



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 17, 2023 - **Time:** 9:00 AM

Call to Order

Old Business

1. Kiko's Kountry RV- 22524 I-30 - New Building Addition

Bond Consulting - Requesting Approval for New Building Addition

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

New Business

2. Creekside Addition Phase 1 - Replat - Tract A and Lot 76

GarNat Engineering - Requesting Recommendation for Approval of Replat

- [0767-PLN-01.pdf](#)
- [0767-PLT-01.pdf](#)
- [0767-AFF-01.pdf](#)

3. Arkansas Christian Academy - Middle School Building - 21815 I-30

Charlie Best - Requesting Recommendation for Approval of Site Plan

- [0769-PLT-01.pdf](#)
- [0769-PLN-01.pdf](#)
- [0769-BLD-01.pdf](#)

4. 23740 I-30 - Billboard - Modification

Jimmy Parker - Requesting Approval for modification of Billboard to Convert the Top Portion from Static to Digital

- [0771-APP-01.pdf](#)

Staff Approved

Permit Report

Adjournments



2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

June 20, 2023

Colton Leonard
City Planner
210 S.W. 3rd 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.

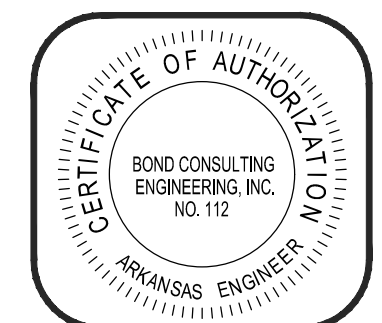
Please feel free to call me if you have any questions.

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, sweeping loop at the end.

Tommy bond PE

cc: Kiko’s Kountry RV
BCE # 9059



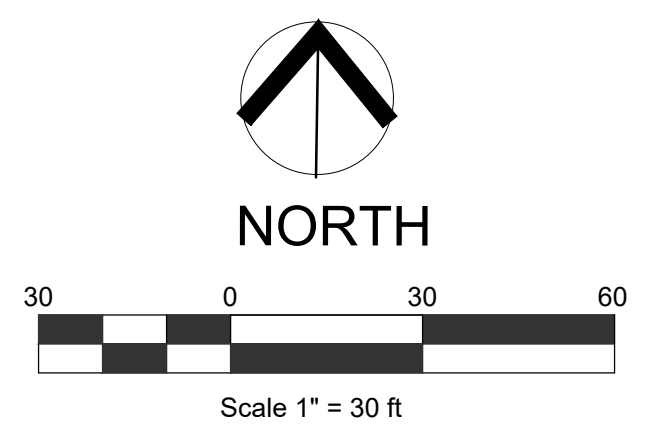
BOND CONSULTING ENGINEERS, INC.
 2801 T. R. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 962-1538 Fax: (501) 962-1538
 Email: tbond@bondce.com
www.bondce.com

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



VICINITY MAP

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.

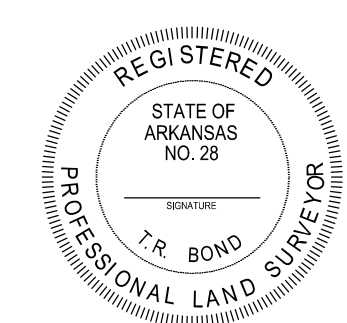
DATE _____ T. R. BOND
 REGISTERED LAND SURVEYOR
 NO. 28 ARKANSAS

GENERAL NOTES:

