Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: July 14, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/9/2025

- 2025-06-09 Planning Commission Minutes.pdf

Announcements

DRC Report

2. A-1 Fireworks - 25612 I-30 - Temporary Business License

Joan Rey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- 0965-APP-01.pdf

3. Meramec Specialty - Fireworks City - 6905 HWY 5 - Temporary Business License

Kevin Bailey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- 0964-APP-01.pdf

4. TNT Fireworks - 400 Bryant Ave - Temporary Business License

Heather Whaley - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- 0963-APP-01.pdf

5. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Stand at the following locations: 23395 I-30, 5407 Hwy 5 - APPROVED

- 0970-APP-01.pdf
- 0971-APP-01.pdf

6. Jake's Fireworks - 4910 Hwy 5 - Temporary Business License

Billy Dickey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- 0969-APP-01.pdf

7. Arnold Fireworks - Temporary Business License

Terry Harper - Requesting Approval for Temporary Business License for Firework Stands at: 604 S Reynolds Rd and 2703 Springhill Rd - APPROVED

- 0972-APP-01.pdf
- 0973-APP-01.pdf

8. Panera Bread - 23146 I-30 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval for Pylon Sign - APPROVED

- 93886-APP-01.pdf

9. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres

JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building -RECOMMENDED APPROVAL

10. Midland Estates Subdivision Ph 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon all remaining comments being addressed and verification that site improvements are completed by Friday, July 11th.

11. Marketplace East Subdivision Ph 1 - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon Fire marshall verifying that Emergency Access road is sufficient and verification that site improvements are completed by Friday, July 11th.

12. Bryant Schools ALE - Building Addition- 1200 S Reynolds - Non-standard Building

Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition - RECOMMENDED APPROVAL

Public Hearing

13. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres

JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building

- 0975-PLN-01.pdf
- 0975-APP-01.pdf

Old Business

New Business

14. Midland Estates Subdivsion Ph 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- 0940-PLT-04.pdf
- 0940-IMPDIST-01.pdf
- 0940-ELCLTR-01.pdf
- 0940-LTR-01.pdf
- 0940-BNDLTR-01.pdf
- 0940-ASB-02.pdf

15. Marketplace East Subdivison Ph.1 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0976-PLT-02.pdf
- 0976-BOA-01.pdf
- 0976-APP-01.pdf
- 0976-ASB-01.pdf
- 0976-LTR-01.pdf

16. Bryant Schools ALE - Building Addition - 1200 S Reynolds - Non-Standard Building

Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition

- 0974-LTR-02.pdf
- 0974-PLN-01.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, June 9, 2025
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, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 5/12/2025**

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

PRESENTATIONS AND ANNOUNCEMENTS

2. **Comprehensive Growth Plan RFQ - Consulting Firm Presentations**
   Presentations by the top two consulting firms selected by the RFQ Grading Committee.

   Julie Kelso and Dave Roberts with Crafton Tull, along with Matthew Lambert with DPZ, gave a presentation on behalf of Crafton Tull.

   James Walden and Beth Sketow presented on behalf of Garver.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

3. **State Farm - 515 N Reynolds Road -** Site Addition
   Richardson Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon Setback Variance Approval and Remaining Comments met.

4. **Lifetime Construction Builders - 3519 Market Place Ave -** Sign Permit
   Requesting Sign Permit Approval - STAFF APPROVED

5. **Parkway Elementary - 5200 Bryant Pkwy -** Sign Permit
   Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

6. **6221 Hwy 5 - Ste. 1 -** Site Addition for Deck
   Paul Clark - Requesting Site Plan Approval for Deck Addition - APPROVED, Contingent upon agreement being put in place regarding the force main and pump station.

7. **Springhill Storage - Arey Dr -** Site Plan
   GarNat Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon engineering comments being met

8. **Outdoor Storage Yard - I-30 Frontage Road -** Site Plan
   Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being completed

9. **Subdivision Signage - Midland Road Estates -** Sign Permit
   Lektron LED Technologies - Requesting Sign Permit Approval - APPROVED

10. **La Ta Da Learning and Creative Arts - 5920 Hwy 5 Ste. 5 & 6-7**
    Rod's Signs - Requesting Sign Permit Approval - STAFF APPROVED

11. **Central Arkansas Truck Outfitters - 25633 I-30 -** Alternative Signage Plan
    Ace Sign Company - Requesting Recommendation for Approval of Alternative Signage Plan - RECOMMENDED APPROVAL

12. **Elm Estates Subdivision - 203 SW 4th St. -** Preliminary Plat and Waiver
    GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement - RECOMMENDED APPROVAL

13. **Bethel Middle School - Solar Field Project -** Site Plan
    Scenic Hill Solar - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon addressing remaining comments

14. **Haviland Addition - 2223 N Reynolds - C**ommercial Plat
    CMN & Associates - Requesting Approval of Final Plat - RECOMMENDED APPROVAL

15. **Big Oak Addition Lot 24 - 414 Prickett Rd -** Replat
    Richardson Engineering - Requesting Approval for Replat - RECOMMENDED

APPROVAL

16. **Good Day Farm - 3205 Hwy 5 -** Commercial Plat
Regan Etheridge - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon staff being satisfied with the plat before it is approved by PC.

PUBLIC COMMENT

Rozlyn Tillman spoke about the Bethel Middle School solar field project. She requested a 75-foot setback for the property and that no additional panels would be added.

PUBLIC HEARING

17. **Springhill Storage - Arey Dr - Rezoning from R-M to C-2**
GarNat Engineering - Requesting Approval for Rezoning from R-M to C-2

A public comment was made by Joan and Jim Handy that a privacy fence was agreed on at the June 14, 2021 meeting and that a fence has not been built yet.

Chairman Penfield stated that GarNat must build a fence within 60 days and will get a clearing permit after the fence has been built. Emergency access only is acceptable on Arey Drive.

Chairman Penfield called for a roll call vote to approve with the contingency of the fence being built. 8 Yays, 0 Nays, 0 Absent.

Motion to close public comment made by Commissioner Statton, seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

18. **Central Arkansas Truck Outfitters - 25633 I-30 -** Alternative Signage Plan
Ace Sign Company - Requesting Approval for Alternative Signage Plan

The plan was revised by the applicant to remove the bottom portion of the sign. The top portion of the sign showed to be 8' x 21' in size based on the revised rendering given by the applicant. Chairman Penfield called for a roll call vote to approve the top sign only. 8 Yays, 0 Nays, 0 Absent

NEW BUSINESS

19. **Elm Estates Subdivision - 203 SW 4th St -** Preliminary Plat and Waiver

GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement

After discussion on the item, Chairman Penfield called for a roll call vote to approve the waiver for half-street improvements for 4th street, modification of half-street improvements on Elm Street, and the sidewalk waiver. 8 Yays, 0 Nays, 0 Absent.

Chairman Penfield called for a roll call vote to approve the preliminary plat. 8 Yays, 0 Nays, 0 Absent.

20. **Haviland Addition - 2223 N Reynolds Road -** Commercial Plat

CMN & Associates - Requesting Final Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve with a contingency to modify the plat with setbacks for utility easements. 8 Yays, 0 Nays, 0 Absent.

21. **Big Oak Addition - Lot 24 - 414 Prickett Road -** Replat

Richardson Engineering - Requesting Approval for Replat

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

22. **Bethel Middle School - Solar Field Project -** Site Plan

Scenic Hill Solar - Requesting Site Plan Approval

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

23. **Good Day Farm - 3205 Hwy 5 -** Commercial Plat

Regan Etheridge - Requesting Final Plat Approval (Pending Plat Attachment)

After discussion on the item, Chairman Penfield called for a roll call vote to approve contingent on staff approving the changes needed for the drainage easement. 8 Yays, 0 Nays, 0 Absent.

24. **Comprehensive Growth Plan RFQ**

Recommendation of Chosen Consulting Firm for the City's Comprehensive Growth Plan Update

After discussion on the item, a motion to recommend Crafton Tull was made by Commissioner Johnson, seconded by Commissioner Speed.

Chairman Penfield called for a roll call vote. 8 Yays, 0 Nays, 0 Absent.

DIRECTOR'S REPORT

ADJOURNMENT

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

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *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: May 12, 2025

Business Information:

Name A-1 Fireworks

Federal Tax Employer ID Number 26-1711923

Arkansas State Sales Tax Number 00318073-5L5

Location of Proposed Temporary Business 25612 I-30, Bryant, AR. 72022

Business Owner:

Name Michael Gonzola

Address 24341 State Hwy 10E. Ola, AR. 72853

Phone 479-489-3298

Email mikegonzola65@gmail.com

Contact Person:

Name Joan Bey

Address 24341 State Hwy 10E. Ola, AR. 72853

Phone 479-747-9304

Email joanbey@A1Fireworks.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 Michael Gonzola *, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/9/2025

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

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Kinsale Insurance Company — 38920
INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1571515999 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			0100341656-0	12/31/2024	12/31/2025	EACH OCCURRENCE	$ 1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	8166972217							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)		N / A				E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

For premise liability – this certificate reflects coverage for the dates and location noted below only.
For product liability – this certificate reflects coverage for product purchased from the above referenced named insured only

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Dates of Coverage for 4th of July Season: 06/20/25 through 07/10/25
Dates of Coverage for Christmas/New Year Season: 12/10/25 through 12/31/25
Location: 25612 I-30 Bryant, AR 72022
See Attached...

CERTIFICATE HOLDER

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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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Acrisure Great Lakes Partners Insurance Services	Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons
Landowner: Dion Simpson
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons; City of Bryant

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DEC 2025
w/ Insurance

A-1 FIREWORKS

COMMERCIAL LEASE

This lease is made between Dion Simpson
(Lessor Name)
Of 25550 I-30, Bryant, AR. 72022
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853,** herein called Lessee.
Lessee hereby offers to lease from Lessor the premises situated in
Or near the ***City of*** *Bryant*
County of *Saline*
State of: Arkansas

Described as: 25612 I-30, Bryant, AR. 72022
(Physical Location Address)

1. **Term and Rent**: Lessor demises the above premises as well As allowing use of power pole for a term of 45 days per year, Commencing June 1st, and terminating on July 15th for the Selling season of June 20th to July 5th 2025 or sooner and/or For a term of 31 days per year commencing December 15th 2025 and terminating January 15th 2026 as provided herein At the annual rental of;

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

DS Initial _____ Initial

4-10-25
CK#6274
$3000.00
100%

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

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

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

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

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

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

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

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

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

Signed this 3rd day of April year 2025.

By: Dion Simpson (Lessor)

By: Jon Rey (Lessee)

A-1 Fireworks

Commercial Lease

Insurance:

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

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

Signed: Dia Simpson
Dated: 4-3-25

Signed: Jon Roy
Dated: April 8, 2025

O = powerpole

Vacant building

Distance of
70 feet

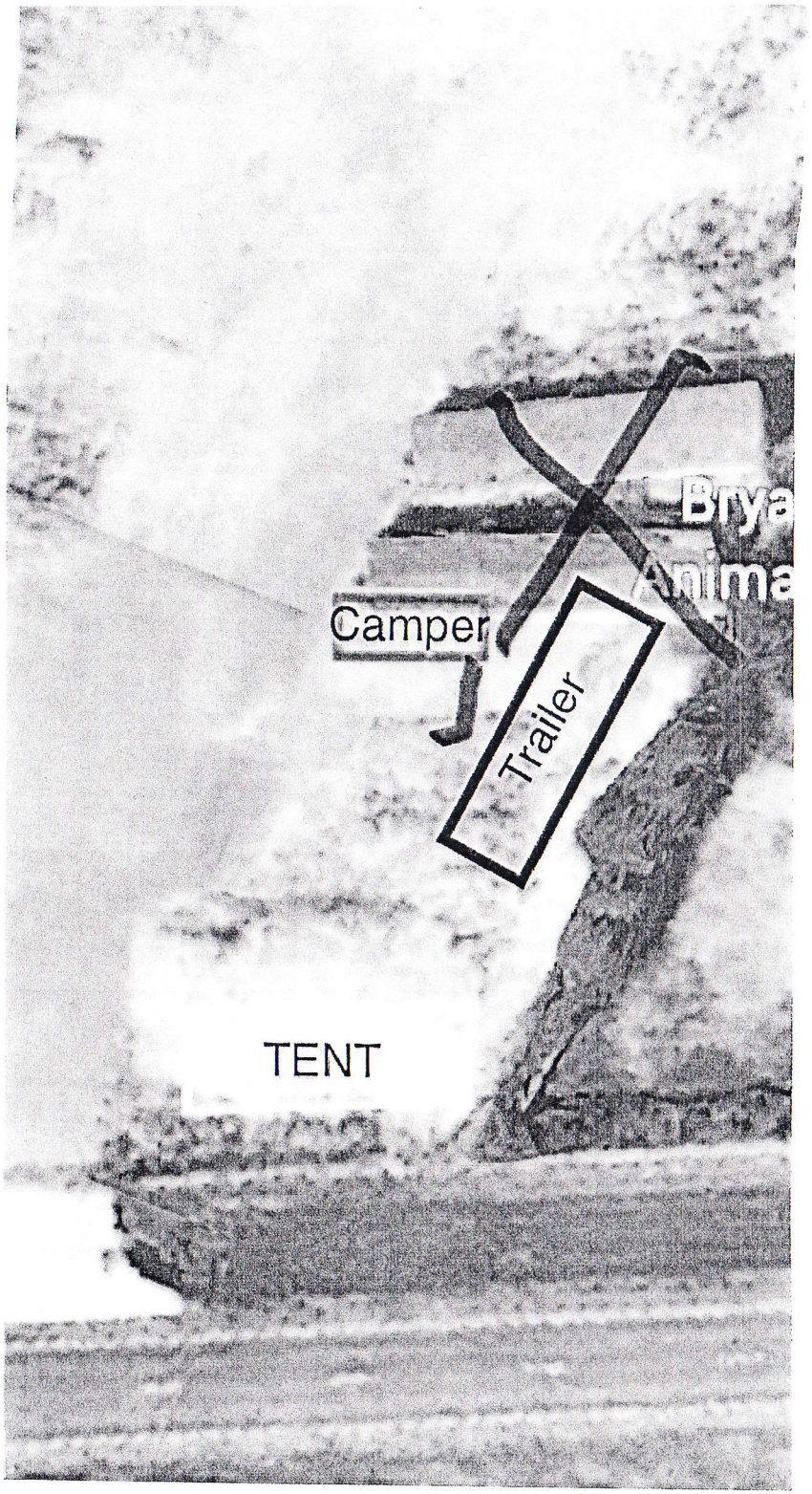
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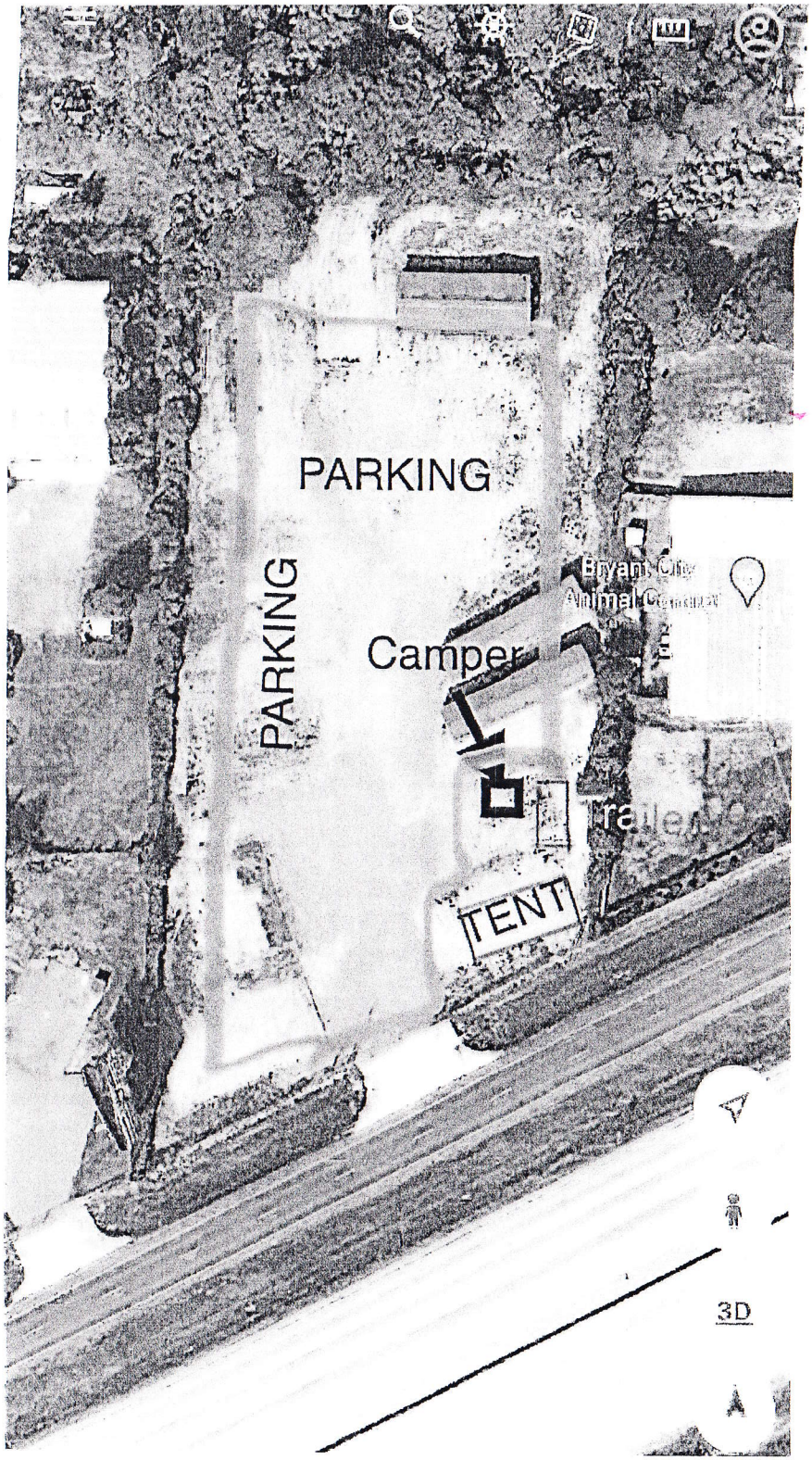
50x20

6x30

trailer

8x28


Camper
Trailer
TENT


PARKING
PARKING
Camper
TENT
3D

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number	Date of Issue
FWJ.0001200	05/01/2025

FIREWORKS LICENSE

This is to certify that

A-1 Fireworks

is duly license to transact business in the State of Arkansas as a Fireworks:

JOBBER-WHOLESALER LICENSE

LICENSE EXPIRES

04/30/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

#964

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: 5-2025

Business Information:

Name Meramec Specialty Co. dba Fireworks City
Federal Tax Employer ID Number 43-0762804
Arkansas State Sales Tax Number 035048-18-001
Location of Proposed Temporary Business 6905/6139 Hwy 5 N., Bryant, AR. 72022 (parking lot)

Business Owner:

Name Mark Loyd
Address P.O. Box 1150 West Memphis, AR. 72303
Phone (870) 735-1753
Email kristi.loyd@aol.com

Contact Person:

Name Kevin Bailey
Address 5505 Chesterfield Cove Bartlett, TN. 38134
Phone 901.409.1884
Email Kbaileyar@aol.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 Kevin Bailey, *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 Kevin Bailey

Temporary Business Application

City of Bryant

Date: 5-2024

Name of Business: Meramec Specialty Co. dba Fireworks City

Federal Tax Employer Identification Number: 43-0762804

Arkansas State Sales Tax Number: 035048-18-001

Type of Business: Fireworks - Retail

Location of proposed Temporary Business: 6905 / 6139 Hwy 5 N., Bryant, AR. 72022

Parcel Number of Location of proposed Temporary Business: _____

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

Contact Person: Kevin Bailey

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

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

___	Carnivals	**30 Days**
X	Fireworks stands or tents	**30 Days**
___	Christmas tree stands, tents or lots	**60 Days**
___	General commercial sales stands, tents or lots	**90 Days**
___	Concession/Refreshment stands/Food Service	**180 Days**

Beginning Date Requested 6-10-2025 **Ending Date Requested** 7-10-2025

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

Owners Signature Kevin Bailey


6139 HWY 5 N. Bryant, AR 72022
Tent Location and Distances
Legend
Hornet Ice
Dumpster
PortoPotty
Trailer
Tent
90'
30'
52'
Hornet Ice
Old Stage C
5
Google Earth
Image Landsat / Copernicus
N
100 ft

6905 Hwy. 5 N



Google earth

feet 400
meters 100

May 8 , 2025

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

RE: Fireworks application for 6905 Highway 5 in Bryant, AR

Bryant Planning and Building Department:

The purpose of this letter is to notify the Bryant Planning Commission that Meramec Specialty Company has permission to sell fireworks at 6905/61139 Highway 5 North in Bryant, AR during the period of June 10, 2025 through July 10, 2025. This is the same location that Meramec Specialty Company has operated at during previous years. I have attached the following items that are required in order to receive a fireworks permit in Bryant, AR.

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

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

Best regards,

MERAMEC SPECIALTY COMPANY

Kevin A. Bailey

MR. RICK JONES
PINNACLE IMPROVEMENTS, LLC
10601 INTERSTATE 30
LITTLE ROCK, AR 72209

August 7, 2024

City of Bryant Planning Commission:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 15, 2025 through July 10, 2025. The physical address of the property is 6905 Highway 5 in Bryant, Arkansas.

