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

Kimmley Horn - Requesting Recomendation 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

Kimmley 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 foward 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.

_____ _____

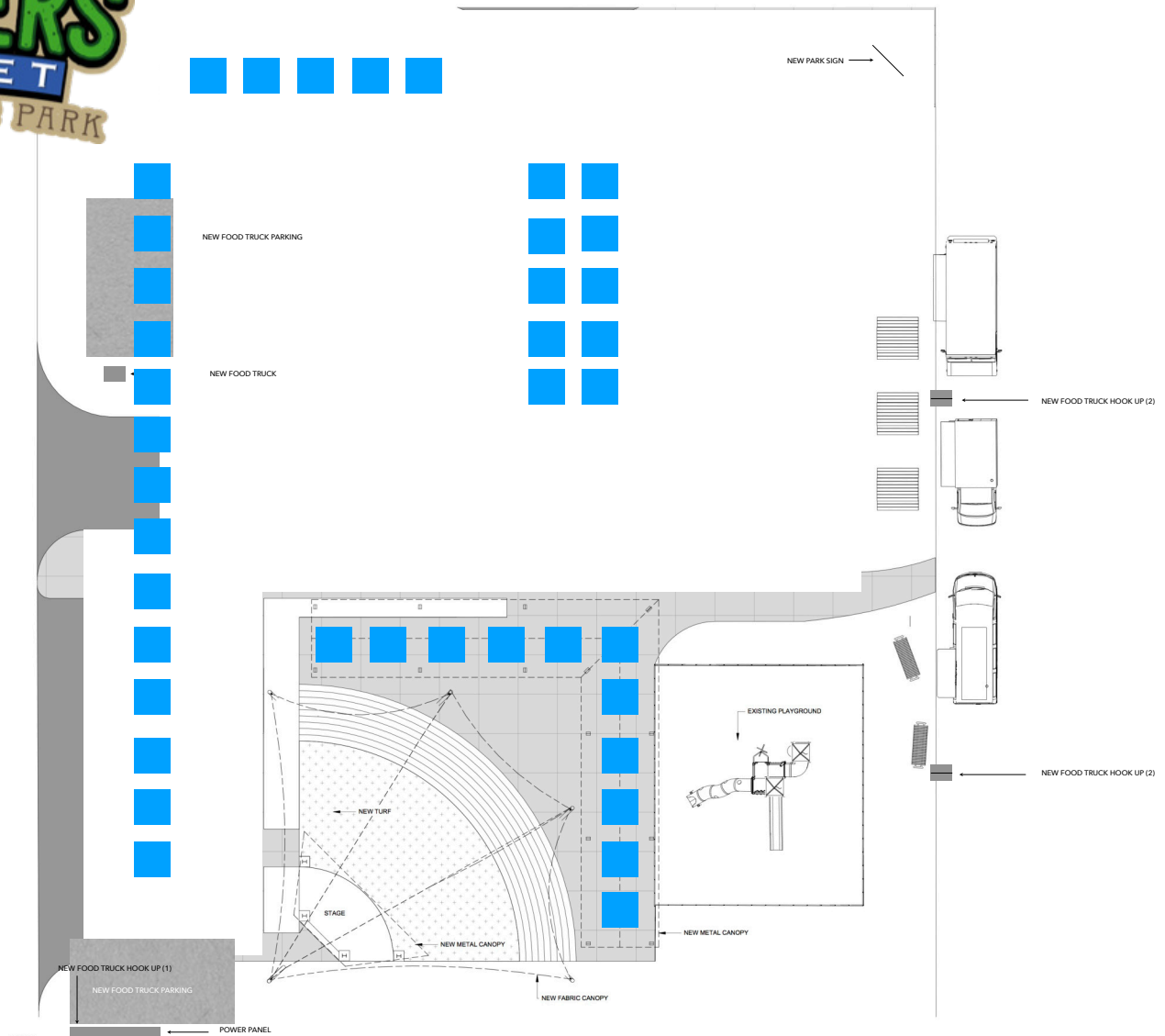
Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*


