



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: August 20, 2026 - **Time:** 9:00 AM

Invocation

Call to Order

Old Business

New Business

1. Ouellette Dental - 5921 Hwy 5 - Site plan

Charlie Best - Requesting Site Plan Approval

- [1059-PLN-01.pdf](#)
- [1059-PLN-02.pdf](#)

2. Lot 18R - Andrew Hunters Woods - Rezoning R-2 to C-2

Charlie Best - Requesting Recommendation for Rezoning R-2 to C-2

- [1059-APP-01.pdf](#)
- [1059-SVY-01.pdf](#)

3. AR Mudd Co Lounge - 108 Mills Park - Site Plan

Taylor Wilson - Requesting Site Plan Approval

- [1060-PLN-01.pdf](#)
- [1060-PLN-02.pdf](#)
- [1060-PLT-01.pdf](#)

4. Bryant School - 1200 S Reynolds - Site Addition

Terry Harper - Requesting Approval for Site Addition for Shade Structure

- [1061-PLN-01.png](#)
- [1061-PLN-02.png](#)

5. Cornerstone Montessori - 4910 Springhill - Half-street Improvement Plan

Richardson Engineering - Requesting Approval for Half-street Improvement Plans

- [0990-LTR-01.pdf](#)
- [0990-PLN-03.pdf](#)

6. REQUEST TO ADD: Lot 1 Elite District - Hwy 5 and Henry Ave - Final Plat

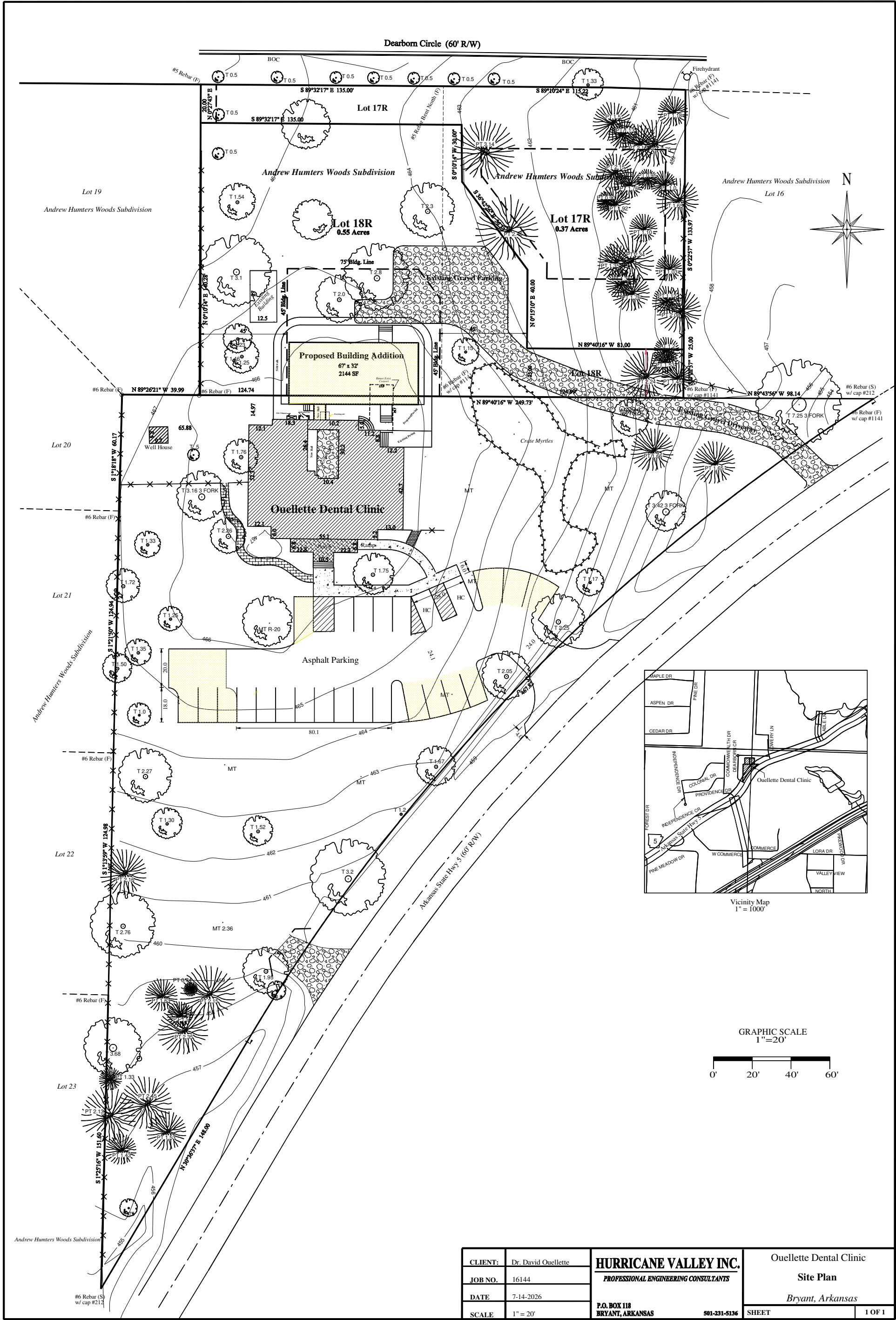
Zane Robbins - Requesting Discussion for 1 Lot Subdivision Plat

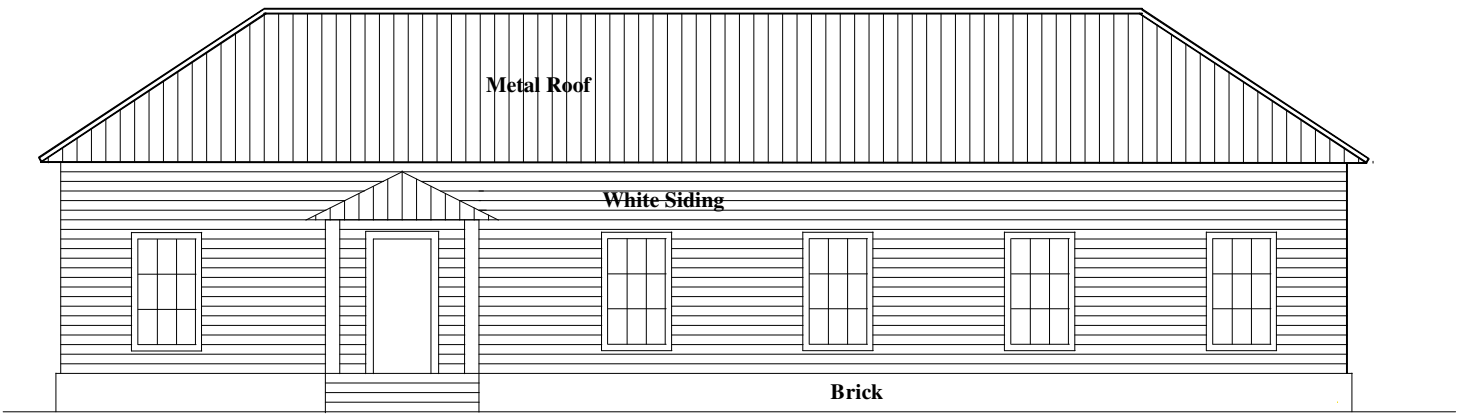
- [1062-PLT-01.pdf](#)

Staff Approved

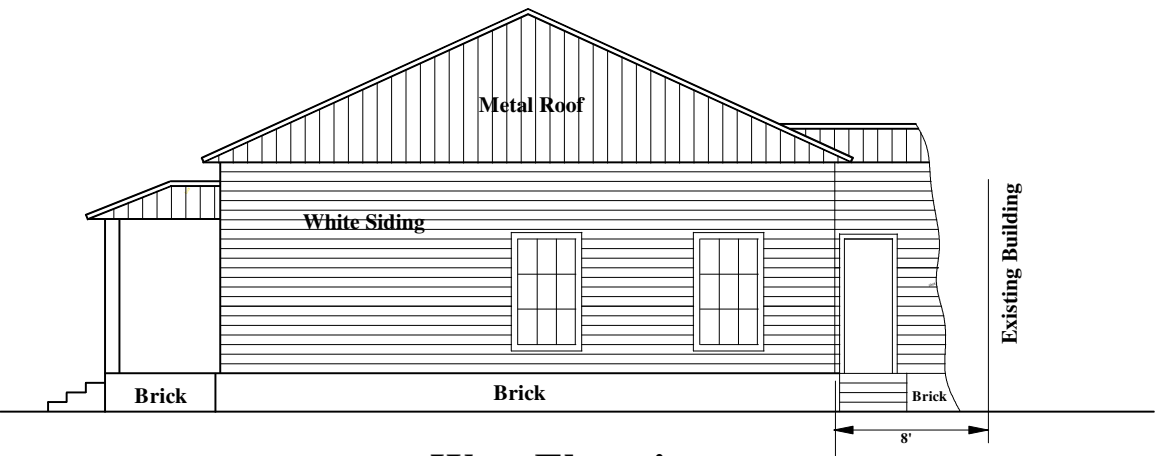
Permit Report

Adjournments

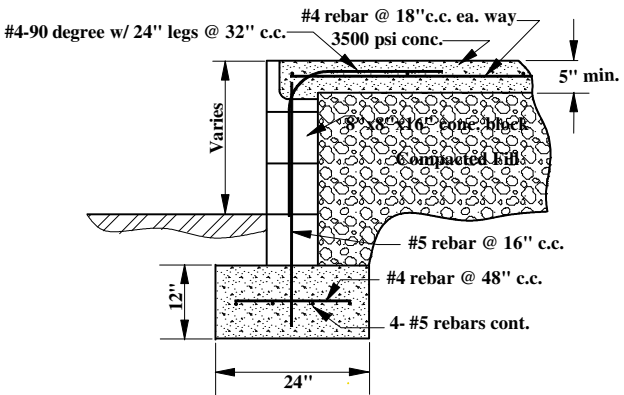
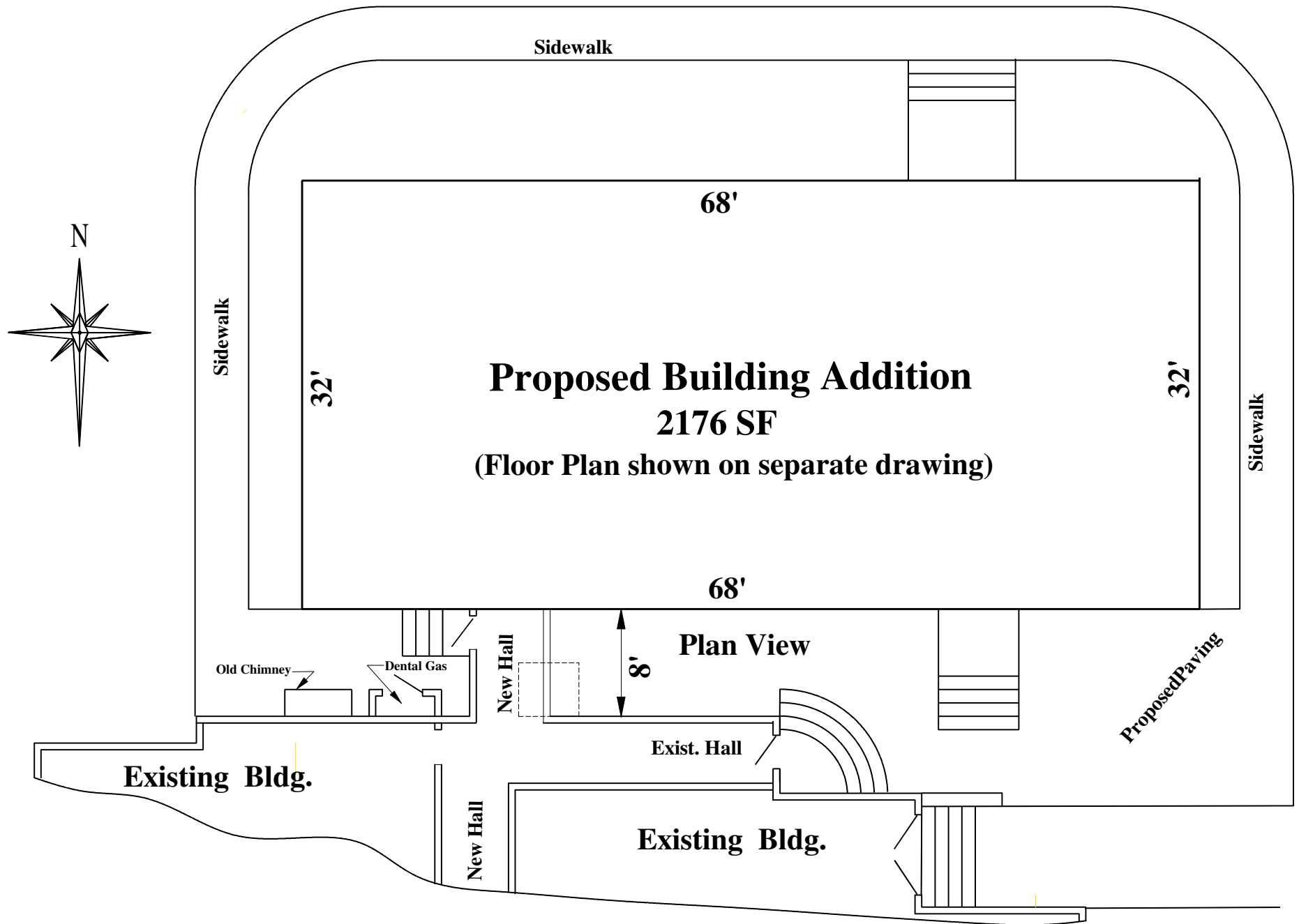




North Elevation



West Elevation



Typ. Foundation Section
N.T.S.

- Notes**
- 1) Reference Site Plan.
 - 2) Reference Floor Plan.
 - 3) Reference Survey.

Client	Dr. David Ouellette	HURRICANE VALLEY INC. <i>PROFESSIONAL ENGINEERING CONSULTANTS</i>	Ouellette Dental Clinic	
Job No.	16144		Elevations	
Date	8-1-2026	P.O. BOX 118 BRYANT, ARKANSAS 501-231-5136	Bryant, Arkansas	
Scale	1" = 10'		SHEET	1 OF 1

August 11, 2026

City of Bryant Planning Commission
210 S.W. 3rd Street
Bryant, AR 72022

Bryant Planning Commission:

I am requesting Rezoning Application approval for Lot 18R, Andrew Hunters Woods
Subdivision.

Sincerely:


Dr. David Ouellette

August 11, 2026

City of Bryant Planning Commission
210 S.W. 3rd Street
Bryant, AR 72022

Bryant Planning Commission:

I authorize Charles Best to handle the rezoning process of Lot 18R, Andrew Hunters Woods subdivision to the City of Bryant, Arkansas.

Sincerely:

A handwritten signature in blue ink, appearing to read "Dr. David Ouellette", with a stylized, flowing script.

Dr. David Ouellette



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

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 8/11/2026

Applicant or Designee:

Name CHARLES BEST

Address 2221 CHARLES PL

Phone BENTON, AR
501-231-5136

Email Address HVICBEST@SBCGLOBAL.NET

Property Owner (If different from Applicant):

Name DAVID L OUELLETTE DDS PA

Address 5921 HIGHWAY 5, BRYANT

Phone 501-847-7999

Email Address DLOUELLETTE@YAHOO.COM

Property Information:

Address _____

Parcel Number LOT 18B, ANDREW HUNTERS WOODS

Existing Zoning Classification R-2

Requested Zoning Classification C-2

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

- ☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

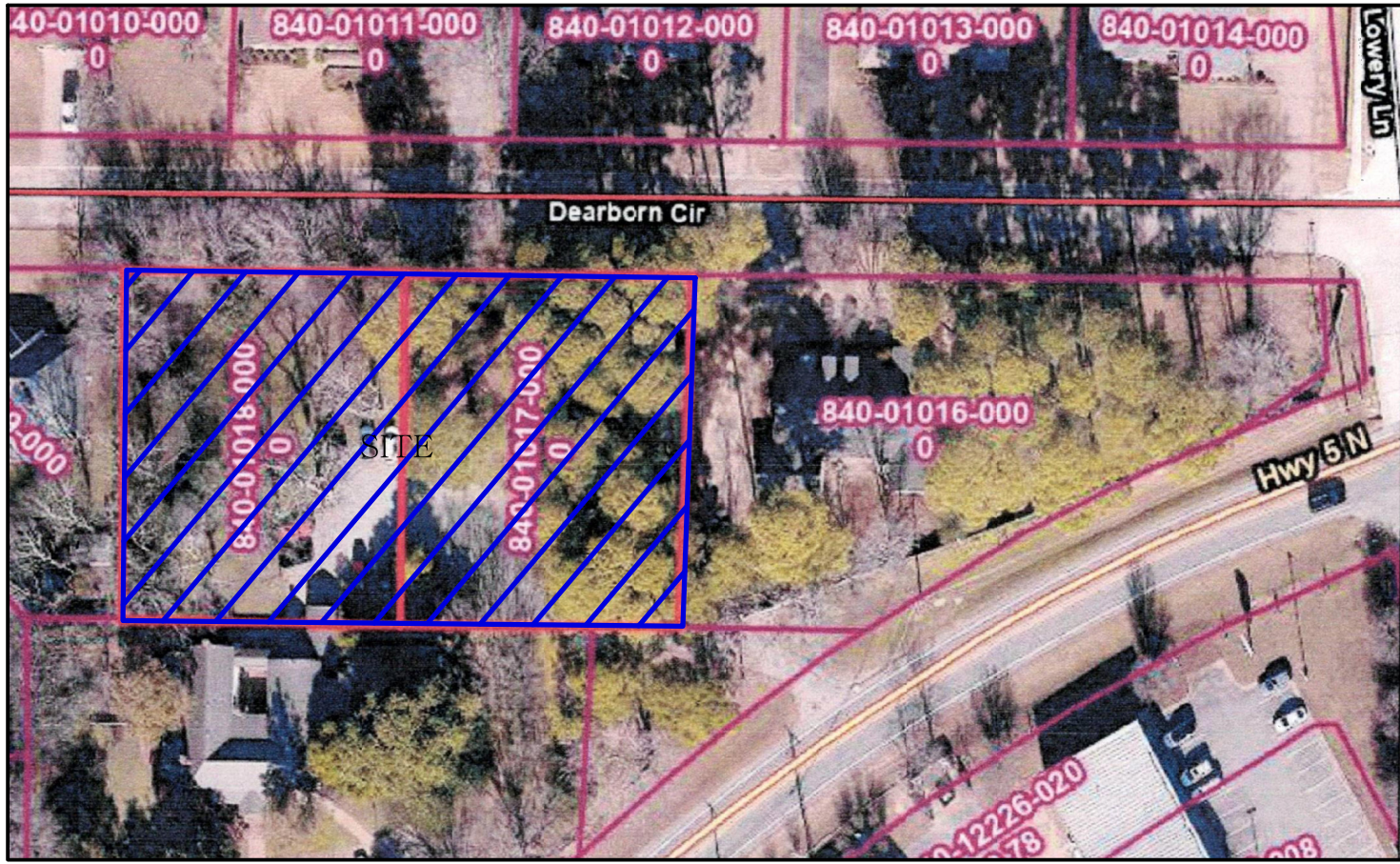
Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- ☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- ☐ Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- ☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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

READ CAREFULLY BEFORE SIGNING

I Clark Best, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.



VICINITY MAP
(NTS)

LOT 17R, AND LOT 18R,
ANDREW HUNTERS WOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING A REPLAT OF LOT 17, AND LOT 18,
ANDREW HUNTERSWOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

Certificate of Surveying Accuracy

I, James Aaron Rasburry, 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 of Execution: _____

Registered Land Surveyor
No. 1506, 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. 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 Owner

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

Date of Execution NAME: DAVID L. OUELLETTE DDS PA
ADDRESS: 5921 HIGHWAY 5 NORTH,
BRYANT R. 72022

Sign _____

Source of Title DOCUMENT NUMBER 2004-077846

NOTE:
ACCESS TO LOT 18R TO BE PROVIDED FROM SALINE COUNTY TAX
PARCEL #'S 840-12236-001 AND OR 840-12048-000. LOT 18R SHALL
HAVE NO ACCESS TO DEARBORN CIRCLE

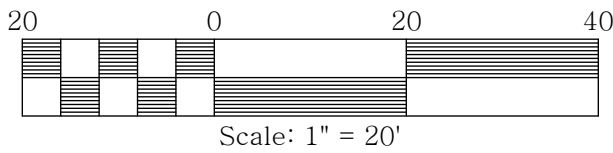
LOT 19,
ANDREW HUNTERS WOODS SUBDIVISION

LOT 18R
0.55 ACRES
23904 SQ. FT.