Sincerely,

PINNACLE IMPROVEMENTS, LLC

Rick Jones

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
RPJ.0000518

Date of Issue
04/29/2025

FIREWORKS RETAIL PERMIT

This is to certify that

Atomic Fireworks of Arkansas

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

Address: 6139 Hwy 5 North Bryant, AR 72022

Issued By: Atomic Fireworks of Arkansas

License Number: FWJ.0001201

LICENSE EXPIRES: 04/30/2026

AJ GARY

DIRECTOR and STATE HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 15146913 briefly described as TEMPORARY BUSINESS PERMIT CITY OF BRYANT, ARKANSAS, for MERAMEC SPECIALTY COMPANY, as Principal, in the sum of $ ONE THOUSAND AND NO/100 Dollars, for the term beginning May 20, 2025, and ending May 20, 2026, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 7th day of April, 2025.

WESTERN SURETY COMPANY

By _____
Larry Kasten, Vice President

THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Form 90-A-6-2023

DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 430303

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER Admiral Insurance Company **POLICY NO.** CA000018967-11

NAMED INSURED
Atomic Fireworks Inc. of Arkansas
Atomic Fireworks Inc. of Missouri
Meramec Specialty Company
P.O. Box 305
Arnold, Missouri 63010

T.E.A. Enterprises, Inc.
Pacific Specialty Company
West Alton Properties, Inc
ATLG, LLC

POLICY TERM March 1, 2024 to March 1, 2025; Both Days 12:01 A.M. Standard Time

COVERAGE Premises-Operations Liability: ☒ Occurrence Basis ☐ Claims Made Basis

LIMIT OF LIABILITY $1,000,000 each occurrence, $10,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as Additional Insureds 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

NAME(S) OF ADDITIONAL INSURED(S)

Pinnacle Improvements, LLC- Property Owner
Meramec Specialty Company-Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Ar., City of Bryant

ADDRESS OF INSURED PREMISES An area measuring approximately 150' x 150' whose physical address is 6139 Hwy 5 N. in Bryant, Arkansas. #127

PERIOD OF OPERATION March 1, 2024 through February 28, 2025

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2024
DATE OF ISSUE

A.J. STRINGER, PRESIDENT

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

P.O. BOX 1150

WEST MEMPHIS AR 72301

DATE ISSUED:

PERMIT NUMBER: 035048-18-001

DLN:

DATE OPENED: 01/01/1965

SIC: 5042
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF ADDRESS 3008 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☒ NFPA-701 (Large Scale) ☐ MIL-C-43006

☐ CAN/ULC-S109 ☐ CPAI-84 ☐ FMVSS-302

☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael E. Hunt Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 18629

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

4.10-4-99F-R2

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF ADDRESS 3008 EVA DRIVE

STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☒ NFPA-701 (Large Scale) ☐ MIL-C-43006

☐ CAN/ULC-S109 ☐ CPAI-84 ☐ FMVSS-302

☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael E. Hunt Title Supervisor, Quality Control

STYLE PRV 13100 RED 61" HI GLOSS

CONTROL NO. 18564

SNYDER S-ORDER NO. 216670 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375 DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured: 02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43096 ☐ FMVSS-302

☐ CAN/ULC-S109 ☒ CPAI-84 ☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael C. Fitz Title Supervisor, Quality Control

STYLE PRV 13109 DARK BLUE 61" HI-GLOSS

CONTROL NO. 18347

SNYDER S-ORDER NO. 215565 CUSTOMER ORDER NO. VBL RAY

YARDS OR QUANTITY 75 DATE PROCESSED 02/07/11

DATE CERTIFIED 02/22/11

4-10-4-98F-R2

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY
SNYDER MANUFACTURING, INC.
3001 PROGRESS STREET
DOVER, OHIO 44622

Date manufactured: 01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF STATE AR 71602

☒ The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY ☒

☐ NFPA-701 (Large Scale) ☐ MIL-C-43096 ☐ FMVSS-302

☐ CAN/ULC-S109 ☒ CPAI-84 ☐ A-A-55308

SNYDER MANUFACTURING INC. By Michael C. Fitz Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

CONTROL NO. 19254

SNYDER S-ORDER NO. 220003 CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 300 DATE PROCESSED 01/06/11

DATE CERTIFIED 01/21/11

4-10-4-98F-R2

#963

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: 05.01.2025

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 W/S Whaley

AGENT FOR TNT FIREWORKS

Walmart
2608 SE J Street, Suite 8
Bentonville, AR 72716
Jimmy.Buchanan@walmart.com

August 2nd, 2024

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:

- New Year's December 26th, 2024 to January 12th, 2025
- May 20th, 2025 to July 12th, 2025 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.

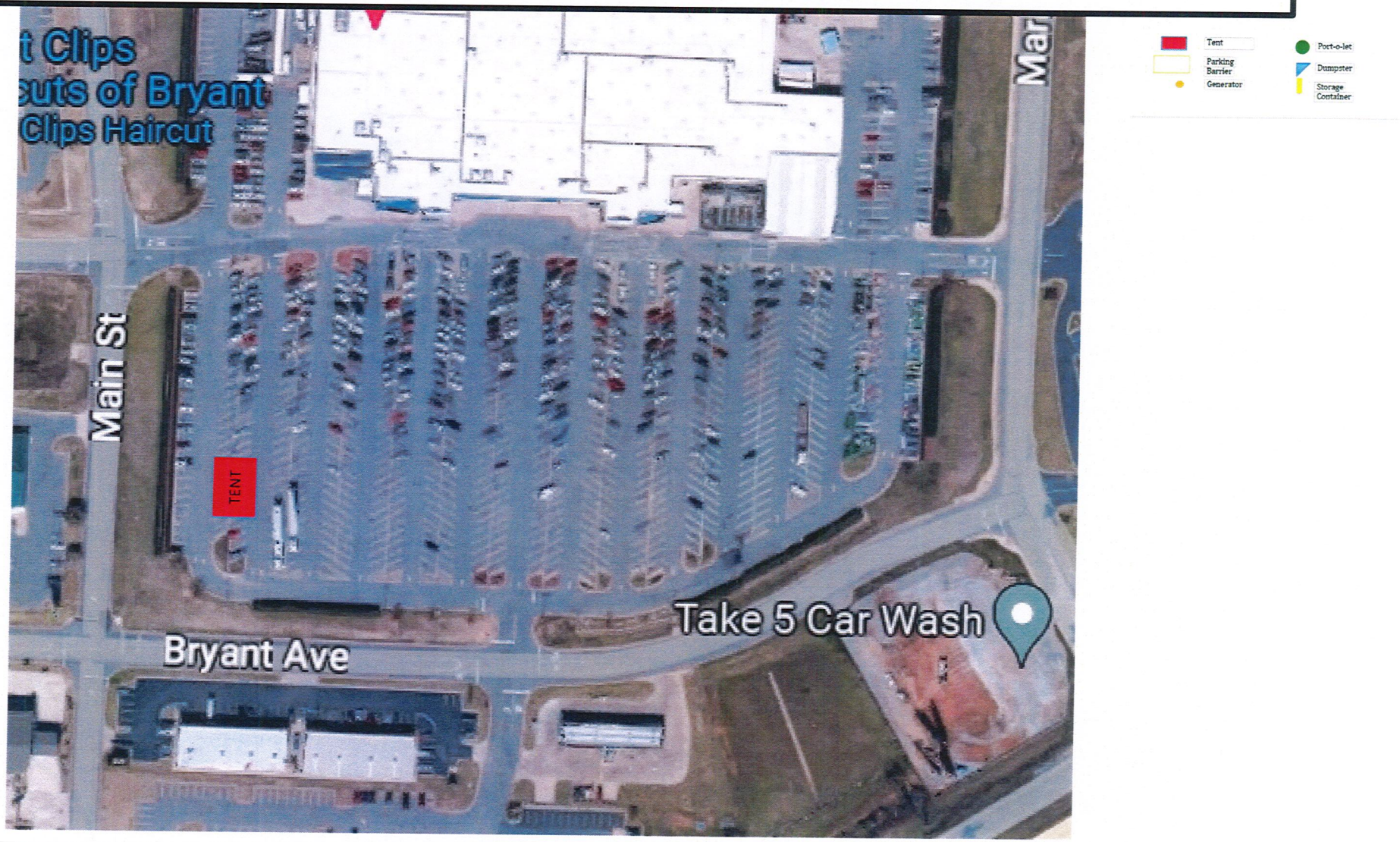
An American Promotional Events, Inc. dba TNT Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and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

Jimmy Buchanan
Senior Manager
Walmart Retail Services

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



TNT Fireworks Contact:

Name: Mike Adams_____

Email Address: adamsm@tntfireworks.com

Phone Number:__479-212-4675__

Date:_____

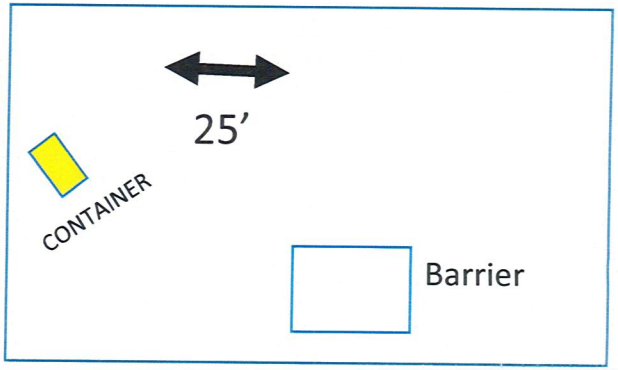
Store Manager spoke with:

Name: _____

Site Map reviewed: Yes / No (Circle)

Notes:_____

_____



STATEMENT OF PURPOSE

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

Location address: 400 Bryant Avenue, Bryant, AR 72022

The purpose is to sell Arkansas approved fireworks in a temporary tent from June 20th 2025 - July 6th 2025. 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. Whaley

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

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
RPJ.0000500

Date of Issue
04/25/2025

FIREWORKS RETAIL PERMIT

This is to certify that

American Promotional Events dba TNT Fireworks

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

Address: 400 BRYANT AVE, BRYANT, AR 72022

Issued By: AMERICAN PROMOTIONAL EVENTS DBA TNT FIREWORKS

License Number: FWDL.0001216

LICENSE EXPIRES: 04/30/2026

AJ GARY

DIRECTOR and STATE HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

VERIFICATION OF SURETY BOND RENEWAL

April 1st, 2025

RE: BOND #	**106725029**
BOND AMOUNT:	**$1,000.00**
PRINCIPAL:	**American Promotional Events, Inc. dba TNT Fireworks**
OBLIGEE:	**City of Bryant, AR**
DESCRIPTION:	**Fireworks Stand at 400 Bryant Avenue, Bryant, AR 72022 - FAR0153**
EFFECTIVE DATE:	**April 24, 2017**
PREMIUM TERM:	**4/24/2025 – 4/24/2026**

THE ABOVE REFERENCED BOND CONTINUES TO BE IN FULL FORCE AND EFFECT. THE BOND IS CONTINUOUS IN NATURE AND WILL REMAIN IN FORCE UNTIL CANCELED BY THE SURETY ACCORDING TO THE TERMS AND CONDITIONS OF THE BOND.

Travelers Casualty and Surety Company of America

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
HARTFORD, CONN.

Oana Dimulescu
Attorney-in-Fact

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **OANA R DIMULESCU** of **ATLANTA**, **Georgia**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **1st** day of **April**, **2025**.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

CERTIFICATE OF LIABILITY INSURANCE

11/1/2025

DATE (MM/DD/YYYY) 5/8/2025

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 [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC [X] OTHER:	Y	N	CCP1219465	12/1/2024	11/1/2025	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 HIRED AUTOS ONLY SCHEDULED AUTOS 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
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE	$ XXXXXXX $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] 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)

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

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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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: 5-20-25

Business Information:

Name ~~MARK~~ FIVE STAR FIREWORKS

Federal Tax Employer ID Number 453216207

Arkansas State Sales Tax Number 55025123-SLS

Location of Proposed Temporary Business 5407 Hwy 5 BRYANT, ARK

Business Owner:

Name MARK BRADFORD

Address 17 ASHLEE BLVD
NASH, TEXAS 75569

Phone 903-826-4453

Email imafreely76
@gmail.com

Contact Person:

Name same

Address _____

_____

Phone _____

Email _____

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)

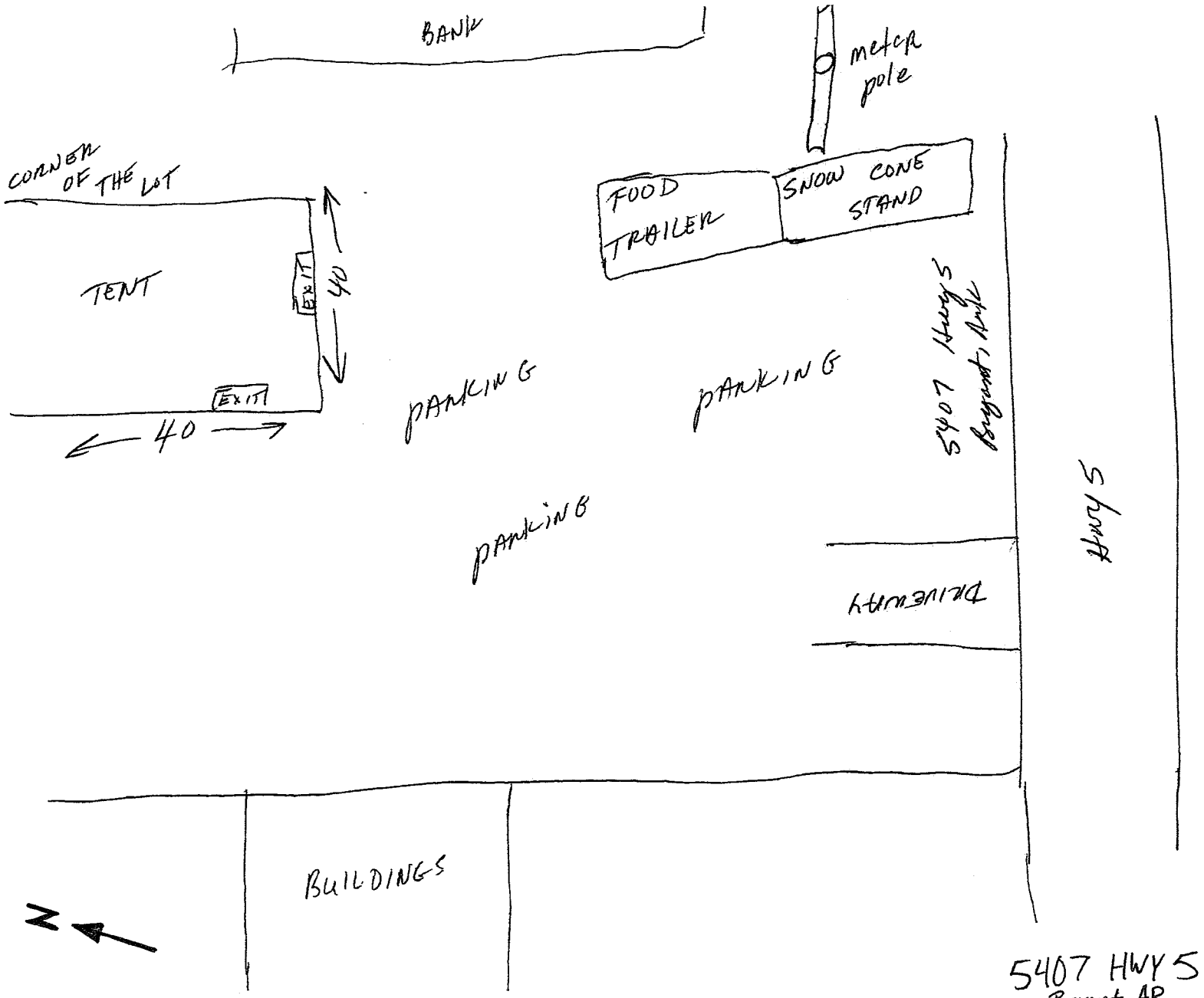
- [ ] Eight (8) copies of a **Site Plan**:
  - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas.
  - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures.
  - Show parking spaces dedicated by the owner of the 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: 501-943-0981

READ CAREFULLY BEFORE SIGNING

I MARK BRADFORD, *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 Mark C. Bradford

5467 Hwy 5 Bryant, Ark 1045


BANK
meter pole
CORNER OF THE LOT
FOOD TRAILER
SNOW CONE STAND
TENT
EXIT
40
EXIT
40
PARKING
PARKING
PARKING
5407 Hwy 5 Bryant, Ark
Hwy 5
Driveway
BUILDINGS
N
5407 HWY 5
Bryant, AR

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number

RPP.0000227

Date of Issue

06/05/2025

FIREWORKS RETAIL PERMIT

This is to certify that

Five Star Fireworks

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

Address: 5407 Hwy 5 Bryant Ar, 72002

LICENSE EXPIRES: 05/01/2026

AJ GARY

DIRECTOR and STATE HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801
Office 800-658-4200 or 308-382-2330

Business Insurance Summary

For

Mark Bradford

06/12/2025 to 06/12/2026

Presented by Tami Towne or Kristy Wolfe

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

Schedule of Names Listed on Policy

1. Mark Bradford
2. Dba Five Star Fireworks

Please initial below to confirm.

MCB Confirm the above-named insureds are correct. First Named Insured is noted as 1. And Other named Insureds follow. This also confirms the first named insured does not own any other subsidiary, joint venture, partnership or discontinued entity. If need to add any named insureds or discuss further, please contact us.

MAIN LOCATION change 3211 ALBERT PIKE ROAD HOT SPRINGS 71913

Schedule of Locations

Mailing address – 17 Ashlee Blvd, Nash TX 75569
Location 1 – ~~1527 Airport Rd~~, Hot Springs National Park, AR 71903
All Related premises and operations of the Named Insured as it pertains to Liability Only

No Property Coverage Included

- Property coverage can be included for replacement of a building or inventory in the event of a storm, fire or other covered Perils.

Reminder – Social Media can be used against you in litigation cases. You should not promote, like, share or repost any dangerous activities and unsafe handling of fireworks products. It is in your best interest to maintain a professional presence.

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

General Liability

Each Occurrence	$1,000,000
General Aggregate	$2,000,000
Personal & Advertising Injury	$1,000,000
Products & Completed Operations	$2,000,000
Damages to Premises Rented to You	$ 100,000
Medical Payments	$ 5,000

Premium Basis –Annual Gross Retail Fireworks Sales per application on file

Any & All Operations other than those listed above are Excluded

- No Deductible
- Blanket Additional Insureds with written agreement
- Waiver of Subrogation Included when required by written agreement
- Policy will not be audited
- Occurrence Form Coverage
- 25% Minimum Earned Premium
- Defense Costs are outside the limit of liability
- Total Pollution Liability Excluded
- Fireworks Manufacturing, Direct Importing, Demos, Display Shows & Illegal Products Excluded
- Professional Liability – Any & All Professional Operations – Including Training Other Pyrotechnicians – Excluded
- Fireworks Handler Exclusion applies for any person shooting, igniting, setup, handling, moving, transporting, assembling, storing, clean up or displaying of fireworks for the Named Insured or Additional Insured, includes ship show shooters & their employees and volunteers
- Aircraft Exclusion including Drones
- Punitive Damages Exclusion
- PFC/PFAS Exclusion
- Non-Stacking of Limits for any named insured or additional insured
- Designated Operations Exclusion - Any and All operations other than the sales & storage of retail fireworks
- Prior Fireworks Operations & Product-Completed Operations is Excluded prior to 06/12/2024
- Subject to Inspection and Compliance with recommendations
- See your policy for a complete list of exclusions

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

Annual Premium

	2024	2025
Commercial Liability	$2,610.40	$1,898.00
Taxes and Fees (Inspection & Policy Fee)	Included	Included
Annual Premium	$2,610.40	$1,898.00

Carriers

Scottsdale Insurance Company "A" Rated by A.M. Best

General Liability

Subjectives

1. All signed documents and payment returned prior to 06/12/25.
2. **BLANKET ADDITIONAL INSURED** – This is included in your General Liability policy for both products and premises liability. The purpose of this endorsement is to automatically provide additional insured status to those entities/individuals with whom you have a written contract requiring you to add them as additional insured to your policy. The key component is the **written contract.** If you desire an entity/individual to be added as an additional insured to your policy, then you need to have a written contract in place requiring this. Please confirm that you have a written contract for all such transactions by signing below.

SIGNATURE: X MARK BRADFORD Mark Bradford DATE: 5/28/25

Considerations	Additional Premium
1. Terrorism Coverage – Commercial Liability, if Elected	$82.16

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

INSURANCE COVERAGE CHECKLIST
for the Fireworks Industry

Insured: MCB Mark Bradford

Does your current insurance program with our agency include the following coverages?

