



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 08, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 5/11/2026

- [2026-05-11 Planning Commission Minutes.pdf](#)

Announcements

DRC Report

2. Meramec Specialty - Fireworks City - 6139 Hwy 5 - Temporary Business

Kevin Bailey - Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

- [1039-APP-01.pdf](#)
- [1039-MAP-01.pdf](#)
- [1043-PLT-02.pdf](#)

3. Jakes Fireworks - 4910 Hwy 5 - Temporary Business

Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

- [1045-APP-01.pdf](#)
- [1045-BOND-01.pdf](#)
- [1045-LEASEAGREEMENT-01.pdf](#)
- [1045-SITEPLAN-01.pdf](#)
- [1045-STATELICENSE-01.pdf](#)

4. A-1 Fireworks - Temporary Business

Joan Rey - Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

- [1046-APP-01.pdf](#)

5. Roman Heights Subdivision - Replat Lot 13R

Hope Consulting - Requesting Recommendation for Approval of Replat - APPROVED BY DRC, confirmation needed by Planning Commission.

- [1050-PLT-03.pdf](#)

6. The Social Parlor - 601 N Reynolds Road - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [94898-SGNAPP-01.pdf](#)

7. Baker's Jewelry - 2212 N Reynolds Road - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- [94904-SGNAPP-01.pdf](#)

8. Snell-Northcutt Electric - 22000 I-30 - Sign Permit

Arch Northcutt - Requesting Sign Permit Approval - STAFF APPROVED

- [94910-SGNAPP-01b.pdf](#)
- [94910-SGNAPP-01.pdf](#)

Public Hearing

9. Midtown Bryant TND Overlay - Amendment to Zoning Code

City of Bryant - Requesting to Remove all Portions of the Midtown TND Overlay Except the Property as Described in the Proposed Ordinance.

- [Proposed Ordinance - Reducing Midtown TND Overlay.pdf](#)

10. REQUEST TO ADD: Hill Valley Estates - PUD - Rezoning

Hope Consulting - Requesting Approval of Zoning Plan and Rezoning to PUD.

- [1048-LTR-01.pdf](#)
- [1048-PLN-02.pdf](#)
- [1048-PLT-01.pdf](#)

Old Business

New Business

11. Roman Heights Subdivision - Replat Lot 13R

Hope Consulting - Confirmation of Replat Approval.

- [1050-PLT-03.pdf](#)

Adjournments



Bryant Planning Commission Meeting Minutes

Monday, May 11th, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 4/13/2026

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

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, introduced our new Assistant Planning Director Ethan Godwin. He also announced that there will be a request to add to the agenda for a Replat of four lots in Hurricane Heights Subdivision.

Commissioner Edwards made a motion to add the following item to the agenda as item 15, Thompson seconded the motion. Hurricane Heights Subdivision - Replat Lots 5R, 8R, 9R. Voice vote, 7 Yays, 0 nays, 1 Absent.

Vice-Chairman Hooten asked Commissioner Edwards to read the DRC Report.

DRC REPORT

- 2. TNT Fireworks - 400 Bryant Ave** - Temporary Business
Heather Whaley - Requesting Approval for Temporary Business for Fireworks Tent - APPROVED

- 3. 3104 Cedar Park St** - Modification from Zoning Code - Roof Pitch
Beza Investments LLC - Requesting Approval for Modification from Residential Design Section of Zoning Code on the pitch of the roof. - APPROVED
- 4. Letta's Flower Cart -5403 Hwy 5** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 5. Arkansas Medicare Center- 1800 N Reynolds Rd** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 6. Diamond State Pyro- 23920 I-30** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 7. 2712 Lavern st** - CUP for Short Term Rental
Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - NO RECOMMENDATION
- 8. 500 Pricket Road** - Rezoning from C-2 to PUB
Hope Consulting - Requesting Recommendation for Rezoning - NO RECOMMENDATION
- 9. 711 W. Commerce Dr** - Commercial Plat
Hope Consulting - Requesting Recommendation for Approval of One Lot Subdivision Plat - RECOMMEND APPROVAL, contingent upon Review by City Engineer
- 10.5318 Charles Ct** - CUP for Short Term Rental
Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION

PUBLIC HEARING

- 11.2712 Lavern St.** - CUP for Short Term Rental
Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

After a brief discussion, Vice-Chairman Hooten asked those in attendance to speak for or against the public hearing item. Seeing none, she called for a roll call vote. There was one contingency added to the CUP. At the time of Business License renewal each year, the applicant must provide a list showing the days the dwelling unit was used as a STR. Vice-Chairman Hooten called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

12.5318 Charles Ct - CUP for Short Term Rental

Shelley Mitchell - Requesting Approval of CUP for Short Term Rental

After a brief discussion, Vice-Chairman Hooten asked those in attendance to speak for or against the public hearing item.

Neighbor, Jeffery Woolsey stated he had traffic concerns - AGAINST.

Neighbor, Dwana Rafter stated she had safety concerns - AGAINST.

Neighbor, Andrea Marusa stated she had safety and traffic concerns - AGAINST.

Neighbor, JoJeanna Rafter stated her concerns of safety - AGAINST.

Applicant Mrs. Mitchell addressed all of the concerns stating that traffic and safety concerns for Short Term Rentals and Long Term Rentals are indifferent. After all concerns were addressed, Vice-Chairman Hooten called for a roll call vote to approve. 1 Yay, 6 Nays, 1 Absent.

13.500 Prickett Road - Rezoning from C-2 to PUD

Hope Consulting - Requesting Approval for Rezoning and Zoning Plan

After a brief discussion, Vice-Chairman Hooten asked for those in attendance to speak for or against the public hearing item.

Resident, Dwana Rafter asked a couple of questions regarding the development. Did not state for or against the rezoning.

Seeing none else, Vice-Chairman Hooten called for a roll call to approve. 7 Yays, 0 Nays, 1 Absent.

Motion to close public hearing made by Commissioner Edwards, seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

14.711 W. Commerce Dr - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Lot Subdivision Plat

After discussion on the item, Applicant Jonathan Hope agreed to update the verbiage listed on the rear setback before giving the city signed copies for filing.

Vice-Chairman Hooten called for a roll call vote to approve the replat. 7 Yays, 0 Nays, 1 Absent.

15. Hurricane Heights - Replat

Rasburry Surveying - Requesting Recommendation for Approval of Hurricane Heights Replat

After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve the replat. 7 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

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

Vice-Chairman, Andrea Hooten

Date

Secretary, Ethan Godwin

Date



City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

2026

#127

Temporary Business Application and Information

- Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.
- Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking HERE.

Requirements for Submission

- Letter stating your request
- Complete and submit a Temporary Business Application
- Submit \$25.00 application fee
- Submit 8 copies of **site plan** showing:
 - Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
 - Clearly identifying any open display areas.
 - The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- Submit a letter from the property owner stating that they are in agreement with the site plan.
- If food establishment – show approval from **Arkansas Department of Health**.
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

4-8 -, 2026

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

RE: Fireworks application for 6139 Highway 5 in Bryant, AR

Bryant Planning and Building Department:

The purpose of this letter is to notify the Bryant Planning Commission that Meramec Specialty Company has permission to sell fireworks at 6905 Highway 5 North in Bryant, AR during the period of June 10, 2026 through July 10, 2026. This is the same location that Meramec Specialty Company has operated at during previous years. Attached are the items needed for a fireworks permit in Bryant, AR.

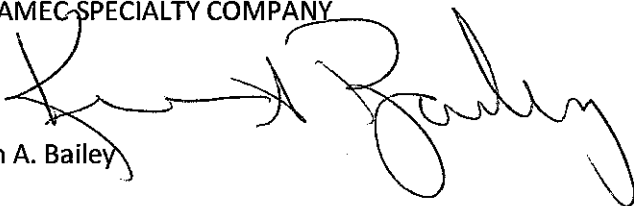
1. A temporary business license application.
2. \$25.00 application fee.
3. A copy of our site plan.
4. A letter of permission from the property owner.
5. A copy of our Surety Bond
6. A copy of a State of Arkansas fireworks permit.

If you have any questions or comments, please email me at kbailevar@aol.com or call me at 901.409.1884.

Best regards,

MERAMEC-SPECIALTY COMPANY

Kevin A. Bailey

A handwritten signature in black ink, appearing to read "Kevin A. Bailey", written over the printed name.

Temporary Business Application

City of Bryant

Date: 4-8-26

Name of Business: Meramec Specialty Co. dba Fireworks City

Federal Tax Employer Identification Number: 43-0762804

Arkansas State Sales Tax Number: 035048-18-001

Type of Business: Retail Fireworks

Location of proposed Temporary Business: 6139 Hwy 5 N, Bryant, AR. 72072

Parcel Number of Location of proposed Temporary Business: _____

Owner Mailing Address: P.O. Box 1150, West Memphis, AR. 72303

Contact Person: Kevin Bailey

Daytime Phone Number: (870) 735-1753 Evening Phone Number: (901) 409-1884

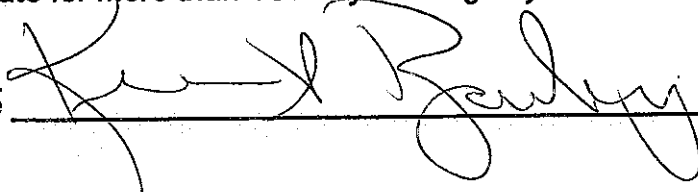
Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested 6-10-2026 Ending Date Requested 7-10-2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature



6139 HWY 5 N. Bryant, AR 72022

Tent Location and Distances

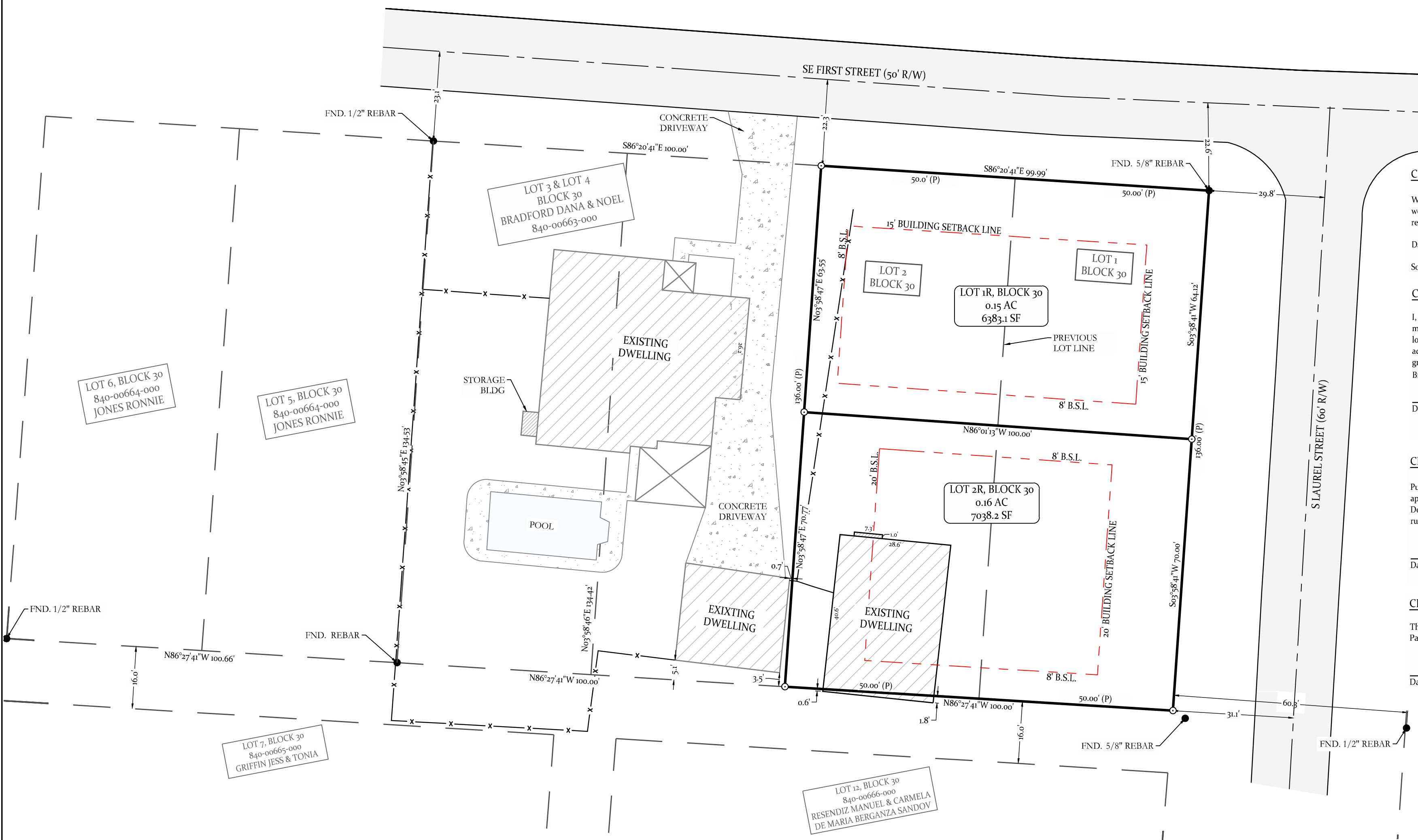


Legend

 Hornet Ice

Google Earth

Imagery Landsat / Copernicus



CERTIFICATE OF OWNER

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

Date of Execution _____ Name: _____

Source of Title: DEED 2025-011631

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, William Corbitt Shoffner, 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 location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulations Ordinance.

