



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: September 14, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 08/10/2026

- [2026-08-10 Planning Commission Minutes .pdf](#)

Announcements

DRC Report

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

Taylor Wilson - Requesting Site Plan Approval - APPROVED

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

3. Bryant School - 1200 S Reynolds - Site Addition

Terry Harper - Requesting Approval for Site Plan Addition for Shade Structure - APPROVED

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

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

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

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

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

Richardson Engineering - Requesting Approval for Half-street Improvement Plans - APPROVED

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

6. Lot 1 Elite District - Hwy 5 and Henry Ave - Final Plat

Zane Robbins - Requesting Recommendation for 1 Lot Subdivision Plat - RECOMMENDED APPROVAL

- [1062-PLT-02.pdf](#)

7. Harpers Handcrafted LLC - 201 SW 3rd St. - Alternative Sign Plan

Laine Harper - Requesting Recommendation for Alternative Sign Plan

- [95357-APP-01.pdf](#)
- [95357-LTR-01.pdf](#)

Public Hearing

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

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

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

Old Business

New Business

9. Lot 1 Elite District - Hwy 5 and Henry Ave - Final Plat

Zane Robbins - Requesting Approval for 1 Lot Subdivision Plat

- [1062-PLT-02.pdf](#)

10. Harpers Handcrafted LLC - 201 SW 3rd St. - Alternative Sign Plan

Laine Harper - Requesting Approval for Alternative Sign Plan

- [95357-APP-01.pdf](#)
- [95357-LTR-01.pdf](#)

11. Appointment of Vice Chairman - Current Term Through End of 2026

Recommendation to appoint Commissioner Rick Johnson as Vice Chairman to finish out former Commissioner Hooten's term as Vice Chairman through end of year

Adjournments



Bryant Planning Commission Meeting Minutes

Monday, July 13, 2026

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Edwards, Lewis, Speed, Hooten, Penfield
- Commissioners Absent: Thompson

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 7/13/2026

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Chairman Penfield added General Public Comments to the agenda.

Tracey Bulluck - stated that the ordinance was changed when it went before the City Council following Planning Commission review. She noted that the term "Negotiated Settlement" was not used during the Planning Commission discussion.

Randy Bulluck - stated that District 84 cannot be rezoned in sections and must be rezoned as a whole.

Jill Hines - expressed concerns regarding the map change made at City Council and referenced the proposed approval of funds related to R.J. Hawk.

2. Bryant Leap Forward Update

Presented by Mayor Treat

DRC REPORT

3. Ashley's Furniture – 3020 Marketplace Ave – Final Plat

*GarNat Engineering – Requesting Recommendation for Final Plat Approval –
RECOMMENDED APPROVAL*

4. Lots 17-18 – Andrew Hunter Woods - Replat

*Rasburry Surnveying – Requestion Recommendation for Approval of Replat –
RECOMMEND APPROVAL*

5. First Baptist Church – 6715 Hwy 5 – New Building Addition

*Minton Engineering – Requesting Site Plan Approval for New Building Addition -
APPROVED*

6. Whistle Express – Sign Permit

Pinnacle Signs – Requesting Sign Permit Approval – STAFF APPROVED

PUBLIC HEARING

OLD BUSINESS

None

NEW BUSINESS

7. Ashley’s Furniture – 3020 Marketplace Ave – Final Plat

*GarNat Engineering – Requesting Recommendation for Final Plat Approval –
RECOMMENDED APPROVAL*

8. Lots 17-18 – Andrew Hunter Woods - Replat

*Rasburry Surnveying – Requestion Recommendation for Approval of Replat –
RECOMMEND APPROVAL*

ADJOURNMENT

*Motion to Adjourn made by Commissioner Statton, seconded by Commissioner
Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.*

Chairman, Lance Penfield

Date

Secretary, Ethan Godwin

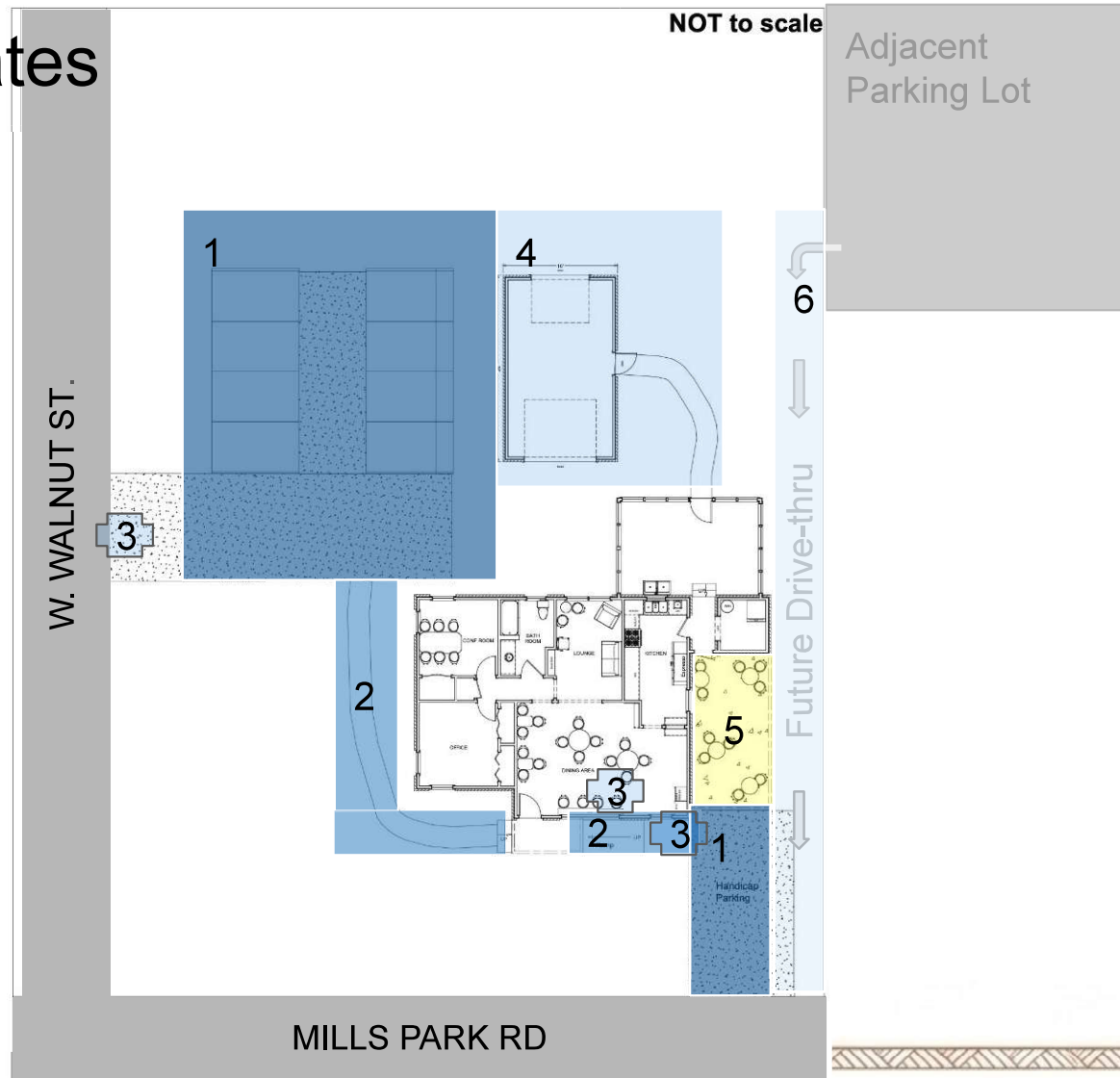
Date

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



AR Mudd Co - *A Pottery and Coffee Lounge*



For Illustration Only

108 Mills Park Road



VERY MODEST UPDATES TO BOTH



Exterior



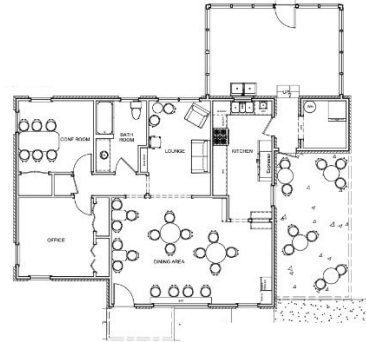
Interior

Exterior: Existing Structure

NOT to scale

Adjacent
Parking Lot

W. WALNUT ST.



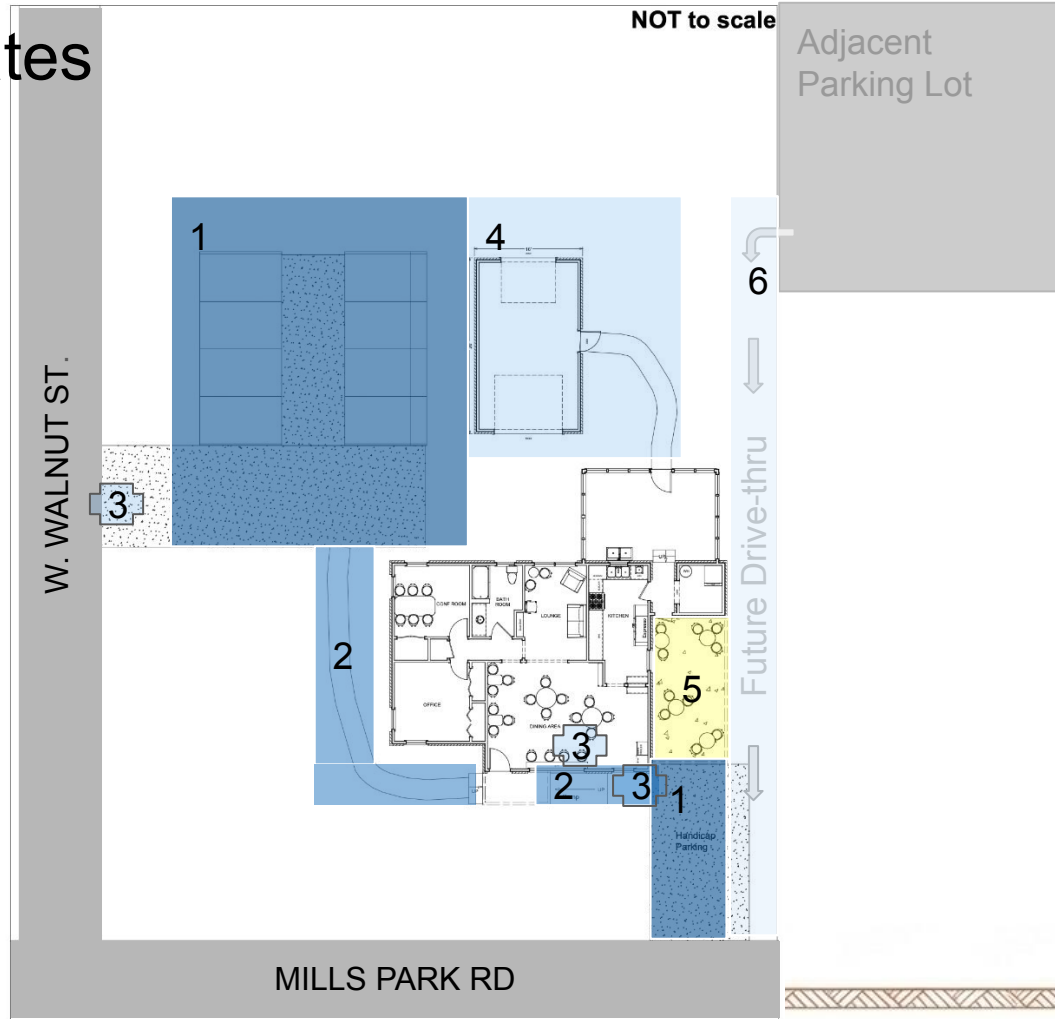
MILLS PARK RD

Exterior: Updates

No changes to existing structure

No add-ons to existing structure

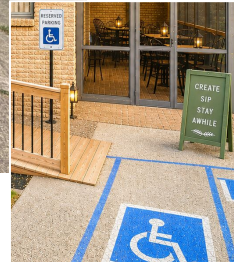
1. General Parking/ADA Parking
2. Walkway & Ramp
3. Signage
4. Outbuilding
5. Future Option to enclose Carport
6. Future Drive-thru



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

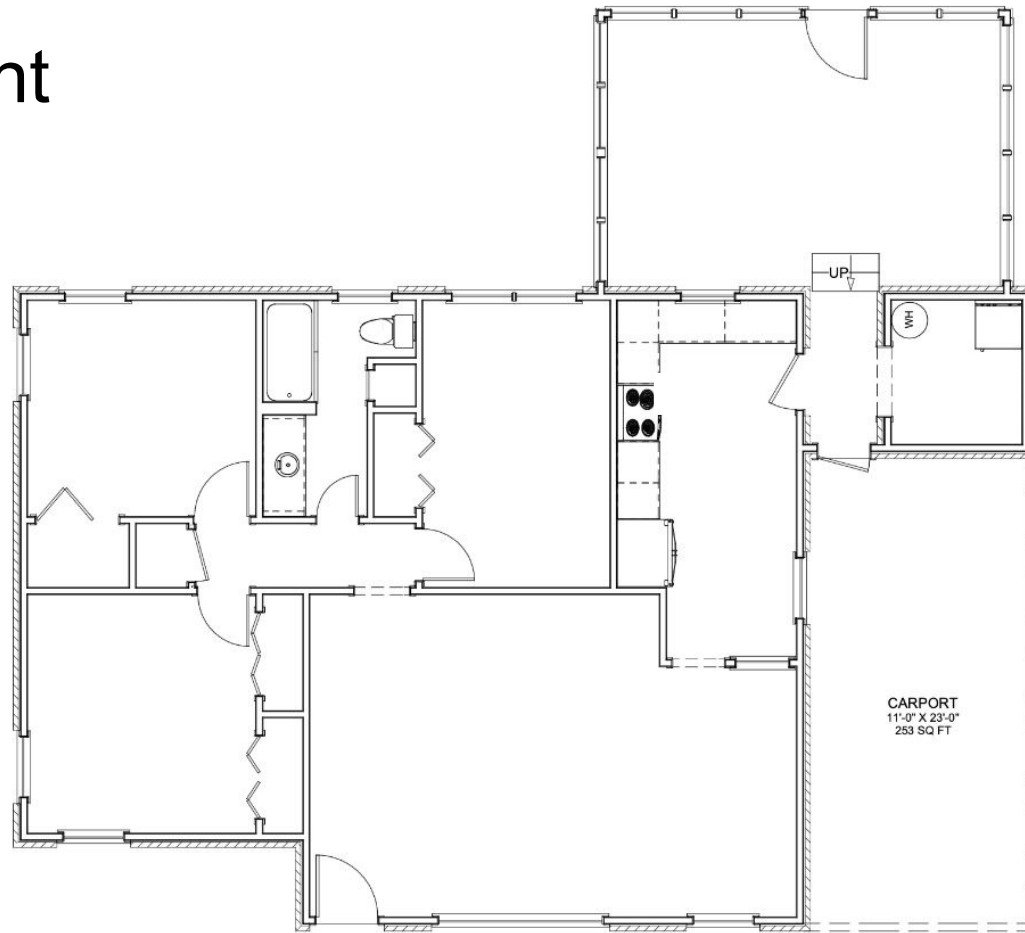


Exterior: 6.Future Drive-thru

- 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

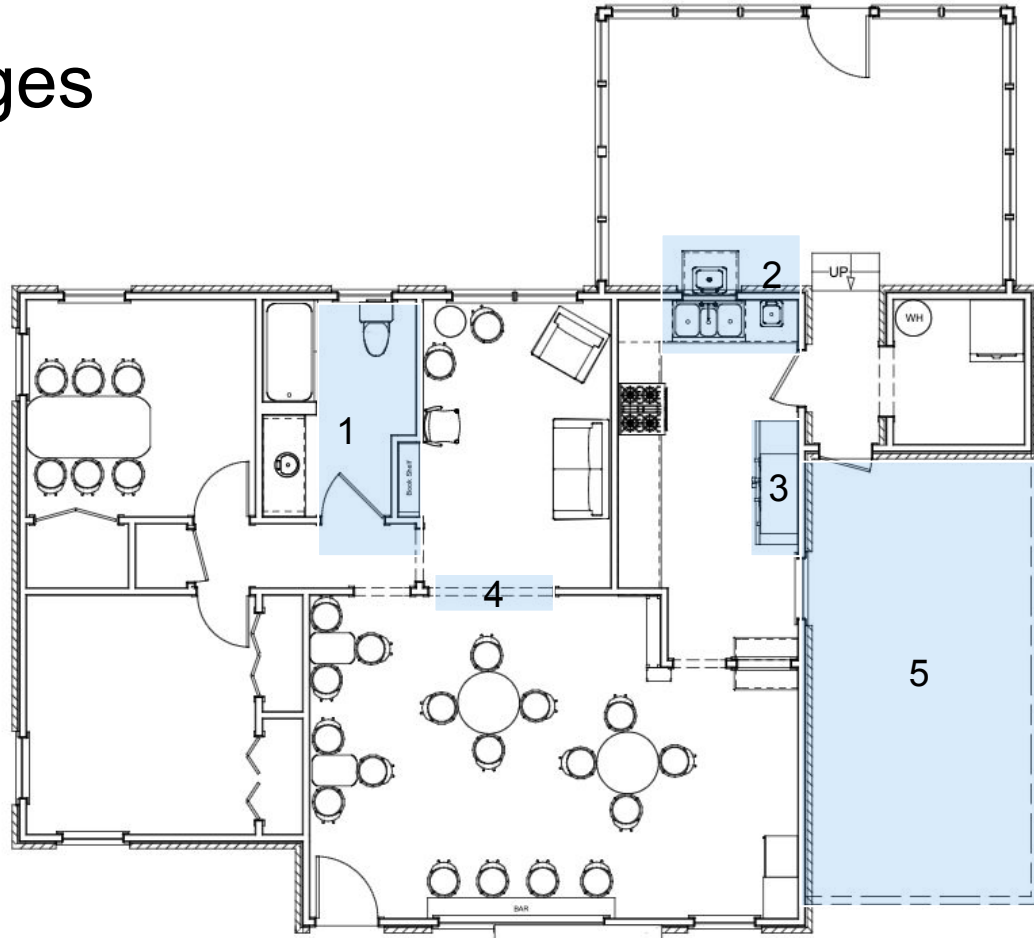
1. Expand bathroom doorway and turn toilet (ADA)