LOT 17R
0.37 ACRES
16054 SQ. FT.

LOT 16,
ANDREW HUNTERS WOODS SUBDIVISION

- LEGEND
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - ▲ - COMPUTED POINT
 - - CONTROLLING CORNER
 - ✖ - FENCE
 - ⊙ - GAS METER
 - ⊙ - WATER METER
 - ⊙ - LIGHT POLE
 - ✖ - FIRE HYDRANT



BY GRAPHIC PLOTTING ONLY
THE DESCRIBED PROPERTY
DOES NOT LIE WITHIN A FLOOD
PRONE AREA.

SOURCE: FEMA
PANEL NO.: 05125C0240E
DATE: 6-5-2020

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

RASBURY SURVEYING

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

LOT 17R, AND LOT 18R,
ANDREW HUNTERS WOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS
BEING A REPLAT OF LOT 17, AND LOT 18,
ANDREW HUNTERSWOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

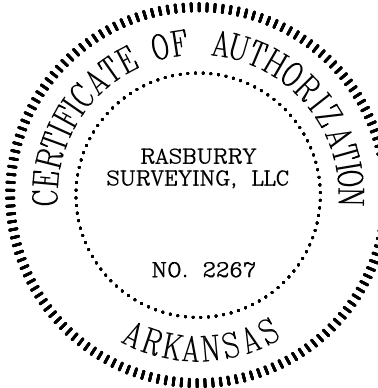
FIELDWORK DATE: 7-9-26
PLAT DATE: 7-31-26

DRAWN BY: DCR

FILE: C:\DRAWINGS\ANDREW HUNTERS WOODS\LOT 17R & LOT 18R

JOB#: 26-254

CHECKED BY: JAR



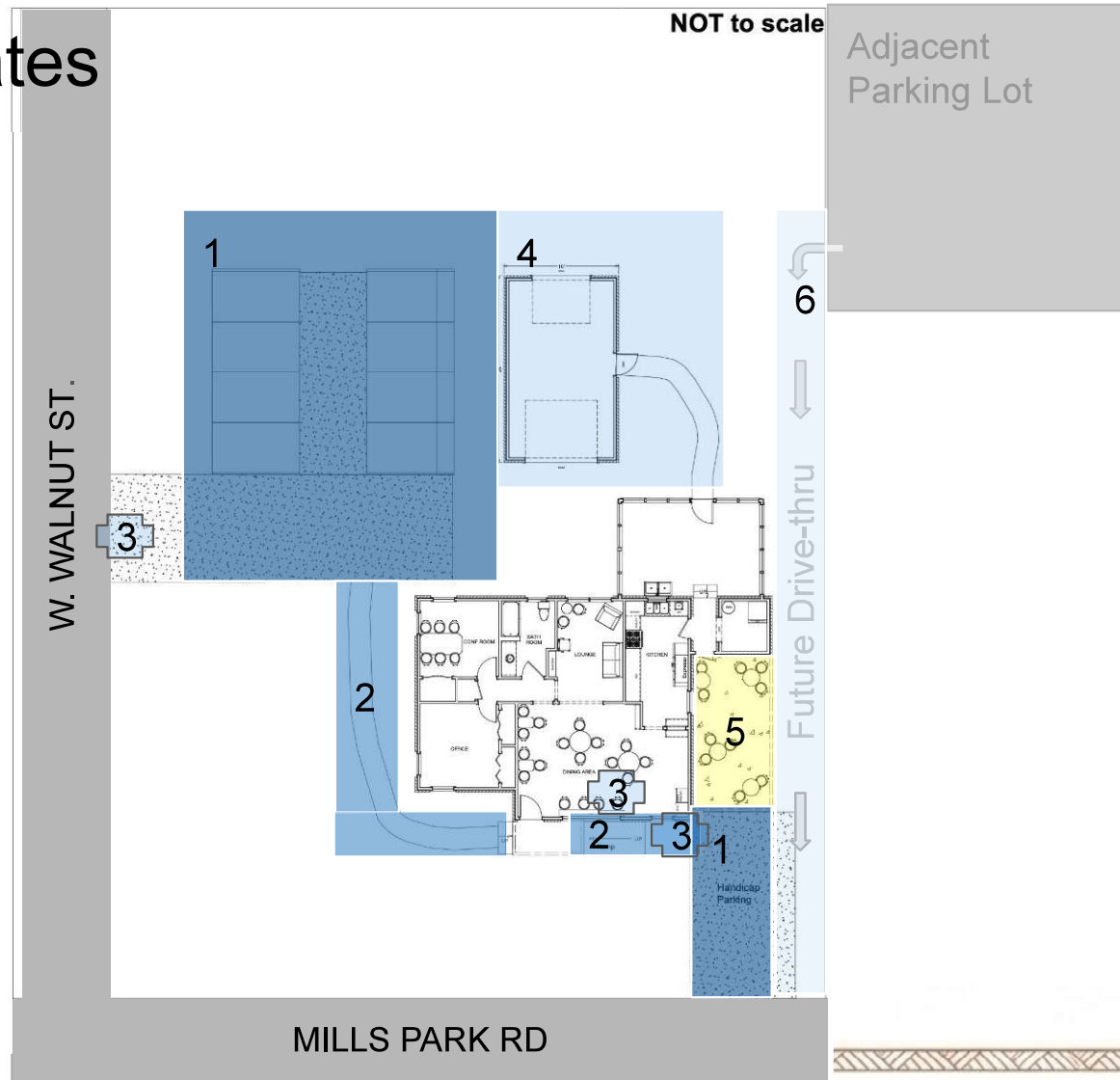
THE BEARING SYSTEM IS BASED ON
GRID NORTH PER GPS OBSERVATION

Exterior: Updates

No changes to existing structure

No add-ons to existing structure

1. General Parking/ADA Parking
2. Walkway & Ramp
3. Signage
4. Outbuilding
5. Future Option to enclose Carport
6. Future Drive-thru



NOT to scale

Adjacent
Parking Lot

W. WALNUT ST.

6

Future Drive-thru

MILLS PARK RD

1

Handicap
Parking

AR Mudd Co - *A Pottery and Coffee Lounge*



For Illustration Only



108 Mills Park Road



VERY MODEST UPDATES TO BOTH



Exterior



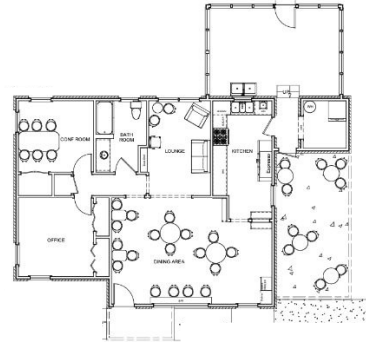
Interior

Exterior: Existing Structure

NOT to scale

Adjacent
Parking Lot

W. WALNUT ST.



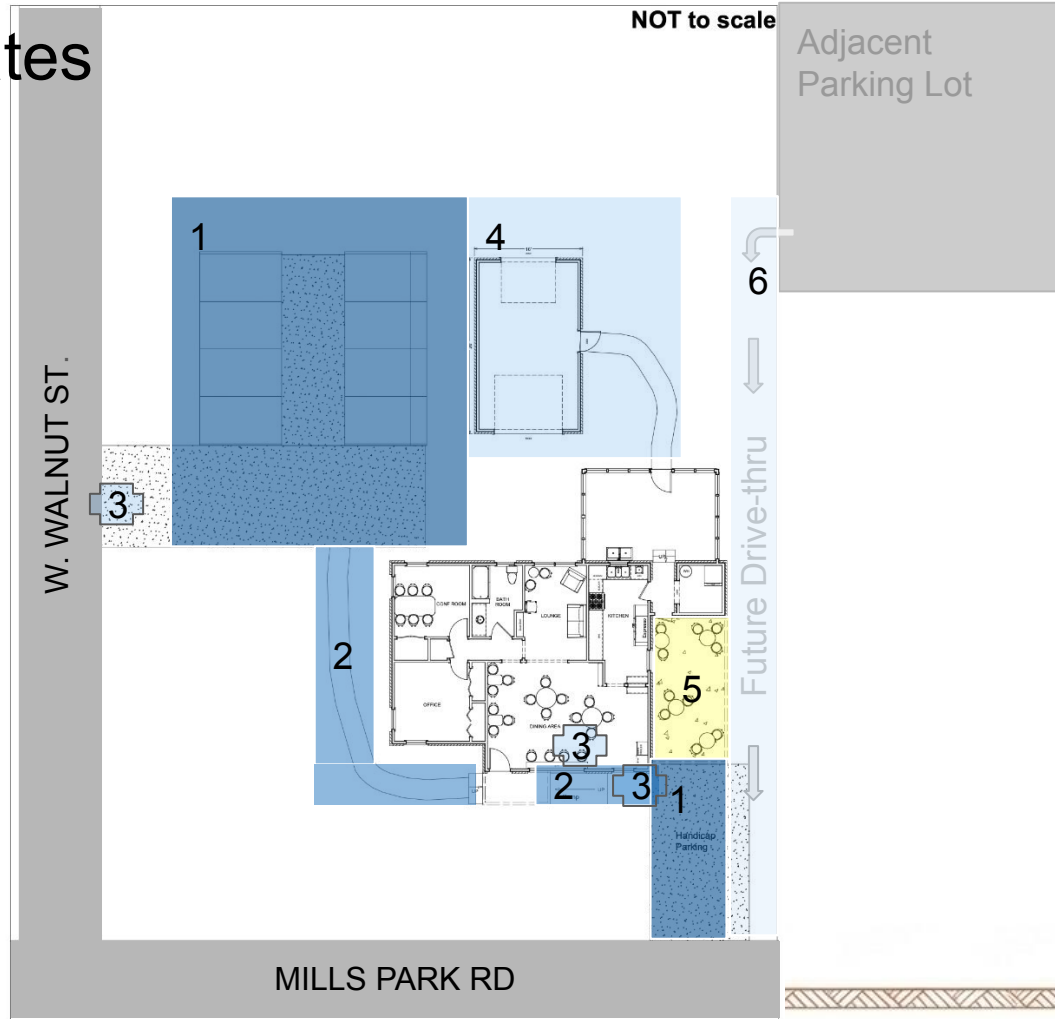
MILLS PARK RD

Exterior: Updates

No changes to existing structure

No add-ons to existing structure

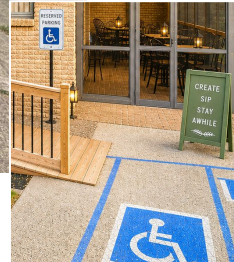
1. General Parking/ADA Parking
2. Walkway & Ramp
3. Signage
4. Outbuilding
5. Future Option to enclose Carport
6. Future Drive-thru



Exterior: 1.General Parking/ADA Parking

Minimum of 4 with 1 being handicap

- Use existing culvert from W.Walnut St.
- Line parking lot with railroad ties
- Gravel entire lot
- Post modest sign for Parking
- ADA parking spot will be by front door



For Illustration Only

Exterior: 2.Walkway & Ramp

Walkway:

1. 3' wide from parking lot to front door
Gravel filled
Outlined with landscape timbers
2. Add 2 steps to front door landing

Ramp with ADA parking spot

3. Ramp - Treated lumber construction
Wooden handrail on outside of ramp and landing pad
4. ADA Parking



For Illustration Only

Exterior: 3. Signage

1. We would like to embrace the aesthetic of heritage shopcraft store-front with hand-lettering on windows. We want our customers to associate us with high-quality, artisanal products & services. It's charming, inviting & timeless.
2. Highly visible address #'s will be added to our building to help police, fire, & EMS.
3. Directional parking & handicap signage.
4. Using our 1 allowed folding sign-to be brought in each night



For Illustration Only



Exterior: 4.Outbuilding



Exterior: 4.Outbuilding Need

Outbuilding is currently being used as our pottery studio at another location.

We would like to bring outbuilding to new location for several reasons:

1. Need separation between clay and coffee prep area per Health Dept
2. Keep kilns in outbuilding
3. Need extra space for pottery wheels, tools and equipment
4. A clay-reclamation system for sink in outbuilding is already in place (See reference slide for more details)
5. The beautiful glass garage door adds to the aesthetics of the pottery experience that we are trying to offer the community

Exterior: 4.Outbuilding Specs

- Wood frame, insulated with metal siding
- Electrical and water (Mechanical requirements will be determined through permitting office)
- Lot size is under 1 acre

Outbuilding 24x16 = 416sf

Existing structure = 1643sf

25% of 1643sf = 411sf

Variance needed?



Exterior: 5.Option to enclose Carport based on Variance Approval

Approved Variance

- Use for outdoor seating
- Nice landscaping with ivy lattice for a little bit of privacy
- Future screened in porch area with beautiful wood post

Vs.

No Variance

- Fully enclose carport for additional 253sf (only +5sf needed to meet outbuilding requirements)
- Not ideal for the style of community lounge we are creating

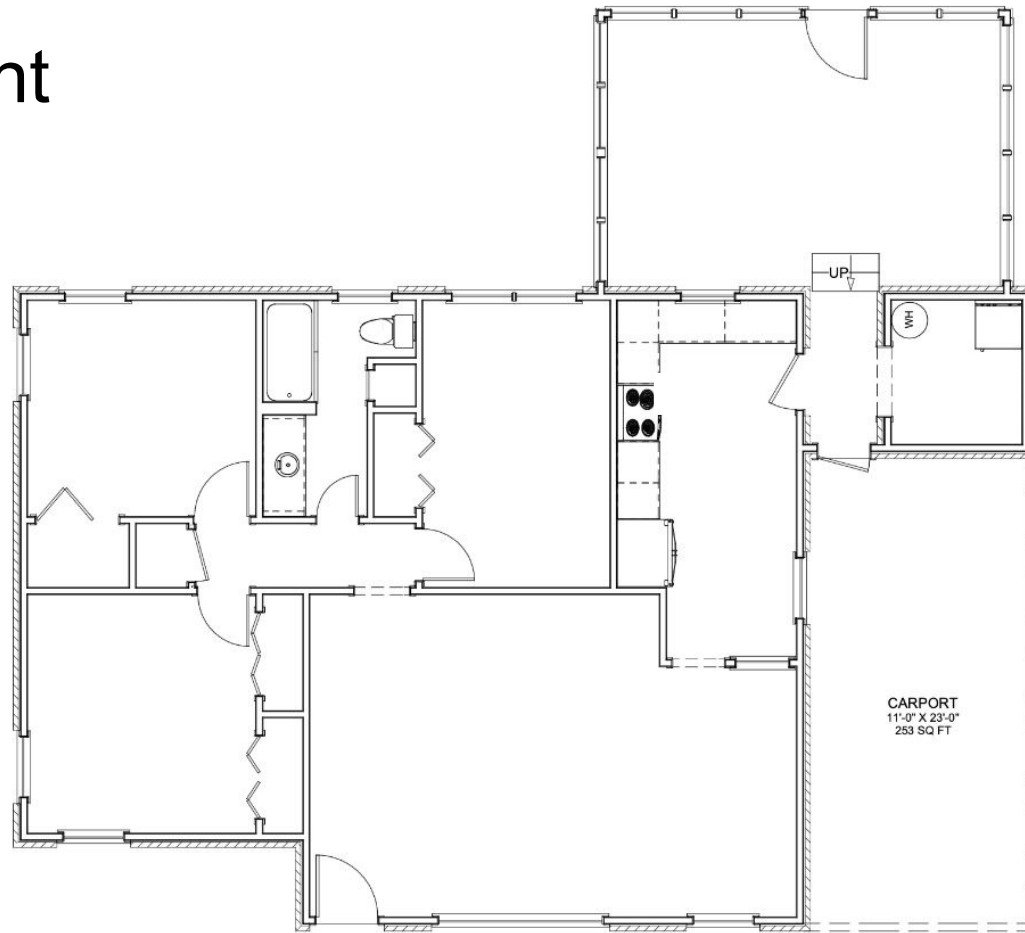


Exterior: 6.Future Drive-thru

- Drive in from alleyway adjacent to property
- Exit onto Mills Park Road
- One-way only
- Will meet specs for drive-thru requirements according to Bryant Road Dept



Interior: Current



Interior: Changes

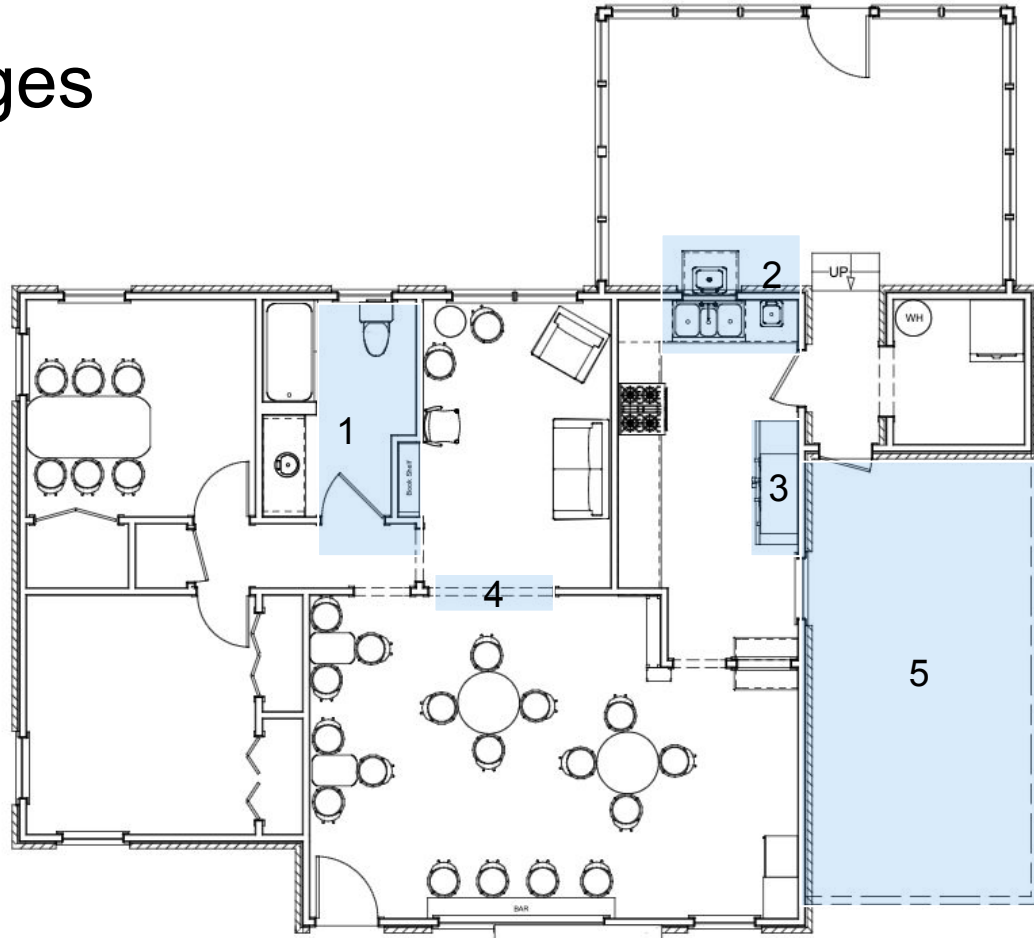
1. Expand bathroom doorway and turn toilet (ADA)

2. Expand to a 3-bay sink with add 2 handwashing sinks

3. Add Espresso machine (Elec & Plumbing)

4. Open wall to lounge

5. Future screen enclosed carport



Hours of Operation

Coffee Lounge:

Wednesday - Friday 6:30am-2:00pm

Saturday 8:00am - 2:00pm

Pottery Wheel Teaching:

Thursday - Saturday 10:00am - 2:00pm

**Friday and Saturday 6:00pm - 8:00pm will be reserved for Special Events*



Menu

Traditional Drinks:

Cortado
Cappuccino
Flat White
Latte
Americano
Cold Brew
Drip
Pour Over - v60
Decaf (espresso)
Espresso Flight ???
Affogato

Sweetened Coffee: (iced or hot)

Mocha
White Mocha
Honey Latte
Vanilla Latte
Lavender Latte
Cuban
Brown Sugar Latte
Carmel Latte

Tea: (iced or hot)

Loose Leaf
Chai Latte
Matcha Latte
London Fog

Alternatives:

Hot Chocolate
Steamers
Cold Case Drinks

Food:

Pre-made Sandwiches-Cold Case
Pastries, Muffins, Cake-pops:
Pre-made/Heat up only

Milk Options:

Whole
Skim
Oat
Almond
Half and Half
Heavy Whipping Cream

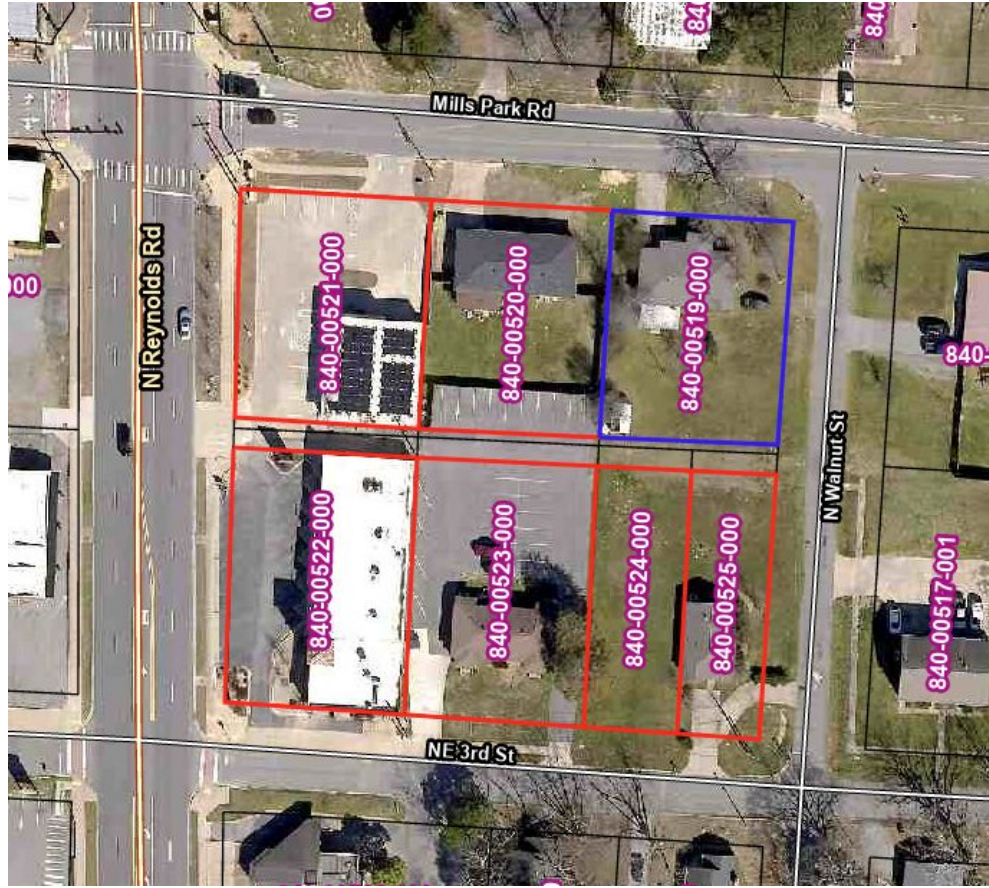
No excessive cooking
So no grease trap needed



THANK YOU!

(Reference Slides below)





Exterior: Survey

HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002
(CELL): 501-983-2893 (FAX): 501-820-4365
(E-MAIL): holland1625@esgtoad.net

Scale 1" = 25ft

FOR USE AND BENEFIT OF: LAW CUSTOM HOMES AND LENDERS
TITLE COMPANY
PROPERTY ADDRESS: 108 MILLS PARK ROAD, BRYANT, AR 72022

SCALE: 1"=25' DATE: 10-02-17

NOTES

SURVEY BEARINGS ARE BASED ON GPS OBSERVATION.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN **BLUE** PRESENT ON IT.

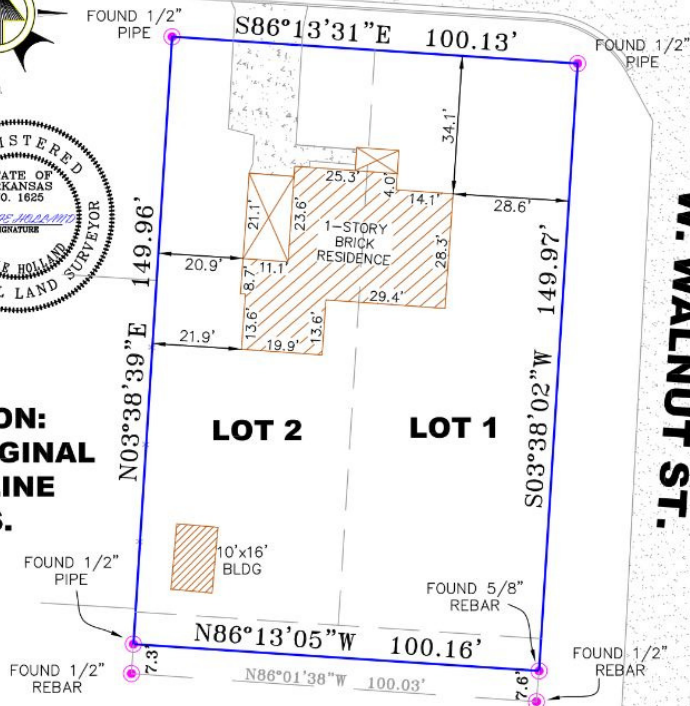
I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.



PROPERTY DESCRIPTION:
LOTS 1 & 2, BLOCK 4, ORIGINAL
TOWN OF BRYANT, SALINE
COUNTY, ARKANSAS.

MILLS PARK ROAD

W. WALNUT ST.



Glaze Clean Up

3-Bucket Rinse System:

A 3-bucket rinse system is a safe way to clean pottery tools without putting heavy metals or toxic minerals down your plumbing. The setup uses three sequential water buckets: **Bucket 1 (Wash)**, **Bucket 2 (Rinse)**, and **Bucket 3 (Final clean)**.

How the 3-Bucket System Works

- **Bucket 1 (The Dirty Wash):**
 - Scrape and wash your heavily glazed brushes, sponges, and tools here first.
 - Catches the vast majority of the raw glaze slurry and thick sediment.
- **Bucket 2 (The Intermediate Rinse):**
 - Used to catch leftover traces of residue after the first wash.
 - Water stays cleaner longer, letting finer particles slowly settle to the bottom.
- **Bucket 3 (The Final Clean):**
 - Used for a final wipe down of your hands or tools before using a normal sink.
 - Water remains mostly clear and can be reused to top off Bucket 1 or 2.
- **Glaze settles to the bottom, decanted water is used to rehydrate dried clay scraps, or evaporated off.**
- **When bucket sediment completely dries out into a solid cake or sludge, you can bag and dispose is normal household trash. We use commercial glazes by Mayco & Amaco-all of these glazes are certified non toxic and lead free.**



Clay Clean Up

Operational Safeguards

- **Bucket Scraps Collection:** All wet slop, wheel water, and trimming waste go directly into dedicated 5-gallon reclaim buckets, not the plumbing.
- **Sink Basin Interceptor:** A removable wash basin sits inside the utility sink to catch primary tool-washing sediment; settled sludge is scooped out weekly into dry reclaim bins rather than rinsed down the drain.
- **Mechanical Sediment Trap:** An airtight commercial inline interceptor (such as a [Gleco Trap System](#) or stainless steel trap) is fitted on the waste line beneath the fixture to capture any residual micro-particles before discharge.
- **Closed-Loop Recycling:** Settled water from the top of the slop buckets is decanted and reused for initial tool rinsing or landscape watering, while thickened clay slurry is dried on plaster slabs to be re-wedged and reused.

Kiln Specs

External temp 300-500 at peak
(Equivalent to a residential oven)



PRODUCTS | KIDS NEED CLAY |

MODELS

BUILD A KILN

FEATURES AND BENEFITS

ACCESSORIES

KMT-822

[Home](#) > [Ceramic Kilns](#) > KMT-822

[FEATURES](#) | [SPECS](#) | [CHAMBER CAPACITY](#) | [ACCESSORIES](#) | [UPGRADES](#) | [WHAT'S INCLUDED](#) | [BUY NOW](#)

MODEL	PHASE	VOLTS	AMPS	WATTS	TEMP (F)	CUBIC FT	OPENING (IN)	DEPTH (IN)	NEMA RECEPTACLE	SHIP DIMS. (IN)	*SHIP WT. (LBS)
KMT-822	1	240	33.4	8000	Cone 10, 2350 F	3.2	18.00 x 18.00	22	6-50	32 x 32 x 37	170



*HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES*

#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002

(CELL): 501-993-2893 (FAX): 501-320-4365

(E-MAIL): holland1625@sbcglob

SCALE: 1"=25' DATE: 10-02-17

FOR USE AND BENEFIT OF: LAW CUSTOM HOMES AND LENDERS
TITLE COMPANY

PROPERTY ADDRESS: 108 MILLS PARK ROAD, BRYANT, AR 72022

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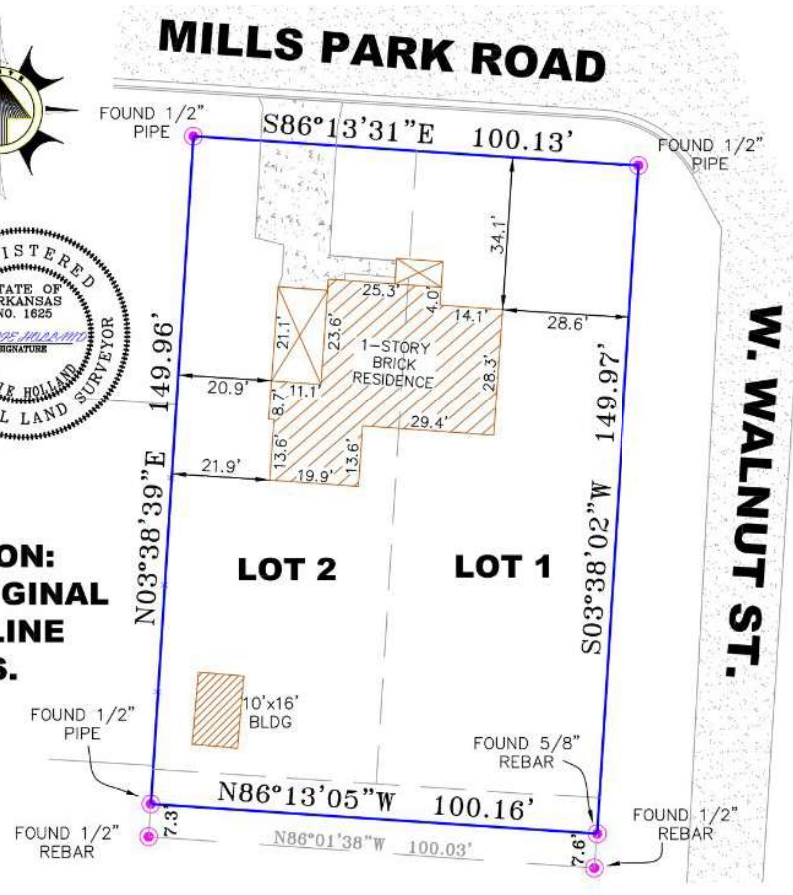
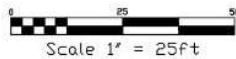
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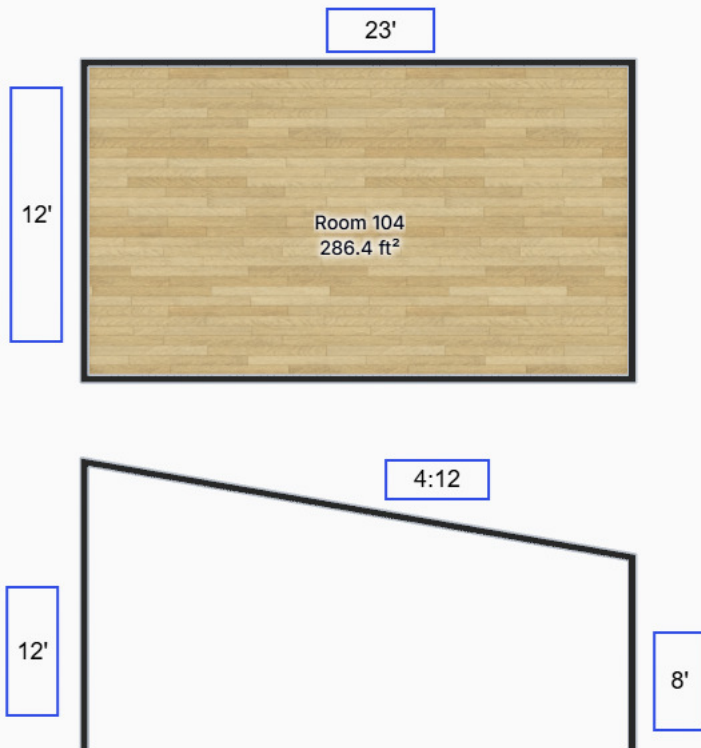
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PROPERTY HAS BEEN SURVEYED, CORNER
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ACCORDANCE WITH EXISTING MONUMENTATION
IN THE AREA AND IMPROVEMENTS IF ANY ARE
AS SHOWN HEREON.



**PROPERTY DESCRIPTION:
LOTS 1 & 2, BLOCK 4, ORIGINAL
TOWN OF BRYANT, SALINE
COUNTY, ARKANSAS.**



Shade Structure (lean-to) at Bryant School District
1200 South Reynolds



*23'x12'

*4:12 pitch

*12' height to 8'

*26 gauge black steel roofing

*Soffit, Facia and posts wrapped in black steel to match exiting awnings

*2x8 Rafters 24"OC

*OSB decking

*2x4 purlins

*6x6 posts 3' deep set in concrete

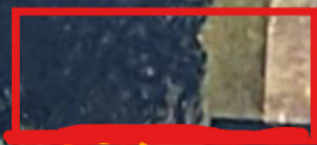
Wilkerson Rd

Wilkerson Rd

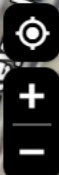
Wilkerson Rd

Wilkerson Rd

Wilkerson Rd



S Reynolds Rd





Mr. Colton Leonard
City of Bryant
Development & Review Committee
Director of Community Development

August 13, 2026

Re: Cornerstone Montessori School Half Street Improvements-Bryant, AR

Dear Mr. Leonard,

Please find the following response to the remaining DRC comments from the meeting held on 2/26/2026:

Streets:

1. Provide Geotechnical Report for the portion of half street improvements.

We have spoken with the Owner. He has agreed to secure geotechnical services and provide resulting report prior to commencement of construction of the half-street improvements.

2. Must use RCP (reinforced concrete pipe) under city right of way.

Please see the revised construction drawings.

3. Must use RCP (reinforced concrete pipe) under city right of way.

Please see the revised construction drawings.

Engineering:

1. Either place a barrier or taper at the south end of the widening for traffic safety. If a taper is used, refer to the AASHTO guidance to calculate the length of the taper.

Please see the revised construction drawings.

Sincerely,

Eric Richardson, P.E.
encl:

DETAILED PLANS:

*CORNERSTONE MONTESSORI
HALF STREET IMPROVEMENTS*

4910 SPRINGHILL RD
BRYANT, ARKANSAS

PART OF THE NW ¼ OF THE NW ¼, SECTION
16, TOWNSHIP 1 SOUTH, RANGE 14 WEST,
SALINE COUNTY ARKANSAS

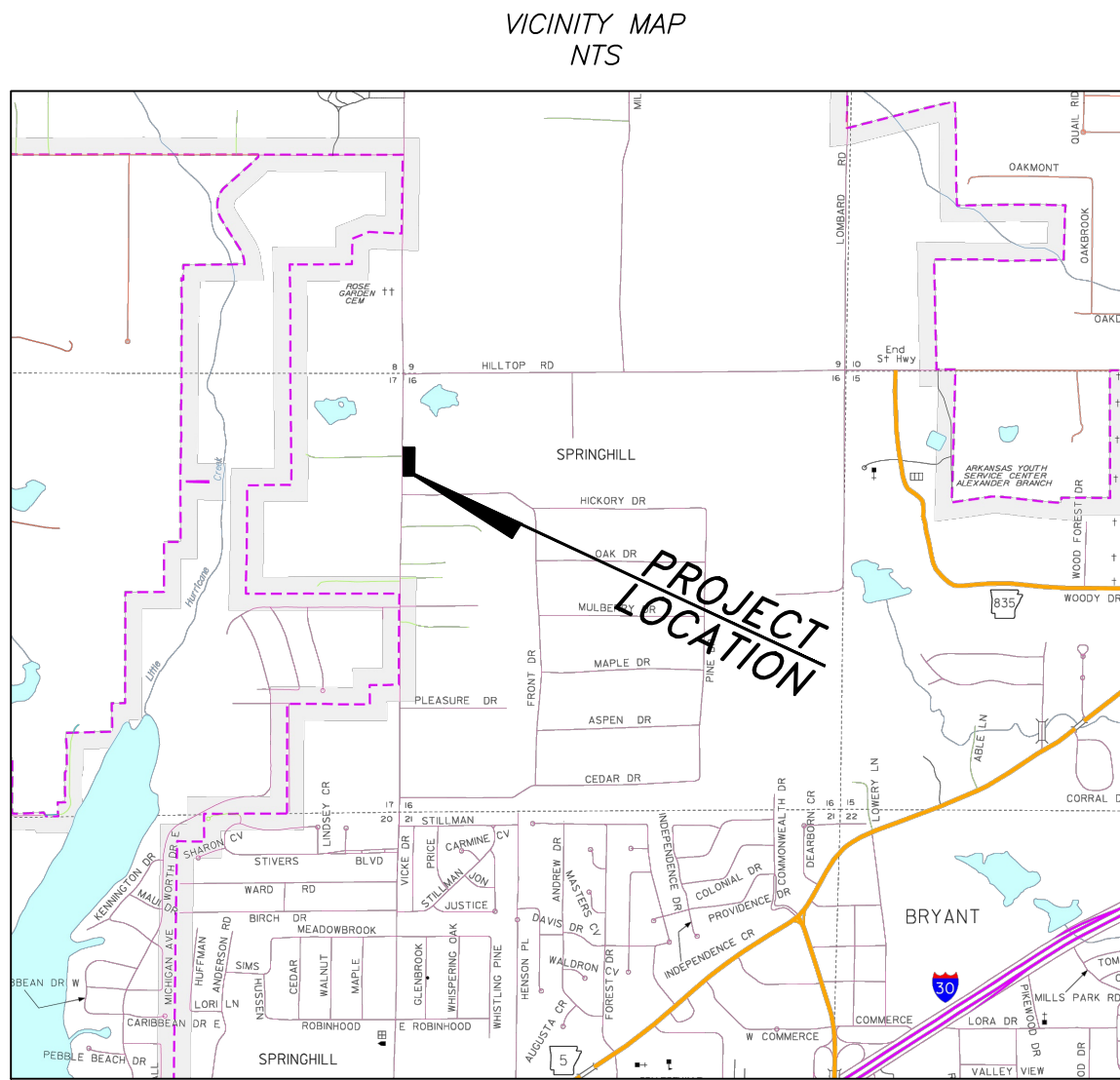
8-20-2025
REV: 8/13/2026

PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

PRE-CONSTRUCTION COPY -

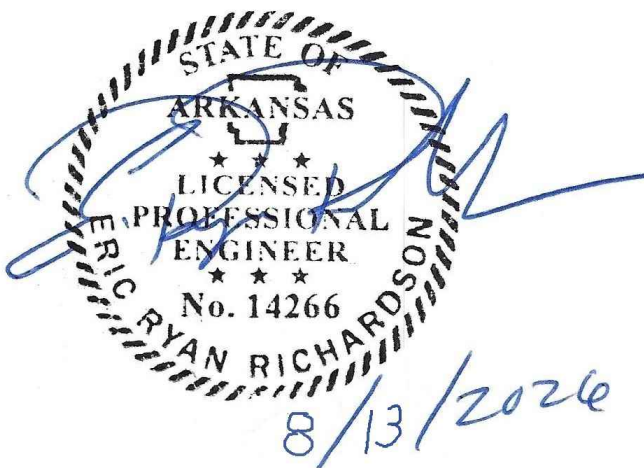
PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.



