



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

**Date:** June 29, 2023 - **Time:** 9:00 AM

## Old Business

### 1. Coral Ridge Subdivision Lots 7 & 8 - Modification for Sidewalk Location

*Jeremiah Olتمان - Requesting Recommendation for Approval of Modification from Code for Sidewalks to be located at back of curb.*

- [0596-FPL-01.pdf](#)

### 2. Saratoga Place Subdivision - Final Plat

*GarNat Engineering - Requesting Recommendation for Approval of Final Plat*

- [0745-PLT-02.pdf](#)
- [0745-LTR-03.pdf](#)
- [0745-LTR-02.pdf](#)
- [0745-LTR-01.pdf](#)
- [0745-SWR-01.pdf](#)
- [0745-APP-01.pdf](#)
- [0745-DRN-01.pdf](#)

## New Business

### 3. Meadow Ridge Subdivision Phase 2 - Lot 72 - Final Plat

*Derek Van Tassel - Requesting Recommendation for Approval of Final Plat*

- [0755-PLT-01.pdf](#)
- [0755-ASB-01.pdf](#)

### 4. 307 SW 4th Street - Conditional Use Permit

*Bill Gray - Requesting Recommendation for Approval of CUP for New Addition to Accessory Structure that exceeds 25% of principal building size.*

- [0751-APP-01.pdf](#)

### 5. Lombard Heights Phase 2 - Final Plat

*Hope Consulting - Requesting Recommendation for Approval of Final Plat*

- [0754-ASB-02.pdf](#)
- [0754-ASB-01.pdf](#)
- [0754-PLT-01.pdf](#)
- [0754-LTR-01.pdf](#)
- [0754-APP-01.pdf](#)

**6. Kiko's Kountry Rv - 22524 I-30 North - New Building Addition**

*Bond Consulting - Requesting Approval for New Building Addition*

- [0753-PLN-01.pdf](#)
- [0753-LTR-01.pdf](#)

**7. Abby Road Shopping Center - 1812 N Reynolds Road - Sign Permit**

*Neonics Sign & Neon - Requesting Approval for Shopping Center Tenant Sign*

- [0752-APP-01.pdf](#)

**8. Splash Carwash - N. Reynolds Road - Sign Permit**

*Encinos Sign - Requesting Approval for Monument Sign*

- [0749-PLN-01.pdf](#)
- [0749-APP-02.pdf](#)
- [0749-APP-01.pdf](#)

**9. REQUEST TO ADD: ACA / Family Church - Fencing**

*Perry Black - Requesting Approval for Fencing on Site*

- [0757-PLN-01.jpeg](#)

**Staff Approved**

**10. Abby Road Shopping Center - 1812 N Reynolds Road - Sign Permit**

*Neonics Sign & Neon - Requesting Facade Sign Approval - STAFF APPROVED*

**11. Splash Carwash - N. Reynolds Road - Sign Permit**

*Encinos Sign - Requesting Approval for Facade Signs - STAFF APPROVED*

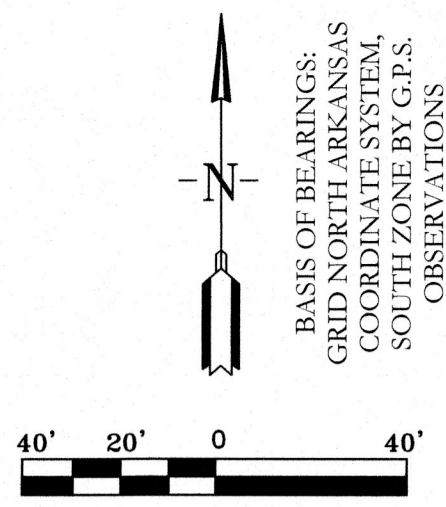
**12. Blue House Bakery and Cafe - Progress Way - Sign Permit**

*Signs of Integrity - Requesting Approval for Facade Sign - STAFF APPROVED*

- [0750-APP-02.pdf](#)
- [0750-APP-01.pdf](#)

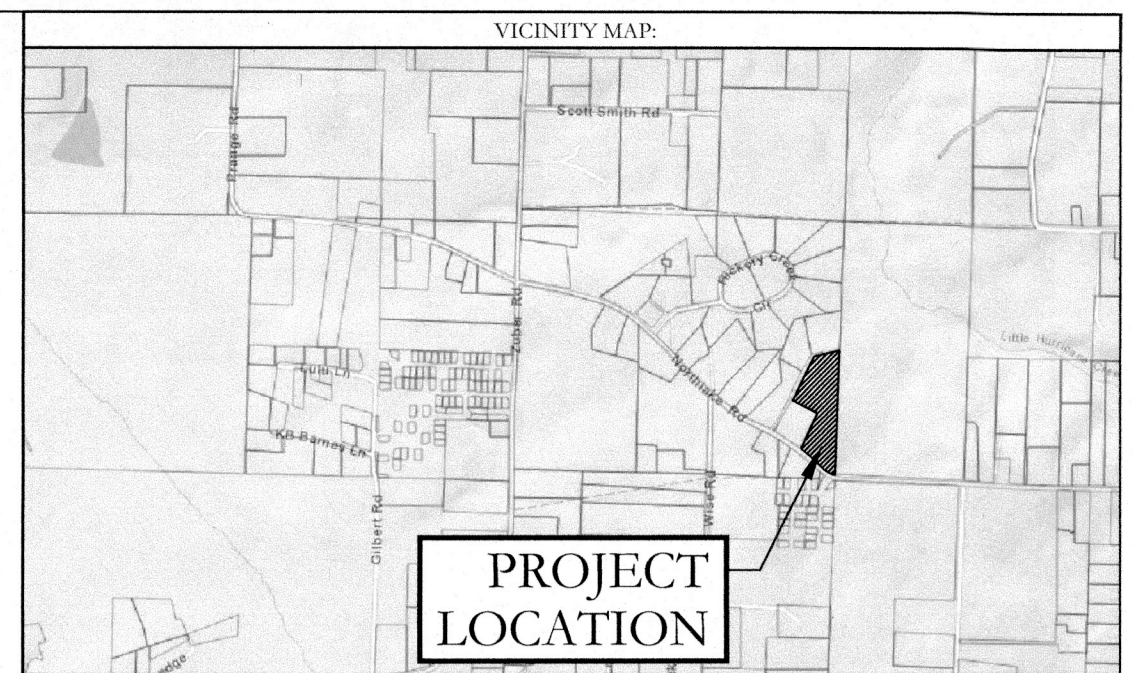
**Permit Report**

**Adjournments**



HIGHFILL JEFFERSON JR & ELIZABETH SALINE COUNTY TAX PARCEL #840-11623-013

END UTILITY POLE FENCE CORNER NE CORNER OF THE SW/4 OF THE NE/4, S-07, T-1-S, R-14-W



**LEGAL DESCRIPTION:**  
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE N 02°25'55" E, ALONG THE EAST LINE THEREOF, A DISTANCE OF 15.10 FEET TO A POINT ON THE CENTERLINE OF NORTHLAKE ROAD BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT OF LAND; THENCE N01°57'47" E, A DISTANCE OF 35.86 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING CALLS: N01°57'30" E 648.56 FEET; THENCE N02°08'28" E, A DISTANCE OF 633.36 FEET TO A UTILITY POLE FENCE CORNER, ACCEPTED AS THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE LEAVING SAID FENCE LINE, S 77°42'07" W, A DISTANCE OF 295.64 FEET TO A 1.5 INCH SHAFT; THENCE S 27°20'16" W, A DISTANCE OF 492.79 FEET TO A 1/2 REBAR AND CAP (PS #1081); THENCE S 62°12'40" E, A DISTANCE OF 318.91 FEET TO A POINT IN THE CENTER OF NORTHLAKE ROAD; THENCE ALONG THE CENTERLINE OF NORTHLAKE ROAD THE FOLLOWING COURSES: S 54°12'24" E 119.54 FEET; THENCE S 45°52'00" E 181.70 FEET; THENCE S 53°37'24" E 93.64 FEET; THENCE S 68°03'06" E A DISTANCE OF 86.69 FEET TO THE POINT OF BEGINNING, CONTAINING 409,353 SQUARE FEET OR 9.40 ACRES, MORE OR LESS.

**NOTE:**  
 TRACTS A & B WILL BE AN EASEMENT UTILIZED FOR DRAINAGE, UTILITIES AND ACCESS.

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'
C3	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'
C5	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'
C9	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	62°47'00"	N58°39'56"E 26.04'	27.39'	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°42'30"	S4°55'03"W 57.05'	58.52'	75.00'
C22	0°01'40"	S54°12'17"E 0.01'	0.01'	25.00'
C26	99°45'49"	S75°53'58"W 38.24'	43.53'	25.00'

**NOTES:**  
 1. NO ABOVE GROUND UTILITIES TO BE CONSTRUCTED WHERE HATCHED AREA IS DRAINAGE & ACCESS EASEMENT.

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	21.55'

2022-027345  
 I certify this instrument was filed on 12/07/2022 11:02:30 AM Myka Bono Sample Saline County Circuit Clerk

Pages: 1  
 C ANDERSON

CERTIFICATE OF AUTHORIZATION  
 HOPE CONSULTING, INC.  
 No. 1931  
 ARKANSAS

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 1144  
 JONATHAN L. HOPE

**LEGEND**  
 - Found Aliquot Corner  
 - Computed point  
 - Found monument  
 - Set #4 RB/Plas. Cap(SIP)  
 (M) - Measured  
 (R) - Record  
 (P) - Platted  
 - Street Light  
 - Fire Hydrant  
 - Stop Sign  
 - No Parking Sign

**CERTIFICATIONS:**  
**OWNER:** OLTMANS DEVELOPMENT  
 Name: OLTMANS DEVELOPMENT  
 Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022  
**DEVELOPER:** OLTMANS DEVELOPMENT  
 Name: OLTMANS DEVELOPMENT  
 Address: 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022

**CERTIFICATE OF OWNER:**  
 We, the undersigned, owners of the real estate shown and defined herein do hereby certify that we have caused to be laid off, planted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.  
 Date of Execution: 11/14/2022  
 Name: Jonathan L. Hope, Registered Professional Land Surveyor No. 1762, Arkansas

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "best conditions" and are accurately described on the plat and identified on the ground by length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.  
 Date of Execution: 11/14/2022  
 Name: William W. McFadden, Registered Professional Engineer, No. 14048, Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**  
 I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.  
 Date of Execution: 11-14-2022  
 Name: William W. McFadden, Registered Professional Engineer, No. 14048, Arkansas

**CERTIFICATE OF FINAL APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.  
 Date of Execution: 12-5-22  
 Name: Rick Johnson, Bryant Planning Commission

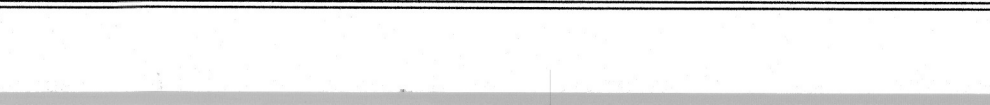
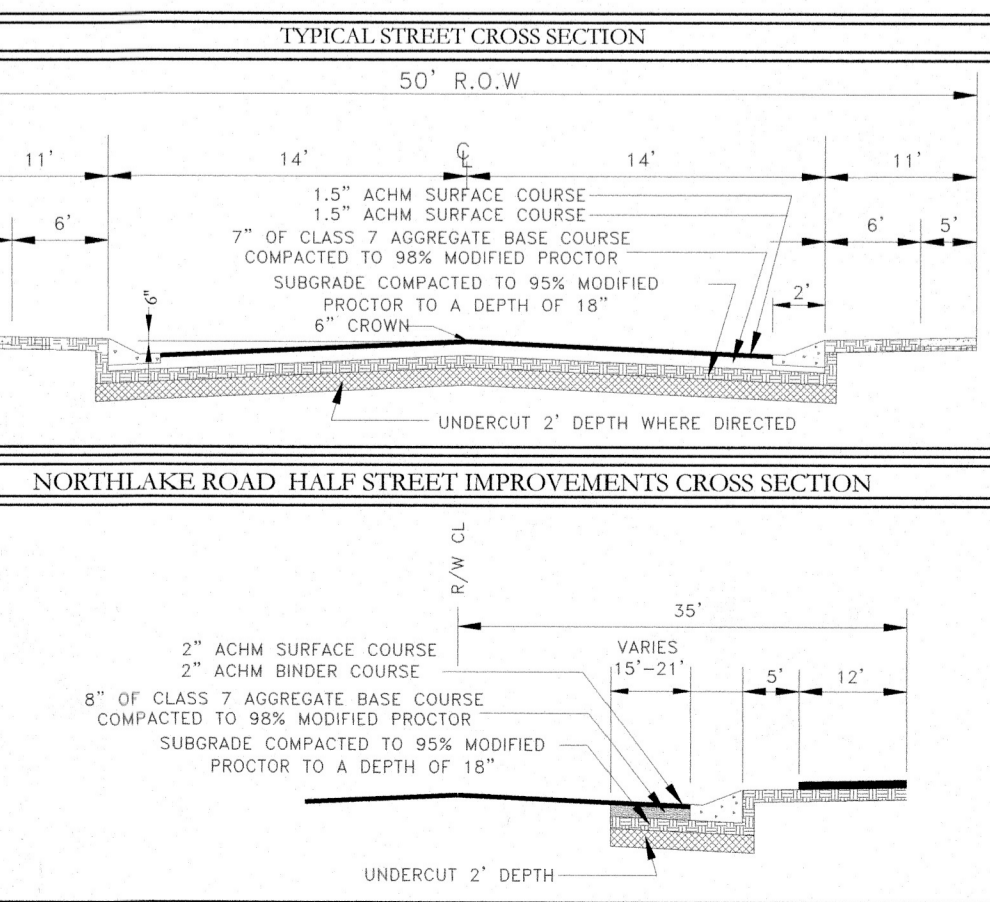
**PROPERTY SPECIFICATIONS:**  
 OWNER: OLTMANS DEVELOPMENT  
 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022  
 DEVELOPER: OLTMANS DEVELOPMENT  
 1930 N REYNOLDS ROAD STE 1P BRYANT, AR 72022  
 ENGINEERS: HOPE CONSULTING, INC. NO. 14048  
 17 S MARKET STREET BENTON, AR 72015  
 NAME OF SUBDIVISION: CORAL RIDGE  
 ZONING: R-2  
 INSTRUMENT # 2021-02914

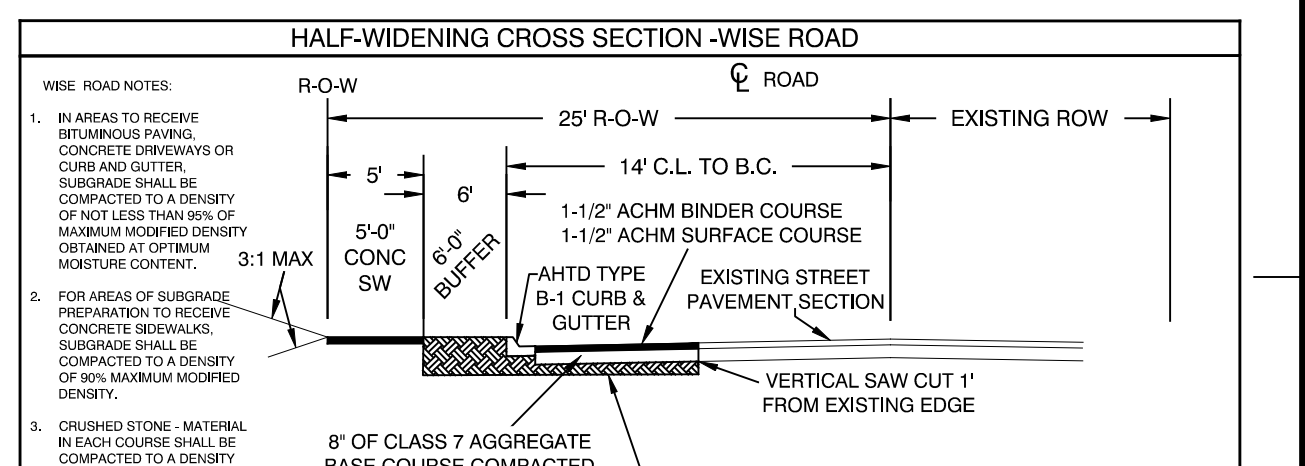
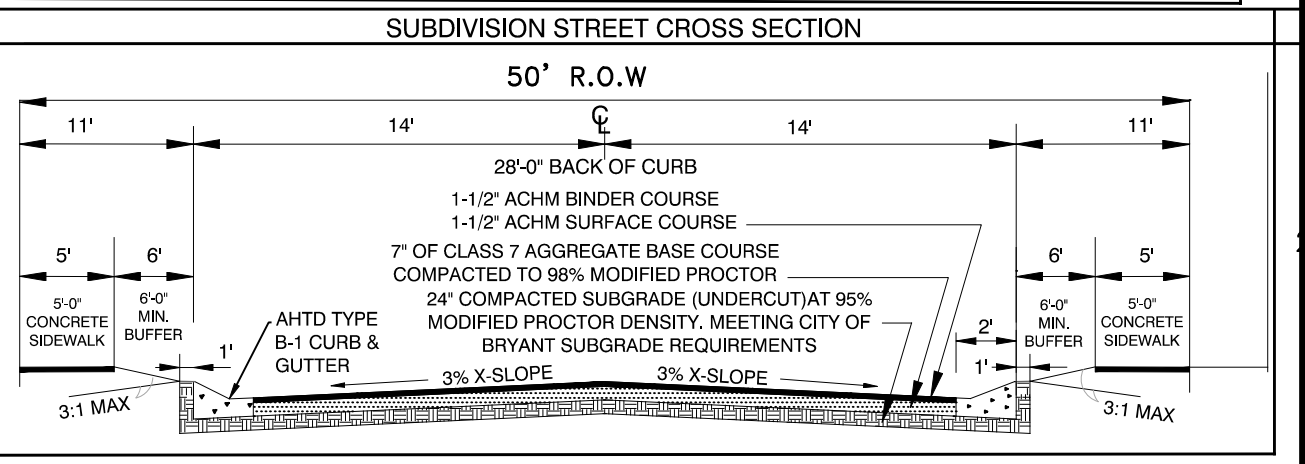
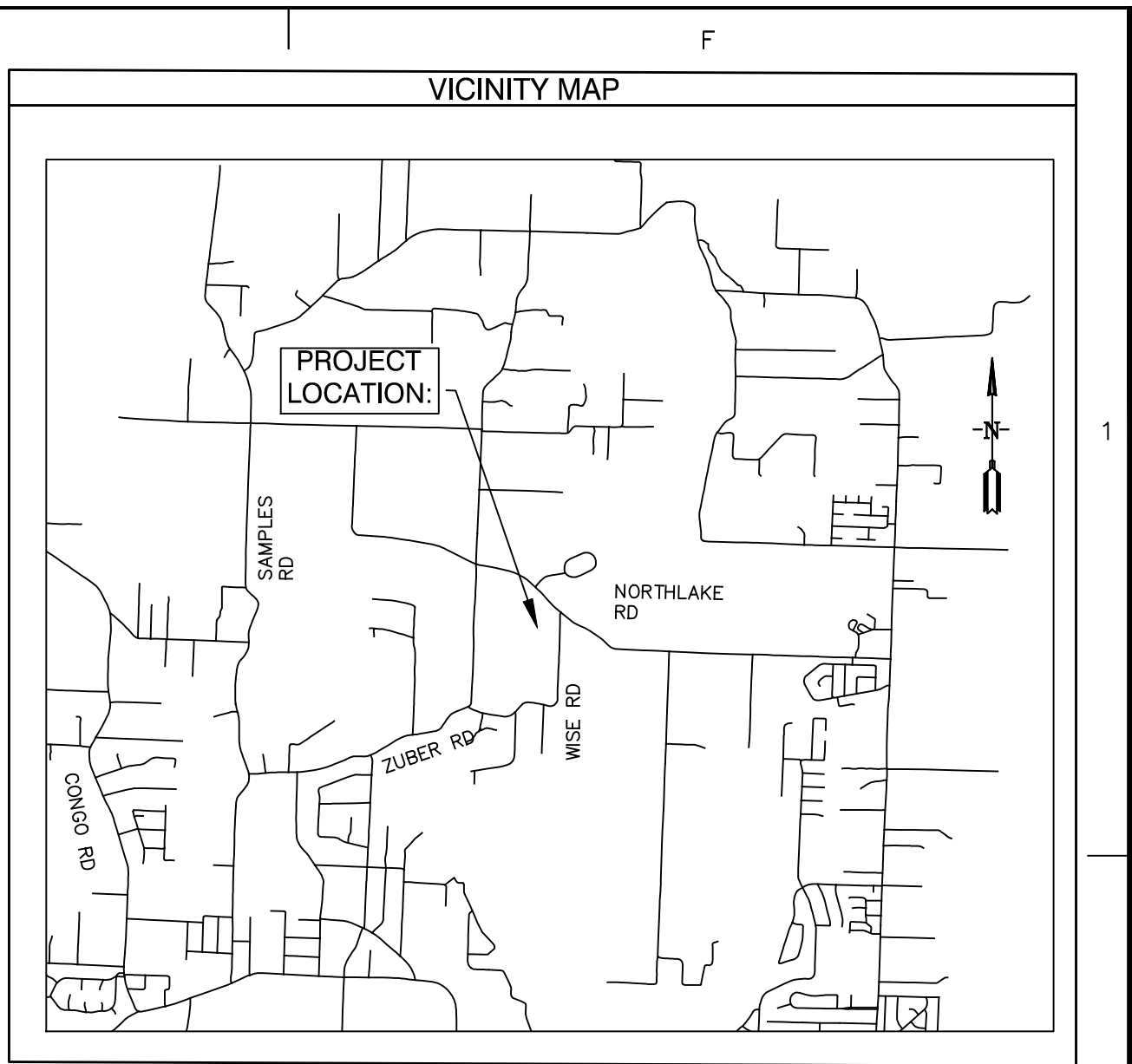
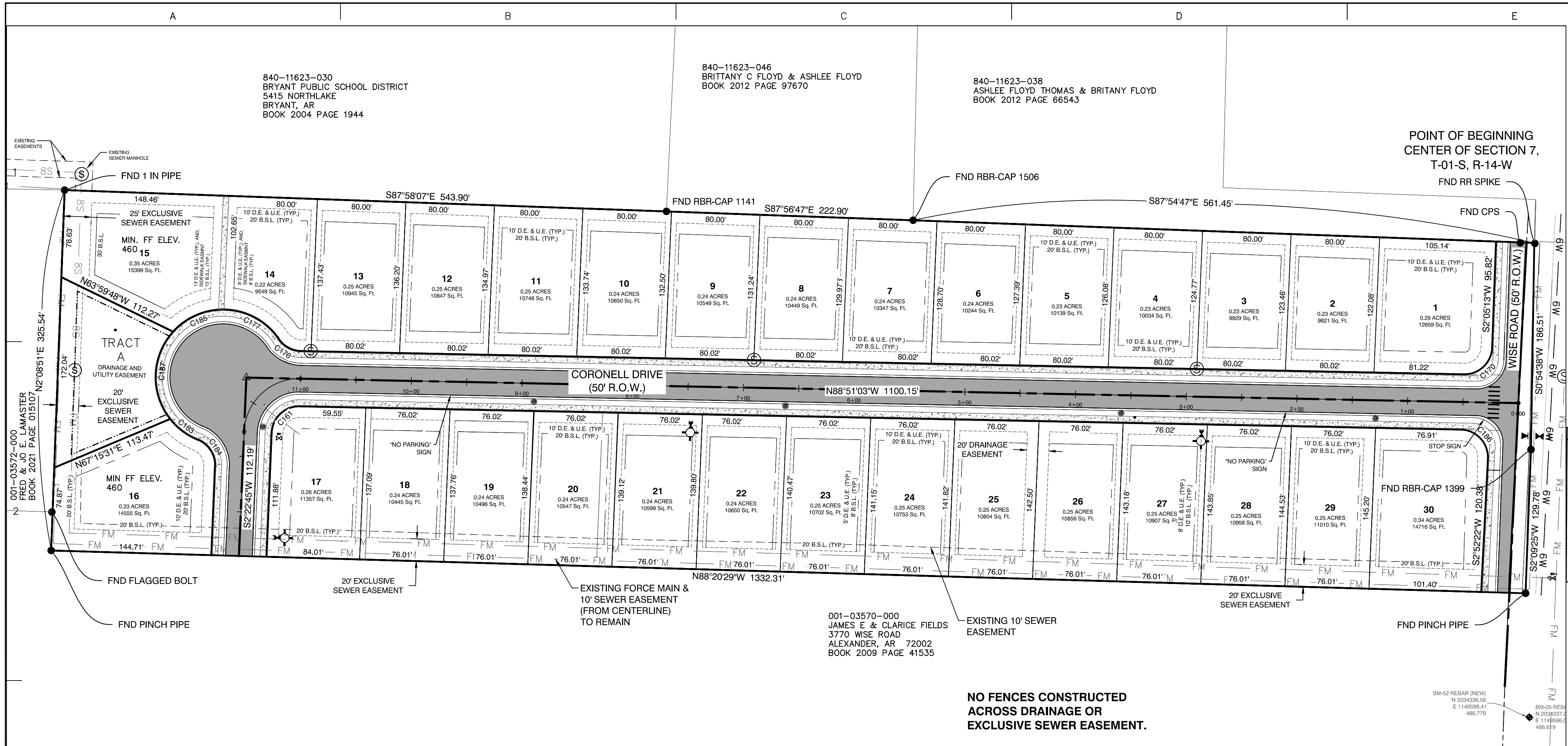
**HOPE CONSULTING ENGINEERS - SURVEYORS**  
 117 S. Market Street, Benton, Arkansas 72015  
 PH. (501)315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**OLTMANS DEVELOPMENT**

**FINAL PLAT CORAL RIDGE**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 03/05/2021 C.A.D. BY: BJOHNSON DRAWING NUMBER:  
 REVISED: 11/14/2022 CHECKED BY: 21-0209  
 SCALE: 1"=40'  
 500 1S 14W 0 07 130 62 1762





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

**CERTIFICATE OF OWNER:**  
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Name: Phillip Pengelly  
 Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed 2018-006759

**CERTIFICATE OF ENGINEERING ACCURACY:**  
 I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

**CERTIFICATE OF FINAL PLAT APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held July 10, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

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

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

**PLAT CERTIFICATES:**  
**CERTIFICATE OF RECORDING:** \_\_\_\_\_  
**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on March 28, 2017; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 George P. Wooden  
 Registered Land Surveyor  
 No. 1573, Arkansas

**CERTIFICATE OF ENGINEERING ACCURACY:**  
 I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on March 28, 2017; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 George P. Wooden  
 Registered Land Surveyor  
 No. 1573, Arkansas

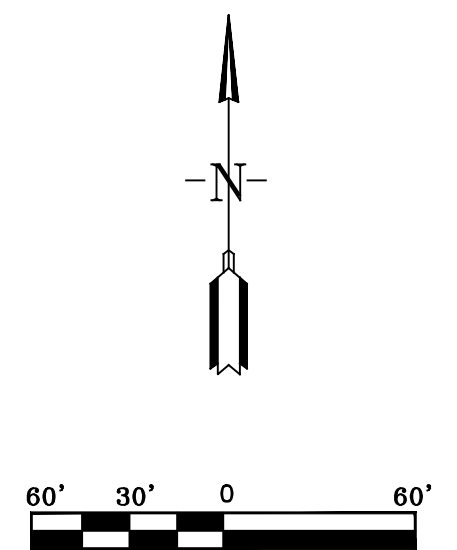
**CERTIFICATE OF FINAL PLAT APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held July 10, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.  
 Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Rick Johnson, Chairman  
 Bryant Planning Commission

## FINAL PLAT SARATOGA PLACE SUBDIVISION CITY OF BRYANT SALINE COUNTY, ARKANSAS

- DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY**
- JAMES RASBURY 2012-03-06
  - HOPE ENGINEERS FOR COOK 1988
  - HOPE ENGINEERS FOR COOK 1993-07-06
  - BROOKS SURVEYING 2008-04-17
  - BOOK 2018 PAGE 006759
  - BOOK 2014 PAGE 33990
  - BOOK 2012 PAGE 97670
  - BOOK 2012 PAGE 66543
  - BOOK 2010 PAGE 59382
  - BOOK 2010 PAGE 32719
  - BOOK 2009 PAGE 41535
  - BOOK 2008 PAGE 35197 GENERAL WARRANTY DEED
  - BOOK 2004 PAGE 1944 WARRANTY DEED
  - GLO ORIGINAL PLAT T1S R14W DATED 1822-08-22
  - GLO DUPLICATE PLAT T1S R14W DATED 1859
  - BOOK 2012 PAGE 68815 EASEMENT

**PROPERTY SPECIFICATIONS:**  
 ZONING CLASSIFICATION: R-1-S  
 MIN. LOT SIZE: 6,000 S.F.  
 NUMBER OF LOTS: 30  
 SOURCE OF WATER: SALEM WATER  
 SOURCE OF SEWER: CITY OF BRYANT  
 BUILDING SETBACKS:  
 FRONT - 20' OR AS SHOWN  
 REAR - 20' OR AS SHOWN  
 SIDE - 8' OR AS SHOWN  
 EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)  
 FRONT - 10' OR AS SHOWN  
 REAR - 10' OR AS SHOWN  
 SIDE - 5' OR AS SHOWN  
 STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' B.O.C. TO B.O.C.  
 LOT CORNERS: SET #4 REBAR WITH CAP  
 TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. THE ENTIRE LIMITS OF TRACT A ARE A DRAINAGE AND UTILITY EASEMENT.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	38.73	25.00	88°46'12"	S46° 45' 51"W	34.97
C170	38.86	25.00	89°03'44"	S46° 37' 05"W	35.06
C176	19.09	25.00	43°45'28"	N56° 16' 42"W	18.63
C177	58.23	61.00	54°41'25"	N61° 44' 40"W	56.04
C183	31.52	61.00	29°36'25"	S53° 07' 50"E	31.17
C184	30.68	25.00	70°18'48"	S32° 46' 39"E	28.79
C185	51.80	61.00	48°39'21"	S66° 34' 57"W	50.26
C186	40.02	25.00	91°43'24"	S42° 59' 20"E	35.88
C187	85.78	61.00	80°33'51"	S1° 57' 31"W	78.89



**SURVEY PLAT CODE:**  
500-01S-14W-0-07-310-62-1573

BY	REVISION
DATE	

**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 P.O. Box 116  
 Benton, Arkansas 72018  
 Ph (501) 408-4650  
 garmatengr@gmail.com

SARATOGA PLACE SUBDIVISION  
 CITY OF BRYANT,  
 SALINE COUNTY, ARKANSAS

**CERTIFICATIONS:**  
 By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision.  
 According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 3/28/2017, no portion, dated of the property described hereon does lie within the 100 year flood hazard boundary.