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

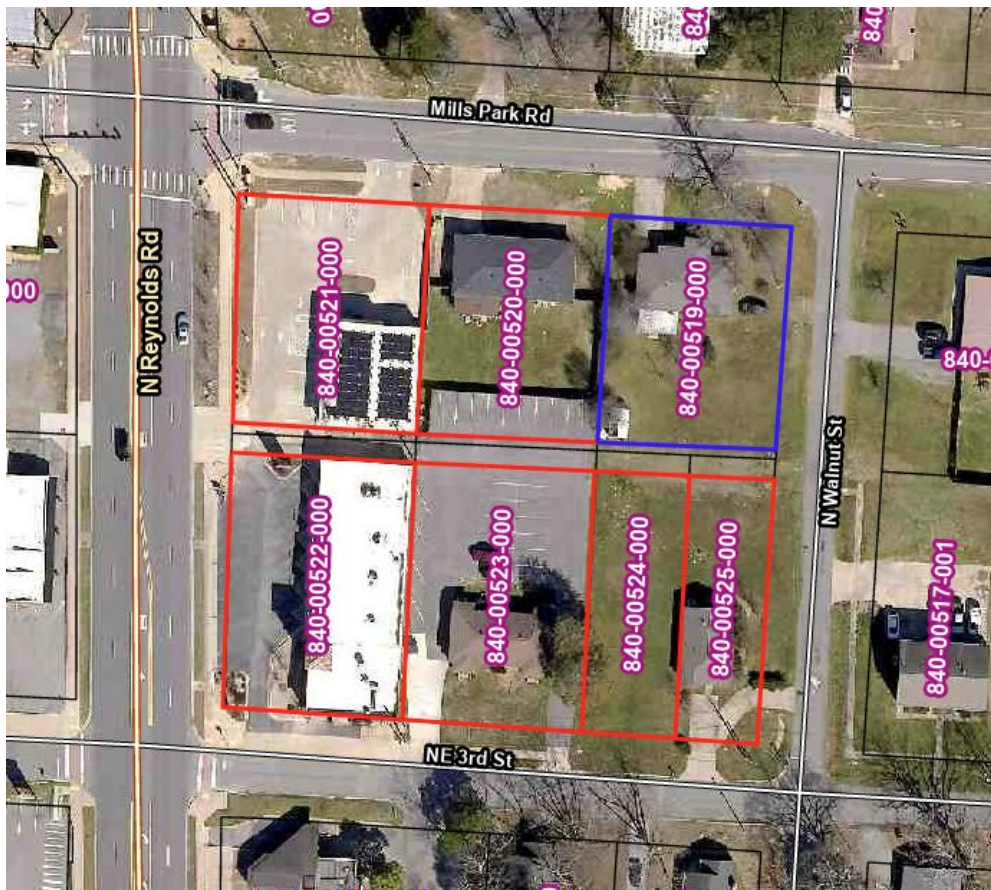
No excessive cooking
So no grease trap needed



THANK YOU!

(Reference Slides below)





**HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES**
#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002
(CELL): 501-893-2893 (FAX): 501-320-4365

#4281 LAKE NORRELL ROAD, ALEXANDER, ARKANSAS 72002

LL): 501-993-2893 (FAX): 501-320-4365
(E-MAIL): holland1625@sbcglobal.net

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

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.

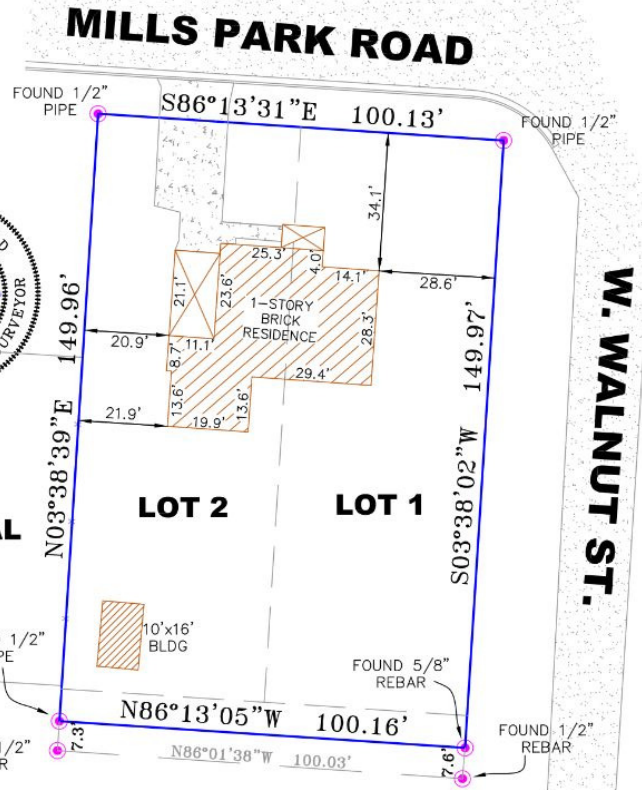
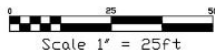
NO STATEMENT IS MADE AS TO THE EXISTENCE
OR LOCATION, EXCEPT WHERE SHOWN OF ANY
PROPERTY CORNER MONUMENTS.

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.**



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 as 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



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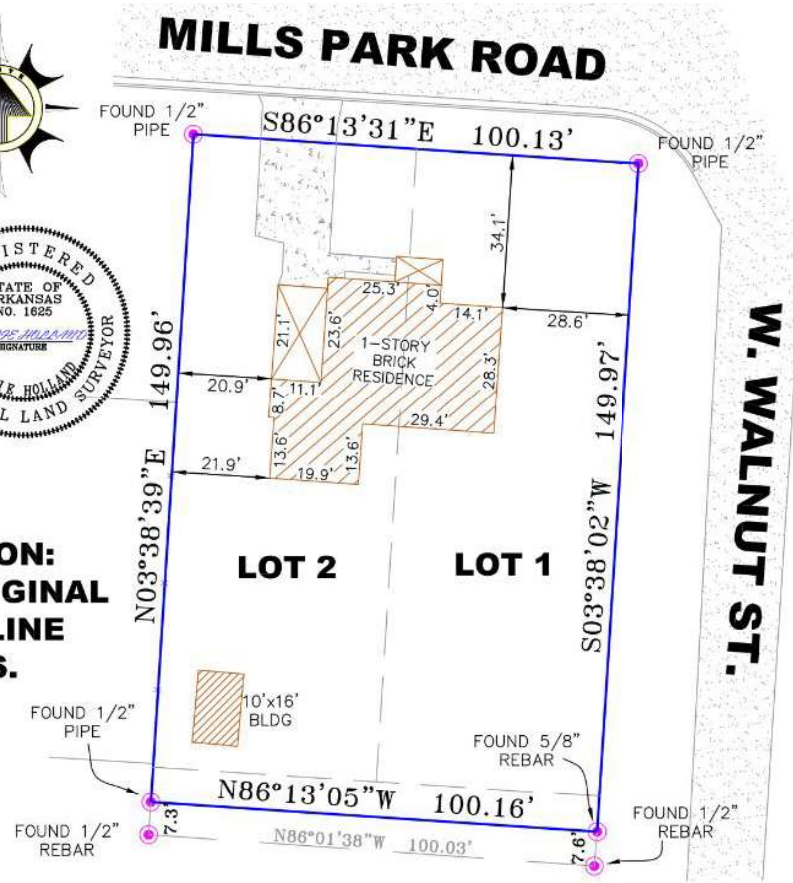
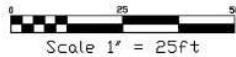
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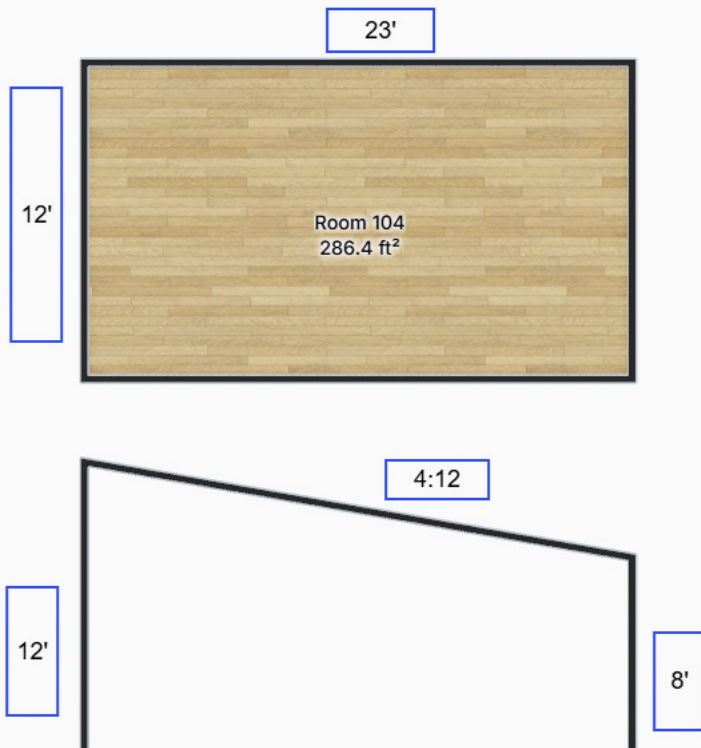


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FOR USE AND BENEFIT OF: LAW CUSTOM HOMES AND LENDERS
TITLE COMPANY
PROPERTY ADDRESS: 108 MILLS PARK ROAD, BRYANT, AR 72022



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

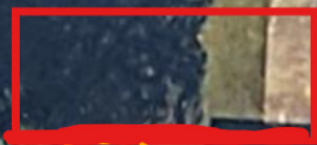
Wilkerson Rd

Wilkerson Rd

Wilkerson Rd

Wilkerson Rd

Wilkerson Rd



S Reynolds Rd



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:



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@yattco.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:

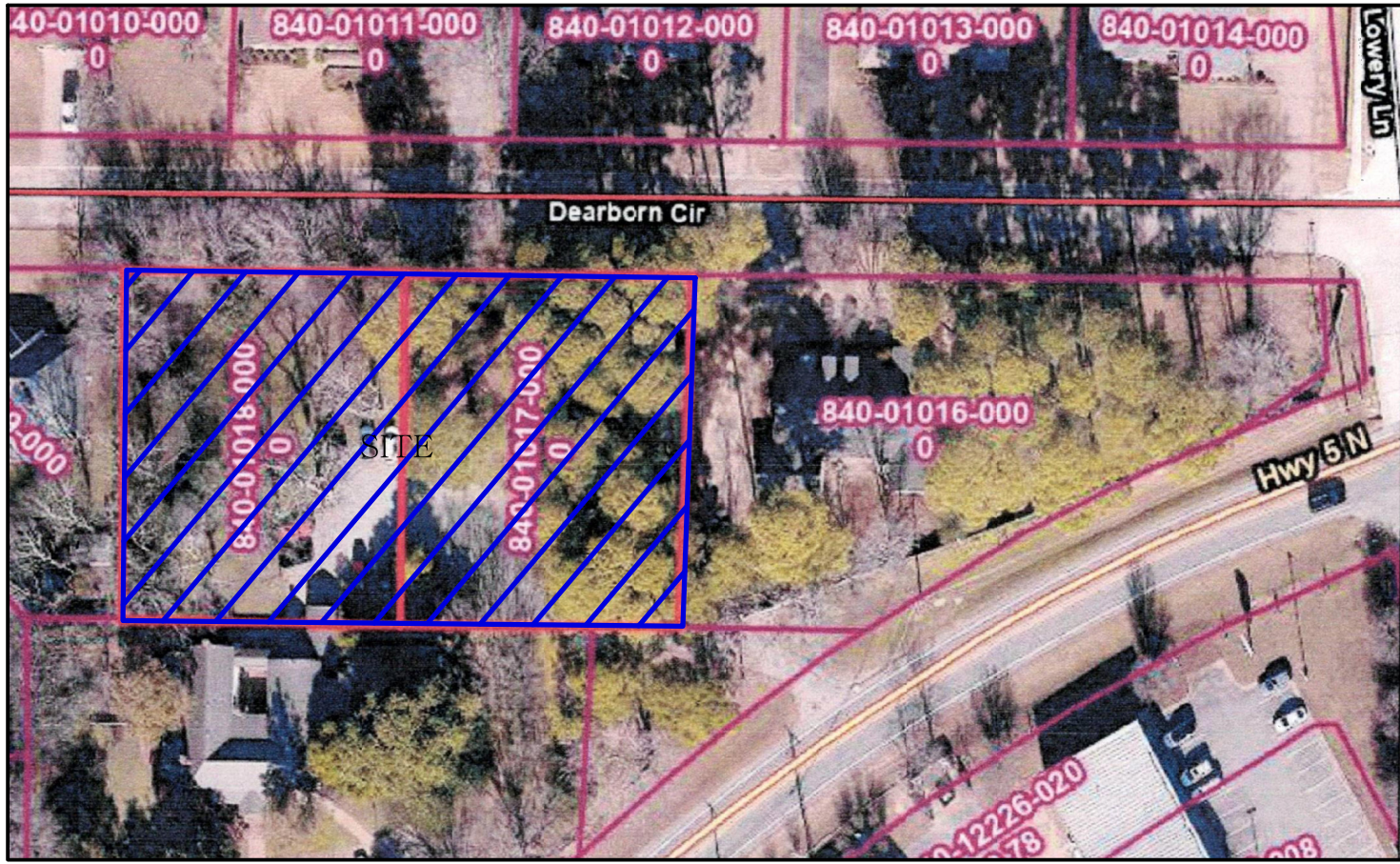
Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- ☐ 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

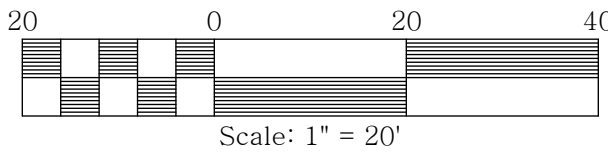
LOT 19,
ANDREW HUNTERS WOODS SUBDIVISION

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.



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

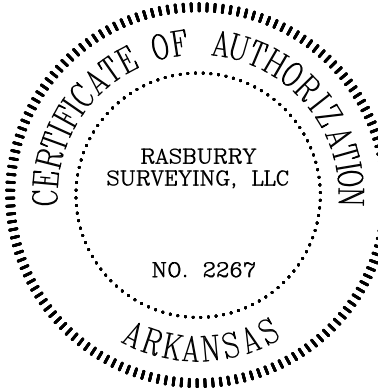
FIELDWORK DATE: 7-9-26
PLAT DATE: 7-31-26

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



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

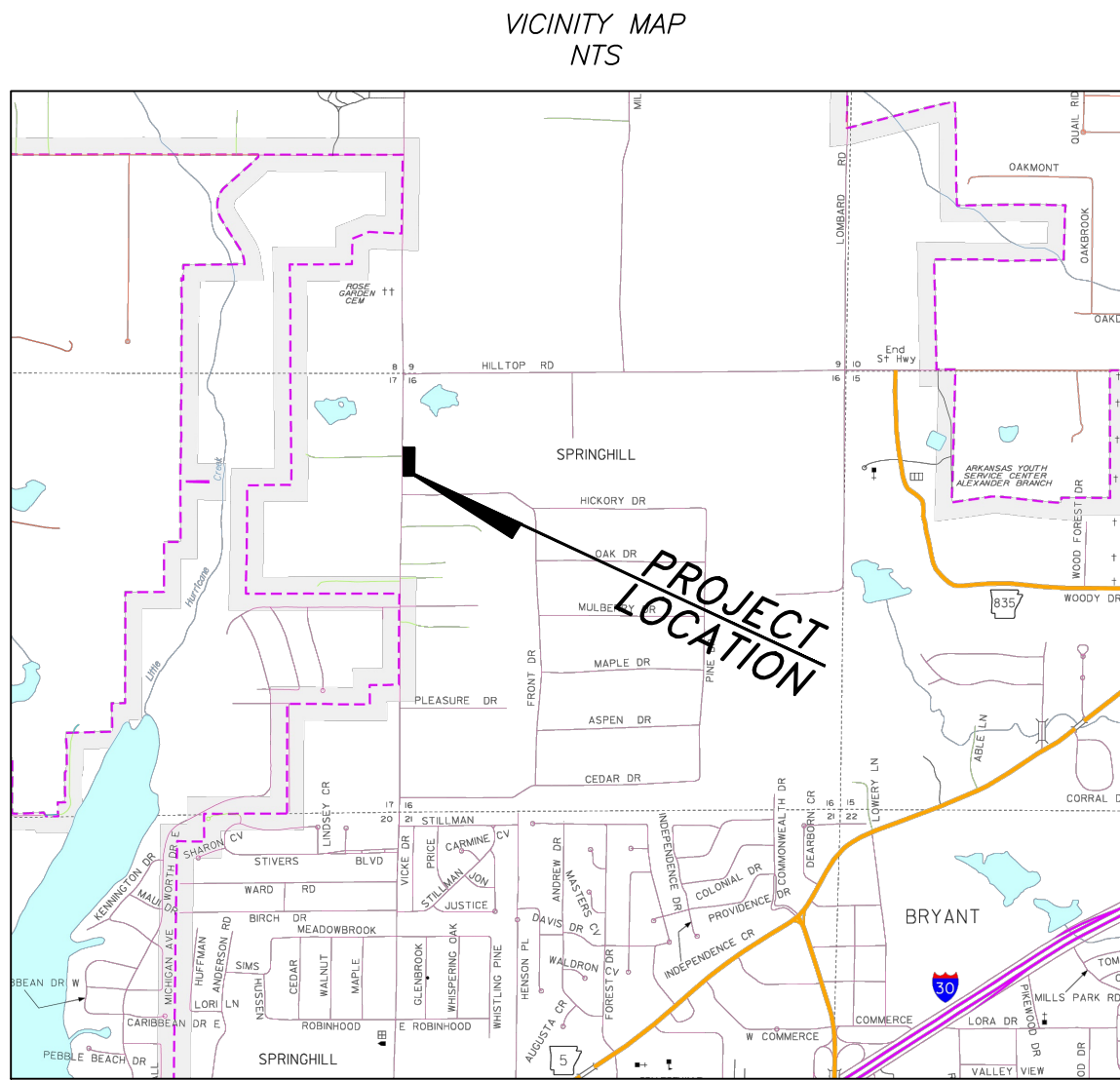
8-20-2025
REV: 8/13/2026

PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

PRE-CONSTRUCTION COPY -

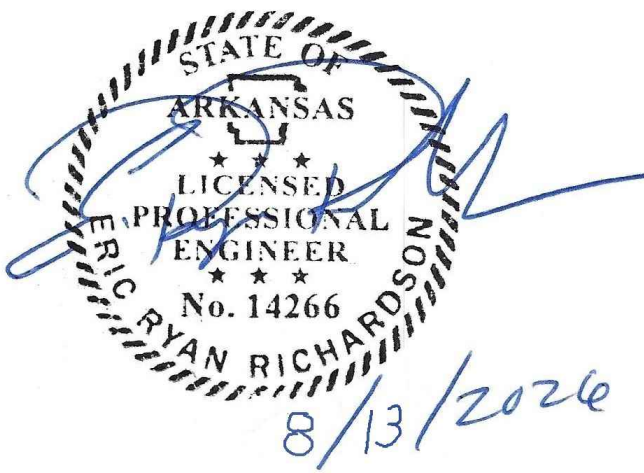
PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.



