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

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- 95357-APP-01.pdf
- 95357-LTR-01.pdf

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*

_____ _____

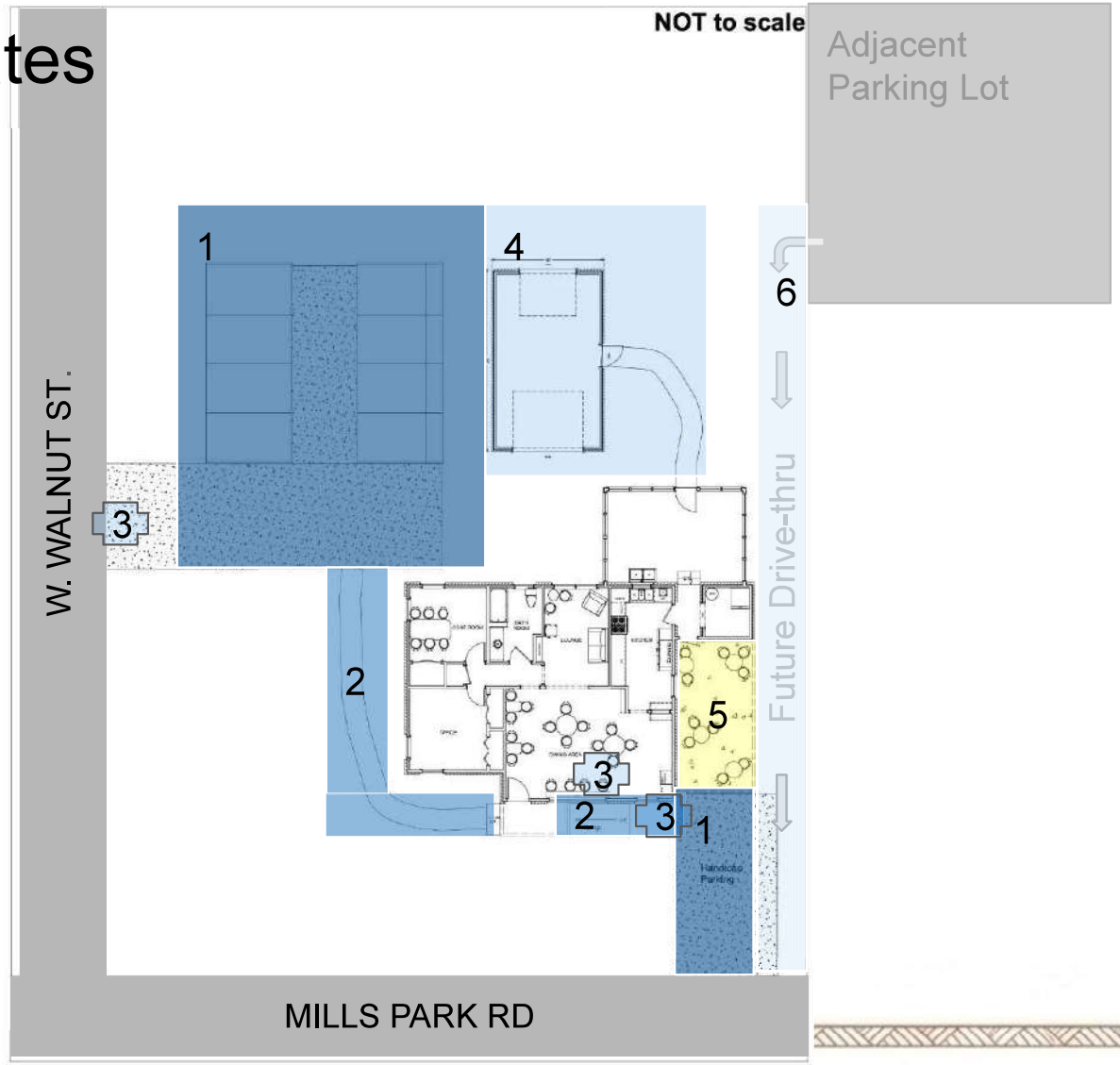
Secretary, Ethan Godwin *Date*

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

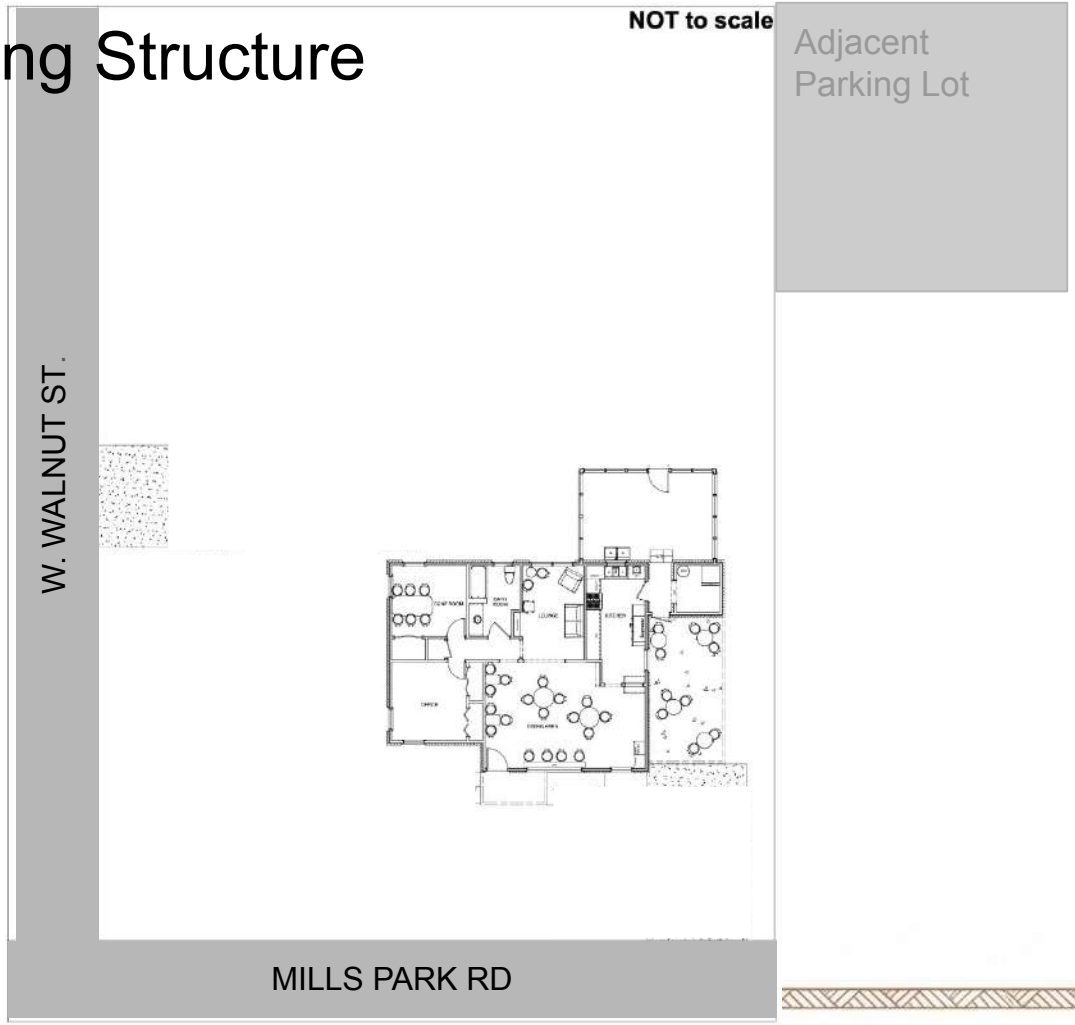


Exterior



Interior

Exterior: Existing Structure

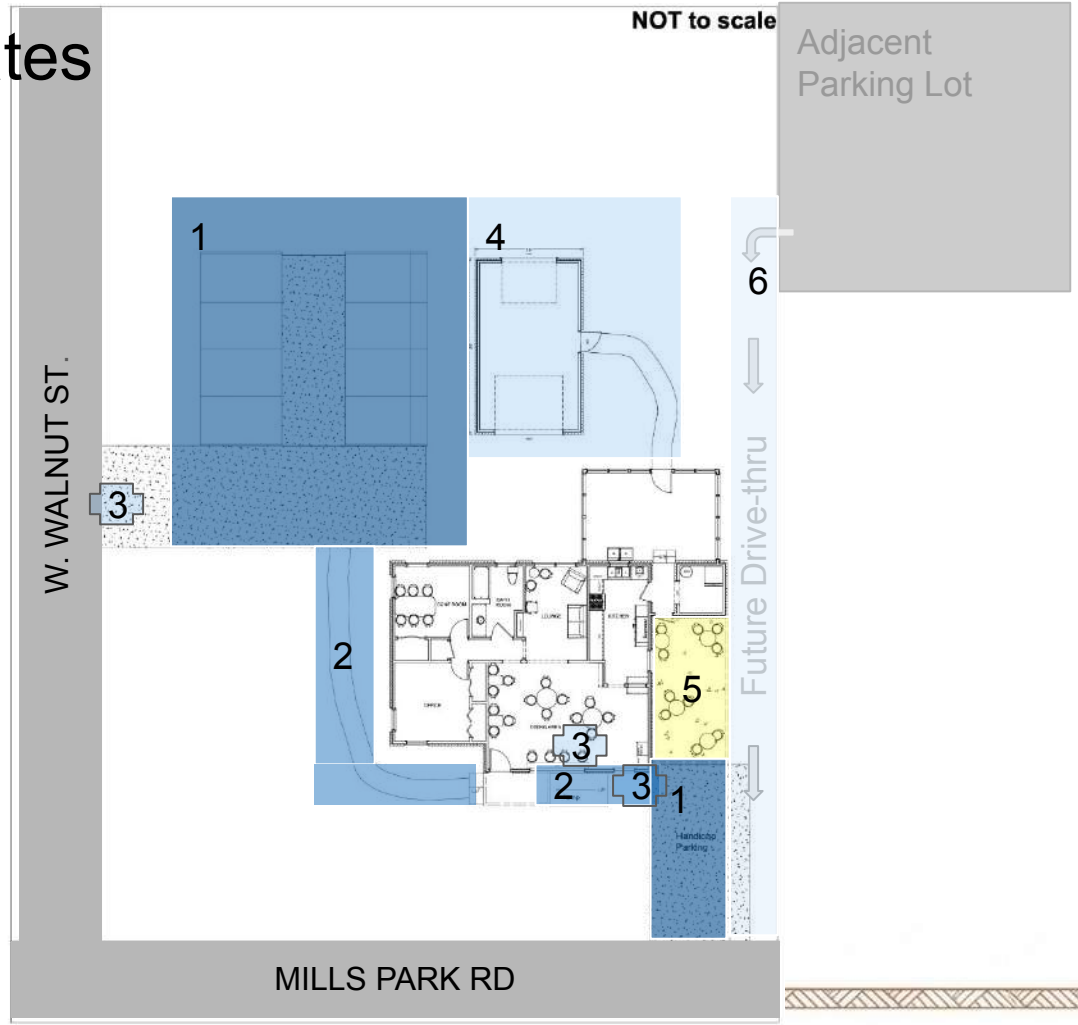


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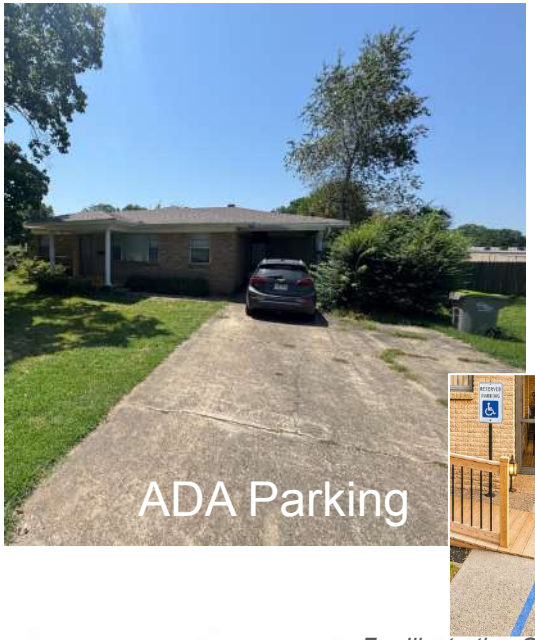