**PROPERTY DESCRIPTION:**  
 LEGAL DESCRIPTION  
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR WITH CAP #1399, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PINCH PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PINCH PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND 1" PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR WITH CAP #1141; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR WITH CAP #1506; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE POINT OF BEGINNING; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

PROJECT NO:  
17084  
 DATE:  
JUNE 16, 2023  
 SHEET NO:

1

# GNE

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

June 7, 2023

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

Re: Final Plat – Saratoga Place Subdivision

Dear Mr. Smith:

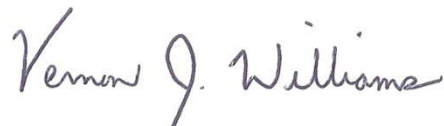
Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your July 2023 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins LTD, 39 Walnut Valley Drive, Little Rock, Arkansas 72211, [owencreek@comcast.net](mailto:owencreek@comcast.net), (501) 680-0970.

## List of Enclosures

- Final Plat
- Bryant Subdivision Checklist
- Certification letter signed by developer and professional engineer
- Sewer Cost Estimate
- Storm Cost Estimate
- Wastewater Bond Request Letter

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

Sincerely,  
GarNat Engineering, LLC



Vernon J. Williams, P.E., President



## Bryant Engineering Department

June 7, 2023

Vernon William, P.E.  
Garnat Engineering, LLC.  
3825 Mt. Carmel Road.  
Bryant, AR 72015  
501-408-4650  
[www.garnatengineering.com](http://www.garnatengineering.com)

RE: Saratoga Place Subdivision – Wastewater Infrastructure Bond  
Wise Road  
Bryant, AR

To whom it may concern:

In accordance with the City of Bryant Water/Wastewater Specifications Section 1000 – 1.04 the Owner shall be responsible for the provision to the City of a two (2) year maintenance bond for 50 percent of the construction cost of sewer lines. In this case an engineer's estimate was provided for a total amount of \$84,700.00. Therefore a 2-year bond in the amount of \$42,350.00 is required.

After a final inspection by the City of Bryant and issuance of the above described bonds/warranties, the City will issue a final acceptance of the describe infrastructure.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted R. Taylor".

Ted R. Taylor, P.E.  
City Engineer

# GNE

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

June 6, 2023

Truett Smith  
Planning & Community Development  
210 S.W. 3rd Street  
Bryant, AR 72022

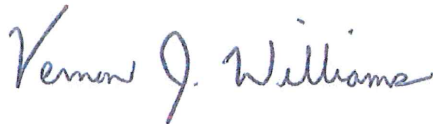
Re: Final Plat Certification  
Saratoga Place Subdivision

Dear Mr. Smith:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.


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

Sincerely,  
GarNat Engineering, LLC



Vernon J. Williams, P.E., President

Thomas D.B. Collins



Phillip Pengelly

Sewer Improvements  
Saratoga Place Subdivision 17084  
Bryant, Arkansas  
June 7, 2023

Item #	Item Description	Total	Unit	Unit Price	Cost
1	Manhole	4	each	\$2,000.00	\$8,000.00
2	8" gravity sewer	1346	LF	\$50.00	\$67,300.00
3	4" long side sewer service	16	each	\$500.00	\$8,000.00
4	4" short side sewer service	14	each	\$100.00	\$1,400.00
	Total				\$84,700.00



# Bryant Planning Commission

SARATOGA PLACE SUBDIVISION

## 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.

No changes or alterations can be made to the approved Preliminary Plat Plan 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

# City of Bryant Subdivision Checklist

Subdivision/Project Name SARATOGA PLACE SUBDIVISION  
Contact Person VERNON WILLIAMS Phone (501) 408-4650  
Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR.  
72022

## I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1.5
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

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

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

## III. PRELIMINARY PLAT ATTACHMENTS

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

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

III. FINAL PLAT ATTACHMENTS

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

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

SARATOGA PLACE SUBDIVISION

Name of Subdivision

*George P. Workman*  
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.

*Olivia Penney*  
Owner Signature

*Vernon J Williams*  
Engineer Signature

CITY USE

Preliminary Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

Final Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

Proof of Recording - County \_\_\_\_\_

County Clerk \_\_\_\_\_

Date \_\_\_\_\_

Saratoga Place Subdivision  
6/7/2023

STORM DRAINAGE AND ROAD IMPROVEMENTS					
1	18" RCP Culvert	LF	558	\$80.00	\$44,640.00
2	24" RCP Culvert	LF	465	\$110.00	\$51,150.00
3	30" RCP Culvert	LF	355	\$140.00	\$49,700.00
4	36" RCP Culvert	LF	147	\$200.00	\$29,400.00
5	Detention Pond	LS	1	\$10,000.00	\$10,000.00
6	ARDOT Type E Area Inlets	Each	1	\$5,000.00	\$5,000.00
7	ARDOT Type MO Curb Inlet	Each	9	\$5,000.00	\$45,000.00
8	24" FES	Each	1	\$2,500.00	\$2,500.00
9	Outlet Structure	Each	1	\$5,000.00	\$5,000.00
<b>Total</b>					<b>\$242,390.00</b>

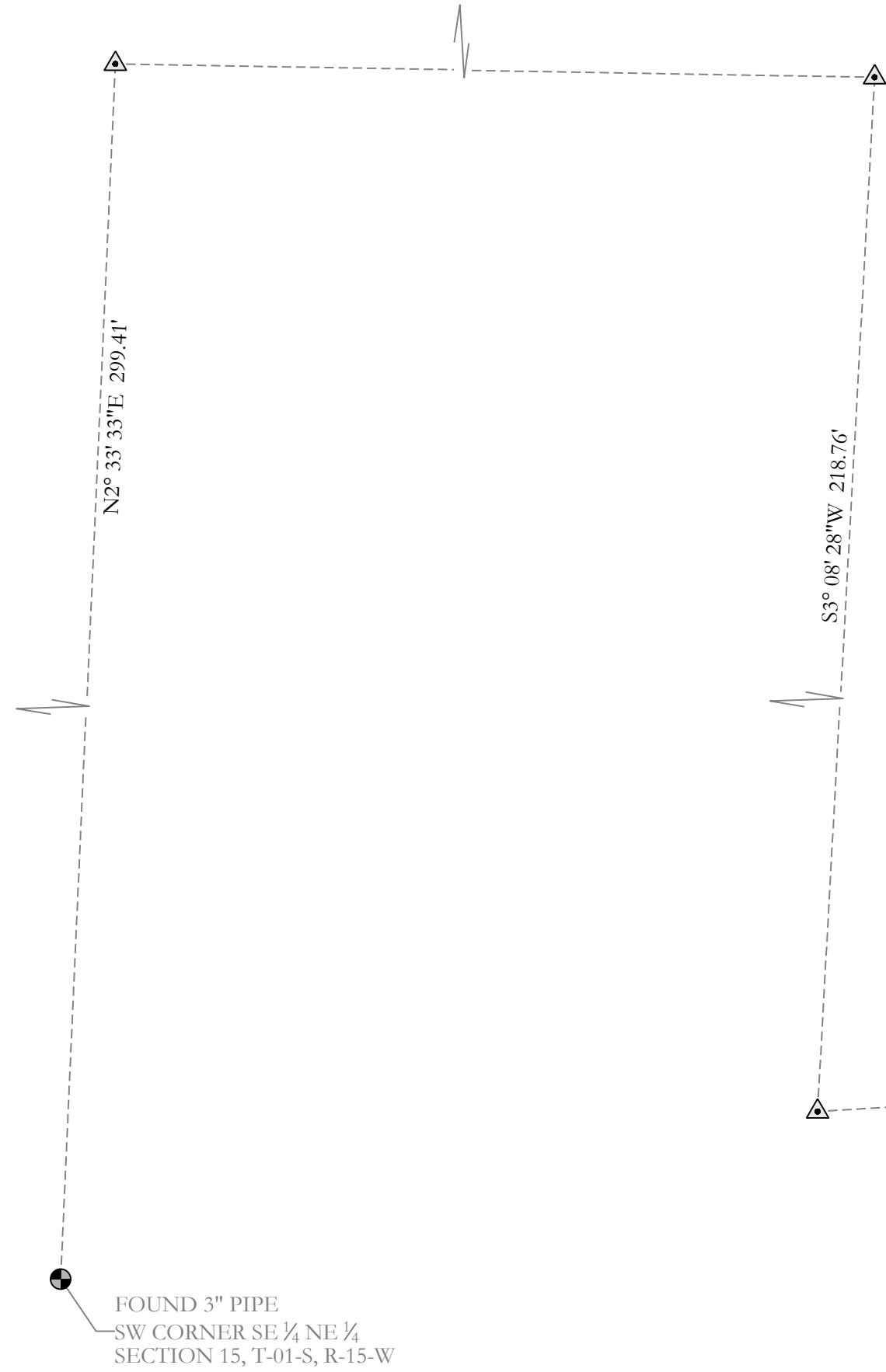


**PROPERTY DESCRIPTION:**

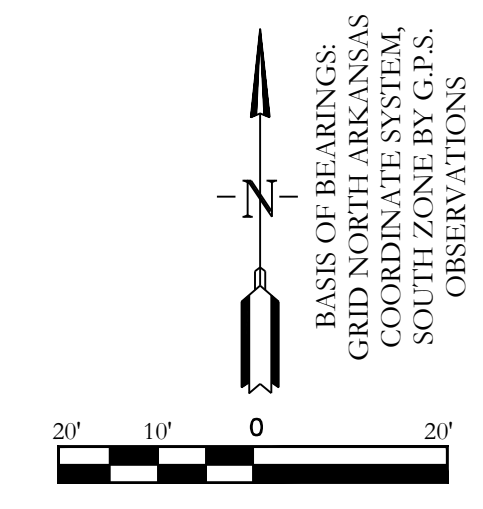
PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE ¼ NW ¼) OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SE ¼ NW ¼ OF SECTION 15, A FOUND 3" PIPE, THENCE, ALONG THE WEST LINE OF THE SE ¼ NW ¼, N02°33'33"E, A DISTANCE OF 299.41 FEET TO A POINT; THENCE S89°01'50"E, A DISTANCE OF 199.07 FEET TO A POINT; THENCE S3°08'28"W, A DISTANCE OF 218.76 FEET TO A POINT; THENCE N86°26'32"E, A DISTANCE OF 249.65 FEET TO THE POINT OF BEGINNING; THENCE N5°52'51"E, A DISTANCE OF 148.22 FEET TO A POINT; THENCE N10°54'06"E, A DISTANCE OF 53.48 FEET TO A POINT; THENCE N43°42'18"E, A DISTANCE OF 100.43 FEET TO A POINT; THENCE S58°00'48"E, A DISTANCE OF 167.23 FEET TO A POINT; THENCE S18°27'48"W, A DISTANCE OF 189.54 FEET TO A POINT; THENCE S88°49'17"W, A DISTANCE OF 163.10 FEET TO A POINT; THENCE S86°26'32"W, A DISTANCE OF 13.47 FEET TO THE POINT OF BEGINNING; CONTAINING 45,584.694 SQUARE FEET OR 1.046 ACRES MORE OR LESS.

CURVE DATA					
Curve #	Delta	Chord B & D	Arc Length	Arc Radius	
C18	106°14'28"	N60°44'10"W 79.99	92.71	50.00	
C19	50°42'44"	N32°58'02"W 21.41	22.13	25.00	

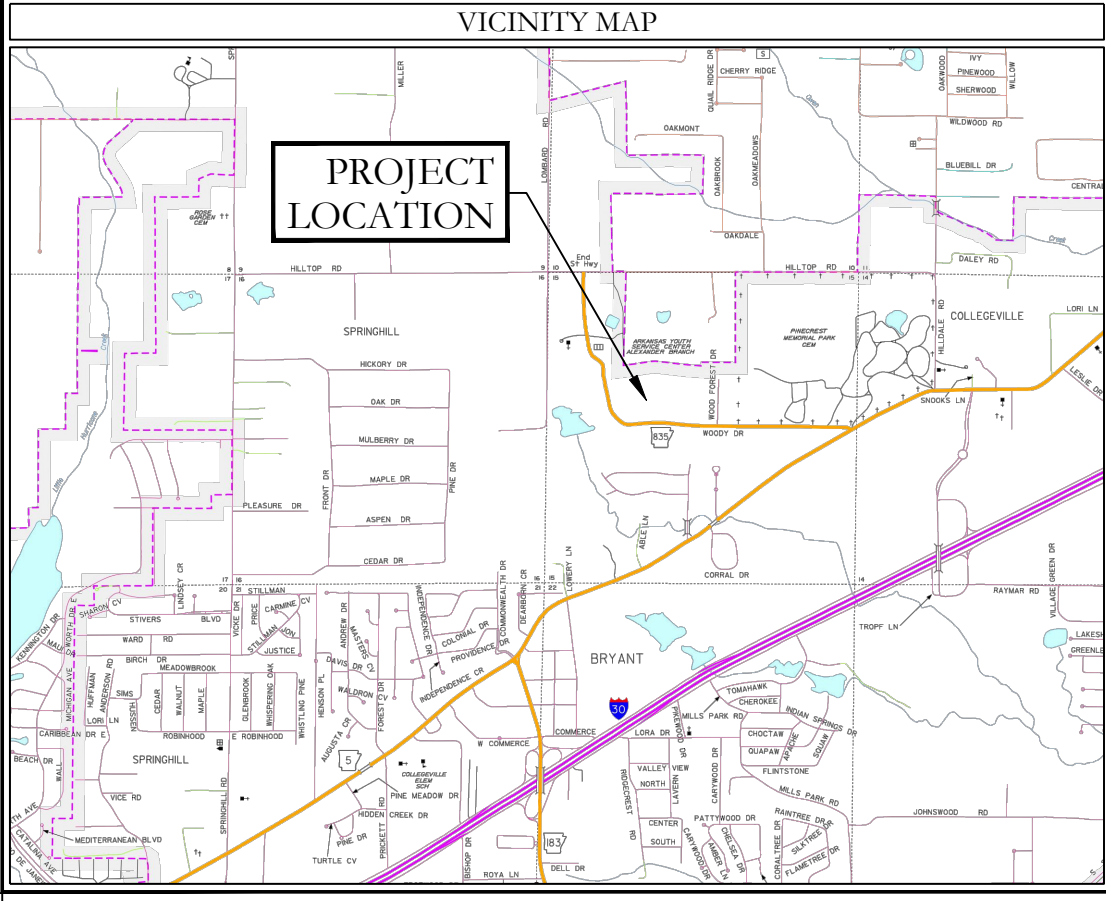


REPLAT OF LOT 72  
**MEADOW RIDGE SUBDIVISION PHASE 4**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS



**LEGEND**

- - Stop Sign
- ⊙ - Street light
- ⊕ - Fire Hydrant
- △ - Computed point
- - Found monument
- - Set #4 RB/Plas. Cap (SIP)
- (D) - Deeded
- (M) - Measured
- (P) - Platted



**CERTIFICATIONS:**

**OWNER:** Name: \_\_\_\_\_ Address: \_\_\_\_\_

**DEVELOPER:** Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_

Source of Title: \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution \_\_\_\_\_ Jonathan L. Hope  
 Registered Professional  
 Land Surveyor No. 1762  
 Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**  
 I, Kazi Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution \_\_\_\_\_ Kazi Islam  
 Registered Professional  
 Engineer, No. 20876  
 Arkansas

**CERTIFICATE OF FINAL APPROVAL:**  
 Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution \_\_\_\_\_ Rick Jordan,  
 Bryant Planning Commission



By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C10240D, State# 06/19/2012.

**PROPERTY SPECIFICATIONS:**

OWNER: TED VAN TASSEL 510 TALLEY ROAD LITTLE ROCK, AR 7204	AVERAGE LOT SIZE: 10000 SQ FT NUMBER OF LOTS: 1 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: ENERGY
DEVELOPER: TED VAN TASSEL 510 TALLEY ROAD LITTLE ROCK, AR 7204	BUILDING SETBACKS: FRONT: 20' OR AS SHOWN REAR: 20' OR AS SHOWN SIDE: 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: MEADOW RIDGE PHASE 4 INSTRUMENT # 00 - 3234 00 - 3236	ZONING: R2

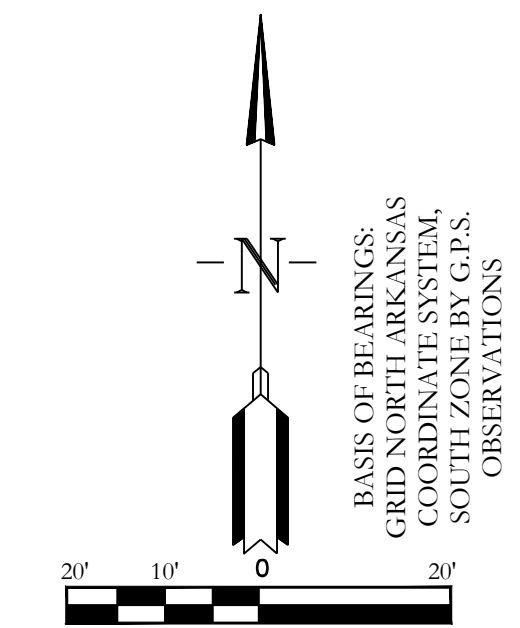
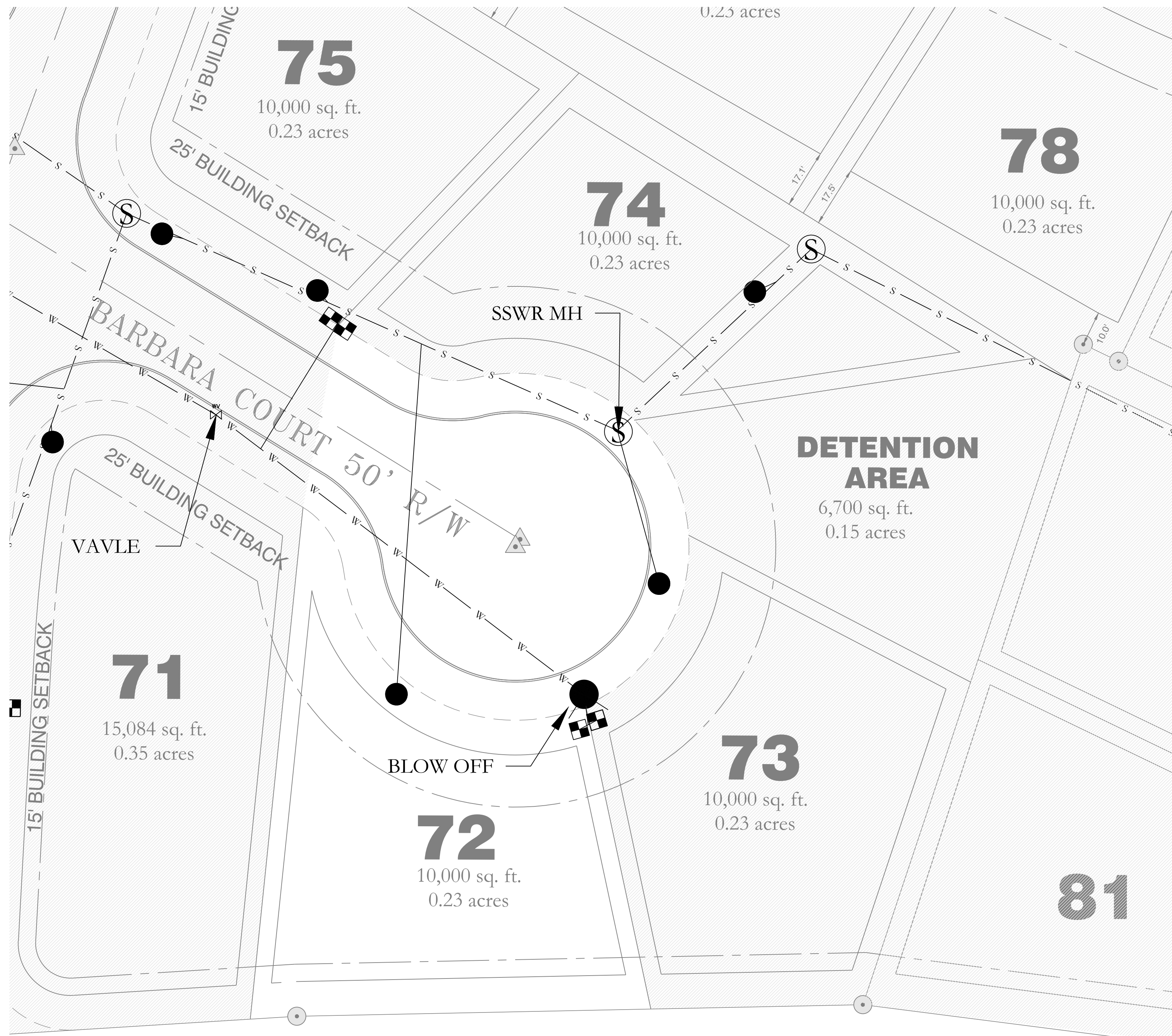
**HOPE CONSULTING**  
 ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:  
**TED VAN TASSEL**

REPLAT OF LOT 72  
**MEADOW RIDGE SUBDIVISION PHASE 4**  
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 6/16/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	18-0440
SHEET:	SCALE: 1" = 20'	
500	01S 14W 0 15 420	62 1762



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

FOR USE AND BENEFIT OF: <b>TED VAN TASSEL</b>			
WATER/SEWER AS-BUILTS Lot 72 MEADOW RIDGE PHASE 4 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	06-19-2023	C.A.D. BY:	DRAWING NUMBER:
REVISION:		CHECKED BY:	18-0440
SHEET:	C-1.0	SCALE:	
500	S		

K:\LAND PROJECTS 2004\SUBDIVISIONS\2018\18-0440 MEADOW RIDGE\LOTS 72-74\PHASE 4 AS-BUILTS\VOID\18-0440 PHASE 4 AS-BUILTS.DWG



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

## Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: June 13, 2023

### Applicant or Designee:

Name William Gray  
Address 307 SW 4<sup>th</sup> Street  
Bryant, AR 72022  
Phone 501-425-8975  
Email Address: bill57g@gmail.com

### Project Location:

Property Address 307 SW 4<sup>th</sup> Street  
Bryant, AR 72022  
Parcel Number 840-15969-000  
Zoning Classification Residential

### Property Owner (If different from Applicant):

Name SAME  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Email Address \_\_\_\_\_

### Additional Information:

Legal Description (Attach description if necessary)

See Attached

Description of Conditional Use Request (Attach any necessary drawings or images)

To build another bay on my shop. Letter, photos and drawing  
Attached. Site Plan Attached.

Proposed/Current Use of Property Residential



# Application Checklist

## Requirements for Submission

- Letter stating request of Conditional Use and reasoning for request
- Completed Conditional Use Permit Application
- Submit Conditional Use Permit Application Fee (\$125)
- Submit Copy of completed Public Notice
- Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

**Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.**

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

### READ CAREFULLY BEFORE SIGNING

I William H. Gray, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, July 10, 2023 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

307 SW 4<sup>th</sup> Street, Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson  
Chairman Board of Zoning Adjustment  
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier  
no less than 15 days prior to the public hearing.*

June 13, 2023

William (Bill) Gray  
307 SW 4<sup>th</sup> Steet  
Bryant, AR 72022

Letter Stating Request of Conditional Use Permit and Reason for Request

To Whom it May Concern,

I am requesting approval of my Conditional Use Permit to allow me to get a building permit and to complete my add on bay to my shop. I have a 30' x 40' shop in my back yard that I keep and work on my old cars. I built the shop 9 years ago and just recently bought another car. I thought I would add another 15' X 44' bay onto the existing shop and without thinking, I got to work. I am retired and am doing the work myself. I have the slab and framing completed and was ready to put the metal on. The new bay will match the existing shop. I have attached pictures of my shop and the new bay.

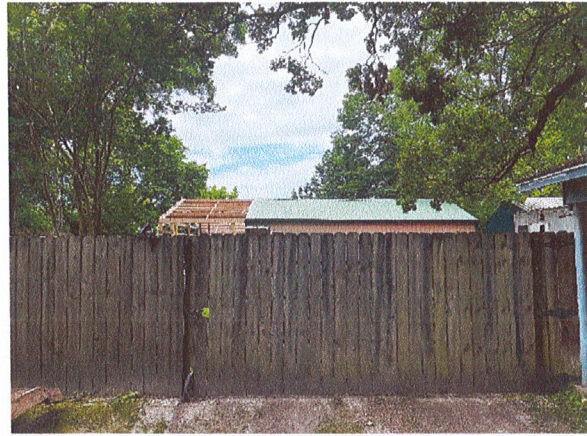
I have talked to my neighbor on the west side, Joe Casey, and he has no problem with my add on. Him and I are very good friends and he comes over or I go over to his place. First Southern Church is directly behind me and I have talked to the Pastor, Peter Cunningham, and the Youth Pastor, Seth Alkire, and they have no problem with the add on. I have a privacy fence that hides most of the shop and backyard. I keep the yard well maintained and looking good.