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

IRON PINS SET = 1/2" REBAR

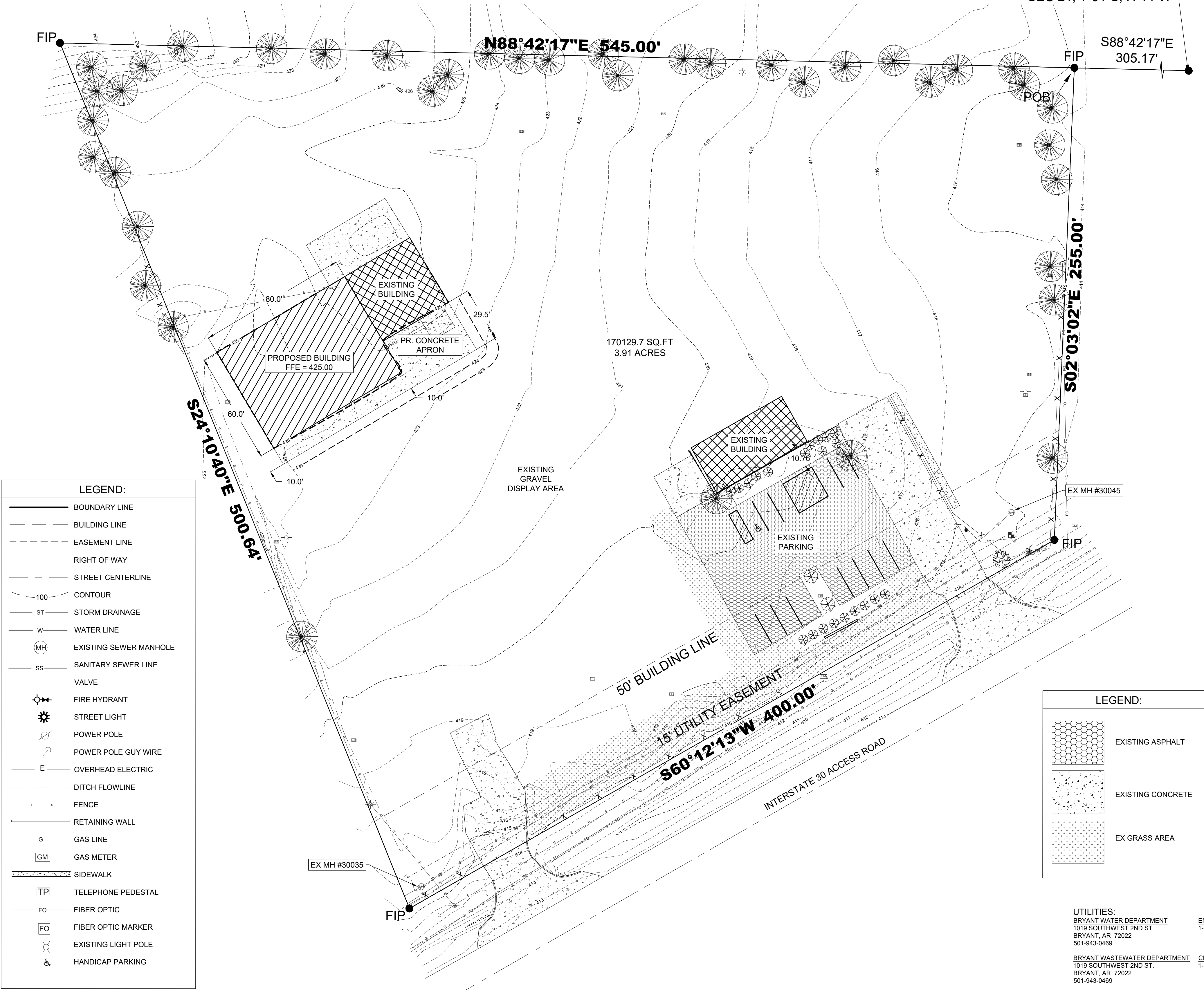
FLOOD STATEMENT:
 FIRM FLOOD INSURANCE RATE MAP PANEL 05125C0360E
 (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAN.



LEGEND:

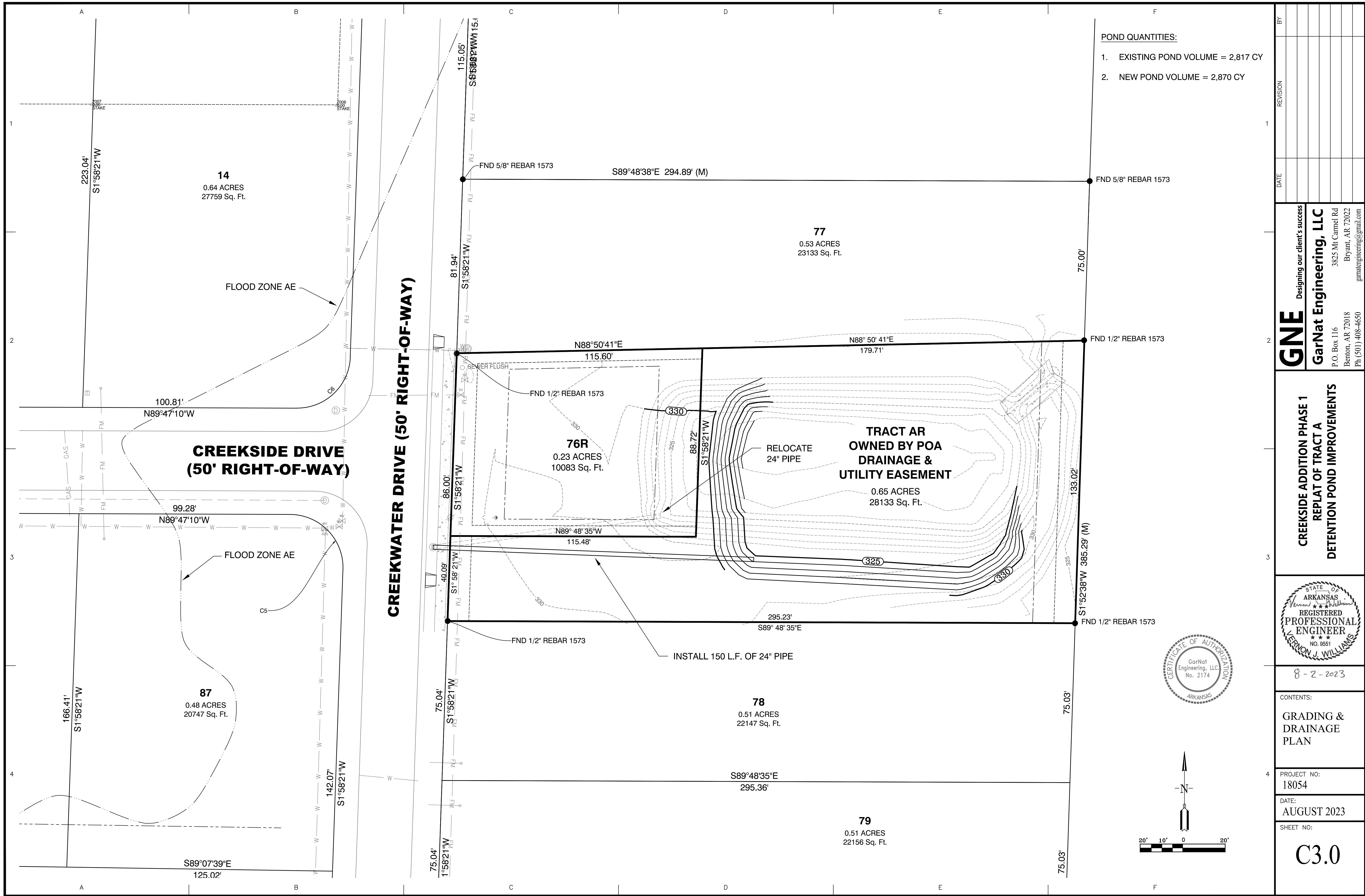
- EXISTING ASPHALT
- EXISTING CONCRETE
- EX GRASS AREA

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



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
- V VALVE
- FH FIRE HYDRANT
- SL STREET LIGHT
- PP POWER POLE
- PG POWER POLE GUY WIRE
- E OVERHEAD ELECTRIC
- DF DITCH FLOWLINE
- F FENCE
- RW RETAINING WALL
- G GAS LINE
- GM GAS METER
- SW SIDEWALK
- TP TELEPHONE PEDESTAL
- FO FIBER OPTIC
- FOM FIBER OPTIC MARKER
- ELP EXISTING LIGHT POLE
- HP HANDICAP PARKING



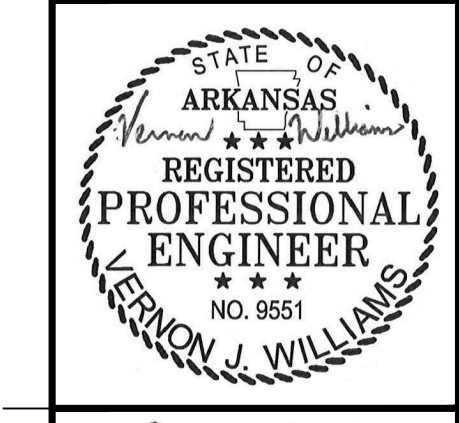
POND QUANTITIES:

- EXISTING POND VOLUME = 2,817 CY
- NEW POND VOLUME = 2,870 CY

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 3825 Mt Carmel Rd
 Bryant, AR 72022
 gnatengineering@gmail.com

**CREEKSIDE ADDITION PHASE 1
 REPLAT OF TRACT A
 DETENTION POND IMPROVEMENTS**



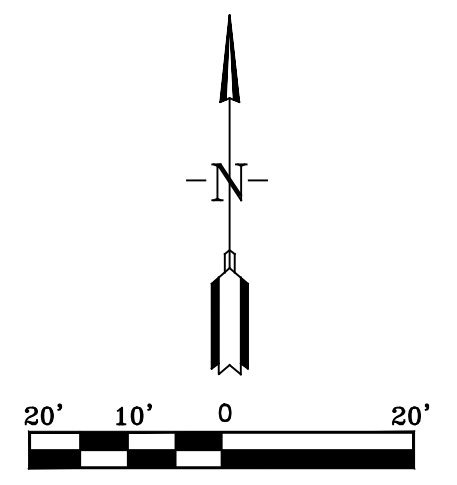
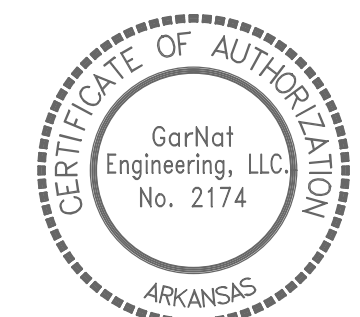
8-2-2023