PROPOSED PATH
RESTROOMS
PROPOSED PORCH
NEW AWNING
NW THIRD ST

BRYANT FARMERS MARKET
AT CROSSPOINTE PARK



1 A1.1 SITE PLAN
SCALE: 1/8" = 1'-0"

SERIES: Basics, Synergy

SITE PLAN

DRAWN BY: Maggie Colton

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

First Southern Baptist - Bryant

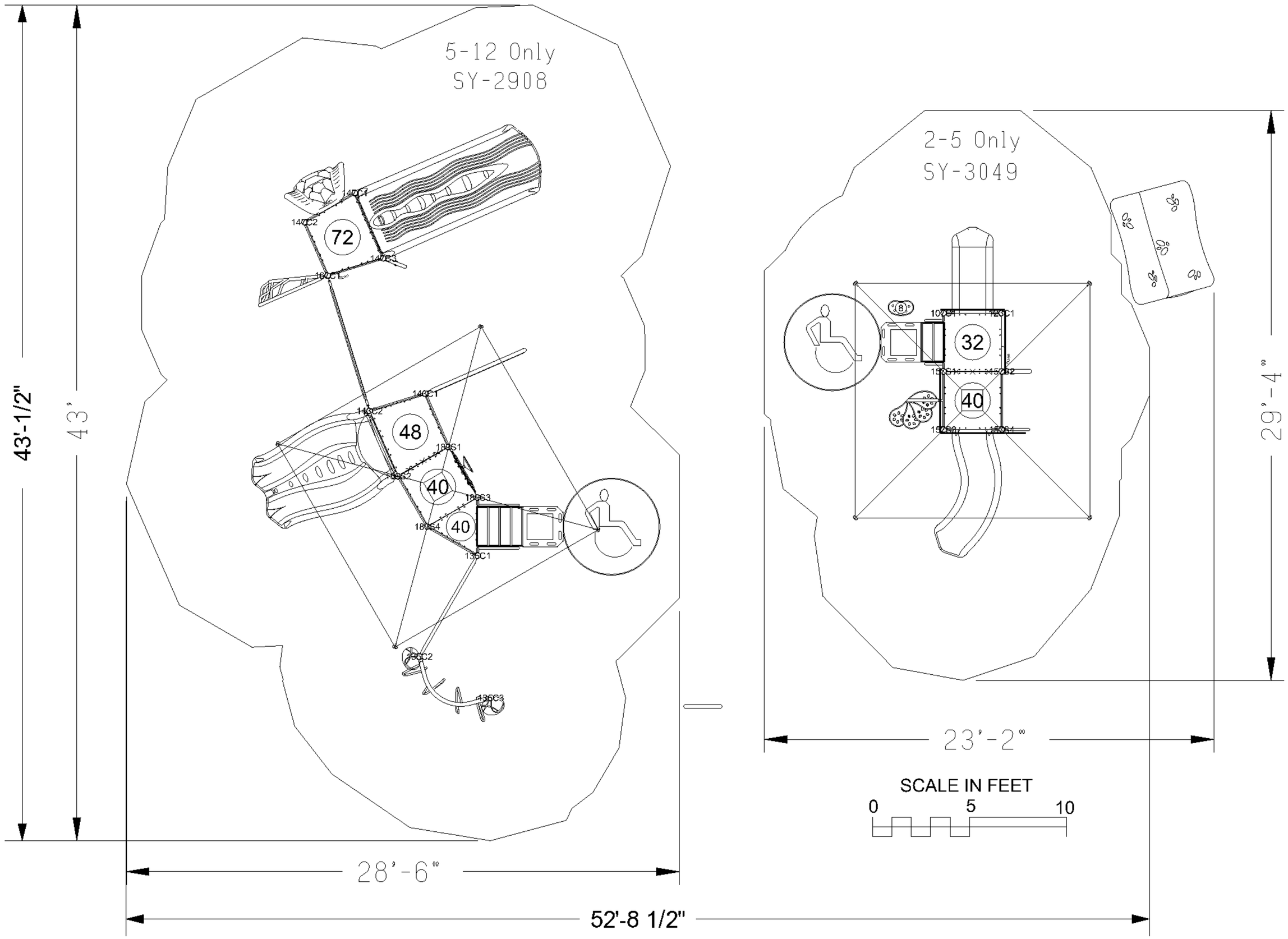
604 S Reynolds Rd

Bryant, AR 72022

Davis Playgrounds, Inc.

109-147303-3

December 27, 2021



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

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)

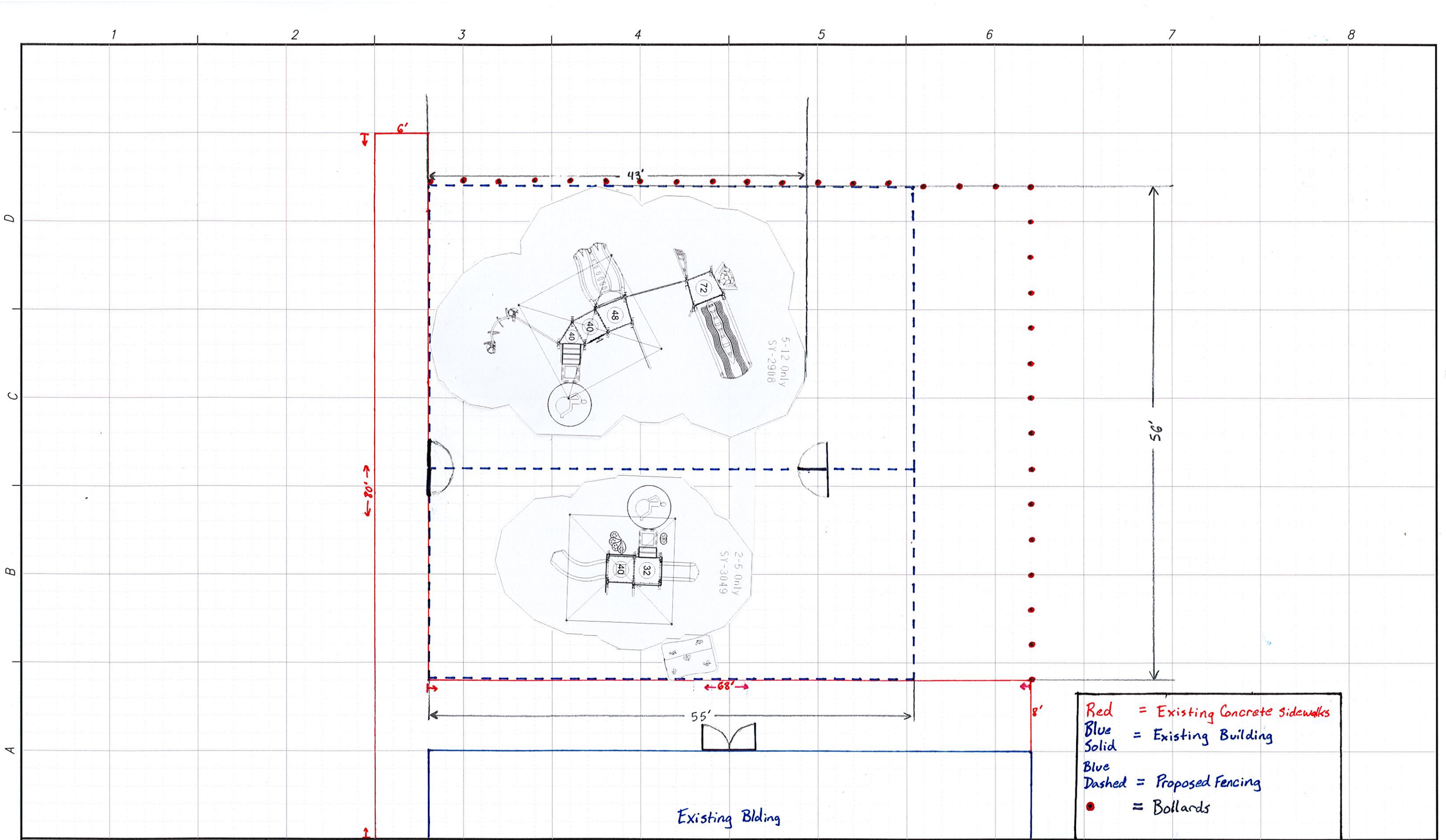
NUMBER OF PLAY EVENTS:	17	
NUMBER OF ELEVATED PLAY EVENTS:	11	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP:	PROVIDED: 0	REQ'D: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM:	PROVIDED: 9	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM:		REQ'D: 6
NUMBER OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 6	REQ'D: 4
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 5	REQ'D: 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.



