



Bryant Planning Commission Meeting
Monday, August 10th, 2020
Boswell Municipal Complex - City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

APPROVAL OF MINUTES

Planning Commission Meeting Minutes - 7/13/2020, 7/30/2020

Documents:

[Planning Commission Meeting Minutes 7-13-2020.docx](#)
[Special Planning Commission Meeting Minutes 7-30-2020.docx](#)

DRC REPORT

1400 N Reynolds Road

Jim Hastings - Requesting Approval for Variance - **Recommended Approval for Setbacks, No recommendation on Extension of 6 Mo. Variance Period.**

4910 Springhill Road Subdivision

Hope Consulting - Requesting Approval for Subdivision Plat and Half Street Improvement Waiver. - **Recommended Approval on Subdivision Plat, Contingent upon Half Street Improvements. No Recommendation on Half-street improvements**

5901 Boone Road - Rezoning

Hope Consulting - Requesting Approval for Rezoning - **Recommended Approval**

Arkansas Heart Hospital - Signage

Requesting Special Sign Permit Approval - **Recommended Approval**

Chick-Fil-A - Site Plan Changes

Bryan Burger - Requesting Approval for Site Plan Modifications - **Approved**

Documents:

[0259-PLN-02.pdf](#)
[0259-PLN-01.pdf](#)

Hurricane Gardens Phase 2 - Final Plat

Michael Bolin and Assoc. - Requesting Final Plat Approval - **Recommended Approval**

JD Byrider - 22677 I-30 S

Corporate ID Solutions - Requesting Sign Permit Approval - **Front "Byrider" Sign Approved.**

Documents:

[0319-APP-01.pdf](#)

Kensington Place Phase 2

GarNat Engineering - Requesting Approval for Final Plat. - **Recommended Approval**

Malvern National Bank Plaza - 4430 HWY 5

Ace Signs - Requesting Approval for Sign Variance - **No Recommendation**

Tri State Water And Air - 3009 Corporate Center Drive

Arkansas Sign and Neon - Requesting Sing Permit Approval - **Approved**

Documents:

[0313-APP-01.pdf](#)

Xi Xi Hair Designs - 3411 Main Street

KT&T Signs - Requesting Sign Permit Approval - **Approved**

Documents:

[0311-APP-01.pdf](#)

PUBLIC HEARING

5901 Boone Road - Rezoning

Hope Consulting - Requesting Approval for Rezoning

Documents:

[0300-APP-01.pdf](#)

OLD BUSINESS

Malvern National Bank Plaza - 4430 HWY 5

Ace Signs - Requesting Approval for Sign Variance

Documents:

[0290-PLN-01.pdf](#)

[0290-APP-02.pdf](#)

NEW BUSINESS

Arkansas Heart Hospital - Signage

Requesting Special Sign Permit Approval

Documents:

[0321-PLN-01.pdf](#)

[0321-APP-01.pdf](#)

0321-APP-02.PNG

Kensington Place Phase 2

GarNat Engineering - Requesting Approval for Final Plat

Documents:

0207-PLN-01.pdf
0207-APP-01.pdf
0207-PLN-02.pdf
0207-BOA-01.pdf

Hurricane Gardens Phase 2 - Final Plat

Michael Bolin and Assoc. - Requesting Final Plat Approval

Documents:

0314-APP-01.pdf
0314-BOA-01.pdf
0314-PLN-01.pdf

4910 Springhill Road Subdivision

Hope Consulting - Requesting Approval for Subdivision Plat and Half Street Improvement Waiver.

Documents:

0317-BOA-01.pdf
0317-APP-01.pdf
0317-PLN-01.pdf

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT



Bryant Planning Commission Meeting Minutes
Monday, July 13th, 2020
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

CALL TO ORDER

- Chairman Jim Erwin calls the meeting to order.
- Commissioners Present: Mayfield, Brunt, Erwin, Burgess, Penfield, Statton, Poe
- Commissioners Absent: Johnson

APPROVAL OF MINUTES

*Motion to approve minutes for Bryant Planning Commission Meeting on June 8th, 2020 made by Commissioner Penfield and Seconded by Commissioner Mayfield.
Voice Vote. 7 yeas and 0 nays. Johnson absent.*

ANNOUNCEMENTS

Chairman Erwin made announcement for everyone to please silence their phones. Then asked Chairman Penfield to read the DRC Report.

DRC REPORT

TNT Fireworks - 400 Bryant Ave

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

Meramec Specialty Fireworks - 6905 HWY 5

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

3707 Springhill Road - Lot Split - Lindsey Estates

Hope Consulting - Requesting Recommendation of Approval for Subdivision Plat - **Recommended Approval**

Sam's Hill Estates - Hilldale Road

Hope Consulting - Requesting Approval for Subdivision Plat and Pre-Annexation Agreement - **Recommended Approval**

Marketplace Subdivision - Site Plan Revision

GarNat Engineering - Requesting Approval for Site Plan Revisions - **Approved, Contingent upon working out details of waterline, pedestrian access, and dumpster.**

Jimmy's Jerk Chicken - 6221 HWY 5

Jacquez Morrison - Requesting Approval for Temporary Business Permit - **Approved, Must Keep Food Truck 50ft from other Venders.**

HW Entertainment, Bryant Fireworks - 23950 I-30

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

Farmers Bank -3345 HWY 5

Crafton Tull - Requesting Site Plan Approval - **Approved**

Employment Solutions / Century 21 Sign -113 Broadway

Requesting Sign Permit Approval - **Approved**

Crosspointe Church - 401 Reynolds Road

Ace Sign Company - Requesting Sign Permit Approval - **Approved**

Arnold Fireworks

Aime Horn - Requesting Approval of Temporary Business Permits for three locations:

- 1) 2116 N Reynolds Road - **Approved**
- 2) 604 S Reynolds Road - **Approved**
- 3) 2625 Springhill Road - **Approved**

JD Byryder - 22677 I-30 S

Dan Bartlett Architect - Requesting Approval of Commercial Plat - **Recommended Approval**

5901 Boone Road - Rezoning

Hope Consulting - Requesting Approval for Rezoning from PUD to R-1.S. - **Recommended Approval**

Malvern National Bank Plaza - 4430 HWY 5

Ace Signs - Requesting Approval for Sign Variance - No Recommendation

PUBLIC HEARING

5901 Boone Road - Rezoning

Hope Consulting - Requesting Approval for Rezoning from PUD to R-1.S

Hearing item was postponed to next meeting by Chairman Jim Erwin due to incorrect dates being listed on the mailers.

NEW BUSINESS

Sam's Hill Estates - Hilldale Road

Hope Consulting - Requesting Approval for Subdivision Plat and Pre-Annexation Agreement

After Brief discussion Item was put up for a roll call vote by Chairman Jim Erwin. 7 Yays, 0 Nays. Johnson Absent.

3707 Springhill Road - Lindsey Estates

Hope Consulting - Requesting Approval for Subdivision Plat

After Brief discussion Item was put up for a roll call vote by Chairman Jim Erwin. 7 Yays, 0 Nays. Johnson Absent.

Malvern National Bank Plaza - 4430 HWY 5

Ace Signs - Requesting Approval for Sign Variance

After brief discussion Item was tabled by Chairman Jim Erwin due to there not being a representative at the meeting.

JD Byryder - 22677 I-30 S

Dan Bartlett Architect - Requesting Approval of Commercial Plat

After Brief discussion Item was put up for a roll call vote by Chairman Jim Erwin. 7 Yays, 0 Nays. Johnson Absent.

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT

Motion to adjourn made by Commissioner Erwin, Seconded by Commissioner Burgess. Meeting was adjourned.

Chairman, Jim Erwin

Date

Secretary, Colton Leonard

Date



Special Bryant Planning Commission Meeting Minutes

Thursday, July 30th, 2020

6:00 p.m.

Online Meeting

CALL TO ORDER

- Chairman Jim Erwin calls the meeting to order.
- Commissioners Present: Mayfield, Brunt, Erwin, Burgess, Penfield, Statton, Poe, Johnson.
- Commissioners Absent: None

ANNOUNCEMENTS

Chairman Erwin made note there were no know announcements.

NEW BUSINESS

Sunset Plaza - Sign Variance - 4909 HWY 5

Hope Consulting - Requesting Approval for Sign Variance

After brief discussion Variance was put up for a vote by Chairman Erwin. Roll Call Vote. 8 Yays, 0 Nays. None Absent.

ADJOURNMENT

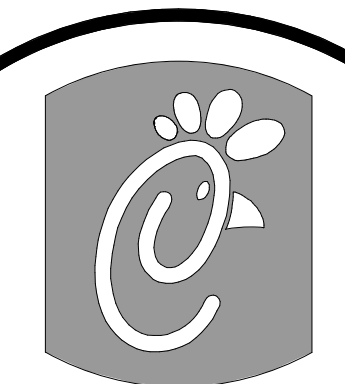
Motion to adjourn made by Commissioner Erwin, Seconded by Commissioner Burgess. Meeting was adjourned.

Chairman, Jim Erwin

Date

Secretary, Colton Leonard

Date



Chick-fil-A

5200 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

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7/29/2020 9:20:55 AM

MICHAEL R. MAYSE ARCHITECT
 Architecture • Planning • Construction Management
 14831 Oakmont Dr.
 Dallas, Texas 75244
 Phone: (972) 386-0338
 Fax: (972) 386-0376

STORE
 CFA 02161
 Reynolds Rd FSU
 2232 N. Reynolds Rd
 Bryant, AR 72022

CL S06C

SHEET TITLE
**DRIVE-THRU
 STRUCTURE**

Job No. : 18098

Store : 02161

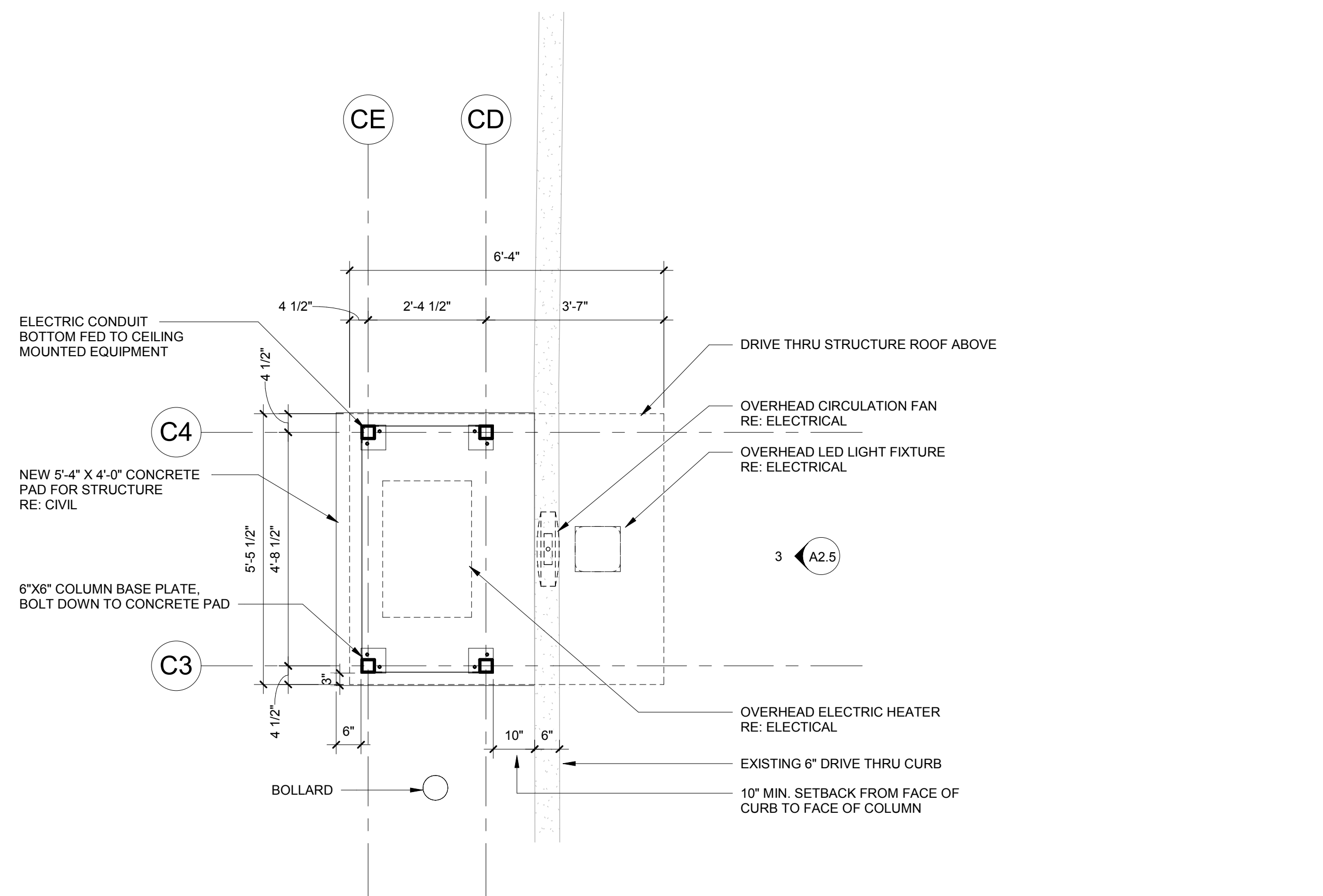
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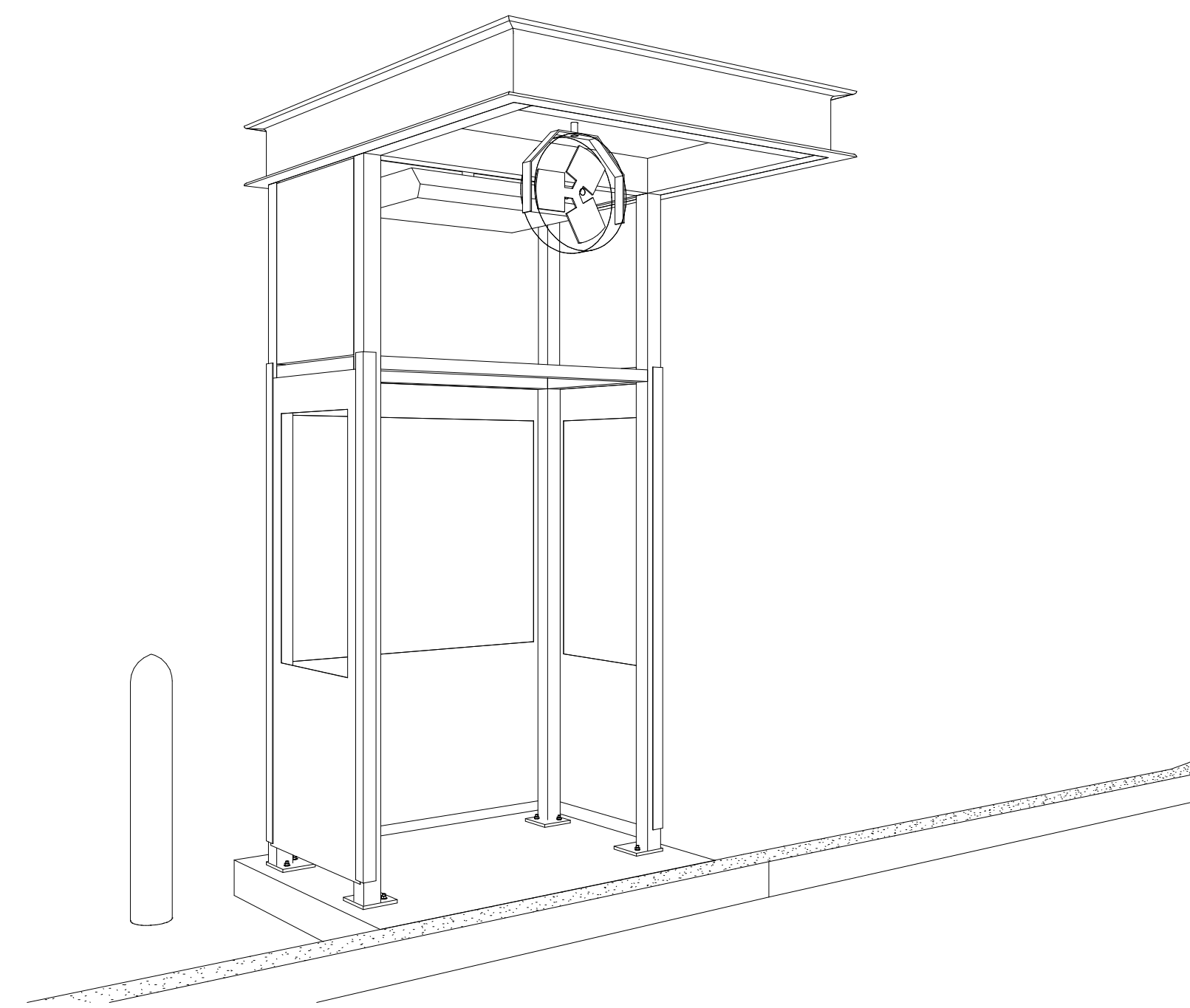
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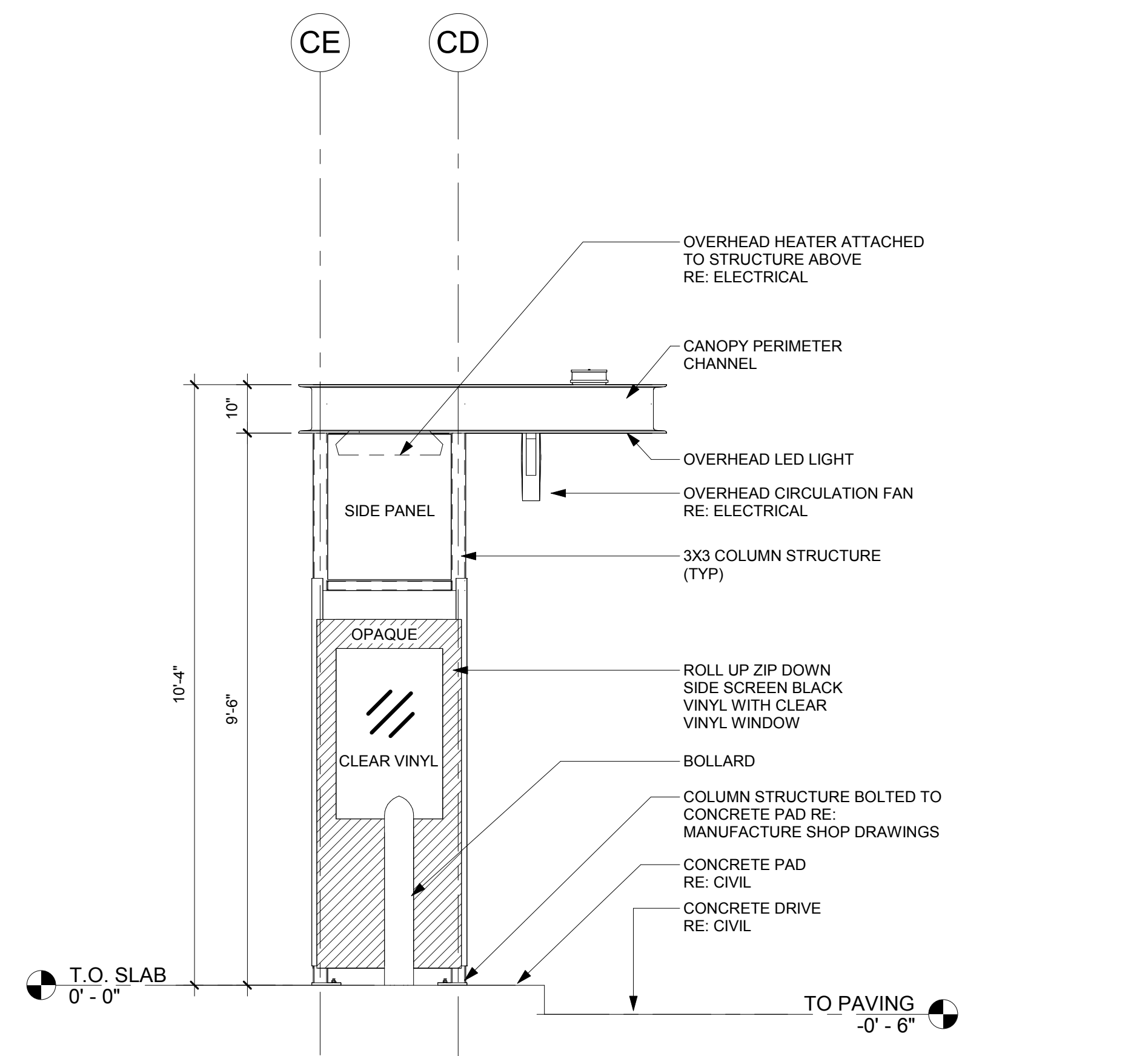
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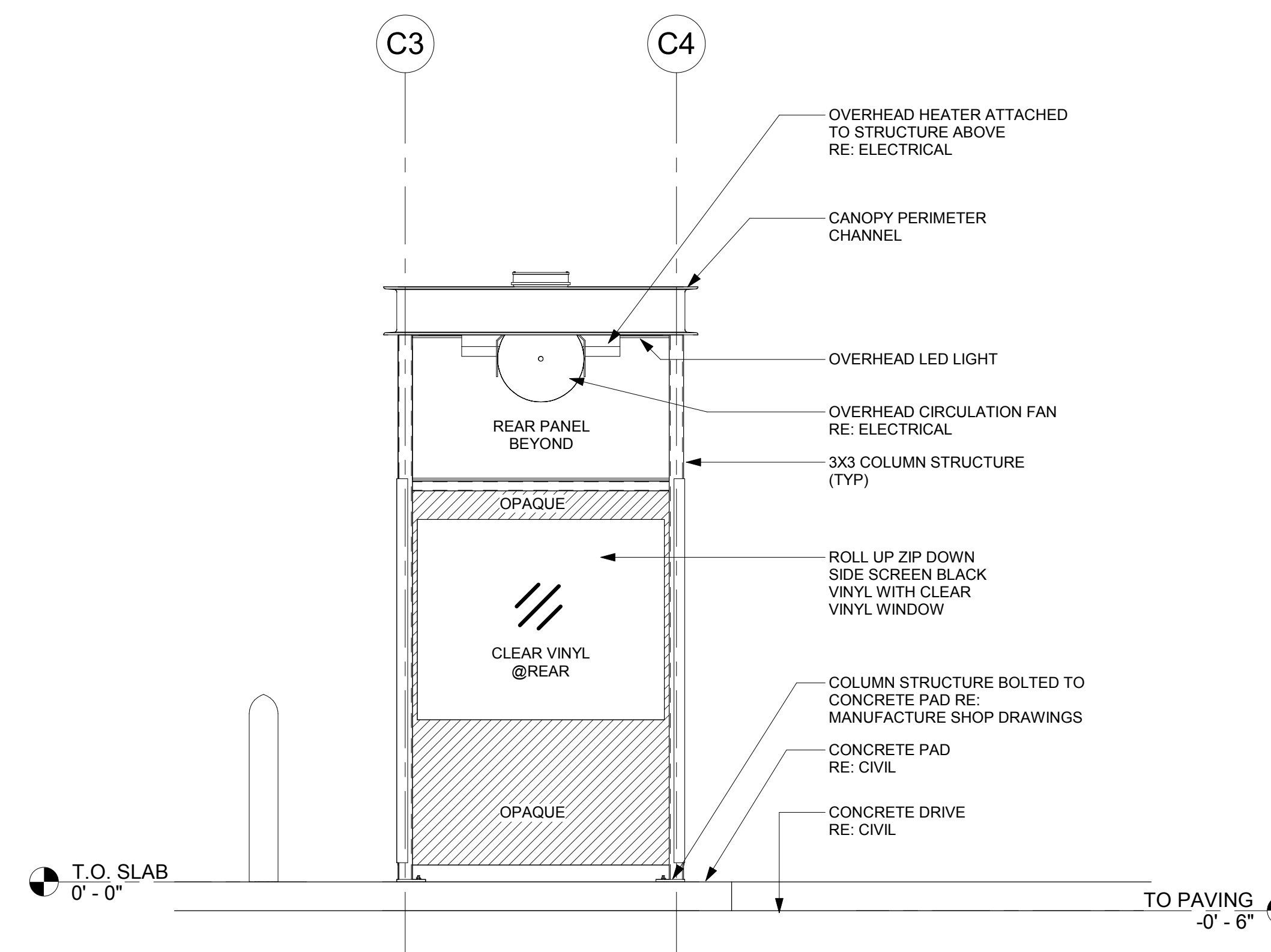
1 DRIVE-THRU STRUCTURE FLOOR PLAN
 1/2" = 1'-0"



4 DRIVE-THRU STRUCTURE PERSPECTIVE
 1/2" = 1'-0"



2 DRIVE-THRU STRUCTURE SIDE
 1/2" = 1'-0"



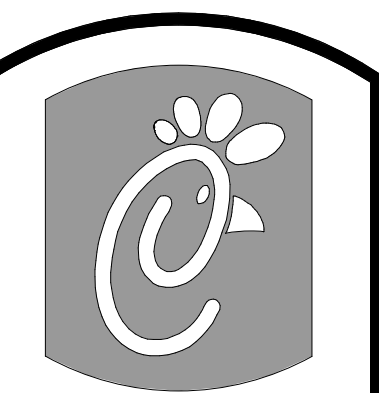
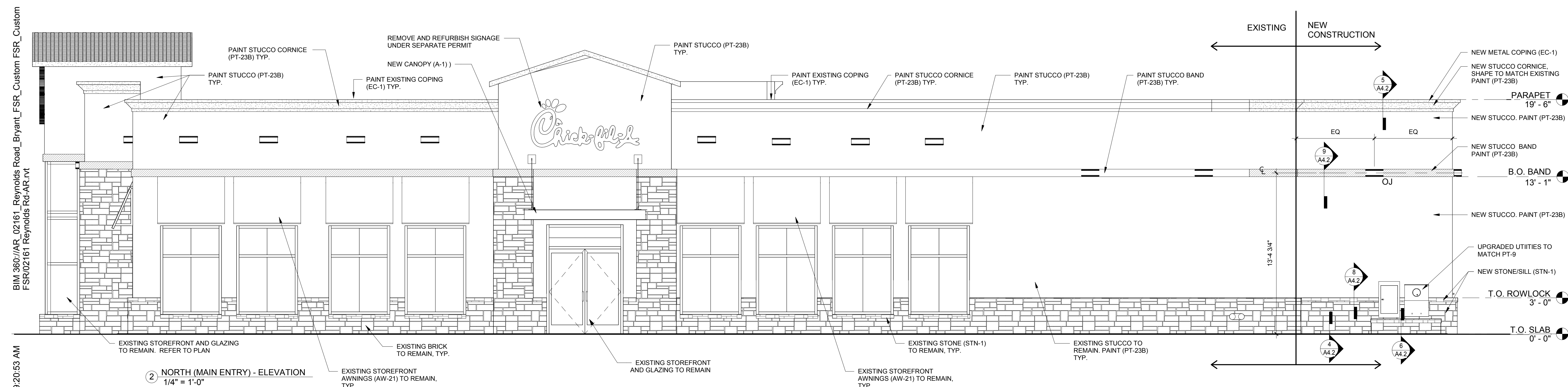
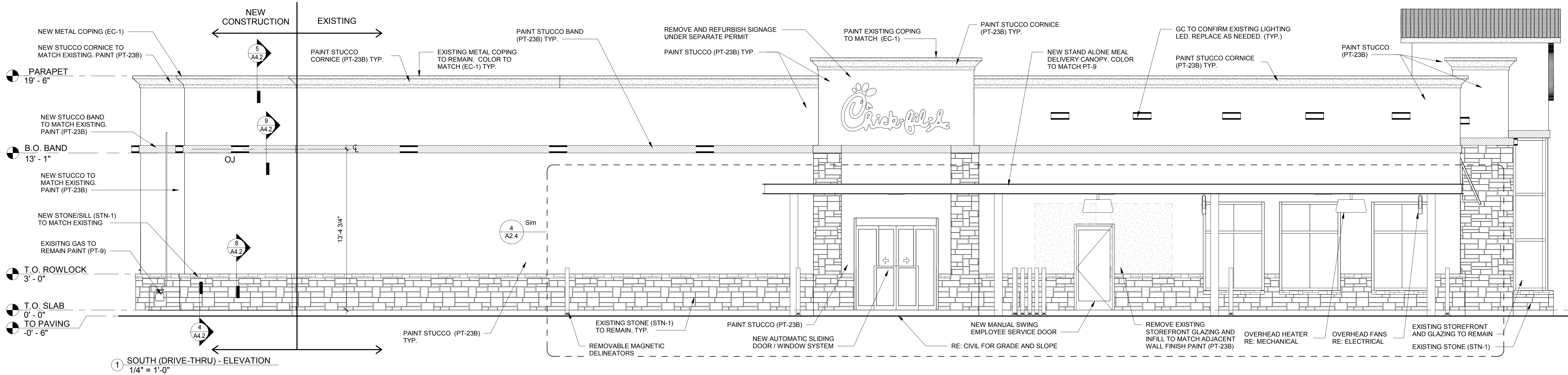
3 DRIVE-THRU STRUCTURE FRONT
 1/2" = 1'-0"

3 EXTERIOR FINISH SCHEDULE

STN-1	ELDORADO STONE VENEER (EXISTING) STYLE - STACKED STONE "CASTAWAY" STAGGER ALL VERTICAL JOINTS. CORNER PIECES ARE TO BE USED AT ALL OUTSIDE CORNERS. BUTTER ALL CUT EDGES WITH COLOR TO MATCH MORTAR	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
EC-1	NEW PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	PT-23B	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
MP-1	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	AW-21	AWNING FABRIC SUNBRELLA RE: SIGNAGE PACKAGE FOR SPECS
PT-7	EXTERIOR PAINT REFUSE ENCLOSURE SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS	A-1	ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD

EXTERIOR FINISH NOTES:
 1. FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE.
 2. REFER TO SHEETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH.

STUCCO NOTES:
 3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8"). SCRATCH COAT, BROWN COAT AND EIFS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMERIC BINDER AND DIRT PICKUP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE QUARTZPUTZ TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS, CORNER BEADS, CONSTROL JOINTS, ETC.



Chick-fil-A
 5200 Buffington Rd.
 Atlanta, GA
 30349-2998

Revisions:

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STORE
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 Bryant, AR 72022

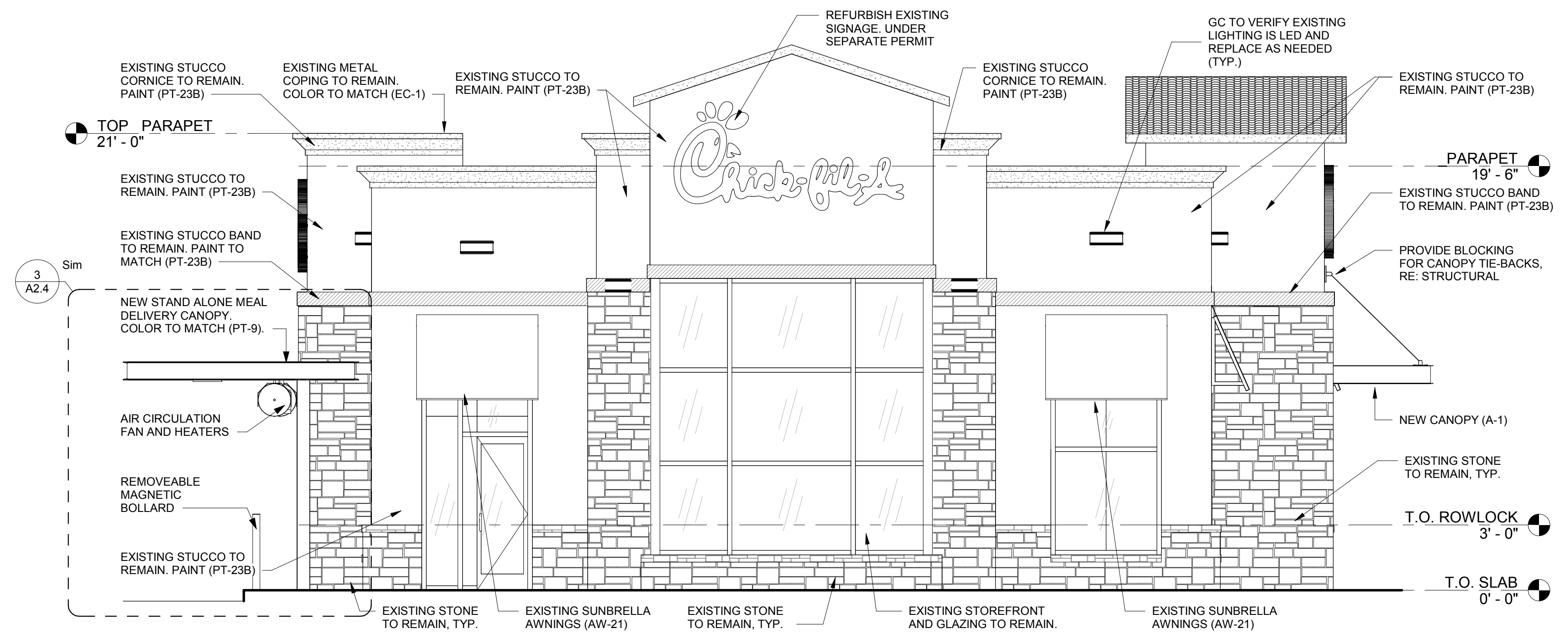
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EXTERIOR ELEVATIONS

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 Checked By : GD

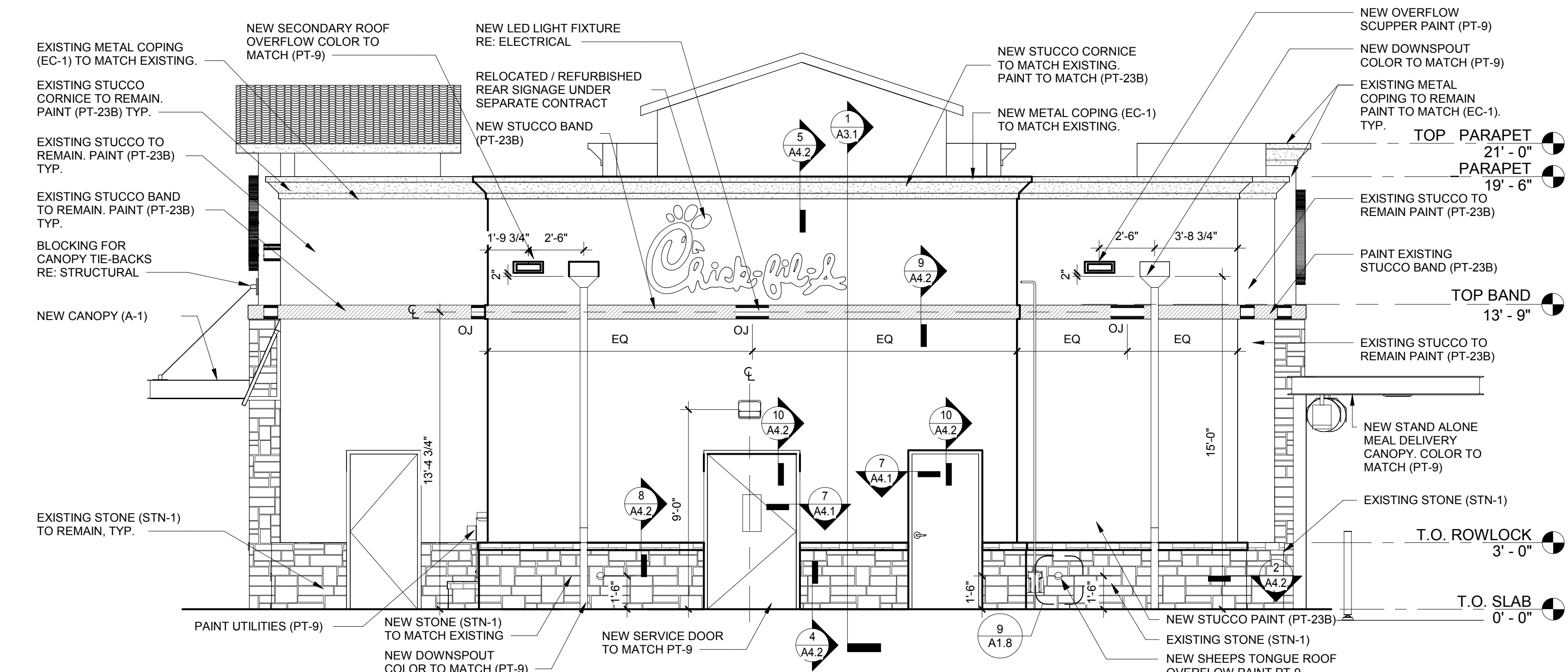
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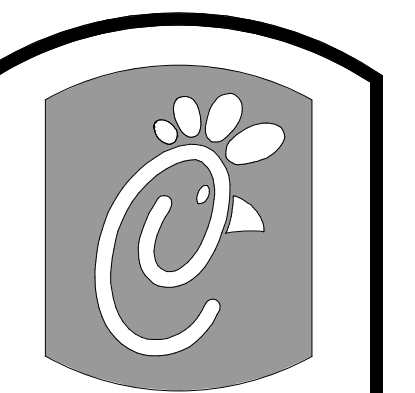
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1 EAST (FRONT) - ELEVATION
1/4" = 1'-0"