Exterior: 1.General Parking/ADA Parking

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

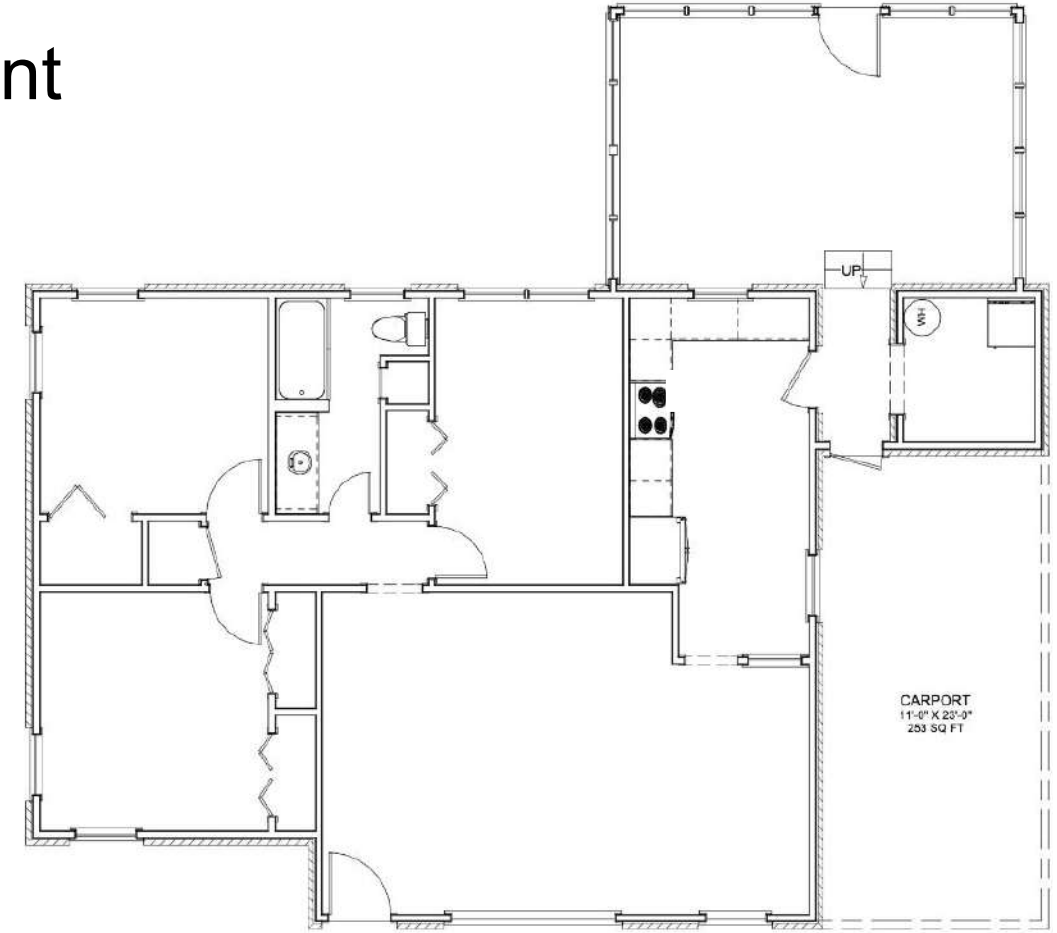
- Fully enclose carport for additional 253sf (only +5sf needed to meet outbuilding requirements)
- Not ideal for the style of community lounge we are creating



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

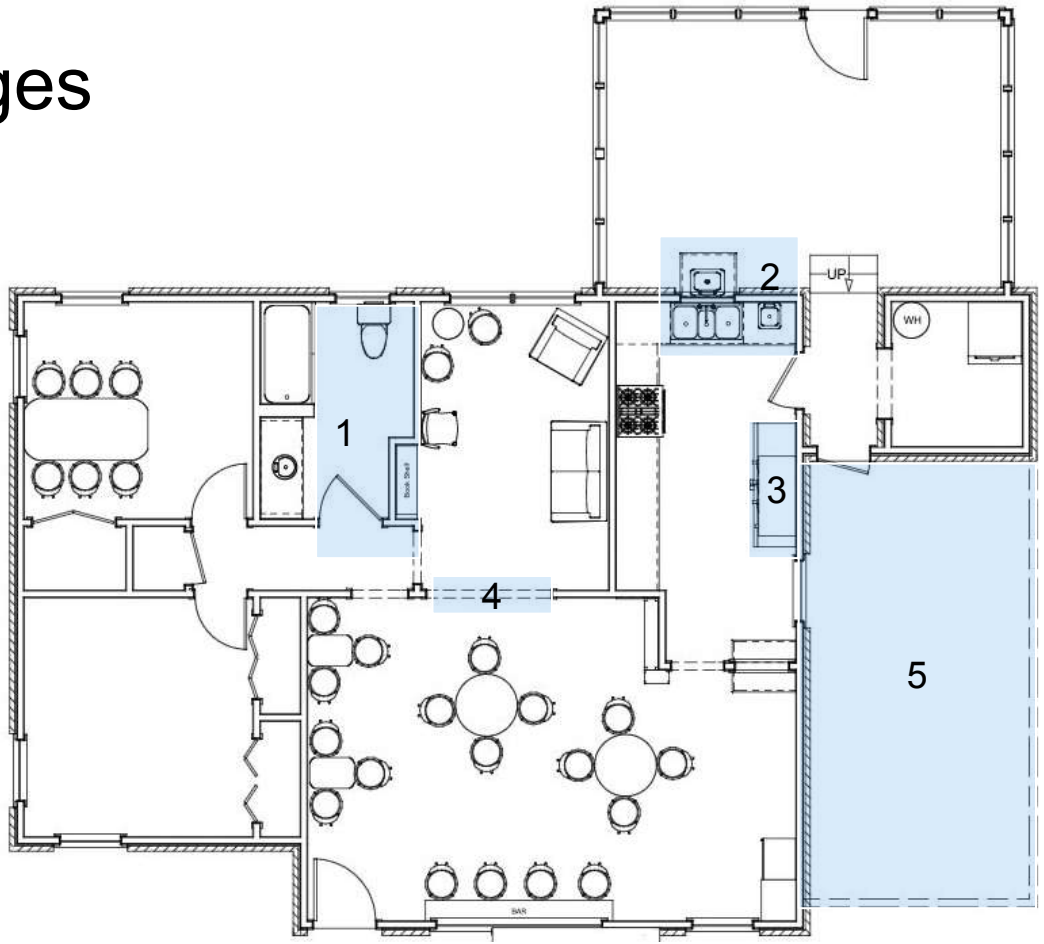
1. Expand bathroom doorway and turn toilet (ADA)

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

AR MUDD CO.

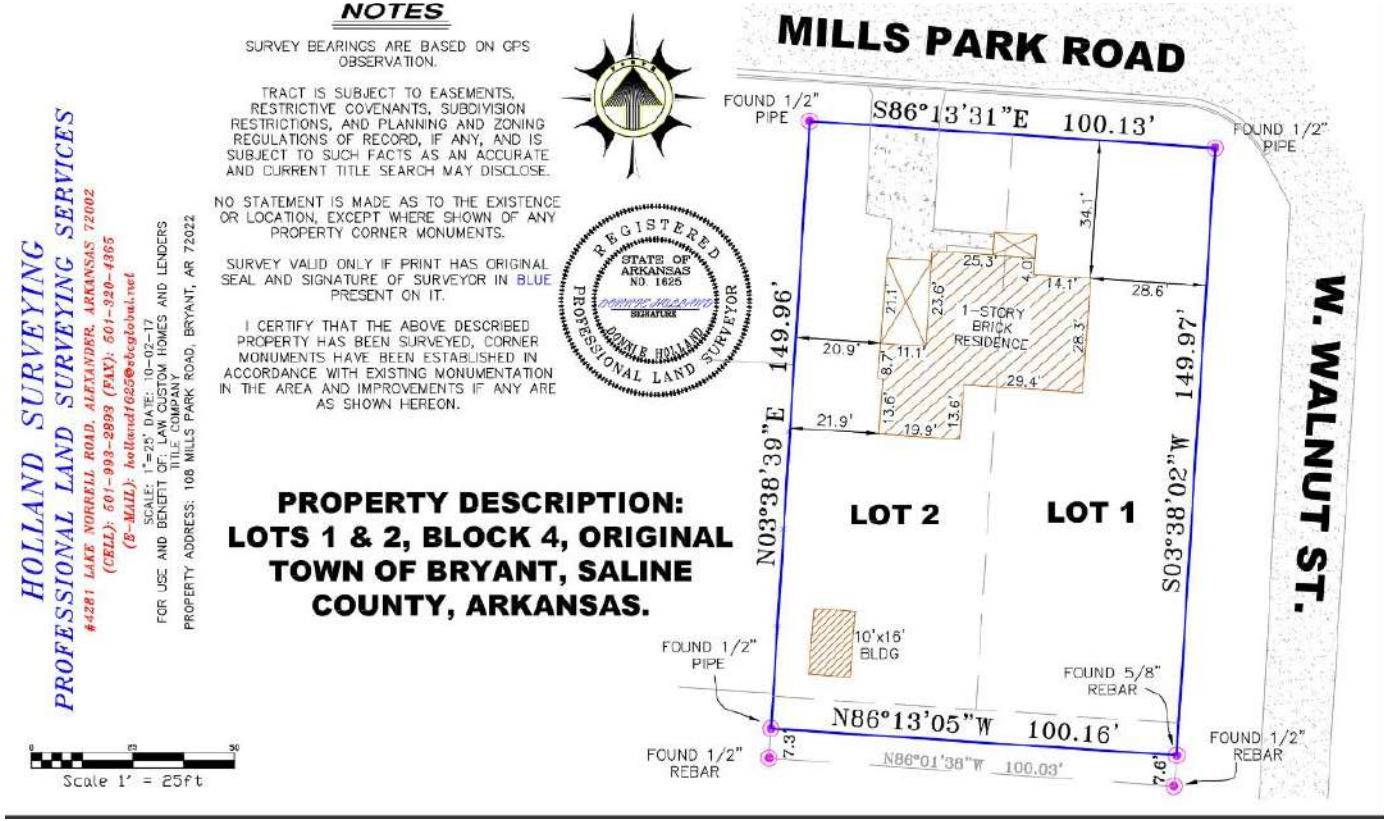
THANK YOU!

(Reference Slides below)

Mills Park Rd
N Reynolds Rd
N Walnut St
NE 3rd St
840-00521-000
840-00520-000
840-00519-000
840-00522-000
840-00523-000
840-00524-000
840-00525-000
840-00517-001

AR MUDD CO.