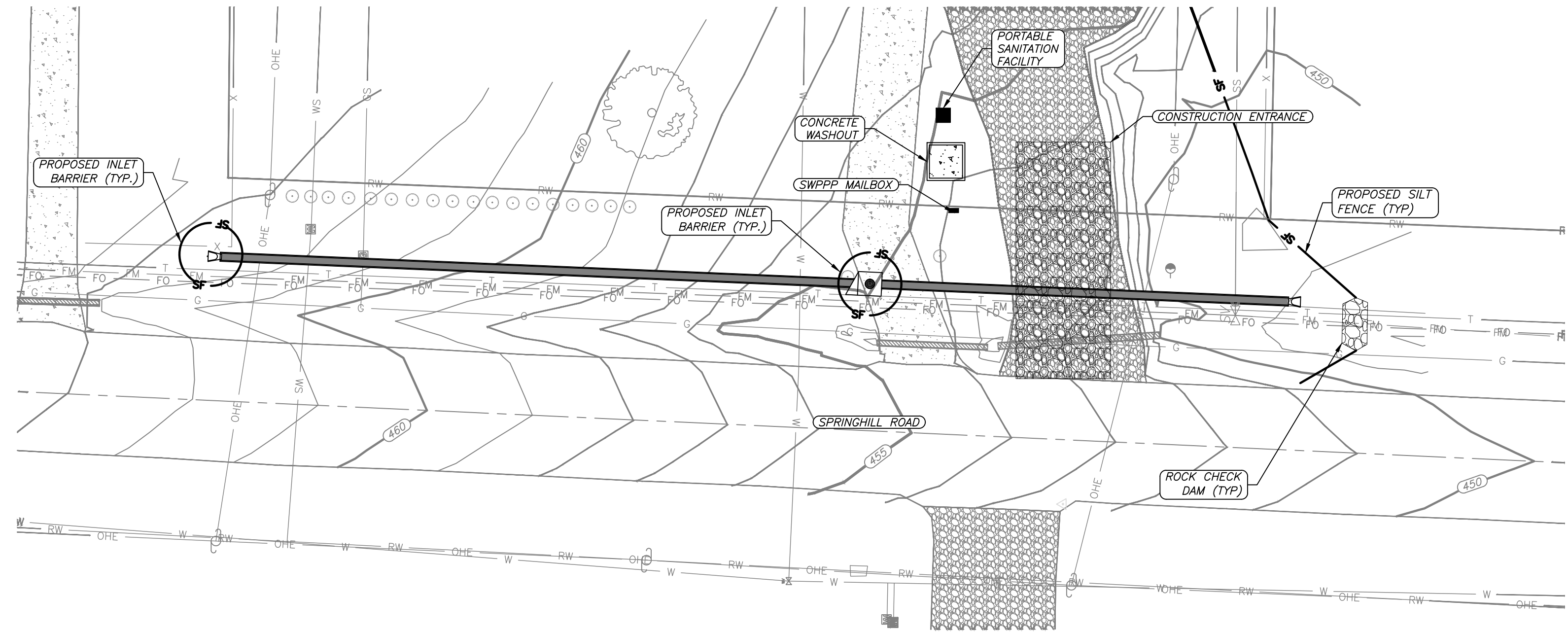
Prepared By:



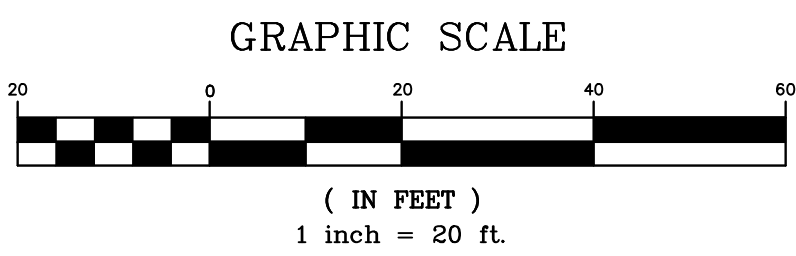
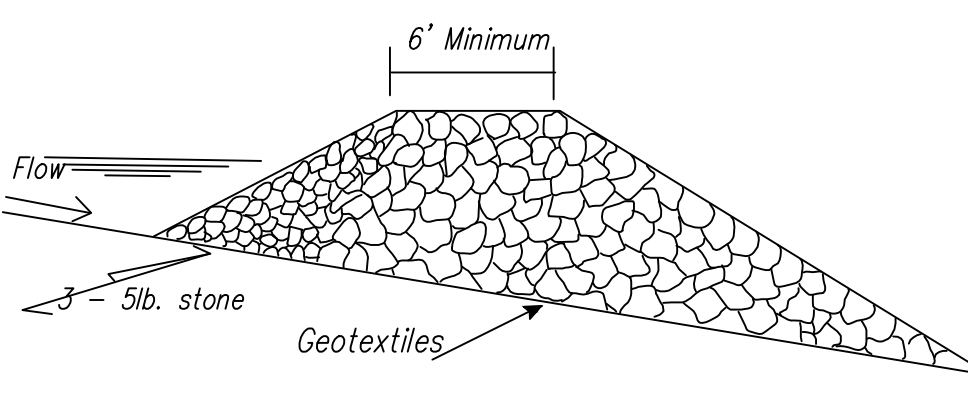
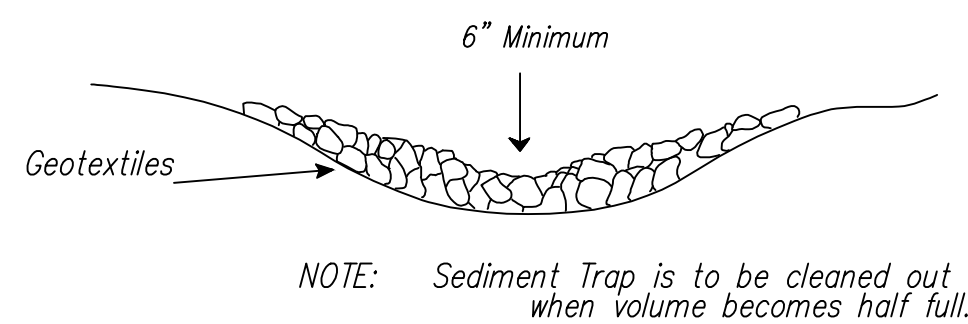
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



INDEX OF SHEETS		
	COVER SHEET	1
	SWPPP	2
	DEMOLITION PLAN	3
	SITE PLAN/DIMENSION PLAN	4
	UTILITY PLAN	5
	GRADING PLAN	6
	STORM DETIALS	7
Revisions	Date	
1	FORCEMAIN REROUTE	12/08/2025
2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	8/13/2026



- PHASE 1:
*INSTALL SILT FENCE AND ROCK CHECK DAM AT SOUTHERN EDGE OF THE PROJECT
*INSTALL CONSTRUCTION ENTRANCE
*INSTALL SWPPP MAILBOX
*INSTALL CONCRETE WASHOUT
*PROVIDE PORTABLE SANITATION FACILITY
- PHASE 2:
*INSTALL INLET BARRIERS ONCE STORM DRAIN HAS BEEN INSTALLED



Point Table				
Point #	Elevation	Northing	Easting	Description
2316	465.41	2031164.61	1157422.58	CP
2347	448.66	2030636.21	1157397.02	CP
2532	452.53	2030846.01	1157407.05	CP

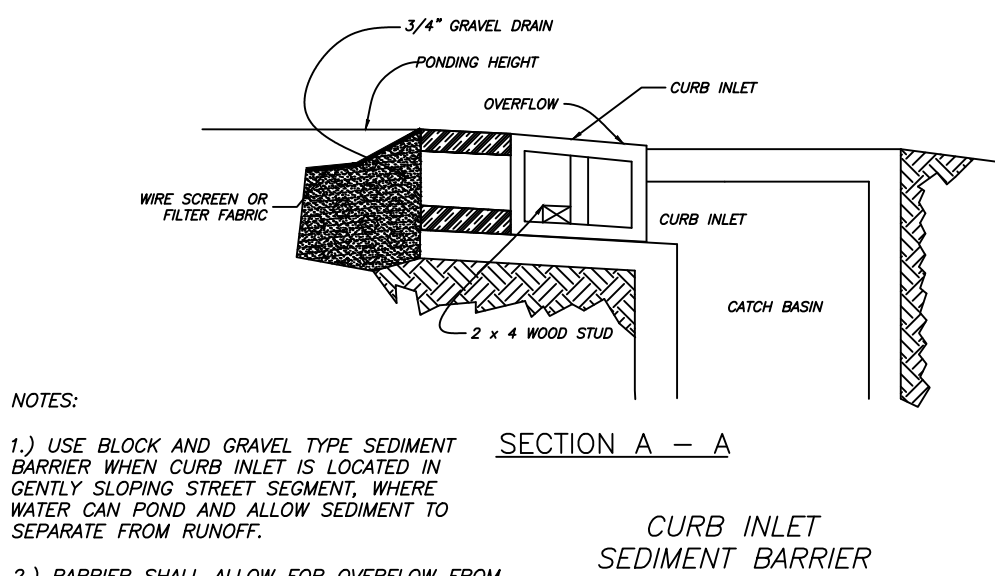
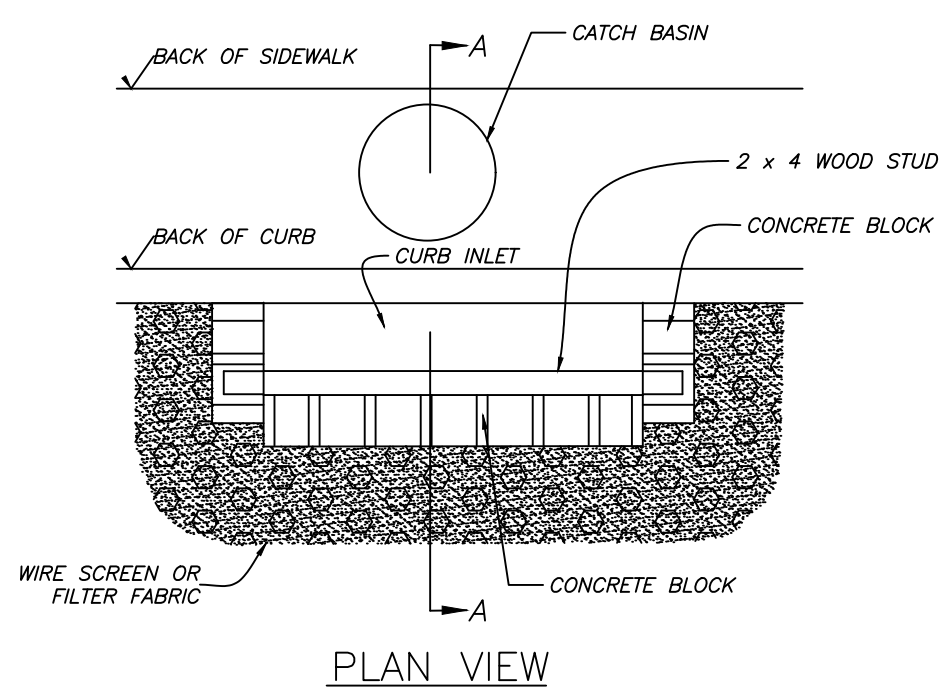
GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.
7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.
10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.
11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.
14. EROSION CONTROL PLAN SHALL BE MODIFIED SHOULD ANY CHANGE BECOME NECESSARY DURING CONSTRUCTION.
15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE NOT EXHAUSTIVE. OTHER EROSION CONTROL MEASURES AND BMP'S MAY BE REQUIRED TO PROVIDE ADEQUATE REDUCTION OF SOIL LOSS.
16. THE CURRENT SWPPP PERMIT AND EROSION CONTROL SITE PLAN SHALL BE KEPT ON SITE IN A DRY AND ACCESSIBLE LOCATION ON SITE SO THAT IT MAY BE INSPECTED BY CITY OF BRYANT AND ADEQ OFFICIALS.

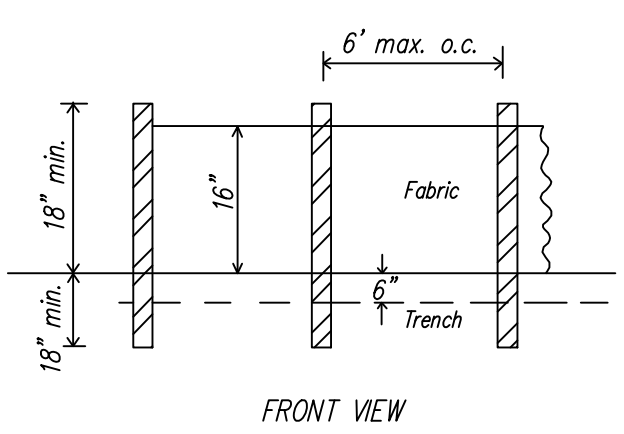
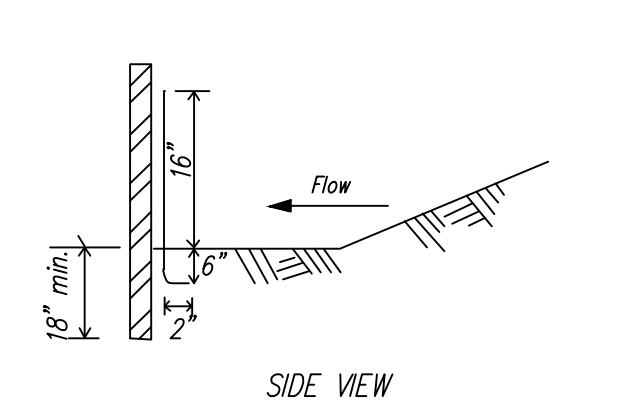
SWPPP NOTES:

- 1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
- 2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
- 3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
- 4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
- 5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
- 6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- 7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.
STRAW OR HAY-LOOSE 2.0 TONS/ACRE
STRAW OR HAY-TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
- 8.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.
- 9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAY.
- 10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
- 11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN-OFF CONTROLS.

LEGEND		
— SS —	EX. SANITARY SEWER SERVICE LINE	
— S —	EX. SEWER MAIN	
— WS —	EX. WATER SERVICE	
— W —	EX. WATER LINE	
	EX. CULVERT	
— OHE —	EX. OVERHEAD ELECTRIC SERVICE	
— GS —	EX. GAS SERVICE	
— G —	EX. GAS LINE	
⊙	SEWER MANHOLE	
⊞	FES	
⊞	POWER POLE	
⊞	EX. WATER GATE VALVE	
⊞	EX. FORCE MAIN GATE VALVE	
⊞	EX. SEWER CHECK VALVE	



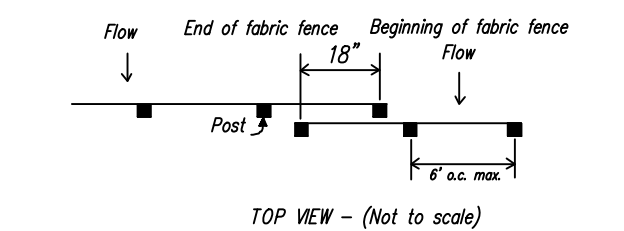
- NOTES:
- 1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - 2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
 - 3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT; SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



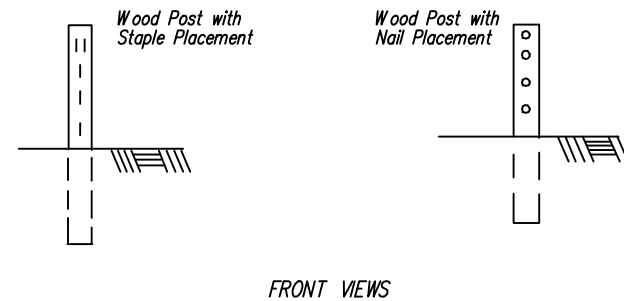
NOTE:
Use wood or steel posts

(SF-A) SILT FENCE (TYPE A)

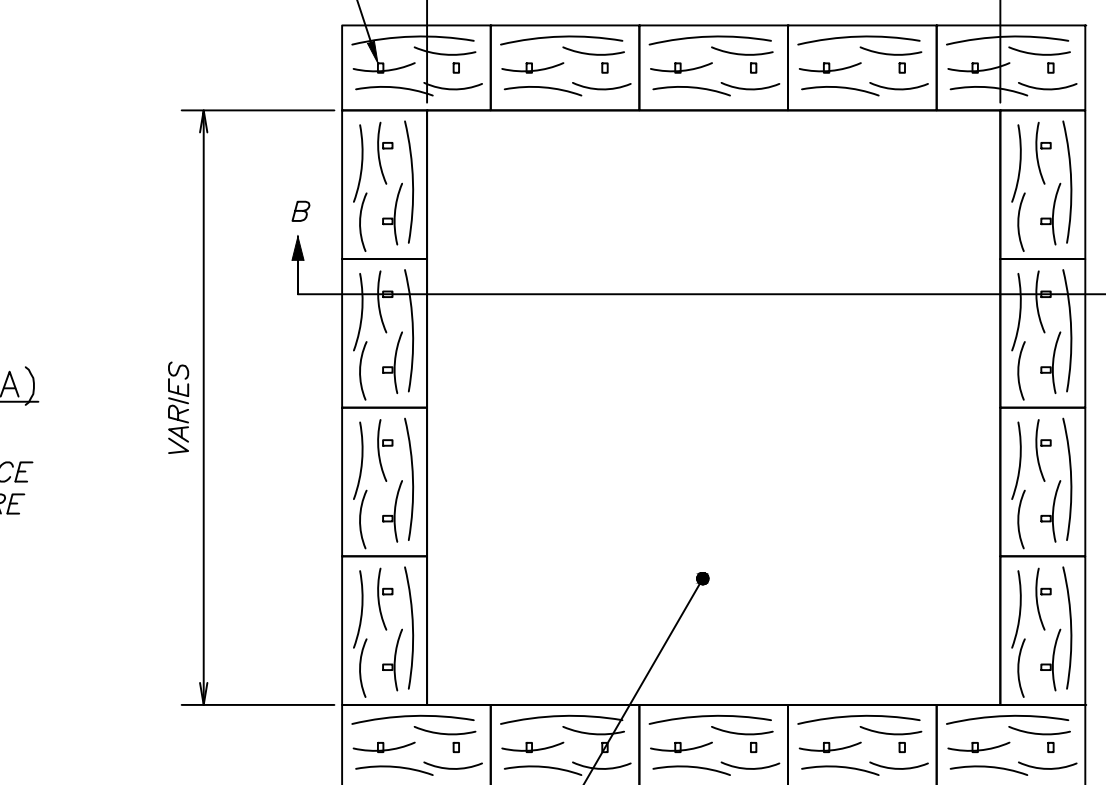
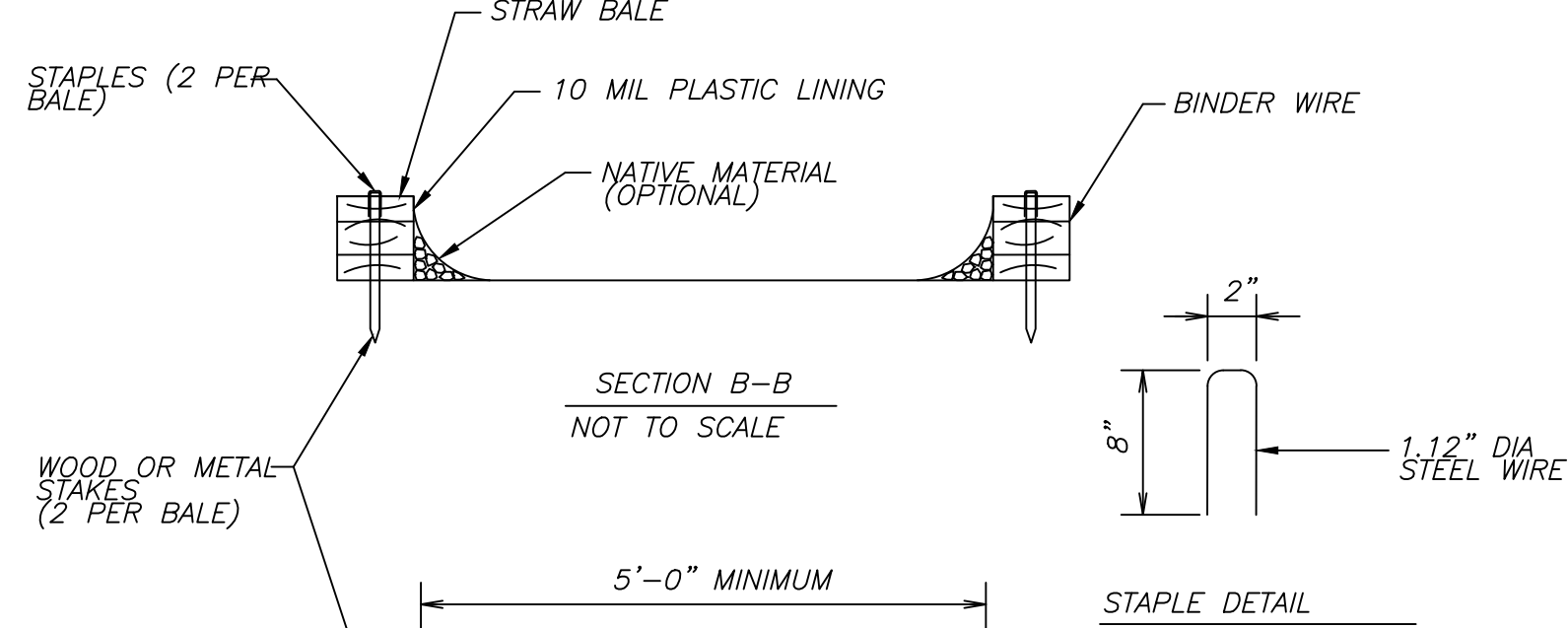
* ALL SILT FENCE SHALL BE WIRE REINFORCED.



