



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

**Date:** 03-14-2022 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

### 1. Planning Commission Meeting Minutes 2/14/2022

- [Planning Commission Meeting Minutes 2\\_14\\_2022.pdf](#)

## Announcements

## Director's Report

## DRC Report

### 2. Church's Chicken - 1901 N. Reynolds Road - Replat

*Kimley Horn - Requesting Recommendation of Approval for Replat - RECOMMENDED APPROVAL*

### 3. Crosspointe Park - Farmer's Market

*Ryan Ingold - Requesting Approval for Farmer's Market at Park - APPROVED*

- [0528-PLN-02.pdf](#)
- [0528-PLN-01.pdf](#)

### 4. First Southern Baptist Church - New Playground

*Peter Cunningham - Requesting Approval for New Playground - APPROVED*

- [0531-PLN-02.pdf](#)
- [0531-PLN-01.pdf](#)

### 5. Casey's Marketing Company - Sign Permit

*Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED*

- [0525-APP-01.pdf](#)

## Old Business

## New Business

### 6. Church's Chicken - 1901 Reynolds Road - Replat

*Kimley Horn - Requesting Approval for Replat*

- [0527-LTR-01.pdf](#)

- [0527-PLN-01.pdf](#)
- [0527-APP-01.pdf](#)

## **Adjournments**



## **Bryant Planning Commission Meeting Minutes**

Monday, February 14th 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present:
- Commissioners Absent:

#### **ANNOUNCEMENTS**

*No Announcements.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 1/10/2022**

*Motion to Approve Minutes made by Commissioner Arey, Seconded by Commissioner Hooten.  
Voice Vote, 8 Yays, 0 nays. None Absent.*

##### **2. Special Planning Commission Meeting Minutes 1/31/2022**

*Motion to Approve Minutes made by Commissioner Arey, Seconded by Commissioner Hooten.  
Voice Vote, 8 Yays, 0 nays. None Absent.*

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

##### **3. 46 Wagner Cove - Conditional Use Permit for Accessory Structure**

Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted sqft. - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing

**4. 1318 Crossing Loop - Conditional Use for Short Term Rental**

James Cox - Requesting Recommendation for Approval of Conditional Use Permit - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing

**5. She Hair & Beauty Supply - 5313 HWY 5 Ste 310**

L Graphics - Requesting Approval for Facade Sign - Ward 2 - STAFF APPROVED • 0520-APP-01.pdf

**6. 103 S. Walnut - Live/Work Unit**

Angie Stevens - Requesting Approval for New Addition for Live Work Unit - APPROVED

**7. Market Place Center - Marketplace II Subdivision - Updated Site Plan**

GarNat Engineering - Requesting Approval for Updates to Site Plan - APPROVED

**8. Jacob's Corner Subdivision - Preliminary Plat**

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - Recommended Approval

**9. Bryant Street Specifications - Amendment for Boring Specifications**

Public Works - Requesting Recommendation for Approval of Proposed Amendments to Street Specifications - Recommended Approval

**10. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat - Recommended Approval

**PUBLIC HEARING**

**11. 46 Wagner Cove - Conditional Use Permit For Accessory Structure**

Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted Sqft. - Ward 3

*After Discussion on the purpose for the CUP, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.*

*Butch Higginbotham came forward and spoke in favor of the CUP, stating that homes in this area are smaller than average homes in Bryant and need more space. Seeing no more people come forward, Chairman Johnson Called for a Roll Call Vote. 8 Yays, 0 Nays. None Absent.*

**12. 1318 Crossing Loop - Conditional Use for Short Term Rental**

James Cox - Requesting Approval for Conditional Use Permit - Ward 3

*After Discussion on the purpose for the CUP, Chairman Johnson asked about the notification process and stated his concern that the public was not properly notified due to the sign not still being displayed in the front yard. After a short discussion on the matter, Commissioner Penfield made a motion for a continuance of the hearing, Erwin Seconded. Voice vote, 8 yays, 0 nays. None absent.*

*Motion to Close Public Hearing made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 8 Yays, 0 nays. None Absent.*

## **NEW BUSINESS**

### **1. Jacobs Corner Subdivision - Preliminary Plat**

Hope Consulting - Requesting Approval for Preliminary Plat and Modification from Subdivision Code for Waiver on Half Street Improvements

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 8 yays, 0 nays, None Absent.*

### **2. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat

*After brief discussion on the item, Commissioner Penfield made motion to approve moving the sidewalks to the North side of the roadway with transitions and Crosswalks, and a signed MOU for when the sidewalk will be built. Seconded by Statton. Roll call vote to approve. 8 yays, 0 nays, None Absent.*

*Commissioner Erwin made a motion to move the following item to be next on the agenda, seconded by Penfield. Voice Vote, 8 yays, 0 Nays.*

*Commissioner Penfield made a motion to add it to the agenda, Seconded by Erwin. Voice vote, 8 yays, 0 nays.*

### **3. REQUEST TO ADD - Crosspointe Church Property - Modification from Heart of Bryant Code**

Ryan Ingold - Requesting Approval for Modification from HOB Code for Higher Percentage of Facade Material

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the use of the board and batten style siding on the facade of the building. 8 yays, 0 nays, None Absent.*

### **4. Bryant Street Specifications - Amendments for Boring Specifications**

Public Works - Requesting Recommendation for Approval of Proposed Amendments

*After brief discussion on the item, Commissioner Statton made a motion to recommend to council that they approve the amendment by doing three readings and adding an emergency clause. Seconded by Arey. Roll Call Vote, 8 yays, 0 nays, None Absent.*

## **DIRECTOR'S REPORT**

*Truett asked the Commission to take a look at the new website and to provide feedback. He also let the Commission know that the Tyler Software implementation has started.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 8 Yays, 0 nays. None Absent. Meeting was adjourned.*

\_\_\_\_\_  
*Chairman, Rick Johnson*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*

**PROPOSED PATH**

**RESTROOMS**

**PROPOSED PORCH**

**NEW AWNING**

**NW THIRD ST**





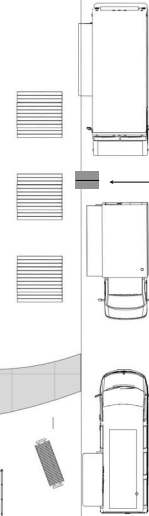
NEW PARK SIGN →



NEW FOOD TRUCK PARKING

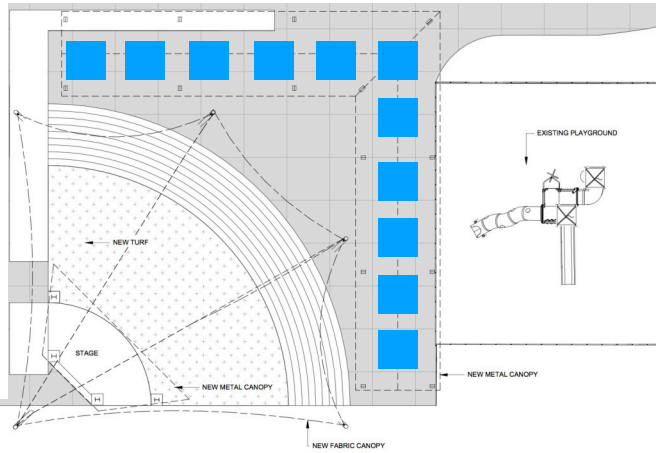


NEW FOOD TRUCK



NEW FOOD TRUCK HOOK UP (2)

NEW FOOD TRUCK HOOK UP (2)



EXISTING PLAYGROUND

NEW TURF

STAGE

NEW METAL CANOPY

NEW FABRIC CANOPY

NEW METAL CANOPY

NEW FOOD TRUCK HOOK UP (1)

NEW FOOD TRUCK PARKING

POWER PANEL

NORTH  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"



INFORMATION  
MINIMUM FALL ZONE  
SURFACED WITH  
RESILIENT MATERIAL  
AREA

1377 SQ.FT.

PERIMETER

203 FT.

STRUCTURE SIZE

43' 0" x 52' 8"

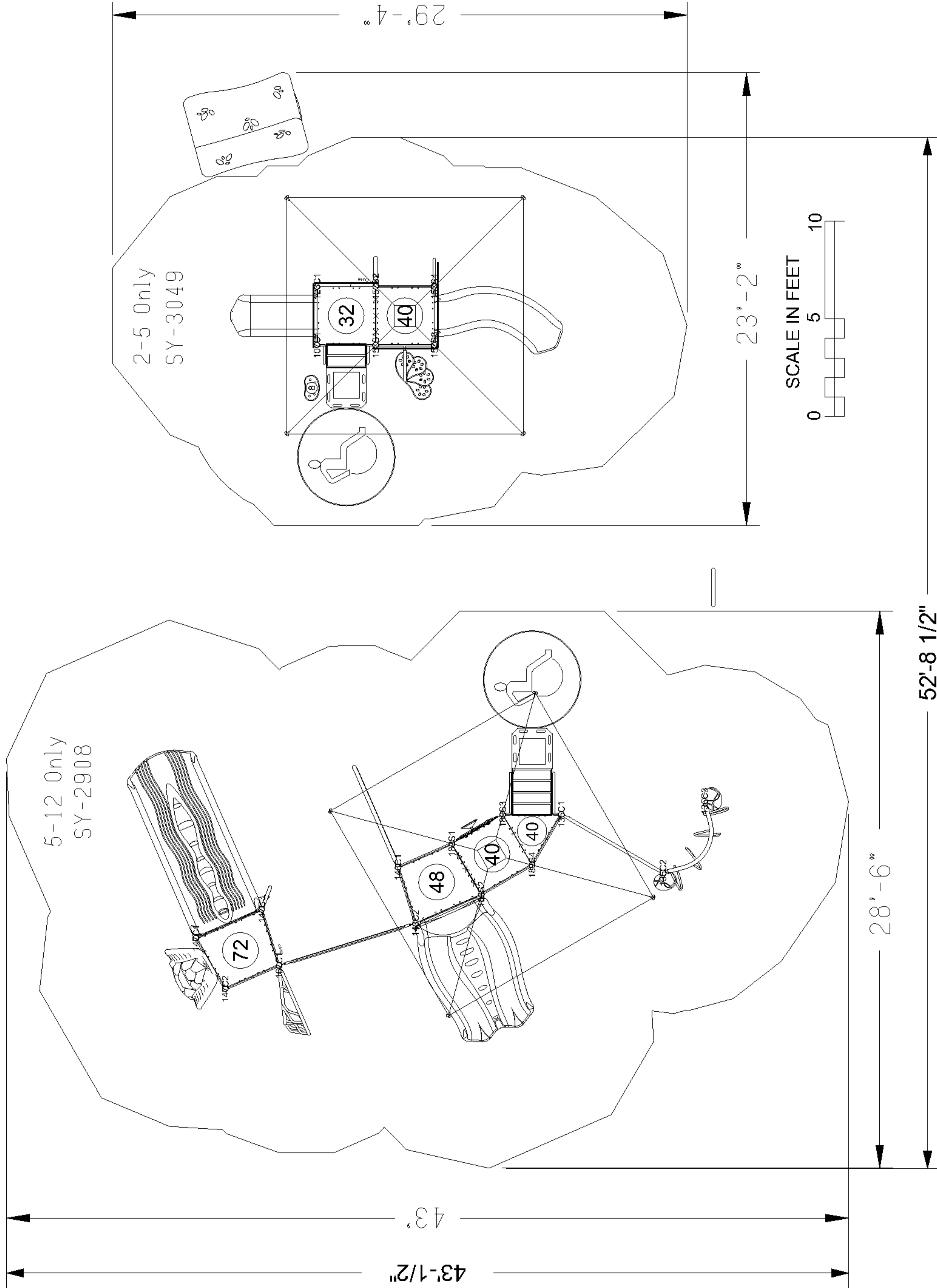
STRUCTURE IS DESIGNED  
FOR CHILDREN AGES:

- 6-23 MONTH OLDS
- 2-5 YEAR OLDS
- 5-12 YEAR OLDS
- 13 + YEAR OLDS

The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit [www.ipema.org](http://www.ipema.org)

The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.



ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS:	17
NUMBER OF ELEVATED PLAY EVENTS:	11
NUMBER OF ELEVATED PLAY EVENT'S ACCESSIBLE BY RAMP:	PROVIDED: 0 REQID: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM:	PROVIDED: 9 REQID: 6
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM:	PROVIDED: 6 REQID: 4
NUMBER OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 5 REQID: 3

WARNING!

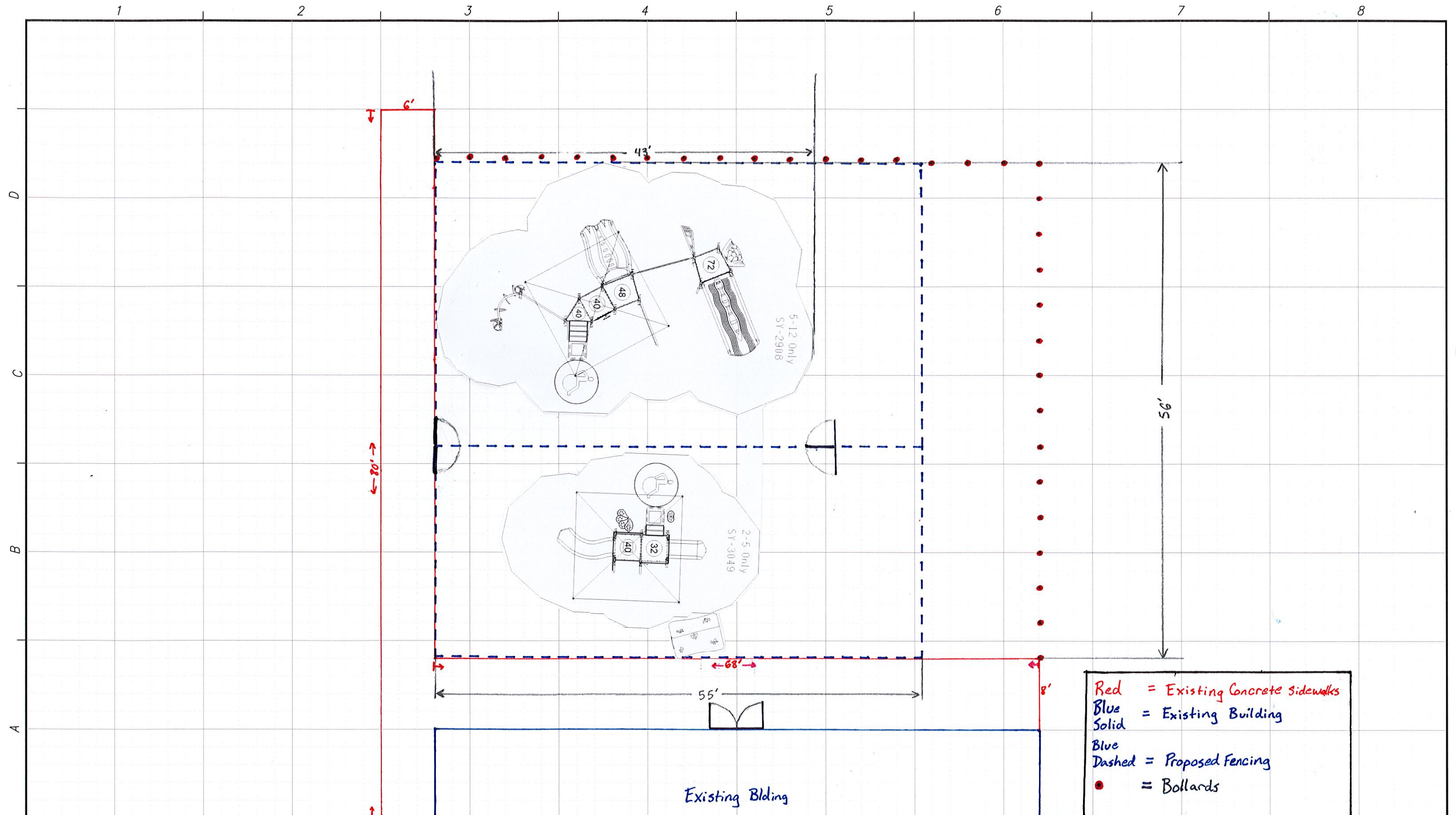
ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT.  
FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for Public Playground Safety.  
PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

SERIES: Basics, Synergy  
SITE PLAN  
DRAWN BY: Maggie Colton

First Southern Baptist - Bryant  
604 S Reynolds Rd  
Bryant, AR 72022

Davis Playgrounds, Inc.  
109-147303-3

December 27, 2021

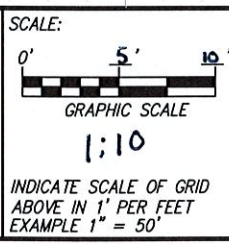
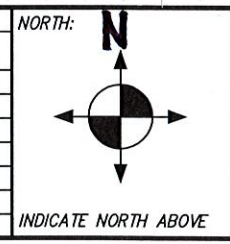


Red = Existing Concrete Sidewalks  
 Blue Solid = Existing Building  
 Blue Dashed = Proposed Fencing  
 ● = Bollards

Existing Blding

APPROVED BY:		
TITLE	SIGNATURE	DATE
TITLE	SIGNATURE	DATE
TITLE	SIGNATURE	DATE

DESIGNED BY:	REV	DESCRIPTION	BY	DATE
DRAWN BY:				
CHECKED BY:				



NAME: *First Southern Baptist Church*  
 ADDRESS: *604 S. Reynolds Rd*  
 STREET:  
 PHONE:  
 BRYANT, ARKANSAS  
 72022



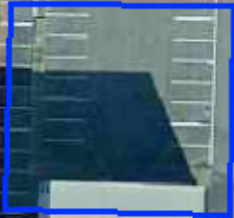
STRUCTURE TYPE: *Playground*  
 SQUARE FT: *~3,025 sqft*  
 LOT SIZE:

SUBMITTAL DATE:  
 WORK ORDER NO.:  
 SHEET NO.:  
 OF

XXX##XXX.DWG



840-15972-003  
9.37



840-15972-000  
1.89

840-15973-000  
2.75

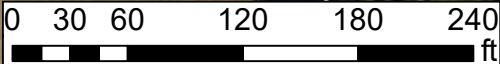
840-15974-000  
1.75

840-15985-000  
10

S Elm St

S Reynolds Rd

Hogue Cir





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

APPROVED 1 Sign,  
 All Others are Existing Cabinet  
 Face Changes.  
 CD 2/10/2022

## 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.

Date: 01/28/2022

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

### Sign Co. or Sign Owner

Name Condroy Signs  
 Address 1107 E. Harding  
 City, State, Zip Pine Bluff AR 71601  
 Phone 870-534-5210  
 Email Address emma@condroy  
signs.com

### Property Owner

Name Casey's Marketing Co  
 Address 1 SE Convenience Blvd  
 City, State, Zip Ankeny, IA 50021  
 Phone 515-965-6100  
 Email Address jacob.clark@casey's.com

### GENERAL INFORMATION

Name of Business Casey's  
 Address/Location of sign 2301 N. REYNOLDS RD  
 Zoning Classification C2

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 Ken Stewart, 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	wall	4'-10"x12'	58	208"	145"	<i>CL 2/10/22</i>
<i>face A</i>	B road	5'-10"x8'-1"	47			<i>Face Change</i>
<i>face B</i>	C road	3'-10"x8'-1"	31			<i>Face Change</i>
<i>face A</i>	E road	5'-10"x8'-1"	47			<i>Face Change</i>
<i>face B</i>	F road	3'-10"x8'-1"	31			<i>Face Change</i>
G	pole	3'-1"x6'-1"	18.7			<i>Face Change</i>

