



Bryant Planning Commission Meeting
Monday, October 12th, 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 - 9/14/2020

Documents:

[Planning Commission Meeting Minutes 9-14-2020.docx](#)

DRC REPORT

- **108 N Hazel Street - Replat**
Hope Consulting - Requesting Approval for Replat - Recommended Approval
- **1902 Pleasant Pointe Circle - Accessory Unit Conditional Use**
Brandon Grote - Requesting Approval for Conditional Use Permit
- **2304 Lavern Street - Replat**
Donnie Holland - Requesting Approval for Replat - **Recommended Approval Contingent Upon Removal of lot 19R.**
- **Modern Storage - 300 Dell Drive**
White-Daters and Associates - Requesting Approval for Conditional Use Permit - **Recommended Approval**
- **Carwash USA - 301 Marketplace Ave**
Arkansas Sign and Neon - Requesting Sign Permit Approval - **Approved**

Documents:

[0343-APP-05.pdf](#)
[0343-APP-04.pdf](#)
[0343-APP-03.pdf](#)
[0343-APP-02.pdf](#)
[0343-APP-01.pdf](#)

Glo Sun Spa - 4909 Hwy 5

Pinnacle Signs - Requesting Sign Permit Approval - **Approved**

Documents:

[0349-APP-01.pdf](#)

Take 5 Oil Change- 3120 N Reynolds Road

Signs Unlimited - Requesting Sign Permit Approval - **Approved**

Documents:

[0339-APP-01.pdf](#)

PUBLIC HEARING

1902 Pleasant Pointe Circle - Accessory Unit Conditional Use

Brandon Grote - Requesting Approval for Conditional Use Permit

Documents:

[0337-APP-01.pdf](#)

Modern Storage - 300 Dell Drive

White-Daters and Associates - Requesting Approval for Conditional Use Permit

Documents:

[0342-PLN-03.jpg](#)

[0342-PLN-02.jpg](#)

[0342-LGN-01.pdf](#)

[0342-APP-01.pdf](#)

NEW BUSINESS

108 N Hazel Street - Replat

Hope Consulting - Requesting Approval for Replat

Documents:

[0351-APP-01.pdf](#)

[0351-PLN-01.pdf](#)

[0351-PLN-03.pdf](#)

2304 Lavern Street - Replat

Donnie Holland - Requesting Approval for Replat

Documents:

[0348-APP-01.pdf](#)

[0348-PLN-01.pdf](#)

[0348-PLN-02.pdf](#)

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT



Bryant Planning Commission Meeting Minutes
Monday, September 14th, 2020
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

CALL TO ORDER

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

APPROVAL OF MINUTES

Motion to approve minutes for Bryant Planning Commission Meeting on August 8th, 2020 made by Commissioner Statton and Seconded by Commissioner Penfield. Voice Vote. 6 yeas and 0 nays. Poe absent.

ANNOUNCEMENTS

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

DRC REPORT

Arch Street Portable Buildings - 24210 I-30 W

Requesting Site Plan Approval - **Approved**

Brooklyn Pizza - Marketplace Ave

Requesting Approval for Storage Building on Site – **Approved**

Community Mortgage - 4909 HWY 5

BA Balton Sign - Requesting Sign Permit Approval - **Approved**

Copper Mule -3348 Main Street

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

2009 Johnswood - Rezoning

Bobbie Farr - Requesting Rezoning from R-E to R-2. - **Recommended Approval**

Farmers Bank And Trust - 3345 HWY 5

White Sign Company - Requesting Sign Permit Approval – **Approved**

Get Outdoors - 22095 I-30 E

S&K Signs - Requesting Sign Permit Approval – **Approved**

Gateway Bank - 6110 HWY 5

Hydco - Requesting Approval for Site Plan Revisions – **Approved**

Grace Village Phase 2B

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

JD Byryder - 22677 I-30 S

Corporate ID Solutions - Requesting Approval for Sign Permit and Variance. - **Approved Pole Sign, No Recommendation for Sign Variance**

Kennedy Cove Subdivision

GarNat Engineering - Requesting Preliminary Plat Approval - **Recommended Approval**

Kennedy Cove Subdivision - Rezoning

GarNat Engineering - Requesting Approval for Rezoning from R-2 to R-1.S - **Recommended Approval**

Marketplace Subdivision - Replat Lots 8-9

GarNat Engineering - Requesting Approval for Replat - **Recommended Approval**

Moxie Hair Salon -3614 Marketplace

L Graphics - Requesting Sign Permit Approval - **Approved**

Rocktown Music - 3411 Main Street

L Graphics - Requesting Sign Permit Approval - **Approved**

Saratoga Place - Annexation

GarNat Engineering - Requesting Recommendation of Approval for Annexation - **Recommended Approval**

Saratoga Place - Wise Road

GarNat Engineering - Requesting Approval for Preliminary Plat - **Recommended Approval**

Southern Shingle - I-30 W

GarNat Engineering - Requesting Approval for Site Changes – **Approved**

Tortorich Oral Surgery - 4909 HWY 5

LR Conway Signs - Requesting Sign Permit Approval – **Approved**

Whistling Pine Street Rezoning

Michael Bolin and Associates - Requesting Approval for Rezoning from R-1.S to R-1. - **Recommended Approval**

PUBLIC HEARING

Chairman Jim Erwin opening the Public hearing for all of the hearing items.

Whistling Pine Street Rezoning

Michael Bolin and Associates - Requesting Approval for Rezoning from R-1.S to R-1

No one got up to speak for or against the rezoning during the time of public hearing. After brief discussion between applicant and Commission, item was put up for a roll call vote by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent. Item was recommended to Council for approval and placed on their agenda.

Kennedy Cove Subdivision - Rezoning

GarNat Engineering - Requesting Approval for Rezoning from R-2 to R-1.S

Four citizens got up and spoke against the rezoning of the property due to concerns of traffic, flooding, and wildlife. After brief discussion between applicant and Commission, item was put up for a roll call vote by Chairman Jim Erwin. 2 Yays, 4 Nays. Poe absent.

Saratoga Place - Annexation

GarNat Engineering - Requesting Recommendation of Approval for Annexation

No one got up to speak for or against the annexation during the time of public hearing. After brief discussion between applicant and Commission, item was put up for a roll call vote by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent.

2009 Johnswood - Rezoning

Bobbie Farr - Requesting Rezoning from R-E to R-2.

No one got up to speak for or against the annexation during the time of public hearing. After brief discussion between applicant and Commission, item was put up for a roll call vote by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent. Item was recommended to Council for approval and placed on their agenda.

Motion was made to close Public Hearing by Commissioner Penfield and Seconded by Commissioner Mayfield. Voice Vote. 6 yays, 0 nays.

NEW BUSINESS

Saratoga Place - Wise Road

GarNat Engineering - Requesting Approval for Preliminary Plat

After brief discussion between applicant and Commission, item was put up for a roll call vote for approval contingent upon being annexed by the city of Bryant, by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent.

Marketplace Subdivision - Replat Lots 8-9

GarNat Engineering - Requesting Approval for Replat

After brief discussion between applicant and Commission, item was put up for a roll call vote for approval by Chairman Jim Erwin. 5 Yays, 0 Nays. Penfield Abstained. Poe absent.

Kennedy Cove Subdivision

GarNat Engineering - Requesting Preliminary Plat Approval

Item was pulled from Agenda at request of applicant.

Grace Village Phase 2B

GarNat Engineering - Requesting Approval for Final Plat

After brief discussion between applicant and Commission, item was put up for a roll call vote for approval by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent.

JD Byryder - 22677 I-30 S

Corporate ID Solutions - Requesting Approval for Sign Variance

After brief discussion, item was put up for a roll call vote for approval by Chairman Jim Erwin. 6 Yays, 0 Nays. Poe absent.

REQUESTED TO BE ADD TO THE AGENDA

Commissioner Penfield made Motion to add to agenda. Seconded by Mayfield. Voice vote, 6 yays, 0 nays.

Hurricane Gardens Phase 2 - Final Plat

Michael Bolin and Associates - Requesting Final Plat Approval

After brief discussion, Commissioner Penfield made motion to approve Contingent upon receiving engineered plans for the retaining wall and them being approved by our city engineer. This was seconded by Commissioner Statton. 6 Yays, 0 Nays. Poe absent.

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

Director Truett Smith spoke of the interviews for new Commission Member and the appointment by the mayor coming soon.

ADJOURNMENT

Motion to adjourn made by Commissioner Statton, Seconded by Commissioner Penfield. Voice Vote 6 yays, 0 Nays. Poe Absent. Meeting was adjourned.

Chairman, Jim Erwin

Date

Secretary, Colton Leonard

Date

F 347

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: _____

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

SIGN CO. OR SIGN OWNER
Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK, AR 72209
Phone 501-562-3942 lora@arkansassign.com
Alternate Phone _____

PROPERTY OWNER
Name CARWASH USA
Address 301 MARKETPLACE
City, State, Zip BRYANT AR
Phone _____
Alternate Phone _____

GENERAL DETAILS
Name of Business CARWASH USA
Address/Location of sign 301 MARKETPLACE BRYANT AR
Sign dimensions (height, length, width) 25" X 26.5"
Zoning Classification _____ Aggregate Surface Area (total all signs) _____
Height of sign from lot surface: Bottom 10' Top 24'

SIGN TYPE
____ Pole ____ Monument (E)(G)(H)
____ Wall (4) DIRECTIONAL SIGN
 Other (type) _____
Total sq. ft. 4SF EACH, 16SF TOTAL

READ CAREFULLY BEFORE SIGNING

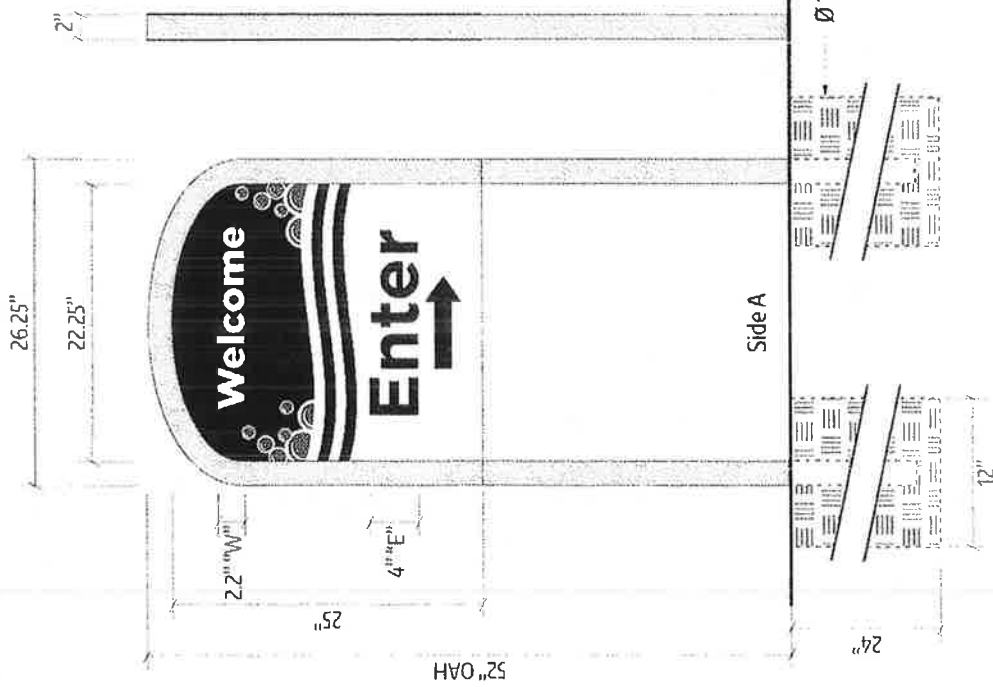
I, Sara A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. 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.

Sara A. Rand Date 09/01/2020
Applicant's Signature Sign Administrator (or Designee) Approval Date

Square Footage Calculation:

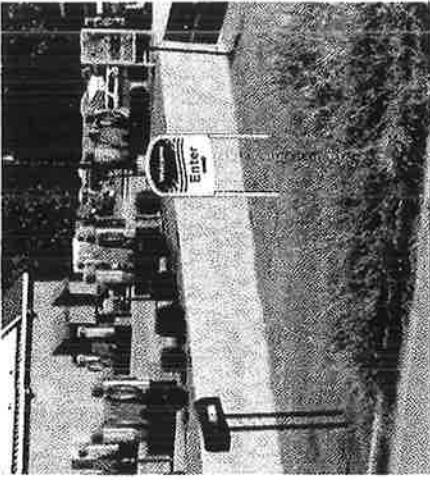
Allowed: 6 sf

Used: 3.8 sf



.080" thk painted aluminum faces
with applied digitally printed graphics;
mounted on top of 2" tube.

2" Square fabricated aluminum tube frame
painted Matthews Paint Medium Silver N951SP.



D/F Directional



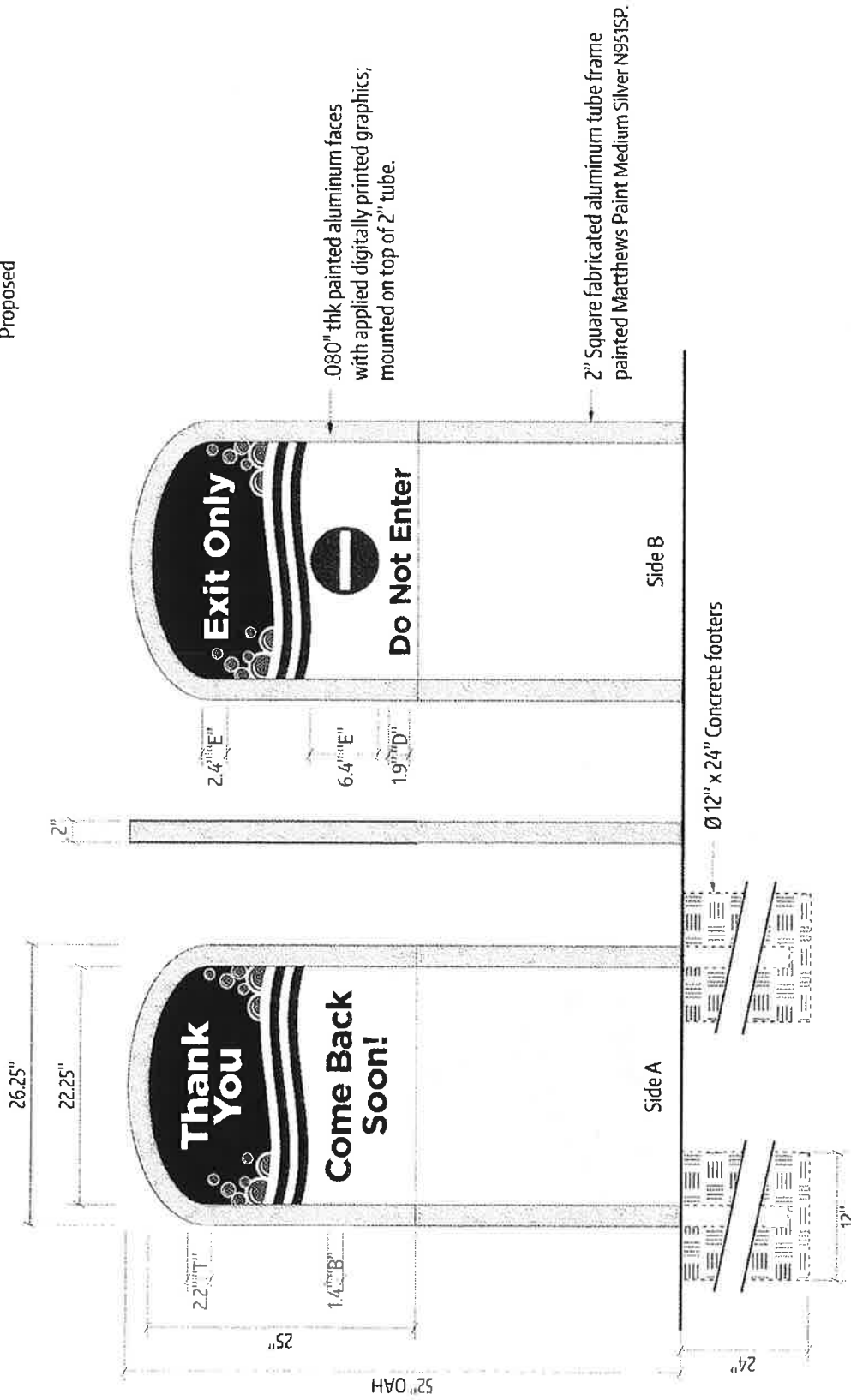
Scale: 1" = 1'-0"

