Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: May 11, 2026 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 4/13/2026

- 2026-04-13 Planning Commission Minutes.pdf

Announcements

DRC Report

2. TNT Fireworks - 400 Bryant Ave - Temporary Business

Heather Whaley - Requesting Approval for Temporary Business for Fireworks Tent - APPROVED

- 1037-APP-01.pdf

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 roof. - APPROVED

- 1038-PLN-01.pdf

4. Letta's Flower Cart - 5403 Hwy 5 - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- 94852-SGNAPP-01.pdf

5. Arkansas Medicare Center - 1800 N Reynolds Rd - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- 94856-SGNAPP-01.pdf

6. Diamond State Pyro - 23920 I-30 - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

- 94889-SGNAPP-01.pdf

7. 2712 Lavern St - CUP for Short Term Rental

Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - NO RECOMMENDATION

8. 500 Prickett Road - Rezoning from C-2 to PUD

Hope Consulting - Requesting Recomendation for Rezoning - NO RECOMMENDATION

9. 711 W. Commerce Dr - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of One Lot Subdivision Plat - RECOMMENDED 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

- 1030-LTR-01.pdf
- 1030-APP-01.pdf

12. 5318 Charles Ct - CUP for Short Term Rental

Requesting Approval of CUP for Short Term Rental

- 1020-APP-01.pdf
- 1020-LTR-01.pdf

13. 500 Prickett Road - Rezoning from C-2 to PUD

Hope Consulting - Requesting Approval for Rezoning and Zoning Plan

- 1035-ZPLN-02.pdf
- 1035-ZPLN-01.pdf
- 1035-BOA-01.pdf
- 1035-RSP-01.pdf
- 1035-APP-02.pdf

Old Business

New Business

14. 711 W. Commerce Dr - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of One Lot Subdivision Plat

- 1028-PLT-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, April 13th, 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, Hooten, Penfield, Johnson, Thompson, Edwards, Speed, Lewis
- Commissioners Absent: None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 3/9/2026**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, introduced our newest Planning Commissioner, Phillip Lewis, for Ward 1 and announced that interviews had just been conducted for the open Assistant Planning Director position and that a decision would be made soon on the new hire.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **1701 Johnswood Rd**- Conditional Use Permit for Short Term Rental
   Marsha Fleming - Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION

3. **2913 Springhill Road** - 2 Lots- Rezoning from R-M to C-1
   Hope Consulting - Requesting Recommendation for Rezoning from R-M to C-1 - RECOMMEND APPROVAL

4. **Elm Estates Subdivision** - 203 SW 4th St- Final Plat
   *GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVA*L

5. **111 NE 2nd St**- Site Plan Modification from HOB Code
   Bart Ferguson - Requesting Approval for Modification from HOB Code - RECOMMENDED APPROVAL

6. **Woody Drive Addition**- 2 Lot Commercial Subdivision
   Zane Robbins - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed

7. **Fence Brokers** - 25736 I-30- Site Plan Addition
   John Shelnutt - Requesting approval to replace metal pole barn that fell during the winter ice storms and also add an additional one to the site. - APPROVED, Contingent upon verification of materials being stored and meeting fire code if needed.

8. **Goddard School** - Christy Ln- Site Plan
   PLE - Requesting Site Plan Approval - APPROVED

9. **Lindsey Pools** - 9318 HWY 5- Site Plan Addition
   Requesting Approval for two new Accessory Structures - APPROVED

10. **Collective Church** - 605 Progress Way- Sign Permit
    Ace Sign Company - Requesting Sign Permit Approval - APPROVED

PUBLIC HEARING

11. **1701 Johnswood Rd.** - Conditional Use Permit for Short Term Rental
    Marsha Fleming - Requesting Approval of CUP for Short Term Rental

    After brief discussion, Chairman Penfield asked for those in attendance to speak for or against the public hearing item. Seeing none, he 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. Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

12. **2913 Springhill Road - 2 Lots -** Rezoning from R-M to C-1
Hope Consulting - Requesting Rezoning from R-M to C-1

After brief discussion, Chairman Penfield asked for those in attendance to speak for or against the public hearing item. Seeing none, he called for a roll call vote to approve. 6 Yays, 2 Nays, 0 Absent. The item will go before the City Council for Approval.

Motion to close public comment made by Commissioner Stratton, seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

13. **Elm Estates Subdivision -** 203 SW 4th St - Final Plat
GarNat Engineering - Requesting Final Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

14. **111 NE 2nd st -** Site Plan
Bart Ferguson - Requesting Approval for Modification from HOB Code

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

15. **Woody Drive Addition -** 2 Lot Commercial Subdivision
Zane Robbins - Requesting Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Acting Secretary, Colton Leonard *Date*

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: 04.06.2026

Business Information:

Name TNT FIREWORKS

Federal Tax Employer ID Number 63-0813092

Arkansas State Sales Tax Number 00286128

Location of Proposed Temporary Business 400 BRYANT AVE, BRYANT, AR 72022

Business Owner:

Name TERRY ANDERSON

Address 4511 HELTON DRIVE
FLORENCE, AL 35630

Phone 256.764.6131

Email

Contact Person:

Name HEATHER WHALEY

Address 4003 HELTON DRIVE
FLORENCE, AL 35630

Phone 256.246.0121

Email WHALEYH@TNTFIREWORKS.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**:
  - 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 HEATHER WHALEY *, 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** Heather Whaley

AGENT FOR TNT FIREWORKS

Entity # 597
DRC meeting

STATEMENT OF PURPOSE

American Promotional Events dba TNT Fireworks is submitting for approval for the attached application.

Location address: 400 Bryant Ave, Bryant, AR 72022

The purpose is to sell Arkansas approved fireworks in a temporary tent from June 20th 2026 - July 5th 2026. The tent will be erected three days prior to the sale and removed within two days of completion of the sale. The hours of operation will be from 9am-10pm, as permitted by local location ordinances.

There will be two fire extinguishers readily accessible. "No Smoking" and age limit signs will be posted and enforced. Arkansas State Fireworks Sales Permits will be obtained prior to the sale date and will be posted on-site along with our insurance and Certificate of Authority. There will be a minimum of two people onsite at all times and the product will be secured 24/7 to ensure safety.

Please forward any processed permits to:

4003 Helton Dr.
Florence, AL 35630
Attn: Heather Whaley

whaleyh@tntfireworks.com
(for emailing permits)

If you have any questions, please do not hesitate to call me at 256.246.0121.

Sincerely,
Heather Whaley

Heather M/S Whaley

Stand & Tent East - Regional Administrative & Permitting Coordinator
whaleyh@tntfireworks.com

AMERICAN PROMOTIONAL EVENTS, INC.
P.O. BOX 1318 · 4511 HELTON DRIVE · FLORENCE, AL 35630
PHONE (256) 764-6131 · FAX (205) 533-6043
www.tntfireworks.com

Docusign Envelope ID: 70659C20-7522-4D4D-BDDD-FBD56693DF90

802 Respect Drive
Bentonville, AR 72716
Jimmy.Buchanan@walmart.com

November 5, 2025

To Whom It May Concern,

American Promotional Events, Inc. dba TNT Fireworks is an approved National Supplier to conduct fireworks promotions on our Walmart parking lots where this type of promotion is legal. All stores have been researched and approved by the Walmart Realty Department. Approximate time frame for the select stores approved for additional selling date promotions are:

- May 20th, 2026 to July 12th, 2026 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

American Promotional Events, Inc. dba TNT Fireworks is authorized to sign for and obtain all necessary permits and/or licenses for the promotion and must display such permits and/or licenses at each stand/tent. Walmart grants permission for all patrons of the sale to utilize the restroom facilities at each participating store.

An American Promotional Events, Inc. dba TNT Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and placement on the parking lot.

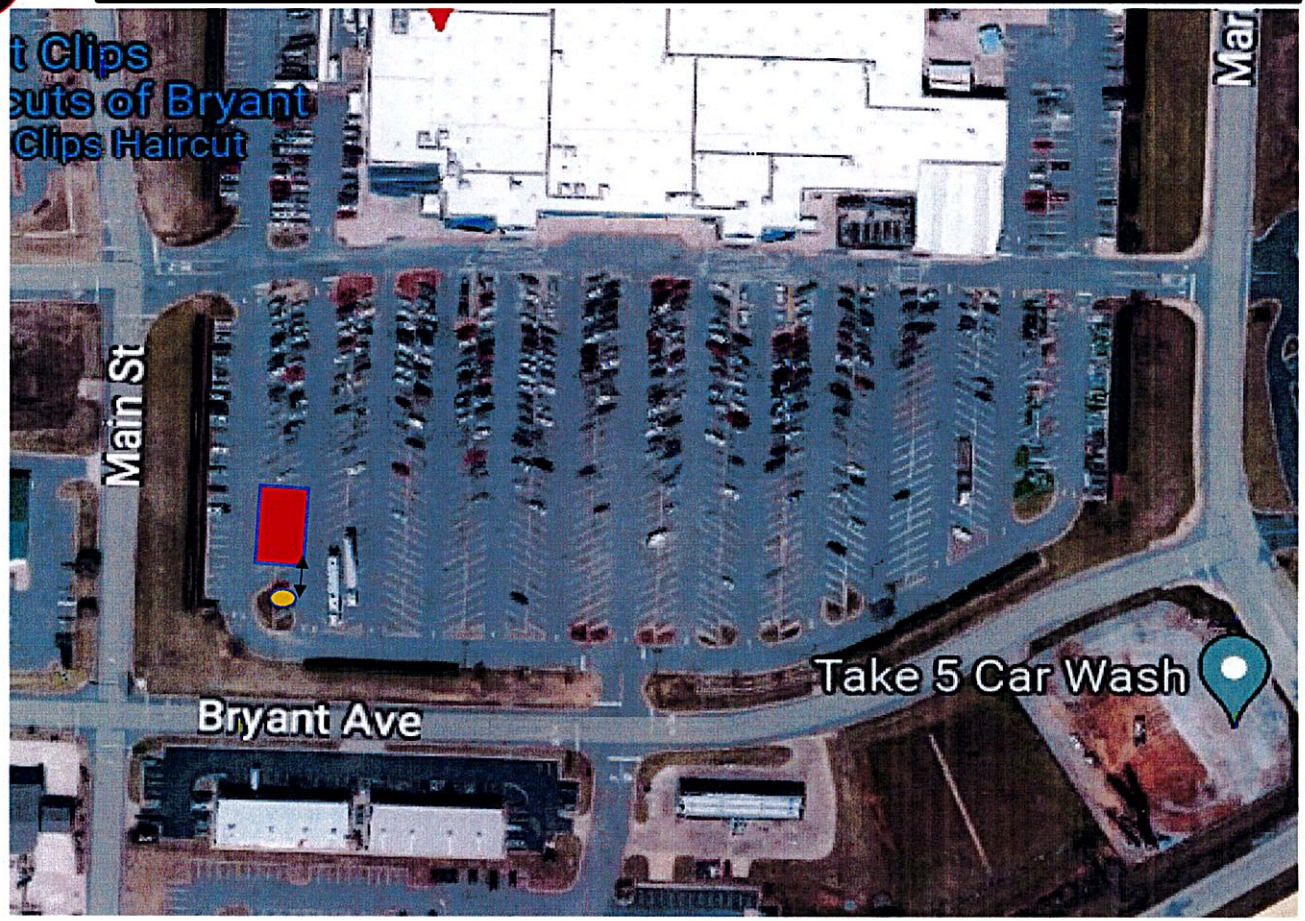
Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT Fireworks at 256-767-7142.

Best Regards,

Signed by:
Jimmy Buchanan
C1C50CE93BEF40C...

Jimmy Buchanan
Senior Manager
Walmart Retail Services

Store: WALMART# 3230 Address: 400 Bryant Ave, Bryant, AR 72022 Location#: FAR0153



Generator | Storage Container | 25' | Tent / Stand | Dumpster | Port-o-let | Barrier

Estimated # of spaces: 12

BOND
(License or Permit - Continuous)

Bond No. 800242727

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, American Promotional Events, Inc. as Principal, and ATLANTIC SPECIALTY INSURANCE COMPANY, as corporation duly incorporated under the laws of the State of New York and authorized to do business in the State of Arkansas, as Surety, are held and firmly bound unto City of Bryant, as Obligee, in the penal sum of ONE THOUSAND ------00/100 DOLLARS $1,000 for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has obtained or is about to obtain a license or permit for:
Fireworks Stand at 400 Bryant Avenue, Bryant, AR 72022 - FAR0153

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations, pertaining to the license or permit issued, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on this 24th day of April, 2026

PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

PROVIDED FURTHER, that the Surety may terminate its liability hereunder as to future acts of the Principal at any time by giving thirty (30) days written notice of such termination to the Obligee.