Date of Execution _____
 William Corbitt Shoffner
 Professional Surveyor, No. 1664
 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

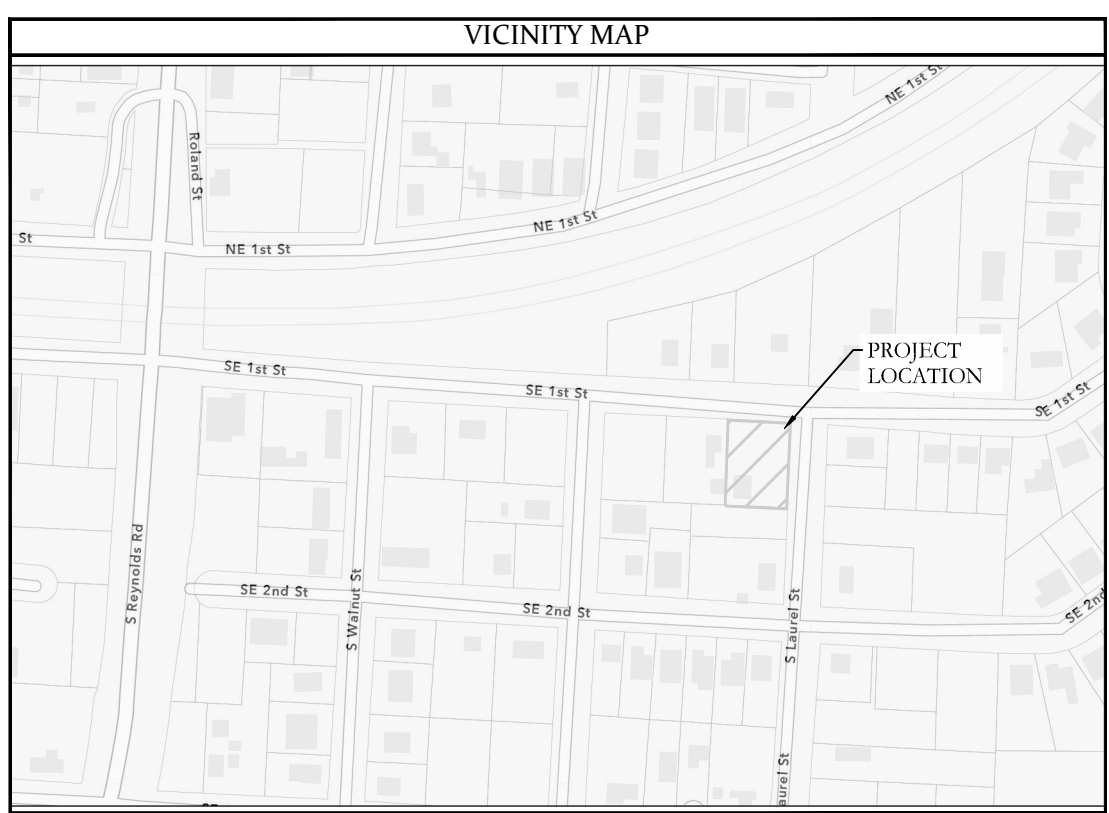
Date of Execution _____
 Lance Penfield
 Bryant Planning Commission Chairperson

CERTIFICATE OF RECORDING

This document, number _____ filed for record _____, _____, in Plat Book _____, Page _____.

Date of Execution _____ Clerk _____

FLOOD ZONE INFORMATION
 NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
 PANEL # 05125C0380E, DATED: 06/05/2020



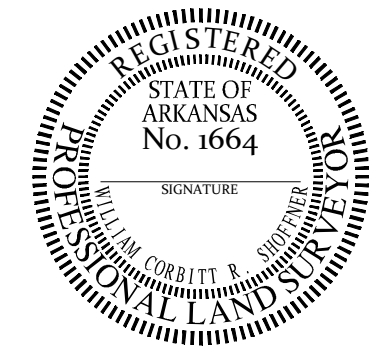
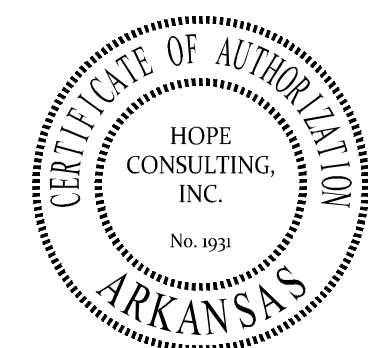
RECORD PROPERTY DESCRIPTION
 SALINE COUNTY INSTRUMENT 2025-011631
 LOTS 1, 2, 3 AND 4 OF BLOCK 30 OF THE TOWN, NOW CITY OF BRYANT, ARKANSAS.

SURVEY DETAILS AND NOTES
 OWNER OF RECORD: GMP PROPERTIES & CONSTRUCTION INC
 PHYSICAL ADDRESS: 312 SE FIRST ST, BRYANT, AR 72022
 COUNTY PARCEL TAX ID: 840-00662-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.



LEGEND

●	Found Monument
○	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
---	Building Setback Line Restriction
---	Utility/Drainage Easement
---	Property Boundary Line
---	Fence Lines
---	Centerlines
---	Parcel Lines/Misc Lines

HOPE CONSULTING
 ENGINEERS - SURVEYORS
 129 North Main Street
 Benton, Arkansas 72015
 Office: (501) 315-2626 | Fax: (501) 315-0024
 www.HopeConsulting.com

LOT 1R & 2R, BLOCK 30,
 A REPLAT OF OF LOTS 1 & 2,
 BLOCK 30, ORIGINAL TOWN
 OF BRYANT, SALINE COUNTY,
 ARKANSAS

FOR USE AND BENEFIT OF:
 GMP PROPERTIES, LLC.
 206 SE FIRST STREET, BRYANT, ARKANSAS, 72022

DATE: 05/14/2026	CAD BY: NCD OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	26-0147
SHEET: 1 OF 1	SCALE: 1" = 20'	AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 34 - 130 - 62 - 1664



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



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.

Date: 4-24-26

Business Information:

Name Jake's Fireworks
 Federal Tax Employer ID Number 48-0980804
 Arkansas State Sales Tax Number FW. 0000796
 Location of Proposed Temporary Business 4910 AR-5 n, Bryant, AR. 72022

Business Owner:

Name Michael Marietta
 Address 1500 E. 27th Terrace
Pittsburg, KS 66762
 Phone 620-231-2264
 Email Courtney.rakestraw@jakesfireworks.com

Contact Person:

Name Courtney Rakestraw
 Address 1500 E. 27th Terrace
Pittsburg, KS 66762
 Phone 620-231-2264 ext.11155
 Email Courtney.rakestraw@jakesfireworks.com

Checklist for Submission

- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.

(Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

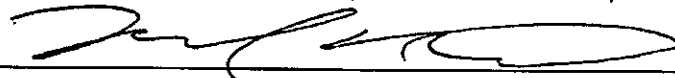
(Continued on Page 2)

- Eight (8) copies of a Site Plan:
 - o Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
 - o Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
 - o Show parking spaces dedicated by the owner of the property for use by the temporary business.
- Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits
Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I, Michael Marietta, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature



Two- Season Lease Agreement

THIS AGREEMENT, made and entered into by and between **Brandon Jenkins** hereinafter referred to as LESSOR, and **Jake's Fireworks, Inc.**, hereinafter referred to as LESSEE.

LESSOR, in consideration of the covenants and agreements hereafter made by LESSEE, hereby leases exclusively unto LESSEE on the following described real estate:

4910 AR-5 N.

Bryant, AR. 72022

for the purpose of selling and distributing fireworks for the period of June 20, 2025, through July 10th, 2025, and June 20, 2026, through July 10th, 2026; provided however, LESSEE shall be allowed to erect and remove his equipment on and from the premises within a reasonable period prior to and following the lease period.

LESSEE AGREES:

1. To pay LESSOR, as rent on the above-described premises, will be submitted to our accounting department for Lessor on the 4th June, by direct deposit in the sum of **\$5,000.00**.
2. To operate his business on the leased premises in a lawful manner and in full compliance with applicable laws and regulations.
3. To remove all trash, debris, and rubbish that shall have been caused to be placed thereon by LESSEE'S operations.

In the event the leased premises are annexed to a city where the sale of fireworks is not permitted, or it is in any other way deemed unlawful to sell fireworks on the leased premises this lease will be terminated and rental money returned to the LESSEE.

LESSEE is hereby granted the right of first refusal at this location for the same purpose and period for the year following expiration of this lease.

The agreement and covenants shall extend to the heirs and assigns of each of the parties.

Jake's Fireworks will provide a certificate of insurance on or before June 10th.

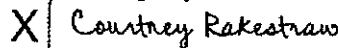
IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

DocuSigned by:

X 

Brandon 89964PM1A9A74B4...

DocuSigned by:

X 

Jake's FIREWORKS 1E1C918e14

Jake's Fireworks
4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

Blue represents a 26' storage trailer

Yellow lines represent over 50' to nearest structure

Red square represents designated parking area

#1464



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

Permit Number
RPJ.0001012

Date of Issue
04/16/2026

State Fire Marshal

FIREWORKS RETAIL PERMIT

This is to certify that
Jakes Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 4910 AR-5 N., Bryant, Arkansas 72022

Issued By: Jakes Fireworks

License Number: FWJ.0001202

LICENSE EXPIRES: 05/01/2027



AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

NON TRANSFERABLE



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



Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at www.cityofbryant.com under the Community Development tab.

Date: May 14, 2016

Business Information:

Name A-1 Fireworks
 Federal Tax Employer ID Number 26-1711923
 Arkansas State Sales Tax Number 00318073-565
 Location of Proposed Temporary Business 25612 I-30, Bryant, AR 72022

Business Owner:

Contact Person:

Name <u>Michael Grogan</u>	Name <u>Joan Rey</u>
Address <u>24341 State Hwy 10E</u> <u>01A, AR 72853</u>	Address <u>24341 State Hwy 10E</u> <u>01A, AR 72853</u>
Phone <u>479-489-3298</u>	Phone <u>479-747-9304</u>
Email <u>mike.grogan65@gmail.com</u>	Email <u>joanrey@A1Fireworks.com</u>

Checklist for Submission

- Completed Application and Checklist
- Twenty-Five Dollar (\$25.00) Application fee
- Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.
 (Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

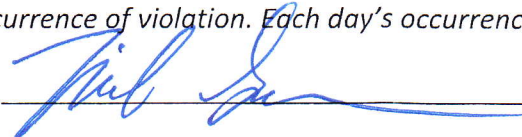
(Continued on Page 2)

- Eight (8) copies of a **Site Plan**:
 - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
 - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
 - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits
Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

READ CAREFULLY BEFORE SIGNING

I Mike Goyola, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No., Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Winco Fireworks International LLC 14140 Botts Road Grandview MO 64030	INSURER A : Texas Insurance Company NAIC # 16543	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	


COVERAGES **CERTIFICATE NUMBER:** 1505609052 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			BESGLPTMO011501_171196_01	12/31/2025	12/31/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS 8166972217						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATU-TORY LIMITS	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 For premise liability – this certificate reflects coverage for the dates and location noted below only.
 For product liability – this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 DATES OF COVERAGE FOR 4TH OF JULY SEASON: 06/20/26 THROUGH 07/10/26
 DATES OF COVERAGE FOR CHRISTMAS/NEW YEAR SEASON: 12/10/26 THROUGH 12/31/26
 LOCATION: 25612 I-30 BRYANT, AR 72022
 See Attached...

CERTIFICATE HOLDER A-1 FIREWORKS 24341 HIGHWAY 10 EAST OLA AR 72853	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Acrisure Great Lakes Partners Insurance Services		NAMED INSURED Winco Fireworks International LLC 14140 Botts Road Grandview MO 64030	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

OPERATOR: CARRIE SIMMONS
LANDOWNER: DION SIMPSON
ADDITIONAL INSURED: DION SIMPSON; A-1 FIREWORKS; CARRIE SIMPSON

DEC 2026
w/ INSURANCE

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)

Of 25550 I-30, Bryant, AR. 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853**, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in Or near the *City of* Bryant
County of Saline
State of: Arkansas

Described as: 25612 I-30, Bryant, AR. 72022

(Physical Location Address)

1. **Term and Rent:** Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2026 or sooner and/or For a term of 31 days per year commencing December 15th 2026 and terminating January 15th 2027 as provided herein At the annual rental of;

\$ 3,000.00 Payable, 100% at the time lease is signed and Returned.

DS
Initial LA
Initial

5-6-26
LH# 6741
\$3,000.

New Years
+
Summer

100%

1. All rental payments shall be made to Lessor, at the address Specified on front page.

- 2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.

- 3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.

- 4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.

- 5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.

6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 26th day of April year 2026.