Prepared By:

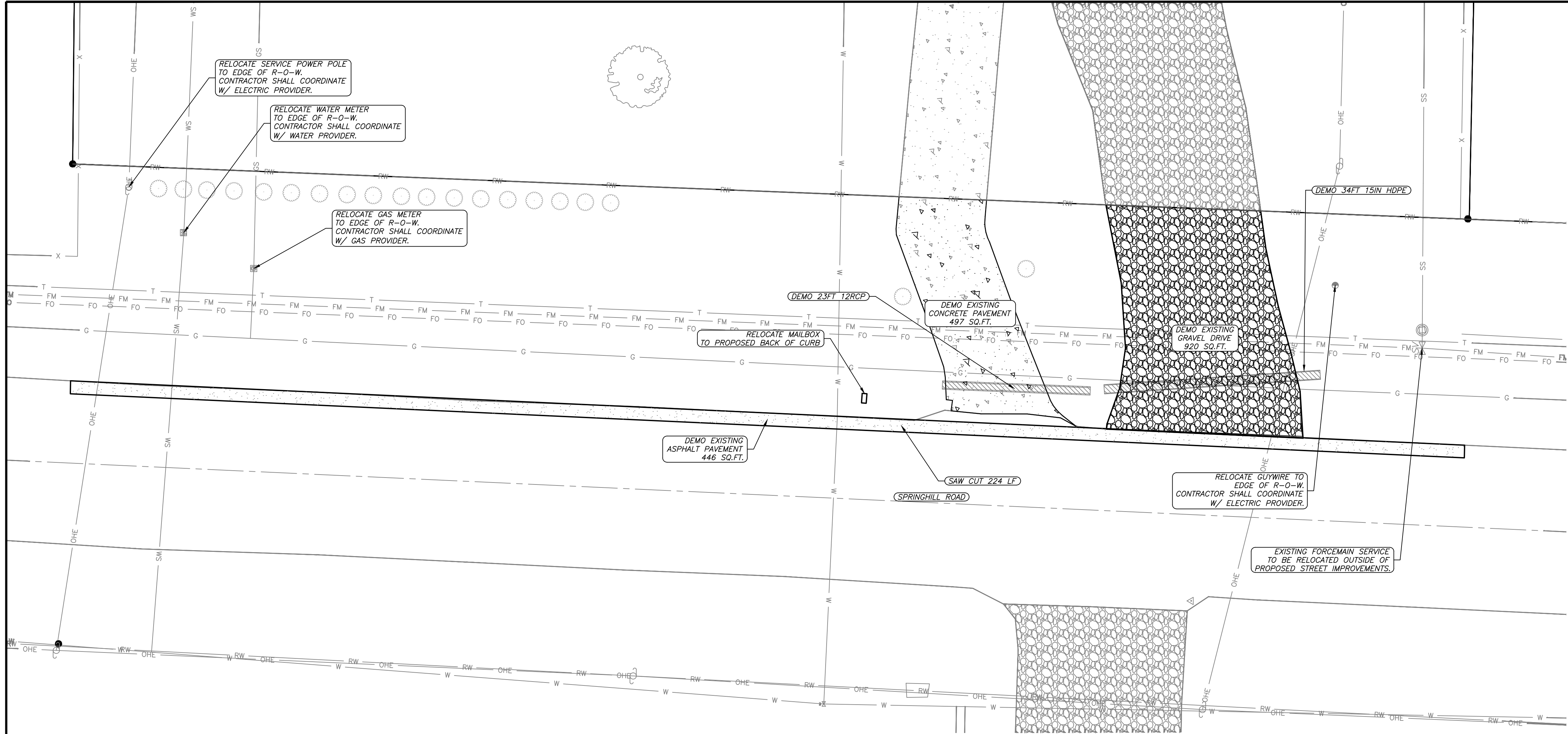


325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



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





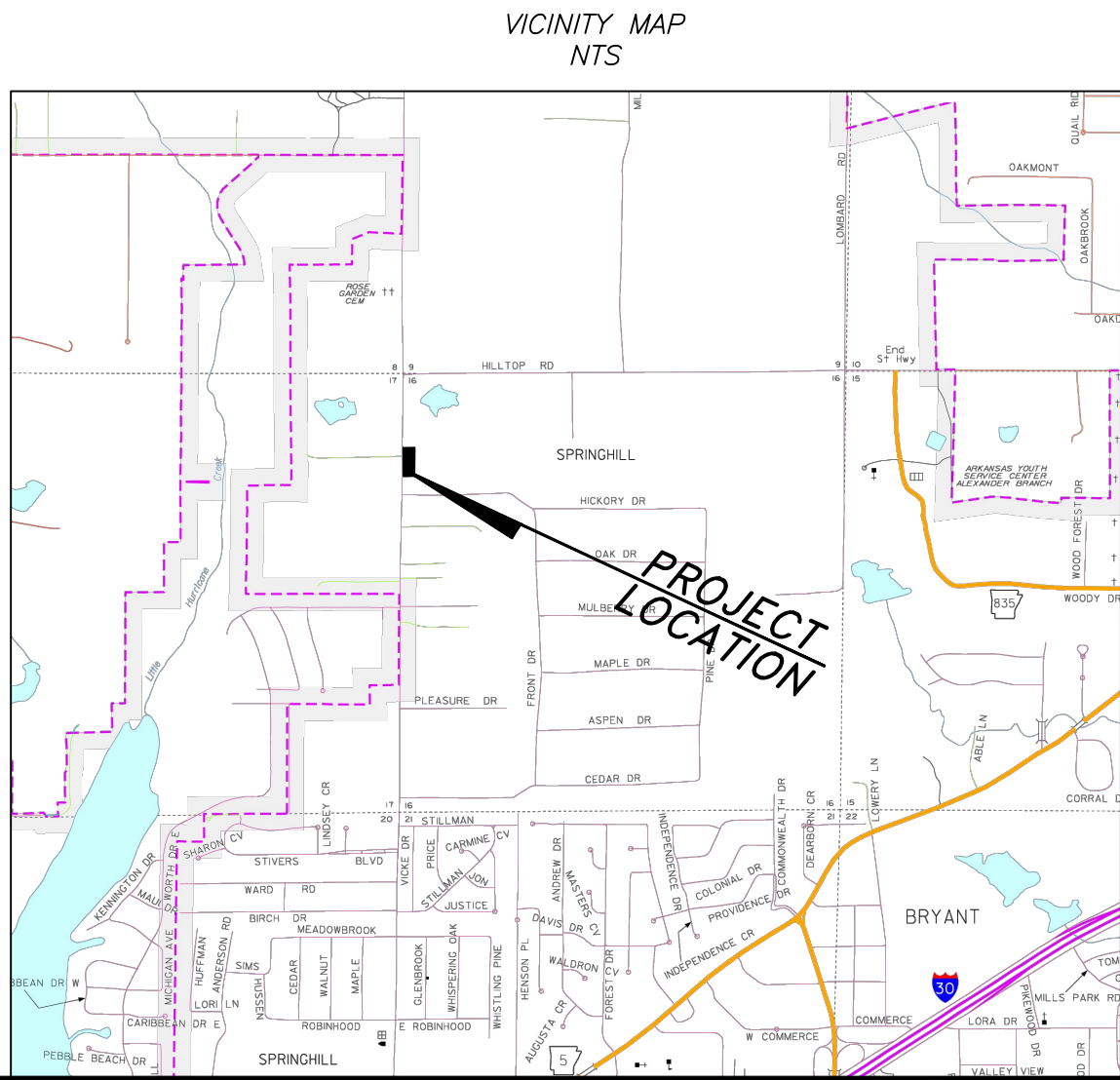
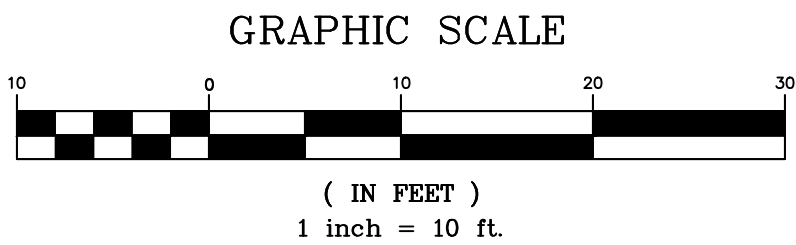
GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
- C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.
- D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, SERVICE CONNECTIONS, 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.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.
- J. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.
- K. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

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

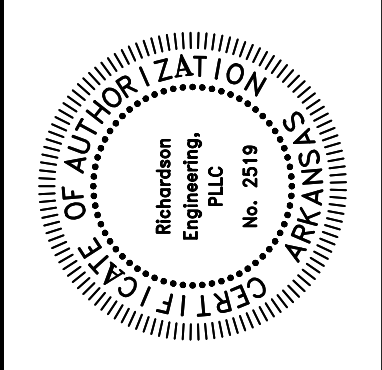


Legend

- 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

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

RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

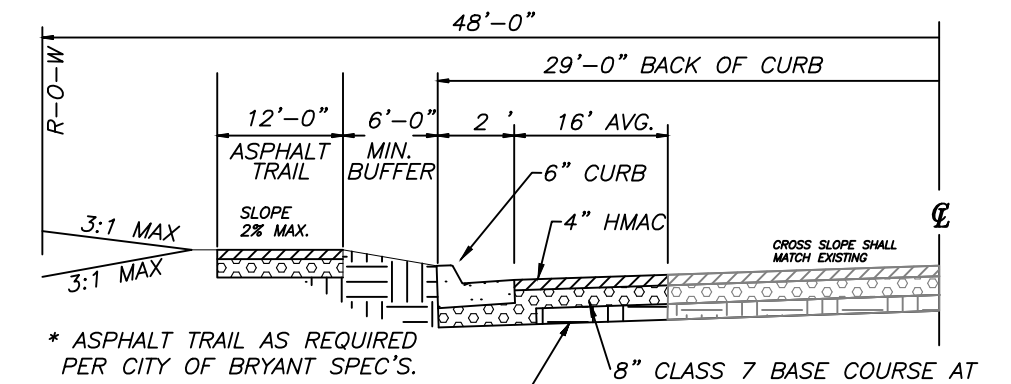
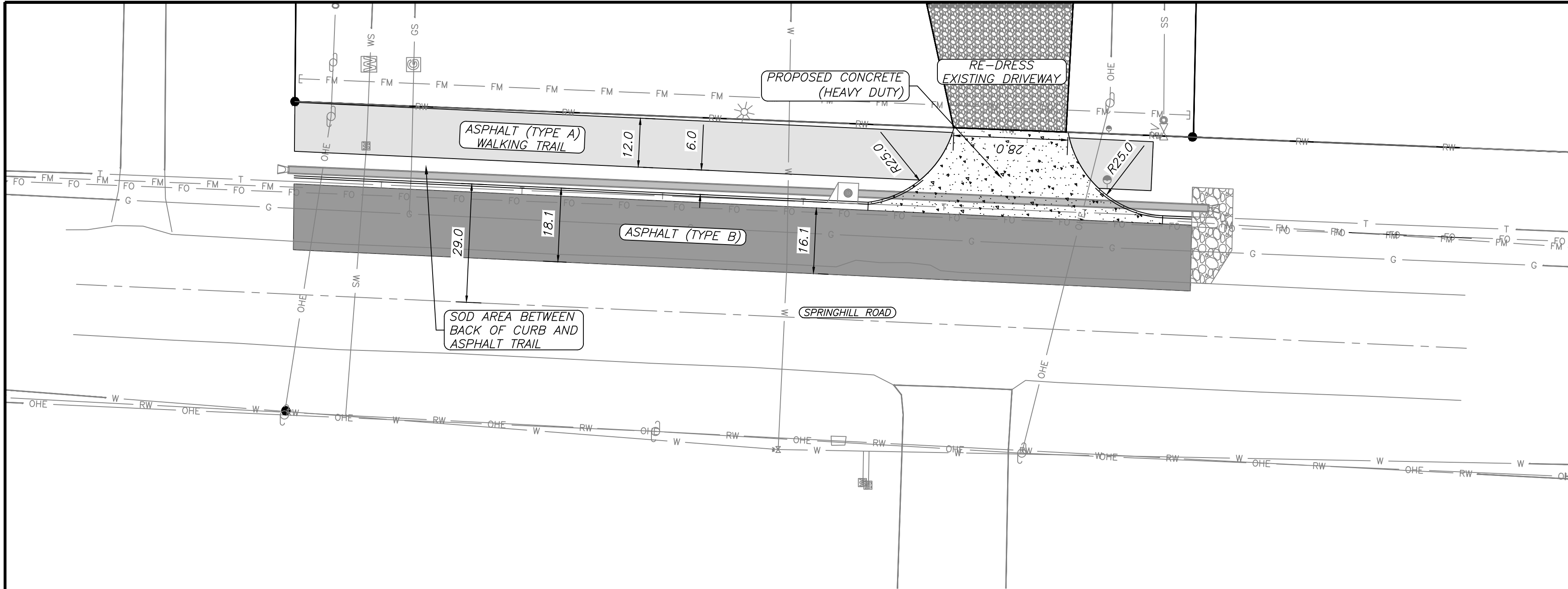


DEMOLITION PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

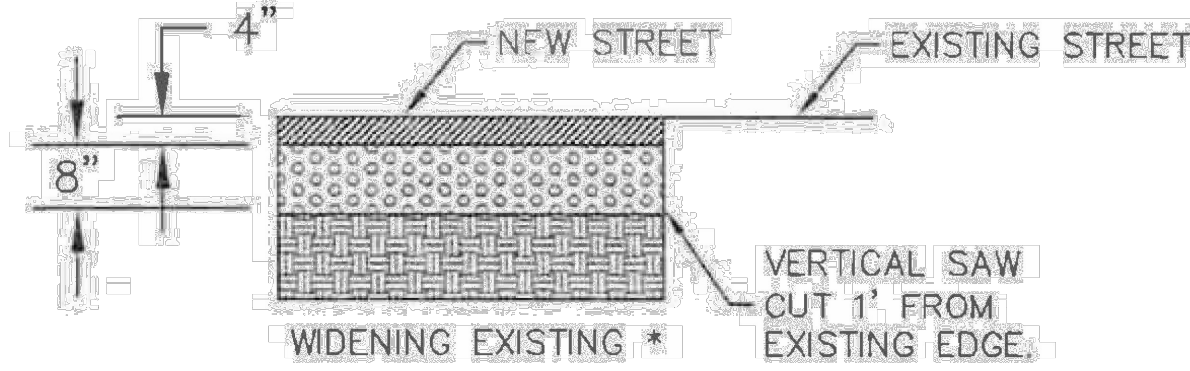
Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

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

PROJECT #: 025-026
Scale: 1" = 10'
Date: 8-20-2025
REV: 8/13/2026
Sheet: 3 of 7



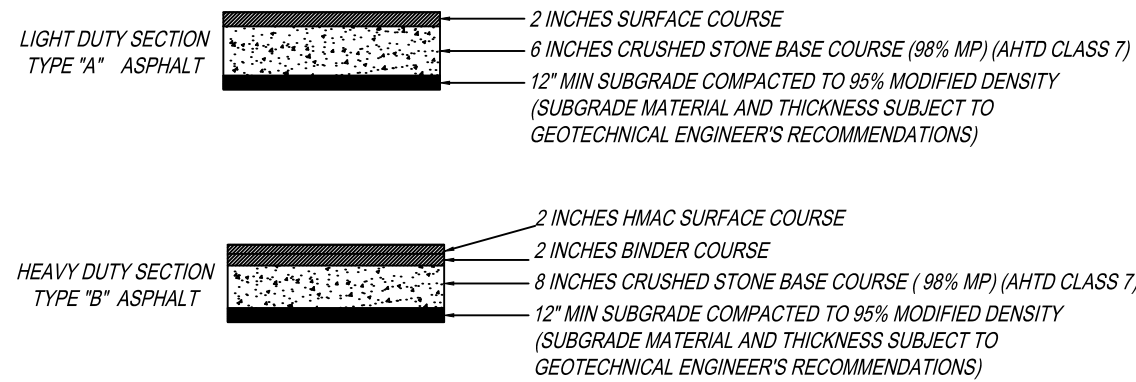
TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



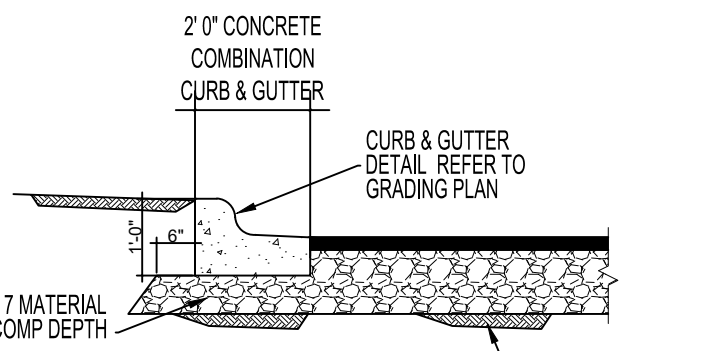
GENERAL NOTES

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.