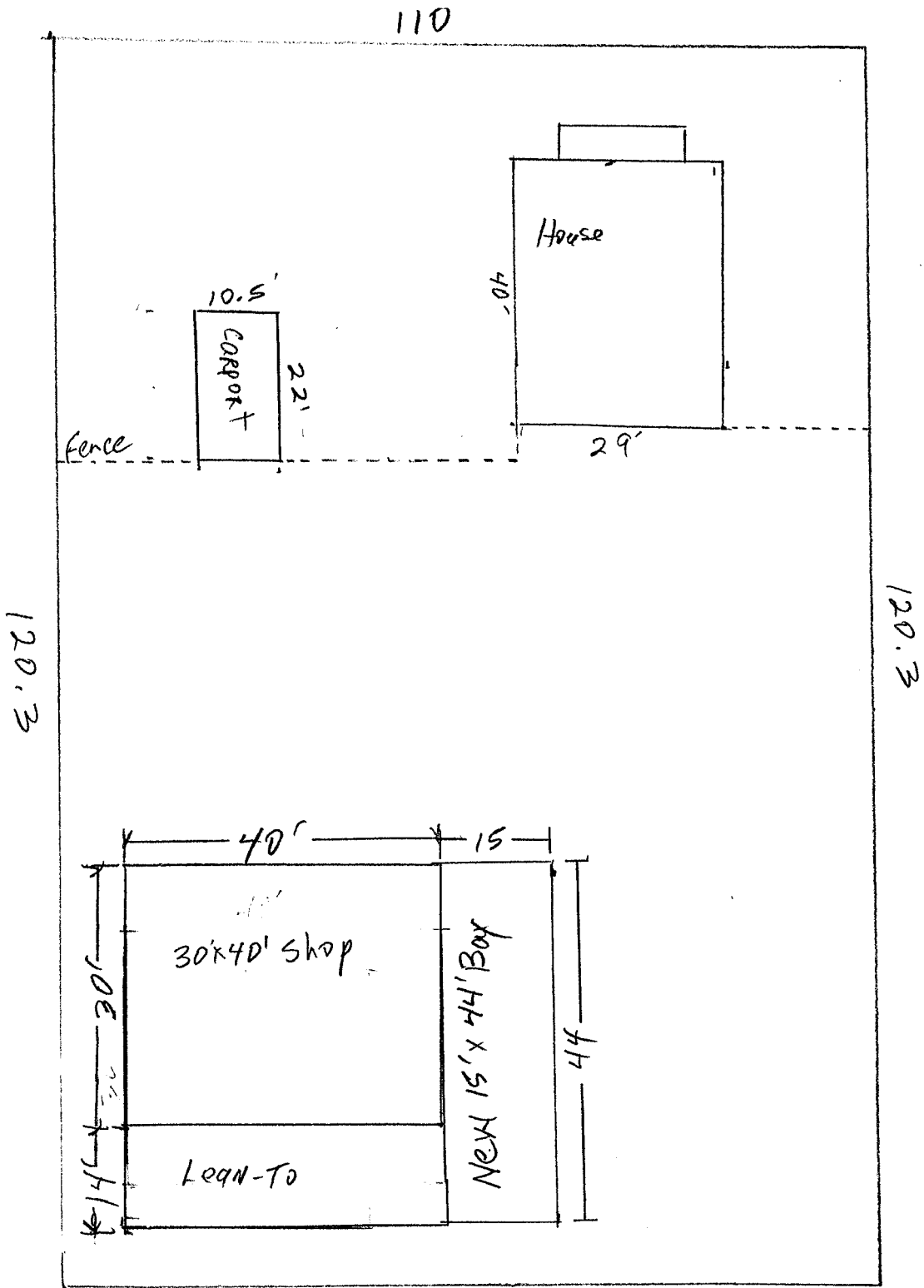
Thank You,

A handwritten signature in cursive script that reads "William H. Gray". The signature is written in black ink and is positioned to the right of the typed name "William Gray".

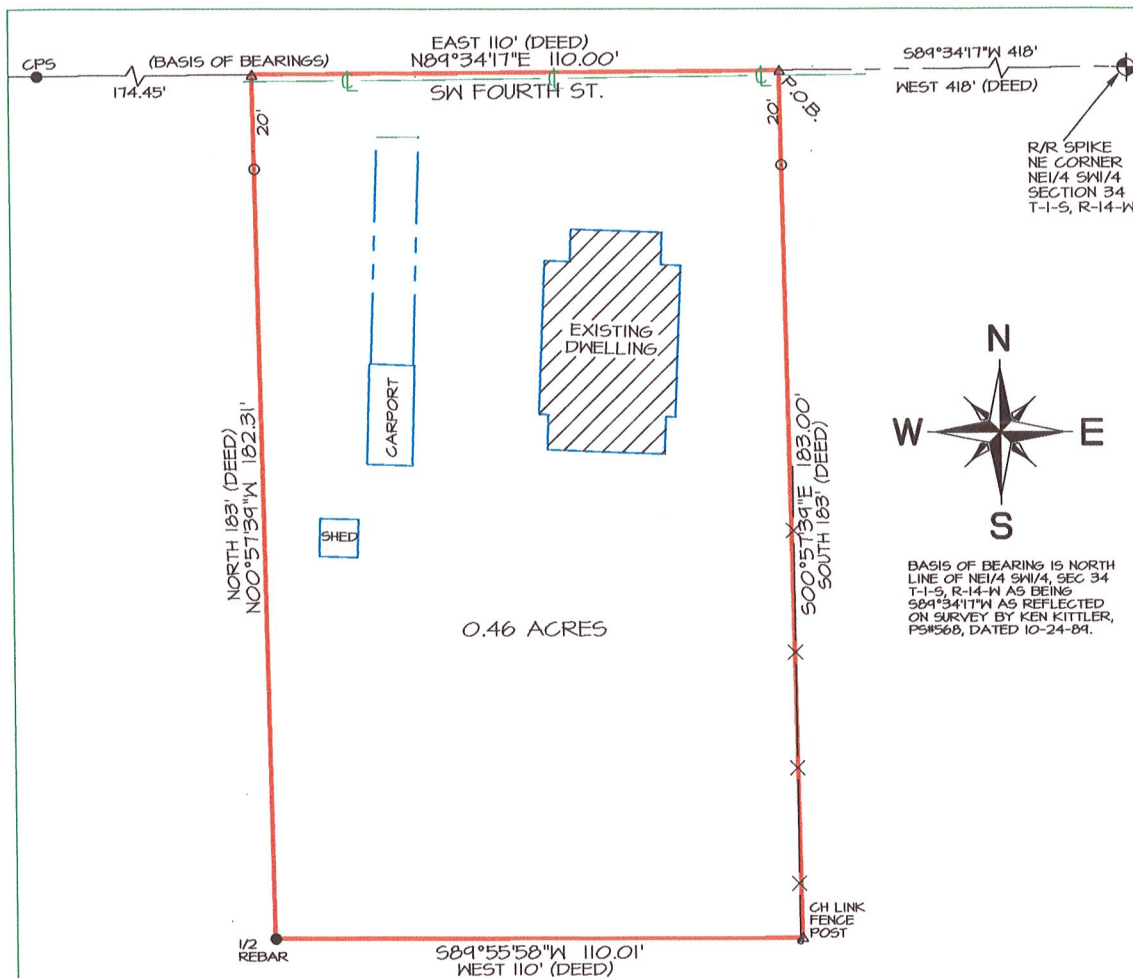
William Gray

PICTURES OF SHOP AND ADD-ON BAY





307 SW 4<sup>th</sup> Street  
 William Gray



RECORD DESCRIPTION:  
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 34, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NE1/4 OF SW1/4 THAT IS 418 FEET WEST OF THE NORTHEAST CORNER THEREOF AND FROM SAID POINT RUN THENCE SOUTH 183 FEET; THENCE WEST 110 FEET; THENCE NORTH 183 FEET TO THE NORTH LINE OF SAID NE1/4 OF SW1/4; RUN THENCE EAST ALONG THE NORTH LINE THEREOF 110 FEET TO THE POINT OF BEGINNING.

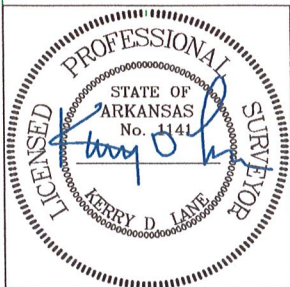
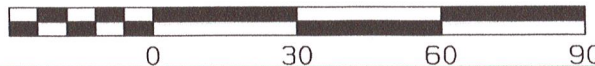


LEGEND

- SET #5 BAR/CAP
- EXISTING MON.
- △ CALC. POINT
- X— FENCE

DATE: 8-12-13  
 GRAPHIC SCALE

1" = 30'



DRAWING NO.	090-13
REVISIONS BY	
DATE	

REAL ESTATE SERVICES  
 OF SALINE COUNTY, INC.  
 501-315-8866

FOR USE AND BENEFIT OF:

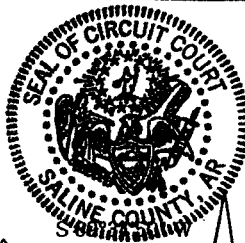
WILLIAM GRAY

1200 FERGUSON DR., SUITE 5, BENTON, AR., 72015  
 500-015-14W-0-34-310-62-1141

DRAWN BY	
CHECKED BY	
APPROVED BY	

Document Filed for Record  
 In BK 2014 PG 24572

APR 21 2014  
 at 1134 am  
 Dennis Milligan, Circuit Clerk  
 By [Signature] DC

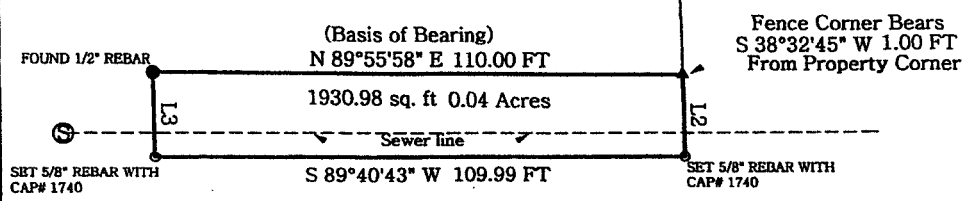


Basis of Bearing is based on Survey  
 by Kerry D. Lane PLS# 1141 Dated:  
 08-12-13

418.09 FT  
 RR SPIKE  
 NE CORNER  
 NE 1/4, SW 1/4,  
 SECTION 34,  
 T-1-S, R-14-W

**Legal Description**

Part of the Northeast Quarter of the Southwest Quarter,  
 Section 34, Township 1 South, Range 14 West, Saline  
 County, Arkansas. Described as follows: Commencing at the  
 Northeast Corner of the Northeast Quarter of the  
 Southwest Quarter, thence South 89°34'50" West along the  
 North Line of said Northeast Quarter of the Southwest  
 Quarter for 418.09 Feet; Thence South 00°59'07" East for  
 183.03 Feet to the Point of Beginning; Thence South  
 00°57'58" East for 17.31 Feet to a Set 5/8 Inch Rebar and  
 Cap PLS# 1740; Thence South 89°40'43" West for 109.99  
 Feet to a Set 5/8 Inch Rebar and Cap PLS# 1740; Thence  
 North 00° 58'27" West For 17.8 Feet to a Found 1/2" Rebar;  
 Thence North 89° 55' 58" East for 110 Feet to the Point of  
 Beginning. Containing 0.04 Acres more or less

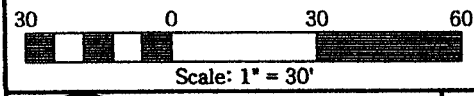


DATE: 03-18-14

NUMBER	DIRECTION	DISTANCE
L1	S 00°59'01" E	20.05 FT
L2	S 00°57'58" E	17.31 FT
L3	N 00°58'27" W	17.80 FT

**LEGEND**  
 ● - FOUND MONUMENT  
 ⊙ - SET #5 REBAR/CAP #1740  
 △ - COMPUTED POINT  
 ⊕ - CONTROLLING CORNER  
 \* - FENCE

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.



**RASBERRY SURVEYING**  
 308 W. South Street  
 Benton, AR 72015  
 Office/Fax: (501) 860-6893  
 E-Mail: aaron@razsurvey.com

FOR USE AND BENEFIT OF:  
**BILL GRAY**  
 PROPERTY ADDRESS:  
 SW FOURTH ST  
 BRYANT, AR 72022

REGISTERED  
 STATE OF ARKANSAS  
 NO. 1740  
 SIGNATURE  
 JOHN A. LANE  
 PROFESSIONAL LAND SURVEYOR

FILE: CIDRAWINGS1S-14WS 34\BILL GRAY  
 STATE CODE:500-01S-14W-0-34-310-62-1740

DRAWN BY: JAL  
 CHECKED BY: JAL

14 026576

840-00717-000 849-00715-000

840-00720-000 840-00721-000

PINE

840-00724-000

840-00725-000

*Robert P. ...*

840-00723-000 840-00722-000

840-00726-000

SW 4

SW 4

SW 4

840-00730-000

840-00731-000

S VINE

840-05047-000

TIS-R14W-S34

840-05048-000

840-05049-000

*Wendy Casel*

840-15969-000

*William Gray*

840-15970-000

*Charles Quinn OAS*

840-15964-000

840-1596

*Boac*

840-15969-001

*Bad Horse*

*First Southern Bapt Church*

840-15972-003

840-15965-001

*Boe*

840-1597

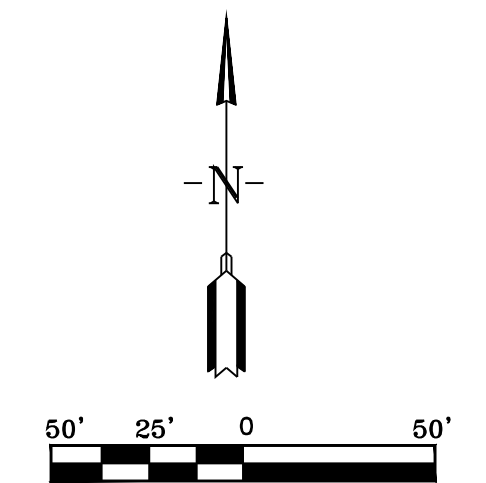
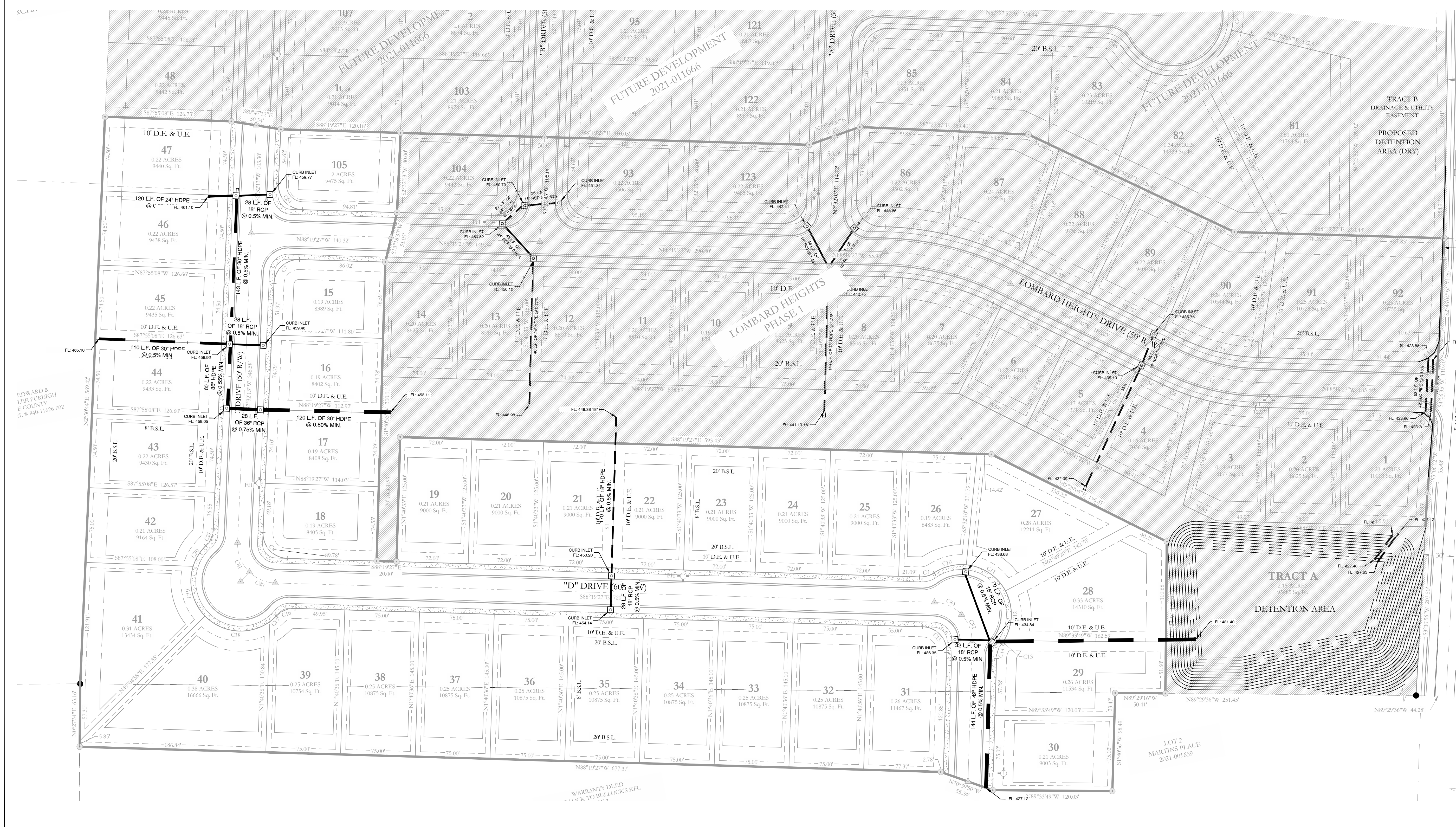
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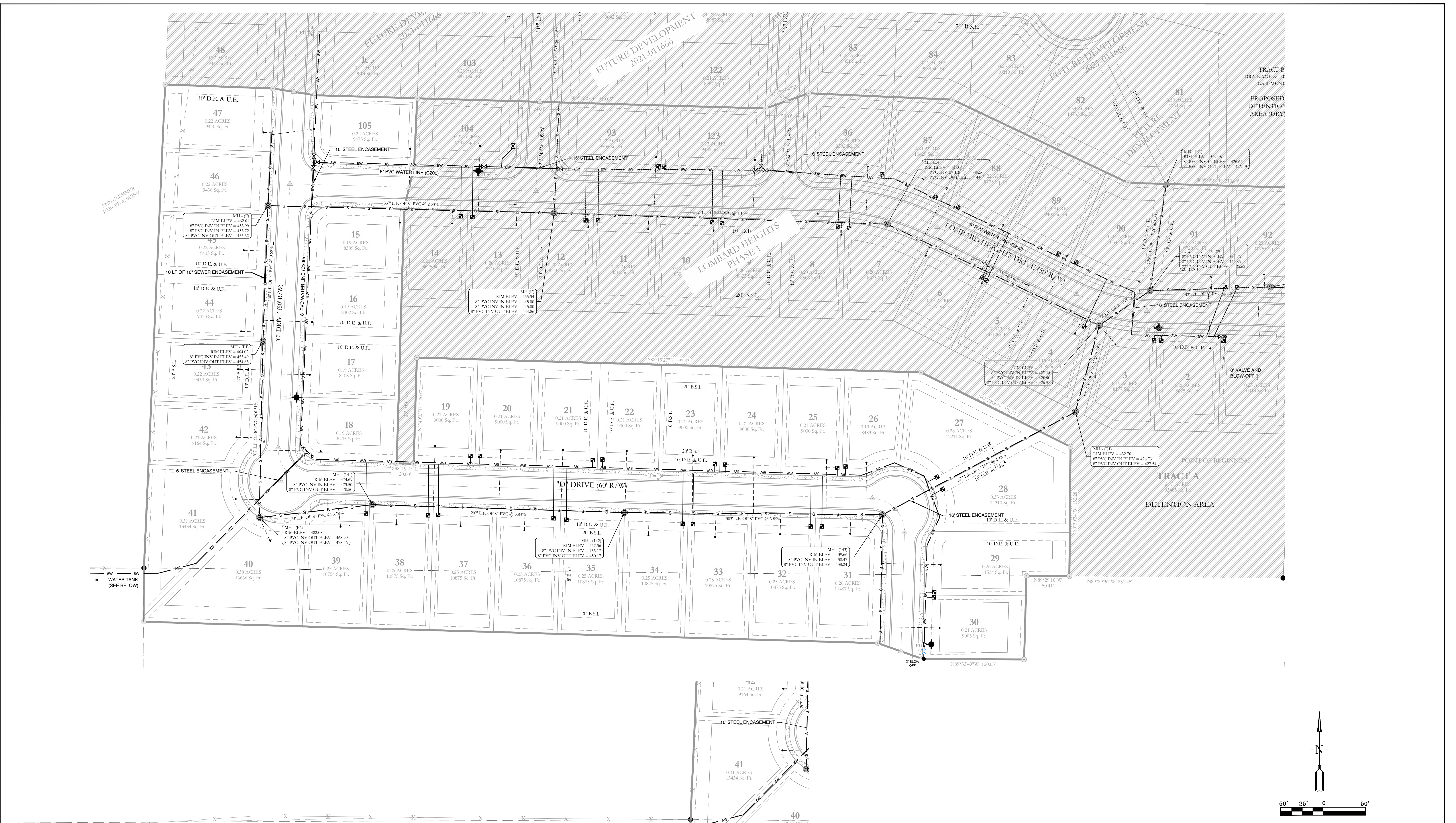
840-03048-000

840-03049-000





		117 S. Market Street, Benton, Arkansas 72015 PH. (501) 315-2826 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: <b>LOMBARD HEIGHTS</b>		
<b>DRAINAGE ASBUILTS</b> <b>LOMBARD HEIGHTS, PHASE 2</b> A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 06/20/2023 REVISED:	C.A.D. BY: B. JOHNSON CHECKED BY:	DRAWING NUMBER: <b>20-1388</b>
SHEET: 500 01S 14W 16 201 62 128	SCALE: AS SHOWN	



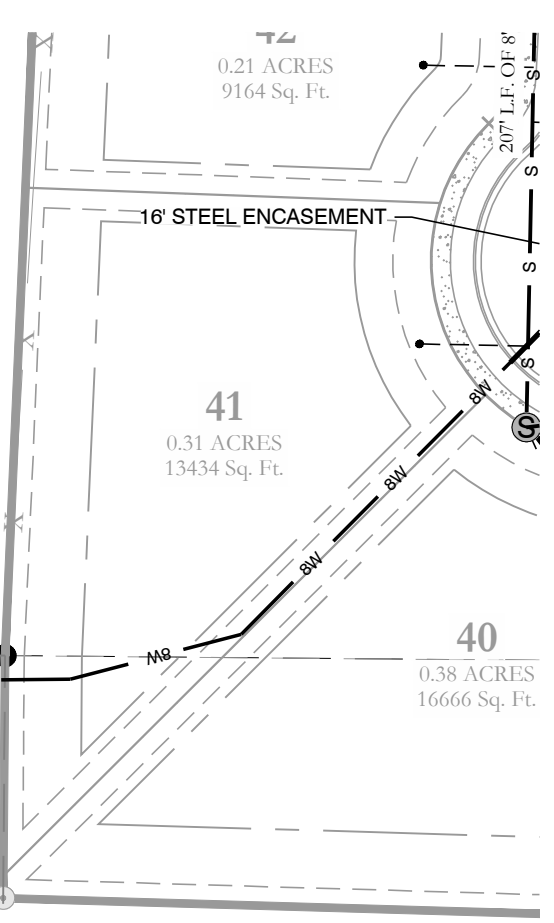
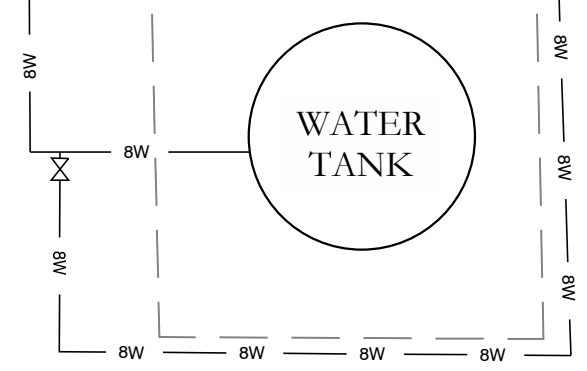
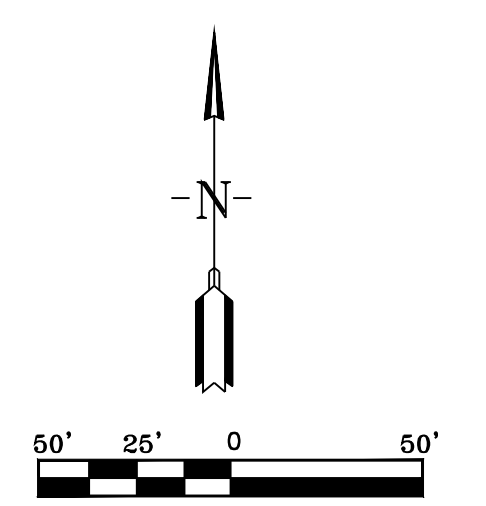
TRACT B  
DRAINAGE & UT  
EASEMENT  
  
PROPOSED  
DETENTION  
AREA (DRY)

TRACT A  
2.13 ACRES  
95485 Sq. Ft.  
  
DETENTION AREA

FUTURE DEVELOPMENT  
2021-011666

FUTURE DEVELOPMENT  
2021-011666

LOMBARD HEIGHTS  
PHASE 1



**WATER LEGEND:**

	2" BLOW OFF
	WATER MAIN
	GATE VALVE
	REDUCER
	FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE

NOTE:  
ALL FIRE HYDRANT LEADERS HAVE A GATE VALVE BETWEEN MAIN AND FIRE HYDRANT.