Exterior: Survey



Glaze Clean Up

3-Bucket Rinse System:

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

How the 3-Bucket System Works

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

Clay Clean Up

Operational Safeguards

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

Kiln Specs

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



SKUTT

PRODUCTS | KIDS NEED CLAY

MODELS | BUILD A KILN | FEATURES AND BENEFITS | ACCESSORIES

KMT-822

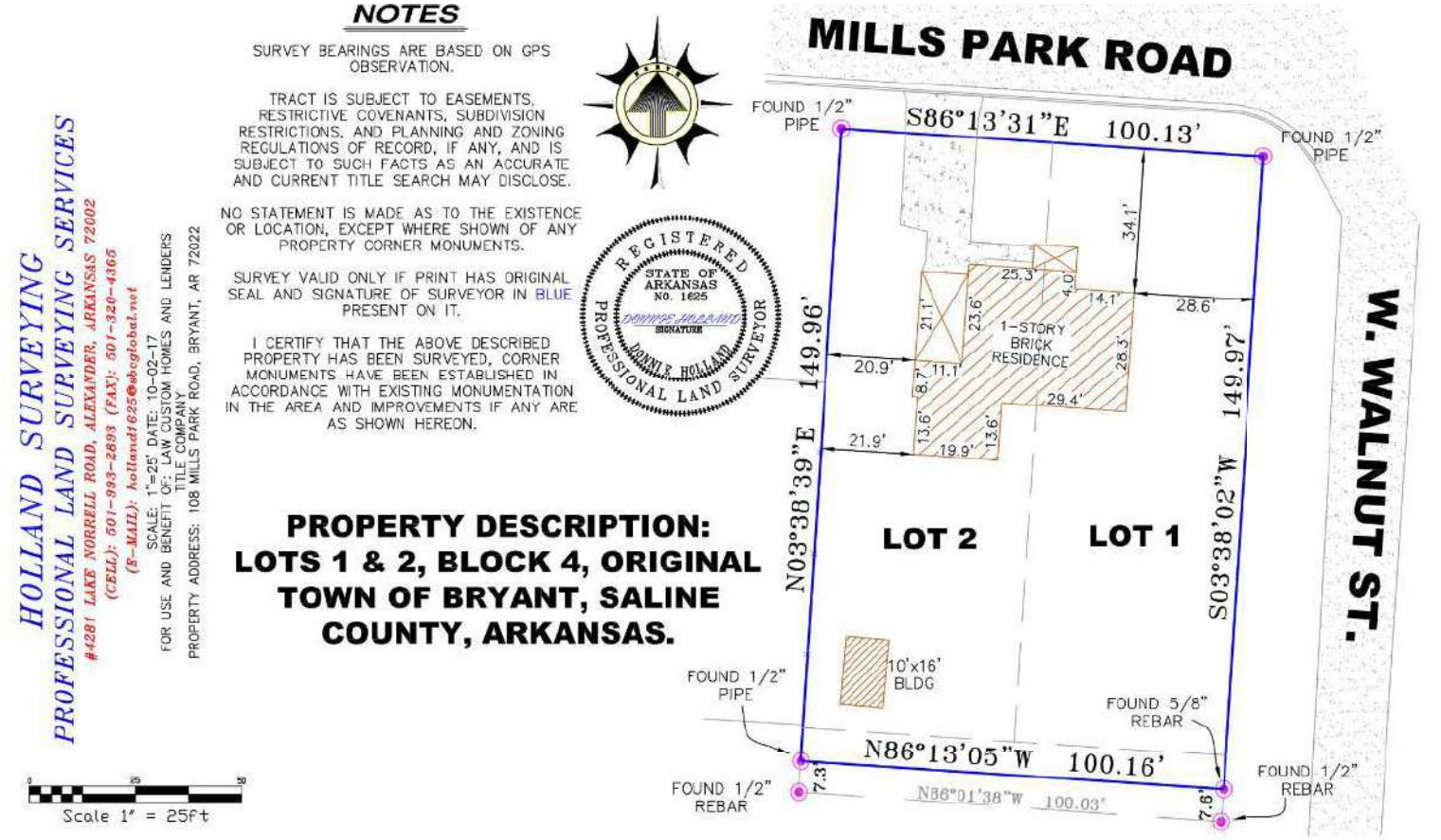
Home > Ceramic Kilns > KMT-822

FEATURES | SPECS | CHAMBER CAPACITY | ACCESSORIES | UPGRADES | WHAT'S INCLUDED | BUY NOW

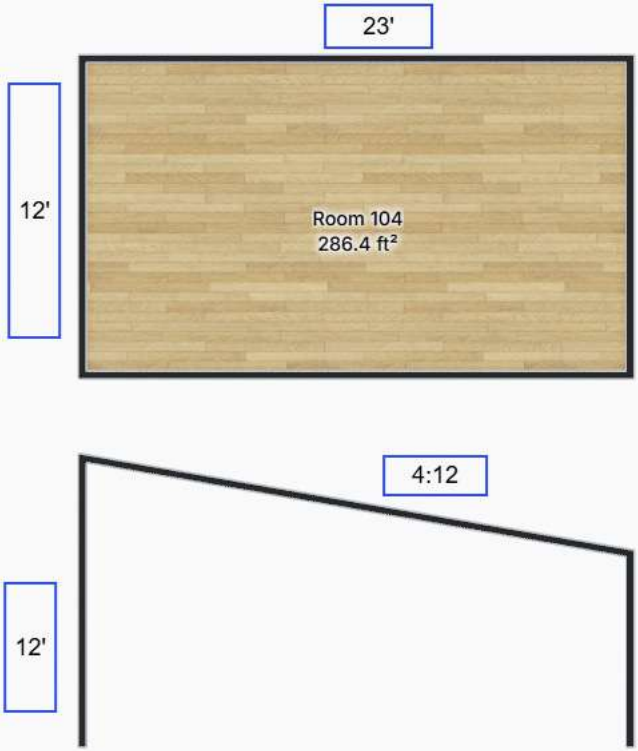
MODEL	PHASE	VOLTS	AMPS	WATTS	TEMP (F)	CUBIC FT	OPENING (IN)	DEPTH (IN)	NEMA RECEPTACLE	SHIP DIMS. (IN)	*SHIP WT. (LBS)
KMT-822	1	240	33.4	8000	Cone 10, 2350 F	3.2	18.00 x 18.00	22	6-50	32 x 32 x 37	170

AR MUDD CO.

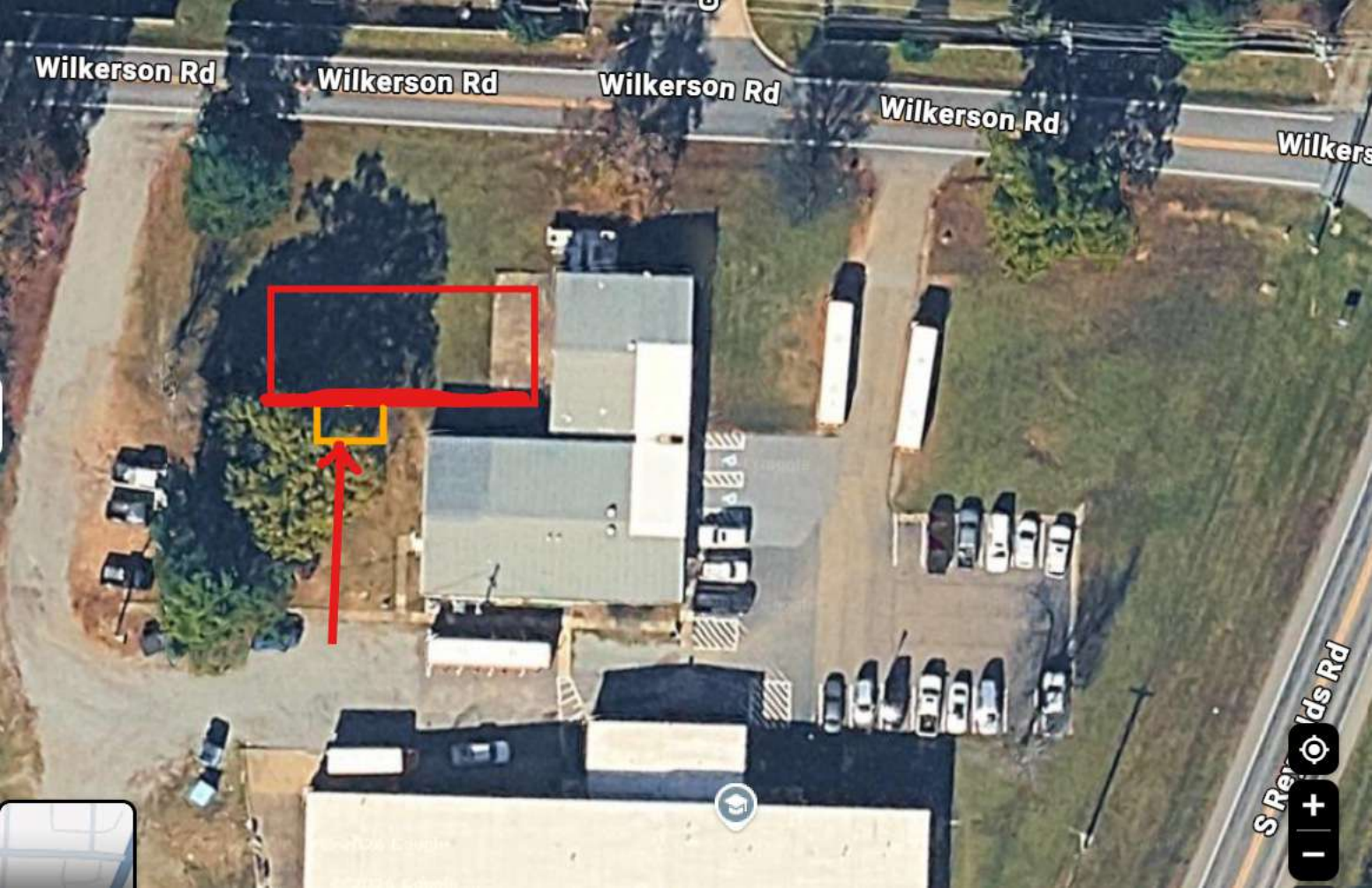
Exterior: Survey



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
Wilkers
S Rey ds 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 BENTON, AR
Phone 501-231-5136
Email Address HVICBEST@SBCGLOBAL.NET

Property Owner (If different from Applicant):

Name DAVID L OUELLETTE DDS PA
Address 5921 HIGHWAY 5, BRYANT
Phone 501-847-7999
Email Address DLOUELLETTE@YAHOO.COM

Property Information:

Address _____
Parcel Number Lot 18R, 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 black 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 Charles 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.

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

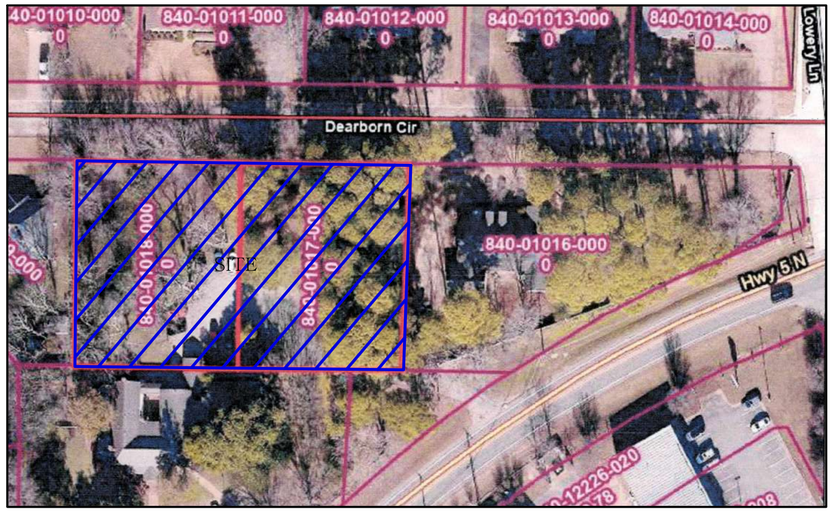
THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

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.