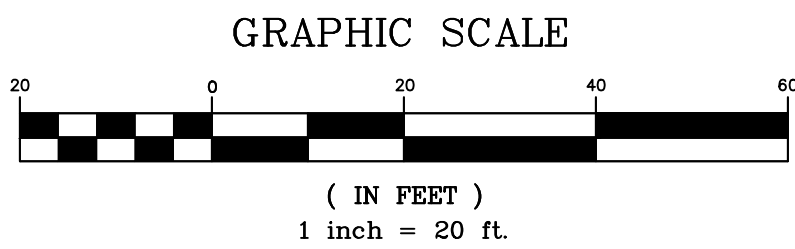
PAVEMENT SECTION



* 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

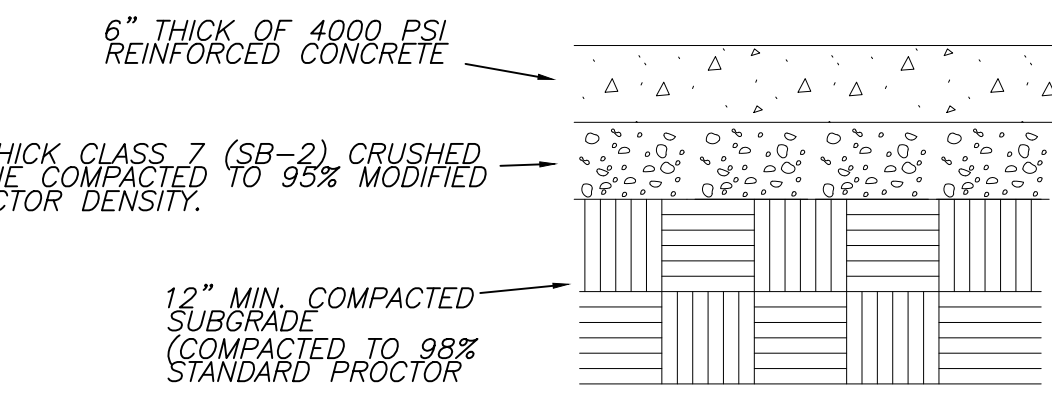
Legend

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- GS Gas Service Line
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- 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

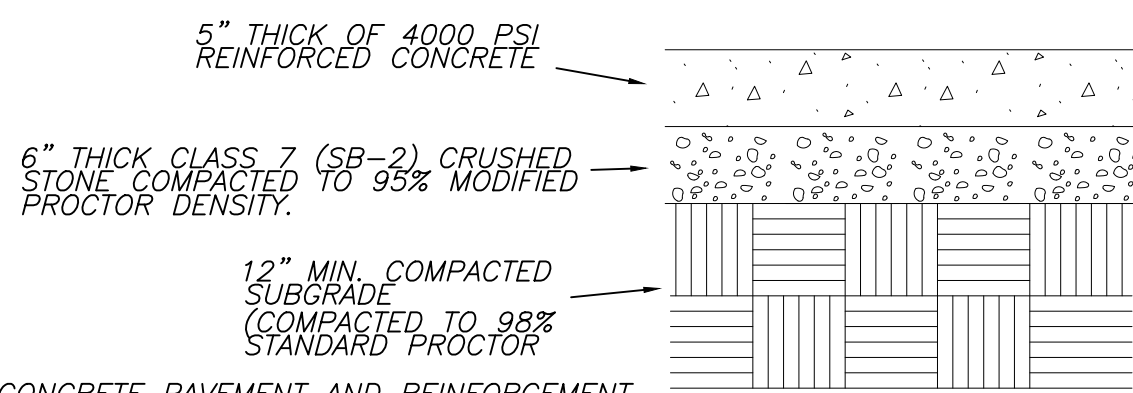
CONCRETE PAVEMENT NOTES:

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" 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.
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- 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 05125C0225E EFFECTIVE 06/05/2020
- 10.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

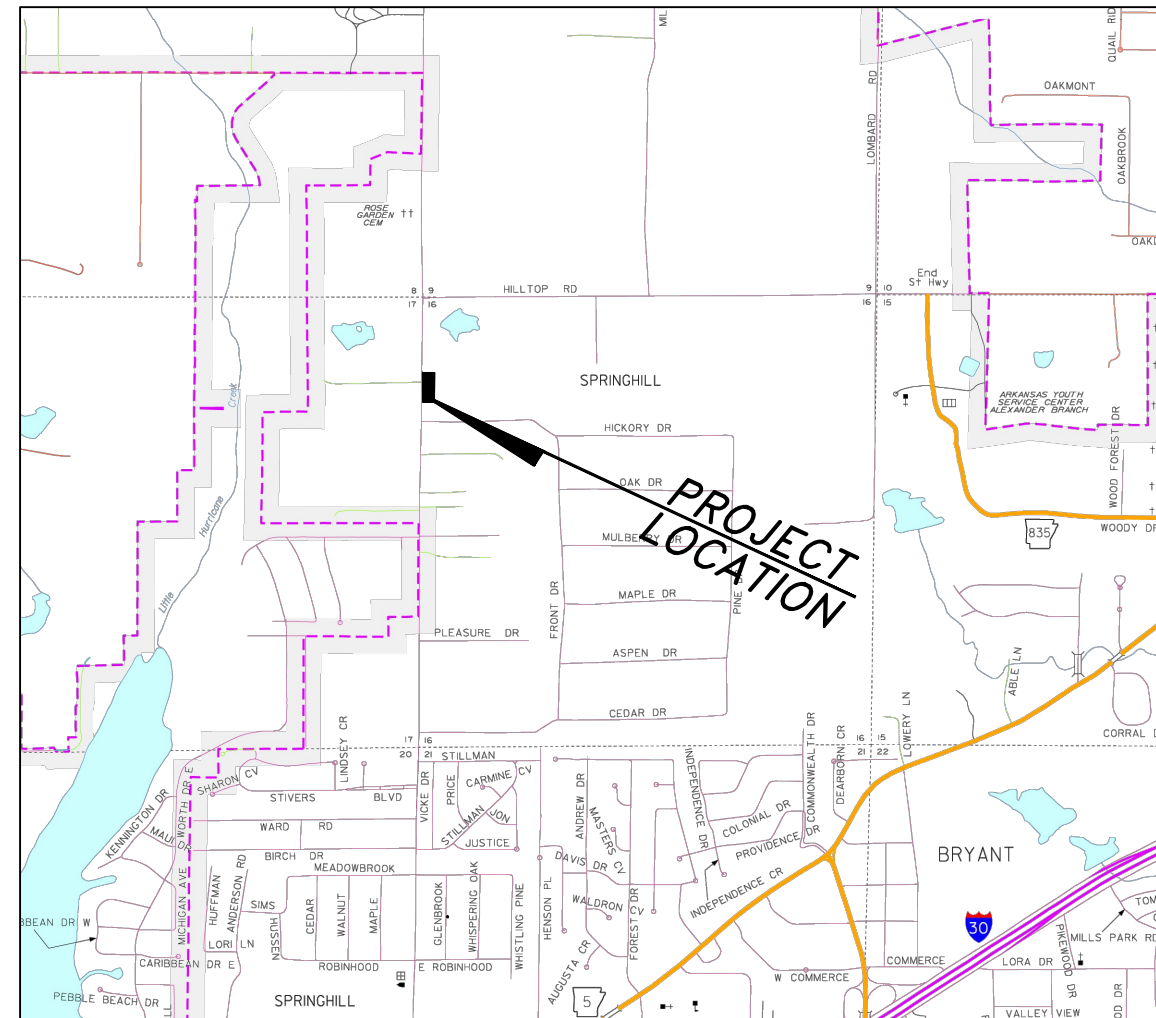
PROPERTY DESCRIPTION AS SURVEYED

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

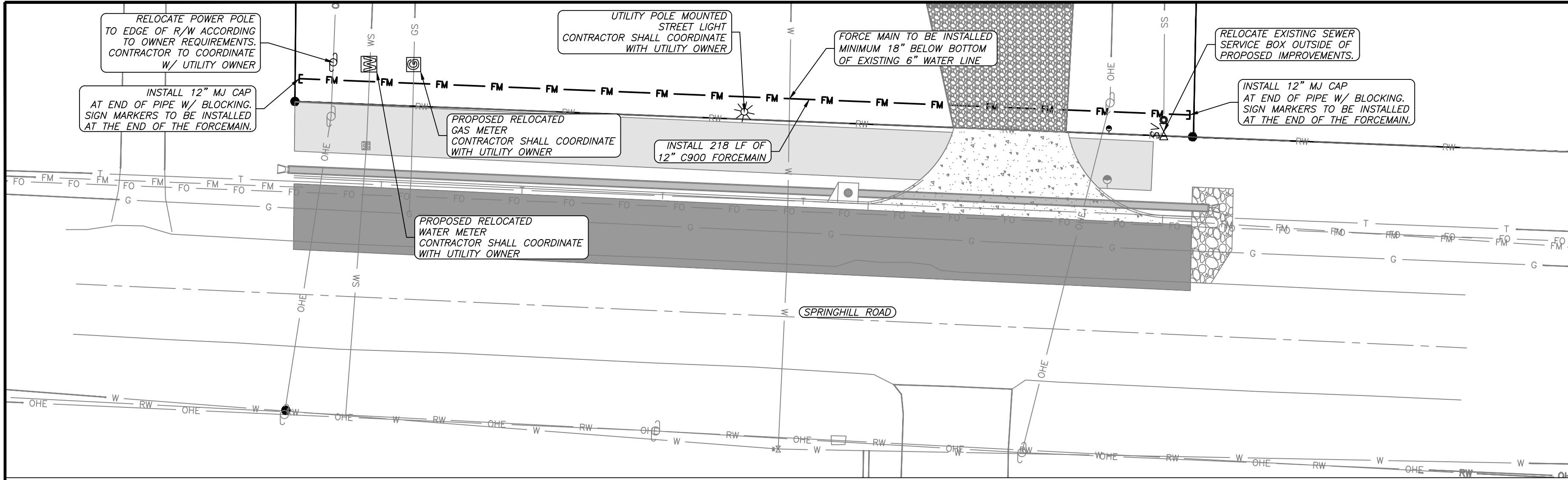
LEGAL DESCRIPTION OF NUCKOLS ESTATES

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.

VICINITY MAP
NTS



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

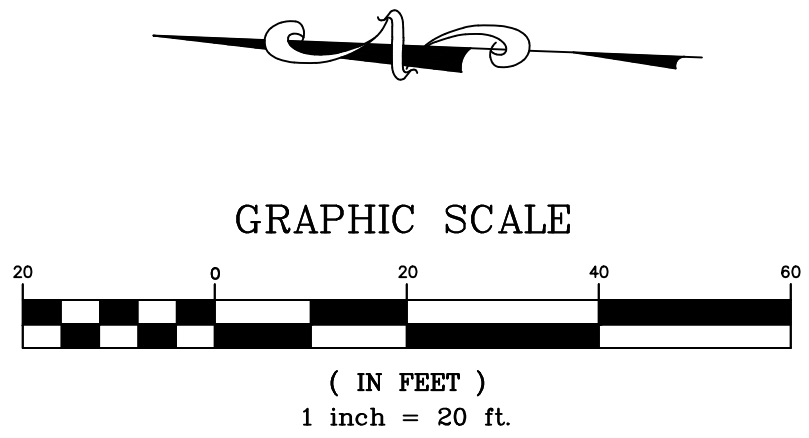


GENERAL NOTES:

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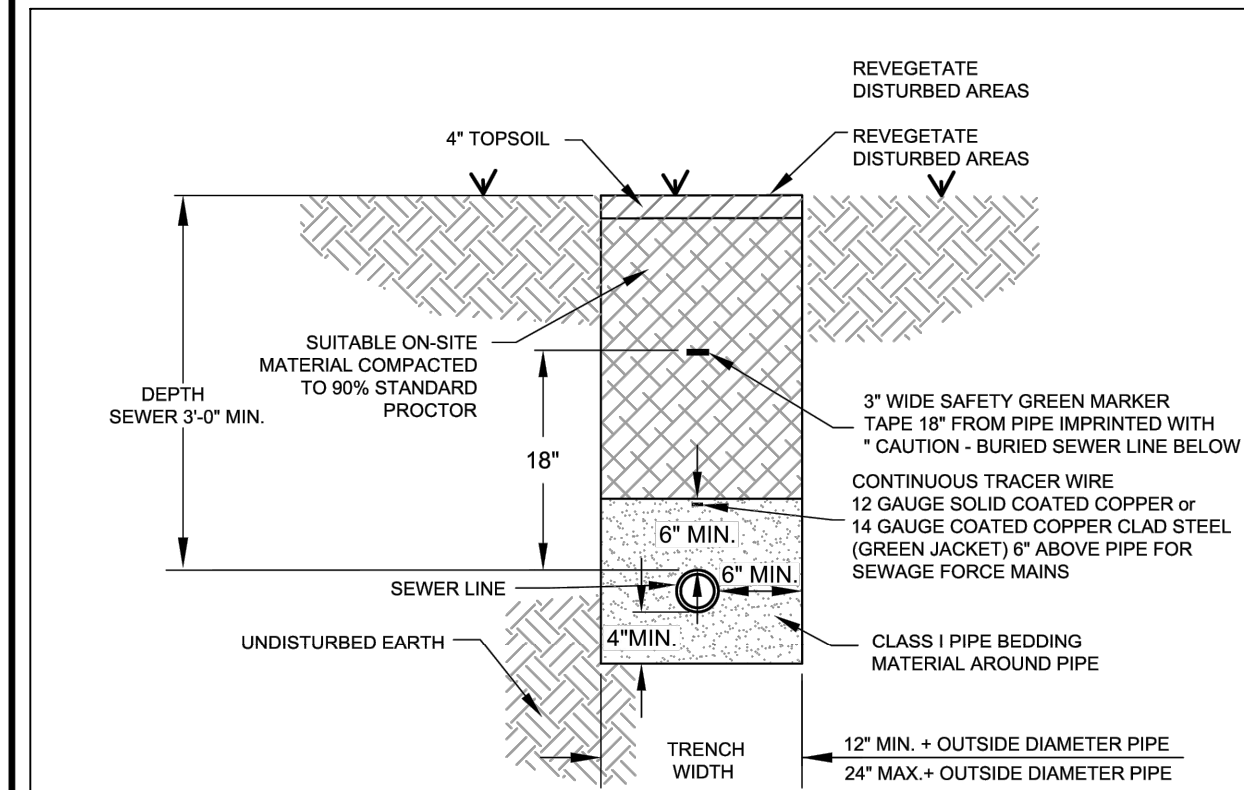
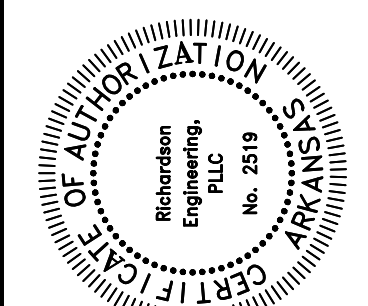
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- CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.



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

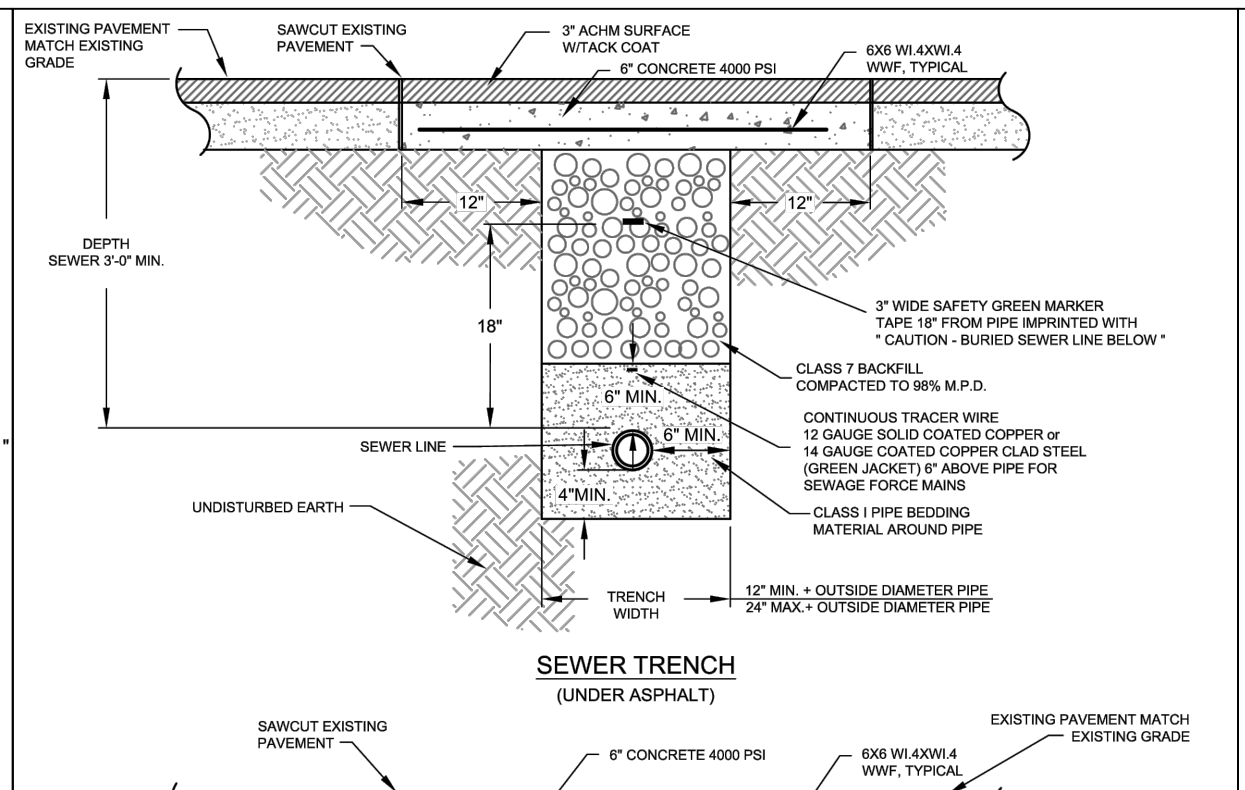
DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR



NOTES:

- THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
- CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B).
- TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36\"/>