2 WEST (REAR) - ELEVATION
1/4" = 1'-0"



5200 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

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Reynolds Rd FSU
2232 N. Reynolds Rd
Bryant, AR 72022

CL S06C

SHEET TITLE
EXTERIOR ELEVATIONS

Job No. : 18098
Store : 02161
Date : 7/29/2020 9:20:51 AM
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Checked By : GD

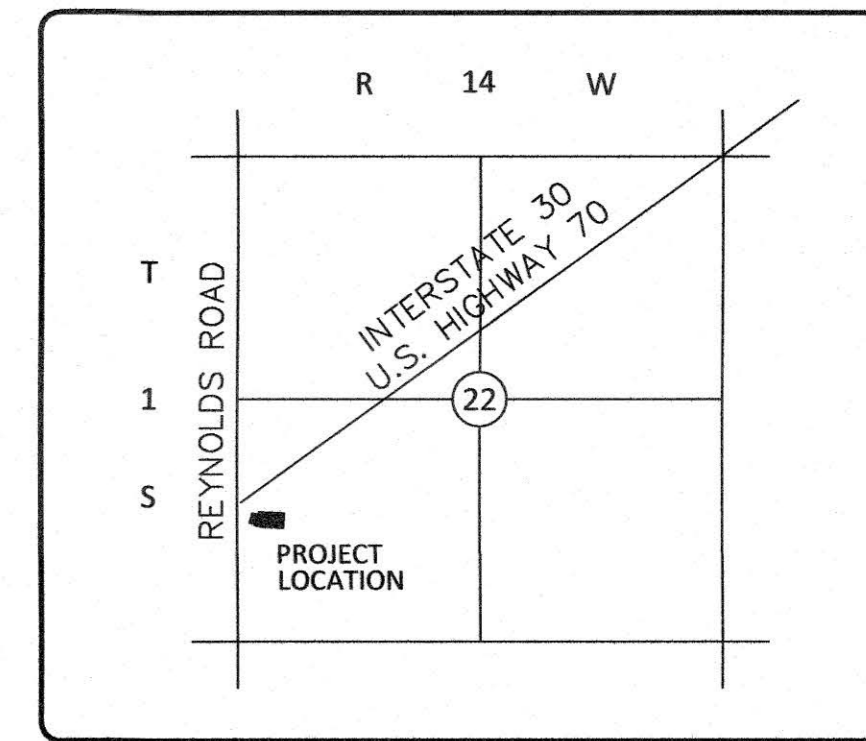
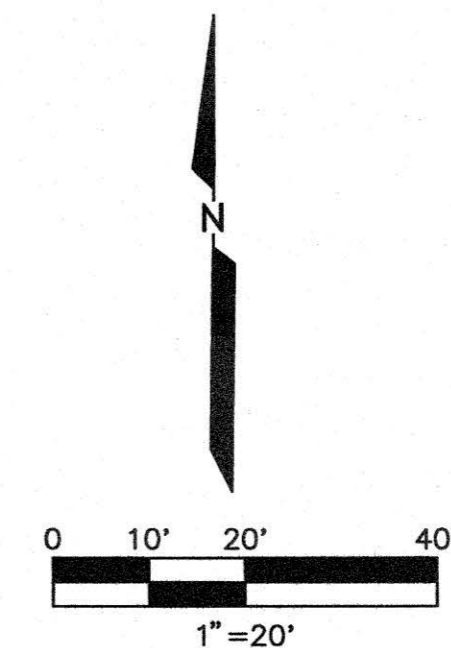
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A2.1

LAYOUT NOTES

- 1 PAINTED TRAFFIC ARROW
- 2 DRIVE THRU STRIPING
- 3 STOP BAR
- 4 EX. HANDICAP SYMBOL
- 5 PARKING STALLS / 4" PAINTED STRIPE (WHITE - 2 COATS)
- 6 DIRECTIONAL SIGNAGE
- 7 INTEGRAL CONCRETE CURB
- 8 CURBED RAMP "A" - FLARED SIDES
"B" - SHORT FLARED SIDES
- 9 TYPICAL SIDEWALK DETAIL
- 10 SIDEWALK ADJACENT TO CURB
- 11 STRIPING
- 12 CONCRETE PAVEMENT
- 13 MENU BOARD ORDERING STATION
- 14 CONTRACTION JOINT (SEE SHEET C-6)
- 15 CONSTRUCTION JOINT (SEE SHEET C-6)
- 16 GREASE TRAP
- 17 PAD MOUNTED TRANSFORMER
- 18 EX. DUMPSTER / STORAGE AREA W/MASONRY SCREENING
- 19 EX. PYLON SIGN
- 20 EX. RADIUS PROTECTION
- 21 MATCH LOCATION & ELEVATION OF EX. CONCRETE CURB
- 22 MATCH EX. CONCRETE SIDEWALK
- 23 EX. STOP BAR
- 24 GAS METER LOCATION
- 25 ADJUST EX. LANDSCAPING & IRRIGATION
- 26 PIPE BOLLARD
- 27 FLAG POLE LOCATION
- 28 CLEARANCE BAR (REF. SIGNAGE PLAN)
- 29 EX. BOLLARD
- 30 EX. TRAFFIC ARROW
- 31 EX. STRIPING
- 32 MATCH EX. CONCRETE/ASPHALT PAVEMENT
- 33 EX. PAINTED STRIPE
- 34 EX. DIRECTIONAL SIGNAGE
- 35 EX. LIGHT POLE
- 36 EX. TREE/CRAPE MYRTLE/BUSHES TO REMAIN
- 37 MATCH EX. STRIPING
- 38 EX. ENTER & EXIT SIGN
- 39 PROP. FIRE HYDRANT
- 40 EX. INLET TO REMAIN
- 41 DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- 42 DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
- 43 CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS) CONTRACTOR TO REMOVE & REPLACE EX. SIDEWALK, CURB & PAVING AS NECESSARY FOR COLUMN INSTALLATION
- 44 4" DASH PAINTED STRIPE (10" L @ 54" O.C.) (WHITE 2 COATS)
- 45 ORDER TAKING STRIPING DETAIL
- 46 MULTI ORDER POINT ISLAND
- 47 MENU BOARD LAYOUT DETAIL
- 48 EX. OUTDOOR TABLES W/ UMBRELLAS
- 49 CHICK-FIL-A MAIN ENTRY RAMP
- 50 EX. BARRIER FREE RAMP
- 51 RELOCATED TABLE LOCATION
- 52 SOLID PLASTIC WHEELSTOP
- 53 RADIUS PROTECTION
- 54 EX. DRIVE THRU STRIPING
- 55 EX. FIRE LANE STRIPING
- 56 MONOLITHIC CONCRETE CURB
- 57 ASPHALT PAVEMENT
- 58 SHRUBS TO BE REPLACED AS NEEDED DURING WATER LINE INSTALLATION
- 59 CRAPE MYRTLE TO BE REPLACED
- 60 REMOTE F.D.C. LOCATION
- 61 HANDRAIL

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
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SITE DATA

ZONING:	C-2 (HIGHWAY COMMERCIAL DISTRICT)
PARCEL AREA:	1.20 ACRES (52,264 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,227 S.F.
PROP. BUILDING EXPANSION:	389 S.F.
TOTAL BUILDING AREA:	4,616 S.F.
F.A.R.:	0.0887
PARKING REQUIRED:	1 SPACE FOR EVERY 300 S.F.
PARKING PROVIDED:	42 SPACES (2 H.C.)
PROP. LANDSCAPE AREA:	12,722 S.F. (24.34%)
EX. LANDSCAPE AREA:	13,310 S.F. (25.47%)

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "Y" FOUND
- F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- S.A.R. IRON ROD SET (SIZE AS NOTED)
- O.P.P. OVERHEAD UTILITY POLE W/ GUY
- U.U. UNDERGROUND ELECTRIC OR TELEPHONE
- S.S.H. SANITARY SEWER MANHOLE
- C.C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE
- M.H. MANHOLE (TYPE AS NOTED)
- T.S.B. TRAFFIC SIGNAL BOX
- T.E.B. ELECTRIC TRANSFORMER BOX
- T.E.T. TOWER ELECTRIC TRANSMISSION STEEL TOWER
- C.M. UNDERGROUND CABLE MARKER
- S.I. SIGN
- C.M. CRAPE MYRTLE
- R.B. RIVER BIRCH
- B.P.J. BLUE PORT JUNIPER



2232 N. REYNOLDS ROAD
(STATE HIGHWAY 183)
PART OF OUTPARCEL #2
REYNOLDS ROAD DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STORE
SERIES
S06C

SHEET TITLE
SITE PLAN

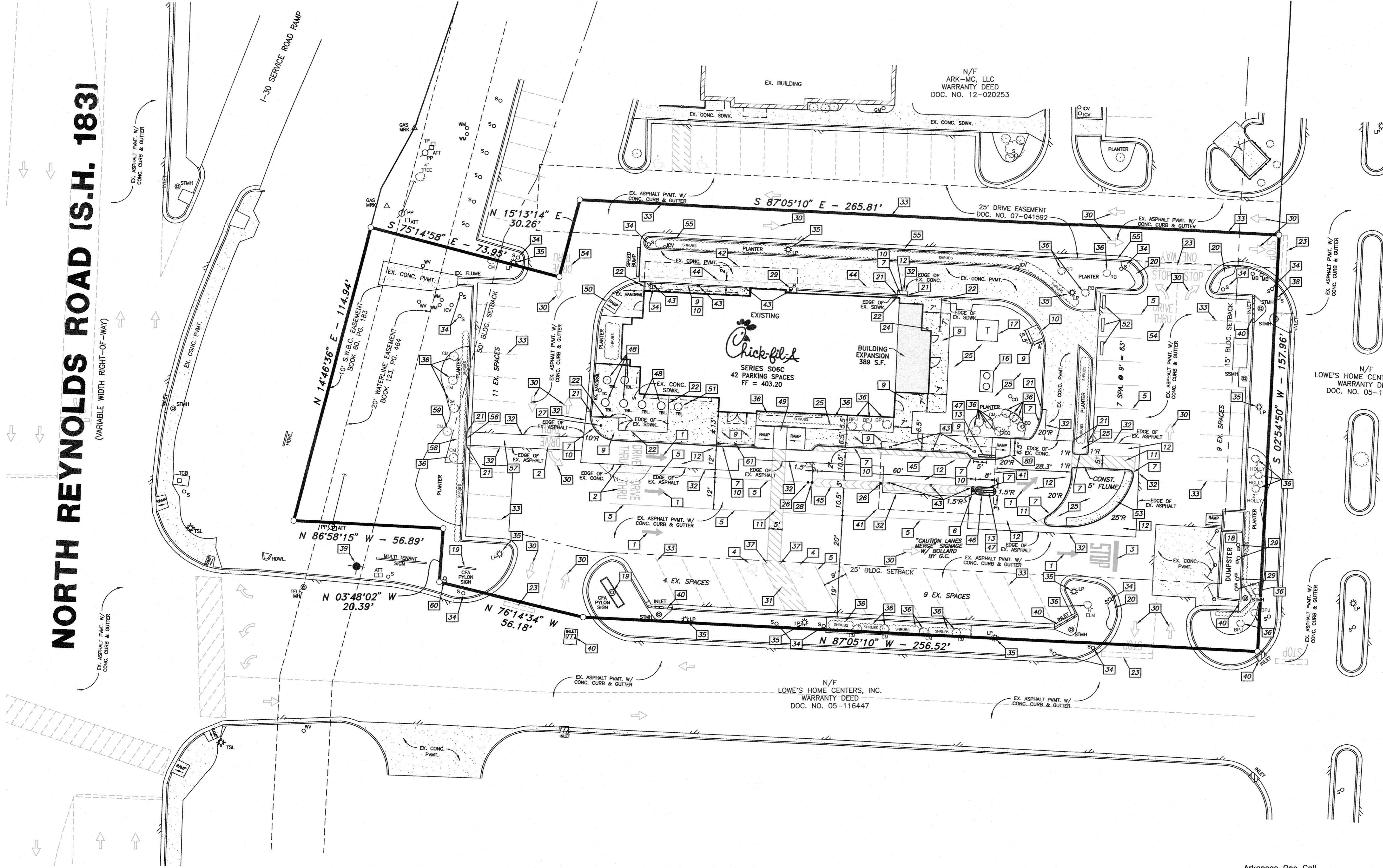
- For Permit
- For Bid
- For Construction

Job No. : 013-239
Store : 02161
Date : 3/12/19
Drawn By : JAC
Checked By : BMB

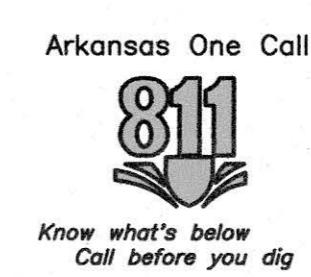
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C-3

NORTH REYNOLDS ROAD (S.H. 183)
(VARIABLE WIDTH RIGHT-OF-WAY)



BENCHMARK - BM 1	BENCHMARK - BM 2	BENCHMARK - BM 3	BENCHMARK - BM 4
ELEVATION: 396.76	ELEVATION: 400.90	ELEVATION: 402.78	ELEVATION: 396.51
MONUMENT: CUT "X"	MONUMENT: CUT "X"	MONUMENT: CUT "X"	MONUMENT: CUT "X"
LOCATION: ON TOP OF CURB ON ISLAND WEST SIDE OF LOWE'S PARKING LOT	LOCATION: ON TOP OF CURB AT SOUTHWEST CORNER OF PARKING OF CHICK-FIL-A	LOCATION: ON TOP OF CURB AT SOUTHWEST CORNER OF PARKING OF DUNKIN DONUTS	LOCATION: ON TOP OF CURB ON ISLAND WEST SIDE OF LOWE'S PARKING LOT



BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
Certificate of Authorization No. 2210

3 EXTERIOR FINISH SCHEDULE

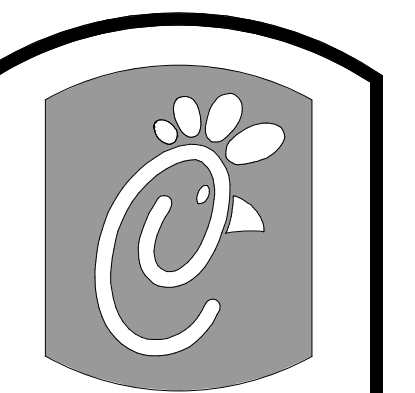
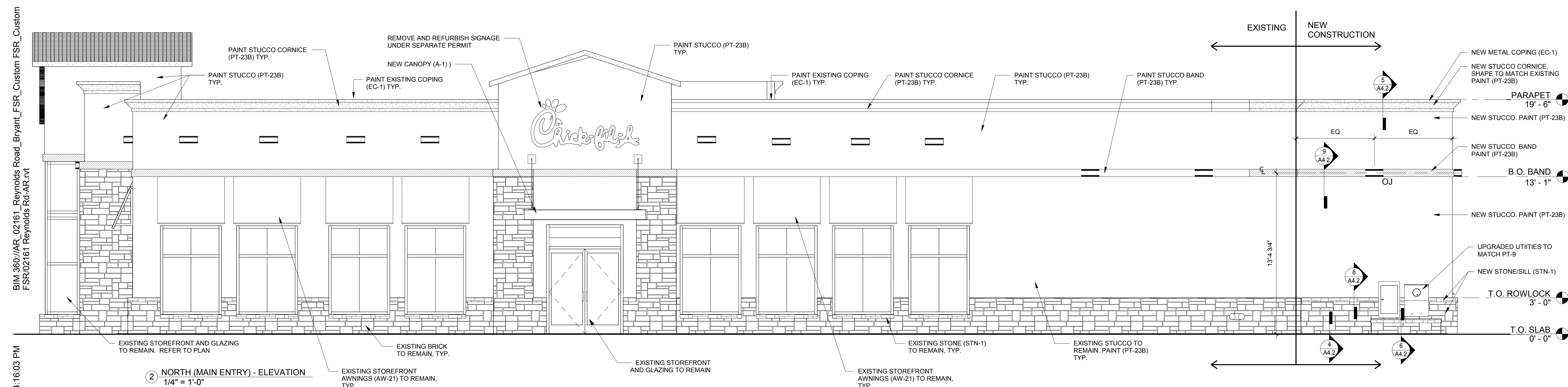
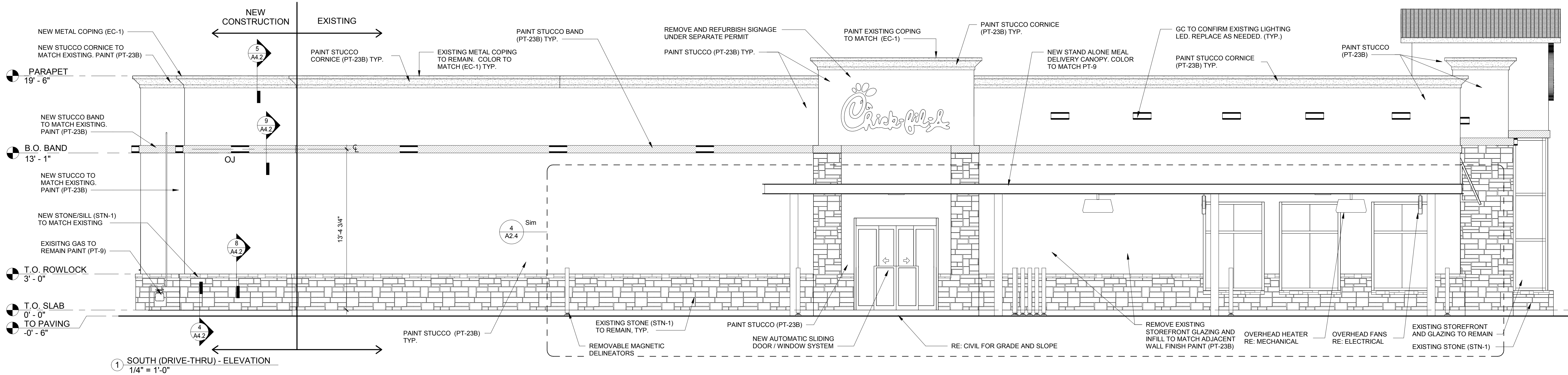
(STN-1)	ELDORADO STONE VENEER (EXISTING) STYLE - STACKED STONE "CASTAWAY" STAGGER ALL VERTICAL JOINTS. CORNER PIECES ARE TO BE USED AT ALL OUTSIDE CORNERS. BUTTER ALL CUT EDGES WITH COLOR TO MATCH MORTAR	(PT-9)	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
(EC-1)	NEW PARAPET WALL COPING AS REQUIRED FOR NEW LOCATIONS DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	(PT-23B)	EXTERIOR PAINT FOR STUCCO SHERWIN WILLIAMS, PRO INDUSTRIAL MULTI-SURFACE ACRYLIC COATING SW6108 / LATTE, MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
(MP-1)	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS COLOR - MIDNIGHT BRONZE (MATTE)	(AW-21)	AWNING FABRIC SUNBRELLA RE: SIGNAGE PACKAGE FOR SPECS
(PT-7)	EXTERIOR PAINT REFUSE ENCLOSURE SHERWIN WILLIAMS, #SW2807 "ROOKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS	(A-1)	ALUMINUM AWNING - COVERED COLOR - BLACK SIZE - VERIFY IN FIELD

EXTERIOR FINISH NOTES:

- FINISHES LISTED IN THIS SCHEDULE DO NOT REPRESENT ORIGINAL PROTOTYPE FINISHES. CONFIRM ACTUAL FINISHES TO MATCH ON SITE.
- REFER TO SHEETS A2.1 & A2.2 FOR AWNING TYPES AND CORRESPONDING FINISH.

STUCCO NOTES:

3 COAT EXTERIOR PORTLAND CEMENT PLASTER STUCCO (5/8"). SCRATCH COAT, BROWN COAT AND EIFS TOP COAT. TOP FINISH SHALL BE 100% ACRYLIC BASED FINISH UTILIZING AN ELASTOMERIC BINDER AND DIRT PICKUP (DRP) TECHNOLOGY. FINISH SHOULD USE INTEGRAL COLOR TO MATCH PAINT COLORS SPECIFIED AND HAVE QUARTZPUTZ TEXTURE. PROVIDE ACCESSORIES AS SHOWN OR REQUIRED INCLUDING CASING BEADS, 1/4" DEEP "V" DRIP SCREEDS, EXPANSION JOINTS, CORNER BEADS, CONSTROL JOINTS, ETC.



5200 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		
△		
△		



MICHAEL R. MAYSE ARCHITECT
Architecture + Planning + Construction Management
1683 Osborn Dr.
Dulles, VA 20146
Phone: (972) 386-0338
Fax: (972) 386-0776

STORE
CFA 02161
Reynolds Rd FSU
2232 N. Reynolds Rd
Bryant, AR 72022

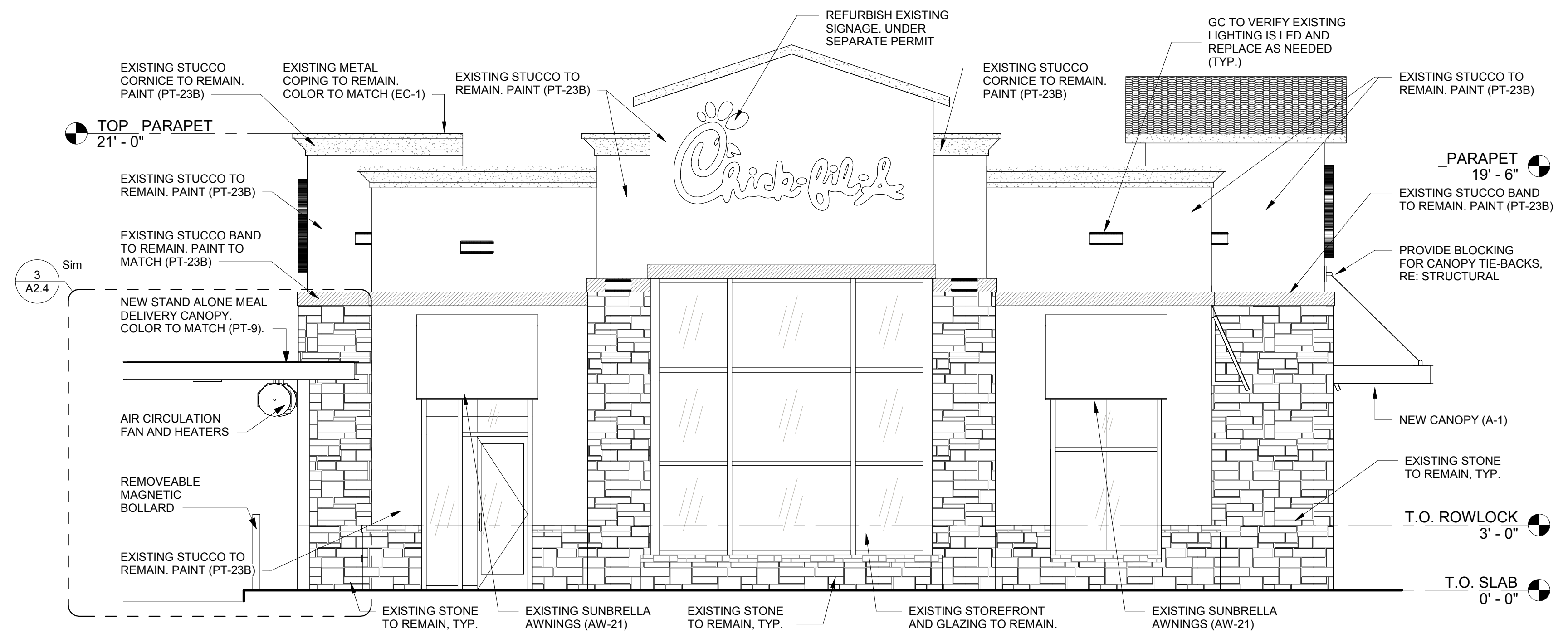
CL S06C
SHEET TITLE
EXTERIOR ELEVATIONS

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Checked By : GD

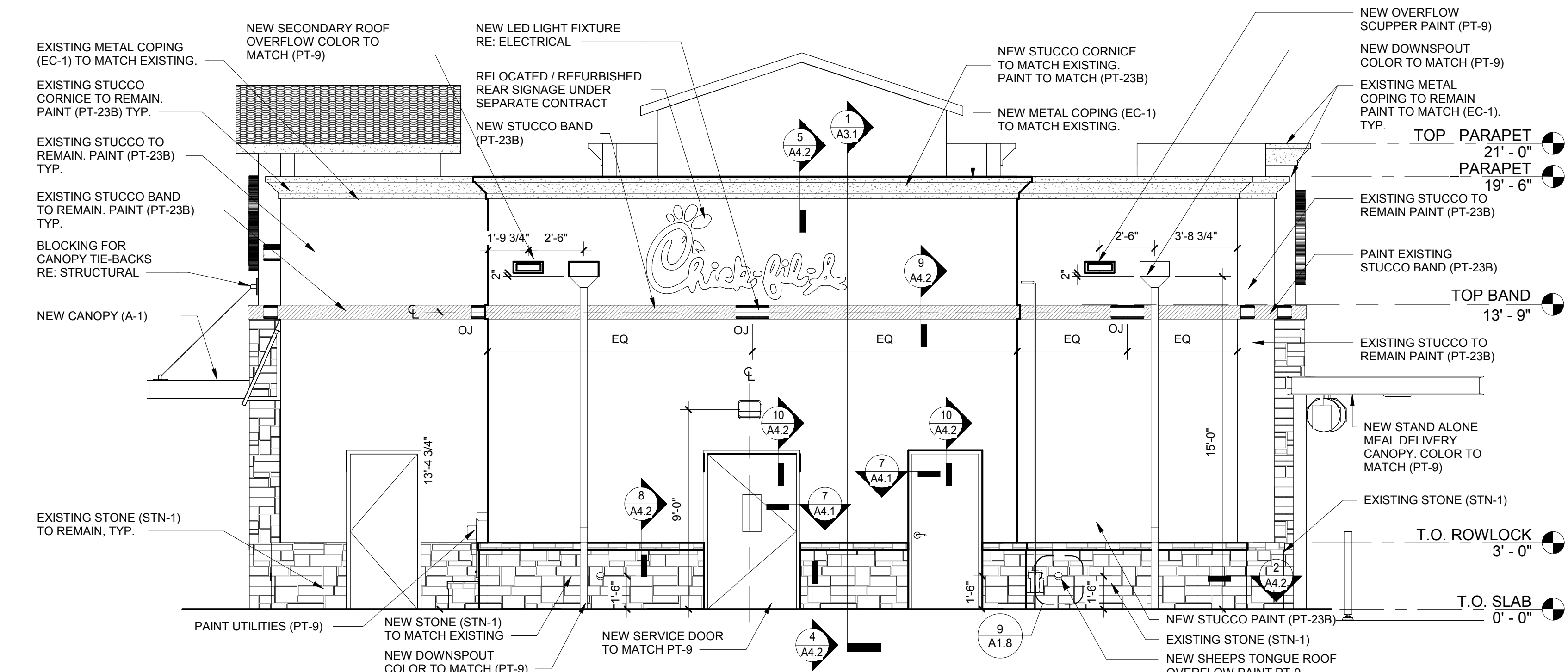
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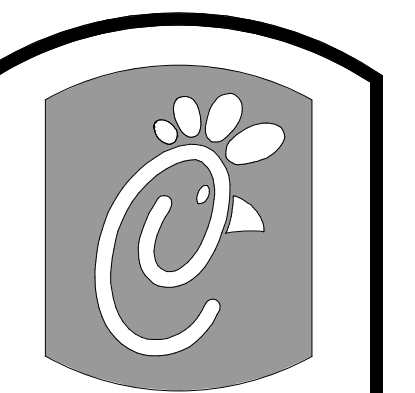
3 EXTERIOR FINISH SCHEDULE			
STN-1	ELDORADO STONE VENEER (EXISTING) STYLE - STACKED STONE "CASTAWAY" STAGGER ALL VERTICAL JOINTS. CORNER PIECES ARE TO BE USED AT ALL OUTSIDE CORNERS. BUTTER ALL CUT EDGES WITH COLOR TO MATCH MORTAR	PT-9	EXTERIOR PAINT MISCELLANEOUS METALS SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE SEMI-GLOSS FINISH
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EXTERIOR FINISH NOTES:		STUCCO NOTES:	
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1 EAST (FRONT) - ELEVATION
1/4" = 1'-0"



2 WEST (REAR) - ELEVATION
1/4" = 1'-0"



5200 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		
△		



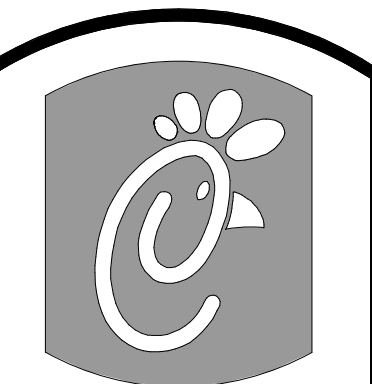
MICHAEL R. MAYSE ARCHITECT
Architecture • Planning • Construction Management
1683 Osborn Dr.
Dalla, Texas
Phone: (972) 386-0338
Fax: (972) 386-0776
Sub: 803
75254
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STORE
CFA 02161
Reynolds Rd FSU
2232 N. Reynolds Rd
Bryant, AR 72022

CL S06C
SHEET TITLE
EXTERIOR
ELEVATIONS

Job No. : 18098
Store : 02161
Date : 7/20/2020
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Drawn By : CC
Checked By : GD

Sheet
A2.1



Chick-fil-A

5200 Buffington Rd.
Atlanta, GA
30349-2998

Revisions:

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△		

Mark	Date	By
△		

Mark	Date	By
△		

Mark	Date	By
△		

Mark	Date	By
△		



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MICHAEL R. MAYSE ARCHITECT
 Architecture • Planning • Construction Management
 14831 Oakton Dr.
 Dallas, Texas 75244
 Phone: (972) 386-0338
 Fax: (972) 386-0776

STORE
 CFA 02161
 Reynolds Rd FSU
 2232 N. Reynolds Rd
 Bryant, AR 72022

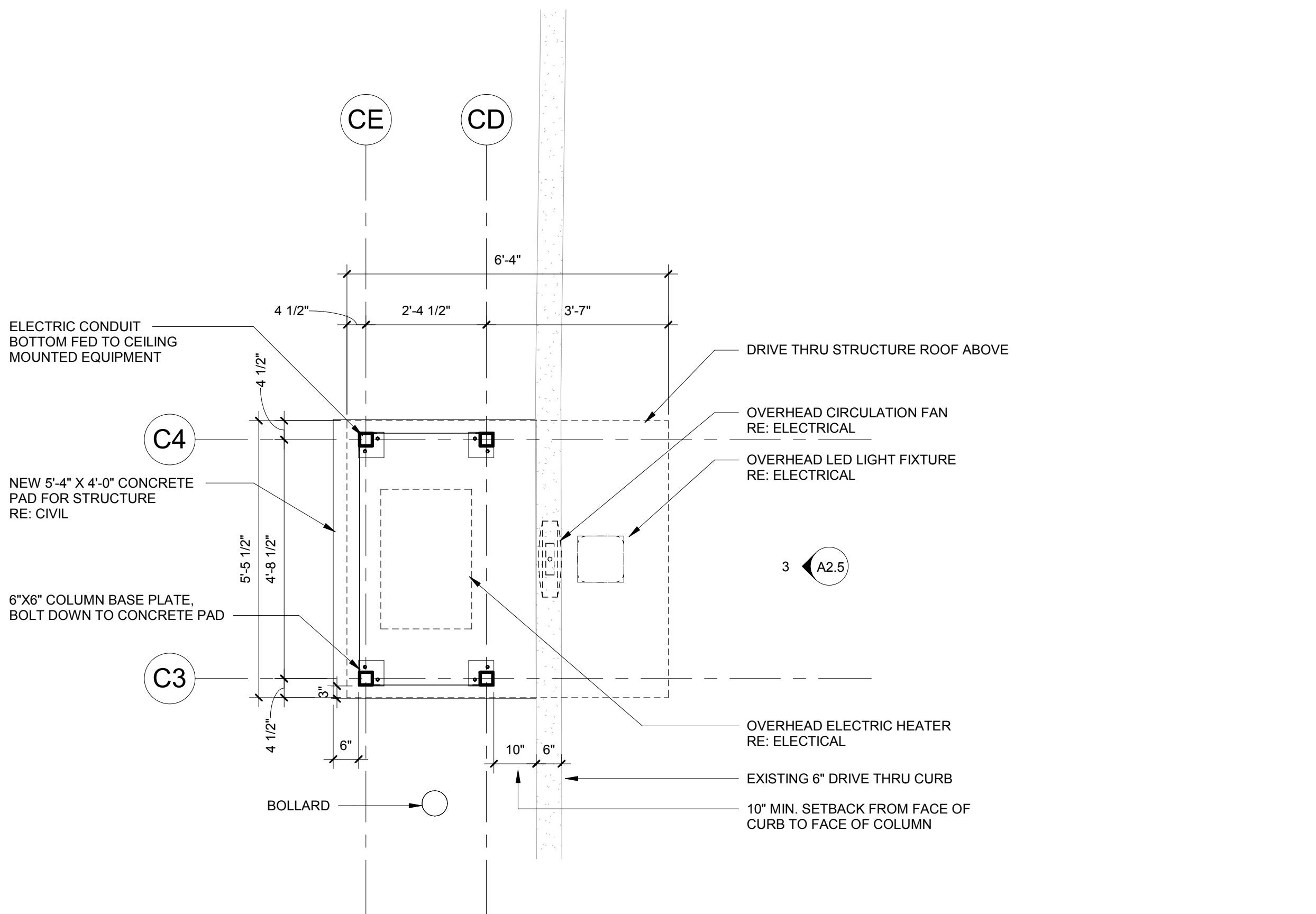
CL S06C

SHEET TITLE
**DRIVE-THRU
 STRUCTURE**

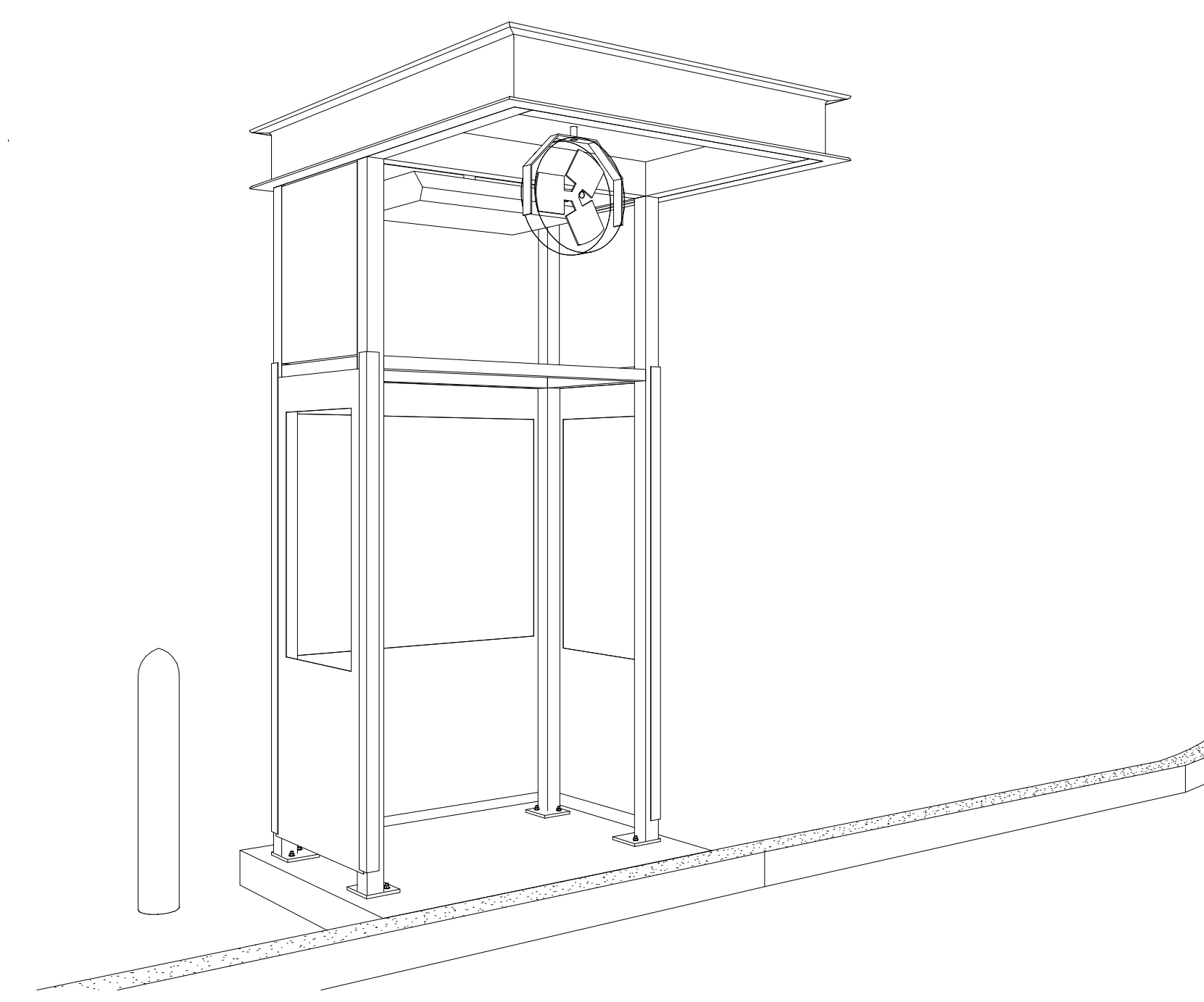
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 Date : 7/20/2020
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 Drawn By : Author
 Checked By : Checker