CONTENTS:
 GRADING &
 DRAINAGE
 PLAN

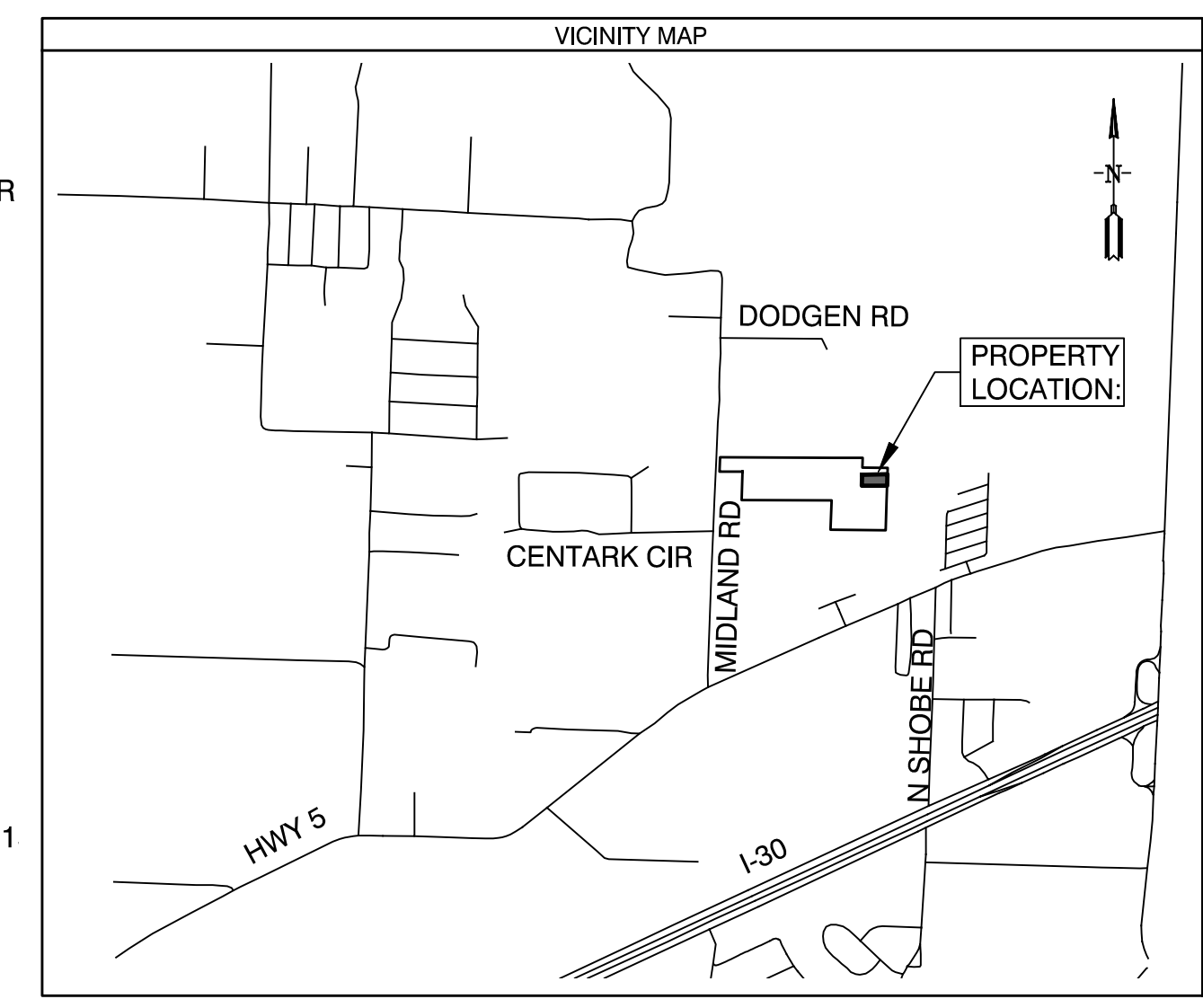
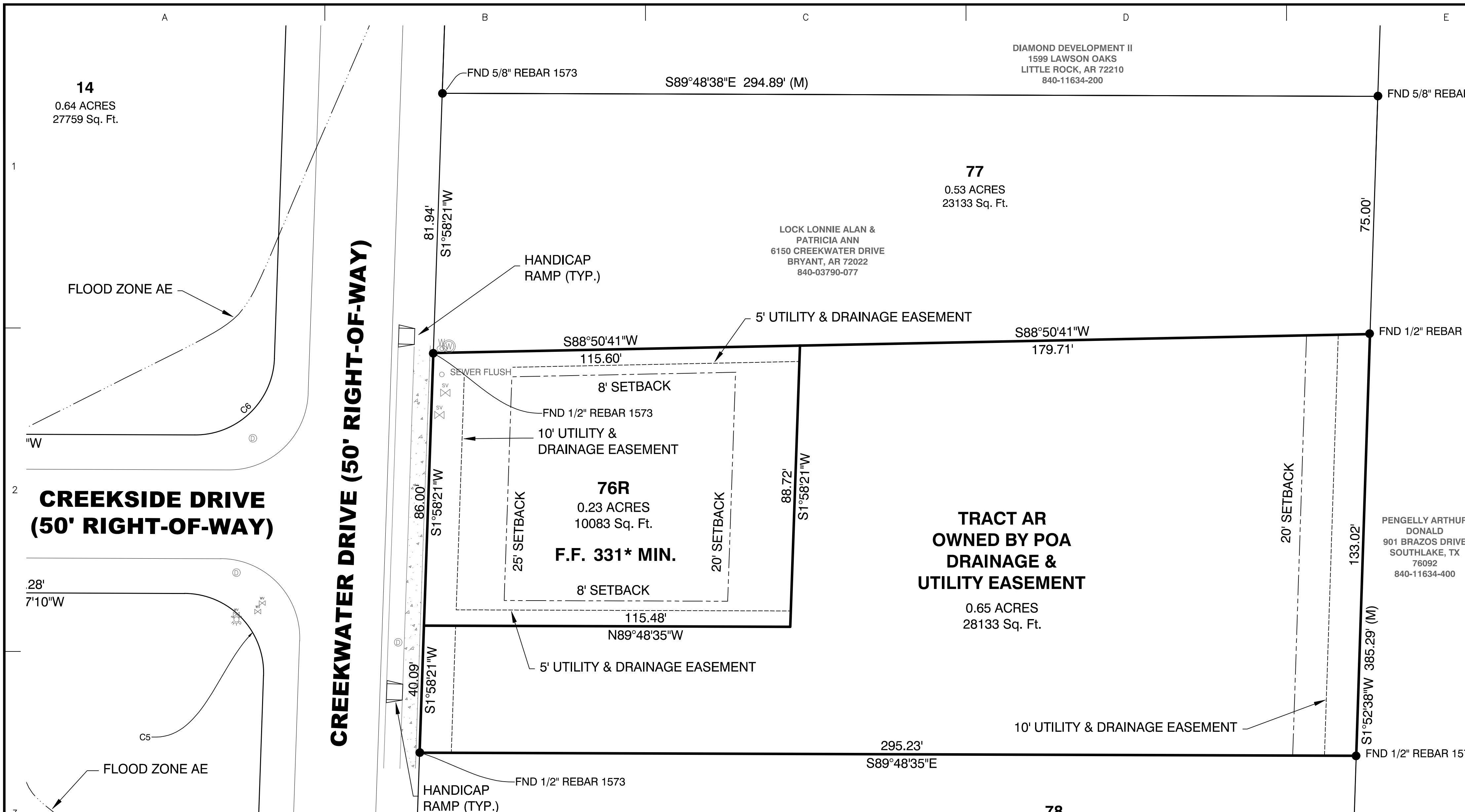
PROJECT NO:
 18054