Note: All directional holes must be hand dug. To avoid c
unmarked underground lines, do not use power ec

Square Footage Calculation:

Allowed: 6 sf

Used: 3.8 sf

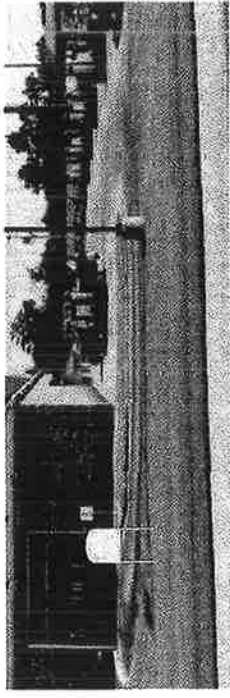


Proposed

G D/F Directional

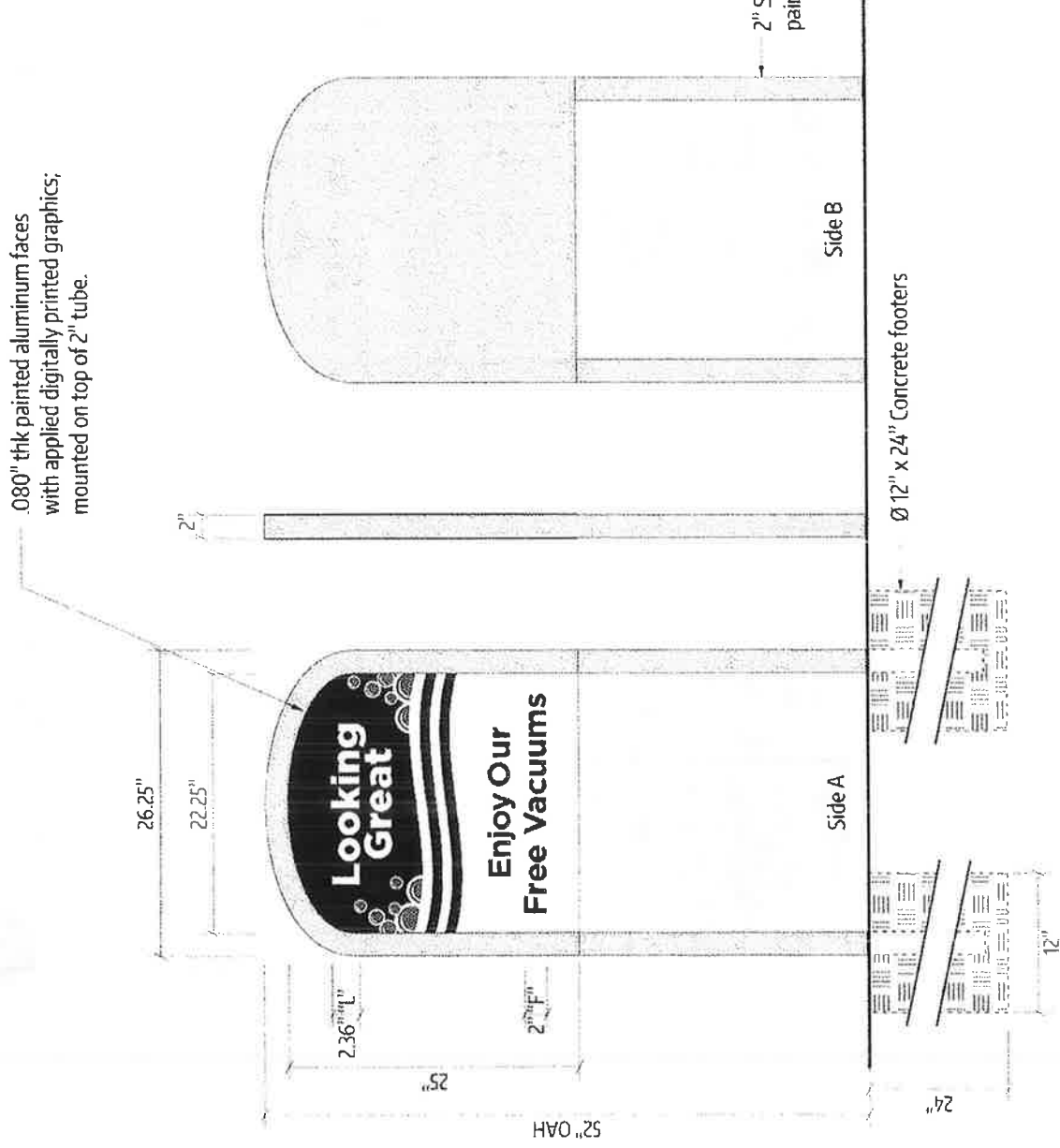
Scale: 1" = 1'-0"

Note: All directional holes must be hand dug. To avoid c
unmarked underground lines, do not use power ec



Proposed

.080" thk painted aluminum faces
with applied digitally printed graphics;
mounted on top of 2" tube.



S/F Wayfinding



Scale: 1" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid unmarked underground lines, do not use power ec

1100 Berkshire Blvd, Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

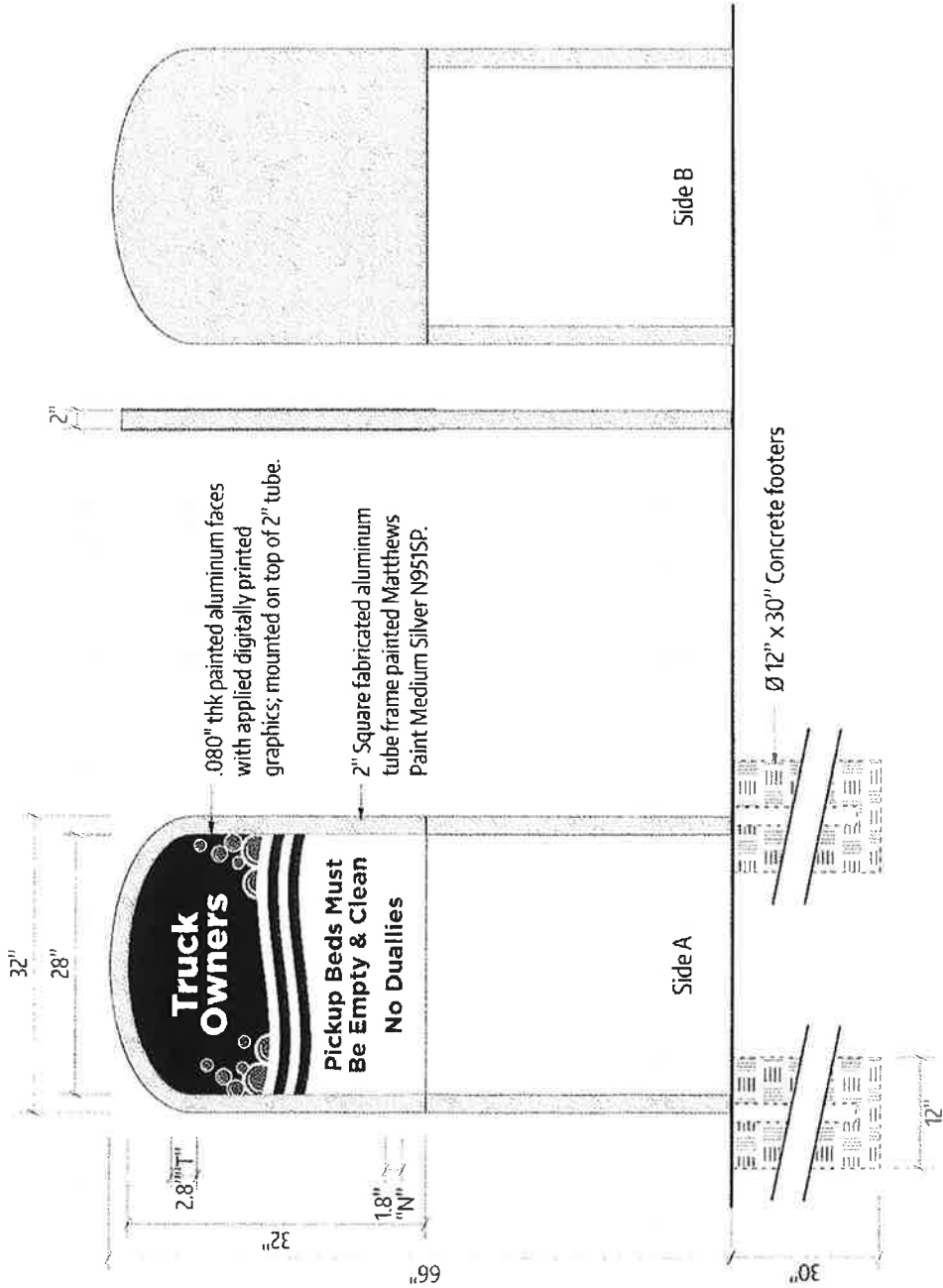
This design/engineering proposal will remain the exclusive property of Egan Sign until

EGAN





Proposed



Large Wayfinding Sign

Scale: 3/4" = 1'-0"

Note: All wayfinding holes must be hand dug. To avoid unmarked underground lines, do not use power ec

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PRE-PERMIT SIGN INFO

Property ID: CWUSAE

Property ID: CWUSAE

A.) Project Name: CWUSAE Date Completed: 10/20

B.) Street Address: 3017 Marketplace

C.) City / State / Zip: Bryant, AR 72022

D.) Municipal Contact: Colton Leonard

E.) Contact Phone: 501-943-0381 Email: Cleonard@cityofbryant.com

F.) Address/City/State/Zip: 210 SW 3rd St. Bryant, AR 72022

G.) Jurisdiction: Bryant City/Town of: Bryant Fax: (501) 943-0982

H.) Zoning/Category: C2 Commercial Master Sign Plan: No

I.) Permit app fee: \$50 If yes, is copy available? No

J.) Permit Process time: Allow 2 weeks

K.) Permit required if only relocating? No

L.) Property Owner approval needed? Yes

M.) Temporary/coming-soon Banners allowed? Yes

N.) Temporary Freestanding Signs allowed? Yes

O.) Temporary Signs require Permit? Time allowed: Permit is only required if displayed for more than 7 days (up to 30 max wiperm)

P.) Can app. be mailed or must it be submitted in person? Yes, Applications may be mailed

Note: _____

ATTACHED SIGNS

1.) Formula for sq. ft. (Max Sq. Feet- Main ID & Secondary): Follow aggregate max below in notes for ALL signs. Wall signs cannot exceed 2 sf per lineal foot of street frontage facing wall.

2.) Sq Ft for bldg. sides/rear: Formula above, must face street

3.) Does Each elevation have own calc. or is allowance based on Main Elevation? street frontage facing elevations, up to aggregate max.

4.) Transferable allowances? No

5.) # allowed: 1 per street frontage Illumination: Internal & External

6.) Calculation Method: Box Entire letter set/Cabinet, including Backer Panel

7.) Max. Overall Height: cannot exceed roofline/height of wall

8.) Exposed raceway for Channel Letters allowed? Yes

9.) Special Wall sign codes this property: No

10.) Special storefront building colors: No

FREESTANDING SIGNS

1.) # Allowed: as needed Illumination: Internal & External

2.) Max 50Ft: 6 ft

3.) Permit: No

4.) Sign permit required? No

DIRECTIONAL SIGNS

1.) # Allowed: as needed Illumination: Internal & External

2.) Max 50Ft: 6 ft Max Height: not regulated

3.) Permit: No Custom Logo: Yes

DOORWINDOW VINYL

1.) # Allowed: No limit, not regulated Max Sq Ft: Not regulated

2.) Logos counted in sign area? Not regulated

3.) Included in wall sign allowance? No

4.) Sign permit required? No

Note: _____

* Not to be used as specified in our sign "Data Cardsheet". This product is not responsible for damage or loss that may occur when using our products. For the newest product, visit www.egansign.com

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PRE-PERMIT SIGN INFO - Additional Notes

1. Variance Meeting: 2nd Mondays App. Deadline: 15 days prior to meeting date

2. Processing Time: Allow 60-90 days Est. Fees: \$165

3. Attorney or expediter required? Yes No Waiting Period after approval & how long? Allow 30 days

4. Probability of obtaining variance? 50% 1 to start # of Sets 1

5. Documents Required: Engineering Shop UL Number: _____
 Building Elevations Owner Authorization Ltr Property ID# _____
 Site Plan Legal Description Addtl Prod Specs _____

Other: Mailing labels for all abutments within 300 ft radius

NOTES

Follow allowances above, up to aggregate max:

5) The maximum aggregate surface area of all permitted signs for any establishment shall not exceed 300 square feet. In the case of a corner lot fronting on two public streets, a business may display one sign on each street frontage and will be allowed to add an additional 100 square feet to the total maximum aggregate surface area of permitted signs, to be used only for signs on one of the street frontages. No single sign may utilize more than 50% the total maximum aggregate surface footage allowed under this ordinance.

6) Pole signs will be spaced no closer than 60 feet from any other pole sign.