Sheet

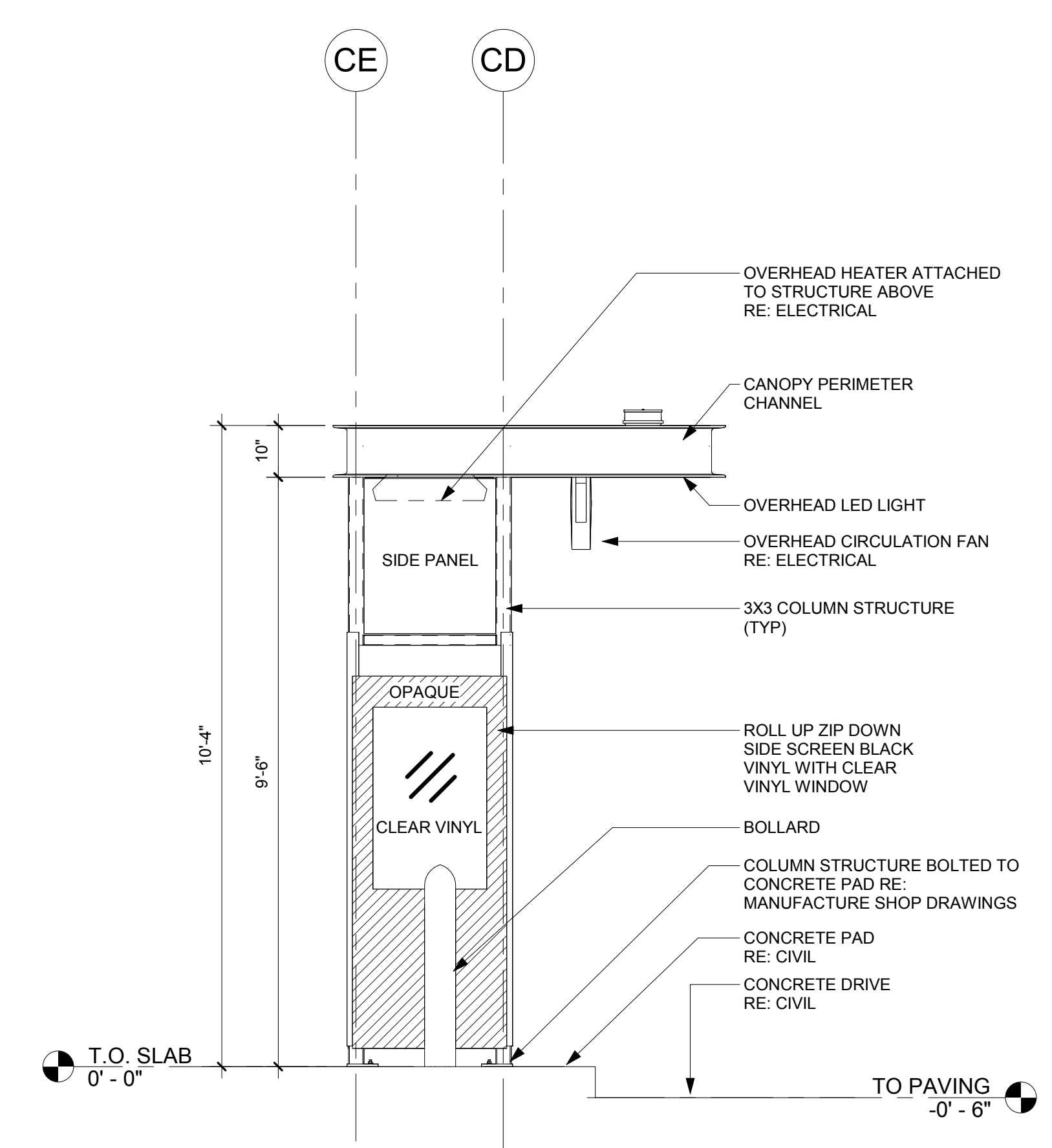
A2.5



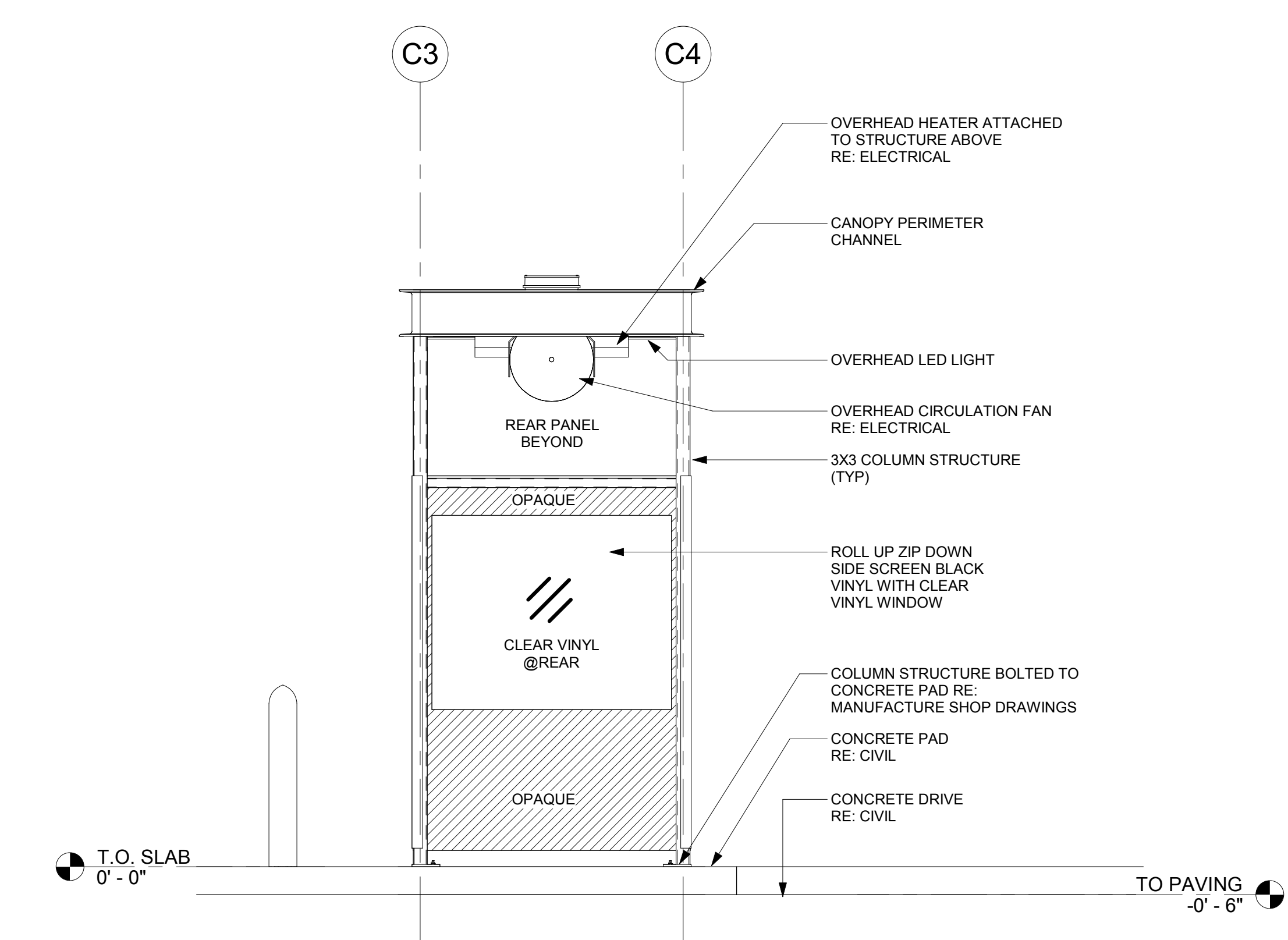
1 DRIVE-THRU STRUCTURE FLOOR PLAN
 1/2" = 1'-0"



4 DRIVE-THRU STRUCTURE PERSPECTIVE



2 DRIVE-THRU STRUCTURE SIDE
 1/2" = 1'-0"



3 DRIVE-THRU STRUCTURE FRONT
 1/2" = 1'-0"

BIM 360://AR_02161_Reynolds Road_Bryant_FSR_Custom FSR_Custom FSR_AR.rvt

7/20/2020 5:34:40 PM

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

SIGN PERMIT APPLICATION

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

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

Date: 7/13/2020

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

**SIGN CO. OR
SIGN OWNER**

Name Corporate ID Solutions (Amy Leska)
Address 5563 N. Elston Ave
City, State, Zip Chicago, IL 60630
Phone 773-763-9600
Alternate Phone 312 618 5876

PROPERTY OWNER

Name Matt Enderlin
Address 22677 I-30
City, State, Zip Bryant, AR 72202
Phone 312-618-5876
Alternate Phone _____

GENERAL DETAILS

Name of Business Byrider SIGN TYPE Pole Monument
Address/Location of sign 22677 Interstate 30 Wall "byrider"
 Other (type) _____
Sign dimensions (height, length, width) 20 3/4" x 95 1/8" Total sq. ft. 13.8
Zoning Classification C-2 Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom 10' Top 14'

READ CAREFULLY BEFORE SIGNING

I, Amy Leska, 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.

Amy Leska
Applicant's Signature

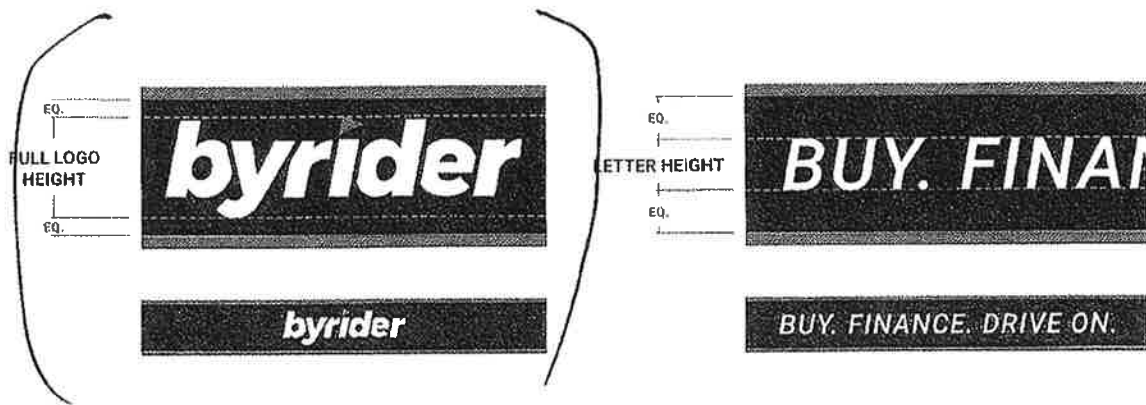
7/13/20
Date

Sign Administrator (or Designee) Approval


Date

submit

LETTERSET INSTALL GUIDE



 Pantone® 151 C
3M 3630-84 Tangerine

 Pantone® 300 C
3M 3630-127 Intense Blue



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
byrider
SITE NUMBER
N/A

LOCATION
Bryant, AR
ACCOUNT REP
Beri DeHays

DRAWN BY
101
DATE
7/13/20

REVISION
00
SCALE
N/A

CORPORATE ID SOLUTIONS
5563 N. Elmton Ave.
Chicago, IL 60630
P. 773-763-9600 | F. 773-763-9606
www.CorporateIDSolutions.com

CUSTOMER ACCEPTANCE
THIS IS A PROPOSAL FOR SIGNAGE. IT IS NOT A CONTRACT. THE SIGNAGE WILL BE INSTALLED AND MAINTAINED BY THE SIGNAGE MANUFACTURER OR ITS AFFILIATES. THE SIGNAGE WILL BE INSTALLED AND MAINTAINED BY THE SIGNAGE MANUFACTURER OR ITS AFFILIATES. THE SIGNAGE WILL BE INSTALLED AND MAINTAINED BY THE SIGNAGE MANUFACTURER OR ITS AFFILIATES.

SIGNATURE _____ DATE _____

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

SIGN PERMIT APPLICATION

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

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

Date: 07/01/2020

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

**SIGN CO. OR
SIGN OWNER**

Name ARKANSAS SIGN & NEON

Address 8525 DISTRIBUTION DR
LITTLE ROCK, AR 72209

City, State, Zip _____

Phone 501-562-3942

Alternate Phone lora@arkansassign.com

PROPERTY OWNER

Name TRI-STATE WATER & AIR

Address 3009 CORPORATE CENTER

City, State, Zip BRYANT AR

Phone 223-9866

Alternate Phone _____

GENERAL DETAILS TRI-STATE WATER & AIR

Name of Business _____

Address/Location of sign 3009 CORPORATE CENTER DR

Sign dimensions (height, length, width) 4' X 4'

Zoning Classification _____ Aggregate Surface Area (total all signs) 16SF

Height of sign from lot surface: Bottom _____ GROUND MOUNTED Top 4'

SIGN TYPE

____ Pole XX Monument

____ Wall

____ Other (type) _____

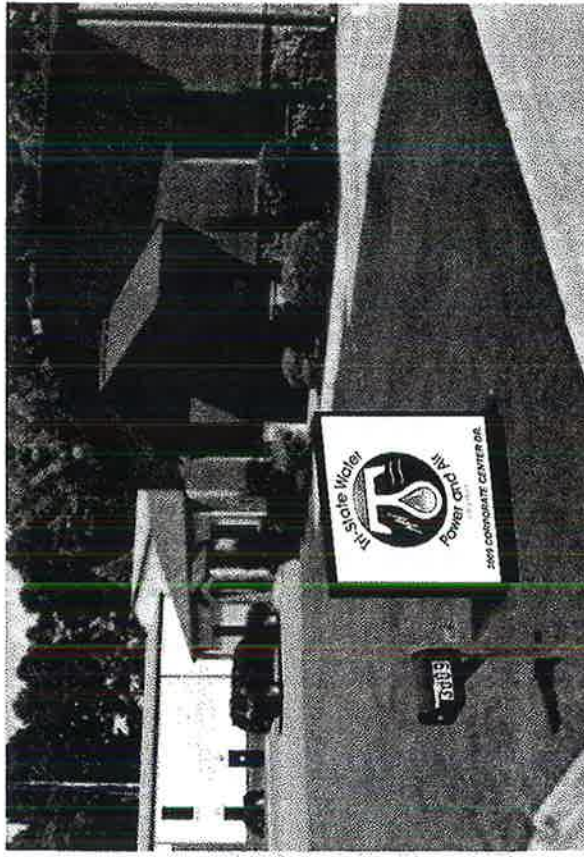
Total sq. ft. 16

READ CAREFULLY BEFORE SIGNING

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

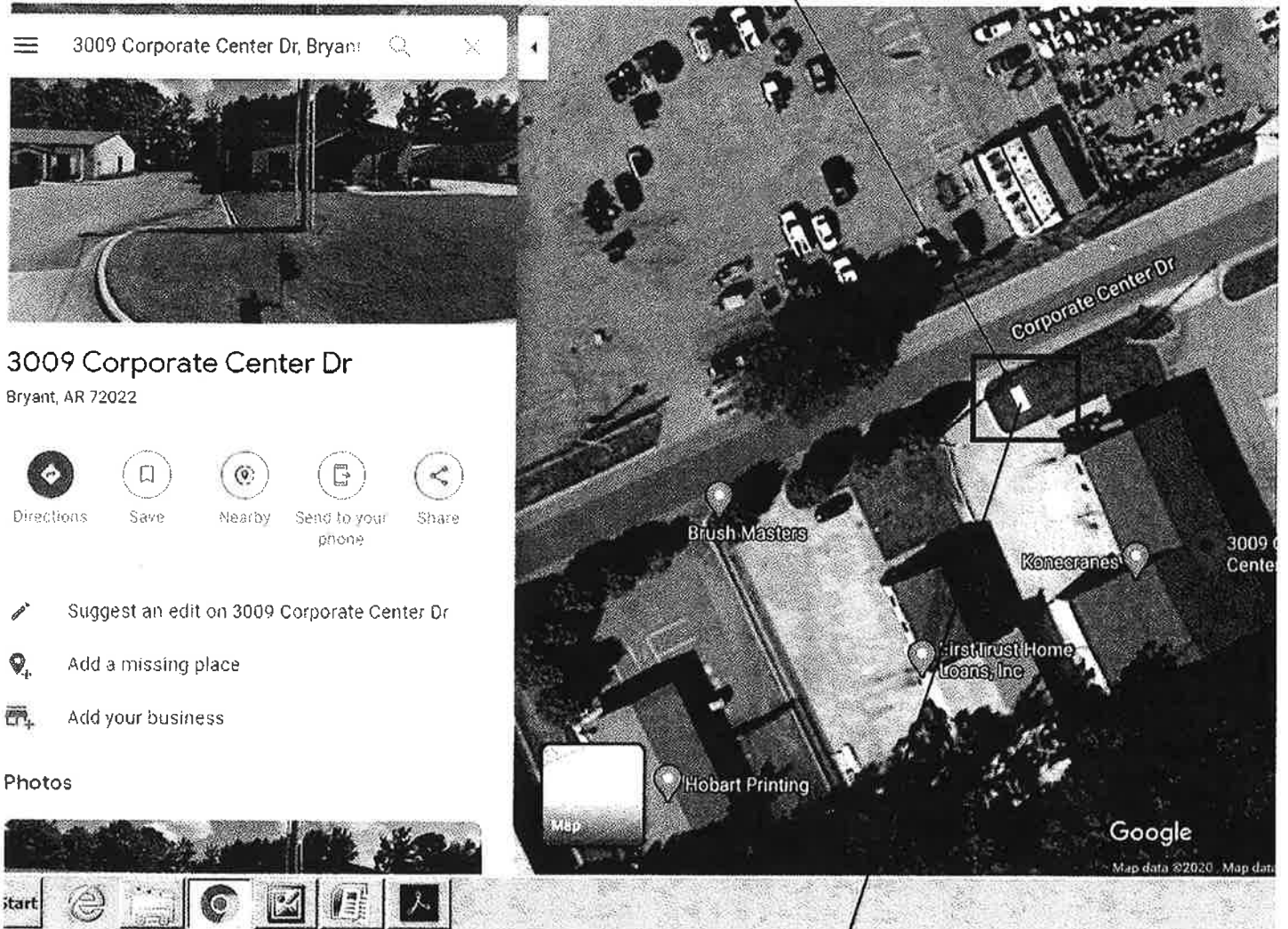
Lora A. Rand

07/01/2020



(1) NON-ILLUMINATED DOUBLE-SIDED SIGN w/ 1" RETAINER
BUILT @ 3" DEEP - CABINET AND RETAINER PAINTED DURANODIC BRONZE
MOUNTED ON 2"SQ TUBE POSTS @ GRADE
OVERALL SIZE = 4'X 4' MOUNTED

Non-illuminated monument sign placement



10' FROM EDGE OF SIGN
TO CURB

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: 07/06/2020

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

SIGN CO. OR SIGN OWNER
 Name: KT & T SIGNS
 Address: 3117 Joshua Street Bldg. C
 City, State, Zip: Little Rock AR 72004
 Phone: 501 568 8457
 Alternate Phone: _____

PROPERTY OWNER
 Name: Genifer Oliver
 Address: 2311 PATTINWOOD Drive
 City, State, Zip: Bryant AR 72022
 Phone: 501 960 9521
 Alternate Phone: 501 420 3510

GENERAL DETAILS
 Name of Business: XI XI Hair DESIGNS
 Address/Location of sign: 3411 Main Street Suite 7
 Sign dimensions (height, length, width): 8' x 4'
 Zoning Classification: _____ Aggregate Surface Area (total all signs): 32
 Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE
 Pole Monument
 Wall
 Other (type) _____
 Total sq. ft.: 32

READ CAREFULLY BEFORE SIGNING

I, Genifer Oliver, 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: 7/6/20
 Sign Administrator(or Designee) Approval: _____ Date: _____



HOPE
CONSULTING
ENGINEERS - SURVEYORS

Thursday June 4, 2020

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

RE: Rezoning Properties located at 5901 Boone Road
Proposed Rezoning from PUD to R-1.S

Dear Mr. Smith,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant begin the review and approval process for the rezoning of the property located 5901 Boone Road. Legal description of this proposed property is attached.

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

Sincerely,


Jonathan Hope

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

HOPE

CONSULTING

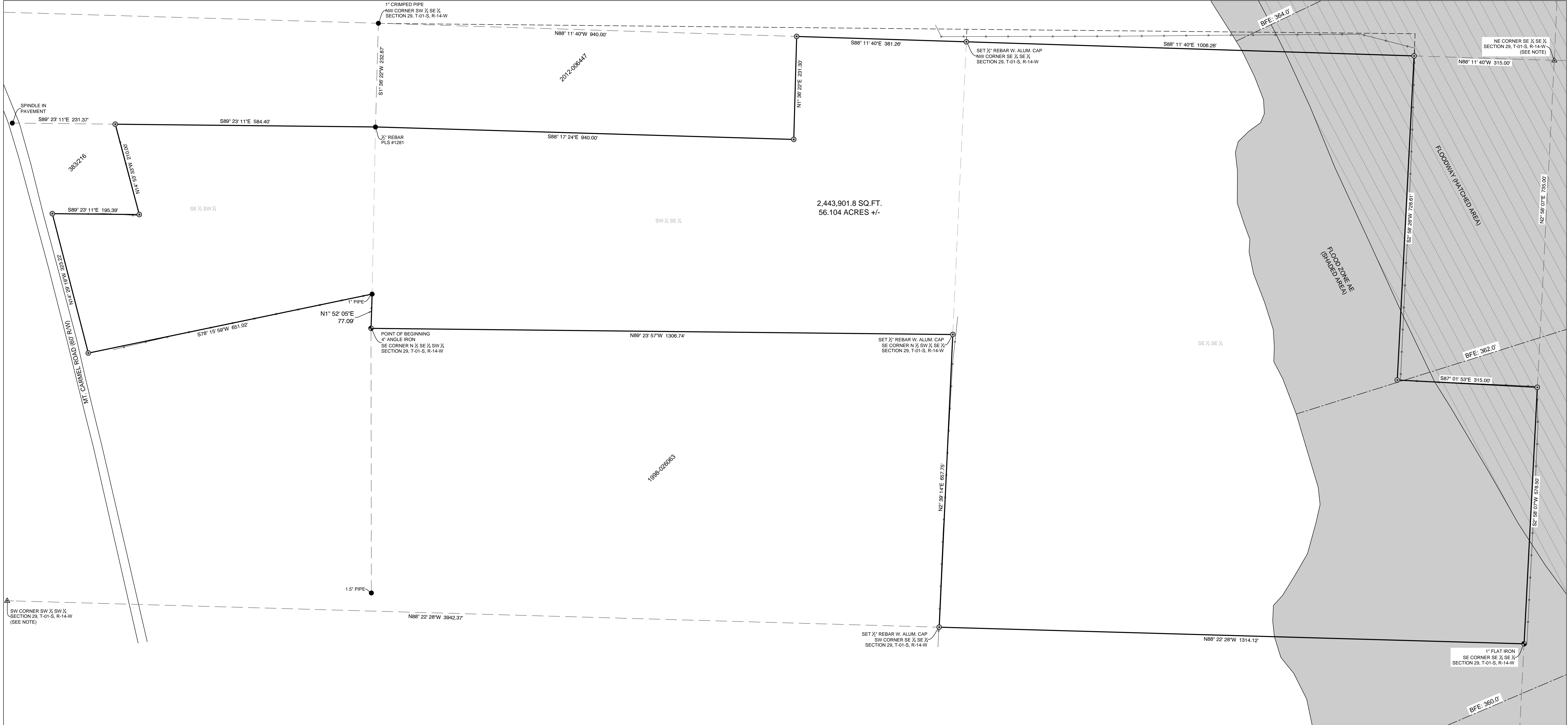
ENGINEERS - SURVEYORS

AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S 1/2 SE 1/4) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N 1/2 SE 1/4 SW 1/4 OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET 1/2" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A 1/2" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET 1/2" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4 OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET 1/2" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET 1/2" REBAR ON THE EAST LINE OF THE SE 1/4 SE 1/4 OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET 1/2" REBAR AT THE SOUTHEAST CORNER OF THE N 1/2 SW 1/4 SE 1/4 OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

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



AS-SURVEYED DESCRIPTION:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 SE 1/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHWEST CORNER OF THE N 1/2 SE 1/4 SW 1/4 OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET 1/2" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE N01°38'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET 1/2" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4 OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET 1/2" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET 1/2" REBAR ON THE EAST LINE OF THE SE 1/4 SE 1/4 OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N89°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE N 1/2 SW 1/4 SE 1/4 OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2011-064685 (DEED OF RECORD)

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

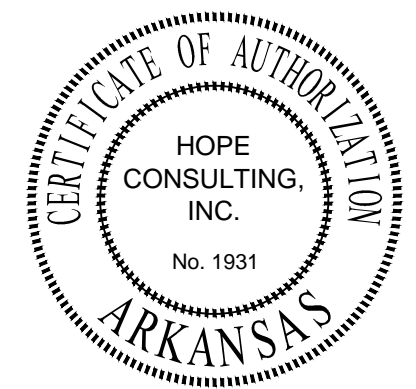
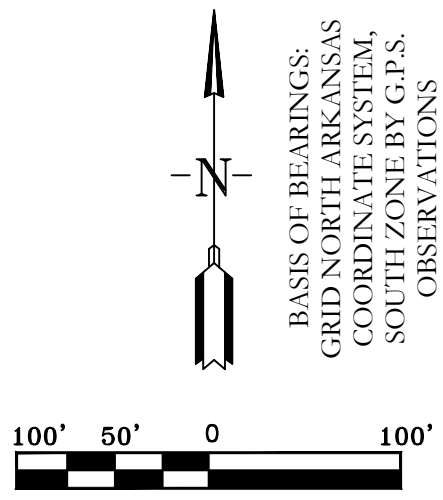
ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

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.

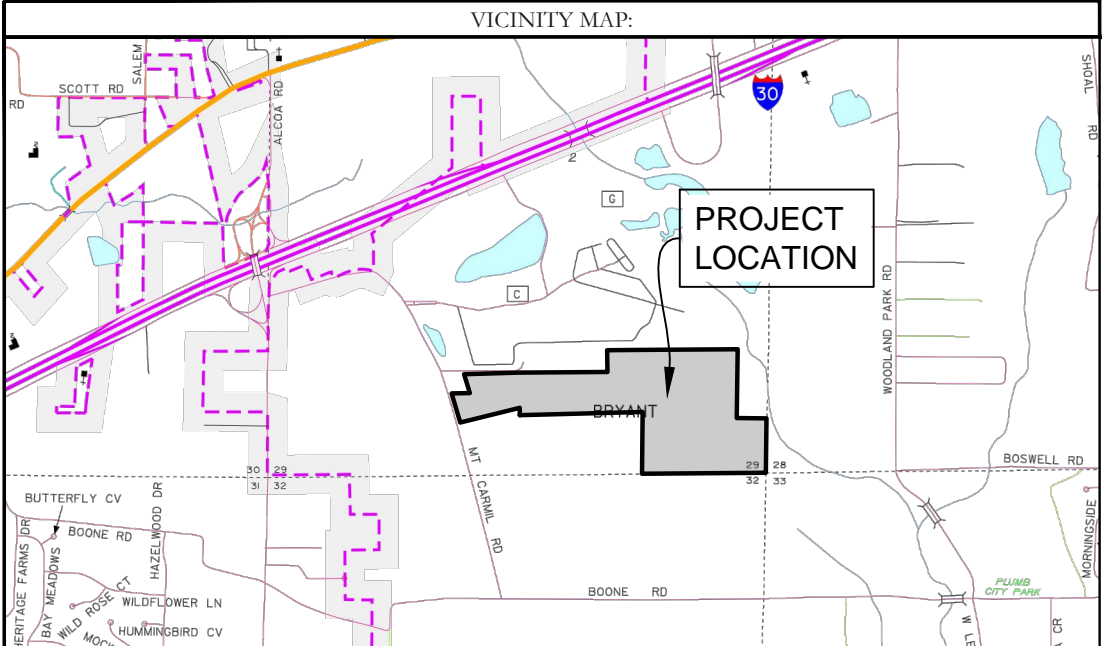
A PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN, SCALED FROM FLOOD INSURANCE RATE MAP, PANEL #05125C0360D, DATED JUNE 19, 2012.

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.



LEGEND

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



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:
5901 Boone Road

DATE: 08/15/2019	C.A.D. BY: DKP	DRAWING NUMBER:
REVISED:	CHECKED BY:	19-0238
SHEET: 500	SCALE: 1"=100'	
01S	14W	0 29 203 62 1807

HOPE

CONSULTING

ENGINEERS - SURVEYORS

June 3, 2020

RE: Re-zoning Petition

The property located at 5901 Boone Road (legal description below) is being considered for re-zoning from PUD to R-1.S. The property is more particularly described as follows:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (S 1/2 SE 1/4) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4), ALL IN SECTION 29, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" ANGLE IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE N 1/2 SE 1/4 SW 1/4 OF SECTION 29; THENCE N01°52'05"E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 77.09 FEET TO A 1" PIPE AT A FENCE CORNER; THENCE LEAVING SAID EAST LINE, S78°15'59"W, ALONG A FENCE LINE, A DISTANCE OF 651.02 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD; THENCE N14°29'19"W, ALONG THE EAST RIGHT-OF-WAY OF MT. CARMEL ROAD, A DISTANCE OF 323.22 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF A TRACT DESCRIBED IN SALINE COUNTY DEED BOOK 383 AT PAGE 216; THENCE LEAVING SAID EAST RIGHT-OF-WAY, S89°23'11"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 195.39 FEET TO A SET 1/2" REBAR; THENCE N14°53'33"W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 210.00 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°23'11"E, A DISTANCE OF 584.40 FEET TO A 1/2" REBAR AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN SALINE COUNTY INSTRUMENT #2012-006447; THENCE S88°17'24"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 940.00 FEET TO A SET 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°36'22"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 231.30 FEET TO A SET 1/2" REBAR AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE SW 1/4 SE 1/4 OF SECTION 29 AND 940.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 381.26 FEET TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE S88°11'40"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,006.26 FEET TO A SET 1/2" REBAR, BEING 315.00 FEET FROM THE NORTHEAST CORNER OF SAID SE 1/4 SE 1/4 OF SECTION 29; THENCE LEAVING SAID NORTH LINE, S02°58'26"W, A DISTANCE OF 728.61 FEET TO A SET 1/2" REBAR; THENCE S87°01'53"E, A DISTANCE OF 315.00 FEET TO A SET 1/2" REBAR ON THE EAST LINE OF THE SE 1/4 SE 1/4 OF SECTION 29, BEING 735.00 FEET FROM THE NORTHEAST CORNER

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
WWW.HOPECONSULTING.COM
(P) 501-315-2626
(F) 501-315-0024

HOPE

CONSULTING

ENGINEERS - SURVEYORS

THEREOF; THENCE S02°58'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 576.50 FEET TO A 1" FLAT IRON, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N88°22'28"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,314.12 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 29; THENCE N02°39'14"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 657.75 FEET TO A SET 1/2" REBAR AT THE SOUTHEAST CORNER OF THE N 1/2 SW 1/4 SE 1/4 OF SECTION 29; THENCE N89°23'57"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,306.74 FEET TO THE POINT OF BEGINNING; CONTAINING 2,443,901.8 SQUARE FEET, OR 56.104 ACRES, MORE OR LESS.

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As a part of this process a public hearing will be held July 9th, 2020 at 6:00 p.m. in the Boswell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022. Attendance is not required. Public comments will be accepted at that time regarding this re-zoning. Since you own property within 300 feet of the tract in consideration, you have been sent this letter via certified mail as required by city ordinance. Should you have any questions regarding this matter you may contact the City of Bryant at 847-5559 ext. #505 and ask for Truett Smith or by calling me at 501-860-0467

Thank you for your consideration in this matter.

Sincerely,



Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
WWW.HOPECONSULTING.COM
(P) 501-315-2626
(F) 501-315-0024

85312 / 290

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

SIGN PERMIT APPLICATION

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

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

Date: 5/15/2020

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

SIGN CO. OR SIGN OWNER

Name Acc Sign Company

Address 11935 E 30

City, State, Zip Little Rock, AR 72209

Phone 501-562-0800

Alternate Phone 501-492-8252

PROPERTY OWNER

Name MNB

Address 4430 Hwy 5

City, State, Zip Bryant, AR 72022

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Malvern National Plaza

Address/Location of sign 4430 Hwy 5

Sign dimensions (height, length, width) 105W X 240" T

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

Height of sign from lot surface: Bottom 128" Top 240"

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 81.67 sqft

READ CAREFULLY BEFORE SIGNING

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

Wendy Reid
Applicant's Signature

5/15/2020
Date

Sign Administrator (or Designee) Approval Date



Melvern National Bank

ATM

Strawn's Donuts
Takeout

NEW PLACEMENT

Eagle Bank Me

Alb

105 in

240 in

11811

Dr. Allan M. Dabbs
501-653-2225 (BACK)

Chiropractor

DONUTS



PAINTS

Newman Rental Company

FROM: Dale A Newman

P O Box 605
Monticello, AR 71657
870-723-4674
dale@newmanmgmt.com

TO: City of Bryant

Planning Department
210 SW 3rd Street
Bryant, AR 72022

DATE: June 1, 2020

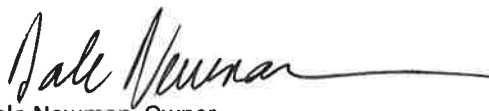
ATTN: Planning Department

REF: MNB Plaza, 4430 Hwy 5, Bryant, AR

This is a Letter of Request for Variance for the above property. I have had to relocate my sign due to the widening of Highway 5 in Bryant. Its previous location was at the front of the property near the road. Moving the sign straight back (South) of its present location is not an option due to the City's main water line; guidelines, and a fiber cable are both running parallel with the Highway also. So, it left me with the only option of moving it to the east side of my entrance behind the fiber cable, next to a main drainage ditch. This location's elevation is considerably lower than its previous location up next to the road. The new highway elevation will be higher than the existing highway. Both of these factors have caused me to add height to the pole to get the sign up to eye elevation when traveling the highway. We have not added to the physical size of the sign, only updated the logo's and colors for the bank and the other tenants. If I had any other option, I would be glad to pursue it. The Highway Department paid me to relocate the sign (straight back), not knowing the consequences; and, now this hardship has caused me to spend considerably more money to make this work.