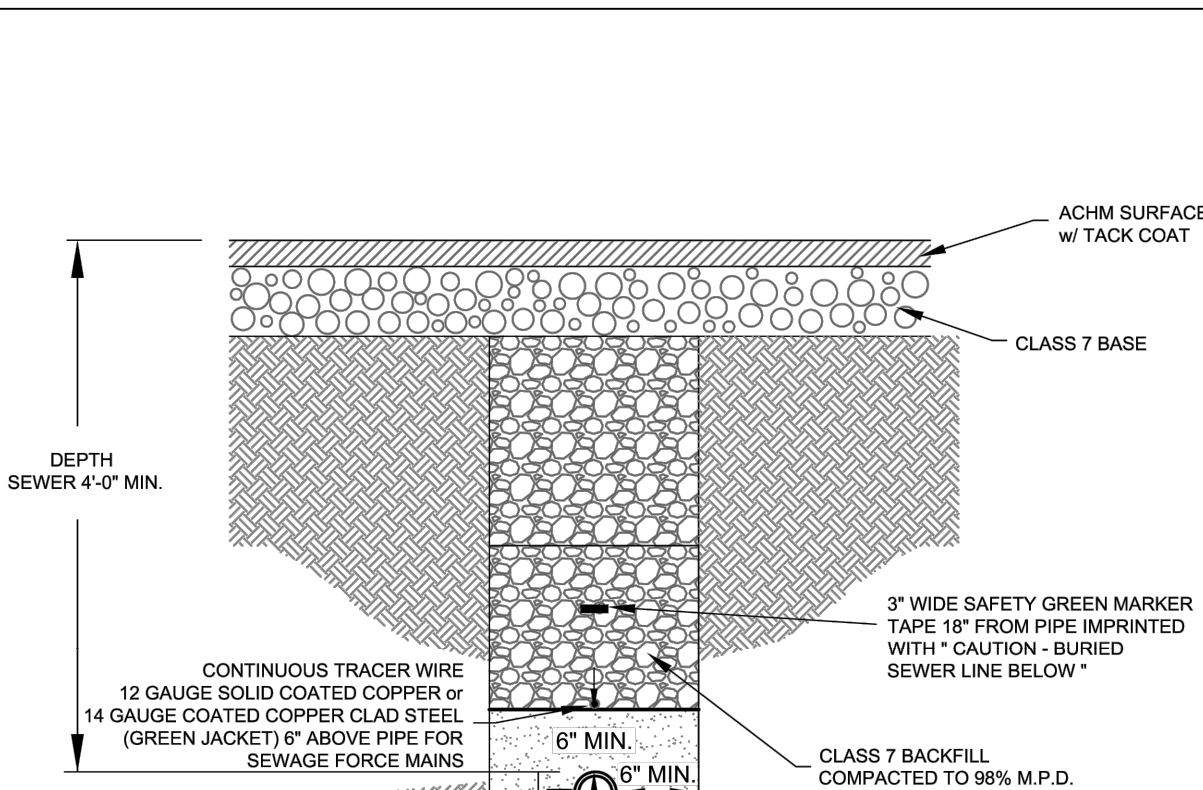
SEWER TRENCH (NON-PAVED AREA)



NOTES:

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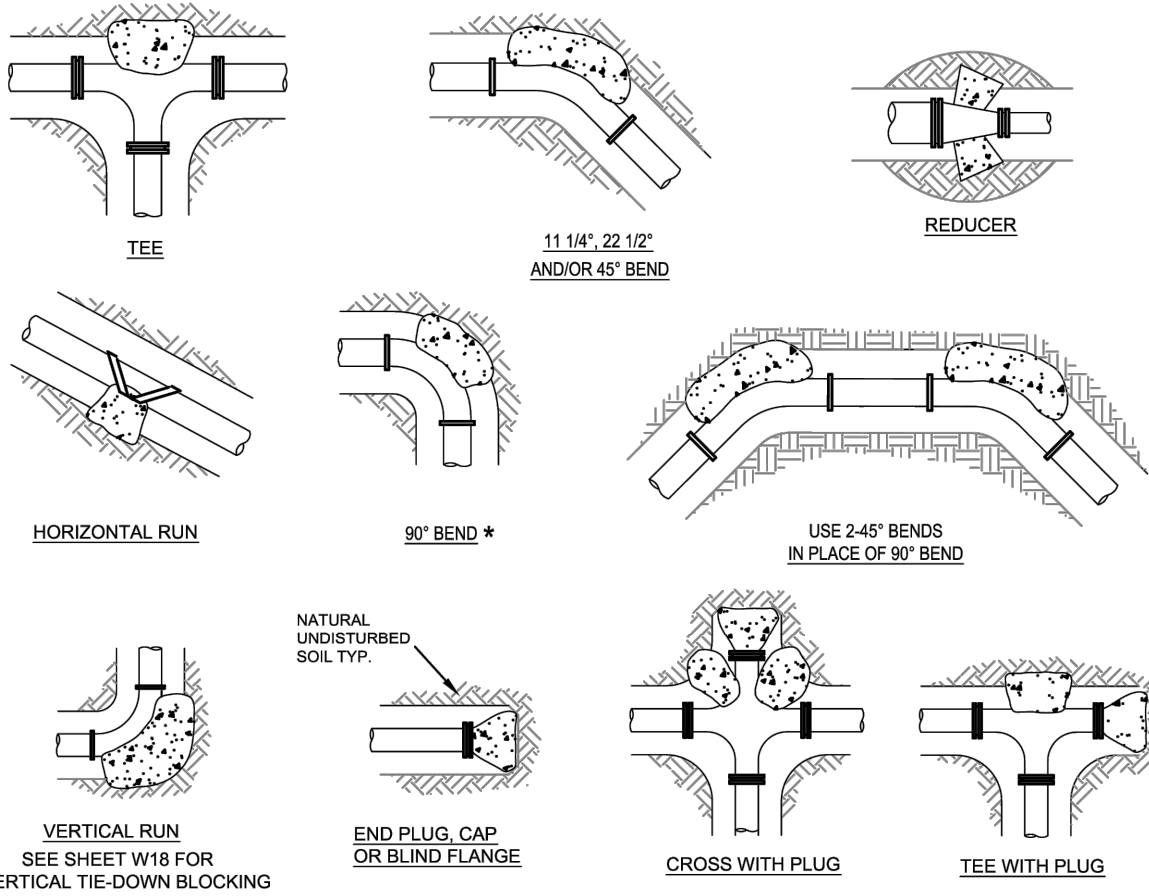
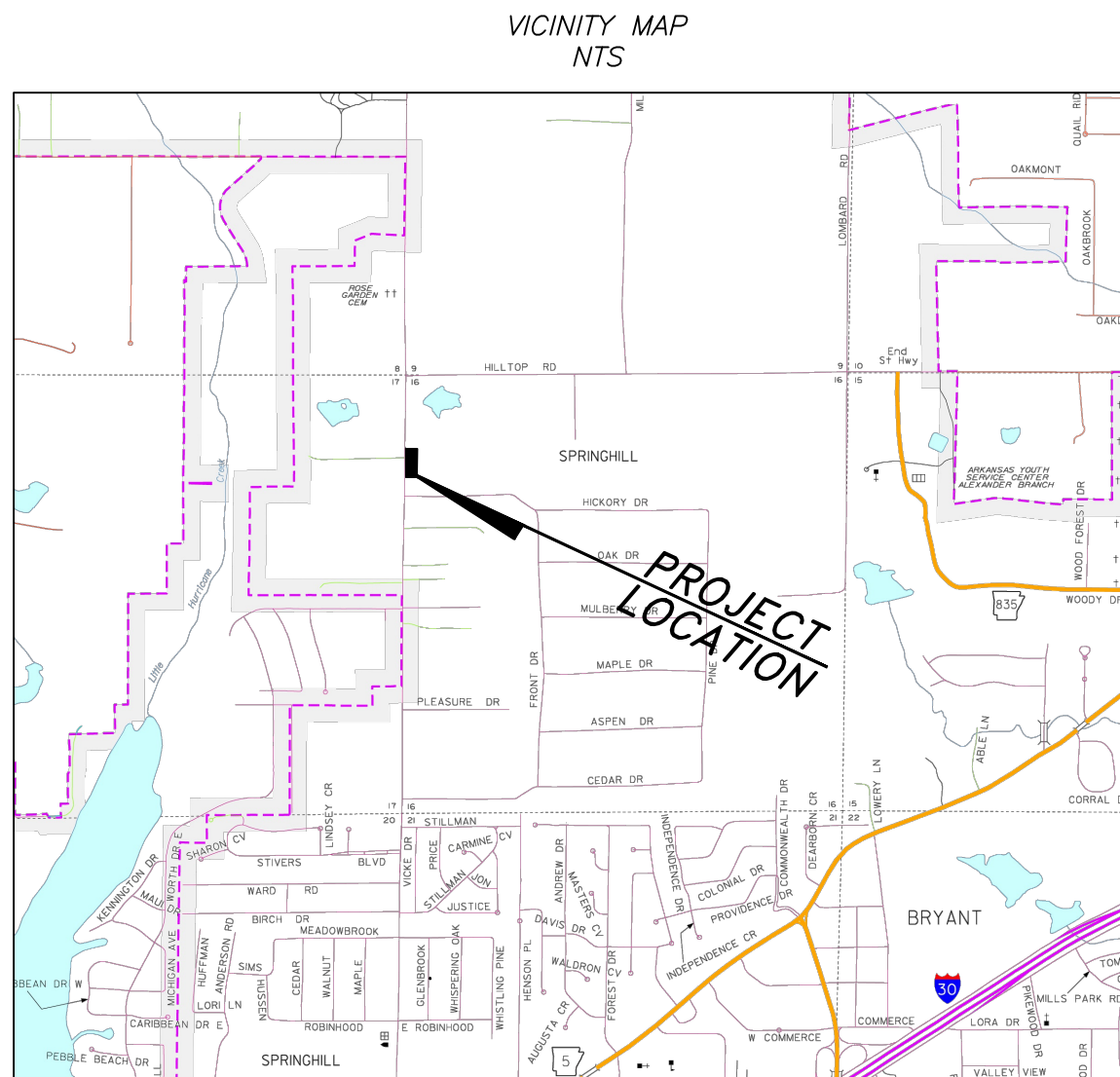
SEWER TRENCH (UNDER CONCRETE)



NOTES:

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SEWER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION



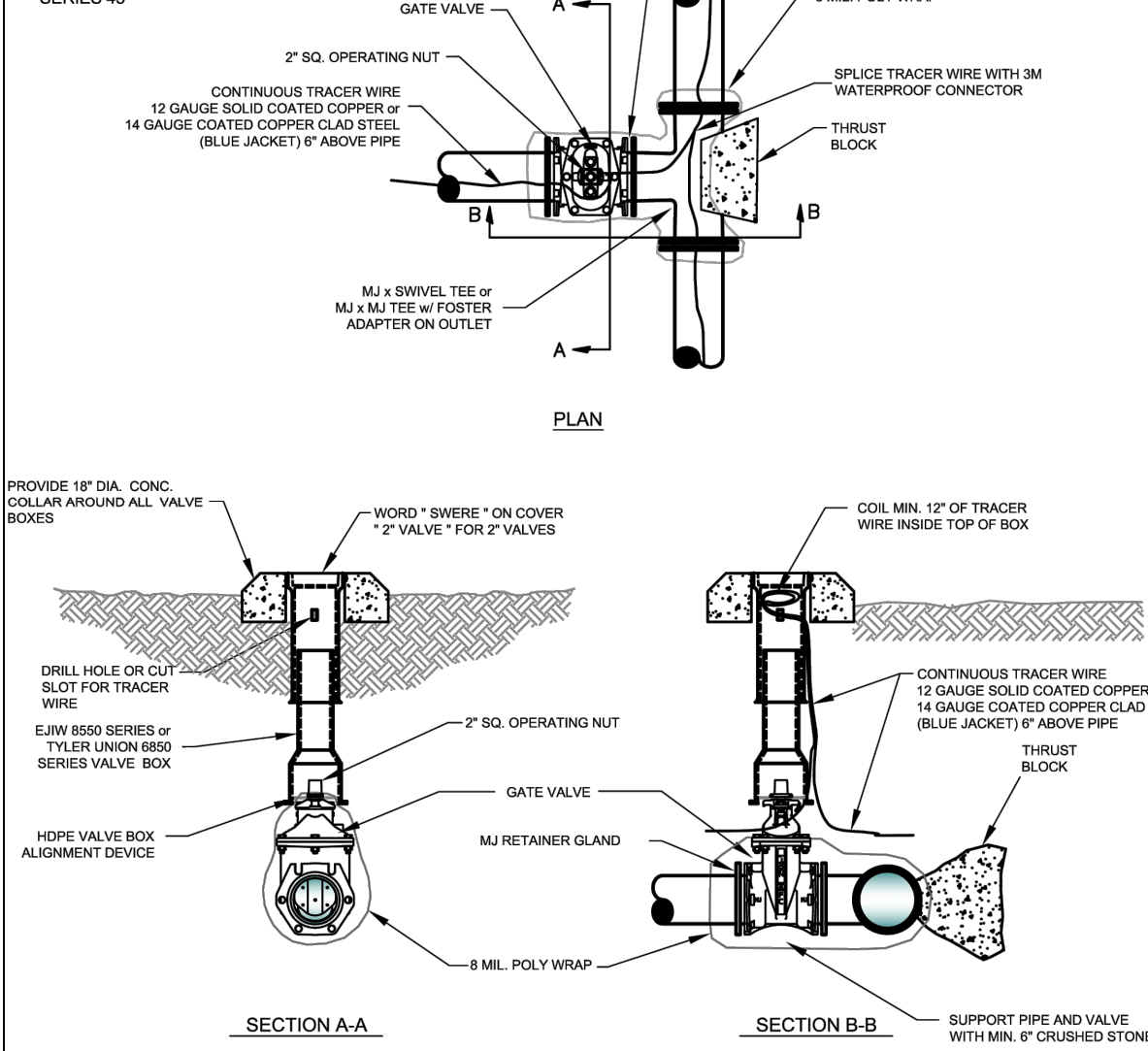
THRUST BLOCK SCHEDULE									
BEARING AREA OF THRUST BLOCK IN SQ. FT. (HORIZONTAL BEARING)									
PIPE DIA.	PIPE WALL THICKNESS	PIPE DIA.	PIPE WALL THICKNESS	PIPE DIA.	PIPE WALL THICKNESS	PIPE DIA.	PIPE WALL THICKNESS	PIPE DIA.	PIPE WALL THICKNESS
12"	0.25"	12"	0.25"	12"	0.25"	12"	0.25"	12"	0.25"
18"	0.3125"	18"	0.3125"	18"	0.3125"	18"	0.3125"	18"	0.3125"
24"	0.375"	24"	0.375"	24"	0.375"	24"	0.375"	24"	0.375"
30"	0.4375"	30"	0.4375"	30"	0.4375"	30"	0.4375"	30"	0.4375"
36"	0.5"	36"	0.5"	36"	0.5"	36"	0.5"	36"	0.5"
42"	0.5625"	42"	0.5625"	42"	0.5625"	42"	0.5625"	42"	0.5625"
48"	0.625"	48"	0.625"	48"	0.625"	48"	0.625"	48"	0.625"
54"	0.6875"	54"	0.6875"	54"	0.6875"	54"	0.6875"	54"	0.6875"
60"	0.75"	60"	0.75"	60"	0.75"	60"	0.75"	60"	0.75"

THRUST BLOCK NOTES:

- CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE - SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
- ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOCATED WHERE BENDS TURN DOWN.
- WRAP PIPE JOINTS IN 8\"/>

PERMITTED VALVES

- AMERICAN FLOW CONTROL SERIES 2500
- MUELLER SERIES 2360
- AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



NOTES:

- ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
- ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
- IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION NUT SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL 2\"/>

GENERAL UTILITY NOTES:

- ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITIES' SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY CITY OF BRYANT UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING UTILITY WORK OR TIE-INS.
- ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
- ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
- MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18\"/>

Legend

— RW —	Right of Way
— Property Boundary —	Property Boundary
— T —	Telephone
— FO — FO — FO —	Fiber Optic Line
— Road Center 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

Prepared For:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

Date

12/29/2024

12/29/2024

8/12/2026

Revisions

FORCE MAIN ROUTE

FOR DISC COMMENTS

ENGINEER REVISED

No.