**TYPICAL FIRE HYDRANT:**

FIRE HYDRANT  
(2 TO 6 FEET FROM EDGE OF PAVEMENT)

**SEWER LEGEND:**

	SEWER SERVICE
	SEWER MAIN
	SEWER MANHOLE

NOTE:  
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3" MINIMUM COVE CANNOT BE MAINTAINED.  
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

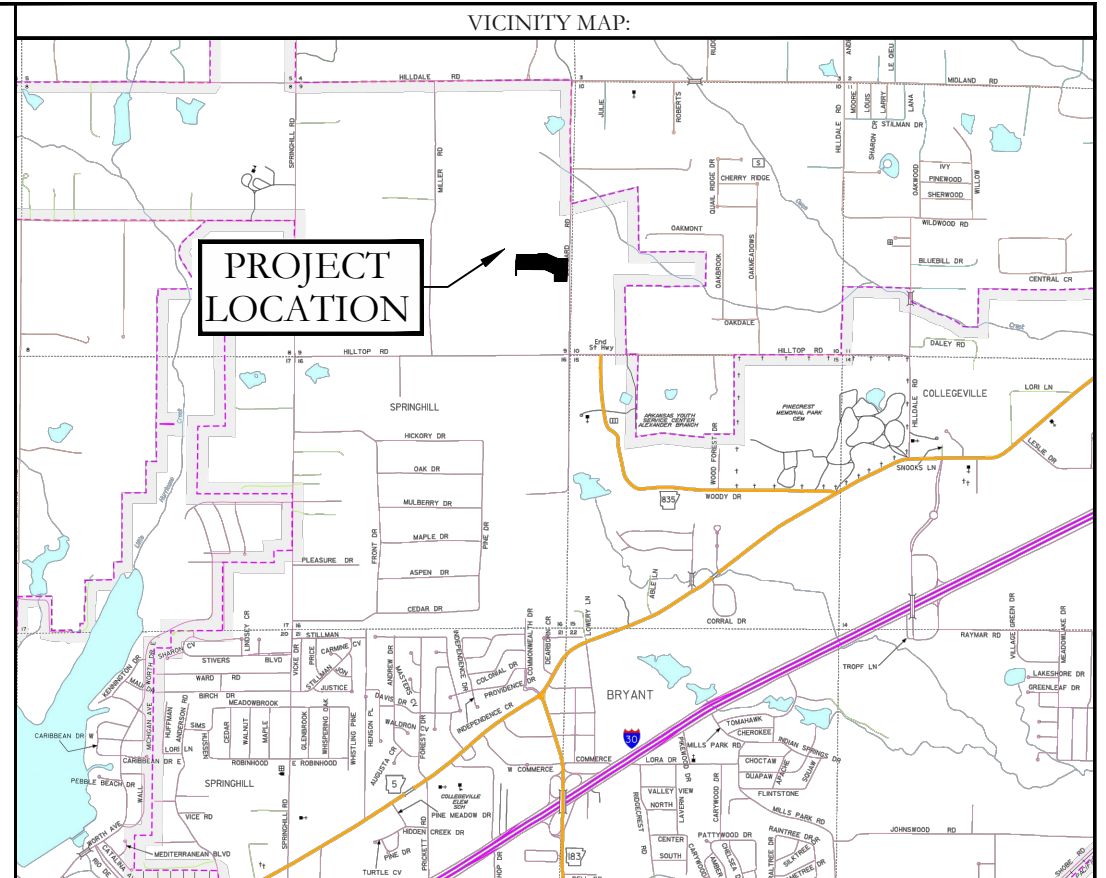
117 S. Market Street,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**LOMBARD HEIGHTS**

**WATER & SEWER AS-BUILTS**  
**LOMBARD HEIGHTS, PHASE 2**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 06/20/2023	C.A.D. BY: B. JOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-1388
SHEET:	SCALE: AS SHOWN	

500 01S 14W 16 201 62 128



**CERTIFICATIONS:**

<b>OWNER:</b> Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223	<b>DEVELOPER:</b> Name: SOUTHERN GENERAL CONTRACTORS Address: BOX 242146 LITTLE ROCK, AR 72223
---	---

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

Date of Execution \_\_\_\_\_ Name: \_\_\_\_\_

Source of Title: 2021-011666

**CERTIFICATE OF SURVEYING ACCURACY:**  
I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulation Ordinance.

Date of Execution \_\_\_\_\_ Jonathan L. Hope  
Registered Professional  
Land Surveyor No. 1762  
Arkansas

**CERTIFICATE OF FINAL ENGINEERING ACCURACY:**  
I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plat made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been followed.

Date of Execution \_\_\_\_\_ Kazi Tamzidul Islam  
Registered Professional  
Engineer, No. 20876  
Arkansas

**CERTIFICATE OF FINAL APPROVAL:**  
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution \_\_\_\_\_ Rick Johnson,  
Bryant Planning Commission

**PROPERTY SPECIFICATIONS:**

<b>OWNER:</b> SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	<b>MIN. LOT SIZE:</b> 9000 S.F. <b>NUMBER OF LOTS:</b> 34 <b>SOURCE OF WATER:</b> SALEM WATER USERS
<b>DEVELOPER/ SUBDIVIDER:</b> SOUTHERN GENERAL CONTRACTORS P.O. BOX 242146 LITTLE ROCK, AR 72223	<b>SOURCE OF SEWER:</b> CITY OF BRYANT <b>SOURCE OF ELECTRIC:</b> FIRST ELECTRIC COOP <b>SOURCE OF GAS:</b> CENTERPOINT ENERGY
<b>ENGINEERS:</b> HOPE CONSULTING INC. 117 S. MARKET STREET BENTON, AR 72015	<b>BUILDING SETBACKS:</b> FRONT - 20' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
<b>NAME OF SUBDIVISION:</b> LOMBARD HEIGHTS SUBDIVISION, PHASE 2	<b>EASEMENTS:</b> UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
<b>ZONING CLASSIFICATION:</b> R-1-S <b>SOURCE OF TITLE:</b> 2017-11245	<b>STREET RIGHT OF WAY:</b> 50' OR AS SHOWN <b>STREET WIDTH:</b> 28' BOC TO BOC <b>LOT CORNERS:</b> SET 1/2" REBAR WITH CAP

**PROPERTY DESCRIPTION: LOMBARD HEIGHTS PHASE 2**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE BEING THE NORTHWEST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9; THENCE, N02°30'44"E A DISTANCE OF 569.42 FEET ALONG THE WEST LINE THEREOF; THENCE LEAVING SAID WEST LINE, S87°55'08"E A DISTANCE OF 126.73 FEET; THENCE, S80°47'12"E A DISTANCE OF 50.34 FEET; THENCE, S88°19'27"E A DISTANCE OF 120.18 FEET TO A POINT ON THE WEST LINE OF LOMBARD HEIGHTS, PHASE 1; THENCE ALONG THE WEST AND SOUTH LINES OF LOMBARD HEIGHTS, PHASE 1 THE FOLLOWING CALLS: THENCE, S02°52'03"W A DISTANCE OF 80.00 FEET; THENCE, S13°18'33"W A DISTANCE OF 51.05 FEET; THENCE, S01°40'33"W A DISTANCE OF 300.01 FEET; THENCE, S88°19'27"E A DISTANCE OF 20.00 FEET; THENCE, N01°40'33"W A DISTANCE OF 125.00 FEET; THENCE, S88°19'27"E A DISTANCE OF 593.43 FEET; THENCE, S89°29'06"E A DISTANCE OF 196.51 FEET; THENCE, N00°30'24"E A DISTANCE OF 152.28 FEET; THENCE LEAVING SAID WEST LINE, N89°26'16"W A DISTANCE OF 50.41 FEET; THENCE, S01°40'36"W A DISTANCE OF 98.49 FEET; THENCE, N89°23'49"W A DISTANCE OF 120.03 FEET; THENCE, N70°35'50"W A DISTANCE OF 55.24 FEET; THENCE, N88°19'27"W A DISTANCE OF 677.37 FEET; THENCE, N00°27'34"E A DISTANCE OF 63.16 FEET TO THE POINT OF BEGINNING CONTAINING 425,425 SQUARE FEET, OR 9.77 ACRES, MORE OR LESS.

**FINAL PLAT**  
**LOMBARD HEIGHTS SUBDIVISION, PHASE 2**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

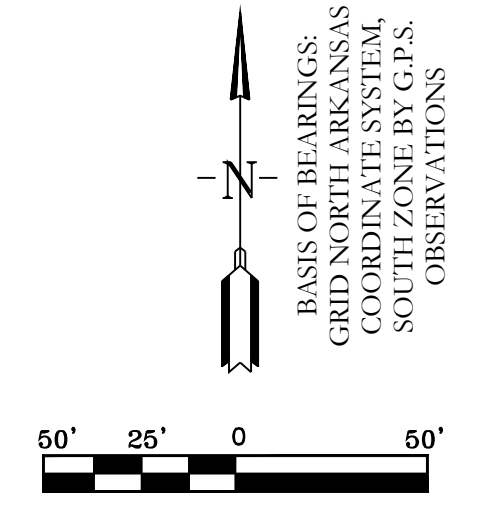
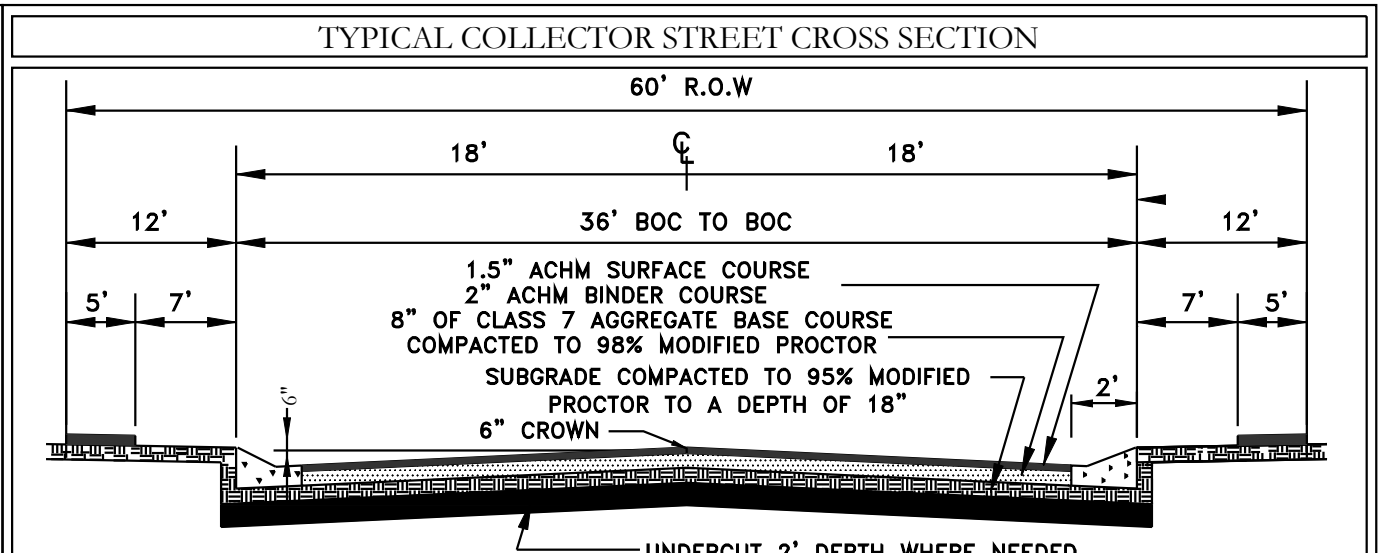
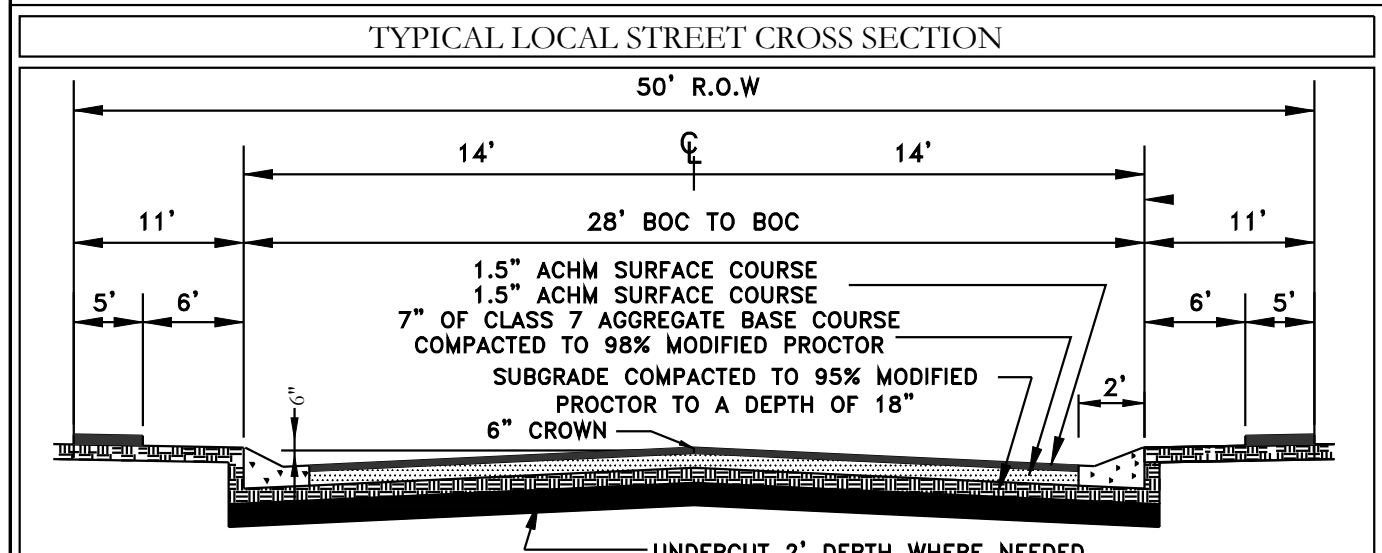
Curve Table

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
C7	89°08'20"	N47°06'23"E 35.69	38.89	25.00
C8	90°51'40"	N42°53'37"W 35.62	39.65	25.00
C9	35°01'04"	S74°10'01"W 15.04	15.28	25.00
C10	38°52'42"	S76°05'50"W 33.28	33.93	50.00
C11	56°17'10"	N56°19'15"W 47.17	49.12	50.00
C12	60°02'58"	N1°50'49"E 50.04	52.40	50.00
C13	4°49'14"	N34°16'55"E 4.21	4.21	50.00
C14	35°05'56"	N19°11'04"E 15.04	15.28	25.00
C15	90°00'03"	N43°19'26"W 35.36	39.27	25.00
C16	47°33'45"	S67°53'40"W 20.16	20.75	25.00
C17	10°51'51"	S49°14'25"W 8.94	8.95	50.00
C18	81°23'39"	N84°56'08"W 65.21	71.03	50.00
C19	61°54'06"	N13°21'01"W 51.34	53.91	50.00
C20	28°05'41"	N31°55'08"E 24.27	24.52	50.00
C21	43°05'46"	N24°05'06"E 18.36	18.80	25.00
C24	90°51'40"	S42°53'37"E 35.62	39.65	25.00
G80	42°12'13"	S67°15'21"E 28.08	28.73	39.00
G81	48°39'27"	S21°47'31"E 32.13	33.12	39.00
G82	45°00'02"	S20°49'25"E 29.85	30.63	39.00
G84	45°00'02"	S65°49'26"E 29.85	30.63	39.00



**LEGEND**

- (P) -- No Parking Sign
- -- Stop Sign
- -- Street light
- ▲ -- Fire Hydrant
- ◆ -- Computed point
- -- Found monument
- -- Set #4 RB/Plas. Cap (SIP)
- (D) -- Deeded
- (M) -- Measured
- (P) -- Platted



By affixing my seal and signature, I Jonathan L. Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # \_\_\_\_\_, dated: 06/05/2020.

Date: 05/25/2024

FOR USE AND BENEFIT OF:  
**SOUTHERN GENERAL CONTRACTORS**

**FINAL PLAT**  
**LOMBARD HEIGHTS, PHASE 2**  
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 05/22/2023	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 20-1388
REVISIONS:	CHECKED BY:	SCALE: 1"=50'
500	01S	14W
0	9	210
62	1762	

**HOPE**  
**CONSULTING**  
**ENGINEERS - SURVEYORS**

July 20, 2023

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

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

Dear Colton:

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,

  
Jonathan Hope

129 N. MAIN ST. BENTON, ARKANSAS 72015  
501-315-2626  
WWW.HOPECONSULTING.COM

# Bryant Planning Commission

## 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.

No changes or alterations can be made to the approved Preliminary Plat Plan 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

$\$3400 + \$100 = \$3,500$

$\$25 + \$34 = \$59$

**Total Fee Required= \$3,559**

# City of Bryant Subdivision Checklist

Subdivision/Project Name Lombard Heights Phase 2

Contact Person Jonathan Hope Phone 501-860-0467

Mailing Address 129 N Main Street Benton, Arkansas

## I. BASIC INFORMATION NEEDED ON THE PLAT

- √ ▲ 1. Name of Subdivision/Project
- √ ▲ 2. Current zoning R-1.S
- √ ▲ 3. Name and Address of owner of Record
- √ ▲ 4. Illustrate Source of Title giving deed record book and page number
- √ ▲ 5. Name & address of the sub-divider
- √ ▲ 6. Date of Survey
- √ ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- √ ▲ 8. Legal description of the property with exact boundary lines
- √ ▲ 9. Acreage of property
- √ ▲ 10. Number of Lots
- √ ▲ 11. Lot area in square feet
- √ ▲ 12. Lot lines with appropriate dimensions
- √ ▲ 13. Building setback lines
- √ ▲ 14. Preliminary Engineering certificate seal and signature on each page
- √ ▲ 15. Certificate of Engineering Accuracy
- √ ▲ 16. Certificate of Owner
- √ ▲ 17. Certificate of Final Plat Approval
- √ ▲ 18. Certificate of Recording
- √ ▲ 19. Show scale (not less than 1" = 100')
- √ ▲ 20. North Arrow
- √ ▲ 21. Show Title block
- √ ▲ 22. Show adjoining property owners
- √ ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- √ ▲ 24. Layout of all subdivision entrance street upgrades
- √ ▲ 25. Layout of all proposed alleys
- √ ▲ 26. Layout of all proposed sidewalk systems
- √ ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- √ ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- √ ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- √ ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- √ ▲ 31. Street width and right-of-way properly shown for each functional classification
- √ ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- √ ▲ 33. Typical cross section of streets
- √ ▲ 34. Location and name of existing streets
- √ ▲ 35. New street names that are not similar to existing street names
- √ ▲ 36. Show street lights
- √ ▲ 37. Show Fire Hydrant placement

- √ ▲ 38. Show and label all permanent & proposed easements
- √ ▲ 39. Any proposed open space must be shown
- √ ▲ 40. Show the direction and flow of all water courses entering the tract
- √ ▲ 41. Show the direction and flow of all water courses leaving the tract
- √ ▲ 42. The drainage area of all water courses above the points of entry.
- √ ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- √ ▲ 44. Show source of water supply
- √ ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- √ ▲ 46. A phasing plan outlining the boundaries for each phase

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

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

## III. PRELIMINARY PLAT ATTACHMENTS

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

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

**III. FINAL PLAT ATTACHMENTS**

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

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

Lombard Heights

Jonathan Hope

\_\_\_\_\_  
Name of Subdivision

\_\_\_\_\_  
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.

Kazi Islam

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Engineer Signature

**CITY USE**

Preliminary Plat Approved \_\_\_\_\_

Planning Commission Date \_\_\_\_\_

Final Plat Approved \_\_\_\_\_

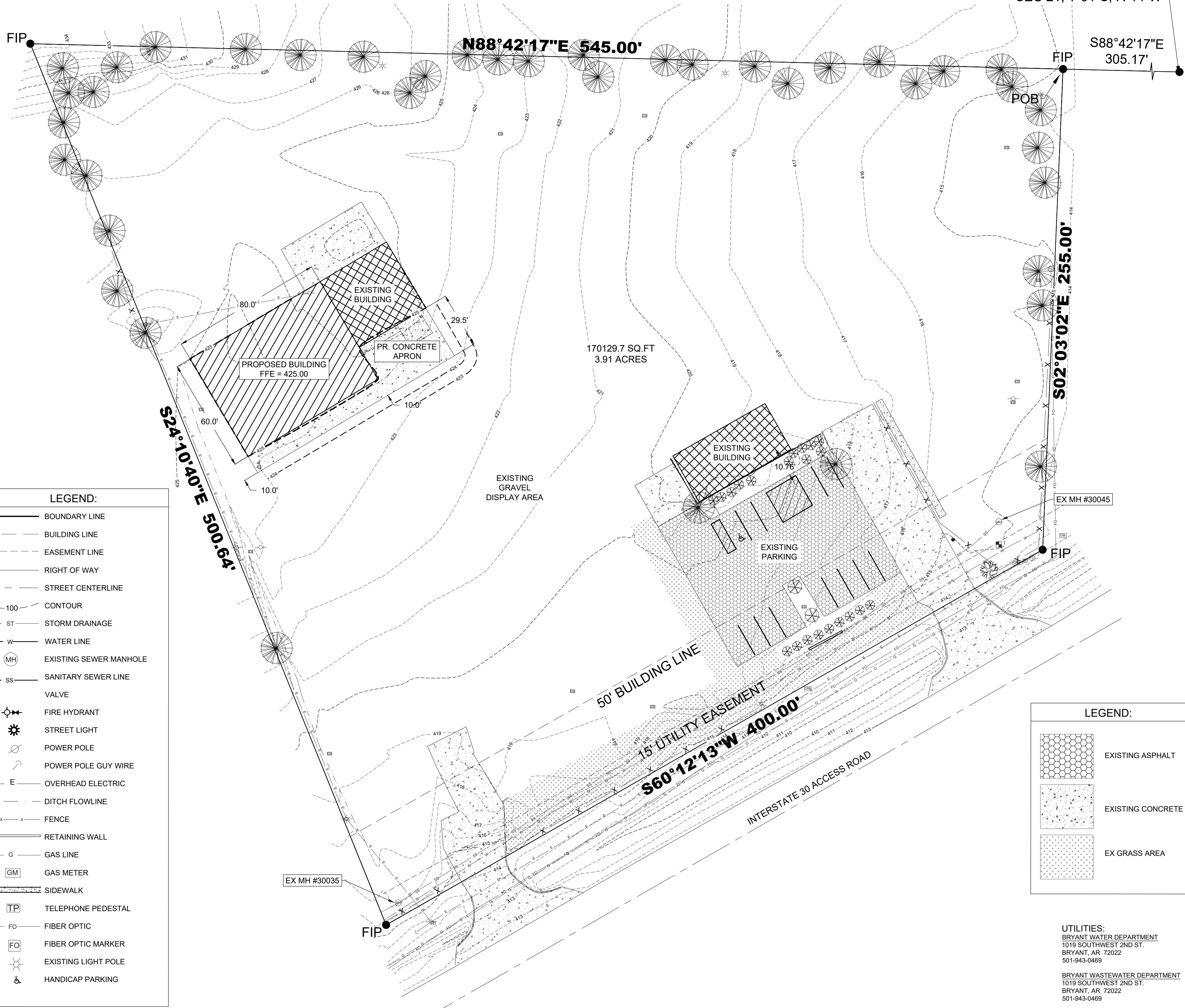
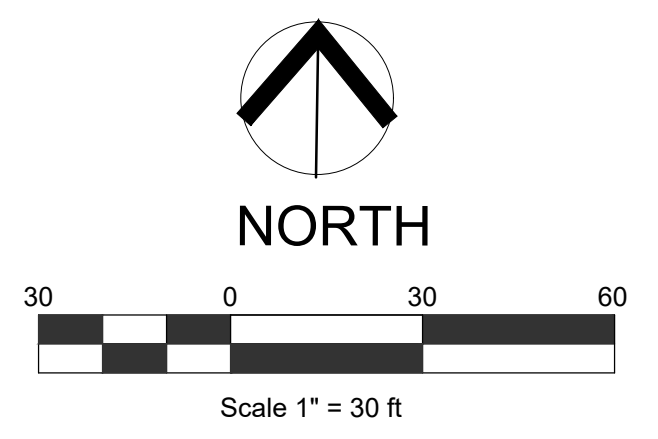
Planning Commission Date \_\_\_\_\_

Proof of Recording - County \_\_\_\_\_

County Clerk \_\_\_\_\_

Date \_\_\_\_\_





**LEGEND:**

—	BOUNDARY LINE
- - -	BUILDING LINE
- - - -	EASEMENT LINE
- - - - -	RIGHT OF WAY
- - - - -	STREET CENTERLINE
100	CONTOUR
ST	STORM DRAINAGE
W	WATER LINE
(MH)	EXISTING SEWER MANHOLE
SS	SANITARY SEWER LINE
○	VALVE
⊕	FIRE HYDRANT
⊙	STREET LIGHT
⊗	POWER POLE
⊘	POWER POLE GUY WIRE
E	OVERHEAD ELECTRIC
- - - - -	DITCH FLOWLINE
x x x	FENCE
—	RETAINING WALL
G	GAS LINE
(GM)	GAS METER
—	SIDEWALK
(TP)	TELEPHONE PEDESTAL
FO	FIBER OPTIC
(FO)	FIBER OPTIC MARKER
⊙	EXISTING LIGHT POLE
♿	HANDICAP PARKING

**LEGEND:**

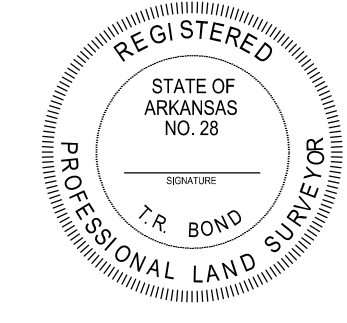
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EX GRASS AREA

**UTILITIES:**  
 BRYANT WATER DEPARTMENT  
 1019 SOUTHWEST 2ND ST.  
 BRYANT, AR 72022  
 501-943-0469

ENTERGY ARKANSAS  
 1-800-268-3794

BRYANT WASTEWATER DEPARTMENT  
 1019 SOUTHWEST 2ND ST.  
 BRYANT, AR 72022  
 501-943-0469

CENTERPOINT ENERGY  
 1-800-992-7552



**LEGAL DESCRIPTION:**

ALL THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A ONE INCH REBAR ACCEPTED AS THE NORTHEAST CORNER OF SAID SW 1/4 OF SE 1/4, SECTION 21, THENCE S88°42'17"E ALONG THE NORTH LINE THEREOF 305.17 FEET TO A ONE HALF INCH REBAR AND THE POINT OF BEGINNING; THENCE S02°03'02"E 255.00 FEET TO A HALF INCH REBAR IN THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 30; THENCE S60°12'13"W ALONG SAID INTERSTATE 30 RIGHT-OF-WAY LINE 400.00 FEET TO A ONE HALF INCH REBAR; THENCE LEAVING SAID INTERSTATE 30 RIGHT-OF-WAY LINE N24°10'40"W A DISTANCE OF 500.64 FEET TO A ONE HALF INCH REBAR IN THE NORTH LINE OF SAID SW 1/4 SE 1/4 SECTION 21; THENCE N88°42'17"E ALONG SAID NORTH LINE A DISTANCE OF 545.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.9857 ACRES MORE OR LESS

**CERTIFICATE OF ENGINEERING ACCURACY:**

I, THOMAS R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATION HAVE BEEN COMPLIED WITH.

DATE \_\_\_\_\_ THOMAS R. BOND,  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 2219 ARKANSAS

**CERTIFICATE OF SURVEYING ACCURACY:**

I, T. R. BOND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE \_\_\_\_\_ T. R. BOND  
 REGISTERED LAND SURVEYOR  
 NO. 28 ARKANSAS

**GENERAL NOTES:**

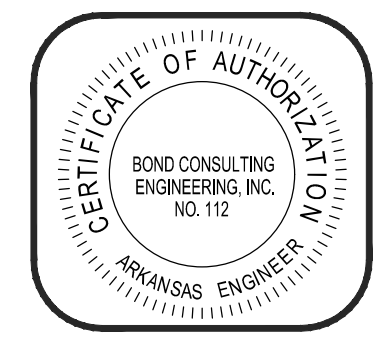
- IRON PINS SET AT ALL LOT CORNERS.
- BUILDING LINES SHALL BE 50 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY, UNLESS STATED OTHERWISE.
- EASEMENTS SHALL BE 15 FEET IN WIDTH UNLESS NOTED OTHERWISE AND SHALL BE FOR DRAINAGE AND UTILITIES.
- WATER AND SEWER SERVICE SUPPLIED BY THE CITY OF BRYANT.
- THIS PROPERTY IS ZONED "C-3."
- NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
- BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

**FLOOD STATEMENT:**  
 FIRM FLOOD INSURANCE RATE MAP PANEL 05125C0360E  
 (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAN.