DATE:
 AUGUST 2023

SHEET NO:
 C3.0



A:\Projects\2018 Projects\18054 - Creekside Addition\Drawings\DWG\18054-Creekside-Addition-Phase-1-Grading-Drainage-Plan.dwg and Text_Aug2023.dwg



PROPERTY DESCRIPTION:
TRACT A OF CREEKSIDE ADDITION PHASE 1, FINAL PLAT TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS FILED WITH THE SALINE COUNTY CIRCUIT CLERK ON AUGUST 30, 2018, CONTAINING 0.88 ACRES, MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

BASIS OF BEARINGS:
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 11, 2018.
THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.
THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "AE" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 5, 2020.

PLAT CERTIFICATES:

OWNER: Diamond Development II
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

DEVELOPER: Diamond Development II
Name: Diamond Development II
Address: 1599 Lawson Oaks Drive, Little Rock, AR 72210

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: _____
 Jim Hastings
 1599 Lawson Oaks Drive, Little Rock, AR 72210

Date: _____ Signed: _____
 Michael A. Lake
 1599 Lawson Oaks Drive, Little Rock, AR 72210

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2014-25641 & 2004-112595

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 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; 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. 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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
 MIN. LOT SIZE: 6,000 S.F.
 NUMBER OF LOTS: 2
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 25' 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
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 50' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

REPLAT OF TRACT A
 CREEKSIDE ADDITION PHASE I
 SALINE COUNTY, ARKANSAS

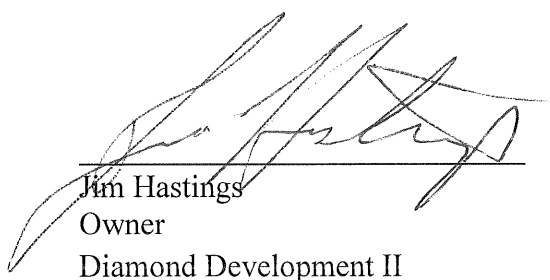
SURVEY PLAT CODE:
 500-01S-14W-0-12-420-62-1573



BY	
REVISION	
DATE	
GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 Benton, AR 72018 Ph. (501) 408-4650 garnatengineering@gmail.com	
CREEKSIDE ADDITION PHASE 1 REPLAT OF TRACT A SALINE COUNTY, ARKANSAS	
REPLAT OF TRACT A	
PROJECT NO:	18054
DATE:	AUGUST 2023
SHEET NO:	1

AFFIDAVIT

I, Jim Hastings, Owner of Diamond Development II, certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Diamond Development II agent regarding the Replat of Tract A located in Creekside Addition Phase 1.

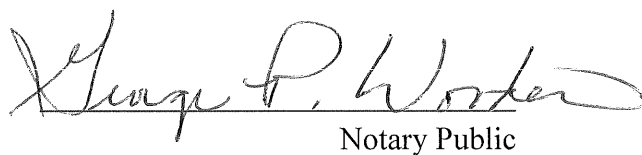


Jim Hastings
Owner
Diamond Development II

8/4/23

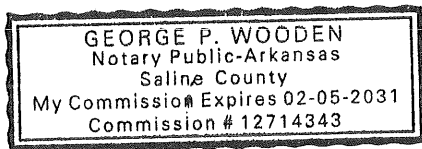
Date

Subscribed and sworn to me a Notary Public on this 4TH day of AUGUST, 2023.