APPROVED BY:			DESIGNED BY:	REV	DESCRIPTION	BY	DATE	NORTH:	SCALE:	NAME: First Southern Baptist Church	STRUCTURE TYPE: Playground	SUBMITTAL DATE:
TITLE	SIGNATURE	DATE	DRAWN BY:					N	0' 5' 10' GRAPHIC SCALE 1:10	ADDRESS: 604 S. Reynolds Rd	SQUARE FT: ~3,025 SqFt	WORK ORDER NO.:
TITLE	SIGNATURE	DATE	CHECKED BY:					INDICATE NORTH ABOVE	INDICATE SCALE OF GRID ABOVE IN 1' PER FEET EXAMPLE 1" = 50'	STREET:	LOT SIZE:	SHEET NO.:
TITLE	SIGNATURE	DATE								PHONE:		OF
										BRYANT, ARKANSAS 72022		

XXX###XXX.DWG


840-15972-003
9.37
840-15972-000
1.89
840-15973-000
2.75
S Elm St
S Reynolds Rd
Hogue Cir
840-15985-000
10
840-15974-000
1.75
N
W
E
S
0 30 60 120 180 240
ft

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

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: 01/28/2022

Sign Co. or Sign Owner

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

Property Owner

Name Casey's Marketing Co
Address 1SE 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 Keri 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"	CL 2/10/22
B	road	5'-10"x8'-1"	47			Face Change
C	road	3'-10"x8-1"	31			Face Change
E	road	5'-10"x8-1"	47			Face Change
F	road	3'-10"x8-1"	31			Face Change
G	pole	3'-1"x16'-1"	18.7			Face Change

face A

face B

face A

face B

(B-F) Road Signs = face replacements

(G) Truck entrance = face replacements

(H) Auto Exit = face replacements

(I) High rise face replacements

(J) face replacements

(K) face 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	[redacted]	pole	1'-10"x2'-10"	5			Face Change
I	[redacted]	high rise	8-3"x 27'	223	71'	63'	Face Change
J	[redacted]	high rise	6'x6"	36	60	54	Face Change
K	[redacted]	high rise	6'x6'	36	60	54	Face Change
L	[redacted]	canopy	24"x6'2"	12	23'	19'	Face Change
M	[redacted]	canopy	24"x74"	12	23'	19'	Face Change
N		canopy	24"x74"	12	23'	19'	Face Change



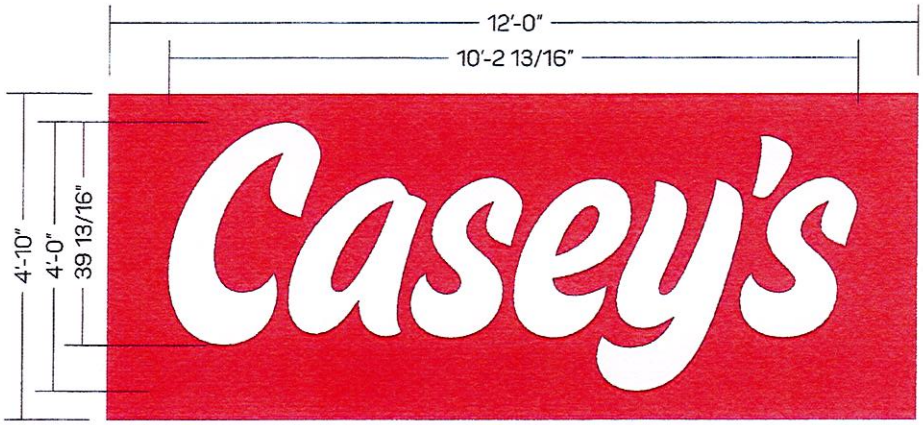
EXISTING
4'-0" x 13'-0 1/2" BACKER PANEL SIZE



BUILDING TRIM PAINTED CASEY'S RED
BUILDING AWNINGS REMOVED

PROPOSED

"A"