VICINITY MAP



**BOND CONSULTING ENGINEERS, INC.**  
 2801 T. R. White Drive  
 Jacksonville, Arkansas 72076  
 Phone: (501) 962-1538 Fax: (501) 962-1538  
 Email: info@bondce.com  
 Website: www.bondce.com

PREPARED FOR:  
 KIKOS COUNTRY RV  
 CHARLIE GARRETT  
 2818 S. ROCKWOOD RD  
 CABOT AR 72023

SITE PLAN - KIKOS COUNTRY RV  
 PART OF SW1/4, SE 1/4, SEC 21, T-1-S, R-14-W  
 SALINE COUNTY, BRYANT, ARKANSAS

PROJECT: 9059

DATE: 4/11/2023

REVISIONS:

C1.0



2601 T.P. White Drive  
Jacksonville, AR 72076

TEL 501.982.1538  
FAX 501.982.1530

[www.bondce.com](http://www.bondce.com)

June 20, 2023

Colton Leonard  
City Planner  
210 S.W. 3<sup>rd</sup> Street  
Bryant, AR 72022

**RE: Site Plan – Kiko’s Kountry RV Addition, Bryant, Arkansas**

Dear Mr. Leonard:

Attached is the site plan for the referenced project. This site was an existing display area with buildings. Our client plans on adding on to an existing 40’ x 40’ building with a 60’ x 80’ adjoining addition for maintenance and repair. Details for the building addition will be provided at a later date.

Please place this item on your next Development and Review Committee Meeting agenda.

Please feel free to call me if you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Tommy Bond", is written over the typed name. The signature is stylized with a large loop at the end.

Tommy bond PE

cc: Kiko’s Kountry RV  
BCE # 9059



**City of Bryant, Arkansas**  
 Community Development  
 210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
 501-943-0943

*ComDev@CityofBryant.com*

## 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](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: 6-7-23

**Sign Co. or Sign Owner**

Name Neonics Sign & neon  
 Address 2201 Guster Rd  
 City, State, Zip Henstey Ar 72065  
 Phone 501-425-9965  
 Email Address neonicsign@aol.com

**Property Owner**

Name Supreet Momi  
 Address 1812 N. Reynolds Rd  
 City, State, Zip Bryant Ar  
 Phone 501-442-5987  
 Email Address Supreetmomi@hotmail.com

**GENERAL INFORMATION**

Name of Business ABBY Road  
 Address/Location of sign 1812 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 **required** to be submitted. Renderings of the sign(s) showing the correct dimensions is also **required** 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, Ti Hickey, 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	15' x 8' x 14"	270	15'	4.5'	
B	Facade	24" x 140"	50	16'	13'	
C						
E						
F						
G						



2' x 9.5'

12.5 sq ft

Abbey

19.5 sq ft

Road

19.5 sq ft

SMOKE SHOP VAPE SHOP

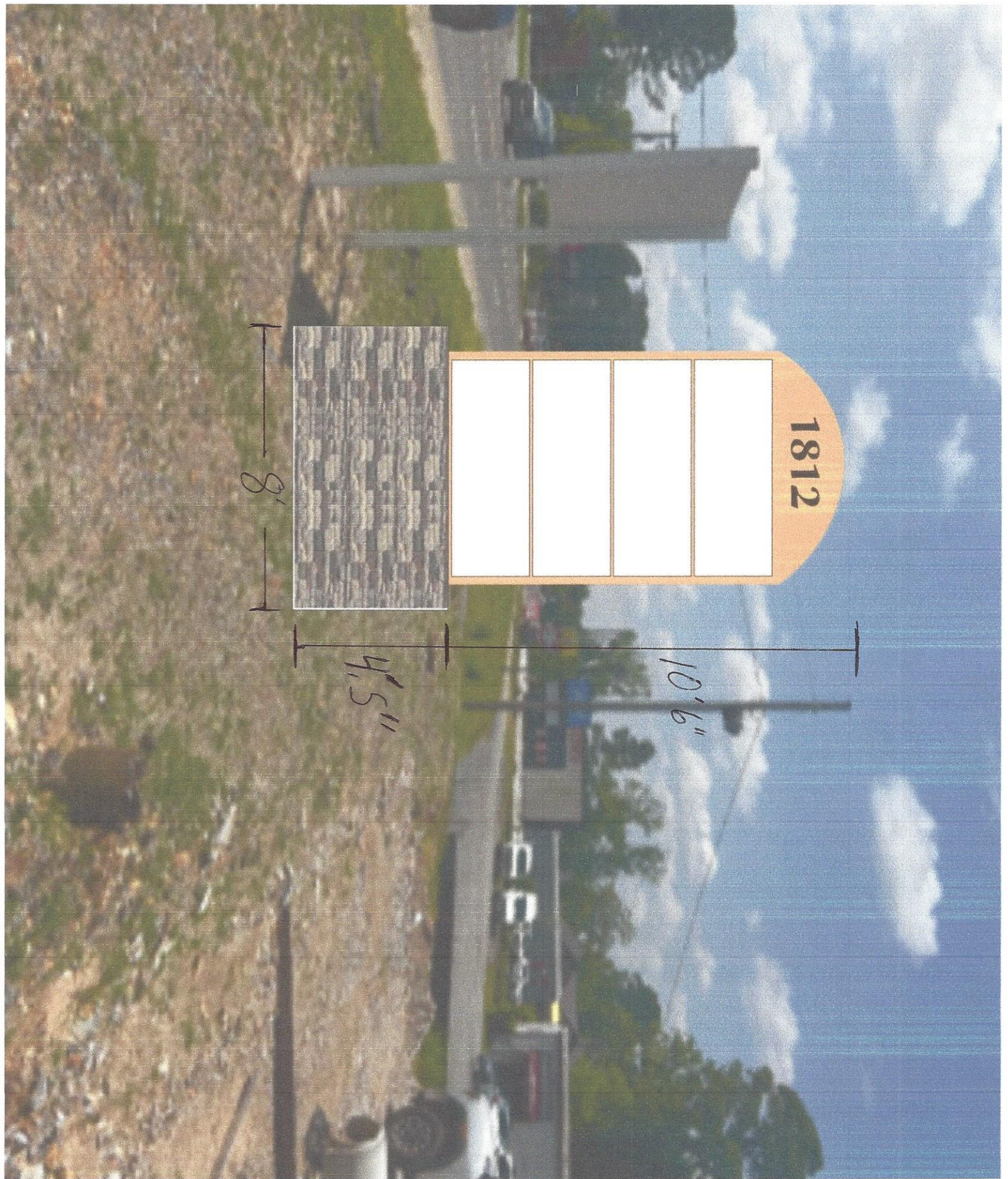
1'

18'

25'

19'

19'



1812

8'

4'5"

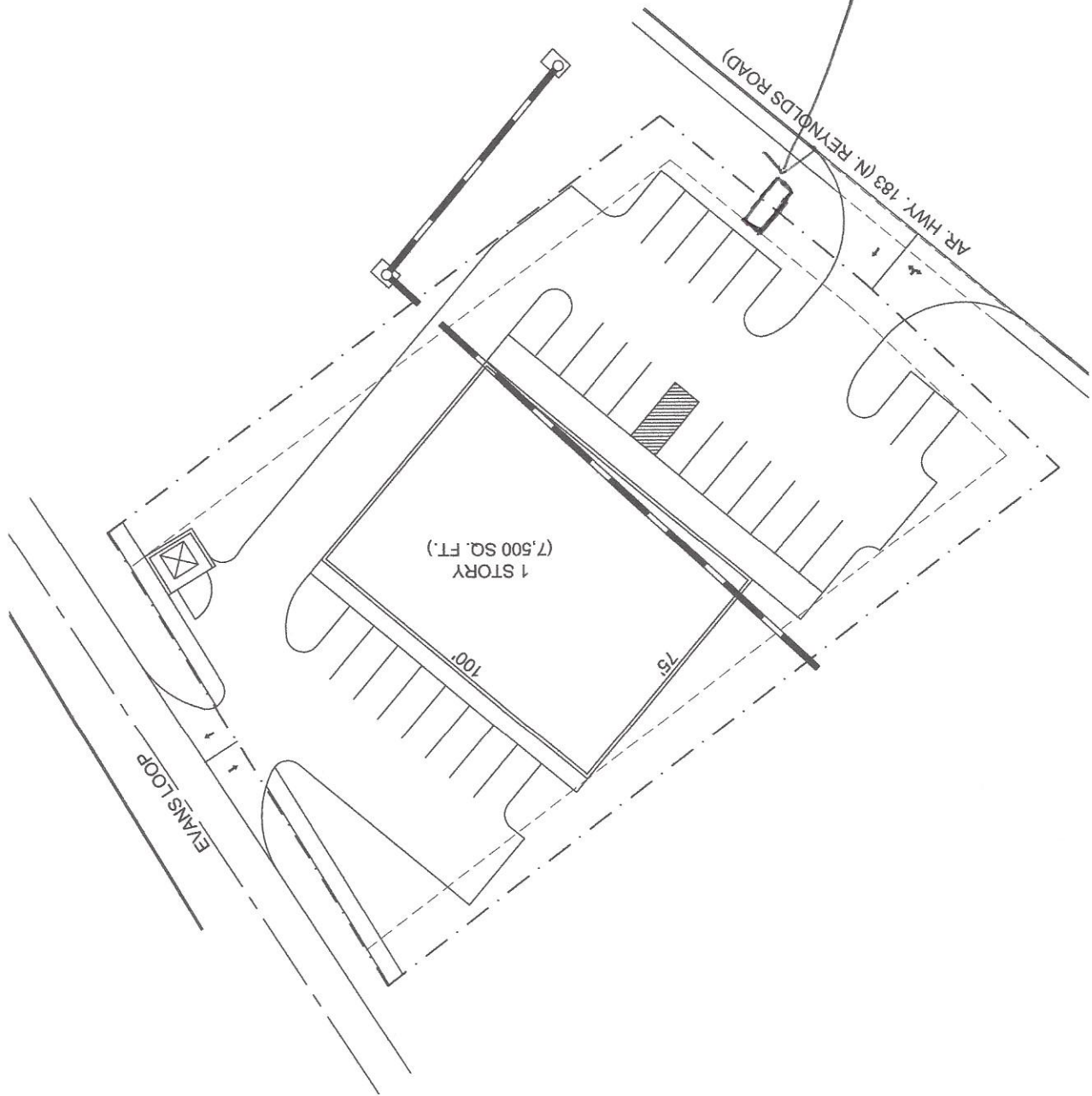
10'6"



SCALE: 1" = 30'-0"

Scheme #2 Architectural Site Plan

15' x 8' Monument Sign



2 OF 5

PRELIMINARY SITE PLAN FOR:  
 ABBY ROAD  
 1812 N. REYNOLDS ROAD  
 BRYANT, AR

1912 KANIS ROAD, SUITE F-8  
 LITTLE ROCK, ARKANSAS 72211  
 501-376-3876 FAX 376-3766

**STY**  
 Architects



design, planning and interiors

04/28/2022  
 A/E # 2215

# SIGN MAP

SIGNAGE LEGEND	
SYMBOL	DESCRIPTION
M1	MONUMENT SIGN
D1	EXIT ONLY / DRIVE CLEAN - DOUBLE SIDED
D2	EXIT ONLY - SINGLE SIDED
D3	YIELD SIGN
A1	ENTRANCE ARROW
A2	EXIT ARROW
A3	EXIT + FREE VACS - SINGLE SIDED
A4	CARWASH ENTRANCE - SINGLE SIDED
E1	LOGO PANEL
E2	LOGO PANEL + "CAR WASH"
E3	<del>NOT USED</del>
E4	POS CANOPY LETTERS
E5	DISCLAIMER SIGN

9810 E 58th St, Tulsa, OK 74146  
 (918) 286 8535  
 www.encinos3d.com

**CUSTOMER:**  
 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant  
 AR 72022

**DATE:**  
 05-05-2023

**DRAWING NUMBER:**  
 230379

**SCALE:**  
 1/16" = 1'

**PAGE NO.:**  
 1-1

**PROJECT MANAGER:**  
 Jamon Glidewell

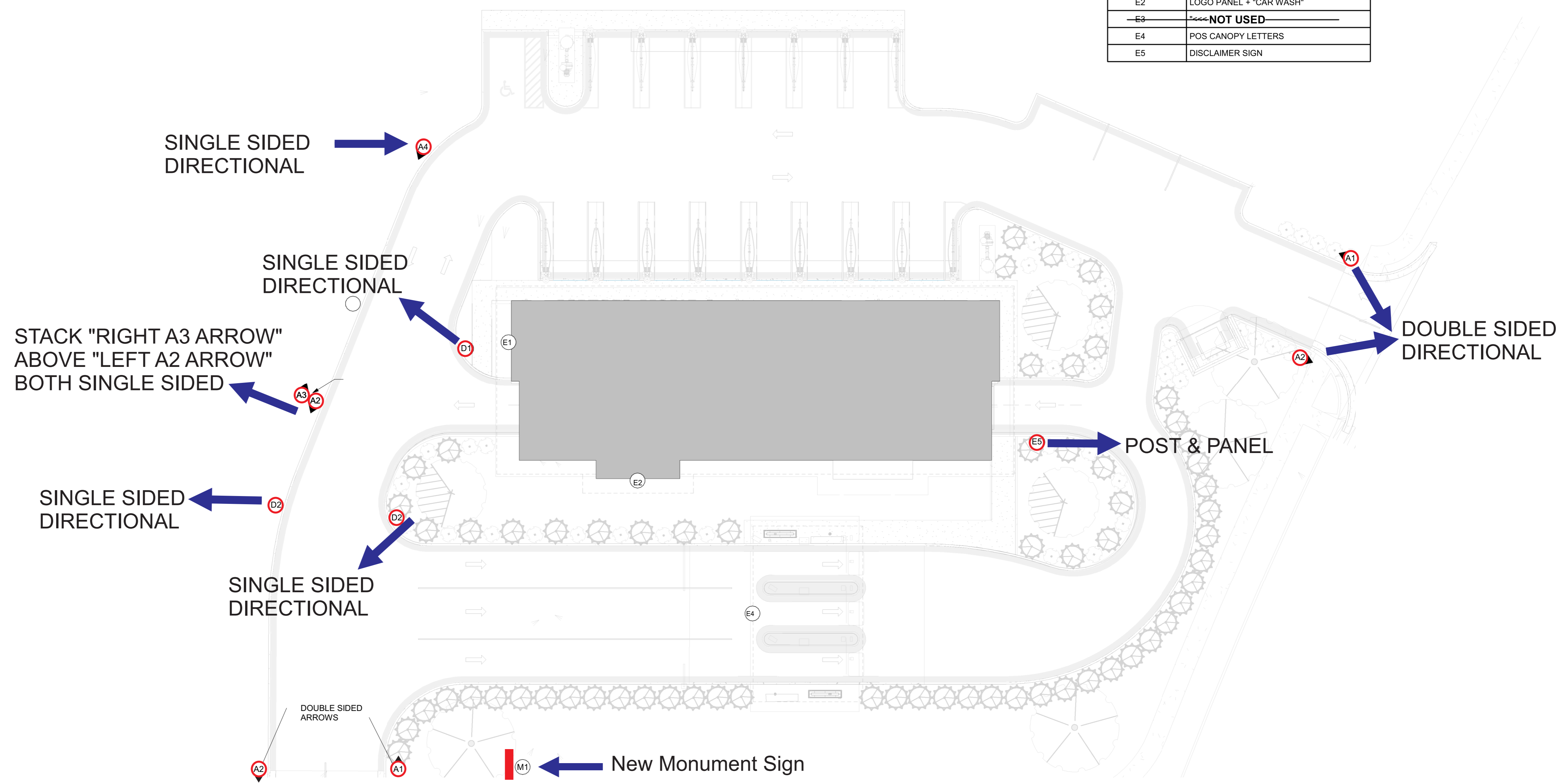
**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
 Jesus Ortiz

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.

Any typographical and or layout errors not found now will be the customers responsibility.

- PYLON SIGNS
- CASINO SIGNS
- MONUMENT SIGNS
- NEON SIGNS
- BLADE SIGNS
- WALL SIGNS
- CHANNEL LETTERS
- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS



5C SIGNAGE MAP  
 1/16" = 1'-0"