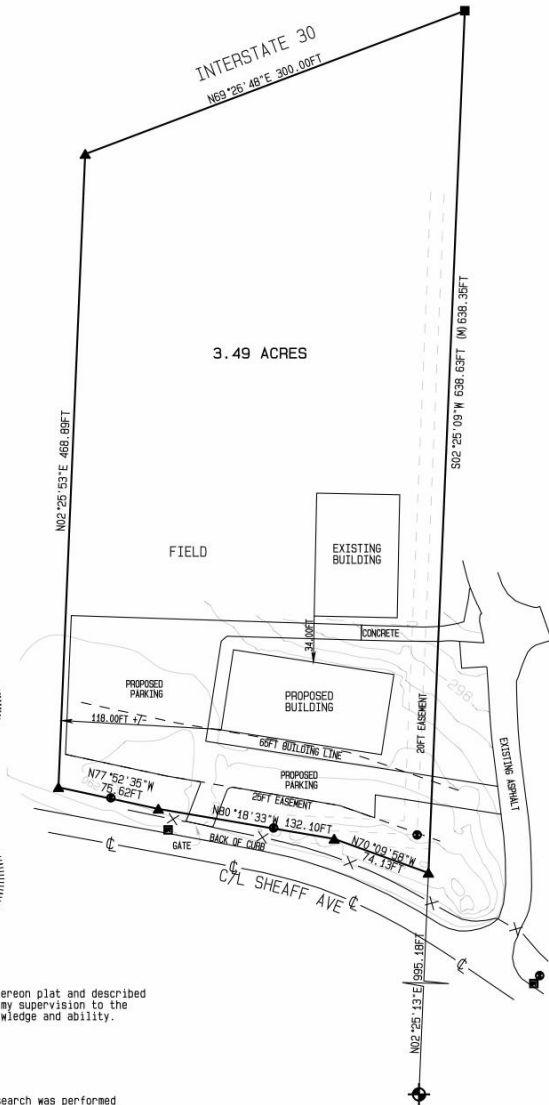
Notary Public

My Commission Expires:
02-05-2031



DEDDED LEGAL DESCRIPTION:

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 1 South, Range 14 West, City of Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter Northeast Quarter; thence North 02 deg. 25 min. 45 sec. East along the East line thereof for 996.18 feet to the Point of Beginning being on the North right-of-way line of the Springhill Overpass extension road; thence North 70 deg. 09 min. 58 sec. West for 74.13 feet; thence North 80 deg. 18 min. 33 sec. West for 132.10 feet; thence North 77 deg. 52 min. 35 sec. West for 75.62 feet; thence North 02 deg. 25 min. 53 sec. East for 468.89 feet to the South right-of-way line of Interstate #30; thence North 69 deg. 26 min. 45 sec. East for 300.00 feet to the East line of said Northeast Quarter Northeast Quarter; thence South 02 deg. 25 min. 09 sec. West for 637.63 feet to the Point of Beginning, containing 3.49 acres, more or less



BEARINGS BASED ON EAST LINE FROM ORIGINAL DEED
SCALE 1"=70'



Symbol	Description
▣	STORM DRAIN
⊕	SEWER
▲	COMPUTED
■	REBAR
—X—	FENCE (X) LINE
—C—	CENTER LINE
—	PROPERTY LINE

I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

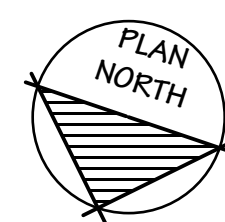
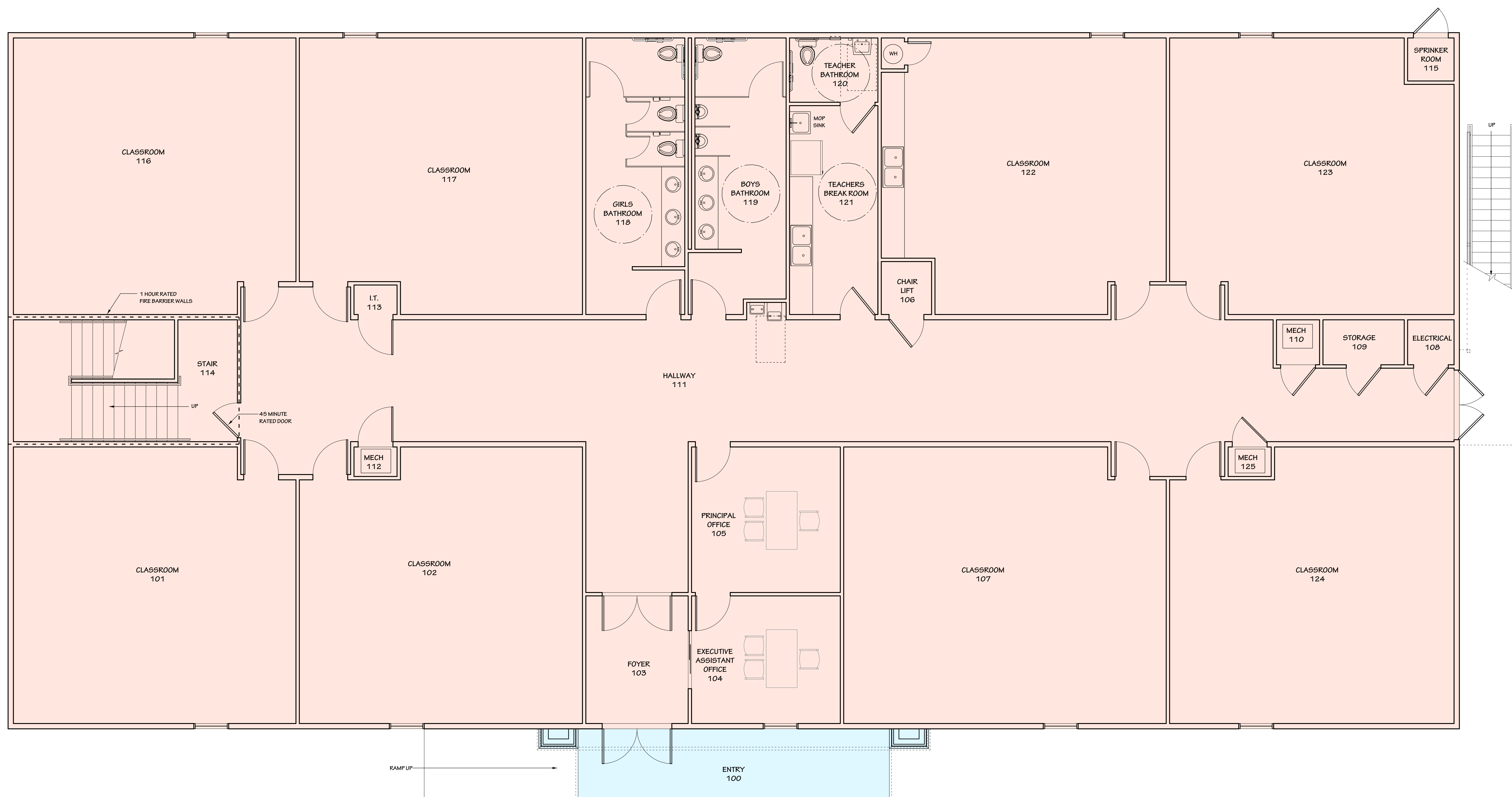
Brian J. Watson
BRIAN J. WATSON
P.L.S. #1864

