



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 29, 2024 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Window World - 511 Boone Road - New Driveway

Jodie Cerrato - Requesting Approval for Site Plan Changes for new Driveway

- [0905-PLN-01.pdf](#)

2. Kalkbrenner Estates - 1710 Shoal Road - Subdivision Plat

Hope Consulting - Requesting Recommendation for Plat Approval

- [0906-LTR-01.pdf](#)

3. Midland Farms - Replat - Lot 102

Hope Consulting - Requesting Recommendation for Approval of Replat to Create Two Additional Lots

- [0907-LTR-01.pdf](#)
- [0907-PLT-01.pdf](#)

Staff Approved

4. SRS Building Products - 25631 I-30 - Sign Permit

Southpaw Designs - Requesting Sign Permit Approval - STAFF APPROVED

- [92722-SGNAPP-01.pdf](#)

5. Taylor Health & Wellness - Sign Permit

Image 360 - Requesting Sign Permit Approval - STAFF APPROVED

- [92724-SGNAPP-01.pdf](#)
- [92724-SGNAPP-03.jpeg](#)
- [92724-SGNAPP-02.pdf](#)

Permit Report

Adjournments



Boone Rd

We would like to add a

40' x 24"

culvert for additional driveway Entrance

Current Entry

511 Boone Rd.

Boone Rd

HOPE

CONSULTING

ENGINEERS - SURVEYORS

August 14, 2024

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

RE: Kalkbrenner Estates (Hope Job# 24-0903)

Dear Colton:

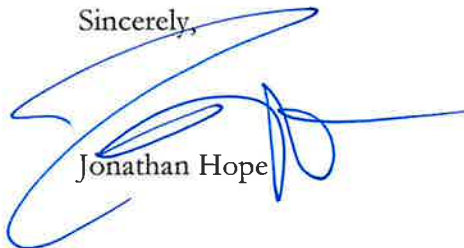
On behalf of the property owner, we are formally requesting that the City of Bryant start the review process for the Final Plat of Kalkbrenner Estates.

This property is currently zoned R-2. The utilities servicing this property will be Bryant for Sewer/Water, and First Electric will service the power.

We are representing our client Matthew Kalkbreener. Feel free to reach out to Matthew at your convenience (mkalkbrenner@vccusa.com) if you have any questions.

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

HOPE

CONSULTING

ENGINEERS - SURVEYORS

August 14, 2024

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

RE: Replat of Lot 102 Midland Farms (Hope Job# 24-0881)

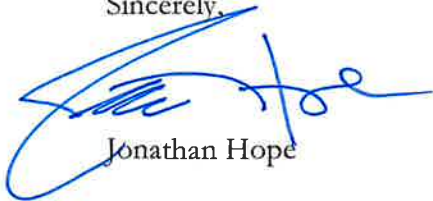
Dear Colton:

On behalf of the property owner, we are formally requesting that the City of Bryant start the review process for the Replat of Lot 102, Midland Farms.

This property is currently zoned R-2. The utilities servicing this property will be Septic and Water Users, and First Electric will service the power.

We are representing our client Elver Guerra Marroquin. Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

