

Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: October 10, 2022 - Time: 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 9/12/2022

Announcements

Director's Report

DRC Report

2. Lombard Heights - Phase 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMEDED APPROVAL

3. Coral Ridge - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMEDED APPROVAL, Contingent upon Completion of Staff Comment List

4. Hospice Homecare - 701 Bryant Ave STE 1B - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- <u>0594-APP-02.pdf</u>
- <u>0594-APP-01.pdf</u>

5. J&S Manufacturing Co. - 21856 I-30 - Sign Permit

- LA Designs Requesting Sign Permit Approval STAFF APPROVED
- <u>0595-APP-01.pdf</u>

6. Farmer's Bank and Trust - 3345 HWY 5 - Sign Permit

- White Sign Co. Requesting Sign Permit Approval STAFF APPROVED
- <u>0602-APP-01.pdf</u>

7. All Paws Petwash - 1400 N Reynolds Road

Hope Consulting - Requesting: 1) Site Plan Approval - APPROVED, Contingent upon non-standard building approval by PC and \$500 minimum SW in-lieu-of fee. 2) Non-Standard Building Approval - RECOMMENDED APPROVAL

8. Abby Road Shopping Center - N. Reynolds Road

Phillip Lewis Engineering - Requesting Plat Approval - RECOMMENDED APPROVAL

9. The Station - GSFBC Raymar Fields - Special Sign Permit

Pinnacle Signs and Graphics - Requesting Approval for Special Sign Permit - RECOMMEDED APPROVAL

10. Grace Baptist Church - 21671 I-30 - Sign Variance

Pinnacle Signs and Graphics - Requesting Approval for Sign Variance - RECOMMEDED APPROVAL

11. Church's Chicken - 1901 N Reynolds - Sign Variance

K&P Signs - Requesting Approval for Sign Variance

12. Southern Trace Rehabilitation & Care - 22515 I-30 - Sign Permit

Edwards Sign - Requesting Sign Permit Approval - APPROVED • <u>0593-APR-01.pdf</u>

13. Hounds Lounge - 519 West Commerce - Sign Permit

Redgie Adams Sign Co - Requesting Sign Permit Approval - APPROVED

• 0592-APR-01.pdf

14. J. Kencade Publishing - 5920 HWY 5 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

• <u>0591-APP-01.pdf</u>

Old Business

New Business

15. Lombard Heights - Phase 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- <u>0578-LTR-01.pdf</u>
- 0578-BOA-01.pdf
- <u>0578-ASB-02.pdf</u>
- <u>0578-PLN-02.pdf</u>
- <u>0578-APP-01.pdf</u>

16. Coral Ridge - Final Plat

Hope Consulting - Requesting Final Plat Approval

- <u>0596-ASB-01.pdf</u>
- <u>0596-PLN-01.pdf</u>

17. All Paws Petwash - 1400 N Reynolds Road

Hope Consulting - Requesting Non-Standard Building Approval

- <u>0579-PLN-04.pdf</u>
- 0579-PLN-03.pdf
- 0579-PLN-02.pdf
- 0579-LTR-01.pdf

18. Abby Road Shopping Center - N. Reynolds Road

Phillip Lewis Engineering - Requesting Plat Approval

• <u>0560-PLT-01.pdf</u>

19. The Station - GSFBC Raymar Fields - Special Sign Permit

Pinnacle Signs and Graphics - Requesting Approval for Special Sign Permit

• 0599-LTR-01.pdf

• <u>0599-APP-01.pdf</u>

20. Grace Baptist Church - 21671 I-30 - Sign Variance

Pinnacle Signs and Graphics - Requesting Approval for Sign Variance

• <u>0597-APP-01.pdf</u>

21. Church's Chicken - 1901 N Reynolds - Sign Variance

K&P Signs - Requesting Approval for Sign Variance

- <u>0601-LTR-01.pdf</u>
- <u>0601-APP-01.pdf</u>

Adjournments

SIGN PERMIT APPLICATION

2 Signs

Approved 9/9/2022

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 9/2/2022		Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.
Sign Co. or Sign Owner	Property Owner	
Name Condray Signs	Name Hospice H	lome Care
Address 1107 E Hording		3 Bryant Ave.
City, State, Zip <u>RneBluff, AR, 71</u> 60	City, State, Zip Bria	
Phone 870-534-5210	Phone 501-519	
Email Address <u>ennme Bcondrays</u> igns. com	Email Address djol	elanopianamecare. Com
GENERAL INFORMATION		
Name of Business Hospice Home (are	
Address/Location of sign 707-18 Bryant 1	7ve	
Zoning Classification <u>C2</u>		

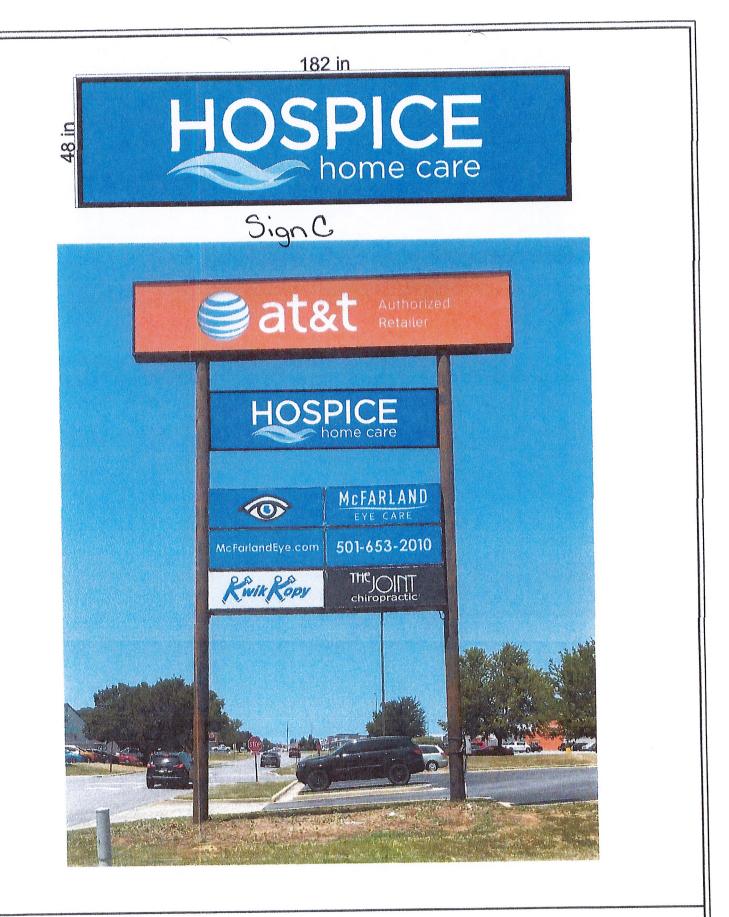
Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I <u>Granne</u> 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

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

	SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval	
					Top of Sign	Bottom of		
						Sign		1 a/a/
	А	Wall	34.5"× 114.25"	27.4	188"	155 "	CZ	9/9/22
No Permit	В	Pole	34.5"× 114.25" 22.75"×94.5"	14.9	149"	127"	Replaceme	nt/Face Change out
Necaeor	C	Pole	48"×182"	60	348"	300"	CZ	-19/9/27
	E							
	F							
	G							



By signing this document, you verify that ell spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.



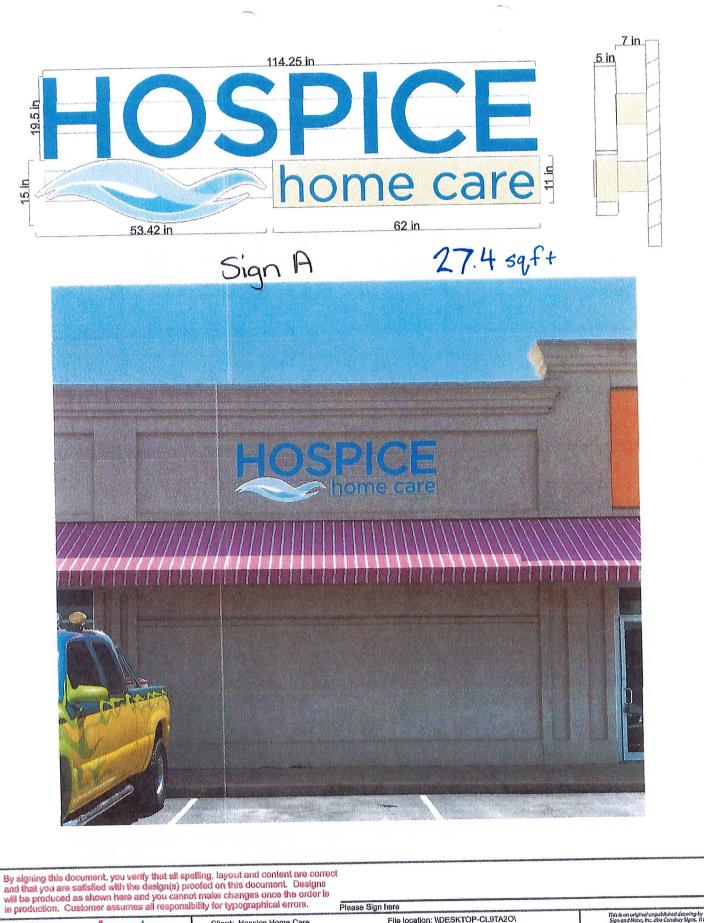
Client: Hospice Home Care Location: Bryant, AR Representative: Perry Oldner Designer: Jason McGee Date: 7-20-22

Please Sign here

File location: \\DESKTOP-CL9TA2O\ Shared Server File(SHARED FOLDER\ graphic files\\\\Yospice Home Care\Bryant AR File neme: multitenant sign.fs

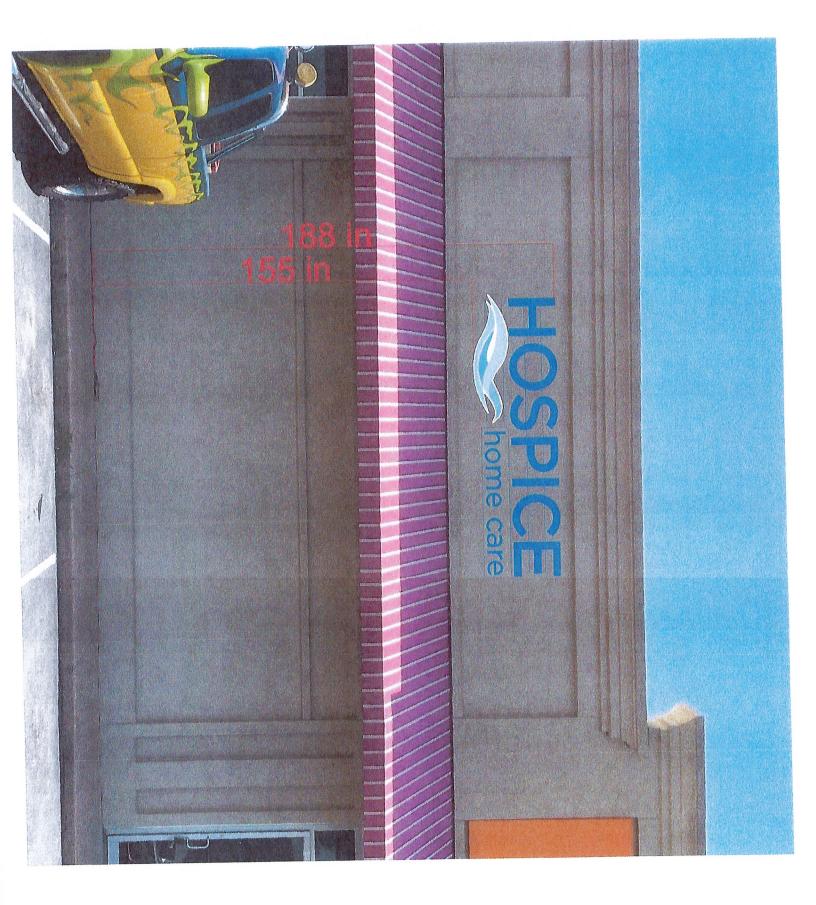
This is an original unpublished drawing by Delta Sign and Heor. Inc. dua Cordray Signs. If is not to be shown to anyone curstly your organization nor is it to be used reproduce, copied, or exhibite our or other papers. All or any part of the delty (except registered padamatist remain the proper of Delta Sign and Heon. Inc. The rights thereof as copyrighted by Jaw.





condraysigns condraysigns com 1107 E Harding Ave. Pine Bluff, AR 71601 ph (870) 534-5210 Cilent: Hospice Home Care Location: Bryant, AR Representative: Perry Oldner Designer: Jason McGee Date: 7-20-22 File location: \\DESKTOP-CL9TA2O\ Shared Server File\\SHARED FOLDER\ graphic files\\\\Hospice Home Care\\Bryant AR File name: channel letters.fs This is an original unpublished drawing by Dehra Sign and Hace, Inc. dea Condray Signs. It is not on the stand of a support existing your angainstain nor it it to be used, reproduce, copied, or exhibites for any other puppos. All or any part of the design (except registered trademaks) remain the propert of Delto Sign and Neon, Inc. The rights thereof an copyrighted by law.











SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 9/2/2022		Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.
Sign Co. or Sign Owner	Property Owner	
Name Condray Signs	Name Hospice H	lome Care
Address 1107 E Hording	Address 707 - 11	3 Bryant Ave.
City, State, Zip RneBluff, AR 7160	City, State, Zip Brug	
Phone 870-534-5210	Phone 501-519	-2718
Email Address ennue Deondraysigns. com	Email Address djol	elphospiconomecare. Com
GENERAL INFORMATION		
Name of Business Hospice Home C Address/Location of sign 707-18 Bryant	are	
Address/Location of sign 707-18 Bryant	Ave	
Zoning Classification C.2		

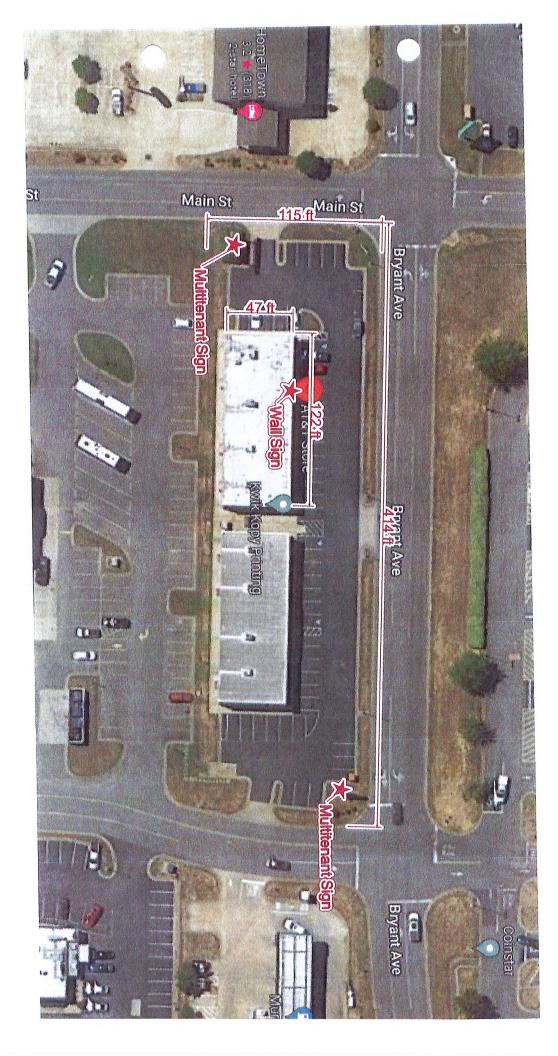
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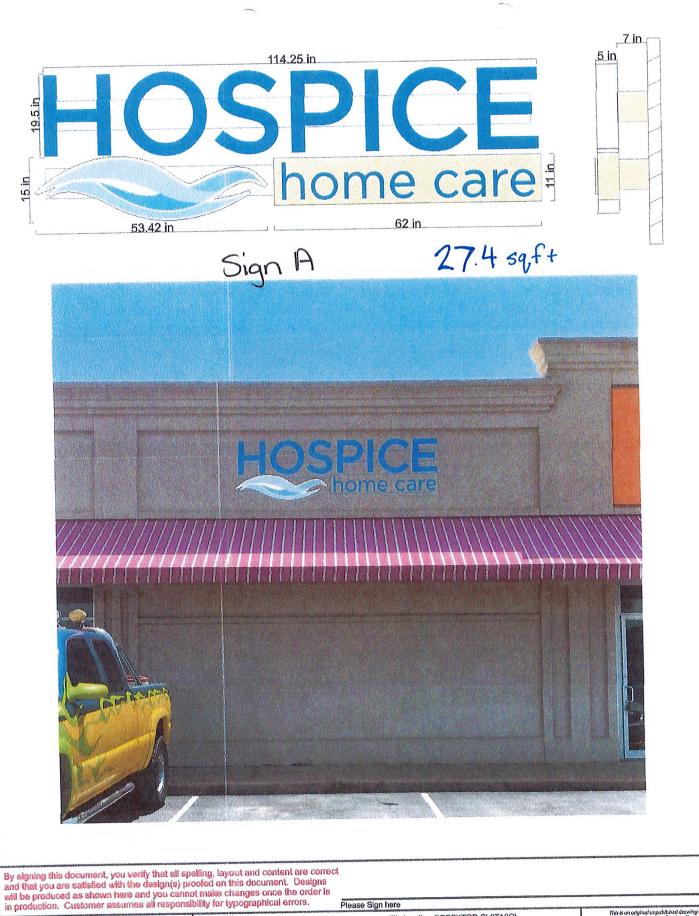
READ CAREFULLY BEFORE SIGNING

I <u>Security</u> 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

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Helght, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
<u></u>				Top of Sign	Bottom of Sign	
A	Wall	34.5"× 114.25"	27.4	188"	155 "	
В	Pole	22.75 × 94.5"	14.9	149"	127"	
С	Pole	48"×182"	60	348"	300"	
E						
F						
G						





condraysigns 1107 E. Harding Ave. Pine Bluff, AR 71601 ph (870) 534-5210

Client: Hospice Home Care Location: Bryant, AR Representative: Perry Oldner Designer: Jason McGee Date: 7-20-22

Please Sign here

File location: \\DESKTOP-CL9TA2O\ Shared Server File\SHARED FOLDER\ graphic files\H\Hospice Home Care\Bryant AR File name: channel letters.fs

This is an original Unpublic Sign and Neor, Inc. dia Co to be shown to anyone outsu nor is it to be used, reproduc for any other purpose. All or (except registered trademark of Delta Sign and Neon, Inc. ng by Delu ns. It is not nd trademarks) rema nd Neon, inc. The Hy copyrighted by law.





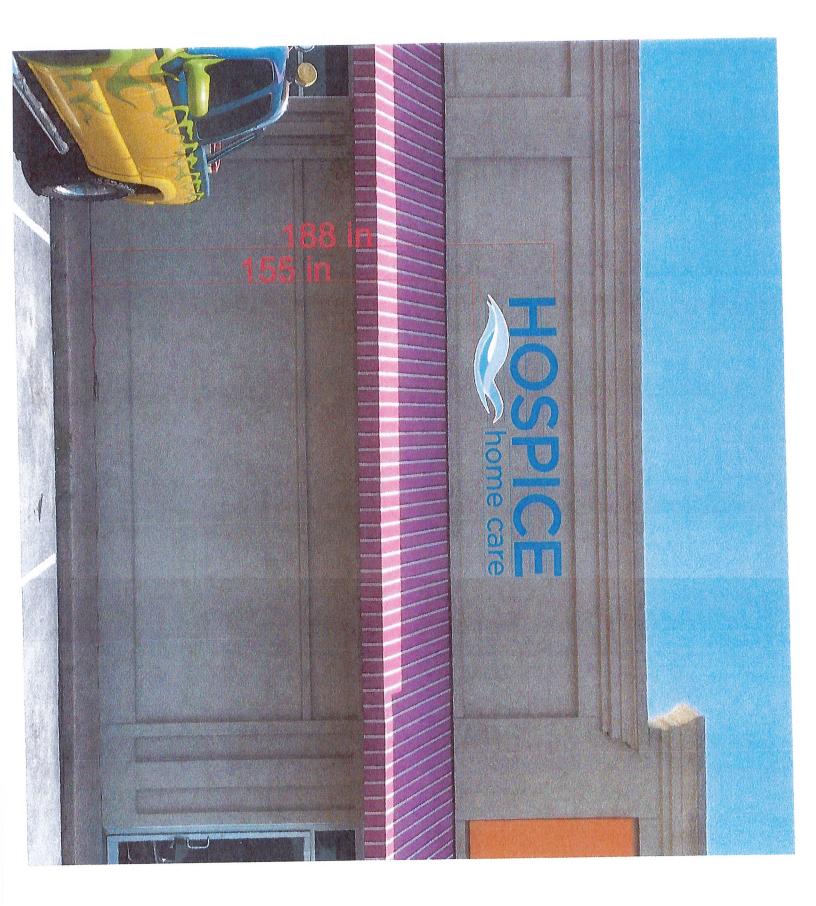
By signing this document, you verify that all spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.



Client: Hospice Home Care Location: Bryant, AR Representative: Perry Oldner Designer: Jason McGee Date: 7-20-22

Please Sign here

File location: \\DESKTOP-CL9TA2O\ Shared Server File\SHARED FOLDER\ graphic files\H\Hospice Home Care\Bryant AR File name: multitenant sign.fs This is an acipinal unpublished drawing by Delta Sign and Heor, Inc. Old Cordinzy Signs. It is not to be shown to anyone cursticy your organization, nor is it to be used, reproduce, copied, or eshibited for any other papers. All or any put of the design (except registered tradomusk) remain the property of Delta Sign and Neon, Inc. The rights three of are copyrighted by law.







Signs

Staff Approved, New Signage on Existing Monument + Facade Sign. Col 9/15/22



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 under the Planning and Community Development tab.

9/14/22 Date:

Name

Sign Co. or Sign Owner

Address P.O. Box 625

Phone 501.350.1079

LA Designs

City, State, Zip______Abelvale, AR 72103

Email Address lisa@ladesignsone.com

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Property Owner

Name J&S Manufacturing Co., Inc

Address 21856 I-30

City, State, Zip Bryant, AR 72022

Phone 501.847.2079

Email Address _____

GENERAL INFORMATION

Name of Business J&S Manufacturing Co., Inc

Address/Location of sign 21856 I-30

Zoning Classification_____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

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Lisa Havniear

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				Top of Sign	Bottom of Sign		
A	Monument	16 w x 2 h 20' 3" (w) x 4' 6.5"(h) x 2'(d)	32 sqft 91.125 sq ft	4' 6.5"	on ground	CZ.	9/15/2
В	Facade	20'(w) x 3'(h)	60 sq.f.t 3,680 sq.ft	15'	12'	CL	9/15/
С	р. 						
Е							1
F							
G							

2 22

Sign B - Facade sign



J&S Manufacturing 21856 I-30 Bryant, AR 72022

Sign: Non-illuminated flat aluminum sign Sized - 20' (w) x 3'(h) = 60 sq ft Mounted on side of warehouse facing Springhill Rd

Frontage of this building - 230' (w) x 16'(h)





Date: 9.14.22 Client: J & S Mfg Co., Inc

Project: monument/building sign

Proof #:

NOTE:

Approved as is: _____ (Ready for Production

Not approved: (Changes needed & send new proot

Signature

Date

Copyright @

Sign A - Monument sign



J&S Manufacturing 21856 I-30 Bryant, AR 72022

Monument Sign: Non-illuminated flat aluminum sign Remove existing dimensional lettering and install new non-illuminated flat aluminum signs Overall size of monument - 20' 3" (w) x 4' 6.5"(h) [new signs are 16'(w) x 2'(h)]

Street frontage - 680'





Date

Signatur

Date: 9.14.22 Project: Client: J & S Mfg Co., Inc

Proof #: monument/building sign

NOTE:

Not approved: (Changes needed & send new proof

2 Tenant Signs Approved 9/22/22



SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 9-15-22

Sign Co. or Sign Owner

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Property Owner

Name WHITE SIGN COMPANY	Name FARMERS BANK & TRUST
Address 3501 STONELEDGE DR	Address
City, State, Zip TEXARKANA, TX 75503	City, State, Zip
Phone 903-280-7849	Phone
Email Address sm@whitesign.com	Email Address
GENERAL INFORMATION	
Name of Business FARMERS BANK & TRUST	
Address/Location of sign_ 3345 HWY 5 N	

Zoning Classification C-2

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

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				Top of Sign	Bottom of Sign		
A	WALL SIGN	75" x 96"	50 SF	21'-8"	15'-5"	CZ.	9/22/22
В	WALL SIGN	46" x 130"	41.5 SF	20'-5"	16'-7"	CL	9/22/22 9/22/22
С							
E							
F							
G							

Frontage of Bld. Not Used by Farmers ~54 sq.ft. Which allows 54 sq.ft per Tenant.







All signs will be engineered to meet or exceed local wind load requirements.

Signs will bear the UL mark.

This is an original, unpublished drawing. It is not to be erroduced, costed or evidence in the state may bachion without writter permission from White Sign Company. This detaining may company by the designs furnitised to White Sign Company by the customer, all other designs relien are the property divinite Sign Company.