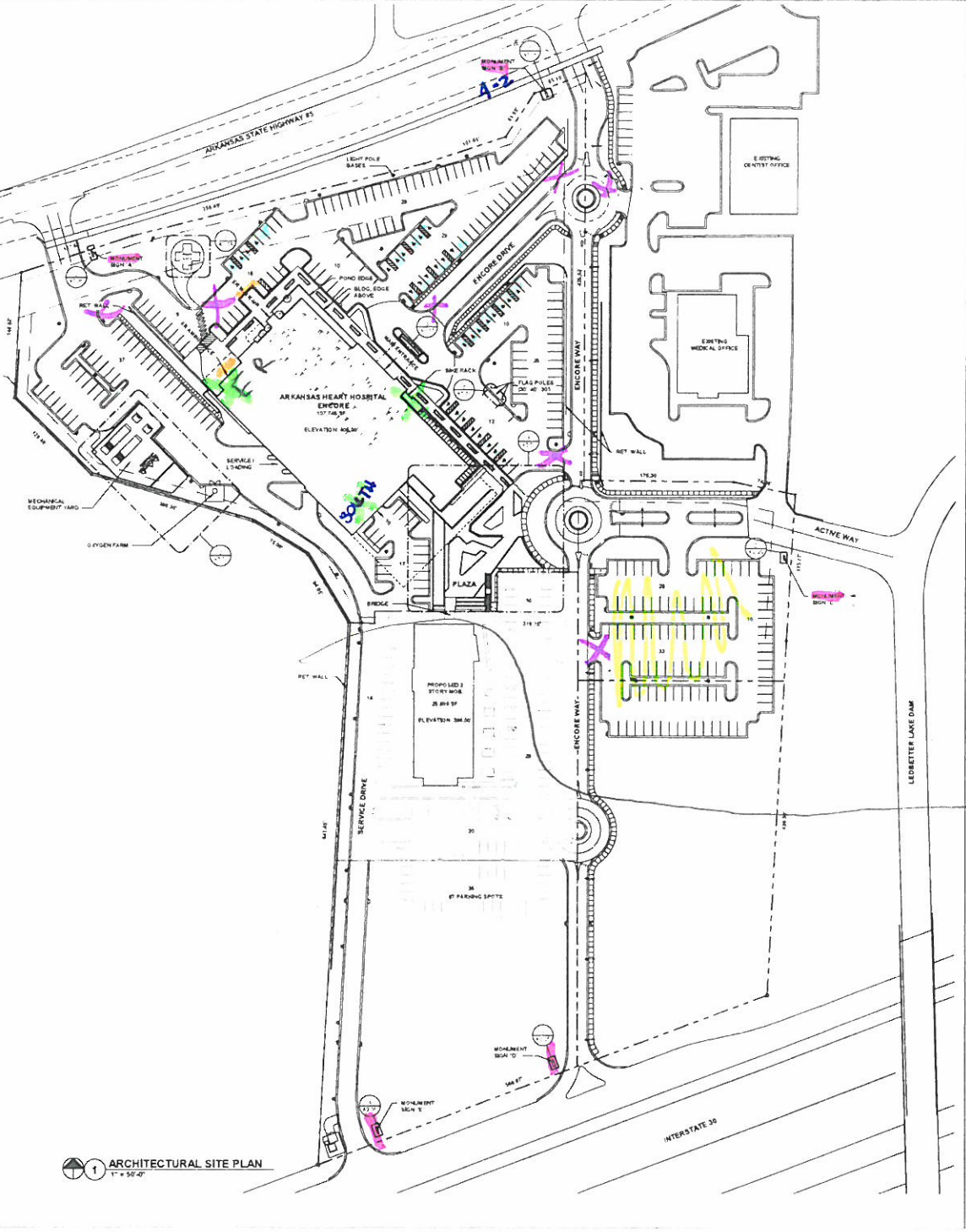
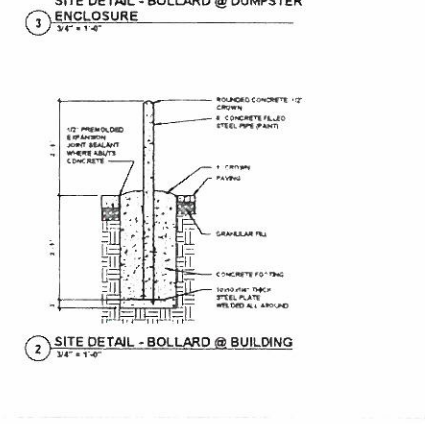
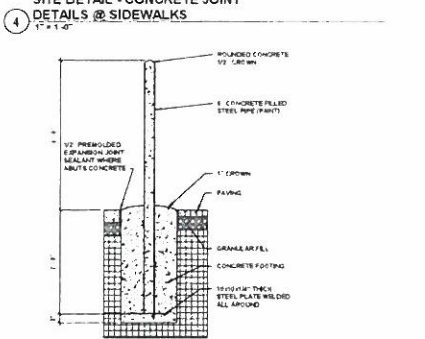
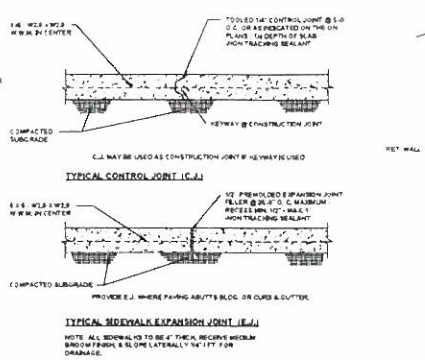
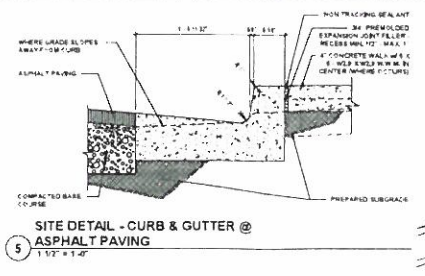
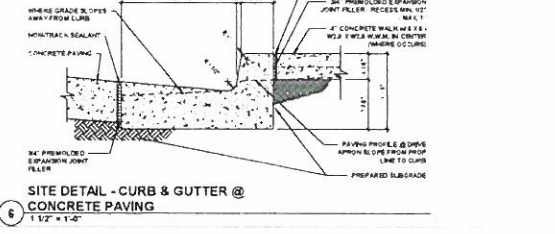
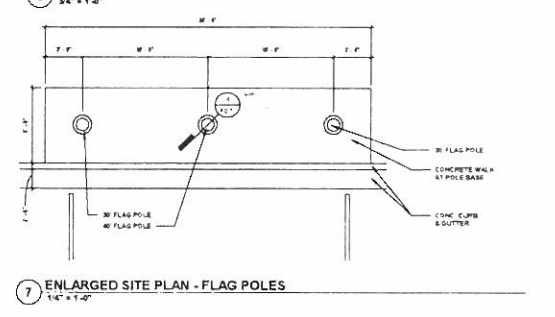
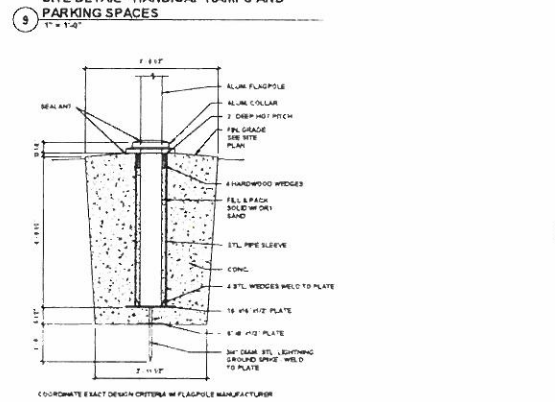
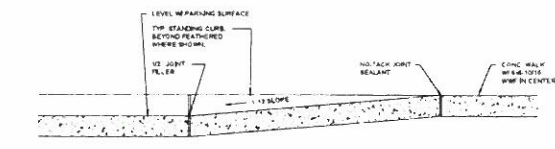
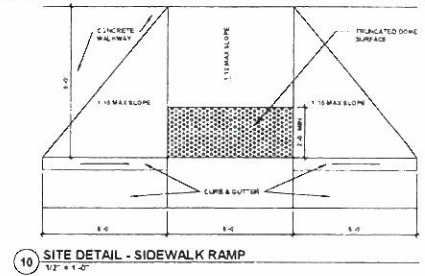
Since I have no other options, I am asking your committee to please consider a variance in permitting this sign to be placed in this location. Ace Signs Company has updated the sign and is presently waiting to install it. I appreciate your assistance in this matter. Please call if you have questions.

Sincerely,



Dale Newman, Owner
Newman Rental Company

cc: David Schoemaker, Ace Signs Company



WITTENBERG, DELONY & DAVIDSON ARCHITECTS
 10/16/18
 17-076
 CHECKSET
 A0.01
 ARKANSAS HEART HOSPITAL | ENCORE
 ARKANSAS HEART HOSPITAL | ENCORE
 NOT FOR CONSTRUCTION

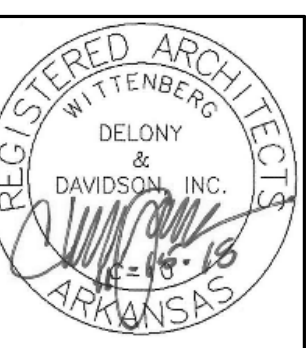
X - Building Mounted AHH Logos

— Freestanding Monuments

Emergency & Ambulance Signs

X ON CAMPUS DIRECTIONALS (NO PERMIT)

HC Parking (NO PERMIT)



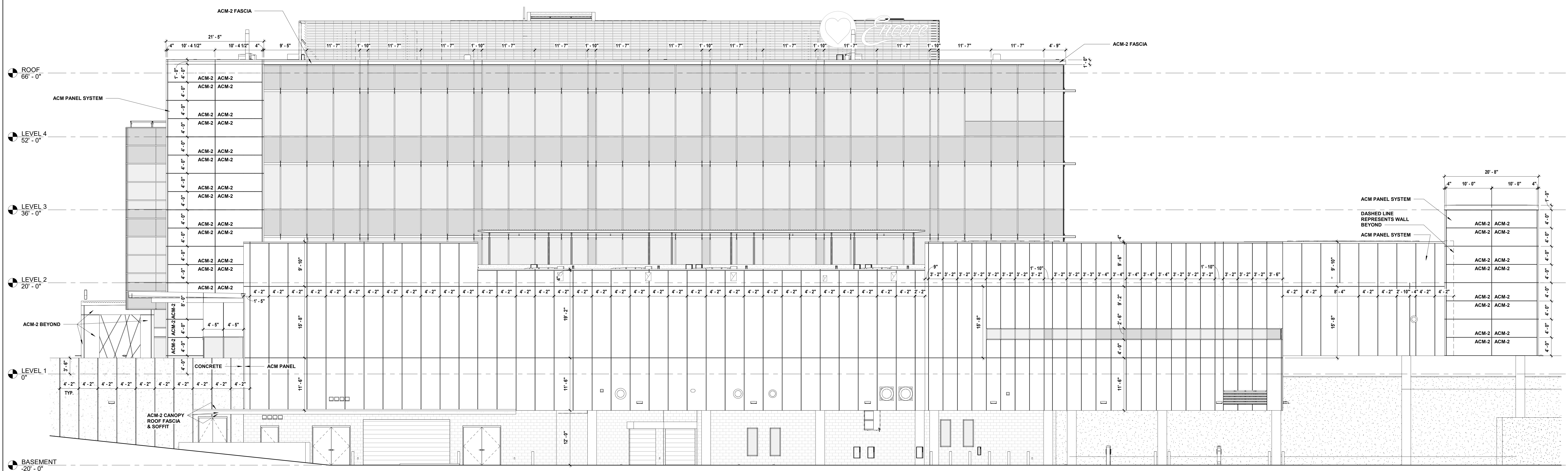
PROJECT TITLE
ARKANSAS HEART HOSPITAL
ARKANSAS HEART HOSPITAL | ENCORE
 BRYANT, ARKANSAS

CONTENTS
BUILDING ELEVATIONS - PANEL
DIMENSIONS

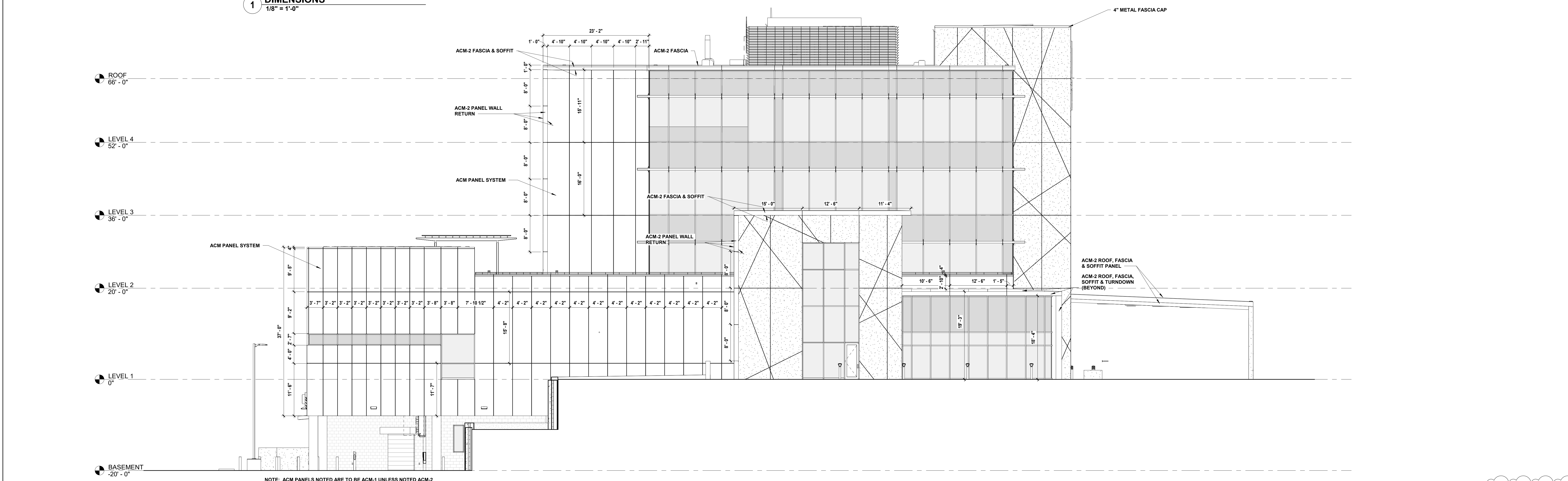
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JOB NO. 17-076
 ISSUE
A2.04

WITTENBERG, DELONY & DAVIDSON ARCHITECTS

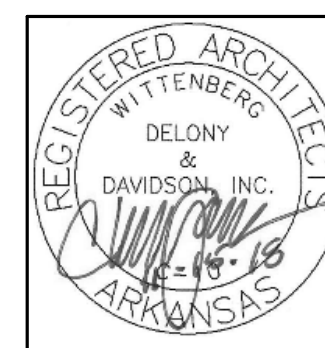


1 SOUTH ELEVATION - PANEL DIMENSIONS
 1/8" = 1'-0"



2 EAST ELEVATION - PANEL DIMENSIONS
 1/8" = 1'-0"

THIS SHEET REVISION FOR INFORMATION PURPOSES ONLY TO SHOW CHANGES MADE BY ADDENDUM & BY ACCEPTED VALUE ENGINEERING REVISIONS AS OF JANUARY 11, 2019

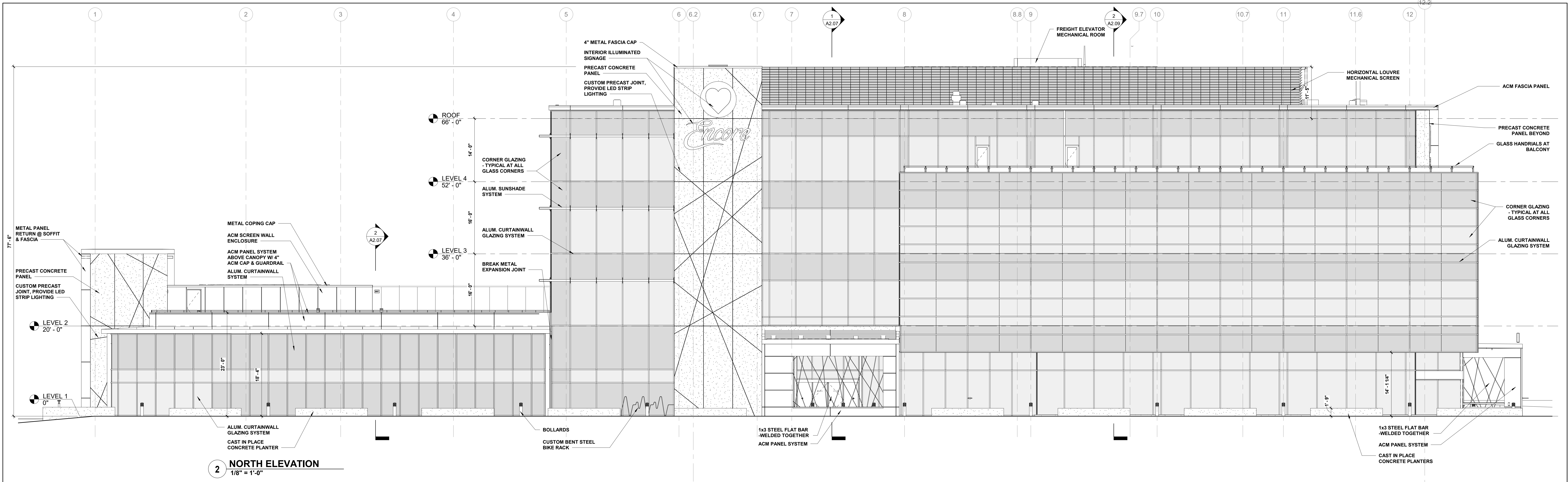


PROJECT TITLE
ARKANSAS HEART HOSPITAL | ENCORE
 ARKANSAS HEART HOSPITAL | ENCORE
 BRYANT, ARKANSAS

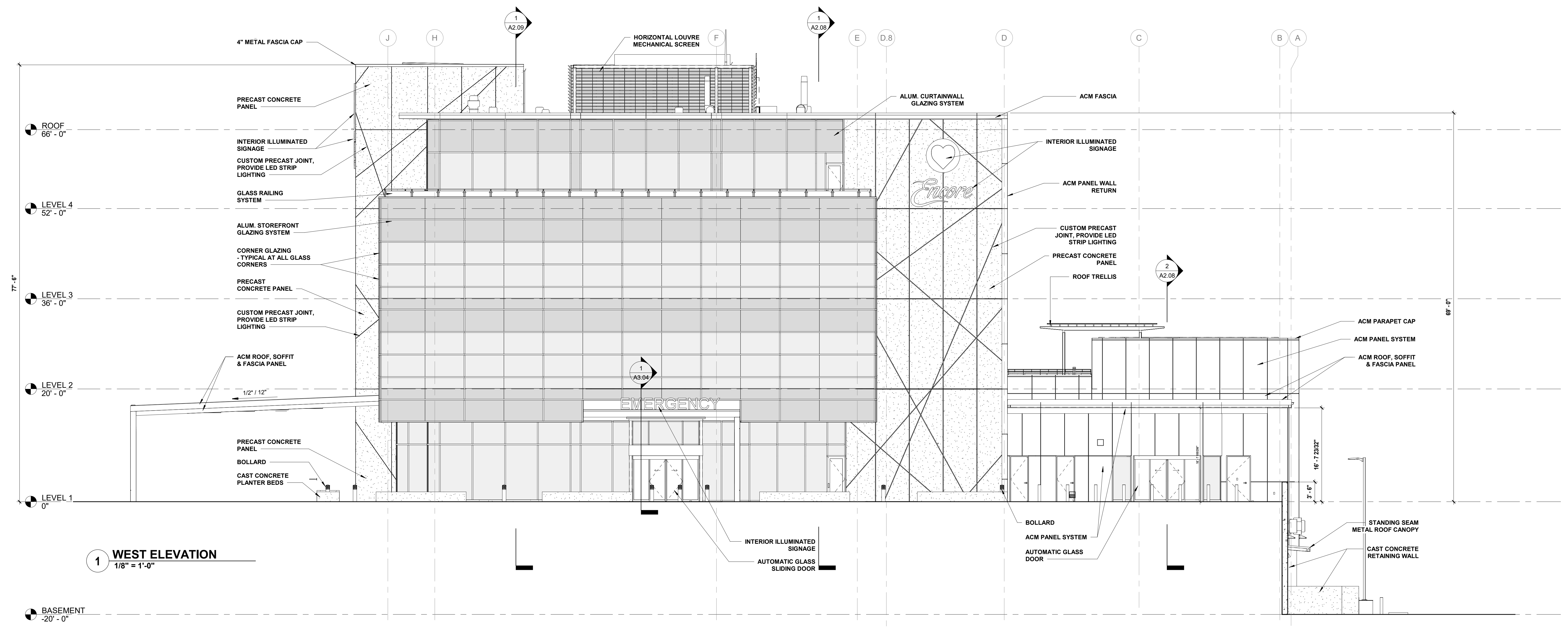
CONTENTS
BUILDING ELEVATIONS

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11/15/18
 17-076
 ISSUE
A2.01



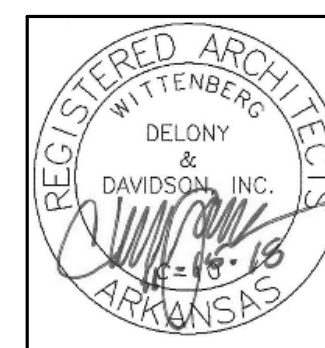
2 NORTH ELEVATION
 1/8" = 1'-0"



1 WEST ELEVATION
 1/8" = 1'-0"

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WITTENBERG, DELONY & DAVIDSON ARCHITECTS



PROJECT TITLE
ARKANSAS HEART HOSPITAL | ENCORE
 ARKANSAS HEART HOSPITAL | ENCORE
 BRYANT, ARKANSAS

CONTENTS
BUILDING ELEVATIONS

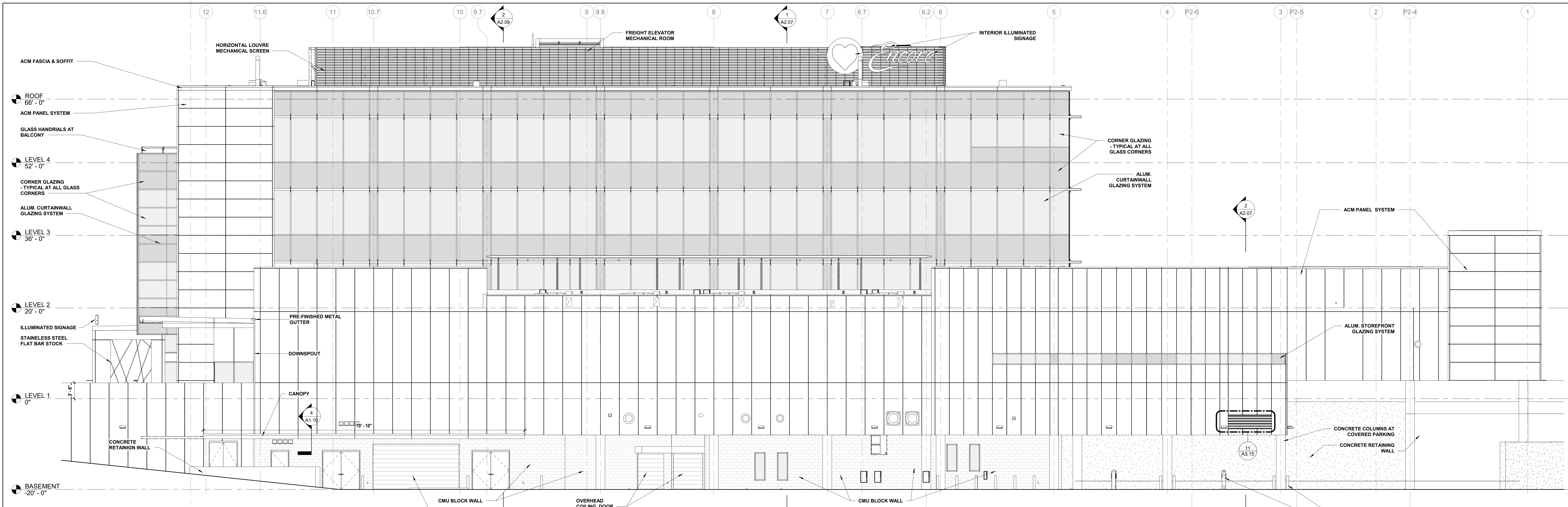
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11/15/18
 JOB NO. 17-076

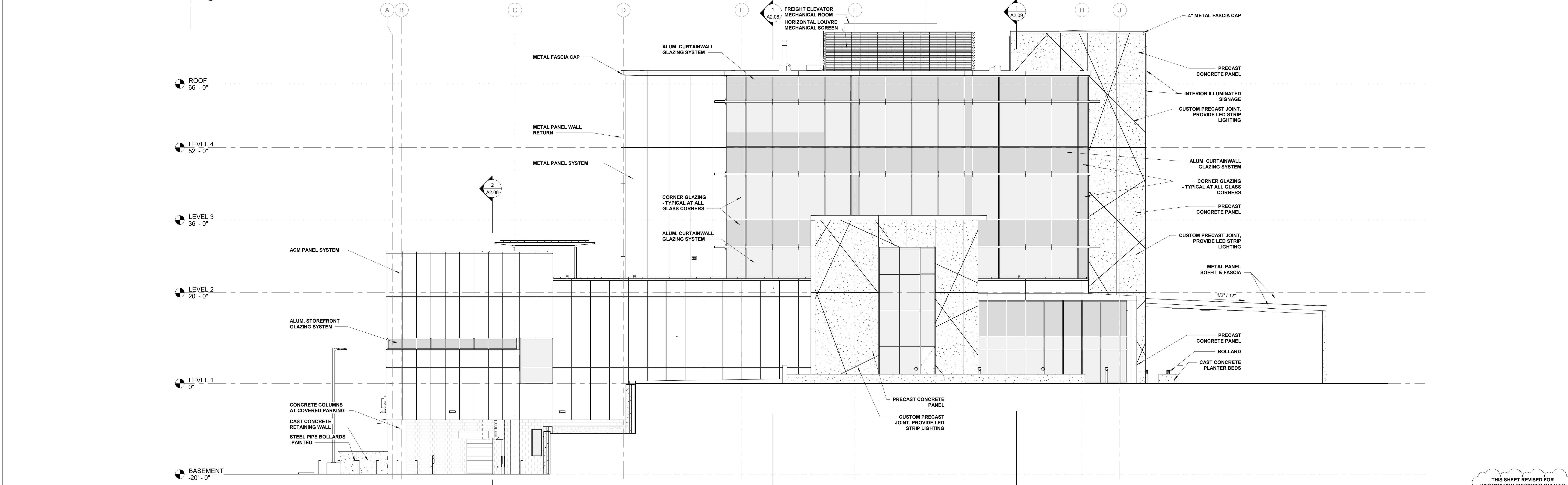
ISSUE

A2.02

WITTENBERG, DELONY & DAVIDSON ARCHITECTS

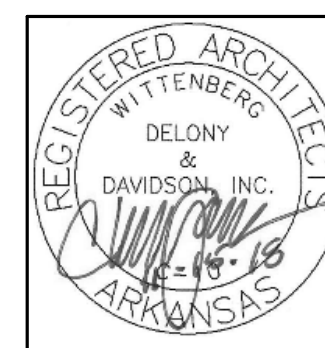


2 SOUTH ELEVATION
 1/8" = 1'-0"



1 EAST ELEVATION
 1/8" = 1'-0"

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PROJECT TITLE
ARKANSAS HEART HOSPITAL | ENCORE
 ARKANSAS HEART HOSPITAL | ENCORE
 BRYANT, ARKANSAS

CONTENTS
BUILDING ELEVATIONS - PANEL DIMENSIONS

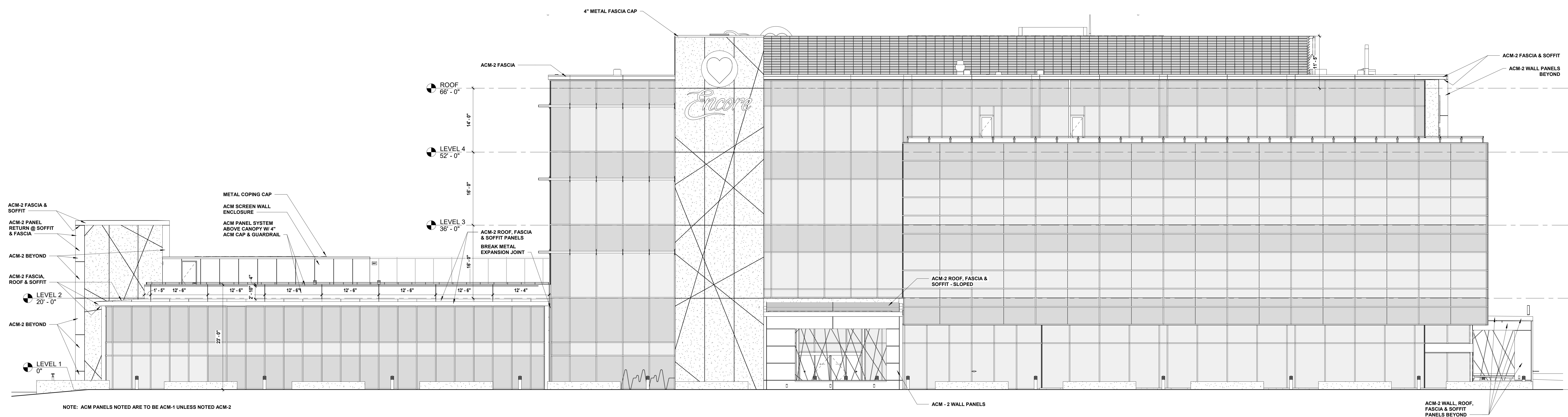
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11/15/18
 JOB NO. 17-076

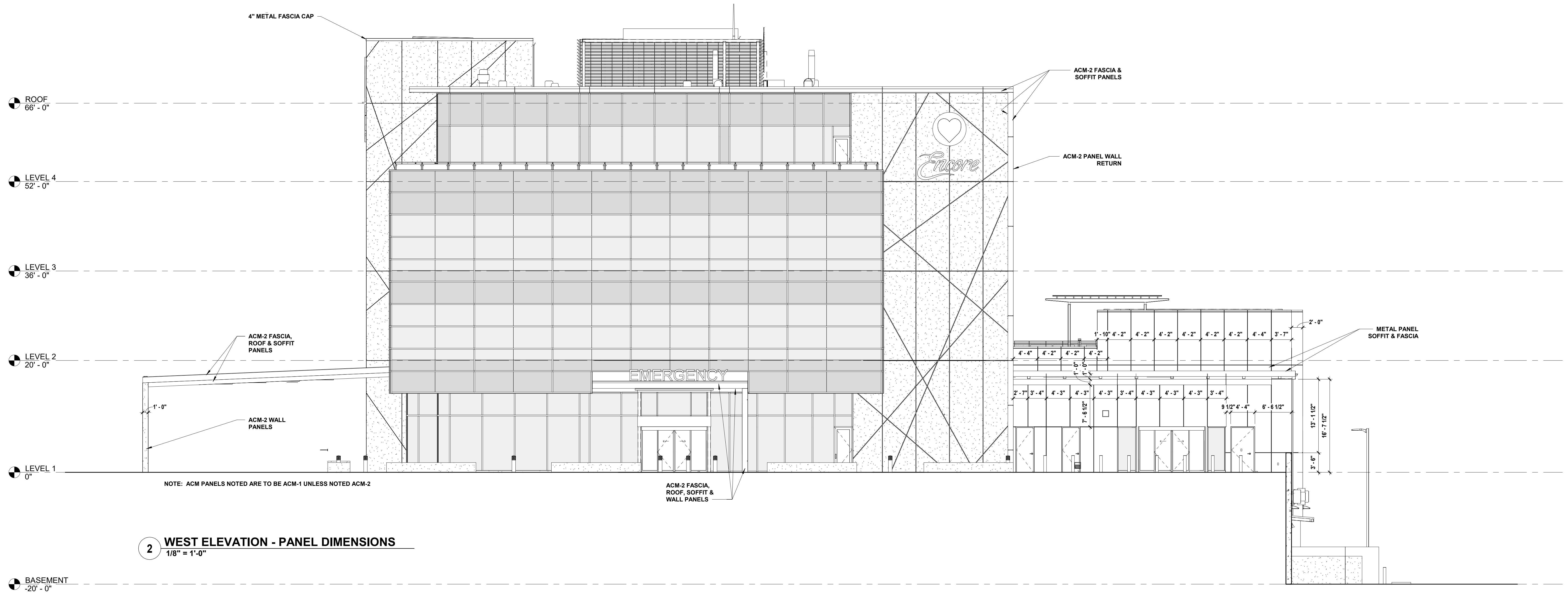
ISSUE

A2.03

WITTENBERG, DELONY & DAVIDSON ARCHITECTS



1 NORTH ELEVATION - PANEL DIMENSIONS
 1/8" = 1'-0"



2 WEST ELEVATION - PANEL DIMENSIONS
 1/8" = 1'-0"

THIS SHEET REVISED FOR INFORMATION PURPOSES ONLY TO SHOW CHANGES MADE BY ADDENDUM & BY ACCEPTED VALUE ENGINEERING REVISIONS AS OF JANUARY 11, 2019

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: July 23, 2020

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

SIGN CO. OR
SIGN OWNER

Name DFI Architectural Signs

Address 219 W. 7th St.

City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant

____ Wall

____ Other (type) _____

A1

Sign dimensions (height, length, width) 48" x 83" x 19"

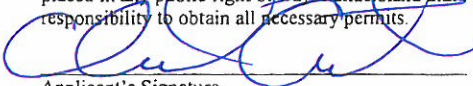
Total sq. ft. 27.6

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

Height of sign from lot surface: Bottom 12" Top 60"

READ CAREFULLY BEFORE SIGNING

I Charles Athens, 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

7/23/20
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

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: July 23, 2020

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

SIGN CO. OR

SIGN OWNER

Name DFI Architectural Signs

Address 219 W. 7th St.

City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant

Wall

Other (type) _____

A2 Sign dimensions (height, length, width) 48x108x19

Total sq. ft. 36

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

Height of sign from lot surface: Bottom 12" Top 60"

READ CAREFULLY BEFORE SIGNING

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

[Signature]

Applicant's Signature

7/23/20

Date

Sign Administrator(or Designee) Approval

Date

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Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
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SIGN OWNER

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City, State, Zip North Little Rock, Ar 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant

____ Wall

____ Other (type) _____

B Sign dimensions (height, length, width) 180" x 72" x 30"

Total sq. ft. 90

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

Height of sign from lot surface: Bottom 36" Top 216"

READ CAREFULLY BEFORE SIGNING

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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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SIGN OWNER

Name DFI Architectural Signs

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City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant

____ Wall

____ Other (type) _____

Sign dimensions (height, length, width) 180" x 72" x 30"

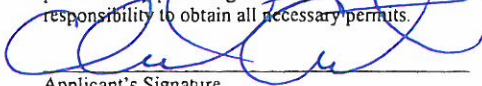
Total sq. ft. 90

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

Height of sign from lot surface: Bottom 36" Top 216"

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Applicant's Signature

7/23/20
Date

Sign Administrator(or Designee) Approval

Date

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

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SIGN OWNER

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City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant

____ Wall

____ Other (type) _____

Sign dimensions (height, length, width) 252" x 108" x 36"

Total sq. ft. 189

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

Height of sign from lot surface: Bottom 36" Top 288"

READ CAREFULLY BEFORE SIGNING

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312 Roya Lane
Bryant, Ar 72022
501-943-0943

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Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

Address/Location of sign Hwy 5 & Active Way - Bryant

Sign dimensions (height, length, width) 24" x 201" x 3"

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

Height of sign from lot surface: Bottom 15' Top 17'

SIGN TYPE

____ Pole ____ Monument

____ Wall

Other (type) CANOPY MOUNTED

Total sq. ft. 33.5

Emergency
A-201
PLAN

READ CAREFULLY BEFORE SIGNING

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[Signature]
Applicant's Signature

7/23/20
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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Date: July 23, 2020

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SIGN CO. OR
SIGN OWNER

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City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole ____ Monument

Address/Location of sign Hwy 5 & Active Way - Bryant Wall

Other (type) _____

Sign dimensions (height, length, width) 12' x 105"

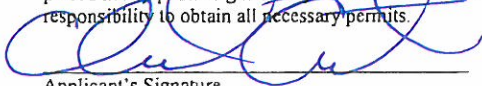
Total sq. ft. 8.75

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

Height of sign from lot surface: Bottom 9' Top 10'

READ CAREFULLY BEFORE SIGNING

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Applicant's Signature

7/23/20
Date

Sign Administrator(or Designee) Approval

Date

Ambulance
ONLY

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

SIGN PERMIT APPLICATION

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SIGN CO. OR
SIGN OWNER

Name DFI Architectural Signs

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City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

____ Pole ____ Monument

Address/Location of sign Hwy 5 & Active Way - Bryant Wall

____ Other (type) _____

Sign dimensions (height, length, width) 14'-11" x 16'-7" x 4"

Total sq. ft. 240

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

Height of sign from lot surface: Bottom 11' Top 25'

READ CAREFULLY BEFORE SIGNING

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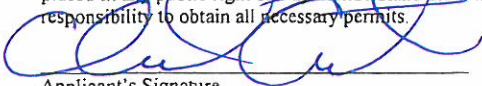
Applicant's Signature

Date

Sign Administrator(or Designee) Approval

Date

South
logo



7/23/20

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

SIGN PERMIT APPLICATION

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SIGN CO. OR
SIGN OWNER

Name DFI Architectural Signs

Address 219 W. 7th St.