1

2

3

PROJECT #:

025-026

Date

8-20-2025

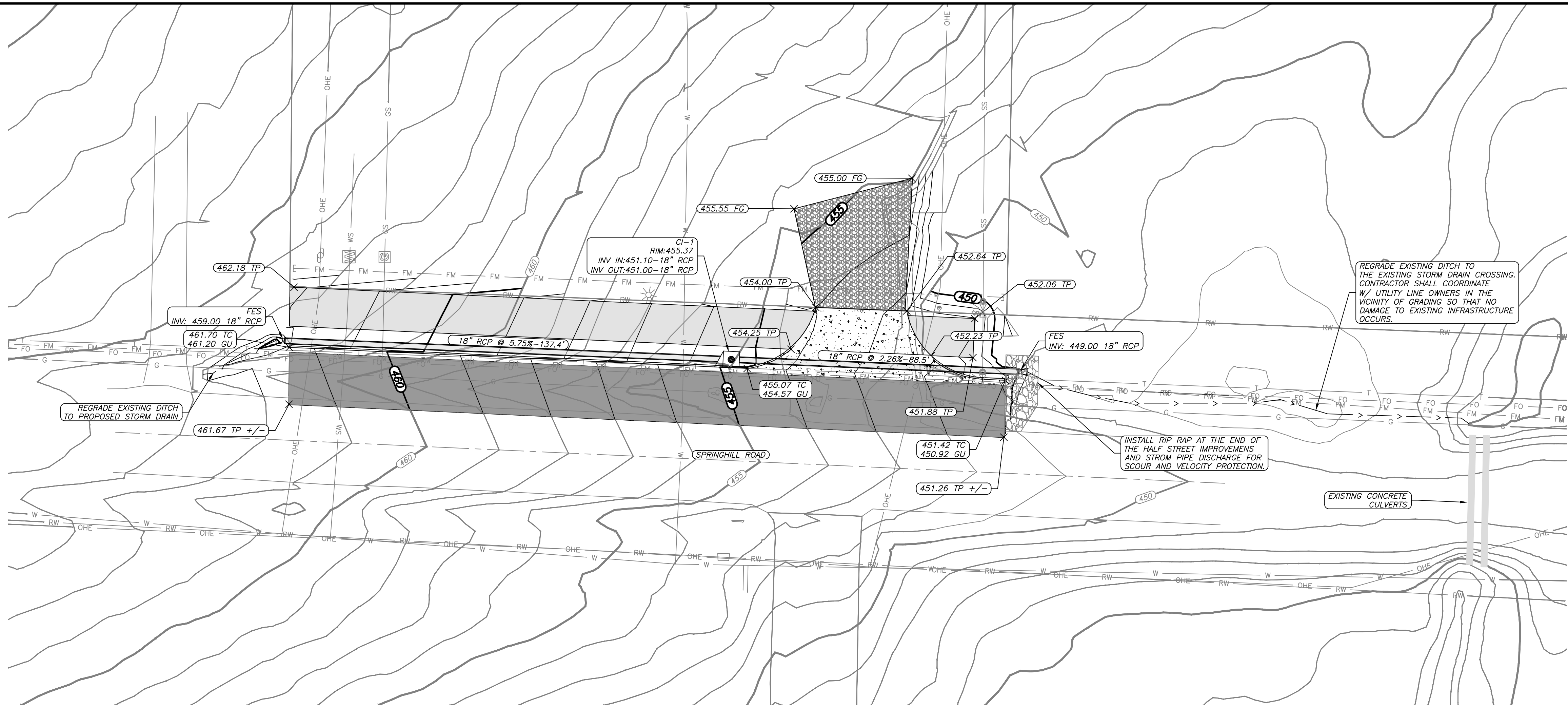
Scale

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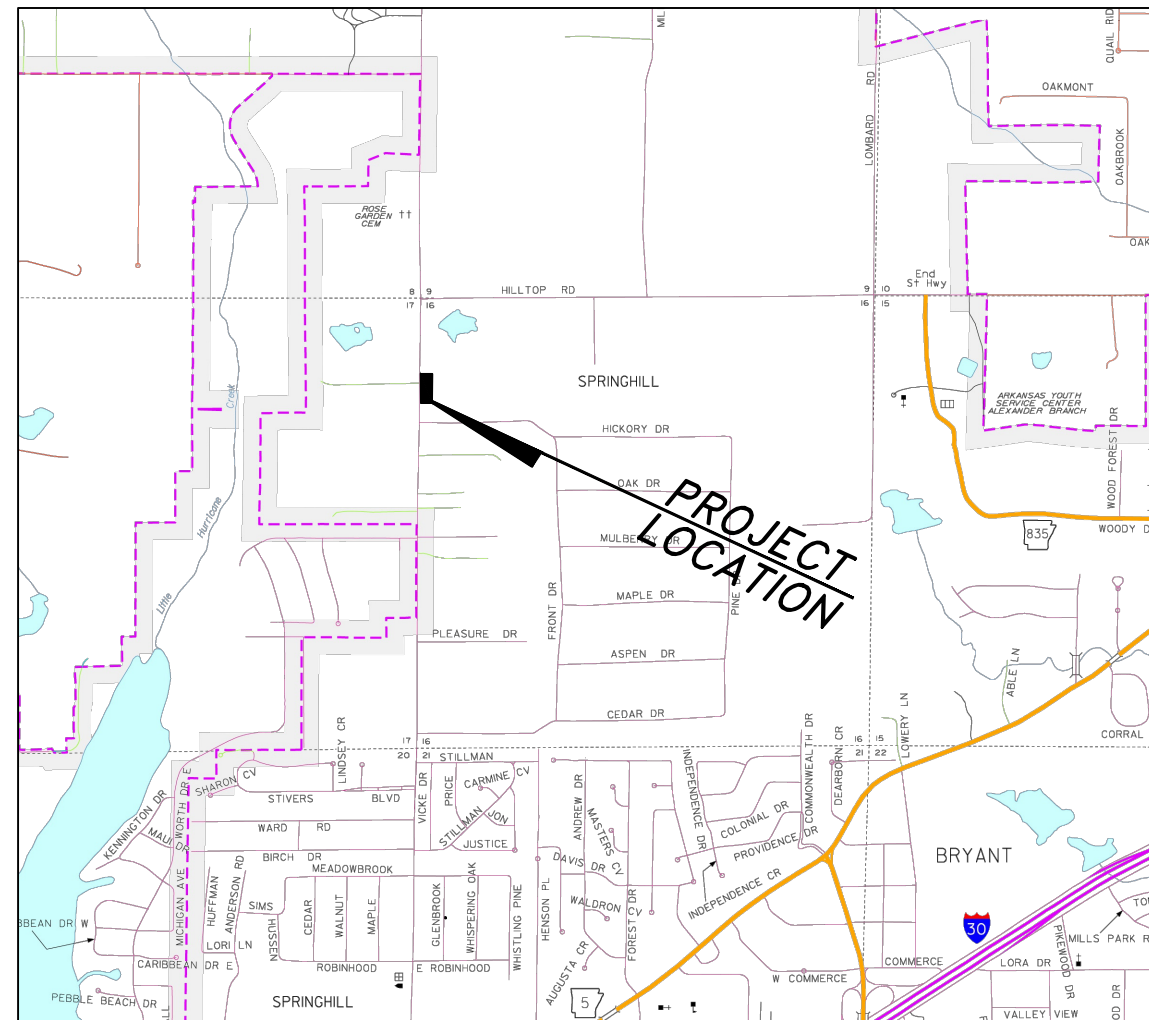
REV: 8/13/2026

Sheet

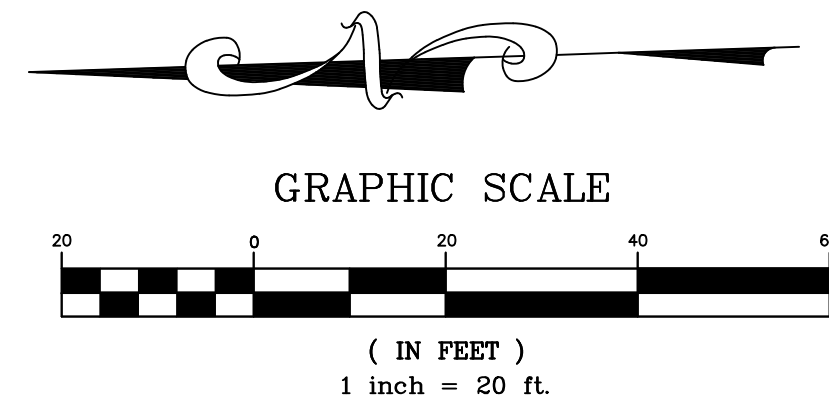
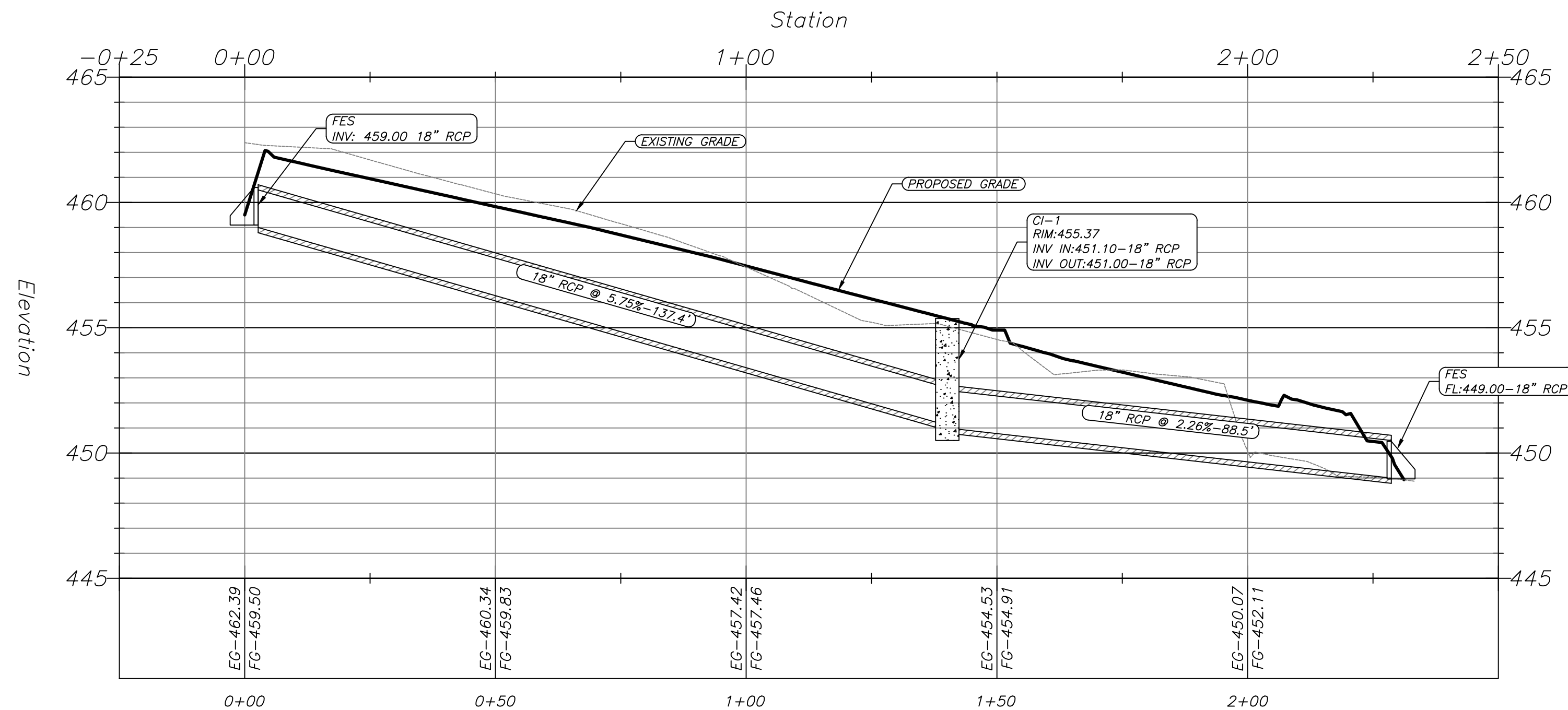
5 of 7



VICINITY MAP
NTS



PROPOSED STORM PROFILE

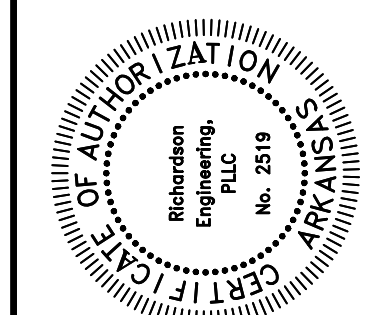


Legend

— RW —	Right of Way
— — —	Property Boundary
— 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.

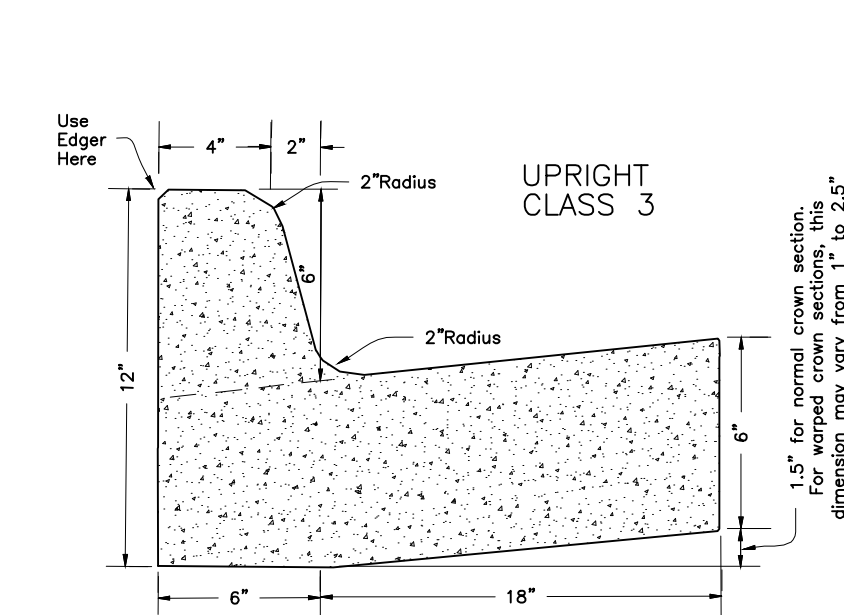


GRADING PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

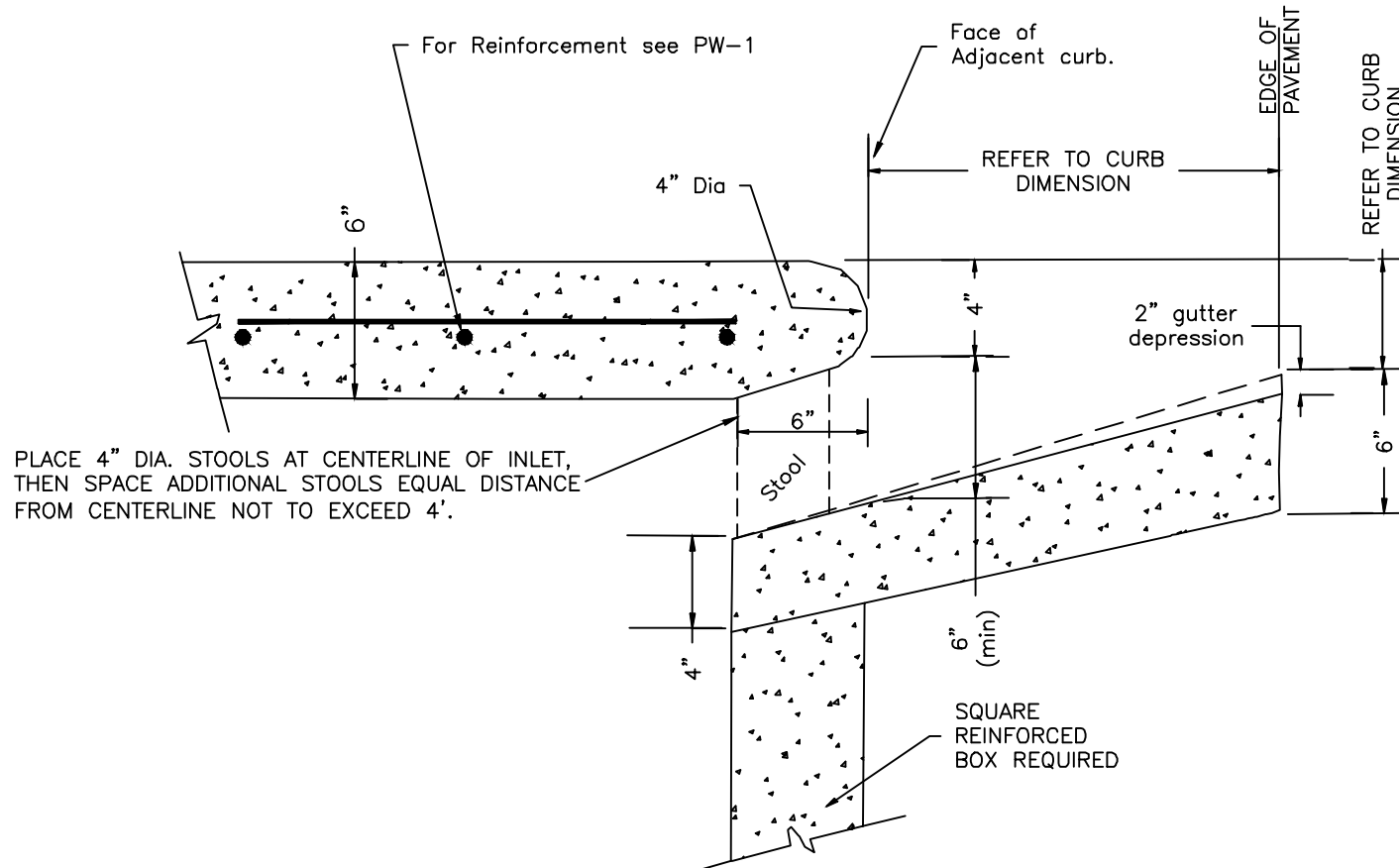
Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

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

PROJECT #:	025-026	DATE:	8-20-2025	6 of 7
Scale:	1" = 20'	REV:	8/13/2026	
Sheet:				