91.5 sq.ft. Total

Notes: 3345 HWY 5 N

Customer Approval

Tenant signs Bryant

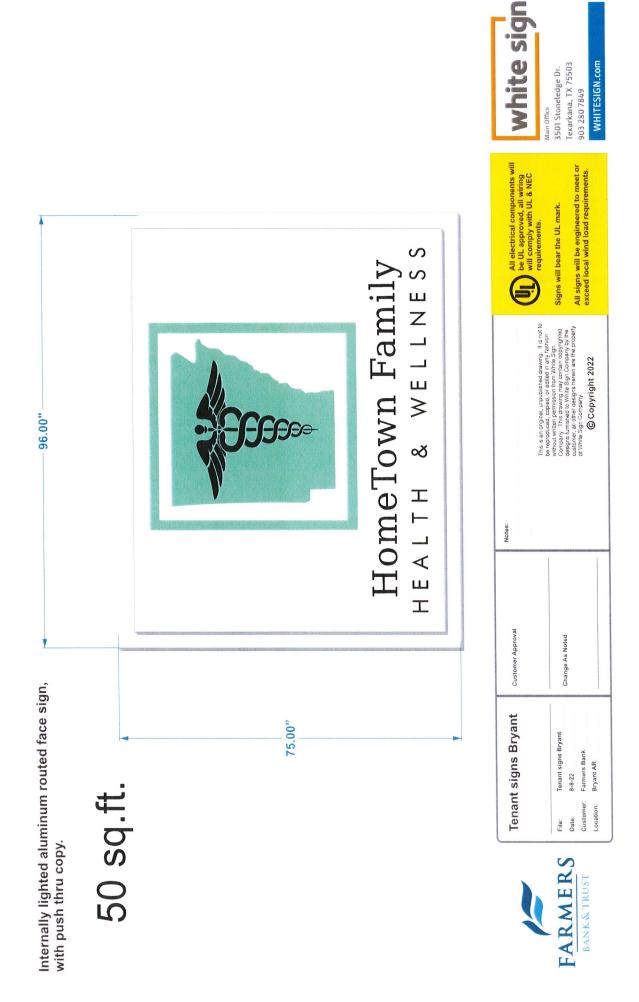
Change As Noted

Tenant signs Bryant Farmers Bank Bryant AR 8-8-22

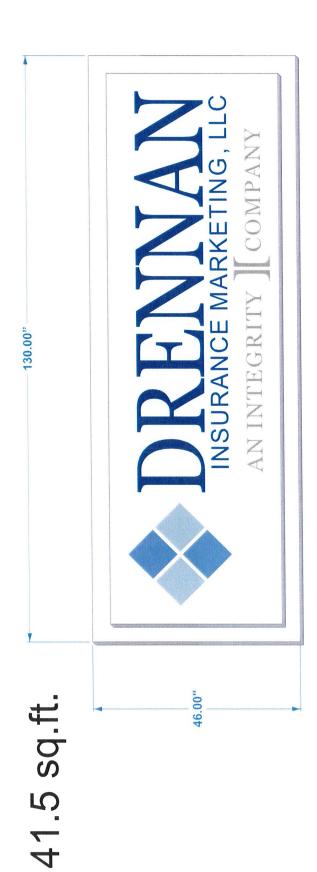
Location:

Copyright 2022

All electrical components will be UL approved, all wiring will comply with UL & NEC requirements.









Approved @ DRC 9/15/22



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Date:	Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.
Sign Co. or Sign Owner	Property Owner
Name EDWARDS SLGN	Name SOUTHERN TRACE
Address 2208 AIRPORT RD	Address 22 EVET T 2D
City, State, Zip HOT SPRINGS AR71913	City, State, Zip BRYANT, AR 72022
Phone 501 767 6525	Phone 501 847 0777
Email Address BOB@ EDWARDSSIGNS	REHAB. OM
	KEHAB, CONA
GENERAL INFORMATION	
Name of Business SOUTHERN TRACE	
Address/Location of sign 22515 $1-30$, 1	3RYANT, AR
Zoning Classification	· /

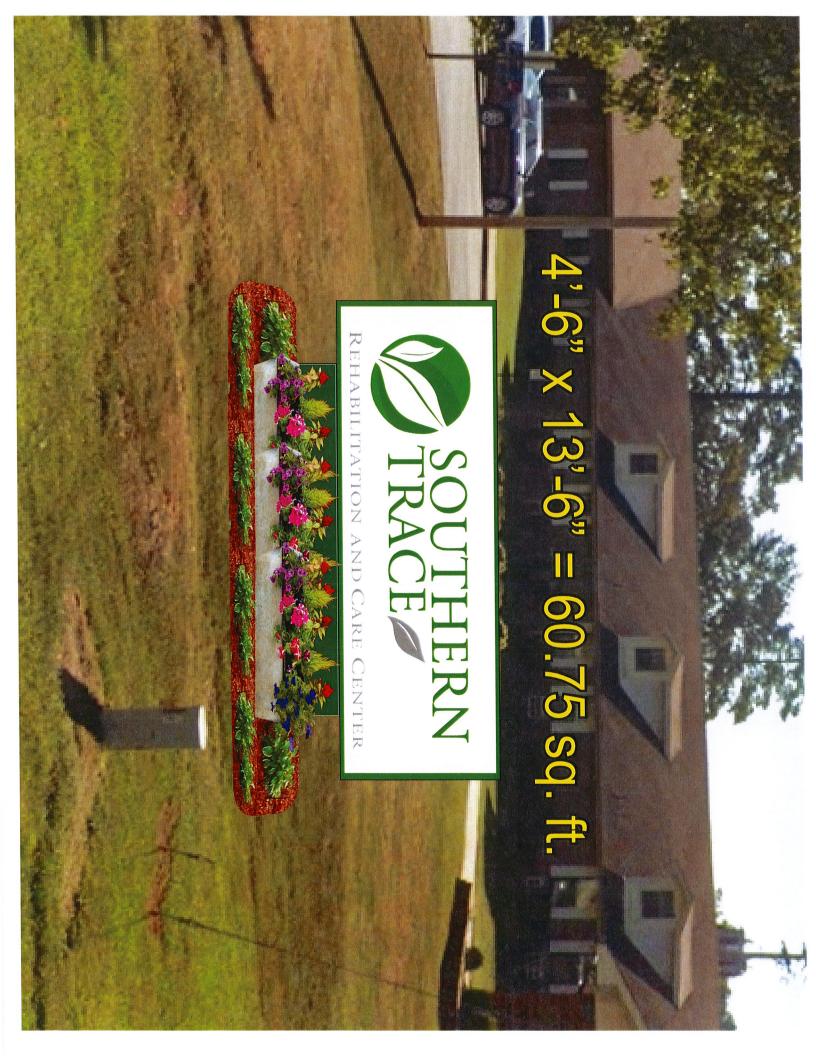
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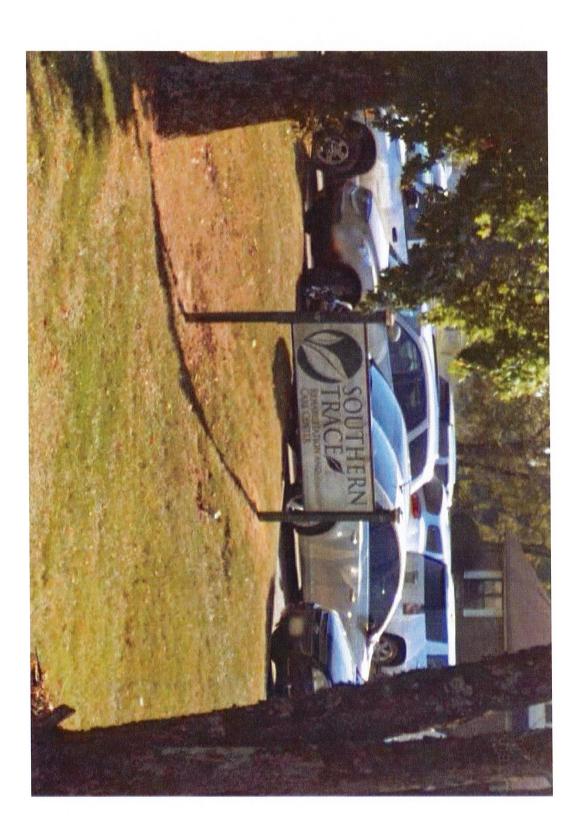
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				Top of Sign	Bottom of Sign	
A	MONUMENT	4'6"×13'6"	60.75	56W	12"	
В						
С				-		
E						
F						
G						









2 Signs



City of Bryant, Arkansas Community Development 210 SW 3rd Street Bryant, AR 72022 501-943-0943

Monument Sign to DRC on 9/15/22 For Approval 12022 Approved by DRC CL 9/15/22

Note Electrical Permits may be

Required, Please contact the Community Development Office for more information

Staff Approved **1 sign** - Facade 9/2/2022 CL

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at <u>www.sityoflayons.com</u> under the Planning and Community Development tab.

Date: 8/29/2022

Sign Co. or Sign Owner	Property Owner
Name REDGLE ADAMS SIGN CO.	Name HOUNDS LOUNGE
Address 13702 FRANCES DR.	Address 519 WEST COMMERCE ST.
City, State, Zip NLR, AR 72118	City, State, ZID BRYANT, AR 72022
Phone 501 .851 7200(501-258-5771)	Phone 501 658 9581
mail Address adamssignfab@gmail.com	Email Address mandy @ houndslounge resort. ca
e e e e e e e e e e e e e e e e e e e	
GENERAL INFORMATION	
Name of Business HOUNDS LOUNGE	PET RESORT & SPA
Address/Location of sign 519 WEST COM	MERCE ST.

Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I KEDGIE ADAMS 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 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.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)		of Sign om let surface)	Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	MONUMENT	77.5"×55"×40	29.6ф	77,5"	22.5"	
B	FACADE	27" ×120"	22.5中	175"	148"	CL
С						-
E						
F	a na ana amin'ny sorana amin'ny sorana amin'ny sorana amin'ny sorana amin'ny sorana amin'ny sorana amin'ny sor					
G			8			an denandrik fotofotor 2 denankar sina anas anas

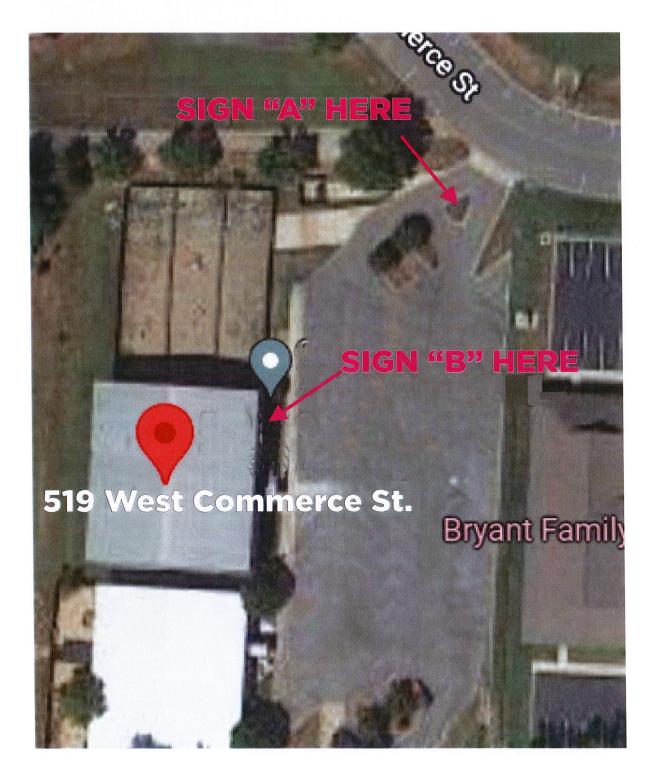
9/2/2022

RENDERINGS HOUNDS LOUNGE 519 WEST COMMERCE ST.





SITE PLAN HOUNDS LOUNGE 519 WEST COMMERCE ST.



1sign 9/2/2022 Cf



City of Bryant, Arkansas Community Development 210 SW 3rd Street 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 <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 8/24/2022

Sign Co. or Sign Owner

Name L. Graphies
Address 70/ N. Reynolds
City, State, Zip Bryant, AR72022
Phone (501) 653 - 4444
Email Address JOR@ LGraphix, 6m

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Property Owner

Name_Nioka Smith Address 5920 AR-5 Ste.7 City, State, Zip Boyant, AR72022 650- 407 Phone (SOI Email Address

GENERAL INFORMATION

Name of Business J. KENKADE Publishing
Address/Location of sign 5920 AR-5 Ste. 7 Boyant, AR 720 22
Zoning Classification

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I <u>JOE LAM</u>, 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 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.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)		: of Sign om lot surface)	Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
А	Wall mount channel letters	155"×36"	.39	18	15	CL
В						
С				-10		
E						
F						
G						

9/2/2022





July 13, 2022

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

RE: Lombard Heights Final Plat (Hope Job# #20-1388)

Dear Truett:

On behalf of the property owner, we are formally requesting that Bryant and Community Development review and forward the Final Plat of Lombard Heights Subdivision to the Bryant Planning Commission for Final Plat Approval.

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

Sincerely,

onathan -Jonathan Hope

117 South Market St. Benton, Arkansas 72015 501-315-2626 www.hopeconsulting.com

BILL OF ASSURANCE LOMBARD HEIGHTS SUBDVISION PHASE I

PART A. PREAMBLE

WHEREAS, SOUTHERN GENERAL CONTRACTORS LLC. is the Owner, by virtue of Property listed below in Saline County, Arkansas

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID NE1/4, SE1/4 OF SECTION 9; THENCE N89°29'36"W A DISTANCE OF 40.65 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY OF LOMBARD ROAD; SAID POINT BEING APPROXIMATELY 30 FEET FROM THE CENTERLINE THEREOF; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY S89°26'36"W A DISTANCE OF 251.45 FEET; THENCE N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE N89°29'06"W A DISTANCE OF 196.51 FEET; THENCE N88°19'27"W A DISTANCE OF 593.43 FEET; THENCE S01°40'33"W A DISTANCE OF 125.00 FEET; THENCE N88°19'27"W A DISTANCE OF 20.00 FEET; THENCE N01°40'33"E A DISTANCE OF 300.01 FEET; THENCE N13°18'33"E A DISTANCE OF 51.05 FEET; THENCE N02°32'03"E A DISTANCE OF 80.00 FEET; THENCE S88°19'27"W A DISTANCE OF 410.05 FEET; THENCE N70°39'30"E A DISTANCE OF 53.88 FEET; THENCE S87°27'57"E A DISTANCE OF 169.40 FEET; THENCE S64°38'17"E A DISTANCE OF 228.48 FEET; THENCE S88°19'27"E A DISTANCE OF 210.44 FEET TO SAID WESTERLY RIGHT-OF-WAY OF LOMBARD ROAD, BEING APPROXIMATELY 30 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S01°12'23"W A DISTANCE OF 178.18 FEET; THENCE S02°46'04"W A DISTANCE OF 71.20 FEET; THENCE S04°06'35"W A DISTANCE OF 110.40 FEET; THENCE S05°06'02"W A DISTANCE OF 55.48 FEET; THENCE S03°10'56"W A DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING; CONTAINING 372,882 SQUARE FEET, OR 8.56 ACRES, 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 LOMBARD HEIGHTS SUBDIVISION, PHASE I, Saline County, Arkansas.

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

NOW THEREFORE, SOUTHERN GENERAL CONTRACTORS., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as LOMBARD HEIGHTS, PHASE I, 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 LOMBARD HEIGHTS are subject to and are joined as members of the LOMBARD HEIGHTS 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 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, 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 REQUIRMENTS. 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 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-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 manor.

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 us 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 comer 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 comer, from the intersection of the street property line extended. The \cdot 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, Chris King, Kelsey Tripp. 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' foes, 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 **\$300.00**, 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, maint ance, 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.

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 _____, 2022.

SOUTHERN GENERAL CONTRACTORS

BY: ______Jody Petty

ACKNOWLEDGEMENT

STATE OF ARKANSAS

)ss COUNTY OF SALINE)

WITNESS our hands the ____ day of ____, 2022.

)

Southern General Contractors, LLC

BY:

Jody R. Petty, Member

Acknowledgment

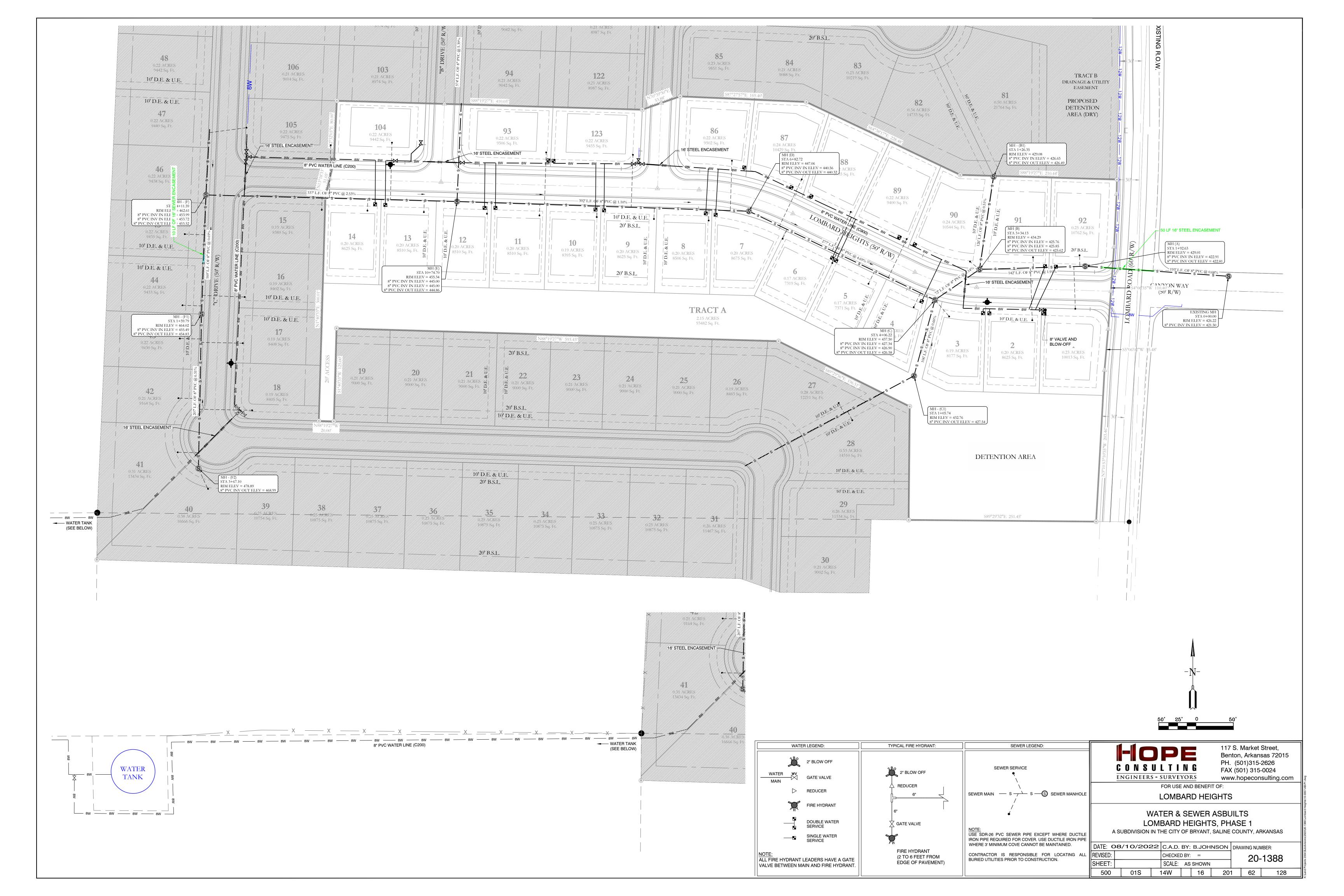
State of Arkansas

County of Saline

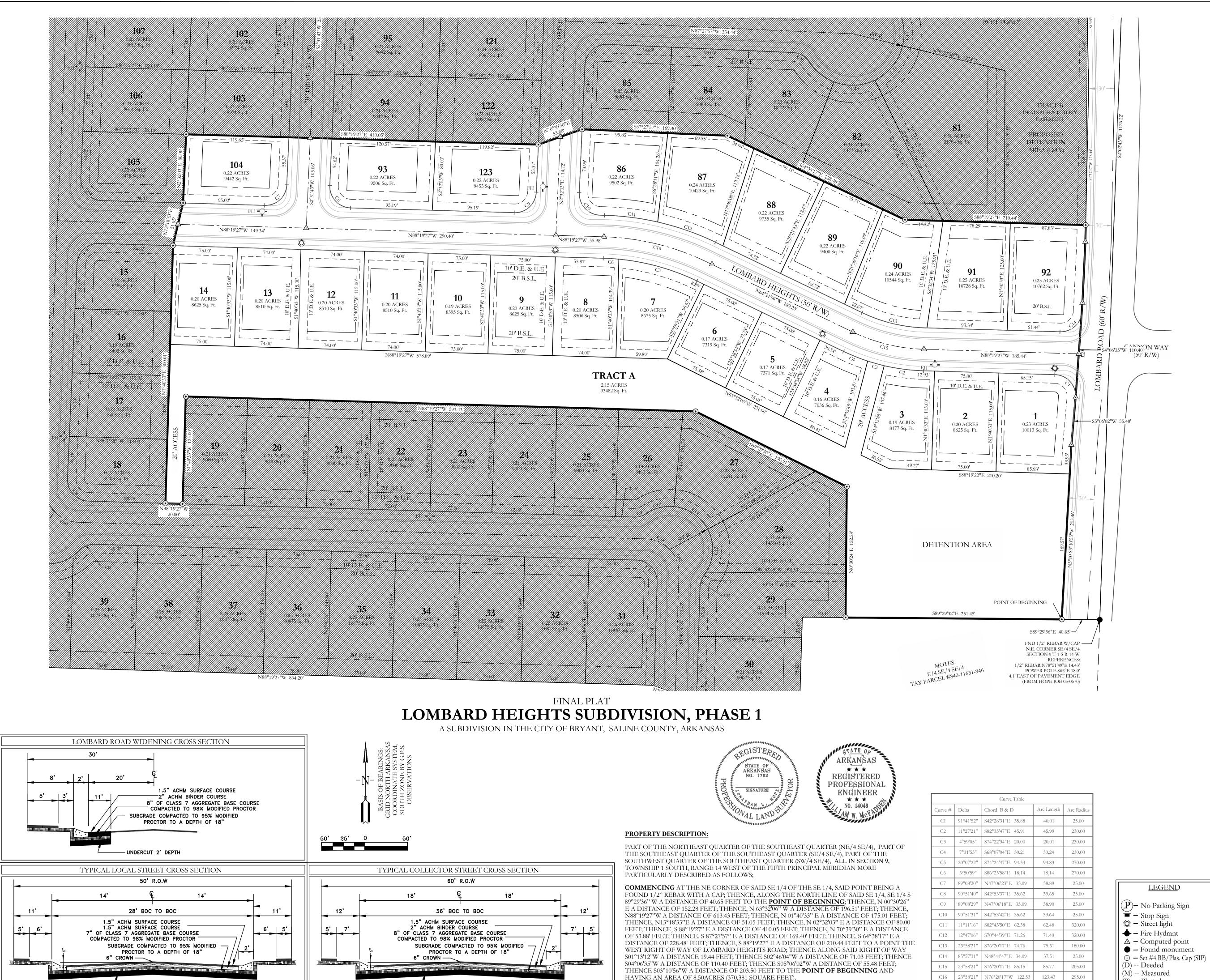
On this _____ day of _____, 2022, before me, the undersigned officer, personally appeared Jody R. Petty, who acknowledged himself to be the Member of Southern General Contractors, LLC, a limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the consideration 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.

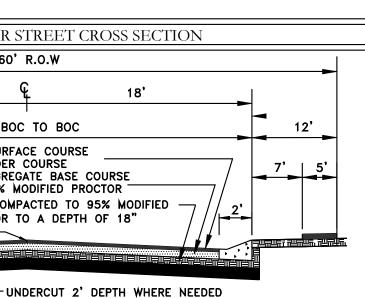
Notary Public My Commission expires:







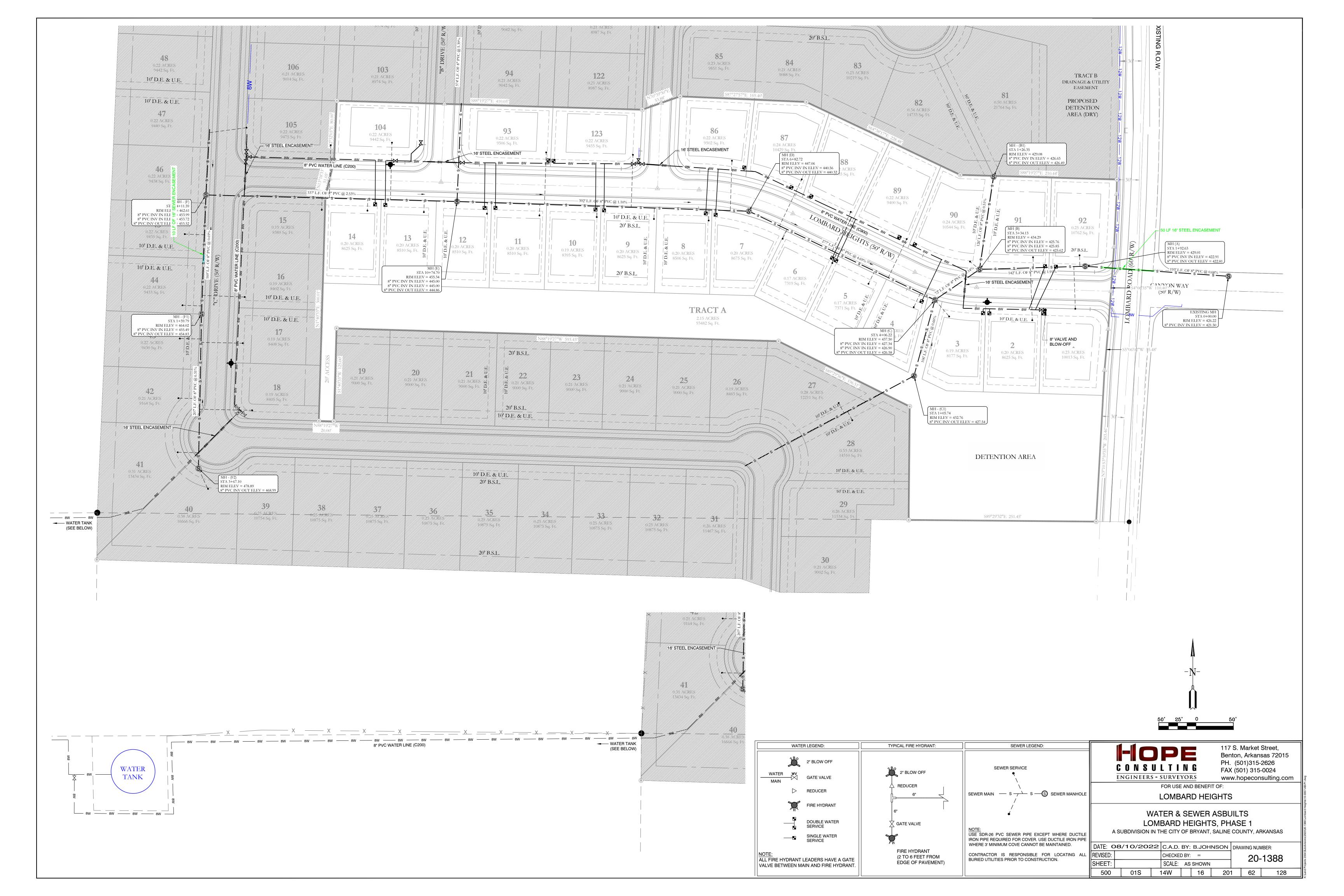
-UNDERCUT 2' DEPTH WHERE NEEDED



HAVING AN AREA OF 8.50ACRES (370,381 SQUARE FEET).