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

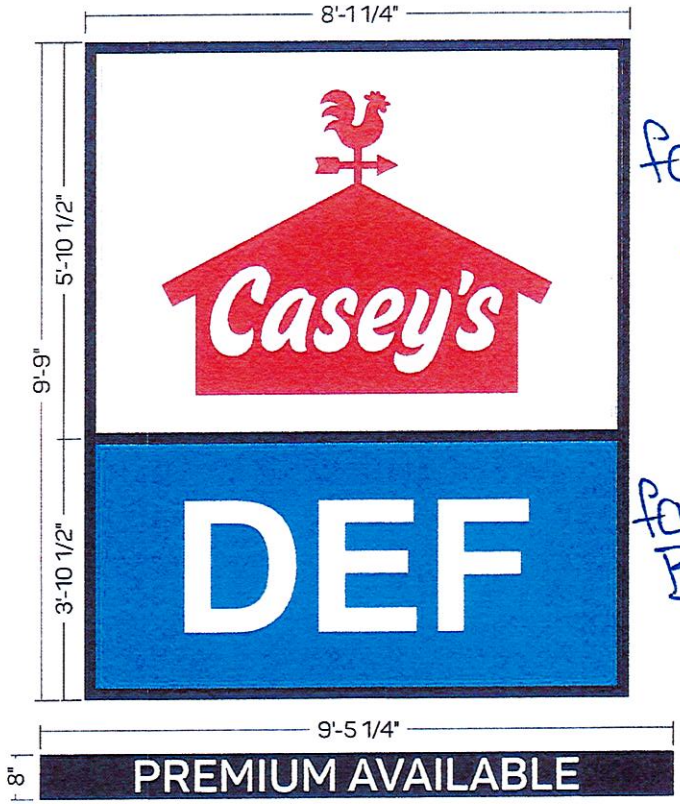
SIGN 2
'DELI' WALL SIGN REMOVED
NOT REPLACED

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: **CASEY'S**	Date: **14JAN22**	Prepared By: **SC**	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: **BRYANT, AR**	File Name: **318683 - R5 - SITE 4246 - BRYANT, AR**		Eng: –	

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





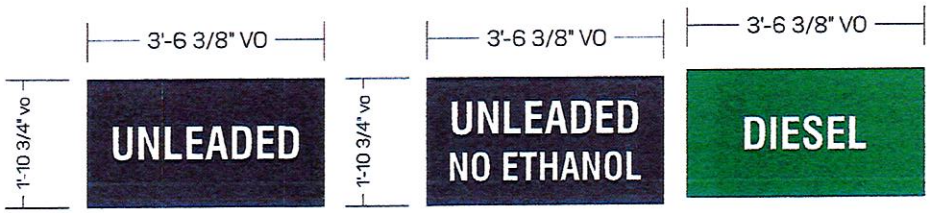


*NOTE VERTICAL DIVIDER BAR REMOVED FROM BOTTOM OF ID FRAME

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

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

PROPOSED
Road Sign "B"



PYLON DETAIL
SCALE: 3/8" = 1'-0"
SIGN 6

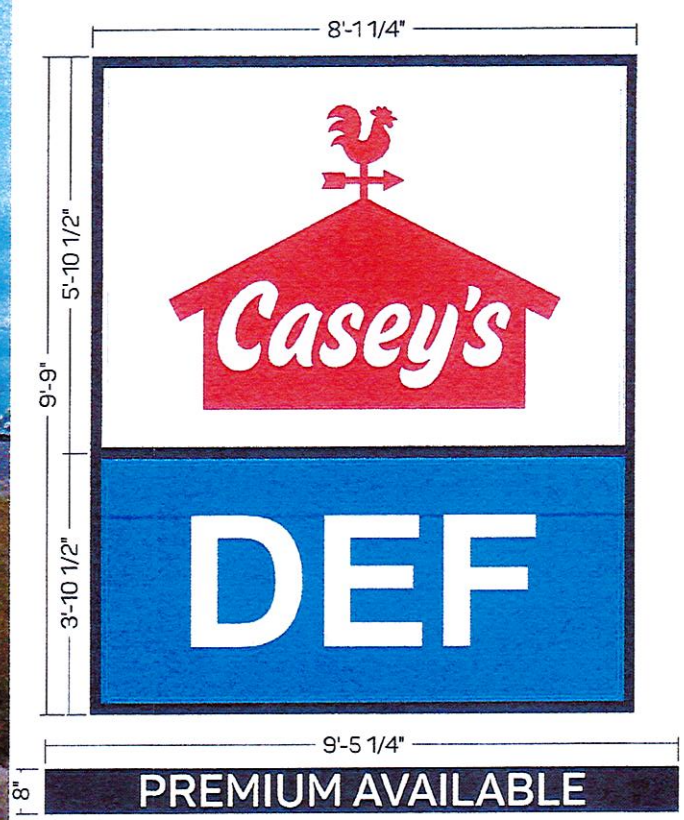
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

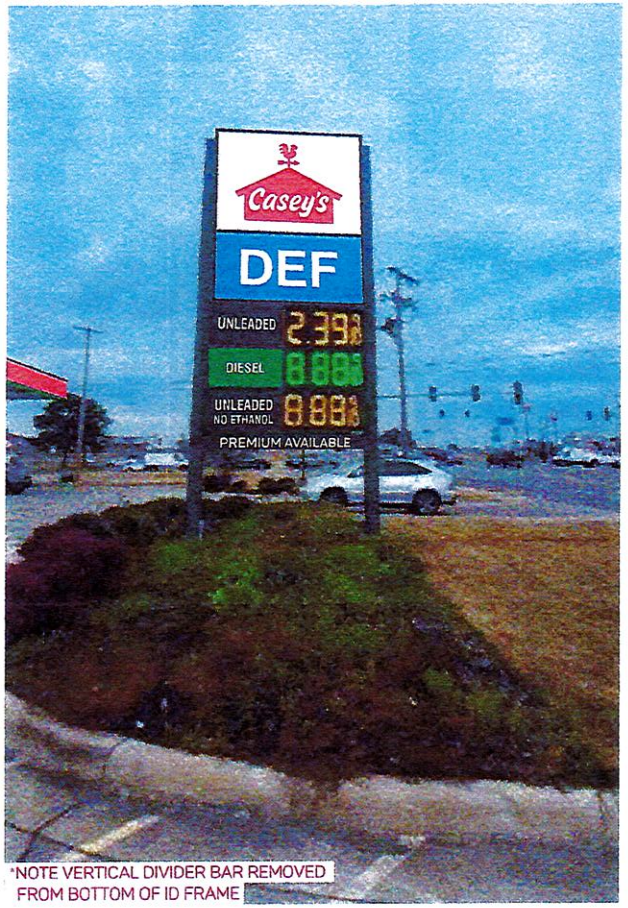
Customer: CASEY'S	Date: 01/25/22	Prepared By: SC/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: -	