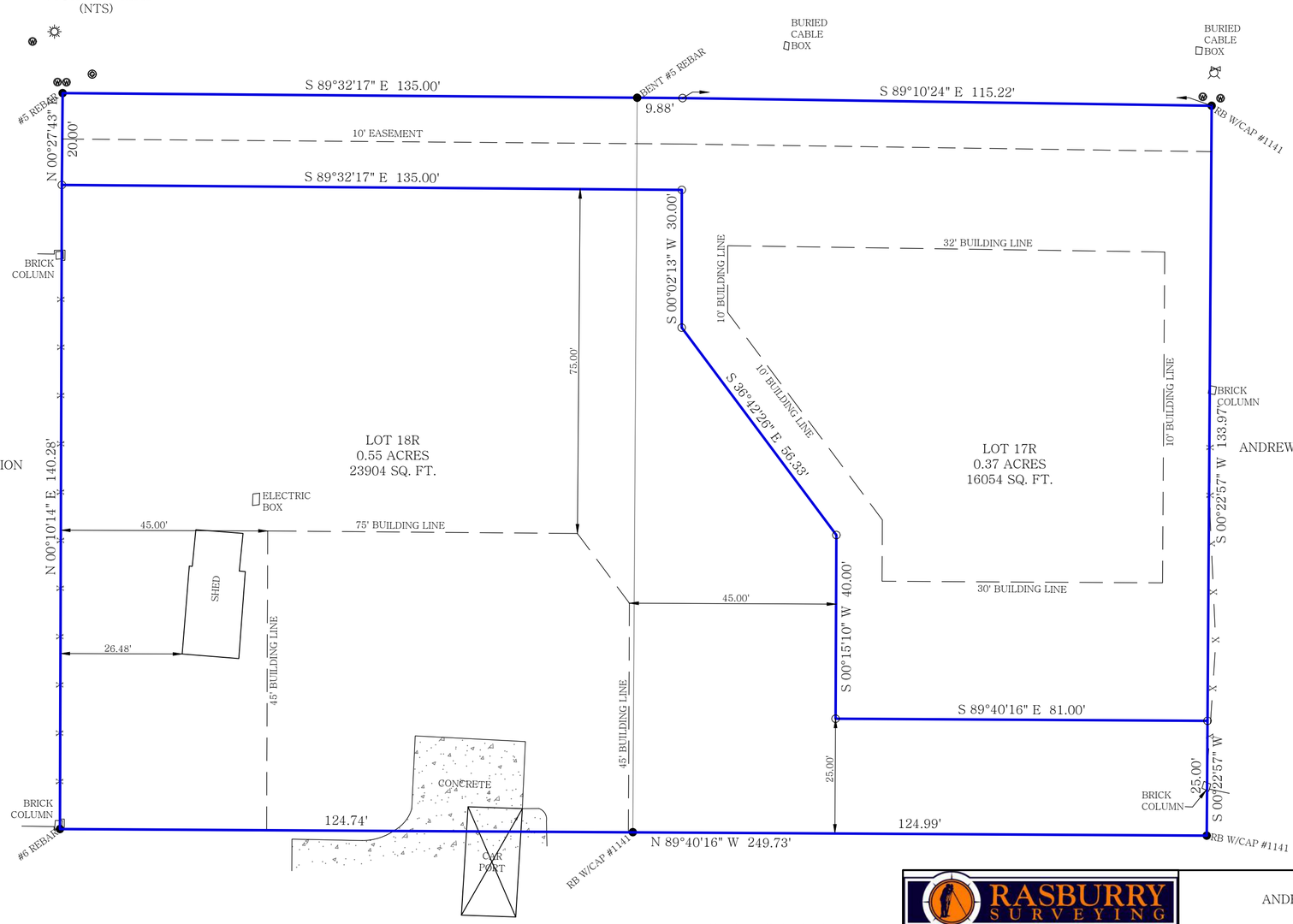
Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas



VICINITY MAP
(NTS)

DEARBORN CIRCLE
(60' R/W)



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

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ▲ - COMPUTED POINT
- ◔ - CONTROLLING CORNER
- ⊗ - FENCE
- Ⓖ - GAS METER
- Ⓦ - WATER METER
- ⋈ - WATER VALVE
- ○ - LIGHT POLE
- ☼ - FIRE HYDRANT

20 0 20 40
Scale: 1" = 20'

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.

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

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

FIELDWORK DATE:7-9-26
PLAT DATE:7-31-26
DRAWN BY: DCR
FILE: C:\DRAWINGS\ANDREW HUNTERS WOODS\LOT 17R & LOT 18R
JOB#: 26-254
CHECKED BY: JAR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

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

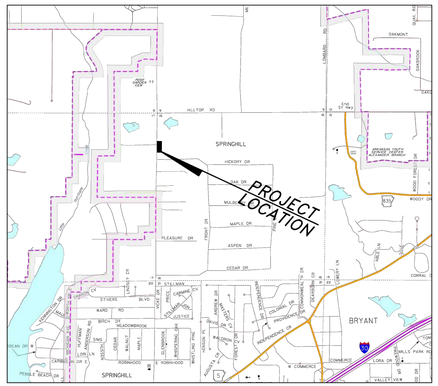
PART OF THE NW ¼ OF THE NW ¼, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS

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

PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

VICINITY MAP
NTS



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON
8/13/2026

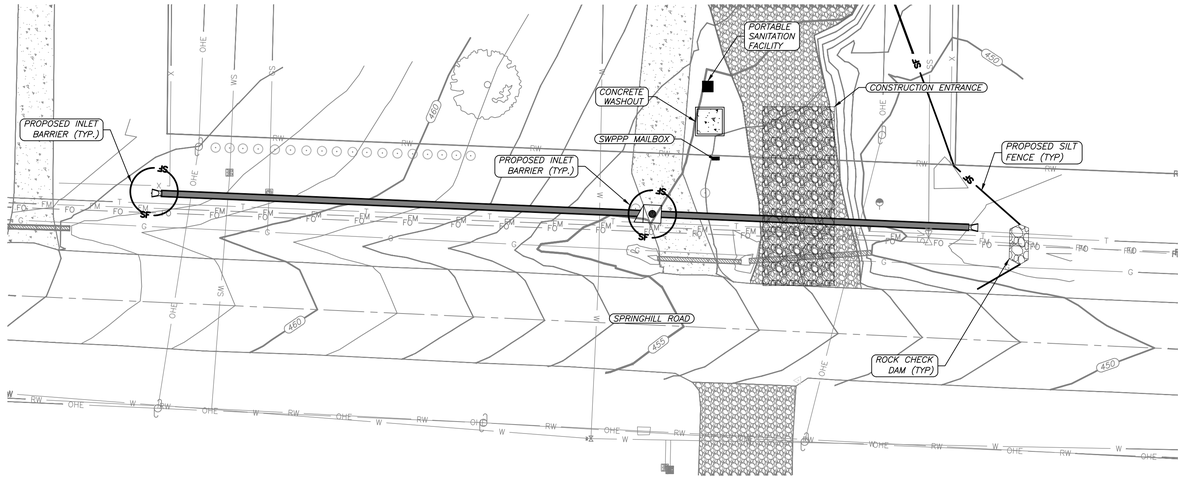
PRE-CONSTRUCTION COPY -

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

	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025
2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	8/13/2026

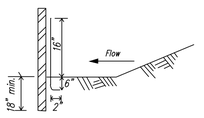
INDEX OF SHEETS

COVER SHEET	1
SWPPP	2
DEMOLITION PLAN	3
SITE PLAN/DIMENSION PLAN	4
UTILITY PLAN	5
GRADING PLAN	6
STORM DETIALS	7

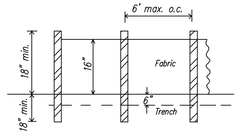


PHASE 1:
*INSTALL SILT FENCE AND ROCK CHECK DAM AT SOUTHERN EDGE OF THE PROJECT
*INSTALL CONSTRUCTION ENTRANCE
*INSTALL SWPPP MAILBOX
*INSTALL CONCRETE WASHOUT
*PROVIDE PORTABLE SANITATION FACILITY

PHASE 2:
*INSTALL INLET BARRIERS ONCE STORM DRAIN HAS BEEN INSTALLED



SIDE VIEW

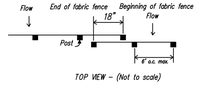


FRONT VIEW

NOTE:
Use wood or steel posts

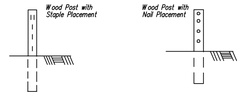
SF-A SILT FENCE (TYPE A)
NTS

* ALL SILT FENCE SHALL BE WIRE REINFORCED.



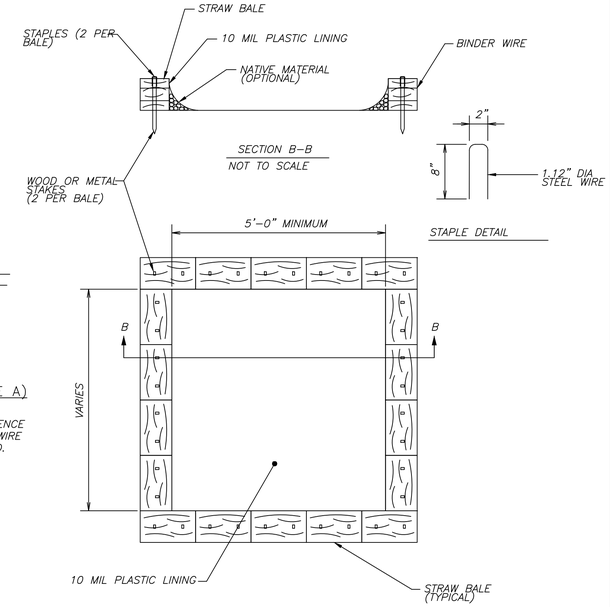
TOP VIEW - (Not to scale)

OVERLAP AT FABRIC ENDS

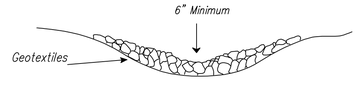


FRONT VIEWS

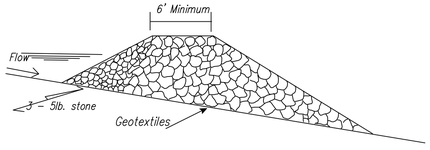
FASTENERS FOR SILT FENCES



CONCRETE WASHOUT
NOT TO SCALE



NOTE: Sediment Trap is to be cleaned out when volume becomes half full.



GRAPHIC SCALE
20 0 20 40 60
(IN FEET)
1 inch = 20 ft.

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

NOTES:
1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE-HALF OF THE ORIGINAL DAM HEIGHT

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

14. EROSION CONTROL PLAN SHALL BE MODIFIED SHOULD ANY CHANGE BECOME NECESSARY DURING CONSTRUCTION.

15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE NOT EXHAUSTIVE. OTHER EROSION CONTROL MEASURES AND BMP'S MAY BE REQUIRED TO PROVIDE ADEQUATE REDUCTION OF SOIL LOSS.

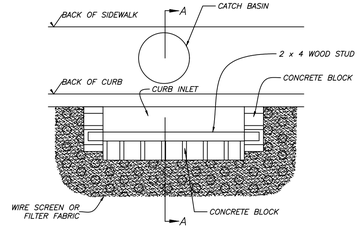
16. THE CURRENT SWPPP PERMIT AND EROSION CONTROL SITE PLAN SHALL BE KEPT ON SITE IN A DRY AND ACCESSIBLE LOCATION ON SITE SO THAT IT MAY BE INSPECTED BY CITY OF BRYANT AND ADEQ OFFICALS.