SIGNED, SEALED AND DATED this 24th day of April, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

American Promotional Events, Inc.

By: _____
(Principal)

ATLANTIC SPECIALTY INSURANCE COMPANY
(Surety)

By: _____
Scott Reinke, Attorney-in-Fact

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Barbara Micek, Christina Potter, Elizabeth Vass, Erik Brooks, Jennifer Bozeman, Jordan Witbracht, Kristin Cook, Olga Tasselmyer, Scott Reinke, Sornchai Chansila, William L Hagan III**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 27th day of January, 2026

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/1/2026 10/31/2025

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 have ADDITIONAL INSURED provisions or 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 Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630 FAR0153	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Century Surety Company — 36951 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 19086138 REVISION NUMBER: XXXXXXX

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:	Y	N	CCP1254837	11/1/2025	11/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE $	$ XXXXXXX $ XXXXXXX $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		NOT APPLICABLE			[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ XXXXXXX $ XXXXXXX $ XXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ADDITIONAL INSURED: FAR0153; PROPERTY LOCATED AT - WAL-MART #3230 - 400 BRYANT AVE, BRYANT, AR 72022, SALINE COUNTY Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

19086138
CITY OF BRYANT
210 SW 3RD STREET
BRYANT AR 72022

CANCELLATION

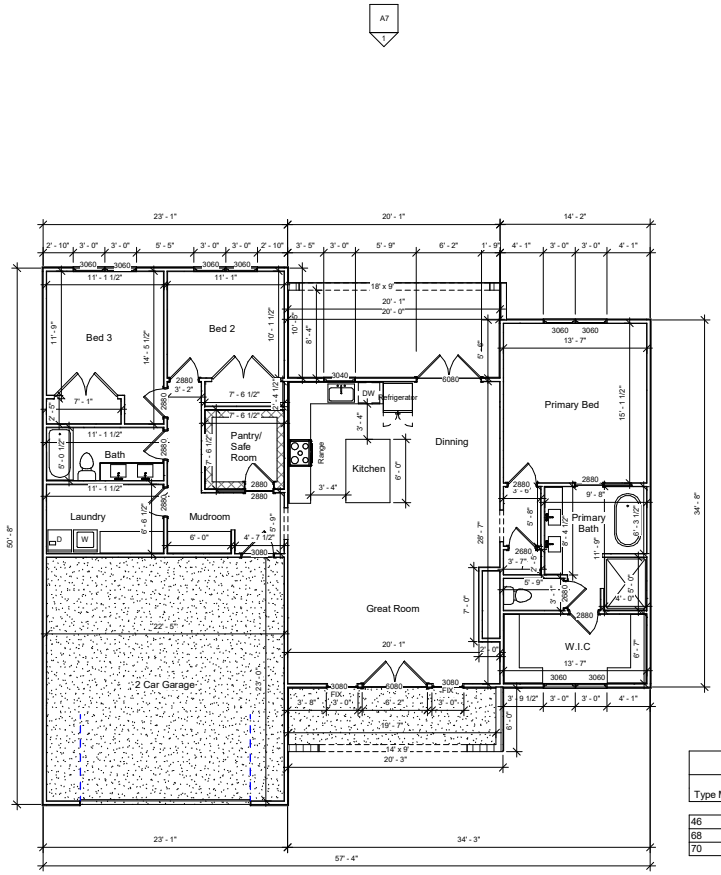
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Door Schedule			
Door Number	Door Type	Door Size	Finish Comments
2	60	32" x 96"	
3	60	32" x 96"	
8	60	32" x 96"	
9	60	32" x 96"	
10	60	32" x 96"	
11	60	32" x 96"	
13	64	72" x 96"	
15	64	72" x 96"	
16	67	72" x 84"	
17	67	72" x 84"	
18	59	32" x 84"	
19	73	34" x 84"	
20	73	34" x 84"	
21	75	32" x 96"	
22	60	32" x 96"	
23	59	32" x 84"	
24	63	192" x 84"	
25	61	30" x 96"	
26	68	36" x 84"	
27	76	36" x 84" 2	
28	61	30" x 96"	



Heated & Cooled: 1,710 sqft

10 ft Ceilings

Contractor or Builder should verify all Dimensions & Square Footage prior to construction. Calculated dimensions take precedence over scaled dimensions. Some dimensions may be rounded to the nearest inch.

Contractor or Builder should also comply with all local codes and all engineered aspects of the home should incorporate actual site conditions.

Interior dimensions shown are interior stud wall dimensions.

Window Schedule				
Type Mark	Rough Opening Width	Rough Opening Height	Type	Comments
46	3' - 0"	8' - 0"	Fixed with Trim	
68	3' - 0"	6' - 0"	Window-Single-Hung	
70	3' - 0"	4' - 0"	Window-Single-Hung	

1 First Floor
3/16" = 1'-0"

AUTODESK.

www.autodesk.com/revit

Consultant
Address
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Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
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Consultant
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Consultant
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Phone
Fax
e-mail

No.	Description	Date

Owner

Cedar Park St.

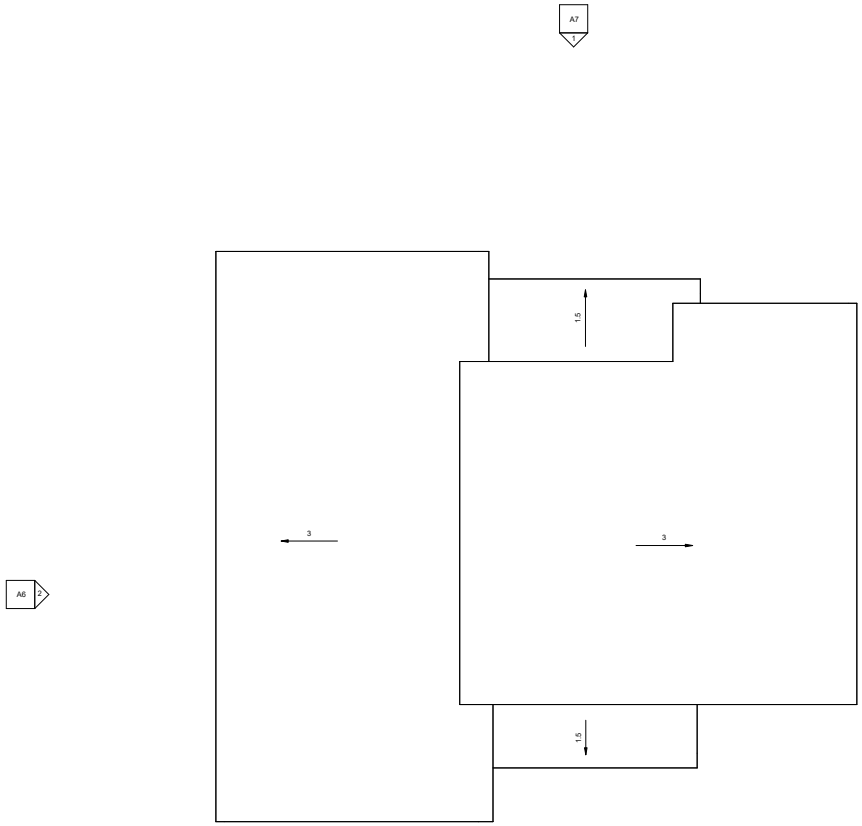
First Floor Plan

Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

A1

Scale 3/16" = 1'-0"

2/27/2026 11:12:52 AM



1 Roof Plan
3/16" = 1'-0"

AUTODESK.

www.autodesk.com/revit

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
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Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

Owner

Cedar Park St.

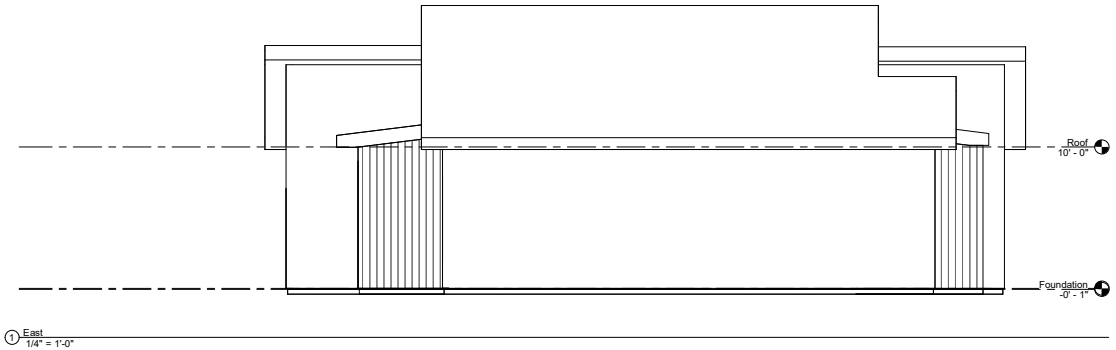
Roof Plan

Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

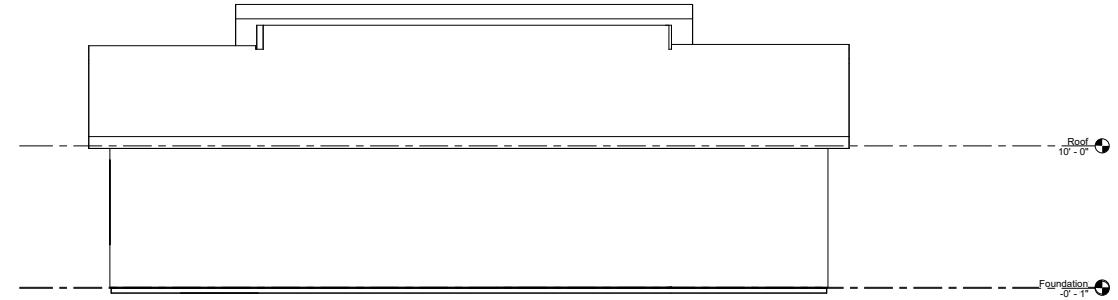
A5

Scale 3/16" = 1'-0"

2/27/2026 11:12:53 AM



1 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"

AUTODESK.

www.autodesk.com/revit

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No.	Description	Date

Owner

Cedar Park St.

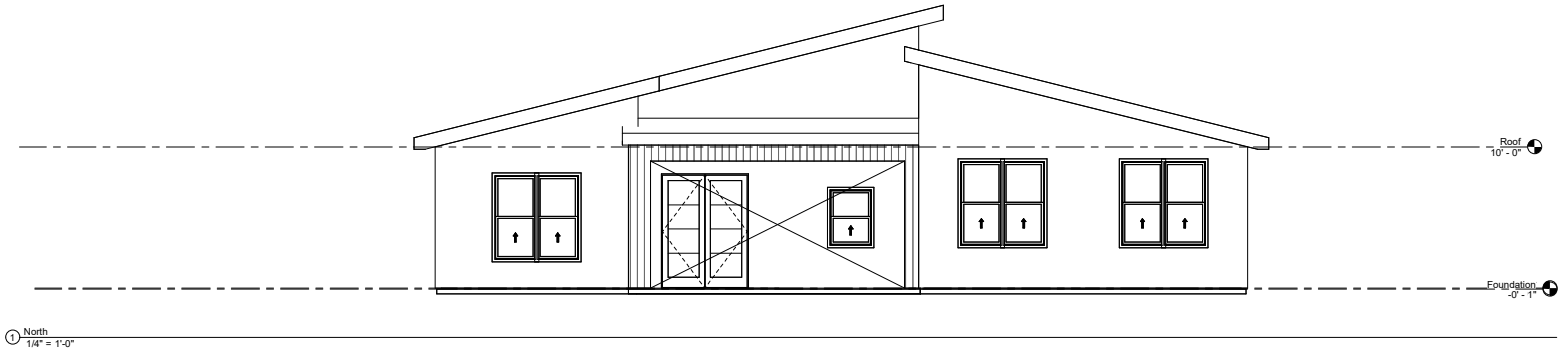
Elevations

Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

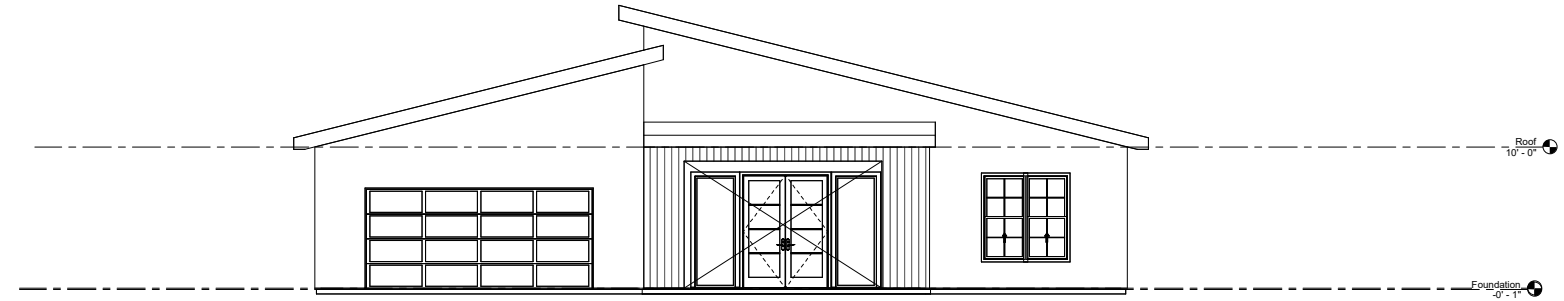
A6

Scale	1/4" = 1'-0"

2/27/2026 11:12:53 AM



1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

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No.	Description	Date

Owner

Cedar Park St.