(B-F) Road signs = facade replacements

(G) Truck entrance = facade replacements

(H) Auto Exit = facade replacements







(I) High rise facade replacements

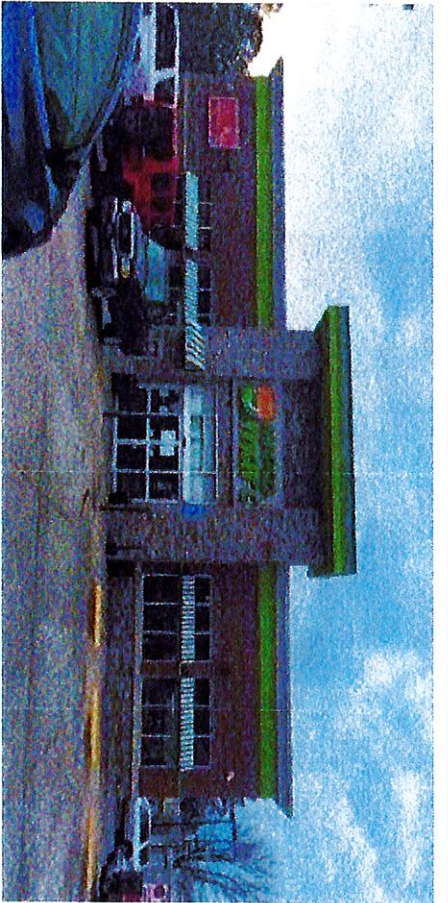
(J) facade replacements

(K) facade replacements

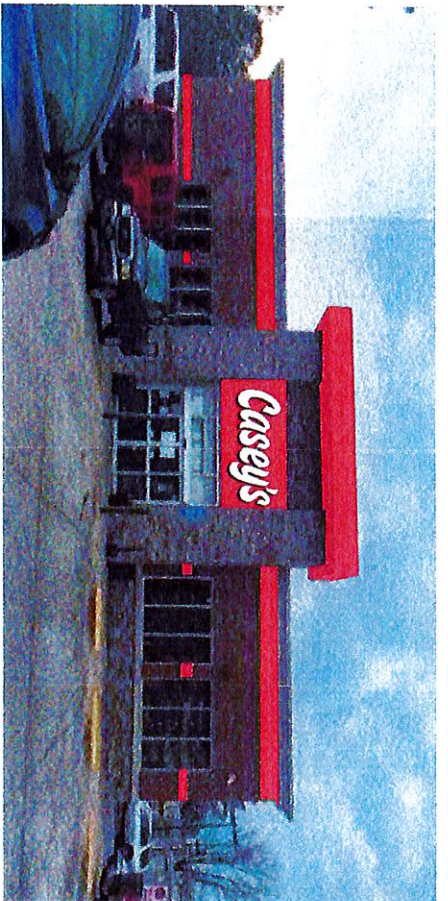
that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

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	
H	 pole	1'-10" x 2'-10"	5			Face Change
I	 high rise	8'-3" x 27'	223	71'	63'	Face Change
J	 high rise	6' x 6"	36	60	54	Face Change
K	 high rise	6' x 6'	36	60	54	Face Change
L	 canopy	24" x 6'2"	12	23'	19'	Face Change
M	 canopy	24" x 74"	12	23'	19'	Face Change
N	canopy	24" x 74"	12	23'	19'	Face Change



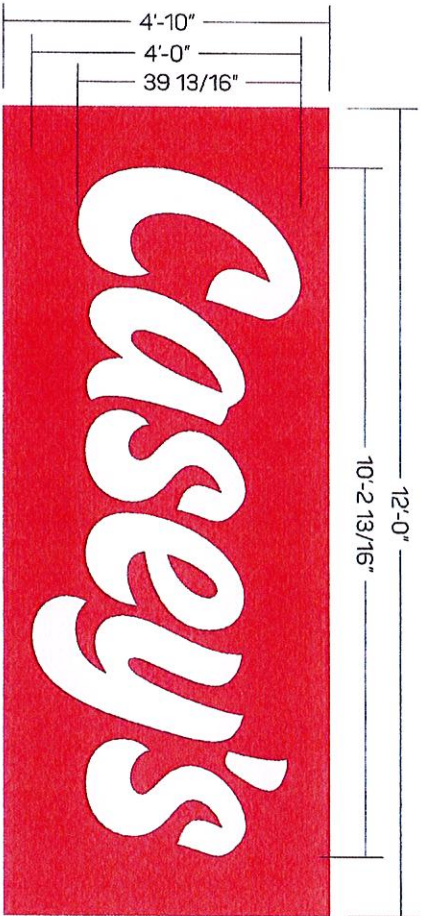
EXISTING  
4'-0" x 13'-0 1/2" BACKER PANEL SIZE



BUILDING TRIM PAINTED CASEY'S RED  
BUILDING AWNINGS REMOVED

PROPOSED

"A"



**SIGN 1** CHANNEL LETTER ON BACKER DETAIL  
SCALE: 3/8" = 1'-0"

**SIGN 2**  
'DELI' WALL SIGN REMOVED  
NOT REPLACED

APPROVAL BOX - PLEASE INITIAL

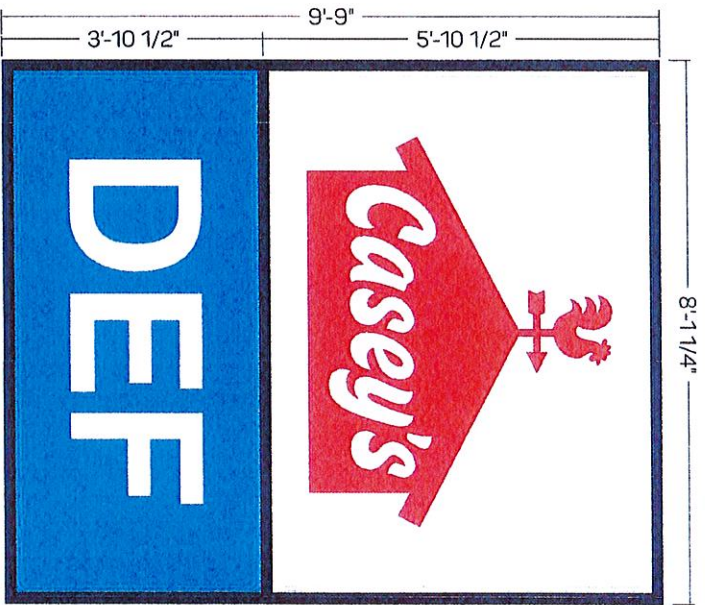
CUSTOMER APPROVAL

Date

Customer: <b>CASEY'S</b>	Date: <b>14JAN22</b>	Prepared By: <b>SC</b>	<small>Note: Color capturing of the exact color of the building. All colors used are RGB or the closest CMYK equivalent. If these colors are to be exact, please provide the correct PMS match and attach to the drawing to be made.</small>	Eng: -
Location: <b>BRYANT, AR</b>	File Name: <b>318683 - RS - SITE 4246 - BRYANT, AR</b>			

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 2710  
Watertown, SD 57201-0270  
1.800.843.9888 - www.personasigns.com



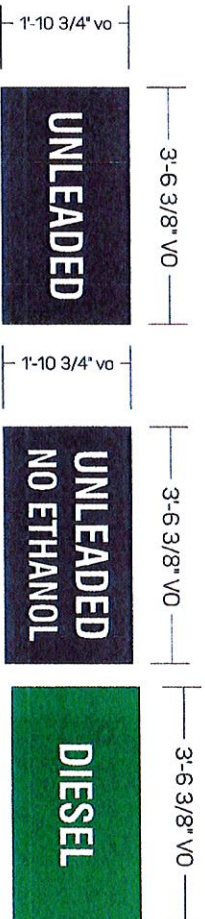
FOOD A  
FOOD B



EXISTING  
9'-9" X 8'-1 1/4" PYLON SIGN

Move down so there is 9" between pricer and Premium Available sign.

PROPOSED



ROAD "B" SIGN

PYLON DETAIL  
SCALE: 3/8" = 1'-0"