OVERLAP AT FABRIC ENDS



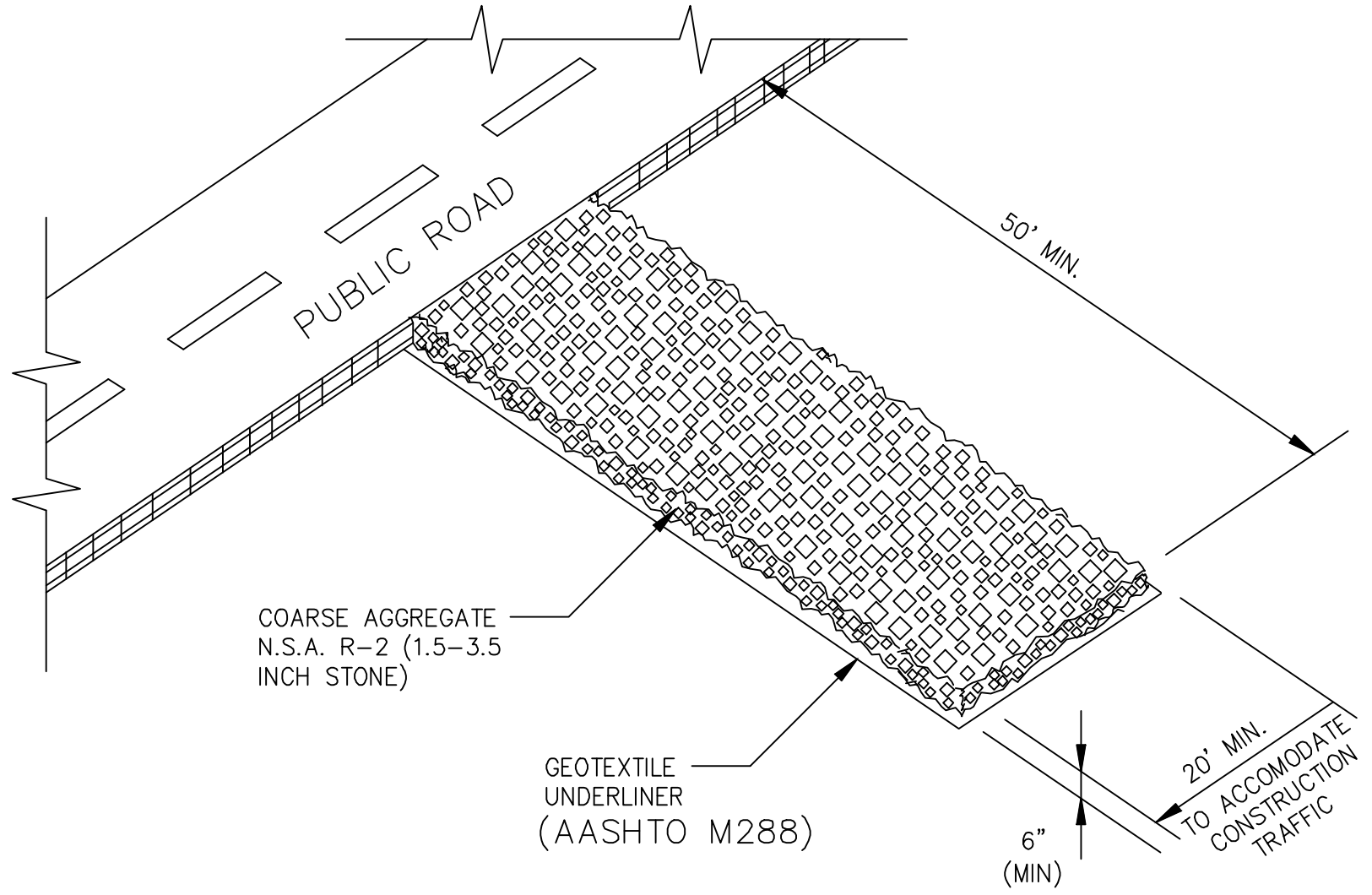
FASTENERS FOR SILT FENCES



CONCRETE WASHOUT
NOT TO SCALE

EXISTING CONTOURS

1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH - 20'-0 MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH - 50'-0 MINIMUM.
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS- OF-WAY- PROVIDE PERIODIC TOP DRESSING WITH 2 - 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS. CLEAN WHEELS AND TIRES TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY.
4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting

RE

325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

SEAL OF THE
STATE OF ARKANSAS
Richardson
Engineering
No. 2519

SWPPP PLAN

CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS

4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

Date:
12/02/2024
12/02/2024
6/12/2026

Revisions:
1. FORGEMAN REQUEST
2. PER DISC COMMENTS
3. ENGINEER REVISED

PROJECT #: 025-026

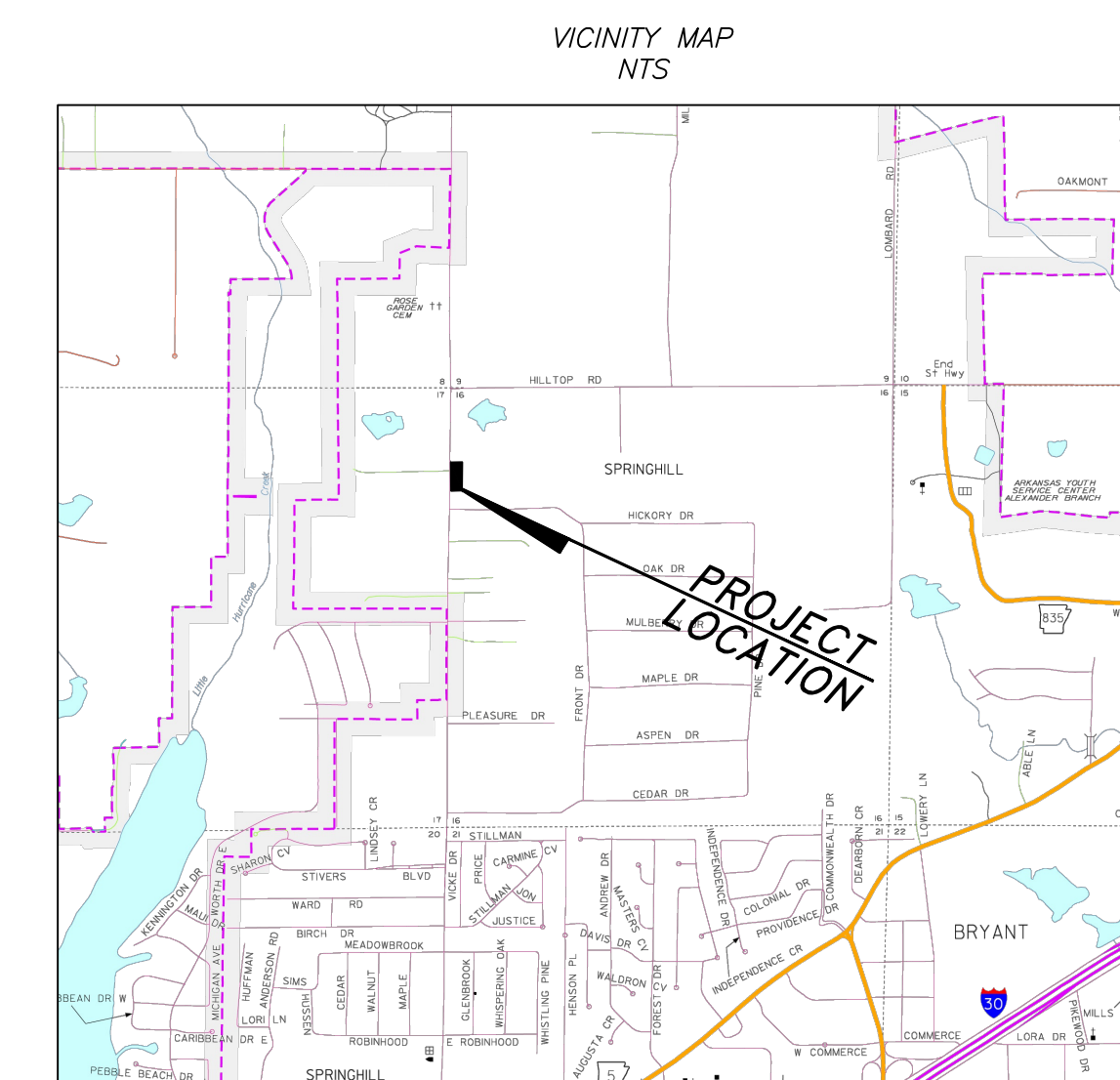
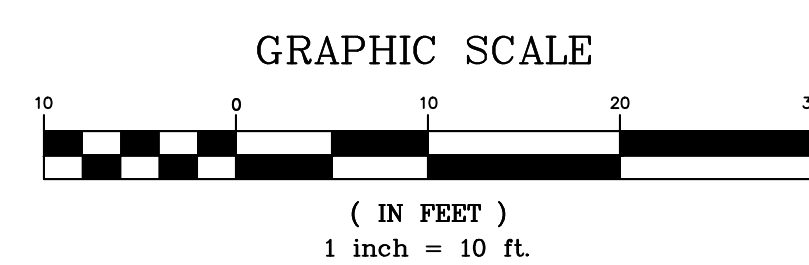
Scale: 1" = 20'

Sheet: 2 of 7



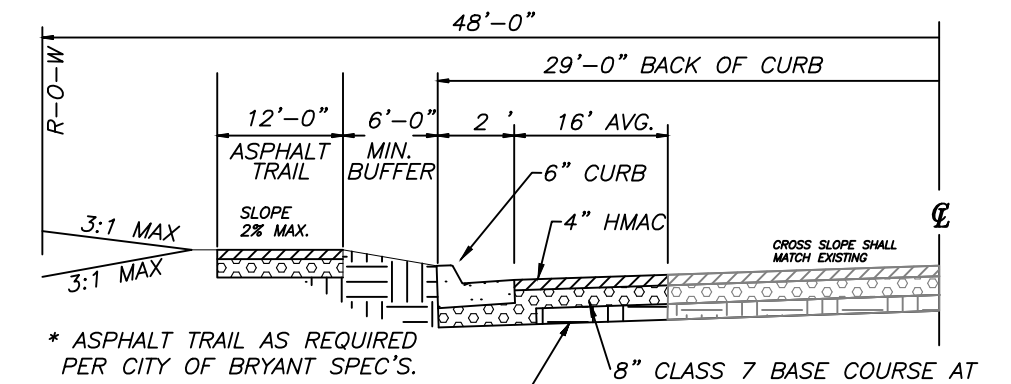
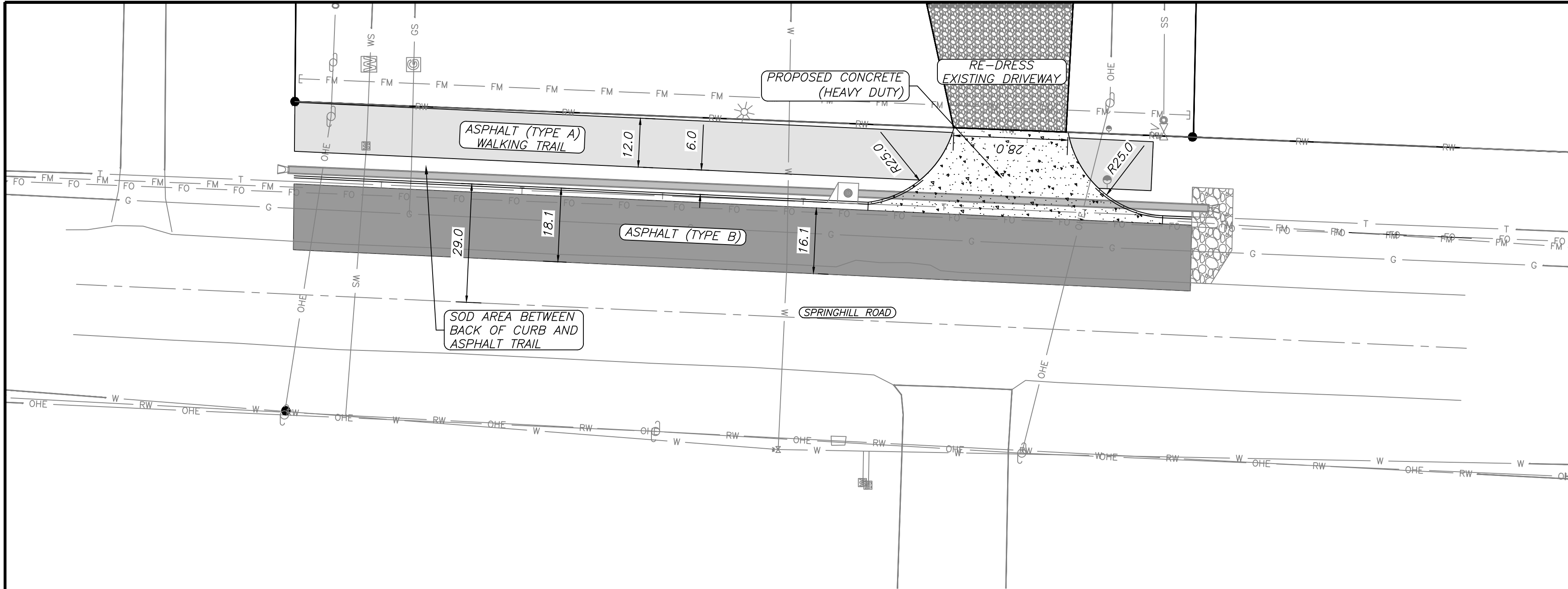
- 
- Know what's **below**.
Call before you dig.

DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

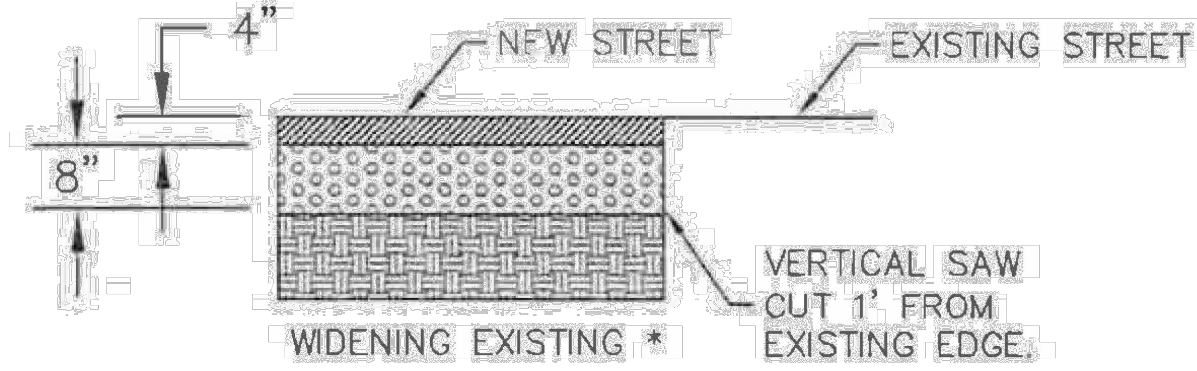


Legend

	RW		Right of Way			
			Property Boundary			
	T		Telephone			
	FO		FO		FO	Fiber Optic Line
			Road Center line			
	X		Wire / Chainlink Fence			
	G		Gas Line			
	GS		Gas Service Line			
	SS		Sanitary Sewer Service			
	FM		FM		FM	Force Main
	W		Water Line			
	WS		Water Service Line			
	OHE		Overhead Powerline			
	Water Meter		Guy Wire			
	Sanitary Sewer Manhole		Computed Corner			
	Storm Sewer Manhole		Found Monument (Labeled)			
	Telephone Pedestal		Utility Pole			
	Force Main Gate Valve		PROPOSED CONTOUR			
	Sewer Service Check Valve		EXISTING CONTOUR			



TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



PROPERTY DESCRIPTION AS SURVEYED

LOT 2 OF NUCKOLS ESTATES. A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS. PLAT BOOK/PAGE 2021/020486.

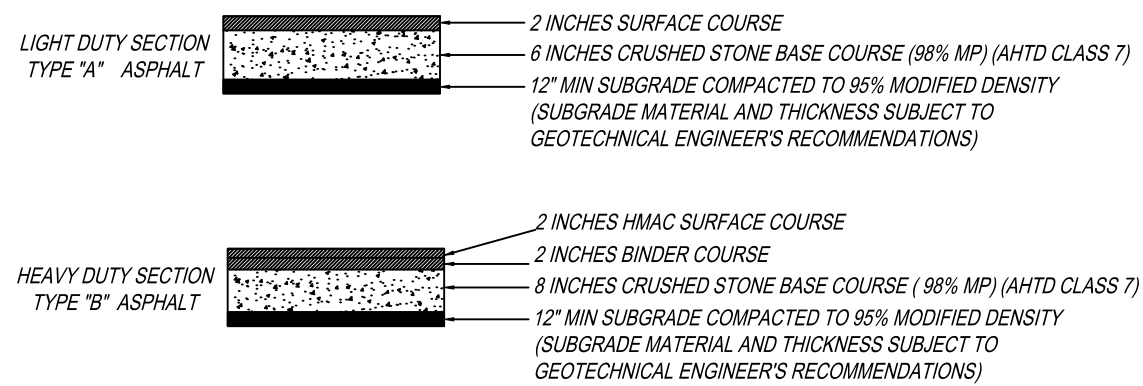
LEGAL DESCRIPTION OF NUCKOLS ESTATES

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE POINT OF BEGINNING; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A 3/8" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED IN INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A 3/8" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

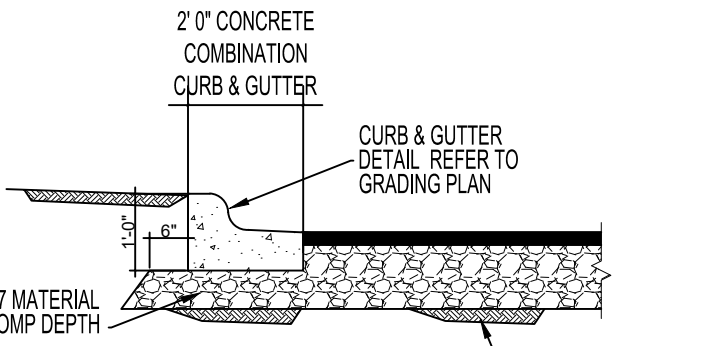
GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.