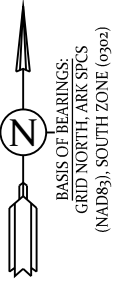
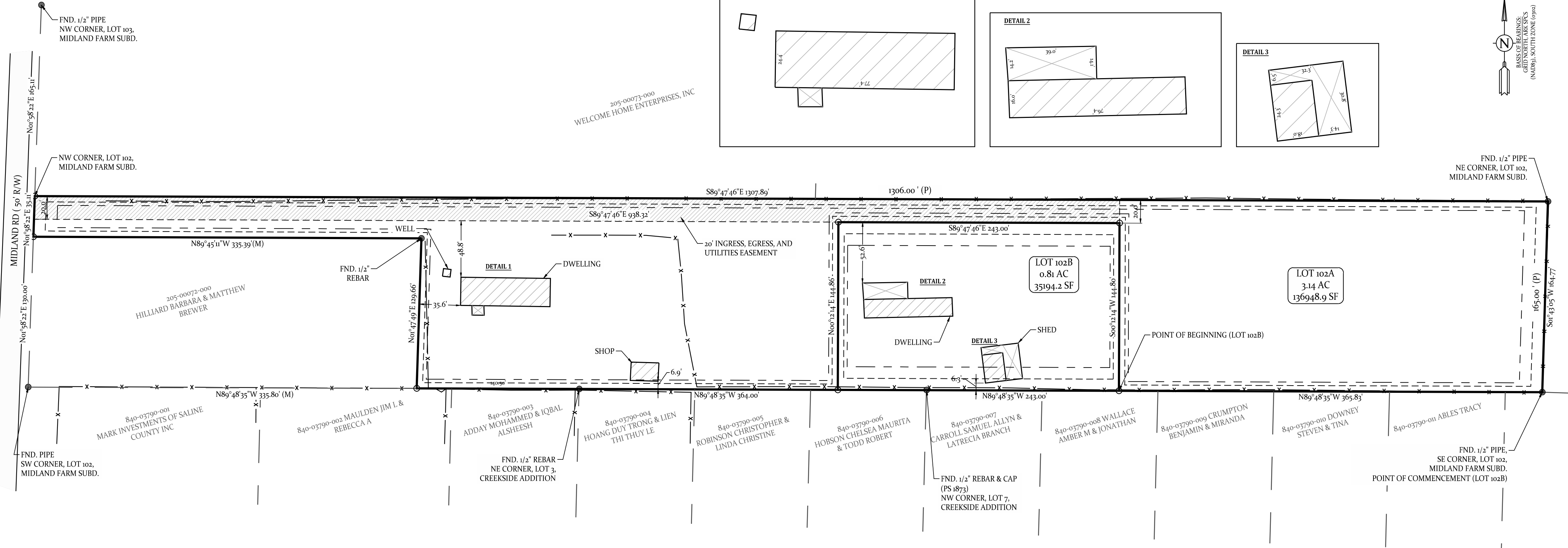


Jonathan Hope

129 N. Main St. Benton, Arkansas 72015
501-315-2626
www.hopeconsulting.com



Know what's below. Call before you dig.



CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Title: DEED 2019-008812

PROPERTY DESCRIPTION FROM SURVEY

LOT 102A LOT 102 OF MIDLAND FARM SUBDIVISION, A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS.

ALSO LESS AND EXCEPT: COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

SUBJECT TO: A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbett R. Shoffner, 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.

8/8/2024 Date of Execution William Corbett R. Shoffner Registered Professional Land Surveyor No. 1664 Arkansas

LOT 102B A PART OF LOT 102, MIDLAND FARM SUBDIVISION, AS FILED FOR RECORD IN PLAT BOOK 62, PAGE 10 OF THE RECORDS OF SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" PIPE AND THE SOUTHEAST CORNER OF SAID LOT 102 OF MIDLAND FARM SUBDIVISION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°48'35" WEST A DISTANCE OF 365.83 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 89°48'35" WEST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 00°12'14" EAST A DISTANCE OF 144.86 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 89°47'46" EAST A DISTANCE OF 243.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 00°12'14" WEST A DISTANCE OF 144.80 FEET TO THE POINT OF BEGINNING; CONTAINING 35,194.2 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

ALONG WITH: A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS THE NORTH 20 FEET OF THE WEST 938.32 FEET OF SAID LOT 102, MIDLAND FARM SUBDIVISION, SALINE COUNTY, ARKANSAS.

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2019-008812 LOT 102 OF MIDLAND FARM SUBDIVISION A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 130 FEET OF THE WEST 335.8 FEET OF LOT 102, MIDLAND FARM SUBDIVISION IN SALINE COUNTY, ARKANSAS.

REFERENCE DOCUMENTS CITED RECORDED SURVEY PLATS BY: FINAL PLAT OF CREEKSIDE ADDITION, PHASE 1 (INSTRUMENT #2018-016749) PLAT OF MIDLAND FARM SUBDIVISION (BOOK 62, PAGE 10)

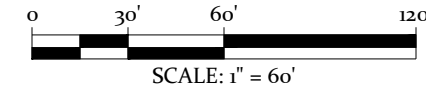
SURVEY DETAILS AND NOTES: OWNER OF RECORD: MARROQUIN ELVER A GUERRA PHYSICAL ADDRESS: 310 MIDLAND RD, ALEXANDER, AR 72002 COUNTY PARCEL TAX ID: 205-00073-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