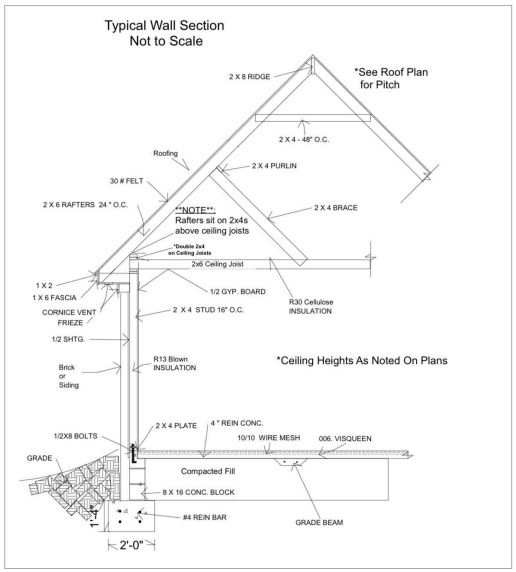
Elevations

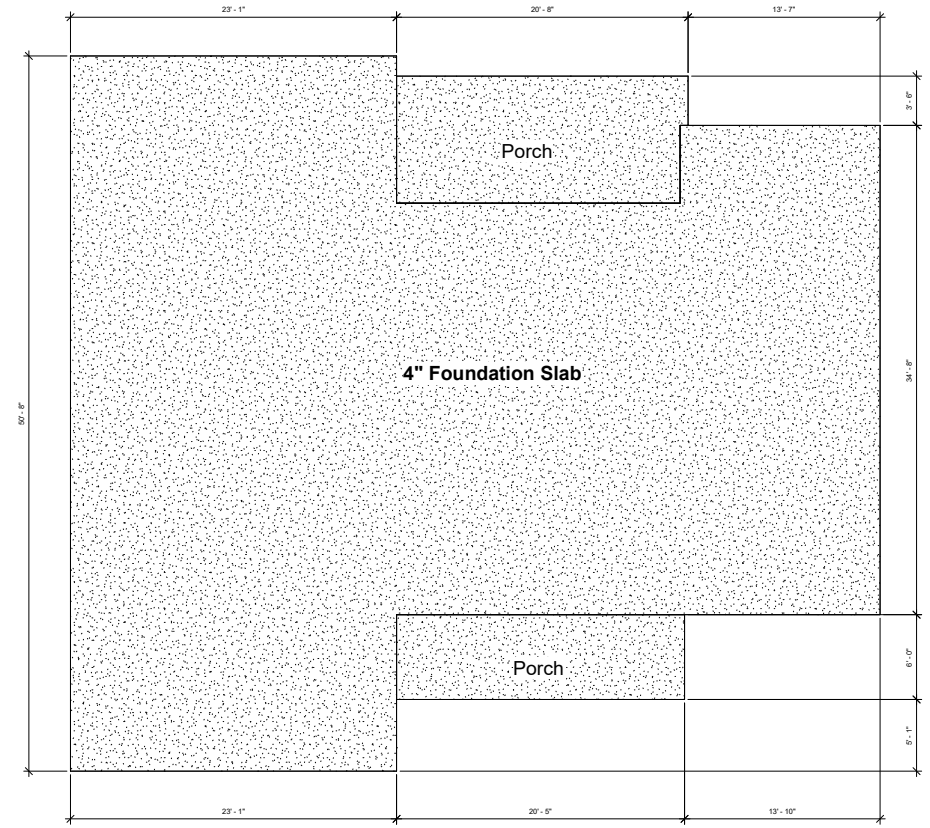
Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

A7

Scale	1/4" = 1'-0"

2/27/2026 11:12:54 AM





1 Foundation
1/4" = 1'-0"

AUTODESK.

www.autodesk.com/revit

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No.	Description	Date

Owner

Cedar Park St.

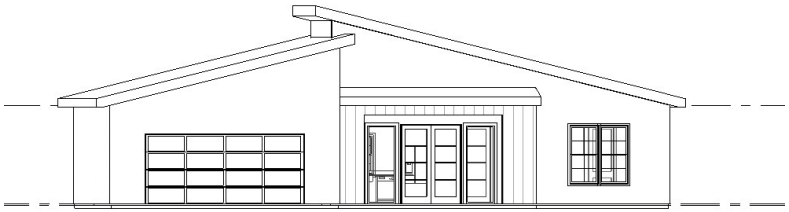
Foundation Plan

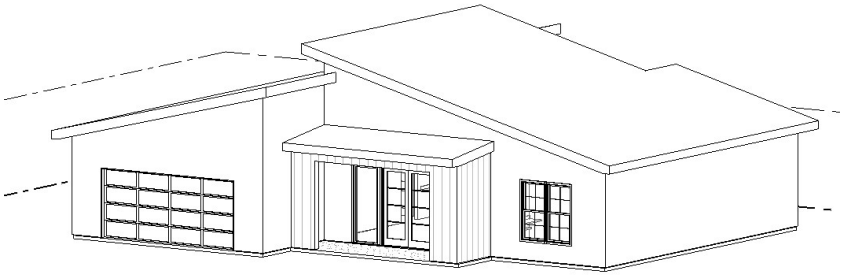
Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

S0

Scale	1/4" = 1'-0"

2/27/2026 11:12:54 AM





GENERAL NOTES:

CONTEMPORARY MODERN - 3 BED / 2 BATH W/ SAFE ROOM

SPECIFICATIONS:

WALLS:
- WOOD STUD FRAMING: INTERIOR & EXTERIOR WALLS 2X4'S
- EXTERIOR MEASURED STUD TO STUD
- INTERIOR DIMENSIONS MEASURED INTERIOR STUD TO STUD

ROOFING: OWNER TO VERIFY

ELECTRICAL/PLUMBING: OWNER TO VERIFY

INTERIOR/EXTERIOR DOORS: OWNER TO VERIFY

WINDOWS: OWNER TO VERIFY

AUTODESK.

www.autodesk.com/revit

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No.	Description	Date

Owner

Cedar Park St.

Title Sheet

Project number	050
Date	2/27/2026
Drawn by	Maria Beza
Checked by	

T1

Scale

2/27/2026 11:12:55 AM


54'
20'
69"
3'
Letta's Flower Cart
OPEN
FLORIST

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height** To Top	To Bottom
A	Wall	3'Y30'X8"	60	54'	16'	13'
B						
C						
D						
E						
F						

Job Ticket Number: 8493	Customer/Folder: Arkansas Medicare Center
Salesperson: Ronny Skipper	File: AMC_Gemini_Letters_Proof
Start Date: 03/04/2026	Last Revision:

Seiz Sign Company 1231 Central Ave. Hot Springs, AR 71901 Phone: 501-623-3181 Fax: 501-623-4594 www.seizsigns.com





Production

Designer: Rebecca Brister - graphics3@seizsigns.com
Quantity: 1
Substrate: Gemini
Production Notes:

Conditions & Approval

1. The client is responsible for content accuracy. Please proof the text, dimensions, and layout carefully. 2. Colors are representative only. There are variations in color between sign printing and paper printers. 3. All designs presented are the sole property of Seiz Sign Company, and may not be reproduced in part or whole without written permission from Seiz Sign Company. 4. By signing below you agree that all artwork is correct and give Seiz Sign Company permission to begin production.

Client Approval Date

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering in packet.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measurement standards found on Pg.7 of Sign Code)	**Façade Width** (Linear Ft of building façade where wall sign is being installed)	**Height** To Top	To Bottom
A	Wall	34" x 165"	38.5	20		
B						
C						
D						
E						
F						

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

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 4/1/2026

Sign Co. or Sign Owner

Name Ryan Vaught
Address 23920 I-30 N
City, State, Zip Bryant, AR 72022
Phone 501-416-7404
Email Address info@501pyro.com

Property Owner

Name R & R Properties
Address PO BOX 337
City, State, Zip BRYANT AR 72089
Phone _____
Email Address _____

GENERAL INFORMATION

Name of Business Diamond State Pyro LLC DBA 501 Pyro

Address/Location of sign 23920 I-30 N

Zoning Classification C-3

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Facade	30"x13'x3"	33	13'2"	10'8"	
B	Pole	4'x8'	32'	12'	8'	
C						
E						
F						
G						

501 PYRO
Exterior building signage





existing



4'x4' custom routed ACM panels
with digital prints

Client:
501 Pyro

Date:
3.16.26

Project:
Exterior signage

Proof #:
1

NOTE:
Please carefully & thoroughly examine the attached layout for the correct content, spelling, numbers, punctuation & location of colors and other design elements. (Note that the colors shown are an approximation and are not intended for color matching.) All design elements other than color are exactly what will be fabricated and/or printed. Client shall bear all costs of any desired corrections communicated to LA Designs after the Client approves the attached layout.

LA Designs will not commence production of the Project(s) until receipt of Client's approval of the attached layout. Any delay in Client's approval may result in a delay of the completion of the Project(s).

Approved as is: _____
(Ready for Production)

Not approved: _____
(Changes needed & send new proof)

_____
Signature

_____
Date

Email approval with Proof #
indicated will be accepted as approval.

The attached layout is the property of LA Designs. All creative adaptations by LA Designs of Client's logo or other supplied artwork are property of LA Designs and may not be replicated without LA Designs' written consent. Any unauthorized use of LA Designs' property may result in liability for Client. LA Designs reserves the right to enforce any and all legal remedies available, including but not limited to its rights under federal Copyright Act. Client will be invoiced for any unathorized use of LA Designs' property.

Copyright © 2025

501 PYRO
Exterior building signage

8'(w) x 4'(h)



Client:
501-PYRO

Date:
3.11.26

Project:
Street sign

Proof #:
1

NOTE:
Please carefully & thoroughly examine the attached layout for the correct content, spelling, numbers, punctuation & location of colors and other design elements. (Note that the colors shown are an approximation and are not intended for color matching.) All design elements other than color are exactly what will be fabricated and/or printed. Client shall bear all costs of any desired corrections communicated to LA Designs after the Client approves the attached layout.

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Approved as is: _____
(Ready for Production)

Not approved: _____
(Changes needed & send new proof)

_____
Signature

_____
Date

Email approval with Proof #
indicated will be accepted as approval.

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Kind Regards...Good afternoon Ethan,

Good morning,

I am writing to request approval to resume operating an Airbnb at my residence. I would like to provide the City with the purpose and intent behind this request.

Short-Term Purpose The supplemental income from Airbnb will help cover the cost of my child's after-hours care. This support is essential for maintaining stable childcare arrangements for my family.

Long-Term Purpose The income will also contribute to building a livable space above my garage for my mother. This will allow her to maintain independence while staying close to family support. The Airbnb income will directly help fund this project.

I am committed to operating Airbnb responsibly and in full compliance with all city regulations, including safety, occupancy, and neighborhood standards. My goal is to maintain a respectful, well-managed environment that does not disrupt the surrounding community.

Thank you for your time and consideration. I am happy to provide any additional information needed to move forward with this request.

Sincerely,

See attached Receipt from benton courier; the add will run on friday april 27th 2026

Vanessa
501-283-4058

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

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit 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: 3-25-2026

Applicant or Designee:

Name DELIA VANESSA GUERRA-OCHOA

Address 2714 LAVERN ST.

Phone 501-283-4058

Email: _____

Project Location:

Property Address 2714 LAVERN ST.

Parcel Number 840-07238-000

Zoning Classification R-M

Property Owner (If different from Applicant):

Name _____

Phone _____

Address _____

Email Address _____

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)

_____

Current Use of Property RESIDENCE

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

SHORT TERM RENTAL - INCOME

[Attachment 1]
SAMPLE NEWSPAPER NOTICE *- This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.*

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on Monday, APRIL 2, 2026 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, for the purpose of public comment on the application for DELIA VANESSA GUERRA-OCHOA (your name) to obtain a Conditional Use for the purpose of SHORT TERM RENTAL (use requested) within a R-M (current zoning) zone at the site of 2714 LAVERN ST. BRYANT, AR 72022 (address). A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.