(P) -- Platted

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Name: SOUTHERN GENERAL CONTI	RACTORS	Name: <u>SOUTHE</u>	ERN GENERAL CO	<u>ONTRACT</u> ORS
Address: BOX 242146 LITTLE ROCK, AR 72223		Address: BOX	242146 LE ROCK, AR 7222	23
<u>CERTIFICATE OF OWNER:</u> We, the undersigned, owners of the r have laid off, platted and subdivided, accordance with the within plat.				
Date of Execution N	ame:			
Source of Title:				
CERTIFICATE OF SURVEYIN I, Jonathan L. Hope, hereby certify that			vev and a plan mad	e by me or
under my supervision; that all monumer material are correctly shown; and that al are accurately described on the plat and property side as required in accord with	its shown hereo l interior lot line identified on th	n actually exist and s have been adjust e ground in terms of	their location, sized to "as built con of length and direc	e, type and ditions" and tion of the
Date of Execution	R L	onathan L. Hope egistered Professio and Surveyor No. rkansas		
CERTIFICATE OF FINAL EN I, William W. McFadden, hereby certify the engineering requirements of the followed.	that this plat c	orrectly represent	- s a plat made by n	
Date of Execution	Ro Es	illiam W. McFadde egistered Profession ngineer, No. 14048 ekansas	nal	
CERTIFICATE OF FINAL A Pursuant to the City of Bryant Subdi- approval by the Bryant Planning Con- the document is hereby accepted, and and regulations.	vision Rules an nmission at a m	eeting held	, 20	. All of
Date of Execution	I	Rick Johnson, Bryant Planning C	ommission	_
P OWNER: SOUTHERN GENERAL O P.O. BOX 242146 LITTLE ROCK, AR 72223 DEVELOPER/: SOUTHERN GENERAL O SUBDIVIDER P.O. BOX 242146	ONTRACTORS	SOURCE OF SEW SOURCE OF ELE		NT TRIC COOP
LITTLE ROCK, AR 72223 ENGINEERS: HOPE CONSULTING IN 117 S MARKET STREET BENTON, AR 72015	2.	BUILDING SETB. FRONT - 20' OR A REAR - 20' OR AS	ACKS: AS SHOWN SHOWN	
NAME OF SUBDIVISION: LOMBARD HEI SUBDIVIS ZONING CLASSIFICATION: R-1.S SOURCE OF TITLE: 2017-11245		FRONT - 10' OR A REAR - 10' OR AS SIDE - 5' OR AS SI STREET RIGHT (STREET WIDTH:	ILITY & DRAINAG S SHOWN SHOWN HOWN DF WAYS: 50' OR AS	SHOWN
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CONSUL ENGINEERS + SUI	F I N	G PH. (50 Fax (5	Aarket Stre , Arkansas 01)315-262 01) 315-00	72015 26 024
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SOUTHERN (GENERA FINAL F	PLAT		S
LOMBAR A SUBDIVISION IN THE O	CITY OF BRYA	NT, SALINE COU	NTY, ARKANSAS	
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Subdivision Checklist

Approved by Bryant Planning Commission 07/14/2003 Revised 6/18/2007

Instructions

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

<u>No changes or alterations can be made to the approved Preliminary Plat Plan</u> without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- \$300.00 + \$3.00 per lot for Subdivision preliminary plat review
- \$250.00 or \$25.00 per lot (whichever is greater) Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- \$100 per lot Water/Sewer Impact Fee
- \$100 per Subdivision Phase Water/Sewer Flushing Fee

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

• \$25.00 + \$1.00 per lot - for Subdivision Final Plat review

\$2400+\$100= \$2,500 \$25+\$24=\$49

Total Fee Required= \$2,549

City of Bryant Subdivision Checklist

Subdivis	ion/Project Name Lombard Heights	
Contact	Person Jonathan Hope	Phone501-860-0467
	117 South Market Street Benton, Arkans	sas
Mailing A	Address	
I. BASIC	INFORMATION NEEDED ON THE PLAT	
▲ 1.	Name of Subdivision/Project	
▲ 2.	Current zoning <u>R-1.S</u>	
▲ 3.	Name and Address of owner of Record	
▲ 4.	Illustrate Source of Title giving deed record book and	1 page number
▲ 5.	Name & address of the sub-divider	
▲ 6.	Date of Survey	
▲ 7.	Vicinity map locating streets, highways, section lines,	s, railroad, schools, & parks within ½ mile
▲ 8.	Legal description of the property with exact boundary	y lines
▲ 9.	Acreage of property	,
▲ 10.	Number of Lots	
▲ 11.	Lot area in square feet	
▲ 12.	Lot lines with appropriate dimensions	
▲ 13.	Building setback lines	
▲ 14.	Preliminary Engineering certificate seal and signature	e on each page
▲ 15.	Certificate of Engineering Accuracy	
	Certificate of Owner	
	Certificate of Final Plat Approval	
🔺 18.	Certificate of Recording	
🔺 19.	Show scale (not less than 1" = 100')	
	North Arrow	
	Show Title block	
	Show adjoining property owners	
	Layout of all proposed streets including traffic contro	ol devices (stop signs, speed limit, etc.)
	Layout of all subdivision entrance street upgrades	
	Layout of all proposed alleys	
	Layout of all proposed sidewalk systems	
	Layout identifies any FEMA flood plain and flood way (Provide Corp of Engineers 404 Permit if required)	
	Drainage easements for stormwater run-off and deten	
	Layout accommodates Master Street Plan segments w	
A 30	Street layout ties to existing adjoining subdivision stu	ib-out streets and provides stub-out street

- Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights

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▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply

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- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. ADDITIONAL INFORMATION NEEDED, BUT NOT NECESSARILY ON THE PLAT

- ✓ ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
 - ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
 - 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- $\sqrt{}$ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- $\sqrt{-1}$ **53.** ADA Accessibility Standard Form completed (and attached)
 - ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
 - ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ✓ ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- $\sqrt{-1}$ 57. Made the "One Call" prior to site clearance or other excavation activity

III. PRELIMINARY PLAT ATTACHMENTS

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

- ▲ 58. Letter to Planning Commission stating your request
- ▲ 59. Completed Checklist
- ▲ 60. Completed agreement to provide performance assurance
- ▲ 61. Subdivider Performance Bond or Cashier's Check for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. 20 copies of Preliminary Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. <u>Two</u> (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies Plan and profile of all streets
- ▲ 68. Receipt for \$300.00 + \$3.00 per lot for preliminary Subdivision fee
- ▲ 69. Receipt for \$250.00 or \$25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review
- Copy of ADEQ Stormwater Pollution Prevention Plan for property parcel containing one acre or larger.

III. FINAL PLAT ATTACHMENTS (APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- 71. Letter to Planning Commission stating your request
- ▲ 72. Completed Checklist

1

- A 73. 20 copies of Final Plat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. <u>Two</u> (2) IBM compatible diskettes or CDR's with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. Bill of Assurance including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of Water & Sewer Commission approval or....
- $\sqrt{-77}$. State Health Department approval of any new water supply and/or sewage system.
- 78. Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for \$25.00 + \$1.00 per lot for final Subdivision fee
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot)

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Name of Subdivision

Jonathan Hope

Surveyor

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

Owner Signature

William McFadden

Engineer Signature

<u>CITY USE</u>

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk ______

Date _____

AGREEMENT BY SUBDIVISION DEVELOPER TO PROVIDE ASSURANCE TO THE CITY OF BRYANT ARKANSAS PER ORDINANCE #98-35
I, developer for the
the City of Bryant city limits or planning jurisdiction agree to provide a surety
bond or cashier's check in the amount of 10% of the development cost estimated
to be \$ but not less than \$10,000 or more than \$50,000 within
10 calendar days after preliminary plat approval by the Bryant Planning
Commission in accordance with the terms of Ordinance Number 98-35.

Date

1

Developer Signature

Witness

Printed Name

Address

Phone Number

ASSURANCES FOR COMPLIANCE, INSTALLATION, ETC.

- a.) Upon preliminary approval of subdivision construction plans and specifications for improvements, the Developer shall enter into an agreement with the City of Bryant to install or ensure the completion of the improvements as designed and to (repair or replace), (pay the cost to the city of repairing or replacing) all city property damaged or destroyed in connection therewith. The city will accept the subdivision and issue the certificate of final plat approval subject to the assurance of performance of the obligations of the Developer under the agreement.
- b.) One of the following assurances assigned to the city shall be utilized by the Developer to assure performance of the Developer's obligations under the agreement:
 - 1. Surety Bond in the amount of ten percent (10%) of the estimated development cost and recorded at the Saline County Courthouse.
 - Cashier's check(s) in the amount of ten percent (10%) of the estimated development cost on which no interest will be paid by the city.

Any cashier's check or certificate of deposit allowed by this section shall be insured by a financial institution insured by the Federal Deposit Insurance Corporation and licensed to business in Arkansas. Further, each instrument of assurance shall be payable to the City of Bryant, and shall be in principal amount no less that \$10,000 or no greater than \$50,000. All instruments of assurance or the city's check in the amount equal to the principal amount of the instrument less any deductions for failure to perform by the Developer shall be returned to the Developer one-year after completion of the Developers performance under the agreement.

Forfeiture of the assurance for compliance does not relieve the Developer of his responsibility to complete the subdivisions improvements to the satisfaction of the City.

Developer's of large projects that could have an adverse impact on the City's infrastructure may be required to have an assurance for compliance if so directed by the Planning Commission.

All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

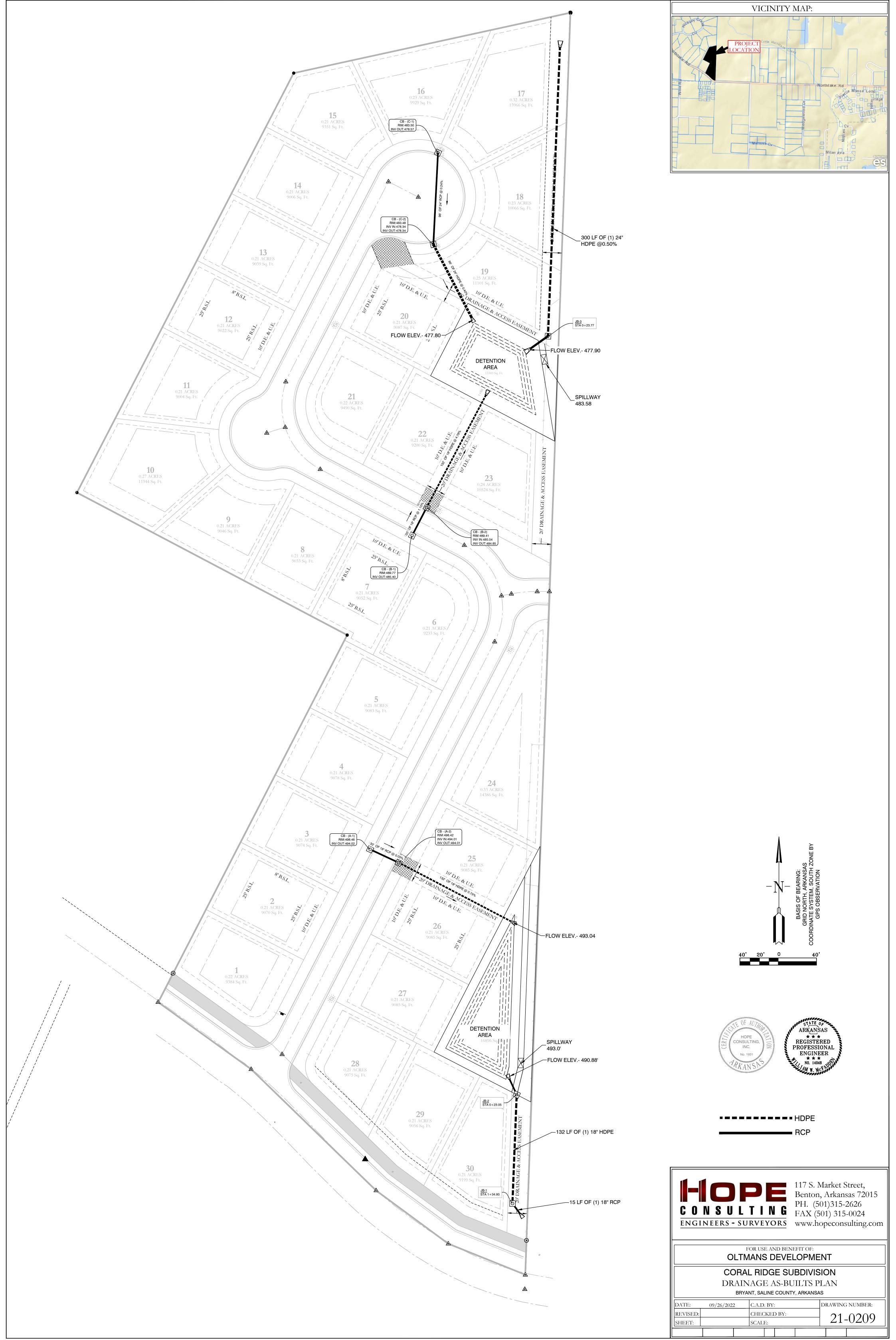
Should any portion of this ordinance be unconstitutional or invalid and so declared by a court of competent jurisdiction, then the remainder of this Ordinance, and any remaining applications of the Ordinance, shall not be affected by such partial unconstitutionality or invalidity.

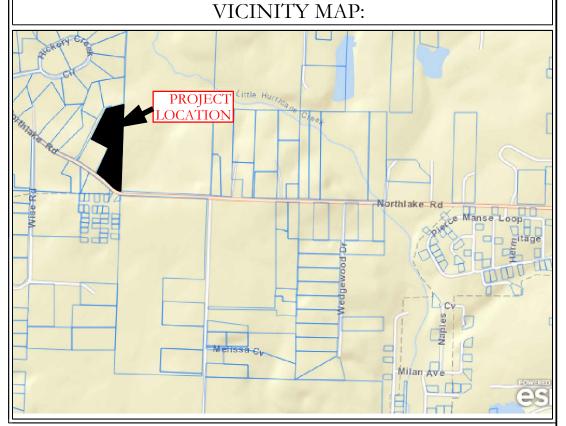
This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

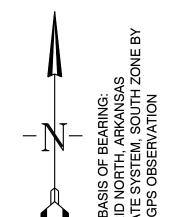
PASSED AND APPROVED THIS ______ 28th DAY OF ______ September ____, 1998.

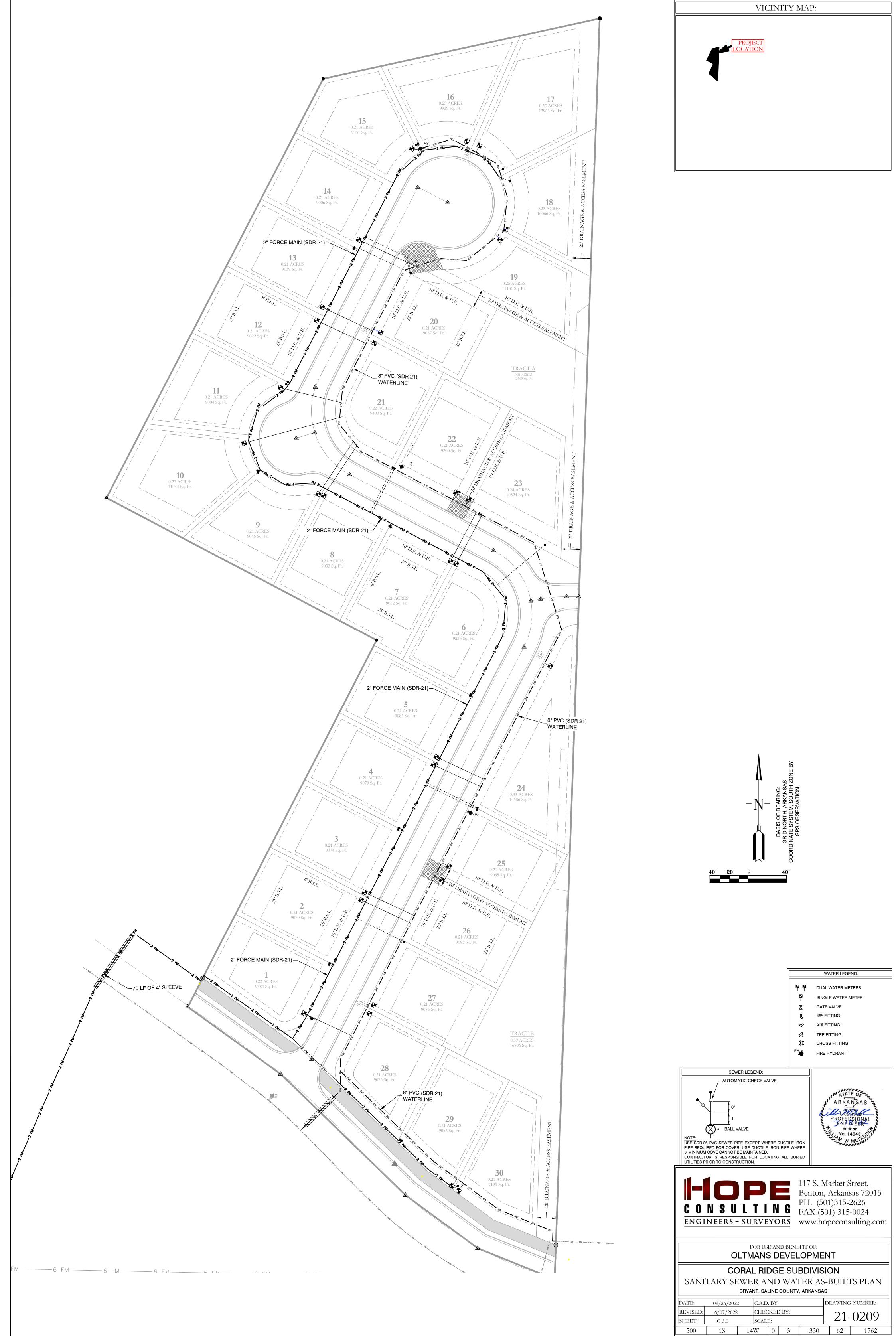
Vanda mith City Clerk

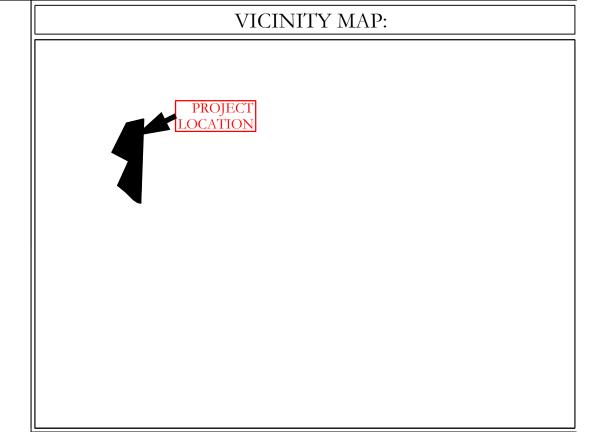
No Emergency Clause

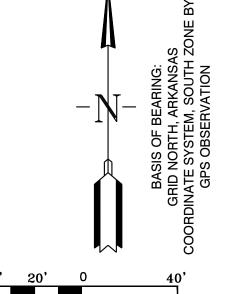


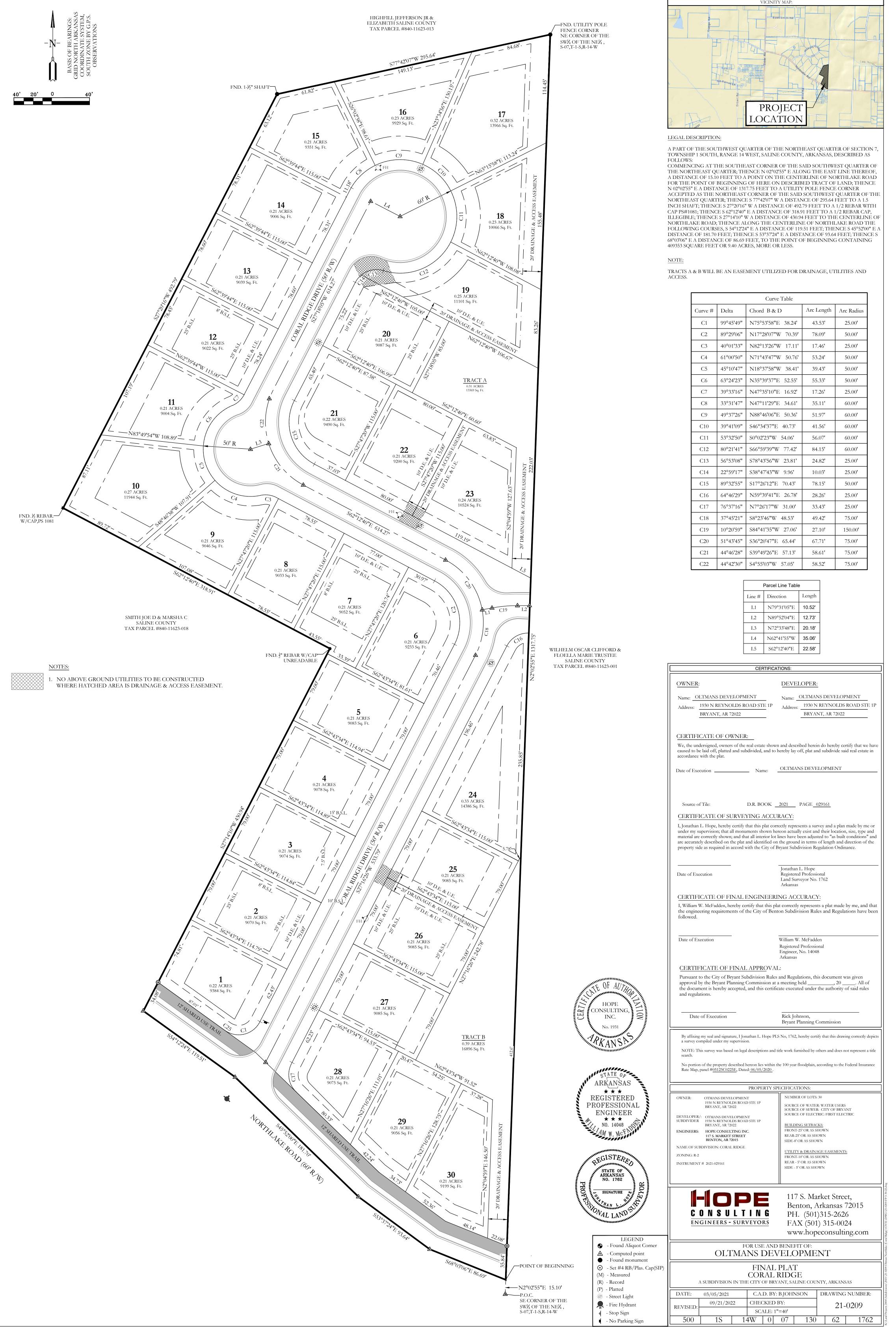


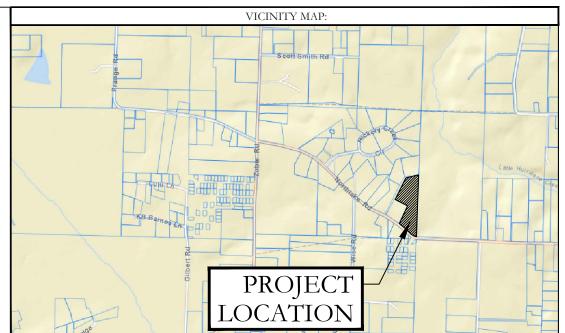








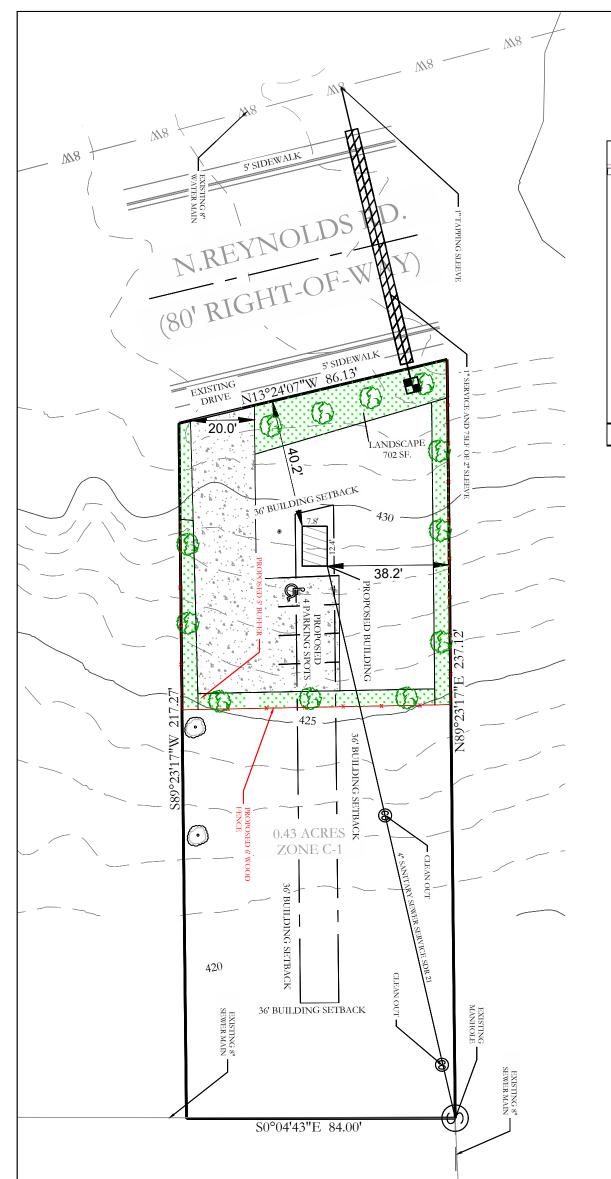


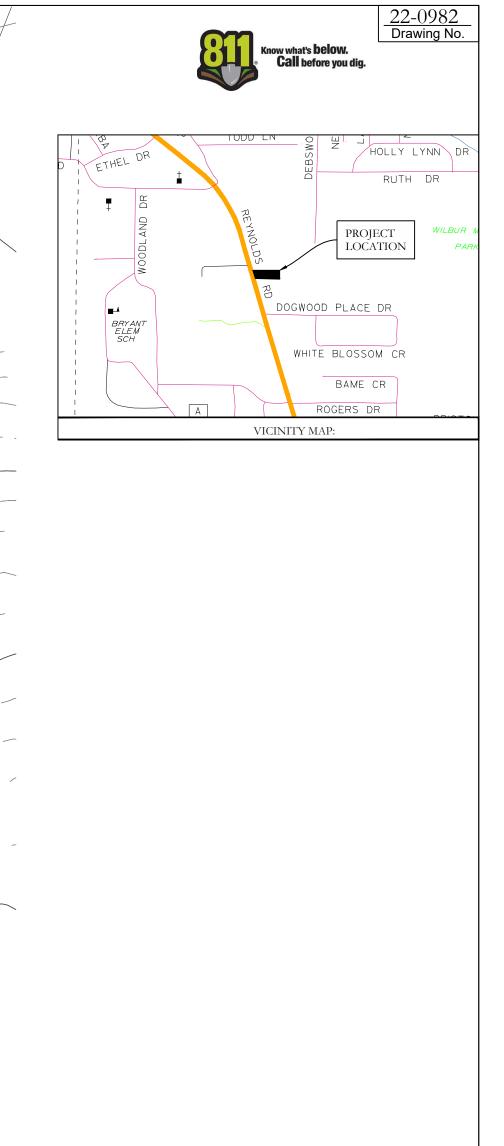


		Curve Table		
Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C1	99°45'49"	N75°53'58"E 38.24'	43.53'	25.00'
C2	89°29'06"	N17°28'07"W 70.39'	78.09'	50.00'
С3	40°01'33"	N82°13'26"W 17.11'	17.46'	25.00'
C4	61°00'50"	N71°43'47"W 50.76'	53.24'	50.00'
С5	45°10'47"	N18°37'58"W 38.41'	39.43'	50.00'
C6	63°24'23"	N35°39'37"E 52.55'	55.33'	50.00'
C7	39°33'16"	N47°35'10"E 16.92'	17.26'	25.00'
C8	33°31'47"	N47°11'29"E 34.61'	35.11'	60.00'
С9	49°37'26"	N88°46'06''E 50.36'	51.97'	60.00'
C10	39°41'09"	S46°34'37"E 40.73'	41.56'	60.00'
C11	53°32'50"	S0°02'23"W 54.06'	56.07'	60.00'
C12	80°21'41"	S66°59'39"W 77.42'	84.15'	60.00'
C13	56°53'08"	S78°43'56''W 23.81'	24.82'	25.00'
C14	22°59'17"	S38°47'43''W 9.96'	10.03'	25.00'
C15	89°32'55"	S17°26'12"E 70.43'	78.15'	50.00'
C16	64°46'29"	N59°39'41"E 26.78'	28.26'	25.00'
C17	76°37'16"	N7°26'17"W 31.00'	33.43'	25.00'
C18	37°45'21"	S8°23'46''W 48.53'	49.42'	75.00'
C19	10°20'59"	S84°41'35"W 27.06'	27.10'	150.00'
C20	51°43'45"	S36°20'47"E 65.44'	67.71'	75.00'
C21	44°46'28"	S39°49'26"E 57.13'	58.61'	75.00'
C22	44°42'30"	S4°55'03''W 57.05'	58.52'	75.00'

