMERCIAL RETAIL
 SITE PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 3/2/2017	C.A.D. BY: WM	DRAWING NUMBER: 16-0380
REVISED: 4/24/2018	CHECKED BY:	
SUBJECT: C-3.0	SCALE: AS SHOWN	
500	01S	14W 0 19 440 62 1762

REVISION PROJECTS 3086 CONSTRUCTION 1616 GARDEN CITY, ILLINOIS | HIGHWAY 516, GARDEN CITY, ILLINOIS | CROSS ACCESS EAST/WEST | 02-29-18 | DWG