**CUSTOMER:**  
 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant AR  
 72022

**DATE:**  
 05-05-2023

**DRAWING NUMBER:**  
 230379

**SCALE:**  
 3/4" = 1'

**PAGE NO.:**  
 1-1

**PROJECT MANAGER:**  
 Jamon Glidewell

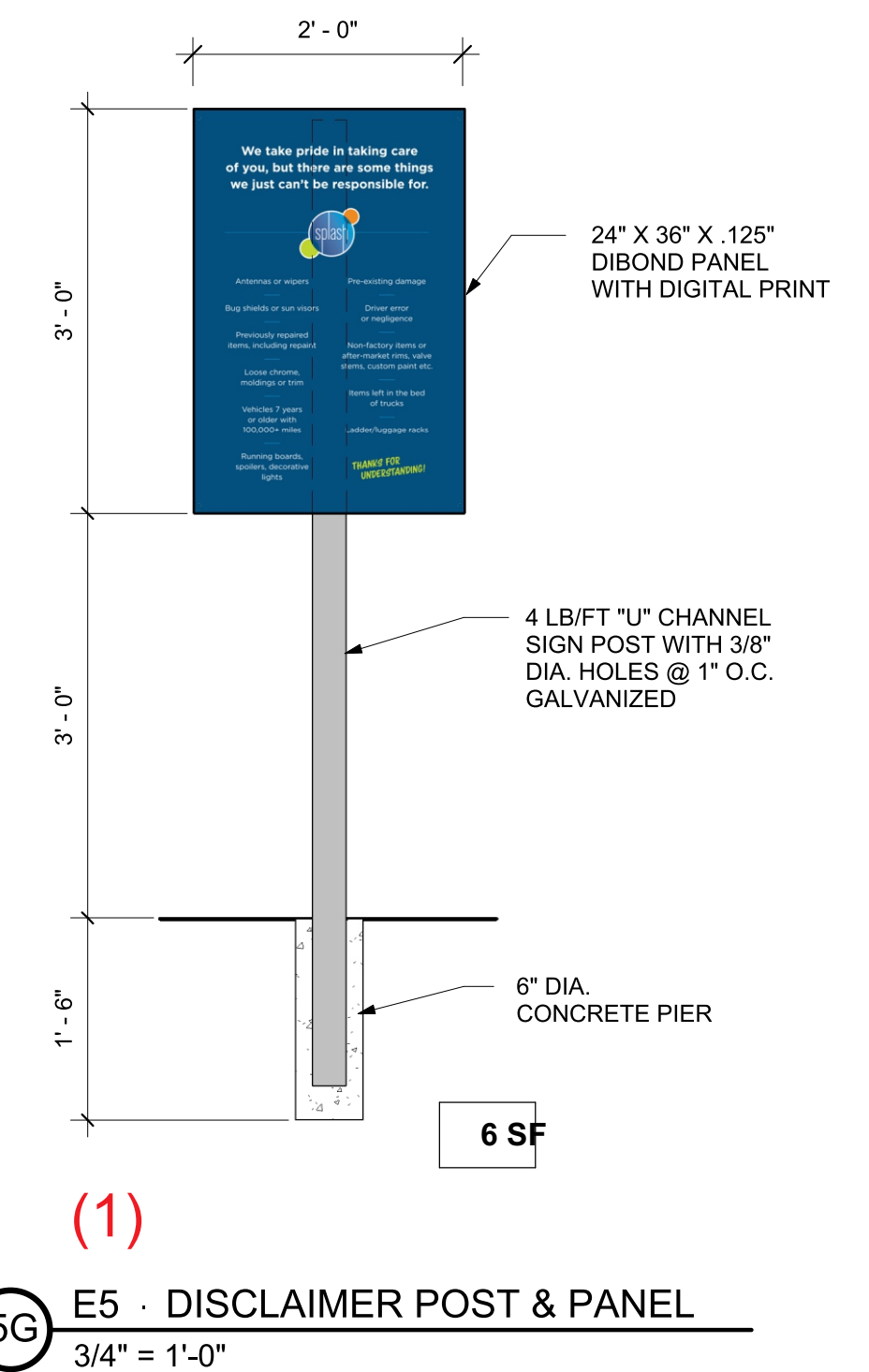
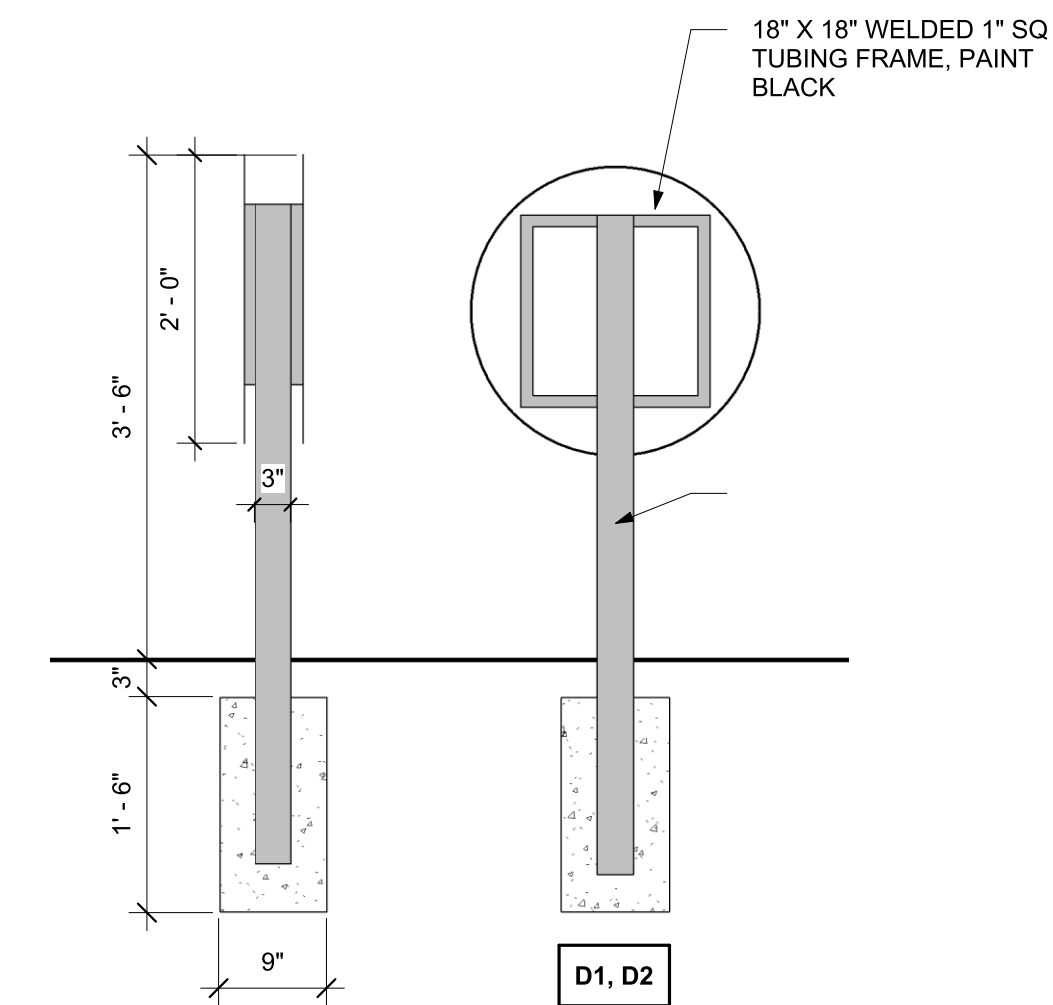
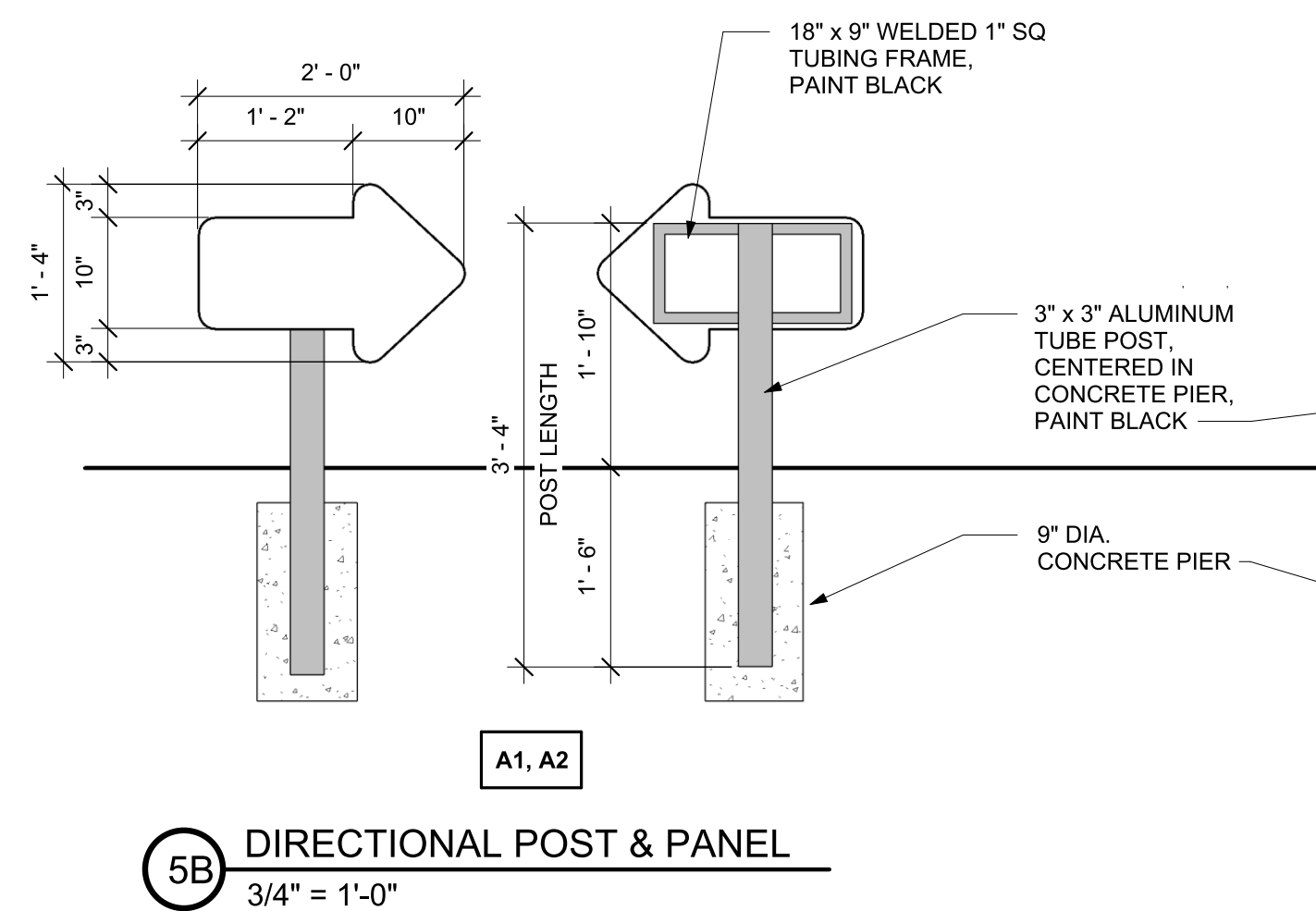
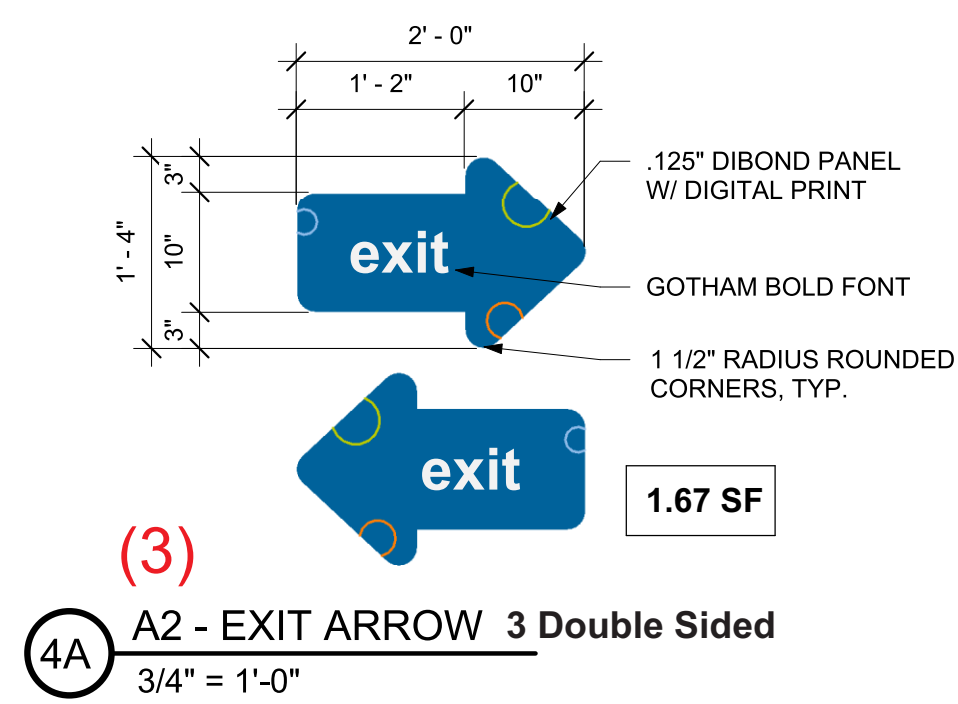
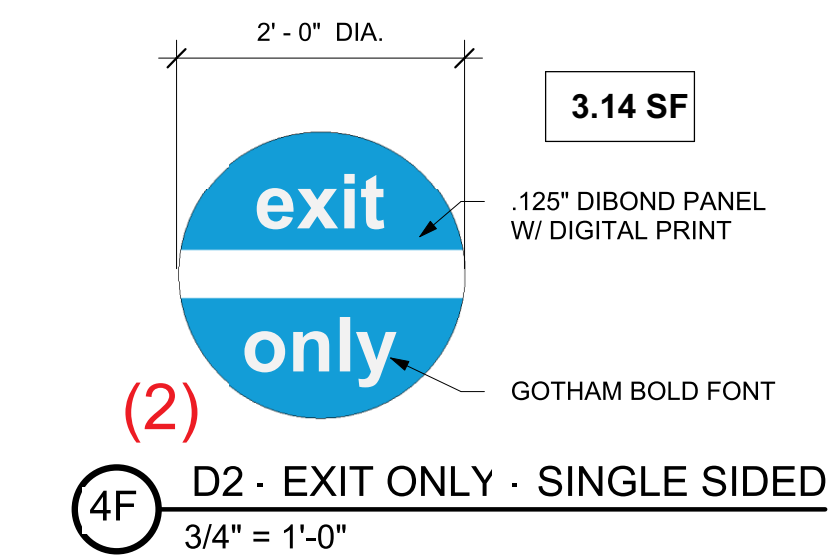
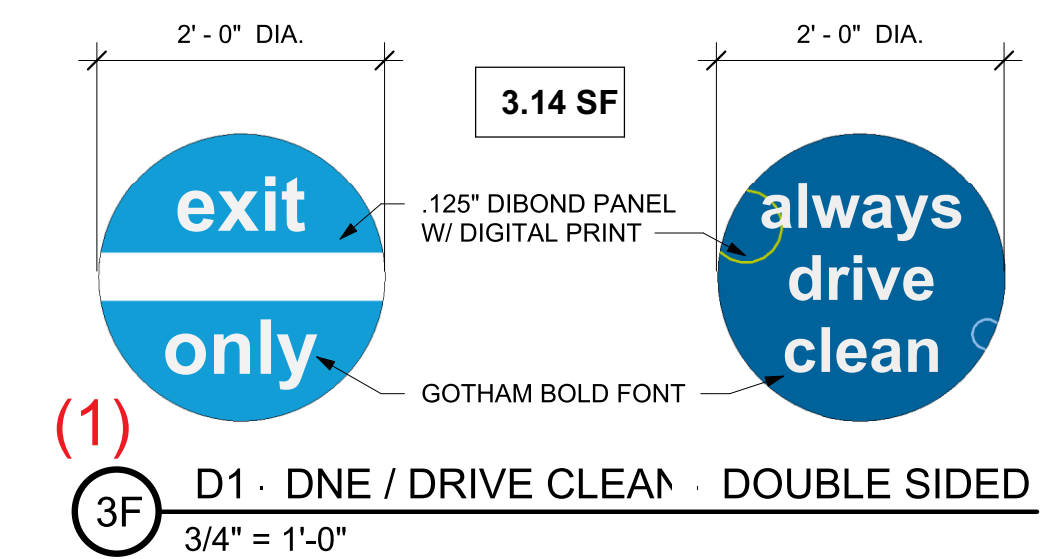
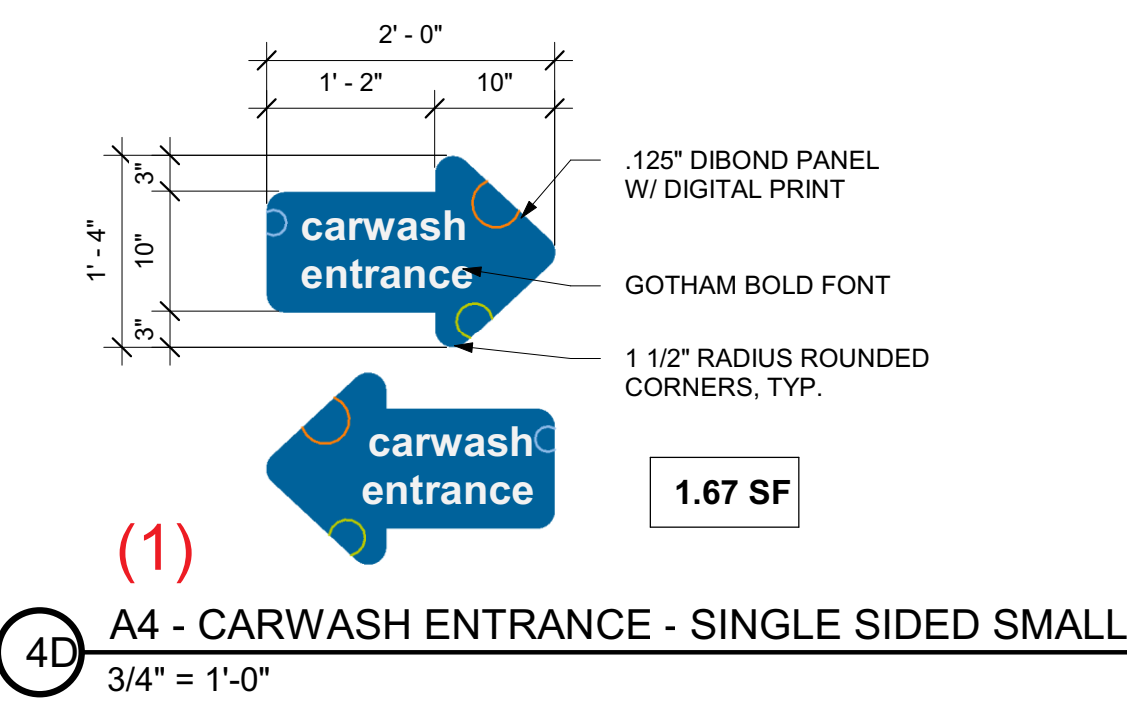
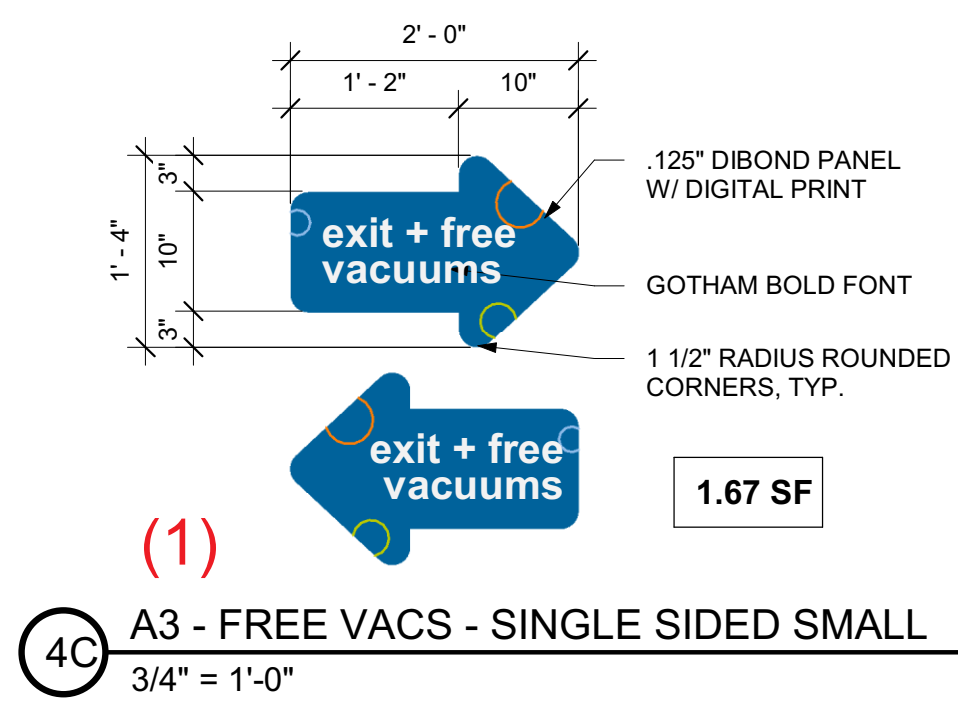
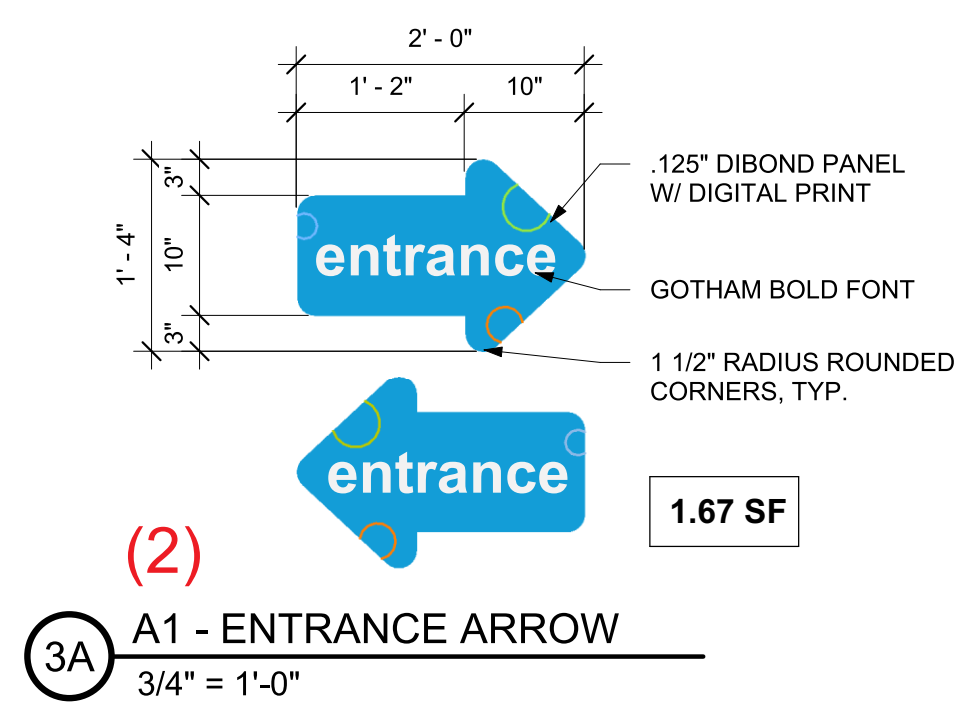
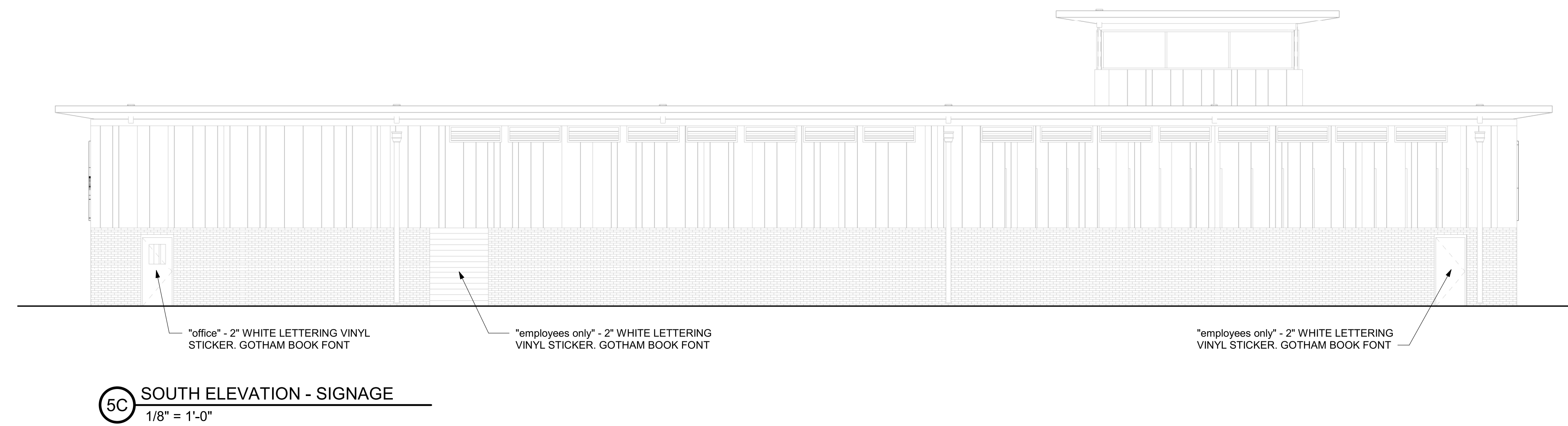
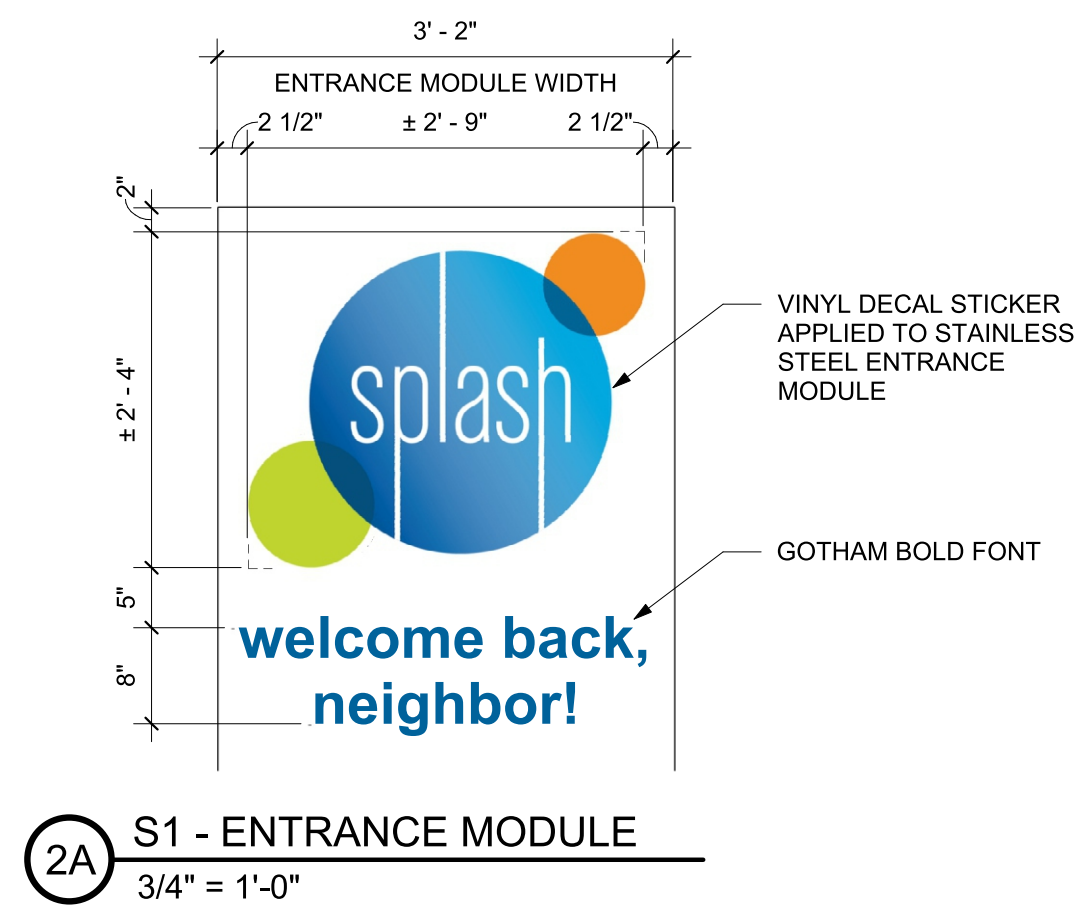
**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
 Jesus Ortiz

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and/or layout errors not found now will be the customer's responsibility.

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- WALL SIGNS
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- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LEDDISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS

**SIGNAGE DETAILS**



**CUSTOMER:**  
Splash Carwash Bryant

**CITY AND STATE:**  
2116 N Reynolds Rd, Bryant AR  
72022

**DATE:**  
05-05-2023

**DRAWING NUMBER:**  
230379

**SCALE:**

**PAGE NO.:**  
1-1

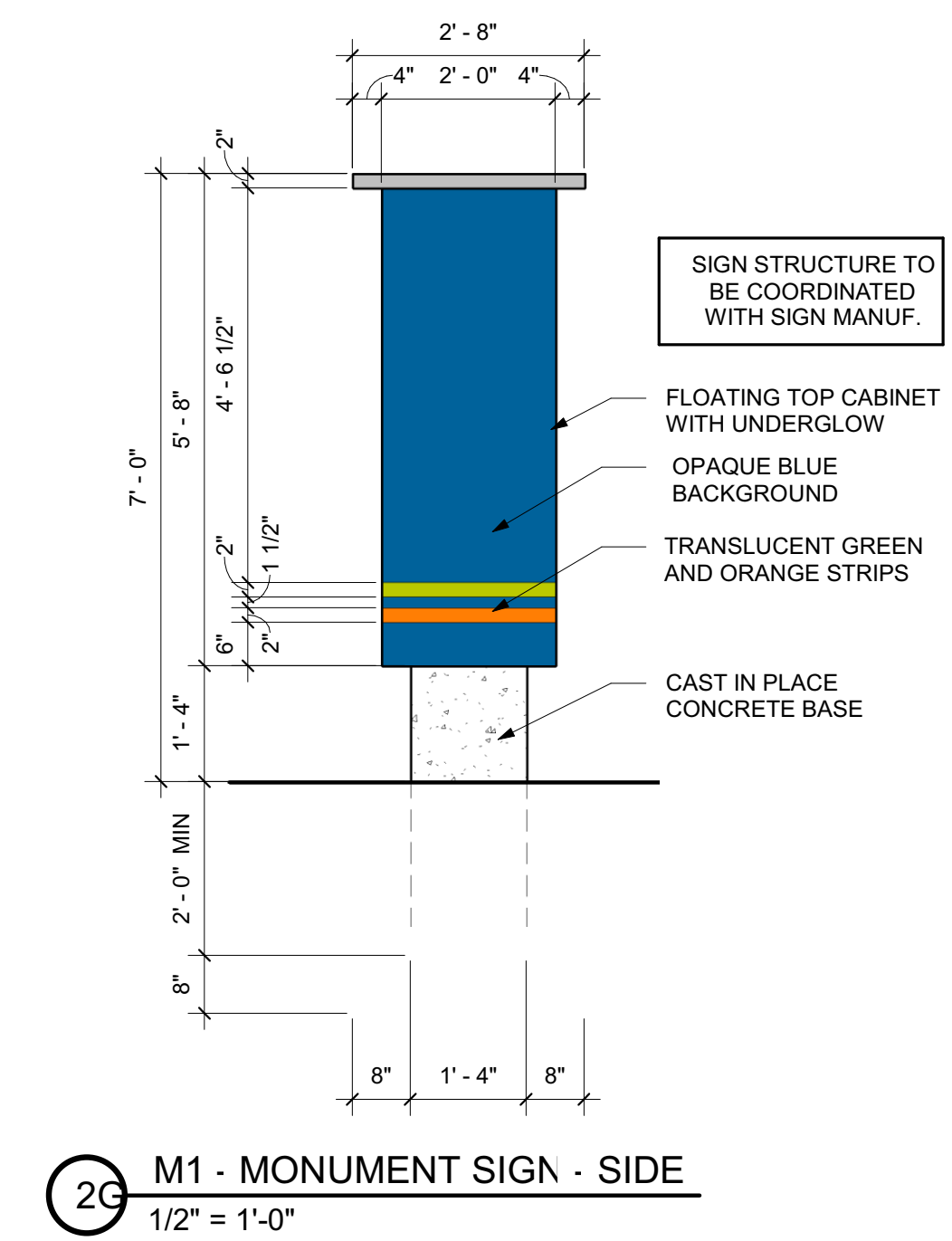
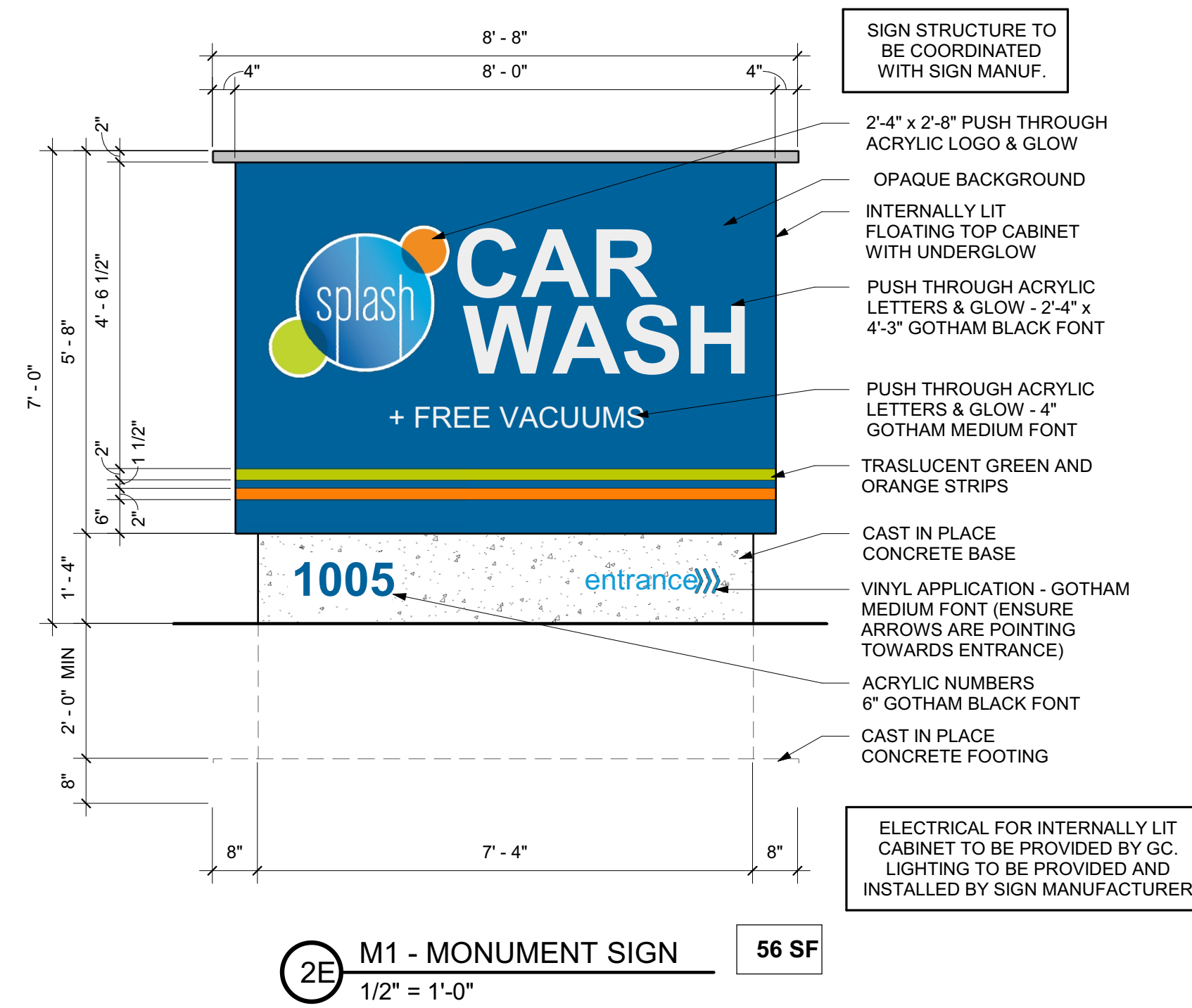
**PROJECT MANAGER:**  
Jamon Glidewell

**DESIGNER:**  
Mariana Moran

**SOLD BY:**  
Jesus Ortiz

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- COMMERCIAL & ARCHITECTURAL SIGNS





**City of Bryant, Arkansas**  
Community Development  
210 SW 3<sup>rd</sup> 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 [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: 06/21/2023

### Sign Co. or Sign Owner

Name Encinos Signs

Address 9810 E 58th St

City, State, Zip Tulsa, OK 74146

Phone +19182868535

Alternate Phone \_\_\_\_\_

### Property Owner

Name Paul Stagg

Address 2116 N Reynolds Rd

City, State, Zip Bryant AR 72022

Phone 479 957-3331

Alternate Phone \_\_\_\_\_

### GENERAL INFORMATION

Name of Business Splash Car Wash

Address/Location of sign 2116 N Reynolds 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 required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** 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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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	Directional A1	2' x 1' 4"	1.67	1'10"	1'	
B	Directional A1	2' x 1' 4"	1.67	1' 10"	1'	
C	Directional A2	2' x 1' 4"	1.67	1' 10"	1'	
E	Directional A2	2' x 1' 4"	1.67	1' 10"	1'	
F	Directional A2	2' x 1' 4"	1.67	1' 10"	1'	
G	Directional A3	2' x 1' 4"	1.67	1' 10"	1'	
	Directional A4	2' x 1' 4"	1.67	1' 10"	1'	
	Directional D1	2' x 2'	3.14	3' 6"	1' 6"	
	Directional D2	2' x 2'	3.14	3' 6"	1' 6"	
	Post & Panel E5	2' x 3'	6'	3'	3'	
	Monument	7'x8'	56	7'	1' 4"	
	Directional D2	2' x 2'	3.14	3' 6"	1' 6"	