Yes	No	General Liability
☐	☒	Employee Benefits
☐	☒	Employment Practices Liability
☐	☒	Excess Liability
☐	☒	Ship Show Liability
☐	☒	Barge Show Liability
☐	☒	Non-Owned retail stand liability
☐	☒	Product Demo & Testing Liability
☐	☒	Display Show Liability
☐	☒	Manufacturing
☐	☒	Terrorism Coverage
☒	☐	Blanket Additional Insureds with written agreement
☒	☐	Waiver of Subrogation
☐	☒	Cyber Liability

Excluded – Fungi or Bacteria, Errors & Omissions; Professional Liability; Punitive Damages, Pollution, Liquor, Violation of Statutes that govern emails, fax, phone calls or other methods of sending material; Employer's Liability; Silica, asbestos, occupational disease, lead based paint; cross suits; abuse & molestation, marijuana & cannabis.

NO AUTO LIABILITY
NO PROPERTY
NO WORK COMP

Disclosure: Subject to Policy Term and Conditions, Additional Limits Available, Sample Forms and Policy Terms Available upon request

Signature Insured: Mark Bradford Date: 5/28/25

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

CONTACT INFORMATION

Our carriers will occasionally request inspections on new and renewal policies as well as audits on expiring policies to ensure that all exposures are included and properly covered. This policy is subject to one, or possibly both of these requirements.

To facilitate the ease of completing this requirement, we would appreciate the information requested below.

Thank you for your cooperation.

CONTACT NAME: MARK BRADFORD

PRIMARY E-MAIL ADDRESS: imafreely76@gmail.com

SECONDARY E-MAIL ADDRESS: Same

PRIMARY TELEPHONE NUMBER: ( ) 903-826-4453 BUS HOME CELL (please circle one)

SECONDARY TELEPHONE NUMBER: ( ) 903-826-4453 BUS HOME CELL (please circle one)

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

DISCLOSURE TO SURPLUS LINE INSURED

FORM SL-3

THE UNDERSIGNED ACKNOWLEDGES THAT HS/SHE HAS BEEN INFORMED THAT THE INSURANCE RISK FOR WHICH HE/SHE DESIRES COVERAGE HAS BEEN PLACED PURSUANT TO THE SURPLUS LINE INSURANCE LAW; AND THAT HE/SHE UNDERSTANDS THAT THE INSURANCE COMPANY'S RATES AND FORMS ARE NOT SUBJECT TO REVIEW BY THE ARKANSAS INSURANCE DEPARTMENT; THAT THE PROTECTION OF THE ARKANSAS PROPERTY AND CASUALTY GUARANTY ACT DOES NOT APPLY TO THE POLICY WRITTEN PURSUANT TO THE SURPLUS LINE INSURANCE LAW; AND THAT A TAX OF 4% IS REQUIRED BY LAW TO BE COLLECTED ON ALL SURPLUS LINE INSURANCE PREMIUMS.

5/28/25 Mark Bradford

Date SIGNATURE OF INSURED

Five Star Fireworks

FIRM REPRESENTED, IF APPLICABLE

17 ASHLEE BLVD

ADDRESS

NASH, TX 75569

903-826-4453

TELEPHONE

imafreely76@gmail.com

EMAIL ADDRESS

(REV. 4/06)

Freedom Specialty Insurance Company
National Casualty Company
Scottsdale Indemnity Company
Scottsdale Insurance Company
Scottsdale Surplus Lines Insurance Company

POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM INSURANCE COVERAGE

TERRORISM RISK INSURANCE ACT

Under the Terrorism Risk Insurance Act of 2002, as amended pursuant to the Terrorism Risk Insurance Program Reauthorization Act of 2019 (the "Act"), you have a right to purchase insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act: The term "certified acts of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You should know that where coverage is provided by this policy for losses resulting from "certified acts of terrorism," such losses may be partially reimbursed by the United States Government under a formula established by federal law. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear, chemical, biological or radioactive events. Under the formula, the United States Government agrees to reimburse eighty percent (80%) of covered terrorism losses that exceed the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss that may be covered by the Federal Government under the Act.

You should also know that the Act, as amended, contains a $100 billion cap that limits United States Government reimbursement as well as insurers' liability for losses resulting from "certified acts of terrorism" when the amount of such losses in any one calendar year exceeds $100 billion. If the aggregate insured losses for all insurers exceed $100 billion, your coverage may be reduced.

CONDITIONAL TERRORISM COVERAGE

The federal Terrorism Risk Insurance Program Reauthorization Act of 2019 is scheduled to terminate at the end of December 31, 2027, unless renewed, extended or otherwise continued by the federal government. Should you select Terrorism Coverage provided under the Act and the Act is terminated December 31, 2027, any terrorism coverage as defined by the Act provided in the policy will also terminate.

IN ACCORDANCE WITH THE ACT, YOU MUST CHOOSE TO SELECT OR REJECT COVERAGE FOR "CERTIFIED ACTS OF TERRORISM" BELOW:

The Note below applies for risks in these states: California, Georgia, Hawaii, Illinois, Iowa, Maine, Missouri, New Jersey, New York, North Carolina, Oregon, Rhode Island, Washington, West Virginia, Wisconsin.

NOTE: In these states, a terrorism exclusion makes an exception for (and thereby provides coverage for) fire losses resulting from an act of terrorism. Therefore, if you reject the offer of terrorism coverage, that rejection does not apply to fire losses resulting from an act of terrorism coverage for such fire losses will be provided in your policy.

If you do not respond to our offer and do not return this notice to the Company, you will have no Terrorism Coverage under this policy. Please select one of the checkboxes below.

	I hereby elect to purchase certified terrorism coverage for a premium of $ _____. I understand that the federal Terrorism Risk Insurance Program Reauthorization Act of 2019 may terminate on December 31, 2027. Should that occur my coverage for terrorism, as defined by the Act, will also terminate.
	I hereby reject the purchase of certified terrorism coverage.

Mark Bradford
Policyholder/Applicant's Signature

FIVE STAR FIREWORKS
Named Insured/ Business Name

MARK BRADFORD
Print Name

Policy Number, if available

5/28/25
Date

Nationwide

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: 5-20-25

Business Information:

Name FIVE STAR FIREWORKS

Federal Tax Employer ID Number 453216207

Arkansas State Sales Tax Number 55025123-SLS

Location of Proposed Temporary Business 23395 I-30 BRYANT, ARK

Business Owner:

Name MARK BRADFORD

Address 17 ASHLEE BLVD
NASH, TX 75569

Phone 903-826-4453

Email imafreely76
@gmail.com

Contact Person:

Name SAME

Address

Phone

Email

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 wyith 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)

temporary business

Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits.

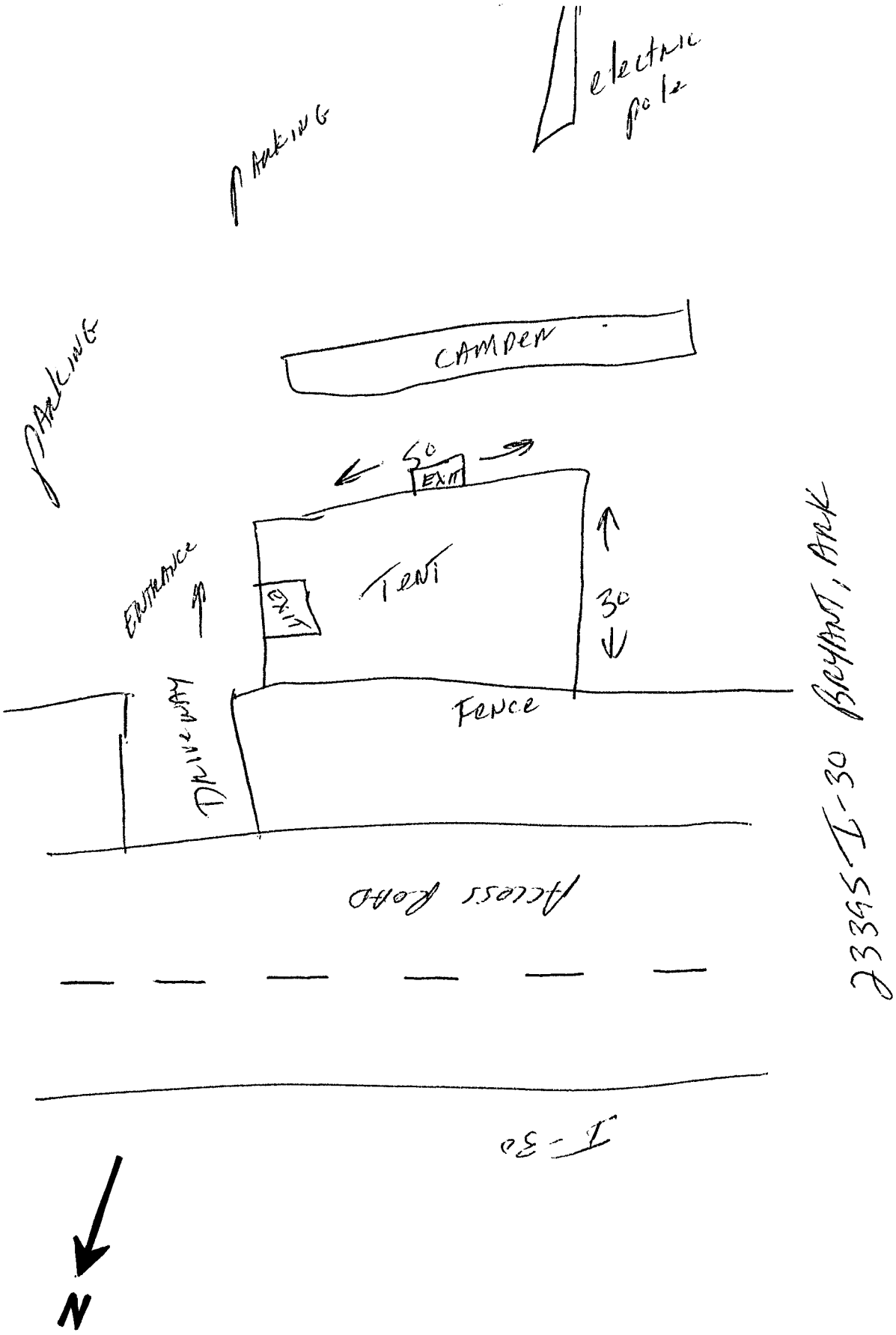
Minimum exit width shall be 72 in. All exits shall be identified with proper signage.

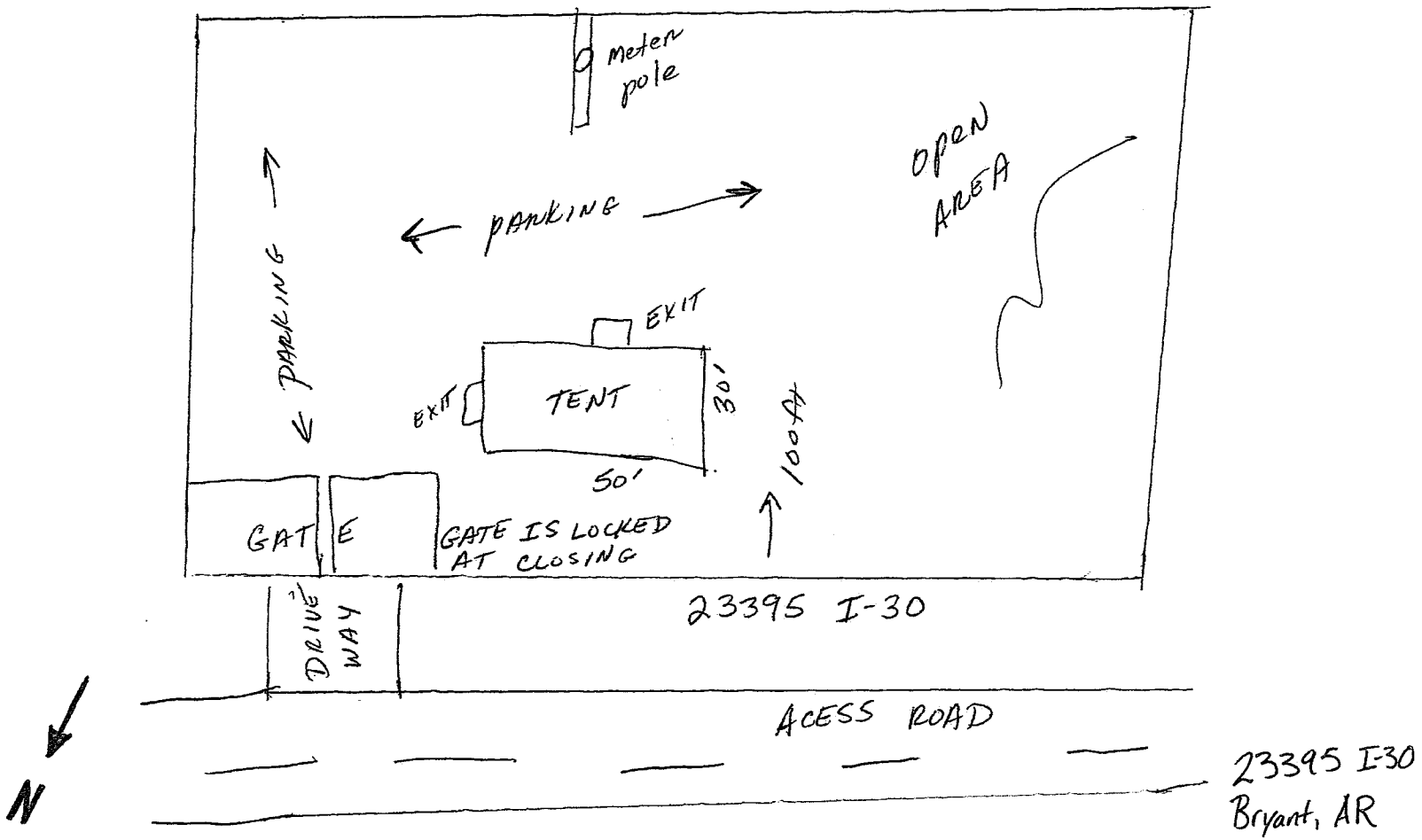
No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits.

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 3 1/2 feet (to bottom).

I MARK BRADFORD, *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 Mark Bradford


Parking
electric pole
Parking
CAMPER
50
EXIT
ENTRANCE
EXIT
TENT
30
Driveway
Fence
Access Road
23365 I-30 Bryant, Ark
I-30
N


meter pole
OPEN AREA
PARKING
PARKING
EXIT
EXIT
TENT
30'
50'
100 ft
GATE
GATE IS LOCKED AT CLOSING
23395 I-30
DRIVE WAY
ACESS ROAD
N
23395 I-30
Bryant, AR

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number

RPP.0000226

Date of Issue

06/05/2025

FIREWORKS RETAIL PERMIT

This is to certify that

Five Star Fireworks

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

Address: 23395 I-30 Bryant Ar72002

LICENSE EXPIRES: 05/01/2026

AJ GARY

DIRECTOR and STATE HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

RYDER ROSACKER MCCUE & HUSTON INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801
Office 800-658-4200 or 308-382-2330

Business Insurance Summary

For

Mark Bradford

06/12/2025 to 06/12/2026

Presented by Tami Towne or Kristy Wolfe

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

Schedule of Names Listed on Policy

1. Mark Bradford
2. Dba Five Star Fireworks

Please initial below to confirm.

MCB Confirm the above-named insureds are correct. First Named Insured is noted as 1. And Other named Insureds follow. This also confirms the first named insured does not own any other subsidiary, joint venture, partnership or discontinued entity. If need to add any named insureds or discuss further, please contact us.

MAIN LOCATION change 3211 ALBERT PIKE ROAD HOT SPRINGS 71913

Schedule of Locations

Mailing address – 17 Ashlee Blvd, Nash TX 75569
Location 1 – ~~1527 Airport Rd~~, Hot Springs National Park, AR 71903
All Related premises and operations of the Named Insured as it pertains to Liability Only

No Property Coverage Included

- Property coverage can be included for replacement of a building or inventory in the event of a storm, fire or other covered Perils.

Reminder – Social Media can be used against you in litigation cases. You should not promote, like, share or repost any dangerous activities and unsafe handling of fireworks products. It is in your best interest to maintain a professional presence.

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RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

General Liability

Each Occurrence	$1,000,000
General Aggregate	$2,000,000
Personal & Advertising Injury	$1,000,000
Products & Completed Operations	$2,000,000
Damages to Premises Rented to You	$ 100,000
Medical Payments	$ 5,000

Premium Basis –Annual Gross Retail Fireworks Sales per application on file

Any & All Operations other than those listed above are Excluded

- No Deductible
- Blanket Additional Insureds with written agreement
- Waiver of Subrogation Included when required by written agreement
- Policy will not be audited
- Occurrence Form Coverage
- 25% Minimum Earned Premium
- Defense Costs are outside the limit of liability
- Total Pollution Liability Excluded
- Fireworks Manufacturing, Direct Importing, Demos, Display Shows & Illegal Products Excluded
- Professional Liability – Any & All Professional Operations – Including Training Other Pyrotechnicians – Excluded
- Fireworks Handler Exclusion applies for any person shooting, igniting, setup, handling, moving, transporting, assembling, storing, clean up or displaying of fireworks for the Named Insured or Additional Insured, includes ship show shooters & their employees and volunteers
- Aircraft Exclusion including Drones
- Punitive Damages Exclusion
- PFC/PFAS Exclusion
- Non-Stacking of Limits for any named insured or additional insured
- Designated Operations Exclusion - Any and All operations other than the sales & storage of retail fireworks
- Prior Fireworks Operations & Product-Completed Operations is Excluded prior to 06/12/2024
- Subject to Inspection and Compliance with recommendations
- See your policy for a complete list of exclusions

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

Annual Premium

	2024	2025
Commercial Liability	$2,610.40	$1,898.00
Taxes and Fees (Inspection & Policy Fee)	Included	Included
Annual Premium	$2,610.40	$1,898.00

Carriers

Scottsdale Insurance Company "A" Rated by A.M. Best

General Liability

Subjectives

1. All signed documents and payment returned prior to 06/12/25.
2. **BLANKET ADDITIONAL INSURED** – This is included in your General Liability policy for both products and premises liability. The purpose of this endorsement is to automatically provide additional insured status to those entities/individuals with whom you have a written contract requiring you to add them as additional insured to your policy. The key component is the **written contract.** If you desire an entity/individual to be added as an additional insured to your policy, then you need to have a written contract in place requiring this. Please confirm that you have a written contract for all such transactions by signing below.

SIGNATURE: X MARK BRADFORD Mark Bradford DATE: 5/29/25

Considerations	Additional Premium
1. Terrorism Coverage – Commercial Liability, if Elected	$82.16

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

INSURANCE COVERAGE CHECKLIST
for the Fireworks Industry

Insured: MCB Mark Bradford

Does your current insurance program with our agency include the following coverages?

Yes	No	General Liability
☐	☒	Employee Benefits
☐	☒	Employment Practices Liability
☐	☒	Excess Liability
☐	☒	Ship Show Liability
☐	☒	Barge Show Liability
☐	☒	Non-Owned retail stand liability
☐	☒	Product Demo & Testing Liability
☐	☒	Display Show Liability
☐	☒	Manufacturing
☐	☒	Terrorism Coverage
☒	☐	Blanket Additional Insureds with written agreement
☒	☐	Waiver of Subrogation
☐	☒	Cyber Liability

Excluded – Fungi or Bacteria, Errors & Omissions; Professional Liability; Punitive Damages, Pollution, Liquor, Violation of Statutes that govern emails, fax, phone calls or other methods of sending material; Employer's Liability; Silica, asbestos, occupational disease, lead based paint; cross suits; abuse & molestation, marijuana & cannabis.

NO AUTO LIABILITY
NO PROPERTY
NO WORK COMP

Disclosure: Subject to Policy Term and Conditions, Additional Limits Available, Sample Forms and Policy Terms Available upon request

Signature Insured: Mark Bradford Date: 5/28/25

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

RYDER ROSACKER MCCUE & HUSTON
INSURANCE SERVICES
509 W Koenig St, Grand Island NE 68801 Office 800-658-4200 or 308-382-2330

CONTACT INFORMATION

Our carriers will occasionally request inspections on new and renewal policies as well as audits on expiring policies to ensure that all exposures are included and properly covered. This policy is subject to one, or possibly both of these requirements.

To facilitate the ease of completing this requirement, we would appreciate the information requested below.

Thank you for your cooperation.

CONTACT NAME: MARK BRADFORD

PRIMARY E-MAIL ADDRESS: imafreely76@gmail.com

SECONDARY E-MAIL ADDRESS: SAME

PRIMARY TELEPHONE NUMBER: ( ) 903-826-4453 BUS HOME CELL (please circle one)

SECONDARY TELEPHONE NUMBER: ( ) 903-826-4453 BUS HOME CELL (please circle one)

This is an illustration and provides only guideline information. Coverage will be determined solely by the provisions of the policy.

DISCLOSURE TO SURPLUS LINE INSURED

FORM SL-3

THE UNDERSIGNED ACKNOWLEDGES THAT HS/SHE HAS BEEN INFORMED THAT THE INSURANCE RISK FOR WHICH HE/SHE DESIRES COVERAGE HAS BEEN PLACED PURSUANT TO THE SURPLUS LINE INSURANCE LAW; AND THAT HE/SHE UNDERSTANDS THAT THE INSURANCE COMPANY'S RATES AND FORMS ARE NOT SUBJECT TO REVIEW BY THE ARKANSAS INSURANCE DEPARTMENT; THAT THE PROTECTION OF THE ARKANSAS PROPERTY AND CASUALTY GUARANTY ACT DOES NOT APPLY TO THE POLICY WRITTEN PURSUANT TO THE SURPLUS LINE INSURANCE LAW; AND THAT A TAX OF 4% IS REQUIRED BY LAW TO BE COLLECTED ON ALL SURPLUS LINE INSURANCE PREMIUMS.