Planning & Development
210 SW 3rd Street, Bryant, AR 72022
501-943-0943 | comdev@cityofbryant.com

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit 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 Development tab.

Date: 3/17/2026

Project Location:

Property Address: 5318 Charles Court, Bryant, Arkansas

Parcel Number(s): 840-05520-064 Zoning Classification: _____

Applicant or Designee:

Name: William or Shelley Mitchell

Address: 5318 Charles Court, Bryant, Arkansas

Phone: 501-650-0672 Email Address: _____

Property Owner (If different from Applicant):

Name: _____

Address: _____

Phone: _____ Email Address: _____

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach description if necessary)

KING'S CROSSING PH 2 BLOCK 64

Current Use of Property Personal Residence

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

Periodic short term rental of no more than 30 days and NTE 120 days total per year

Application Checklist

Requirements for Submission

- [X] Completed Conditional Use Application (Not required if submitting through online portal.)
- [X] Letter stating request of Conditional Use and reasoning for request
- [X] Submit Conditional Use Permit Application Fee ($125)
- [ ] Submit Copy of completed Public Notice [Attachment 1]
- [ ] Submit one (1) copy of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.
- [ ] Public Notice Requirements: **NOTE: Failure to provide notice in the following manners shall require delay of the public hearing until notice has been properly made.**
  - Publication: Public Notice shall be published at least one (1) time **fifteen (15) days prior to the public hearing** at which the conditional use request will be heard. A copy of the public notice is provided with the application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and Development office.
  - Posting of Property: The city shall provide a sign to post on the property involved for the **fifteen (15) consecutive days leading up to the public hearing.** One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ CAREFULLY BEFORE SIGNING

I Shelley Mitchell _____, 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 and that it is my responsibility to obtain all necessary permits required.

[Attachment 1]

SAMPLE NEWSPAPER NOTICE *- This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.*

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 SW 3rd Street, for the purpose of public comment on the application for _____(your name) to obtain a Conditional Use for the purpose of _____ _____(use requested) within a _____(current zoning) zone at _____ _____(address). A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.

Shelley Mitchell
5318 Charles Court
Bryant, Arkansas 72022
March 17, 2026

This letter is provided to explain the basis for the conditional use of my residence at 5318 Charles Court, Bryant, Arkansas 72022 as a short-term rental during periods when the home is unoccupied.

I am semi-retired and travel frequently, often for extended periods of time, to visit family and for personal travel. During these times, my home remains vacant. Allowing short-term rental use while I am away ensures the property remains occupied, monitored, and actively maintained rather than sitting empty.

The use would be limited and owner-managed, occurring only when I am traveling and not residing in the home. I remain fully responsible for the property and its operation and am committed to maintaining it in a manner consistent with the character of the surrounding neighborhood. Guests would be required to comply with all local ordinances and clearly defined house rules related to noise, parking, occupancy, and overall conduct.

This conditional use supports responsible property stewardship by keeping the home in active use, helping offset ongoing homeownership expenses, and ensuring continued investment in the property's upkeep. Because the rental activity is intermittent, controlled, and tied directly to my travel schedule, it does not represent a permanent change in residential use and is compatible with the intent of conditional use standards.

Overall, this use provides a practical and reasonable solution for a home that would otherwise remain vacant, while maintaining neighborhood stability and compliance with applicable regulations.

Sincerely,

Shelley

Shelley Mitchell
(501) 650-0672

125-840-12128-018
NEW B, B & T LLC
2013/69747

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-005
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHEU HOANG & LETHUY TH

125-840-12128-001
BAULING CHRISTIAN

125-840-12648-003
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB
275/262

NORTH REYNOLDS ROAD (80' R/W)
MINOR ARTERIAL STREET
PER CITY OF BRYANT MASTER STREET PLAN

N89°21'08"W 299.42'

198.01'

N89°21'08"W 144.02'

TRACT D
0.17 ACRES
7601 Sq. Ft.
RETENTION AREA
(WET POND)
COMMON USABLE SPACE
AND DRAINAGE

59.57'

N88°00'26"W 117.38'

4.95'

(PRIVATE)
COTTAGE DRIVE (50' R/W)
S88°40'49"E 1172.08'

ONE WAY

8.1'

N26°20'40"W 57.76'

S88°32'05"E 151.53'

4.4'

C1 C4 C5 C6 C7

7.90'

TRACT C
0.07 ACRES
3126 Sq. Ft.

COMMON USABLE SPACE

75.81'

N2°19'00"E 100.90'

32.05'

N89°24'48"W 79.35'

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

125-840-14850-001
NORTHGATE LIMITED PARTNERSHIP
2025/016076

21
0.16 ACRES
7068 Sq. Ft.
60.01' 60.00'
N88°00'26"W 118.21'

20
0.16 ACRES
7118 Sq. Ft.
60.01' 60.00'
N88°00'26"W 119.05'

19
0.16 ACRES
7168 Sq. Ft.
60.01' 60.00'
N88°00'26"W 119.89'

6.0'

18
0.17 ACRES
7218 Sq. Ft.
60.01' 60.00'
N88°00'26"W 120.72'

17
0.17 ACRES
7268 Sq. Ft.
60.01' 60.00'
N88°00'26"W 121.56'

16
0.17 ACRES
7319 Sq. Ft.
60.01' 60.00'
N88°00'26"W 122.39'

15
0.17 ACRES
7369 Sq. Ft.
60.01' 60.00'
N88°00'26"W 123.23'

14
0.17 ACRES
7419 Sq. Ft.
60.01' 60.00'
N88°00'26"W 124.07'

13
0.17 ACRES
7469 Sq. Ft.
60.01' 60.00'
N88°00'26"W 124.90'

12
0.17 ACRES
7519 Sq. Ft.
60.01' 60.00'
N88°00'26"W 125.74'

S2°47'28"W 683.94'

COMMON USABLE SPACE

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2012/45506

TRACT B
0.44 ACRES
19006 Sq. Ft.

S87°22'20"E 140.84'

1
0.15 ACRES
6739 Sq. Ft.
60.00' 61.95'
N88°00'26"W 110.71'

125-840-14258-000
LAUGHLIN GARY H
2002/60568

2
0.15 ACRES
6623 Sq. Ft.
60.00' 60.00'
N88°00'26"W 110.07'

3
0.15 ACRES
6585 Sq. Ft.
60.00' 60.00'
N88°00'26"W 109.42'

125-840-14259-000
O'REILLY AUTOMOTIVES INC
2008/47584

14.03'

4
0.15 ACRES
6543 Sq. Ft.
60.00' 45.97'
N88°00'26"W 108.66'

TRACT A
0.30 ACRES
12943 Sq. Ft.
COMMUNITY FACLITY
& OUTDOOR
RECREATIONAL AREA
COMMON USABLE SPACE
120.00' 95.33'

24.68'

125-840-00753-001
1905 REYNOLDS RD LLC
2020/007552

N2°51'25"E 139.43'

5
0.15 ACRES
6394 Sq. Ft.
60.00' 60.01'
N88°00'26"W 106.12'

6
0.15 ACRES
6340 Sq. Ft.
60.00' 54.74'
6.0'
N88°00'26"W 105.20'
5.27'

7
0.14 ACRES
6283 Sq. Ft.
60.00' 34.16' 25.84'
N88°00'26"W 104.28'

125-840-01253-000
HUNTER JOHN EDWARD & DANITA DEALVA
2003/11747

8
0.14 ACRES
6233 Sq. Ft.
60.00' 60.01'
N88°00'26"W 103.48'

9
0.14 ACRES
6185 Sq. Ft.
60.00' 60.01'
N88°00'26"W 102.69'

10
0.14 ACRES
6137 Sq. Ft.
60.00' 60.01'
N88°00'26"W 101.89'

11
0.18 ACRES
7672 Sq. Ft.
51.31' 77.83'
76.37'

S87°05'51"E 101.44'

S2°46'03"W 254.84'

300.89'

6.0'

C2 C3

125-840-14849-000
GOLDEN CHERYL D JACKSON & DARRYL
2022/014424

125-840-01251-000
HUNTER JOHN E & DANITA
2002/25415

PRICKETT ROAD (60' R/W)
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN

(PRIVATE)
COTTAGE DRIVE (50' R/W)
N1°59'34"E 1172.08'

STREET CENTERLINE

STREET RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

NOTES:

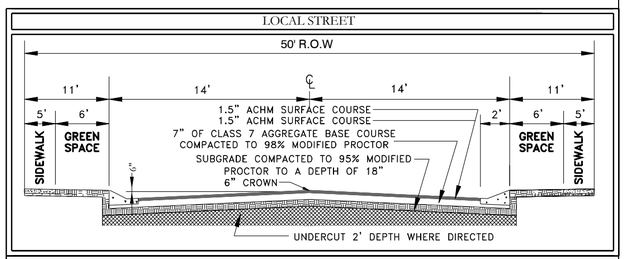
1. TRACT A, B, C, WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.99	25.00	89.36	N46° 40' 26"E	35.16
C2	38.77	25.00	88.86	N42° 26' 23"W	35.00
C3	21.12	25.00	48.40	N26° 11' 30"E	20.50
C4	66.29	75.00	50.64	N27° 18' 46"E	64.15
C5	77.95	50.00	89.33	N46° 39' 22"E	70.29
C6	33.94	75.00	25.93	N78° 21' 15"E	33.65
C7	38.06	75.00	29.07	N67° 10' 10"E	37.65

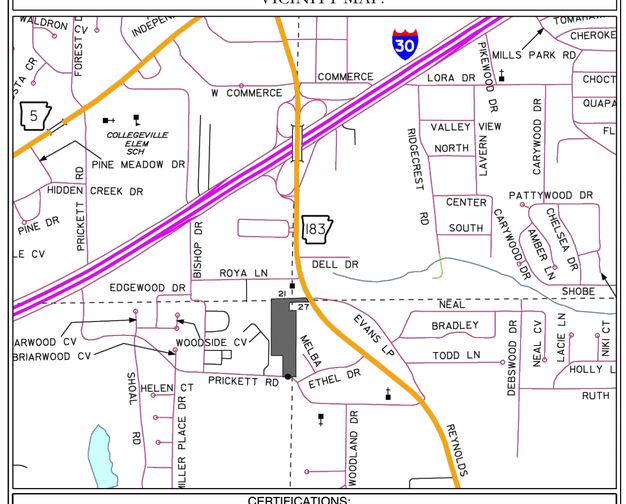
BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY
GPS OBSERVATION

30' 15' 0 30'

LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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: HERITAGE HOMES

Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

Source of Tile: D.R. BOOK 2023 PAGE 015874

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY 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

Lance Penfield
Bryant Planning Commission

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

OPEN SPACE CALCULATION

TRACT A	COMMUNITY FACLITY & RECREACTIONAL AREA	0.30 ACRES
TRACT B	GREEN SPACE/WALKING TRAIL	0.44 ACRES
TRACT C	GREEN SPACE	0.07 ACRES
TRACT D	RETENTION AREA/WET POND	0.17 ACRES
		0.98 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK		0.32 ACRES
	TOTAL	1.30 ACRES OR 26.53%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	42 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	42 / (4.90+1.30) = 6.77 DUA.

LEGEND

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

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

DEVELOPER/: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002
SUBDIVIDER

ENGINEERS: HOPE CONSULTING INC., 129 S MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874

MIN. LOT SIZE:
NUMBER OF LOTS: 21

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

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 - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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:
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-05-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		
500	0	1762	

K:\Land Projects 2044\Subdivisions\2026\26-0288 Heritage Homes - Packett Rd\26-0288 PUD 05-01-26.dwg

125-840-12128-018
NEW B, B & T LLC
2013/69747

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-005
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHEU HOANG & LETHUY THI

125-840-12128-001
BAULING CHRISTIAN

125-840-12648-003
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB
275/262

NORTH REYNOLDS ROAD (80' R/W)
MINOR ARTERIAL STREET
PER CITY OF BRYANT MASTER STREET PLAN

N89°21'08"W 299.42'
198.01'
8.1'
N89°21'08"W 144.02'
C7
(PRIVATE)
COTTAGE DRIVE (50' R/W)
S88°40'49"E 1172.08'
N26°29'40"W 57.76'
C6
C4
C5
C1
59.57'
4.4'
S88°32'05"E 151.53'
7.90'

TRACT D
0.17 ACRES
7601 Sq. Ft.
RETENTION AREA
(WET POND)
COMMON USABLE SPACE
AND DRAINAGE
N88°00'26"W 117.38'
4.95'

TRACT C
0.07 ACRES
3126 Sq. Ft.