	Parcel Line Table	e
Line #	Direction	Length
L1	N79°31'05"E	10.52'
L2	N89°52'04"E	12.73'
L3	N72°33'48"E	20.18'
L4	N62°41'55"W	35.06'
L5	S62°12'40"E	22.58'

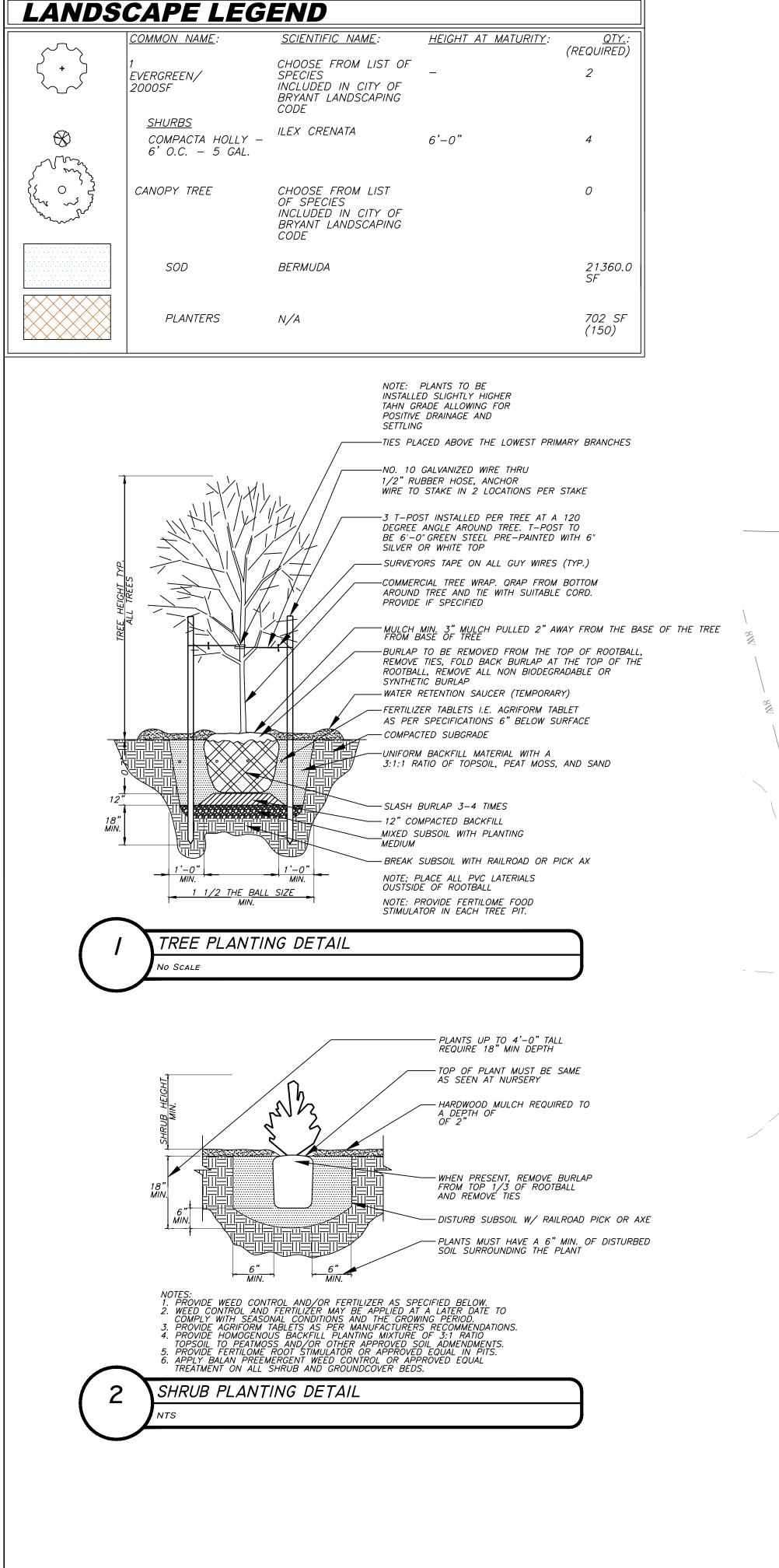
OWNER:				
	•		DEVEI	OPER:
Name: O	LTMANS DEVELO	PMENT	Name:	OLTMANS DEVELOPMENT
Address:	1930 N REYNOLD	S ROAD STE 1P	Address:	1930 N REYNOLDS ROAD STE
	BRYANT, AR 7202	2		BRYANT, AR 72022
We, the unc caused to be		the real estate show		bed herein do hereby certify that we h ff, plat and subdivide said real estate i
Date of Exe	ecution	Name:	OLTMAN	IS DEVELOPMENT
I, Jonathan		ify that this plat con	rectly repres	ents a survey and a plan made by me o y exist and their location, size, type an
are accurate	ely described on the p	olat and identified of	n the ground	een adjusted to "as built conditions" a in terms of length and direction of th ivision Regulation Ordinance.
Date of Exe	ecution			L. Hope l Professional reyor No. 1762
	ICATE OF FINA			





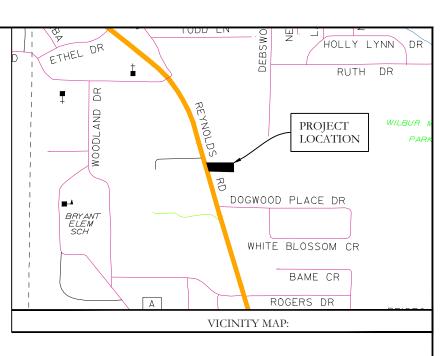
S89°23'17"W	318.00'		BASIS OF BEARINGS: GRID NORTH, ARK SPCS (NAD83), SOUTH ZONE (0302)
1-10 CONSUL ENGINEERS - SU For the I Justin Denny Denny Construction Internation Address <u>1400 N. Reynold</u> Bryant, AR 7202	TING FAX (501) 315-0024 VRVEYORS FAX (501) 315-0024 Exclusive Use and Benefit of: Exclusive Use and Benefit of: Exclusive Use and Benefit of: Exclusive Use and Benefit of:	SITEPLAN	30' 15' 0' 30' LEGEND ● - Found Aliquot Corner ● - Found Monument ● ● - Set ½" Rebar w. Cap ▲ - Computed point (M)-Measured (P)-Platted <u>x</u> <u>x</u> - Fence Drawn By:

K:\Land Projects 2004\Commercial\2022\22-0982 ALL PAWS PET WASH-BRYANT\SURVEY\DWG\22-0982 ALL PAWS PET WASH-BRYANT.dwg



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





PLANTING REQUIREMENTS/CALCS(APPLICABLE)

<u>PLANTING MINIMUM</u> TOTAL TREES $\frac{1}{1/3}$, ACRE (PROPERTY) 3.0 ACRES EVERGREENS 2000 SF BUILDING FOOTPRINT

<u>PLANTER/GROUND_COVERAGE</u> 702 SF CONTAINED BEDS OR GROUND COVER

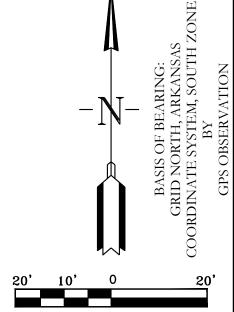
<u>LS BUFFER</u> 5' WIDE BUFFER BETWEEN PARKING AND ADJ. LOTS TOTAL PROPERTY SIZE OF 1.5 ACRES USED FOR CALUCULATIONS

PLANTING NOTES

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

NO PORTION OF THIS PROPERTY IS WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL #05125C0240E DATED 06-05-2020.

> Know what's **below**. **Call** before you dig.





Benton, Arkansas 72015 PH. (501)315-2626 **ENGINEERS - SURVEYORS** www.hopeconsulting.com

FOR USE AND BENEFIT OF: DENNY CONSTRUCTION, LLC

	DEMINI CONSTRUCTION, LEC.									
	ALL PAWS PET WASH									
	LANDSCAPE PLAN									
	BRYANT, SALINE COUNTY, ARKANSAS									
DATE:	DATE: 08-31-2022 C.A.D. BY: DRAWING NUMBER:								S NUMBER:	
REVISED :	REVISED: CHECKED BY: 22-0982									
SHEET: L-1.0 SCALE: ZZ-090Z								-0902		
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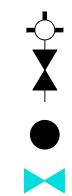
CONTACTS UTILITIES AND CITY AND STATE AGENCIES							
AGENCY	TITLE	NAME	CONTACT				
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURNIER	501-366-0343				
BRYANT PUBLIC WORKS	ENGINEER	TED TAYLOR	501-366-0343				
BRYANT WATER	INSPECTOR	JOE HENRY	501-246-0516				
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749				
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509				
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207				

	4 4 4
	PORTLAND CEMENT CONCRETE
ၣ	MIN. STRENGTH = $4,000$ PSI
4	AGGREGATE BASE
	COURSE CLASS 7

CONCRETE PAVEMENT SECTION NOT TO SCALE



WATER LEGEND



FIRE HYDRANT

BLOW OFF

PROPOSED GATE VALVE

PROPOSED 1" WATER METER

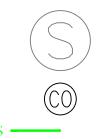
PROPOSED WATER SERVICE

WATER NOTES

_____ W____ W____

- 1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION". CASING SPACERS SHALL BE STAINLESS STEEL. 2.
- FIXTURE- 1 HAND SHOWER
- DAILY DEMAND- 500 Gallon/Day

SEWER LEGEND



CLEANOUT PROPOSED SEWER SERVICE

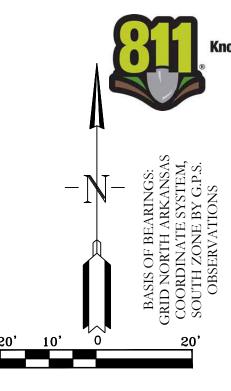
SEWER NOTES

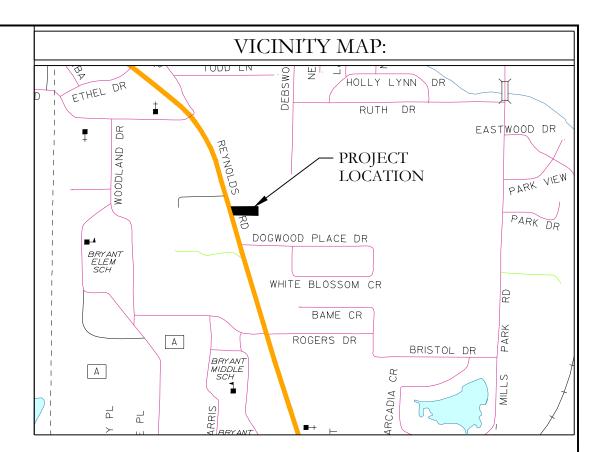
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- IN MANHOLE AND DOWNSTREAM MH OBTAINED FROM EFS EDGE GIS DATA. 3. CASING SPACERS SHALL BE STAINLESS STEEL

SANITARY SEWER MANHOLE EXIST.









CIVIL ENGINEER HOPE CONSULTING INC 117 S. MARKET STREET BENTON, AR 72015 CONTACT: WILLIAM W MCFADDEN PHONE: 504-315-2626 EMAIL: kazi@hopeconsulting.com

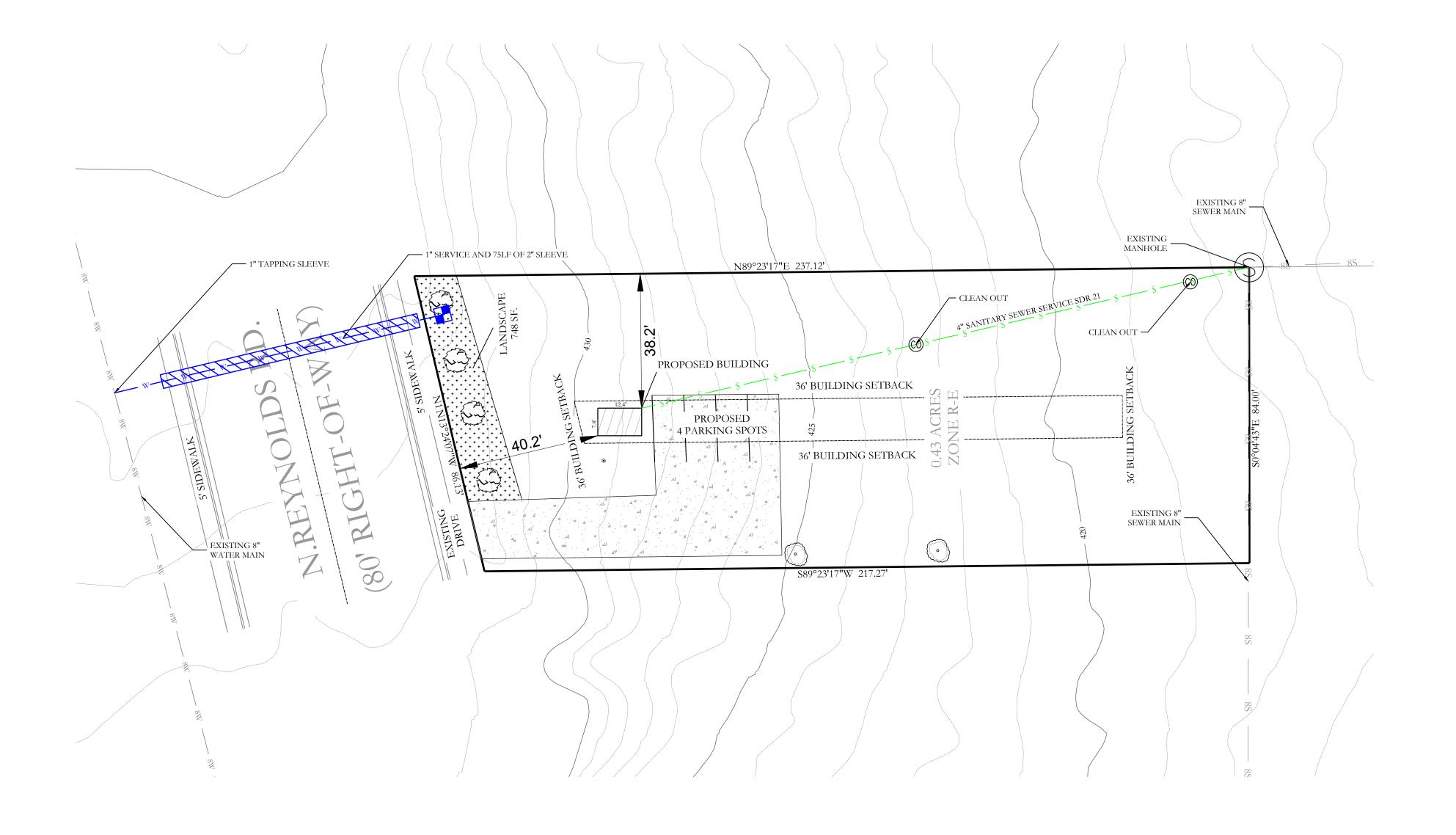
Know what's **below**. **Call** before you dig **117** S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 ENGINEERS - SURVEYORS www.hopeconsulting.com

	FOR USE AND BENEFIT OF: DENNY CONSTRUCTION, LLC.										
	UTILITY PLAN ALL PAWS PET WASH- BRYANT										
	BRYANT, ARKANSAS										
DATE:	DATE: 08-12-2022 C.A.D. BY: DRAWING NUMBER:										
REVISED :	REVISED: CHECKED BY:										
SHEET: C-1.0 SCALE: 22-09							-0982				
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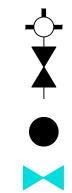
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	PORTLAND CEMENT CONCRET
د ا	MIN. STRENGTH = $4,000$ PSI
_	
+'	20% AGGREGATE BASE
1	COURSE CLASS 7 2 2

CONCRETE PAVEMENT SECTION NOT TO SCALE



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FIRE HYDRANT

BLOW OFF

PROPOSED GATE VALVE

PROPOSED 1" WATER METER

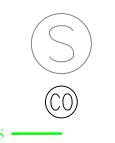
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- FIXTURE- 1 HAND SHOWER
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SEWER LEGEND



CLEANOUT PROPOSED SEWER SERVICE

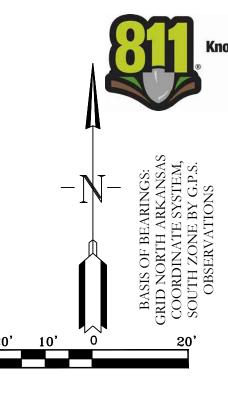
SEWER NOTES

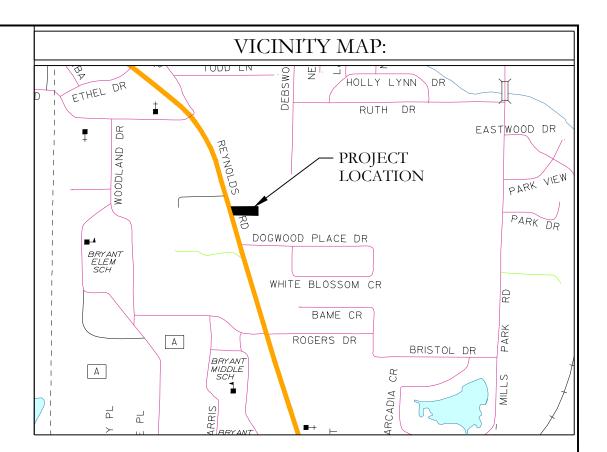
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SANITARY SEWER MANHOLE EXIST.





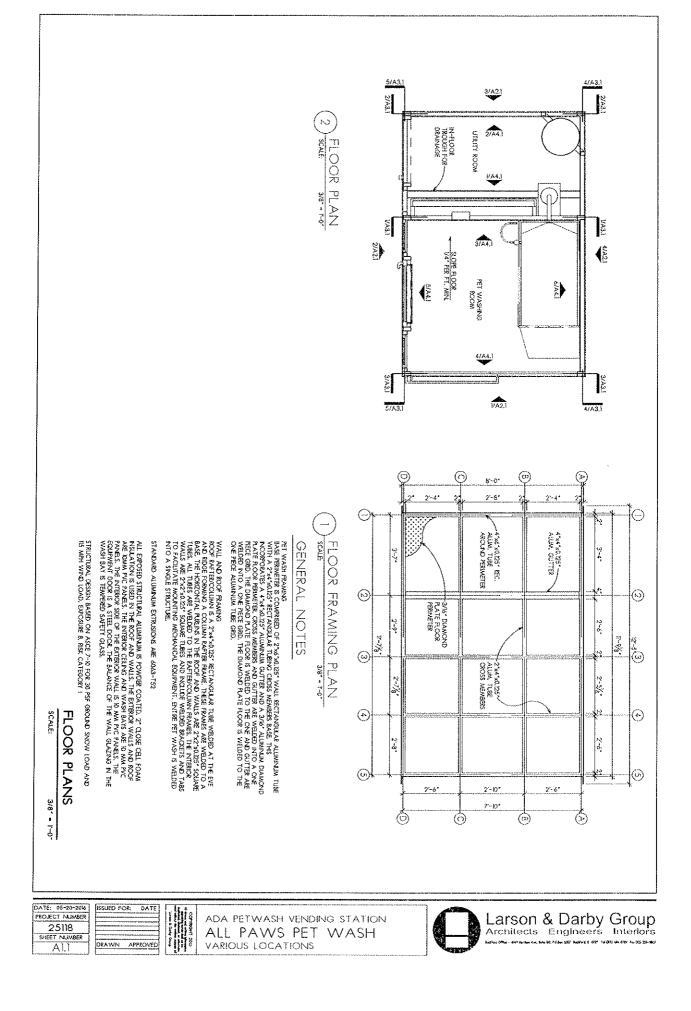


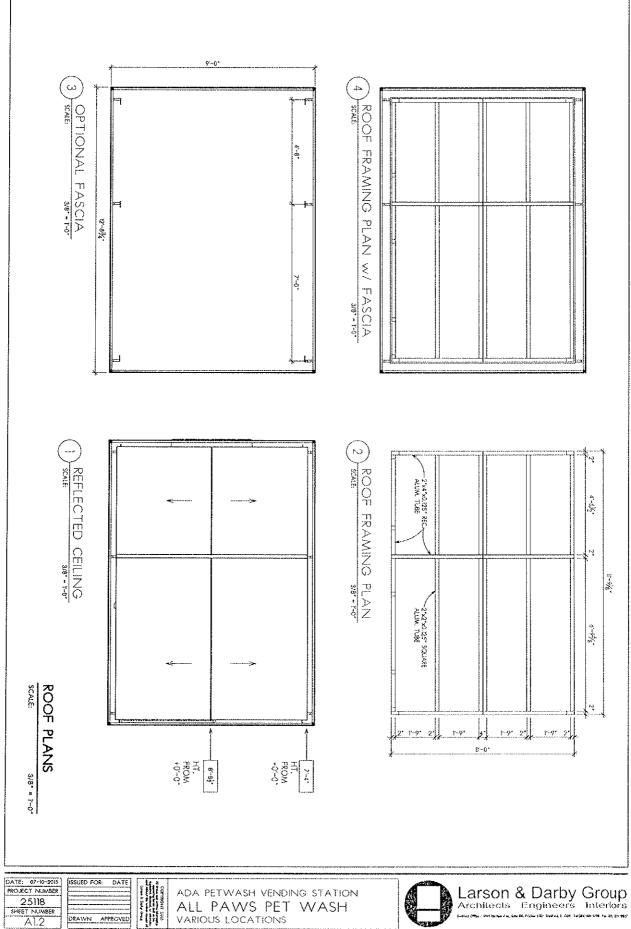




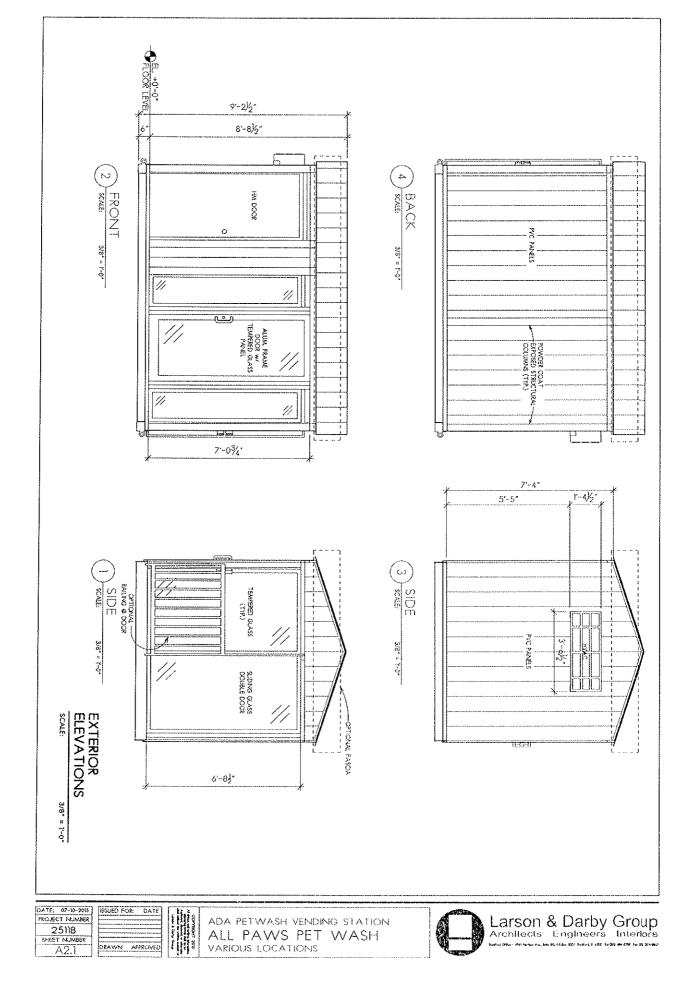
Know what's **below. Call** before you dig **117** S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 ENGINEERS - SURVEYORS www.hopeconsulting.com