City, State, Zip North Little Rock, AR 72114

Phone 501-372-8881

Alternate Phone 501-352-1796

PROPERTY OWNER

Name Arkansas Heart Hospital

Address 1701 Shackelford Rd.

City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant Wall

Other (type) _____

Sign dimensions (height, length, width) 11'-5" x 12'-9" x 4"

Total sq. ft. 146.625

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

Height of sign from lot surface: Bottom 65' Top 76'

READ CAREFULLY BEFORE SIGNING

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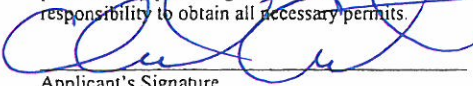
Applicant's Signature

Date

Sign Administrator(or Designee) Approval

Date

Entry logo



7/23/20

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

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PROPERTY OWNER

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City, State, Zip Little Rock, AR 72211

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Arkansas Heart Hospital

SIGN TYPE

Pole Monument

Address/Location of sign Hwy 5 & Active Way - Bryant Wall

Other (type) _____

Sign dimensions (height, length, width) 12'-5" x 13'-11 3/4" x 4"

Total sq. ft. 175

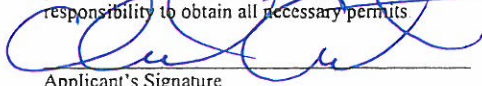
Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 52' Top 64.5'

NORTH
WEST

READ CAREFULLY BEFORE SIGNING

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Applicant's Signature

7/23/20
Date

Sign Administrator (or Designee) Approval

Date



LETTER OF TRANSMITTAL

TO: Clark Contractors LLC

DATE: June 26, 2020

RE: Arkansas Heart Hospital-Encore

JOB NO.: 17-076

ATTN: Mr. Jacob Earls

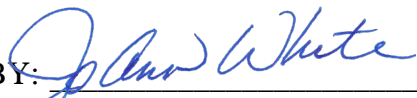
COPIES	DATE	NO.	DESCRIPTION
1 Emailed	05/20/20	101400-5	Revised Exterior Signage SD

THESE ARE TRANSMITTED:

- For Approval As Requested Reviewed for General Compliance Resubmit ___ copies for approval
- For Your Use For Review and Comment Reviewed With Noted Comment Submit ___ copies for distribution
- For Your Information Revise and Resubmit Noted Comments Return ___ corrected prints

REMARKS:

COPY TO: Job File

BY: 

 JoAnn White, CIT
 Contract Administrator



Submittal #10 14 00-5.0 10 14 00 - SIGNAGE Pkg

Clark Contractors
15825 Cantrell Rd
Little Rock, Arkansas 72223-4826
Phone: (501)-868-3133
Fax: (501) 868-3104

Project: 1273 - Arkansas Heart Hospital | Encore (17-076)
Hwy 5 & Active Way
Bryant, Arkansas 72022

Exterior Signage Shop Drawings

REVISION:	0	SUBMITTAL MANAGER:	Jeremy George (Clark Contractors - AR)
STATUS:	Open	DATE CREATED:	06/19/2020
ISSUE DATE:	06/19/2020	SPEC SECTION:	10 14 00 - SIGNAGE Pkg
RESPONSIBLE CONTRACTOR:	DFI Architectural Signs, Inc	RECEIVED FROM:	Sabrina Huddleston
RECEIVED DATE:		SUBMIT BY:	
FINAL DUE DATE:	07/3/2020	LOCATION:	
SUB JOB:		COST CODE:	
		TYPE:	Shop Drawing
APPROVERS:	Nicholas Schmidt (Clark Contractors - AR), JoAnn White (Wittenberg, Delony & Davidson, Inc.)		
BALL IN COURT:	JoAnn White (Wittenberg, Delony & Davidson, Inc.)		
DISTRIBUTION:	Melanie Blacklock (Clark Contractors - AR)		
DESCRIPTION:	Shop Drawings for all exterior signage to be used.		

SUBMITTAL WORKFLOW

NAME	SENT DATE	DUE DATE	RETURNED DATE	RESPONSE	ATTACHMENTS	COMMENTS
Sabrina Huddleston		06/19/2020	06/19/2020	Submitted		Sent to Clark via email.
Nicholas Schmidt	06/19/2020	06/19/2020	06/19/2020	Reviewed	10 14 00 Revised Exterior Signage Shop Drawings - For Approval.pdf	JoAnn, Attached is the exterior shop drawings for the building. We are trying to place the concrete bases for these roughly middle of July so we will need quick review in order to get the anchor bolt templates done and ready which DFI informed me would take 3-4 weeks. Please review and advise on how we are to proceed. Thanks, Nicholas
JoAnn White	06/19/2020	07/03/2020		Pending		

BY _____ DATE _____ COPIES TO _____



SUBMITTAL COMMENT SHEET

Project: 1273: Arkansas Heart Hospital - Encore (17-076)

SUBMITTAL

Spec: 10 14 00

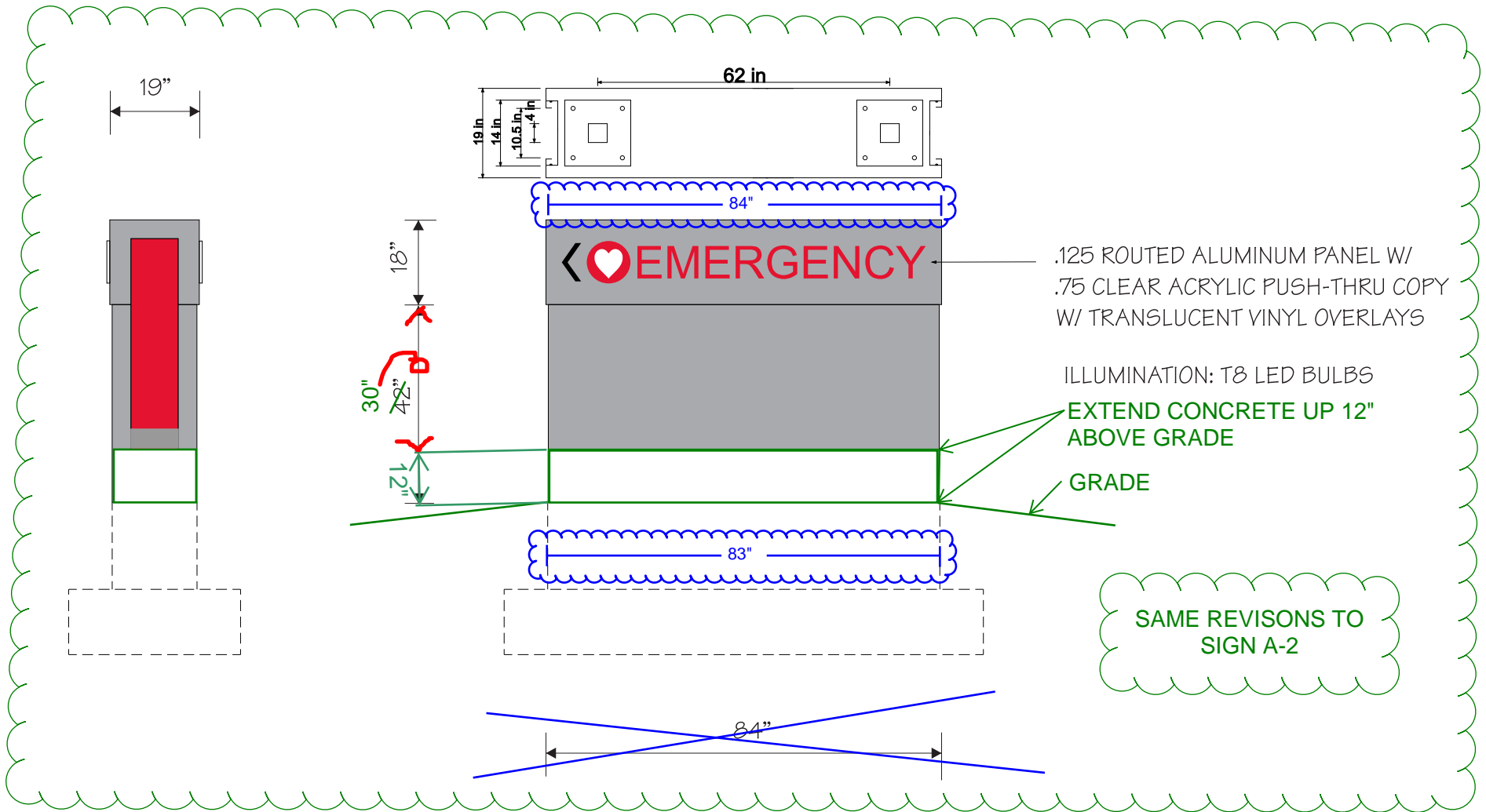
Title: Exterior Signage Shop Drawings

<input type="checkbox"/> APPROVED	<input checked="" type="checkbox"/> REVIEWED
<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> REJECTED
<input type="checkbox"/> REVISE & RESUBMIT	
<p>THIS SUBMITTAL HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. APPROVAL DOES NOT RELIEVE THE SUBCONTRACTOR/SUPPLIER OF THE RESPONSIBILITY FOR CONFORMANCE TO THE QUALITY STANDARDS AS SET FORTH IN THE CONTRACT DOCUMENTS. NOR DOES IT RELIEVE THE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL CONDITIONS RELATING TO THIS CONTRACT.</p>	
OK'D BY: <u>NS</u> DATE: <u>6-19-20</u>	

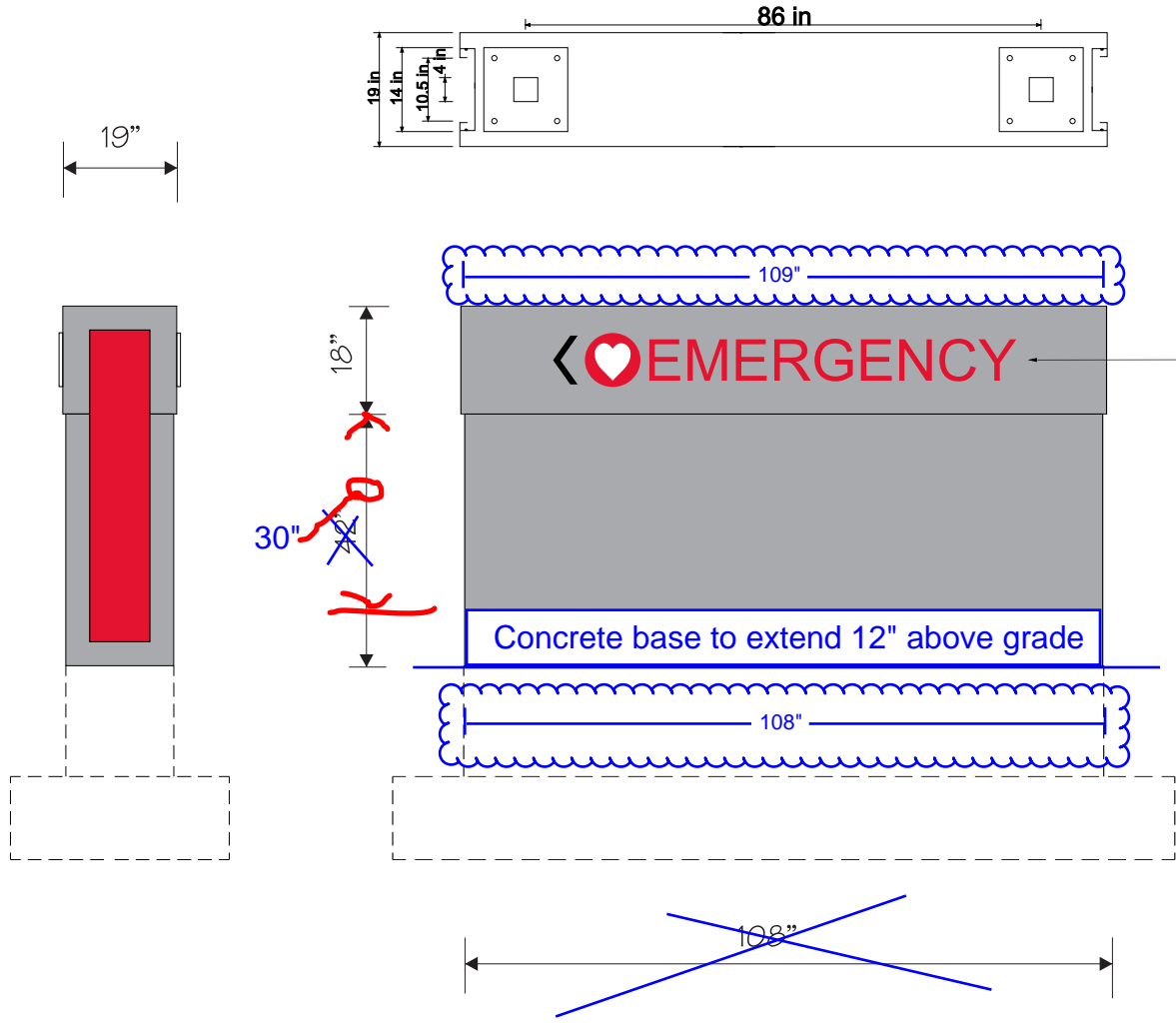
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Wittenberg Delony & Davidson, Inc.</th> </tr> <tr> <td colspan="2">SUBMITTAL #</td> </tr> <tr> <td>REVIEWED</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>REVIEWED & NOTED</td> <td style="text-align: right;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>REVISE & RESUBMIT</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2"> <p>THIS SUBMITTAL HAS BEEN REVIEWED BY WITTENBERG, DELONY & DAVIDSON, INC. FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONAL REQUIREMENTS. COMPLIANCE WITH ALL CONTRACT DOCUMENTS, QUANTITIES & COORDINATION OF ALL AFFECTED TRADES.</p> </td> </tr> <tr> <td>BY: Jay Clark</td> <td style="text-align: right;">DATE: 6/23/20</td> </tr> </table>	Wittenberg Delony & Davidson, Inc.		SUBMITTAL #		REVIEWED	<input type="checkbox"/>	REVIEWED & NOTED	<input checked="" type="checkbox"/>	REVISE & RESUBMIT	<input type="checkbox"/>	<p>THIS SUBMITTAL HAS BEEN REVIEWED BY WITTENBERG, DELONY & DAVIDSON, INC. FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONAL REQUIREMENTS. COMPLIANCE WITH ALL CONTRACT DOCUMENTS, QUANTITIES & COORDINATION OF ALL AFFECTED TRADES.</p>		BY: Jay Clark	DATE: 6/23/20	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Wittenberg Delony & Davidson, Inc.</th> </tr> <tr> <td colspan="2">SUBMITTAL #</td> </tr> <tr> <td>REVIEWED</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>REVIEWED & NOTED</td> <td style="text-align: right;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>REVISE & RESUBMIT</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td colspan="2"> <p>THIS SUBMITTAL HAS BEEN REVIEWED BY WITTENBERG, DELONY & DAVIDSON, INC. FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONAL REQUIREMENTS. COMPLIANCE WITH ALL CONTRACT DOCUMENTS, QUANTITIES & COORDINATION OF ALL AFFECTED TRADES.</p> </td> </tr> <tr> <td>BY: Jay Clark</td> <td style="text-align: right;">DATE: 6/22/20</td> </tr> </table>	Wittenberg Delony & Davidson, Inc.		SUBMITTAL #		REVIEWED	<input type="checkbox"/>	REVIEWED & NOTED	<input checked="" type="checkbox"/>	REVISE & RESUBMIT	<input type="checkbox"/>	<p>THIS SUBMITTAL HAS BEEN REVIEWED BY WITTENBERG, DELONY & DAVIDSON, INC. FOR DESIGN INTENT ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONAL REQUIREMENTS. COMPLIANCE WITH ALL CONTRACT DOCUMENTS, QUANTITIES & COORDINATION OF ALL AFFECTED TRADES.</p>		BY: Jay Clark	DATE: 6/22/20
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BY: Jay Clark	DATE: 6/22/20																												

Revised dimensions on
1-A & 1-B signs

SIGN A-1



SIGN A-2

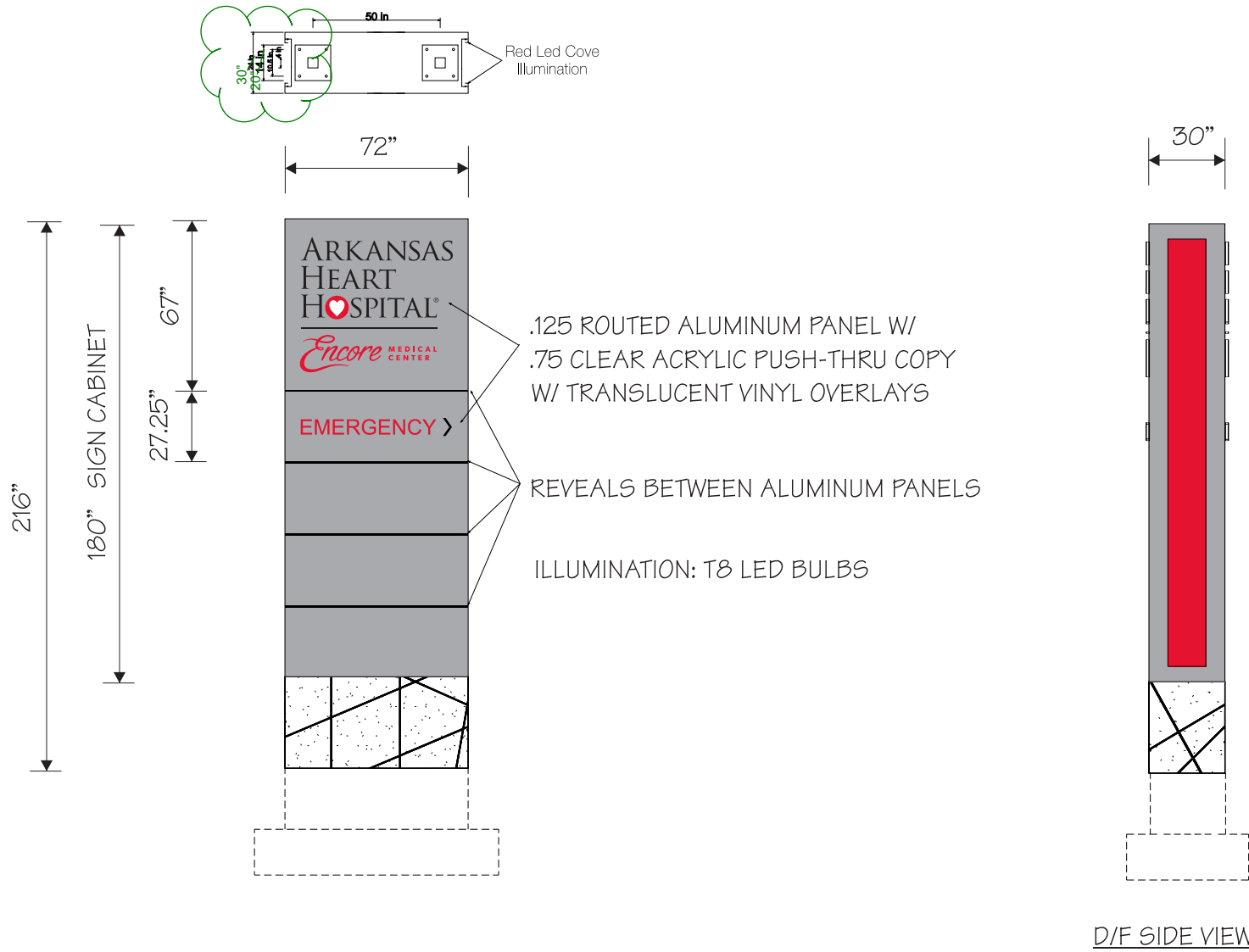


.125 ROUTED ALUMINUM PANEL W/
.75 CLEAR ACRYLIC PUSH-THRU COPY
W/ TRANSLUCENT VINYL OVERLAYS

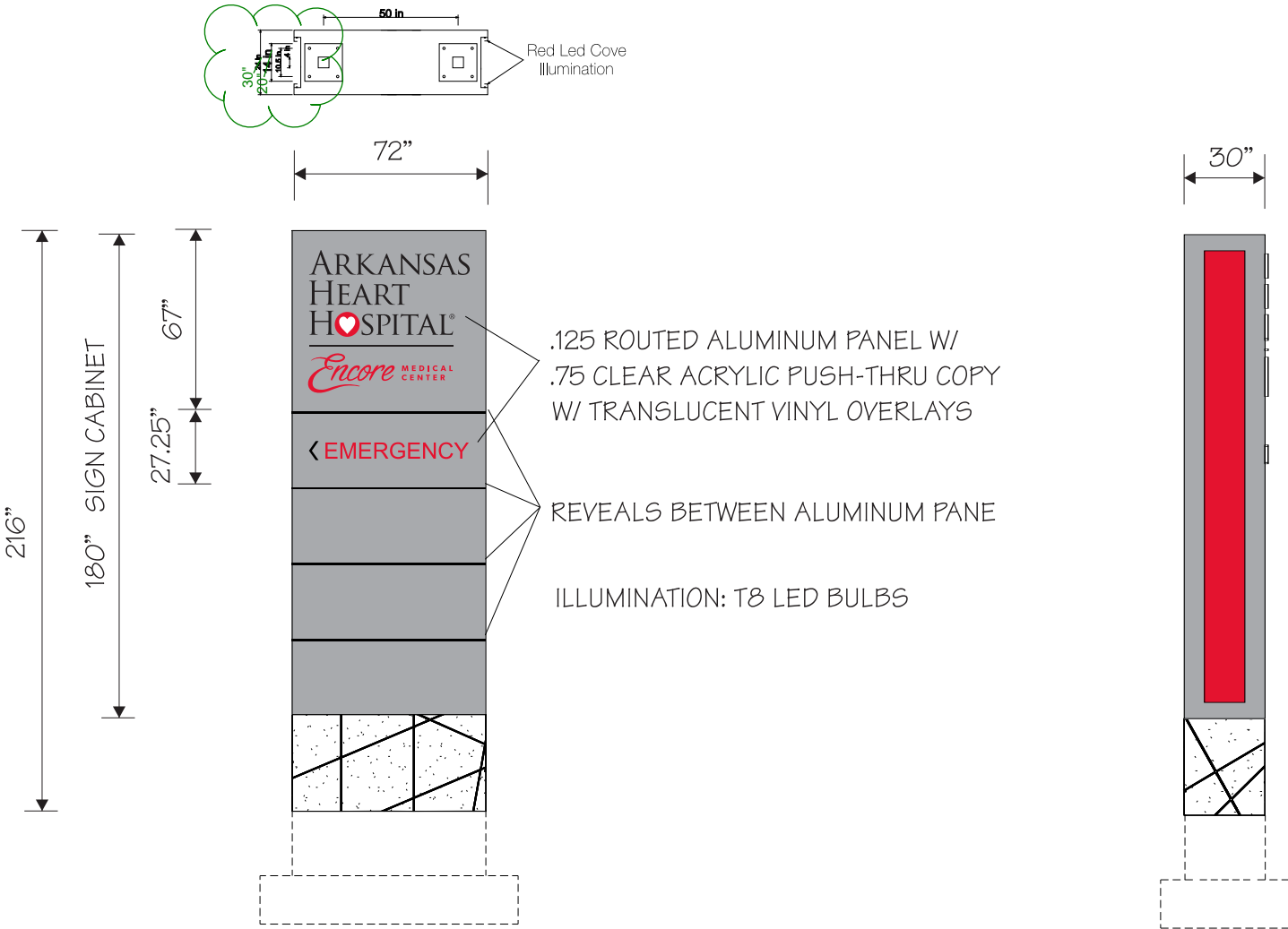
ILLUMINATION: T8 LED BULBS

SEE REVISIONS TO A-2

SIGN B

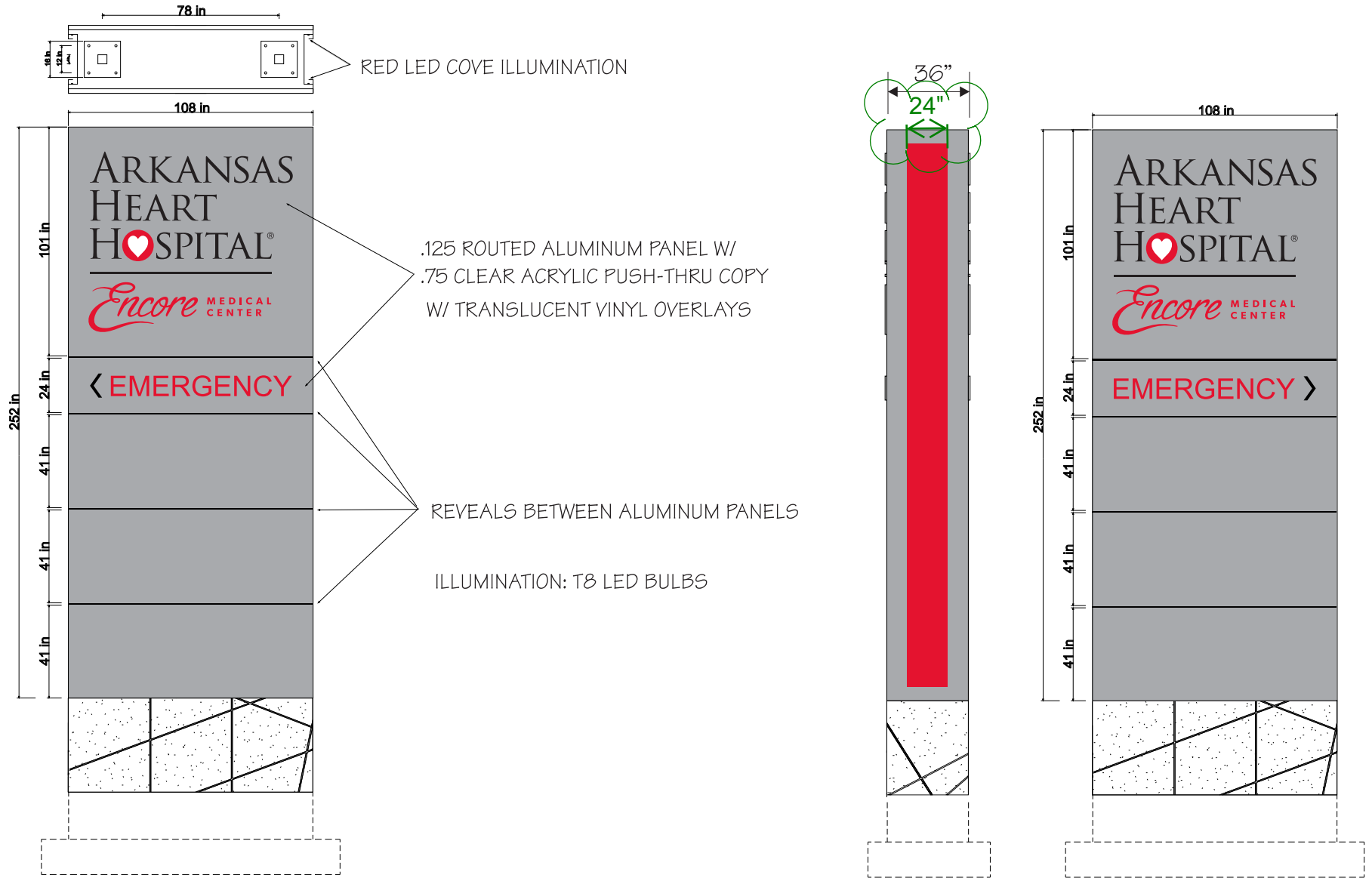


SIGN C



S/F SIDE VIEW

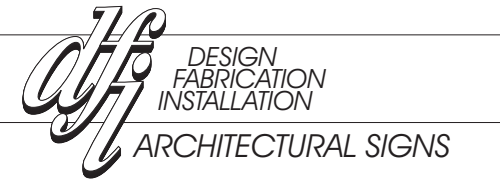
SIGN D



Front View



Side View



AHH Encore

Exterior Post & Panel Directionals

Material

Fabricated Aluminum

Size

4' x 3' x 3/4"

Background Color

TBD

Copy Color

TBD

Typestyle

Arial

Mounting Method

18" of posts buried in ground

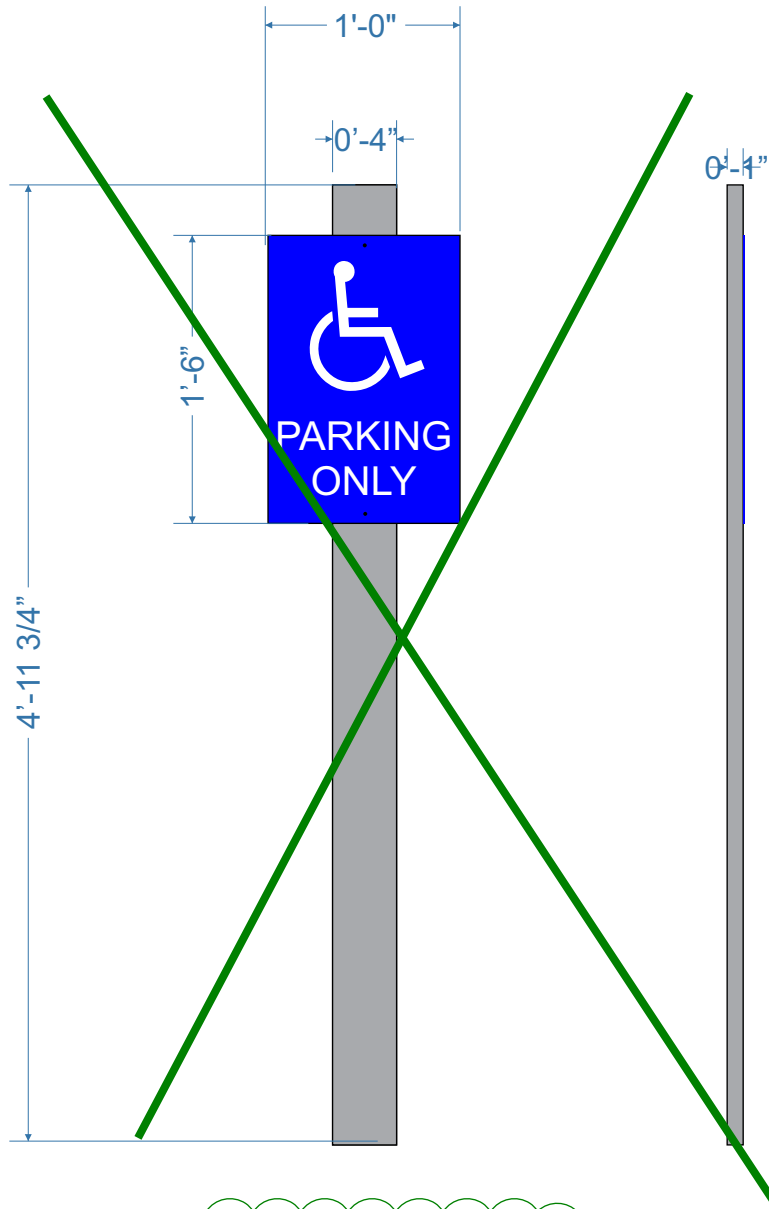
Notes

Scale: 1"=1'

219 W. 7th North Little Rock, AR 72114
Phone: 501.372.8881 Fax: 372.8882


sabrina@dfisigns.com

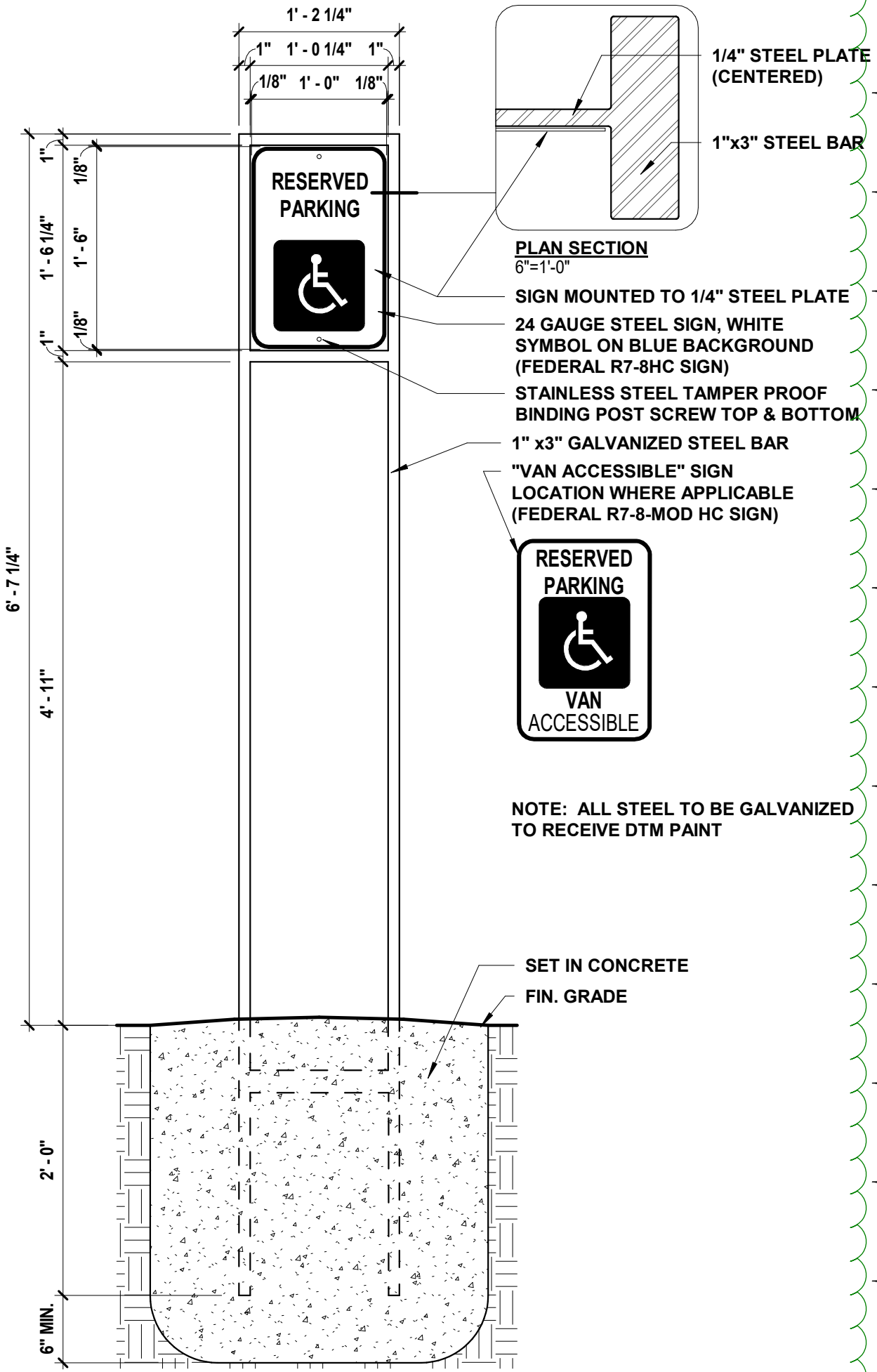
7 Locations TBD
Copy TBD
Quantity to be determined by AHH



Build as shown on 6/A0.03
(added below)

30 Locations

 DESIGN FABRICATION INSTALLATION ARCHITECTURAL SIGNS	
AHH Encore Exterior HC parking signs	
Material Aluminum Tube 1/8" Aluminum Panel	
Size 1" x 4" x 60" tube	
Background Color TBD	
Copy Color White	
Typestyle Arial	
Mounting Method 18" of posts buried in ground	
Notes	
Scale: 1"=1'	
219 W. 7th North Little Rock, AR 72114 Phone: 501.372.8881 Fax: 372.8882	
sabrina@dfisigns.com	