No investigation or other search was performed for easements or other records that an accurate and current title search may disclose

DATE: 27 JULY 2023
SCALE: 1IN. = 70FT.
JOB# 23-134
DRAWN BY: BW

**PLOT PLAN
FOR THE USE AND BENEFIT OF
DESTINED TO WIN**





1 FIRST FLOOR PRESENTATION PLAN

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

FIRST FLOOR SQUARE FEET:	7,500
COVERED PORCH SQUARE FEET:	172
TOTAL FIRST FLOOR SQUARE FEET:	7,672
SECOND FLOOR PLAN SQUARE FEET:	7,500
TOTAL BUILDING SQUARE FEET:	15,172

A New Building for Family Church Bryant:
ACA Middle School Building
Bryant, Arkansas

Sheet Revisions:	
No.	Date/Reference

Professional Stamps:	

Sheet Title:
**First Floor
Presentation
Plan**

Date: 04-24-2023
Sheet Number:

A1.0



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: 4-26-2023

Sign Co. or Sign Owner

Name Custom Advertising
 Address 23738 I-30
 City, State, Zip Bryant, AR
 Phone 501.847-1000
 Email Address JimmyParkerbs@gmail.com

Property Owner

Name Custom Advertising
 Address 23740 I-30
 City, State, Zip Bryant, AR
 Phone 501.847-1000
 Email Address Same

GENERAL INFORMATION

Name of Business Custom Advertising
 Address/Location of sign 23740 I-30
 Zoning Classification C-3

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	
A	Billboard	12x40 single		45'	21	
B	convert Top Top Digital					
C						
E						
F						
G						