By: Dion Simpson (Lessor)

By: Jan Rey (Lessee)

A-1 Fireworks

Commercial Lease

Insurance:

Lessee, at his expense, shall maintain liability insurance including Bodily injury and property damage insuring Lessee and Lessor With minimum coverage as follows: \$500,000.00

Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: Rion Simpson
Dated: 4/26/2026

Signed: [Signature]
Dated: May 6, 2026

O = powerpole

Vacant building

Driveway
50 ft wide

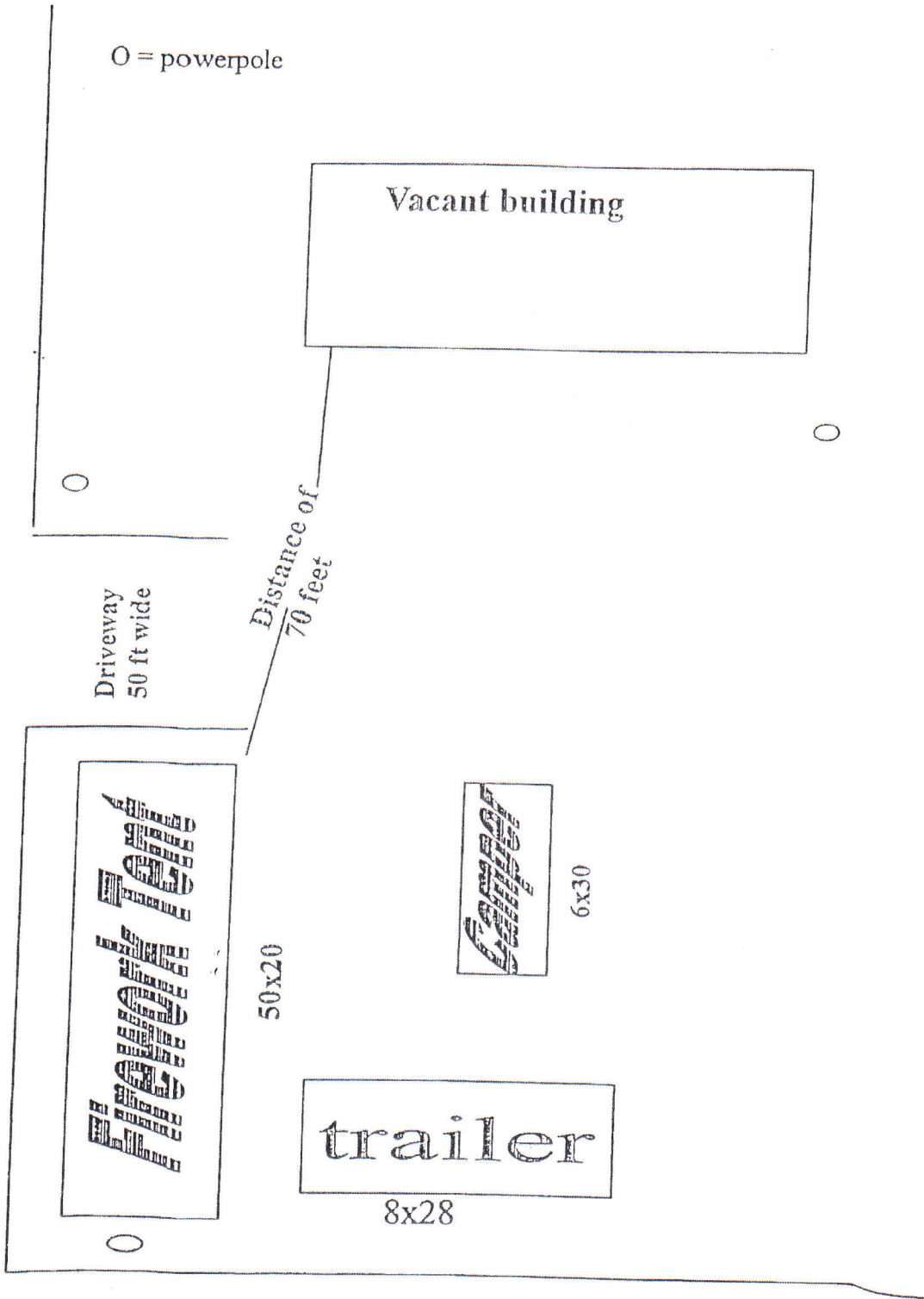
Distance of
70 feet

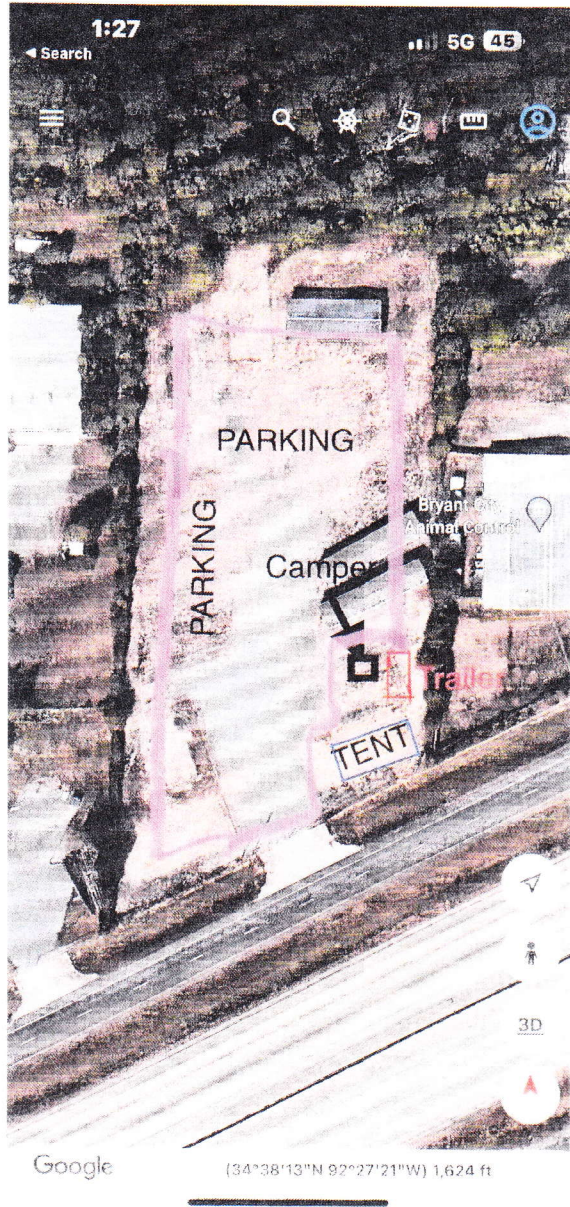
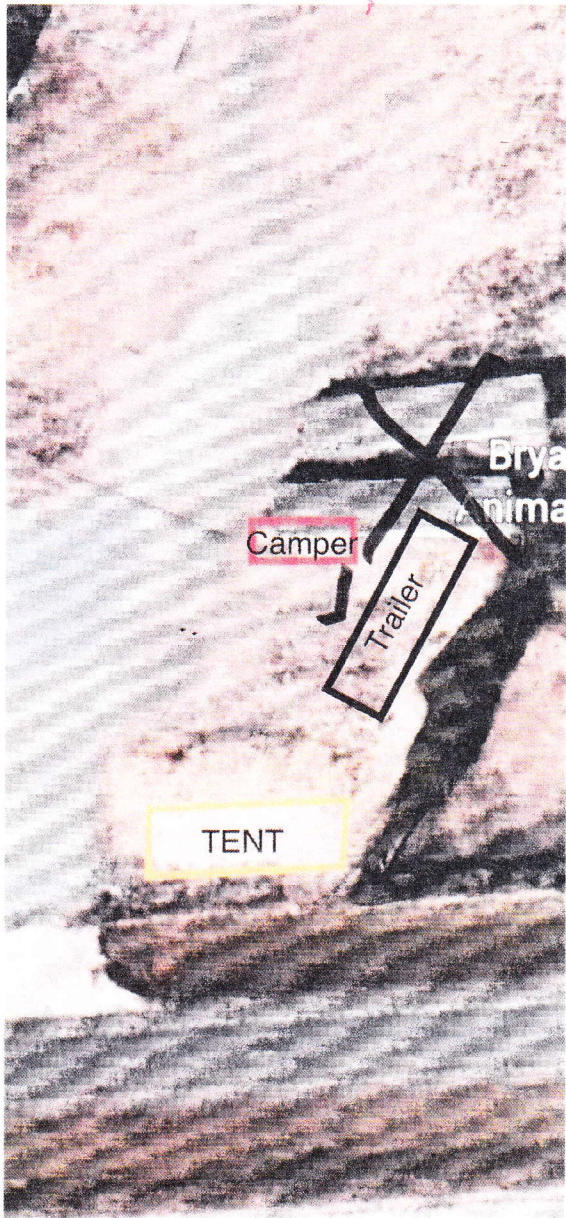
50x20

6x30

trailer

8x28







THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

Permit Number
RPJ.0001095

State Fire Marshal

Date of Issue
05/18/2026

FIREWORKS RETAIL PERMIT

This is to certify that
A-1 Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 25612 I-30, BRYANT, AR. 72022

Issued By: A-1 FIREWORKS

License Number: FWJ.0001200

LICENSE EXPIRES: 05/01/2027

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

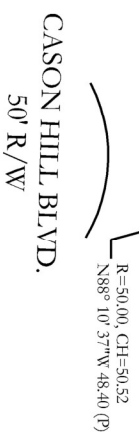
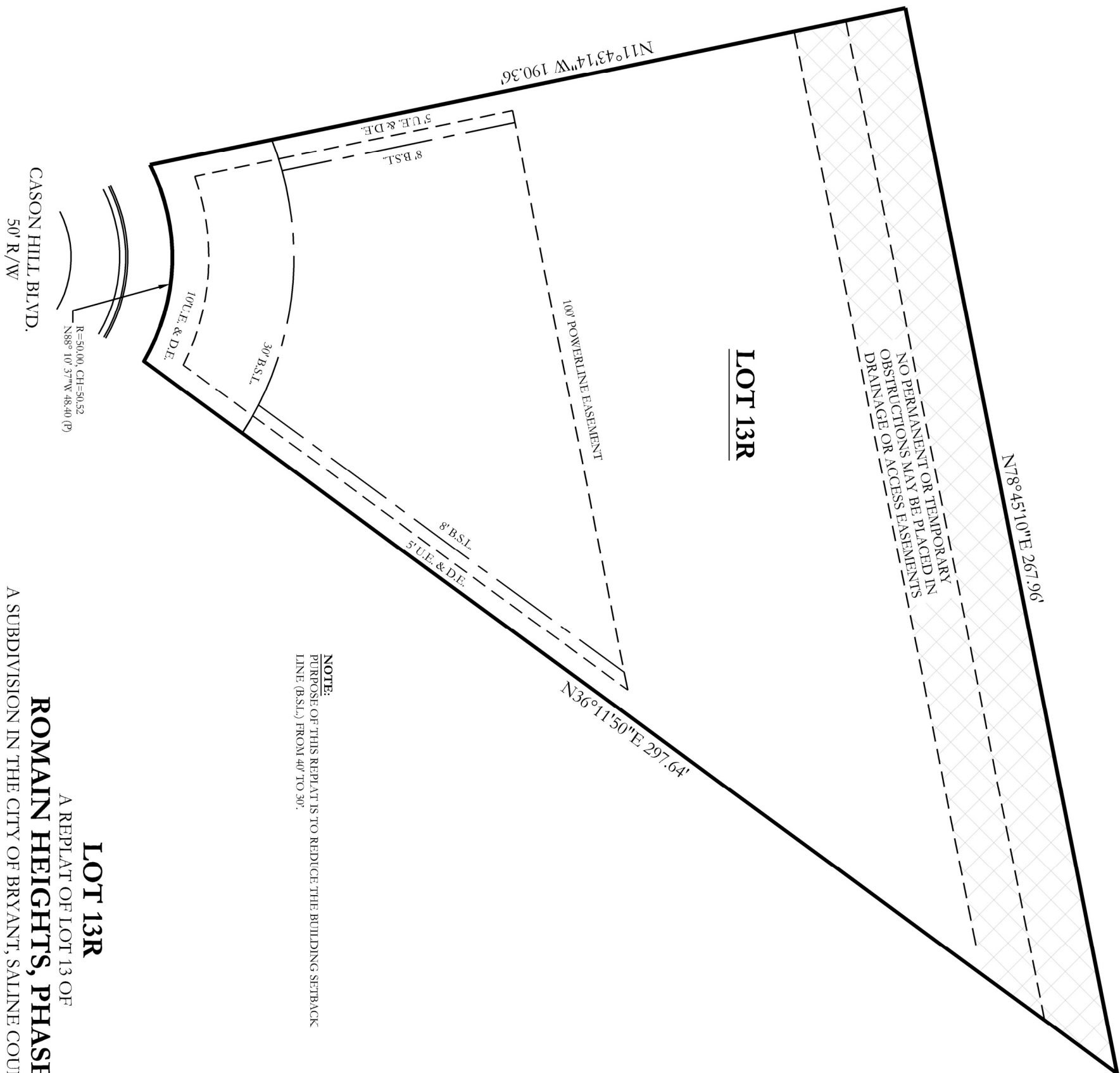


NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

DEE



NOTE:
PURPOSE OF THIS REPLAT IS TO REDUCE THE BUILDING SETBACK
LINE (B.S.L.) FROM 40' TO 30'.

LOT 13R
A REPLAT OF LOT 13 OF
ROMAIN HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Title: _____ Deed # 24-009670

CERTIFICATE OF FINAL SURVEYING ACCURACY:

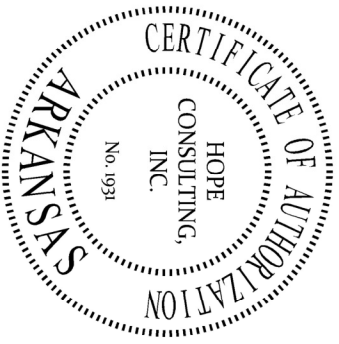
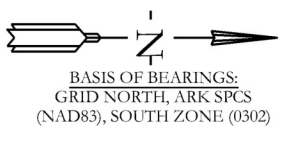
I, William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Rules and Regulations.