PLAN SECTION
6"=1'-0"

- SIGN MOUNTED TO 1/4" STEEL PLATE
- 24 GAUGE STEEL SIGN, WHITE SYMBOL ON BLUE BACKGROUND (FEDERAL R7-8HC SIGN)
- STAINLESS STEEL TAMPER PROOF BINDING POST SCREW TOP & BOTTOM
- 1" x3" GALVANIZED STEEL BAR
- "VAN ACCESSIBLE" SIGN LOCATION WHERE APPLICABLE (FEDERAL R7-8-MOD HC SIGN)

NOTE: ALL STEEL TO BE GALVANIZED TO RECEIVE DTM PAINT

SET IN CONCRETE
FIN. GRADE

6 SITE DETAIL - HANDICAP PARKING SIGN
1" = 1'-0"

AHH Encore

**Exterior Letters
A7.02 Detail 3**

Material

Fabricated Aluminum, Acrylic
Internally Lit Letters

Size

as detailed

Background Color

NS

Copy Color

RED

Typestyle

Arial

Mounting Method

Bottom mounted to raceway
Raceway mounts to GC provided steel tube

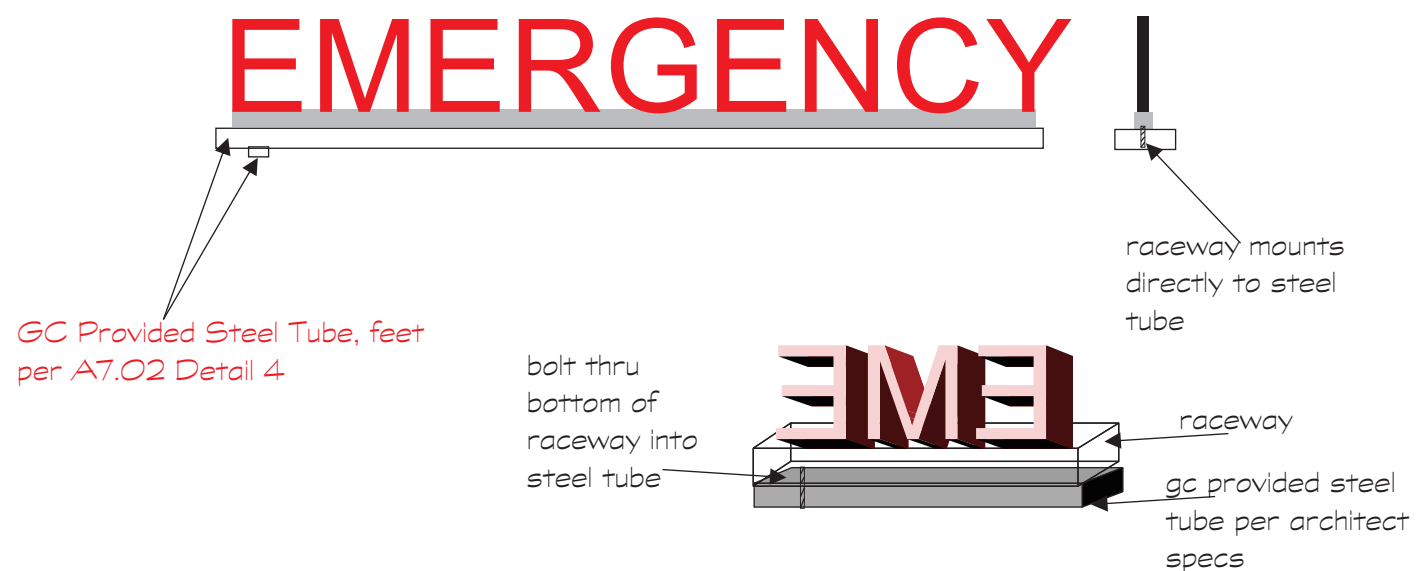
Notes

Electrical will need to be provided

Scale: 1/4" = 1'

219 W. 7th North Little Rock, AR 72114
Phone: 501.372.8881 Fax: 372.8882

sabrina@dfisigns.com



GC will need to provide electrical to the canopy, locate with DFI

AHH Encore

Exterior Cabinet Sign

Material

Fabricated Aluminum, Acrylic
 Internally Lit Box

Size

as detailed

Background Color

TBD - Please provide

Copy Color

RED, perforated vinyl

Typestyle

Arial

Mounting Method

Cabinet mounts directly to building

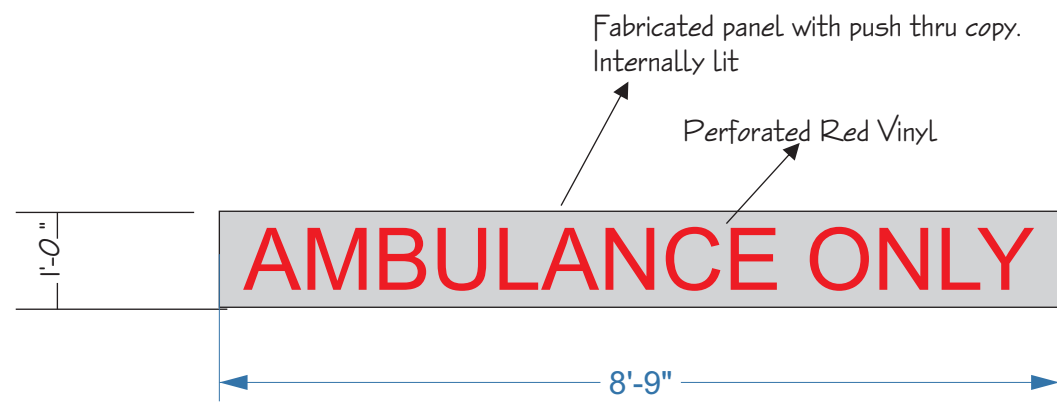
Notes

Location Not Detailed on plans but sign requested per email 10.7.2019 from Steve Moss

Scale: 1/2"=1'

219 W. 7th North Little Rock, AR 72114
 Phone: 501.372.8881 Fax: 372.8882

sabrina@dfsigns.com



GC Will need to provide blocking in this area
 GC will need to provide electrical to the sign, locate with DF
 *location TBD - not shown on plans!

South

Approved 5/27



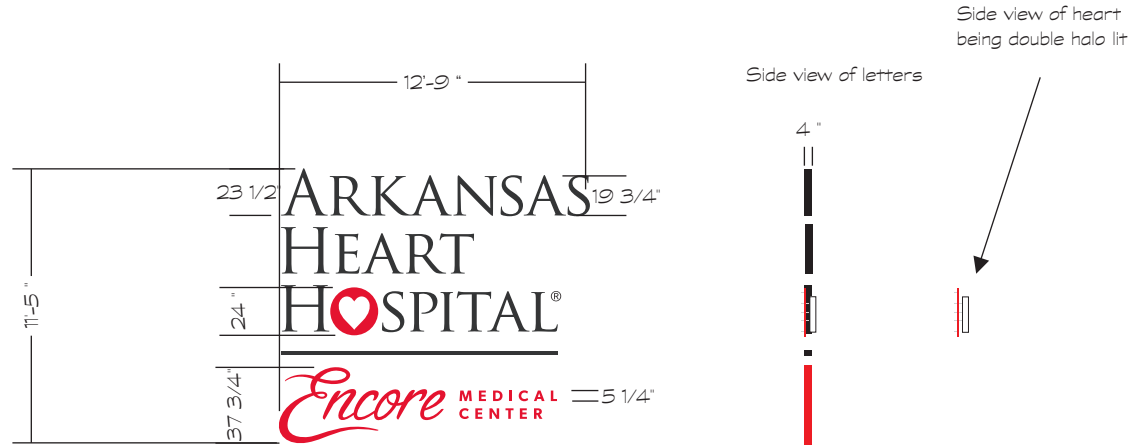
blue represents light



scale: 1/8" = 1'

Entry Detail

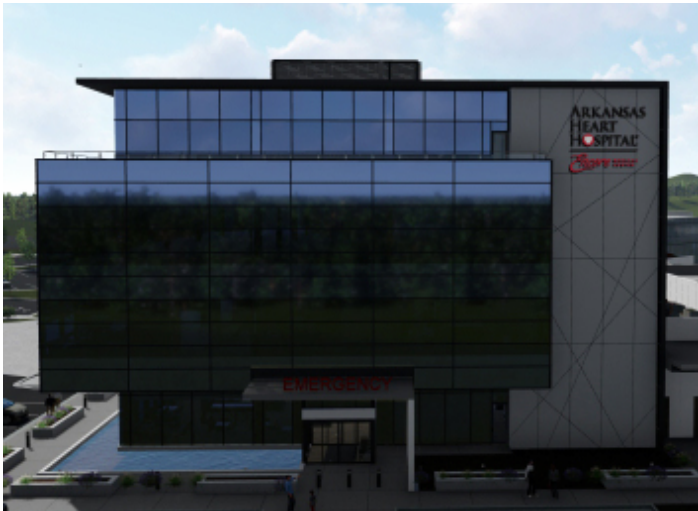
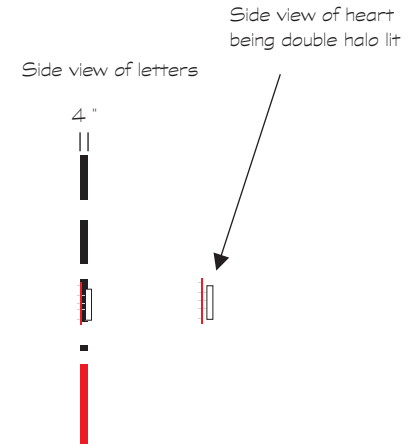
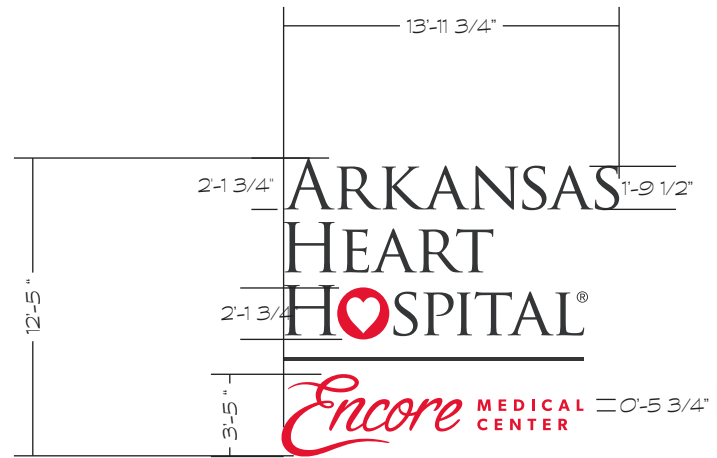
Approved 5/27



scale: 1/8" = 1'

North Detail

Approved 5/27



scale: 1/8" = 1'

RE: Re: FW: AHH Encore, Bryant - SIGNAGE st



Chad Young <Chad@wddarchitects.com>

to Truett, Doug, Aaron, Sabrina, Mike, Stephen, Jay, Greg, Allen, me ▾

Truett,

Thanks for the email.

Please let this email serve as our request for a special sign permit.

As you know, the Arkansas Heart Hospital Encore is a unique project in both
It is located next to Interstate 30 highway, the patients traveling to this medical center
Both signage of the AHH name and the emergency department require patient
Signage that is appropriately scaled with building size and the distances away
which is also easily readable from the highway.

The surface area of the hospital is a very large facade and we were very selective

Also, if I might add - many city planning commissions have a highway overlay

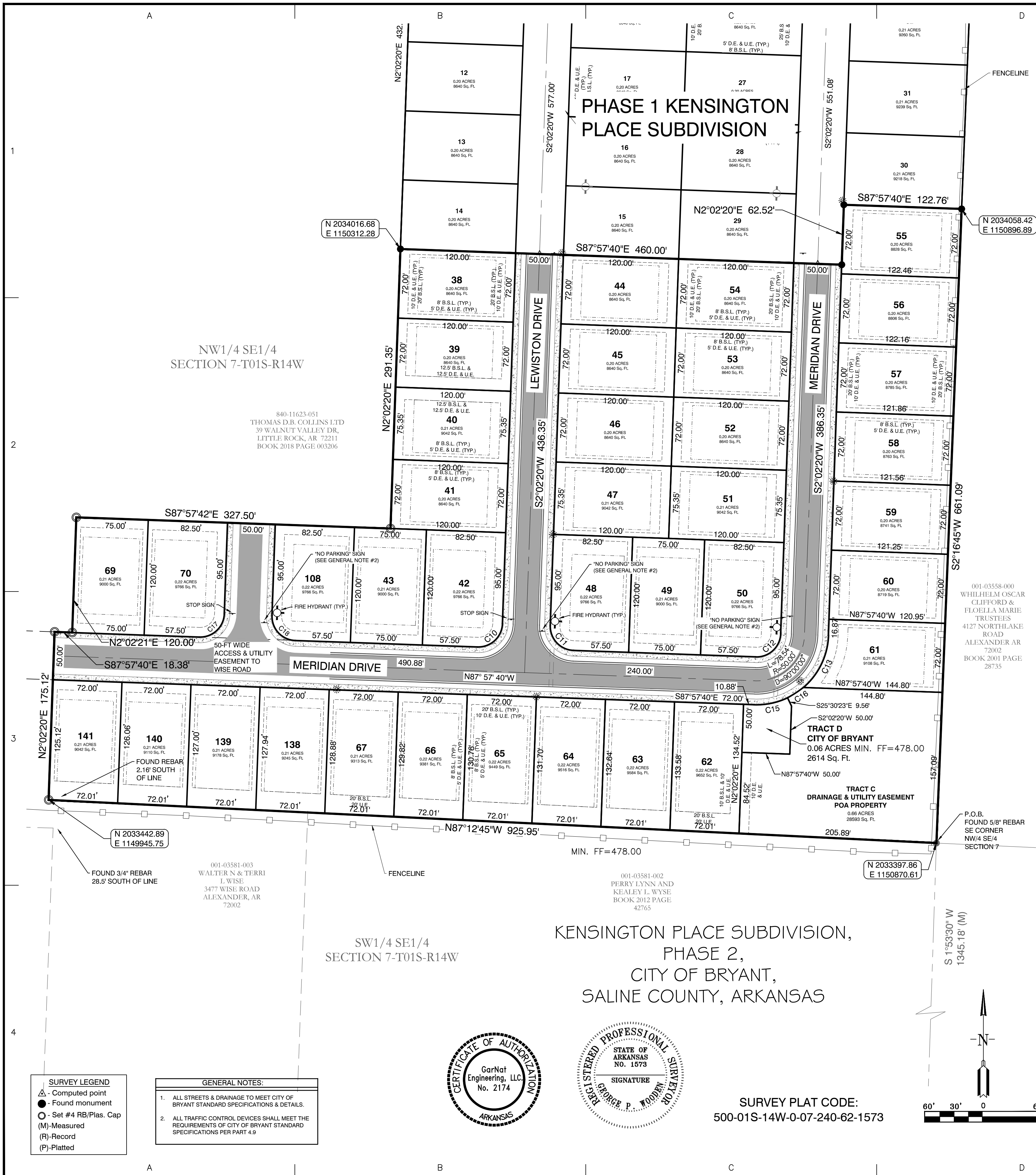
Please let me know if I can answer any specific questions.

Best,

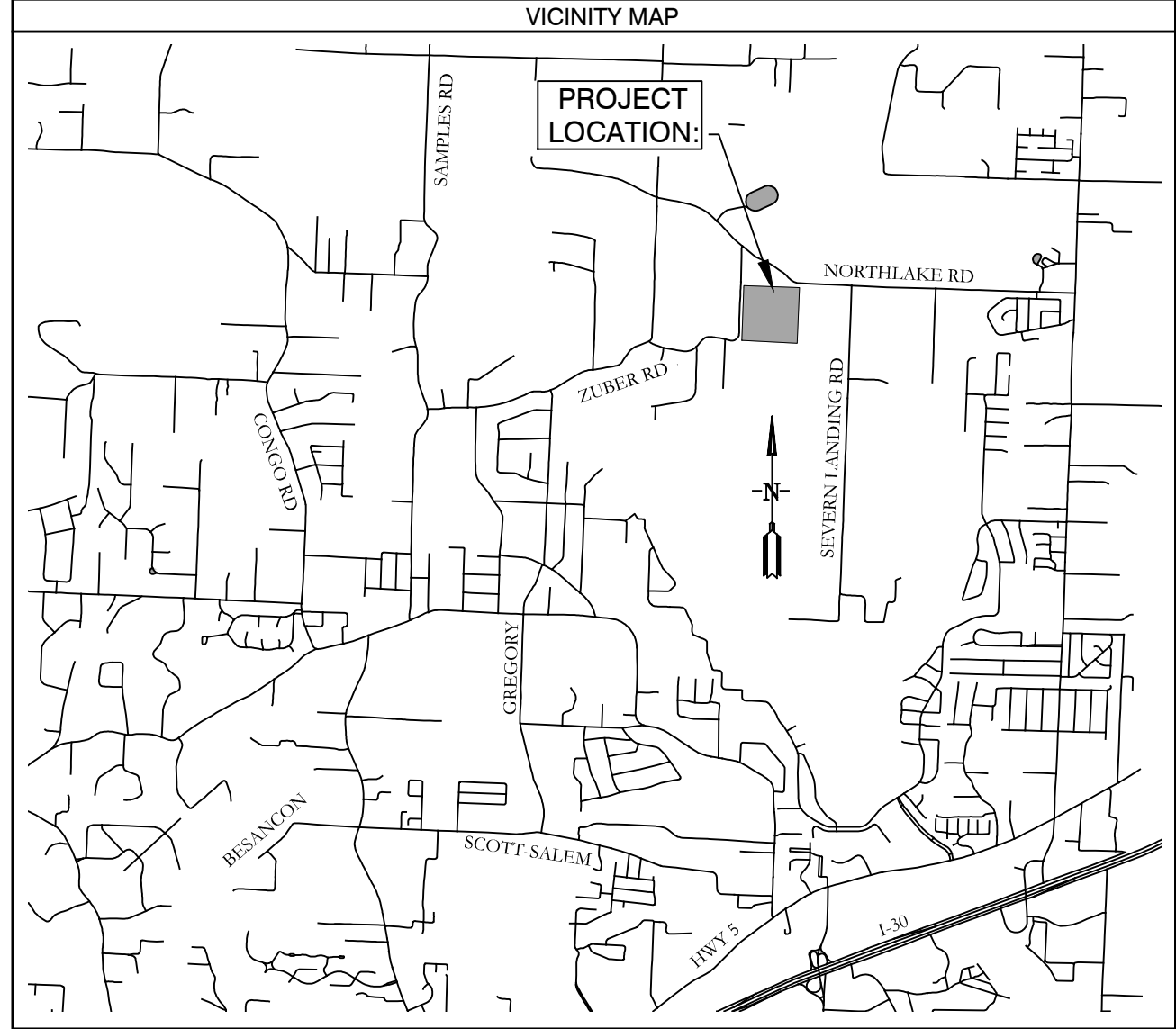


Chad Young, AIA, LEED AP | President |
CEO

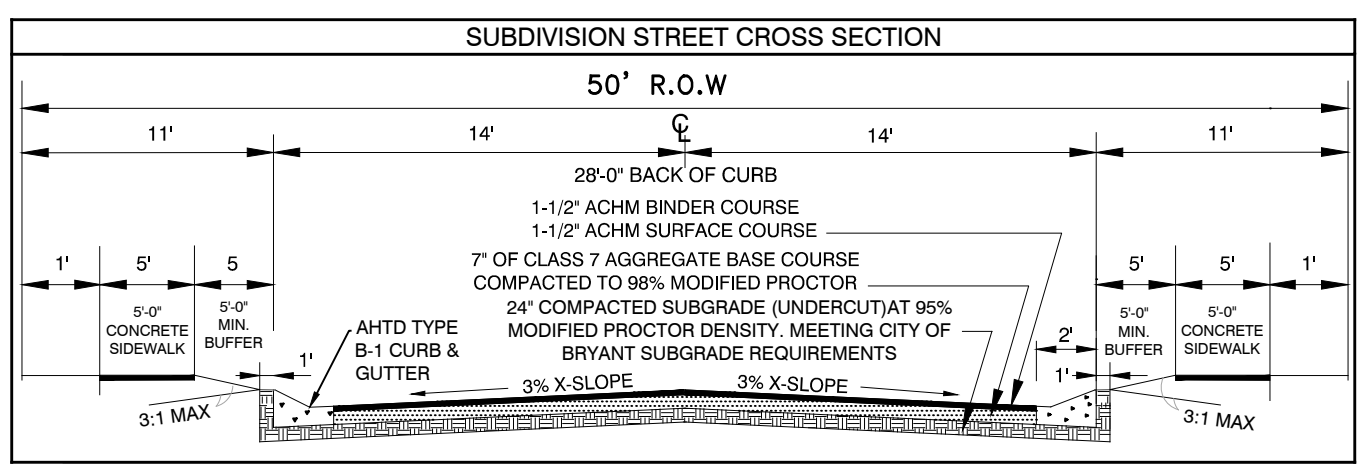
501.376.6681 | www.wddarchitects.com



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	39.27'	25.00'	90°00'	S47°02'20"W	35.36'
C11	39.27'	25.00'	90°00'	N42°57'40"W	35.36'
C12	39.27'	25.00'	90°00'	S47°02'20"W	35.36'
C13	61.93'	75.00'	47°19'	N25°41'41"E	60.19'
C16	19.79'	122.48'	9°15'	N56°50'54"E	19.77'
C15	36.06'	75.00'	27°33'	N78°18'23"E	35.72'
C18	39.27'	25.00'	90°00'	S42°57'40"E	35.36'
C17	39.27'	25.00'	90°00'	N47°02'20"E	35.36'



PROPERTY DESCRIPTION:
 PROPERTY DESCRIPTION: (PHASE 2 KENSINGTON PLACE)
 PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NW1/4 SE1/4 BEING A FOUND 5/8" REBAR; THENCE N87°12'45"W A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°02'20"E A DISTANCE OF 175.12 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E A DISTANCE OF 175.12 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°02'20"E A DISTANCE OF 175.12 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°02'20"E A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E A DISTANCE OF 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N2°02'20"E A DISTANCE OF 291.35 FEET TO A FOUND REBAR WITH CAP #1447, BEING THE SOUTHWEST CORNER OF PHASE 1 OF KENSINGTON PLACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID PHASE 1 OF KENSINGTON PLACE SUBDIVISION THE FOLLOWING CALLS: S87°57'40"E A DISTANCE OF 460.00 FEET TO A FOUND REBAR WITH CAP #1447, N2°02'20"E A DISTANCE OF 62.52 FEET TO A FOUND REBAR WITH CAP #1447, S87°57'40"E A DISTANCE OF 122.76 FEET TO A FOUND REBAR WITH CAP #1447, BEING THE SOUTHWEST CORNER OF SAID PHASE 1 OF KENSINGTON PLACE SUBDIVISION; THENCE S2°16'45"W A DISTANCE OF 661.09 FEET TO THE POINT OF BEGINNING, CONTAINING 10.42 ACRES, OR 454,037 SQUARE FEET, MORE OR LESS.

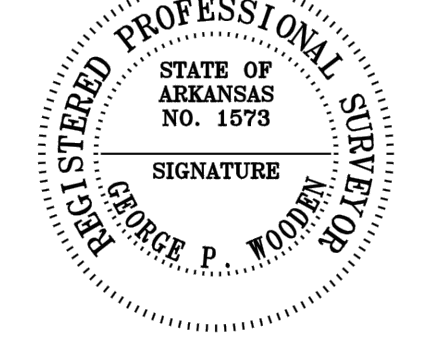


PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1 S
 MIN. LOT SIZE: 8,640 S.F.
 NUMBER OF LOTS: 37
 SOURCE OF WATER: SALEM WATER
 SOURCE OF SEWER: CITY OF BRYANT
BUILDING MINIMUM SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
EASEMENTS (MINIMUM): UTILITY & DRAINAGE (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: 28' 800 TO 800'
 LOT CORNERS: SET #4 REBAR WITH CAP
 TRACT C WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. TRACT D WILL BE OWNED & MAINTAINED BY THE CITY OF BRYANT.

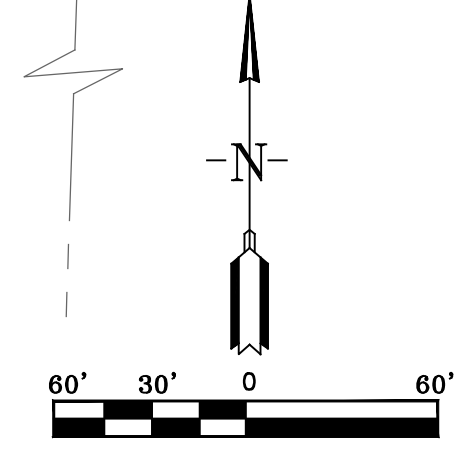
BASIS OF BEARINGS:
 NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)
CERTIFICATIONS:
 By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 10/02/2019.
 According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 6/19/2012, no portion, dated of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:
OWNER:
 Name: Thomas D.B. Collins, LTD
 Address: 39 Walnut Valley Drive, Little Rock, AR 72211
DEVELOPER:
 Name: Thomas D.B. Collins, LTD
 Address: 39 Walnut Valley Drive, Little Rock, AR 72211
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: _____ Signed: _____
 Phillip Pengelly
 39 Walnut Valley Dr., Little Rock, AR 72211

CERTIFICATE OF RECORDING:
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held June 21, 2018. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.
 Date: _____ Signed: _____
 Jim Erwin, Chairman
 Bryant Planning Commission
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



SURVEY PLAT CODE:
 500-01S-14W-0-07-240-62-1573



BY	KDV
REVISION	
DATE	9-14-2017
REVISIONS PER COMMENTS FROM BRYANT	
GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Road Fx (888) 900-3068 Benton, Arkansas 72015 gnatengineering@gmail.com	
KENSINGTON PLACE SUBDIVISION, PHASE 2, CITY OF BRYANT, SALINE COUNTY, ARKANSAS	
FINAL PLAT	
PROJECT NO:	16044
DATE:	OCT. 2, 2019
SHEET NO:	1

Designing our client's success

P.O. Box 116 (72018)
2909 Military Road
Benton, Arkansas 72015
PH: (501) 408-4650
FX: (888) 900-3068
garnatengineering@gmail.com

October 4, 2019

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Kensington Place Subdivision, Phase 2

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your October 2019 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins, Ltd, 39 Walnut Valley, Little Rock, Arkansas, 72211, owencreek@comcast.net, (501) 680-0970.

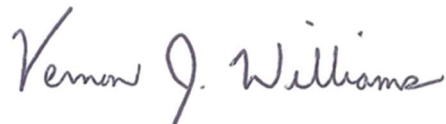
List of Enclosures

- 8 copies of the final plat
- Bryant Subdivision Checklist
- Review fees of \$62.00
- Certification letter signed by developer and professional engineer

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President

KENSINGTON PLACE SUBDIVISION - PHASE 2

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED JULY 29, 2020

Prepared by:
GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

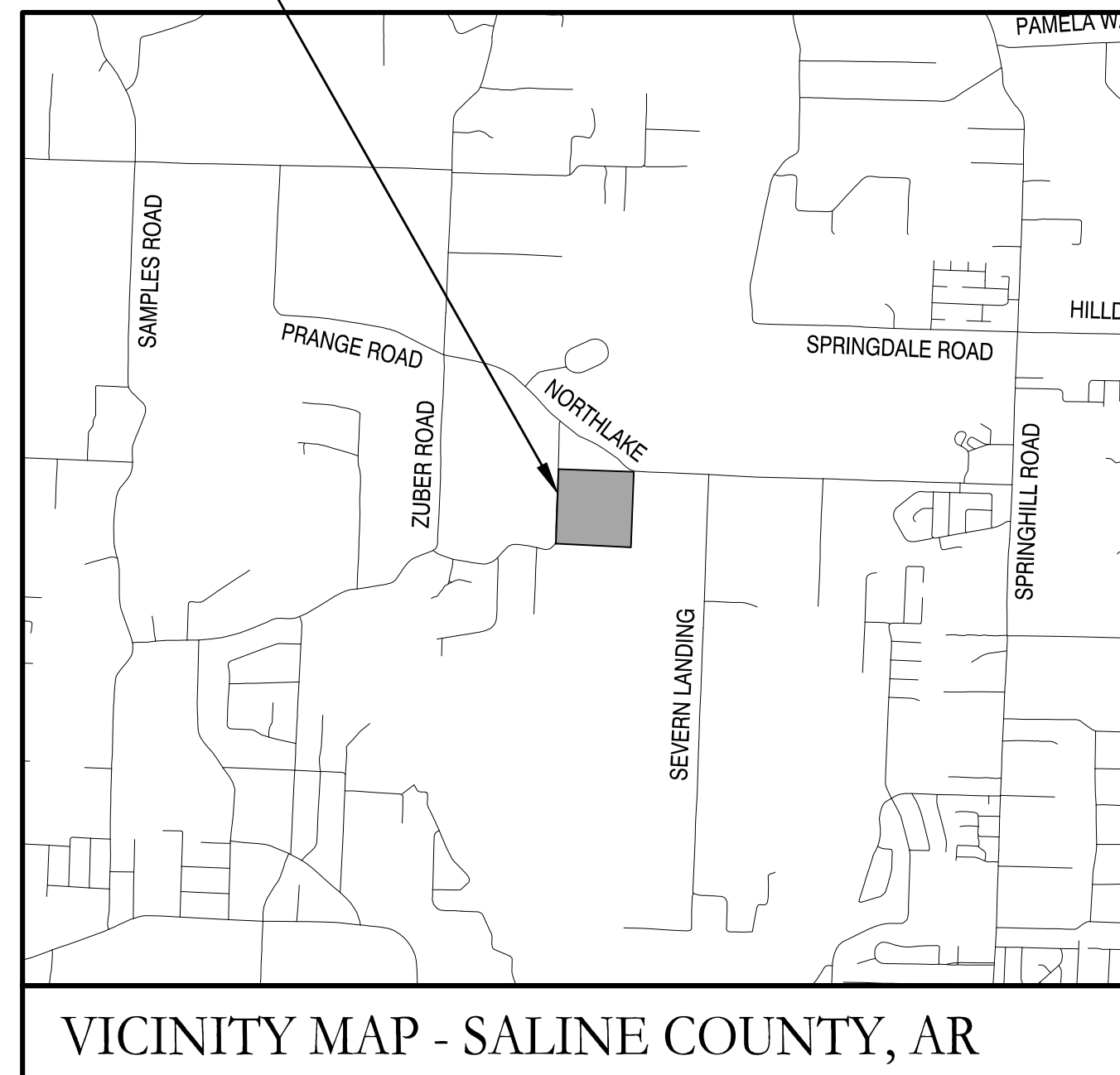
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

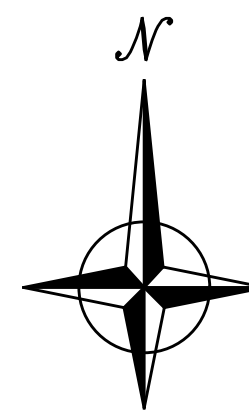
DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER PLAN
- 3 OVERALL SANITARY SEWER PLAN
- 4 STREET & DRAINAGE PLAN
- 5 STREET PROFILES

KENSINGTON PLACE
SUBDIVISION



VICINITY MAP - SALINE COUNTY, AR



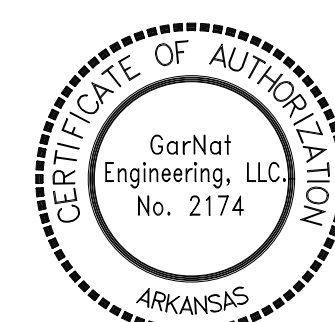
RECORD
DRAWING

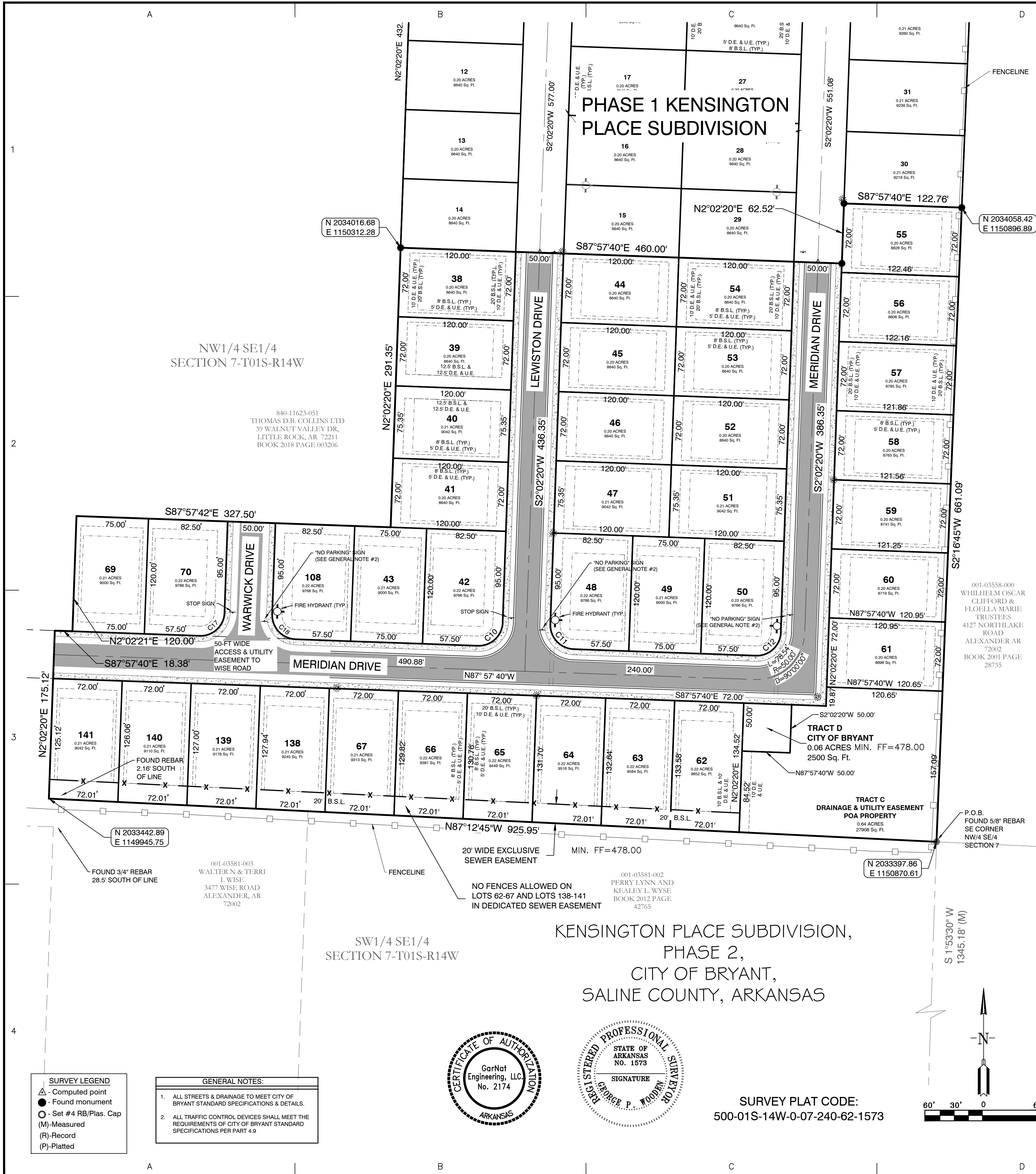


ARKANSAS



7-2-2020

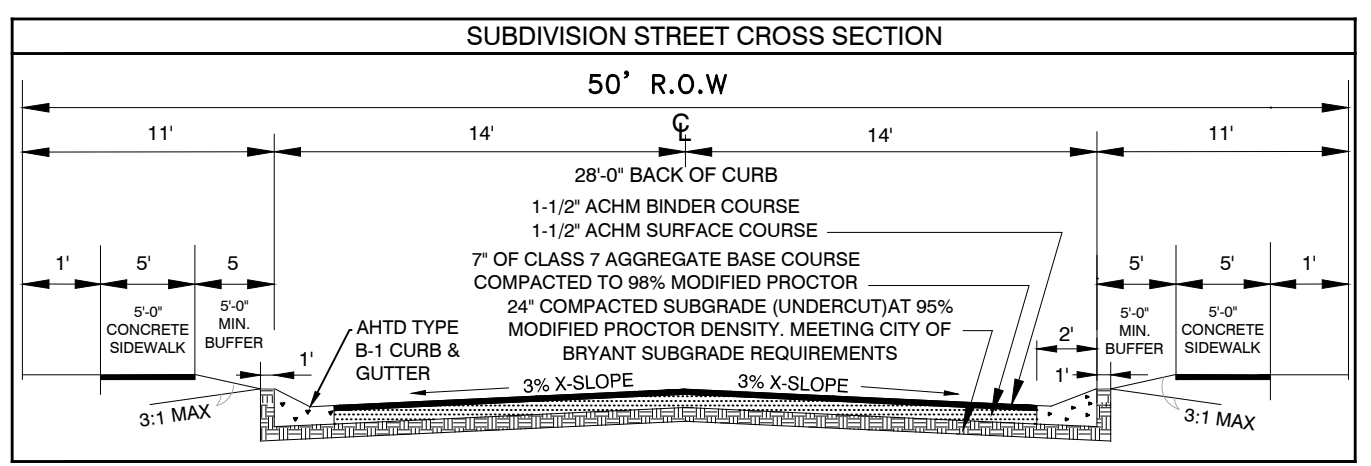
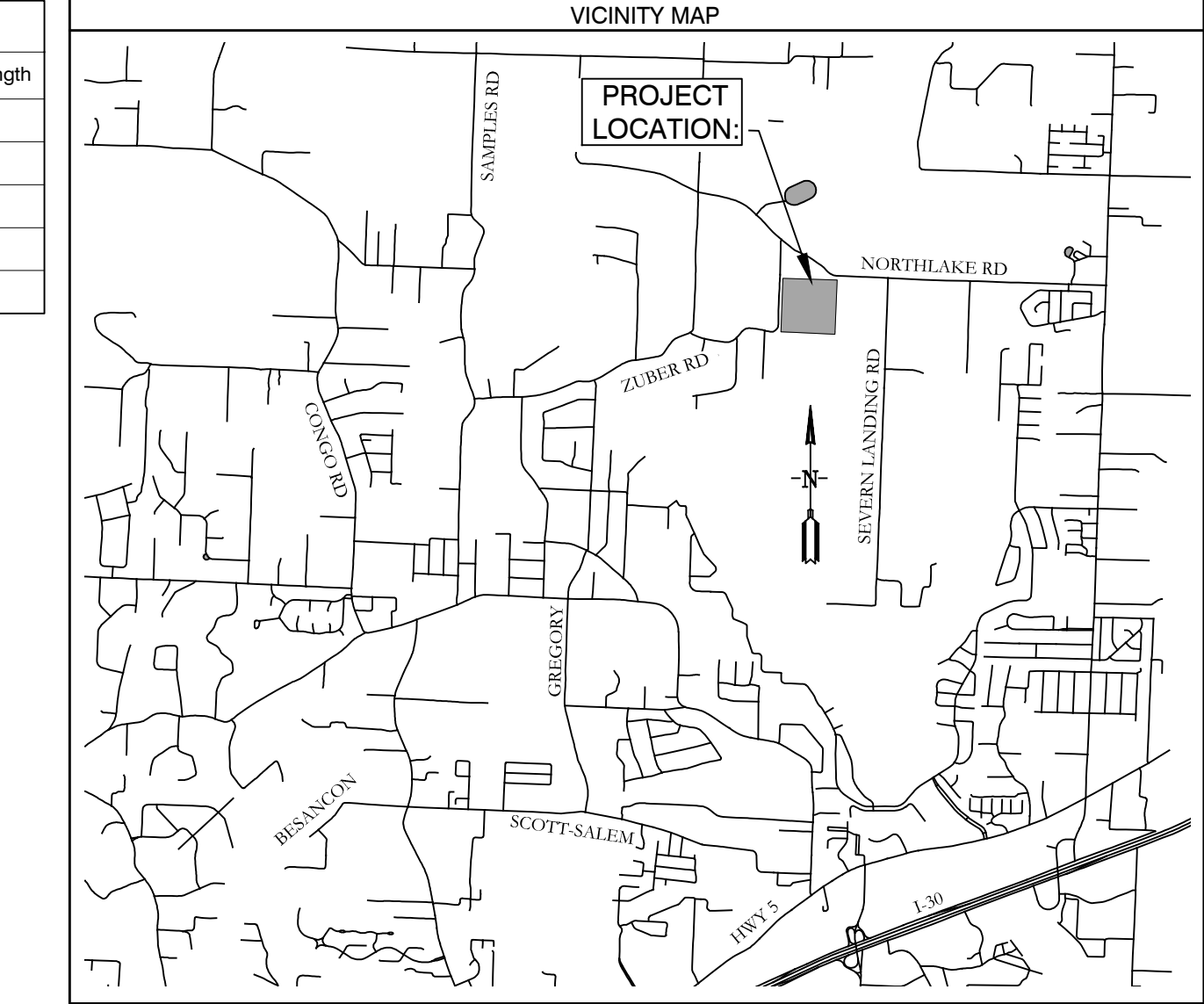




Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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 FRONT - 10' OR AS SHOWN
 REAR - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAY: 50' OR AS SHOWN
 STREET WIDTH: 20' BOC TO 300'
 LOT CORNERS: SET #4 REBAR WITH CAP
 TRACT C WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. TRACT D WILL BE OWNED & MAINTAINED BY THE CITY OF BRYANT.