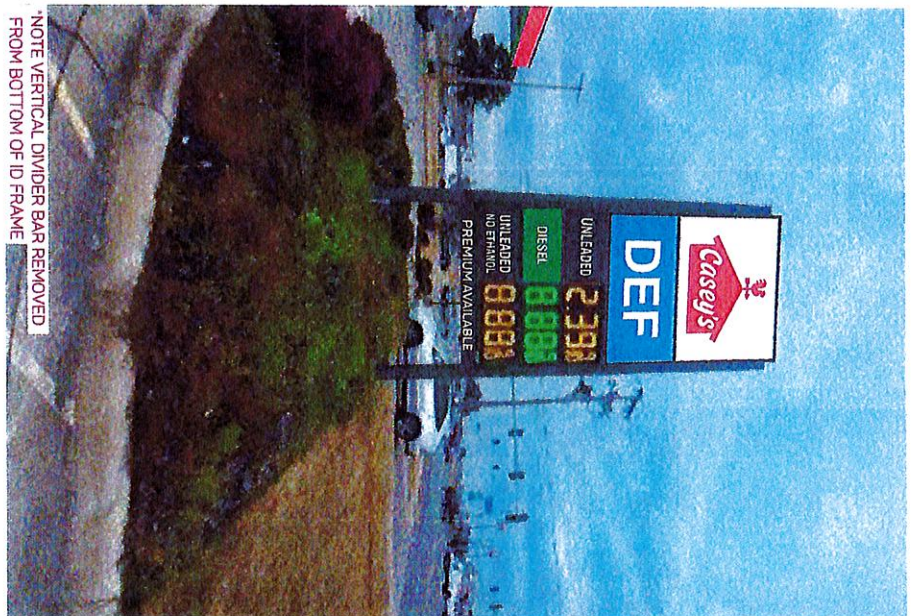
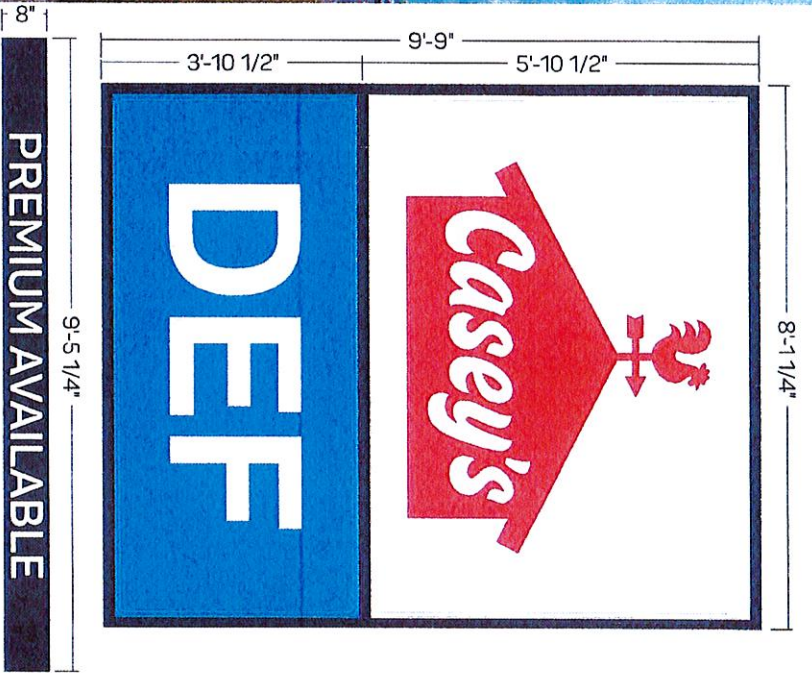
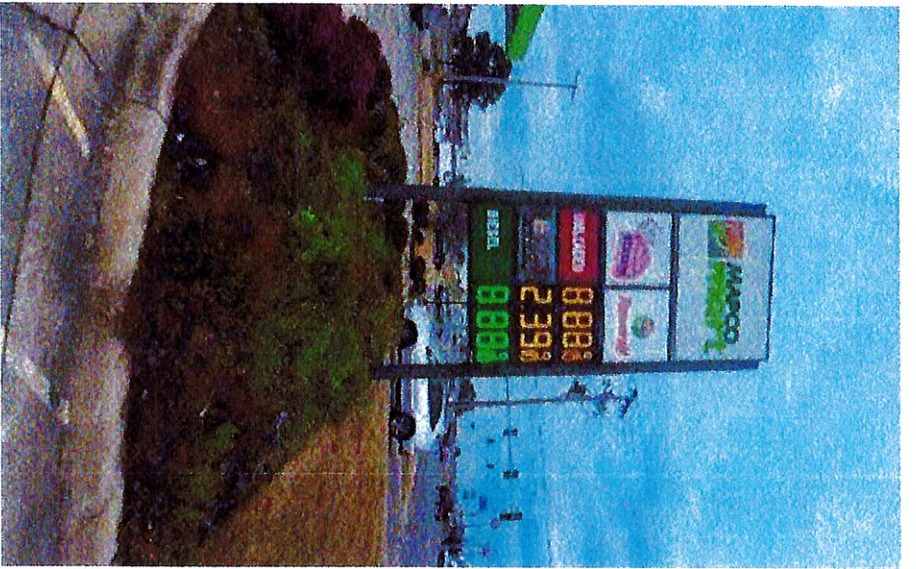
APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL

Customer:	CASEY'S	Date:	01/25/22	Prepared By:	SC/CM	NOTE: Client's responsibility to read and verify all drawings. All notes used as per the contract. DWG number - If these notes are incorrect, please provide the correct PDS number and a reason why this drawing will be made.
Location:	BRYANT, AR	File Name:	318683 - R5 - SITE 4246 - BRYANT, AR	Eng:	-	

**persōna**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street South  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 - www.personaesigns.com

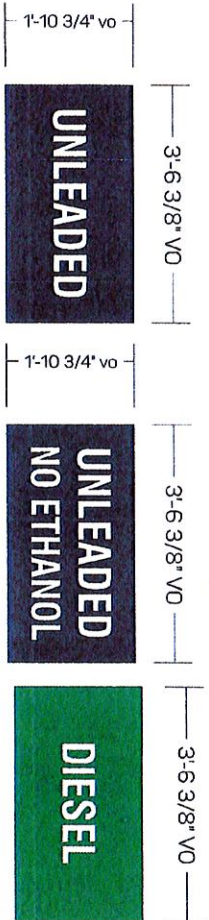




EXISTING  
9'-9" X 8'-1 1/4" PYLON SIGN

Move down so there is 9" between pricer and Premium Availible sign.

PROPOSED



ROAD SIGN  
"E"

PYLON DETAIL  
SCALE: 3/8" = 1'-0"  
SIGN 7

APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

Customer:	CASEY'S	
Date:	01/25/22	Prepared By: SC/CM
Location:	BRYANT, AR	
File Name:	318683 - R5 - SITE 4246 - BRYANT, AR	
Eng:	-	

Note: Order online may not be exact when viewing or printing the drawing. All colors used are PMS or the closest CMYK equivalent. If these orders are correct, please provide the correct PMS match and a revision to this drawing will be made.

**persona**  
SIGNS | LIGHTING | IMAGE

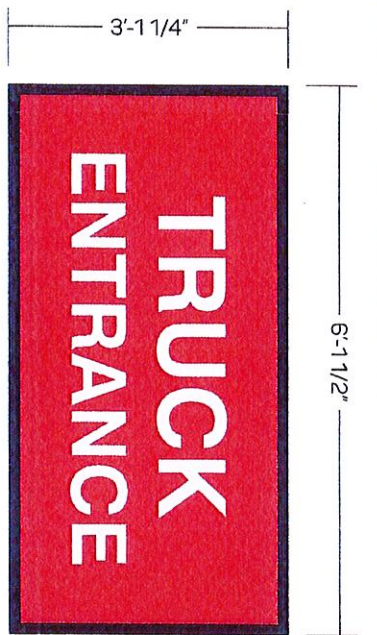
DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com



EXISTING  
37 1/4" X 73 1/2"



PROPOSED



FACE REPLACEMENT DETAIL  
SCALE: 1/2" = 1'-0"  
SIGN 8

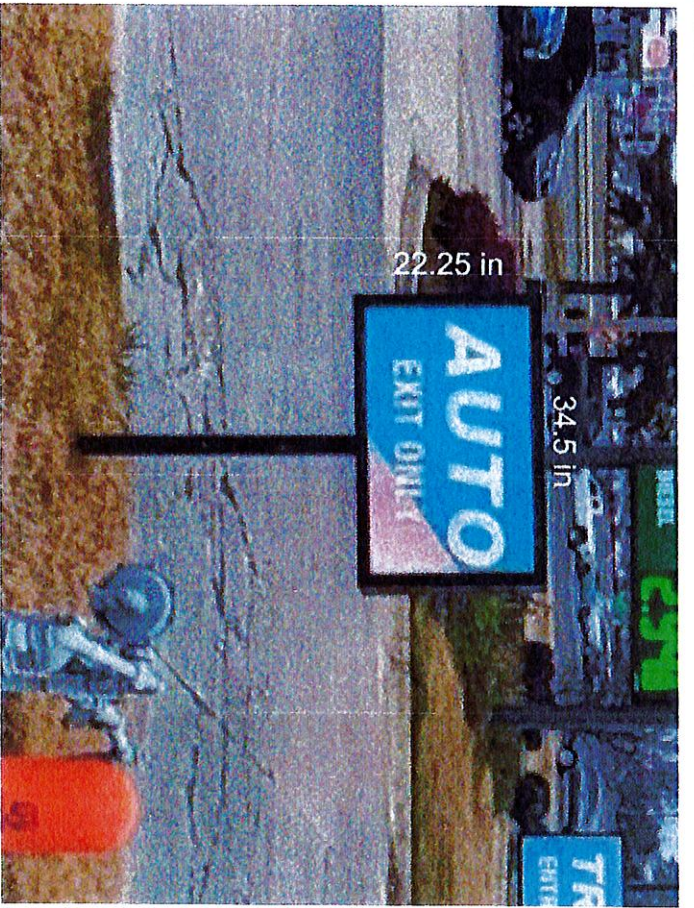
APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL  Date: \_\_\_\_\_

Customer:	<b>CASEY'S</b>	
Date:	<b>14JAN22</b>	Prepared By:
Location:	<b>BRYANT, AR</b>	<b>SC</b>
File Name:	<b>318683 - R5 - SITE 4246 - BRYANT, AR</b>	
Eng:	-	

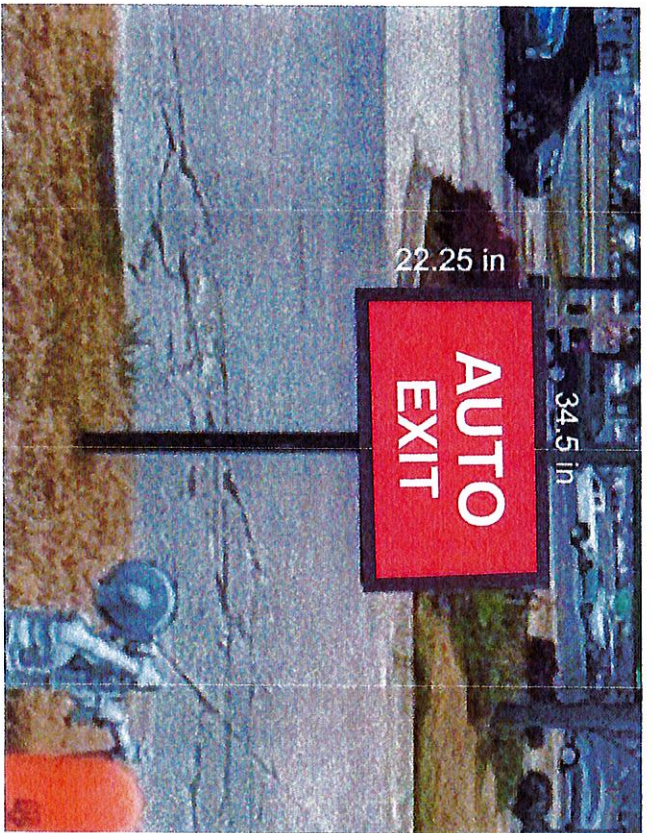
NOTE: Our output may differ from what you see on your computer. All colors used are PMS or the closest CMYK equivalent. If these colors are not correct, please provide the correct PMS number and/or request for this drawing will be made.