Date of Execution _____
William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
Bryant Planning Director



30' 15' 0' 30'

LEGEND

- ⊙ - Found Aliquot Corner
- - Found Monument
- ⊙ - Sect 1/2" Rebar w. Cap
- △ - Computed point
- (M) - Measured
- (P) - Platted
- x — - Fence

Drawn By: _____ Checked: _____

By affixing my seal and signature, I, Corbitt Shoffner, PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

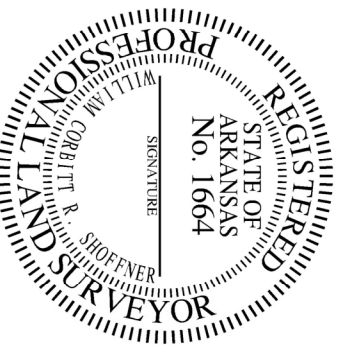
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240E, dated: 06/05/2020



117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:

Address _____ Date 05-28-2026
500 _____ 0 _____ 1664



A photograph of a building with a sign that reads "THE SOCIAL PARLOR". The building has a light-colored brick facade and a dark roof. The sign is mounted on the wall above two large arched windows. The sign is black with white text. The building has a gabled roof with a dark metal roofline. There is a small window in the gable. The building is surrounded by trees and a clear blue sky. A white fence is visible in the foreground on the left. A white car is parked in the background. A utility meter is visible on the right side of the building.

— THE —
SOCIAL PARLOR

Sign Size: 96" w x 24" h
Building Face Size: 564" w x 256" h

ARTWORK APPROVAL



PLEASE READ CAREFULLY

ALL PAGES PROVIDED IN THIS DOCUMENT MUST BE SIGNED

Please be advised that all pages of the document displaying artwork proofs must be thoroughly reviewed in their entirety. It is imperative to examine each page carefully to ensure accuracy, orientation, completeness, and satisfaction with the design.

Upon completion of the review, each page must be signed by the responsible individual or authorized representative to indicate approval. Your signature serves as confirmation that you have reviewed and accepted the artwork as presented.

Production of your signage order will commence only after all pages have been reviewed and signed. Failure to review and sign each page may result in delays in production and may affect the final outcome of your signage.

We appreciate your attention to this important step in the process and thank you for your cooperation. If you have any questions or concerns regarding the artwork proofs or the approval process, please do not hesitate to contact us.



PROPERTY BRAND/EXTENSION:
Bakers Fine Jewelry

PROPERTY LOCATION:
2208 N Reynolds Road Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
04/11/2026

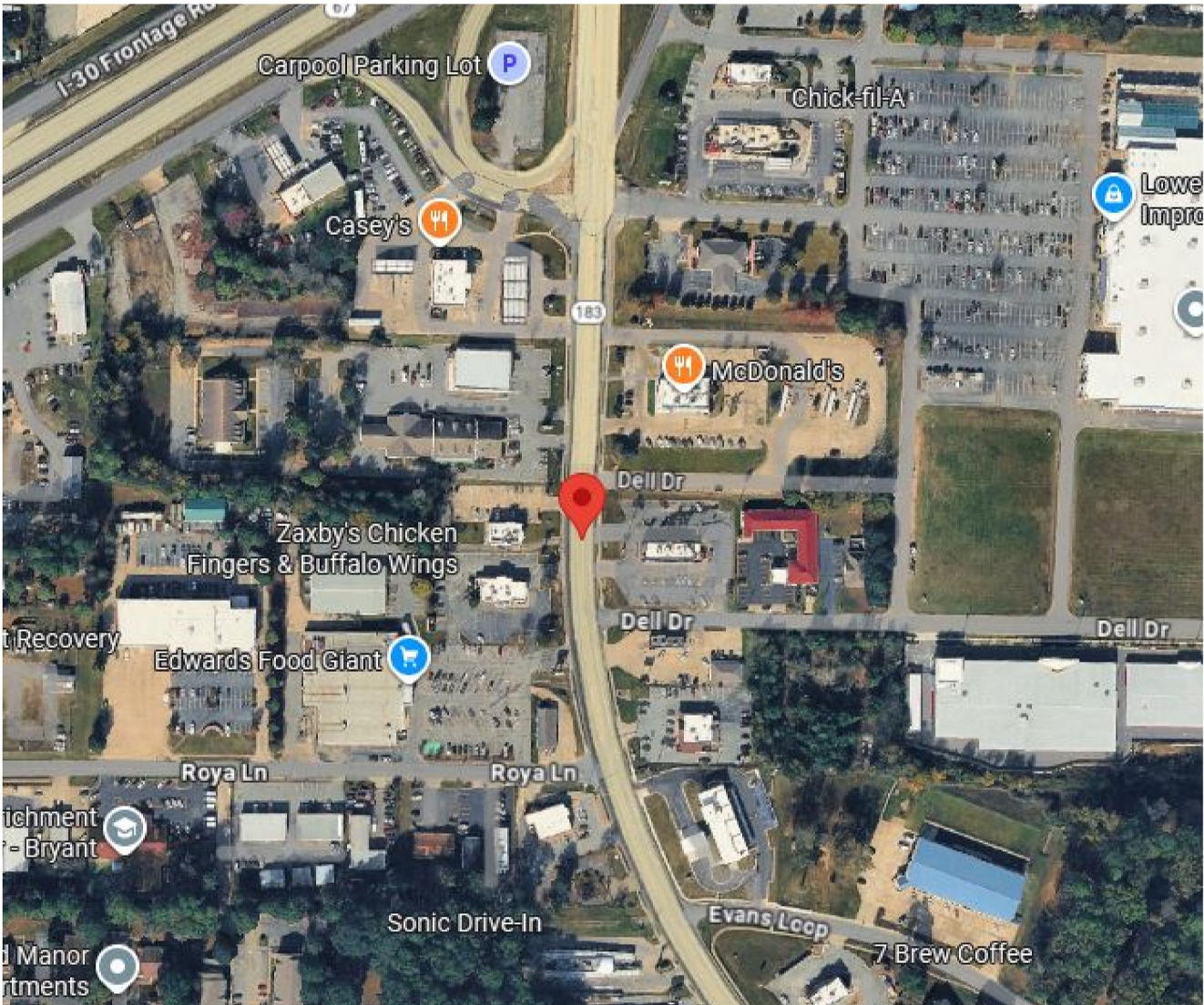
SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Roy

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INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry		PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022		PROPERTY CODE: TBD
DATE: 04/11/2026		SALES REP: Tonya Hulett		PREPARED BY: Kayla Roy
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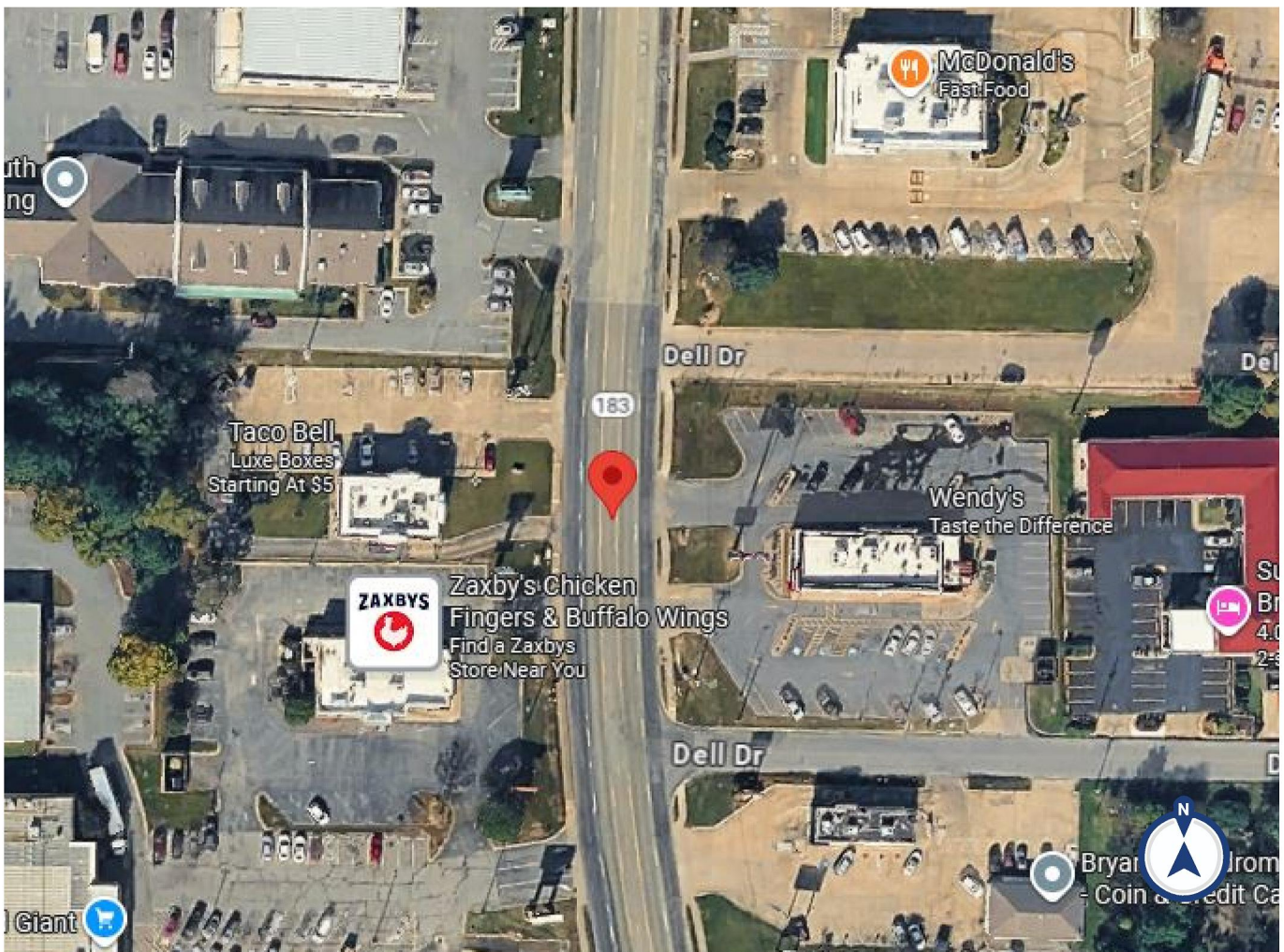
SITE PLAN


PROPOSED SIGNS:

- 1 CHANNEL LETTERS
- 2 CHANNEL LETTERS

EXISTING SIGNS:

- 1 NO SIGN
- 2 NO SIGN



	PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry	PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022	PROPERTY CODE: TBD
	DATE: 04/11/2026	SALES REP: Tonya Hulett	PREPARED BY: Kayla Roy
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EXISTING



PROPOSED



RENDERINGS NOT TO SCALE

BAKER'S JEWELRY

H2'-6" **BAKER'S** Halo Lit Channel Letters
 H1'-6" **JEWELRY** Halo Lit Channel Letters
 Elevation 736 sq ft
 Proposed Signage 47 sq ft

- PANTONE WHITE
- PANTONE BLACK

	PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry		PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022		PROPERTY CODE: TBD
	DATE: 04/11/2026		SALES REP: Tonya Hulett		PREPARED BY: Kayla Roy
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EXISTING



PROPOSED



RENDERINGS NOT TO SCALE

BAKER'S JEWELRY

H2'-6" **BAKER'S** Halo Lit Channel LettersH1'-6" **JEWELRY** Halo Lit Channel Letters

Elevation 1,449 sq ft

Proposed Signage 47 sq ft

○ PANTONE WHITE

● PANTONE BLACK

**ACE
SIGNS**
PROPERTY BRAND/EXTENSION:

Bakers Fine Jewelry

PROPERTY LOCATION:

2208 N Reynolds Road Bryant, AR 72022

PROPERTY CODE:

TBD

DATE:

04/11/2026

SALES REP:

Tonya Hulett

PREPARED BY:

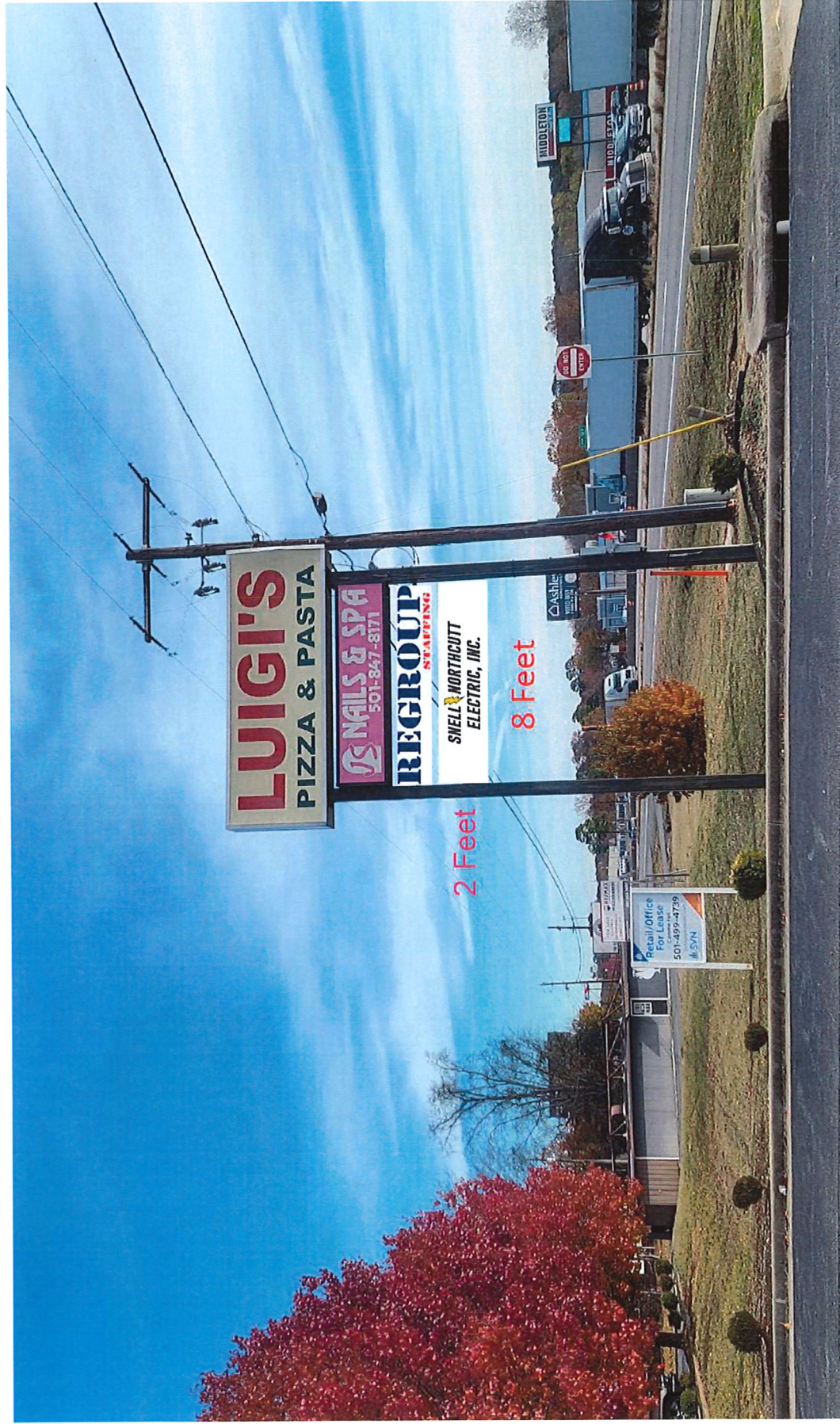
Kayla Roy

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INITIALS: _____

Post
2' x 8' x 12"
LED
Aluminum Box

Snell-Northcutt Electric, Inc.
22000 Interstate 30
Frontage Rd.
Bryant, AR. 72022



Facade
3'x10'x10"
LED
Aluminum Box

Snell-Northcutt Electric, Inc.
22000 Interstate 30
Frontage Rd.
Bryant, AR. 72022



ORDINANCE NUMBER 2026-__

**AN ORDINANCE AMENDING ORDINANCE 2011-3 FOR THE PURPOSE OF
REDUCING THE MIDTOWN OVERLAY DISTRICT.**

WHEREAS, The City of Bryant established the Bryant Traditional Neighborhood Development Overly District (TND) by Ordinance 2007-39; and

WHEREAS, said ordinance provided, among other things, that properties may be added to or removed from the TND; and

WHEREAS, in Ordinance 2011-3 the City of Bryant removed specific property from the Bryant TND by amending Section 1 of Ordinance 2007-39 which established the Midtown TND Overlay District; and

WHEREAS, a lawsuit was initiated against the City of Bryant regarding the ownership of the streets in the Midtown TND Overlay District; and

WHEREAS, a negotiated settlement was reached in that litigation that included the Bryant City Council removing portions of the Midtown TND Overlay district.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1. That the City of Bryant, Arkansas hereby amends the described property from the Midtown Overlay District by amending Section 1 of Ordinance 2011-3 to include all described portions of the Midtown TND Overlay District except the property outlined in Exhibit A hereby attached.

SECTION 2. That all ordinances and parts of ordinances of permanent and general nature in effect at the time of adoption of this ordinance, and not included herein, are hereby superseded where they are in conflict with this ordinance.

SECTION 3: Emergency Declared. This Ordinance is necessary to preserve the public peace, health, safety and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from and after the date of its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT,
ARKANSAS, on this the ____ day of ____, 2026.**

ATTEST:

Mayor, Chris Treat

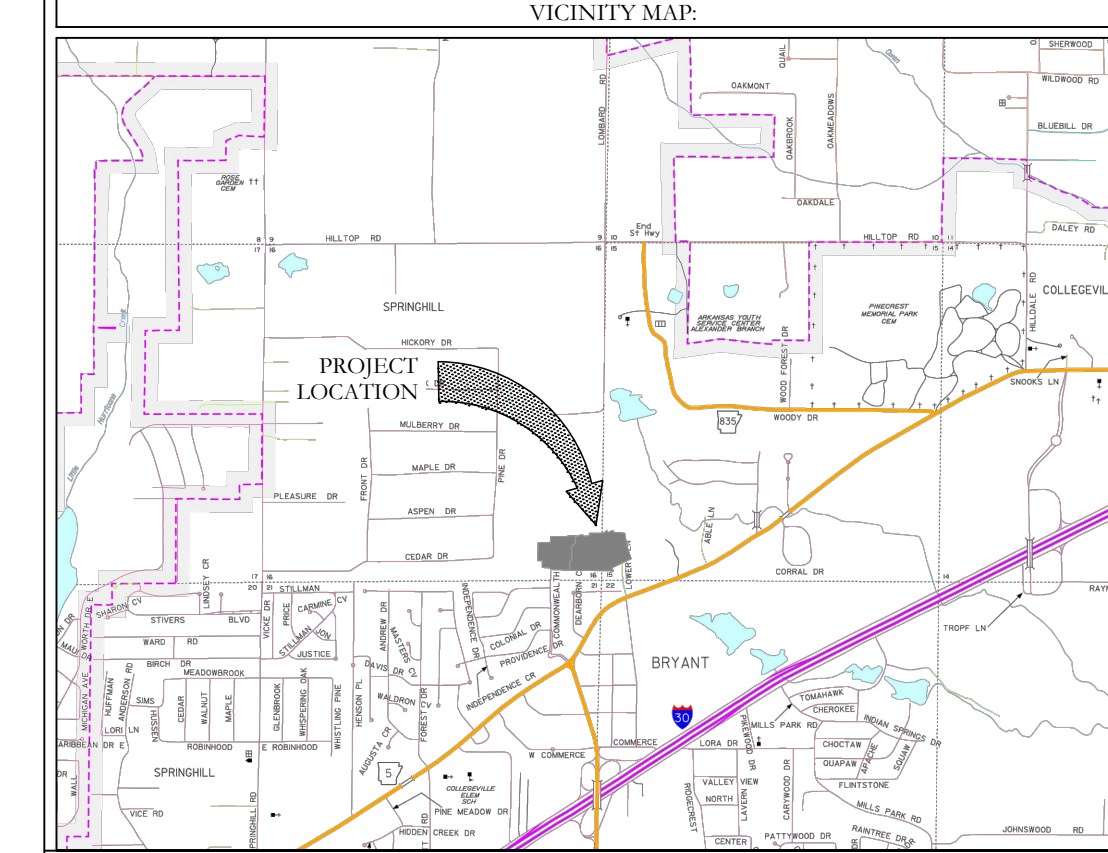
Mark Smith, City Clerk

Exhibit A

CORRECTION DEED
JOHN & JESSIE BULLOCK TO PAUL BULLOCK
A-27-84 D.B.387 PG.003

PROPERTY DESCRIPTION:
REPLAT OF LOTS 8-11, BLOCK 10, LOTS 3 AND 4, BLOCK 8, ALL IN MIDTOWN BRYANT, PHASE 1
BRYANT, ARKANSAS.

Midtown Overlay District to include everything inside the red line and shaded area.
Lots outlined in blue to be replated.



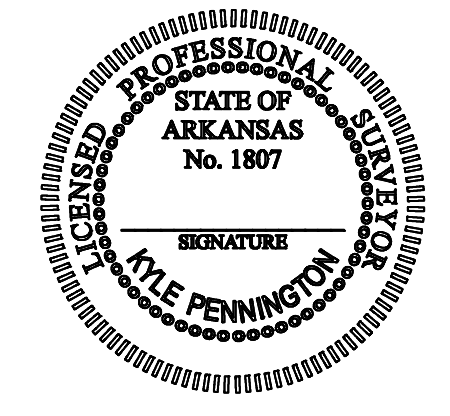
CERTIFICATIONS:

OWNER: GRAHAM SMITH
DEVELOPER: GRAHAM SMITH
Address: 12 PINE MANOR LITTLE ROCK, AR 72207
Address: 12 PINE MANOR LITTLE ROCK, AR 72207

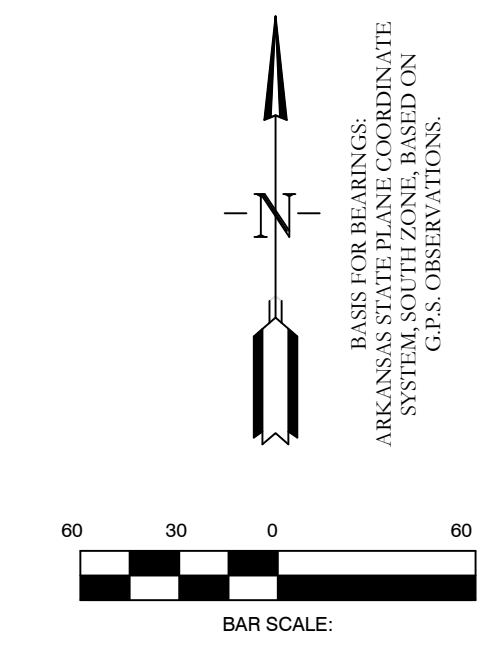
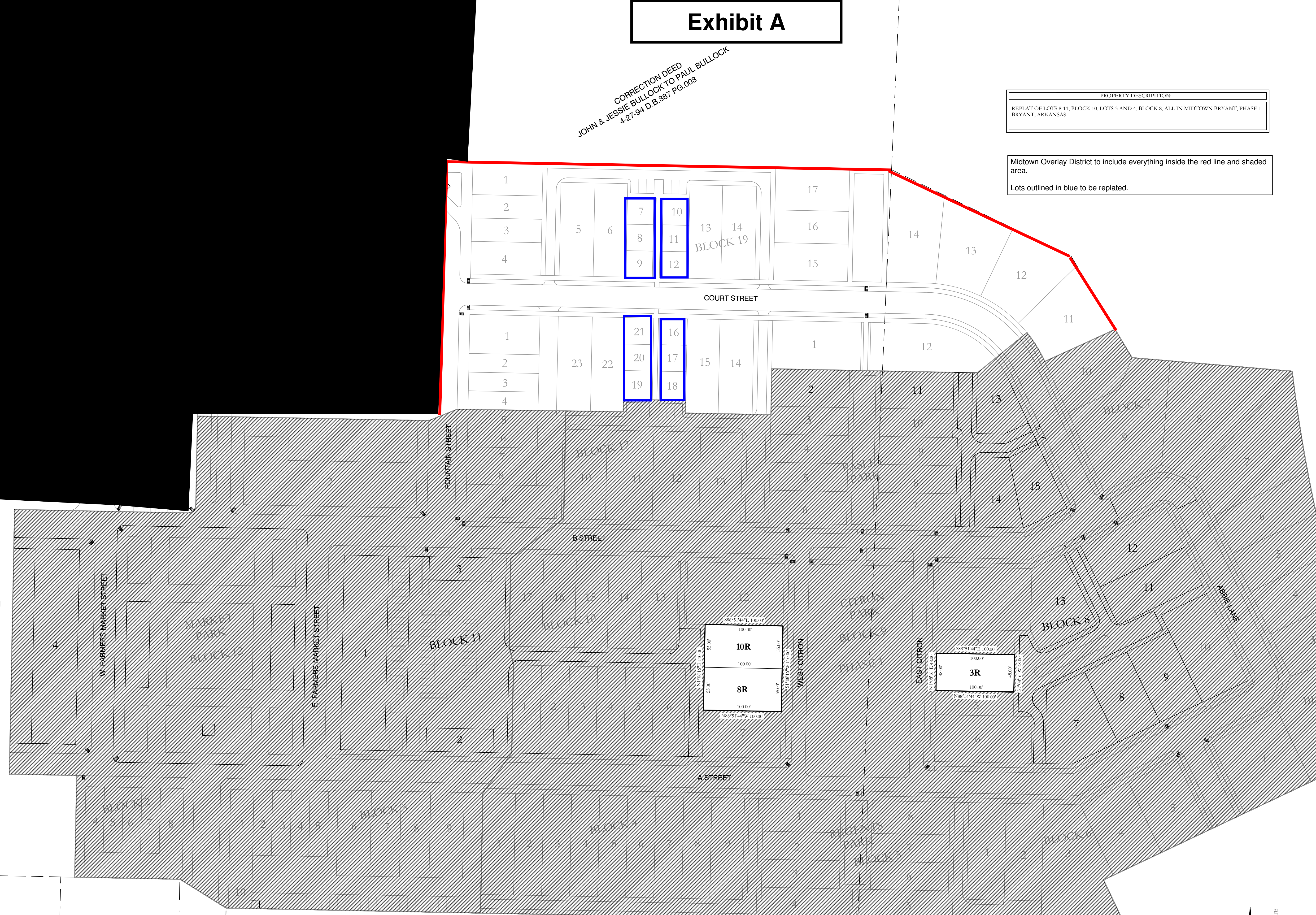
CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the plat.
Date of Execution _____ Name: _____
Source of Title: Saline County Document # _____

CERTIFICATE OF FINAL SURVEYING ACCURACY:
I, Kyle Pennington, hereby certify that this plat correctly represents a survey completed by me, or under my supervision, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Titles; and that all monuments which were found or placed on the property are correctly described and located.
Date of Execution _____ Name: Kyle Pennington, Registered Professional Land Surveyor, No. 1807 Arkansas

CERTIFICATE OF FINAL APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Community Services Director. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of said rules and regulations.
Date of Execution _____ Name: Bryant Community Services Director



By affixing my seal and signature, I Kyle Pennington PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05119C0420G, Dated: 07/06/2015.