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 10/02/2019.
 According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 6/19/2012, no portion, dated of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER: Thomas D.B. Collins, LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER: Thomas D.B. Collins, LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

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: _____ Signed: _____
 Phillip Pengelly
 39 Walnut Valley Dr., Little Rock, AR 72211

CERTIFICATE OF RECORDING:
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held June 21, 2018. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
 Jim Erwin, Chairman
 Bryant Planning Commission

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

BY: KDV
 DATE: 9-14-2017
 REVISIONS PER COMMENTS FROM BRYANT

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

KENSINGTON PLACE SUBDIVISION,
 PHASE 2,
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 NO. 9551

CONTENTS:
FINAL PLAT

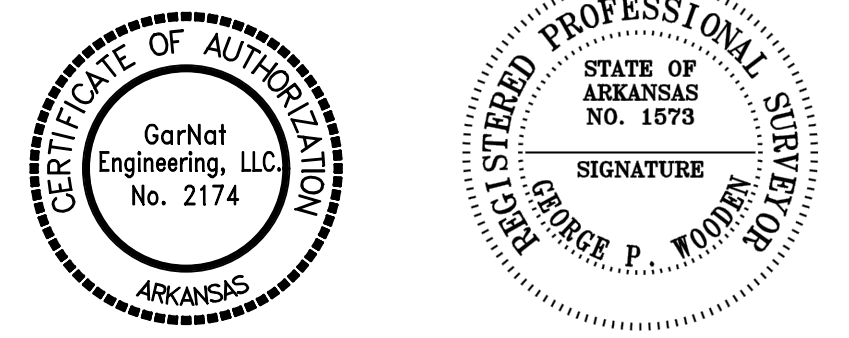
PROJECT NO:
16044

DATE:
OCT. 2, 2019

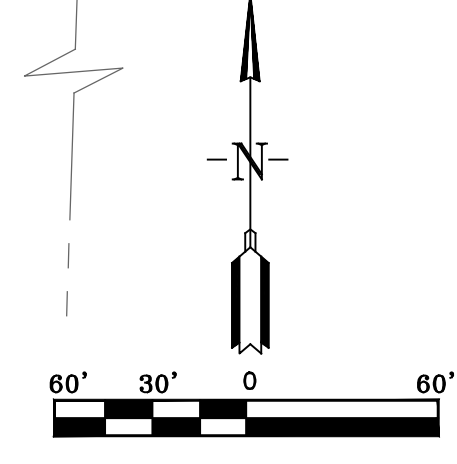
SHEET NO:
1

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

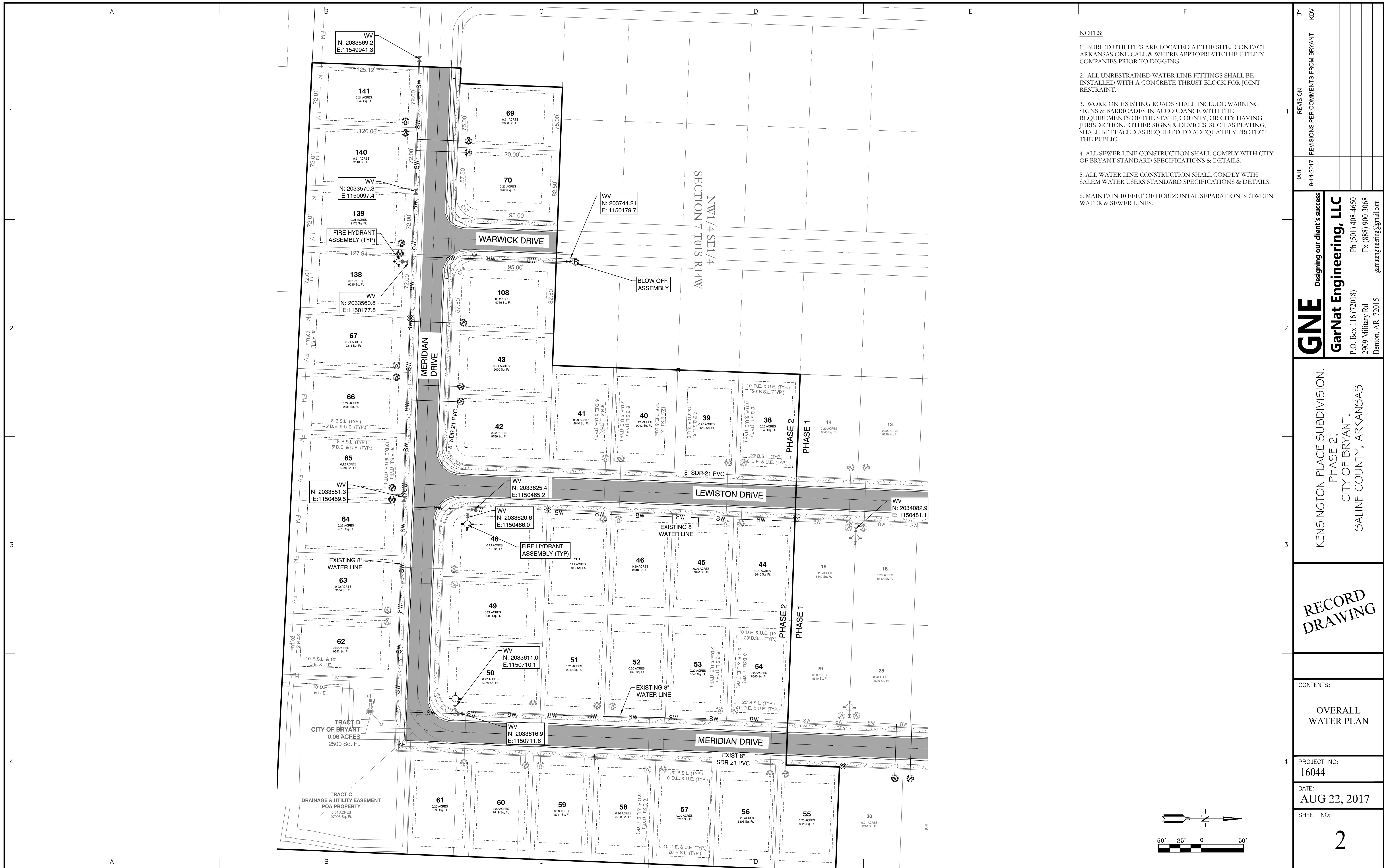
GENERAL NOTES:
 1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9



SURVEY PLAT CODE:
 500-01S-14W-0-07-240-62-1573



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- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
 - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

REVISION	DATE	BY	KDV
1	9-14-2017	REVISIONS PER COMMENTS FROM BRYANT	

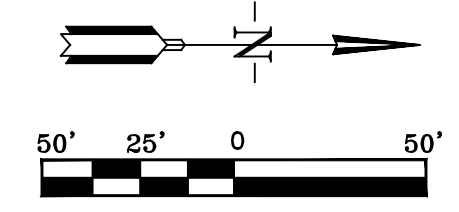
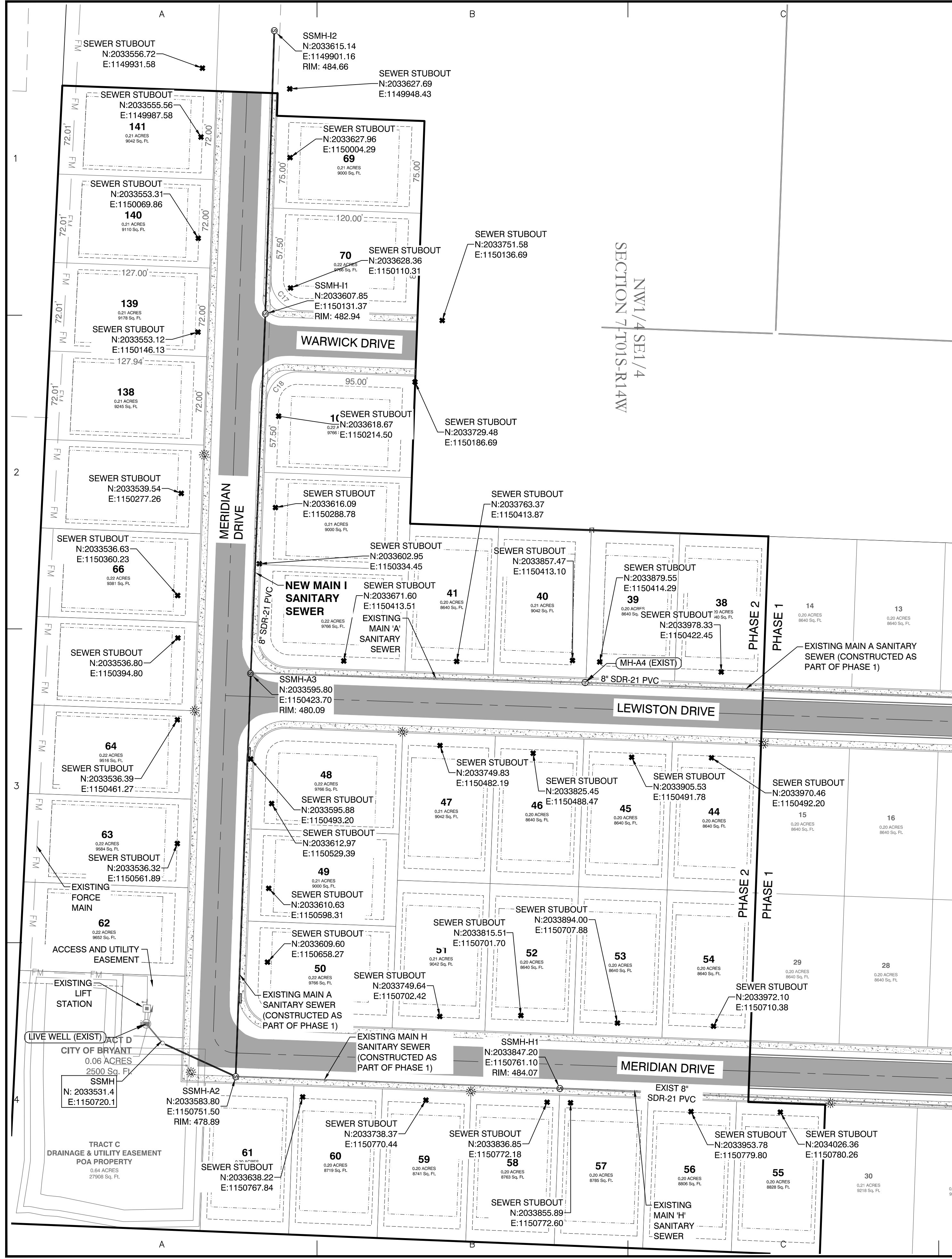
GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Rd Fx (888) 900-3068
 Benton, AR 72015 gnatengineering@gmail.com

KENSINGTON PLACE SUBDIVISION,
 PHASE 2,
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

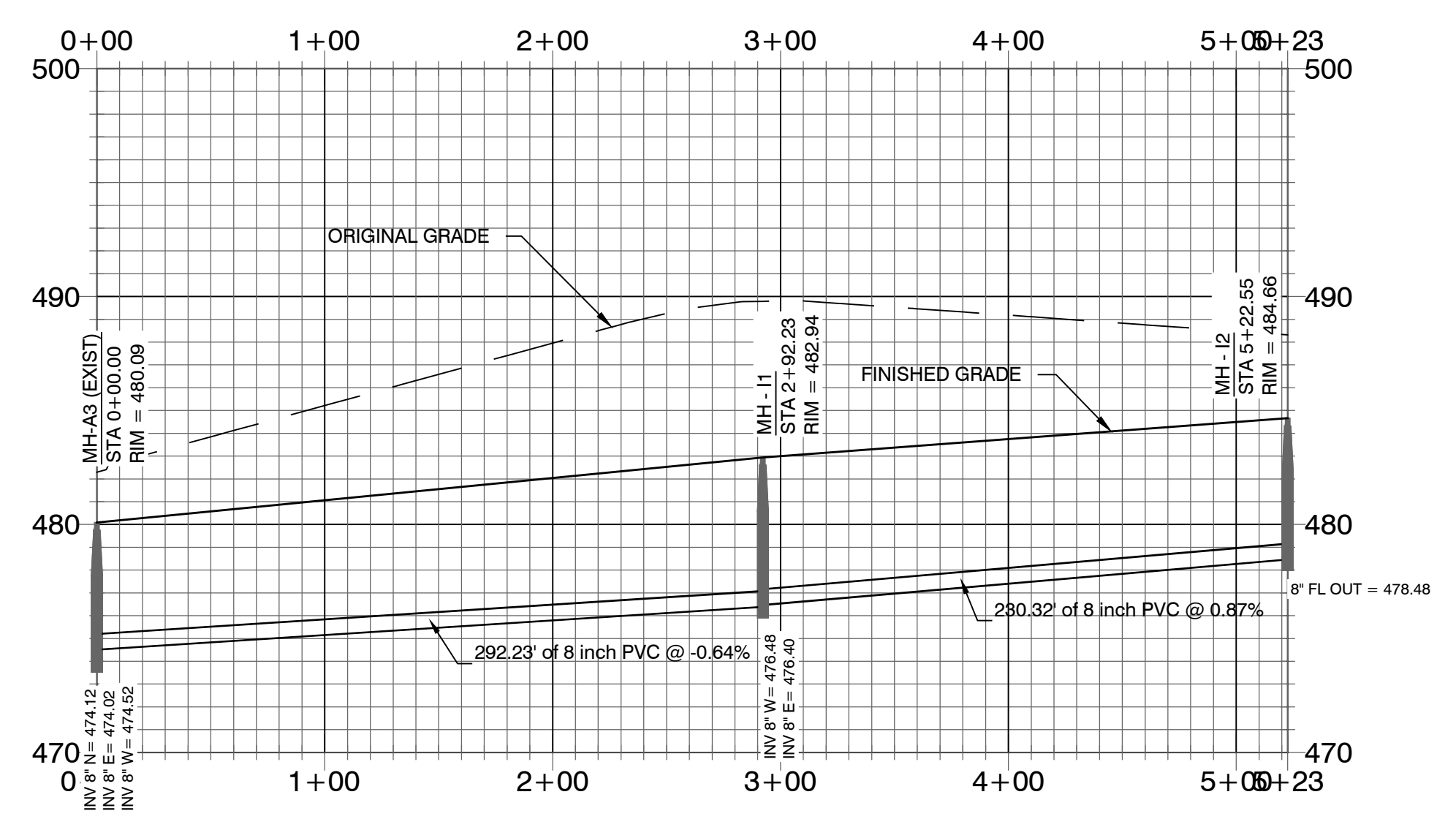
**RECORD
 DRAWING**

CONTENTS:
 OVERALL
 WATER PLAN

PROJECT NO:
 16044
 DATE:
 AUG 22, 2017
 SHEET NO:
 2

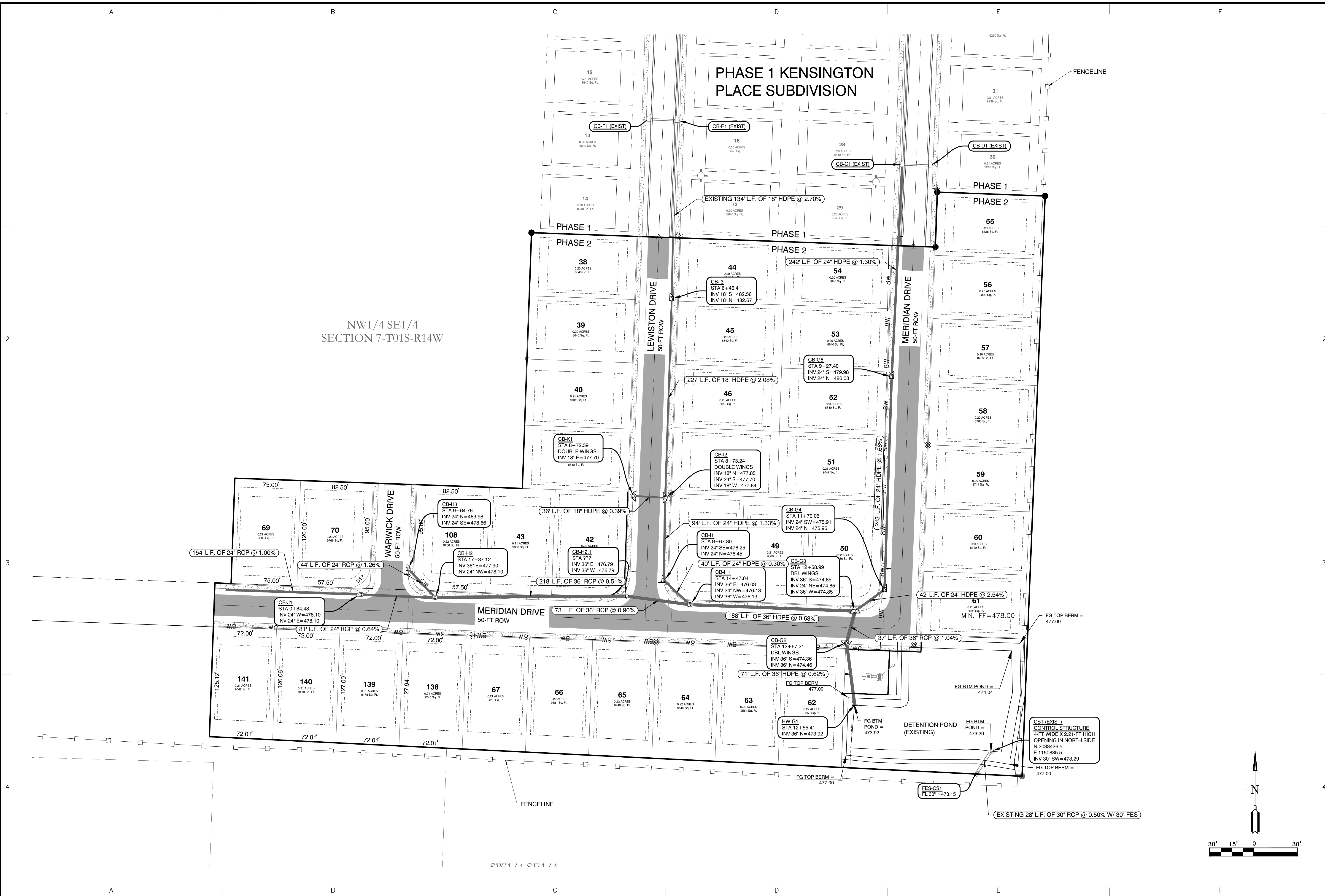


MAIN I PROFILE

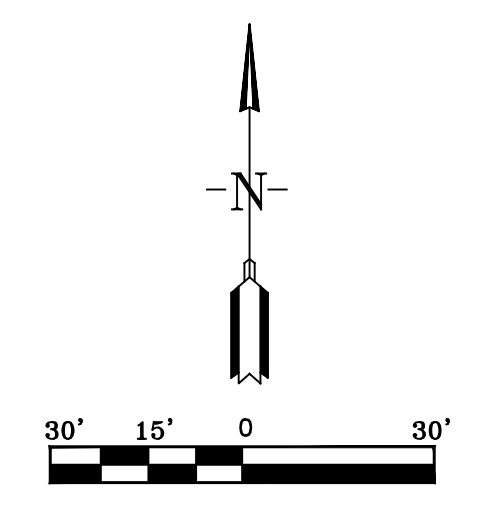


<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC Ph (501) 408-4650 P.O. Box 116 (72018) 2909 Military Rd Benton, AR 72015 gnatengineering@gmail.com</p>	REVISION 1	BY KDV
	DATE 9-14-2017	REVISIONS PER COMMENTS FROM BRYANT
	KENSINGTON PLACE SUBDIVISION, PHASE 2, CITY OF BRYANT, SALINE COUNTY, ARKANSAS	
<p>RECORD DRAWING</p>		
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PROJECT NO: <p style="text-align: center;">16044</p>		
DATE: <p style="text-align: center;">AUG 22, 2017</p>		
SHEET NO: <p style="text-align: center; font-size: 2em;">3</p>		

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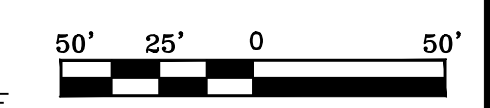
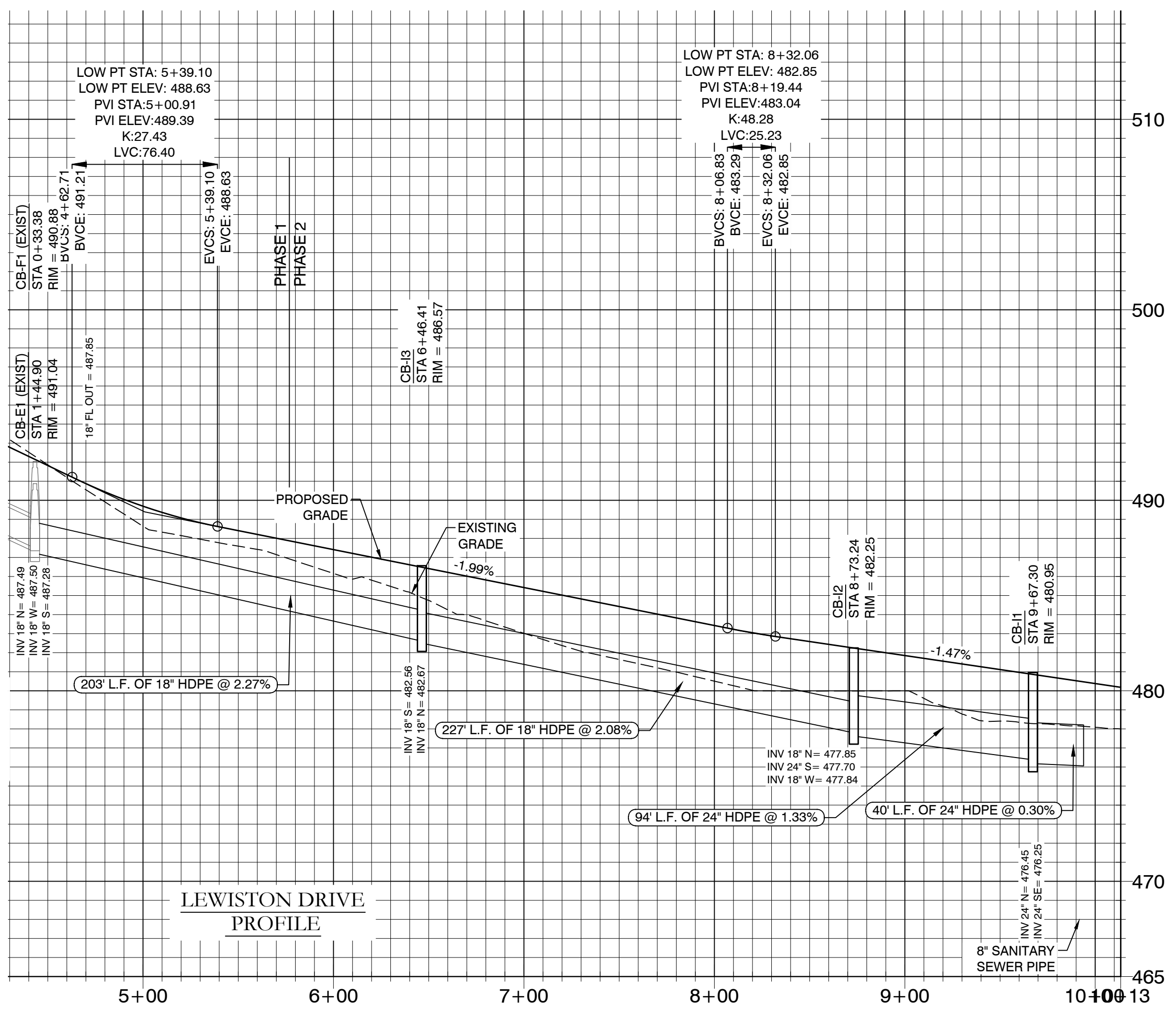
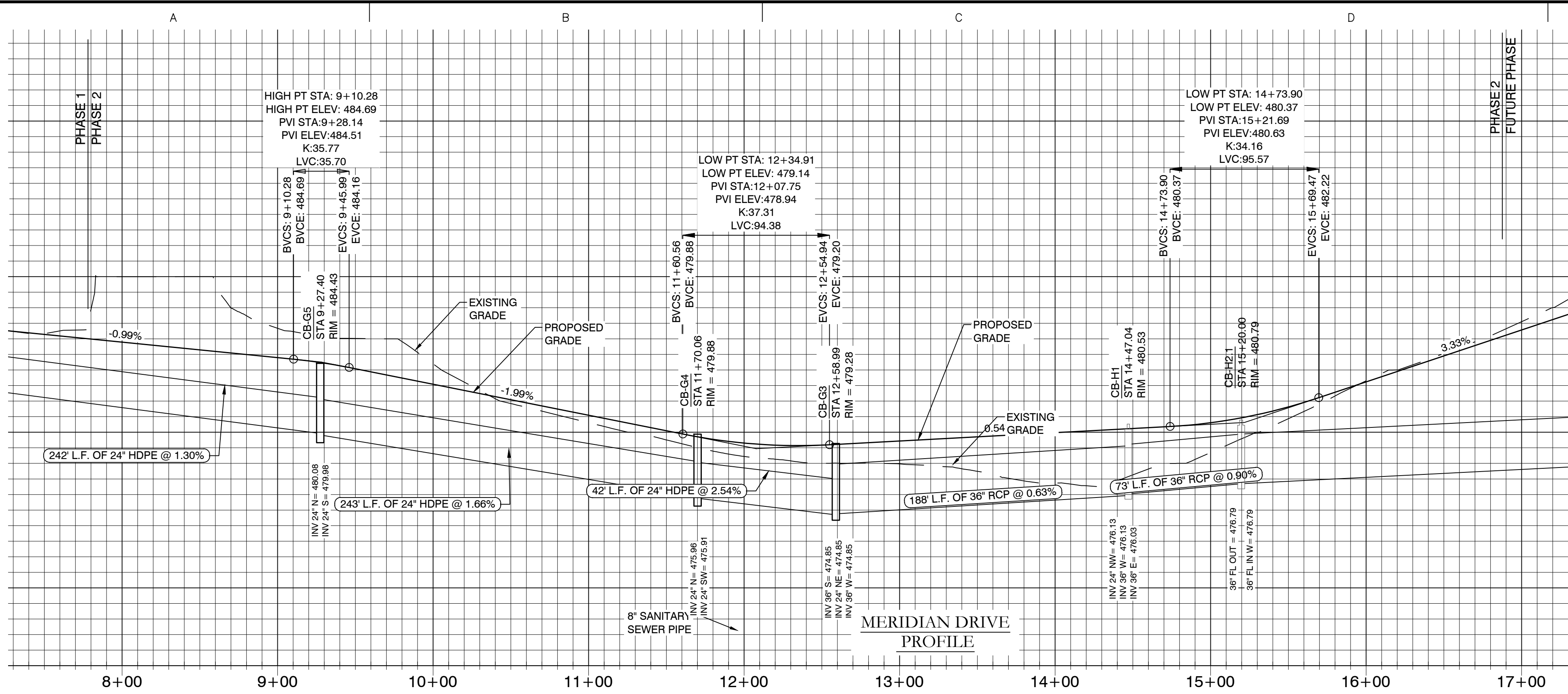


NW1/4 SE1/4
SECTION 7-T01S-R14W



BY	KDV
REVISION	REVISIONS PER COMMENTS FROM BRYANT
DATE	9-14-2017
<p>GNE Designing our client's success GarNat Engineering, LLC Ph (501) 408-4650 P.O. Box 116 (72018) 2909 Military Rd Benton, AR 72015 Fax (888) 900-3068 gnatengineering@gmail.com</p>	
<p>KENSINGTON PLACE SUBDIVISION, PHASE 2, CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>	
<p>RECORD DRAWING</p>	
<p>CONTENTS: STREET & DRAINAGE PLAN</p>	
PROJECT NO:	16044
DATE:	AUG 22, 2017
SHEET NO:	4

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REVISION	DATE	BY
1		

GNE Designing our client's success
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 gnatengineering@gmail.com

KENSINGTON PLACE SUBDIVISION,
 PHASE 2,
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 STREET
 PROFILES

PROJECT NO:
 16044
 DATE:
 AUG 22, 2017
 SHEET NO:

5

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**BILL OF ASSURANCE
KENSINGTON PLACE SUBDIVISION
PHASE 2 AND PHASE 3**

PART A. PREAMBLE

WHEREAS, THOMAS D.B. COLLINS, LTD. is the Owner, by virtue of Instrument 2016-017259 and 2017-023009, of the following land situated in Saline County, Arkansas, to wit:

PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N87°12'45"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 391.80 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 7; THENCE N2°03'22"E, ALONG THE WEST LINE OF SAID NW/4 SE/4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 14 OF KENSINGTON PLACE PHASE 1; THENCE S2°02'20"W, ALONG THE WEST LINE OF KENSINGTON PLACE PHASE 1 AND PHASE 2, A DISTANCE OF 363.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N87°57'42"W, CONTINUING ALONG SAID KENSINGTON PLACE PHASE 2 BOUNDARY, 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 69 OF KENSINGTON PLACE PHASE 2; THENCE S2°02'21"W, ALONG WEST LINE OF SAID LOT 69, A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR LOCATED ON THE NORTH RIGHT OF WAY OF MERIDIAN DRIVE AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE N87°57'40"W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 18.38 FEET TO A POINT; THENCE S2°02'20"W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.83 ACRES, OR 384,781 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E A DISTANCE OF 699.75 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°02'20"W A DISTANCE OF 290.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S87°57'40"E A DISTANCE OF 37.50 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S2°02'20"W A DISTANCE OF 360.00 FEET TO A FOUND 1/2" REBAR WITH CAP;

THENCE N87°57'40"W A DISTANCE OF 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N2°03'22"E A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.75 ACRES, OR 468,404 SQUARE FEET, MORE OR LESS.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as KENSINGTON PLACE SUBDIVISION, PHASE 2 AND PHASE 3, Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, Thomas D.B. Collins, Ltd., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as KENSINGTON PLACE SUBDIVISION, PHASE 2 AND PHASE 3, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The property owners of KENSINGTON PLACE SUBDIVISION are subject to and are joined as members of the KENSINGTON PLACE Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Not business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the Saline County Planning Board and the consent of 51 % of the voting members of the Property owners associations.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of

the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be provided in Part D.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,800 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4 BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIREMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

C-6 EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7 NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8 TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-9 OUTBUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-10 SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11 OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12 CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manner.

C-13 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-15 GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17 LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

C-21 MINIMUM FLOOR LEVEL ELEVATIONS. The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots. All homes shall have a minimum floor elevation of one foot above the back of the curb unless waived in writing by the Architectural Control Committee.

C-22 SEWER SERVICE. No Septic systems shall be allowed on individual lots.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Jody Petty, Kelsey Kehrees and Mark Kehrees. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for thence services performed pursuant to this covenant.

D-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with. The Committee will with Buyer's will with Buyer's permission and at the expense of the Buyer refer Buyer's plan to an architect for revisions and changes to comply with the Bill of Assurance.

PART E. PROPERTY OWNERS ASSOCIATION

E-1 OWNERS EASEMENTS OF ENJOYMENT. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provision:

- (a) The right of the Association to charge reasonable fees for maintenance of the

common area;

E-2 MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject of assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to ten votes per tract owned. The Class B membership shall cease on the happening of the following events.

(a) when all tracts are sold by declarant.