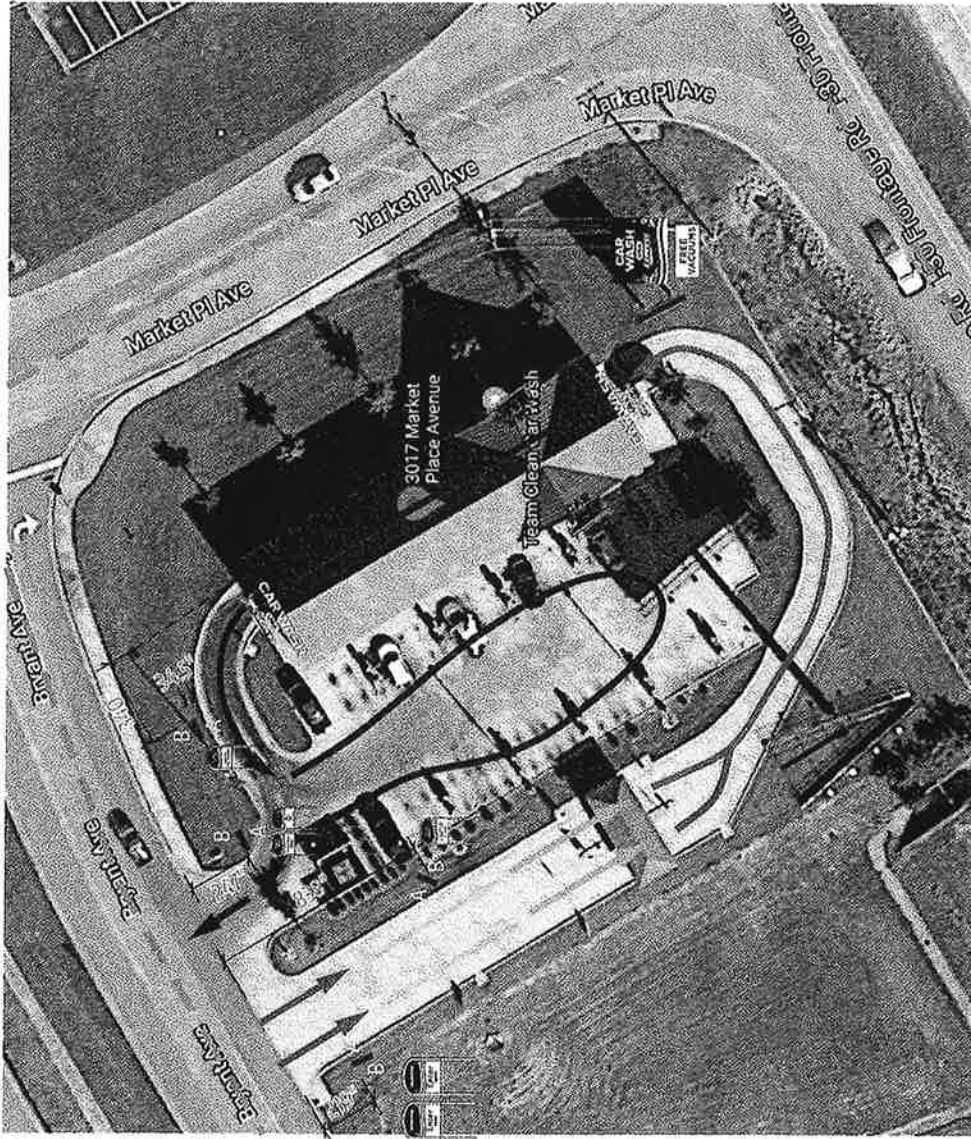
Code Check



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MESSAGE M1

ZONE 1	ROUNDS DELIMITATION
ZONE 2	BRUNNAGE DIRECTION 1
ZONE 3	THE BP PROVIDE INFO FOR PRE-SE
ZONE 4	PAY STATION MENU - W
	PRE WASH REFORCER
	WASH CONFIRMATION
	WASH EXIT: THANK YOU
	VACUUMS EXPERIENCE
	EXIT: THANK YOU INVITE

Journey Plan

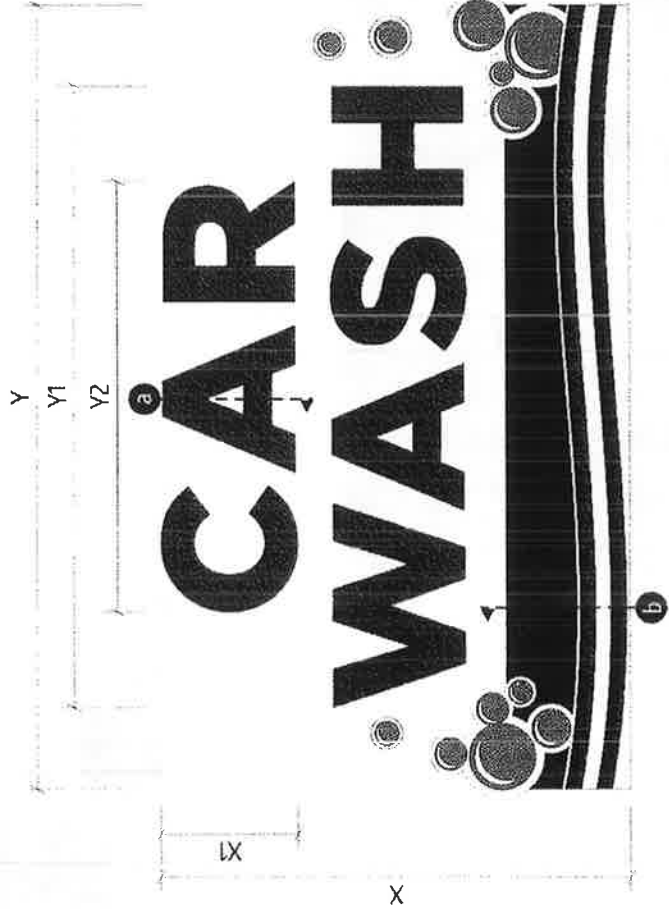
Scale: 1:348



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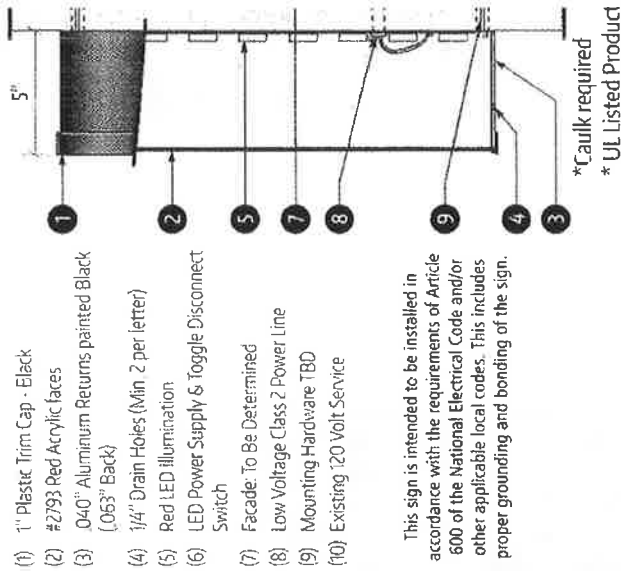
This design engineering proposal will remain the exclusive property of Egan Sign until





"CAR WASH"

Cross Section of UL Listed Channel Letters w/LEDs



- (1) 1" Plastic Trim Cap - Black
- (2) #2793 Red Acrylic faces
- (3) .040" Aluminum Returns painted Black (.063" Back)
- (4) 1/4" Drain Holes (Min. 2 per letter)
- (5) Red LED Illumination
- (6) LED Power Supply & Toggle Disconnect Switch
- (7) Facade: To Be Determined
- (8) Low Voltage Class 2 Power Line
- (9) Mounting Hardware TBD
- (10) Existing 120 Volt Service

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

*Caulk required
* UL Listed Product



Channel Letters (Face-Lit)	X	X1	Y	Y1	Y2	Total Square Feet	Electrical (amps)	Weight
CWUSAE-FMS-15	36	10.5	62	47.7	33	15.5	1.1A @ 120V	
CWUSAE-FMS-19	40	11.7	68.8	53	36.7	19.1	1.1A @ 120V	
CWUSAE-FMS-23	44	12.8	75.7	58.3	40.4	23.1	1.1A @ 120V	
CWUSAE-FMS-27	48	14	82.5	63.6	44	27.5	2.2A @ 120V	
CWUSAE-FMS-32	52	15.2	89.4	69	47.7	32.3	2.2A @ 120V	
CWUSAE-FMS-37	56	16.3	96.3	74.2	51.4	37.5	2.2A @ 120V	
CWUSAE-FMS-43	60	17.5	103.2	79.5	55.1	43	3.3A @ 120V	
CWUSAE-FMS-49	64	18.7	110.1	84.8	58.8	49	3.3A @ 120V	
CWUSAE-FMS-55	68	19.8	117	90.1	62.4	55.2	3.3A @ 120V	
CWUSAE-FMS-62	72	21	123.8	95.4	66.1	62	3.3A @ 120V	
CWUSAE-FMS-69	76	22.2	130.7	100.7	69.8	69	3.3A @ 120V	
CWUSAE-FMS-76	80	23.3	137.6	106	73.4	76.4	3.3A @ 120V	

Illuminated Channel Letters

Scale: NTS



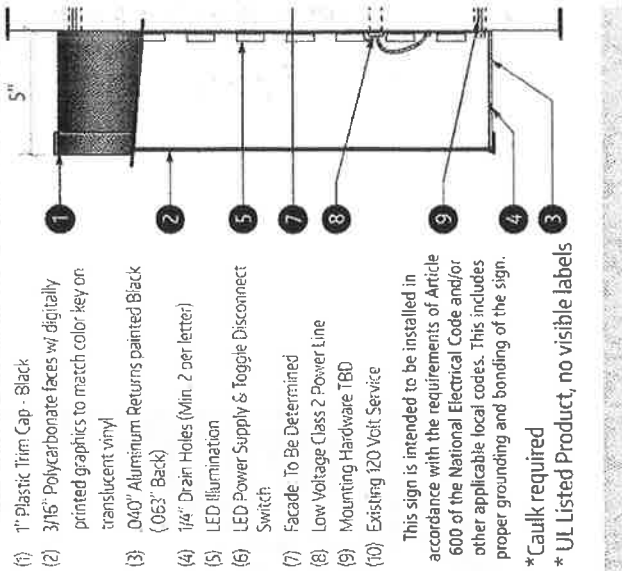
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This engineering proposal will remain the exclusive property of Egan Sign until



"BUBBLE CABINET"

Cross Section of UL Listed Channel Letters w/LEDs



- (1) 1" Plastic Trim Cap - Black
- (2) 3/16" Polycarbonate faces w/ digitally printed graphics to match color key on translucent vinyl
- (3) .040" Aluminum Returns painted Black (.063" Back)
- (4) 1/4" Drain Holes (Min. 2 per letter)
- (5) LED Illumination
- (6) LED Power Supply & Toggle Disconnect Switch
- (7) Facade: To Be Determined
- (8) Low Voltage Class 2 Power Line
- (9) Mounting Hardware TBD
- (10) Existing 120 Volt Service

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

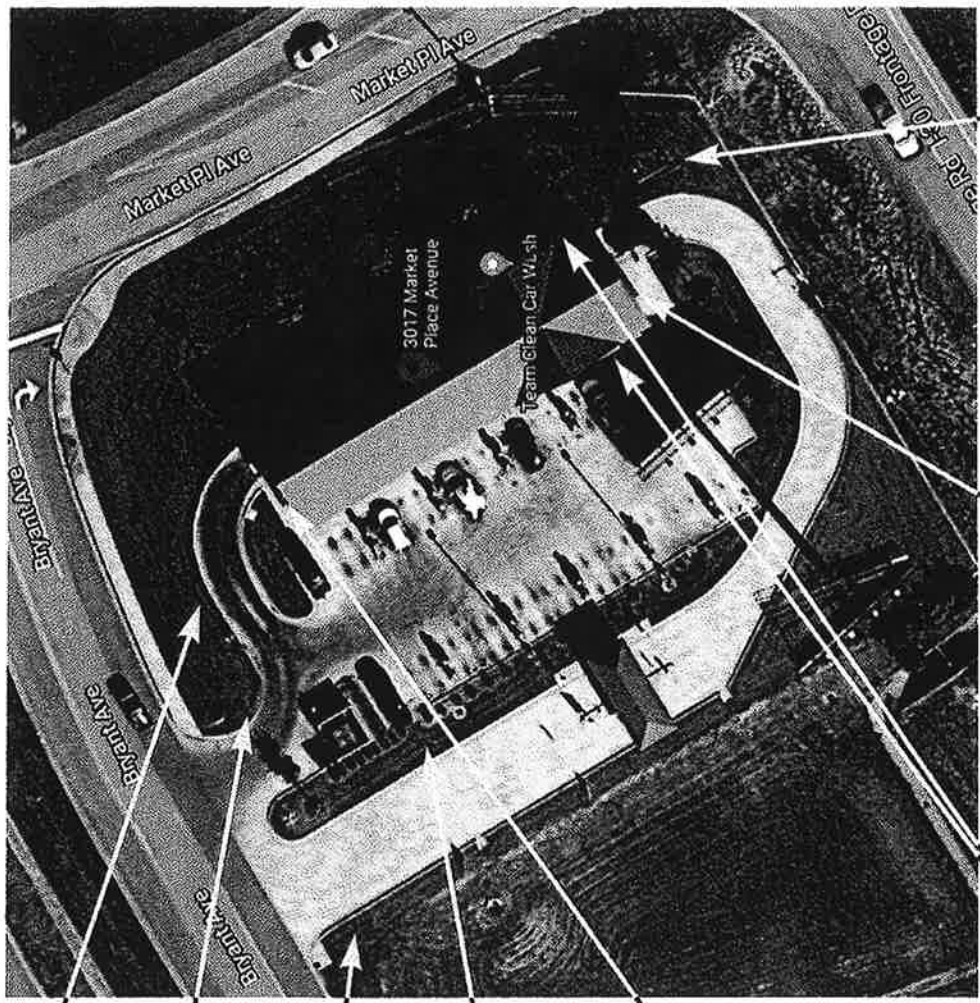
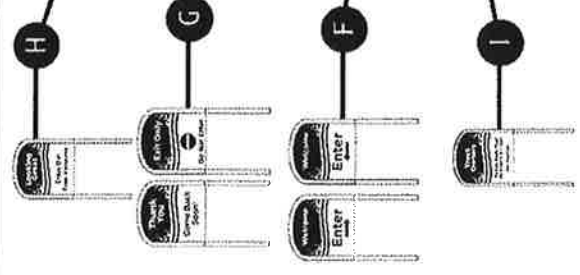
*Caulk required
* UL Listed Product, no visible labels

EGAN SIGN

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VICINITY MAP:



FREE VACUUMS

Site & Sign Location Plan

Scale: NTS



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This design/engineering proposal will remain the exclusive property of Egan Sign until

EGAN SIGN

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: 09/01/2020

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

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942 lora@arkansassign.com

Alternate Phone _____

PROPERTY OWNER

Name CARWASH USA

Address 301 MARKETPLACE

City, State, Zip BRYANT AR

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business CARWASH USA

Address/Location of sign 301 MARKETPLACE BRYANT AR

Sign dimensions (height, length, width) 135" X 164.5"
47.25" X 97.5"

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

Height of sign from lot surface: Bottom 10' Top 24'

SIGN TYPE

Pole Monument

Wall Other SIGN E EXISTING PYL

Total sq. ft. 183.74 (type) REFACE (E)

READ CAREFULLY BEFORE SIGNING

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

Lora A. Rand
Applicant's Signature

09/01/20

Date

Sign Administrator(or Designee) Approval

Date

9-14-20

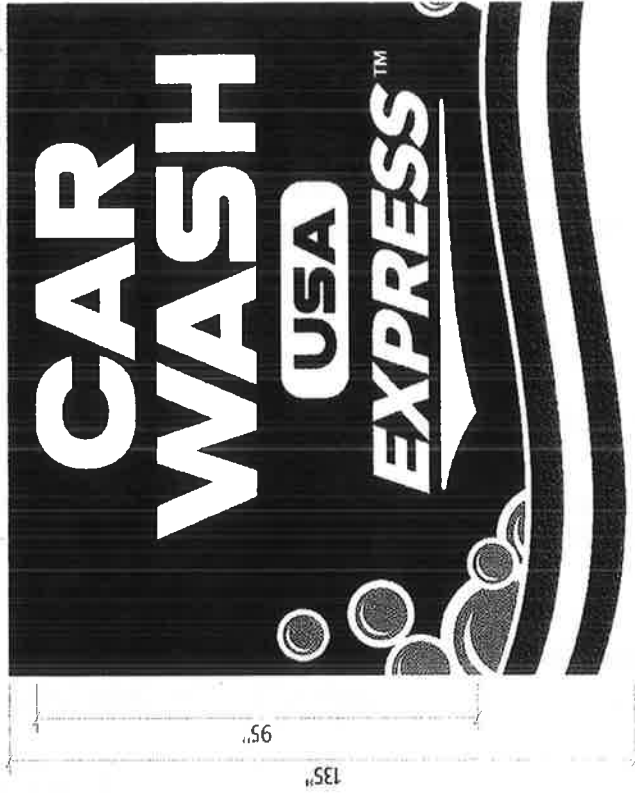


Existing



Proposed

164.5"
105.3"



135"
95"

97.5" CUT SIZE

94" V.O.