PLAT DEED
PELTON AND RICARDO
81 BK.234 PG.482

STONEBROOK SUBDIVISION
PHASE 3
3-24-05 PLAT 05-28843
HOPE JOB 98-551

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street, Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
GRAHAM SMITH

REPLAT OF LOTS 8-11, BLOCK 10, LOTS 3 AND 4, BLOCK 8,
ALL IN MIDTOWN BRYANT,
PHASE 1, BRYANT, ARKANSAS.

DATE:	12-24-2019	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:	09-03-2020	CHECKED BY:			07-0032
		SCALE:	1"=60'		

May 19, 2026

Colton Leonard
City of Bryant
210 S.W. 3rd Street
Bryant, Arkansas 72022

RE: Hill Valley: Planned Unit Development

Colton,

I am writing to propose Hill Valley, a vibrant new neighborhood within our community that promises to enhance the quality of life for its residents and contribute positively to the overall appeal of Bryant. This project will be proposed as a Planned Unit Development.

This 18.8-acre property on Highway 5, will consist of 79 lot residential neighborhood. This development includes green spaces for walking trails weaving through property, providing residents with opportunities for exercise and leisurely strolls.

We look forward to discussing this Planned Unit Development with you further and working collaboratively to bring this exciting project to fruition for the benefit of all Bryant residents.

We would like this to be included in the June 8th Planning Commission meeting at 6 p.m.

Please contact me at (501) 860-0467 if you have any questions.

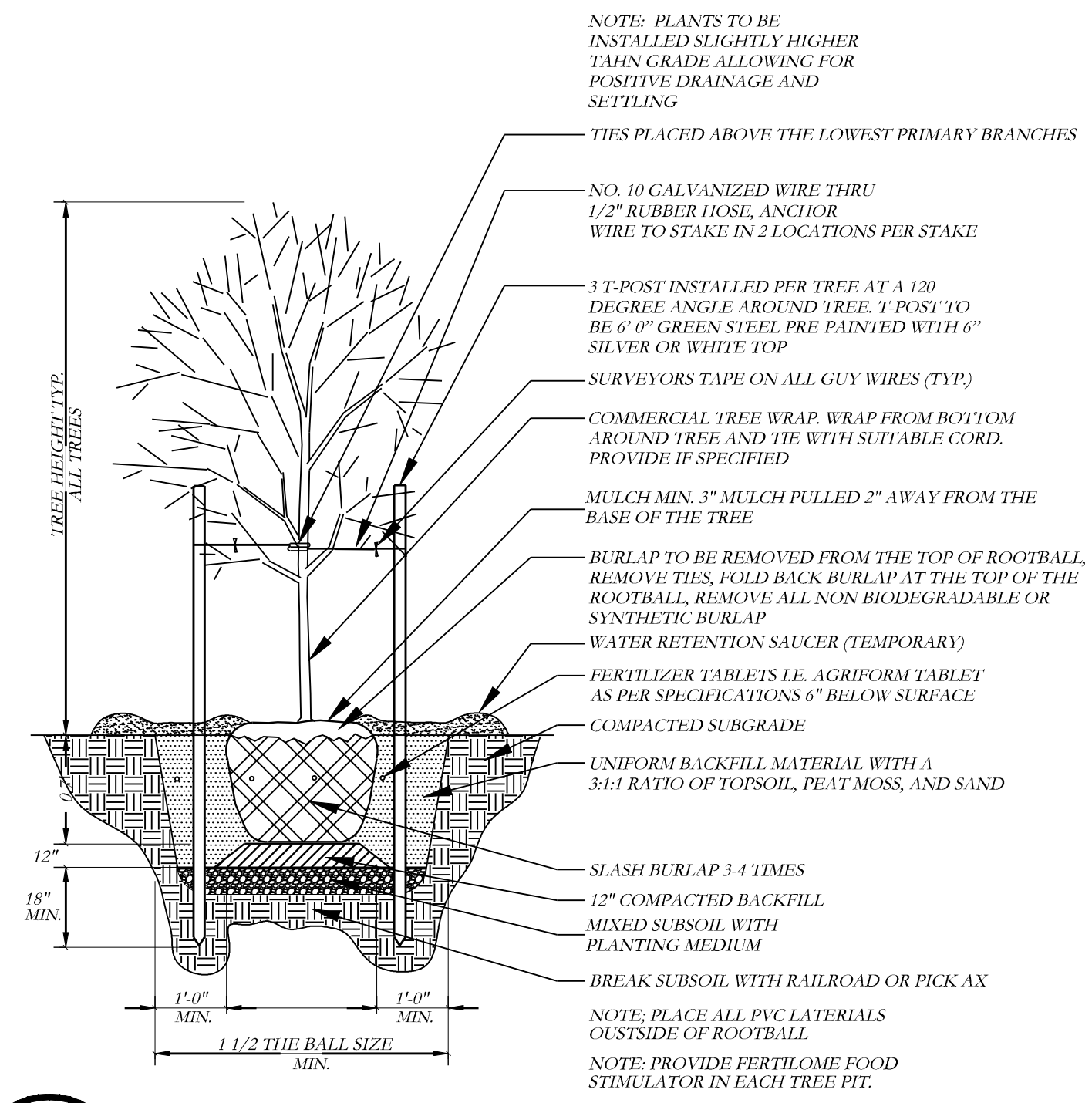
Sincerely,



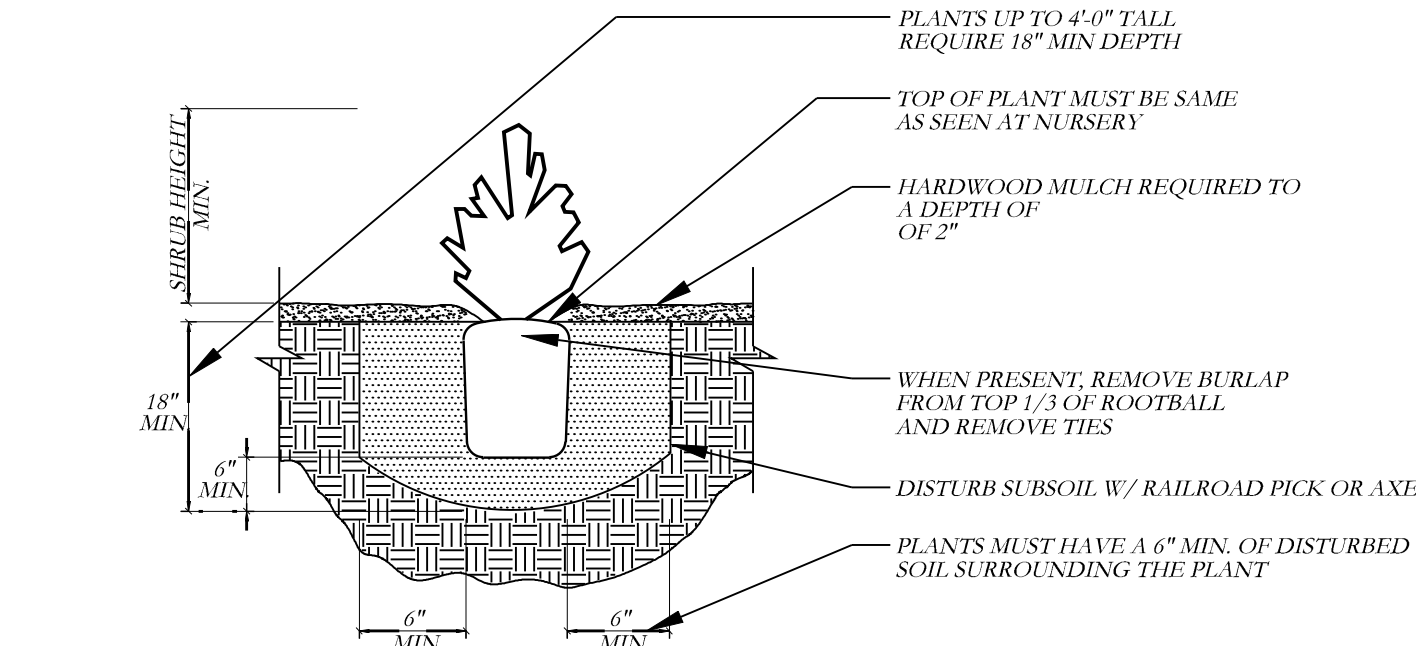
Jonathan Hope

TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YALPON HOLLY	36	3'-5'	Wide 3'-6"
EVERGREEN TREE	TAYLOR JUNIPER	68	15'	>2"

LANDSCAPE LEGEND				
COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY:	
SHRUBS	GLOSSY ABELIA/ ABELIA X GRANDIFLORA	6'-0"	REFER TO PLAN	
EVERGREEN TREES	CHOOSE FROM LIST OF SPECIES INCLUDED IN THE CITY OF BRYANT LANDSCAPING CODE			
SOD (INCLUDES MULCH BEDS)	BERMUDA			



1 TREE PLANTING DETAIL
No. SCALE



2 SHRUB PLANTING DETAIL
NTS

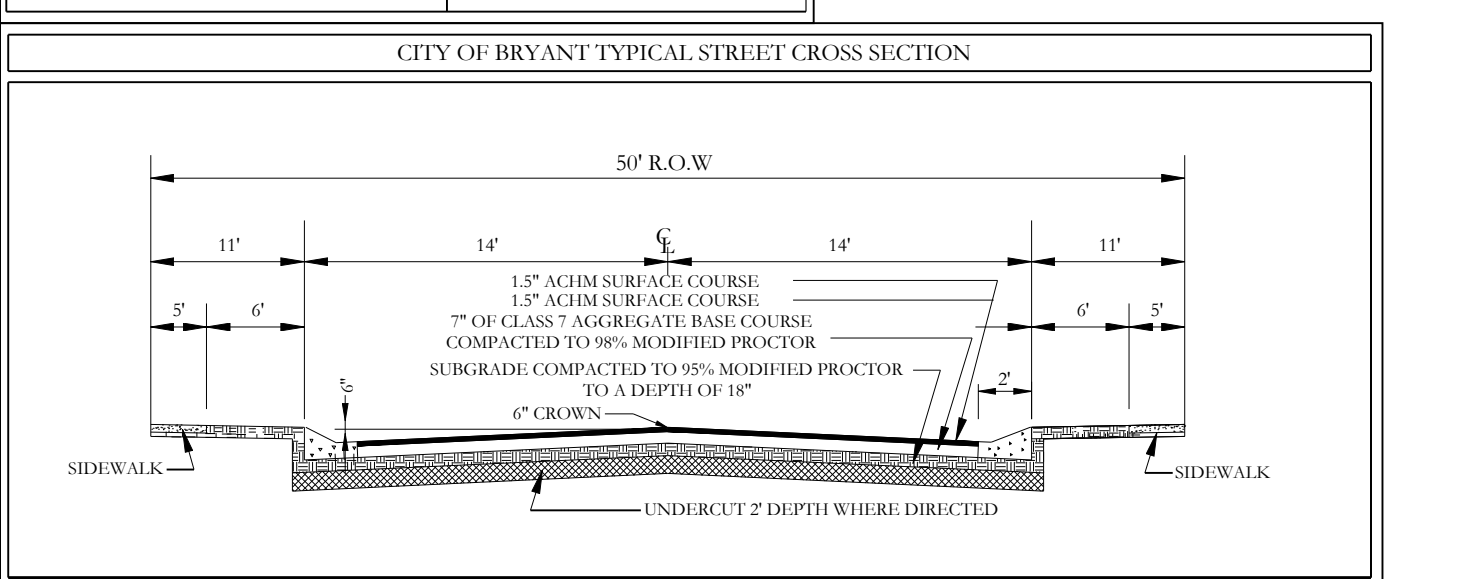
GENERAL NOTES
 QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEIR OWN COUNT.
 ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 LBS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.
 ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
 TOPSOIL SHALL BE ADDED AS NEEDED TO CREATE A SMOOTH FINISH GRADE ON PLANTING AND SODDED AREAS.
 ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
 ALL NON-PAVED AREAS NOT SHOWN AS PLANTING BEDS SHALL BE SODDED WITH SOLID TIFWAY 419 BERMUDA SOD. CONTRACTOR SHALL CALCULATE ALL SODDED AREAS.
 NO TREES MAY BE PLANTED WITHIN 5' OF PUBLIC UTILITIES. MAINTAIN 5' SEPARATION BETWEEN TREES AND ANY EXISTING / PROPOSED UTILITY MAINS.