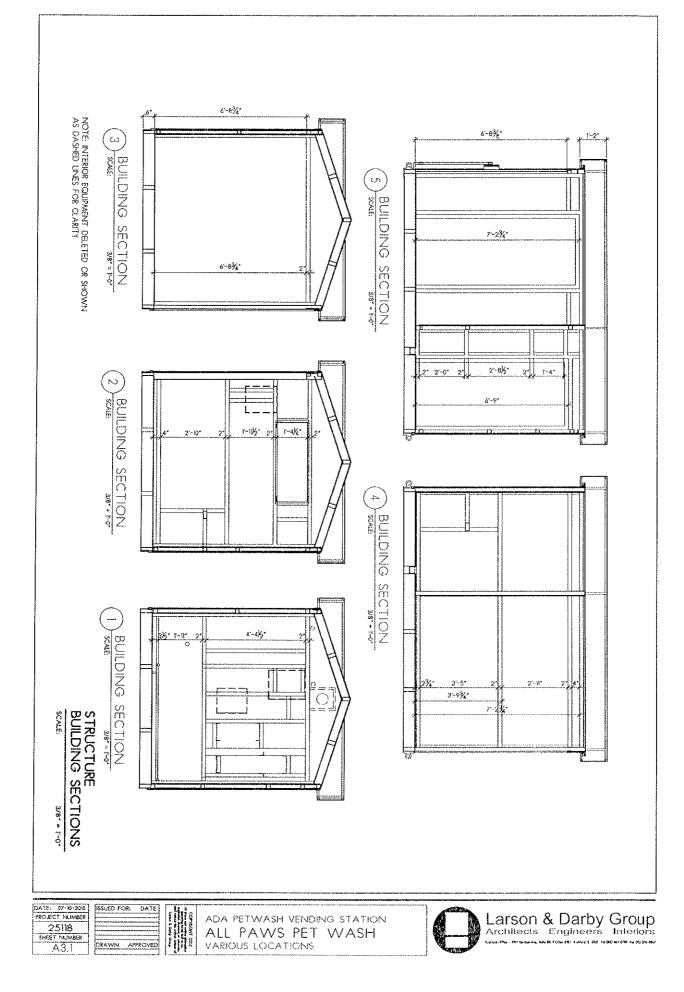
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REVISED:	REVISED: CHECKED BY:									
KEVISED: CHECKED BY: 22-0982 SHEET: C-1.0 SCALE: 22-0982										
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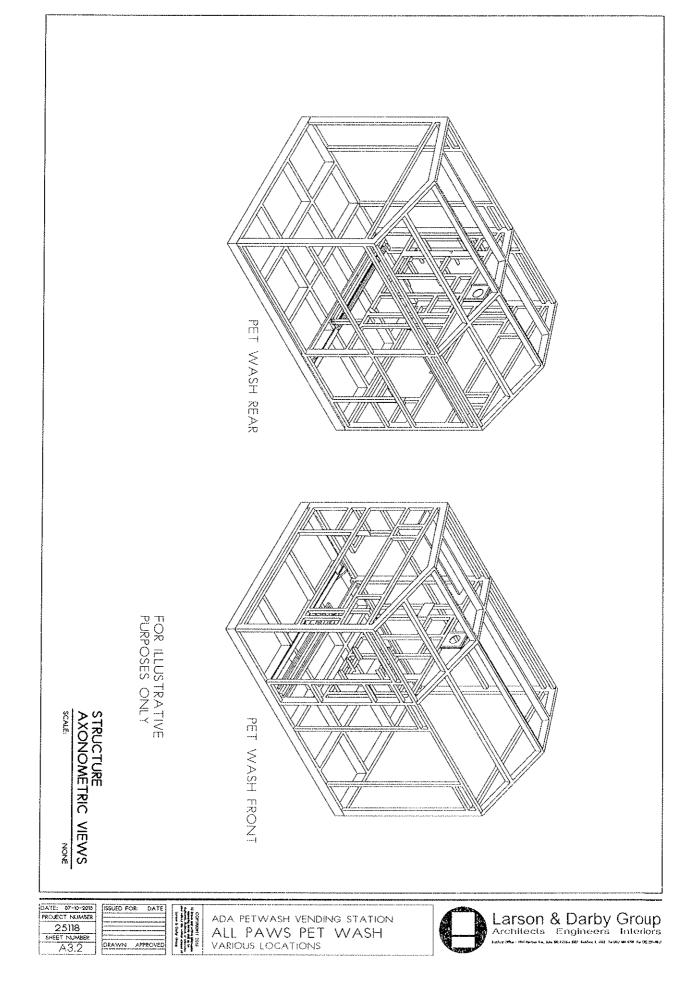


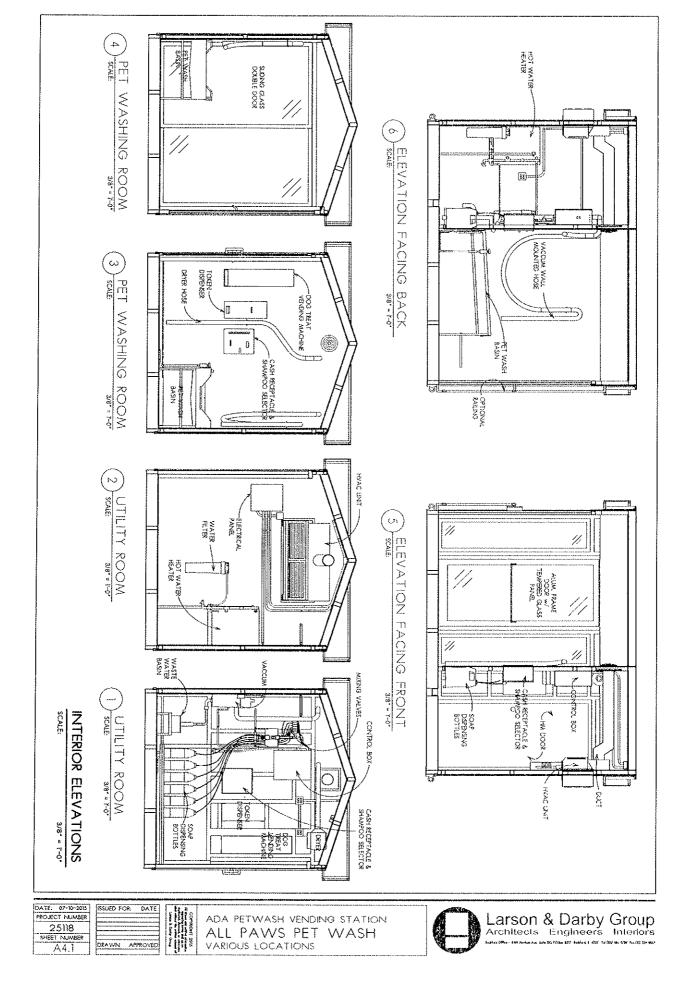


DRAWN APPROVED

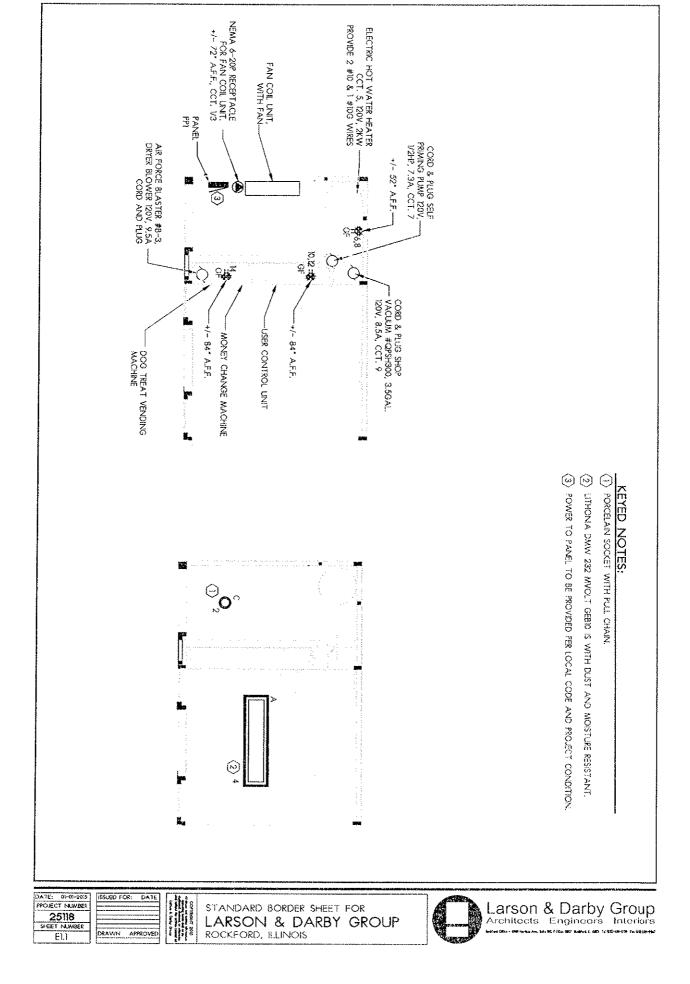






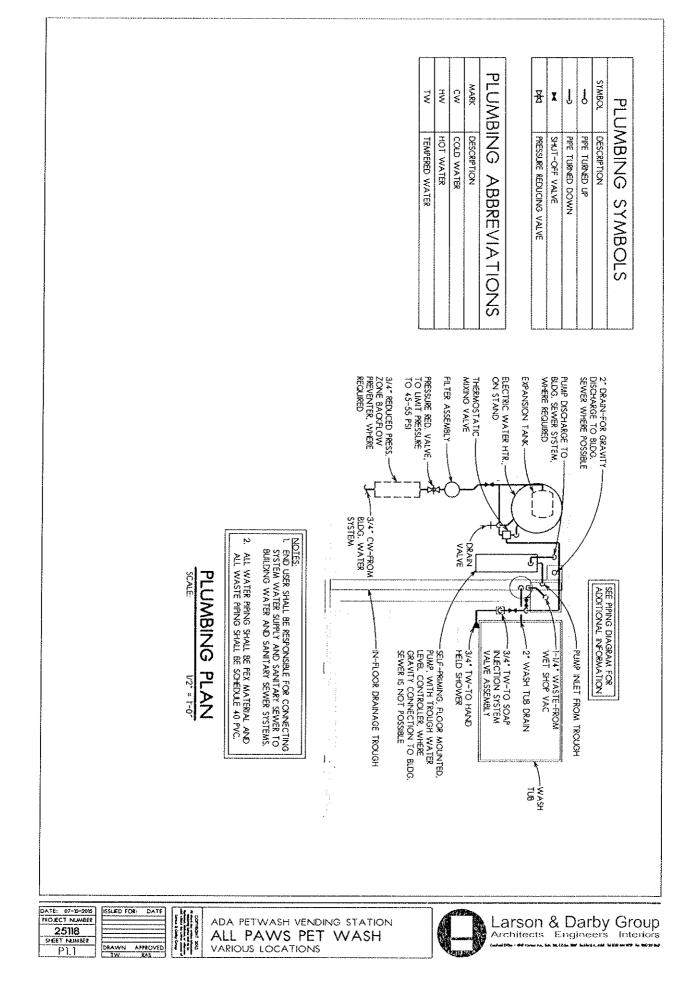


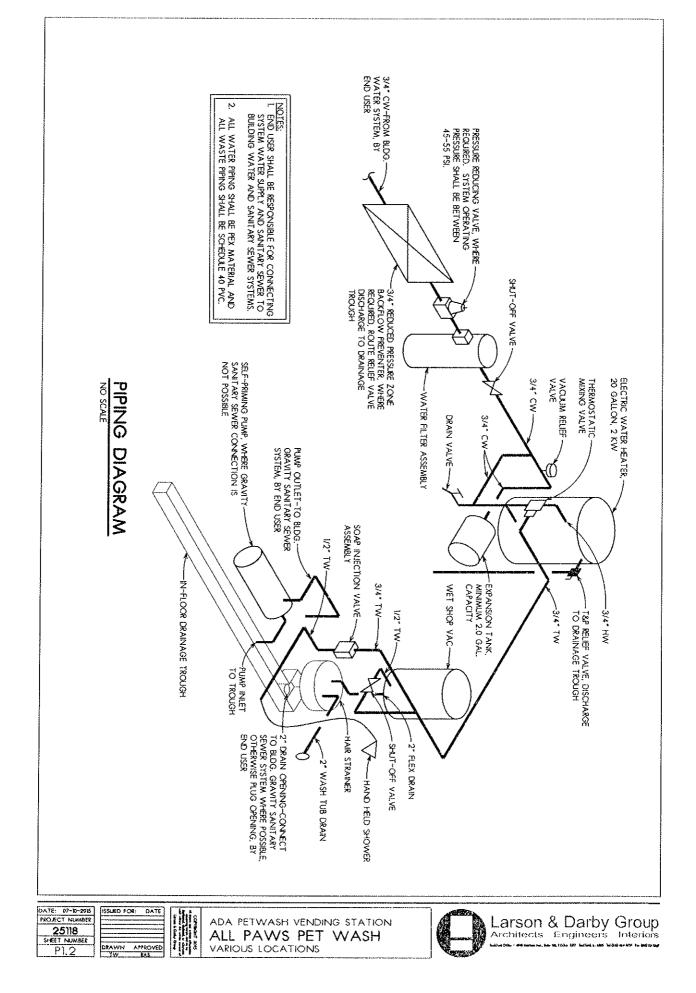
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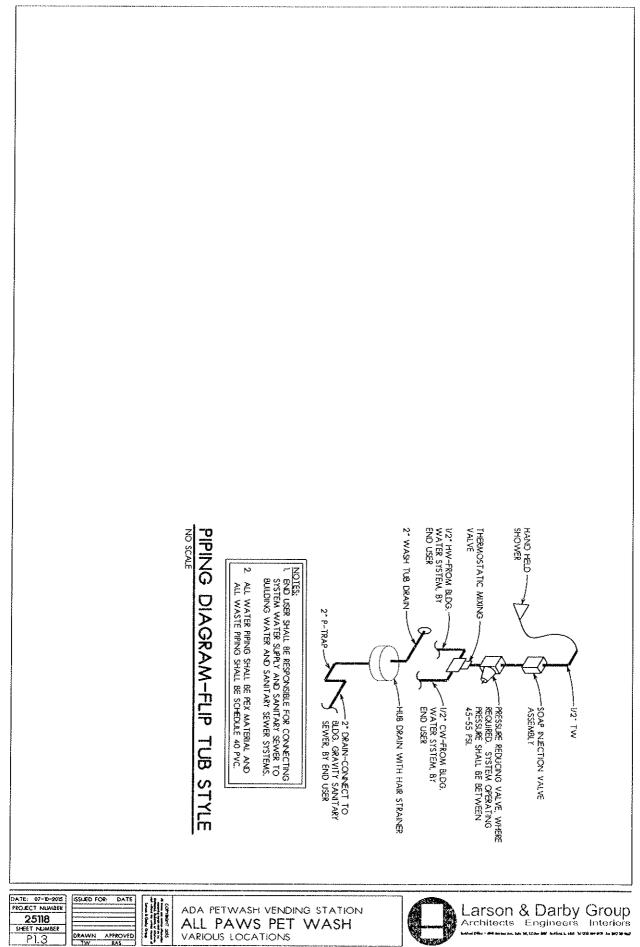


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July 20, 2022

Truett Smith

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

RE: All Paws Pet Wash (Hope Job# 22-0982)

Dear Truett:

On behalf of the property owner, Hope Consulting is requesting the review of the Site Plan for this property. We would like to be placed July 28th DRC Agenda.

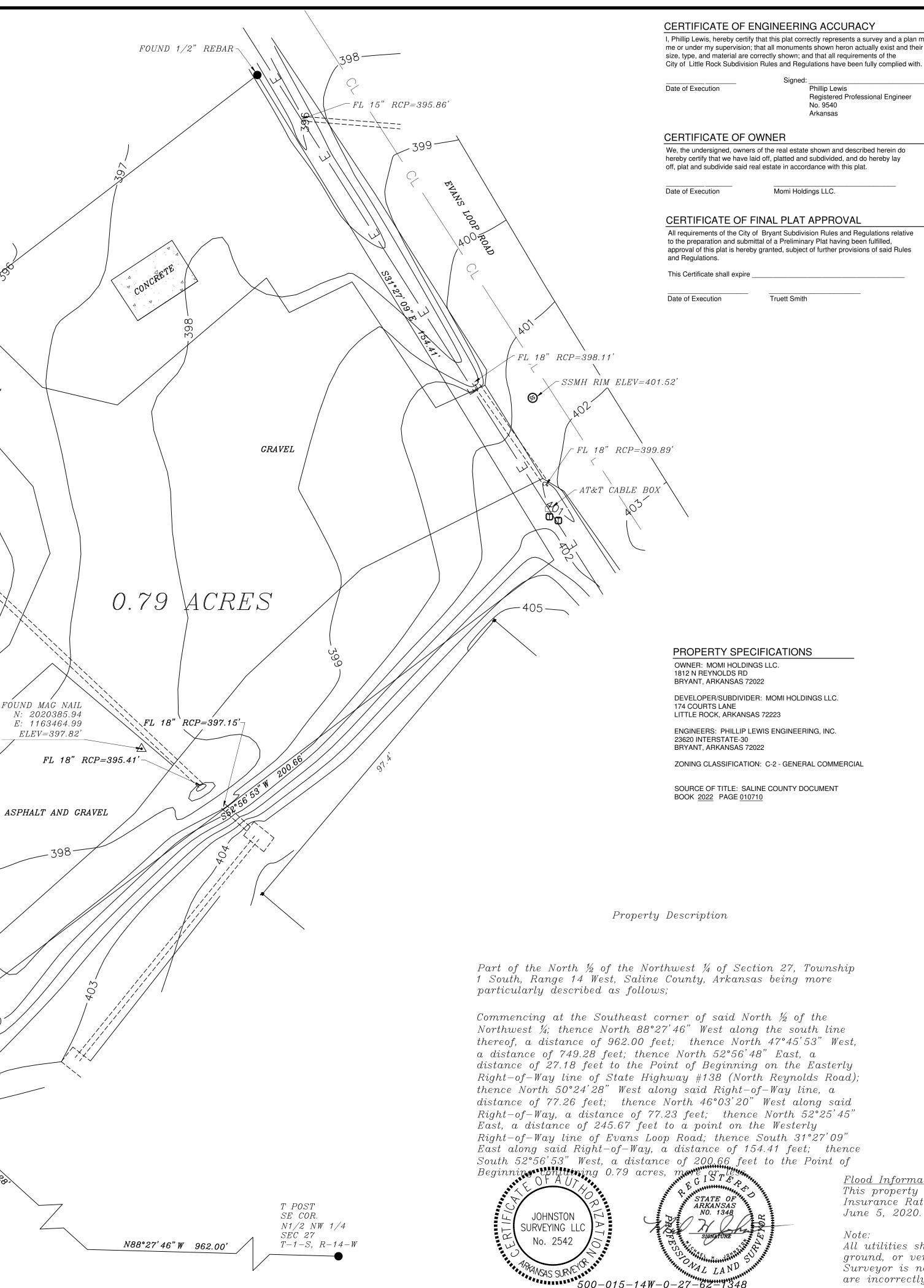
The developer of this project is Deir, Inc

Contact information: Justin Denney 870-917-0007 Kdenney1977@gmail.com

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

Sincerely, Jonathan Hope

	BASIS OF BEARING			
	THE BASIS OF BEARING ON THIS SURVEY IS A US FOOT, NAD83.	RKANSAS, STATE PLANE COORDINATES, I	- NORTH ZONE	
N	CERTIFICATE OF SURVEYING AC	COURACY	_	
1N	I, Michael Johnston, hereby certify that this propos completed by me, or under my supervision; that the the description in the deeds cited in the fidelity nati	e boundary lines shown heron correspond with		
	Company, inc. commitment number e-21-62162-1, inc.; and that all monuments which were found or p	date, march 24, 2021 at 4:00 pm, owner, clear	n tech ventures,	
W÷E		ed:		
	Date of Execution	Michael Johnston Registered Professional Land Surveyor No. 1348		
ц П	CERTIFICATE OF RECORDING	Arkansas		
\mathbf{S}	This document, number, filed for record 20, in Plat Book, Page	,		
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BASIS OF BEARING:	Name (Clerk)			
ARKANSAS STATE PLANE SOUTH ZONE	Signature (Clerk)			
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FOR THE USE AND BENEFI	T OF: MOMI HOLDINGS, LLC			
BY	IRVEYOR # 1210	8/3/22 DATE		
REGISIERED LAND SU	JIIVEIUI # I348	DAIE		



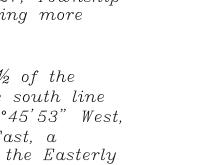
I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown heron actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the

> Phillip Lewis Registered Professional Engineer No. 9540 Arkansas

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 this plat.

Momi Holdings LLC.

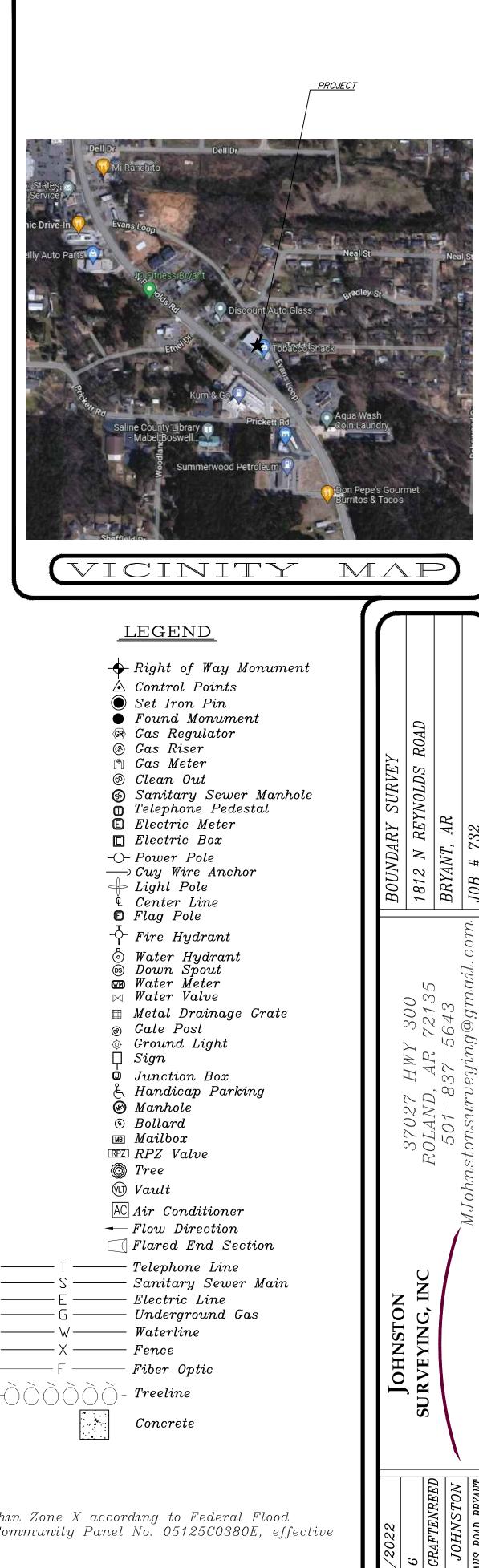
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules



4

Flood Information This property lies within Zone X according to Federal Flood Insurance Rate Map Community Panel No. 05125C0380E, effective June 5, 2020.

Note: All utilities shown per visible field evidence, lines marked on the ground, or verbal communication from onsite utility personnel. Surveyor is not responsible for existing underground utilities that are incorrectly located, omitted from or added to this plat.



H



7610 Counts Massie Rd. Ste A. North Little Rock, AR 72113 501–812–4433 info@pinnacle-signs.com

September 20, 2022

Planning Committee City of Bryant, Arkansas Community Development 210 SW 3rd Street Bryant, AR 72022

Letter of Undue Hardship

To whom it may concern:

Geyer Springs Baptist Church has decided to launch a new ministry in Saline County called The Station. The mission of this ministry is to launch new ministries in this community as well as surrounding communities. This building will serve as a meeting place for new ministries as well as existing. A sign will be very important to this ministry as it will help people of many different ministries find this building.

Since this property is zoned Residential "R" District we are limited to two square foot of signage. Section 3.02 – 2 reads that a sign up to 32 sqft may be permitted by special permit process for non-residential uses.

We respectfully ask the committee to consider granting us permission to install a 14.26 sqft road sign as well as a 29.25 sqft Facade sign. Thank you in advance for the consideration.

Sincerely, Tarer

Tiffany Davenport / Pinnacle Signs and Graphics On behalf of Geyer Springs Baptist Church – The Station



City of Bryant, Arkansas Community Development 210 SW 3rd Street 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 <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 09/06/22

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner

Name_Pinnacle Signs LLC Address_7610 Counts Massie Rd City, State, Zip_N. LIttle Rock, AR 72116 Phone_501-812-4433 Email Address jason@pinnacle-signs.com

Property Owner

Geyer Springs Baptist ChurchAddress12400 I-30City, State, ZipLittle Rock, AR 72210Phone501-455-3474Email Addressjthomas@gsfbc.org

GENERAL INFORMATION

Name of Business The Station - GSFBC

Address/Location of sign_1701 Raymar Rd Bryant AR 72022

Zoning Classification_____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I _______, 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 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.

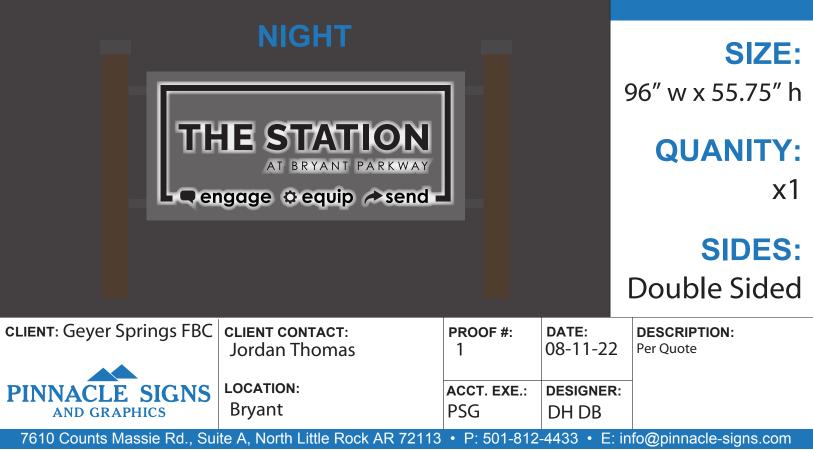
Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Monument	31"H x 66.25"W	14.26sqft	55.75"	18"	
В	Facade	36"H x 117"W	29.25	72"	36"	
С						
E						
F						
G						

Please note:

- Carefully review spelling, information, and placement as the proof is intended to be an accurate illustration of the final product Customer will be responsible for 50% of the remake cost if any errors are caught after production and/or installation begins.
- The first (3) revisions are included in initial quote, any customer changes after that are subject to a minimum \$65 art charge, unless otherwise noted in final quote.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors. If you have a specific Pantone Color that we need to match, please let us know prior to art approval.
- We are not responsible for poor image quality as a result of unprovided vector images or client provided low resolution artwork.
- If customer cancels job for any reason after the proofing process has begun, customer will be charged art charge based on original quoted amount.





THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF PINNACLE SIGNS AND GRAPHICS UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THE ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION IS STRICTLY PROHIBITED!

Please note:

- Carefully review spelling, information, and placement as the proof is intended to be an accurate illustration of the final product Customer will be responsible for 50% of the remake cost if any errors are caught after production and/or installation begins.
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- If customer cancels job for any reason after the proofing process has begun, customer will be charged art charge based on original quoted amount.



CLIENT: Geyer Springs FBC	CLIENT CONTACT: Jordan Thomas	PROOF #: 2	DATE: 08-8-22	DESCRIPTION: Per Quote
PINNACLE SIGNS AND GRAPHICS	LOCATION: Bryant	ACCT. EXE.: PSG	DESIGNER: DH	
7610 Counts Massie Rd., Sui	te A, North Little Rock AR 72113	• P: 501-812	-4433 • E: in	fo@pinnacle-signs.com
THIS ARTWORK REMAINS THE INTEL	LECTUAL PROPERTY OF PINNACLE SIG	GNS AND GRAPH	ICS UNTIL PAID I	FOR, IN FULL, BY CUSTOMER.

USE OF THE ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION IS STRICTLY PROHIBITED!





7610 Counts Massie Rd. Ste A. North Little Rock, AR 72113 501–812–4433 info@pinnacle-signs.com

September 20, 2022

Planning Committee City of Bryant, Arkansas Community Development 210 SW 3rd Street Bryant, AR 72022

To Whom it May Concern:

Letter of Undue Hardship

A part of our mission is to proclaim the gospel of Jesus Christ to all people -- to lead those who may never have known Him or who because of life's circumstances have found themselves reaching back out to Him. In faith, we moved our church to Bryant in February 2022, and by the grace of God, we are striving to be good stewards of His message and bring Him glory as we grow in this community.

For this reason, we are seeking a secondary sign on the North side of the building to make our new location more visible to potential visitors. Our current congregation is familiar with the area and the new location. However, our growth is focused on those who may not be familiar with our church. We are relying on word of mouth but also viewability.

Our building and one allowable sign face East. Unfortunately, the traffic closest to the location is also headed East. Therefore, to see the allowable building sign, the driver or passenger would have to turn and look backward. In the likely event that the location is not seen and passed, the driver would have to drive an additional 1.0 to 5.0 miles, depending on when the mistake is realized. To those driving East on I-30 Frontage Rd, this proposed location would be most visible and would allow drivers time to slow down and turn before missing the drive.

The sign facing the parking lot is needed also for visitors to know which suites are occupied by the church, and therefore, reduce confusion upon arrival. Aside from the main visibility concern, both signs proposed are consistent with previous and current tenants and do not adversely affect other signs or properties in the area.

We hope you will consider granting this variance. Thank you for your time.

Sincerely,

Tiffany Davenport Pinnacle Signs and Graphics On behalf of Grace Baptist Church of Bryant



City of Bryant, Arkansas Community Development 210 SW 3rd Street 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 <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: _____9/8/22

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner

Name Pinnacle Signs LLC Address 7610 Counts Massie Rd City, State, Zip N. LIttle Rock, AR 72116 Phone 501-812-4433 Email Address jason@pinnacle-signs.com

Property Owner

NameGrace Baptist ChurchAddress21671 i-30 Frontage RdCity, State, ZipBryant, AR 72019Phone501-681-7938Email Addressgcoleman@live.com

GENERAL INFORMATION

Name of Business___Grace Baptist Church

Address/Location of sign___21671 I-30 Frontage Rd Bryant, AR

Zoning Classification_____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

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Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	26"H x 332.5"w	60sqft	146"	120"	
В	Facade	22"h x 408.5"w	62.5 sqft	142"	120"	
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E						
F						
G						





30

1-30 Frontage Rd

Sign #1 to be installed Here

> -30 Frontage Rd Foster Law Firm

Grace Baptist Church (†

100

1-30 Frontage Ko

Coffee Collect Create

21671 I-30 Frontage Rd, Bryant, AR 72019

Agency, Inc

McGhee Insurance

Kids Town Academy

Ferguson Waterworks

Wehco Video Client Care

Sign #2 to be installed Here

Woodland Park Rd

Woodland Park Rd

NSAS MARINE Boat dealer

- Mart

ere Dump ittle Rock

wing

1-30 Frontage Rd

Second Chance Ranch

70

0



K&P Signs

209 E McLeroy Blvd Unit C Saginaw, TX 76179 (817) 905-6765 Cody@kpsigns.net

To whom this may concern,

We would like to request a variance for the allowance of two (2) facade signs on the front of the building that fronts Highway 183 for the Church's Chicken located at 1905 N Reynolds Rd. We understand that the sign code allows for only one (1) facade sign per business, but would like to request that the "Bold Texas Flavor" sign (S4 in the renderings) be permitted for the East Elevation.

The "Bold Texas Flavor" wording is only 5.33 SQ FT and would not adversely affect other signs in the area due to the small size of the proposed sign, nor would it interfere with visibility or traffic due to it being attached to the building by an L-Shaped ACM Portal located on the corner of the facade.

The use of the requested signage for the front elevation allows Church's Chicken to express their trademark slogan "Bold Texas Flavor", and without that the building would only have the "Church's Texas Chicken" wall sign and that would not express enough the flavor that Church's food offers to its patrons.

Thank you,

K&P Signs



City of Bryant, Arkansas Community Development 210 SW 3rd Street 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 <u>www.cityofbryant.com</u> under the Planning and Community Development tab.

Date: 9.8.22

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Sign Co. or Sign Owner	Property Owner
Name_K&P Signs	Name Ampler Dev LLC
Address <u>209 E McLeroy Blvd., Unit C</u>	Address 1850 Parkway Pl
City, State, Zip_Saginaw, TX 76179	City, State, Zip Bryant, AR 72022
Phone <u>817-905-6765</u>	Phone
Email Address_cody@kpsigns.net	Email Address
GENERAL INFORMATION	
Name of Business Church's Chicken	
Address/Location of sign 1905 N Reynolds Rd	
Zoning Classification	

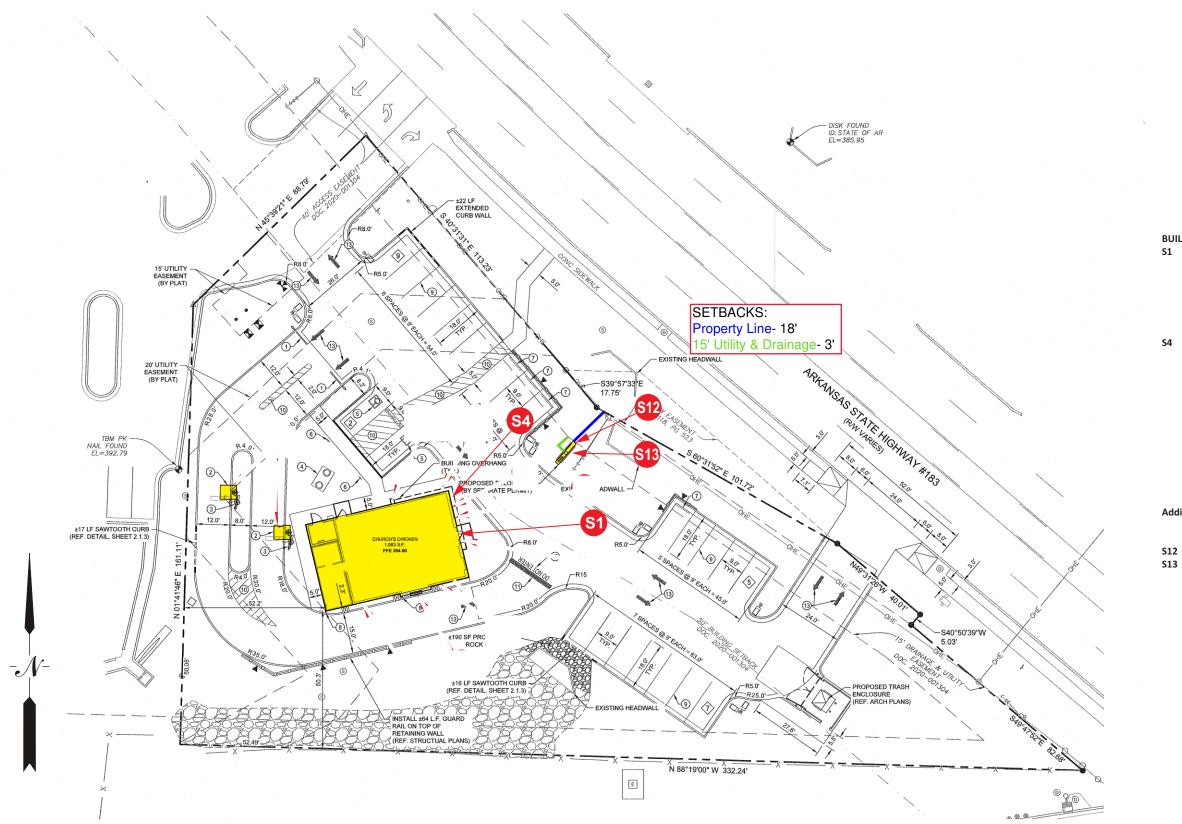
Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is <u>required</u> to be submitted. Renderings of the sign(s) showing the correct dimensions is also** <u>required</u> to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I <u>Cody Dishman</u>, 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 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.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	Type (Façade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	-	Height of Sign (Measured from lot surface)	
				Top of Sign	Bottom of Sign	Approval
A	Wall	6' x 6' x 3"	28.27	17'- 11 1/2"	11'- 11 1/2"	
В	Wall	7'- 6 13/16" x 8"	5.07	9'- 2"	8'- 6"	
С	Pylon w/ Readerboard	19'- 1" x 6' x 1'- 4"	114.48	19'- 1"	10'	
E						
F						
G						



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Ampler Chicken LLC - Church's	Date: 03/30/22	<u>Page #:</u> 2 of 33		<u>#</u> 1	<u>Date</u> 3/30/22	Description Add Pylon/Readerboard
Address:	File Name: CHUR-F.574	4_Bryant, AR_306		3	07/13/22	Delete channels/alter pylon/ Remove Product Change Portal sizes
1905 N Reynolds Rd, Bryant, AR 72022	Sales: House	Design: AB	<u>PM:</u> JB	5	08/17/22	change measurements change even more measure

BUILDING ELEVATION - FRONT:

(1) 6' DIAMETER "CHURCH'S" PUCK SIGN - FACE & HALO LIT

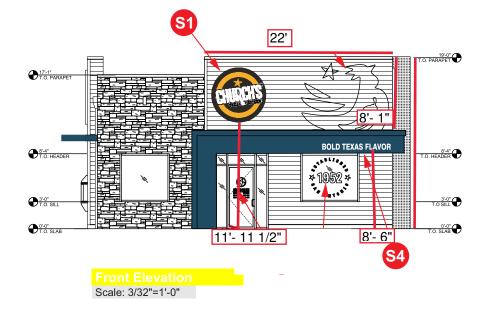
(1) 11' X 24' ILLUMINATED ACM PORTAL W/ "BTF" PUSH THRU LETTERS

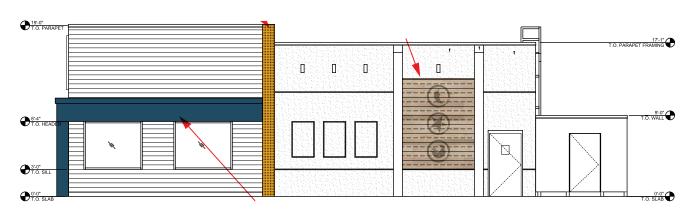
Additional Signs - Not shown

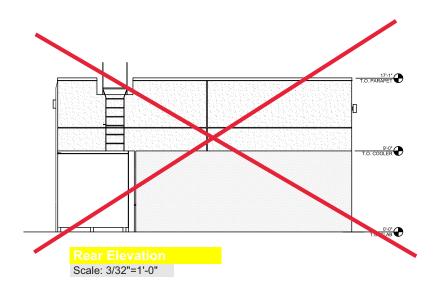
- (1) 30' OAH 6' D/F PYLON
- (1) DF 3' x 6' READERBOARD

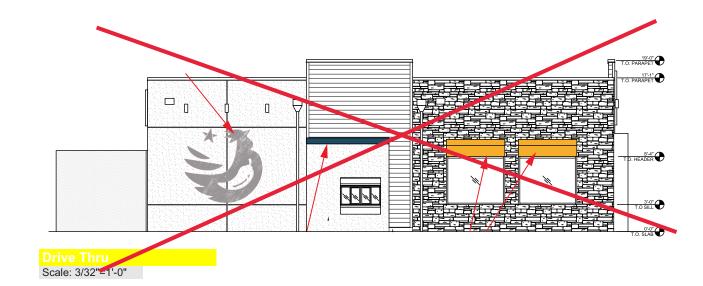
lon/	Initial AB AB T.F.D.	Client Review Status Allen Industries, Inc. rec drawing be obtained from production release or pro-	n the client prior to any
surements	AB AB AB	Client Signature:	Approval Date:

Scale: 3/32"=1'-0"









This is an Industries,		Ampler Chicken LLC - Church's		<u>Page #:</u> 3 of 33	# Date Description 1 3/30/22 Add Pylon/Readerboard		Client Review Status Allen Industries, Inc. requ	
YOUR BRAND AT ITS BEST " for you by anyone ou	ise solely in connection with the project being planned by Allen Industries, Inc. and is not to be shown to outside your organization, nor used, reproduced, r exhibited in any fashion whatsoever. The designs	Address:	File Name: CHUR-F.574_Bryant, AR_306		2 05/04/22 Delete channels/alter pylon/ 3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes	T.F.D.	preduction release et preduction release revision.	
L-000-307-2333 shown on that may b	n the drawing (except for any registered trademarks	1905 N Reynolds Rd, Bryant, AR 72022	Sales: Desig House AB	gn: PM: JB	5 08/17/22 change measurements 6 08/23/22 change even more measurements	AB AB	<u>Client Signature:</u>	Approval Date:

Elevations

BUILDING ELEVATION - FRONT:\$1(1) 6' DIAMETER "CHURCH'S" PUCK SIGN - FACE & HALO LIT

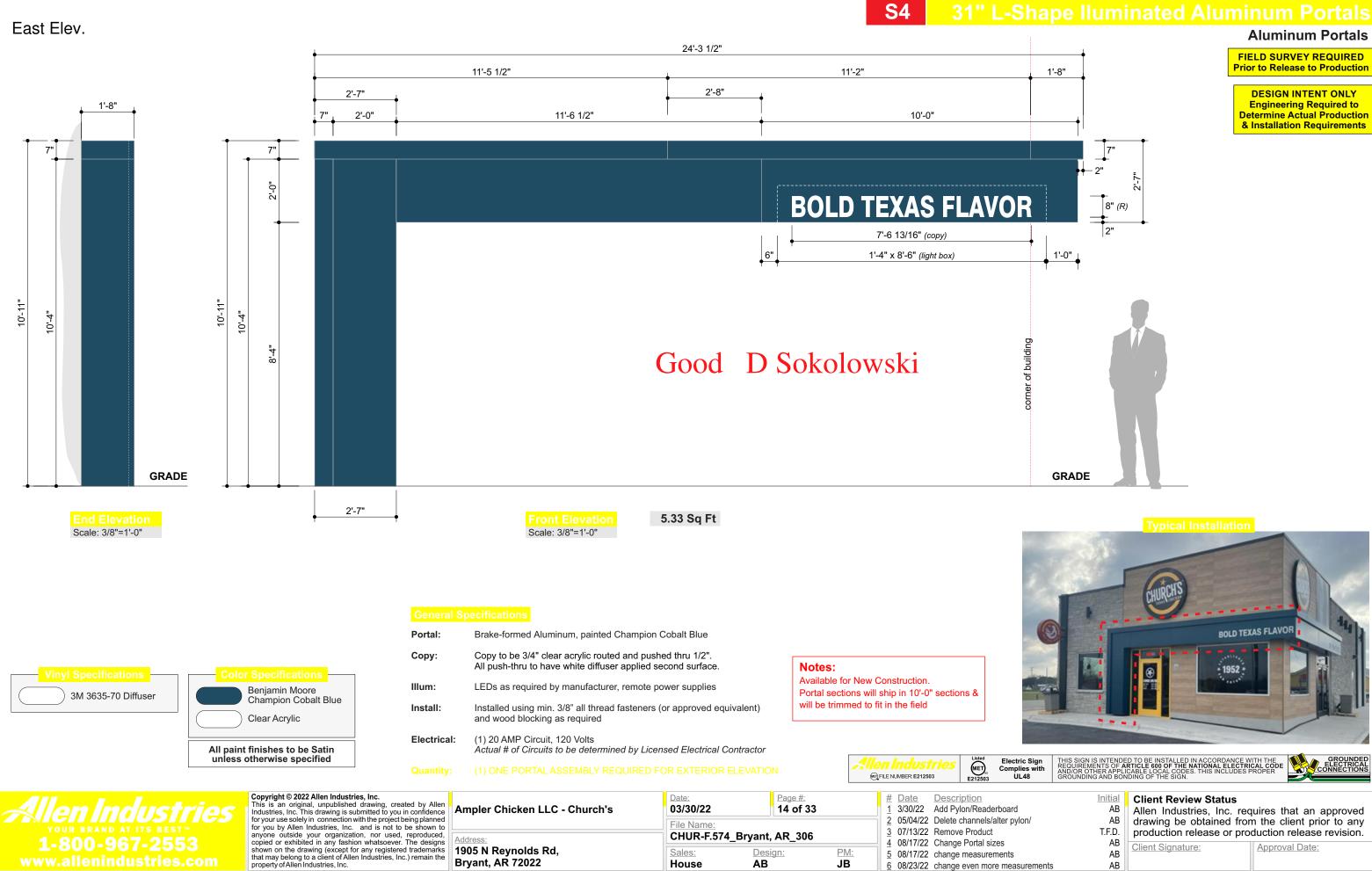
S4 (1) 11' X 24' ILLUMINATED ACM PORTAL W/ "BTF" PUSH THRU LETTERS

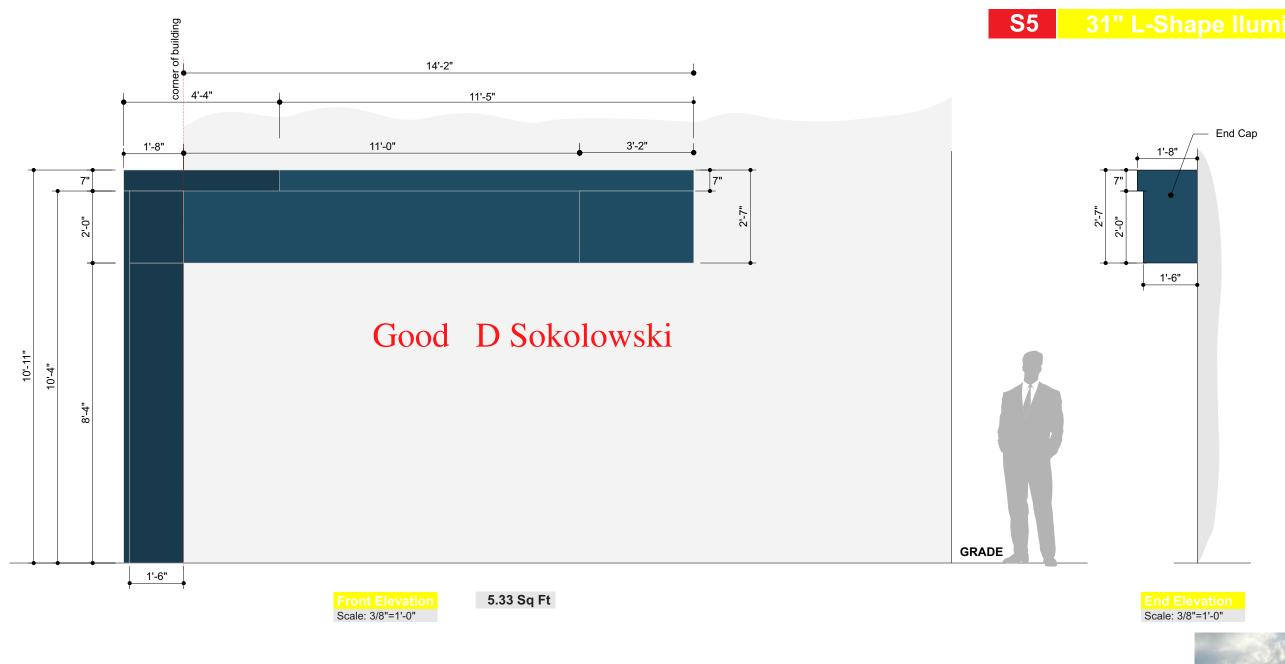
Additional Signs - Not shown

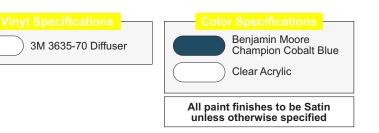
 S12
 (1) 30' OAH 6' D/F PYLON

 S13
 (1) DF 3' x 6' READERBOARD

PROPOSAL IS FOR BUDGETARY AND ESTIMATION PURPOSES ONLY AND WILL REQUIRE A FIELD SURVEY. CODE CHECK AND ENGINEERING REQUIRED. PRODUCT IS SUBJECT TO CHANGE







Portal:	Brake-formed Aluminum, painted Champion Cobalt Blue
Сору:	Copy deleted from this install/Site
Illum:	LEDs as required by manufacturer, remote power supplies
Install:	Installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
Electrical:	(1) 20 AMP Circuit, 120 Volts Actual # of Circuits to be determined by Licensed Electrical Contractor

Notes:

Available for New Construction. Portal sections will ship in 10'-0" sections & will be trimmed to fit in the field

					_
				Listed MET E212503	Electric Sign Complies with UL48
	1	3/30/22	,	lon/Reade	
	2	05/04/22	Delete	channels/a	alter pylon/
	3	07/13/22	Remov	e Product	
	4	08/17/22	Change	e Portal siz	zes

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by Allen nfidence	Ampler Chicken LLC - Church's	Date: 03/30/22	Page #: 15 of 33	# <u>Date</u> 1 3/30/22	Description Add Pylon/Readerboard
shown to roduced, designs	Address:	File Name: CHUR-F.574_Bryant	, AR_306	<u>3</u> 07/13/22	Delete channels/alter pylo Remove Product Change Portal sizes
demarks	1905 N Reynolds Rd, Bryant, AR 72022	Sales:DesHouseAB	ign: <u>PM:</u> JB	<u>5</u> 08/17/22	change measurements change even more measu

Aluminum Portals NO TEXT

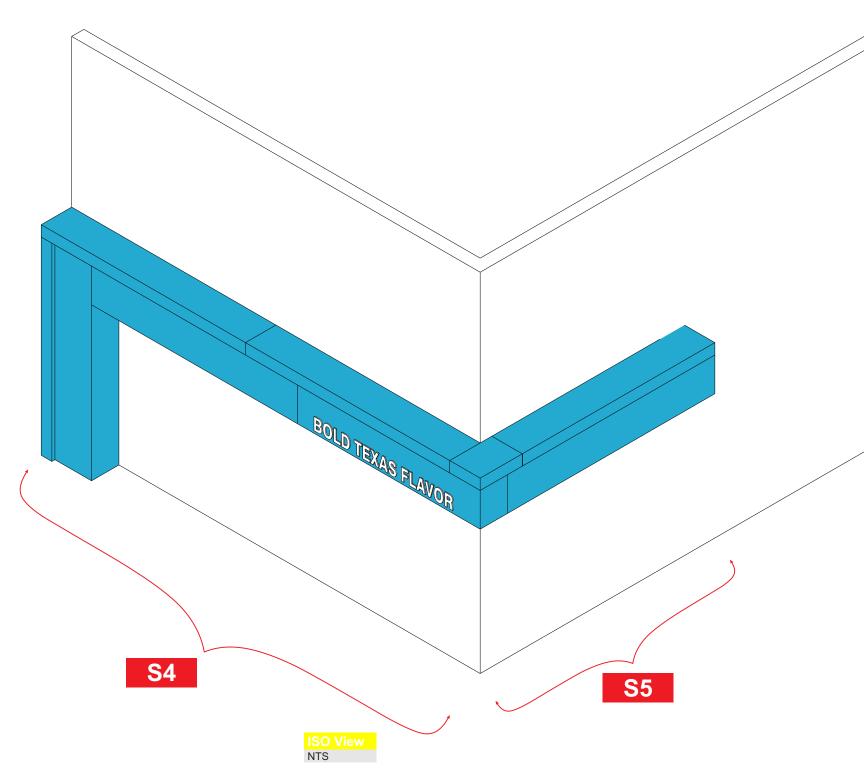
FIELD SURVEY REQUIRED Prior to Release to Production