**persona**  
SIGNS | LIGHTING | IMAGE

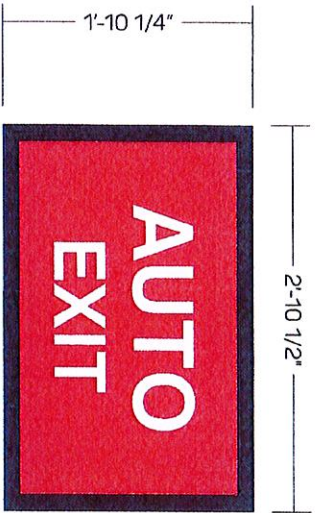
DISTRIBUTED BY: SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com



EXISTING  
22 1/4" X 34 1/2"



PROPOSED



FACE REPLACEMENT DETAIL

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

**SIGN 9**

Handwritten initials "H" and a signature.

Customer: **CASEY'S**  
Location: **BRYANT, AR**

Date: **14JAN22**  
File Name: **318683 - R5 - SITE 4246 - BRYANT, AR**

Prepared By: **SC**  
Eng: **-**

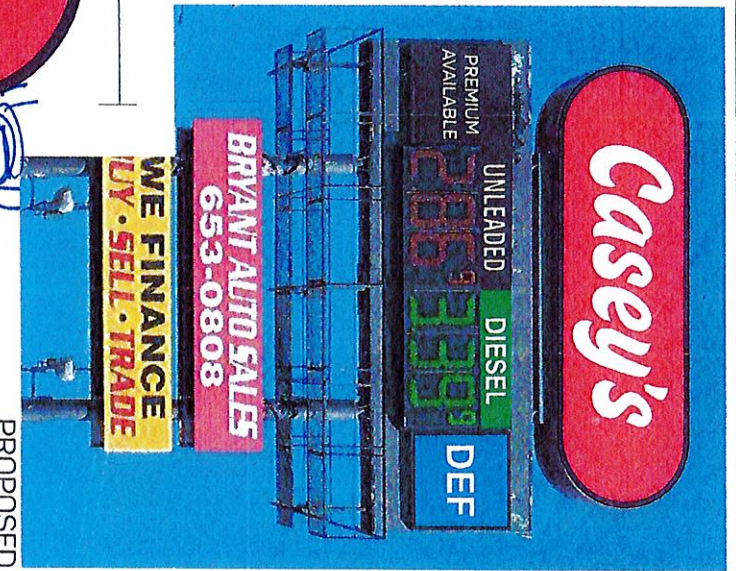
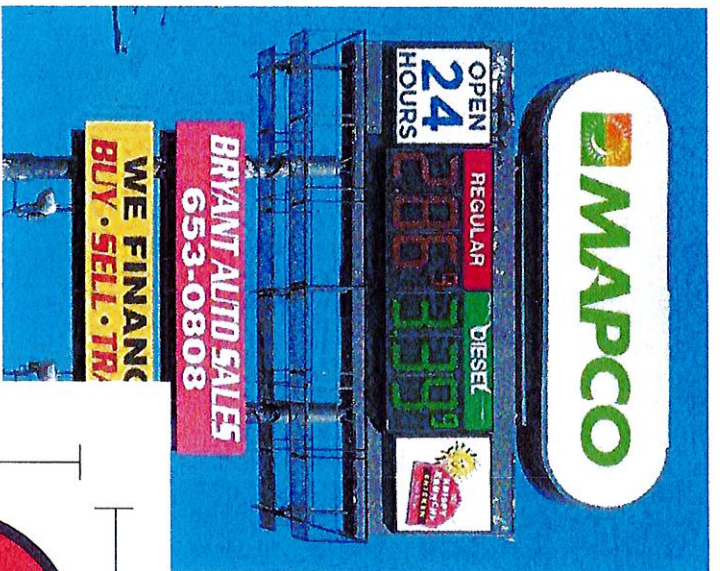
Note: Color values represent exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are exceeded, please provide the correct PMS match and a revision to this drawing will be made.

**APPROVAL BOX - PLEASE INITIAL**

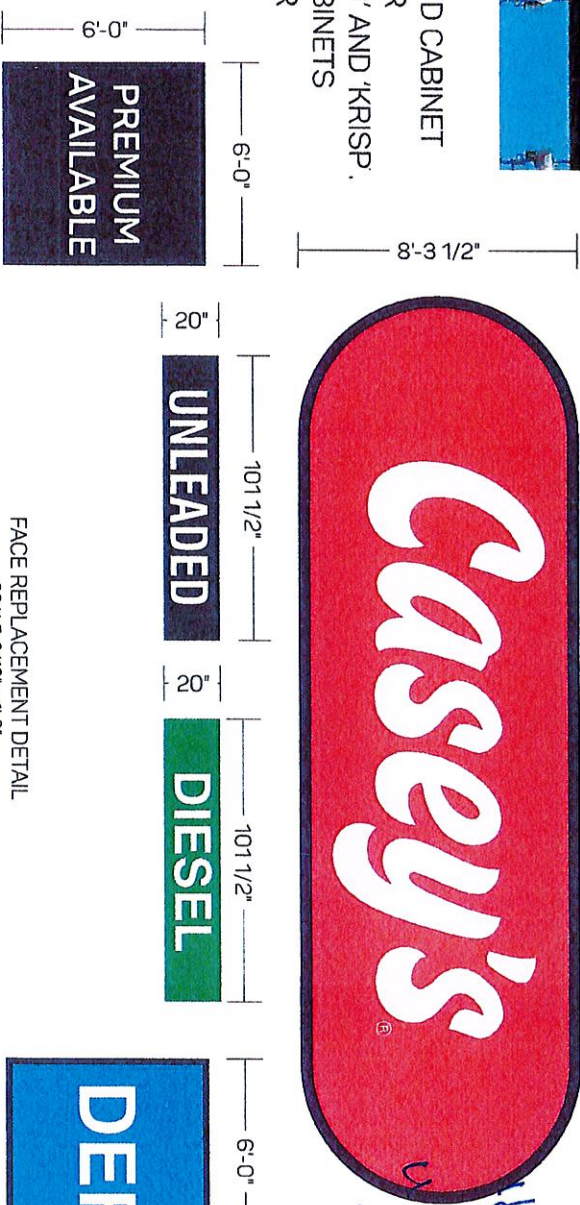
CUSTOMER APPROVAL \_\_\_\_\_ Designer \_\_\_\_\_

**persōna**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street, SouthWest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.3988 • www.personasigns.com



EXISTING  
 99 1/2" X 324" ID CABINET  
 W/ 4" RETAINER  
 72" X 72" 'OPEN' AND 'KRISP,  
 KRUNCHY' CABINETS  
 W/ 2" RETAINER



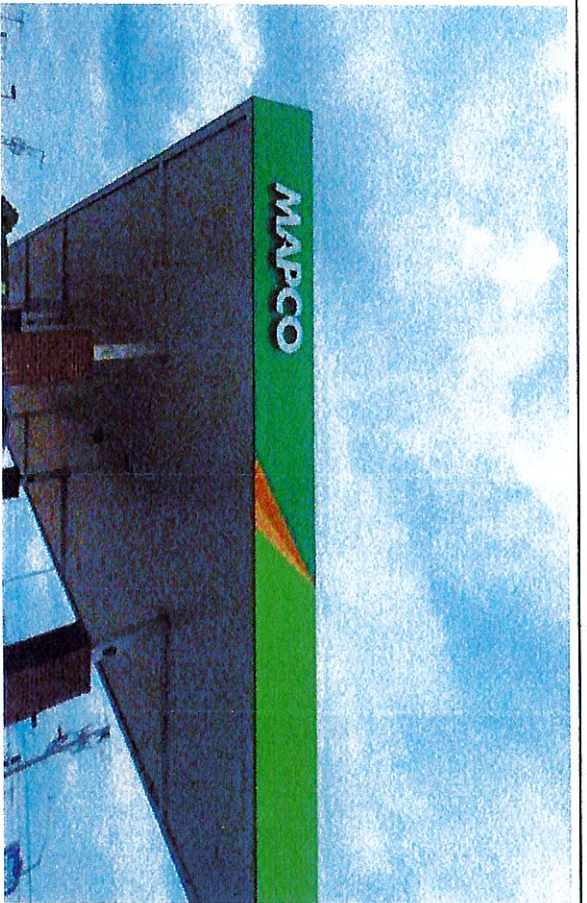
FACE REPLACEMENT DETAIL  
 SCALE 3/16" = 1'-0"  
**SIGN 10**