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

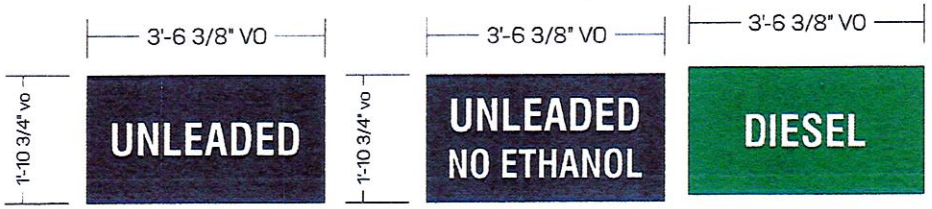




*NOTE VERTICAL DIVIDER BAR REMOVED FROM BOTTOM OF ID FRAME

PROPOSED

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



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	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persōna SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: –	

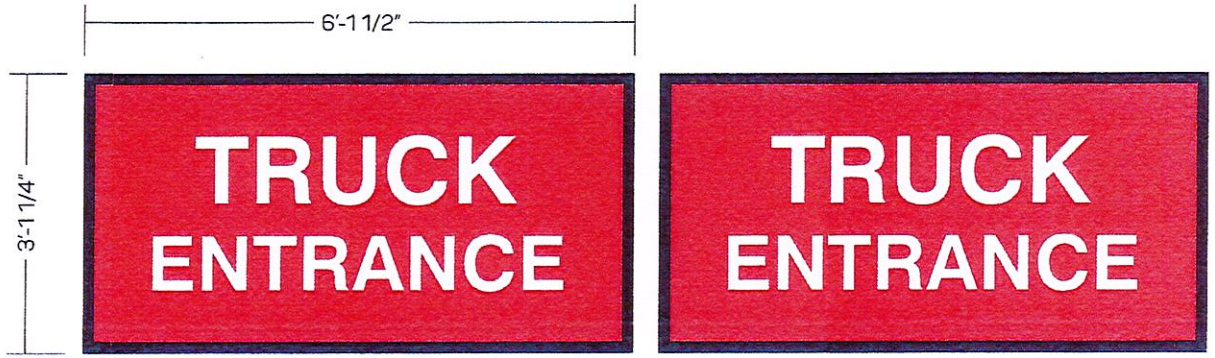
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EXISTING
37 1/4" X 73 1/2"



PROPOSED



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

SIGN 8

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: **CASEY'S**	Date: **14JAN22**	Prepared By: **SC**	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: **BRYANT, AR**	File Name: **318683 - R5 - SITE 4246 - BRYANT, AR**		Eng: –	

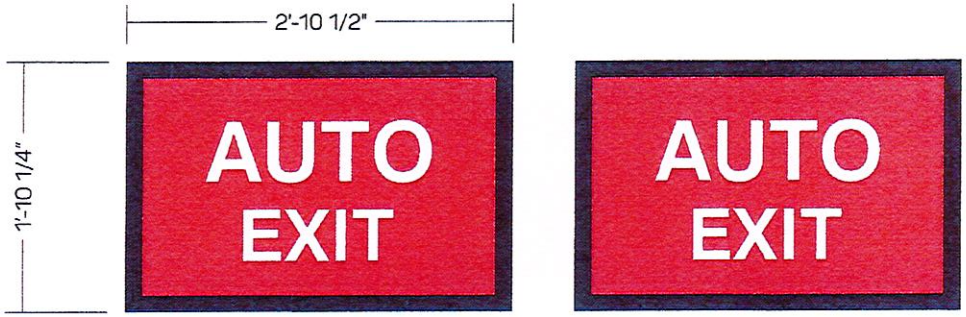
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EXISTING
22 1/4" X 34 1/2"



PROPOSED



"H"

FACE REPLACEMENT DETAIL
SCALE: 3/4" = 1'-0"

SIGN 9

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date:

Customer: CASEY'S	Date: 14JAN22	Prepared By: SC	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: -	