SWPPP NOTES:

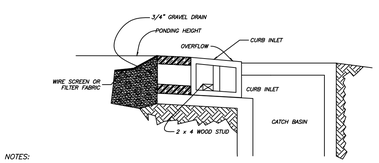
1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
4.) TEMPORARY STRAW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

LEGEND

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



PLAN VIEW

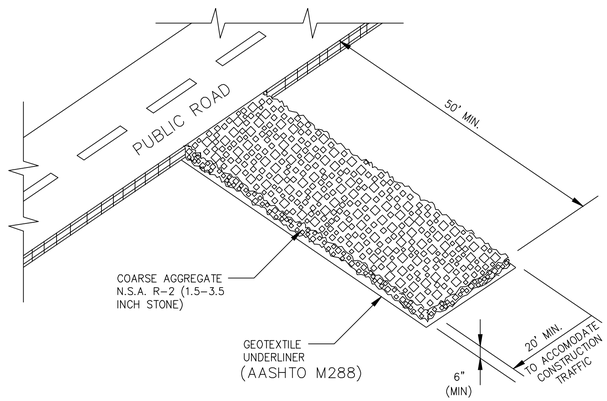


NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.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

SECTION A - A

CURB INLET SEDIMENT BARRIER

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



CONSTRUCTION EXIT

NOT TO SCALE

EXISTING CONTOURS

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

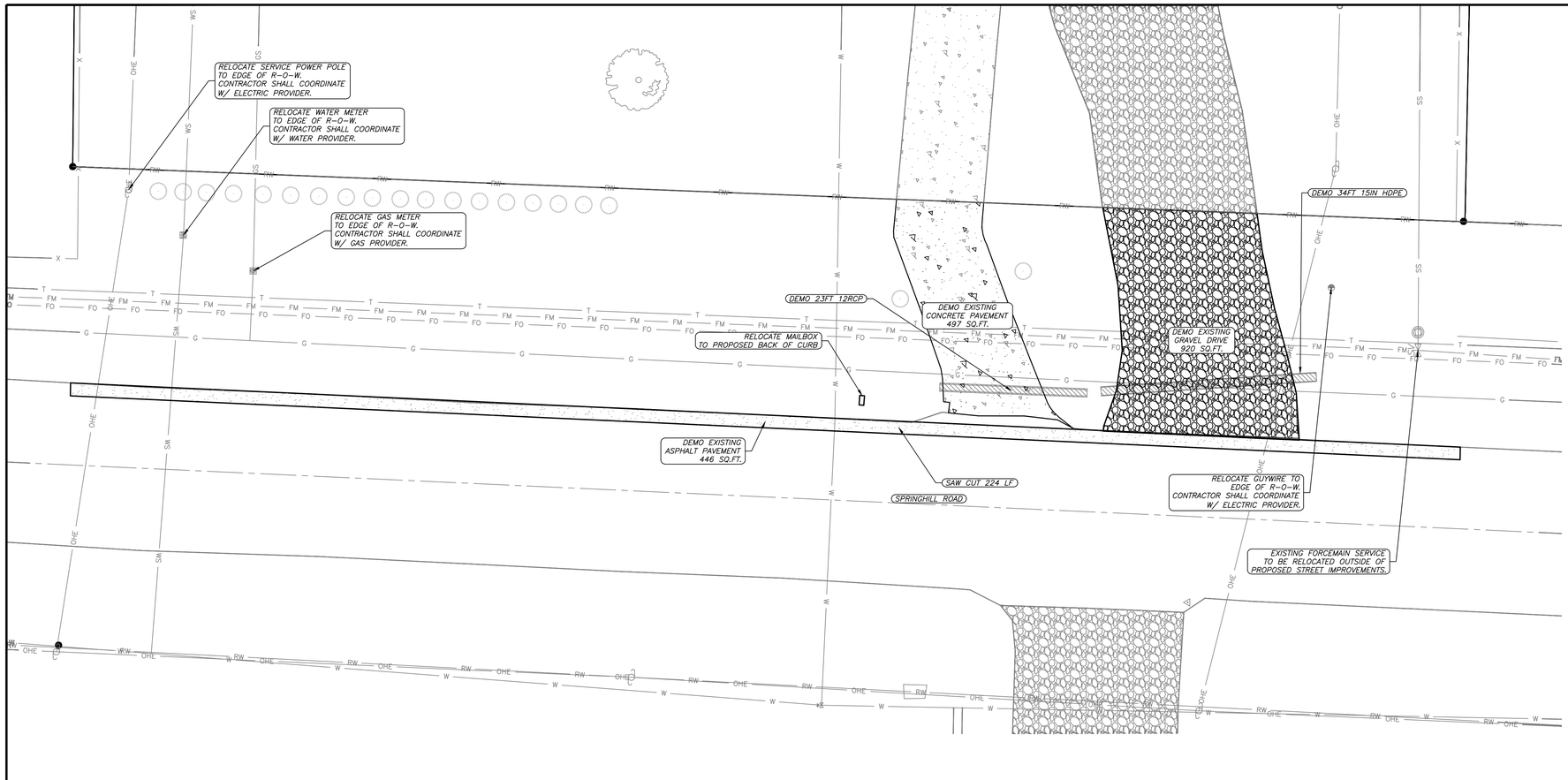
CERTIFICATE OF AUTHORIZATION ARKANSAS
Richardson Engineering, PLLC
No. 2519

SWPPP 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 REROUTE	12/08/2025
2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	8/13/2026

PROJECT #: 025-026
Date: 8-20-2025 REV:8/13/2026
Scale: 1" = 20'
Sheet: 2 of 7



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.

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

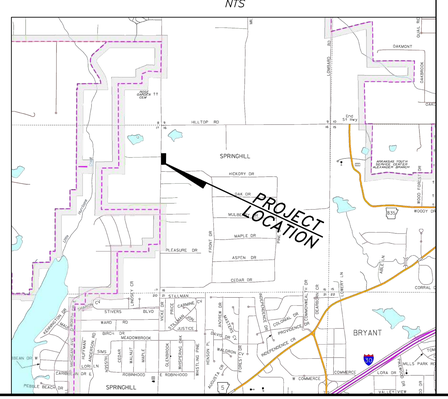
DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

VICINITY MAP
NTS



Legend

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

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

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

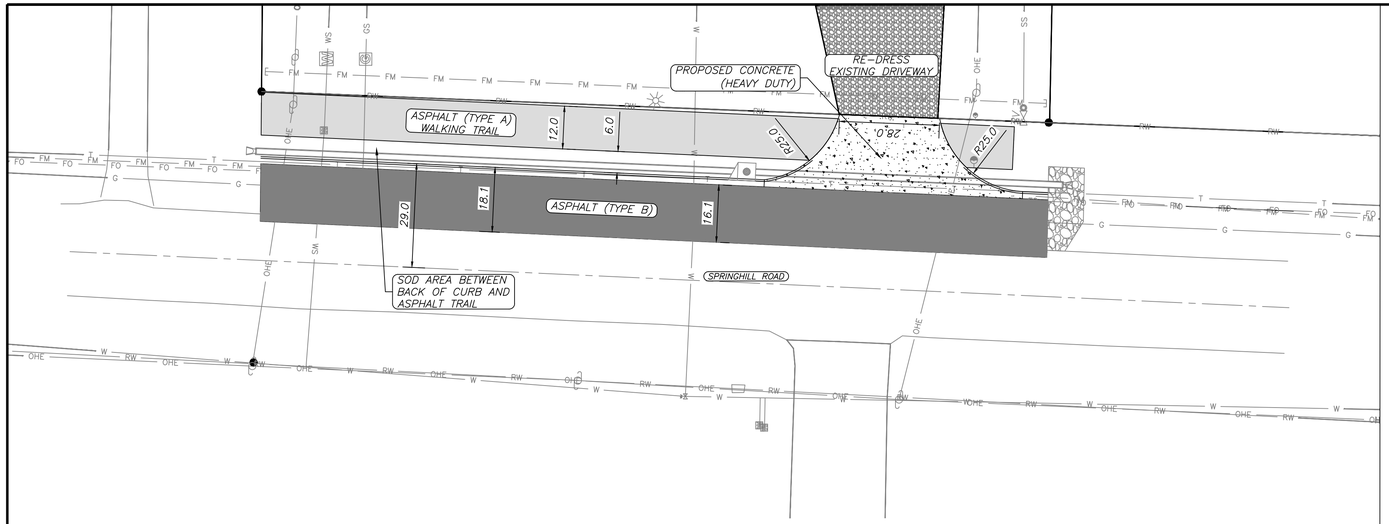
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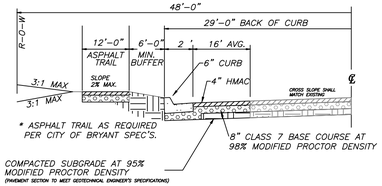
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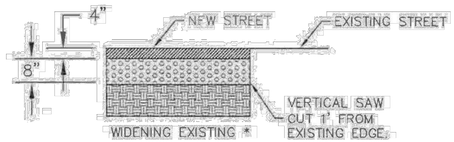
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2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	04/13/2026

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





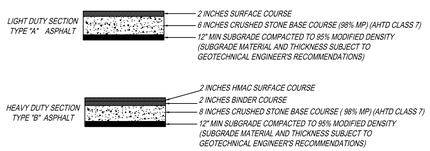
TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



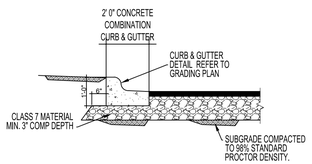
GENERAL NOTES

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



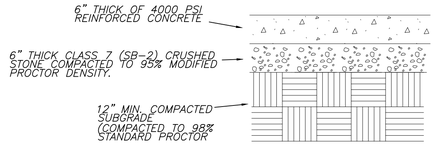
* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.

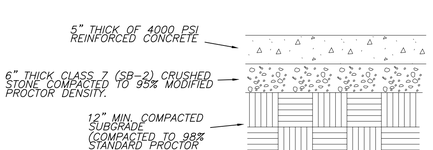
CONCRETE PAVEMENT NOTES:

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% (¼" 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 ½" 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-SPB 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-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

PROPERTY DESCRIPTION AS SURVEYED

LOT 2 OF NUCKOLS ESTATES. A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKNASAS. 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 ⅝" 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 ⅝" 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.

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

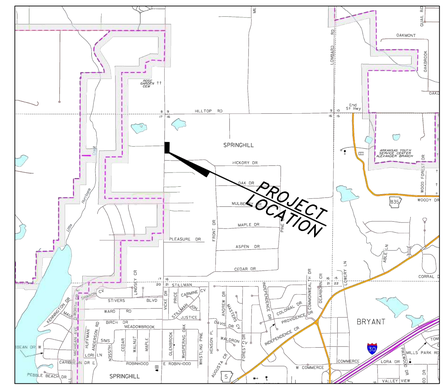
GENERAL NOTES:

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

SITE NOTES

1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT STREET DEPT. SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
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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.

VICINITY MAP
NTS



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

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

Legend

- RW — Right of Way
- Property Boundary
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- Road Center line
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- GS — Gas Service Line
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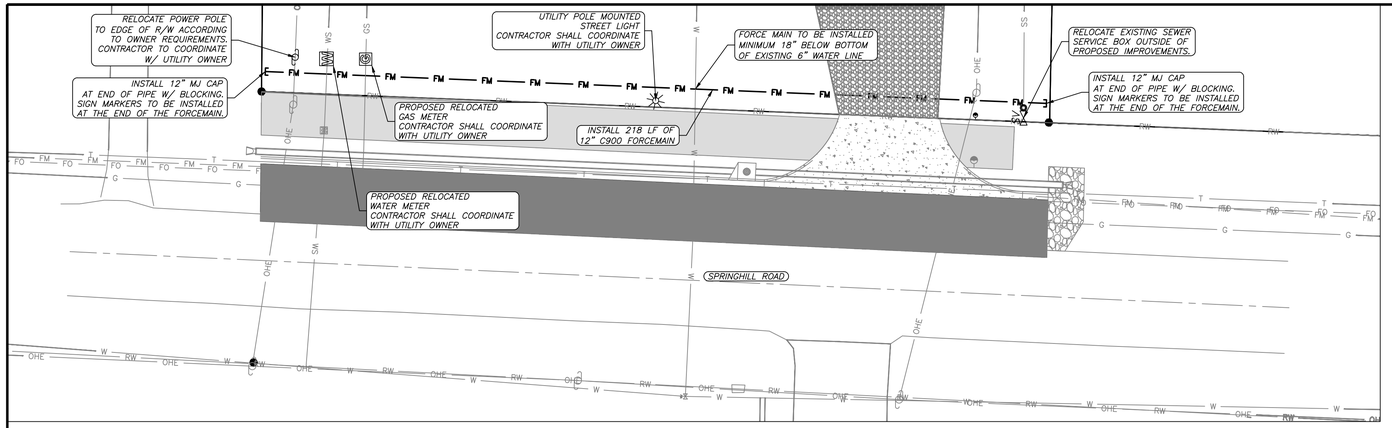
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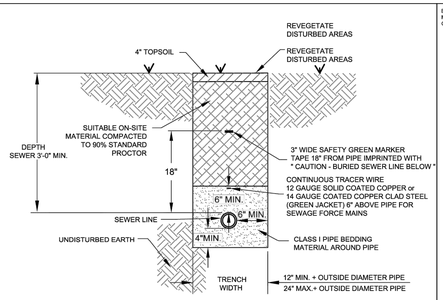
SITE PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025
2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	06/13/2026