5/28/25 Mark Bradford

Date SIGNATURE OF INSURED

Five Star Fireworks

FIRM REPRESENTED, IF APPLICABLE

17 ASHLEE BLVD

ADDRESS

NASH, TX 75569

903-826-4453

TELEPHONE

imafreely76@gmail.com

EMAIL ADDRESS

(REV. 4/06)

Freedom Specialty Insurance Company
National Casualty Company
Scottsdale Indemnity Company
Scottsdale Insurance Company
Scottsdale Surplus Lines Insurance Company

POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM INSURANCE COVERAGE

TERRORISM RISK INSURANCE ACT

Under the Terrorism Risk Insurance Act of 2002, as amended pursuant to the Terrorism Risk Insurance Program Reauthorization Act of 2019 (the "Act"), you have a right to purchase insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act: The term "certified acts of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You should know that where coverage is provided by this policy for losses resulting from "certified acts of terrorism," such losses may be partially reimbursed by the United States Government under a formula established by federal law. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear, chemical, biological or radioactive events. Under the formula, the United States Government agrees to reimburse eighty percent (80%) of covered terrorism losses that exceed the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss that may be covered by the Federal Government under the Act.

You should also know that the Act, as amended, contains a $100 billion cap that limits United States Government reimbursement as well as insurers' liability for losses resulting from "certified acts of terrorism" when the amount of such losses in any one calendar year exceeds $100 billion. If the aggregate insured losses for all insurers exceed $100 billion, your coverage may be reduced.

CONDITIONAL TERRORISM COVERAGE

The federal Terrorism Risk Insurance Program Reauthorization Act of 2019 is scheduled to terminate at the end of December 31, 2027, unless renewed, extended or otherwise continued by the federal government. Should you select Terrorism Coverage provided under the Act and the Act is terminated December 31, 2027, any terrorism coverage as defined by the Act provided in the policy will also terminate.

IN ACCORDANCE WITH THE ACT, YOU MUST CHOOSE TO SELECT OR REJECT COVERAGE FOR "CERTIFIED ACTS OF TERRORISM" BELOW:

The Note below applies for risks in these states: California, Georgia, Hawaii, Illinois, Iowa, Maine, Missouri, New Jersey, New York, North Carolina, Oregon, Rhode Island, Washington, West Virginia, Wisconsin.

NOTE: In these states, a terrorism exclusion makes an exception for (and thereby provides coverage for) fire losses resulting from an act of terrorism. Therefore, if you reject the offer of terrorism coverage, that rejection does not apply to fire losses resulting from an act of terrorism coverage for such fire losses will be provided in your policy.

If you do not respond to our offer and do not return this notice to the Company, you will have no Terrorism Coverage under this policy. Please select one of the checkboxes below.

	I hereby elect to purchase certified terrorism coverage for a premium of $ _____. I understand that the federal Terrorism Risk Insurance Program Reauthorization Act of 2019 may terminate on December 31, 2027. Should that occur my coverage for terrorism, as defined by the Act, will also terminate.
	I hereby reject the purchase of certified terrorism coverage.

Mark Bradford
Policyholder/Applicant's Signature

FIVE STAR FIREWORKS
Named Insured/ Business Name

MARK BRADFORD
Print Name

Policy Number, If available

5/28/25
Date

Nationwide

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: 6-4-25

Business Information:

Name Jake's Fireworks

Federal Tax Employer ID Number 48-0980804

Arkansas State Sales Tax Number FW. 0000796

Location of Proposed Temporary Business 4910 AR-5 N, Bryant, AR. 72022

Business Owner:

Name Michael Marietta

Address 1500 E. 27th Terrace
Pittsburg, KS 66762

Phone 620-231-2264

Email Courtney.rakestraw@jakesfireworks.com

Contact Person:

Name Courtney Rakestraw

Address 1500 E. 27th Terrace
Pittsburg, KS 66762

Phone 620-231-2264 ext. 11155

Email Courtney.rakestraw@jakesfireworks.com

Checklist for Submission

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

(Continued on Page 2)

- ☑ Eight (8) copies of a **Site Plan**:
    - 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 Michael Marietta, *do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to $500.00 per occurrence of violation. Each day's occurrence is a separate violation.*

Owners Signature _____

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION

Sales and Use Tax Permit

JAKE'S FIREWORKS, INC.
JAKE'S FIREWORKS, INC.
1500 E 27TH TER
PITTSBURG, KS 66762-2757

Account ID:	00271929-SLS
Site Permit ID:	00271929-002
Date Issued:	August 4, 2014
Date Opened:	August 4, 2014
Business Type:	Corporation

NAICS: 45399 All Other Miscellaneous Store Retailers

Legal Name/Owner(s): JAKE'S FIREWORKS, INC.

This business is exempt from sales tax only for the purchases of goods to be sold in the normal course of business.

This permit is valid until it is cancelled and surrendered by the permit holder or revoked by the Director of the Department of Finance and Administration.

This permit must be surrendered to the Director if this business is sold, discontinued or location is changed.

When this permit is surrendered for any of the above reasons, the business must report and pay any sales or use tax plus any penalties or interest that is owed. Failure to pay these taxes may result in a lien being placed against the stock and fixtures of this business and is enforceable against purchasers and third parties.

** Permit must be displayed in a prominent place in your business **

PERMIT IS NONTRANSFERABLE

L1304788384-atL002

Jake's Fireworks

4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

Blue represents a 26' storage trailer

Yellow lines represent over 50' to nearest structure

Red square represents designated parking area

Jake's Fireworks

4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

Blue represents a 26' storage trailer

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Blue represents a 26' storage trailer

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Jake's Fireworks

4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

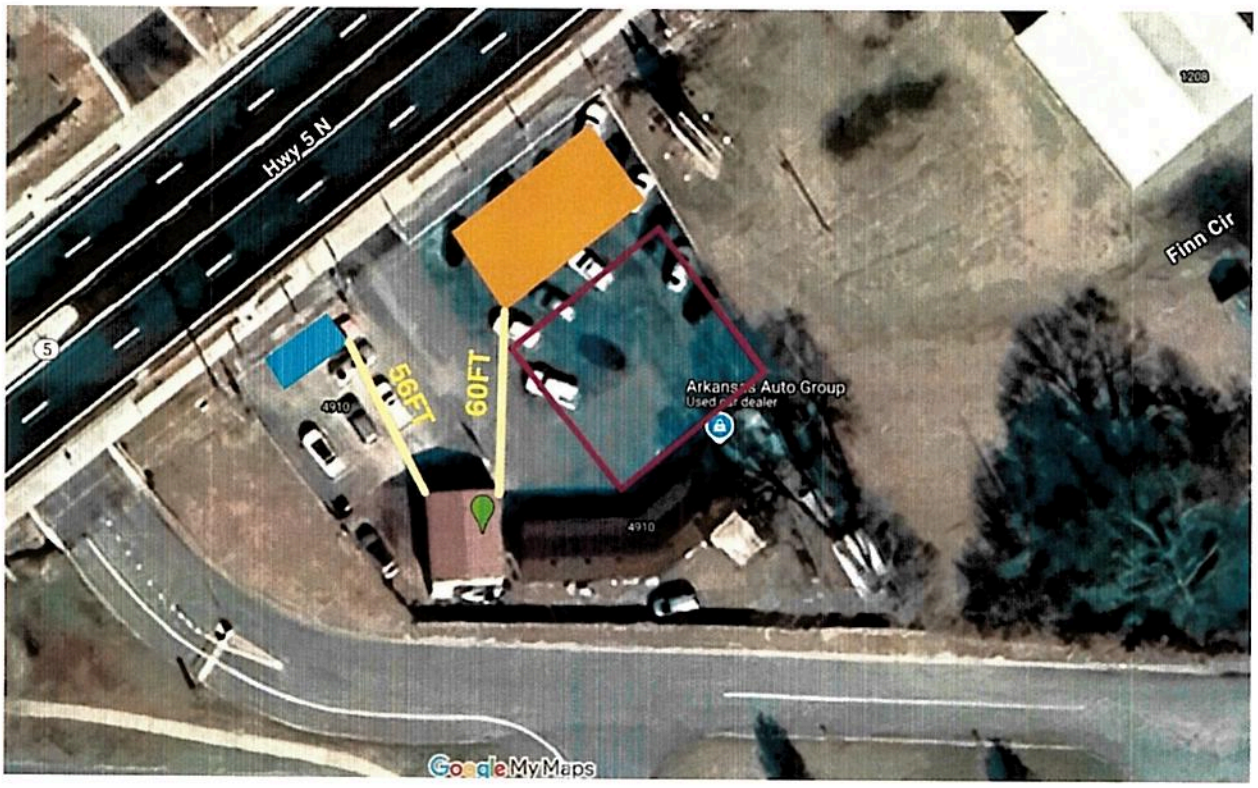
Blue represents a 26' storage trailer

Yellow lines represent over 50' to nearest structure

Red square represents designated parking area

Jake's Fireworks

4910 AR-5 N Bryant, AR



Orange represents a 30x60 tent

Blue represents a 26' storage trailer

Yellow lines represent over 50' to nearest structure

Red square represents designated parking area

Docusign Envelope ID: A81FE15C-CE57-4680-B998-D449FAC8D99A

Two- Season Lease Agreement

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

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

4910 AR-5 N.

Bryant, AR. 72022

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

LESSEE AGREES:

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

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

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

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

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

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

X DocuSigned by:
Brandon Jenkins

X DocuSigned by:
Courtney Rakestraw
Jake's Fireworks, Inc.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/3/2025

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

PRODUCER
Acrisure Great Lakes Partners Insurance Services
223 West Grand River Ave #1
Howell MI 48843

CONTACT NAME:
PHONE (A/C, No, Ext): 216-658-7100 **FAX (A/C, No):** 216-658-7101
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Specialty Insurance Company	21199
INSURER B : Lexington Insurance Company	19437
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED 2567
Jake's Fireworks Inc.
1500 E 27th Terr.
Pittsburg KS 66762

COVERAGES **CERTIFICATE NUMBER:** 1770423107 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	GENERAL LIABILITY	Y	N	052115105	2/15/2025	2/15/2026	EACH OCCURRENCE	$ 1,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [ ] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	[ ] UMBRELLA LIAB [X] OCCUR	Y	N	UXP1037038-05	2/15/2025	2/15/2026	EACH OCCURRENCE	$ 1,000,000
	[X] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 1,000,000
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						[ ] WC STATU-TORY LIMITS [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Sales Location: 4910 AR-5 N., Bryant, AR. 72022
Landowner: Brandon Jenkins
City of Bryant, AR
The Certificate Holder and the above listed are Additional Insureds with respect to General Liability Policy as required by written contract.

CERTIFICATE HOLDER

Jakes Fireworks
1500 E. 27th Terrace
Pittsburg KS 66762
United States

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

© 1988-2010 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWI.0001204

Date of Issue
05/01/2025

FIREWORKS LICENSE

This is to certify that

Jakes Fireworks

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

05/01/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number

FWJ.0001202

Date of Issue

05/01/2025

FIREWORKS LICENSE

This is to certify that

Jakes Fireworks

is duly license to transact business in the State of Arkansas as a Fireworks:

JOBBER-WHOLESALER LICENSE

LICENSE EXPIRES

05/01/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWDL.0001202

Date of Issue
05/01/2025

FIREWORKS LICENSE

This is to certify that

Jakes Fireworks

is duly license to transact business in the State of Arkansas as a Fireworks:

DISTRIBUTOR LICENSE

LICENSE EXPIRES

05/01/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES

JAKE'S FIREWORKS, INC.
1500 E. 27TH TERRACE
PITTSBURG, KS 66762

INTRUST BANK, NA
WICHITA, KANSAS
40-2/1011

118108

6/4/2025

PAY TO THE ORDER OF City Of Bryant, Arkansas

$ **********25.00

TWENTY FIVE US DOLLARS AND 00/100 DOLLARS

City Of Bryant, Arkansas
210 SW 3rd St
Bryant, AR 72022

MEMO

AUTHORIZED SIGNATURE

HEAT SENSITIVE COLOR FADES

⑈118108⑈ ⑆101100029⑆ 4204866 4⑈

JAKE'S FIREWORKS, INC.

118108

06/04/2025 **511085** **City Of Bryant, Arkansas**

Supplier Inv #	Document	Description	Date	Amount Paid
25BLIC-1464	PIN272601	25' Temp Business License @ Bryant AR	06/04/2025	25.00
		Check Total :		25.00

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: 6/10/25

Business Information:

Name ARNOLD FIREWORKS

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 03432 7-60-001

Location of Proposed Temporary Business 604 South Reynolds Rd.

Business Owner:

Name Tom Daniel

Address P.O. 873
NLR. 72115

Phone 501-758-2624

Email ARKANSASTENT@YAHOO.COM

Contact Person:

Name TERRY HARPER

Address 3208 South Shue Rd
BRYANT

Phone 501-590-8007

Email THARPER1777@GMAIL.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

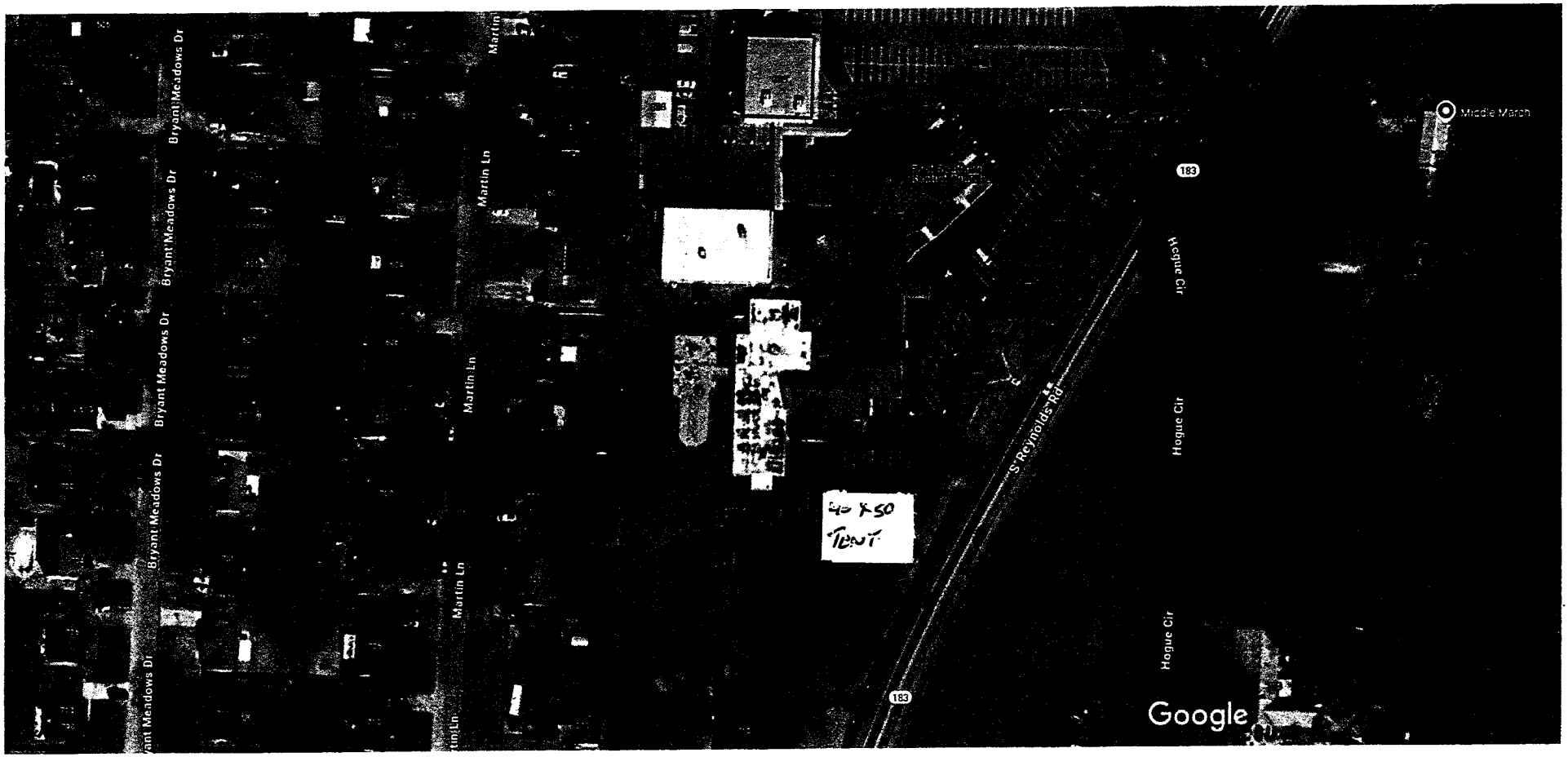
I _____, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional 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 _____

Go gle Maps

First Southern Baptist Church

Same Location as the last 4 years
604 south reynolds rd



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/07/2025

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	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Arnold Fireworks, Inc.; Spa Fireworks, Co.

PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-004784 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [X] CLAIMS-MADE [ ] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		PY/25-0082	04/30/2025	04/30/2026	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 $ $50,000 $ $ $ $1,000,000 $ INCLUDED
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

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

Peter Cunningham are Additional Insured as respects the retail fireworks stand, located at 604 Reynolds Rd, Bryant, AR 72022 operating from 06/25/2025 through 07/07/2025.

CERTIFICATE HOLDER

First Southern Baptist Church

604 Reynolds Rd
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
Susan Etter

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THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWL0001220

Date of Issue
05/01/2025

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

04/30/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

Certificate of Flame Resistance

#28413
April 2011

F-419.01

Arkansas Tent & Portable Sign Rental 6116 MacArthur Dr.
N. Little Rock, AR, 72118

NFPA 701/ CSFM/ ASTM E84-81A/ CAN/ULC-S109/ CPAI 84/ MVSS302
INHERENTLY FLAME RESISTANT
HI-GLOSS
F-419.01

WILL NOT

Sunblock White 16 oz psy
(1) 20' x 40' Sunblock White Hip Roof Frame Tent Top

Tommy Sciortino (TENT RENTERS SUPPLY) PRODUCTION SUPERVISOR

Waleska Rodriguez

State of Arkansas

ACCESS SALES AND USE TAX PERMIT

[redacted] DATE ISSUED:

P O BOX [redacted] PERMIT NUMBER: [redacted]

[redacted] LITTLE ROCK AR [redacted] SUB:

DATE OPENED: 05/01/1971

SIC: [redacted]
[redacted]



EXEMPTION: AR [redacted] IS EXEMPT FROM SALES TAX. VALID FOR ONE PURCHASES OF ITEMS TO BE RESOLD IN THE REGULAR COURSE OF BUSINESS.

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

THIS PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS AS

PO Box 5077 Sioux Falls, SD 57117
800-331-6053
Fax: 605-335-0357
Email: uwservices@cnasurety.com
www.cnasurety.com

Date: 06/07/2025

PAYMENT RECEIPT

Bond/Policy Information	
Customer Name:	Arnold Fireworks
Confirmation Number:	472951624
Bond/Policy Number:	15158150
Payment Date:	06/07/2025
Payment Account Type:	Checking *5042

Payment Transaction	
Payment Amount:	$100.00
Total Amount Charged:	$100.00

ADDITIONAL INFORMATION

Thank you for your payment to CNA Surety.

If you have any questions related to this bond/policy or transaction, please call 1-800-331-6053.