85.6"

**FREE
VACUUMS**

47.25" CUT SIZE
43.75" V.O.
27"

Pylon Sign

Scale: 3/8"=1'-0"

E

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

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

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

SIGN CO. OR

SIGN OWNER

Name ARKANSAS SIGN & NEON

Address 8525 DISTRIBUTION DR

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942 lora@arkansassign.com

Alternate Phone _____

PROPERTY OWNER

Name CARWASH USA

Address 301 MARKETPLACE

City, State, Zip BRYANT AR

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business CARWASH USA

SIGN TYPE

Pole Monument

Address/Location of sign 301 MARKETPLACE BRYANT AR Wall SIGN D

Sign dimensions (height, length, width) 76 X 130.7 Other (type) _____
Total sq. ft. 69

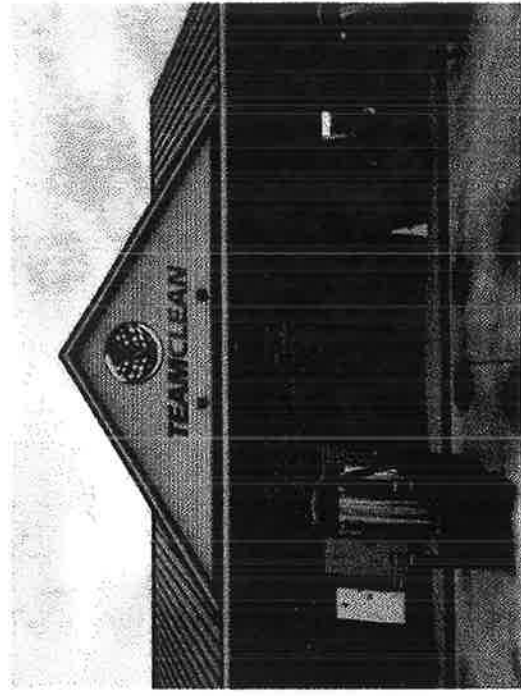
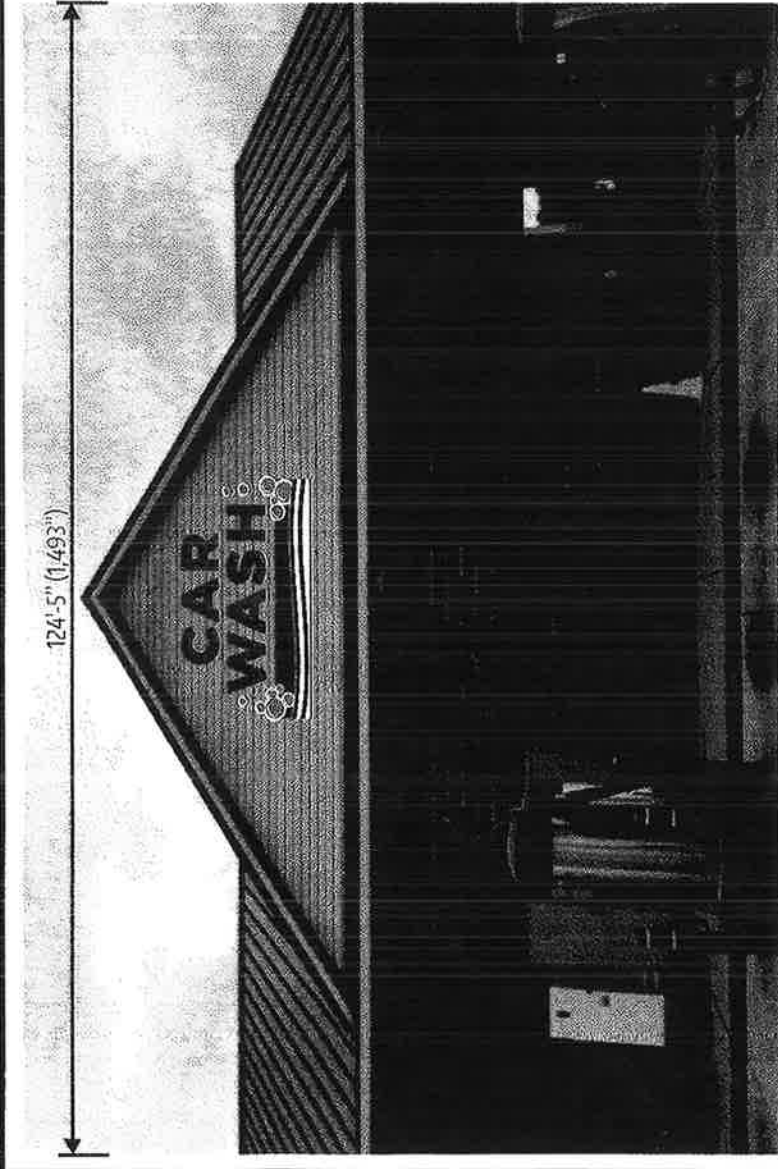
Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 15' Top 21'2"

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.

Applicant's Signature Lora A. Rand Date 09/01/2020
~~AC~~ ~~09/01/20~~ AC Sign Administrator(or Designee) Approval _____ Date _____



Existing

Proposed

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall; max of 400 sf
 Calculation: $2 \times 263 = 526$ sf

Allowed: 400 sf total

Used: 59.4 sf

Existing: 84 sf per

Sign A - 59.4 sf

Sign B - 59.4 sf

Sign D - 69 sf

Sign E - 186.2 sf

Sign F - 3.8 sf

Sign G - 3.8 sf

Sign H - 3.8 sf

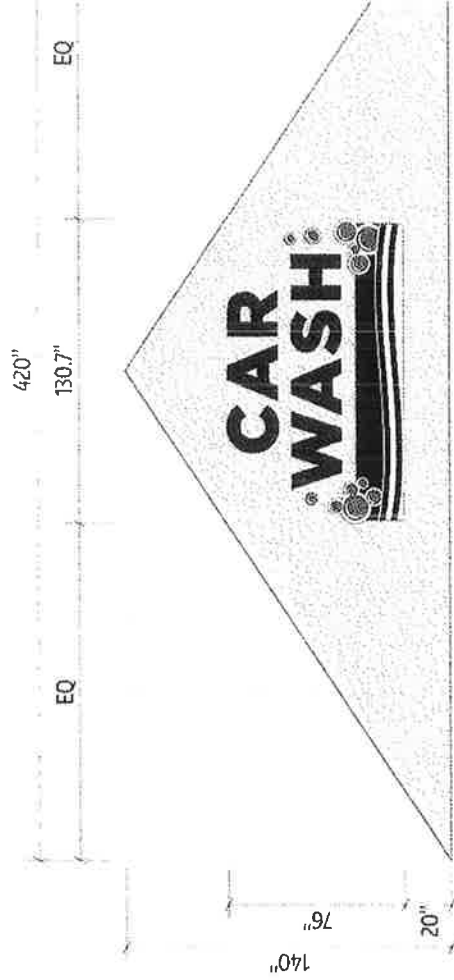
Sign I - 6.2 sf

Total Used: 391.6 sf total

Illuminated Channel Letters



Scale: 3/16"=1'-0"



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

SIGN PERMIT APPLICATION

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

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

Date: 09/01/2020

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

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942 lora@arkansassign.com

Alternate Phone _____

PROPERTY OWNER

Name CARWASH USA

Address 301 MARKETPLACE

City, State, Zip BRYANT AR

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business CARWASH USA

SIGN TYPE

Pole Monument

Address/Location of sign 301 MARKETPLACE BRYANT AR Wall **SIGN B**

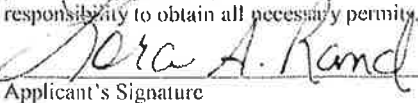
Sign dimensions (height, length, width) 57.3" x 149.4" Total sq. ft. 59.4"

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

Height of sign from lot surface: Bottom 15' Top 21'2"

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.


Applicant's Signature

09/01/2020

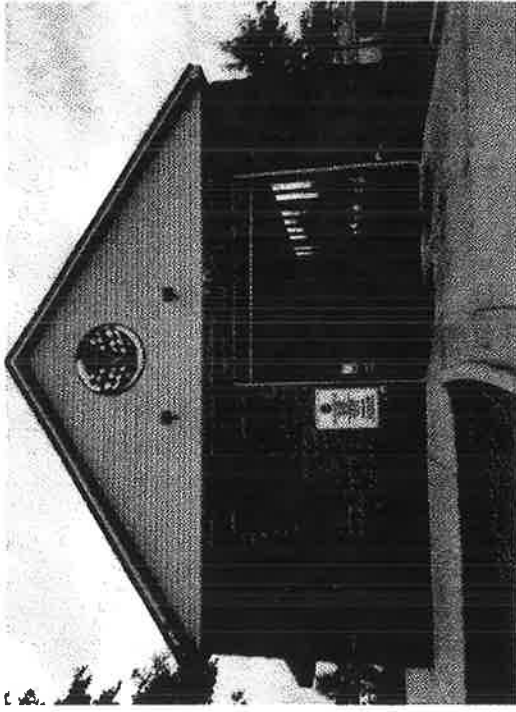
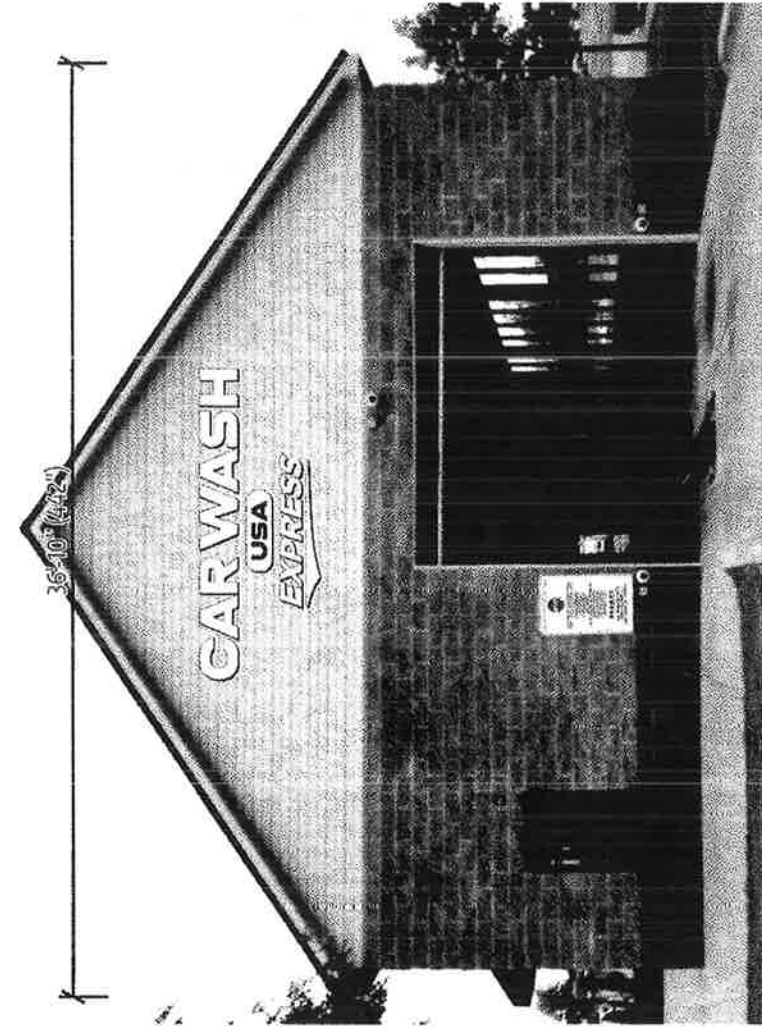
Date



Sign Administrator (or Designee) Approval

Date

9.14.20



Existing

Proposed

Square Footage Calculation:

Code: Z sf per linear feet of street
 frontage facing wall; max of 400 sf
 Calculation: $2' \times 263 = 526$ sf
Allowed: 400 sf total

Used: 59.4 sf

Existing: 84 sf per

Sign A - 59.4 sf

Sign B - 59.4 sf

Sign D - 69 sf

Sign E - 186.2 sf

Sign F - 3.8 sf

Sign G - 3.8 sf

Sign H - 3.8 sf

Sign I - 6.2 sf

Total Used: 391.6 sf total

Channel Letters - Flush Mount:

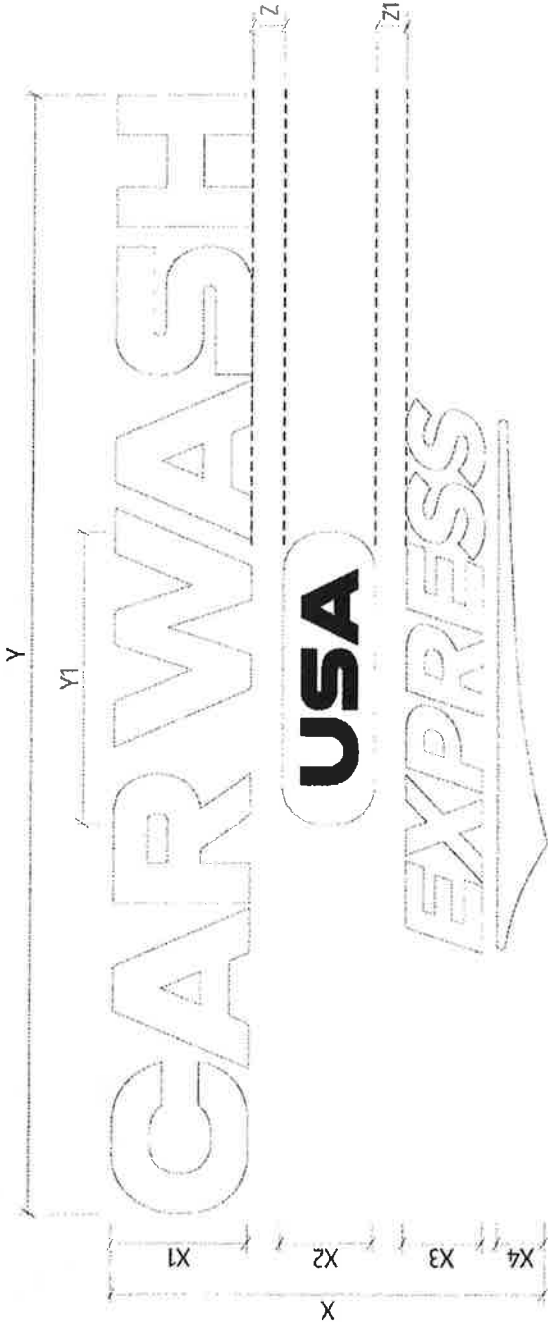


Scale: 3/16"=1'-0"



NIGHT RENDERING

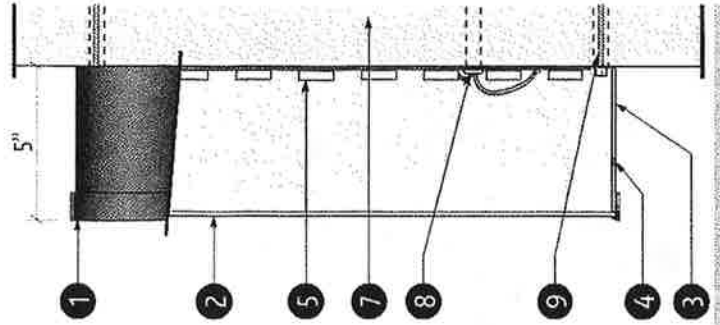
CARWASH
USA
EXPRESS



CROSS SECTION OF UL LISTED CHANNEL LETTERS W/ LEDS

- (1) 1" PLASTIC TRIM CAP
- (2) 3/16 PLEXIGLAS FACE
- (3) .040 ALUMINUM RETURN (.063 BACK)
- (4) 1/4" DRAIN HOLES (Min. 2 per letter)
- (5) LED ILLUMINATION
- (6) LED POWER SUPPLY
- (7) FACADE
- (8) LOW VOLTAGE CLASS 2 POWER LINE
- (9) MOUNTING HARDWARE (3/8"x5" Bolts)
- (10) EXISTING 120 VOLT SERVICE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Channel Letters (Flush Mount)	X	X1	X2	X3	X4	Y	Y1	Z	Z1	Square Feet	Electrical (amps)	Weight
CWUSAE-WFM-35	44.5	14	9.4	8.2	5.1	116	30.2	3.3	3.1	35.8	3.3A@120V	
CWUSAE-WFM-59	57.3	18	12.1	10.5	6.6	149.4	38.9	4.3	4.1	59.4	4.4A@120V	
CWUSAE-WFM-88	70	22	14.8	12.9	8	182.5	47.6	5.2	5	88.7	4.4A@120V	
CWUSAE-WFM-124	82.8	26	17.5	15.2	9.5	215.8	56.2	6.1	5.9	124	4.4A@120V	
CWUSAE-WFM-165	95.5	30	20.2	17.5	11	248.5	64.9	7.1	6.8	165.1	4.4A@120V	