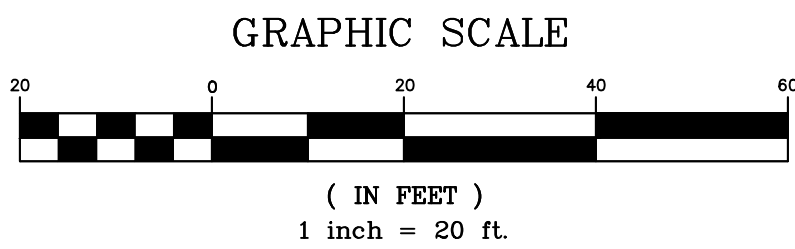
PAVEMENT SECTION



* PAVEMENT SECTION SUBJECT TO
GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.



ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

Legend

- RW Right of Way
- Property Boundary
- T Telephone
- FO FO Fiber Optic Line
- FO FO Road Center line
- X Wire / Chainlink Fence
- G Gas Line
- GS Gas Service Line
- SS Sanitary Sewer Service
- FM FM Force Main
- W Water Line
- WS Water Service Line
- OHE Overhead Powerline

- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedestal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

CONCRETE PAVEMENT NOTES:

1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (1" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE 3/4" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.

* CONCRETE PAVEMENT AND REINFORCEMENT
TO BE VERIFIED PER ACI 330R-08-SP8
AND SUBJECT TO GEOTECHNICAL ENGINEER'S
RECOMMENDATIONS.

HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

* CONCRETE PAVEMENT AND REINFORCEMENT
TO BE VERIFIED PER ACI 330R-08-SP8
AND SUBJECT TO GEOTECHNICAL ENGINEER'S
RECOMMENDATIONS.

LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

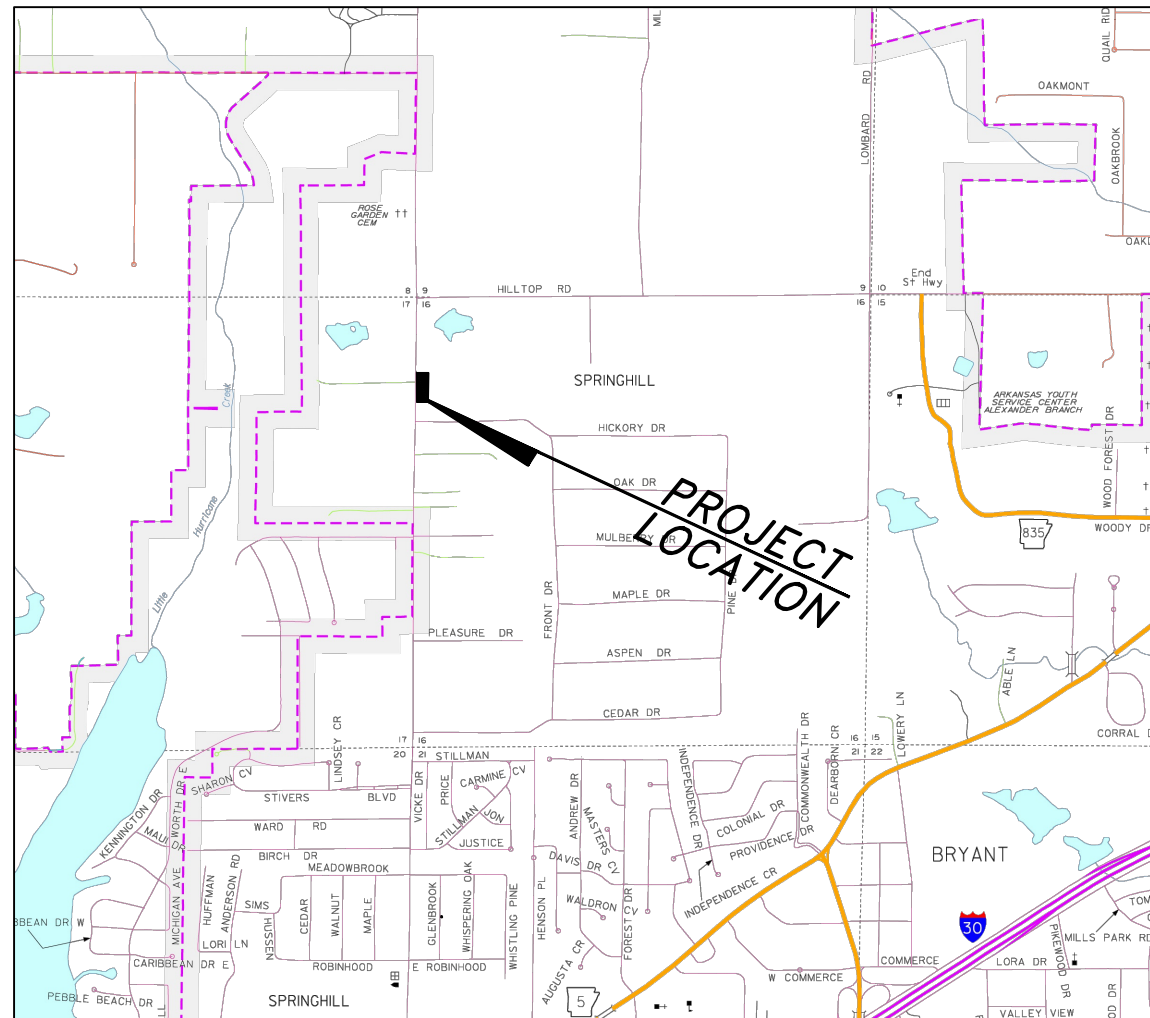
GENERAL NOTES:

- 1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
- 4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

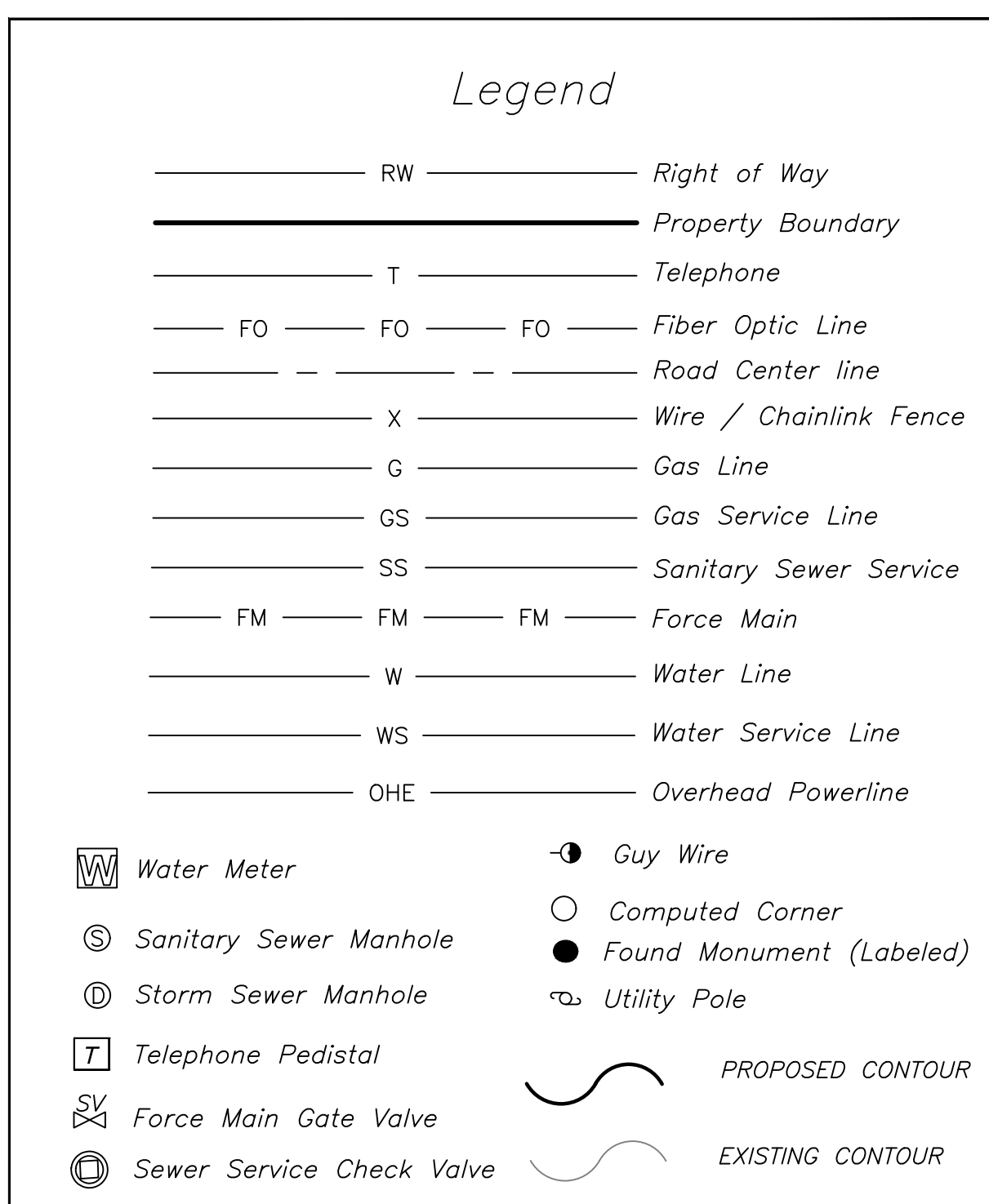
SITE NOTES

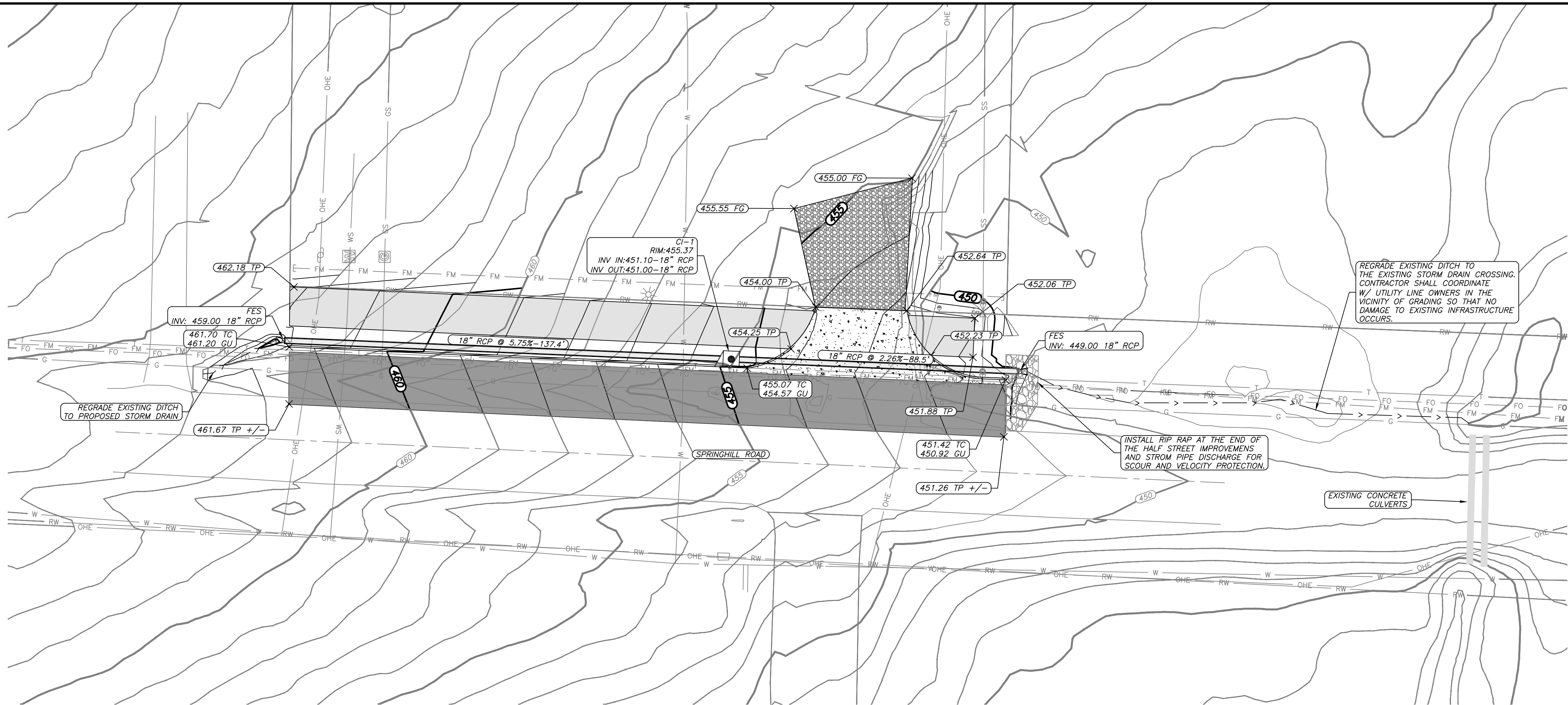
- 1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
- 2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT STREET DEPT. SPECS.
- 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
- 5.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
- 6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- 7.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 8.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- 9.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 0512SC0225E EFFECTIVE 06/05/2020
- 10.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

VICINITY MAP
NTS

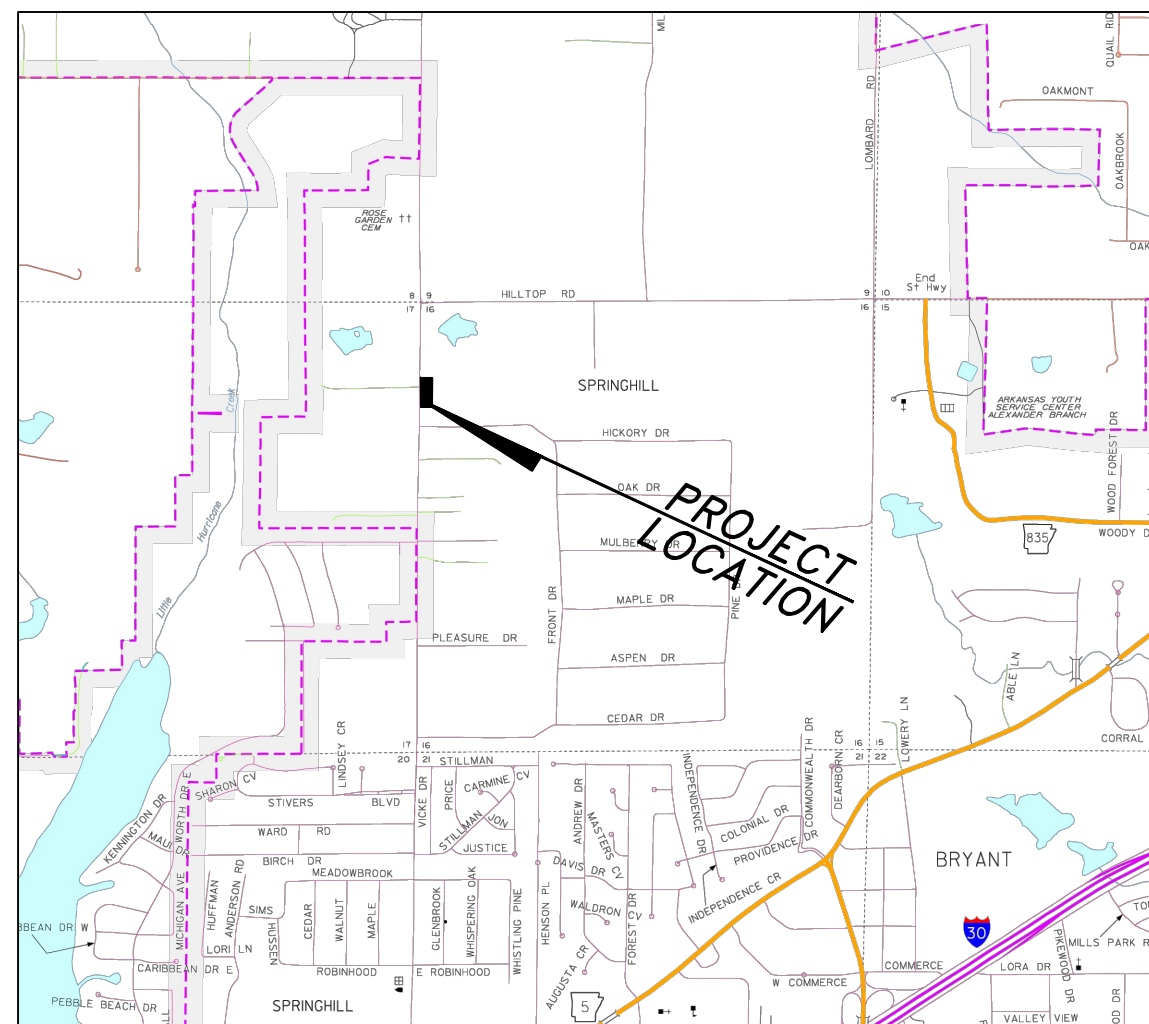


No.	Revisions	Date
1	FORCE MAIN BE ROUTE	12/09/2024
2	FOR DISC COMMENTS	02/02/2025
3	ENGINEER REVISED	6/12/2026

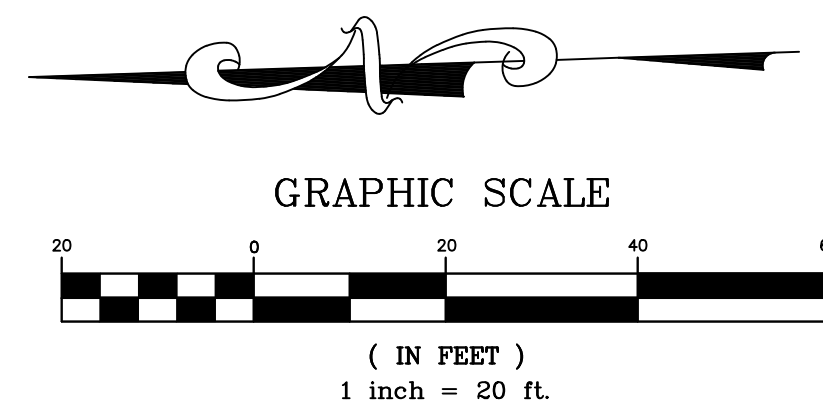
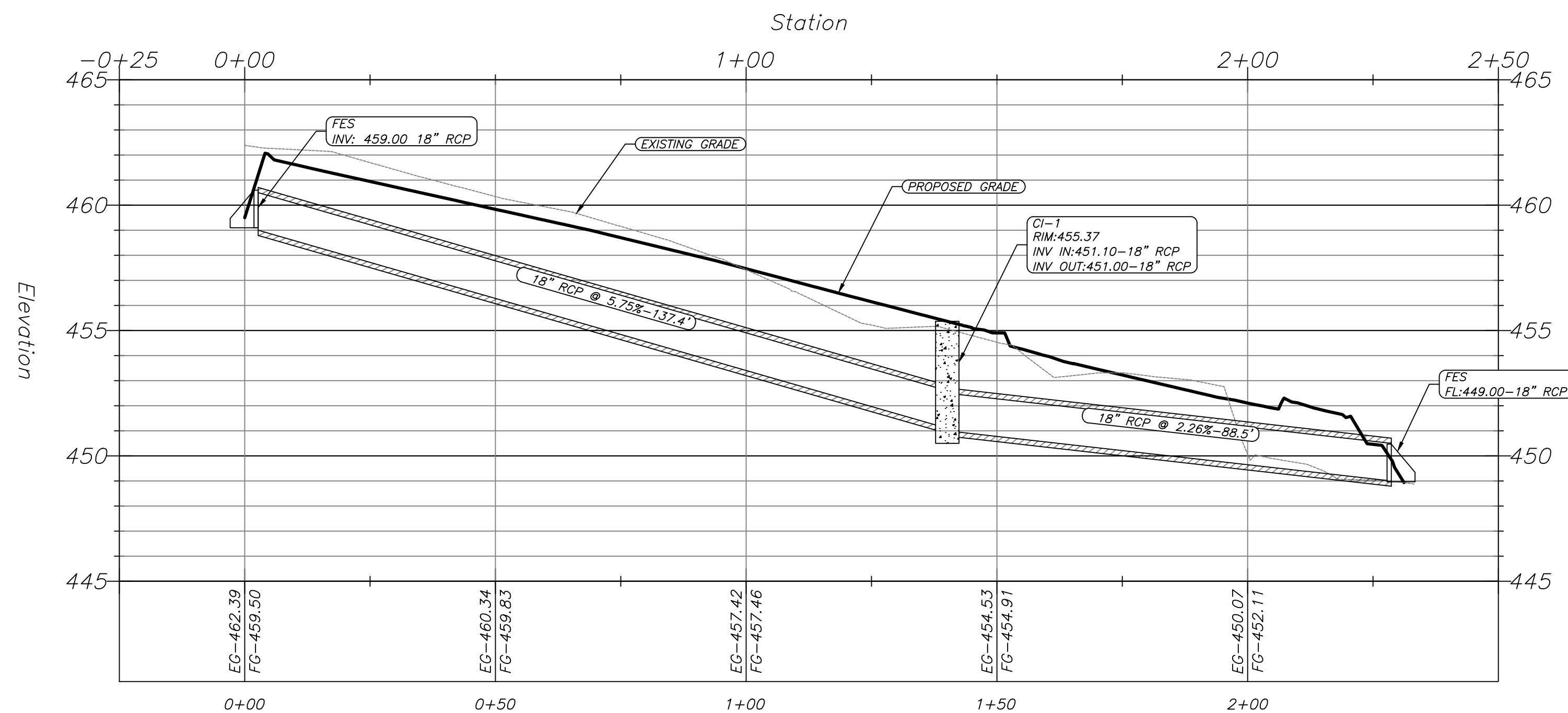