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



PROPOSED



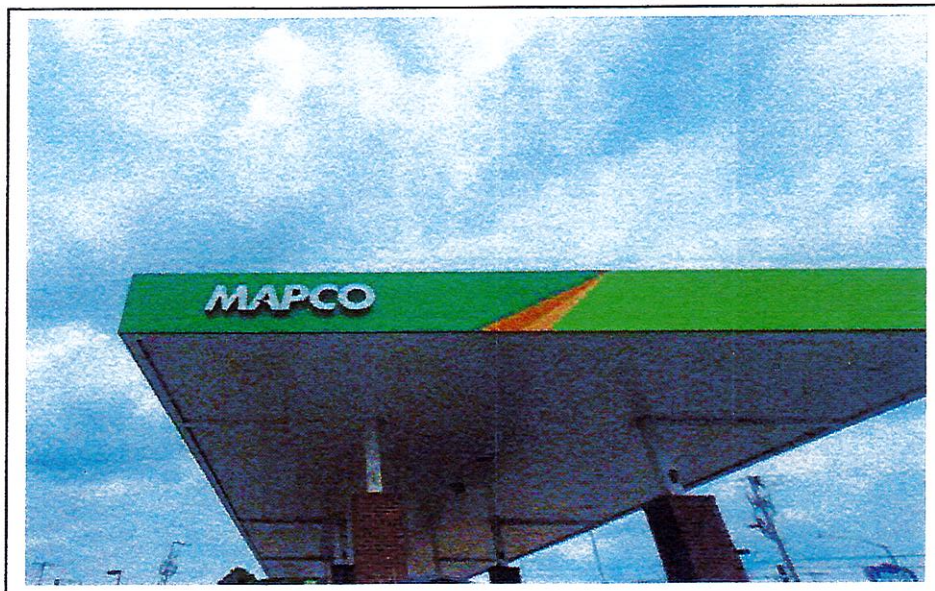
FACE REPLACEMENT DETAIL
SCALE: 3/16" = 1'-0"

SIGN 10

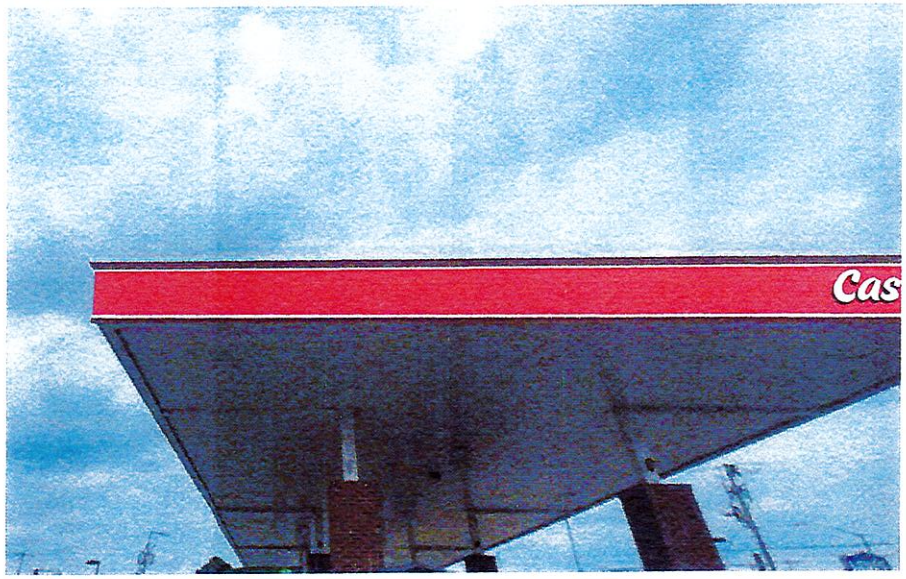
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: CASEY'S	Date: 01/25/22	Prepared By: MW/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: –	

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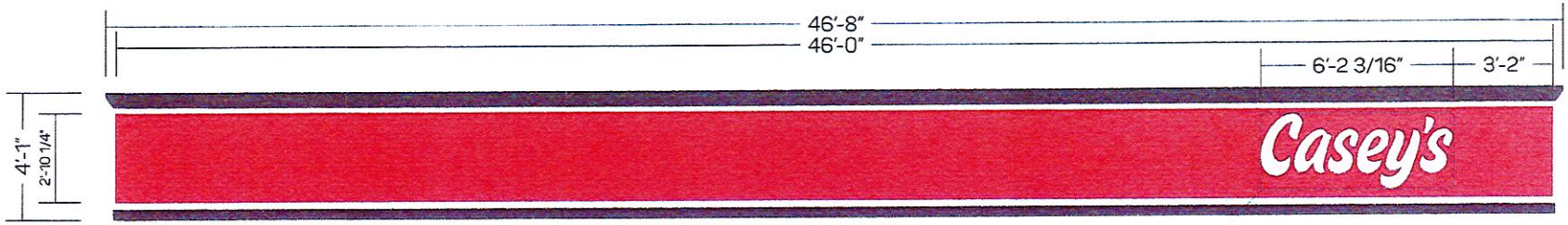


EXISTING
4'-0" x 46'-0"

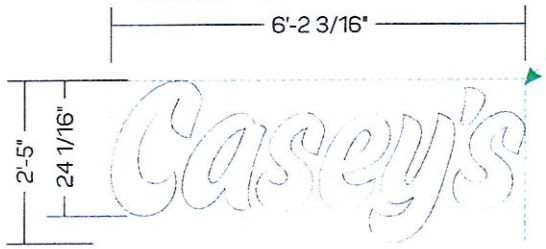


PROPOSED

NOTE: GAS CANOPIES BY OTHERS



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



canopy

SIGN 4

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

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: CASEY'S	Date: 14JAN22	Prepared By: SC	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: –	

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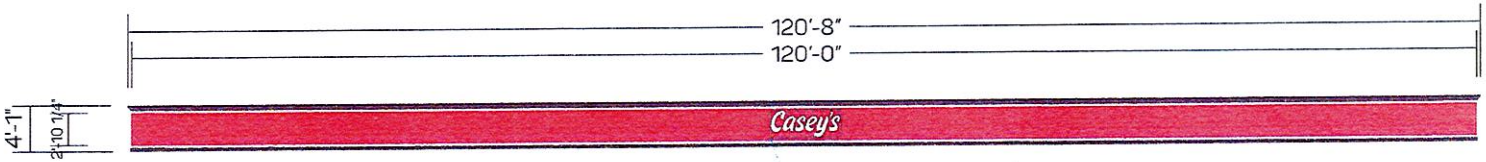