APPROVAL BOX - PLEASE INITIAL  
 CUSTOMER APPROVAL \_\_\_\_\_ Date \_\_\_\_\_

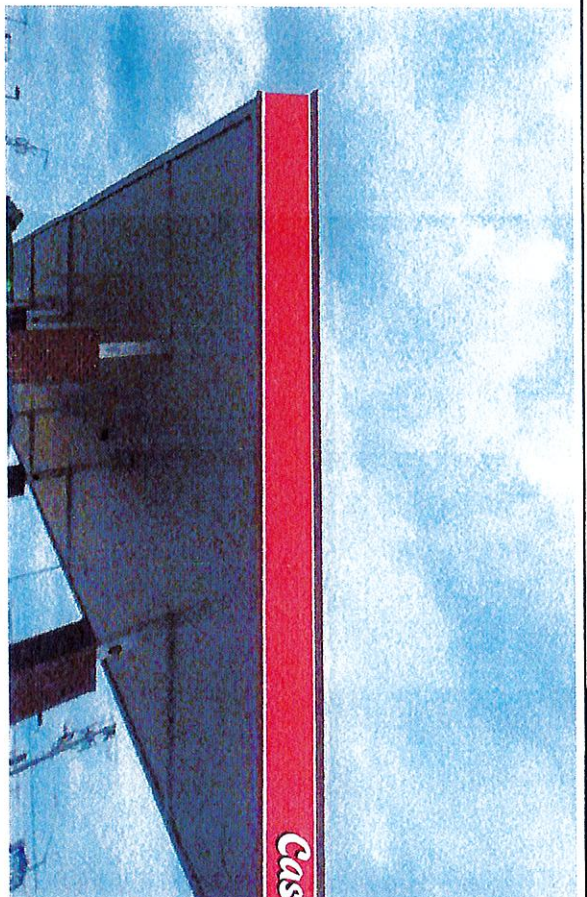
Customer:	DATE:	Prepared By:	NOTE: City codes may or may not be correct. Please provide the correct PMS match and reason on this drawing if the note applies. If these codes are correct, please provide the correct PMS match and reason on this drawing if the note applies.
CASEY'S	01/25/22	MW/CM	
Location:	File Name:	Eng:	
BRYANT, AR	318683 - R5 - SITE 4246 - BRYANT, AR	-	

**persona**  
 SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
 700 21st Street Southwest  
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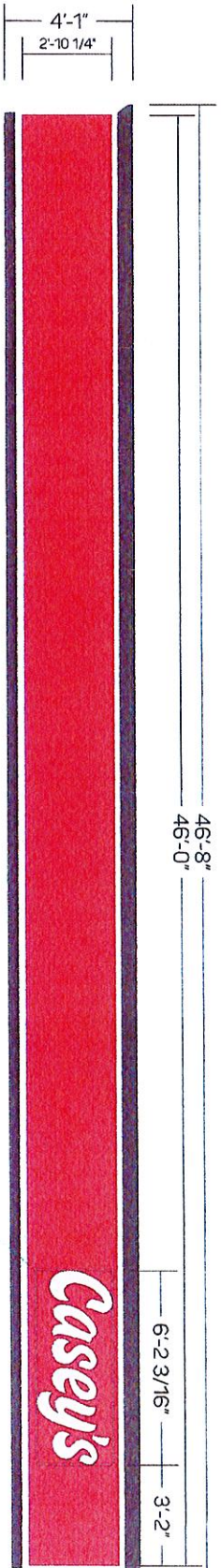


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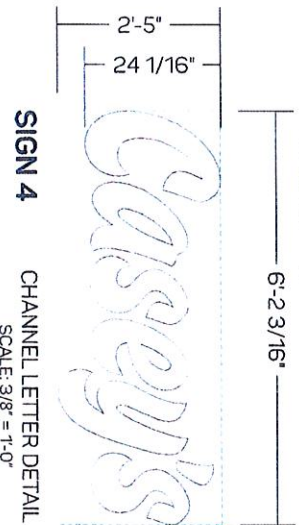


NOTE: GAS CANOPIES BY OTHERS

PROPOSED



Handwritten 'L' and 'canopy' in blue ink.

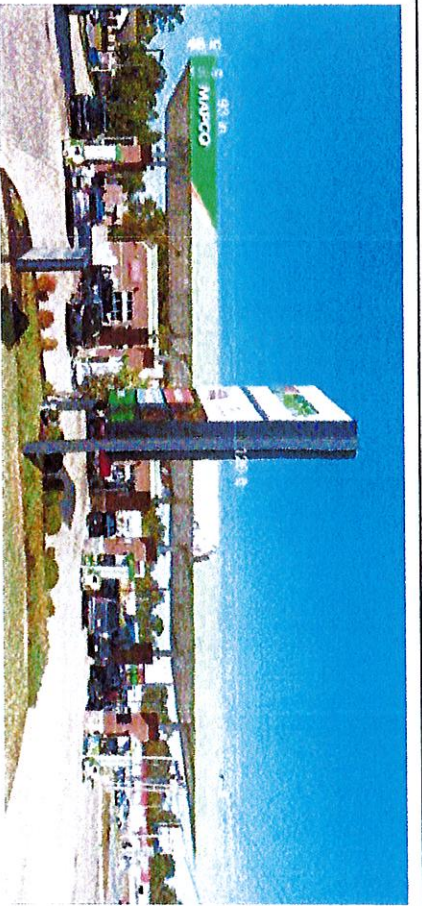


APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL

Customer:	DATE:	Prepared By:	NOTE: Color codes may not be exact when viewing or printing this drawing. All colors used are PMS or Munsell CMX equivalent. If these colors are required, please provide the correct PMS number and a reference to this drawing in the notes.
CASEY'S	14JAN22	SC	
Location:	File Name:	Eng:	
BRYANT, AR	318683 - R5 - SITE 4246 - BRYANT, AR	-	

**persōna**  
SIGNS | LIGHTING | IMAGE

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700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
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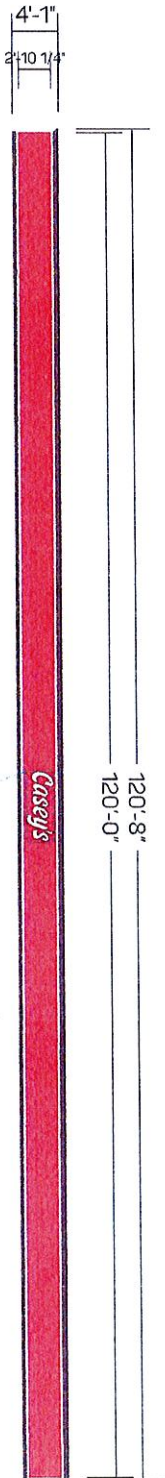


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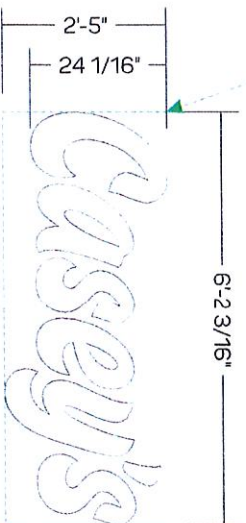
NOTE: CANOPY BY OTHERS  
NOTE: PUMPS UPDATED BY OTHERS

PROPOSED



CANOPY DETAIL  
SCALE: 1/16" = 1'-0"

m  
canopy



SIGN 3 CHANNEL LETTER DETAIL  
SCALE: 3/8" = 1'-0"

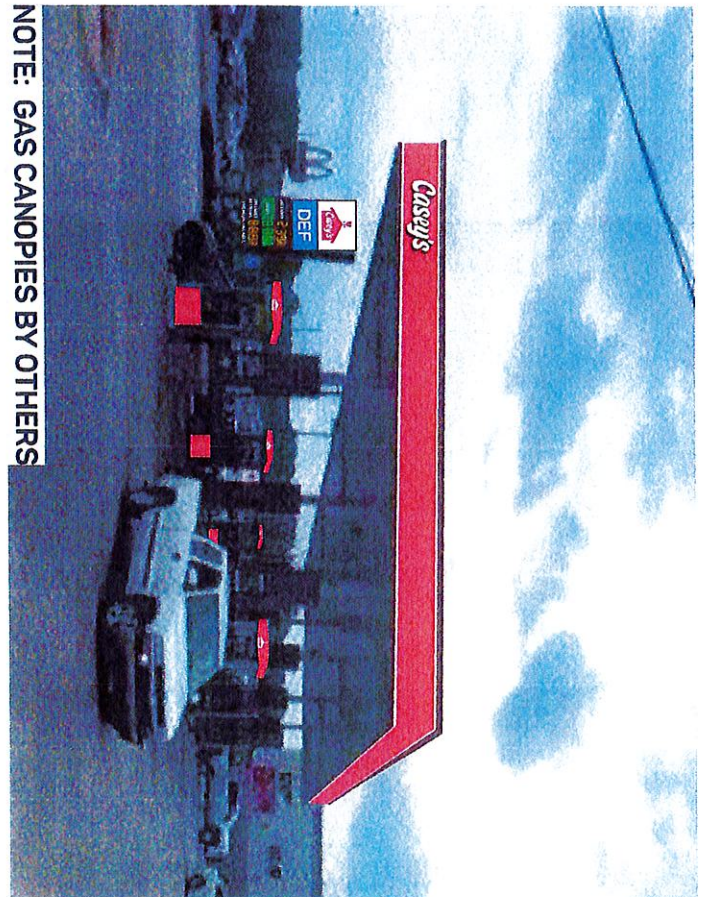
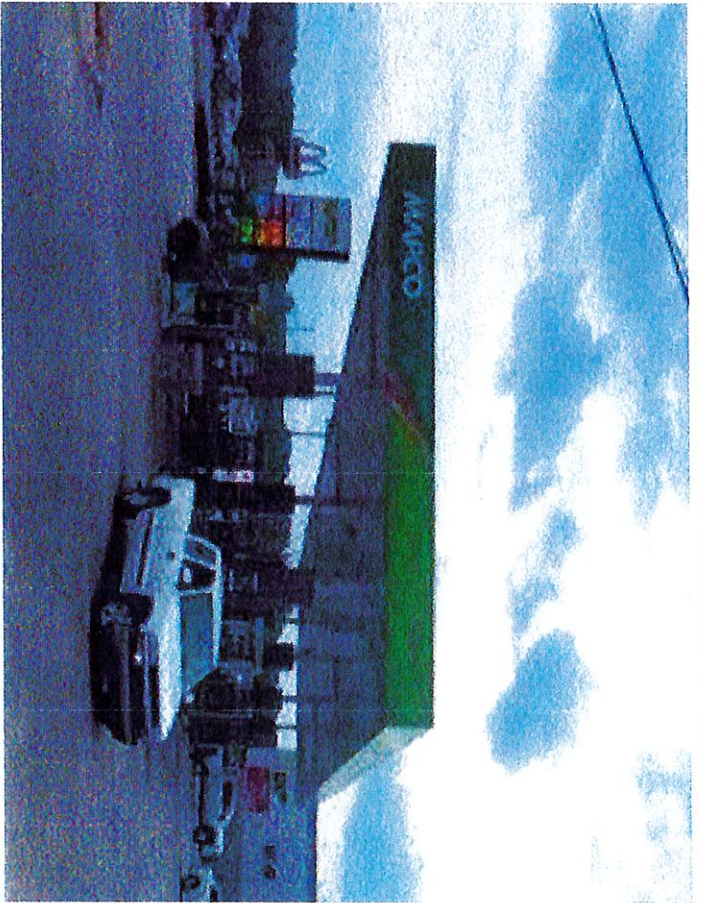
APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL

Eng:

Customer:	DATE:	Prepared By:	Note: Color output might not be exact when viewing or printing this drawing. A color proof should be used for the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a swatch to the drawing will be made.
CASEY'S	01/25/22	SC/CM	
Location:	File Name:	Eng:	
BRYANT, AR	318683 - RS - SITE 4246 - BRYANT, AR	-	

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street, SouthWest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

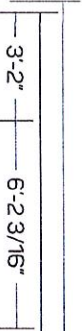
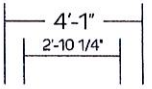


NOTE: GAS CANOPIES BY OTHERS

EXISTING  
4'-0" X 46'-0"

46'-8"  
46'-0"

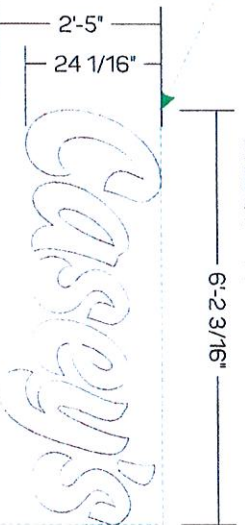
PROPOSED



CANOPY DETAIL  
SCALE: 3/16" = 1'-0"

N

Canopy



SIGN S CHANNEL LETTER DETAIL  
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL  DATE

Customer:	DATE:	Prepared By:	<small>NOTE: Care must be taken when viewing or printing this drawing. All dimensions are given in feet and inches unless otherwise specified. These notes are for reference only. Please provide the correct file name and a revision to this drawing if the note is required.</small>
CASEY'S	01/25/22	SC/CM	
Location:	File Name:	Eng: <input type="checkbox"/>	
BRYANT, AR	318683 - R5 - SITE 4246 - BRYANT, AR		

**persona**  
SIGNS | LIGHTING | IMAGE

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PO Box 210  
Warrtown, SD 57201-0210  
1.800.843.9888 • www.personaesigns.com



February 8, 2022

Planning Commission  
City of Bryant  
210 SW 3rd Street  
Bryant, AR 72022

**RE: *Church's Chicken Replat – Letter to Planning Commission***

To Whom it May Concern:

Kimley-Horn and Associates is submitting on behalf of Ampler Development to replat Lot 2 of the 10 Fitness Subdivision that will be located at 1901 N Reynolds Road. The replat is necessary to abandon an existing 20' sewer easement (B. 55, P. 16-18) for a portion of a sewer line that is no longer in place. The replat will also establish a proposed 20' utility easement on an eight-inch sanitary sewer that is currently in place, as well as, a 15' utility easement for a water line extension that will be utilized for domestic and irrigation services and public fire hydrant.

Please contact me at (210) 321-3433 or [matthew.gatto@kimley-horn.com](mailto:matthew.gatto@kimley-horn.com) should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Gatto".

Matt Gatto, EIT.  
Project Manager



**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.

SIGNED \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

SOURCE OF TITLE: DOC. No. 2018-013607

**Certificate of Final Surveying Accuracy**

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

Signed: Kenneth A. Bau  
Registered Land Surveyor  
No. 1480, Arkansas

**Certificate of Final Engineering Accuracy**

I, Dave R. Hobbs, hereby certify that this plat correctly represents a plan made or reviewed by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

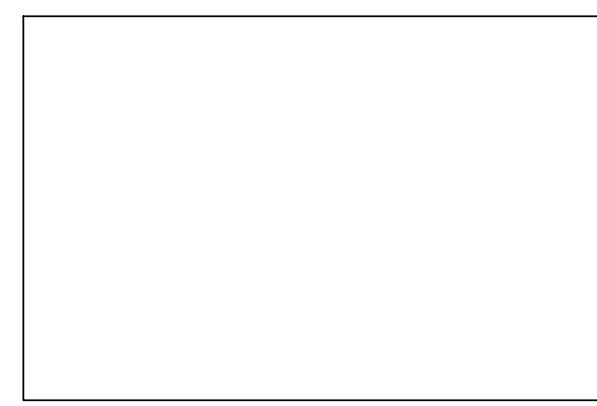
Signed: Dave R. Hobbs  
Registered Professional Engineer  
No. 13360, Arkansas

**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 \_\_\_\_\_ 2022. All of the Document is hereby accepted, and this certificate executed under the Authority of said Rules and Regulations.

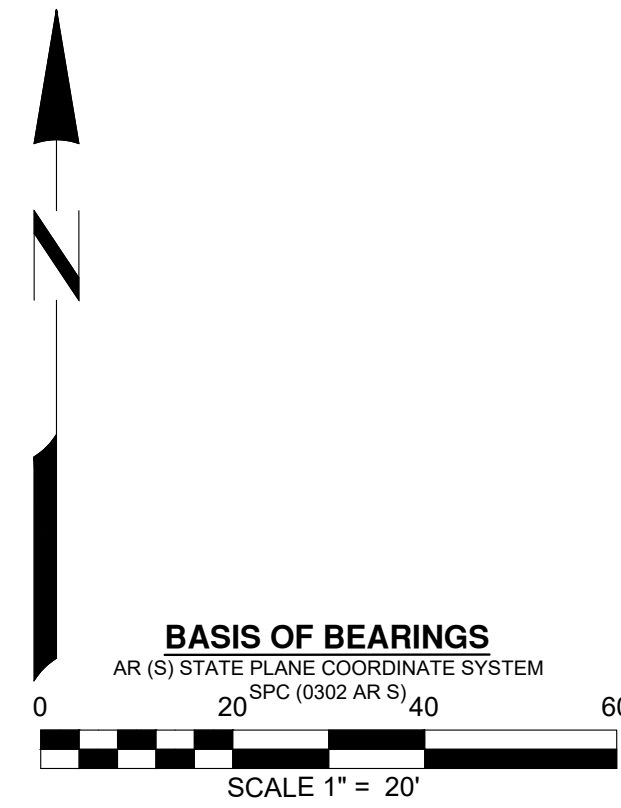
Date of Execution: Bryant Planning Commission