VICINITY MAP
NTS



PROPOSED STORM PROFILE

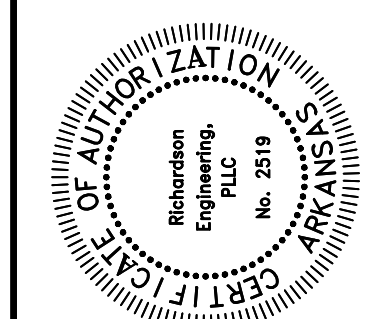


Legend

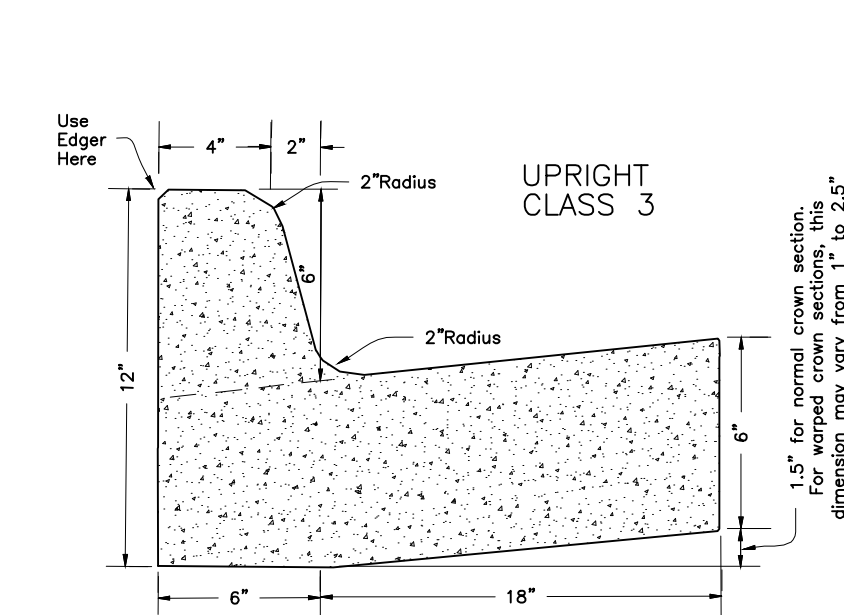
— RW —	Right of Way
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— T —	Telephone
— FO —	Fiber Optic Line
— — —	Road Center line
— X —	Wire / Chainlink Fence
— G —	Gas Line
— GS —	Gas Service Line
— SS —	Sanitary Sewer Service
— FM —	Force Main
— W —	Water Line
— WS —	Water Service Line
— OHE —	Overhead Powerline
Water Meter	Guy Wire
Sanitary Sewer Manhole	Computed Corner
Storm Sewer Manhole	Found Monument (Labeled)
Telephone Pedestal	Utility Pole
Force Main Gate Valve	PROPOSED CONTOUR
Sewer Service Check Valve	EXISTING CONTOUR

GENERAL NOTES:

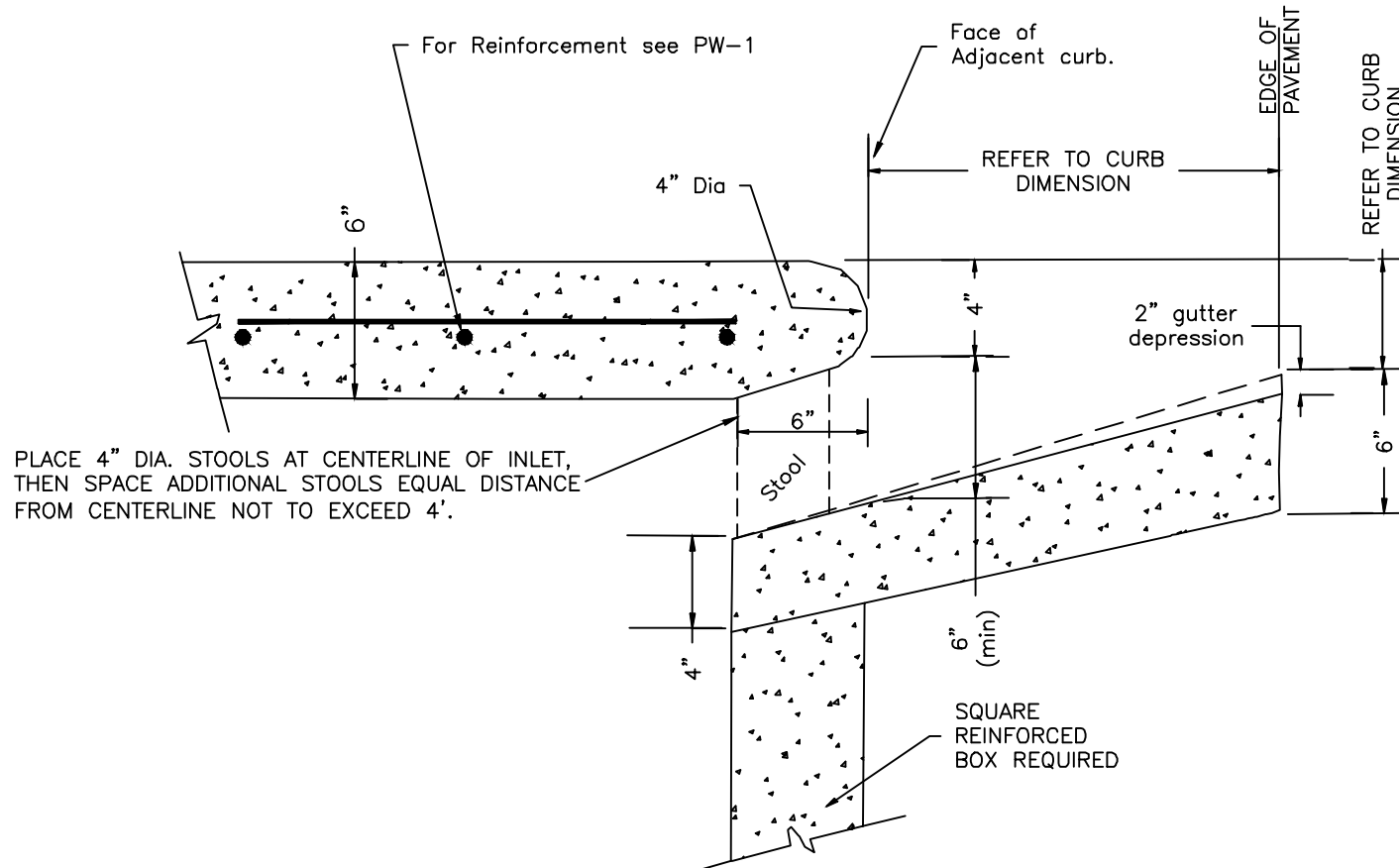
- 1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
- 2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 3.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
- 4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- 7.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.



No.	Revisions	Date
1	FORGEMAN REQUEST	12/22/2024
2	FOR DISC COMMENT	02/02/2025
3	ENGINEER REVISED	8/12/2026



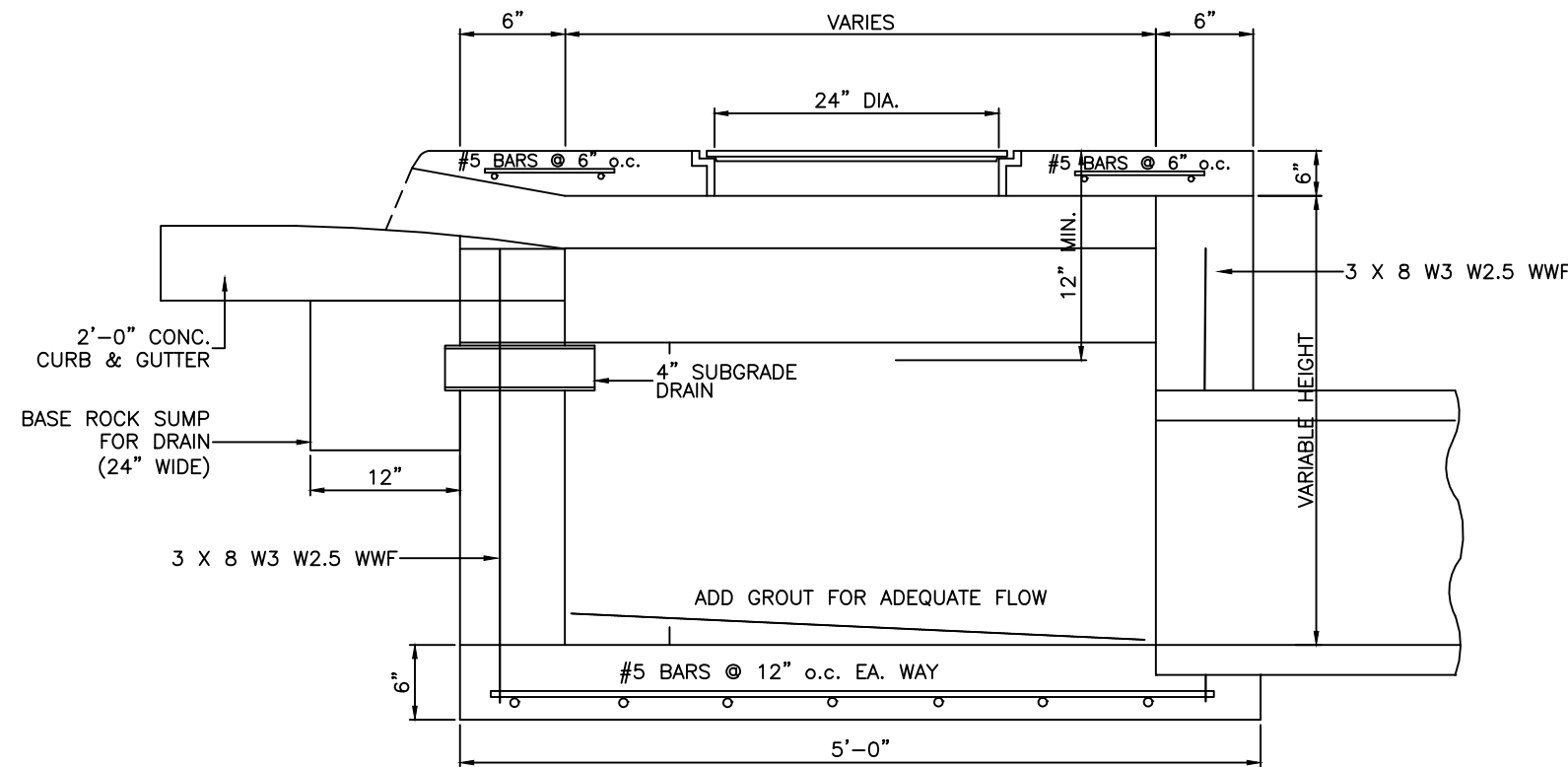
TYPICAL 6" PARKING CURB SECTION
NTS



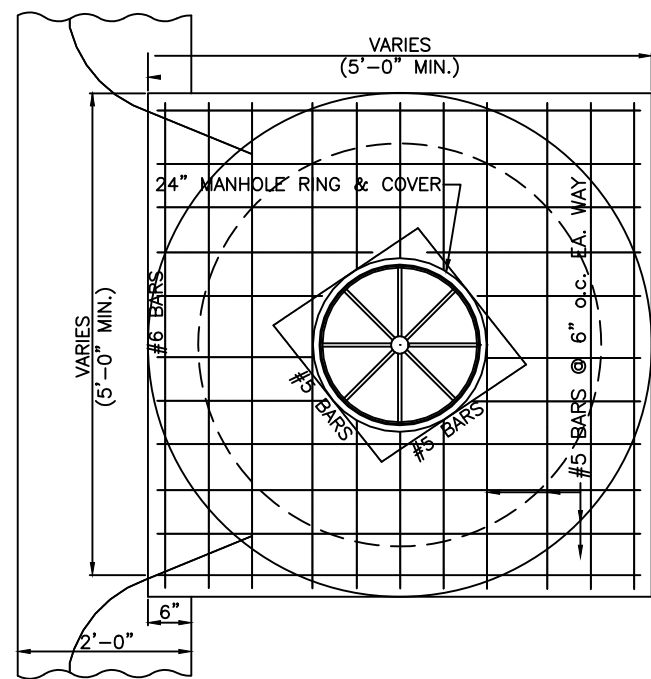
NOTE: This detail is not to be used for inlets in curb radius.
See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