Channel Letters - Flush Mount:



Scale: NTS

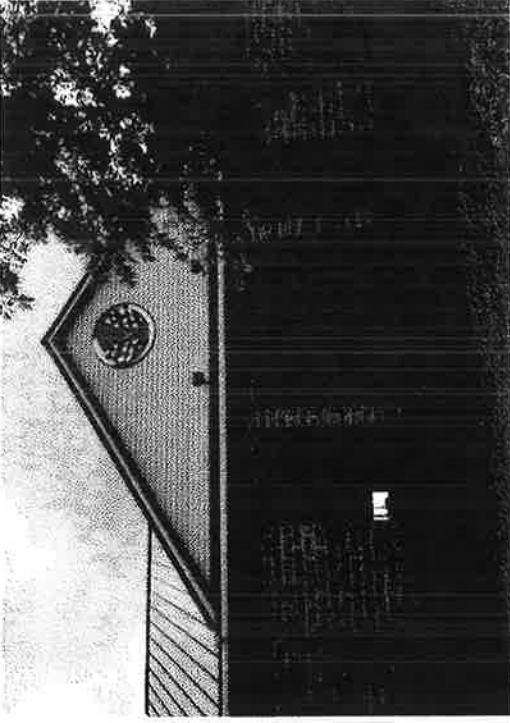
1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until

EGAN



Proposed



Existing

Removal



EGAN

1100 Berkshire Blvd, Suite 200, Wyomissing, PA | (Toll Free) 844.460.6631 | (Fax) 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until:

© 2011 Egan Sign

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: 09/01/2020

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

City, State, Zip LITTLE ROCK, AR 72209

Phone 501-562-3942 lora@arkansassign.com

Alternate Phone _____

PROPERTY OWNER

Name CARWASH USA

Address 301 MARKETPLACE

City, State, Zip BRYANT AR

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business CARWASH USA

SIGN TYPE

Pole Monument

Address/Location of sign 301 MARKETPLACE BRYANT AR Wall SIGN A

Sign dimensions (height, length, width) 57.3" x 149.4 Other (type) _____

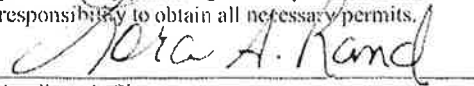
Total sq. ft. 59.4sf

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


Height of sign from lot surface: Bottom 15' Top 21'2"

READ CAREFULLY BEFORE SIGNING

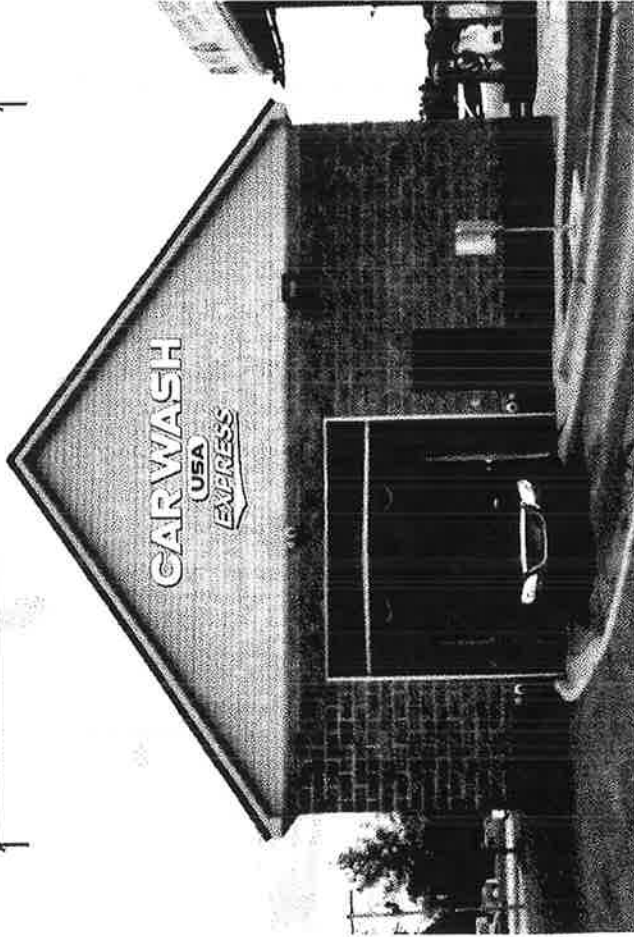
I, LORA A RAND, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. 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.


Applicant's Signature

09/01/2020
Date

 9.14.20
Sign Administrator (or Designee) Approval Date

36'-10" (442")



Proposed



Existing

Square Footage Calculation:

Code: 2 sf per linear feet of street frontage facing wall, max of 400 sf
Calculation: $2 \times 263 = 526$ sf

Allowed: 400 sf total

Used: 59.4 sf

Existing: 84 sf per

Sign A - 59.4 sf

Sign B - 59.4 sf

Sign D - 69 sf

Sign E - 186.2 sf

Sign F - 3.8 sf

Sign G - 3.8 sf

Sign H - 3.8 sf

Sign I - 6.2 sf

Total Used: 391.6 sf total



Channel Letters - Flush Mount:



Scale: 3/16"=1'-0"

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

SIGN PERMIT APPLICATION

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

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

Date: 9/21/20

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

SIGN CO. OR
SIGN OWNER

Name Pinnacle Signs LLC
Address 7610 Courts Massie Sted
City, State, Zip NR AB 72113
Phone 501-812-4433
Alternate Phone _____

PROPERTY OWNER

Name GLW Sun Spa / Lindsay Fox
Address 4909 Av 5 N Ste 100
City, State, Zip Bryant AB 72022
Phone 501-454-3050
Alternate Phone _____

GENERAL DETAILS

Name of Business GLW Sun Spa
Address/Location of sign 4909 AB 5 N Ste 100
Sign dimensions (height, length, width) glo: 51 x 66.25
Sun spa: 78.315 x 13.375
Zoning Classification C2

SIGN TYPE

Pole Monument

Wall
 Other (type) _____
Total sq. ft. 30.4 sqft

Aggregate Surface Area (total all signs) 30.4 sqft

Height of sign from lot surface: Bottom N/A Top N/A

READ CAREFULLY BEFORE SIGNING

I, Tiffany Davenport, 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.

Tiffany Davenport
Applicant's Signature

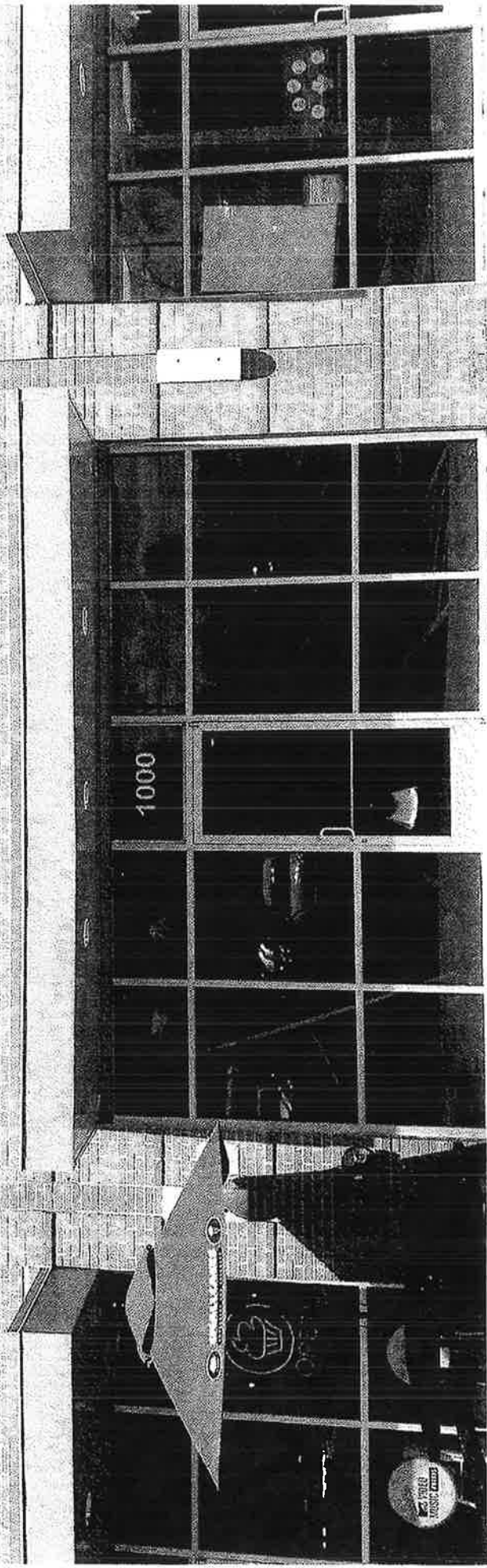
9/21/20
Date

Sign Administrator (or Designee) Approval Date

Facade: 456 Sq Ft. Total
Sign: 30.4 Sq Ft. Total

AKES
CREAMERY

glo **SUN SPA**



"glo" - LED Illuminated Channel Letters - Remote mounted
"sun spa" - Non-lit Flat Cut Metal Dimensional Letters - Remote Mounted
Illuminated using LED Lightbar

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

SIGN PERMIT APPLICATION

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

Date: 9/9/20

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

**SIGN CO. OR
SIGN OWNER**

Name Todd Stubblefield

Address 440 S Church St, Suite 700

City, State, Zip Charlotte NC 28202

Phone 713 817 4452

todd.stubblefield

Alternate Phone @take5oilchange.com

PROPERTY OWNER

Name Rick Murphy

Address 513 N JP Wright Loop Rd

City, State, Zip Jacksonville AR 72076

Phone 501 517 4922

Alternate Phone _____

GENERAL DETAILS

Name of Business Take 5 Oil Change

Address/Location of sign 3120 N Reynolds Rd

Sign dimensions (height, length, width) 41.5 x 374 "

Zoning Classification C-2

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 108

Aggregate Surface Area (total all signs) 360.56 (incl ground)

READ CAREFULLY BEFORE SIGNING

I, Desi Varsel, 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.

Desi Varsel
Applicant's Signature

9/9/20
Date

Sign Administrator(or Designee) Approval

Date

FRONT ELEVATION

TAKE 5

OIL CHANGE

3120 N Reynolds Rd
Bryant, AR 72022

INITIAL LAYOUT: August 21, 2020
REVISIONS:



Underwriters Laboratories Inc.
UL File #E225670

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text herein are the property
of Underwriters Laboratories
and shall not be reproduced,
copied, or used in any way without
written consent.

Sigr

2 V
(2 Sq. Ft. per Lt. Ft. of
54.00 x 2

374.00"

72.00"

41.50"



OIL CHANGE • STAY IN YOUR

107.78 Sq. Ft.

QTY: 1

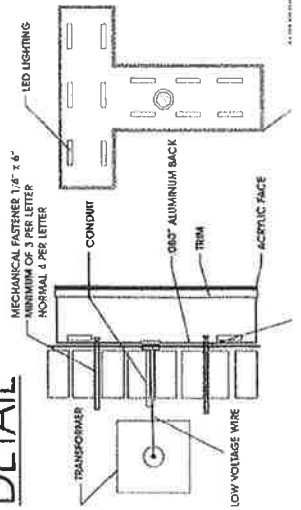
IMPOSED IMAGERY

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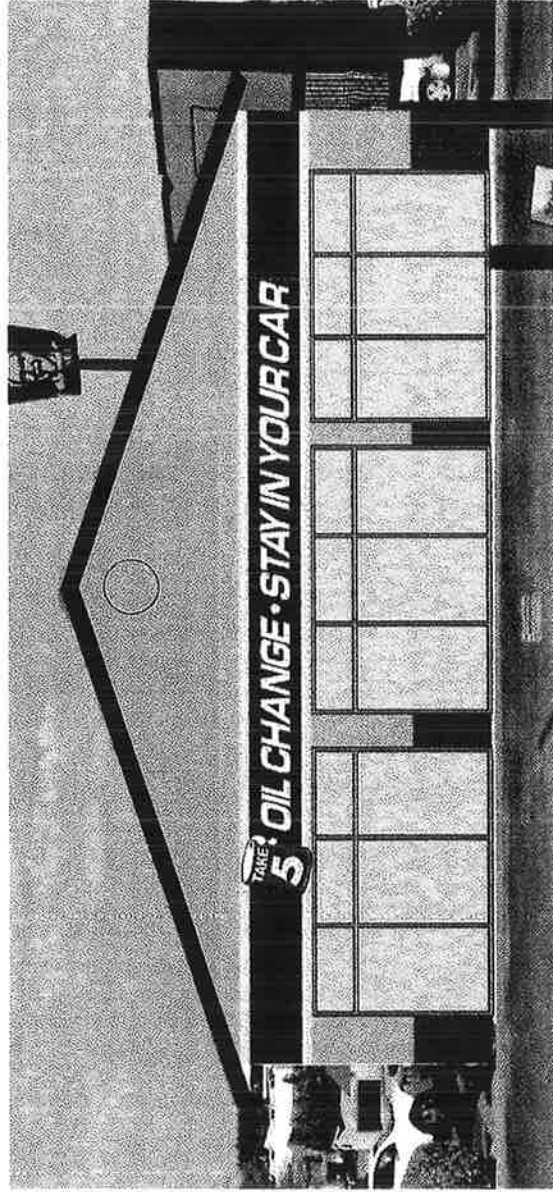
AWNING TO BE REMOVED
AT TIME OF SURVEY BY INSTALLER



DETAIL



54.00 Lt. Ft.



- NOTES:
- IF ELECTRICAL LINE J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER.
 - IF NOT ELECTRICAL HANDLED BY OWNER/GC
 - IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
 - REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

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

SIGN PERMIT APPLICATION

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

Date: 9/9/20

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

**SIGN CO. OR
SIGN OWNER**

Name Todd Stubblefield

Address 440 S Church St, Suite 700

City, State, Zip Charlotte NC 28202

Phone 713 817 4452

todd.stubblefield

Alternate Phone @take5oilchange.com

PROPERTY OWNER

Name Rick Murphy

Address 513 N JP Wright Loop Rd

City, State, Zip Jacksonville AR 72076

Phone 501 517 4922

Alternate Phone _____

GENERAL DETAILS

Name of Business Take 5 Oil Change

Address/Location of sign 3120 N Reynolds Rd

Sign dimensions (height, length, width) 41.5 x 374 "

Zoning Classification C-2

Aggregate Surface Area (total all signs) 360.56 (incl ground)

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

Pole Monument

Wall

Other (type) _____

Total sq. ft. 108

READ CAREFULLY BEFORE SIGNING

I, Desi Varsel, 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.

D. Varsel
Applicant's Signature

9/9/20
Date

Sign Administrator(or Designee) Approval

Date

SIDE ELEVATION

TAKE 5

OIL CHANGE

**3120 N Reynolds Rd
Bryant, AR 72022**

UL Underwriters Laboratories Inc.
UL File #E22570

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materials are the property
of Sigma Illuminated, Inc. and
may not be reproduced, stored,
distributed, or used in any way
without permission.

INITIAL LAYOUT: August 21, 2020
REVISIONS:

288.75"

QTY: 1 144.38 Sq. Ft.