E-3 COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

- (a) For the maintenance and upkeep of all common areas
- (b) For any other purposes deemed in the best interest of the property owners by the Association

SECTION 3: Annual Assessment: Commencing on the date of filing of this Bill of Assurance, the property owners association will assume total responsibility for operation and maintenance of amenities and common areas and assess each property owner and annual assessment of \$100.00, which shall commence as to all Lots on the first day of January following the date of recordation of this instrument and then effective per annually thereafter. The fees may be adjusted after January 1 of the year immediately following the conveyance of the Lot to an Owner. The sole intent and purpose of these fees are for operation, maintenance, and improvements of the green space, street lights and other amenities in a manner determined by the association membership.

SECTION 4: Notice and Quorum for Any Action Authorized Under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 10 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of January following the date of recordation of this instrument. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) day in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to

mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

SECTION 9: Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the members may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common areas, provided that such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

PART F. GENERAL PROVISIONS:

F-1 TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted

are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

F-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

F-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this ____ day of _____, 2020.

THOMAS D.B.COLLINS, LTD

BY: _____

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
 COUNTY OF SALINE)

On this day appeared before me, a Notary Public, Phillip Pengelly, known to me to be the President of THOMAS D.B. COLLINS, LTD. and acknowledged that he was authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

Witness my hand and seal this ____ day of _____, 2020.

Notary Public

My Commission Expires:

WITNESS our hands the ____ day of _____, 2020.

Joel B. Green

Jennifer Green

Acknowledgment

State of Arkansas

County of Saline

Be it remembered, that on this day before me, the undersigned duly commissioned Notary Public, within and for this County aforesaid, came Joel B. Green and Jennifer Green, to me well known (or satisfactorily proven to be) who stated and acknowledged that they had so signed, executed and delivered said foregoing instrument of writing, and stated that they, had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public on this the ____ day of _____, 2020.

Notary Public
My Commission expires:

WITNESS our hands the ____ day of _____, 2020.

Southern General Contractors, LLC

BY: _____
Jody R. Petty, Member

Acknowledgment

State of Arkansas

County of Saline

On this ____ day of _____, 2020, before me, the undersigned officer, personally appeared Jody R. Petty, who acknowledged himself to be the Member of Southern General Contractors, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration and purposes therein contained, by signing the name of the Southern General Contractors, LLC, as Member.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission expires:

MICHAEL BOLIN & ASSOCIATES, INC.

CONSULTING ENGINEERS
P.O. Box 605
BENTON, AR 72018-0605

July 17, 2020

Mr. Truett Smith
Planning & Development Commission
City of Bryant
210 Southwest 3rd Street
Bryant, AR 72022

Re: Job No. 178-ABC
Hurricane Gardens-Phase 2
Bryant, Arkansas

Dear Mr. Smith:

We are enclosing our check in the amount of \$42.00 for the Final Plat Fee for the above project. All other required documents have been forwarded by e-mail.

We would appreciate this being placed on the agenda for the next Planning Commission meeting.

Please contact our office if you have any questions or comments.

Very truly yours,

MICHAEL BOLIN & ASSOCIATES, INC.



Michael Bolin, P.E.
President

MB:lo
Enclosure

BILL OF ASSURANCE

HURRICANE GARDENS – PHASE 2

PART A. PREAMBLE

WHEREAS, The Maples Development Company, LLC is the Owner, by virtue of Instrument No. 2013, 91658, of the following land situated in Saline County, Arkansas, to wit:

That portion of the Southeast 1/4 of the Southeast 1/4, Section 17, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at the Southeast corner of said SE 1/4 SE 1/4, thence N 01° 53' 25" W, along the East line thereof a distance of 672.08 feet; thence N 88° 57' 00" W, a distance of 1341.90 feet to the East line of Hurricane Lake Estates, Phase 3, an addition to the City of Benton, Saline County, Arkansas; thence N 01° 31' 28" E, along said East line a distance of 380.01 feet to the Point of Beginning; thence S 71° 48' 34" E, a distance of 109.01 feet; thence along a curve to the right having a radius of 50.00 feet and a curve length of 72.05 feet and a chord bearing and distance N 50° 02' 35" E, 65.98 feet; thence S 88° 57' 15" E, a distance of 1190.51 feet to the East line of said SE 1/4 of SE 1/4; thence N 01° 53' 25" E along said East line, a distance of 103.75 feet; thence N 88° 57' 15" W, a distance of 1345.06 feet to the said East line of Hurricane Lake Estates, Phase 3; thence S 01° 31' 28" W along said East line a distance of 114.90 feet to the Point of Beginning. Containing 3.28 acres, more or less. Subject to any easements that may exist.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as HURRICANE GARDENS, to Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, The Maples Development Company, LLC in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as HURRICANE GARDENS, to Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description. The property owners will establish Hurricane Gardens Property Owner's Association for the purpose of administering and enforcing the covenants and restrictions set forth in this Bill of Assurance and maintaining and preserving the common areas, roadways and amenities in Hurricane Gardens. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or admitted to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the City of Bryant Planning Board.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the building set back line shows on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,600 square feet and a cost of more than \$60.00 per square foot of heated space, based upon cost levels prevalent on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story dwellings, shall not be less than 1,100 square feet, exclusive of basements, porches, garages, patio, and overhangs, for a dwelling of more than one story. The second floor area will provide a total floor area equal to or greater than 1,600 square feet, exclusive of basements, porches, garages, patio and overhangs. Any one story dwelling will have a minimum of 1,600 square feet, exclusive of basements, porches, garages, patio and overhangs. Each dwelling shall have a minimum of a two car garage. No open carports are allowed.

C-4. BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. No building shall be located nearer than 5 feet to an interior lot line or nearer than 10 feet to the rear lot line or as shown on the recorded Plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-6. NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-7. TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-8. OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-9. SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period. Developer to have informational sign at entrance during sales and promotion period.

C-10. OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-11. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manner.

C-12. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-13. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, excepts that dogs or cats any be kept, on any lot provided that they are not kept, bred, or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-14. GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and not be permitted at any time at a location which is visible from the front of the lot.

C-15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property

lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-16. BUILDERS. All building must be performed by competent builders licensed by the State of Arkansas. Lot owners shall submit the name and qualifications of the builder selected to construct a dwelling, who must be approved and a statement stating such approval included with Exhibit "B" attached hereto. The Architectural Control Committee reserves the right to submit for approval the name of any contractor selected by a property owner to an architect of the choosing of the Architectural Control Committee.

C-17. LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-18. COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-19. COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20. MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street.

C-21. MINIMUM FLOOR LEVEL ELEVATIONS. The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of David Chapman and Dennis Milligan. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for these services performed pursuant to this covenant.

D-2. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, must be recorded. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with. The Committee will with Buyer's permission and at the expense of the Buyer refer Buyer's plan to an architect for revisions and changes to comply with the Bill of Assurance.

PART E. PROPERTY OWNERS ASSOCIATION

E-1 OWNERS EASEMENTS OF ENJOYMENT. Every owner shall have a right and easement of enjoyment in common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provisions:

(a) The right of the Association to charge reasonable fees for maintenance of the common area and streets;

(b) The right of the Association to dedicate or transfer all or any part of the common area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3 of each class of members has been recorded and through the approval of the public agency.

E-2. MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject of assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to ten votes per tract owned. The Class B membership shall cease on the happening of either of the following events, whichever occurs earlier.

- (a) when all tracts are sold by declarant, or
- (b) on December 31, 2024

E-3. COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys fees, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

- (a) For the maintenance and upkeep of all common areas.
- (b) For the maintenance and upkeep of all streets and drainage facilities, including the stormwater detention basin.
- (c) For any purposes deemed in the best interest of the property owners by the Association.

SECTION 3: Annual Assessment: Commencing on _____, the property owners association will assume total responsibility for maintenance of the streets, common areas and the amenities, and assess each property owner and assessment of \$_____ per lot effective _____, and annually thereafter. The fees may be adjusted after _____. The sole intent and purpose of these fees are for operation, maintenance, improvements and other amenities in a manner determined by the association membership.

SECTION 4: Notice and Quorum for Any Action Authorized under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 30 days or more than 60 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Only the owners subject to assessment for a particular road shall have the right to vote on the assessment. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all tract sold by Declarant on the first day of _____. The members shall fix the amount of the annual assessment against each tract at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified tract have been paid. A properly executed certificate of the Association as to the status of assessments is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

SECTION 9: Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the members may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the streets and drainage facilities, provided that such assessment shall have the assent of two-thirds (2/3) of the votes of each class of member who are voting in person or by proxy at a meeting duly called for this purpose only those members accessed by a particular street may vote on matters pertaining to such street.

PART F. GENERAL PROVISIONS:

F-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

F-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

F-3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its members this _____ day of _____, 2017.

THE MAPLES DEVELOPMENT CO., LLC

BY: _____
David Chapman, Member

ACKNOWLEDGEMENT

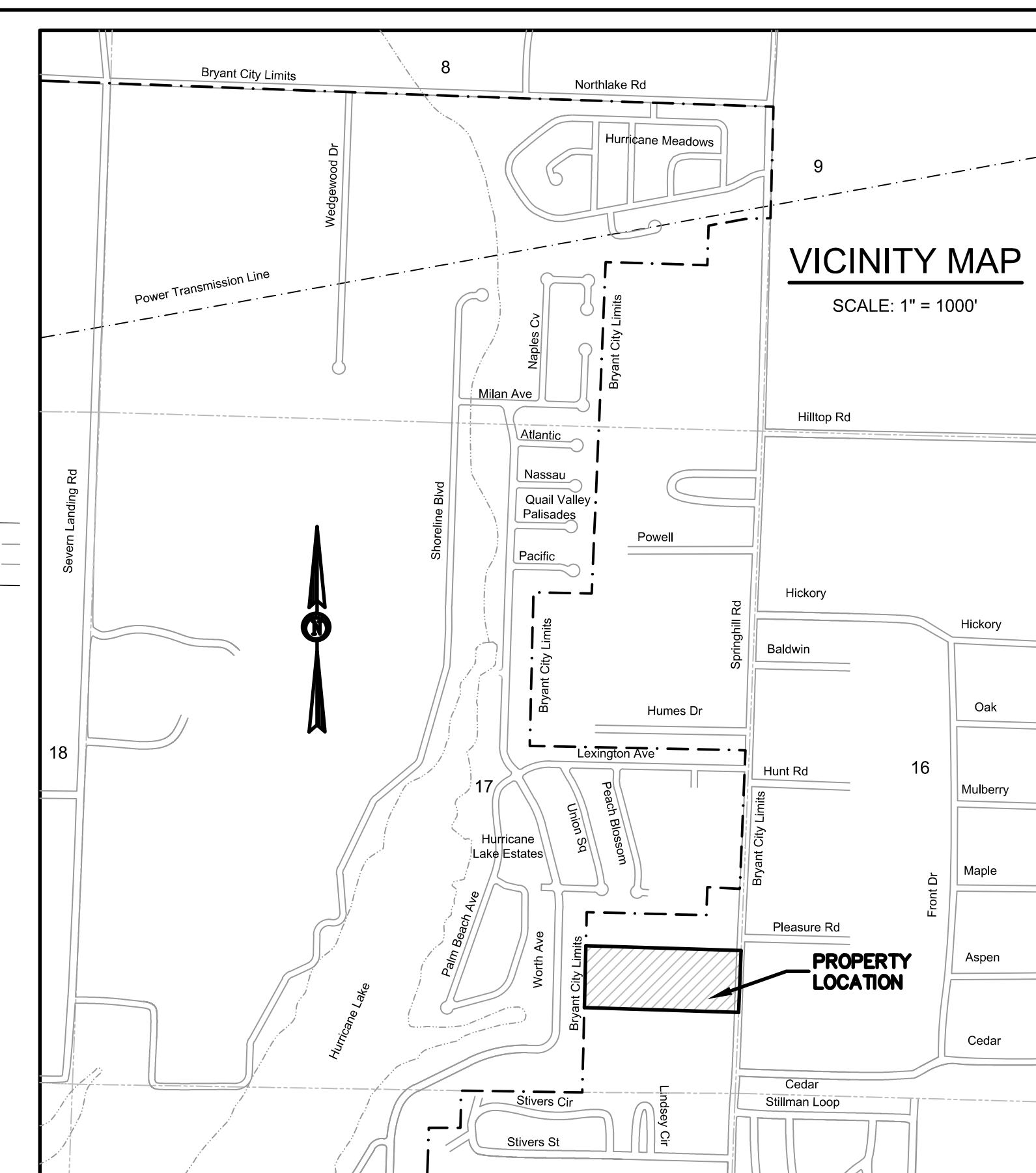
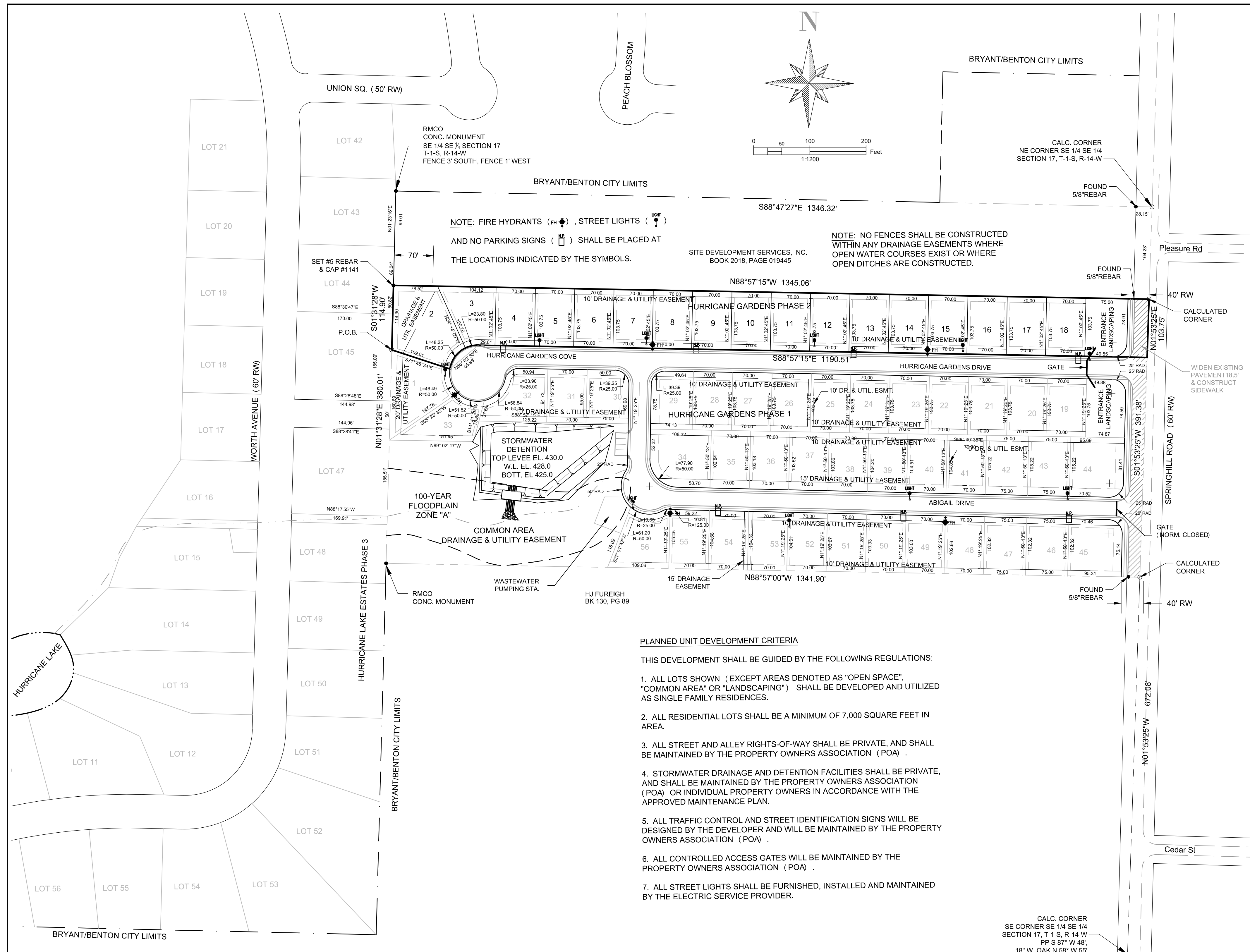
STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

On this day appeared before me, a Notary Public, David Chapman, known to me as a member of The Maples Development Co., LLC and acknowledged that he was authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal this _____ day of _____, 2017.

Notary Public

My commission expires:



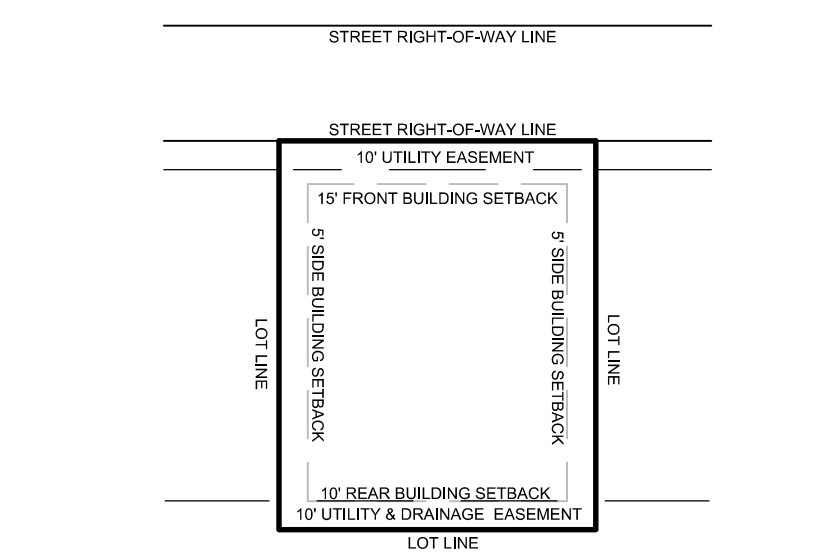
PHASE 2 LEGAL DESCRIPTION

That portion of the Southeast 1/4 of the Southeast 1/4, Section 17, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows: Commencing at the Southeast corner of said SE 1/4 SE 1/4, thence N 01° 53' 25" W, along the East line thereof a distance of 672.08 feet; thence N 88° 57' 00" W, a distance of 1341.90 feet to the East line of Hurricane Lake Estates, Phase 3, an addition to the City of Benton, Saline County, Arkansas; thence N 01° 31' 28" E, along said East line a distance of 380.01 feet to the Point of Beginning, thence S 71° 48' 34" E, a distance of 109.01 feet; thence along a curve to the right having a radius of 50.00 feet and a curve length of 72.05 feet and a chord bearing and distance N 50° 02' 35" E, 65.98 feet; thence S 88° 57' 15" E, a distance of 1190.51 feet to the East line of said SE 1/4 of SE 1/4; thence N 01° 53' 25" E along said East line, a distance of 103.75 feet; thence N 88° 57' 15" W, a distance of 1345.06 feet to the said East line of Hurricane Lake Estates, Phase 3; thence S 01° 31' 28" W along said East line a distance of 114.90 feet to the Point of Beginning. Containing 3.28 acres, more or less. Subject to any easements that may exist.

SURVEY NOTES:
 1. BASIS OF BEARING IS "GEODETIC" ACCORDING TO DATA FROM PLAT OF HURRICANE LAKE ESTATES, PHASE 3, AN ADDITION TO THE CITY OF BENTON, SALINE CO., AR.
 2. CALC SE CORNER SEC 17, T-1-S, R-14-W, POSITION REPRODUCED FROM DATA & MONUMENTS USED IN CEDAR POINT SUBDIVISION, CITY OF BRYANT, AR.
 3. CALC NE CORNER NE 1/4 SE 1/4, SEC 17, T-1-S, R-14-W, POSITION REPRODUCED FROM DATA & MONUMENTS USED IN HURRICANE LAKE ESTATES, PH 4, AN ADDITION TO THE CITY OF BENTON, SALINE CO., CAP. PSH 1284 N88°25'5\"/>

PLANNED UNIT DEVELOPMENT CRITERIA

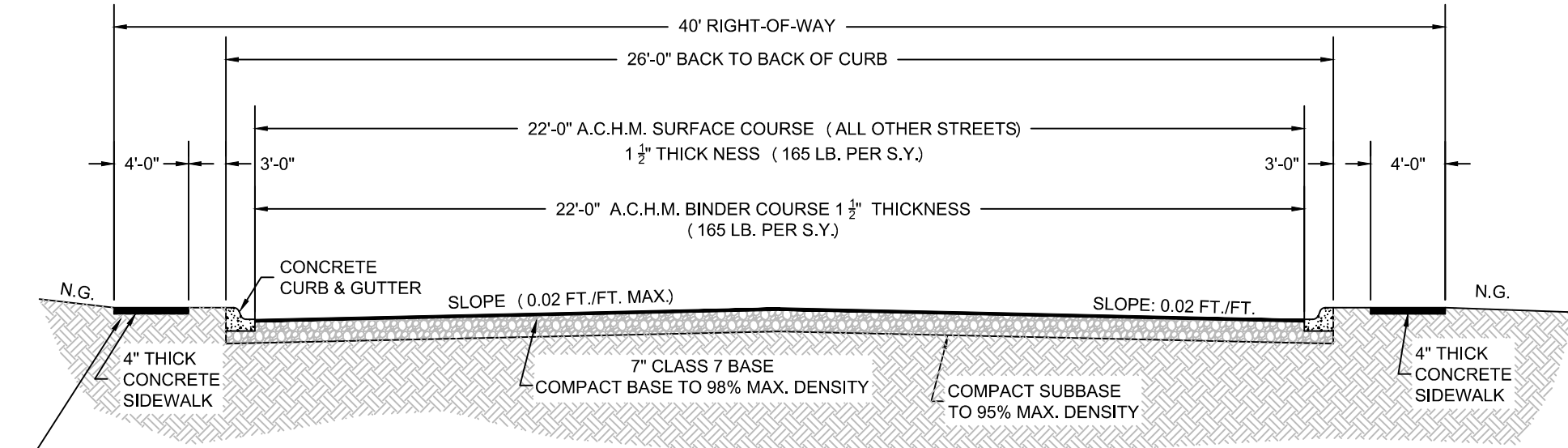
- THIS DEVELOPMENT SHALL BE GUIDED BY THE FOLLOWING REGULATIONS:
1. ALL LOTS SHOWN (EXCEPT AREAS DENOTED AS "OPEN SPACE", "COMMON AREA" OR "LANDSCAPING") SHALL BE DEVELOPED AND UTILIZED AS SINGLE FAMILY RESIDENCES.
 2. ALL RESIDENTIAL LOTS SHALL BE A MINIMUM OF 7,000 SQUARE FEET IN AREA.
 3. ALL STREET AND ALLEY RIGHTS-OF-WAY SHALL BE PRIVATE, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
 4. STORMWATER DRAINAGE AND DETENTION FACILITIES SHALL BE PRIVATE, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR INDIVIDUAL PROPERTY OWNERS IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN.
 5. ALL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNS WILL BE DESIGNED BY THE DEVELOPER AND WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
 6. ALL CONTROLLED ACCESS GATES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
 7. ALL STREET LIGHTS SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE ELECTRIC SERVICE PROVIDER.



TYPICAL LOT SETBACKS & EASEMENTS
N.T.S.

SIDEWALK NOTES:

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



TYPICAL STREET & SIDEWALK SECTION
N.T.S.

CERTIFICATE OF SURVEYING ACCURACY

I, Kerry D. Lane, hereby certify that this plot correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plot and identified on the ground in terms of length and direction of the property sides as required in accordance with the city of Bryant Subdivision Rules and Regulations.

Professional Land Surveyor, #1141, Arkansas.

CERTIFICATE OF ENGINEERING ACCURACY

I, C. Michael Bolin, hereby certify that the construction plans prepared for the development depicted by this plot, have been designed in accordance with the subdivision regulations, city standards and requirements, and applicable local, state and federal laws, and that the water, sewer, and stormwater systems are adequate to support this development.

By: _____ Date: _____
Arkansas Professional Engineer License # 4197

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held on _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
Bryant Planning Commission

OWNER & SUBDIVIDER: Maples Development Co., LLC, P.O. Box 1065, Bryant, Arkansas 72089

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 _____ Name _____
Maples Development Co., LLC
Signature _____
P.O. Box 1065, Bryant, AR 72089
Address _____

CURRENT ZONING: PUD
Source of Title: D. R. 2013, Page 31658

CERTIFICATE OF RECORDING
This document, number _____, filed for record _____, 20____
in Plat Book _____, Page _____

DEDICATION OF EASEMENTS
Easements for the installation and maintenance of utility lines are hereby reserved across the front ten feet and the rear ten feet of each lot, and as otherwise shown on plat.

LOCATION OF BUILDING LINES
Structures must be set back a minimum of 15 feet from the front property lines, a minimum of 5 feet from the interior side lot lines (15 feet from a side lot line that is facing a street), and a minimum of 10 feet from the rear property lines.

MICHAEL BOLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. BOX 605, BENTON, AR 72018, (501) 776-2692
FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

BRYANT, ARKANSAS
REVISED FINAL PLAT
HURRICANE GARDENS - PHASE 2



AS-BUILT DATE: SEPTEMBER 2017
CONTACT PERSON: M. BOLIN

SCALE: 1" = 100'
DATE: JULY 2020

REVISED FINAL PLAT
PHASE 2

JOB NO. 178-ABC SHEET NO. 1 OF 1

DATE: 1-09-2014
500-015-14W-0-17-220-62-1141
REAL ESTATE SERVICES OF SALINE CO. INC.
1200 FERGUSON DR., SUITE 5, BENTON, ARKANSAS 72015 501-315-8866

BILL OF ASSURANCE
Nuckols Estates

PART A. PREAMBLE

WHEREAS, Stephen & Shannon Nuckols is the Owner, by virtue of Instrument #2019-024925, of the following land situated in Saline County, Arkansas, to wit:

ADD LEGAL

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot as known as Nuckols Estates, City of Bryant, Saline County, Arkansas.

NOW THEREFORE, Stephen & Shannon Nuckols in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as Nuckols Estates, City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE.

Lot 2 shall only be used for residential purposes.

No dwelling shall be effected, altered or placed or permitted to remain on any lot other than:

- One detached single-family dwelling not to exceed two and one-half stories in height excluding basement area.
- Either an attached or detached private garage for not less than two standard sized passenger motor vehicles
- Residential type storage facilities which are constructed onsite:
- Fencing

- Barn type facilities for housing and supplying horses
- One-guesthouse or servants quarters which may be erected as an accessory structure on a lot and which may not be constructed prior to the primary residence
- One carport type facility for housing RV's and Boats.

Lot 1 can be used for commercial, residential, or any use approved by the City.

No lot can be subdivided for any purpose without the prior approval from the Bryant Planning Commission.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, Permanent basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on Lot 2 unless the dwelling has at least 2500 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Any dwelling will have a minimum of 2,500 square feet, exclusive of basements, porches, garages, patio and overhangs. Each dwelling shall have a minimum of a two car garage. Brick or Rock foundation. At least 50% of the street facing façade must be Brick or Stone or Concrete Board type Siding. Vinyl siding is allowed so long as other requirements are satisfied. No manufactured houses are allowed, site built homes only.

C-4. BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIRMENTS. All buildings shall meet the requirements of C-3. All fences shall be approved by the Architectural control committee.

C-6 SIDEWALKS. Sidewalk will be required.

C-7. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-8. NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-9. TEMPORARY STRUCTURES. No structure of a temporary character; tent, shack, pole barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction and/or sales office.

C-10 OUT BUILDINGS. Homeowners shall be allowed to construct one outbuilding as provided in section C-1. A primary residence must be constructed prior to any outbuilding., if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

C-11. SIGNS. No sign of any kind shall be displayed to the public view on Lot 2, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-12. OWNER RESPONSIBILITY. All property owners shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-13. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manor.

C-14. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-15. LIVESTOCK AND POULTRY. No animals, livestock of any kind may be raised, bred or kept on any tract, Except One Horse shall be allowed for every one acre owned; that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-16. GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-17 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed

or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-18. LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-19 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

C-20 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-21 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. There shall be no non-functioning vehicles kept on the lot or in view of the public.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Stephen & Shannon Nuckols. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for there services performed pursuant to this covenant.

D-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with.

PART F. GENERAL PROVISIONS:

E-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

E-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

E-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this ___- day of _____, 2020.

Shannon Nuckols

BY: _____
Shannon Nuckols, MEMBER

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

On this day appeared before me, a Notary Public, Shannon Nuckols, known to me to be the owner and acknowledged that they were authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

WITNESS my hand and seal this ___ day of _____, 2020.

My commission expires

Notary Public

HOPE
CONSULTING
ENGINEERS - SURVEYORS

July 16, 2020

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

RE: Replat 4910 Springhill Road and Waiver for Half-Street Improvements

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of this replat. The purpose of this replat is to divide this 15-acre parcel into 2 Parcels. It will be an approximately 11-acre parcel retained and a 4-acre parcel sold for the purpose of one single family home.

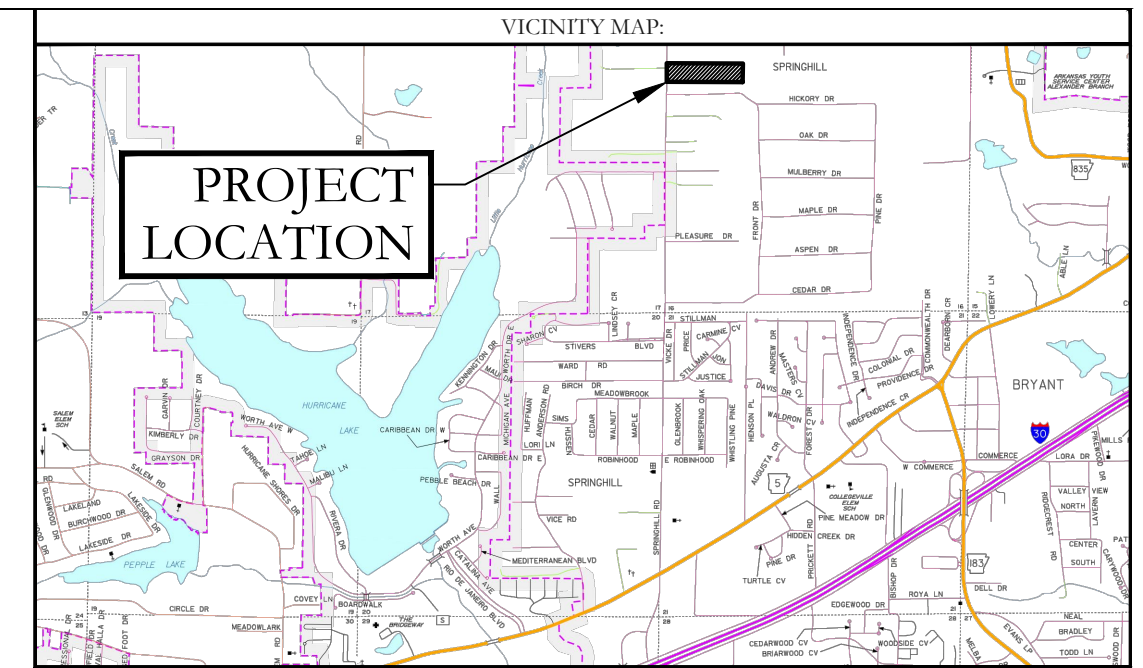
This replat will have minimal infrastructure improvements needed. Half Street improvements of 500 feet would make this replat not feasible financially if Half Street Improvements are required. Similar requests have been granted previously. We are formally requesting a wavier for Half Street Improvements.

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

Sincerely,


Jonathan Hope

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



OWNER:
NAME: SHANNON NUCKOLS

DEVELOPER:
NAME: SHANNON NUCKOLS

Address: 4910 SPRINGHILL ROAD Address: 4910 SPRINGHILL ROAD
BRYANT, ARKANSAS 72022 BRYANT, ARKANSAS 72022

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: Saline County Instrument #2019-013298.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Kyle Pennington, hereby certify that this plat correctly represents a boundary survey completed by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution _____ Name: Kyle Pennington,
Registered Professional
Land Surveyor, No. 1807
Arkansas

CERTIFICATE OF FINAL APPROVAL:

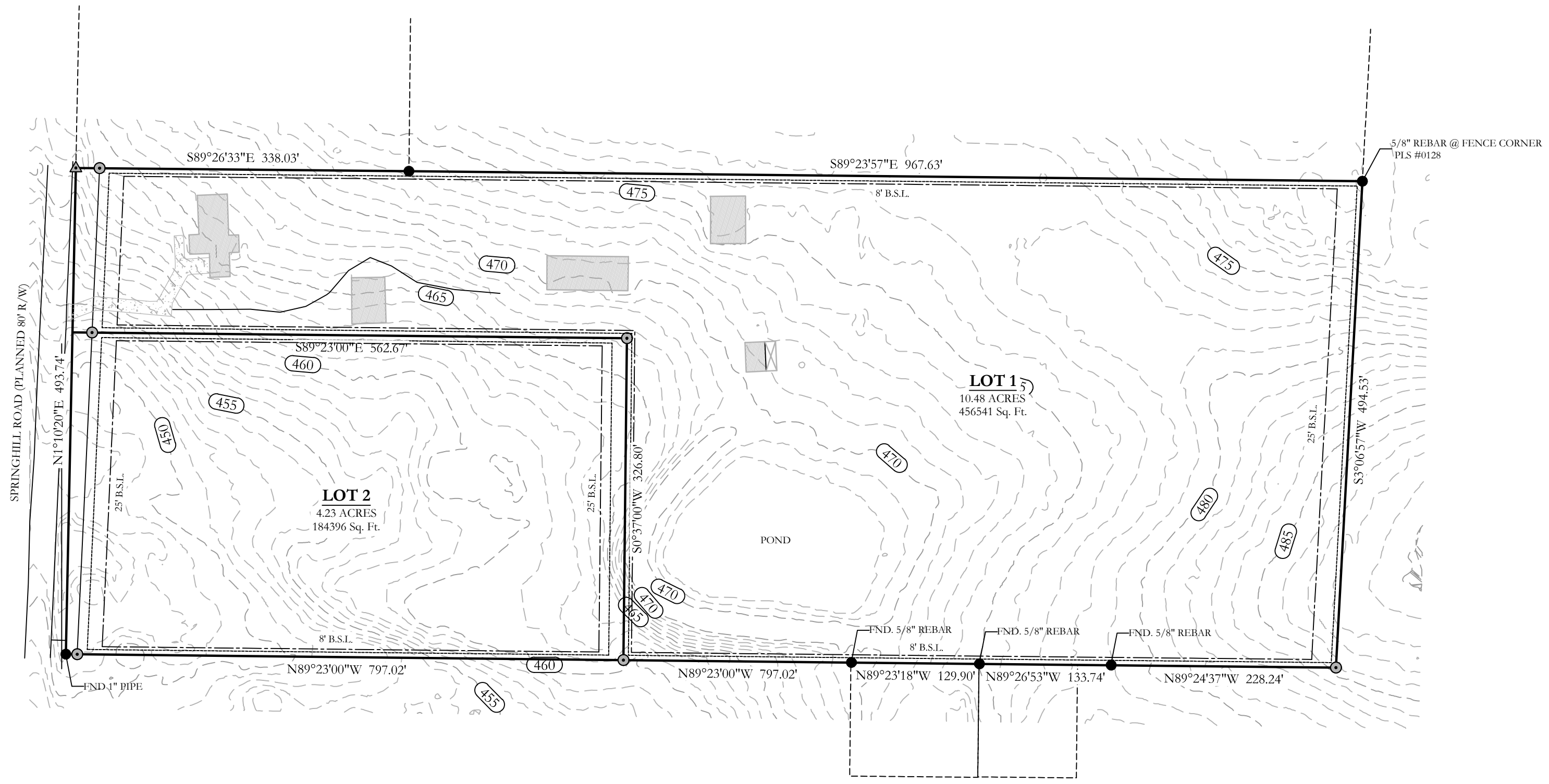
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____ 20____. All documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Name: _____
Bryant Planning Commission

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 8' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
LOT CORNERS: SET 1/2" REBAR WITH CAP

		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: SHANNON NUCKOLS			
FINAL PLAT NUCKOLS ESTATES A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	07/15/2020	C.A.D. BY:	B. JOHNSON
REVISID:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01N	14W	0 31 330 62 1807
DRAWING NUMBER:		20-0673	



- LEGEND**
- - Found Aliquot Corner
 - - Found monument
 - ⊙ - Set 1/2" Rebar
 - △ - Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - - Fence

FINAL PLAT
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