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

125-840-14850-001
NORTHGATE LIMITED PARTNERSHIP
2025/016076

NOTES:

1. TRACT A, B, C, WILL BE USE FOR RECREATIONAL USE AND WALKING TRAILS AND WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
2. TRACT D WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENT MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

21
0.16 ACRES
7068 Sq. Ft.
N88°00'26"W 118.21'
60.01'
60.00'

20
0.16 ACRES
7118 Sq. Ft.
N88°00'26"W 119.05'

19
0.16 ACRES
7168 Sq. Ft.
N88°00'26"W 119.89'
6.0'

18
0.17 ACRES
7218 Sq. Ft.
N88°00'26"W 120.72'

17
0.17 ACRES
7268 Sq. Ft.
N88°00'26"W 121.56'

16
0.17 ACRES
7319 Sq. Ft.
N88°00'26"W 122.39'

15
0.17 ACRES
7369 Sq. Ft.
N88°00'26"W 123.23'

14
0.17 ACRES
7419 Sq. Ft.
N88°00'26"W 124.07'

13
0.17 ACRES
7469 Sq. Ft.
N88°00'26"W 124.90'

12
0.17 ACRES
7519 Sq. Ft.
N88°00'26"W 125.74'

COMMON USABLE SPACE
S2°47'28"W 683.94'
S87°22'20"E 140.84'

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2012/45506

TRACT B
0.44 ACRES
19006 Sq. Ft.

COMMON USABLE SPACE
75.81'
N2°19'00"E 100.90'
32.05'
N89°24'48"W 79.35'

1
0.15 ACRES
6739 Sq. Ft.
N88°00'26"W 110.71'
60.00'
61.95'

125-840-14258-000
LAUGHLIN GARY H
2002/60568

2
0.15 ACRES
6623 Sq. Ft.
N88°00'26"W 110.07'

3
0.15 ACRES
6585 Sq. Ft.
N88°00'26"W 109.42'

125-840-14259-000
O'REILLY AUTOMOTIVES INC
2008/47584

4
0.15 ACRES
6543 Sq. Ft.
N88°00'26"W 108.66'
14.03'
45.97'

TRACT A
0.30 ACRES
12943 Sq. Ft.
COMMUNITY FACLITY
& OUTDOOR
RECREATIONAL AREA
COMMON USABLE SPACE
120.00'
95.33'
24.68'

125-840-00753-001
1905 REYNOLDS RD LLC
2020/007552

(PRIVATE)
COTTAGE DRIVE (50' R/W)
N1°59'34"E 1172.08'

N88°00'26"W 107.02'
N2°51'25"E 139.43'

5
0.15 ACRES
6394 Sq. Ft.
N88°00'26"W 106.12'

6
0.15 ACRES
6340 Sq. Ft.
N88°00'26"W 105.20'
54.74'
5.27'

7
0.14 ACRES
6283 Sq. Ft.
N88°00'26"W 104.28'
34.16'
25.84'

125-840-01253-000
HUNTER JOHN EDWARD & DANITA DEALVA
2003/11747

8
0.14 ACRES
6233 Sq. Ft.
N88°00'26"W 103.48'

9
0.14 ACRES
6185 Sq. Ft.
N88°00'26"W 102.69'

10
0.14 ACRES
6137 Sq. Ft.
N88°00'26"W 101.89'

11
0.18 ACRES
7672 Sq. Ft.
51.31'
77.83'
76.37'
S87°05'51"E 101.44'

S2°46'03"W 254.84'
300.89'
125-840-14849-000
GOLDEN CHERYL D JACKSON & DARRYL
2022/014424

125-840-01251-000
HUNTER JOHN E & DANITA
2002/25415

PRICKETT ROAD (60' R/W)
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN

STREET CENTERLINE

STREET RIGHT OF WAY

10' UTILITY &
DRAINAGE EASEMENT
25' BUILDING
SETBACK LINE
5' UTILITY & DRAINAGE EASEMENT
5' BUILDING SETBACK LINE
20' BUILDING
SETBACK LINE
5' UTILITY &
DRAINAGE EASEMENT

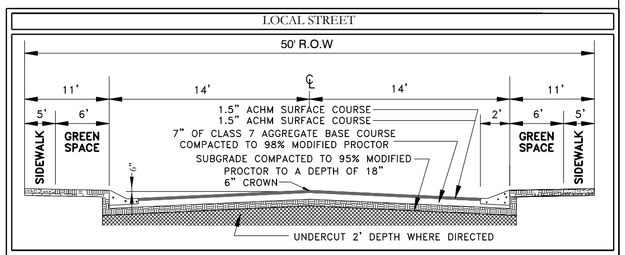
TYPICAL LOT
SETBACKS & EASEMENTS
NTS

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY
GPS OBSERVATION

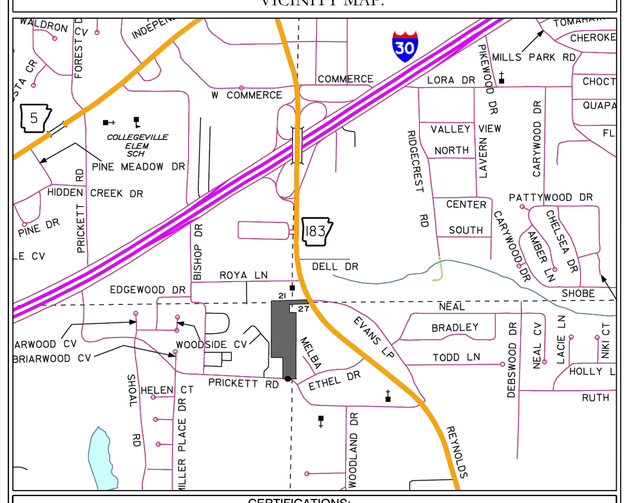
30' 15' 0 30'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C4	66.29	75.00	50.64	N27° 18' 46"E	64.15
C5	77.95	50.00	89.33	N46° 39' 22"E	70.29
C6	33.94	75.00	25.93	N78° 21' 15"E	33.65
C7	38.06	75.00	29.07	N67° 10' 10"E	37.65

LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

Source of Tile: D.R. BOOK 2023 PAGE 015874

CERTIFICATE OF SURVEYING ACCURACY:

I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey 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 are accurately described in terms of length and direction of the property sides.

Date of Execution

Jonathan L. Hope
Registered Professional
Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Kazi Tamzidul Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution

Kazi Tamzidul Islam
Registered Professional Engineer
Arkansas No. 20876

CERTIFICATE OF PRELIMINARY 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

Lance Penfield
Bryant Planning Commission

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — KAZI TAMZIDUL ISLAM — NO. 20876

REGISTERED — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE — PROFESSIONAL LAND SURVEYOR

OPEN SPACE CALCULATION

TRACT A	COMMUNITY FACLITY & RECREACTIONAL AREA	0.30 ACRES
TRACT B	GREEN SPACE/WALKING TRAIL	0.44 ACRES
TRACT C	GREEN SPACE	0.07 ACRES
TRACT D	RETENTION AREA/WET POND	0.17 ACRES
		0.98 ACRES
GREEN SPACE BETWEEN BOC & SIDEWALK		0.32 ACRES
	TOTAL	1.30 ACRES OR 26.53%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	41 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	41/4.90=8.37 DUA

LEGEND

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

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

DEVELOPER/: SUBDIVIDER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

ENGINEERS: HOPE CONSULTING INC., 129 S MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874

MIN. LOT SIZE:
NUMBER OF LOTS: 21

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

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 - 25' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
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FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

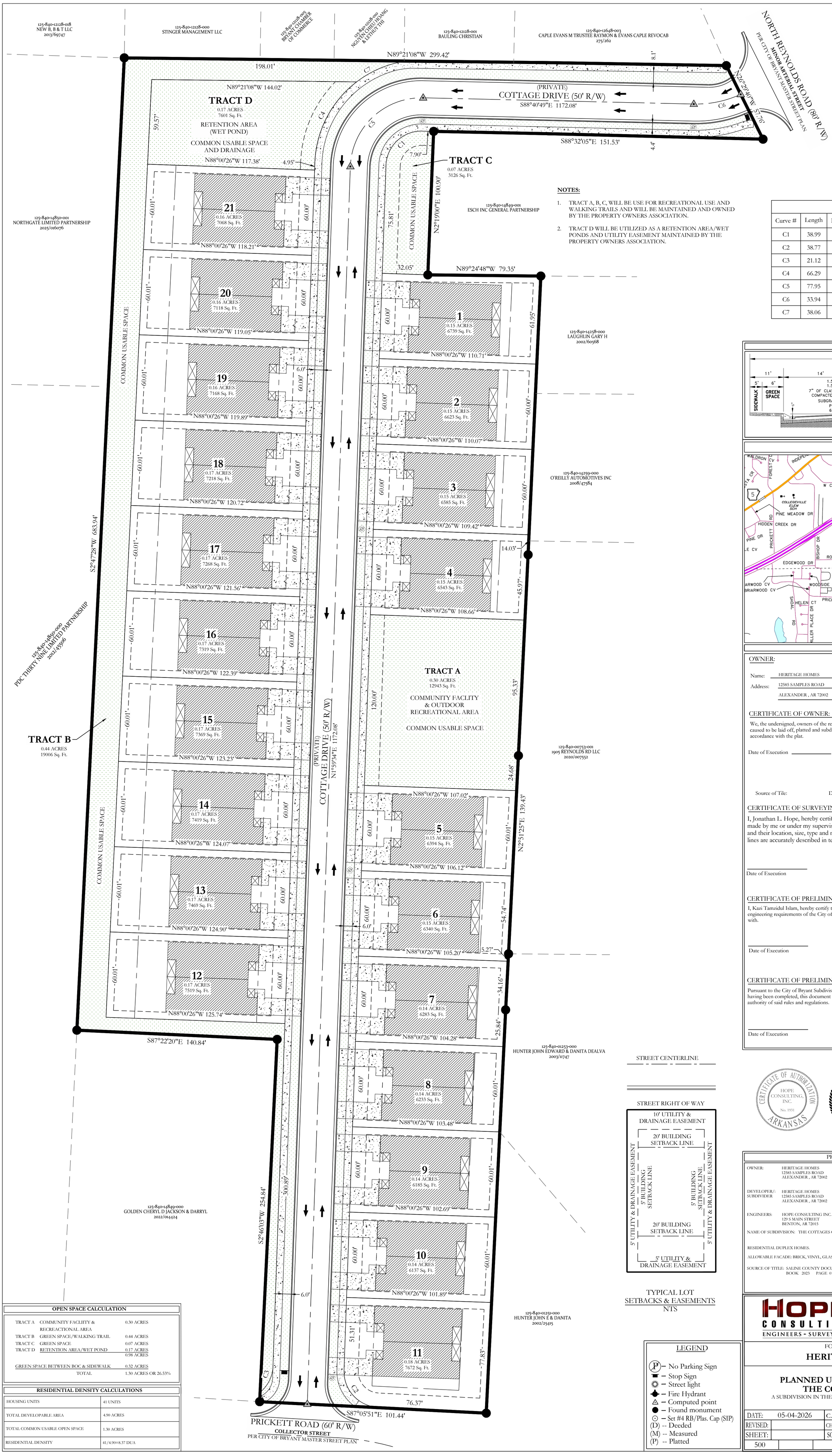
PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
SHEET:	SCALE: 1" = 30'		

500 | | | 0 | | | | 1762

K:\Land Projects 2\044 Subdivisions\2026\26-0288 Heritage Homes - Prickett Rd\26-0288 PUD-05-01-26.dwg

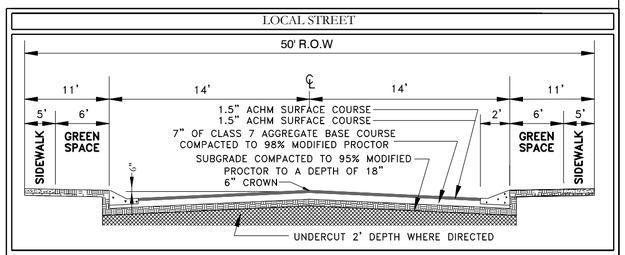


NOTES:

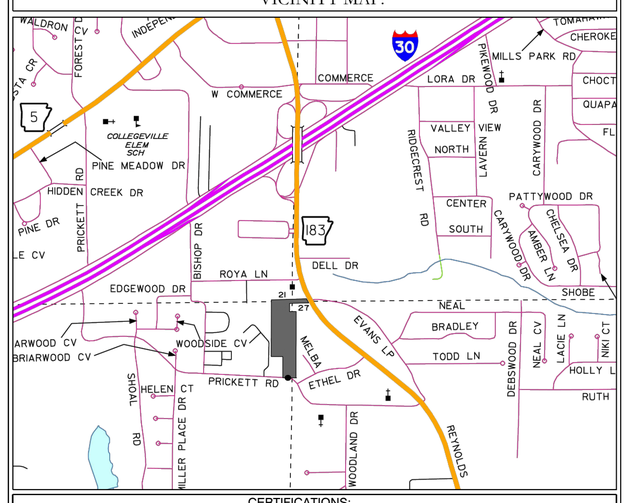
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C7	38.06	75.00	29.07	N67° 10' 10"E	37.65