**City of Bryant, Arkansas**  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943

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

Date: 06-09-2023

### Sign Co. or Sign Owner

Name Encinos Sign

Address 9810 E 58th St

City, State, Zip Tulsa, OK, 74146

Phone (918) 286-8535

Alternate Phone \_\_\_\_\_

### Property Owner

Name Paul Stagg

Address 2116 N Reynolds Rd

City, State, Zip Bryant, AR, 72022

Phone (479) 957-3331

Alternate Phone \_\_\_\_\_

### GENERAL INFORMATION

Name of Business Splash Carwash Bryant

Address/Location of sign 2116 N Reynolds Rd, Bryant AR 72022

Zoning Classification Commercial

**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 required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** 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	
Sign E1	A Facade	9'-6" x 7'10"	70.5'	17'	8'-7.5"	
Sign E2	B Facade	9'-6" x 7'10"	70.5'	17'	8'-7.5"	
Sign E2a	C Facade	4'-2" x 7'-8"	11'-10"	18'-2"	14'	
Sign E4	E Other	10" x 37'-9"	37'	14'-2"	15'	
Sign M1	F Monument	7' x 8'	56'	0'	7'	
	G					

# SIGN MAP

SIGNAGE LEGEND	
SYMBOL	DESCRIPTION
M1	MONUMENT SIGN
D1	EXIT ONLY / DRIVE CLEAN - DOUBLE SIDED
D2	EXIT ONLY - SINGLE SIDED
D3	YIELD SIGN
A1	ENTRANCE ARROW
A2	EXIT ARROW
A3	EXIT + FREE VACS - SINGLE SIDED
A4	CARWASH ENTRANCE - SINGLE SIDED
E1	LOGO PANEL
E2	LOGO PANEL + "CAR WASH"
E3	<del>NOT USED</del>
E4	POS CANOPY LETTERS
E5	DISCLAIMER SIGN

9810 E 58th St, Tulsa, OK 74146  
 (918) 286 8535  
 www.encinos3d.com

**CUSTOMER:**  
 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant  
 AR 72022

**DATE:**  
 05-05-2023

**DRAWING NUMBER:**  
 230379

**SCALE:**  
 1/16" = 1'

**PAGE NO.:**  
 1-1

**PROJECT MANAGER:**  
 Jamon Glidewell

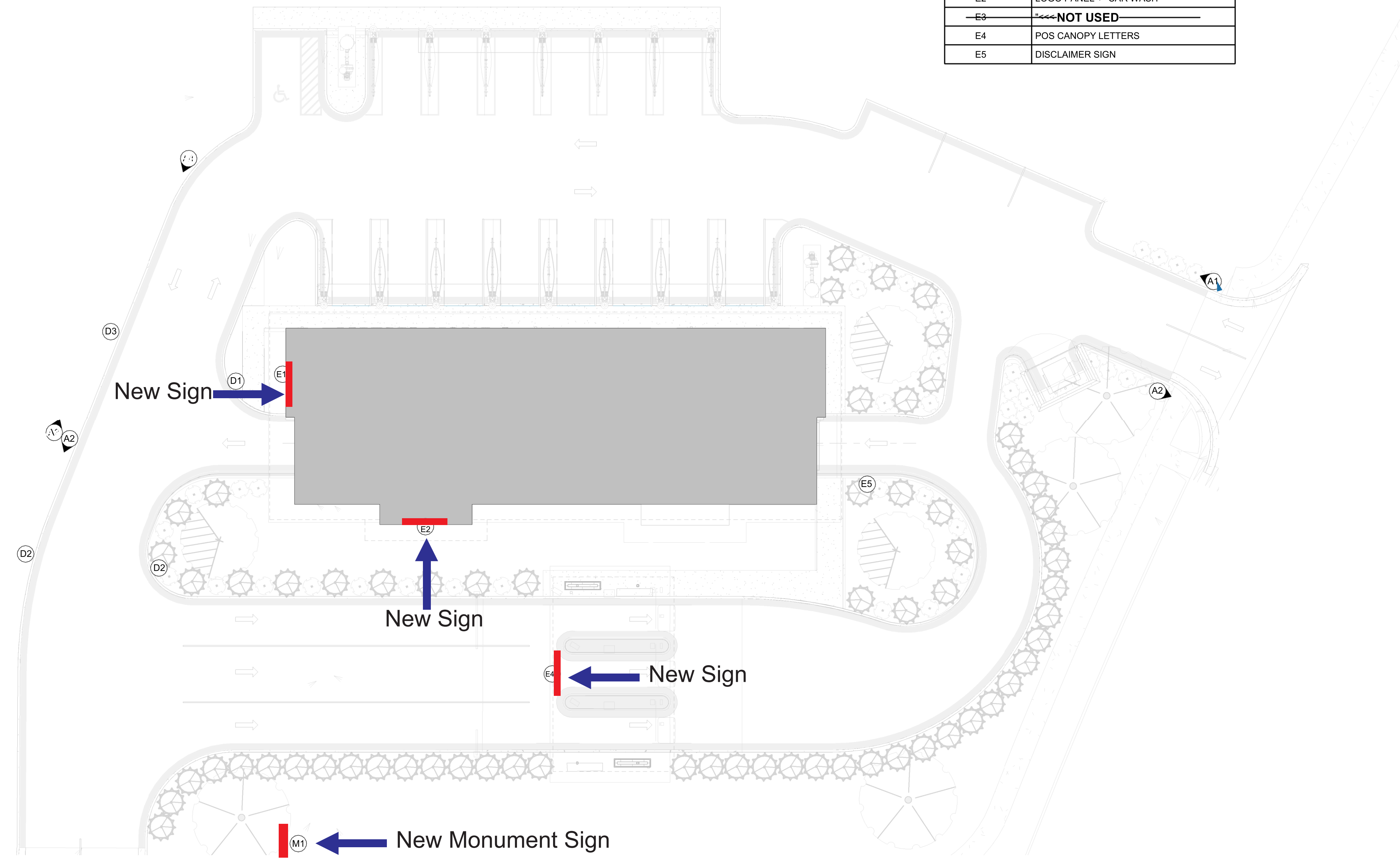
**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
 Jesus Ortiz

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- PYLON SIGNS
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- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS



5C SIGNAGE MAP  
 1/16" = 1'-0"

# SIGNAGE DETAILS

9810 E 58th St, Tulsa, OK 74146  
 (918) 286 8535  
 www.encinos3d.com

**CUSTOMER:**  
 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant  
 AR 72022

**DATE:**  
 05-05-2023

**DRAWING NUMBER:**  
 230379

**SCALE:**  
 1/8" = 1'

**PAGE NO.:**  
 1-1

**PROJECT MANAGER:**  
 Jamon Glidewell

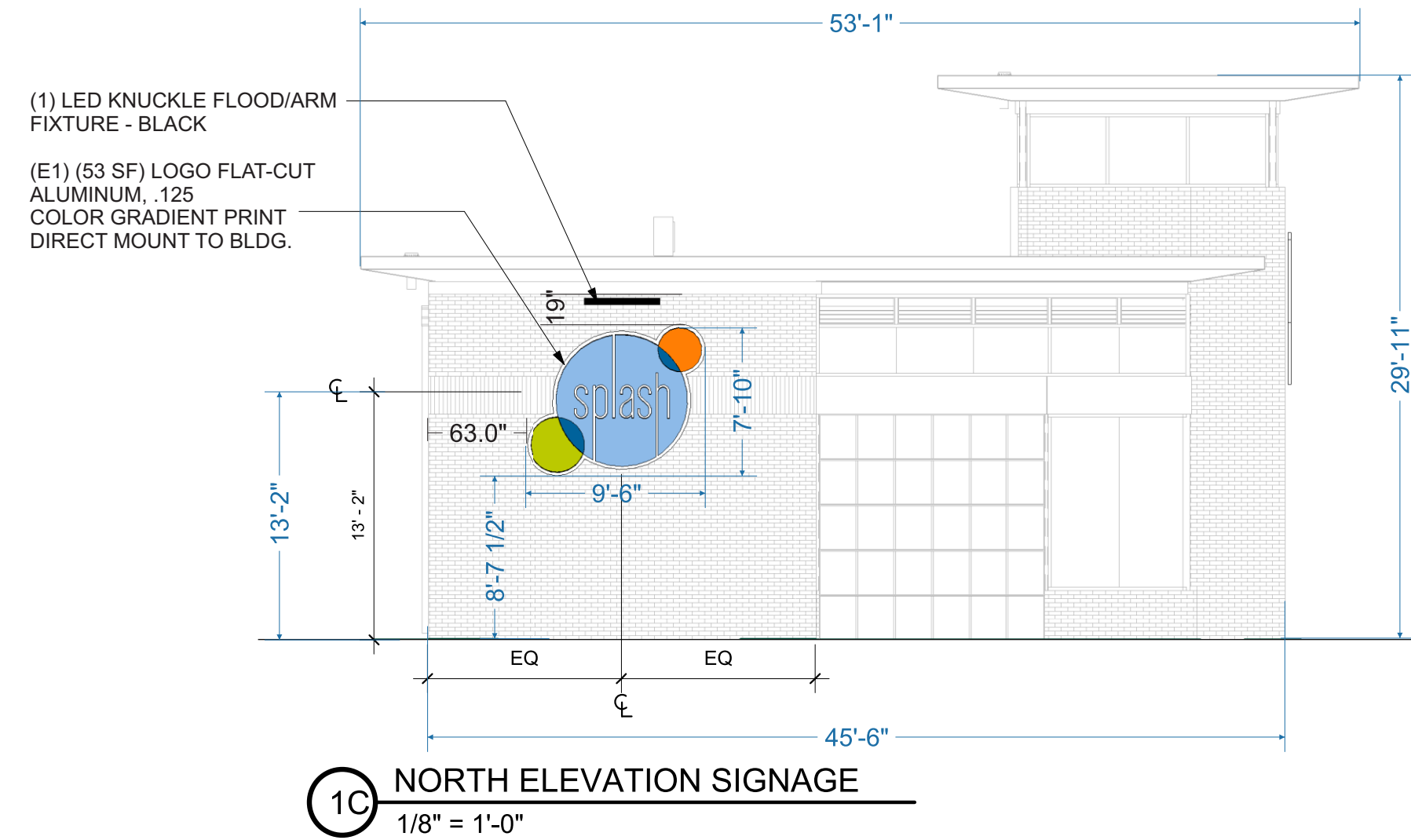
**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
 Jesus Ortiz

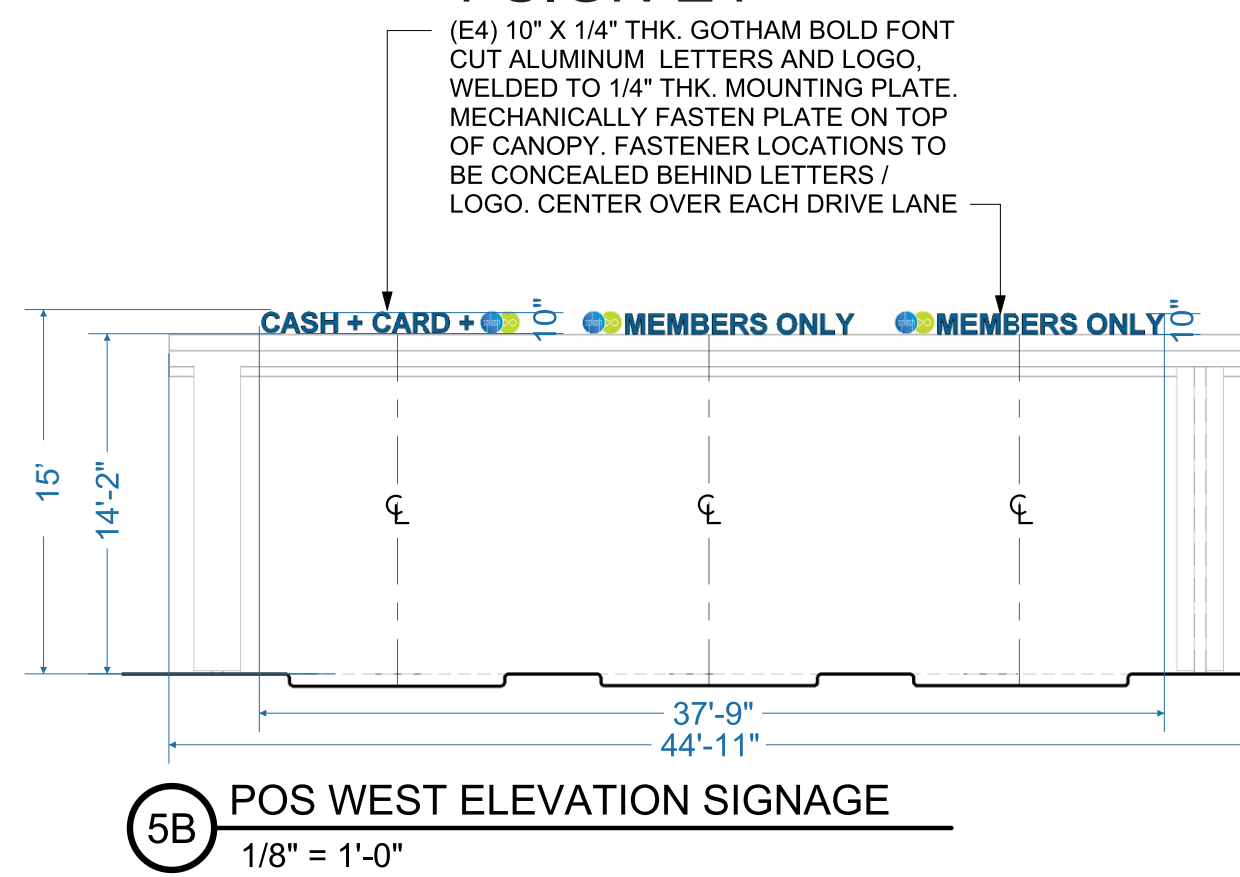
Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and or layout errors not found now will be the customers responsibility.

- PYLON SIGNS
- CASINO SIGNS
- MONUMENT SIGNS
- NEON SIGNS
- BLADE SIGNS
- WALL SIGNS
- CHANNEL LETTERS
- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS

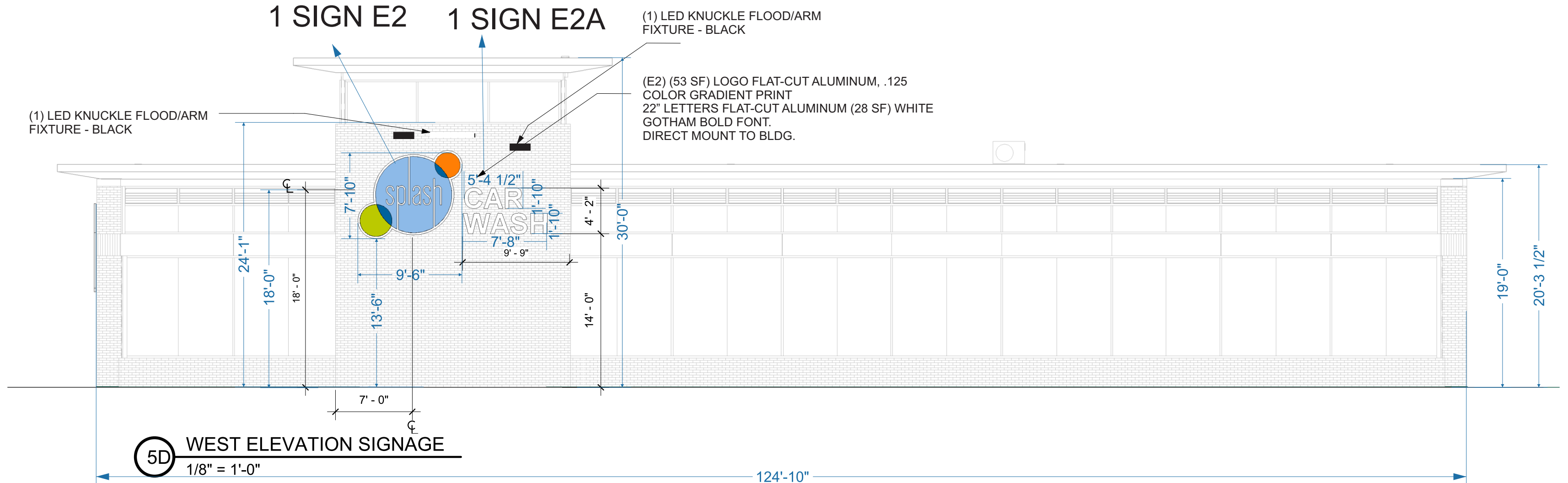
## 1 SIGN E1



## 1 SIGN E4



## 1 SIGN E2 1 SIGN E2A





**CUSTOMER:**  
 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant AR  
 72022

**DATE:**  
 05-05-2023

**DRAWING NUMBER:**  
 230379

**SCALE:**  
 3/4" = 1'

**PAGE NO.:**  
 1-1

**PROJECT MANAGER:**  
 Jamon Glidewell

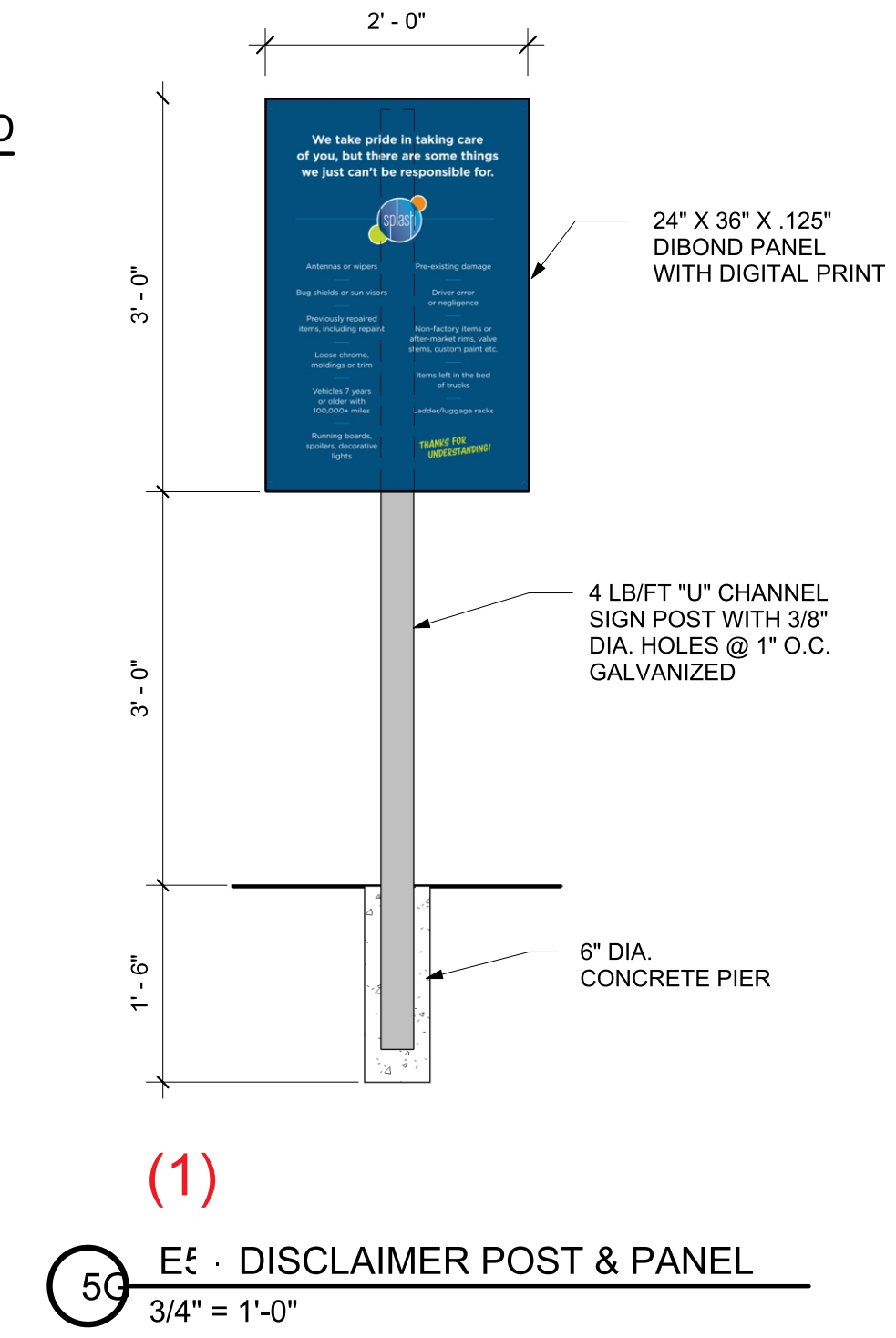
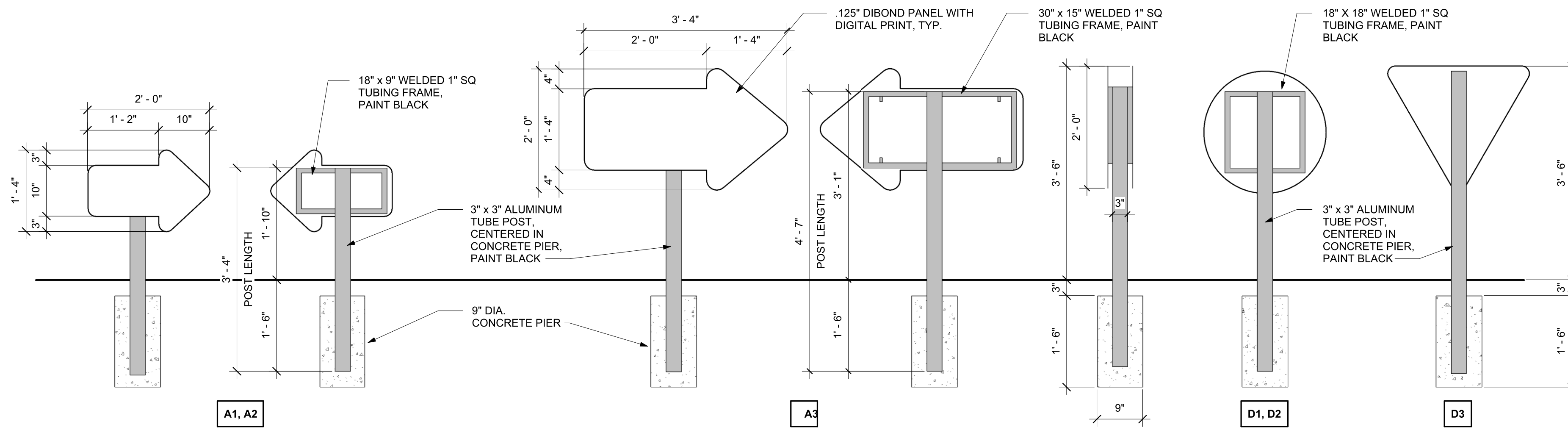
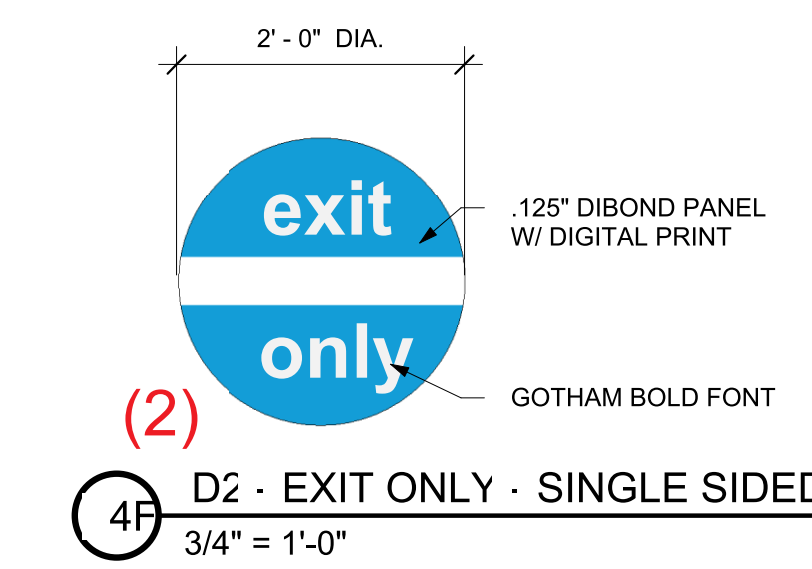
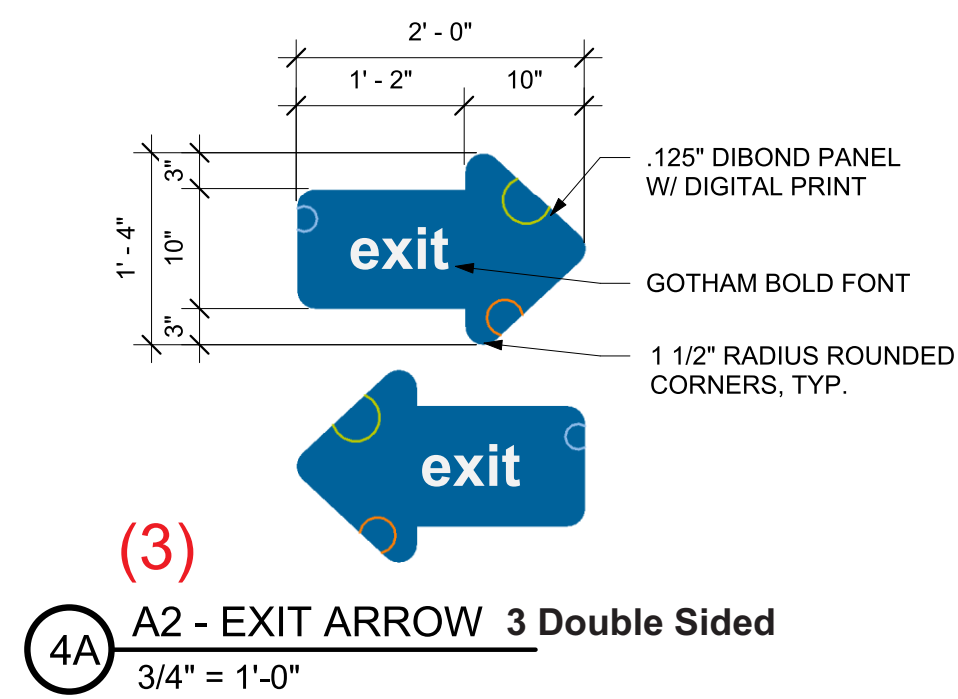
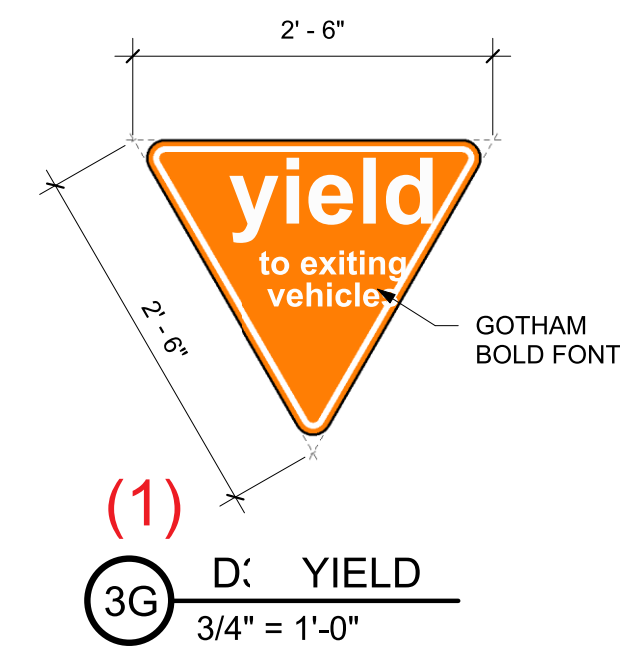
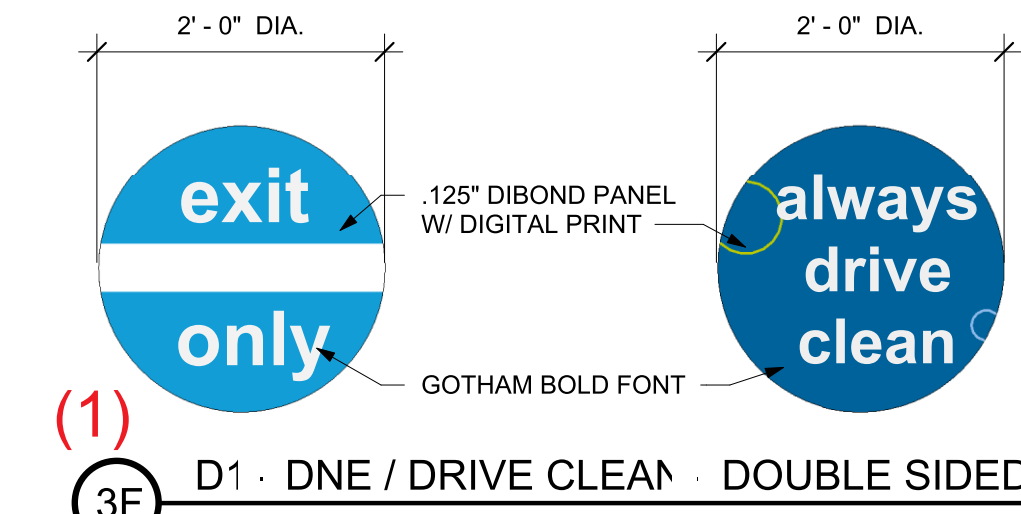
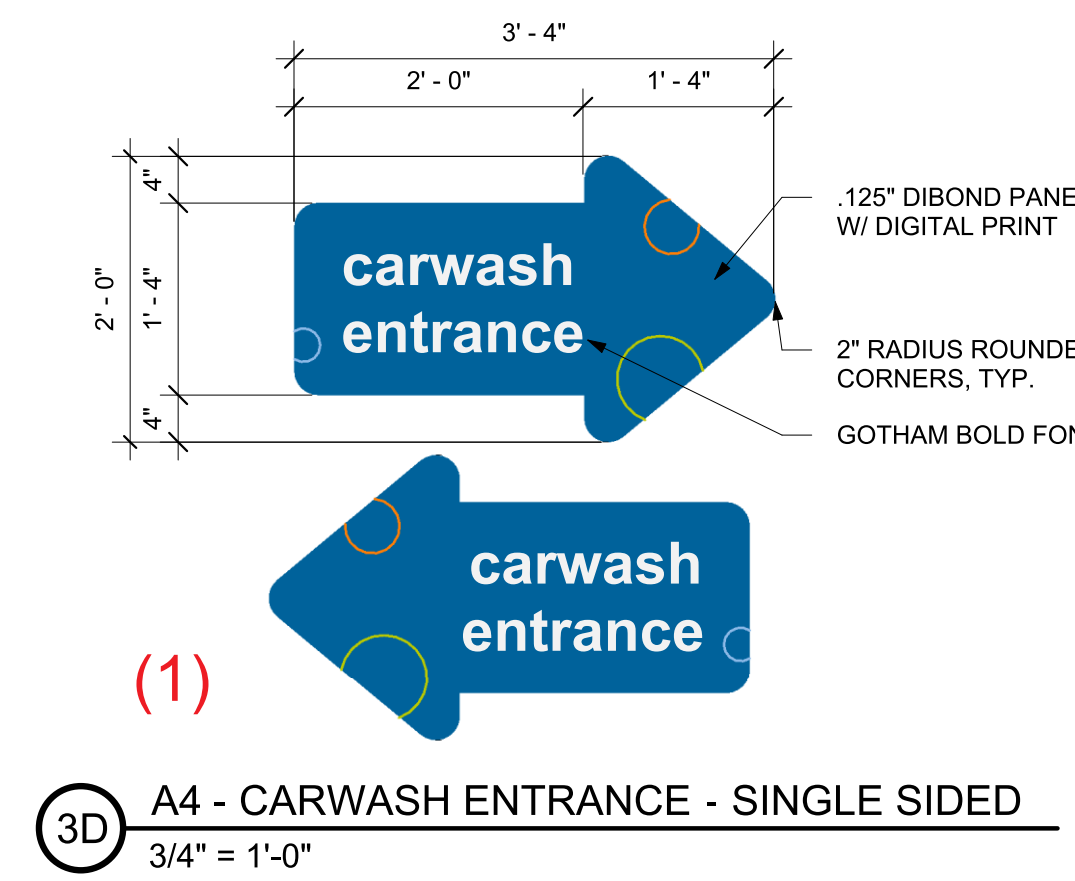
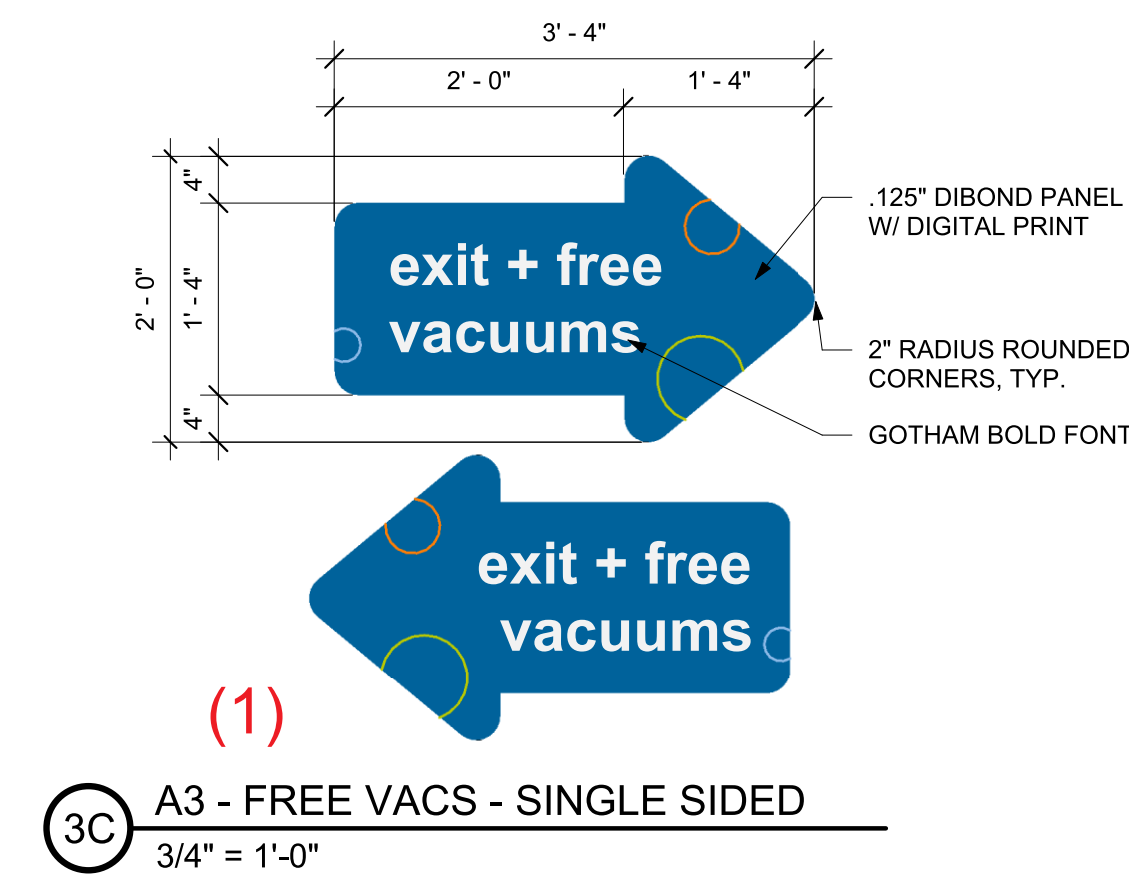
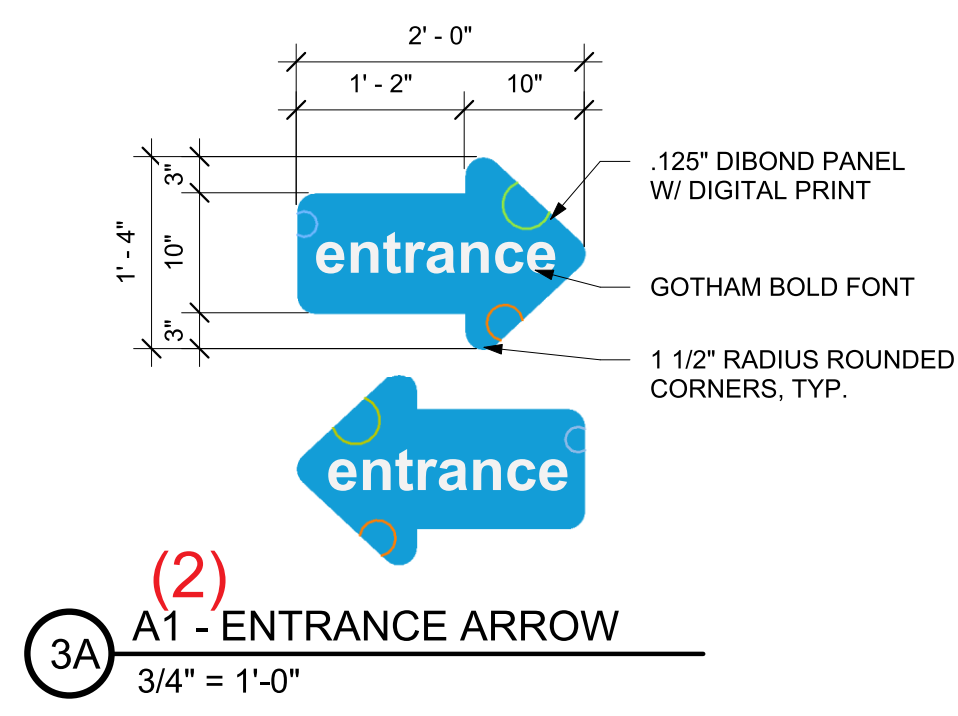
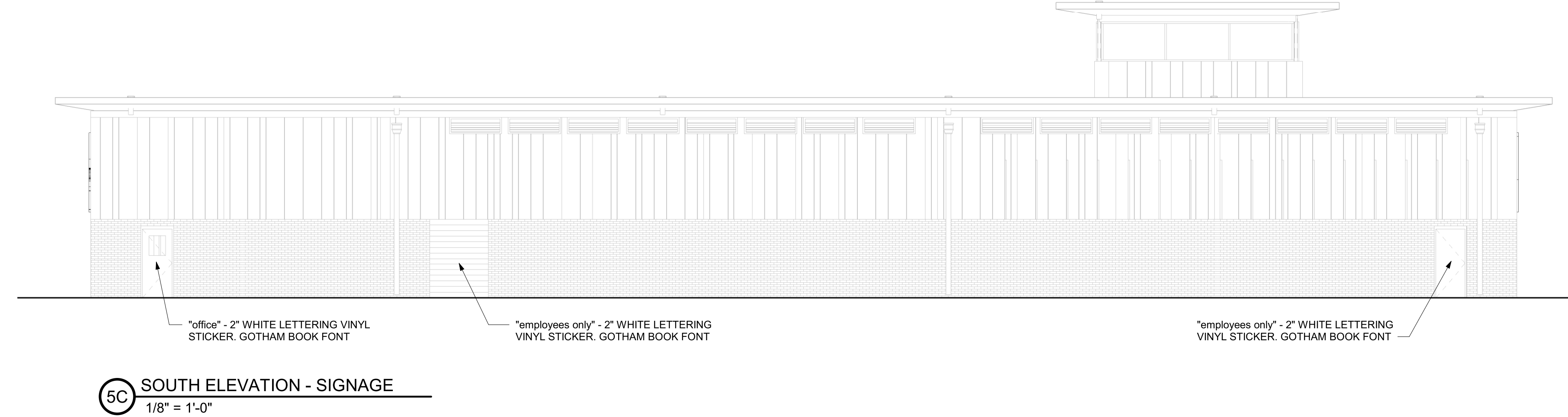
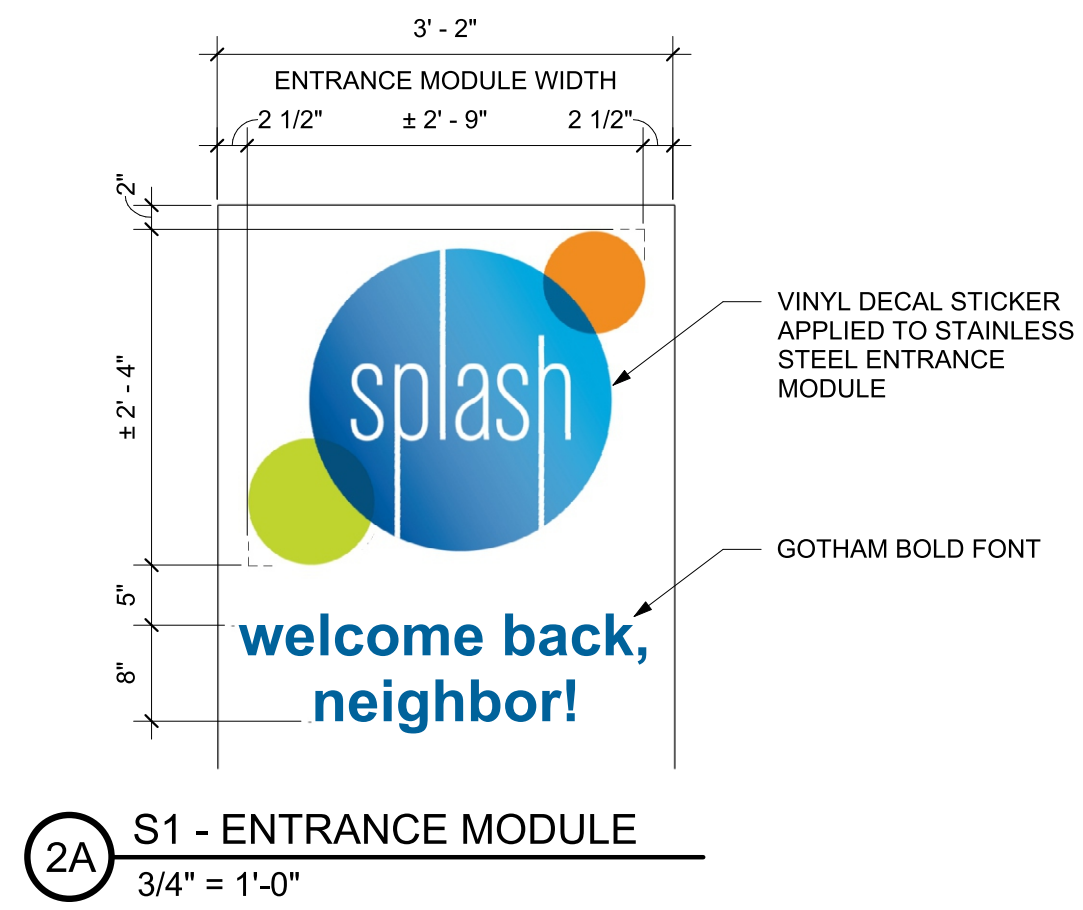
**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
 Jesus Ortiz

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- POST & PANEL
- LEDDISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS

**SIGNAGE DETAILS**



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 Splash Carwash Bryant

**CITY AND STATE:**  
 2116 N Reynolds Rd, Bryant AR  
 72022

**DATE:**  
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**DRAWING NUMBER:**  
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**SCALE:**

**PAGE NO.:**  
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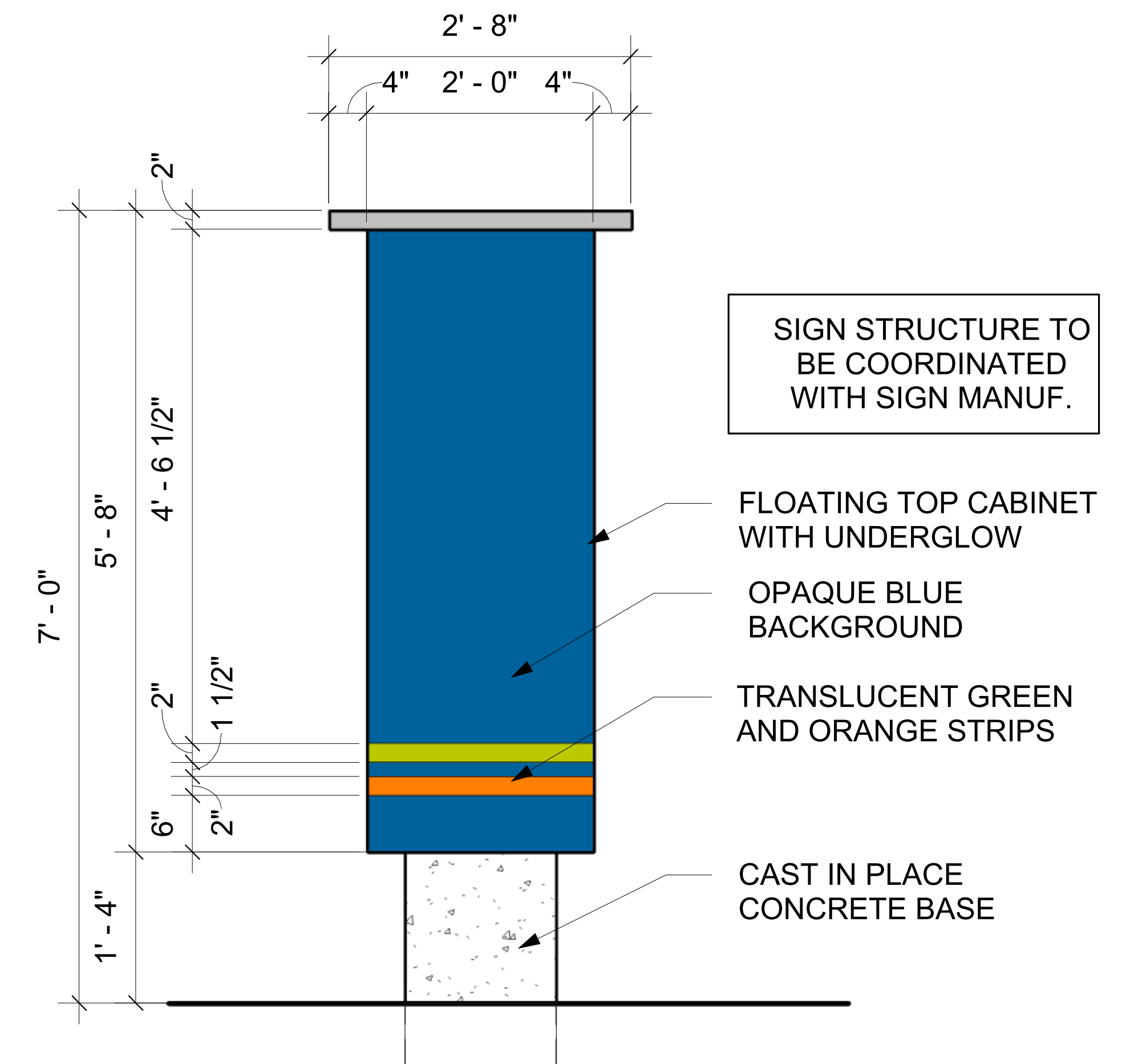
**PROJECT MANAGER:**  
 Jamon Glidewell

**DESIGNER:**  
 Mariana Moran

**SOLD BY:**  
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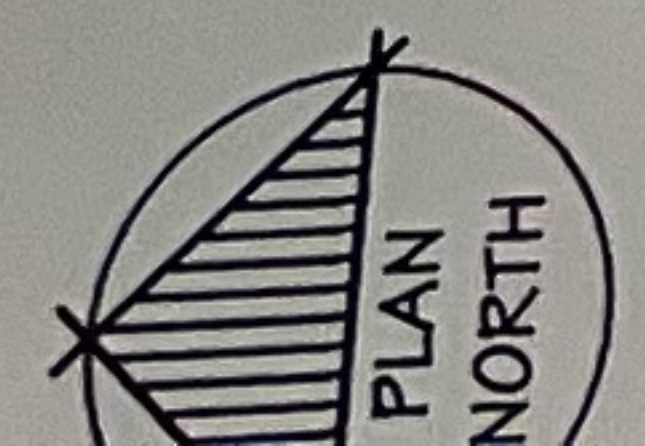
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- COMMERCIAL & ARCHITECTURAL SIGNS



**2E** M1 - MONUMENT SIGN  
 1/2" = 1'-0"

**2G** M1 · MONUMENT SIGN · SIDE  
 1/2" = 1'-0"



**1 SITE PLAN**  
 SCALE: 1" = 30'-0"



**City of Bryant, Arkansas**  
 Community Development  
 210 SW 3<sup>rd</sup> 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 [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

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

Date: \_\_\_\_\_

### Sign Co. or Sign Owner

Name SIGNS OF INTEGRITY  
 Address 2400 SKILPAONE LN  
 City, State, Zip LITTLE ROCK AR 72210  
 Phone 501 350 4703  
 Email Address WITH @SIGNSOFINTEGRITY.NET

### Property Owner

Name Bart Ferguson  
 Address 307 Progress Way Ste 100  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_

### GENERAL INFORMATION

Name of Business BLUE HOUSE BAKERY & CAFE  
 Address/Location of sign 307 PROGRESS WAY STE 100  
 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 **required** to be submitted. Renderings of the sign(s) showing the correct dimensions is also **required** 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

\_\_\_\_\_, 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.

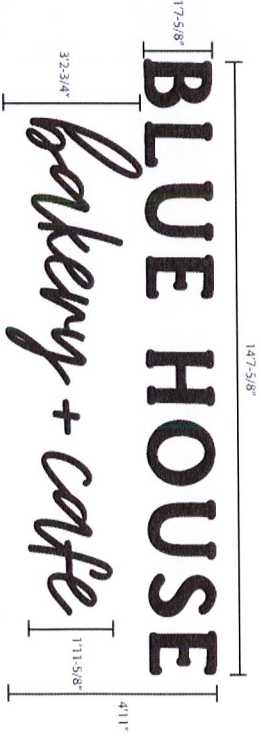
SIGN	Type (Facade, Pole, Monument, other)	Dimensions (Height, Length, Width)	Sqft (Measured in whole as rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
			62.14 SF			
A	Facade	(175 5/8" x 195 5/8") + (38 3/4" x 142")	23.93 + 38.21			
B			"Blue House" "Bakery + Cafe"			
C						
E						
F						
G						



TO SCALE



NOT TO SCALE



APPROVAL SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

DRAWING, INSTALLATION, AND REMOVAL CONCEPTS ARE NOT TO BE CONSIDERED A CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. SIGN OF INTEGRITY LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. SIGN OF INTEGRITY LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. SIGN OF INTEGRITY LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS.



REVISIONS	DATE
REVISED	03/26/15
REVISED	03/26/15

**BLUE HOUSE**  
*bakery + cafe*

**Signs Of Integrity LLC**  
**501-350-4703**  
with@signsofintegrity.net  
www.signsofintegrity.net





**City of Bryant, Arkansas**  
 Community Development  
 210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
 501-943-0943

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Date: \_\_\_\_\_

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 Address 2400 SKILPAONE LN  
 City, State, Zip LITTLE ROCK AR 72210  
 Phone 501 350 4703  
 Email Address WITH @ SIGNS OF INTEGRITY.NET

### Property Owner

Name Bart Ferguson  
 Address 307 Progress Way Ste 100  
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SIGN	Type (Fabric, Pole, Monument, Other)	Dimensions (Height, Length, Width)	Sign (Measured in whole or rectangle)	Height of Sign (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A						
B						
C						
E						
F						
G						

**BLUE HOUSE**

*Bakery + Cafe*

19.64"

38.89"

75.33"

46.23"

23.65"

ONE SET OF 3" DEEP NON-ILLUMINATED FABRICATED  
LETTERS FLUSH STUD MOUNT.

APPROVAL SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS TO LETTERS, MOUNTING, AND DIMENSIONS  
SHOWN IN THIS DRAWING ARE THE RESPONSIBILITY OF THE  
CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY PERMITS AND APPROVALS  
FROM ALL APPLICABLE AGENCIES. THE CUSTOMER SHALL  
VERIFY ALL DIMENSIONS AND MATERIALS BEFORE  
INSTALLATION. THE CUSTOMER SHALL BE RESPONSIBLE FOR  
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FROM ALL APPLICABLE AGENCIES. THE CUSTOMER SHALL  
VERIFY ALL DIMENSIONS AND MATERIALS BEFORE  
INSTALLATION.

**BLUE HOUSE**

*Bakery + Cafe*

*4000 Hwy 5N Suite 3 72022*

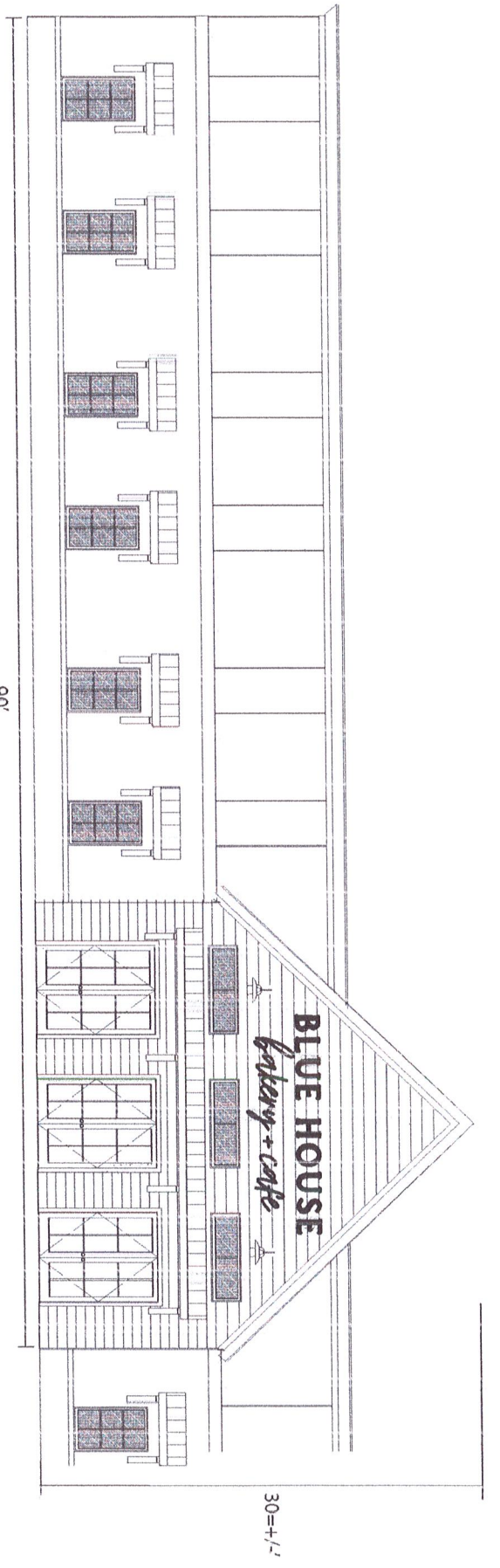
Signs Of Integrity LLC

**501-350-4703**

[with@signsofintegrity.net](mailto:with@signsofintegrity.net)

REVISIONS	1
REVISED	03
REVISED	02





NOT TO SCALE

APPROVAL SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**Signs Of Integrity LLC**  
**501-350-4703**

**BLUE HOUSE**  
*bakery + cafe*

REVISED	OK
REVISED	OK
REVISIONS	

REVISIONS: ALL CHANGES MUST BE APPROVED BY THE ARCHITECT AND THE CLIENT. ANY CHANGES MADE AFTER THE PERMIT IS ISSUED WILL BE AT THE CLIENT'S RISK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE AFTER THE PERMIT IS ISSUED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES MADE AFTER THE PERMIT IS ISSUED.