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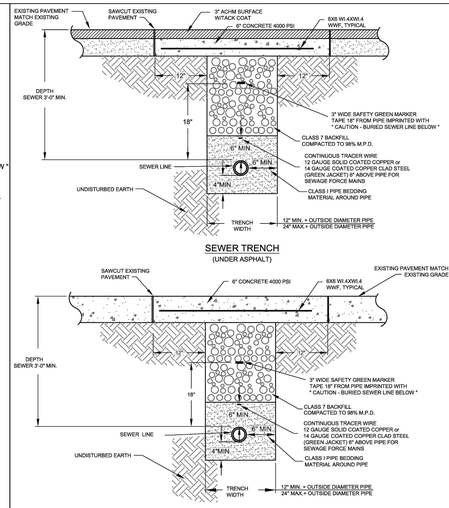




NOTES:

1. 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.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

SEWER TRENCH
(NON-PAVED AREA)

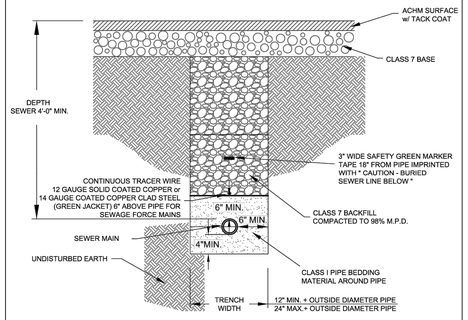


SEWER TRENCH
(UNDER ASPHALT)

SEWER TRENCH
(UNDER CONCRETE)

NOTES:

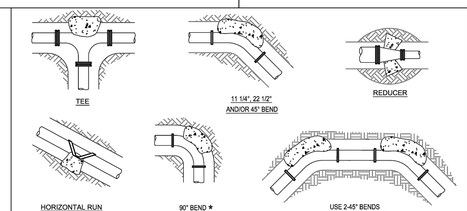
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SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

1. 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.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.



THRUST BLOCK SCHEDULE
(2000 PSF SOIL, 200 PSI WATER PRESSURE, 100 PSI WATER HAMMER)

FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS) PLUG TEE OR CAP	90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BENDS) 90° *	45°	22 1/2°	11 1/4°	MJG Data	SWEET MEAT
2, 3, & 4	1.9	3.7	1.4	0.7	0.4	2, 3, & 4	35.5	15.2	6.9	4.9	.50"	30"
6	6.8	7.9	4.9	2.2	1.1	6	105.8	57.2	29.2	14.7	.79"	30"
8	9.8	13.0	7.4	3.8	1.9	8	181.9	95.5	50.2	27.2	.75"	30"
12	20.5	29.2	15.7	8.0	4.0	12	387.1	206.5	106.8	53.7	1.0"	30"
16	29.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.5	93.2	1.0"	30"
18	44.8	63.4	34.3	17.3	18.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	79.4	113.9	60.0	30.5	15.4	24	1476.7	800.5	408.3	205.0	1.0"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

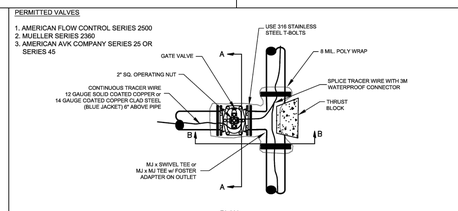
THRUST BLOCK NOTES:

1. 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.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

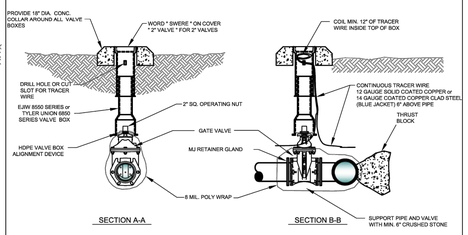
THRUST BLOCKING

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



SECTION A-A SECTION B-B

NOTES:

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

GATE VALVE DETAIL
2" - 12"

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GENERAL UTILITY NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITES' SPECIFICATIONS.
2.) CONTRACTOR SHALL NOTIFY CITY OF BRYANT UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING UTILITY WORK OR TIE-INS.
3.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
6.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
9.) BACKFILL MATERIAL FOR STREET CUTS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
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11.) ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.

Legend

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- Property Boundary
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- FO FO FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- G — Gas Line
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- Guy Wire
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- EXISTING CONTOUR

GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

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VICINITY MAP
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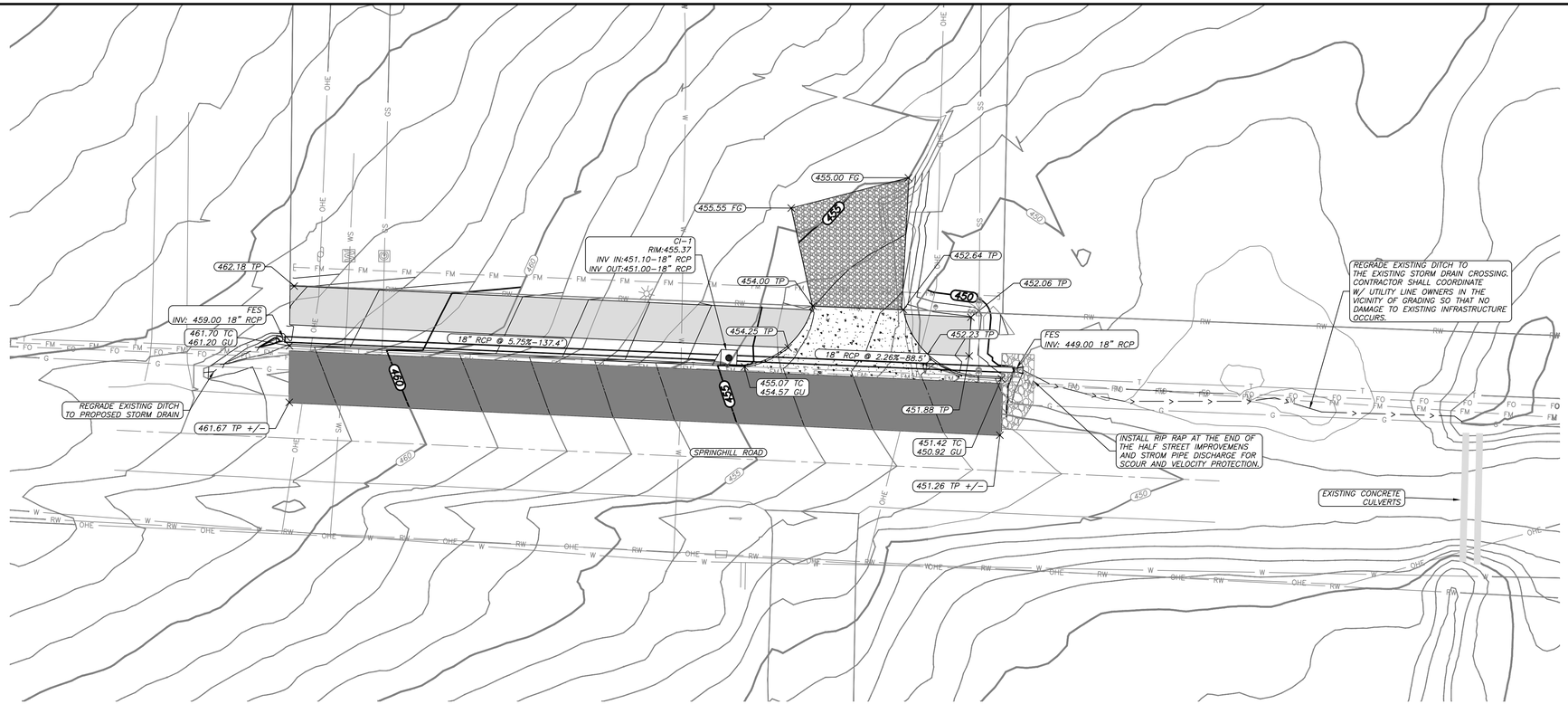
CERTIFICATE OF AUTHORIZATION
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UTILITY PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
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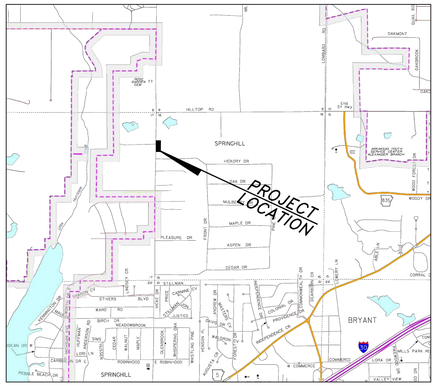
Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1.	FORCEMAIN REROUTE	12/06/2025
2.	PER DRC COMMENTS	10/02/2025
3.	ENGINEER REVISED	9/13/2025

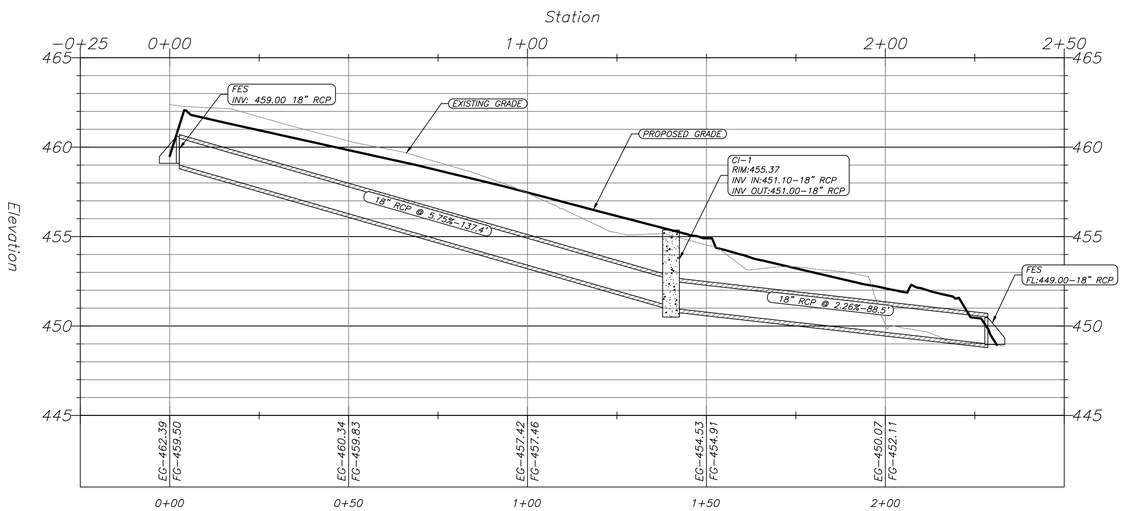
PROJECT #: 025-026
Date: 8-20-2025 REV:8/13/2026
Scale: 1" = 20'
Sheet: 5 of 7



VICINITY MAP
NTS



PROPOSED STORM PROFILE



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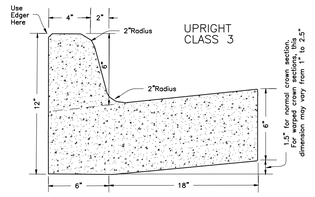
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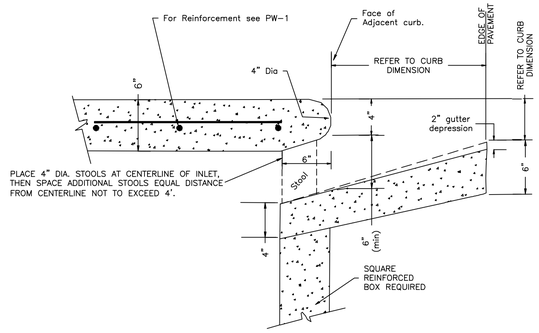
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TYPICAL 6" PARKING CURB SECTION
NTS

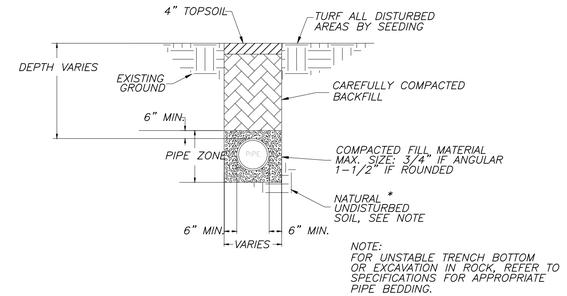


INLET THROAT BETWEEN STOOLS

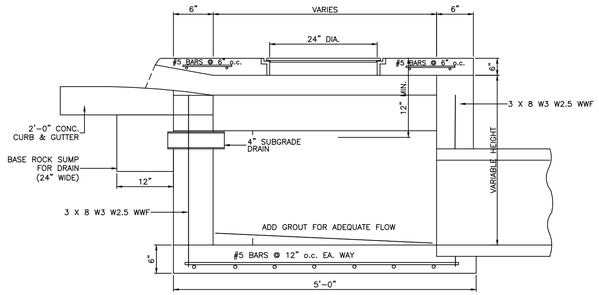
NOTE: This detail is not to be used for inlets in curb radius.
See PW-10 for detail of inlet top in curb radius.