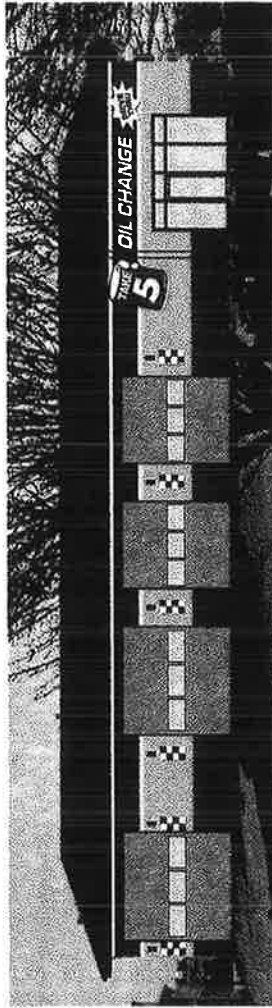


OIL CHANGE



72.00"
72.00"

IMPOSED IMAGERY



100.00 Li. Ft.

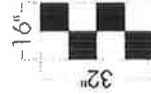
**EXISTING SIGNAGE & AWNING TO BE REMOVED
AT TIME OF SURVEY BY INSTALLER**



SPECIFICATIONS
**ILLUMINATED
CHANNEL LETTERS**

- Quantity:** See above
- Size:** As in drawing
- Trim:** 1"
- Trim Color:** Black
- Return Color:** Black
- Face Color:** Yellow
- Face:** 1/8" Acrylic
- Letter Interior:** Gloss White
- Illumination:** LED
- Mounting:** Standard Letters

**ADDITIONAL
ALU**

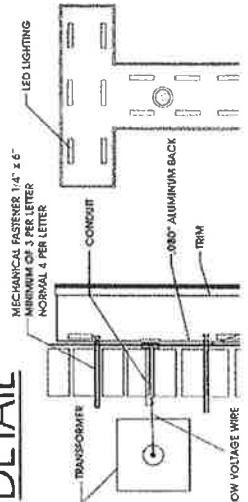


**NOTE: CENTI
AND 6" DOWN
OF \$**

\$
(2 Sq. Ft. per Li. Ft.)
100.00 >

NOTES:
- ELECTRICAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
- ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

DETAIL



LOW VOLTAGE WIRE

SITE PLAN

TAKE 5 OIL CHANGE 3120 N Reynolds Rd Bryant, AR 72022

INITIAL LAYOUT: August 21, 2020
REVISIONS: 08/24/2020



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rights reserved. The user
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reproducing or distributing
this drawing without the
written consent of
UL.

SITE

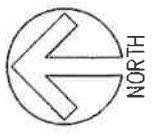


EXISTING PYLON
TO BE RETROFITTED

EXISTING PYLON
TO BE RETROFITTED

39.68
59ft

68.50 ft



EXISTING

ENTER/HONK
DIRECTIONAL

Broadwa

N Reynolds Rd

ynolds Rd

ENT
DIRE

CONDITIONAL USE PERMIT APPLICATION

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

DATE RECEIVED 8/26/2020 CZ

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

=====

APPLICANT Brandon Grote

PHONE 501-350-0007 FAX _____ EMAIL bgrote02@yahoo.com

ADDRESS 1902 Pleasant Pointe Cir

CITY Bryant STATE AR ZIP 72022

PROPERTY OWNER(S) Brandon Grote & Randee Grote

ADDRESS 1902 Pleasant Pointe Cir PHONE 501-350-0007 FAX _____

PROJECT/DEVELOPMENT NAME _____

PROJECT LOCATION _____

PURPOSE OF CONDITIONAL USE PERMIT shop (personal) on owned residential property

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

660 sq ft - shop


2245 sq ft - home

.23 of an acre - Property

"no back side neighbors"

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

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



Signature of Applicant

24 Aug 2020

Date



Signature of Owner (s)

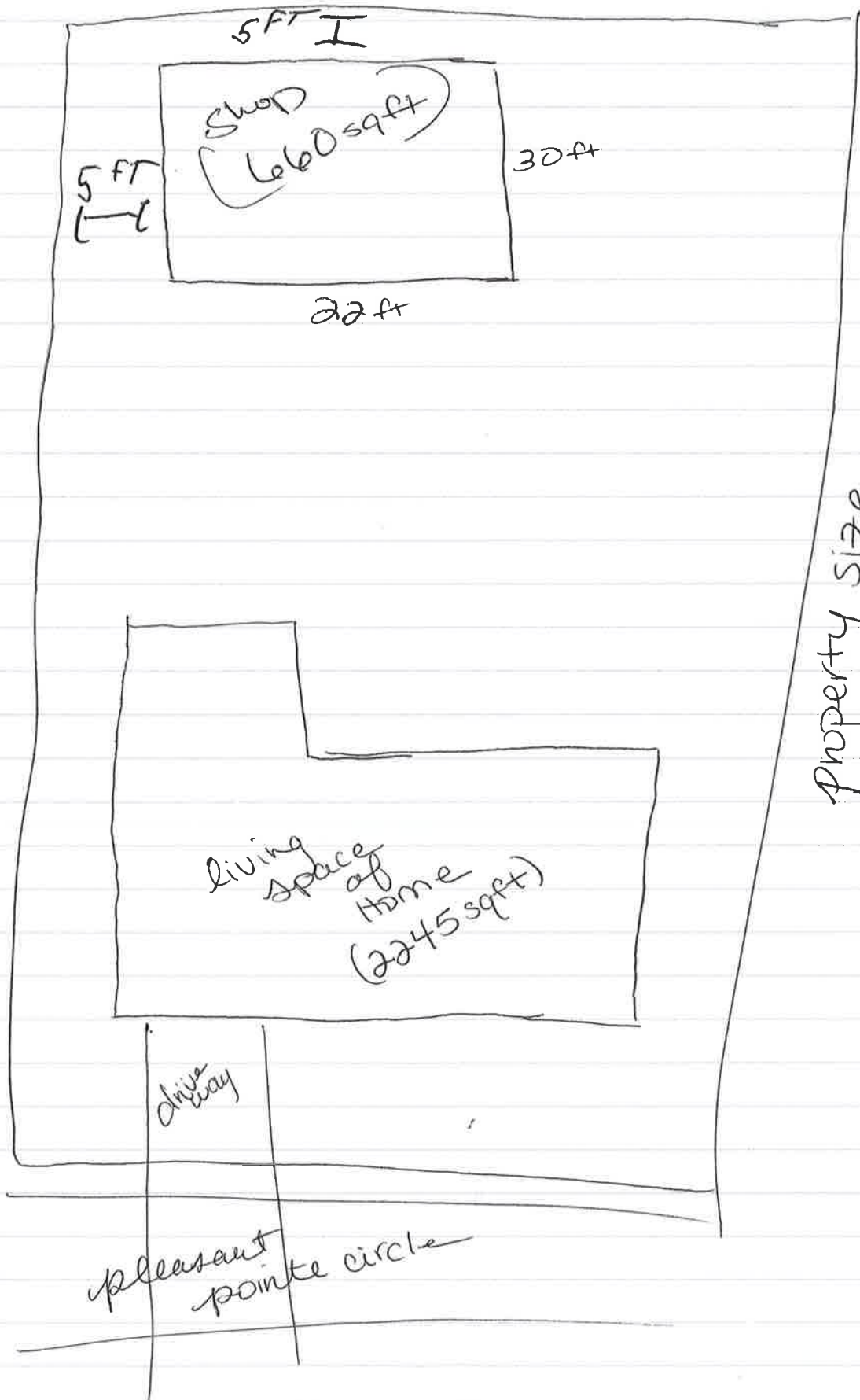
24 Aug 2020

Date

Signature of Owner (s)

Date

1902 Pleasant Pointe Circle
Bryant, AR 72022
Brandon M. Grote



Property Size
.23 of an acre

1902
Pleasant
Pointe Cir

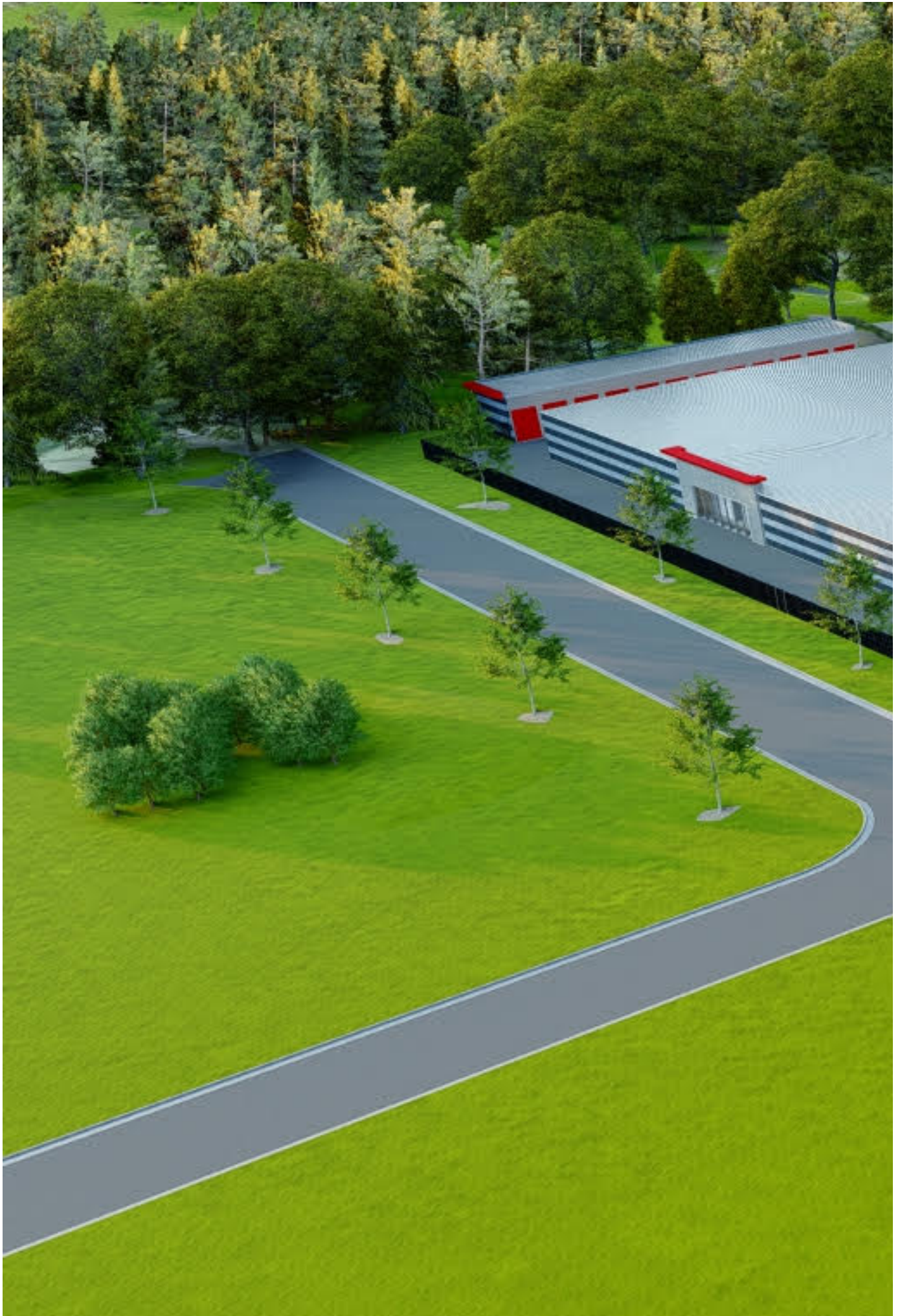
Brandon Grote

To whom it may concern,

I am requesting to be placed on the agenda for the upcoming meeting to discuss my shop I am trying to have built.

I am asking the Planning Committee to read this letter for approval of a larger shop size than "allotted". My home (1902 Pleasant Pointe Circle) is 2245/sq ft of living space, on a .23 acre lot. The shop I am wanting to build (and have placed a downpayment on) is a 30'x22' (660 sq ft) which is roughly 100 sq ft larger than the "allotted" size via the quarter size of living space code of the city. Both of my neighbors are aware of the prospected built shop and do not have any issues with it.

We are barely within the city limits. We do not have a home directly behind us, as it is a 10 acre homestead on the other side of a creek. The shop will be used to tinker / build / spend time outside of the house, as I am a Disabled Combat Veteran. I have a lot of time on my hands. Being that I have severe PTSD my wife gives me jobs working with my hands. As she believes "hands busy keeps the mind busy." I am needing the extra space in a shop to keep my builds and lawn mower / tools separate. But to still have room to store my F250.





Advertising Receipt

Saline Courier

PO Box 207
Benton AR 72018

Phone: (501) 315-8228

Fax: (501) 315-1920

White-Daters & Associates, Inc

24 Rahling Circle
Little Rock , AR 72223

Acct #: 04106565

Ad #: 00108831

Phone: (501)821-1667

Date: 09/11/2020

Ad taker: Bail **Salesperson:**

Sort Line: LEGAL NOTICE A public hearing

Classification 710

Description	Start	Stop	Ins.	Cost/Day	Total
01 The Saline Courier	09/27/2020	09/27/2020	1	36.40	36.40
AFFI Affidavit					2.60

Ad Text:

LEGAL NOTICE

A public hearing will be held on Monday, October 12, 2020 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comments for a conditional use permit for a mini-storage located at 300 Dell Drive. For a legal description of the property please contact City of Bryant Planning and Community Development at 501-943-0857.

Jim Erwin, Chairman
Bryant Planning Commission □□□□

Payment Reference:

White - Daters & Associates, Inc CC
NO. 2413 06/23 -39 Auth:

Total: 39.00

Tax: 0.00

Net: 39.00

Prepaid: -39.00

Total Due: 0.00



WHITE - DATERS & ASSOCIATES, INC.

24 Rahling Circle
Little Rock, Arkansas 72223
Phone: 501-821-1667
www.whitedaters.com

September 9, 2020

**Mr. Truett Smith, Planning Director
City of Bryant
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72201**

**RE: Modern Storage – Bryant
Conditional Use Permit**

Mr. Smith,

Please find attached eight copies of the site plan, for the above referenced project.

Keith Richardson is the owner and developer of this property. The project contains 3.90 acres and is located at 300 Dell Drive. The property is currently zoned C-2 (Highway Commercial).

The project is slightly different than what was previously approved. Building #1 is now being proposed as a two-story structure. The footprint and all other parts of the applicant are the same. The tower element at the northwest corner will still contain a living quarter for an on-site manager.

Please place this item on the next available DRC meeting.

Please do not hesitate to call if you have any questions or require additional information.

Your help in this matter is greatly appreciated.

Best regards,



Brian Dale

**CONDITIONAL USE PERMIT
APPLICATION**

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

DATE RECEIVED _____

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

=====

APPLICANT White-Daters & Associates, Inc.

PHONE 501-871-1667 FAX 501-871-1668 EMAIL bdale@whitedaters.com

ADDRESS 24 Rattling Circle

CITY Little Rock STATE AR ZIP 72223

PROPERTY OWNER(S) Modern Storage Bryant, LLC

ADDRESS 9800 Maunelle Blvd. PHONE 501-758-2441 FAX _____

PROJECT/DEVELOPMENT NAME Modern Storage

PROJECT LOCATION 300 Dell Drive

PURPOSE OF CONDITIONAL USE PERMIT mini-storage

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

see attached site plan

A GUIDE TO PROCEDURES FOR CONDITIONAL USE PERMIT APPROVAL

PURPOSE

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The Planning Commission after a public hearing and without objection from any adjoining property owner can authorize the issuance of a Conditional Land Use Permit. This permit will be issued with a specific land use and expiration date and can only be renewed one time.

The Planning Commission shall review the Preliminary Plat and consider the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; architectural and engineering features, landscaping, lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; setbacks. And other related matters. The Planning Commission may approve, disapprove, or table the request for a Conditional Use Permit. The Planning Commission may impose necessary conditions and safeguards on to the permit where they deem as necessary.

PROCESS

Step 1 - Project Considerations

The applicant should carefully review what the present comprehensive plan calls for in the location or area affected. The applicant is advised to review the proposed conditional use in advance of formal application with area residents, property owners, and other parties who may be affected by the proposed changes.