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: 6/10/25

Business Information:

Name ARNOLD FIREWORKS

Federal Tax Employer ID Number 710311720

Arkansas State Sales Tax Number 03432 7-60-001

Location of Proposed Temporary Business 2703 SPRINGHILL Rd

Business Owner:

Name Tom Daniel

Address P.O. 873
NLR. 72115

Phone 501-758-2624

Email ARKANSASTENT@YAHOO.COM

Contact Person:

Name TERRY HARPER

Address 3208 South Shore Rd
BRYANT

Phone 501-590-8007

Email THARPER1777@GMAIL.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

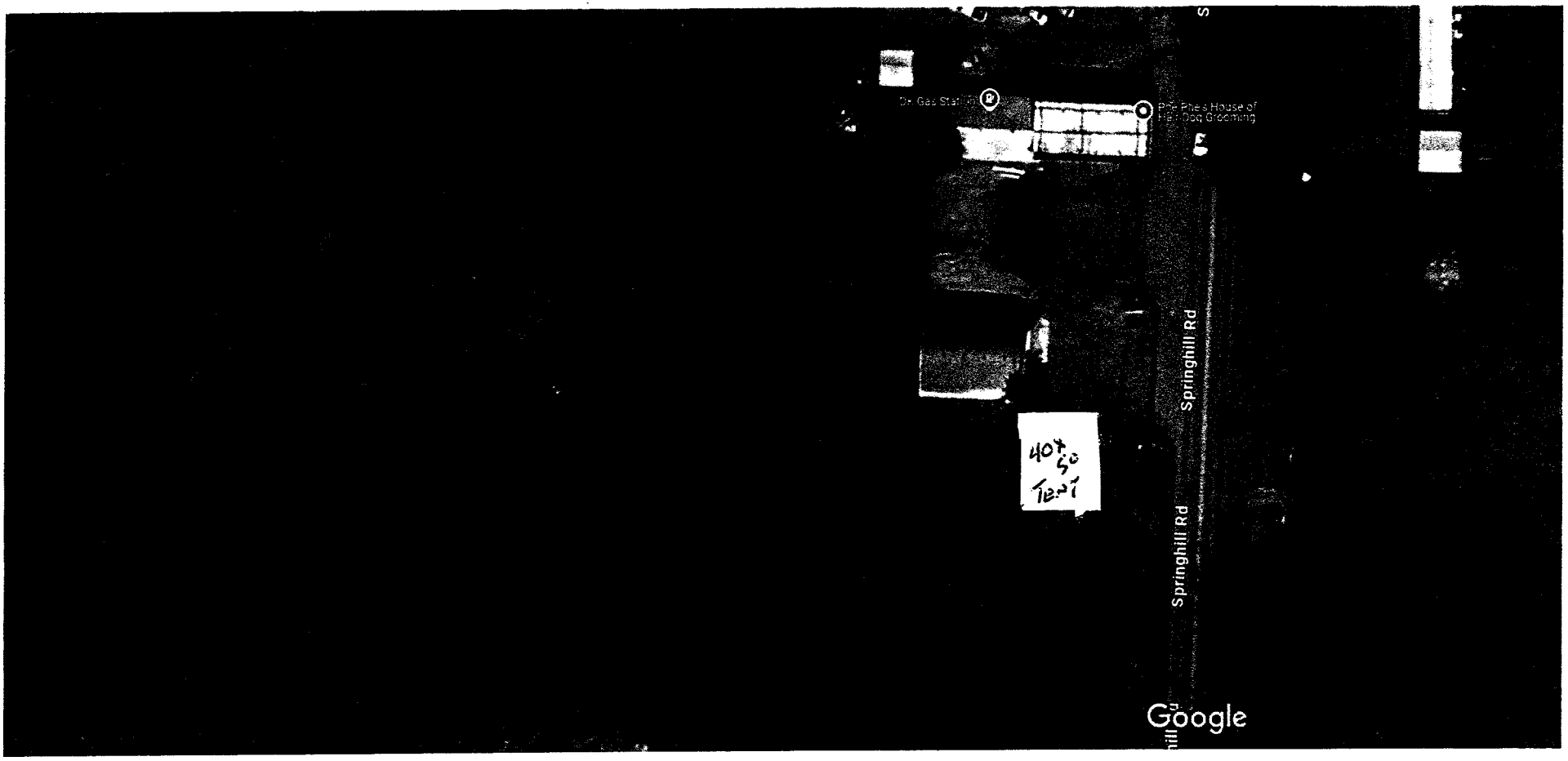
I Tom Daniel *, do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all 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 Tom Daniel

Go gle Maps

2703 Springhill Rd

Same Location as the last 4 years



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/07/2025

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	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Certain Underwriters at Lloyd's, London	AA-1128623
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Arnold Fireworks, Inc.; Spa Fireworks, Co.

PO Box 873
N. Little Rock AR 72115

COVERAGES **CERTIFICATE NUMBER:** BL-004785 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		PY/25-0082	04/30/2025	04/30/2026	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 $ $50,000 $ $ $ $1,000,000 $ INCLUDED
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐ N / A If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

Albert Arey are Additional Insured as respects the retail fireworks stand, located at 2625 Springhill Rd, Bryant, AR 72019 operating from 06/25/2025 through 07/07/2025.

CERTIFICATE HOLDER

Albert Arey

2625 Springhill Rd
Bryant AR 72019

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
Susan Etter

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THIS LICENSE MUST BE CONSPICUOUSLY DISPLAY IN PLACE OF BUSINESS

Office of Fire Services

State Fire Marshal

Permit Number
FWL0001220

Date of Issue
05/01/2025

FIREWORKS LICENSE

This is to certify that

Arnold Fireworks, Inc.

is duly license to transact business in the State of Arkansas as a Fireworks:

IMPORTER LICENSE

LICENSE EXPIRES

04/30/2026

AJ GARY

DIRECTOR and STATE
HOMELAND SECURITY ADVISOR

NON TRANSFERABLE

Jake Dennis Free

Jake Dennis Free
STATE FIRE MARSHAL

Certificate of Flame Resistance

#28413
April 2011

F-419.01

Arkansas Tent & Portable Sign Rental 6116 MacArthur Dr.
N. Little Rock, AR, 72118

NFPA 701/ CSFM/ ASTM E84-81A/ CAN/ULC-S109/ CPAI 84/ MVSS302
INHERENTLY FLAME RESISTANT
HI-GLOSS
F-419.01

WILL NOT

Sunblock White 16 oz psy
(1) 20' x 40' Sunblock White Hip Roof Frame Tent Top

Tommy Sciortino (TENT RENTERS SUPPLY) PRODUCTION SUPERVISOR

Waleska Rodriguez

State of Arkansas

ARKANSAS SALES AND USE TAX PERMIT

[redacted] DATE ISSUED:

P O BOX [redacted] PERMIT NUMBER: [redacted]

N LITTLE ROCK AR 72115 SUB:

DATE OPENED: 05/01/1971

[redacted]

[redacted]



[redacted]

THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

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WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

** PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS **

PO Box 5077 Sioux Falls, SD 57117
800-331-6053
Fax: 605-335-0357
Email: uwservices@cnasurety.com
www.cnasurety.com

Date: 06/07/2025

PAYMENT RECEIPT

Bond/Policy Information

Customer Name:	Arnold Fireworks
Confirmation Number:	472951624
Bond/Policy Number:	15158150
Payment Date:	06/07/2025
Payment Account Type:	Checking *5042

Payment Transaction

Payment Amount:	$100.00
Total Amount Charged:	$100.00

ADDITIONAL INFORMATION

hank you for your payment to CNA Surety.

you have any questions related to this bond/policy or transaction, please call 1-800-331-6053.

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: 06/10/2025

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name PANERA BREAD
Address 23146 I-30
City, State, Zip BRYANT AR
Phone
Email Address

GENERAL INFORMATION

Name of Business PANERA BREAD
Address/Location of sign 23146 I-30, BRYANT AR
Zoning Classification

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.

JOB COSTS - $20000.00

READ CAREFULLY BEFORE SIGNING

Lora A. Rand, 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.

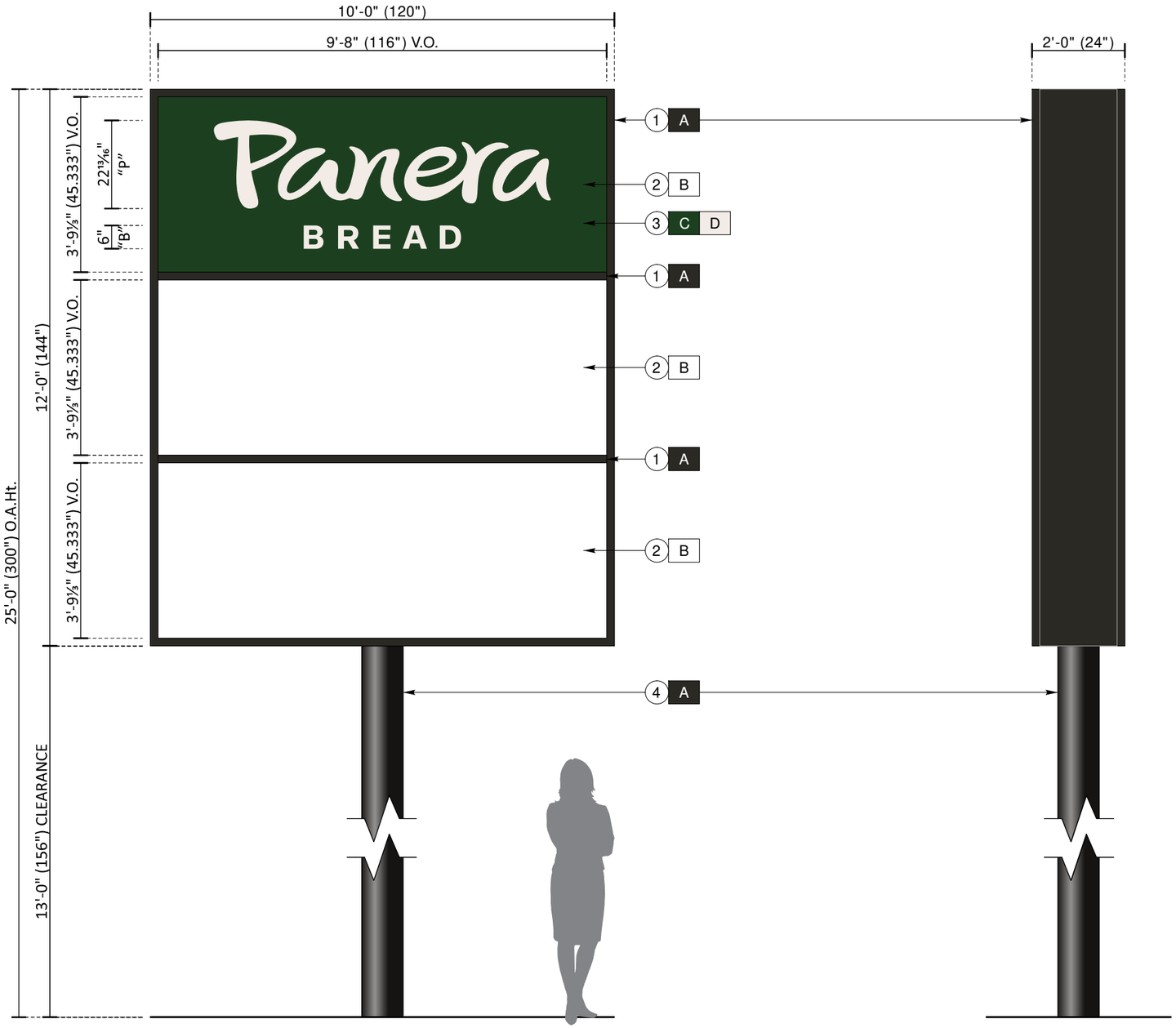
SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	PYLON	10' X 12'	120SF	25'	13'	
B						
C						
E						
F						
G						

Panera BREAD

DESIGN PROPOSAL

PROJECT ID:	**0641943Ar3**
CLIENT:	**PANERA BREAD**
ADDRESS:	23146 INTERSTATE 30 BRYANT, ARKANSAS 72022
DATE:	6/6/2025
CONTACT:	DM / SR
DESIGNER:	MAB

Pattison
1.866.635.1110
pattisonid.com



A **D/F PYLON SIGN ELEVATION** SCALE: 3/8" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 120.0 Sq.Ft.

END VIEW

MANUFACTURE & INSTALL ONE [1] ILLUMINATED, DOUBLE-FACE, MULTI-TENANT PYLON SIGN AT 25' TALL

#	DESCRIPTION:
1:	FABRICATED ALUMINUM SIGN CABINET w/ 2" RETAINERS & DIVIDERS - INTERNALLY-ILLUMINATED w/ 6500k WHITE LED's
2:	UV RESISTANT POLYCARBONATE TENANT FACES
3:	1st SURFACE DIGITALLY-PRINTED "PANERA BREAD" GRAPHICS
4:	STD. STEEL PIPE SUPPORT SET IN A CONCRETE PIER FOUNDATION AS REQ'D PER CODE

20' SETBACK FROM PL

	COLORS:
A	P.T.M. PANTONE BLACK c
B	#7328 WHITE POLYCARBONATE
C	DIGITALLY-PRINTED PMS 2411c GREEN
D	DIGITALLY-PRINTED PMS 9285c CREAM

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORMED. DIMENSIONS MUST BE VERIFIED PRIOR TO PRODUCTION.

Project ID
0641943Ar3

PANERA BREAD
23146 I-30
BRYANT, AR 72022

Date: 3/17/25
Contact: DM/SR
Designer: MAB

Sign Item

A: D/F PYLON SIGN

Scale: 3/8" = 1'-0"

Revision Notes

r1-TS-3/20/25: Color changes & Opt. increase to 25' tall 3 tenant panels

r2-MAB-4/23/25: Change from plate-mount to direct burial

r2-MAB-6/6/25: Omit 20' O.A.Ht. option

Information Required for Production

Customer Approval

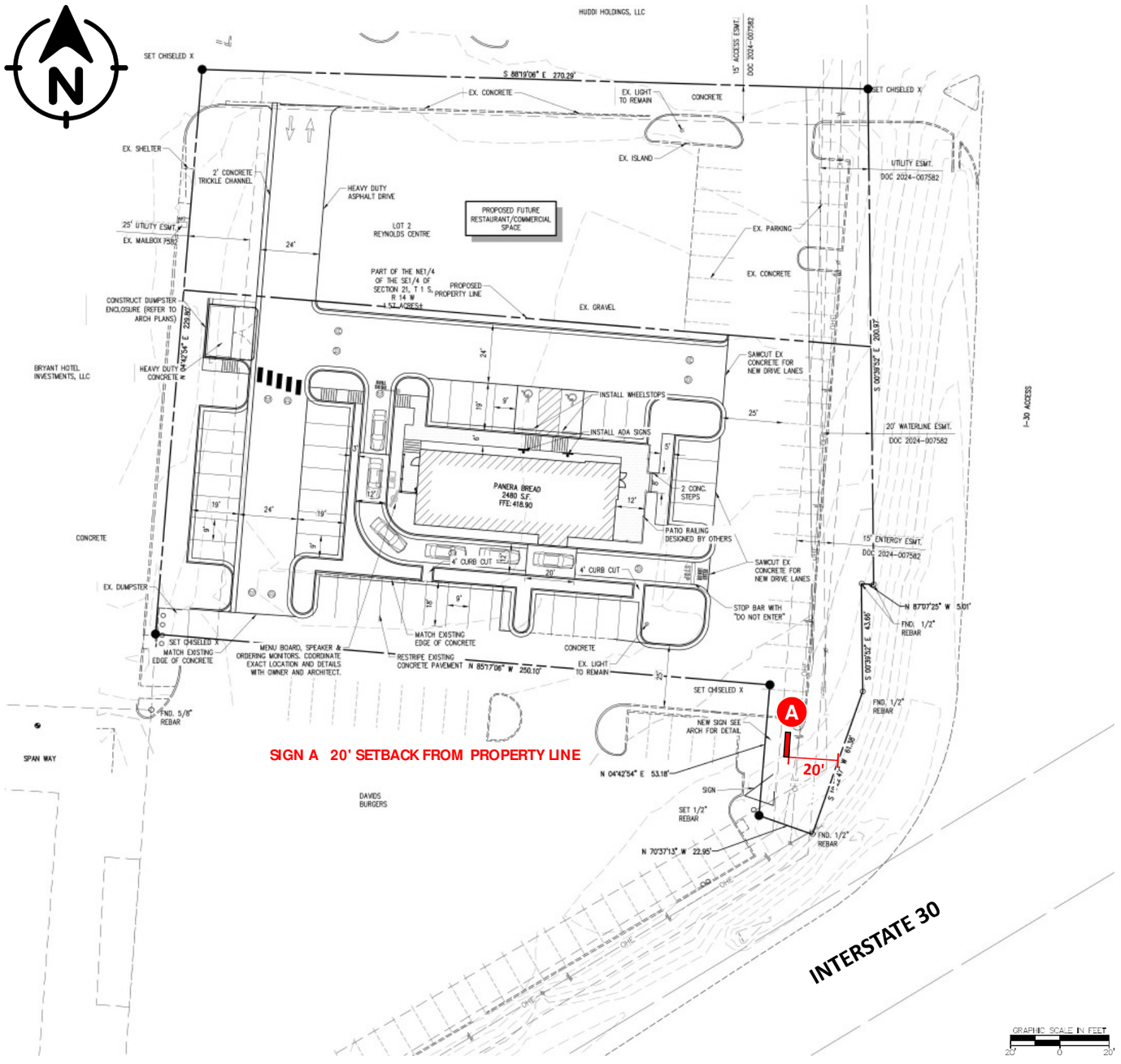
Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com



SITE PLAN

SCALE: 1" = 50'-0"

NOTE: TECHNICAL SURVEY HAS NOT BEEN PERFORM ED. DIM ENSIONS M UST BE VERIFIED PRIOR TO PRODUCTION.

Project ID
0641943Ar3

PANERA BREAD
23146 I-30
BRYANT, AR 72022

Date: 3/17/25
Contact: DM/SR
Designer: MAB

Sign Item

SITE PLAN

Scale: 1" = 50'-0"

Revision Notes

r1-TS-3/20/25: Color changes & Opt. increase to 25' tall 3 tenant panels

r2-MAB-4/23/25: Change from plate-mount to direct burial

r2-MAB-6/6/25: Omit 20' O.A.Ht. option

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

GENERAL

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
8. WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. WIND LOAD:
   - BASIC WIND SPEED, V_{ULT} = 105 MPH MAXIMUM
   - RISK CATEGORY: II EXPOSURE: C
3. SNOW LOAD:
   - IMPORTANCE FACTOR, I_S = 1.0
   - SURFACE ROUGHNESS: C EXPOSURE: C
   - GROUND 10 PSF MAXIMUM.
   - ROOF --- PSF
4. ROOF LIVE LOAD: --- PSF

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):

RND. HSS	ASTM A500, GR C	Fy=46 KSI MIN.
SQ./RECT. HSS	ASTM A500, GR C	Fy=50 KSI MIN.
THREADED ROD	ASTM A36	Fy=36 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
ANGLE & CHANNEL	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
STRUCT. PIPE	ASTM A252, GR 3	Fy=45 KSI MIN.
WIDE FLANGE	ASTM A992	Fy=50 KSI MIN.

2. MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
3. STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
   A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
   B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
   C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
   D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
4. ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
5. WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
6. PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
7. ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
8. NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
9. WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
10. STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
11. WELDING:
    A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
    B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2020 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
2. ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:

PIPE & TUBE	6061-T6	ASTM B429	Fy=35 KSI MIN.
STRUCT. PROFILES	6061-T6	ASTM B308	Fy=35 KSI MIN.
SHEET & PLATE	6061-T6	ASTM B209	Fy=35 KSI MIN.
STAPLE TUBE	6063-T5	ASTM B221	Fy=16 KSI MIN.