LOCAL STREET



VICINITY MAP:



CERTIFICATIONS:

OWNER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

DEVELOPER:

Name: HERITAGE HOMES
Address: 12585 SAMPLES ROAD
ALEXANDER , AR 72002

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Source of Tile: D.R. BOOK 2023 PAGE 015874

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Land Surveyor No. 1762 Arkansas

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Arkansas No. 20876

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Lance Penfield
Bryant Planning Commission

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STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — KAZI TAMZIDUL ISLAM — NO. 20876

REGISTERED — STATE OF ARKANSAS NO. 1762 — SIGNATURE — JONATHAN L. HOPE — PROFESSIONAL LAND SURVEYOR

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GREEN SPACE BETWEEN BOC & SIDEWALK		0.32 ACRES
	TOTAL	1.30 ACRES OR 26.53%

RESIDENTIAL DENSITY CALCULATIONS

HOUSING UNITS	41 UNITS
TOTAL DEVELOPABLE AREA	4.90 ACRES
TOTAL COMMON USABLE OPEN SPACE	1.30 ACRES
RESIDENTIAL DENSITY	41/4.90=8.37 DUA

STREET CENTERLINE

STREET RIGHT OF WAY

TYPICAL LOT
SETBACKS & EASEMENTS
NTS

LEGEND

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

PROPERTY SPECIFICATIONS:

OWNER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

DEVELOPER/: SUBDIVIDER: HERITAGE HOMES, 12585 SAMPLES ROAD, ALEXANDER , AR 72002

ENGINEERS: HOPE CONSULTING INC., 129 S MAIN STREET, BENTON, AR 72015

NAME OF SUBDIVISION: THE COTTAGES OF BRYANT

RESIDENTIAL DUPLEX HOMES.

ALLOWABLE FACADE: BRICK, VINYL, GLASS & WOOD

SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK 2023 PAGE 015874

MIN. LOT SIZE:
NUMBER OF LOTS: 21

EXISTING ZONING: R-E (RESIDENTIAL-NO SEWER)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

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 - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

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:
HERITAGE HOMES, LLC

PLANNED UNIT DEVELOPMENT (PUD)
THE COTTAGES OF BRYANT

A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 26-0288
REVISED:		CHECKED BY:	
SHEET:		SCALE: 1" = 30'	

500 | | | 0 | | | | 1762

K:\Land Projects 2004\Subdivisions\2026\26-0288 Heritage Homes - Prickett Rd\26-0288 PUD-05-01-26.dwg

125-840-12128-018
NEW B, B & T LLC
2013/69747

125-840-12128-000
STINGER MANAGEMENT LLC

125-840-12128-025
BRYANT CHAMBER OF COMMERCE

125-840-12128-010
NGUYEN CHIEU HOANG & LETHUY TH

125-840-12128-001
BAULING CHRISTIAN

125-840-12648-003
CAPLE EVANS M TRUSTEE RAYMON & EVANS CAPLE REVOCAB
275/262

NORTH REYNOLDS ROAD (80' R/W)
MINOR ARTERIAL STREET
PER CITY OF BRYANT MASTER STREET PLAN

125-840-14850-001
NORTHGATE LIMITED PARTNERSHIP
2025/016076

125-840-14849-001
ESCH INC GENERAL PARTNERSHIP

125-840-14258-000
LAUGHLIN GARY H
2002/60568

125-840-14259-000
O'REILLY AUTOMOTIVES INC
2008/47584

125-840-14850-000
PDC THIRTY NINE LIMITED PARTNERSHIP
2022/45506

125-840-00753-001
1905 REYNOLDS RD LLC
2020/007552

125-840-01253-000
HUNTER JOHN EDWARD & DANITA DEALVA
2003/11747

125-840-14849-000
GOLDEN CHERYL D JACKSON & DARRYL
2022/014424

125-840-01251-000
HUNTER JOHN E & DANITA
2002/25415

TREES & BRUSH AREA

PRICKETT ROAD (60' R/W)
COLLECTOR STREET
PER CITY OF BRYANT MASTER STREET PLAN

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

30' 15' 0 30'

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Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:

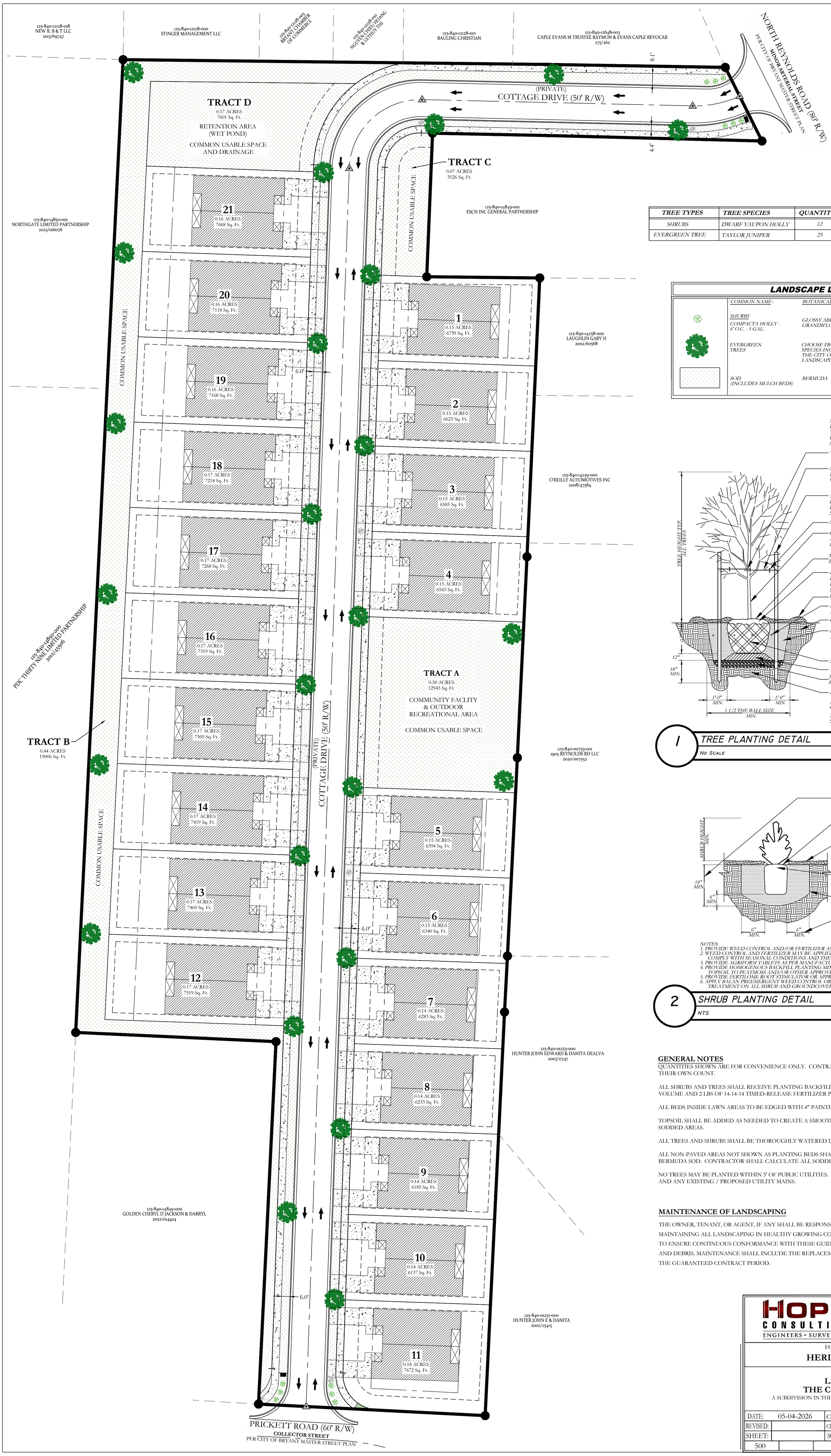
HERITAGE HOMES, LLC

EXISTING VEGETATION PLAN
BRYANT COTTAGES
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05/04/2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	24-0427	
SHEET:	SCALE: 1" = 30'		

500 | 0 | 1762

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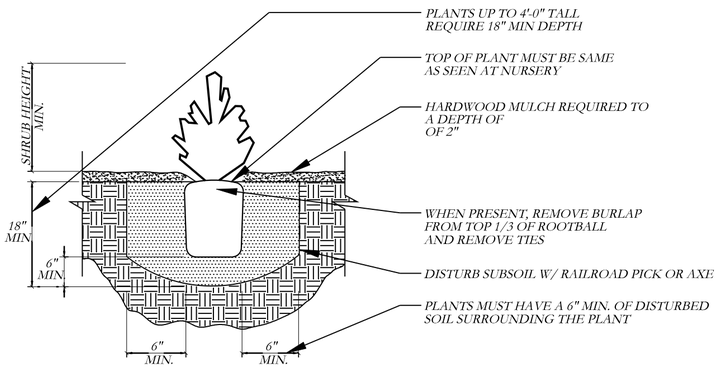


TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	12	3'-5'	Wide 3'-6'
EVERGREEN TREE	TAYLOR JUNIPER	25	15'	>2"

LANDSCAPE LEGEND

COMMON NAME:	BOTANICAL NAME:	HEIGHT AT MATURITY:	QTY.:
SHRUBS COMPACTA HOLLY - 6' O.C. - 5 GAL.	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



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL ADMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

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

FOR USE AND BENEFIT OF:
HERITAGE HOMES, LLC

LANDSCAPE PLAN
THE COTTAGES OF BRYANT
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 05-04-2026	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	26-0288	
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BILL OF ASSURANCE
THE COTTAGES OF BRYANT SUBDIVISION

PART A. PREAMBLE

WHEREAS, JOEL GREEN. is the Owner, by virtue of Instruments, 2023-015874 of the following land situated in the City of Bryant, Saline County, Arkansas, to wit:

LEGAL DESCRIPTION –THE COTTAGES OF BRYANT SUBDIVISION

TRACT 1

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8" IRON PIPE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 05 MINUTES 15 SECONDS EAST FOR
123.86 FEET TO A 1" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 183 (R/W VARIES); THENCE SOUTH 26 DEGREES 04 MINUTES 10 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 57.67 FEET TO A REBAR AND CAP; THENCE NORTH 88 DEGREES 32 MINUTES 33 SECONDS WEST FOR 151.57 FEET TO AN IRON PIPE AND CAP; THENCE NORTH 02 DEGREES 40 MINUTES 25 SECONDS EAST FOR 49.98 FEET TO THE POINT OF BEGINNING.

TRACT2

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1½" PIPE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S02°52'14"W A DISTANCE OF 49.92 FEET TO A FOUND PIPE (CAPPED PS #1215); THENCE N88°51'17"W A DISTANCE OF 79.88 FEET TO A FOUND½" REBAR; THENCE S02°19'00"W A DISTANCE OF 100.90 FEET TO A SET "X" IN CONCRETE; THENCE S89°24'48"E A DISTANCE OF 79.35 FEET TO A FOUND "X" IN CONCRETE; THENCE S02°36'29"W A DISTANCE OF 195.99 FEET TO A FOUND 1" PIPE; THENCE S02°45'17"W A DISTANCE OF 141.30 FEET TO A FOUND 1" PIPE; THENCE S02°51'25"W A DISTANCE OF 139.43 FEET TO A FOUND 1" PIPE; THENCE S02°58'01"W A DISTANCE OF 39.43 FEET TO A FOUND 2" PIPE; THENCE N88°45'34"W A DISTANCE OF 99.34 FEET TO A FOUND 1" PIPE; THENCE S03°10'48"W A DISTANCE OF 280.81 FEET TO A FOUND½" REBAR; THENCE N87°05'52"W A DISTANCE OF 57.93 FEET TO A FOUND½" REBAR (CAPPED PS #1215); THENCE N02°46'03"E A DISTANCE OF 254.85 FEET TO A FOUND½" REBAR (CAPPED PS #1215); THENCE N87°22'20" WA DISTANCE OF 140.62 FEET TO A FOUND½" REBAR (CAPPED PS #1215); THENCE N02°47'28"E A DISTANCE OF 683.94 FEET TO A FOUND 2" PIPE ON THE NORTH LINE OF SECTION 28; THENCE ALONG SAID NORTH LINE, S89°21'08"E A DISTANCE OF 299.42 FEET TO THE POINT OF BEGINNING.