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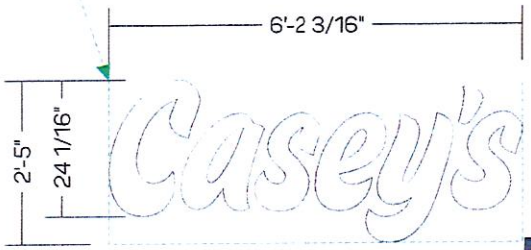
NOTE: CANOPY BY OTHERS
NOTE: PUMPS UPDATED BY OTHERS

PROPOSED



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

m
canopy



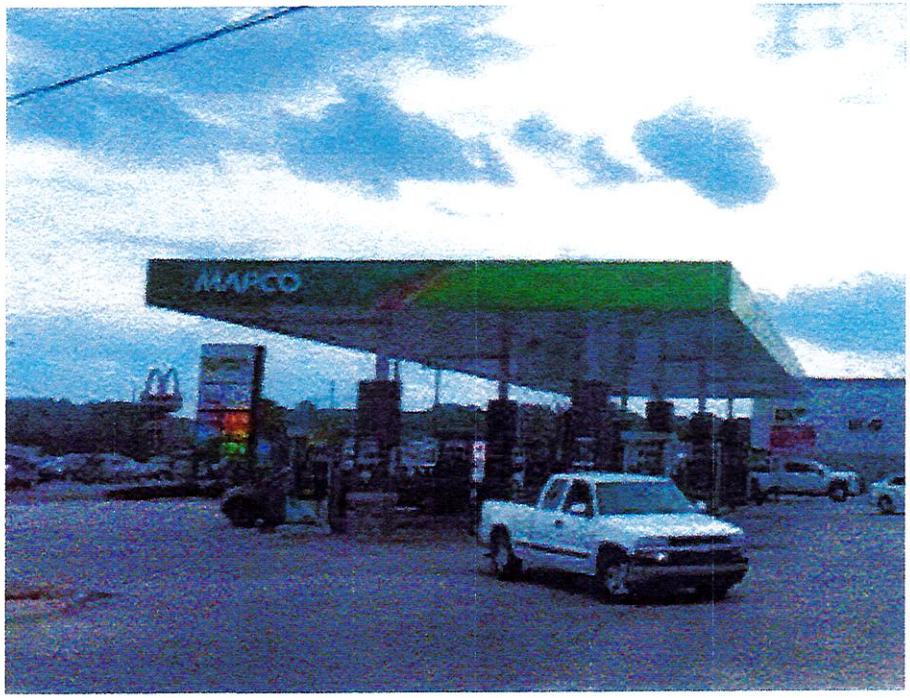
SIGN 3 CHANNEL LETTER DETAIL
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL		Date

Customer: CASEY'S	Date: 01/25/22	Prepared By: SC/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR			Eng: –

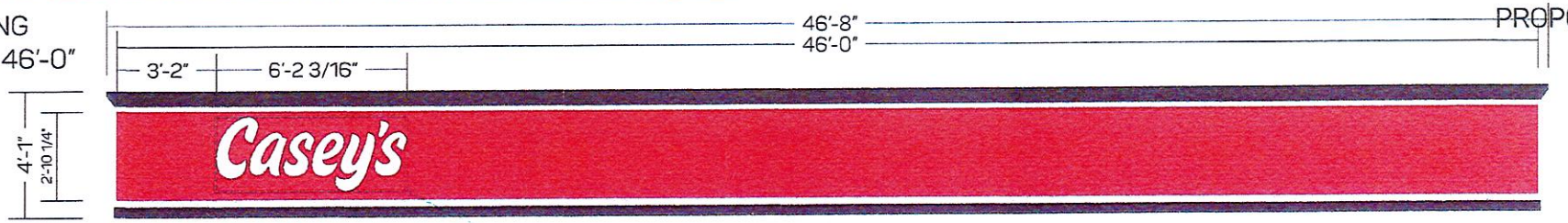
persona
SIGNS | LIGHTING | IMAGE
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
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NOTE: GAS CANOPIES BY OTHERS

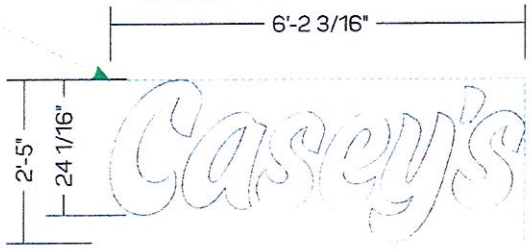
EXISTING
4'-0" X 46'-0"



N

canopy

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



SIGN 5

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

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

Customer: CASEY'S	Date: 01/25/22	Prepared By: SC/CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
Location: BRYANT, AR	File Name: 318683 - R5 - SITE 4246 - BRYANT, AR		Eng: -	

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Kimley»Horn

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 should you have any questions or concerns.

Sincerely,



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.