3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
5. FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) SHALL BE 2,500 PSI.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO.
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
4. ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. MINIMUM CONCRETE COVER:
   - CAST AGAINST & EXPOSED TO EARTH 3"
   - EXPOSED TO EARTH OR WEATHER 2"
6. CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
7. SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
8. GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

1. DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
   - LATERAL BEARING: 150 PSF/FT
   - VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

1. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
3. FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
4. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

ANCHOR TYPE	REPORT #
HILTI KB-TZ2 (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-TZ2 (CS & SS) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (CS & SS) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (CS) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (CS & SS) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (SS) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEKS SDS	ICC-ESR-1976

ABBREVIATIONS

ABV.	ABOVE
ADD'L.	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.O.R.	ARCHITECT OF RECORD
ARCH.	ARCHITECTURAL
BTM.	BOTTOM
BLK'G.	BLOCKING
CIRC.	CIRCLE/CIRCULAR
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTR.	CONTRACTOR
DIA.	DIAMETER
DET.	DETAIL
(E)	EXISTING
EXIST.	EXISTING
EA.	EACH
E.W.	EACH WAY
ELEV.	ELEVATION
EMBED.	EMBEDMENT
E.O.R.	ENGINEER OF RECORD
FAB.	FABRICATOR/FABRICATION
FDN.	FOUNDATION
FRM'G.	FRAMING
FTG.	FOOTING
F.V.	FIELD VERIFY
G.C.	GENERAL CONTRACTOR
HDG	HOT DIP GALVANIZED
HOR.	HORIZONTAL
O.C.	ON CENTER
LOC.	LOCATION
MAX.	MAXIMUM
MIN.	MINIMUM
(N)	NEW
N.T.E.	NOT TO EXCEED
o/	OVER
O.D.	OUTSIDE DIAMETER
OPT.	OPTIONAL
PENE.	PENETRATION
REINF.	REINFORCEMENT
RND	ROUND
SIM.	SIMILAR
SS	STAINLESS STEEL
STD	STANDARD
SUPP.	SUPPLEMENTAL
SQ.	SQUARE
T/O	TOP OF
TYP.	TYPICAL
THK.	THICK(NESS)
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
w/	WITH
w/o	WITHOUT
ZP	ZINC (MECHANICAL) PLATED

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS INCLUDES FACES AND CLADDING, INTERNAL STRUCTURE, ELECTRICAL, AND ALL OTHER ACCESSORY COMPONENTS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. CABINET FRAMING SHALL LIMIT EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION TO REASONABLE LEVELS.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

THIS AREA INTENTIONALLY LEFT BLANK

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGN(ED) BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

REVERENCE ENGINEERING

www.reverenceengineering.com
(619) 354-1152
501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

PREPARED FOR:

PATTISON ID

PROJECT #:

2504206

PANERA BREAD #064 1943 PYLON SIGN

23146 INTERSTATE 30
BRYANT, AR 72022

No:	Issue/Revision:	Date:
----	Initial Submittal	6-10-2025
1		
2		
3		
4		

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20627
BRETT SAUERS

10-Jun-25

SHEET TITLE:

STRUCTURAL

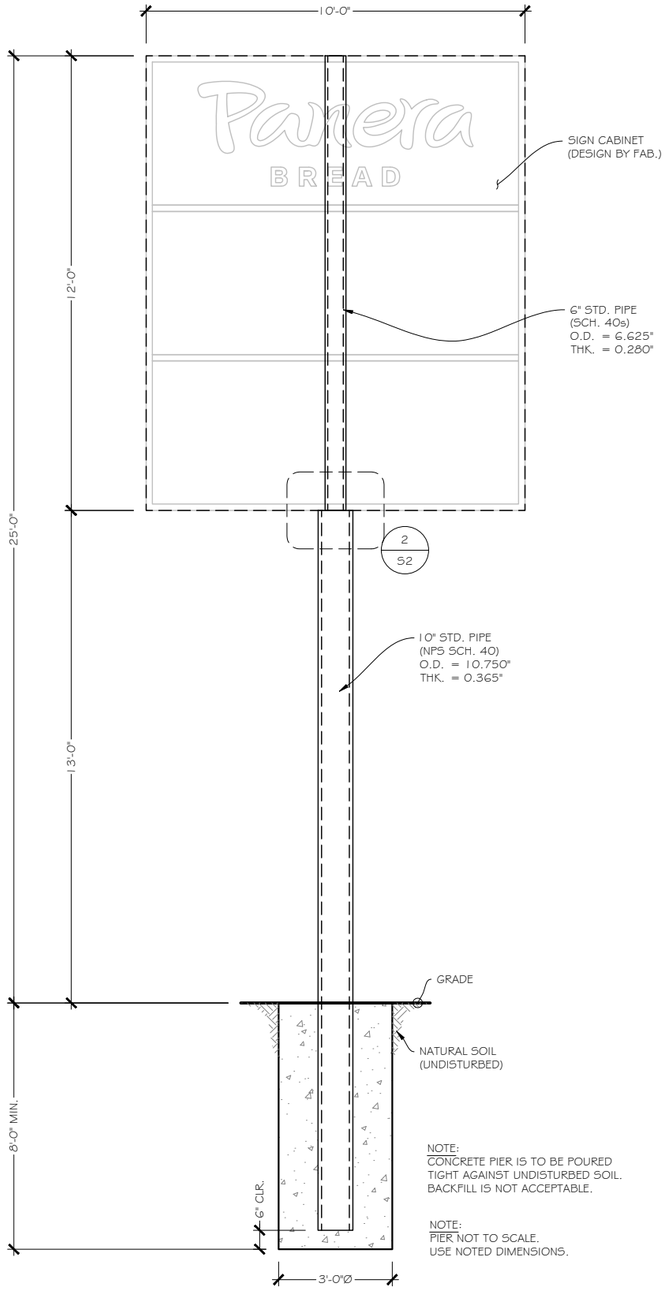
SHEET:

S.1

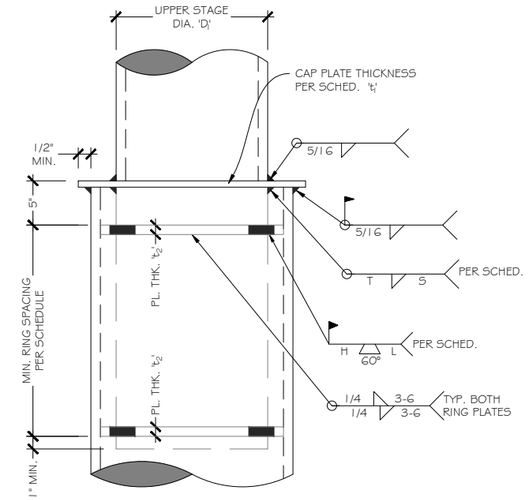
ORIGINAL SHEET SIZE: 11x17

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

The designs, details and specifications contained in this drawing are confidential. The recipients of this drawing hereby acknowledge and agree that it is the sole property of Reverence Engineering and that they shall neither use nor reveal any of the designs, details and specifications contained in this drawing, outside of the contractual agreement expressed written permission from Reverence Engineering. Deviations from this drawing shall not be made without consulting Reverence Engineering. In case of incongruities between drawings, specifications, and details included in contract documents, Reverence Engineering shall decide which indication must be followed and their decision shall be final. Copyright Reverence Engineering. All rights reserved.



1 ELEVATION



UPPER STAGE DIA. "D"	RING SPACING	CAP PL. THK. 't1'	RING PL. THK. 't2'	# SLOTS / RING PL.	WELD SIZES		SLOT WELDS	
					T	S	H	L
< 12"	18"	3/4"	3/4"	4	1/4"	5-6	5/8"	1-3/4"
12" -18"	30"	3/4"	1"	6	5/16"	5-6	7/8"	2"
20" -24"	36"	1"	1"	6	5/16"	11-12	7/8"	2-1/4"
26" -30"	48"	1"	1-1/4"	8	5/16"	11-12	1"	2-1/2"
32" -42"	66"	1-1/2"	1-1/4"	8	5/16"	11-12	1"	3"
48" -54"	84"	1-1/2"	1-1/4"	10	5/16"	11-12	1"	3-1/2"
60" -66"	102"	2"	1-1/4"	12	5/16"	11-12	1"	4"
72" -96"	144"	2"	1-1/4"	16	5/16"	11-12	1-1/8"	4"

2 CONNECTION DETAIL

Limits of liability extend only to the work detailed. For the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

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REVERENCE
ENGINEERING
www.reverenceengineering.com
(619) 354-1152
501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

PREPARED FOR:
PATTISON ID

PROJECT #:
2504206

PANERA BREAD
0641943 PYLON SIGN
23146 INTERSTATE 30
BRYANT, AR 72022

No:	Issue/Revision:	Date:
----	Initial Submittal	6-10-2025
1		
2		
3		
4		

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 20627
BRETT SAUERS

10-Jun-25

SHEET TITLE:
STRUCTURAL

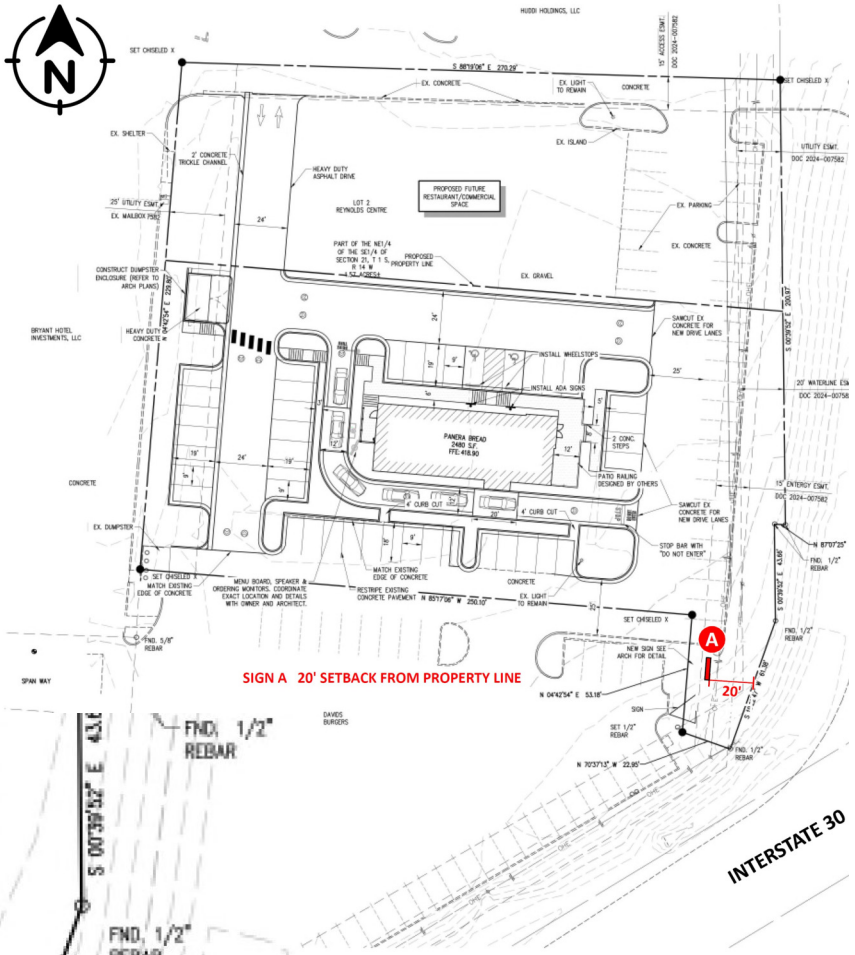
SHEET:
S.2

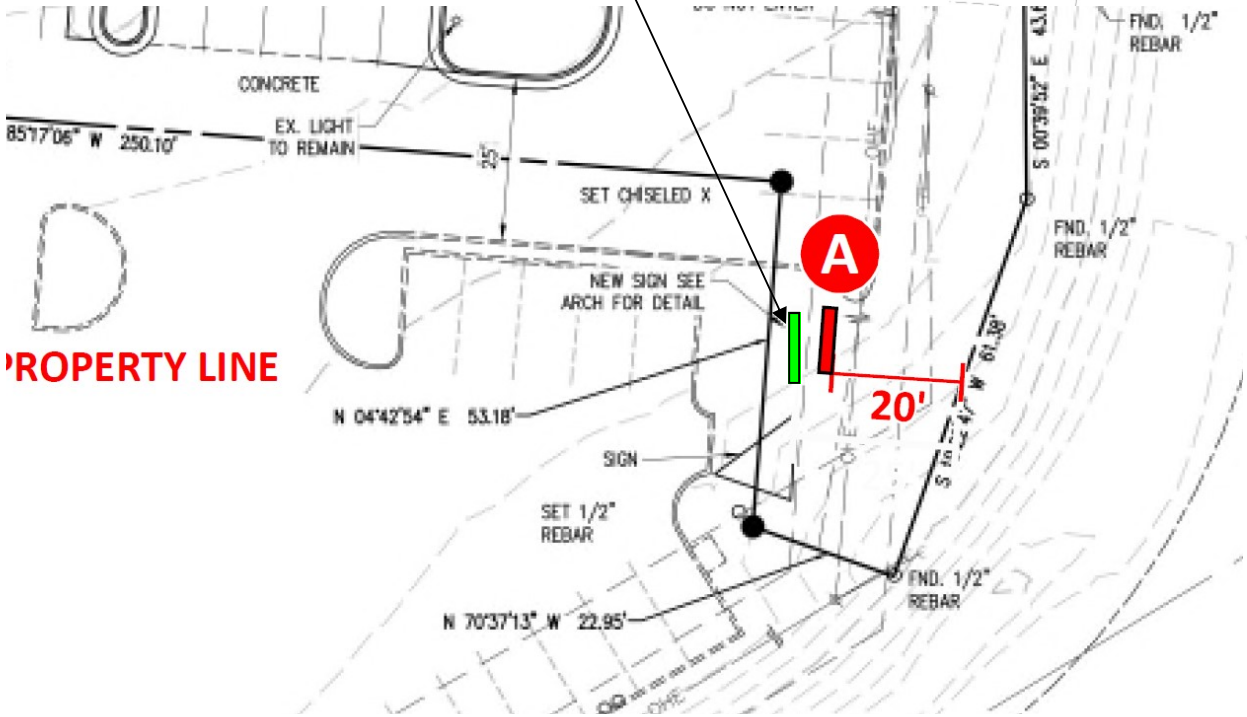
ORIGINAL SHEET SIZE: 11x17

New approved location for Panera Bread sign

Approved by Joe Henry
Bryant Public Works 6/30/2025

Set back another 7 feet from proposed location





AFFP
NOTICE OF PUBLIC HEARING A P

Affidavit of Publication

STATE OF ARKANSAS } SS
COUNTY OF SALINE }

, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 27, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Lisa McElrath

Subscribed to and sworn to me this 27th day of June 2025.

Michelle Denise Cummins, General Manager, Saline County, Arkansas
My commission expires: November 25, 2032

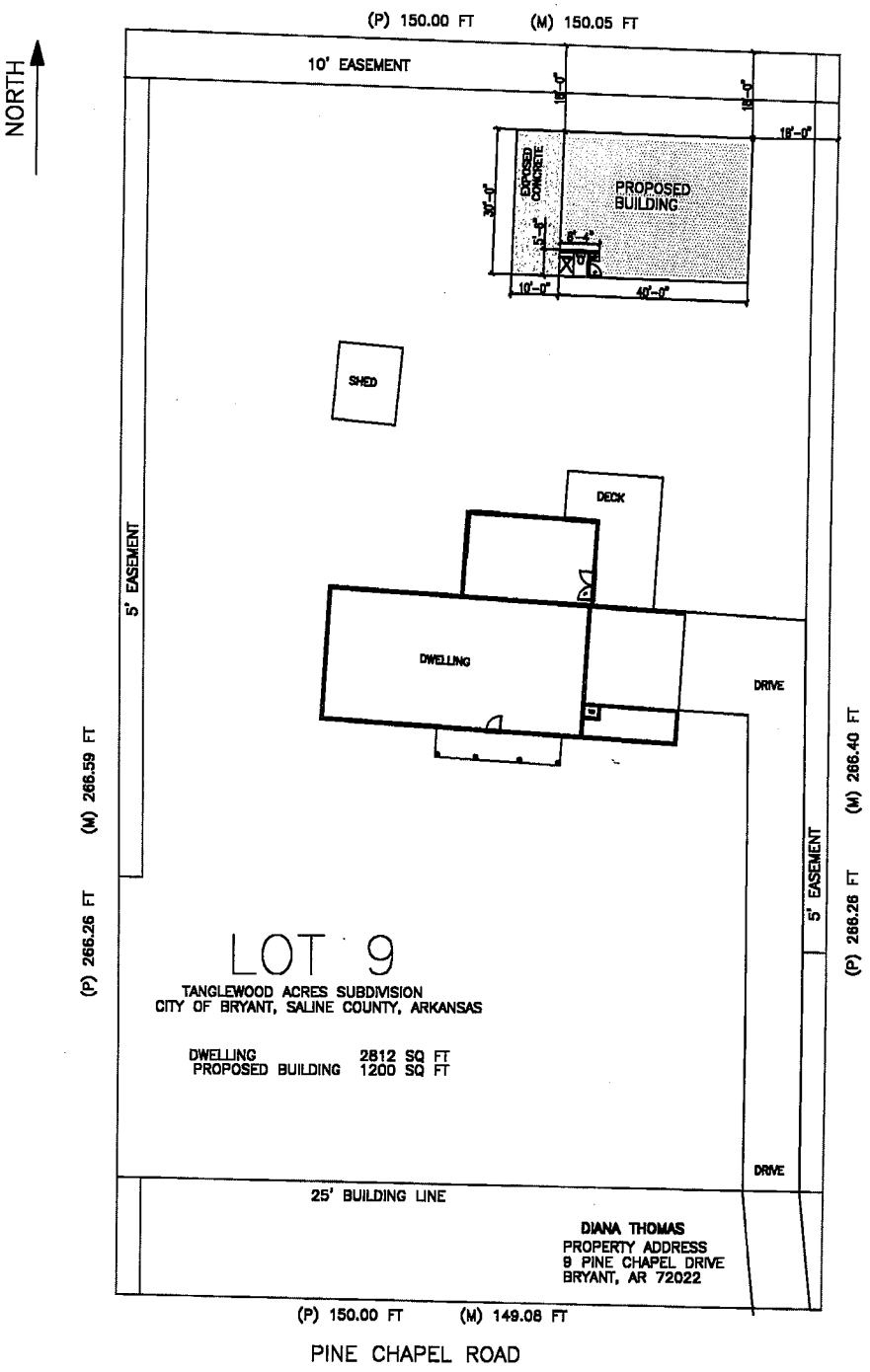
NOTICE OF PUBLIC HEARING

A Public hearing will be held by the City of Bryant, AR Planning Commission on Monday, July 14 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 Diana Thomas/J.R. Shelnut Construction to obtain a Conditional Use for the purpose of Construction of a 3040 shop building and small existing building to remain within a R-E zone at the site of 9 Pine Chapel Drive, Bryant, Arkansas 72022. A legal description of this property can be obtained by contacting the Bryant Department of Planning and Development at 501-943-0488.

MICHELLE DENISE CUMMINS
Notary Public - Arkansas
Garland County
Commission # 12721114
My Commission Expires Nov 25, 2032

01126367 00189299

Diana Thomas
9 Pine Chapel Drivve
Bryant, AR 72022



SITE PLAN WITH PROPOSED BUILDING

SCALE: 1" = 40'-0"

City of Bryant, Arkansas
Community 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: 6-9-2025

Applicant or Designee:

Name JR Shellnut Construction
Address 2233 Hwy. 28, Lonsdale, AR 72087
Phone 501-326-5101
Email Address: jrshellnut construction @gmail.com

Project Location:

Property Address 9 Pine Chapel Drive Bryant, AR 72022
Parcel Number 840-09516-000
Zoning Classification

OR jrshelnutt80@gmail.com

Property Owner (If different from Applicant):

Name Diana + Steve Thomas
Phone 501-590-8168 / 501-960-3487
Address 9 Pine Chapel Dr., Bryant, AR 72022
Email Address DianaThomasRealtor@gmail.com

Additional Information:

Legal Description (Attach description if necessary)
Lot 9, Langlewood Acres Subdivision, Bryant, Saline County, Arkansas

Description of Conditional Use Request (Attach any necessary drawings or images)
30X40 shop with 10 ft. concrete pad attached for sitting area / small bath

Proposed/Current Use of Property Personal use and storage by homeowner - tool storage, hobbies, etc. (wood working)

Application Checklist

Requirements for Submission

- ☑ Letter stating request of Conditional Use and reasoning for request
- ☑ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☑ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community 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 Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies 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.

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.

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 and that it is my responsibility to obtain all necessary permits required.

Diana and Stephen Thomas
9 Pine Chapel Drive
Bryant, Arkansas 72022
501-590-8168

June 9, 2025

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Variance at 9 Pine Chapel Drive

The purpose of this letter is to request a variance to build a 30 x 40 shop on our lot at 9 Pine Chapel Drive to be used to store my husband's collection of tools (he does remodeling) and for him to do woodworking which is a hobby.

Based on the square footage of our house which is 2125 sf per an appraisal we recently had completed, the 25% rule would only be 531 sf which is not large enough for his purposes. He currently has his tools in various storage buildings off site. There are other shops in our area, but because we fall just under one acre at .93 acres, the 25% rule applies.

We are open to any questions you may have, and would appreciate consideration of our request for a variance.

Thank you,

Diana Thomas

Diana Thomas

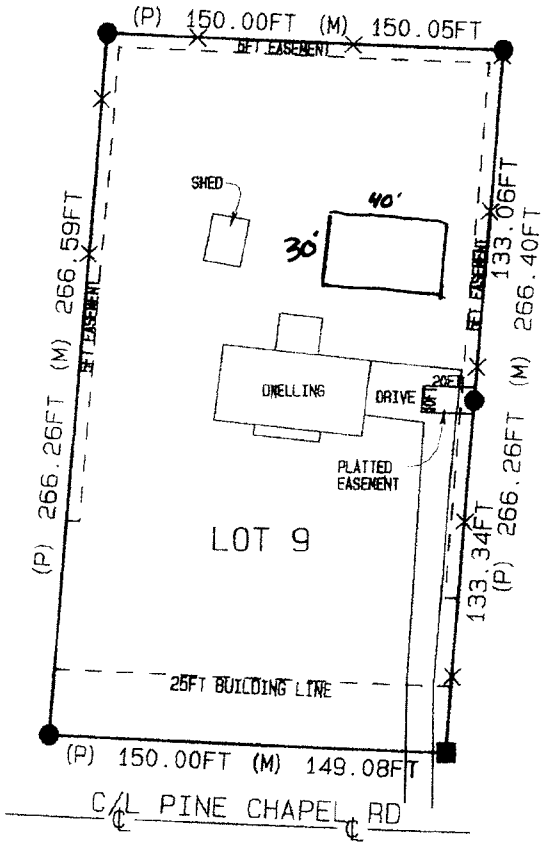
NOTICE OF PUBLIC HEARING

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 9 Pine Chapel Drive, Bryant, AR 72022 (address).

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

Lance Penfield
Chairman of Planning Commission
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.