DESIGN INTENT ONLY Engineering Required to **Determine Actual Production** & Installation Requirements



surements

AB

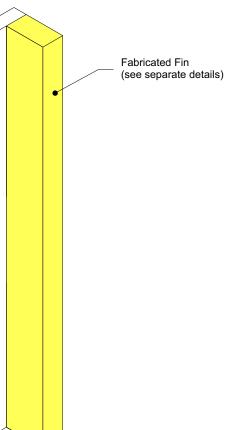




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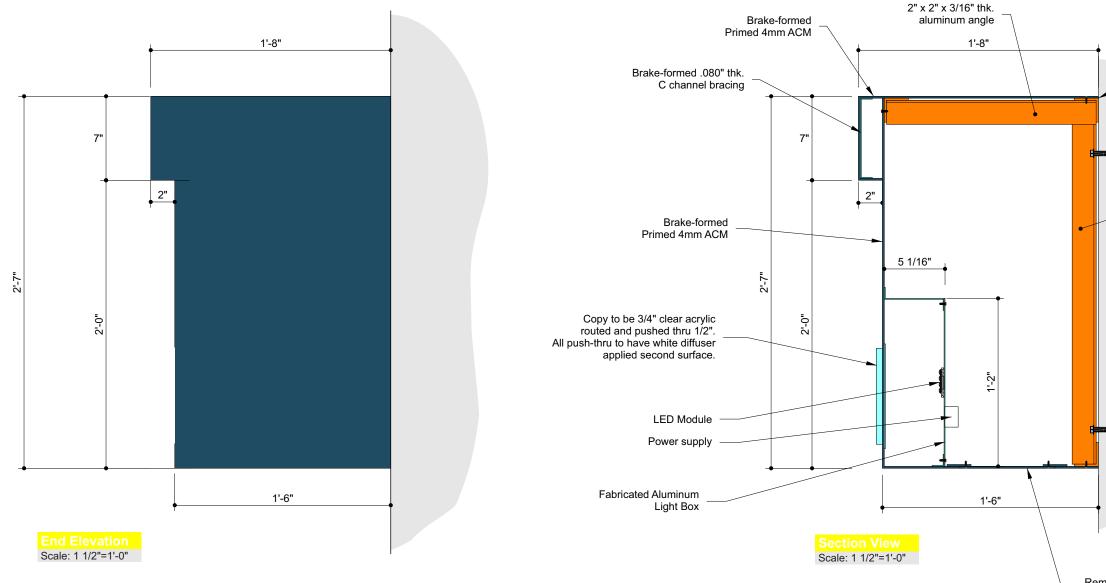
Ampler Chicken LLC - Church's	Date: 03/30/22	Page #: 16 of 33	 <u>Date</u> 3/30/22	Description Add Pylon/Readerboard
•	File Name:			Delete channels/alter pylon/ Remove Product
Address:	CHUR-F.574_Bryan	t, AR_306		Change Portal sizes
1905 N Reynolds Rd, Bryant, AR 72022	Sales:DeHouseAE	sign: <u>PM:</u> B JB		change measurements change even more measuren

hape Iluminated Aluminum Portals Aluminum Portals





S4&5 31" L-



					Allen Industries	(MET) Compl	tric Sign blies with JL48	
Industries	Copyright © 2022 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to	Ampler Chicken LLC - Church's	Date: 03/30/22 File Name:	Page #: 17 of 33	1 3/30/22 Add F 2 05/04/22 Delete		n/Readerboard nannels/alter pylon/	
-967-2553 industries.com	anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs	<u>Address:</u> 1905 N Reynolds Rd, Bryant, AR 72022		Design: P	3 07/13/22 Remo 4 08/17/22 Chan 5 08/17/22 chan 6 08/23/22 chan	ge Portal sizes		

hape Iluminated Aluminum Portals

Aluminum Portals

FIELD SURVEY REQUIRED Prior to Release to Production

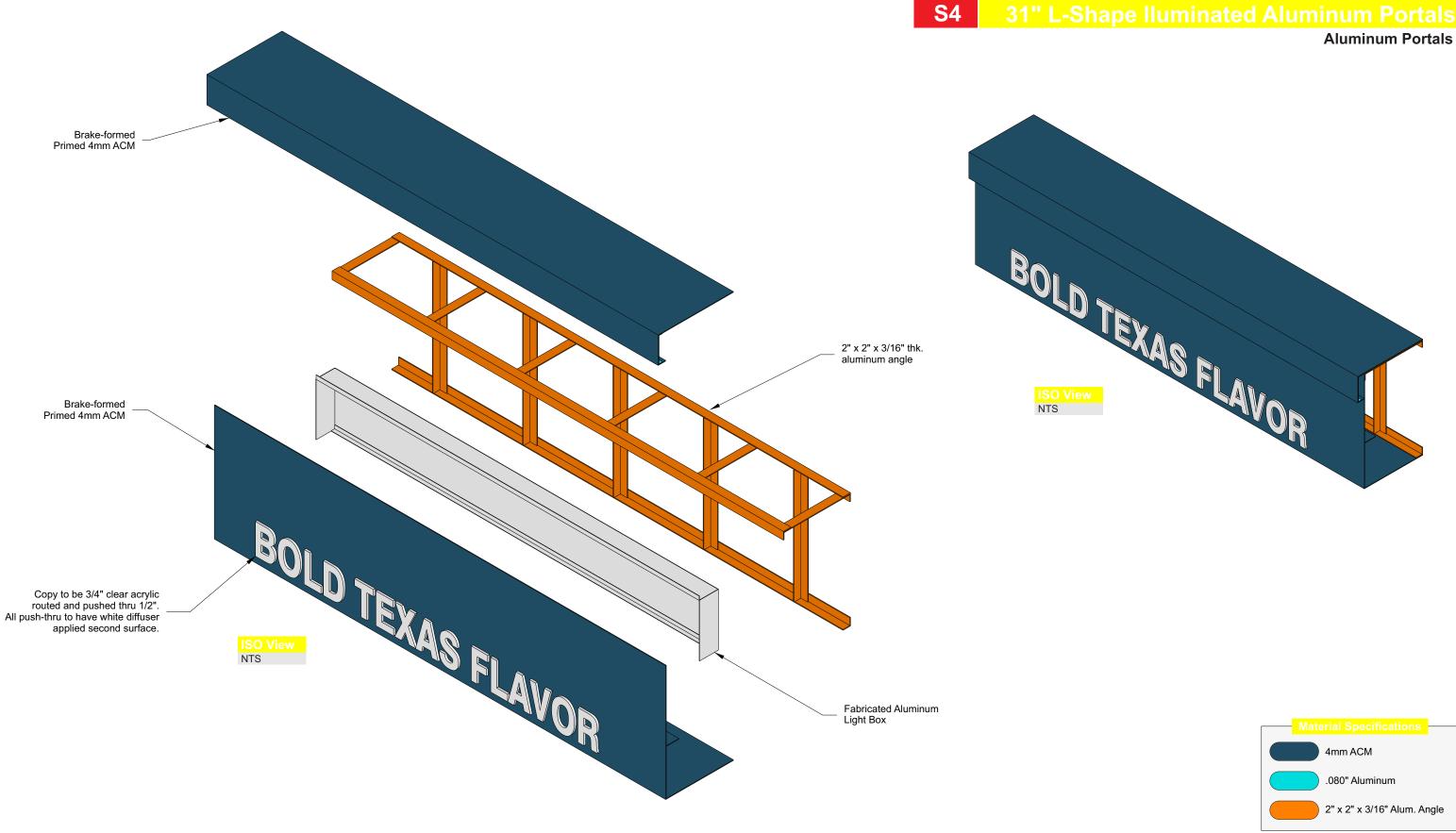
DESIGN INTENT ONLY Engineering Required to Determine Actual Production & Installation Requirements

2" x 2" x 3/16" thk. aluminum angle

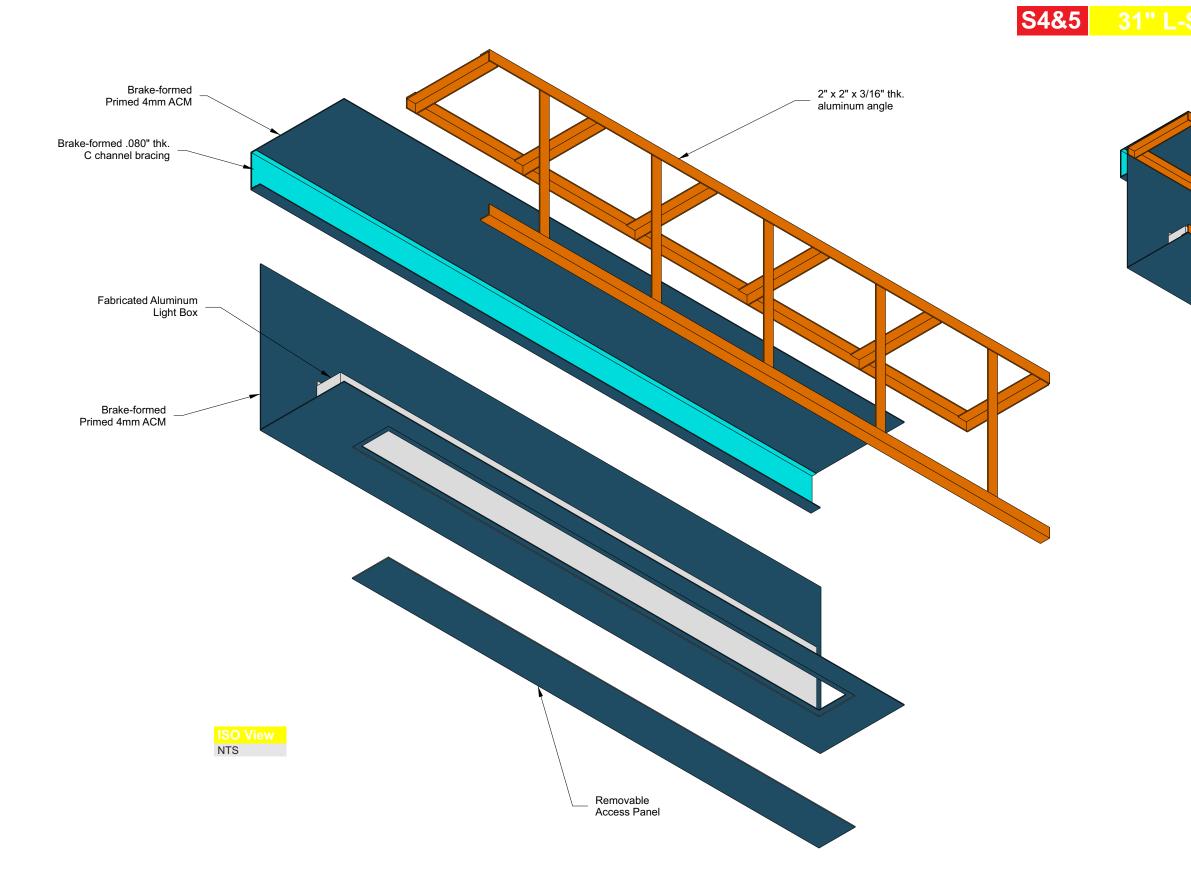
2" x 2" x 3/16" thk. aluminum angle

Removable Access Panel



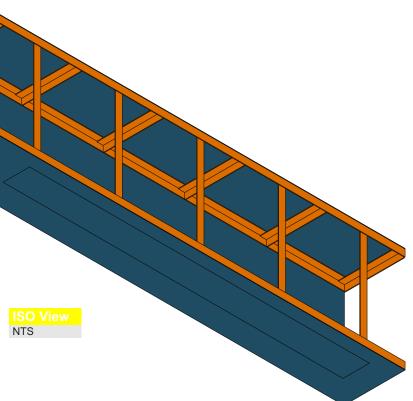


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CAND AT ITS BEST 0-967-2553 for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (excent for any registered trademarks		<u></u>	File Name: CHUR-F.574_Bryant, AR_306		OS/ 1/22 Remove Product OS/17/22 Change Portal sizes	T.F.D.			
	that may belong to a client of Allen Industries Inc.) remain the	1905 N Reynolds Rd, Bryant, AR 72022	Sales:DeHouseAE	sign:	<u>РМ:</u> ЈВ	5 08/17/22 change measurements 6 08/23/22 change even more measurements	AB AB	<u>Client Signature:</u>	Approval Date:



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7-2553	anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.	<u>Address:</u> 1905 N Reynolds Rd, Bryant, AR 72022	CHUR-F.574_Bryant, Sales: Desi House AB	_	3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes 5 08/17/22 change measurements 6 08/23/22 change even more measurements		production release or product Client Signature:	pproval Date:	

hape Iluminated Aluminum Portals Aluminum Portals







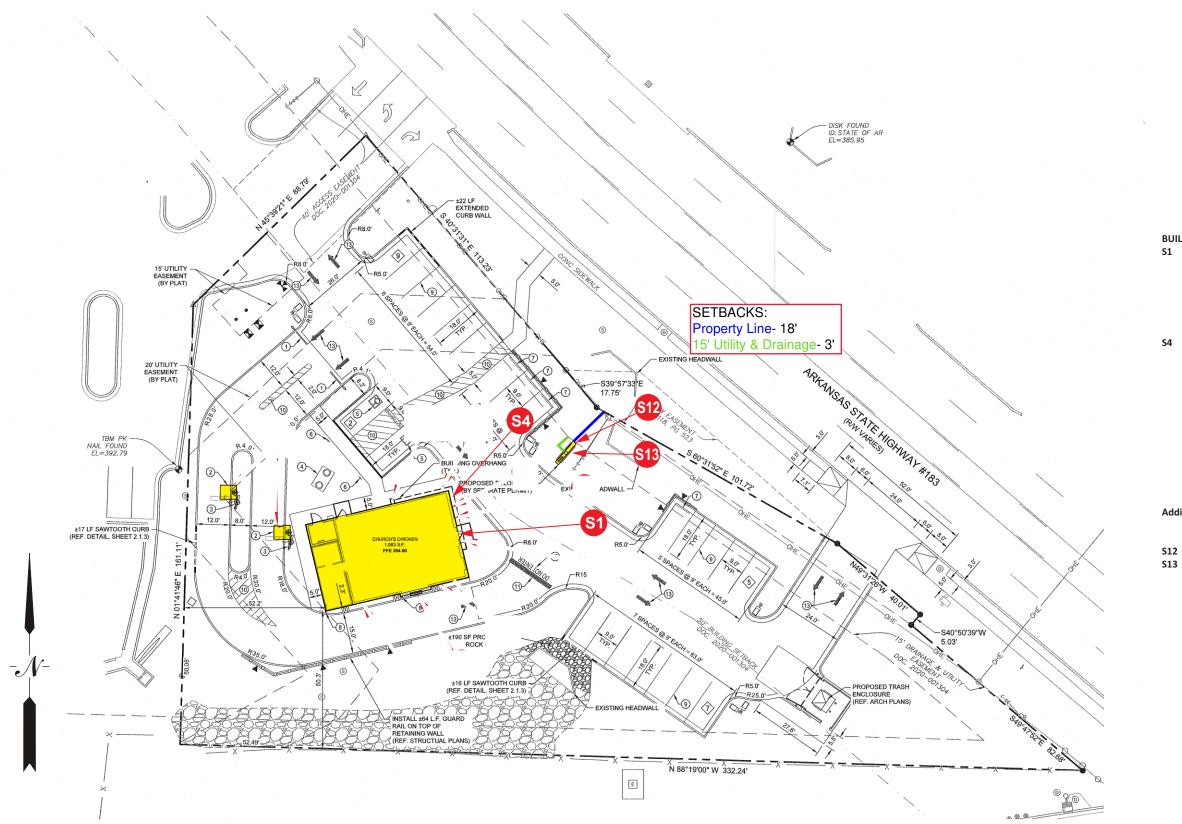
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			BO	LD TEXAS FL	AVOR		
				7'-6 13/16"	5.33 Sq Ft		-
			+		+		-
			•	1'-4" x 8'-6" (light box)			+
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1) THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY and should not	Sign Type	Illumination	Primary Circuit (120 VAC)	SKU	Description	Name	
be used for commercial quotation or bid without validation. The material	SINGLE SIDED CABINET	PUSH-THRU Bower Supply Logation	0.3 Amps	93053666	GEMM2471-W1	miniMAX 71K (24V)	2
estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can	Can Depth LED Distance From Face 5" N/A	Power Supply Location SELF-CONTAINED	Sign Area 8.74 Sq Ft				
depth, face material, and any special instructions provided by the customer.	5" N/A Special Instructions		Total Module Watts				
Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination.			6.96 Watts		GEPS24-25U-NA	25W - 24V (NA)	-
2) LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION			Total System Watts		-	-	
ONLY. The sign manufacturer must verify module placement and quantity to ensure even illumination.			8.28 Watts		GEDSRL08	Rails (8')	
3) Final material quantities for estimation purposes and construction are the	Notes		Energy Usage		GEDSLB1 / GEDSRC1	Assy Brkts / Mtg Clip	
responsibility of the sign OEM. 4) All signs should be tested as complete units (including correct Tetra®			0.95 Watts/Sq Ft				
power supply) before installation for acceptable color, illumination, intensity,	Canopy		Total Lumens				
& functionality. 5) For detailed information refer to the applicable Tetra® product found under			1100.00 Lumens	191600041 or 192160004		Wire Connector	-
Signage; https://products.gecurrent.com/led-signage-lighting			125.86 Lumens/Sq Ft	9409 191600041		18 AWG Supply Wire Wire End Cap	-
TECHNICAL SUPPORT:		Drawn By: MDM	Job Name:	191000041	_	•	-
1ECHNICAL SUPPORT: 888-694-3533	GE current			Chickon	Drw	g #: 094106	-
	a Daintree company	Checked By: MDM		S Chicken		J	
EMAIL: tetradrawings@gecurrent.com	a Daintree company	Date: 3/24/22	Customer Name:		FORM REV 8-5-21		

es	Copyright © 2022 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to	Ampler Chicken LLC - Church's	Date: 03/30/22 File Name:	Page #: 20 of 33	<u>1</u> 3/30/22 <u>2</u> 05/04/22	Description Add Pylon/Readerboard Delete channels/alter pylon/
	anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.	<u>Address:</u> 1905 N Reynolds Rd, Bryant, AR 72022	CHUR-F.574_Bryant, Sales: Desi House AB	_	4 08/17/22 5 08/17/22	Remove Product Change Portal sizes change measurements change even more measurer

31" L-Shape Iluminated Aluminum Portals LED Layout

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reakdown Modules	24V P/S
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	PAGE 1 of 1

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Ampler Chicken LLC - Church's	Date: 03/30/22	<u>Page #:</u> 2 of 33		<u>#</u> 1	<u>Date</u> 3/30/22	Description Add Pylon/Readerboard
Address:	File Name: CHUR-F.574_Bryant, AR_306			3	07/13/22	Delete channels/alter pylon Remove Product Change Portal sizes
1905 N Reynolds Rd, Bryant, AR 72022	Sales: House	Design: AB	<u>PM:</u> JB	5	08/17/22	change measurements change even more measure

BUILDING ELEVATION - FRONT:

(1) 6' DIAMETER "CHURCH'S" PUCK SIGN - FACE & HALO LIT

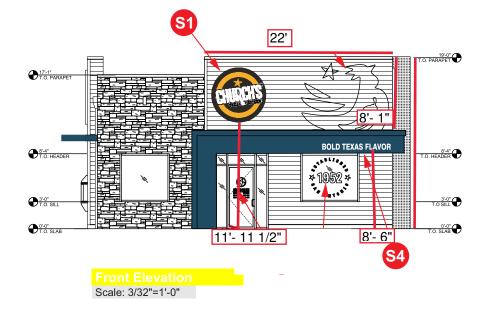
(1) 11' X 24' ILLUMINATED ACM PORTAL W/ "BTF" PUSH THRU LETTERS

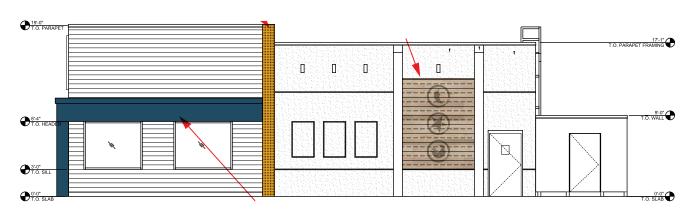
Additional Signs - Not shown

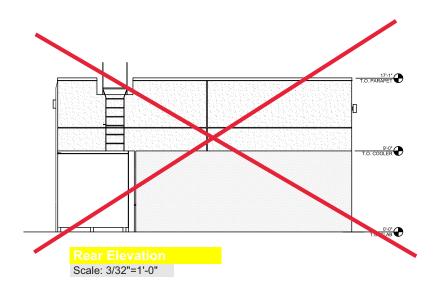
- (1) 30' OAH 6' D/F PYLON
- (1) DF 3' x 6' READERBOARD

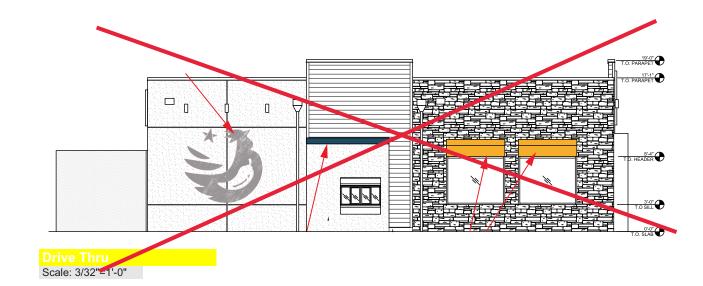
lon/	Initial AB AB T.F.D.	Client Review Status Allen Industries, Inc. rec drawing be obtained from production release or pro-	n the client prior to any
surements	AB AB AB	Client Signature:	Approval Date:

Scale: 3/32"=1'-0"









This is an Industries,		Ampler Chicken LLC - Church's		Page #: 3 of 33	# Date Description 1 3/30/22 Add Pylon/Readerboard	AB	Client Review Status Allen Industries, Inc. requ	
YOUR BRAND AT ITS BEST " for you by anyone ou	ise solely in connection with the project being planned by Allen Industries, Inc. and is not to be shown to outside your organization, nor used, reproduced, r exhibited in any fashion whatsoever. The designs	Address:	File Name: CHUR-F.574_Bryant,	AR_306	2 05/04/22 Delete channels/alter pylon/ 3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes	T.F.D.	drawing be obtained from production release or prod	luction release revision.
L-000-307-2333 shown on that may be	n the drawing (except for any registered trademarks	1905 N Reynolds Rd, Bryant, AR 72022	Sales: Desig House AB	gn: <u>PM:</u> JB	5 08/17/22 change measurements 6 08/23/22 change even more measurements	AB AB	<u>Client Signature:</u>	Approval Date:

Elevations

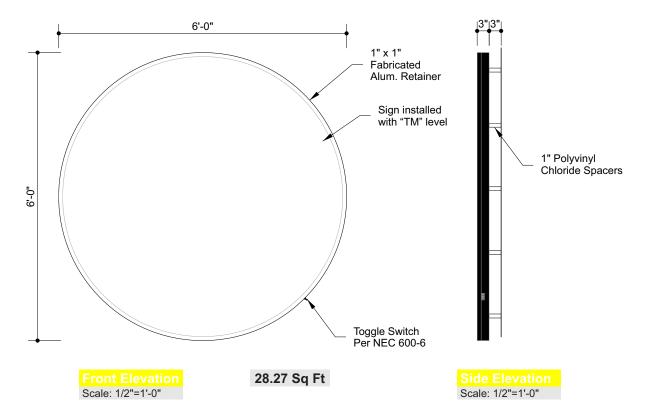
BUILDING ELEVATION - FRONT:\$1(1) 6' DIAMETER "CHURCH'S" PUCK SIGN - FACE & HALO LIT

S4 (1) 11' X 24' ILLUMINATED ACM PORTAL W/ "BTF" PUSH THRU LETTERS

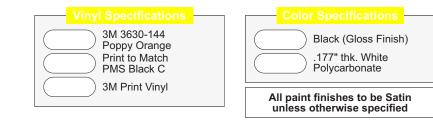
Additional Signs - Not shown

 S12
 (1) 30' OAH 6' D/F PYLON

 S13
 (1) DF 3' x 6' READERBOARD



Face:	.177" White Polycarbonate with 1st surface vinyl graphics
Returns:	3" deep .040" Aluminum, painted Black
Retainer:	1" x 1" Fabricated Alum. Retainer, painted Black
Backs:	.177" thk. White Polycarbonate
LED IIIum:	White LEDs as required by manufacturer, Remote Power Supplies
Electrical:	Actual # of Circuits to be determined by Licensed Electrical Contractor, (1) 20 AMP Circuit, 120 Volts
Wall Type:	TBD
Install:	Wall Sign to be installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required, 3" stand off spacers from wall surface - painted to match wall



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being planned		Date: 03/30/22 File Name:	Page #: 4 of 33		1	3/30/22	Description Add Pylon/Readerboard Delete channels/alter pylor
be shown to , reproduced, . The designs ed trademarks c.) remain the	Address: 1905 N Revnolds Rd.		Bryant, AR_306	PM: JB	4 5	08/17/22 08/17/22	Remove Product Change Portal sizes change measurements change even more measur

BOLD TEXAS FLAVOR 1952 ۲

East Elev.

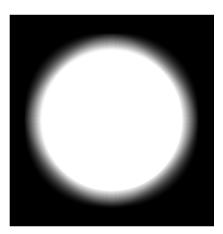
channel letter with .080" thick aluminum face and .040" thick welded aluminum letter returns.

S1

polycarbonate back panel for

required per channel letter.

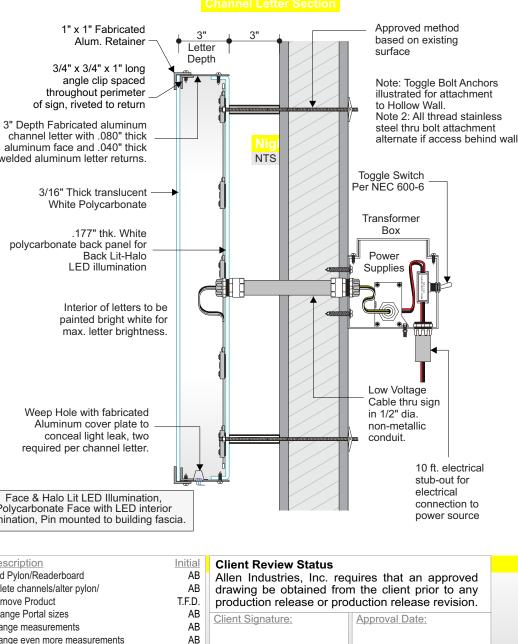
Face & Halo Lit LED Illumination, Polycarbonate Face with LED interior illumination, Pin mounted to building fascia.