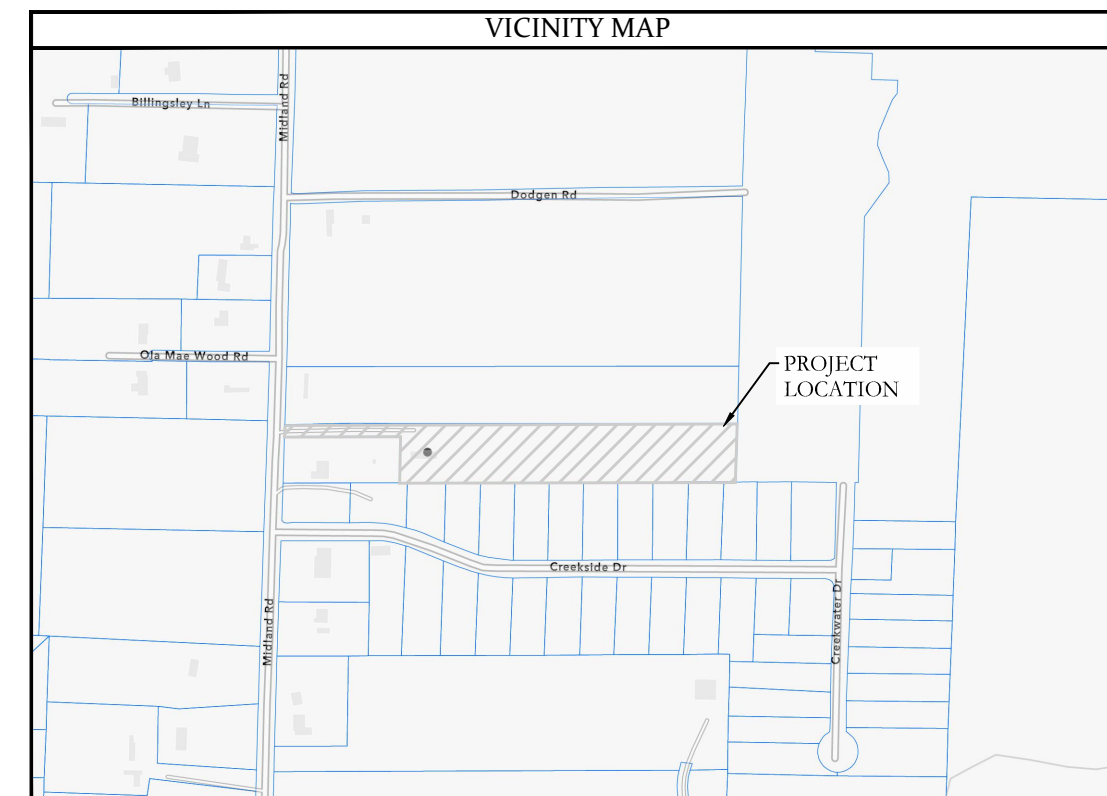
TRACT 1 RESTRICTIONS: BUILDING SETBACKS: FRONT - 20' REAR - 20' SIDE - 8' UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS: FRONT - 10' REAR - 10' SIDE - 5'

TRACT 2 RESTRICTIONS: BUILDING SETBACKS: FRONT - 20' REAR - 20' SIDE - 8' UTILITY & DRAINAGE (D.E. & U.E.) EASEMENTS: FRONT - 10' REAR - 10' SIDE - 5'



LEGEND: Found Monument, Set 1/2" Rebar #1664, Computed Point Location, Measured by Surveyor, Record/Deed/Plat Measurements, Building Setback Line Restriction, Utility/Drainage Easement, Property Boundary Line, Fence Lines, Centerlines, Parcel Lines/Misc Lines

FLOOD ZONE INFORMATION: NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # 05125C0240E, DATED: 06/05/2020



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 8/8/2024. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations. Date of Execution 8/8/2024 Name Bryant Planning Commission Chairman

HOPE CONSULTING ENGINEERS-SURVEYORS 129 North Main Street Benton, Arkansas 72015 Office: (501) 315-2626 | Fax: (501) 315-0024 www.HopeConsulting.com LOT 102A AND 102B, A REPLAT OF LOT 102, MIDLAND FARM SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS FOR USE AND BENEFIT OF: ELVER GUERRA MARROQUIN 3110 MIDLAND ROAD, ALEXANDER ARKANSAS, 72002 DATE: 08/08/2024 CAD BY: OV PROJECT NUMBER: 24-0881 REVISED: _____ CHECKED BY: _____ SHEET: 1 OF 1 SCALE: 1" = 60' AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 12 - 430 - 62 - 1664