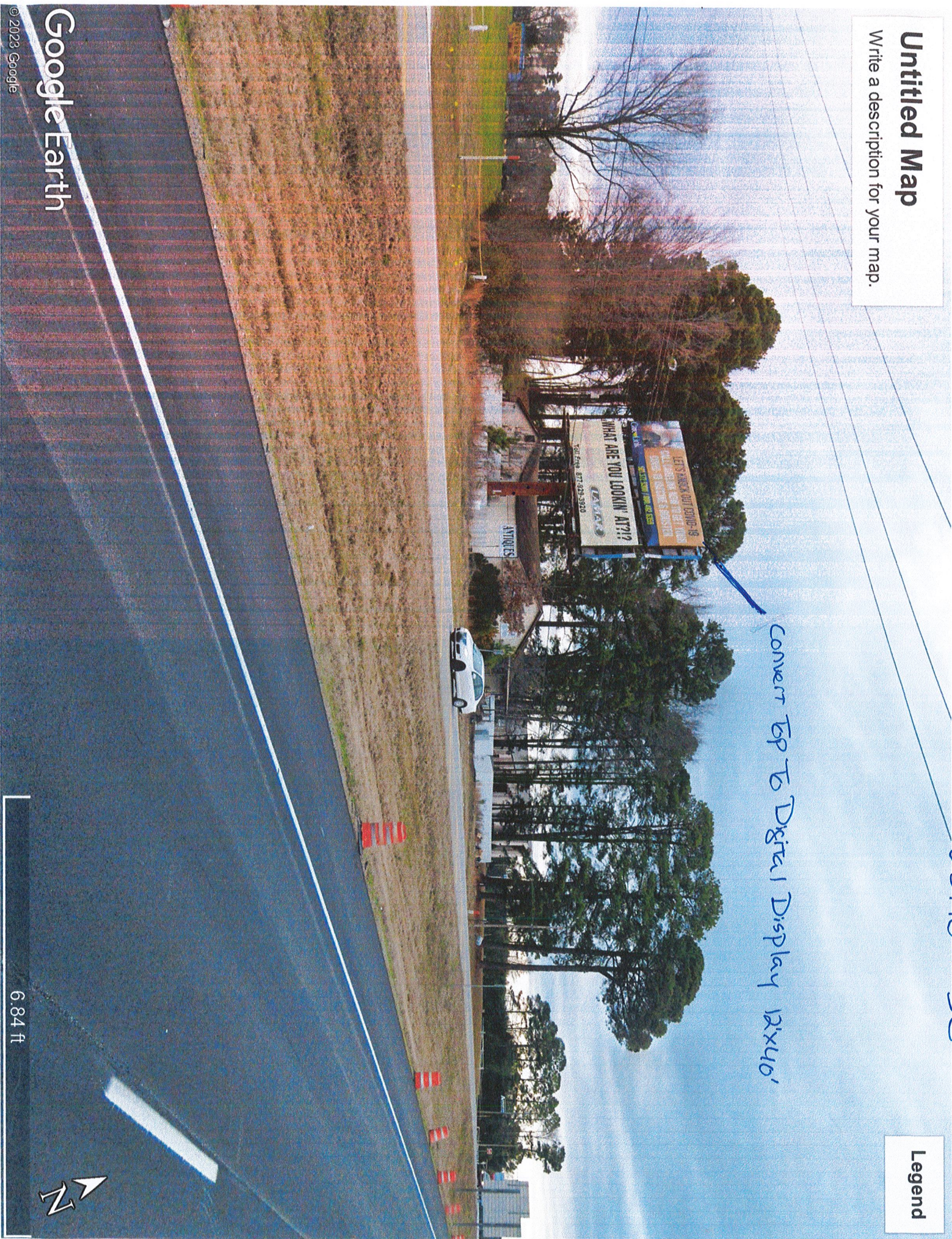
Untitled Map

Write a description for your map.

03110 L-30

Legend

Convert to Digital Display 12x46'



Google Earth

© 2023 Google

6.84 ft



Untitled Map

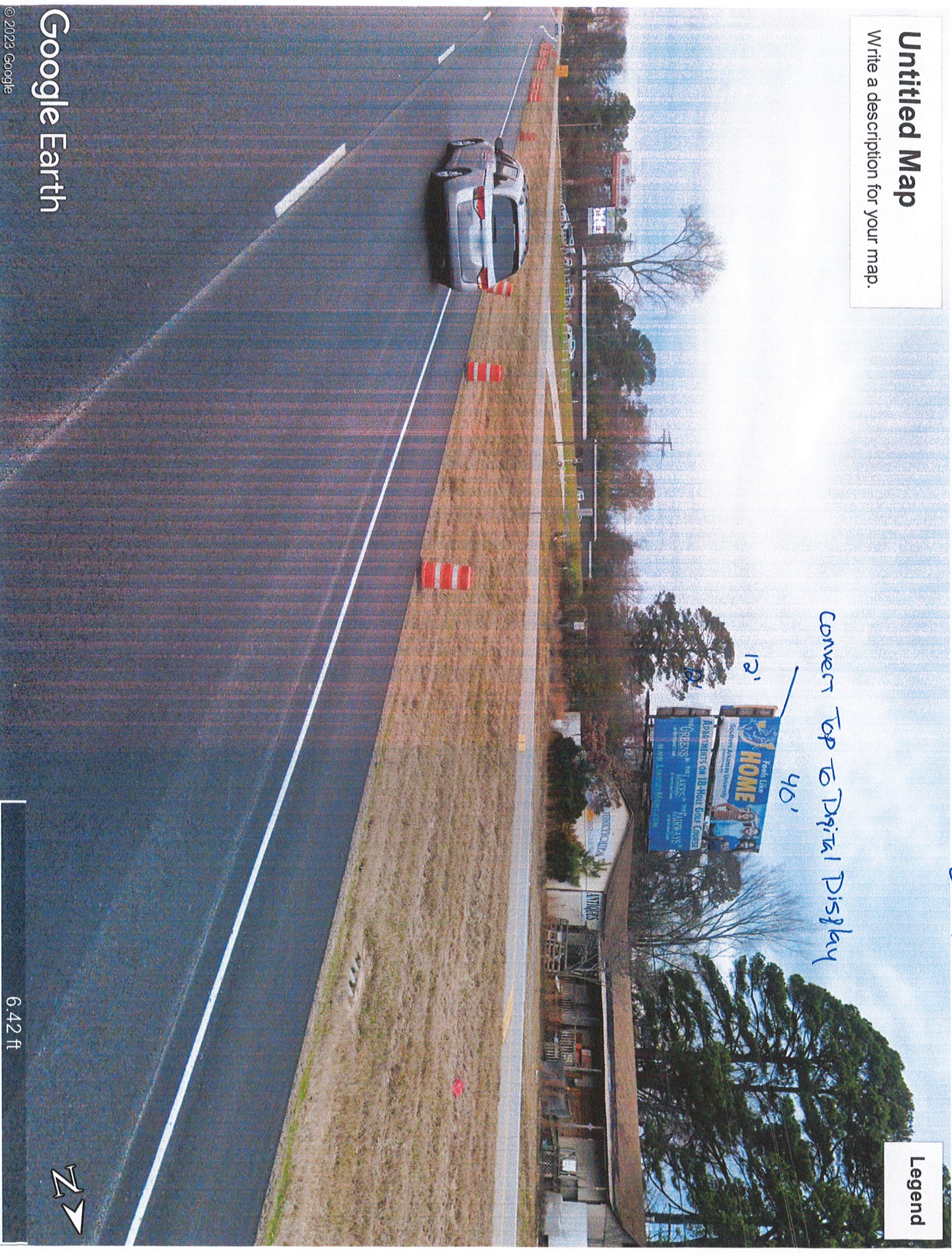
Write a description for your map.

25140 1-30

convert top to Digital Display

12'

40'



Legend

Google Earth

© 2023 Google

6.42 ft