The Planning Commission recommends that you discuss your proposal with the adjacent property owners before a formal application is made. Any conflicts you can resolve ahead of time will make it easier and faster for the City to process your applications.

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

Step 2 - Review by Staff

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

Step 3 - Filing the Application -

The applicant will submit to the Planning Commission Coordinator two (2) weeks prior to the Planning Commission meeting, which is held the 2nd Monday of each month, the following:

1. A letter requesting to be placed on the agenda for the upcoming meeting naming the purpose,

2. Submit the completed application
3. Submit the application fee
4. Submit a vicinity map of the location of the property
5. Submit a legible typed legal description of the property to be granted the Conditional Use Permit.
6. Submit twenty (8) full size copies of the Site Plan drawn to scale showing:
 - a. the property dimensions,
 - b. grading, landscaping and location of the utilities (i.e. water, sewer, septic system etc.), as applicable;
 - c. location of all existing and proposed buildings and their size, including square footage;
 - d. location of all existing and proposed curb cuts, driveways, access roads, parking spaces, off-street loading areas, and sidewalks.
7. An explanation outlining the Conditional Use requested, along with any information explaining the operation, including days and hours of operation if applicable. This letter may be photocopied for the information packets.

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

Step 4 - Staff Review for Planning Commission

Once the application has been accepted by the Planning Commission the request will be scheduled for public hearing before the Planning Commission within 60 days. At that time the following requirements must be met:

8. You must post a Notice of Conditional Use Permitting on the subject property site no fewer than 15 days prior to the public hearing date.

The Planning Department will submit the notice to be published in the *Benton Courier*.

Step 5 - Public Hearing and Planning Commission Review

The Planning Commission is required to hold at least one hearing on any proposed general plan change. The City would recommend that you are prepared to give a presentation with enlarged drawings or elevations of the proposed units, plat and/or other materials that would be helpful for and during the public hearing to better familiarize not only the Planning Commission, but any residents that are present for the public hearing on your proposed land use request.

At the public hearing:

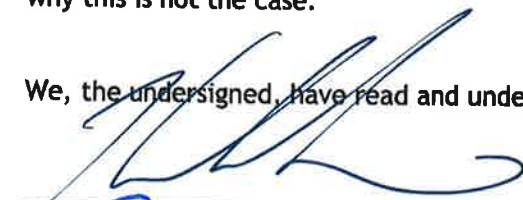
Comments will be accepted from the applicant and any interested persons who wish to make a statement on the application.


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

If the Conditional Use Permit is not approved by the Planning Commission, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

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

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


Signature of Applicant _____ Date 9-9-20


Signature of Owner (s) _____ Date 9-9-20

Signature of Owner (s) _____ Date _____

HOPE
CONSULTING
ENGINEERS - SURVEYORS

September 21, 2020

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

RE: Replat Original Town of Bryant
Lots 5 & 6, Block 17

Dear Mr. Smith,

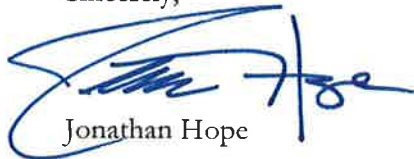
Hope Consulting is formally requesting the City of Bryant Development Review Committee start the technical review and approval process for the replat of Lots 5 and 6, Block 17 in The Original Town of Bryant. It is our hope to be on the October 12, 2020 Planning Commission meeting.

Please find the attached

- * 8 Hard Copies of the Proposed Replat
- * Subdivision Replat Checklist
- * Check for \$28.00

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
WWW.HOPECONSULTING.COM
(P) 501-315-2626
(F) 501-315-0024

Bryant Planning Commission

Subdivision Replat Checklist

Approved by
Bryant Planning Commission

Instructions

The attached checklist must be completed by the property owner and must be submitted along with the Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the property until the Replat plan is approved.

No changes or alterations can be made to the approved Plat Plan without Planning Commission approval.

Fees due to City of Bryant upon submission of Final Re-Plat application

- \$25.00 + \$1.00 per lot - for Plat review

Planning Commission requires that you furnish the City of Bryant with a copy of the amended recorded plat within one month of approval.

City of Bryant Subdivision Replat Checklist

Subdivision Name ORIGINAL TOWN OF BRYANT Lots 5 & 6 BLOCK 17
Contact Person JONATHAN HOPE Phone 501-860-0467
Mailing Address 117 S. Market Street Benton, AR

I. BASIC INFORMATION NEEDED ON THE PLAT

- 1. Name of Subdivision
- 2. Name and Address of owner of Record
- 3. Date of Survey
- 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- 5. New lot and block numbers
- 6. Lot area in square feet
- 7. Lot lines with appropriate dimensions
- 8. Building setback lines
- 9. Certificate of Surveying Accuracy
- 10. Certificate of Owner
- 11. Certificate of Final Plat Approval
- 12. Certificate of Recording
- 13. Show scale (not less than 1" = 100')
- 14. North Arrow
- 15. Show Title block
- 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 17. Layout of all proposed sidewalk systems
- 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- 20. Any proposed open space must be shown
- 21. Show the direction and flow of all water courses entering the tract
- 22. Show the direction and flow of all water courses leaving the tract

III. FINAL PLAT ATTACHMENTS

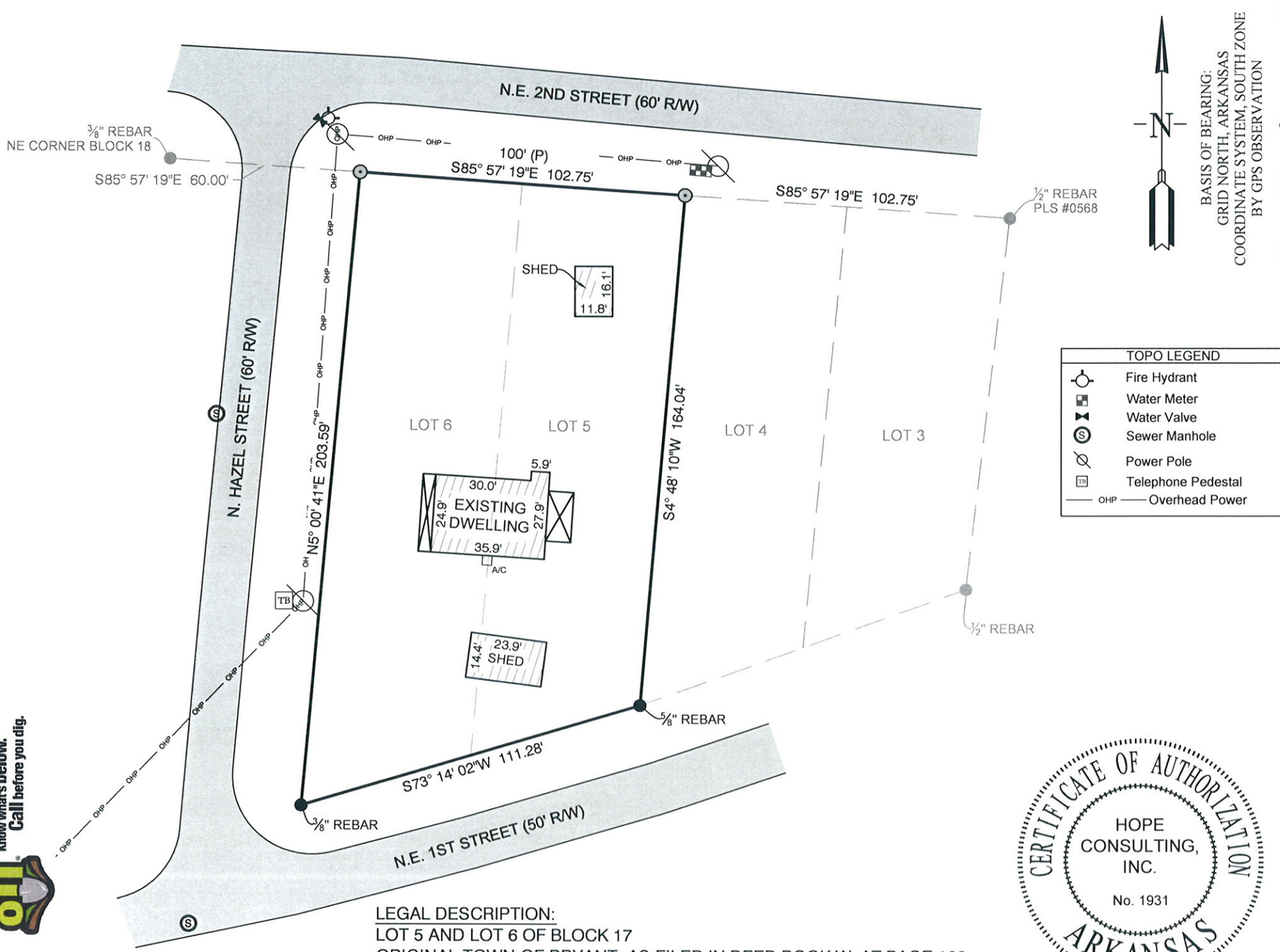
(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 23. Letter to Planning Commission stating your request
- 24. Completed Checklist
- 25. 20 copies of current lot Plan (folded)
- 26. 20 copies of Final replat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 27. Check for \$25.00 + \$1.00 per lot for final Subdivision Replat fee

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature _____

Engineer Signature _____



LEGAL DESCRIPTION:
 LOT 5 AND LOT 6 OF BLOCK 17
 ORIGINAL TOWN OF BRYANT, AS FILED IN DEED BOOK W, AT PAGE 108
 SALINE COUNTY, ARKANSAS

TOPO LEGEND	
	Fire Hydrant
	Water Meter
	Water Valve
	Sewer Manhole
	Power Pole
	Telephone Pedestal
	Overhead Power

LEGEND

- Found Aliquot Corner
- Found monument
- Set #4 RB/Plas. Cap
- Computed point
- (M)-Measured
- (P)-Platted
- Fence

TOPO LEGEND

BASIS OF BEARING:
 GRID NORTH, ARKANSAS
 COORDINATE SYSTEM, SOUTH ZONE
 BY GPS OBSERVATION



By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision. This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document. This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # 05125C0380D, dated: 06/19/2012

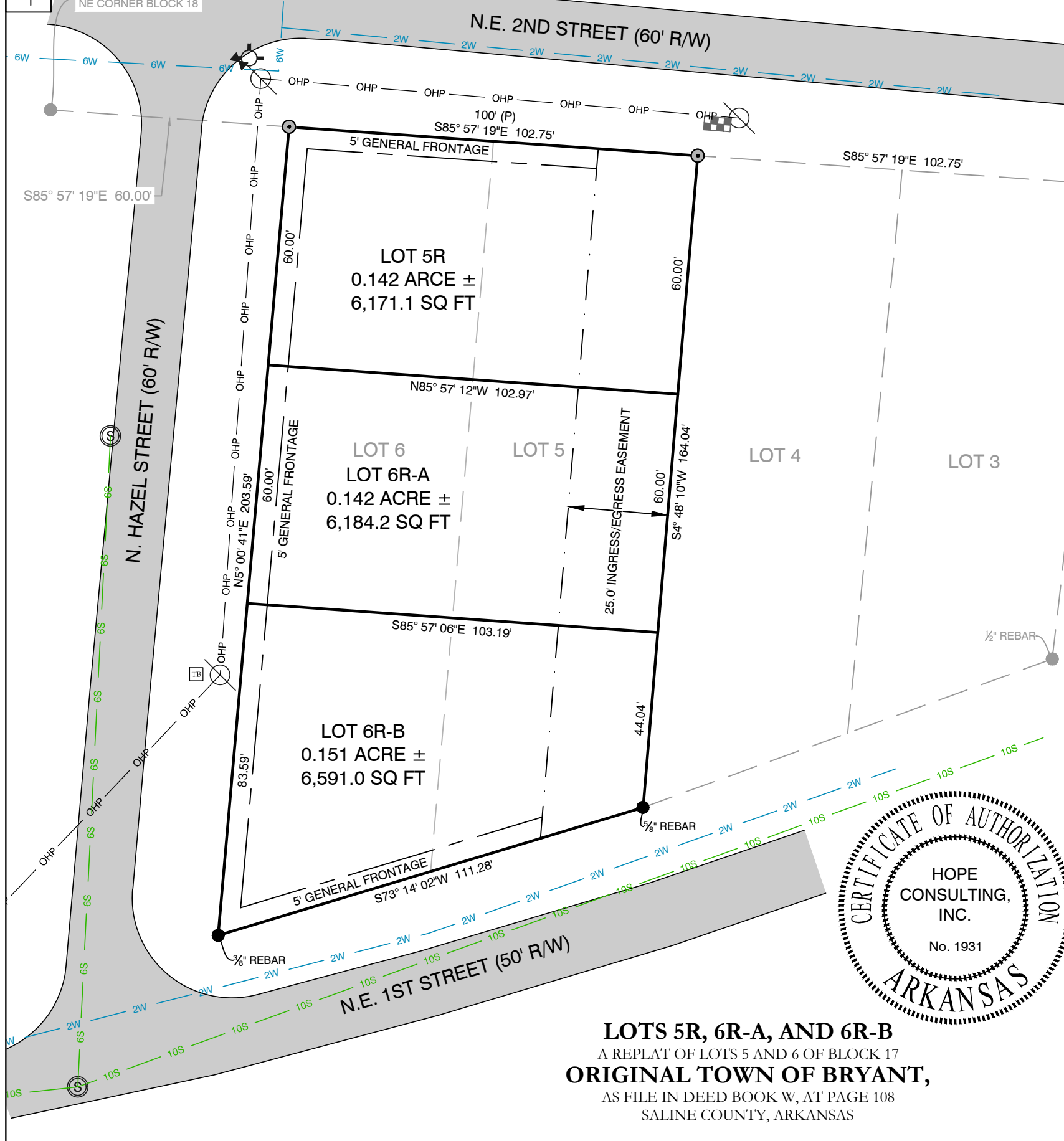
For the Exclusive Use and Benefit of:
 Covenant Home Builders

Address: 108 North Hazel Street
 Bryant, Arkansas 72022

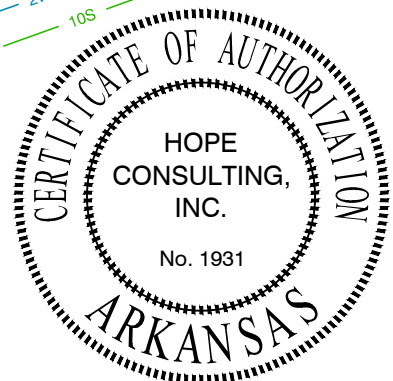
Date: 12/31/2019

500	01S	14W	0	34	100	62	1807
Drawn By: JPP							Checked: DKP

19-1198
Drawing No.



LOTS 5R, 6R-A, AND 6R-B
A REPLAT OF LOTS 5 AND 6 OF BLOCK 17
ORIGINAL TOWN OF BRYANT,
AS FILE IN DEED BOOK W, AT PAGE 108
SALINE COUNTY, ARKANSAS



TOPO LEGEND	
	Fire Hydrant
	Water Meter
	Water Valve
	Sewer Manhole
	Power Pole
	Telephone Pedestal
	OHP - Overhead Power
	2W - 2" Water Line
	6W - 6" Water Line
	6S - 6" Sewer Line
	10S - 10" Sewer Line

LEGEND
 Found Aliquot Corner
 Found Monument
 Set 1/2" Rebar w. Cap
 Computed point
 (M)-Measured
 (P)-Platted
 * - Fence
 Drawn By: JPP Checked: _____

TOPO LEGEND

BUILD TO ZONES (BTZs) AND SETBACKS:
 General Frontage - 5' min setback; no max setback
 Side - 0' min setback; no max setback
 Rear - 0' min setback; no max setback

BUILDING FRONTAGE:
 General Frontage - None Required

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: _____
 Source of Title: Saline County Deed Book W Page 108.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Kyle Pennington, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.