LEGAL DESCRIPTION:
Lot 9, Tanglewood Acres Subdivision, to the City of Bryant, Saline County, Arkansas

I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

Brian J. Watson
BRIAN J. WATSON
P.L.S. #1864

No investigation or other search was performed for easements or other records that an accurate and current title search may disclose

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
SIGNATURE
01-05-21
BRIAN J WATSON

N
W E
S

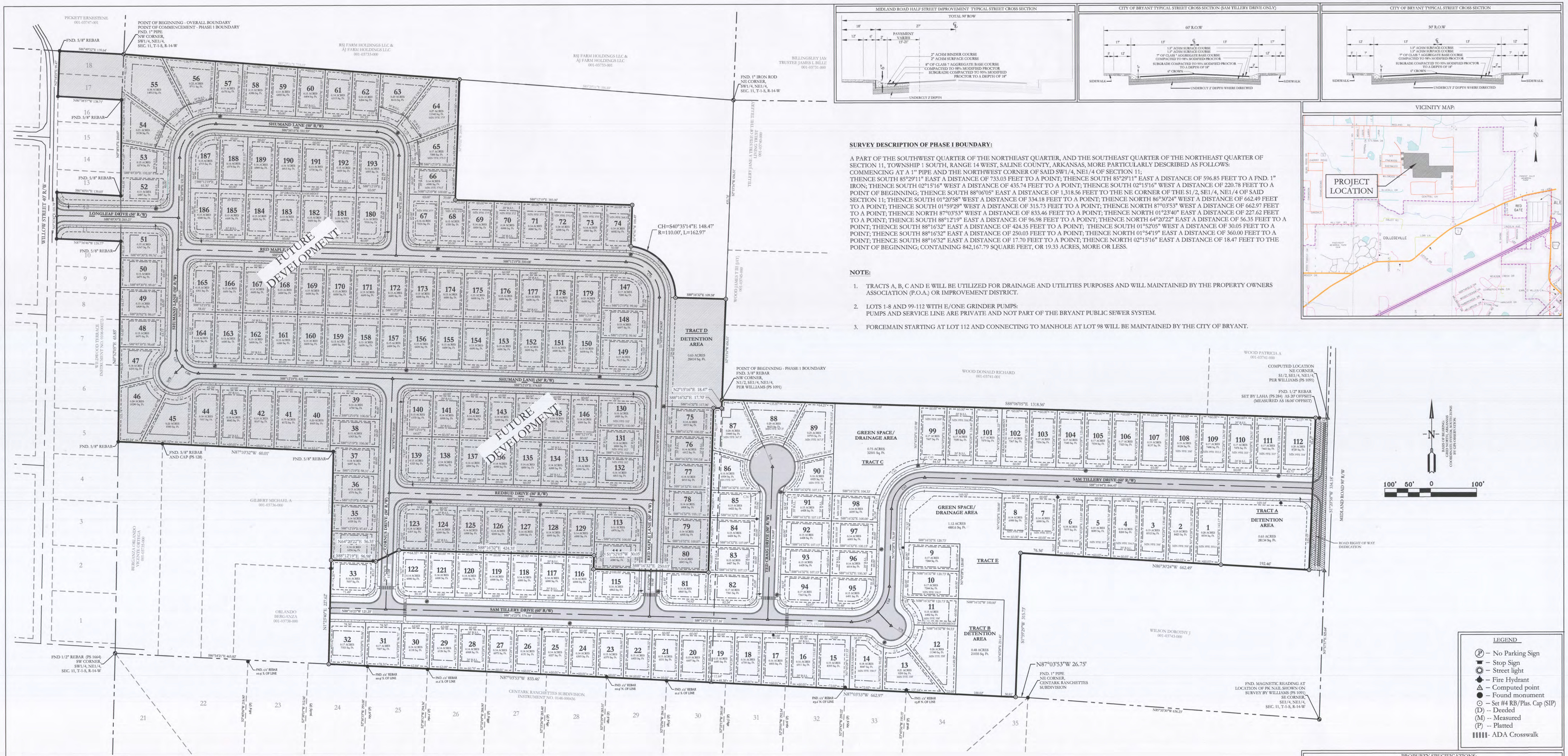
SCALE 1"=60'
0 60 120

Symbol	Description
■	1IN. PIPE
●	FND. REBAR
——℄——	CENTER LINE
——×——	FENCE (X) LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
N W E S
501-529-1940
10700 HWY. 35N SHERIDAN, AR.

PROPERTY ADDRESS
9 PINE CHAPEL DR.
BRYANT AR 72022
DATE: 5 JAN. 2021
JOB#21-02
SCALE: 1IN.=60FT.
DRAWN BY: BW

FOR THE USE AND BENEFIT OF
DIANA THOMAS
LENDERS TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY



VICINITY MAP:

SURVEY DESCRIPTION OF PHASE I BOUNDARY:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1" PIPE AND THE NORTHWEST CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 733.03 FEET TO A POINT; THENCE SOUTH 85°29'11" EAST A DISTANCE OF 596.85 FEET TO A FND. 1" IRON; THENCE SOUTH 02°15'16" WEST A DISTANCE OF 435.74 FEET TO A POINT; THENCE SOUTH 02°15'16" WEST A DISTANCE OF 220.78 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88°06'05" EAST A DISTANCE OF 1,318.56 FEET TO THE NE CORNER OF THE S1/2, SE1/4, NE1/4 OF SAID SECTION 11; THENCE SOUTH 01°20'58" WEST A DISTANCE OF 334.18 FEET TO A POINT; THENCE NORTH 86°30'24" WEST A DISTANCE OF 662.49 FEET TO A POINT; THENCE SOUTH 01°59'29" WEST A DISTANCE OF 315.73 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 662.97 FEET TO A POINT; THENCE NORTH 87°03'53" WEST A DISTANCE OF 833.46 FEET TO A POINT; THENCE NORTH 01°23'40" EAST A DISTANCE OF 227.62 FEET TO A POINT; THENCE SOUTH 88°12'19" EAST A DISTANCE OF 96.98 FEET TO A POINT; THENCE NORTH 64°20'22" EAST A DISTANCE OF 56.35 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 424.35 FEET TO A POINT; THENCE SOUTH 01°52'05" WEST A DISTANCE OF 30.05 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 250.03 FEET TO A POINT; THENCE NORTH 01°54'19" EAST A DISTANCE OF 360.00 FEET TO A POINT; THENCE SOUTH 88°16'32" EAST A DISTANCE OF 17.70 FEET TO A POINT; THENCE NORTH 02°15'16" EAST A DISTANCE OF 18.47 FEET TO THE POINT OF BEGINNING; CONTAINING 842,167.79 SQUARE FEET, OR 19.33 ACRES, MORE OR LESS.

NOTE:

1. TRACTS A, B, C AND E WILL BE UTILIZED FOR DRAINAGE AND UTILITIES PURPOSES AND WILL MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (P.O.A.) OR IMPROVEMENT DISTRICT.
2. LOTS 1-8 AND 99-112 WITH E/ONE GRINDER PUMPS:
   PUMPS AND SERVICE LINE ARE PRIVATE AND NOT PART OF THE BRYANT PUBLIC SEWER SYSTEM.
3. FORCEMAIN STARTING AT LOT 112 AND CONNECTING TO MANHOLE AT LOT 98 WILL BE MAINTAINED BY THE CITY OF BRYANT.

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
- ADA Crosswalk

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C???	147.27	100.00	84.38	S40° 19' 16"E	134.32
C???	28.58	75.00	21.84	S9° 07' 22"E	28.41
C1	39.63	25.00	90.82	S42° 52' 03"E	35.61
C2	62.84	40.01	89.99	N46° 43' 28"E	56.57
C3	21.61	25.00	49.52	N23° 02' 03"W	20.94
C4	39.94	50.00	45.76	N24° 54' 41"W	38.88
C5	46.86	50.00	53.70	N24° 49' 08"E	45.16
C6	50.43	50.00	57.79	N80° 33' 48"E	48.32
C7	27.65	50.00	31.68	S54° 42' 03"E	27.29
C8	21.56	25.00	49.41	S63° 34' 01"E	20.90
C9	39.24	25.00	89.93	S46° 45' 35"W	35.33
C10	39.27	25.00	90.00	S43° 12' 19"E	35.36
C11	19.69	25.00	45.13	N69° 13' 41"E	19.19
C12	1.26	25.00	2.89	N45° 12' 55"E	1.26
C13	63.54	50.00	72.81	N80° 10' 34"E	59.35
C14	43.81	50.00	50.20	S38° 18' 56"E	42.42
C15	54.47	50.00	62.42	S17° 59' 35"W	51.81
C16	19.69	25.00	45.12	S26° 38' 19"W	19.18
C17	1.27	25.00	2.90	S2° 37' 33"W	1.27
C18	39.27	25.00	90.00	S43° 49' 30"E	35.36
C19	39.02	25.00	89.42	S44° 06' 55"E	35.18
C20	39.27	25.00	90.00	N46° 10' 30"E	35.36
C21	14.67	100.00	8.40	N5° 22' 36"E	14.65
C22	46.57	100.00	26.68	N22° 55' 15"E	46.15

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	46.57	100.00	26.68	N49° 36' 20"E	46.15
C24	44.77	100.00	25.65	N75° 46' 29"E	44.40
C25	0.64	75.00	0.49	S86° 41' 32"E	0.64
C26	43.46	75.00	33.20	S69° 50' 42"E	42.86
C27	43.46	75.00	33.20	S36° 38' 31"E	42.86
C28	39.27	25.00	90.00	S43° 12' 19"E	35.36
C29	39.27	25.00	90.00	S43° 12' 19"E	35.36
C30	39.33	25.00	90.14	S43° 12' 13"E	35.40
C31	39.21	25.00	89.86	N46° 47' 47"E	35.31
C32	39.21	25.00	89.86	N46° 47' 47"E	35.31
C33	20.09	25.00	46.04	N23° 18' 05"W	19.55
C34	54.16	50.00	62.06	N15° 17' 31"W	51.55
C35	44.29	50.00	50.75	N41° 06' 53"E	42.86
C36	44.29	50.00	50.75	S88° 07' 55"E	42.86
C37	44.29	50.00	50.75	S37° 22' 43"E	42.86
C38	54.16	50.00	62.06	S19° 01' 41"W	51.55
C39	19.96	25.00	45.75	S27° 10' 54"W	19.44
C40	1.06	25.00	2.44	S3° 05' 13"W	1.06
C41	39.33	25.00	90.14	S43° 12' 13"E	35.40
C42	78.54	50.00	90.00	N46° 43' 28"E	70.71
C43	30.06	100.00	17.22	N10° 20' 12"E	29.95
C44	111.48	100.00	63.87	N50° 53' 08"E	105.80
C45	15.54	100.00	8.90	N87° 16' 23"E	15.52
C46	38.91	25.00	89.18	N47° 08' 03"E	35.10
C47	39.21	25.00	89.86	N46° 47' 47"E	35.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C48	39.30	25.00	90.07	S43° 14' 25"E	35.38
C49	39.24	25.00	89.93	S46° 45' 34"W	35.33
C50	39.33	25.00	90.14	N43° 12' 13"W	35.40
C51	39.21	25.00	89.86	N46° 47' 47"E	35.31
C52	39.30	25.00	90.07	S43° 14' 26"E	35.38
C53	39.27	25.00	90.00	S46° 47' 41"W	35.36
C54	39.30	25.00	90.07	N43° 10' 07"W	35.38
C55	39.24	25.00	89.93	N46° 49' 53"E	35.33
C56	39.00	25.00	89.38	S43° 30' 55"E	35.16
C57	39.54	25.00	90.62	S46° 29' 05"W	35.55
C58	78.60	50.00	90.07	N43° 10' 07"W	70.76
C59	39.27	25.00	90.00	N46° 47' 41"E	35.36
C60	39.00	25.00	89.38	S43° 30' 55"E	35.16
C61	80.19	50.00	91.89	S47° 07' 07"W	71.87
C62	38.72	25.00	88.73	N42° 34' 17"W	34.96
C63	109.96	70.00	90.00	S46° 43' 28"W	98.99
C64	62.83	80.00	45.00	N24° 13' 31"E	61.23
C65	62.84	80.00	45.00	N69° 13' 31"E	61.23
C66	39.00	50.00	44.69	S65° 51' 37"E	38.02
C67	39.00	50.00	44.69	S21° 10' 12"E	38.02
C68	120.28	75.00	91.89	S47° 07' 07"W	107.80
C69	77.43	50.00	88.73	N42° 34' 17"W	69.92
C70	117.91	75.00	90.07	N43° 10' 07"W	106.13

FINAL PLAT
MIDLAND ESTATES, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
7/1/25

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

By affixing my seal and signature, I William Cobirt R. Shoffner PLS No, 1664, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C0365e, Dated: 06/05/2020.

CERTIFICATIONS:

OWNER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER:
Name: HAVEN'S DEVELOPMENT, LLC
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

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: _____
Address: 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022
Source of Tile: BOOK 2023 PAGE 01145

CERTIFICATE OF FINAL SURVEYING ACCURACY:

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

7/7/2025
Date of Execution

Wm. Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

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

07/07/2025
Date of Execution

Kazi Tamzidul Islam
Registered Professional
Engineer, No. 20876 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date of Execution

Lance Penfield, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

OWNER: HAVEN'S DEVELOPMENT, LLC
2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

DEVELOPER/: HAVEN'S DEVELOPMENT, LLC
SUBDIVIDER 2615 N. PRICKETT ROAD, SUITE 5
BRYANT, AR 72022

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

NAME OF SUBDIVISION: MIDLAND ESTATES PHASE 1

ZONING CLASSIFICATION: R-1S

SOURCE OF TITLE: SALINE COUNTY DOCUMENT
BOOK 2023 PAGE 01145

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 76
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 - 8' 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: 26' BOC TO BOC
LOT CORNERS: SET 1/2" REBAR WITH CAP

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501) 315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
HAVEN'S DEVELOPMENT, LLC

FINAL PLAT
MIDLAND ESTATES, PHASE 1
A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE:	12/11/2024	C.A.D. BY: BJOHNSON					DRAWING NUMBER:	
REVISED:	07/07/2025	CHECKED BY:					23-0024	
SHEET:		SCALE: 1" = 100'						
500	01S	14W	0	11	104	62	1664	

C:\Users\Hopecons\Desktop\Projects\2023\23-0024\Drawings\Midland Estates Phase 1\23-0024 Final Plat 07-07-2025.dwg

Doug Curtis
Saline County Clerk

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
2025 JUN -3 PM 2:56
BY:

June 3, 2025

Re: In the Matter of the Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137

Saline County Court No. CC- 2025 - 4

Honorable Chris Treat,

In accordance with Arkansas Code Annotated § 14-94-106, please find attached a Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137.

Sincerely,

Doug Curtis

Doug Curtis
Saline County Clerk

Cc: Ashley Clancey, City Attorney
Perry Young, Petitioner Counsel

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
CC2025-4
2025 MAY 20 AM 8:35
BY: AC

NOTICE

YOUR SIGNATURE HEREON SHOWS THAT YOU FAVOR THE ESTABLISHMENT OF AN IMPROVEMENT DISTRICT. IF THE DISTRICT IS FORMED, YOU MAY BE CHARGED FOR THE COSTS OF IMPROVEMENTS

PETITION TO FORM BRYANT MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 137

For its Petition to Form Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision), the undersigned respectfully states:

1. Petitioner is the record title owner to all of the real property described in Exhibit "A" attached hereto and made a part hereof, as reflected in instruments filed at 2023-11121, 2023-11145, 2023-11146 and 2023-11147 in the deed records maintained by the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas. All of the lands lie within the corporate limits of the City of Bryant, Arkansas. Please see Exhibit "B," certificate of title abstractor.

2. Petitioner desires that the real property described in Exhibit "A" attached hereto be laid off into a Municipal Property Owners' Improvement District pursuant to Ark. Code Ann. §§ 14-94-101 *et seq.* for the purpose of (a) constructing waterworks, sewers, and other utilities within the lands therein described, and (b) grading, draining, paving, curbing, and laying streets and sidewalks, together with facilities related to any of the foregoing, and for all other purposes permitted by law.

3. Petitioner names the following three individuals to be appointed as initial Commissioners of the District: Callie Havens, Paula Alderman, and Danielle Polk.

4. Petitioner proposes that the name of the District be Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision).

5. Petitioner states that there is outstanding debt owed by Havens Developers, LLC to Peoples Bank that is secured by the Property reflected in Exhibit "A."

Wherefore, the undersigned petitions the City Council of Bryant, Arkansas, to enact an Ordinance establishing and laying off the real property described in Exhibit "A" attached hereto into the Bryant Municipal Property Owners' Multipurpose Improvement District No. 137 (Midland Road Estates Subdivision) for the purpose of constructing waterworks, sewers, and other utilities within the lands therein described, and grading, draining, paving, curbing, and laying streets and sidewalks, and pending dedication to the City of Bryant and acceptance thereby, maintenance of such improvements, and for all other purposes permitted by law, and for all other relief as to which Petitioner is entitled.

Havens Developers, LLC

By: _____

Todd Havens, Managing Member

EXHIBIT A

The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square in the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 69 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

Exhibit "A"

AS DEEDED: The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square in the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 89 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

And in addition:

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

AS SURVEYED: A Part of the SW ¼ of the NE ¼, and the SE ¼ of the NE ¼ of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas; as Shown and Recorded in Saline County Book 108, Page 272; All More Particularly Described as Follows:

Beginning at a 1" Pipe Marking the Northwest Corner of Said Sw1/4, Ne1/4, of Section 11; Thence Along the North Line Thereof S 85°29'11" E A Distance of 1,329.88 Feet to a 1" Iron Rod Marking the NE Corner of Said SW 1/4, NE 1/4; Thence Along the East Line Thereof S 02°15'16" W a Distance of 656.51 Feet to a 3/8" Rebar Marking the NW Corner of the N1/2, SE 1/4, NE 1/4, of Section 11 (Ref: Survey By Williams Ps #1091); Thence Leaving Said East Line S 88°06'05" E a Distance of 660.28 Feet to a 1/2" Rebar & Cap (PS #1664); Thence Continue S 88°06'05" E a Distance of 658.28 Feet to the

Computed Location of the NE Corner of Said S1/2, SE 1/4, NE 1/4 of Section 11 (Ref: Survey By Williams Ps #1091); Thence Along the East Line Thereof S 01°20'58" W a Distance of 334.18 Feet to an Iron Spike in Midland Road; Thence Leaving Said East Line N 86°30'24" W a Distance of 662.49 Feet to a 1/2" Rebar and Cap (Ps #1664); Thence S 01°59'29" W a Distance of 315.73 Feet to a 1/2" Rebar and Cap (PS #1664) On The South Line of Said SE 1/4, NE 1/4, of Section 11; Thence Along Said South Line N 87°03'53" W a Distance of 662.97 Feet to the Computed Location of the SE Corner of Said SW 1/4, NE 1/4 of Section 11; Thence along the South Line Thereof N 87°03'53" W a Distance of 833.46 Feet to a 1/2" Rebar; Thence Leaving Said South Line N 01°23'40" E A Distance of 465.63 Feet to a 1/2" Rebar; Thence N 87°10'32" W a Distance of 469.29 Feet to a 1/2" Rebar and Cap (Ps #1664) on the West Line of Said SW 1/4, NE 1/4; Thence Along Said West Line N 00°52'05" E a Distance of 439.06 Feet to a 1/2" Rebar Marking the SW Corner of Lot 11, Wildwood Terrace Subdivision; Thence Along the South Line of Said Lot 11 N 87°36'46" W a Distance of 139.77 Feet to a 5/8" Rebar Marking the SW Corner of Said Lot 11; Thence Along the West Line of Lots 11 and 12, of Said Wildwood Terrace N 00°35'40" E a Distance of 101.78 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 12; Thence Along the North Line of Said Lot 12 S 86°40'01" E a Distance of 139.03 Feet to a 5/8" Rebar Marking the NE Corner of Said Lot 12; Thence Along the West Line of Said SW 1/4, NE 1/4, of Section 11 N 00°38'53" E a Distance of 210.07 Feet to a 1/2" Rebar Marking the SE Corner of Lot 17 of Said Wildwood Terrace Subdivision; Thence Leaving the South Line of Said Lot 17 N 86°38'57" W a Distance of 138.71 Feet to a 1/2" Iron Pipe Marking The SW Corner of Said Lot 17; Thence Along the West Lines of Lots 17 and 18 of Said Wildwood Terrace N 02°18'25" E a Distance of 99.47 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 18; Thence Along the North Line of Said Lot 18 S 86°49'52" E a Distance of 139.64 Feet to the Point of Beginning; Containing 49.133 Acres, More Or Less.

FIRST NATIONAL TITLE COMPANY
216 WEST SEVIER STREET
BENTON, AR 72015

May 16, 2025

Re: Havens Development LLC

Please be advised that Havens Development LLC, an Arkansas limited liability company, is the record owner of the land described in EXHIBIT A attached hereto and made a part hereof.

The land described herein is assessed as Saline County Tax Parcel Number 840-11633-707.

The land described herein was conveyed to the present owner by virtue of certain Warranty Deeds filed for record as Saline County Document Numbers 2023-011121, 2023-011145, 2023-011146 and 2023-011147, copies of said Warranty Deeds are attached hereto.

Also attached is a copy of the basic tax information sheet for the hereinabove described tax parcel.

The land described in EXHIBIT A is subject to a Mortgage executed by Havens Development LLC in favor of Peoples Bank.

If we can be of further assistance, please let us know.