MAINTENANCE OF LANDSCAPING
 THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF:			
FINLEY & COMPANY			
PLANNED UNIT DEVELOPMENT (PUD) LANDSCAPE PLAN HILL VALLEY ESTATES			
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.			
DATE:	05/20/2026	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 60'
500	01S	14W	0 14 110 62 1762



PROPERTY DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12; A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13; AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14; ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 5/8" REBAR ACCEPTED AS THE SOUTHWEST CORNER OF SAID SW1/4, NW1/4, SECTION 13; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'48" EAST, A DISTANCE OF 1,324.05 FEET, TO THE NORTHWEST CORNER OF SAID SW1/4, NW1/4 OF SECTION 13;
 THENCE ALONG THE WEST LINE OF SAID NW1/4, NW1/4 OF SECTION 13 NORTH 02°11'32" EAST, A DISTANCE OF 245.95 FEET TO THE POINT OF BEGINNING, A 1/2" REBAR AND CAP (PS 1664);
 THENCE LEAVING SAID WEST LINE NORTH 88°04'08" WEST, A DISTANCE OF 191.43 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
 THENCE NORTH 41°42'20" WEST, A DISTANCE OF 211.36 FEET, TO A 1/2" REBAR AND CAP (PS 1467);
 THENCE NORTH 32°51'44" WEST, A DISTANCE OF 436.06 FEET, TO A 1/2" REBAR AND CAP (PS 1467) TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 5;
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT CALLS: NORTH 52°34'41" EAST, A DISTANCE OF 14.32 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 52°36'30" EAST, A DISTANCE OF 269.91 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 56°17'39" EAST, A DISTANCE OF 187.00 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 59°48'07" EAST, A DISTANCE OF 258.04 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 63°29'03" EAST, A DISTANCE OF 139.43 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 65°24'25" EAST, A DISTANCE OF 115.83 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 66°31'07" EAST, A DISTANCE OF 166.56 FEET, TO A 1/2" REBAR AND CAP (PS 1664);
 THENCE NORTH 66°25'13" EAST, A DISTANCE OF 152.88 FEET, TO A 1/2" REBAR AND CAP (PS 1664) BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN WARRANTY DEED DATED MARCH 30, 1963 AND FILED IN SALINE COUNTY DEED RECORD BOOK 112 AT PAGE 404;
 THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 5 ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED SOUTH 02°13'34" WEST, A DISTANCE OF 386.25 FEET, TO A 1/2" REBAR AND CAP (PS 1664) AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID WARRANTY DEED;
 THENCE NORTH 88°16'25" WEST, A DISTANCE OF 53.10 FEET, TO A 5/8" REBAR AND CAP (PS 128) ON THE EAST LINE OF LANDS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 21, 1951 AND FILED IN SALINE COUNTY DEED RECORD BOOK 64 AT PAGE 45; THENCE SOUTH 02°43'40" WEST, A DISTANCE OF 673.83 FEET, THENCE LEAVING SAID EAST LINE SOUTH 08°44'33" WEST, A DISTANCE OF 334.66 FEET TO A SET 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 88°04'08" W, A DISTANCE OF 145.03 FEET TO A THE POINT OF BEGINNING; CONTAINING 18.82 ACRES (819,895 SQUARE FEET), MORE OR LESS.
NOTE:
 TRACTS 1, 2, 3 AND 4 WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) OR IMPROVEMENT DISTRICT.

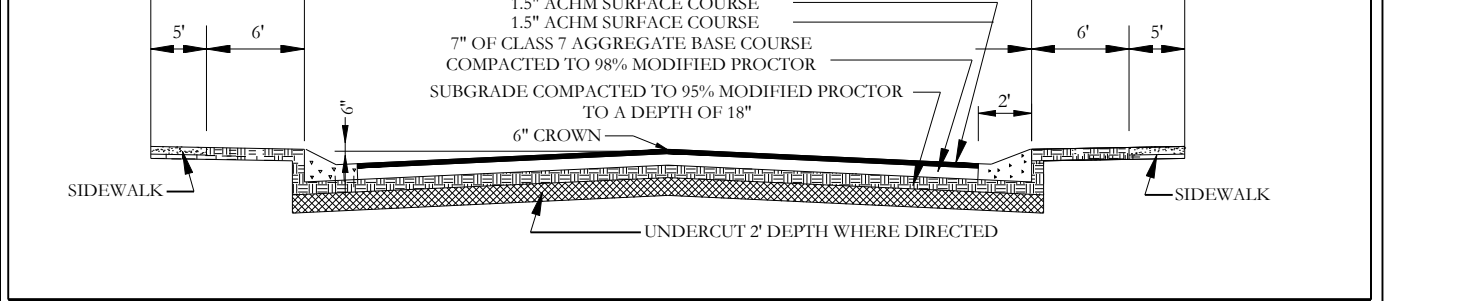
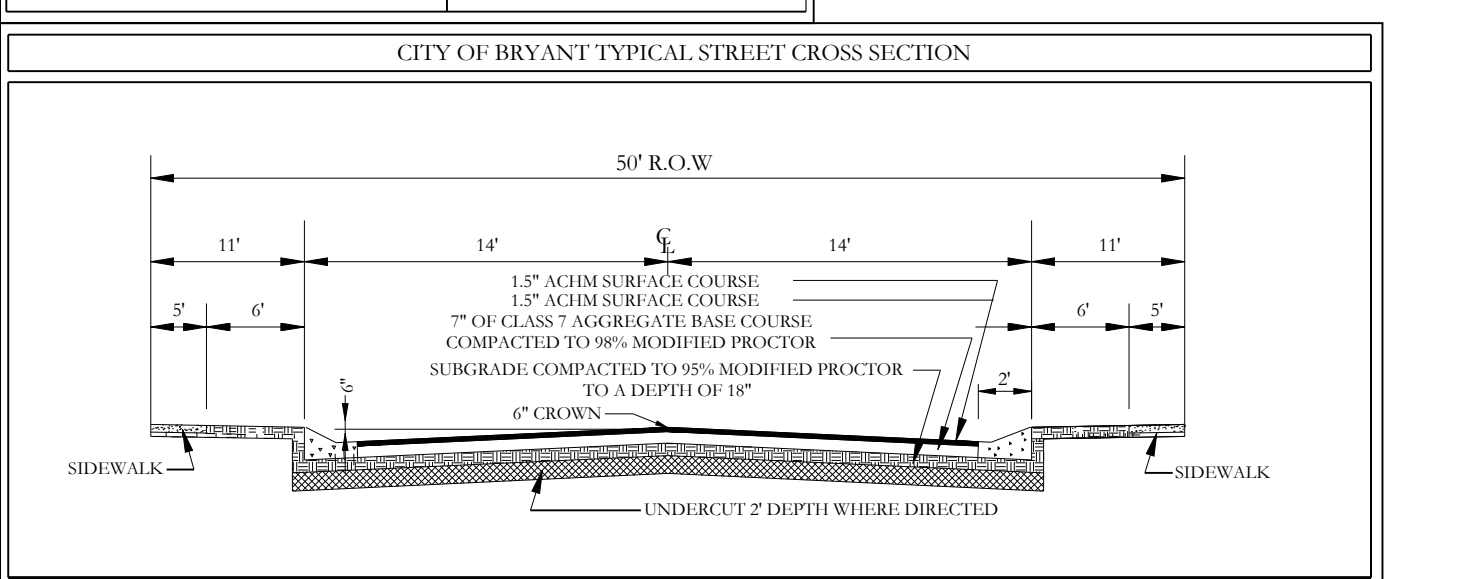


OPEN SPACE CALCULATION

TRACT 1 DRY DETENTION AREA	0.68 ACRES
TRACT 2 DRY DETENTION AREA	0.52 ACRES
TRACT 3 GREEN SPACE AND WALKING TRAILS	0.87 ACRES
TRACT 4 GREEN SPACE BETWEEN BOC & SIDEWALK	0.87 ACRES
TOTAL	2.94 ACRES OR 13.62%

RESIDENTIAL DENSITY CALCULATIONS

NUMBER OF LOTS	79 LOTS
HOUSING UNITS	79 LOTS x 2 = 158 UNITS
TOTAL DEVELOPABLE AREA	1882 ACRES
TOTAL COMMON USABLE OPEN SPACE	294 ACRES
RESIDENTIAL DENSITY	158/1882 = 840 DU



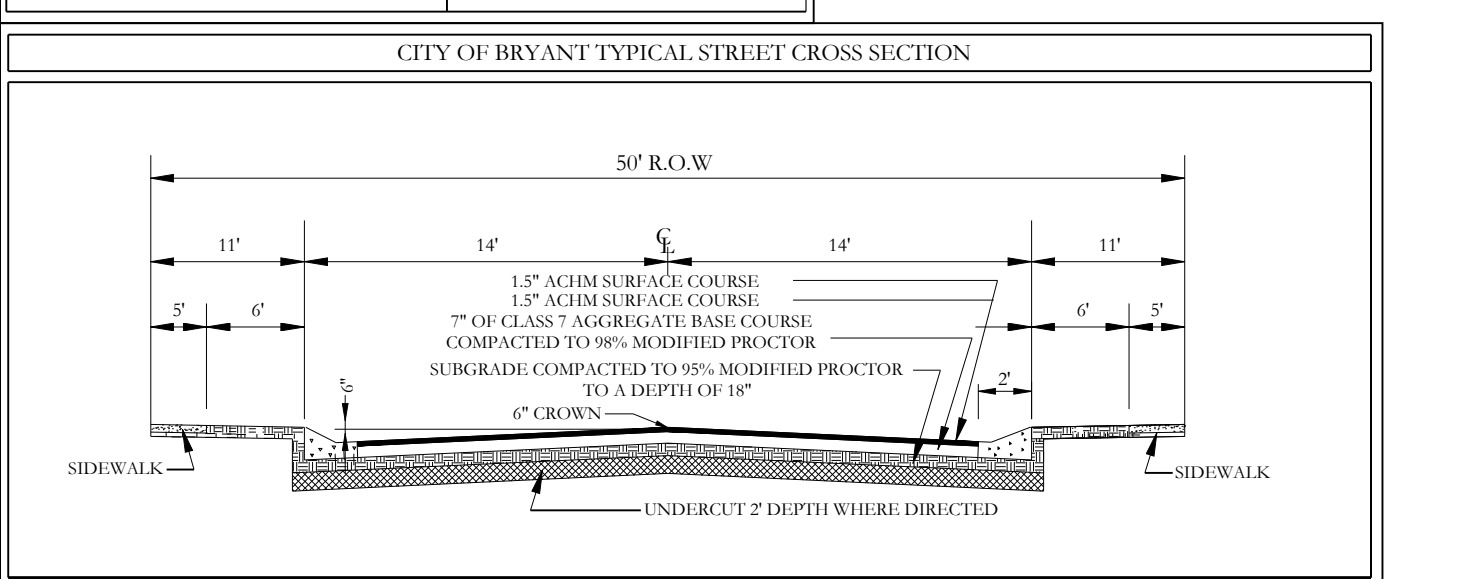
**PLANNED UNIT DEVELOPMENT (PUD)
 HILL VALLEY ESTATES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
 WILLIAM COBITT R. SHOFFNER
 STATE OF ARKANSAS
 NO. 20876

LICENSED PROFESSIONAL ENGINEER
 KAZI TAMZUJID ISLAM
 STATE OF ARKANSAS
 NO. 20876

By affixing my seal and signature, I, William Cobitt R. Shoffner PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
 NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.
 No portion of the property described herein lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #0512503655, Dated: 06/05/2020.

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NOTE:
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CERTIFICATIONS:

OWNER: FINLEY & COMPANY
 Address: P.O. BOX 10, BRYANT, AR 72089

DEVELOPER: FINLEY & COMPANY
 Address: P.O. BOX 10, BRYANT, AR 72089

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

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
 I, Corbit R. Shoffner, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on 05/11/2026; that the boundary lines shown herein correspond with the description in the deeds cited in the above Source Title; and that all monuments which were found or placed on the property are correctly described and located.

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
 I, Kazi Tamzujid Islam, hereby certify that this plan correctly represents a survey and a plan made by me or under my supervision; that all monuments shown herein actually exist and their location, 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.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.