TRACT3

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/8" IRON PIPE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 41 MINUTES 51 SECONDS WEST FOR 666.37 FEET TO A 1" PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 41 MINUTES 51 SECONDS WEST FOR 283.75 FEET TO AN IRON PIPE AND CAP; THENCE NORTH 87 DEGREES 09 MINUTES 05 SECONDS WEST FOR 101.40 FEET TO A 1/2" REBAR; THENCE NORTH 03 DEGREES 07 MINUTES 01 SECONDS EAST FOR 280.88 FEET TO A 1" IRON PIPE; THENCE SOUTH 88 DEGREES 48 MINUTES 19 SECONDS EAST FOR 99.38 FEET TO THE POINT OF BEGINNING.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as The Cottages of Bryant, to Saline County, Arkansas.

WHEREAS, the Saline County Real Estate Assessor and Office of Emergency Services have approved said Subdivision and road names.

NOW THEREFORE, Joel Green, in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as The Cottages of Bryant to Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The property owners will establish The Cottages of Bryant Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

B-1 FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the entire Subdivision.

PART C: RESIDENTIAL AREA COVENANTS:

C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of the lots. No building shall be erected, altered, placed or allowed to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, excluding basement area. No lot can be subdivided for any purpose without the prior approval from the City of Bryant Planning Board and the consent of 51% of the voting members of the Property owners associations.

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, Permanent basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3. DWELLING COST, QUALITY AND SIZE. All duplexes must be a minimum of 2,200 square feet and a cost of more than $75.00 per square foot of heated space, based upon cost levels prevalent on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4. BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat

C-5 BUILDING REQUIRMENTS. All buildings shall have roof pitch of no less than 4/12. Houses may be Brick, Siding or any other material approved by the Architectural Control Committee. Chain link fences shall be allowed, all fences must be approved by the Architectural control committee.

C-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities, and construction, repair and maintenance of adequate walls, roofs and eaves are reserved as shown on recorded plat.

C-7. NUISANCES. No noxious or offensive trade or activities shall be carried on, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

C-8. TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used on any tract at any time as a residence either temporarily or permanently; except that the developer may have a temporary construction, storage facility and/or sales office.

C-9 OUT BUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. No pre-fabricated outbuilding may be installed, placed or located upon any lot. Above ground swimming pools are prohibited.

.

C-10. SIGNS. No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than one square foot; one sign of not more than five square feet advertising the property for sale or rent or any signs used by a builder to advertise the property during the construction and sales period.

C-11. OWNER RESPONSIBILITY. All property owners shall insure that any contractor performing services for the property owner shall comply with the provisions of this Bill of Assurance.

C-12. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manor.

C-13. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-14. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

C-15. GARBAGE AND REFUSE DISPOSAL. No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. There shall be no burning of trash, rubbish, leaves or yard waste.

C-16 SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any lot corner which the triangular area formed by the street property lines and the line connecting them at points 15 feet from the intersection of street right of way lines, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of the street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances or such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

C-17. LOT, YARD AND HOME MAINTENANCE. All property owners, after acquisition of any lot, shall keep all grounds and yards mowed, trimmed and clean. All houses shall be painted and stained. No deviation from the original plans shall be permitted without approval of the Architectural Control Committee.

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner may start construction of an approved dwelling at any time.

C-19 COMPLETION OF CONSTRUCTION. Any dwelling must be completed in its entirety within a period of one year from date such construction is commenced.

C-20 MOTOR VEHICLE PARKING. Abandoned or unused motor vehicles shall not be parked or permitted to remain on any lot or within the dedicated street. Boats, recreational vehicles and trailers cannot be parked at the front or side of any dwelling or in the dedicated street and must be parked in back of the dwelling. Owners or permanent residents are prohibited from parking in the street. There shall be no non-functioning vehicles kept on the lot or in view of the public. There shall be no repair work done outside of the garage.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Jonathan Hope. The owners of 51% or more of the owners of the lots within the subdivision may vote to expand or reduce the membership of the Architectural Control Committee. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for there services performed pursuant to this covenant. Any member of the Architectural Control Committee may be removed by a vote of 51% or more of the owners of lots in the subdivision. In the event of any vacancy in the Architectural Control Committee, the owners of 51% or more of the lots within the subdivision may select additional members.

D-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing and in the form hereto attached marked Exhibit "A" which, when executed, should be retained by the owner/builder as proof of the Committee's approval. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specification have been submitted to it or in the event no suit to enjoin the construction or compliance with these covenants has been commenced within 180 days after the completion thereof will not be required and the related covenants shall be deemed to have been fully complied with.

PART E. GENERAL PROVISIONS:

E-1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

E-2 ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

E-3 SEVERABILITY Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4 AMENDMENT. These covenants may be amended, modified or rescinded, in whole or in part, upon the express written consent of at least sixty-six and two thirds' percent (66 2/3%) of the owners of the lots within the subdivision. Any and all amendments, modifications or recessions, if any, shall be recorded in the office of the Circuit Clerk of Saline County, or in any county in which any of the lots might lie and shall not be effective until the date of such recording.

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this _____ day of _____, 2025.

HERITAGE HOMES, LLC.

BY:_____
Joel Green

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

On this day appeared before me, a Notary Public, Joel Green, known to me to be the Member of Heritage Homes, LLC. and acknowledged that he is authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

WITNESS my hand and seal this _____ day of _____, 2025.

_____
Notary Public

My commission expires
_____

RESPONSE:

1. All PUD application requirements need to be met before it can go before Planning Commission for Approval. Response: ALL Documents attached

2. Tracts A,B,C, and D should be clearly labeled by function showing whether each tract counts as common usable open space, drainage, or both. The open space table should separate {{common usable space" from {{green space between BOC & sidewalk." Response: Table updated

3. Is an easement needed for Tract D?
Response: In the notes it is described as a pond and easement.

4. Tract C shown to be .04 on the table. It should be .07 making the total 1.3 acres or 26.53%.
Response: Acreage revised

5. What is the greenspace width between sidewalks and road? Minimum is 3'.
Response: 6' per City of Bryant Street Cross Section. In areas the distance is less or greater than 6' its dimensioned.

6. Note 1 states Tracts A, B, C "will be used for recreational use and walking trails. Revise for clarity, stating that these tracts will also be owned and maintained by the property owner's association.
Response: Note has been updated stating tracts will also be owned and maintained by the POA.

7. Who will maintain Cottage Drive? Will this be a private street?
Response: Street will be public and maintained by the POA.

8. Lot setbacks and utility/drainage easements should be tied to the actual lots.
Response: As shown

9. Proposed building footprints need to be shown on each lot.
Response: NA

10. List the allowable facade materials.
Response: Architectural shingles, Board and batten in front areas with siding and stand double 5 lap siding on sides and back brake; Brick mix on fronts and brick around bottoms all the way around the homes

11. The deed record book and page are blank.
Response: Deed record book & page are shown in the property details and certificate of owner

12. Are there any existing structures or significant vegetation that need to be shown? Response: Existing Vegetation plan/sheet added

13. Green space is all that is shown. Show landscaping plan with size, location, and proposed types of plantings on the site.
Response: Landscape plan/sheet added

14. Certificate of owner is shown but not signed. Response:

15. Proposed BOA? Attached

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: April 22, 2026

Applicant or Designee:

Name Jonathan Hope
Address 129 N Main St, Benton
Phone 501-315-2626
Email Address jonathanlhope@gmail.com

Property Owner (If different from Applicant):

Name Joel Green - Heritage Homes
Address 12585 Samples Rd, Benton
Phone 501-804-7655
Email Address heritage.homes@gmail.com

Property Information:

Address 500 Prickett Rd, Bryant, AR 72022
Parcel Number 840-14856-000, 840-14849-002, 840-14257-001
Existing Zoning Classification RE, C2, & C2
Requested Zoning Classification PUD
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
T01S, R14W, Sec 28 PT E/2, NE NE Instrument Number 2023-015874

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 _____, 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.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of _____(address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

This notice is to be run in the legal notices section of the Saline Courier no less than 15 days prior to the public hearing.

SAMPLE LETTER

Date
Name
Address

RE: Rezoning Petition

The property located at _____ is being considered for rezoning from _____ to _____. The property is more particularly described as follows:

INSERT LEGAL DESCRIPTION OF PROPERTY

An application has been filed with the City of Bryant Planning Commission to rezone the property. As part of this process, a public hearing will be held on Monday _____, 2021 at 6:00 PM in the Boswell Community Center Courtroom, 210 SW 3rd Street, Bryant, AR 72022.
Public comments will be accepted at that time regarding this rezoning. Since you own property within 300 feet of the property in consideration, you have been sent this letter via certified mail as required by city ordinance.
Should you have any questions regarding this matter you may contact the City of Bryant at 501-943-0857 or by contacting me at _____.

Thank you for your consideration in this matter.

Sincerely,

Your Signature

Your Name

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

April 22, 2026

Colton Leonard
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE : Rezone Petition – Parcel #840-14856-000, 840-14849-002, & 840-14257-001

Colton,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant Staff and Planning Commission begin the review and approval process for the Rezone of this property. These parcels, located at 500 Prickett Road, Bryant, AR 72022 are currently zoned R-E and C-2. Our client, Heritage Homes, is requesting to rezone it to PUD. We would like to be included in the May 11th Planning Commission Meeting. Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope
Hope Consulting

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

HOPE CONSULTING

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(t) 501-315-2626 (e) www.HopeConsulting.com

April 15, 2026

Colton Leonard
City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE: Authorization Letter – Pricket Road, Bryant, AR 72022
(Parcel # 840-14856-000, 840-14849-002, & 840-14257-001)

Colton,

I, Joel Green , hereby authorize Hope Consulting, Inc. to act on my behalf for the Rezone Process of our property located on Prickett Road, Bryant, AR. Thank you in advance for your assistance with this matter. Should you require further information, I can be reached at the contact details below.

E-Mail: heritage.homes@ymail.com Phone: 501-804-7655

Sincerely,

Joel Green

Signature

4-23-26

Date

OWNERSHIP/ZONE SEARCH

Date: March 24, 2026
File Number: 26-021499-050
Prepared For: Hope Consulting

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of March 16, 2026 at 8:00 am

Tract 2 from provided survey: (newly revised description taken from the boundary survey prepared by Adam W. Whitlow, with Quattlebaum Surveying, LLC, dated 06/20/2018)

A part of the NE ¼ of Section 28, T-1-S, R-14-W, Bryant, Saline County, Arkansas, being more particularly described as follows: BEGINNING at a found 1½" pipe at the Northeast Corner of said Section 28; thence S02°52'41"W a distance of 49.92 feet to a found pipe (capped PS #1215); thence N88°51'17"W a distance of 79.88 feet to a found ½" rebar; thence S02°19'00"W a distance of 100.90 feet to a set "X" in concrete; thence S89°24'48"E a distance of 79.35 feet to a found "X" in concrete; thence S02°36'29"W a distance of 195.99 feet to a found 1" pipe; thence S02°45'17"W a distance of 141.30 feet to a found 1" pipe; thence S02°51'25"W a distance of 139.43 feet to a found 1" pipe; thence S02°56'01"W a distance of 39.43 feet to a found 2" pipe; thence N88°45'34"W a distance of 99.34 feet to a found 1" pipe; thence S03°10'48"W a distance of 280.81 feet to a found ½" rebar; thence N87°05'52"W a distance of 57.93 feet to a found ½" rebar (capped PS #1215); thence N02°46'03"E a distance of 254.85 feet to a found ½" rebar (capped PS #1215); thence N87°22'20"W a distance of 140.62 feet to a found ½" rebar (capped PS #1215); thence N02°47'28"E a distance of 683.94 feet to a found 2" pipe on the North line of Section 28; thence along said North line, S89°21'08"E a distance of 299.42 feet to the point of beginning, containing 4.84 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Tract 3 from provided survey:

Part of the Northeast Quarter, Section 28, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at a 3/8" iron pipe at the Northeast corner of said Northeast Quarter; thence South 02 degrees 41 minutes 51 seconds West for 666.37 feet to a 1" pipe and the point of beginning; thence South 02 degrees 41 minutes 51 seconds West for 283.75 feet to an iron pipe and cap; thence North 87 degrees 09 minutes 05 seconds West for 101.40 feet to a 1/2" rebar; thence North 03 degrees 07 minutes 01 seconds East for 280.88 feet to a 1" iron pipe; thence South 86 degrees 48 minutes 19 seconds East for 99.38 feet to the point of beginning.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