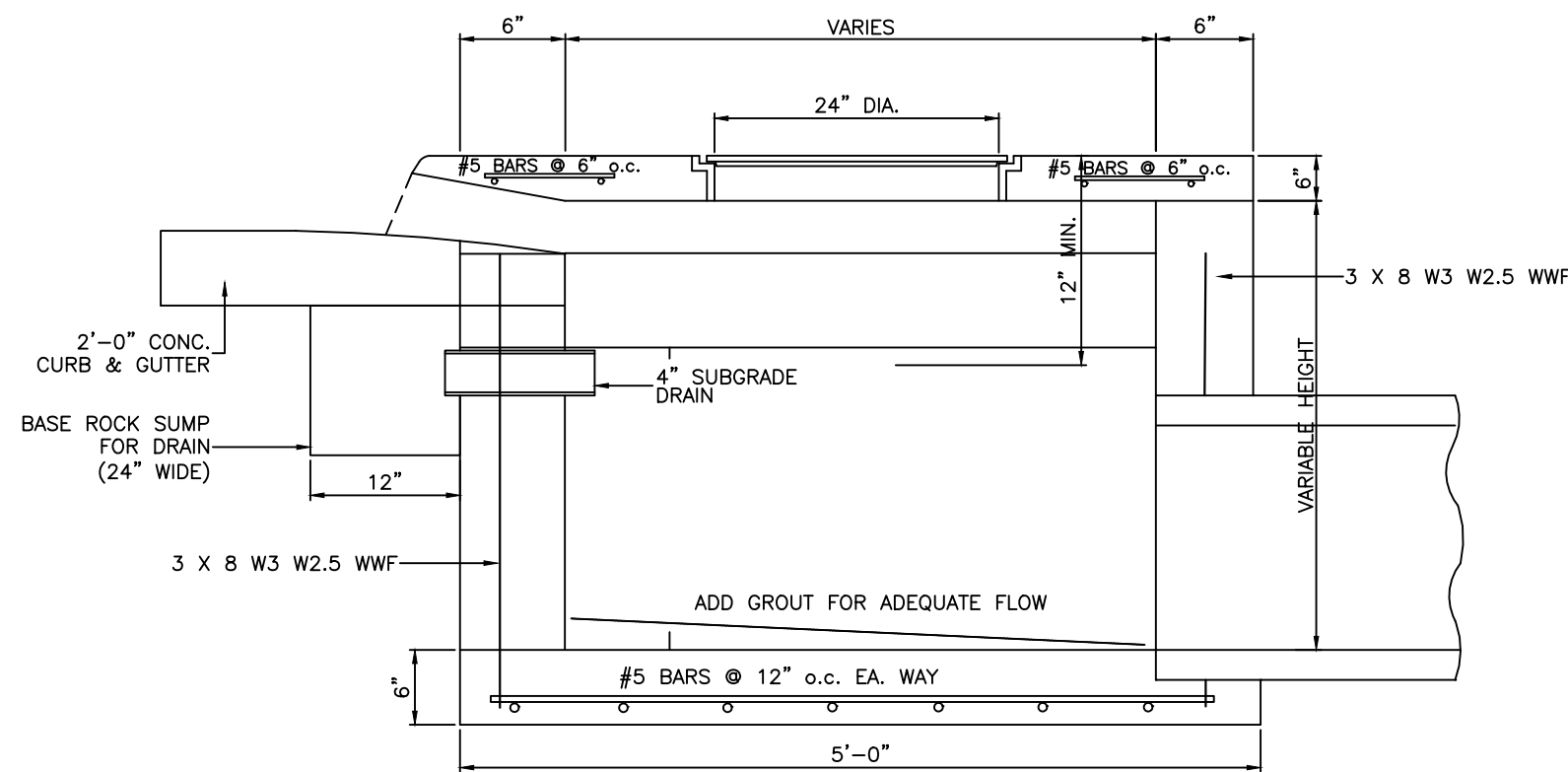
TYPICAL 6" PARKING CURB SECTION
NTS



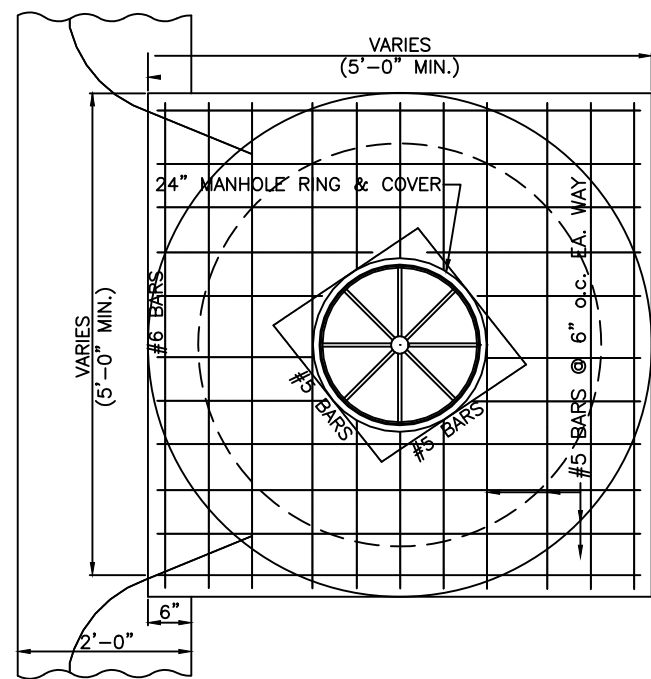
NOTE: This detail is not to be used for inlets in curb radius.
See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

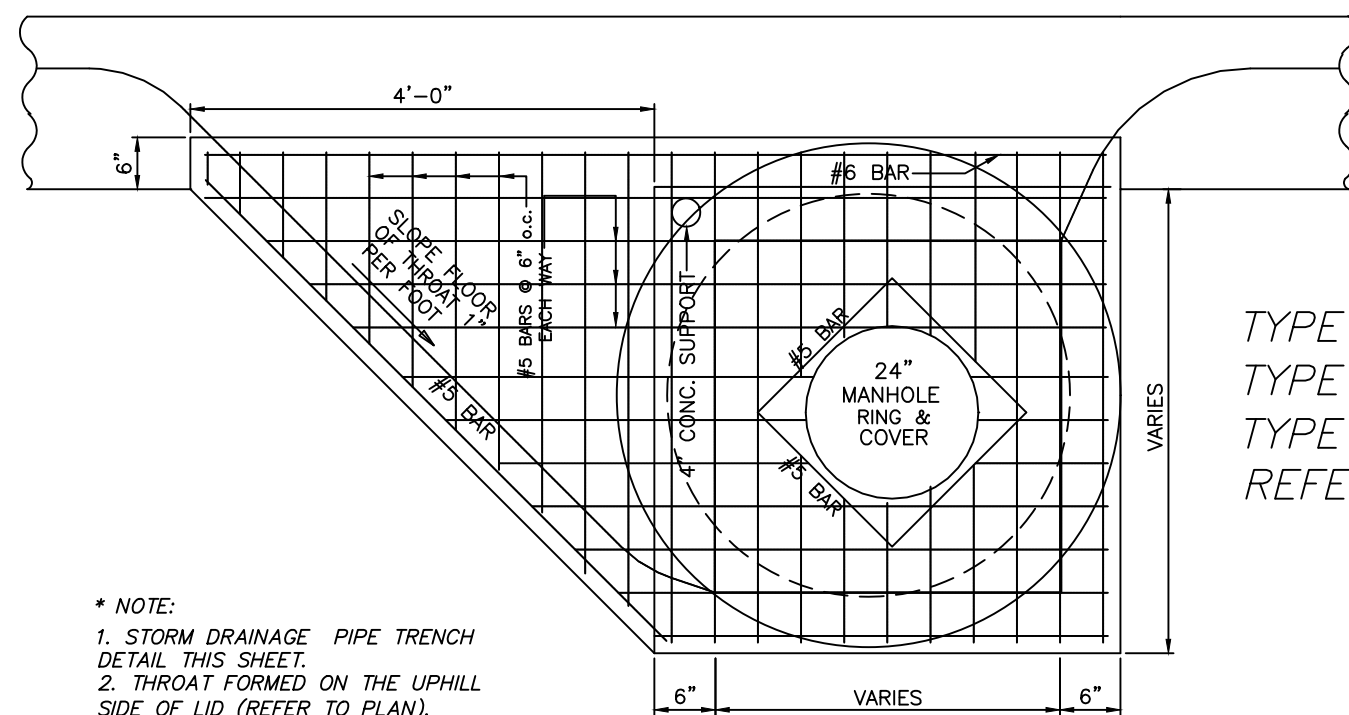
NOT TO SCALE



TYPICAL DROP INLET - POURED IN PLACE
ELEVATION



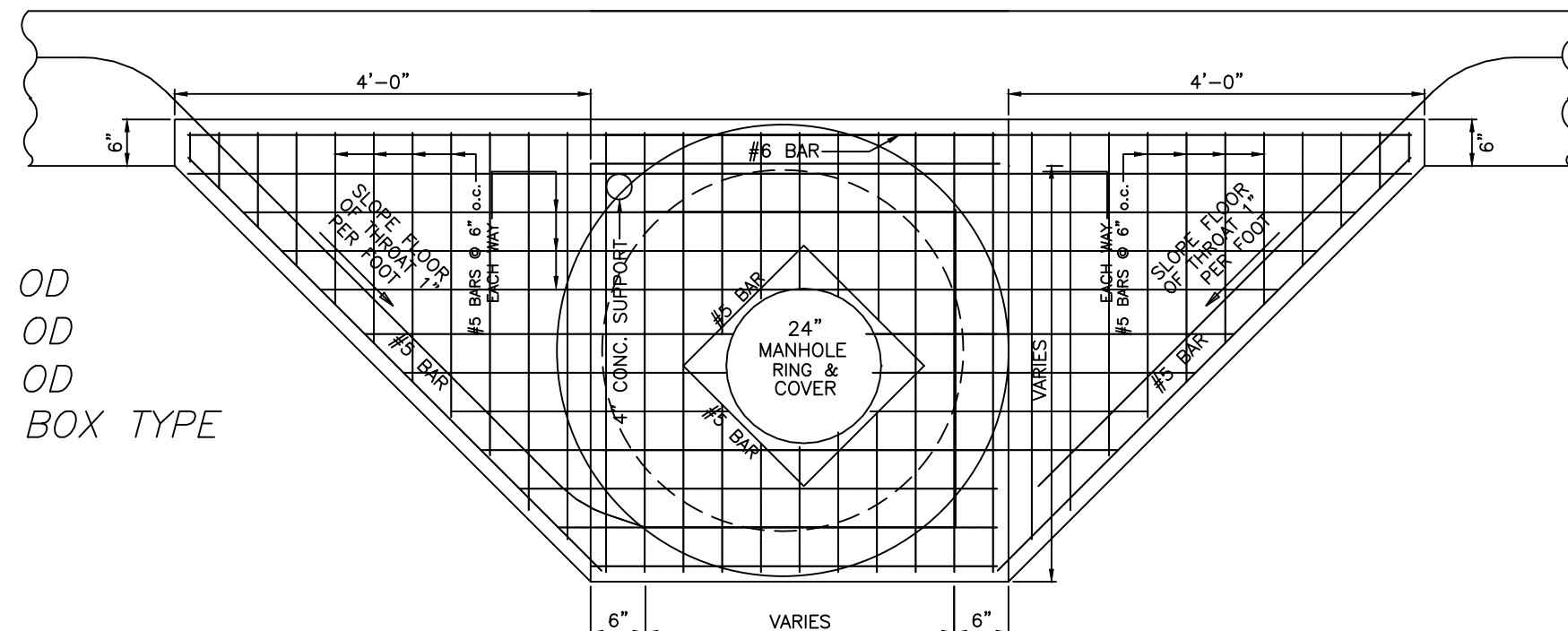
TYPICAL DROP INLET
PLAN



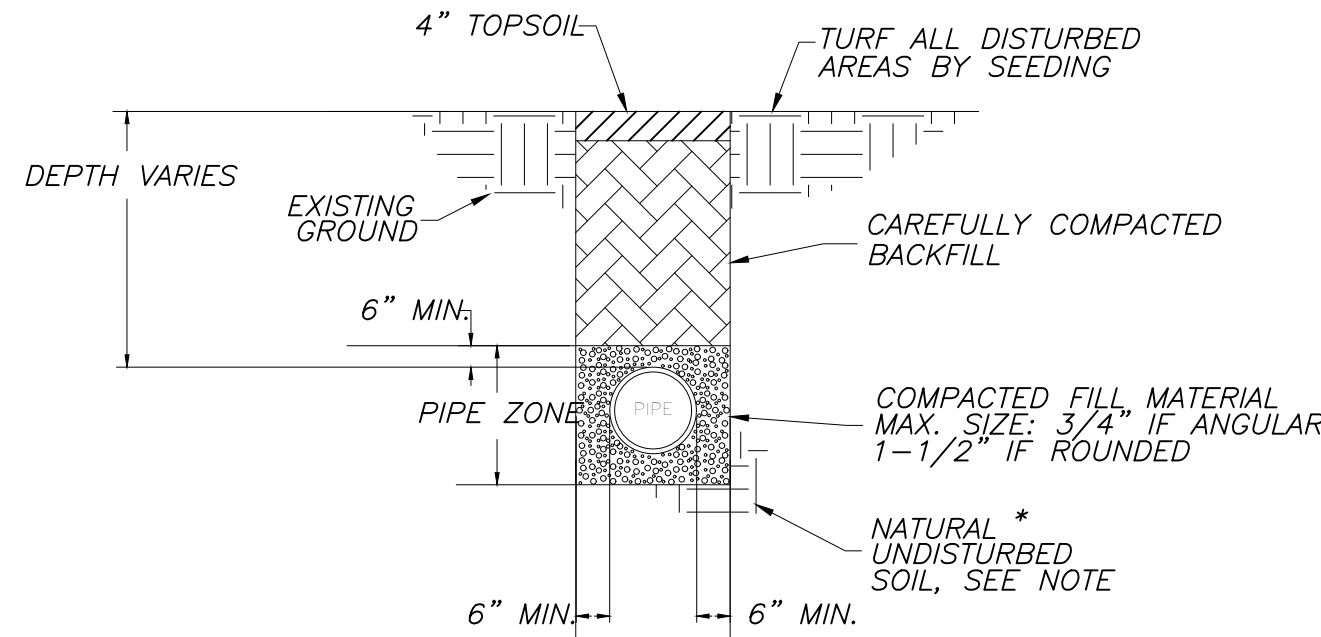
* NOTE:
1. STORM DRAINAGE PIPE TRENCH
DETAIL THIS SHEET.
2. THROAT FORMED ON THE UPHILL
SIDE OF LID (REFER TO PLAN).
3. ID= INSIDE DIAMETER
OD= OUTSIDE DIAMETER

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

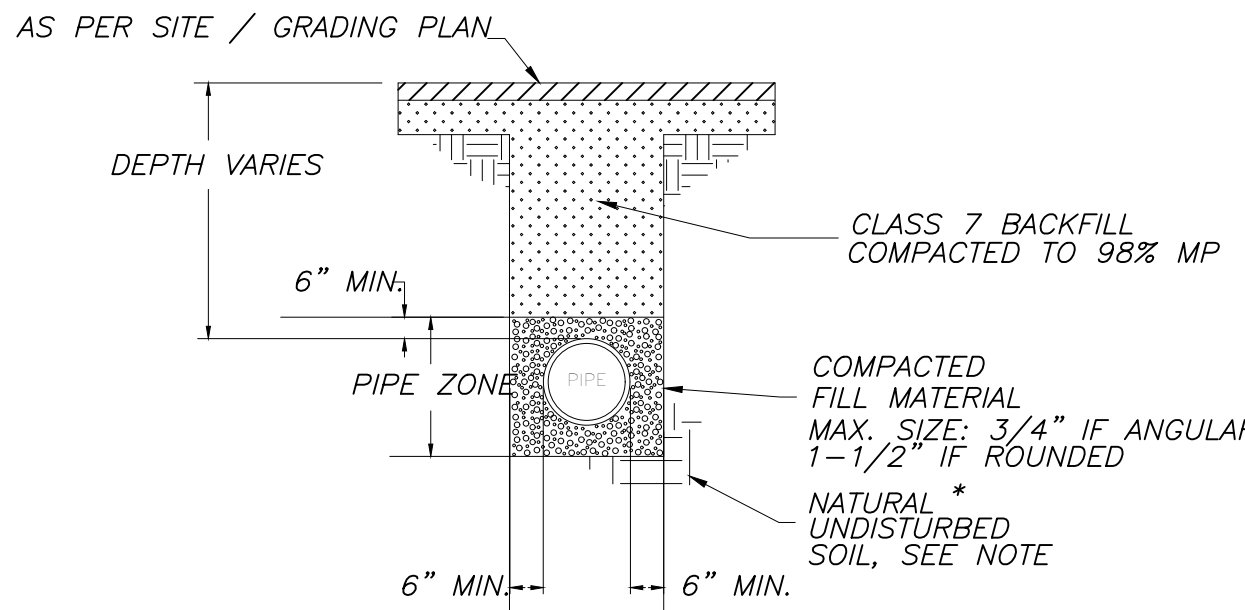


DETAIL - STORM DRAIN MANHOLE
TYPE 2 THROAT



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

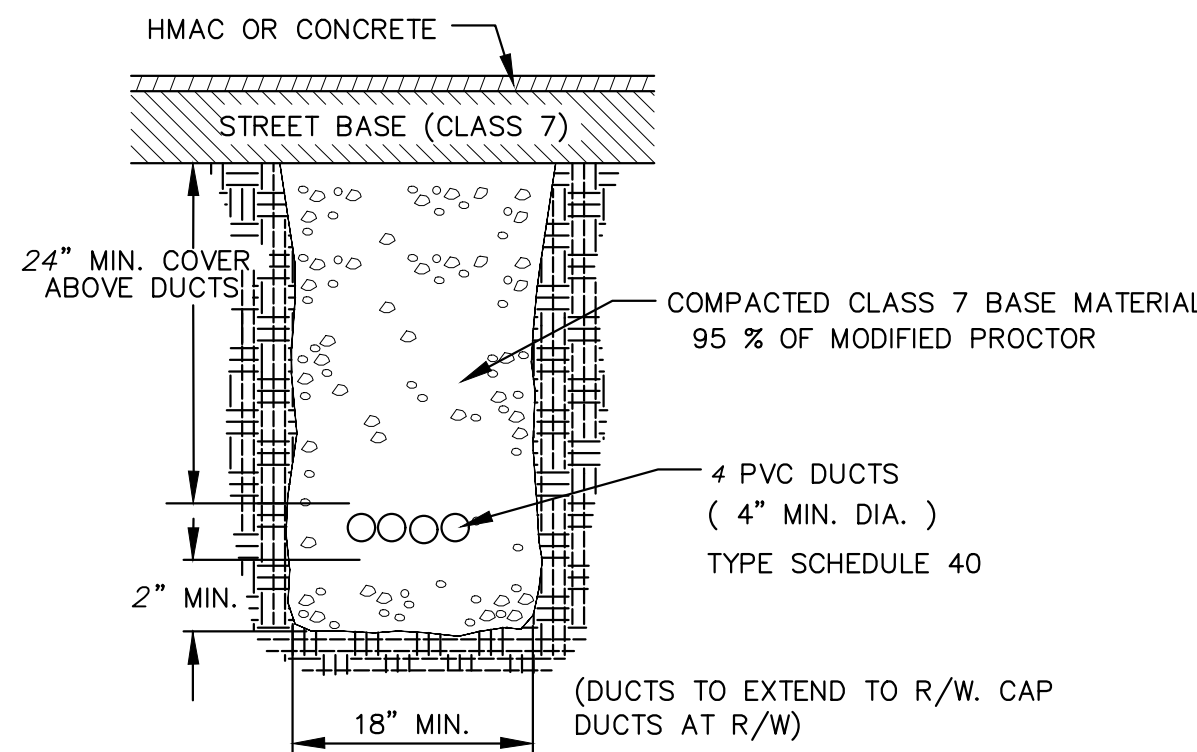
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