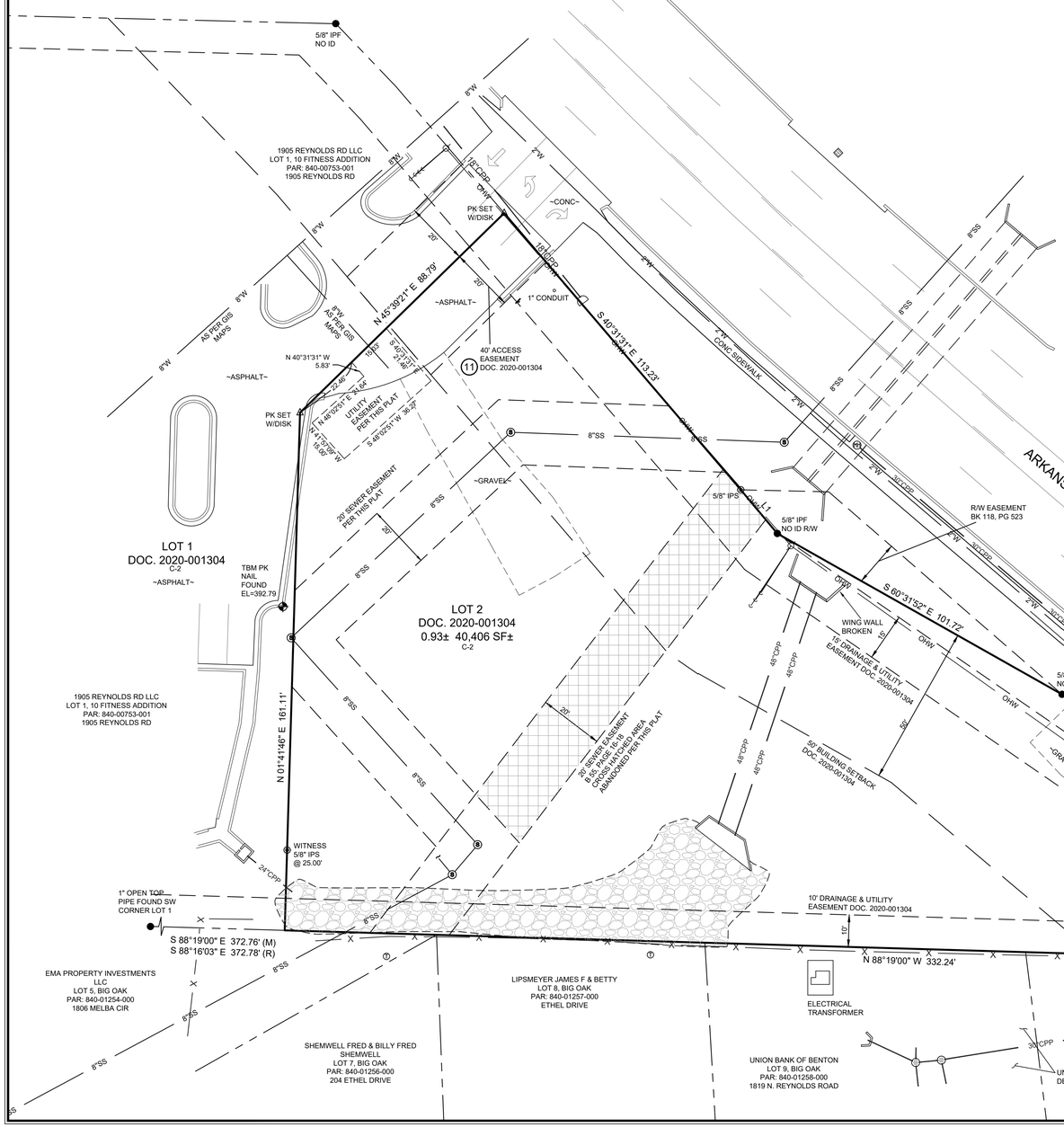
Signed: _____
Dave R. Hobbs
Registered Professional Engineer
No. 13340, Arkansas

Certificate of Final Plat Approval

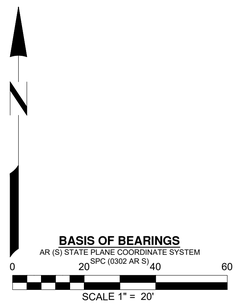
Pursuant to the City of Bryant Subdivision Rules and Regulations, This document was given approval by the Bryant Planning Commission at a Meeting Held _____, 2022. All of the Document is hereby accepted, and this certificate executed under the Authority of said Rules and Regulations.

_____ _____
Date of Execution Bryant Planning Commission

Certificate of Recording



LINE	BEARING	DISTANCE
L1	S 39°57'33" E	17.75'
L2	S 49°31'26" E	40.01'
L3	S 40°50'39" W	5.03'

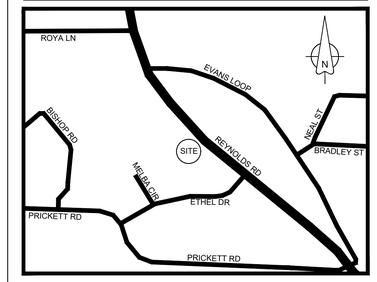


CODE: 500-01S-15W-0-27-440-62-1480

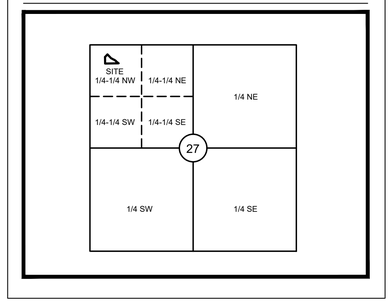
LEGEND

- 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
- OHW — OVERHEAD WIRE
- X — FENCE LINE
- G — GAS LINE, AS NOTED
- ST — STORM SEWER PIPE, AS NOTED
- FOC — STORM SEWER PIPE, AS NOTED
- G — GAS LINE, AS NOTED
- W — WATER LINE, AS NOTED
- SS — SANITARY SEWER, AS NOTED

LOCATION MAP NTS



SECTION MAP



SURVEY NOTES:

REASON FOR REPLAT: TO ABANDONED 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 "X" 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

ARKANSAS
YOUNG, HOBBS AND ASSOCIATES
NO. 1592
CERTIFICATE OF AUTHORIZATION

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 ¼ OF THE NW ¼ 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

SHEET 1 OF 1

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 _____ Engineer Signature _____ on behalf of Chris Rogers, PE