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

SIGN PERMIT APPLICATION

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

Date: 8-9-24

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

Sign Co. or Sign Owner

Name SOUTHPOW DESIGNS
 Address 406 Hwy 5 N
 City, State, Zip BENTON, AR 72019
 Phone 501-563-4725
 Email Address southpowdesigns@yahoo.com

Property Owner

Name SRS DISTRIBUTORS
 Address _____
 City, State, Zip BRYANT AR
 Phone _____
 Email Address hoy.crane@srsbuildingproducts.com

GENERAL INFORMATION

Name of Business SRS BUILDING PRODUCTS
 Address/Location of sign 2563-1-30
 Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is 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, [Signature], 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

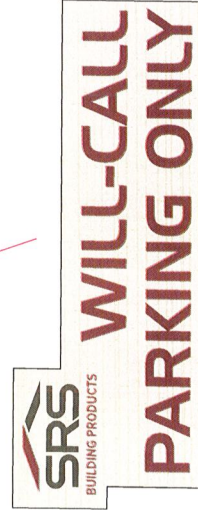
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

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	
EXISTING A	POLE	4.5 ^{FT} x 12.5 ^{FT} x 18"	56.25	25 FT	14 FT	
NEW B	WALL	3 FT x 7 FT	21	9	7	
EXISTING C	WALL	7 FT x 30 FT	120	21 FT	14 FT	
E						
F						
G						

Artwork Approved By: _____

Date: _____



B

3ft x 8ft new directional sign



C

7ft x 30ft existing cabinet

***NOTICE:** All designs, structural and installation engineering ideals and original artwork and applications thereof are the intellectual property of Southpaw Designs. All rights reserved. Any unauthorized usage, duplication of or any reasonable likeness thereof shall be considered infringement and proper legal recourse will be taken upon all parties involved in design, production, construction, installation and display in any form.

Rendering

Artwork Approved By: _____

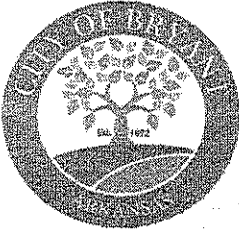
Date: _____

Project: SRS Building Products

Description: Existing roadside cabinet with new face



***NOTICE:** All designs, structural and installation engineering ideals and original artwork and applications thereof are the intellectual property of Southpaw Designs. All rights reserved. Any unauthorized usage, duplication of or any reasonable likeness thereof shall be considered infringement and proper legal recourse will be taken upon all parties involved in design, production, construction, installation and display in any form.



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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at 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: 8-14-24

Sign Co. or Sign Owner

Name Image 360
 Address 5610 W. 65th St
 City, State, Zip Little Rock, AR 72209
 Phone 501-225-6645
 Alternate Phone 501-326-1336

Property Owner

Name Tim Taylor
 Address 4430 Hwy 5 N, Suite 6
 City, State, Zip Bryant, AR 72022
 Phone 870-310-6074
 Alternate Phone _____

GENERAL INFORMATION

Name of Business Taylor Health & Wellness
 Address/Location of sign 4430 Hwy 5 N, Suite 6 Bryant
 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 Kim Hoque, 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.