THROAT OPENING (NOT IN RADIUS)

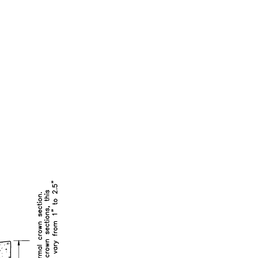
NOT TO SCALE



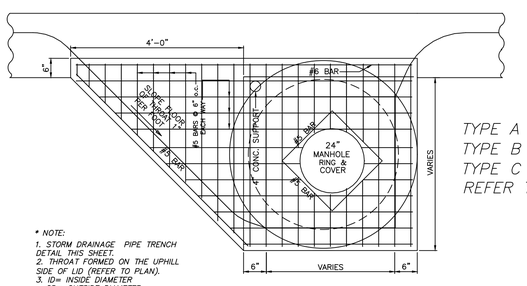
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



TYPICAL DROP INLET – POURED IN PLACE
ELEVATION



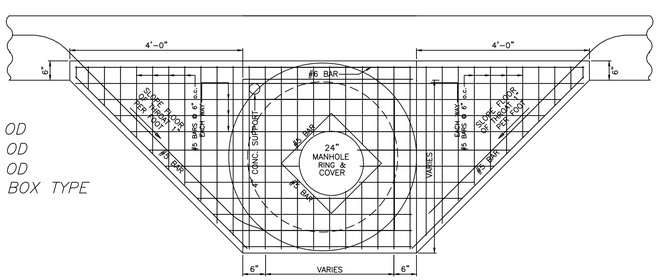
TYPICAL DROP INLET
PLAN



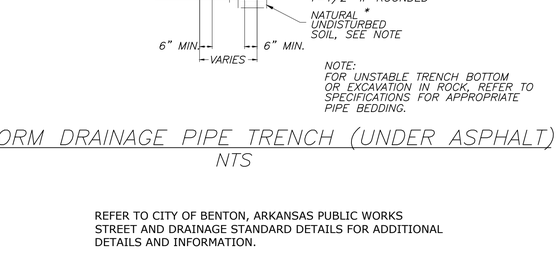
TYPE A = 4' ID/ 5' OD
TYPE B = 5' ID/ 6' OD
TYPE C = 6' ID/ 7' OD
REFER TO PLAN FOR BOX TYPE

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

DETAIL – STORM DRAIN MAHOLE
TYPE 1 THROAT

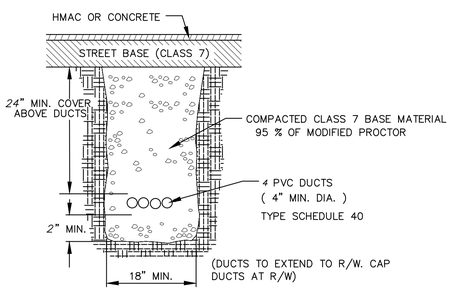


DETAIL – STORM DRAIN MANHOLE
TYPE 2 THROAT



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

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

CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

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

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/06/2025
2	PER DRC COMMENTS	02/02/2026
3	ENGINEER REVISED	6/13/2026

PROJECT #: 025-026
Date: 8-20-2025 REV:6/13/2026
Scale: N.T.S.
Sheet: 7 of 7

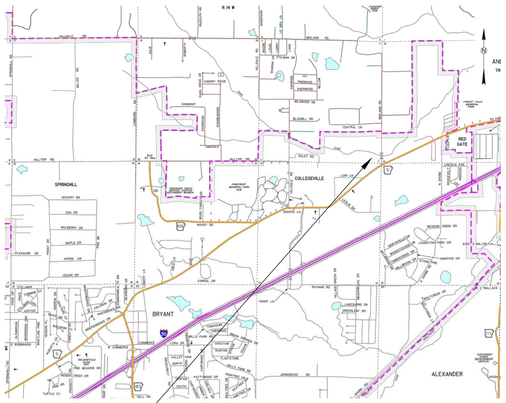
LEGEND OF SYMBOLS & ABBREVIATIONS

GAS METER	STORM DRAIN MANHOLE	ASPHALT	
WATER METER	SEWER CLEANOUT	CONCRETE	
GUY WIRE	N NORTH		
POWER/UTILITY POLE	S SOUTH		
TELEPHONE PEDESTAL	E EAST		
SEWER MANHOLE	W WEST		
WATER VALVE	(M) AS MEASURED	SET 1/2" REBAR w/ CAP #1853	
FIRE HYDRANT	(D) PER DEED	SET COTTON-PICKER SPINDLE	
SIGNS	(R) RECORDED	FOUND MONUMENT (DESC. NOTED)	
LIGHT POLE	R/W RIGHT-OF-WAY	COMPUTED CORNER (NOT SET)	
TELEPHONE MANHOLE	L.A. LANDSCAPED AREA	A# CORRESPONDS TO DRAWING NOTE	
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UTILITY EASEMENT	RCP REINFORCED CONCRETE PIPE		
BUILDING SETBACK LINE	ESMT EASEMENT		
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OHE OVERHEAD ELECTRIC LINES	SUBD SUBDIVISION		
UGT UNDERGROUND TELEPHONE	FDC FIRE DEPARTMENT CONNECTION		
G UNDERGROUND GAS	CPS COTTON PICKER SPINDLE		
F.O. UNDERGROUND FIBER OPTIC	PS 5/8" PIPE		
X FENCE	R5 5/8" REBAR		
STEEL GUARD RAIL	R4 1/2" REBAR		
[100] SURFACE CONTOUR LINE & ELEVATION	PK SURVEY NAIL		
	PB TELEPHONE PULL BOX		

GRID NORTH

0 10' 20' 40'

SCALE: 1" = 20'



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:

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

CURRENT OWNERSHIP INFORMATION

OWNER:
PX2 PROPERTIES LLC
3525 HWY 5
BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

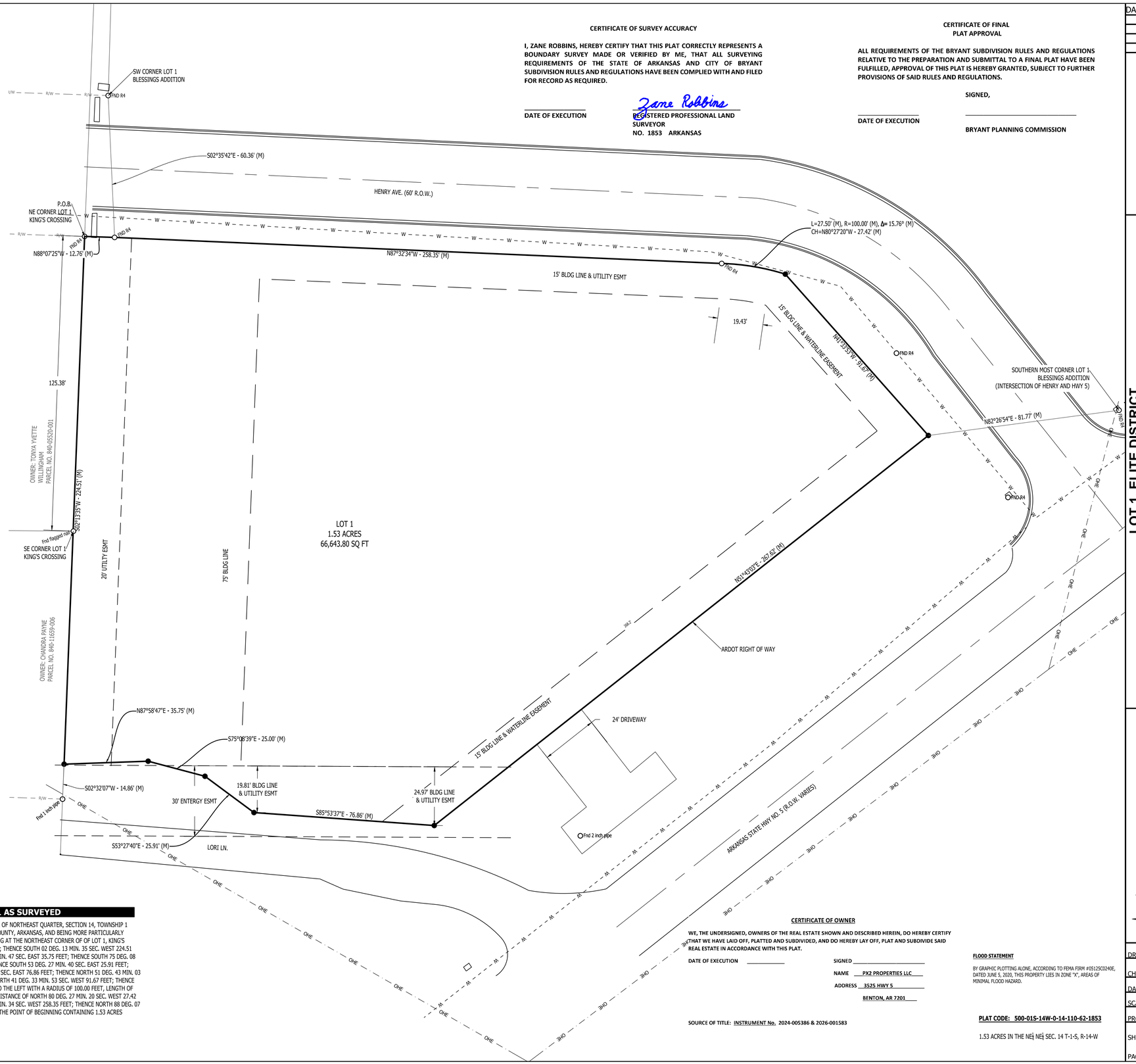
FOR USE AND BENEFIT: PX2 PROPERTIES, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
08/12/2026
ZANE ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

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.



LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 58 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 NONTANGENTAL 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.

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

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 PX2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72201

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

FLOOD STATEMENT

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

PLAT CODE: 500-01S-14W-0-14-110-62-1853

1.53 ACRES IN THE NE¼ NE¼ SEC. 14 T-1-S, R-14-W

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
P.O. BOX 509 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5300 | EMAIL: ZANE@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	8-12-26
SCALE	1"=20'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

© COPYRIGHT BY ROBBINS PROFESSIONAL LAND SERVICES, INCORPORATED

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 BENTON, AR
Phone 501-231-5136
Email Address HVICBEST@SBCGLOBAL.NET

Property Owner (If different from Applicant):

Name DAVID L OUELLETTE DDS PA
Address 5921 HIGHWAY 5, BRYANT
Phone 501-847-7999
Email Address DLOUELLETTE@YAHOO.COM

Property Information:

Address _____
Parcel Number Lot 18R, 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 black 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 Charles 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.