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

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS

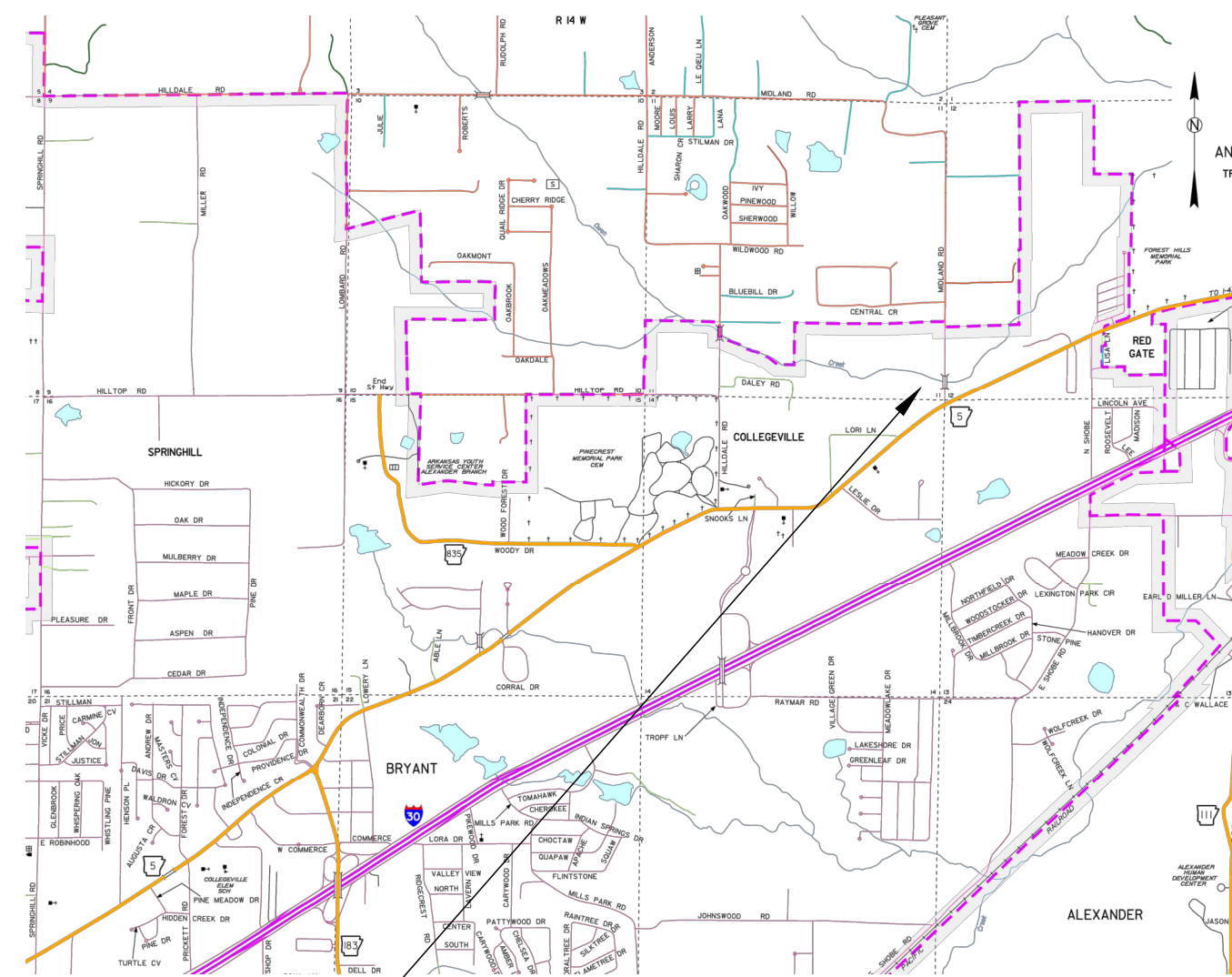
REFER TO CITY OF BENTON, ARKANSAS PUBLIC WORKS
STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL
DETAILS AND INFORMATION.



TYPICAL SECTION
4-4" UTILITY DUCTS

NOT TO SCALE

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
	G UNDERGROUND GAS		COTTON PICKER SPINDLE
	F.O. 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 07 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

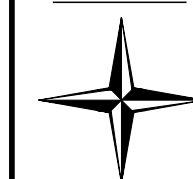
LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

ROBBINS PROFESSIONAL LAND SERVICES
INCORPORATED

SURVEYING | GIS | CONSTRUCTION STAKING

PO BOX 591 | BRYANT, ARKANSAS 72809
OFFICE: 501-655-0509 | 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 NE 1/4 SEC. 14 T-1-S, R-14-W

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

A: Harpers Handcrafted Monument Sign (replacement)

This sign will replace the old sign for the church, using the existing brick base. The illustration is a representation of the final product, but may vary slightly in color or size (only to fit the existing structure). This was drafted using AI, and the final product may not be exact but as close to this as possible.



Existing sign location:
NE corner of property



B: Harpers Handcrafted Façade - Front Eave

This sign will be attached at the front eave using either painted wood or powder coated metal.



C: Harpers Handcrafted Façade - East Side of Building

This logo will be part of a larger painted mural. The logo will be at this size; however, the specifics of the mural and what is portrayed around the logo will be up to the artist.



This is an AI generated mock up of the full mural to show how logo will be used, for reference. Again, the full, final design will be determined by the artist.



Request for Alternative Sign Plan

Harpers Handcrafted, LLC | 201 SW 3rd Street, Bryant

To the City of Bryant Planning Commission:

I respectfully request approval of an alternative sign plan for the east wall of Harpers Handcrafted at 201 SW 3rd Street.

The proposed mural does not fit neatly within any single sign type described in the City of Bryant sign code. While much of the mural is decorative and community-focused, it also includes the Harpers Handcrafted logo and identifies the primary activities offered within the business:

Furniture Restoration, Upholstery, and In-Person Classes. I recognize that these elements serve a commercial identification purpose and are therefore an important part of the City's consideration of the mural.

I am requesting an alternative sign plan because those elements are also essential to the mural's purpose and to the success of the property as a destination within the Heart of Bryant. Harpers Handcrafted is a unique business that is not immediately understood by a business name alone. Clearly identifying what happens inside helps residents and visitors understand the business, encourages them to stop, and makes the property more accessible and inviting.

The mural is also designed to create a destination beyond the business itself. I am a Bryant alum and have incorporated the Hornet wings to invite students, families, alumni, visitors, and the broader community to a fun photo op. The goal of the mural is not simply to create a larger advertisement. It is to transform a highly visible exterior wall into an attractive landmark that identifies a local business, celebrates Bryant, and gives people another reason to visit, photograph, share, and spend time in the Heart of Bryant.

Allowing the limited business-identification elements to remain part of the larger mural makes that investment both meaningful and functional. It supports the visibility of a small business while creating a distinctive feature that benefits the surrounding district and the City as a whole.

For these reasons, I respectfully request approval of the proposed mural through an alternative sign plan.

Thank you for your consideration.



Laine Harper

Owner, Harpers Handcrafted, LLC

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:



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@yattco.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:

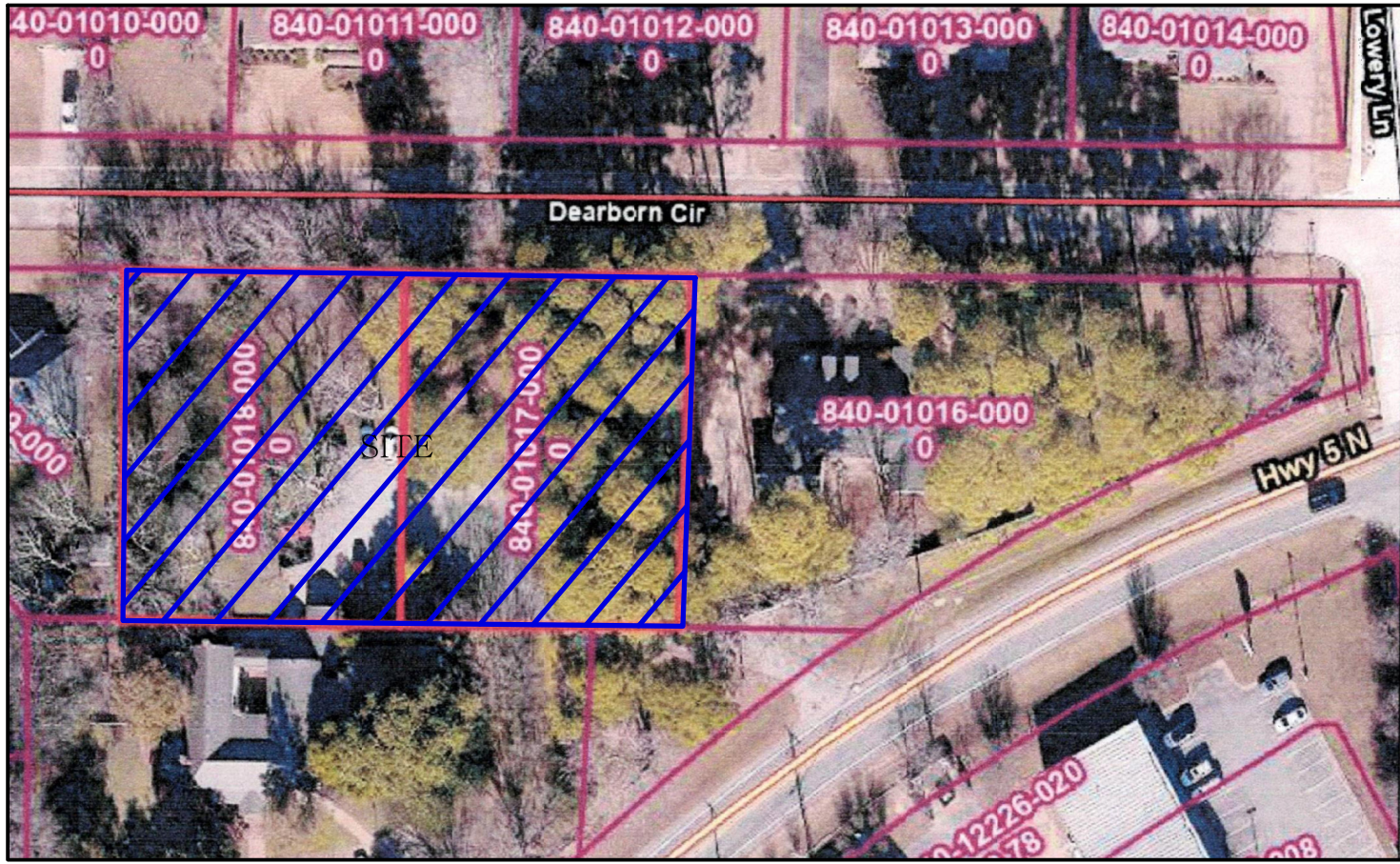
Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- ☐ 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 HUNTERS WOODS 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

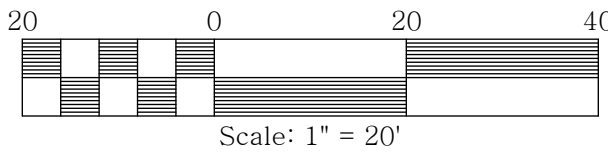
LOT 19,
ANDREW HUNTERS WOODS SUBDIVISION

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.



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 HUNTERS WOODS SUBDIVISION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

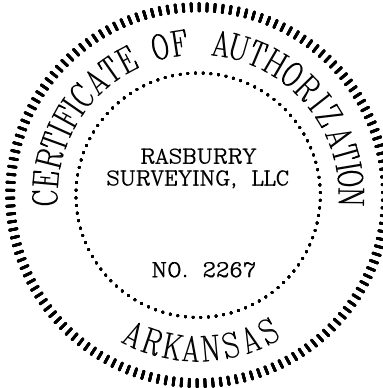
FIELDWORK DATE: 7-9-26
PLAT DATE: 7-31-26

DRAWN BY: DCR

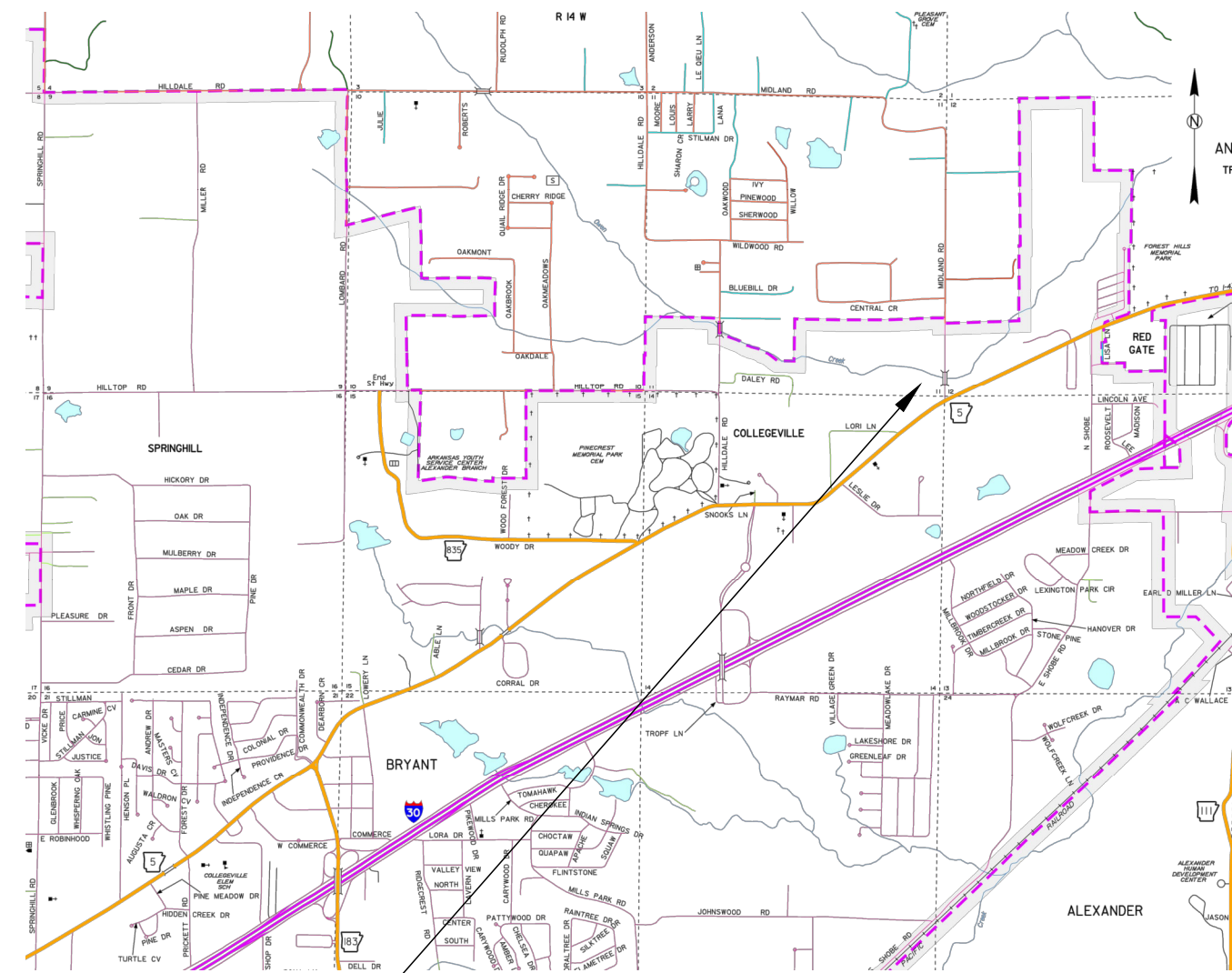
FILE: C:\DRAWINGS\ANDREW HUNTERS WOODS\LOT 17R & LOT 18R

JOB#: 26-254

CHECKED BY: JAR



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
	G UNDERGROUND GAS		COTTON PICKER SPINDLE
	F.O. 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 07 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

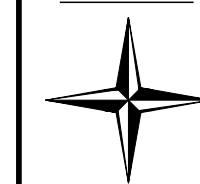
LOT 1, ELITE DISTRICT,
AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

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

A: Harpers Handcrafted Monument Sign (replacement)

This sign will replace the old sign for the church, using the existing brick base. The illustration is a representation of the final product, but may vary slightly in color or size (only to fit the existing structure). This was drafted using AI, and the final product may not be exact but as close to this as possible.



Existing sign location:
NE corner of property



B: Harpers Handcrafted Façade - Front Eave

This sign will be attached at the front eave using either painted wood or powder coated metal.



C: Harpers Handcrafted Façade - East Side of Building

This logo will be part of a larger painted mural. The logo will be at this size; however, the specifics of the mural and what is portrayed around the logo will be up to the artist.



This is an AI generated mock up of the full mural to show how logo will be used, for reference. Again, the full, final design will be determined by the artist.



Request for Alternative Sign Plan

Harpers Handcrafted, LLC | 201 SW 3rd Street, Bryant

To the City of Bryant Planning Commission:

I respectfully request approval of an alternative sign plan for the east wall of Harpers Handcrafted at 201 SW 3rd Street.

The proposed mural does not fit neatly within any single sign type described in the City of Bryant sign code. While much of the mural is decorative and community-focused, it also includes the Harpers Handcrafted logo and identifies the primary activities offered within the business:

Furniture Restoration, Upholstery, and In-Person Classes. I recognize that these elements serve a commercial identification purpose and are therefore an important part of the City's consideration of the mural.

I am requesting an alternative sign plan because those elements are also essential to the mural's purpose and to the success of the property as a destination within the Heart of Bryant. Harpers Handcrafted is a unique business that is not immediately understood by a business name alone. Clearly identifying what happens inside helps residents and visitors understand the business, encourages them to stop, and makes the property more accessible and inviting.

The mural is also designed to create a destination beyond the business itself. I am a Bryant alum and have incorporated the Hornet wings to invite students, families, alumni, visitors, and the broader community to a fun photo op. The goal of the mural is not simply to create a larger advertisement. It is to transform a highly visible exterior wall into an attractive landmark that identifies a local business, celebrates Bryant, and gives people another reason to visit, photograph, share, and spend time in the Heart of Bryant.

Allowing the limited business-identification elements to remain part of the larger mural makes that investment both meaningful and functional. It supports the visibility of a small business while creating a distinctive feature that benefits the surrounding district and the City as a whole.

For these reasons, I respectfully request approval of the proposed mural through an alternative sign plan.

Thank you for your consideration.



Laine Harper

Owner, Harpers Handcrafted, LLC