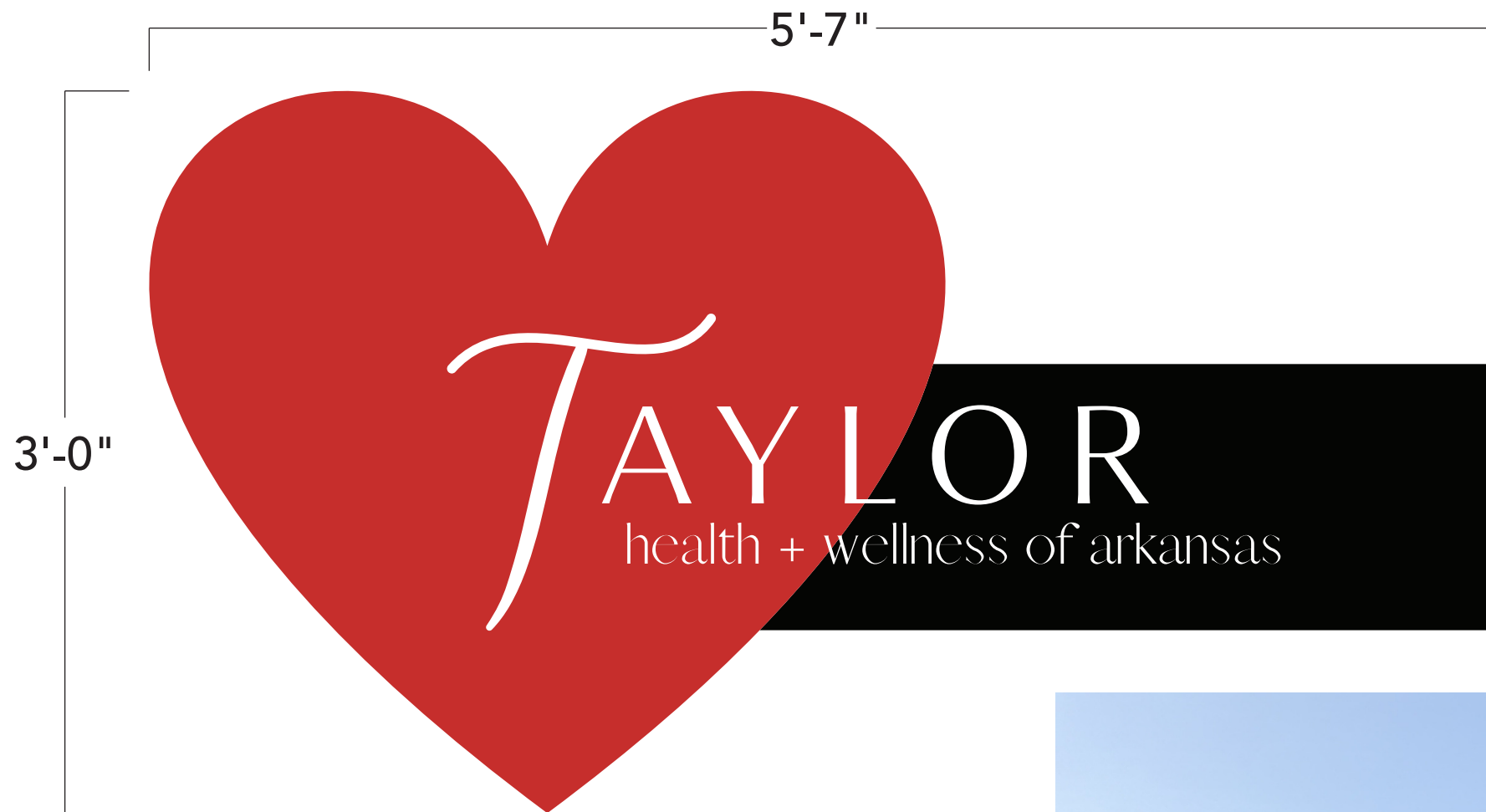
Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

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	
A	FACADE	67" w x 36" h x 5" d	16.8 sq ft			
B						
C						
E						
F						
G						

PPG PAINTS

4430-6





Lit Sign on Raceway
Scale: 1 1/2" = 1'-0"

QTY: 1



Graphics > Signage > Displays

5610 W. 65th St.
Little Rock, AR 72209
501-225-6645
image360littlerock.com

Job #: 146640

Customer:

Taylor Health & Wellness

Address:

4430 Hwy 5 N, Suite 6
Bryant, AR 72022

Customer Approval:

Date:

Please be sure that all the information on this drawing is correct. Your product will be manufactured based on these drawings. Any revisions after fabrication has commenced will be billed to the customer. If there are any questions as to color, size, or placement, now is the time to clarify them. Due to the difference between, paint, plastic, and other materials, colors printed on this proof or colors viewed on screen may not match actual finish and colors. All colors must be confirmed and initialed prior to production.

This artwork remains the property of Image 360 of Little Rock when created by Image 360 of Little Rock. It is provided for your consideration and will be built according to these plans. This design and artwork cannot be copied in whole or in part, altered, forwarded, or exhibited in any manner without the written permission of Image 360 of Little Rock. Any unauthorized use of this drawing may result in civil liability.

 **Listed & Approved**

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

Rep: KH/RW

Project Mgr: KH

Designer: KP

Version: 1

V1 V2 V3

V4 +\$30 V5 +\$30 V6 +\$30

Date: 8/12/24

Sheet: 1