PROPERTY SPECIFICATIONS:

OWNER: FINLEY & COMPANY
DEVELOPER/SUBDIVIDER: FINLEY & COMPANY
ENGINEERS: HOPE CONSULTING INC.
NAME OF SUBDIVISION: HILL VALLEY ESTATES

NUMBER OF LOTS: 79
PROPOSED DENSITY: PUD
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT
SOURCE OF ELECTRIC: FIRST ELECTRIC COOP
SOURCE OF GAS: CENTERPOINT ENERGY

BUILDING SETBACKS:
 FRONT: 20' OR AS SHOWN
 REAR: 10' OR AS SHOWN
 SIDE: 5' OR AS SHOWN

UTILITY & DRAINAGE EASEMENTS:
 FRONT: 10' OR AS SHOWN
 REAR: 5' OR AS SHOWN
 SIDE: 5' OR AS SHOWN

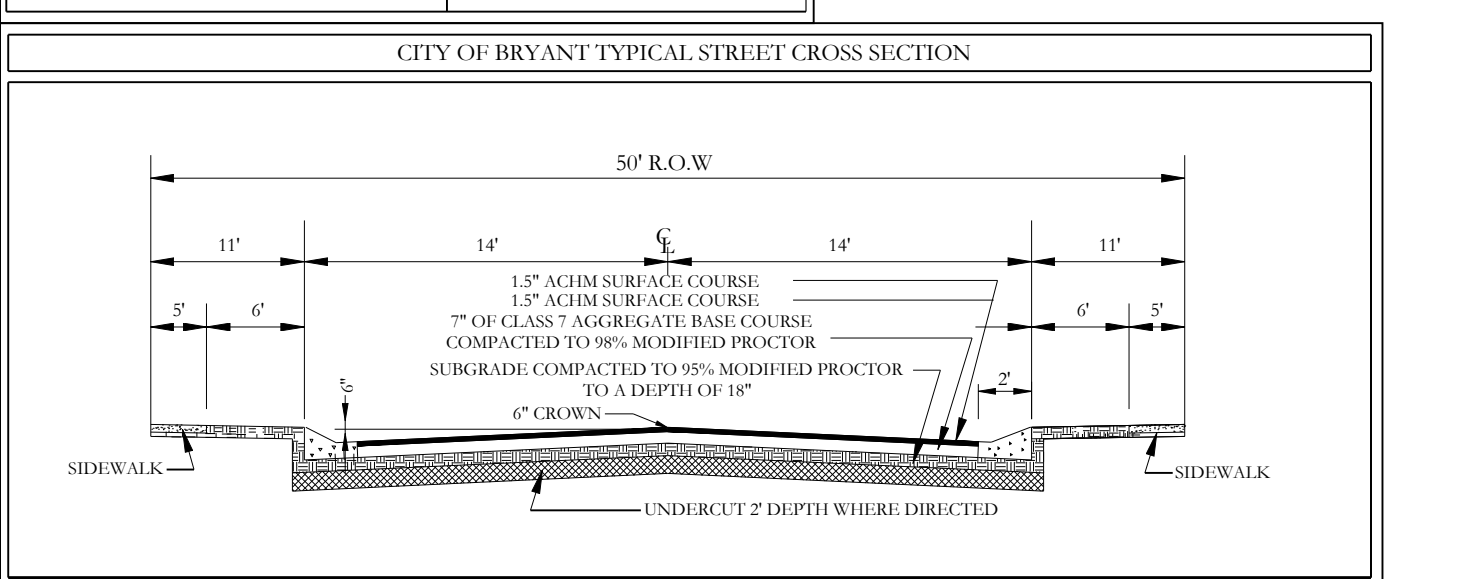
STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 20' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.43	25.00	81.20	N24°36'19"E	32.54
C2	33.85	226.08	8.58	N11°42'12"W	33.82
C3	65.27	226.08	16.54	N05°51'24"E	65.04
C4	67.49	226.08	17.10	N17°40'45"E	67.24
C5	57.16	180.00	18.19	N18°34'55"E	56.92
C6	57.16	180.00	18.19	N18°34'55"E	56.92
C7	43.76	25.00	100.28	N47°17'27"W	38.38
C8	48.27	200.00	13.83	S75°39'22"W	48.15
C9	184.69	200.00	52.91	S40°27'01"W	178.19
C10	38.91	200.00	11.15	S8°25'21"W	38.85
C11	60.08	725.00	4.75	S5°27'24"W	60.06
C12	60.52	725.00	4.78	S10°13'19"W	60.50
C13	23.97	725.00	1.89	S13°33'37"W	23.97
C14	20.10	25.00	46.06	N8°31'17"W	19.56
C15	18.96	50.00	21.72	N20°41'22"W	18.84
C16	42.82	50.00	49.07	S14°42'25"W	41.53
C17	44.20	50.00	50.64	S64°33'54"W	42.77
C18	43.94	50.00	50.35	N64°56'06"W	42.54
C19	91.20	50.00	104.51	N12°29'47"E	79.07
C20	22.06	25.00	50.56	N39°28'04"E	21.35
C21	34.71	675.00	2.95	N12°42'44"E	34.71
C22	76.25	675.00	6.47	N8°00'11"E	76.21
C23	22.59	675.00	1.92	S3°48'28"W	22.59
C24	55.67	2500.00	12.76	N13°09'41"E	55.56
C25	125.08	2500.00	28.67	N33°52'26"E	123.78
C26	60.05	2500.00	13.76	N55°05'19"E	59.91
C27	29.55	2500.00	6.77	N65°21'23"E	29.53
C28	56.42	2500.00	12.93	N75°12'29"E	56.30
C29	44.76	2500.00	10.26	N86°48'09"E	44.70
C30	24.65	310.00	4.56	S85°47'27"E	24.65
C31	60.09	310.00	11.11	S77°57'33"E	60.00
C32	60.09	310.00	11.11	S66°51'08"E	60.00
C33	60.09	310.00	11.11	S55°44'43"E	60.00
C34	60.09	310.00	11.11	S44°38'18"E	60.00
C35	41.69	25.00	95.54	S80°37'51"E	37.02
C36	36.85	25.00	84.46	S9°22'09"W	33.61
C37	39.35	25.00	90.17	S77°56'58"E	35.41
C38	59.46	150.00	22.71	N74°01'17"E	93.34
C39	28.34	150.00	10.83	S89°12'35"E	77.62
C40	28.69	25.00	65.51	N63°18'33"E	27.15
C41	124.39	176.08	40.48	N10°16'36"E	121.82
C42	45.70	25.00	104.73	S62°25'44"E	39.60
C43	38.87	25.00	89.08	S47°23'24"W	35.07
C44	34.38	260.00	7.58	N84°16'49"W	34.36
C45	78.20	260.00	17.23	N71°52'31"W	77.91
C46	81.53	260.00	17.97	N54°16'32"W	81.20
C47	56.40	260.00	12.43	N39°04'38"W	56.29
C48	39.19	25.00	89.85	N12°03'02"E	35.30
C49	37.93	1000.00	21.73	N67°49'44"E	37.70
C50	42.66	25.00	97.78	S46°02'21"E	37.67
C51	21.16	160.00	7.58	N84°16'49"W	21.14
C52	35.41	160.00	12.68	N74°09'09"W	35.33
C53	50.17	160.00	17.97	N54°16'32"W	49.97
C54	34.71	160.00	12.43	N39°04'38"W	34.64
C55	170.72	201.08	48.65	N3°21'20"E	165.64
C56	258.76	225.00	65.89	N35°47'45"E	244.74
C57	105.38	125.00	48.30	S81°06'49"W	102.28
C58	88.84	205.00	24.83	S15°15'50"W	88.15
C59	88.84	205.00	24.83	S15°15'50"W	88.15
C60	91.06	225.00	23.19	N80°20'13"E	90.44
C61	274.61	285.00	55.21	S60°27'56"E	264.11
C62	196.46	700.00	16.08	S10°53'21"W	195.81
C63	27.97	201.08	7.97	N24°57'09"W	27.95
C64	20.85	180.00	6.64	N6°10'01"E	20.84
C65	17.16	250.00	3.93	N4°48'56"E	17.16

Line Table

L#	Length	Direction	L#	Length	Direction
L.1	21.58	N32°51'44.07"W	L.5	18.20	N74°44'09.80"W
L.2	19.37	N32°51'44.07"W	L.6	60.00	S2°50'56.52"W
L.3	34.21	S68°44'33.22"W	L.8	19.70	N32°51'44.07"W
L.4	22.38	N88°04'08.20"W			

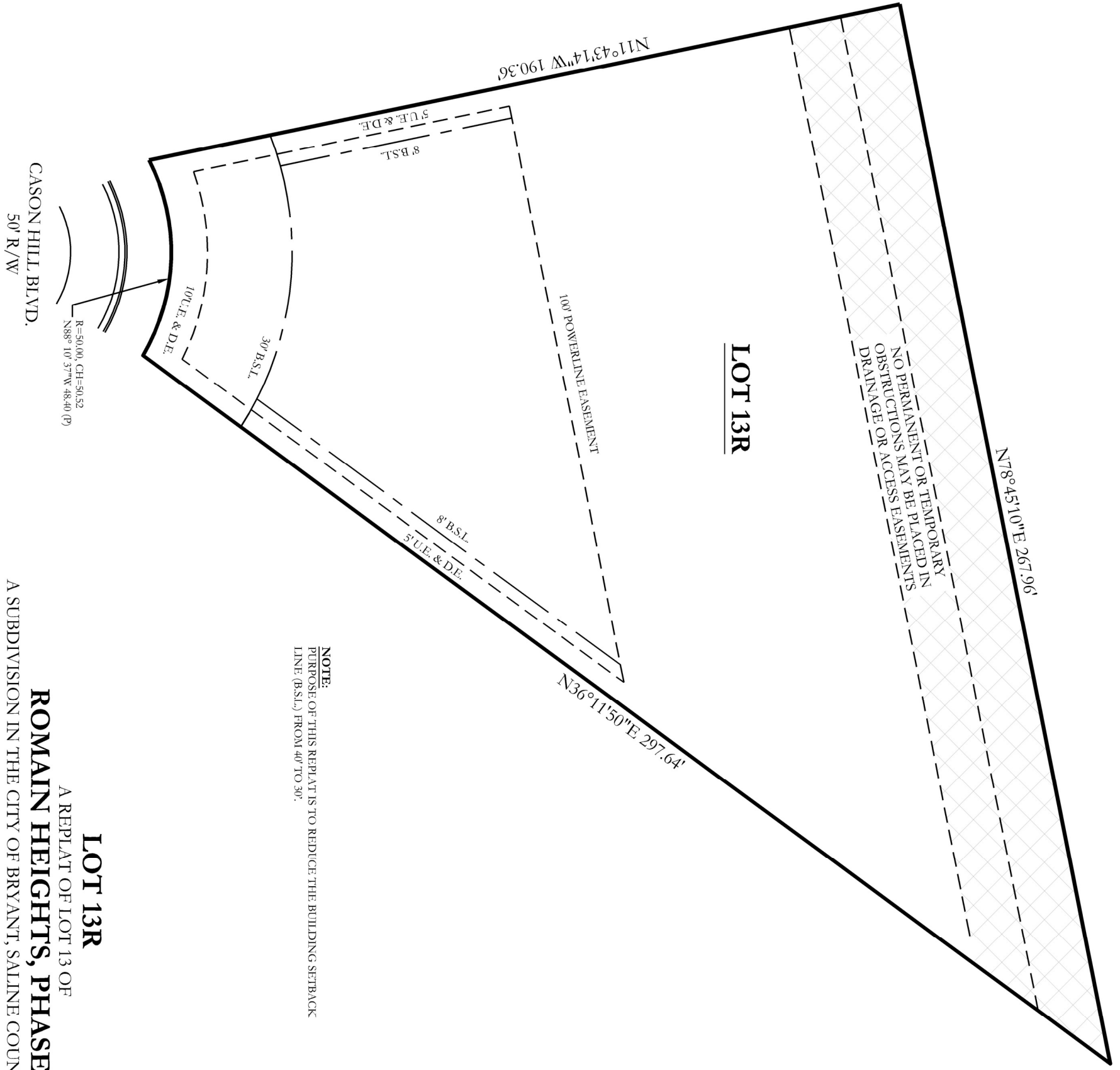


LEGEND

- (P) - No Parking Sign
- Stop Sign
- Street light
- Fire Hydrant
- △ - Computed point
- - Set #4 RB/Plas. Cap (SIP)
- (D) - Deeded
- (M) - Measured
- (P) - Platted

FOR USE AND BENEFIT OF:
FINLEY & COMPANY
**PLANNED UNIT DEVELOPMENT (PUD)
 HILL VALLEY ESTATES**
 A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05/11/2026
REVISIONS:
C.A.D. BY: BJOHNSON
CHECKED BY:
DRAWING NUMBER: 24-0427
SCALE: 1" = 60'
SHEET: 500 01S 14W 0 14 110 62 1762



NO PERMANENT OR TEMPORARY
OBSTRUCTIONS MAY BE PLACED IN
DRAINAGE OR ACCESS EASEMENTS

LOT 13R

NOTE:
PURPOSE OF THIS REPLAT IS TO REDUCE THE BUILDING SETBACK
LINE (B.S.L.) FROM 40' TO 30'.

LOT 13R
A REPLAT OF LOT 13 OF
ROMAIN HEIGHTS, PHASE 2
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

CASON HILL BLVD.
50' R/W
R=50.00, CH=50.52
N88° 10' 37\"/>

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____
Source of Title: _____ Deed # 24-009670

CERTIFICATE OF FINAL SURVEYING ACCURACY:

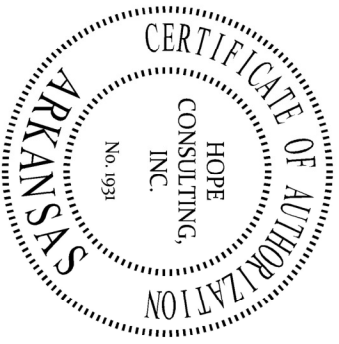
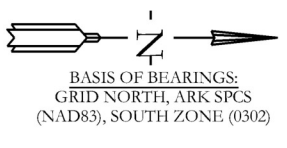
I, William Corbit R. Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Rules and Regulations.

Date of Execution _____
William Corbit R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
Bryant Planning Director



30' 15' 0' 30'	
LEGEND	
	- Found Aliquot Corner
	- Found Monument
	- Sect 1/2" Rebar w. Cap
	- Computed point
(M)	- Measured
(P)	- Platted
	- Fence
Drawn By: _____	Checked: _____

117 S. Market Street,
Benton, Arkansas 72015
TEL (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

For the Exclusive Use and Benefit of:

Address _____ Date 05-28-2026

500	0	1664
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