**Certificate of Recording**

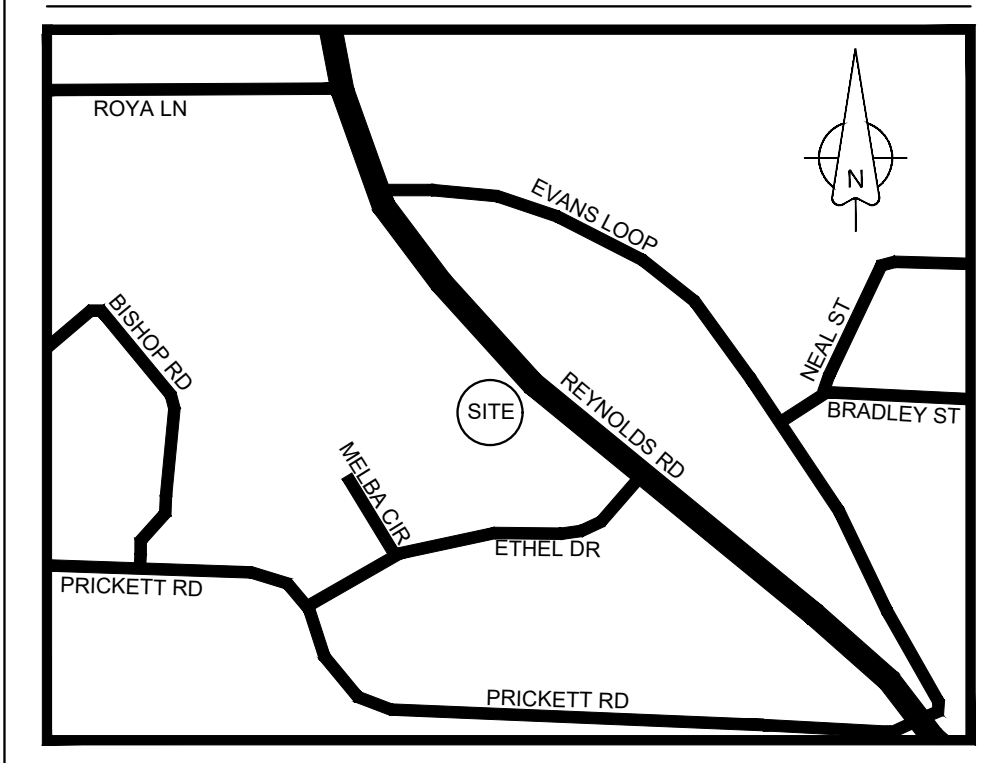


**LEGEND**

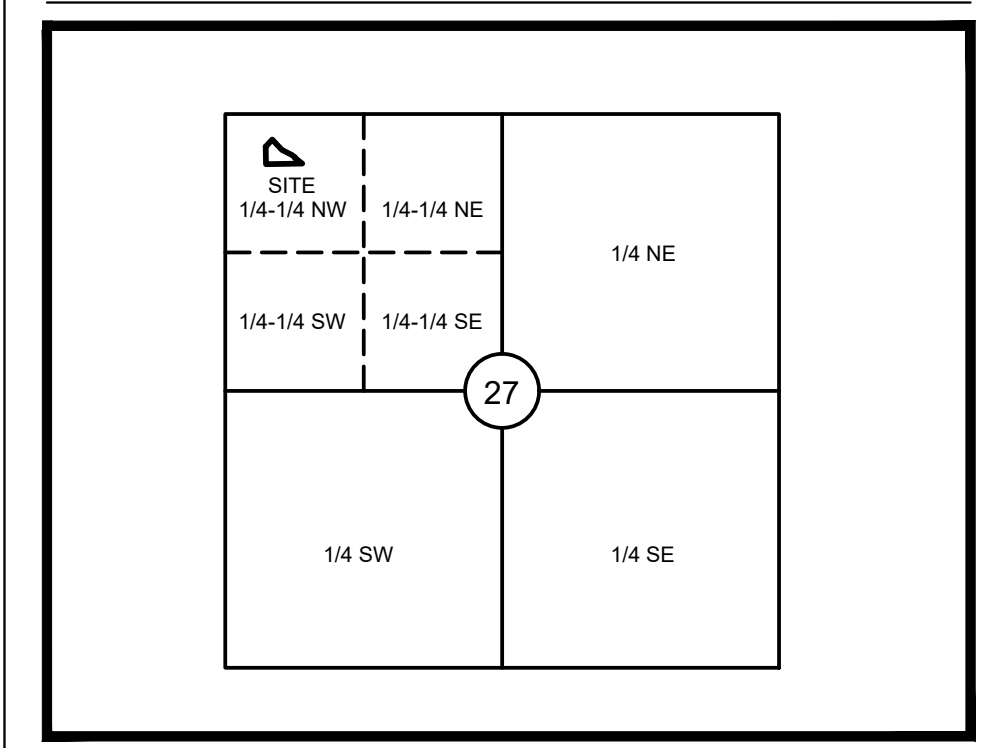
- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- BENCHMARK, AS NOTED
- SIGN, AS NOTED
- SEWER CLEAN OUT
- SEWER MANHOLE
- MAIL BOX
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- IRRIGATION VALVE
- FOC LOCATION POST
- FOC PULL BOX
- TELEPHONE BOX
- GRATE INLET
- STORM MANHOLE
- CIRCLE STORM INLET
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- OVERHEAD WIRE
- FENCE LINE
- X GAS LINE, AS NOTED
- G STORM SEWER PIPE, AS NOTED
- ST STORM SEWER PIPE, AS NOTED
- FOC GAS LINE, AS NOTED
- W WATER LINE, AS NOTED
- SS SANITARY SEWER, AS NOTED



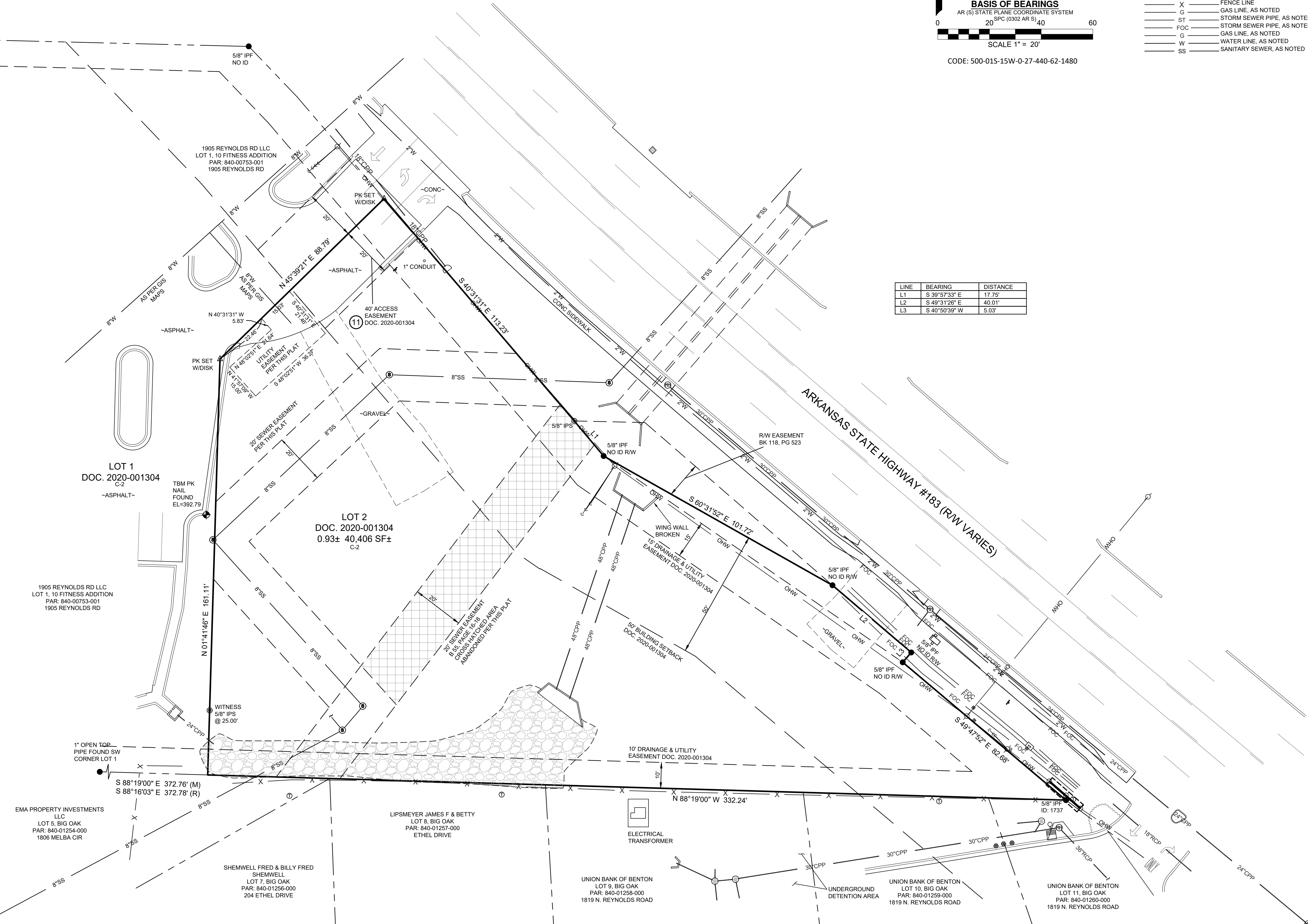
**LOCATION MAP NTS**



**SECTION MAP**



LINE	BEARING	DISTANCE
L1	S 39°57'33" E	17.75'
L2	S 49°31'28" E	40.01'
L3	S 40°50'39" W	5.03'



**SURVEY NOTES:**

REASON FOR REPLAT: TO ABANDON A PORTION OF THE SEWER EASEMENT RECORDED IN BOOK 55, PAGE 16-18, AND DEDICATE SEWER EASEMENT.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (AR ONE CALL SYSTEM, INC. OR 811).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS, UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

ZONING CLASSIFICATION: C-2

SIDE BUILDING SETBACK LINES HAVE NOT BEEN SHOWN FOR CLARITY AND SHALL CONFORM TO THE CITY OF BRYANT'S SUBDIVISIONS RULES AND REGULATIONS.

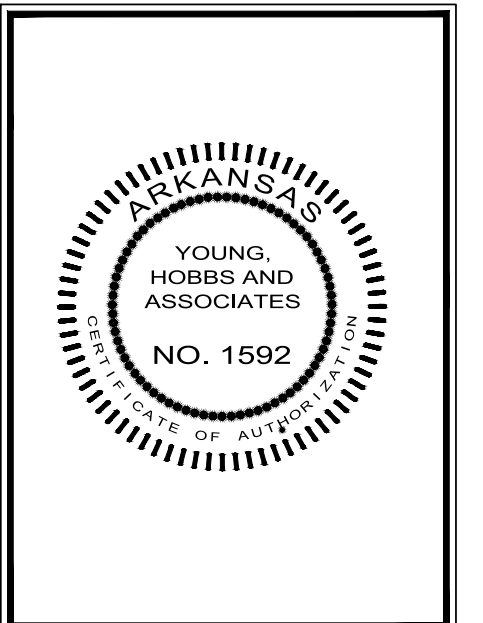
THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "2" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 05125C0380E, WITH AN EFFECTIVE DATE OF JUNE 5, 2020, IN SALINE COUNTY, STATE OF ARKANSAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 24" IN LENGTH, WITH A RED PLASTIC CAP STAMPED "BAU 1480"

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND I HEREBY CERTIFY THAT THIS IS A CATEGORY "A" SURVEY AND THAT THE RELATIVE POSITIONAL ACCURACY IS BETTER THAN ±(0.25), AS SHOWN HEREON.

**YOUNG - HOBBS AND ASSOCIATES**

1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768  
dave@younghobbs.com



No.	Date	Revision

**AMPLER DEVELOPMENT, LLC**

2601 NORTHWEST EXPRESSWAY,  
BUILDING #100W  
OKLAHOMA CITY, OK 73112

**REPLAT LOT 2  
10 FITNESS  
ADDITION**

**OWNER INFORMATION**

FAN 4 INVESTMENTS 2, LLC, an Arkansas limited liability company  
DOC. 2018-013607  
PARCEL 840-00753-002

PART OF THE NW 1/4 OF THE NW 1/4 SECTION 27, T1S, R15W

SALINE COUNTY, ARKANSAS

DRAWN BY: KAB-CLH  
APPROVED BY: KAB  
DATE: (FIELD) 10/13/2021  
DATE: (OFFICE) 11/2/2021  
YHA PRO. # 196-21

# Bryant Planning Commission

## Subdivision Replat Checklist

Approved by  
Bryant Planning Commission

### Instructions

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

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

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

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

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

# City of Bryant Subdivision Replat Checklist

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

Contact Person Matt Gatto, EIT Phone 210-321-3433

Mailing Address 601 NW Loop 410, STE 350, San Antonio, TX 78216

## I. BASIC INFORMATION NEEDED ON THE PLAT

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

## III. FINAL PLAT ATTACHMENTS

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

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

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

Owner Signature H. B. J.

Engineer Signature Matt Gatto on behalf of Chris Rogers, PE