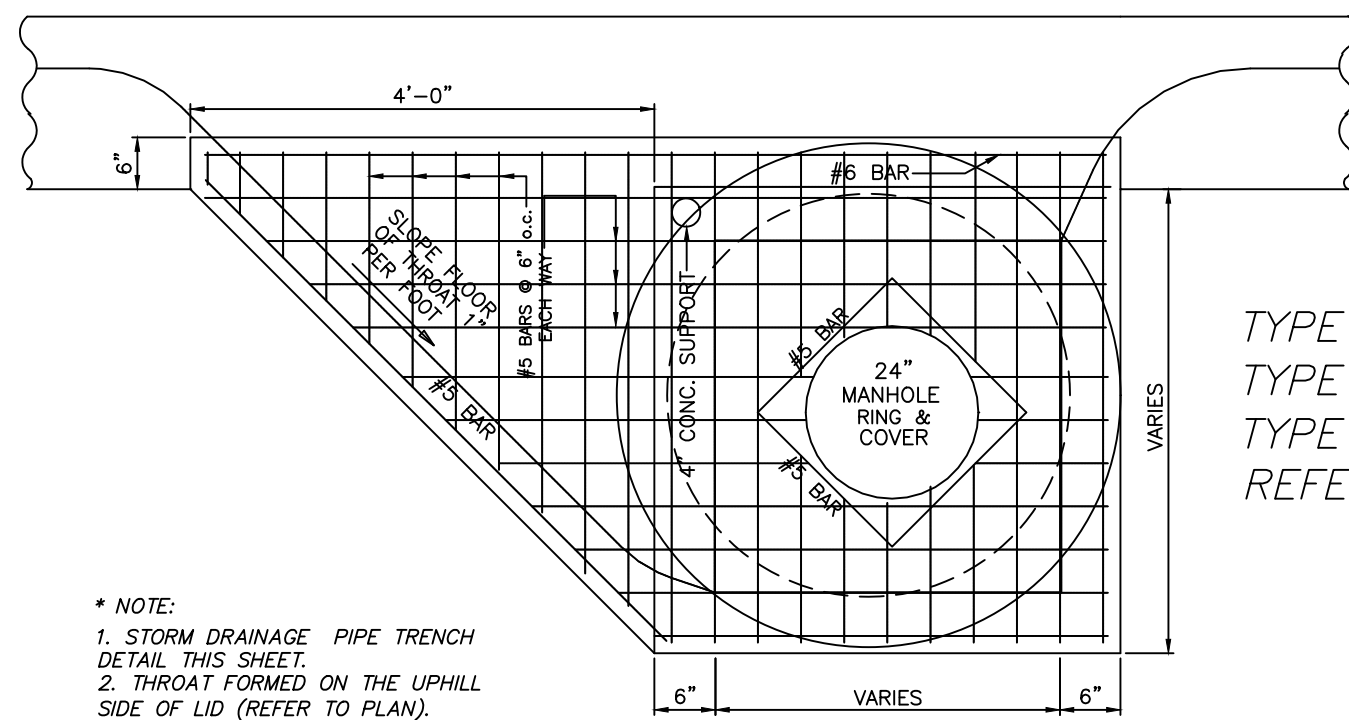
NOT TO SCALE



TYPICAL DROP INLET - POURED IN PLACE
ELEVATION



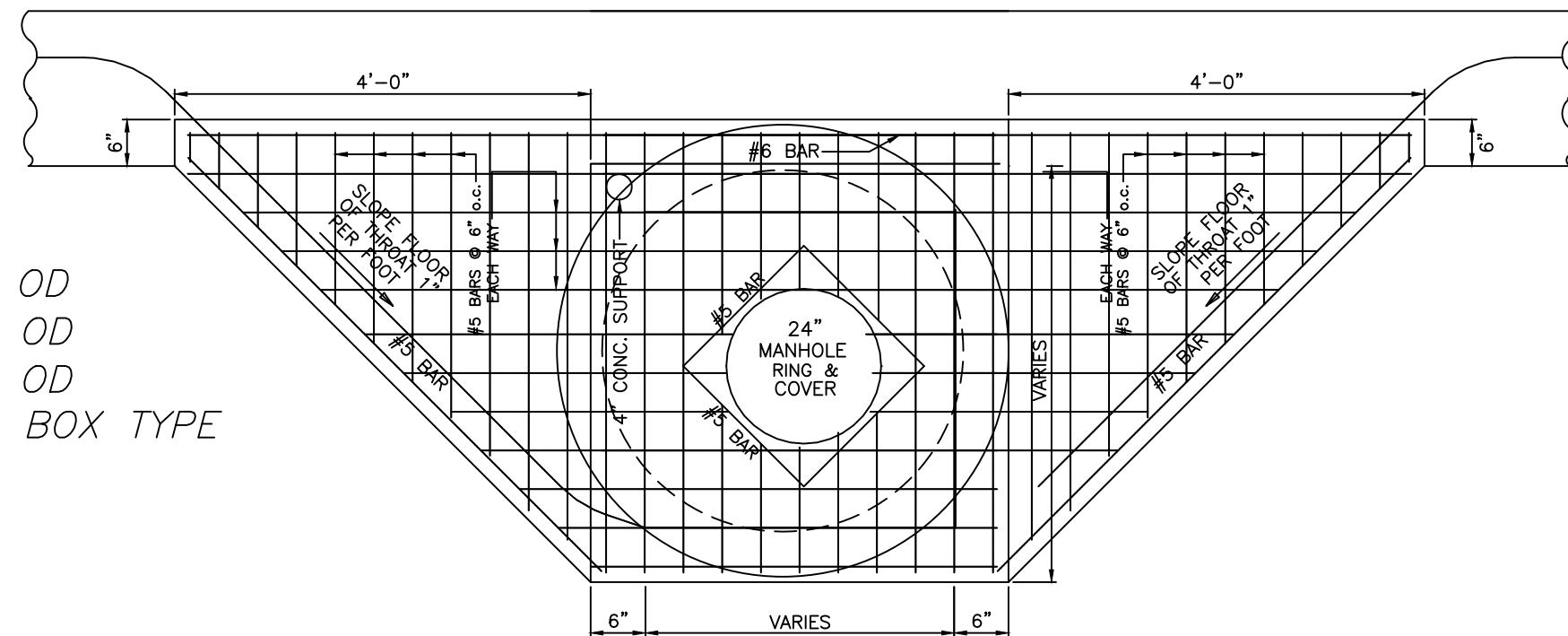
TYPICAL DROP INLET
PLAN



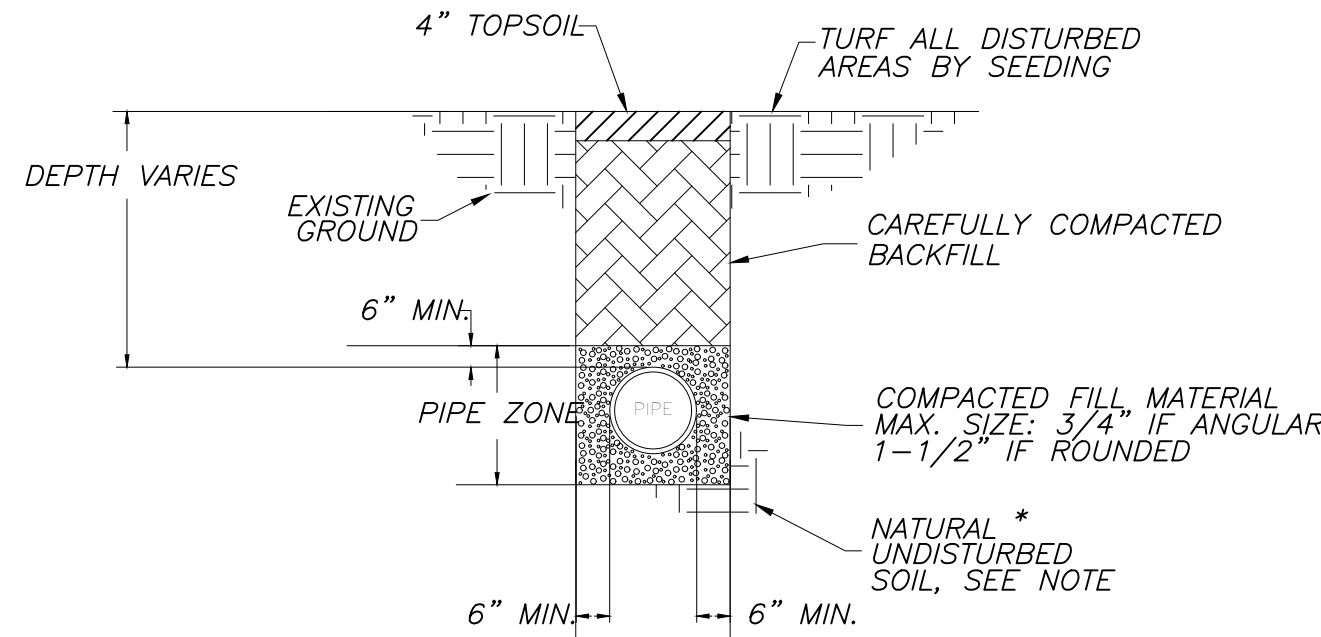
* NOTE:
1. STORM DRAINAGE PIPE TRENCH
DETAIL THIS SHEET.
2. THROAT FORMED ON THE UPHILL
SIDE OF LID (REFER TO PLAN).
3. ID= INSIDE DIAMETER
OD= OUTSIDE DIAMETER

DETAIL - STORM DRAIN MAHOLE
TYPE 1 THROAT

TYPE A = 4' ID/ 5' OD
TYPE B = 5' ID/ 6' OD
TYPE C = 6' ID/ 7' OD
REFER TO PLAN FOR BOX TYPE

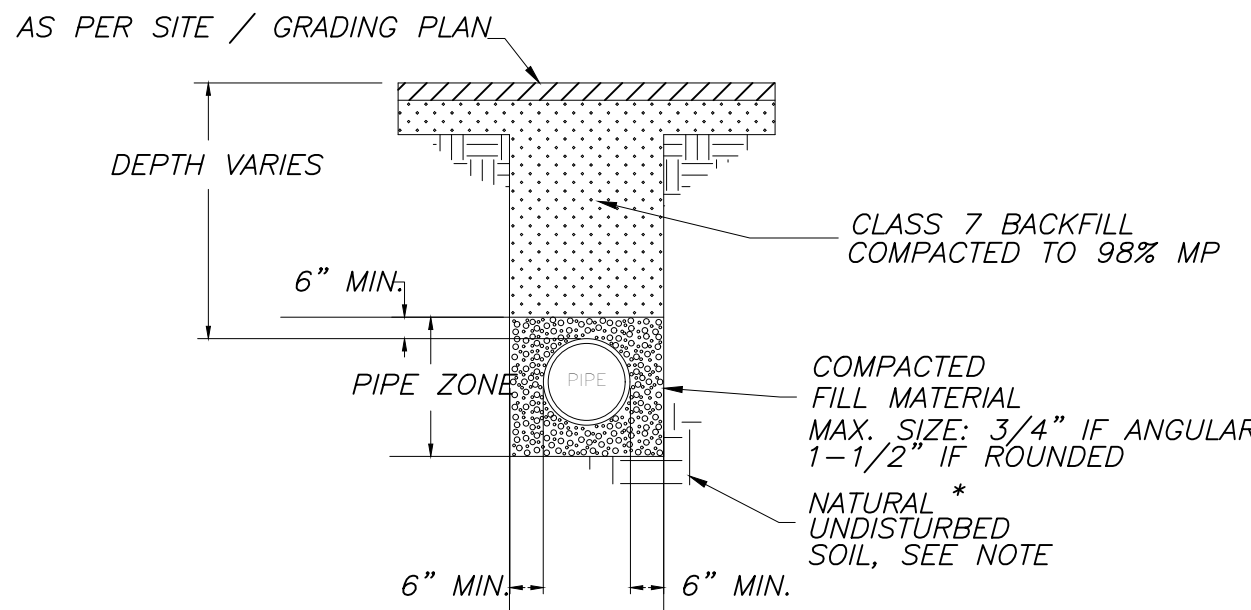


DETAIL - STORM DRAIN MANHOLE
TYPE 2 THROAT



NOTE:
FOR UNSTABLE TRENCH BOTTOM
OR EXCAVATION IN ROCK, REFER TO
SPECIFICATIONS FOR APPROPRIATE
PIPE BEDDING.

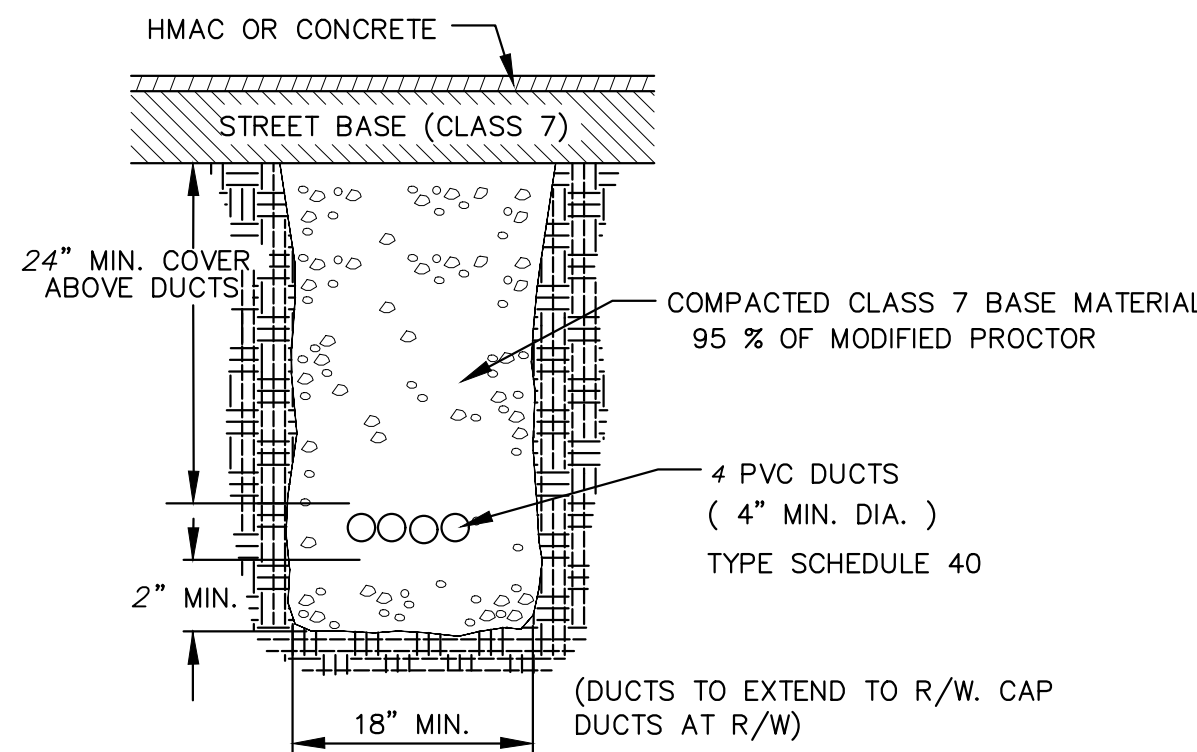
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



NOTE:
FOR UNSTABLE TRENCH BOTTOM
OR EXCAVATION IN ROCK, REFER TO
SPECIFICATIONS FOR APPROPRIATE
PIPE BEDDING.

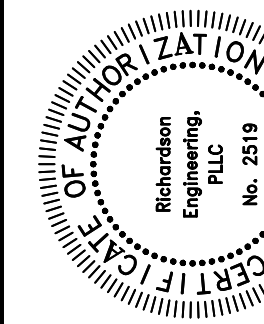
STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS

REFER TO CITY OF BENTON, ARKANSAS PUBLIC WORKS
STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL
DETAILS AND INFORMATION.



TYPICAL SECTION
4-4" UTILITY DUCTS

NOT TO SCALE



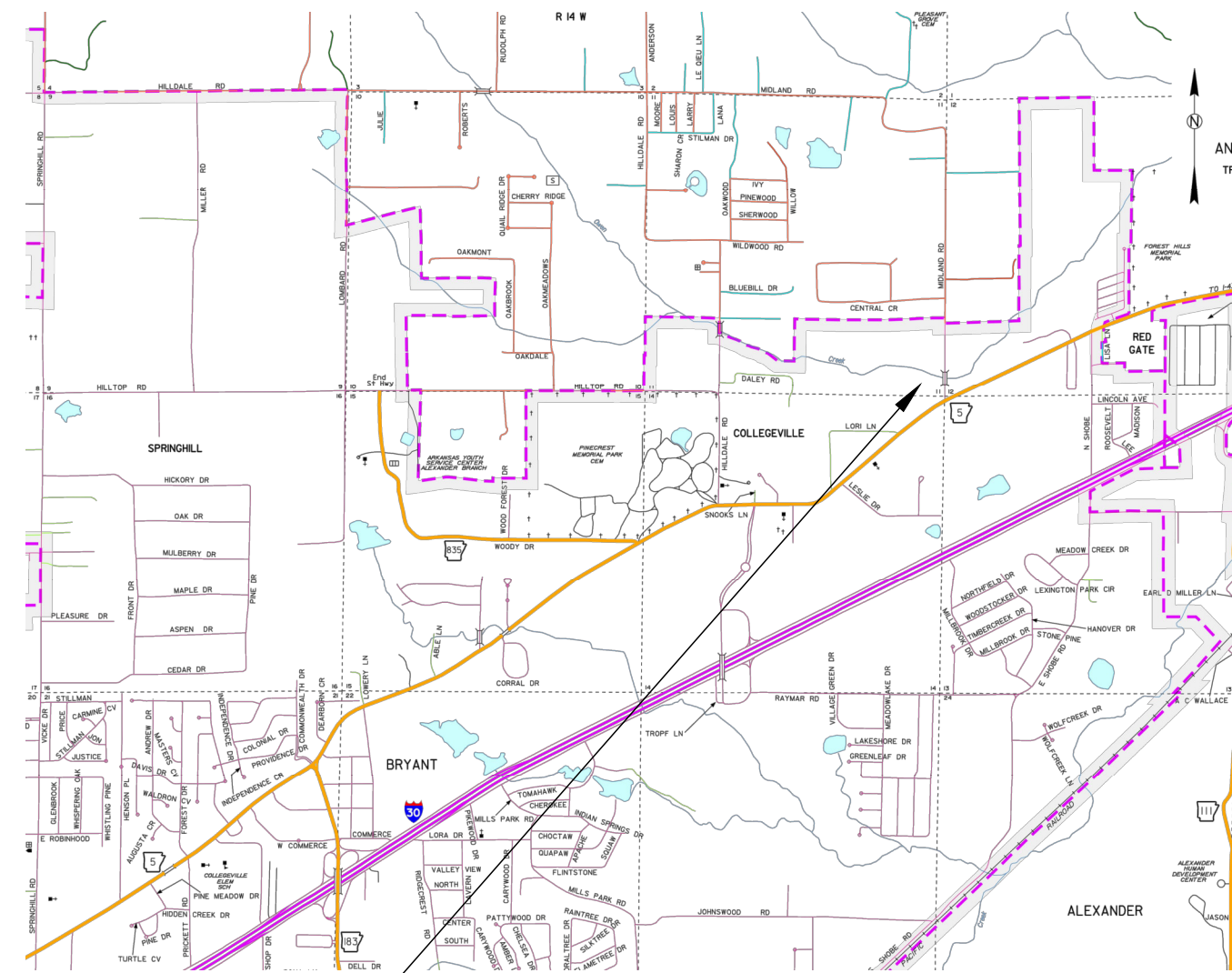
STORM DRAIN DETAILS
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

No.	Revisions	Date
1	FORGEMAN REQUEST	12/22/2024
2	PER DISC COMMENTS	02/20/2025
3	ENGINEER REVISED	07/17/2026

PROJECT #: 025-026	DATE: 8-20-2025	7 of 7
Scale: N.T.S.	REV: 8/13/2026	

LEGEND OF SYMBOLS & ABBREVIATIONS			
	GAS METER		STORM DRAIN MANHOLE
	WATER METER		SEWER CLEANOUT
	GUY WIRE		NORTH
	POWER/UTILITY POLE		SOUTH
	TELEPHONE PEDESTAL		EAST
	SEWER MANHOLE		WEST
	WATER VALVE		AS MEASURED
	FIRE HYDRANT		PER DEED
	SIGNS		RECORDED
	LIGHT POLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		LANDSCAPED AREA
	GAS VALVE		CAPPED 1/2" REBAR
	SS SANITARY SEWER LINE		CONC.
	W WATER LINE		POINT OF COMMENCEMENT
	STORM SEWER PIPE		POINT OF BEGINNING
	ROADWAY CENTERLINE		CORRUGATED METAL PIPE
	UTILITY EASEMENT		REINFORCED CONCRETE PIPE
	BUILDING SETBACK LINE		EASEMENT
	R/W ROADWAY RIGHT-OF-WAY		HIGH DENSITY POLYETHYLENE
	OHE OVERHEAD ELECTRIC LINES		SUBDIVISION
	UGT UNDERGROUND TELEPHONE		FIRE DEPARTMENT CONNECTION
	UG UNDERGROUND GAS		COTTON PICKER SPINDLE
	UFO UNDERGROUND FIBER OPTIC		5/8" PIPE
	X FENCE		5/8" REBAR
	Steel Guard Rail		1/2" REBAR
	[100] SURFACE CONTOUR LINE & ELEVATION		SURVEY NAIL
			TELEPHONE PULL BOX



SITE LOCATION

VICINITY MAP (NTS)

BRYANT, AR

SURVEY NOTES

S1. BASIS OF BEARING FOR THIS SURVEY IS BASED ON ARKANSAS STATE PLANE GRID SOUTH COORDINATES (NAD83 DATUM). MEASURED DISTANCES ARE GROUND DISTANCES.

SURVEY & DOCUMENT REFERENCES:

- WARRANTY DEED TO DANA-PAGA IN DEED BOOK 344, PAGE 456.
- DEED TO CENTRAL ARKANSAS DEVELOPERS, LLC. INSTRUMENT NO. 2006-058158.
- DEED TO CITY OF BRYANT. INSTRUMENT NO. 2006-058193.
- RIGHT OF WAY DEDICATION TO CITY OF BRYANT. INSTRUMENT NO. 2006-058190.
- RIGHT OF WAY PERMIT TO THE CITY OF BRYANT. INSTRUMENT NO. 2006-058188.
- PLAT OF KING'S CROSSING PHASE 1.

CURRENT OWNERSHIP INFORMATION

OWNER: PK2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

FOR USE AND BENEFIT: PK2 PROPERTIES, LLC

LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 50 MIN. 47 SEC. EAST 35.75 FEET; THENCE SOUTH 75 DEG. 08 MIN. 39 SEC. EAST 25.00 FEET; THENCE SOUTH 53 DEG. 27 MIN. 40 SEC. EAST 25.91 FEET; THENCE SOUTH 85 DEG. 53 MIN. 37 SEC. EAST 76.86 FEET; THENCE NORTH 51 DEG. 43 MIN. 03 SEC. EAST 267.62 FEET; THENCE NORTH 41 DEG. 33 MIN. 53 SEC. WEST 91.67 FEET; THENCE ALONG A NONTANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, LENGTH OF 27.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 80 DEG. 27 MIN. 20 SEC. WEST 27.42 FEET; THENCE NORTH 87 DEG. 32 MIN. 34 SEC. WEST 258.35 FEET; THENCE NORTH 88 DEG. 07 MIN. 25 SEC. WEST 12.76 FEET TO THE POINT OF BEGINNING CONTAINING 1.53 ACRES (66,643.80 S.F.) MORE OR LESS.

UTILITY NOTES

U1. UTILITIES SHOWN ON THIS SURVEY ARE NOTED BY VISIBLE OBSERVATION COMBINED WITH INFORMATION OBTAINED FROM AVAILABLE SURVEYS AND UTILITY MAPS. LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY MUST BE CONSIDERED TO BE APPROXIMATE AS NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THEIR EXACT LOCATION. OTHER UTILITIES, TO WHICH THE EXISTENCE AND LOCATION ARE UNKNOWN, MAY BE LOCATED ON OR NEAR THE SUBJECT PROPERTY.

CERTIFICATE OF SURVEY ACCURACY

I, ZANE ROBBINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE OF EXECUTION

Zane Robbins
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 1853 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL TO A FINAL PLAT HAVE BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

SIGNED,

DATE OF EXECUTION

BRYANT PLANNING COMMISSION

DATE REVISIONS

PROPERTY ADDRESS:

8425 AR. STATE HWY NO. 5 N
ALEXANDER, AR. 72002

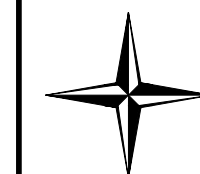
LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

PO BOX 591 | BRYANT, ARKANSAS 72009
OFFICE: 501-655-0591 | EMAIL: ZANE@ROBBINSLAND.COM



DRAWN BY ZR

CHECKED BY ZR

DATE 8-12-26

SCALE 1"=20'

PROJECT No. 2024105

SHEET 1

PAGE 1 of 1

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 THIS PLAT.

DATE OF EXECUTION

SIGNED

NAME PK2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72011

FLOOD STATEMENT

BY GRAPHIC PLOTTING ALONE, ACCORDING TO FEMA FORM #05125C0240E, DATED JUNE 5, 2020, THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

PLAT CODE: 500-015-14W-0-14-110-62-1853

1.53 ACRES IN THE NE1/4 SEC. 14 T-1-S, R-14-W

SOURCE OF TITLE: INSTRUMENT NO. 2024-005386 & 2026-001583