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

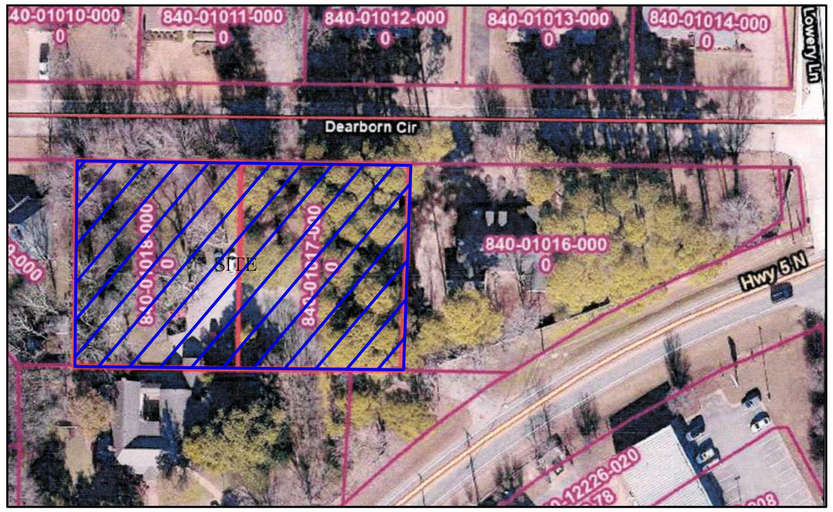
THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

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.

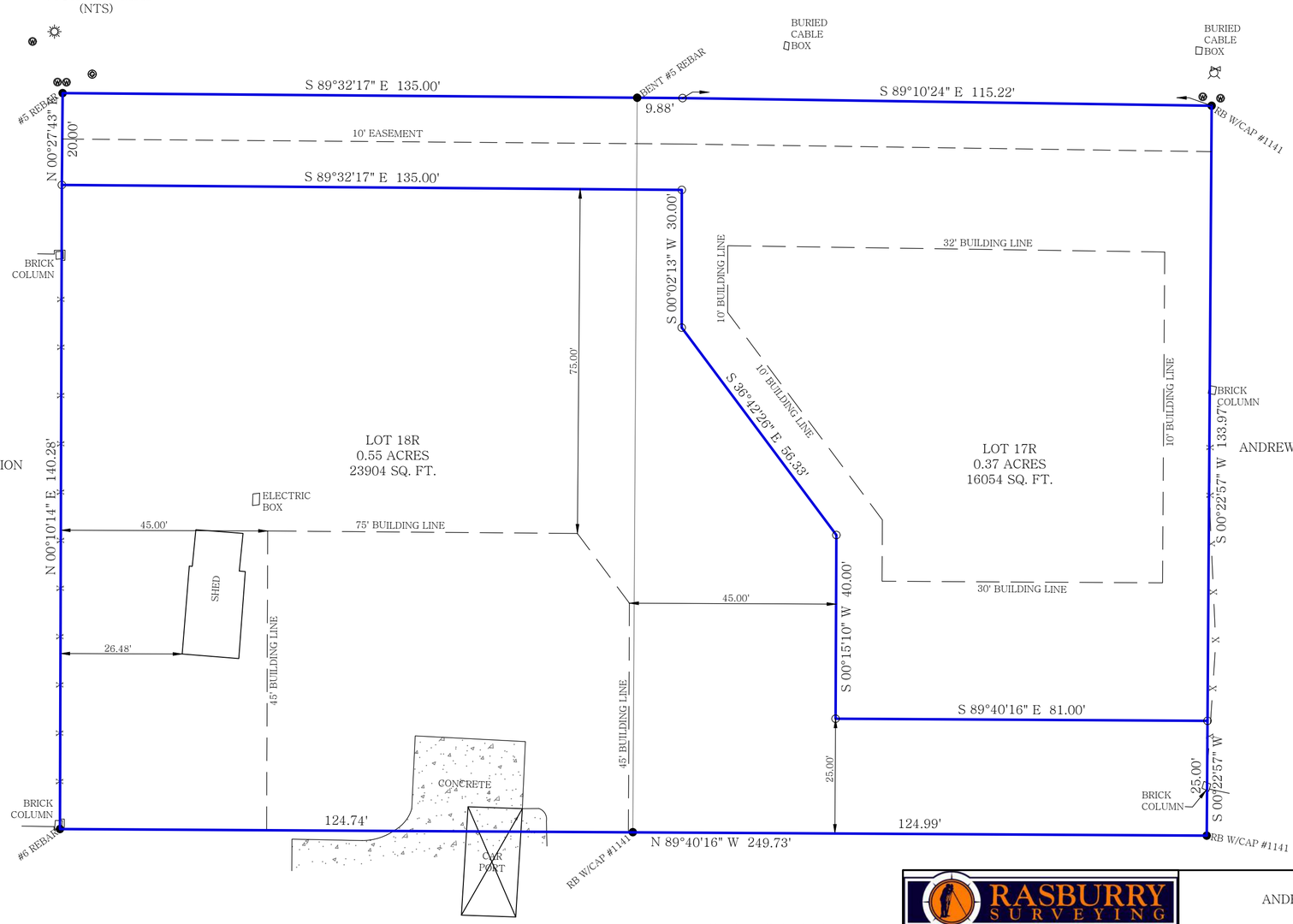
Date of Execution:_____

_____
Registered Land Surveyor
No. 1506, Arkansas



VICINITY MAP
(NTS)

DEARBORN CIRCLE
(60' R/W)



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

CERTIFICATE OF AUTHORIZATION
RASBURRY SURVEYING, LLC
NO. 2267
ARKANSAS

LEGEND
- ● - FOUND MONUMENT
- ⊙ - SET #5 REBAR/CAP #1506
- ▲ - COMPUTED POINT
- ◔ - CONTROLLING CORNER
- ⊗ - FENCE
- Ⓖ - GAS METER
- Ⓦ - WATER METER
- ⋈ - WATER VALVE
- ○ - LIGHT POLE
- ☼ - FIRE HYDRANT

20 0 20 40
Scale: 1" = 20'

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.

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

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

FIELDWORK DATE:7-9-26
PLAT DATE:7-31-26
DRAWN BY: DCR
FILE: C:\DRAWINGS\ANDREW HUNTERS WOODS\LOT 17R & LOT 18R
JOB#: 26-254
CHECKED BY: JAR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1506
SIGNATURE
JAMES A. RASBURRY

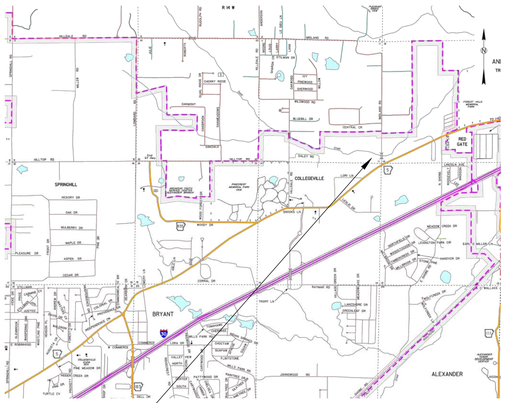
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0 10' 20' 40'

SCALE: 1" = 20'



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VICINITY MAP (NTS)

BRYANT, AR

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PX2 PROPERTIES LLC
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BENTON AR 72019
PARCEL #840-11659-003

SOURCE:
SALINE COUNTY ASSESSOR

SURVEY CERTIFICATE

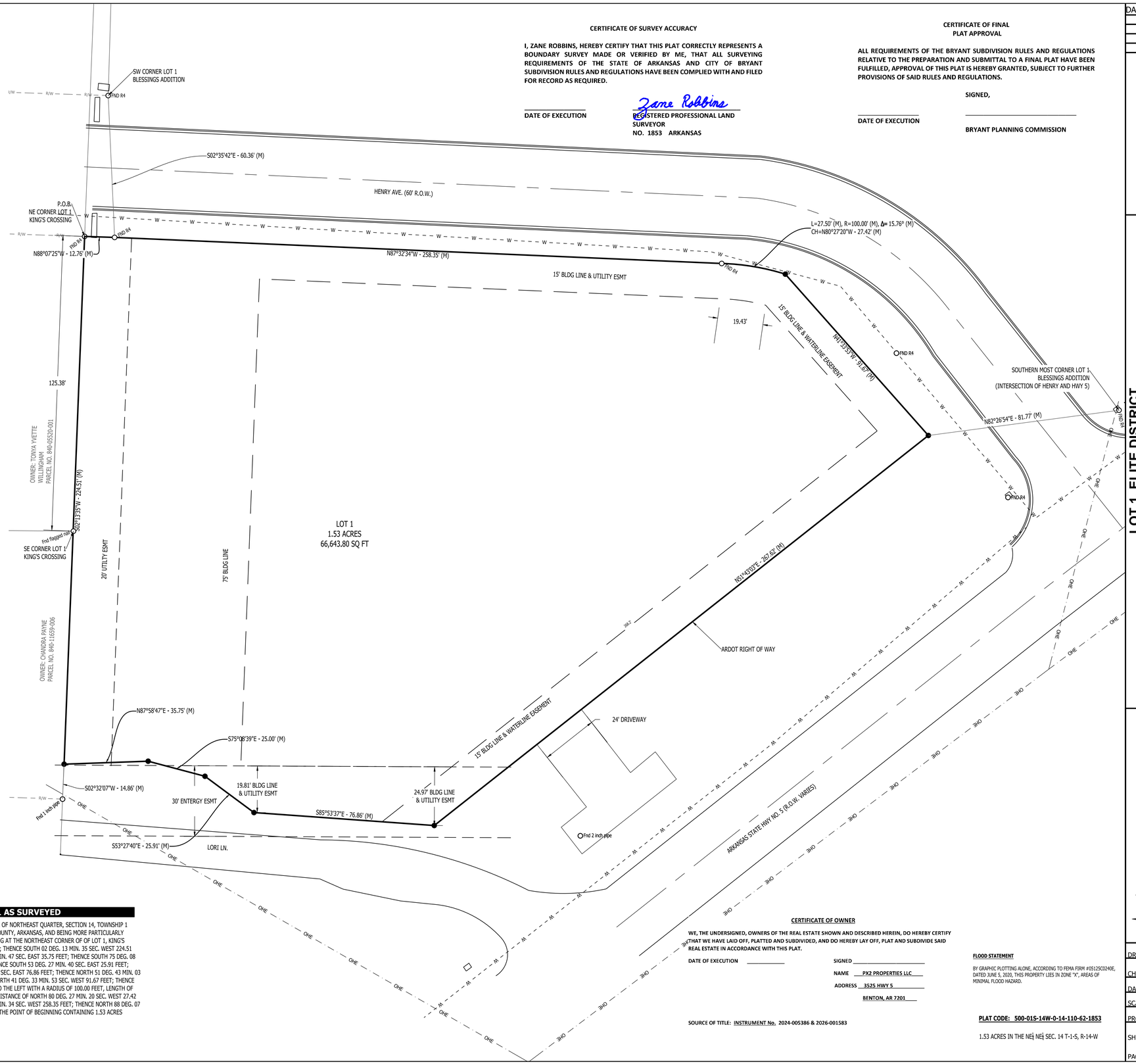
FOR USE AND BENEFIT: PX2 PROPERTIES, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1853
SIGNATURE
08/12/2026
ZANE ROBBINS
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
ROBBINS PROFESSIONAL LAND SERVICES
#4151
ARKANSAS - SURVEYOR

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.



LOT 1 AS SURVEYED

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OF LOT 1, KING'S CROSSING TO THE CITY OF BRYANT; THENCE SOUTH 02 DEG. 13 MIN. 35 SEC. WEST 224.51 FEET; THENCE NORTH 87 DEG. 58 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 NONTANGENTAL 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.

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

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 PX2 PROPERTIES LLC

ADDRESS 3525 HWY 5

BENTON, AR 72201

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

FLOOD STATEMENT

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

PLAT CODE: 500-01S-14W-0-14-110-62-1853

1.53 ACRES IN THE NE¼ NE¼ SEC. 14 T-1-S, R-14-W

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
P.O. BOX 509 | BRYANT, ARKANSAS 72089
OFFICE: 501.425.5300 | EMAIL: ZANE@ROBBINSSURVEY.COM

DRAWN BY	ZR
CHECKED BY	ZR
DATE	8-12-26
SCALE	1"=20'
PROJECT No.	2024105
SHEET	--
PAGE	1 of 1

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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