SVCN 1 LLC
255 WASHINGTON St. TWO NEWTON PLACE SUITE 300
NEWTON MA 02458

JASSO ALEX
2110 N REYNOLDS Rd.
BRYANT, AR 72022

BELT HOLDINGS LLC
4405 CATSKILL Ave.
BENTON, AR 72019

EDPROP DEVELOPEMENT CO LLC
128 LEE 316
MARIANNA, AR 72360

WOLFPACK LLC
301 ROYA Ln.
BRYANT, AR 72022

JUMPER KUHLMANN PROPERTIES LLC
325 LANDMARK LANE
BENTON, AR 72019

NEW B B & T LLC
205 ROYA Ln.
BRYANT, AR 72022-2563

LLOYD ROYA & JAMES
234 HIGH MEADOW LOOP
HOT SPRINGS, AR 71901

BRYANT CHAMBER OF COMMERCE
PO BOX 261
BRYANT, AR 72089-0261

CHINESE ON THE GO REST
107 ROYA Ln.
BRYANT, AR 72022-2579

BAULING CHRISTIAN
1400 OLD COUNTRY Rd. STE 301

WESTBURY, NY 11590

BAULING CHRISTIAN
1400 OLD COUNTRY Rd. STE 301
WESTBURY, NY 11590

CAPLE EVANS M
909 N HALL Ave.
FAYETTEVILLE, AR 72701

HAMILTON HOLDINGS LLC
366 STATELINE Rd. W
SOUTHAVEN, MS 38671

SONIC DRIVE-IN (HWY 5)
4100 CORPORATE CENTER Dr. STE 220
SPRINGDALE, AR 72761

HB SEMINOLE LLC
701 SPOTTIS WOODE LANE
CLEARWATER, FL 33756

LAUGHLIN GARY H
509 MILLS PARK ROAD
BRYANT, AR 72022

O'REILLY AUTO PARTS #756
ATTN RYAN LLC
PO BOX 9167
SPRINGFIELD, MO 65801-9167

1905 REYNOLDS Rd. LLC
PO BOX 13985
MAUMELLE, AR 72113

HUNTER JOHN E & DANITA D
726 WOODY Dr.
ALEXANDER, AR 72002

EMA PROPERTIES LLC
6732 HILO Ave.
BENTON, AR 72019

GASPER CIPRIANO AVILLA
PO BOX 241910

LITTLE ROCK, AR 72223

SWANK PROPERTIES LLC
500 LORA Dr.
BRYANT, AR 72022

POSH PROPERTIES LLC
11014 DOGWOOD Cv.
LITTLE ROCK, AR 72210

RIVERO JOANNA
205 ETHEL Dr.
BRYANT, AR 72022

FRASER KEVIN L & KARA D
10085 SALINA SPRINGS Dr.
BENTON, AR 72019

FRASER KEVIN L & KARA D
10085 SALINA SPRINGS Dr.
BENTON, AR 72019

STOTT SKYLYR W & COURTNEY E
1721 SMITHERS
BENTON, AR 72015

PARKER JIMMY L & ASHLEY S
7523 SHORELINE Blvd.
BENTON, AR 72019

BUNTEN ANDREW D & LEIGH A
6528 WESTMINSTER
BENTON, AR 72019

CHAMBERS CHRISTY
603 PRICKETT ROAD
BRYANT, AR 72022

GREEN FRANK G & JULIA A
703 PRICKETT Rd.
BRYANT, AR 72022

GOLDEN DARRYL & CHERYL D
600 PRICKETT Rd.
BRYANT, AR 72022

BARRIENTOS JOSE RAMIRO
14502 ALEXANDER Rd.
ALEXANDER, AR 72002

CLEGHORN TRUST
800 PRICKETT Rd.
BRYANT, AR 72022

PDC 39 LIMITED
15825 CANTRELL Rd.
LITTLE ROCK, AR 72223

NORTHGATE LIMITED PARTNERSHIP
15825 CANTRELL Rd.
LITTLE ROCK, AR 72223

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company
Arkansas License No. IA-82
By: Ryan T. Harrell
Title Agent License Number: 16170328

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

April 22, 2026

RE : Rezone Petition – Parcel #840-14856-000, 840-14849-002, & 840-14257-001
500 Prickett Road, Bryant, AR 72022

To whom it may concern,

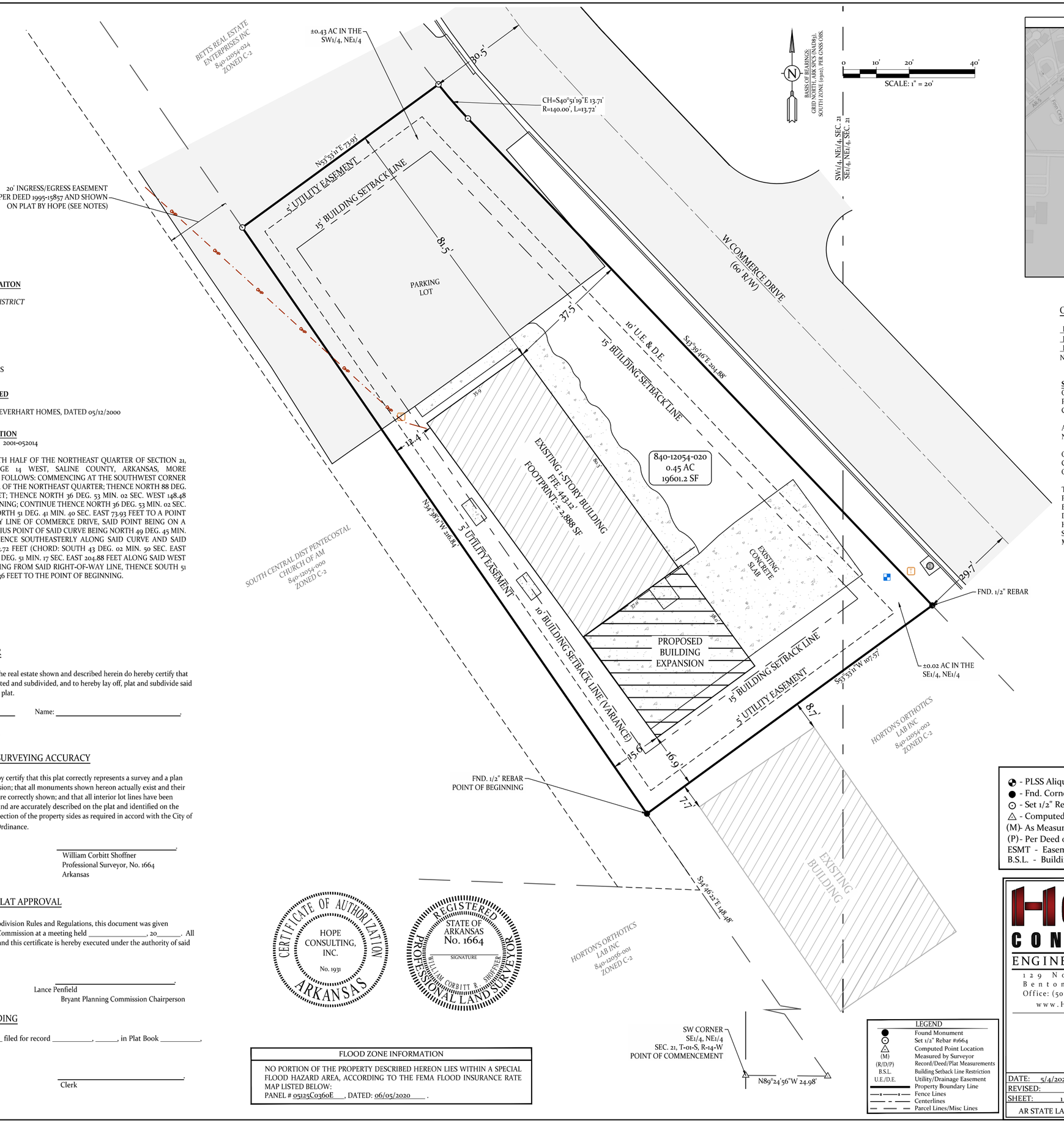
Hope Consulting is formally requesting the City of Bryant Staff and Planning Commission begin the review and approval process for the Rezone of the property listed above. These parcels, located at 500 Prickett Road, Bryant, AR 72022 are currently zoned R-E and C-2. Our client, Heritage Homes, is requesting to rezone it to PUD. The Planning Commission meeting will be held on May 11th, 2026 at 6:00 PM at the Boswell Municipal Complex (City Hall) located at 210 SW Third Street, Bryant, AR 72022. Attendance is not required. Please feel free to contact us at 501-315-2626 if you have any questions.

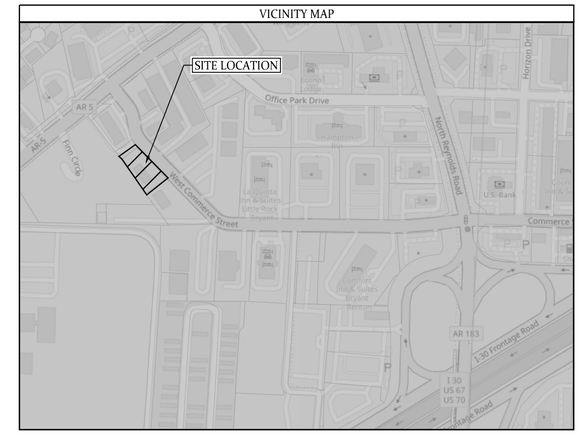
Sincerely,

Jonathan Hope
Hope Consulting

HOPE CONSULTING
129 North Main Street, Benton, Arkansas 72015
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811 Know what's below. Call before you dig.





CURRENT ZONING CLASSIFICAITON

C-2 - GENERAL COMMERCIAL DISTRICT

UTILITY PROVIDERS

WATER:	CITY OF BRYANT
ELECTRIC:	ENTERGY
SEWER:	CITY OF BRYANT
GAS:	SUMMIT UTILITIES

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
WILLIAM HOPE (PS #128), FOR EVERHART HOMES, DATED 05/12/2000

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2001-052014

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEG. 23 MIN. 33 SEC. EAST 24.98 FEET; THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 148.48 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 216.84 FEET; THENCE NORTH 51 DEG. 41 MIN. 40 SEC. EAST 73.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF SAID CURVE BEING NORTH 49 DEG. 45 MIN. 36 SEC. EAST 140.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, 13.72 FEET (CHORD: SOUTH 43 DEG. 02 MIN. 50 SEC. EAST 13.71 FEET); THENCE SOUTH 45 DEG. 51 MIN. 17 SEC. EAST 204.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; DEPARTING FROM SAID RIGHT-OF-WAY LINE, THENCE SOUTH 51 DEG. 41 MIN. 40 SEC. WEST 107.36 FEET TO THE POINT OF BEGINNING.

OWNER OF RECORD

BETTS REAL ESTATE ENTERPRISES, INC
PO BOX 17253
BRYANT, ARKANSAS 72022
Name & Address

SUBDIVIDER/DEVELOPER

BETTS REAL ESTATE ENTERPRISES, INC
PO BOX 17253
BRYANT, ARKANSAS 72022
Name & Address

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	BETTS REAL ESTATE ENTERPRISES INC
PHYSICAL ADDRESS:	711 W COMMERCE ST, BRYANT, AR 72022.
COUNTY PARCEL TAX ID:	840-12054-020

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.

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 2001-052014

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT B. SHOFFNER
PROFESSIONAL LAND SURVEYOR

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 # 05125C0360E , DATED: 06/05/2020 .

LEGEND

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

LEGEND

◔ - PLSS Aliquot Corner	Ⓒ/O - Clean Out	x x - Fence
● - Fnd. Corner Monument	- Water Meter	OHP - Overhead Power
⊙ - Set 1/2" Rebar/Cap (1664)	- Power Pole	SS - Sewer Line
△ - Computed Point	Ⓢ - Sewer Manhole	W - Water Line
(M)- As Measured	- Light Pole	UGT - Telephone Line
(P)- Per Deed or Plat Records	T - Telephone Pedestal	UGE - Electric Line
ESMT - Easement	D - Drainage Manhole	G - Gas Line
B.S.L. - Building Setback Lines	- Gas Meter	

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

PRELIMINARY PLAT OF

LOT 1, BETTS COMMERCIAL ADDITION,
TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
CRAIG BETTS

DATE: 5/4/2026	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	26-0228
SHEET: 1 OF 1	SCALE: 1" = 20'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 21 - 100 - 62 - 1664

K:\Land Projects 2.0\Surveys\2026\05-26228 Survey & Site Plan Tech Ref\W. Sr. 711 W Commerce, Bryant\SURVEY\DWG\26-0228 Lot 1, Betts Commercial Addition (711 W Commerce St, Bryant) Plat.dwg | Plotted: 5/4/2026 1:51 PM | ©2026 Hope Consulting, Inc.