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

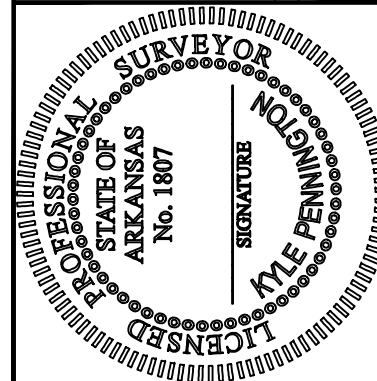
By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
 This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
 This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements or independent encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

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



For the Exclusive Use and Benefit of:
 Conventant Home Builders
 Address: 108 North Hazel Street
 Bryant, Arkansas 72022

Date: 09/16/2020
 Date: 09/16/2020
 500 01S 14W 0 34 100 62 1807



Holland Surveying, LLC

Professional Surveying Services

4281 Lake Norrell Road

Alexander, AR 72002

501-993-2893

Email: hollandsurveying1@gmail.com

September 18, 2020

City of Bryant Planning Commission
210 S.W. 3rd Street
Bryant, AR 72022

Bryant Planning Commission:

I am requesting the review of the attached replat of Lots 16-18 of Pikewood Subdivision in the City of Bryant. The purpose of replatting these lots is to allow residences to be built on each side of the existing residence at 2304 Lavern Street.

Enclosed are the following:

- Checklist
- Copy of survey

Sincerely:

Donnie Holland, PS

City of Bryant Subdivision Replat Checklist

Subdivision Name PIKEWOOD SUBDIVISION No 2
 Contact Person DONNIE HOLLAND Phone 501-993-2893
 Mailing Address 4281 LAKE NORRELL RD ALEXANDER AR 72002

I. BASIC INFORMATION NEEDED ON THE PLAT

- 1. Name of Subdivision
- 2. Name and Address of owner of Record
- 3. Date of Survey
- 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within 1/2 mile
- 5. New lot and block numbers
- 6. Lot area in square feet
- 7. Lot lines with appropriate dimensions
- 8. Building setback lines
- 9. Certificate of Surveying Accuracy
- 10. Certificate of Owner
- 11. Certificate of Final Plat Approval
- 12. Certificate of Recording
- 13. Show scale (not less than 1" = 100') *1" = 30'*
- 14. North Arrow
- 15. Show Title block
- N/A* 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- N/A* 17. Layout of all proposed sidewalk systems
- 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- N/A* 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- N/A* 20. Any proposed open space must be shown
- N/A* 21. Show the direction and flow of all water courses entering the tract
- N/A* 22. Show the direction and flow of all water courses leaving the tract

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 23. Letter to Planning Commission stating your request
- 24. Completed Checklist
- 25. 20 copies of current lot Plan (folded)
- 26. 20 copies of Final replat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- 27. Check for \$25.00 + \$1.00 per lot for final Subdivision Replat fee

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Donnie Holland / Holland Surveying LLC PLS #1625
 Owner Signature Engineer Signature

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, DONNIE HOLLAND, 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 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 PLAT AND IDENTIFIED ON THE GROUND IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

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

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 _____, 2015. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

(SIGNED) _____
BRYANT PLANNING COMMISSION

DATE OF EXECUTION _____

CERTIFICATE OF OWNER

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

DATE OF EXECUTION _____

OWNER/DEVELOPER: REAGAN BROWN & TONIA GRIFFIN
500 LORA DRIVE, BRYANT, AR 72022

SOURCE OF TITLE: BK 2016 PG 011423

HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002
(CELL): 501-993-2893 (FAX): 501-820-4365
(E-MAIL): hollandsurveying1@gmail.com

FOR USE & BENEFIT OF:
REAGAN BROWN & TONIA GRIFFIN

REPLAT OF LOTS 16-19 OF PIKEWOOD SUBDIVISION
NO. 2, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 08-25-2020
SCALE: 1" = 30'
DRAWN BY: CDH
CHECKED BY: CDH
FILE NAME: PIKEWOOD



FLOOD STATEMENT:

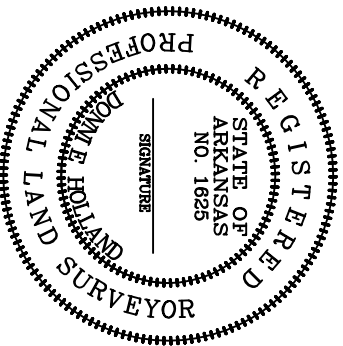
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C 0380E, DATED JUNE 5, 2020, INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH, ARKANSAS STATE PLANE SOUTH ZONE AS DETERMINED BY G.P.S. OBSERVATION.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

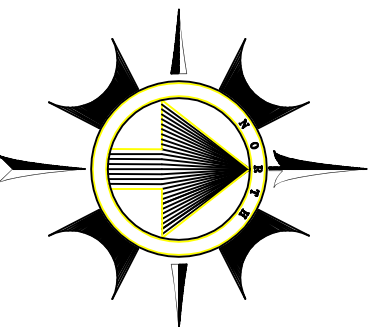
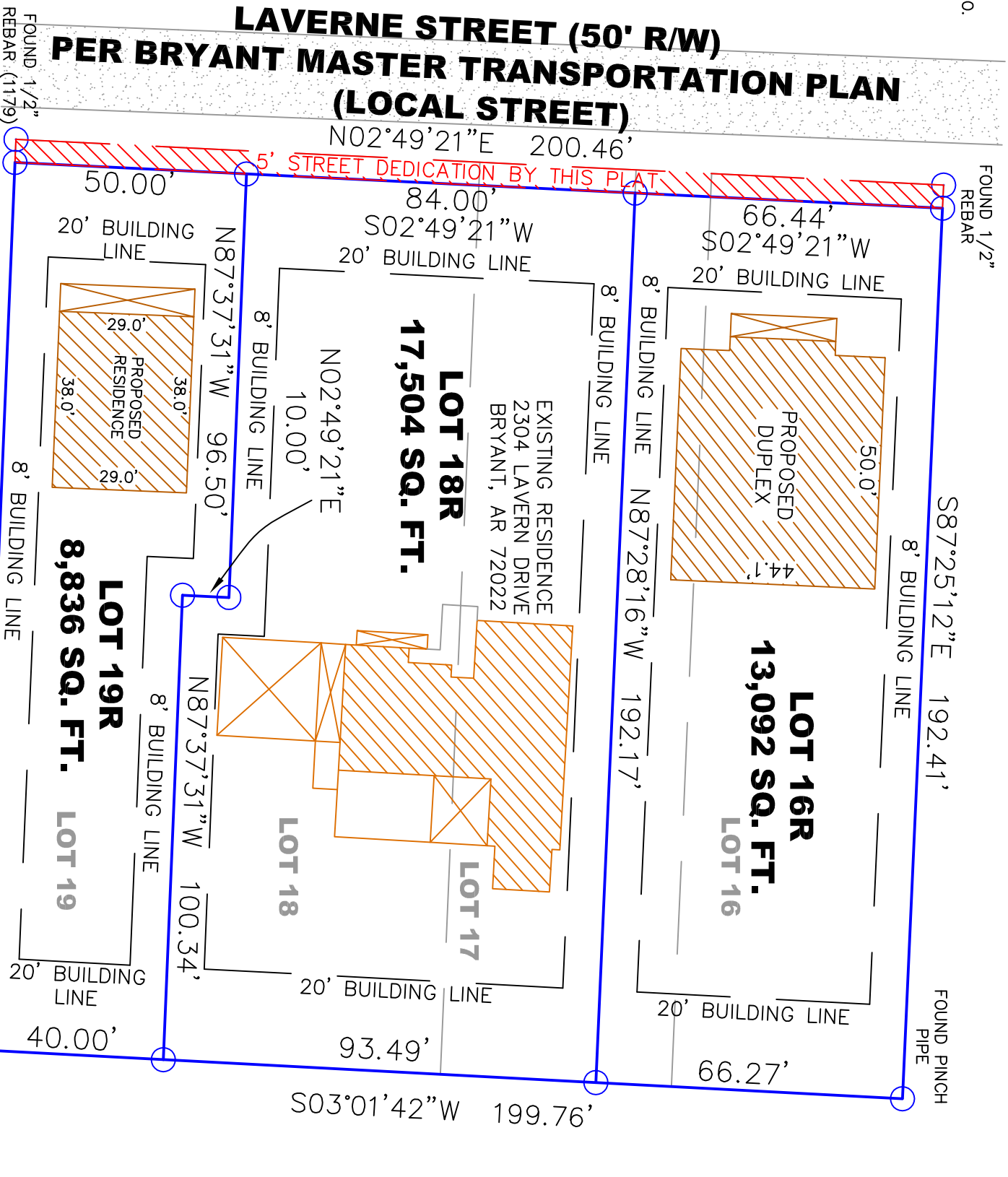
I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.



VICINITY MAP (NOT TO SCALE)



LAVERNE STREET (50' R/W)
PER BRYANT MASTER TRANSPORTATION PLAN
(LOCAL STREET)



LOTS 16R, 18R, and 19R
BEING A REPLAT OF LOTS
16, 17, 18, and 19 OF
PIKEWOOD SUBDIVISION
NO. 2, LOCATED IN THE
CITY OF BRYANT, SALINE
COUNTY, ARKANSAS.

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, DONNIE HOLLAND, 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 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 PLAT AND IDENTIFIED ON THE GROUND IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

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

CERTIFICATE OF FINAL PLAT APPROVAL

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(SIGNED) BRYANT PLANNING COMMISSION

DATE OF EXECUTION

CERTIFICATE OF OWNER

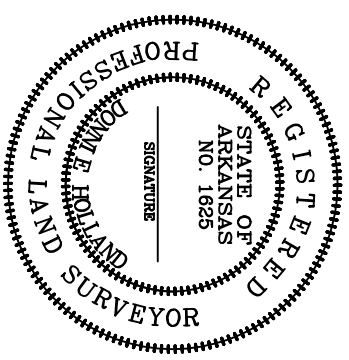
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE CAUSED TO BE LAID OFF, PLATTED, AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION

OWNER/DEVELOPER: REAGAN BROWN & TONIA GRIFFIN
500 LORA DRIVE, BRYANT, AR 72022

SOURCE OF TITLE: BK 2016 PG 011423

REVISED: 10-01-2020

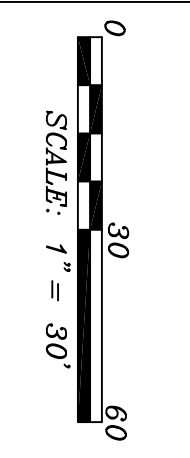


HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002
(CELL): 501-993-2893 (FAX): 501-820-4365
(E-MAIL): hollandssurveying1@gmail.com

FOR USE & BENEFIT OF:
REAGAN BROWN & TONIA GRIFFIN

REPLAT OF LOTS 16-19 OF PIKEWOOD SUBDIVISION NO. 2, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 08-25-2020
SCALE: 1" = 30'
DRAWN BY: CDH
CHECKED BY: CDH
FILE NAME: PIKEWOOD



FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C 0380E, DATED JUNE 5, 2020, INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES

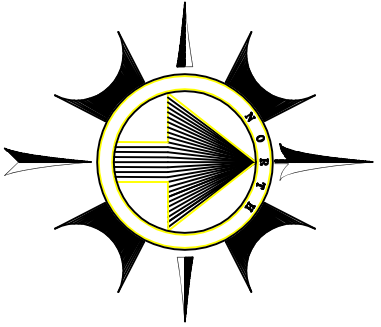
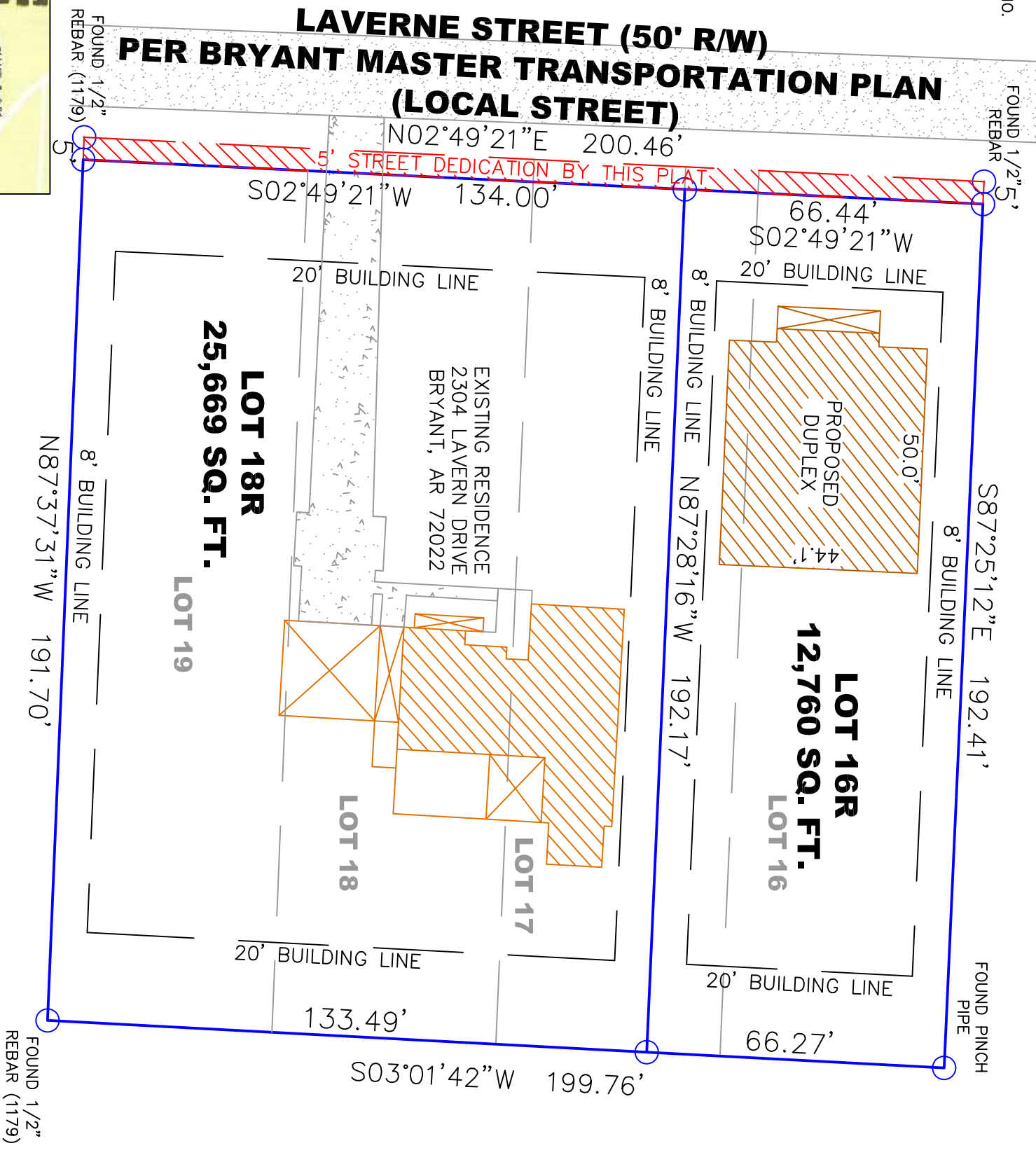
SURVEY BEARINGS ARE BASED ON GRID NORTH, ARKANSAS STATE PLANE SOUTH ZONE AS DETERMINED BY G.P.S. OBSERVATION.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.



**LAVERNE STREET (50' R/W)
PER BRYANT MASTER TRANSPORTATION PLAN
(LOCAL STREET)**



**LOTS 16R and 18R
BEING A REPLAT OF LOTS
16, 17, 18, and 19 OF
PIKEWOOD SUBDIVISION
NO. 2, LOCATED IN THE
CITY OF BRYANT, SALINE
COUNTY, ARKANSAS.**