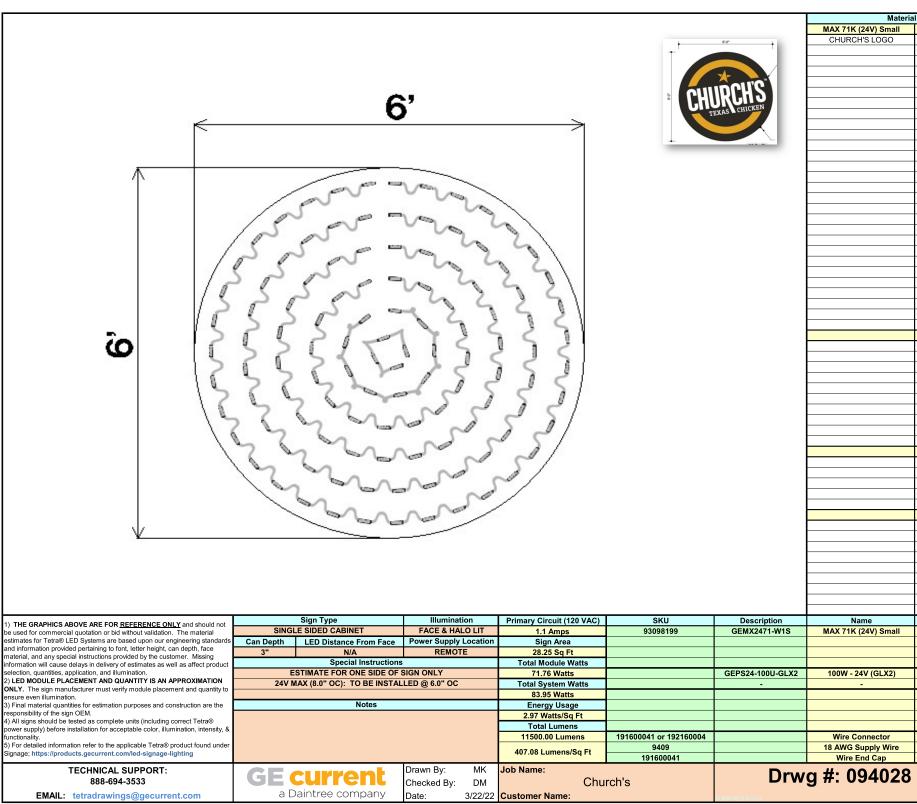
LED Illuminated 1 Reg'd

DESIGN INTENT ONLY Engineering Required to **Determine Actual Production** & Installation Requirements

FIELD SURVEY REQUIRED Prior to Release to Production







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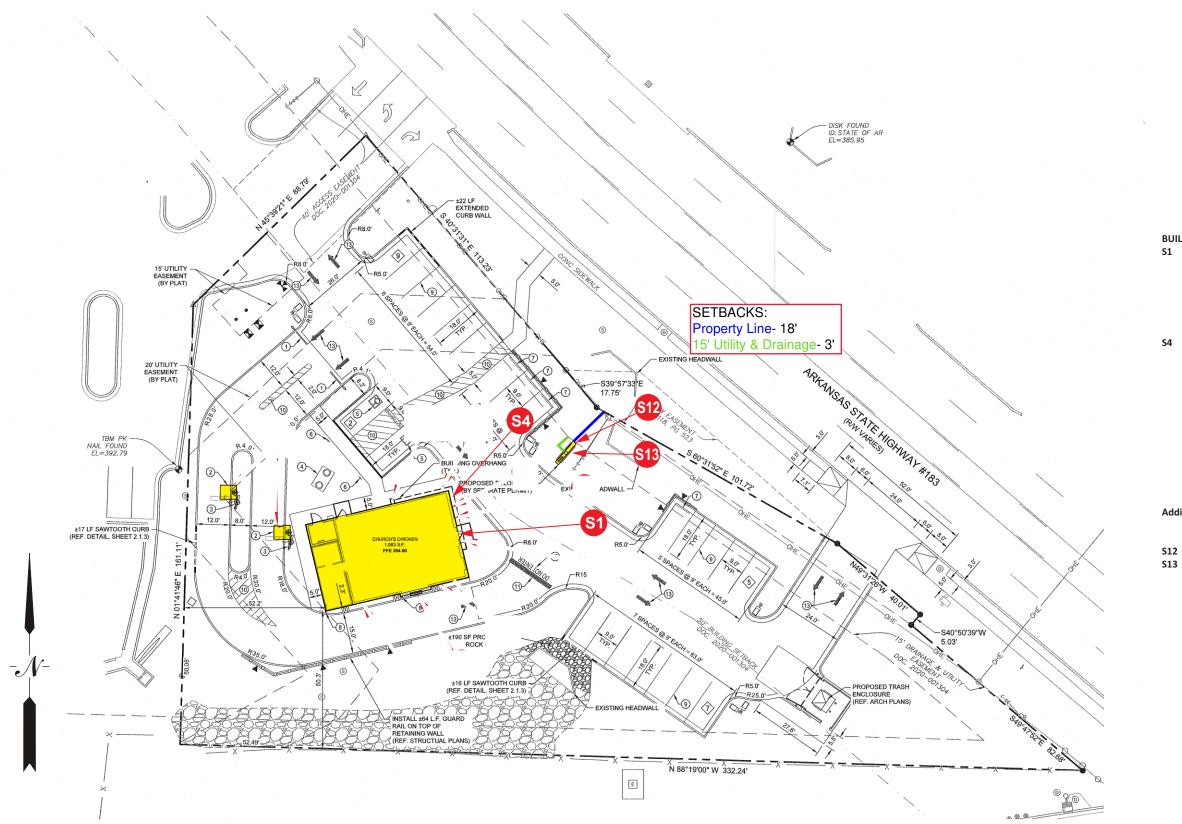
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nned	Ampler Chicken LLC - Church's	Date: 03/30/22 File Name:	Page #: 5 of 33	# Date Description 1 3/30/22 Add Pylon/Readerboard 2 05/04/22 Delete channels/alter pylon/		Client Review Status Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any
wn to uced, signs	Address:	CHUR-F.574_Bryant	, AR_306	3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes	٨R	production release or production release revision.
narks in the	1905 N Reynolds Rd, Bryant, AR 72022	Sales:DesHouseAB	ign: <u>PM:</u> JB	5 08/17/22 change measurements 6 08/23/22 change even more measurements	AB AB	Client Signature: <u>Approval Date:</u>

Puck Wall Sign Face Lit & Halo Lit

LED Layout

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	Ampler Chicken LLC - Church's	Date: 03/30/22	<u>Page #:</u> 2 of 33		<u>#</u> 1	<u>Date</u> 3/30/22	Description Add Pylon/Readerboard
Address:		File Name: CHUR-F.574_Bryant, AR_306			3	07/13/22	Delete channels/alter pylon Remove Product Change Portal sizes
	1905 N Reynolds Rd, Bryant, AR 72022	Sales: House	Design: AB	<u>PM:</u> JB	5	08/17/22	change measurements change even more measure

BUILDING ELEVATION - FRONT:

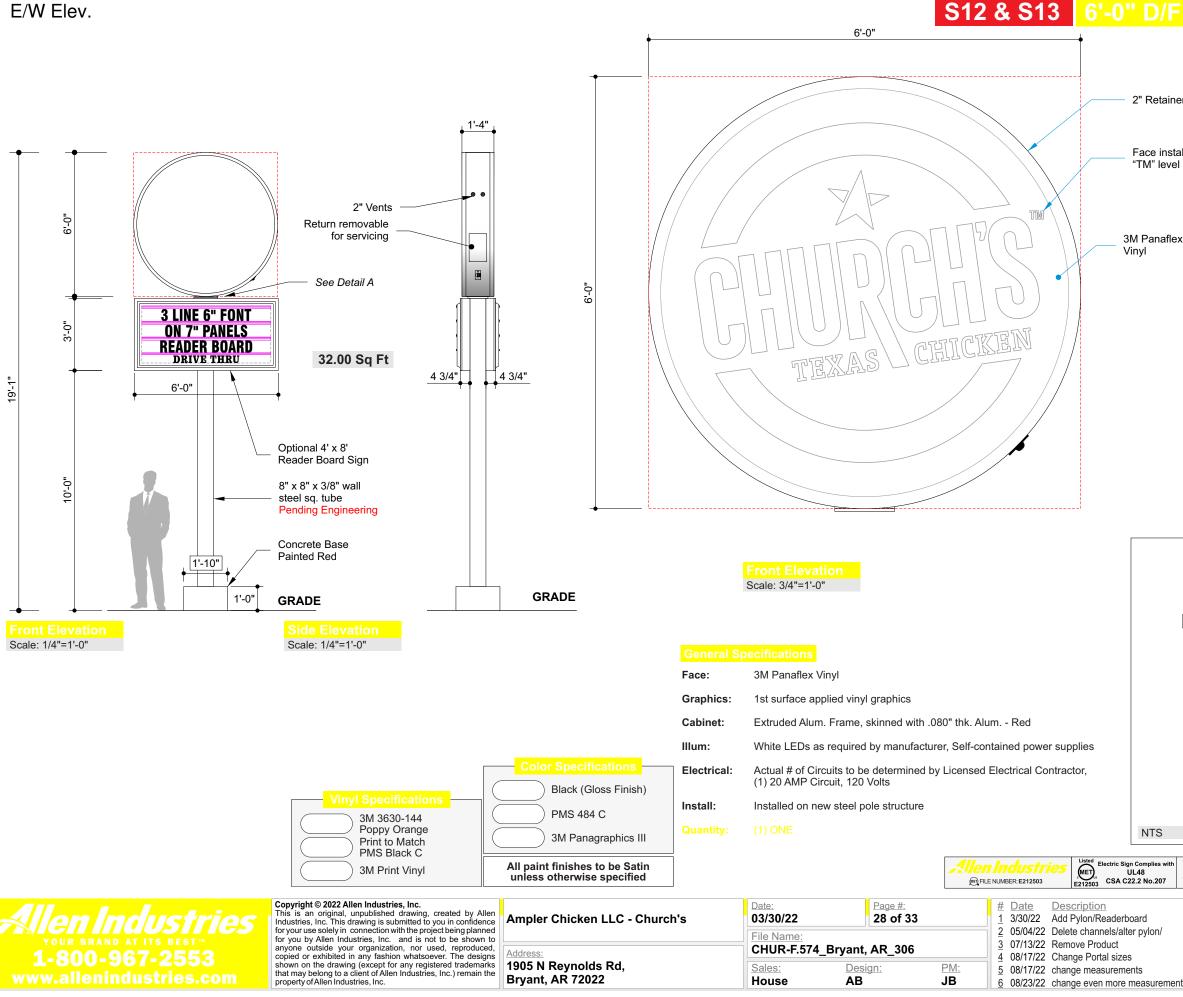
(1) 6' DIAMETER "CHURCH'S" PUCK SIGN - FACE & HALO LIT

(1) 11' X 24' ILLUMINATED ACM PORTAL W/ "BTF" PUSH THRU LETTERS

Additional Signs - Not shown

- (1) 30' OAH 6' D/F PYLON
- (1) DF 3' x 6' READERBOARD

lon/	Initial AB AB T.F.D.	Client Review Status Allen Industries, Inc. rec drawing be obtained from production release or pro-	n the client prior to any
surements	AB AB AB	Client Signature:	Approval Date:



S12 & S13 6'-0" D/F Pylon Sign & 3'x6' Readerboard

New Structure

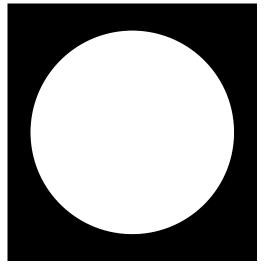
2" Retainer

Face installed with "TM" level

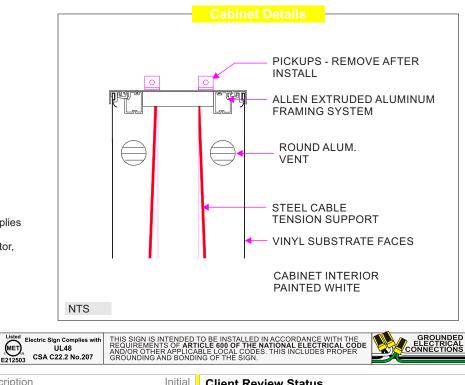
FIELD SURVEY REQUIRED **Prior to Release to Production**

DESIGN INTENT ONLY Engineering Required to Determine Actual Production & Installation Requirements

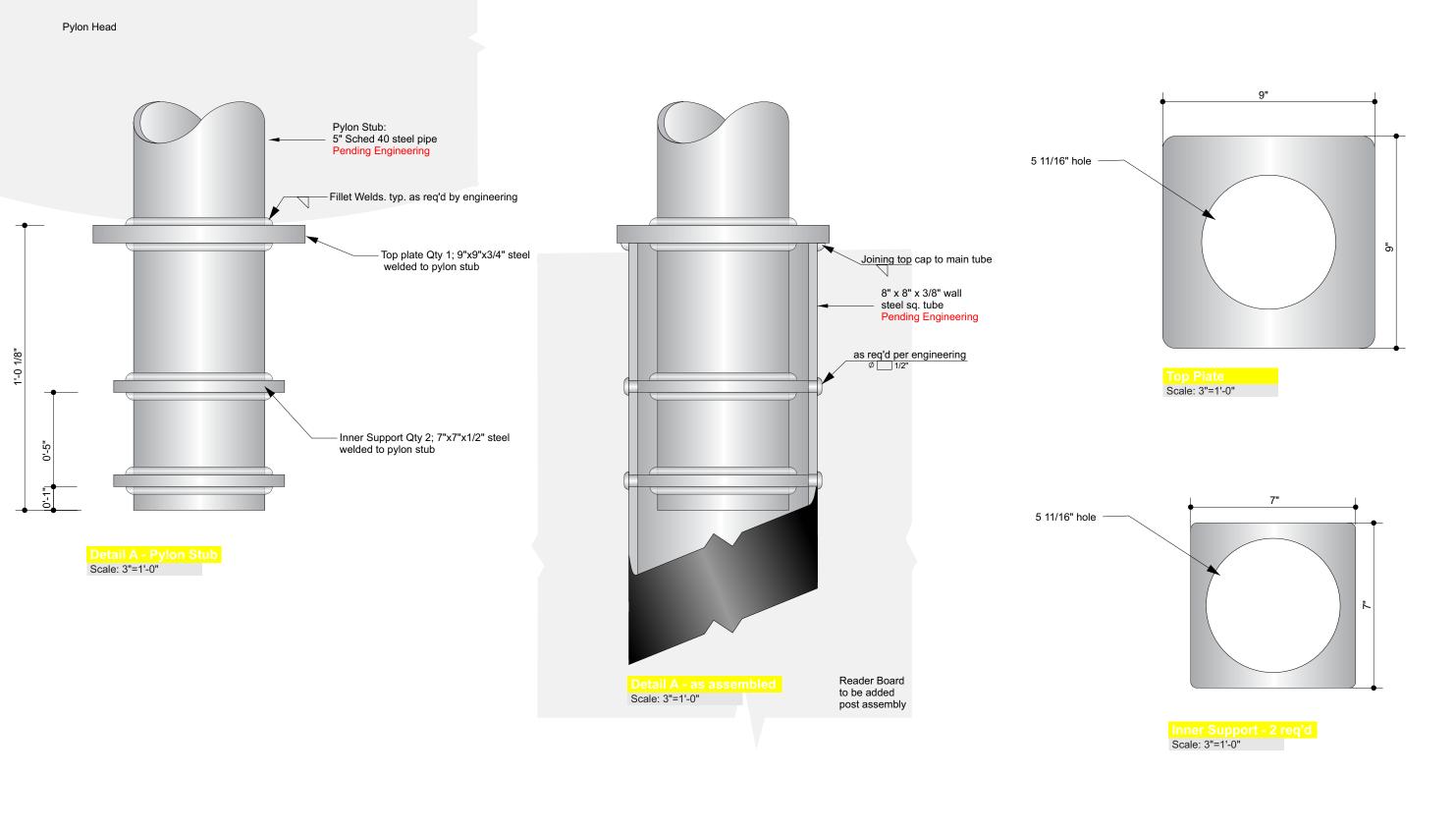
3M Panaflex



No Scale



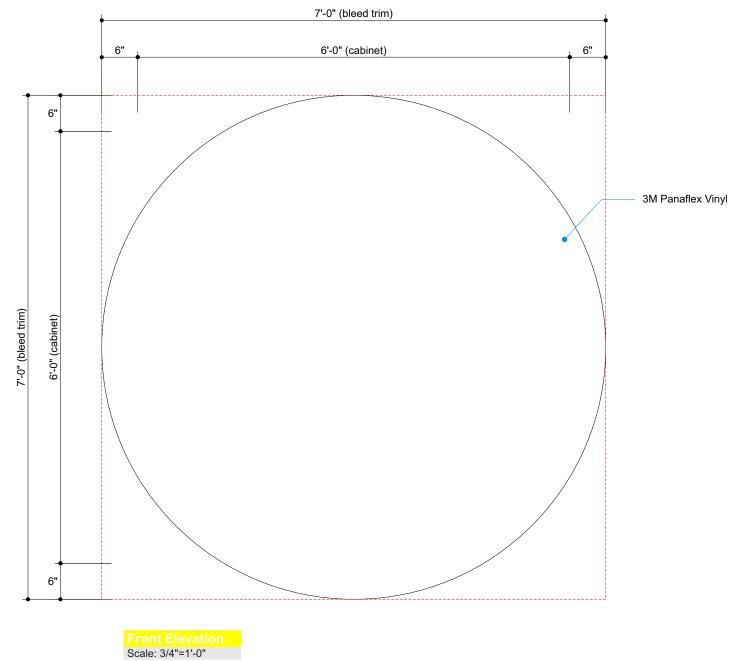
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7-2553	anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may helpen to a direct of Allen Industries (Inc) remain the	Address: 1905 N Reynolds Rd, Bryant, AR 72022	CHUR-F.574_BryantSales:DesHouseAB		3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes 5 08/17/22 change measurements 6 08/23/22 change even more measurements		production release or production release revision. Client Signature: Approval Date:

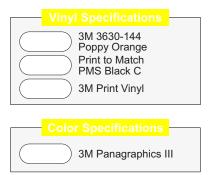
1-800-967

S12 & S13 6'-0" D/F Pylon Sign & 3'x6' Readerboard Detail A

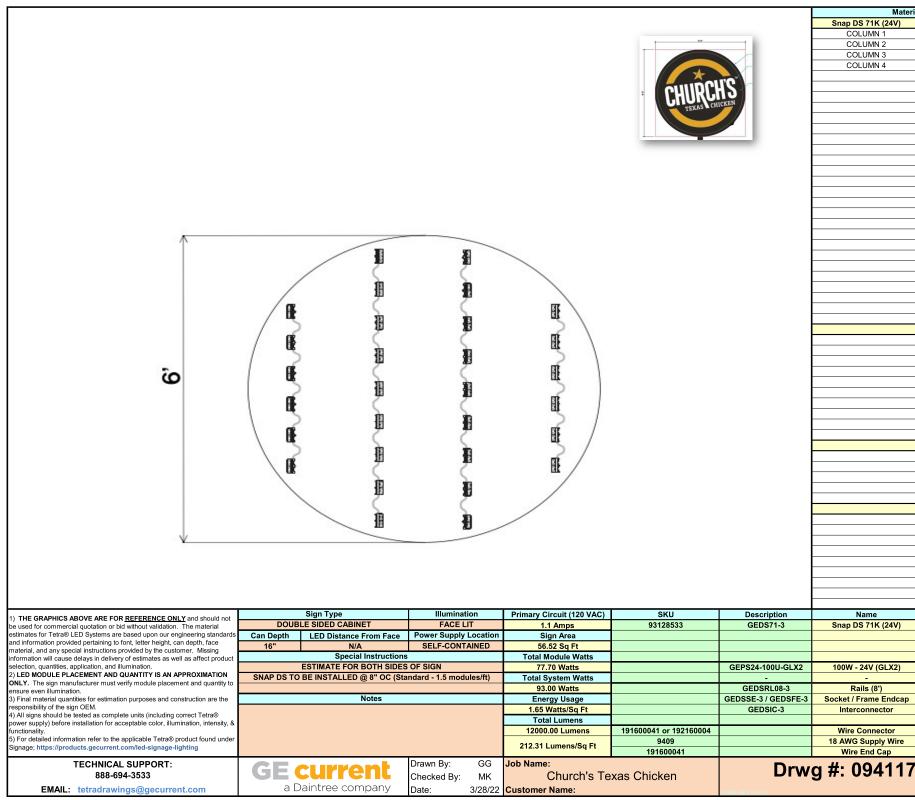


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OUR BRAND AT ITS BEST" -800-967-2553	for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs	Address:	File Name: CHUR-F.574_Bryant,	AR_306	2 05/04/22 Delete channels/alter pylon/ 3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes
		1905 N Reynolds Rd, Bryant, AR 72022	Sales:DesiHouseAB	gn: <u>PM:</u> JB	5 08/17/22 change measurements 6 08/23/22 change even more measurem





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production release or production release revision.AB
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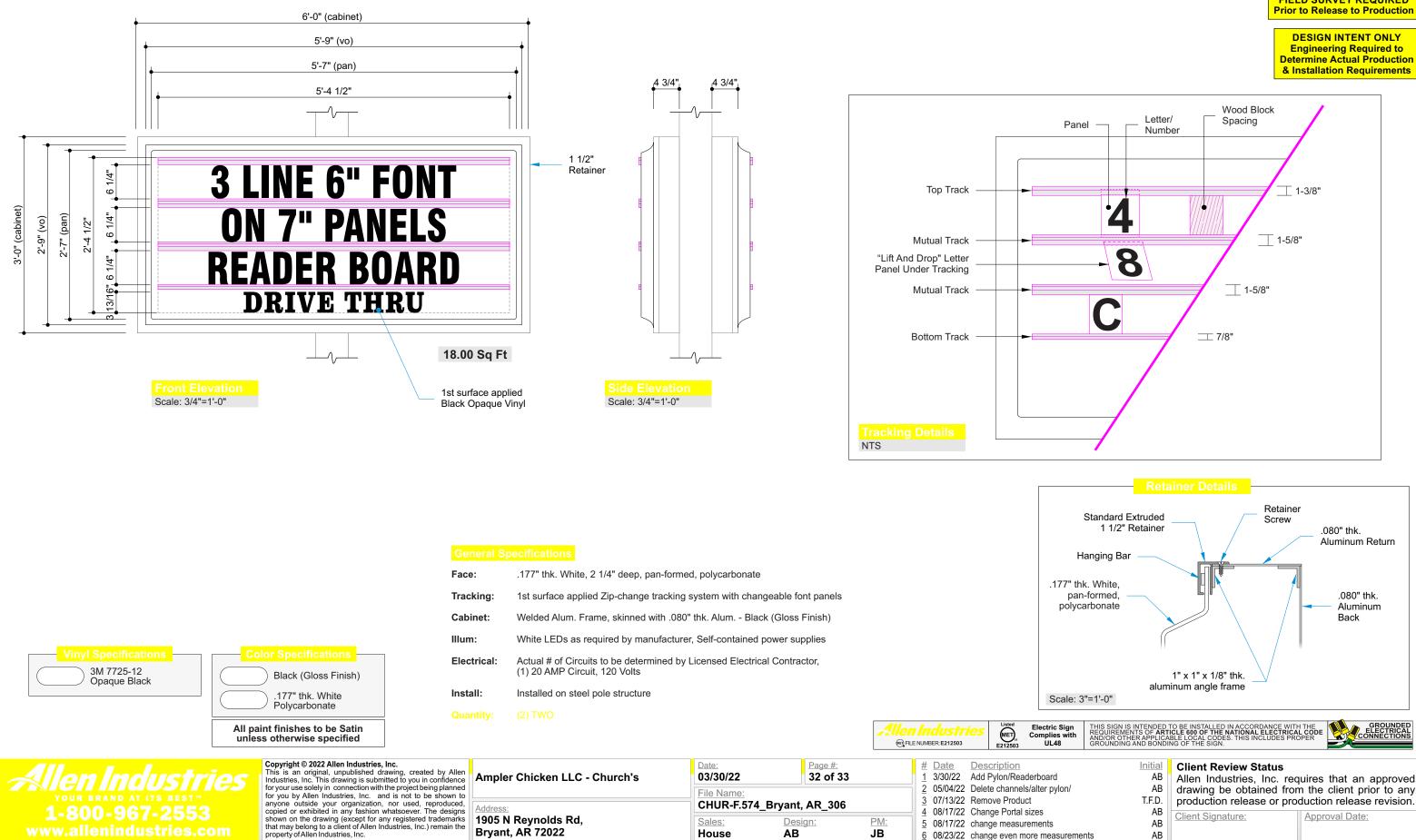
len nce ned to	Ampler Chicken LLC - Church's	Date: 03/30/22 File Name:	Page #: 31 of 33	<u>2</u> 05/04/22	Description Add Pylon/Readerboard Delete channels/alter pylon/	AB	Client Review Status Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any
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6'-0" D/F Pylon Sign

LED Layout

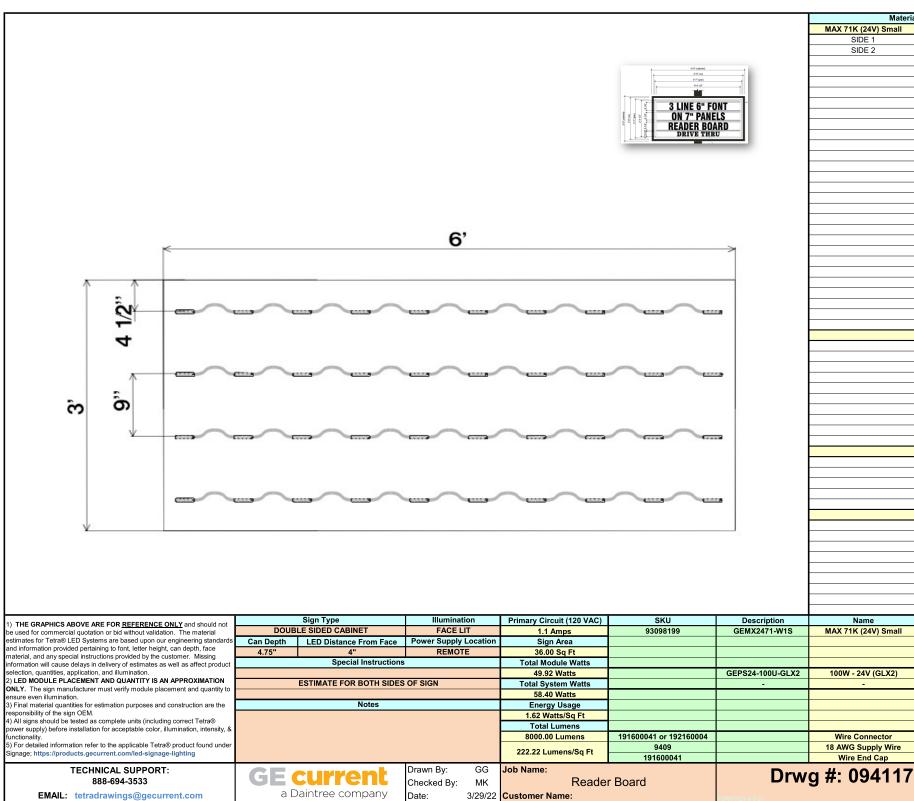
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		FAGLINIT



LED Illuminated

FIELD SURVEY REQUIRED







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uced, signs	Address:	CHUR-F.574_Bryant	, AR_306	3 07/13/22 Remove Product 4 08/17/22 Change Portal sizes	T.F.D. AB	production release or production release revision.
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	Bryant, AR 72022	House AB	JB	<u>6</u> 08/23/22 change even more measurements	AB	

'-0" x 6'-0" S/F Reader Board Signs

LED Layout

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