First National Title Company

James E. Villines
Title Agent License No. 9895404
Abstractor License No. 22102

EXHIBIT "B"

HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK

RURAL, AR

Basic | Land | Sales | Valuation | Taxes | Receipts | Parcel Boundary

Basic Info

Parcel Number:	001-03734-000
County Name:	Saline County
Property Address:	HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK RURAL, AR
Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT AR 72022
Collector's Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT, AR 72022
Total Acres:	45.00
Timber Acres:	44.99
Sec-Twp-Rng:	11-01S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SW NE & PT SENE 2023-011147
School District:	250 BRYANT
Improvement Districts:	COLLEGEVILLE FIRE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK
MIDLAND RD
RURAL, AR

Basic | Land | Sales | Valuation | Taxes | Receipts | Parcel Boundary

Basic Info

Parcel Number:	001-03744-000
County Name:	Saline County
Property Address:	HAVENS DEVELOPMENT LLC LC:RAUSCH COLEMAN HOMES LITTLE ROCK MIDLAND RD RURAL, AR
Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT AR 72022
Collector's Mailing Address:	HAVENS DEVELOPMENT LLC 2615 N PRICKETT RD STE 5 BRYANT, AR 72022
Total Acres:	5.00
Timber Acres:	4.47
Sec-Twp-Rng:	11-01S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SE NE 330'X 660' 2023-011147
School District:	250 BRYANT
Improvement Districts:	COLLEGEVILLE FIRE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Colton Leonard <cleonard@cityofbryant.com>

Fwd: Midland

1 message

Jonathan Hope <jonathanlhope@gmail.com> Thu, Mar 27, 2025 at 4:11 PM
To: Colton Leonard <cleonard@cityofbryant.com>

Entergy confirmation of installation e-mail below.

---------- Forwarded message ---------
From: **Henderson, Jeremy** <jhende9@entergy.com>
Date: Thu, Mar 27, 2025 at 1:34 PM
Subject: RE: Midland
To: Jonathan <jonathanlhope@gmail.com>

Entergy has a job to install power that will serve the lots of Midland Rd.
Requests for service can be made through 800-368-3749.

If you have any questions, please let me know.

Thanks!
Jeremy Henderson
Distribution Engineering
Entergy Arkansas, LLC
9 Entergy Ct.
Little Rock, AR 72211
501-223-6125

-----Original Message-----
From: Jonathan <jonathanlhope@gmail.com>
Sent: Thursday, March 27, 2025 11:31 AM
To: Henderson, Jeremy <jhende9@entergy.com>
Subject: Midland

? HIGH RISK: UNTRUSTED EXTERNAL SENDER. DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your User ID or Password.

Can you send us a letter for Bryant stating infrastructure is scheduled to be installed. Final plat is coming up in two weeks.

Sent from my iPhone
This message is intended for the exclusive use of the intended addressee. If you have received this message in error or are not the intended addressee or his or her authorized agent, please notify me immediately by e-mail, discard any paper copies and delete all electronic files of this message.

--
Sincerely,

Jonathan Hope

HOPE CONSULTING
ENGINEERS - SURVEYORS

www.hopeconsulting.com

129 N Main Street

Benton, Arkansas 72015

Telephone: (501) 315 - 2626

HOPE CONSULTING

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

March 27, 2025

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

Subject: Final Plat – Midland Road, Bryant, AR (Parcel #840-11633-707)

Dear Colton,

On behalf of our client, Havens Development, I am formally requesting staff review for the Final Plat of Parcel # 840-11633-707 located on Midland Road, Bryant, AR. This project will have sewer provided by Bryant, Electric is provided by Entergy and First Electric, and Water is provided by Water Users. This property has been annexed as well. We would like to be included in the April 14th Planning Commission Meeting at 6:00 P.M. We thank you for your review and look forward to addressing any comments.

Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

HOPE CONSULTING

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

March 27, 2025

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

RE: Midland Road Estates – Detailed Cost Estimate for Water/Sewer, Streets, and Storm Water Bonds

Dear Colton,

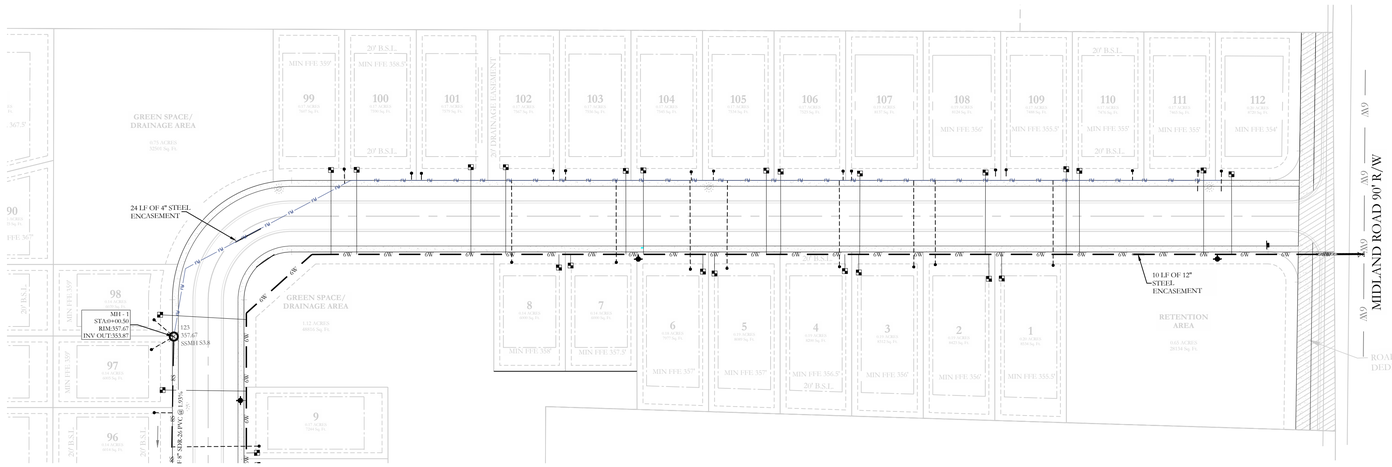
Hope Consulting has reviewed the projects with the owner and the cost associated with the Utility Construction, Street Construction, and Storm Water Construction.

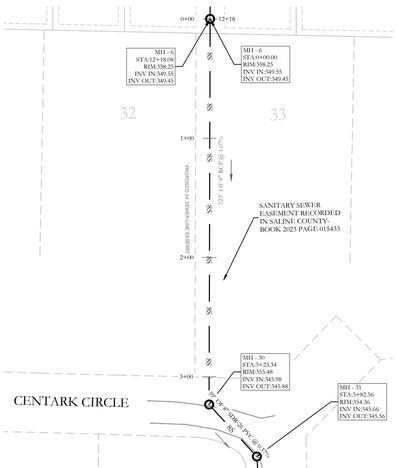
1. **STREETS (1 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL STREET COST: $495, 444
    - BOND COST: $123,861.25
2. **SEWER (2 YEAR BOND: 25% OF TOTAL COST)**
    - TOTAL SEWER COST: $134,244
    - BOND COST: $67,122.00
3. **STORM WATER (1 YEAR BOND: 100% OF TOTAL COST)**
    - TOTAL STORM WATER COST: $183,483
    - BOND COST: $183,483

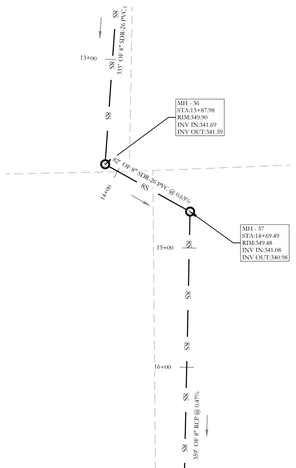
Please do not hesitate to contact us if you have any questions or require additional information.

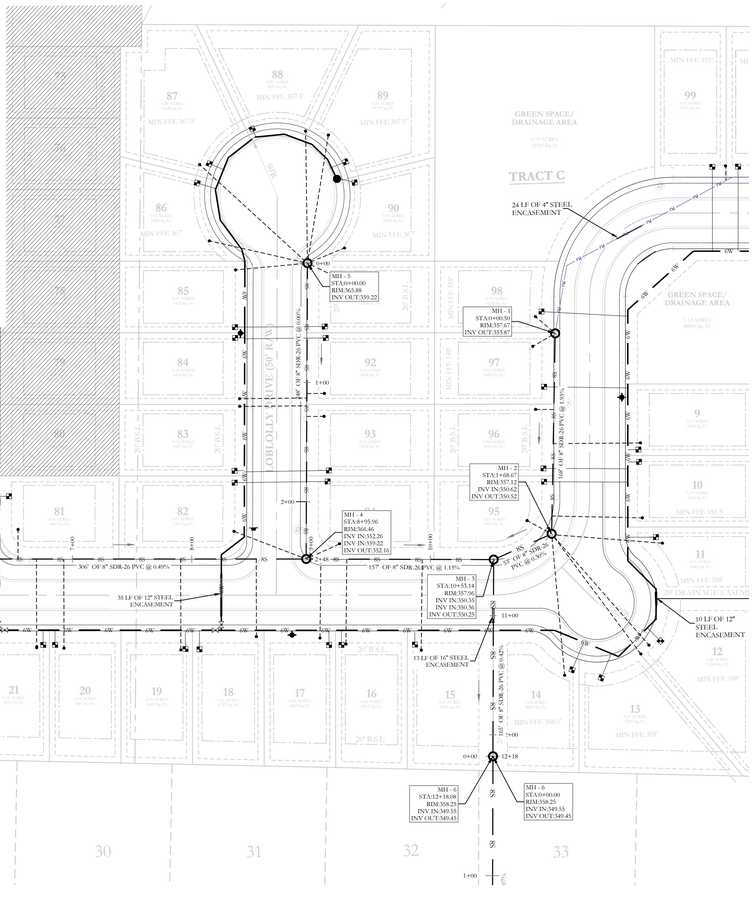
HOPE CONSULTING

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

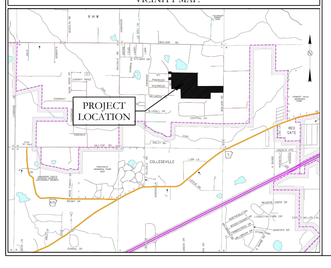








VICINITY MAP:



N

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

60 30 0 60

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

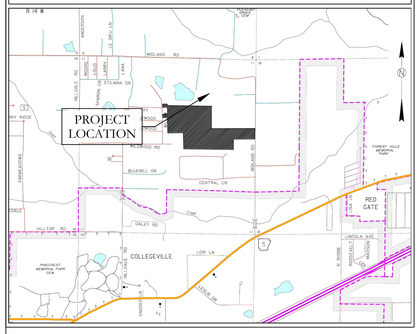
FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

SANITARY SEWER AS-BUILTS
MIDLAND ROAD ESTATES
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

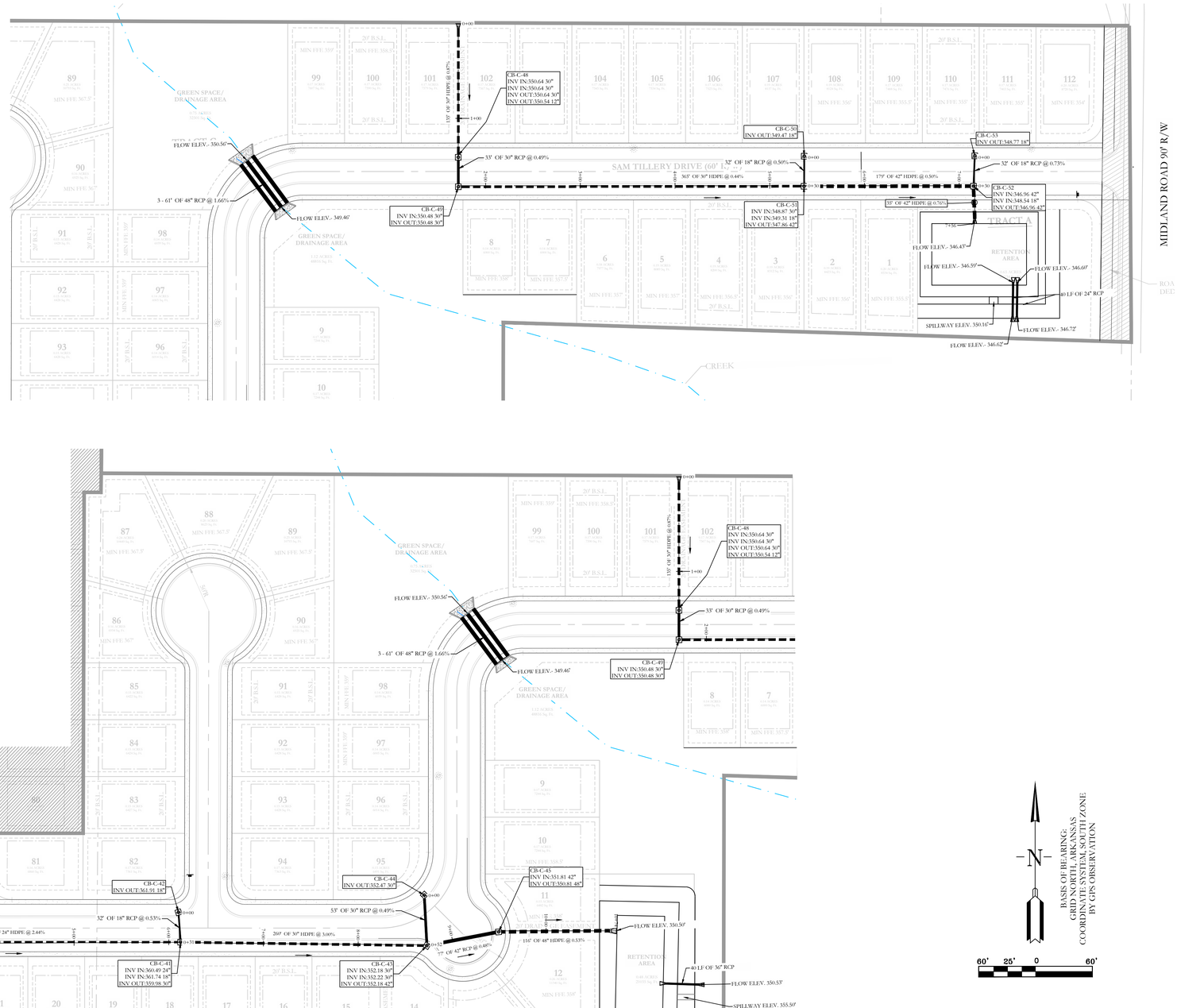
DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

VICINITY MAP:



HDPE

RCP



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

HAVEN'S DEVELOPMENT, LLC

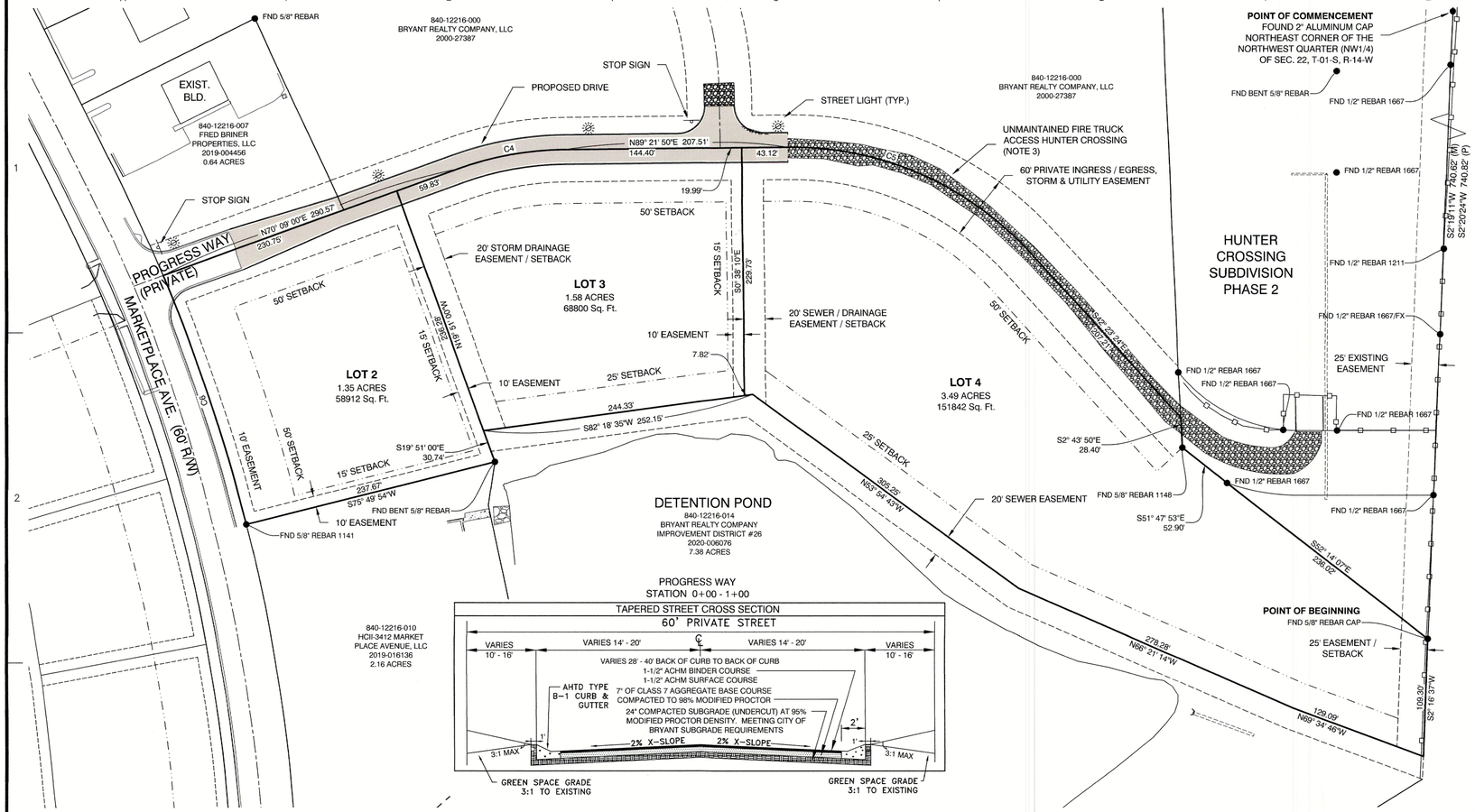
MIDLAND ROAD ESTATES

DRAINAGE AS-BUILTS

IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/13/2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		23-0024
SHEET:	SCALE: 1" = 60'		
500		0	

C:\Users\HOPE\Dropbox\HOPE CONSULTING\Projects\2023\23-0024 Midland Road Estates\Drawings\23-0024 Midland Road Estates.dwg



PROGRESS WAY
STATION 0+00 - 1+00

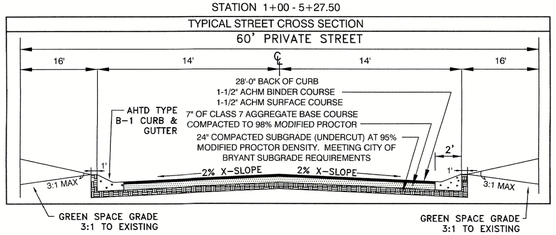
TAPERED STREET CROSS SECTION

60' PRIVATE STREET

PROGRESS WAY
STATION 1+00 - 5+27.50

TYPICAL STREET CROSS SECTION

60' PRIVATE STREET

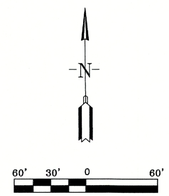


FINAL PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING;** THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 109.30 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF A SEWER EASEMENT; THENCE N 69°34'46" W, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 129.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 66°21'14" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 278.28 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 53°54'43" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 305.25 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 82°18'35" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 252.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 19°51'00" E, LEAVING SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 30.74 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 243.90 FEET, WHOSE CHORD BEARS N 18°29'44" W - 243.56 FEET TO A SET MAG NAIL LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG SAID CENTERLINE AND LEAVING SAID EAST RIGHT OF WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 290.57 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.51 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 6.42 ACRES MORE OR LESS.



DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JANUARY 10, 2023.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 25'
SIDE INTERIOR - 15'
SIDE EXTERIOR - 15'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

NOTES:
1. ALL LOTS WILL HAVE SIDEWALKS. THESE WILL BE ADDED WHEN EACH SITE PLAN IS SUBMITTED FOR APPROVAL TO THE CITY OF BRYANT AND MEET BRYANT CONSTRUCTION STANDARDS.

2. FINAL PLAT WILL NOT BE APPROVED UNTIL 8" WATER LINE AT SOUTH END OF HUNTER CROSSING IS LOOPED TO EXISTING 12" IN THIS SUBDIVISION.

3. FIRE TRUCK ACCESS TO HUNTER CROSSING HAS NOT BEEN MAINTAINED. FINAL PLAT WILL NOT BE APPROVED UNTIL FIRE TRUCK ACCESS IS RESTORED AND ACCEPTABLE TO BRYANT FIRE MARSHAL.

SURVEY LEGEND
△ - Computed point
● - Found monument
⊙ - Set #4 RB/Plas. Cap or Mag Nail with Shiner
(M)-Measured
(R)-Record
(P)-Platted

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

CERTIFICATE OF OWNER:

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

Date: 7-7-25 Signed: _____
Name: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: 7-3-25 Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

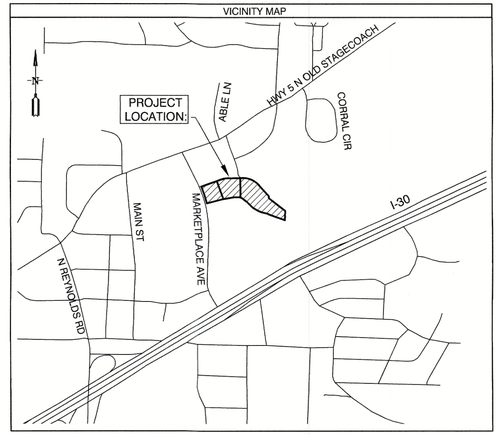
CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

CERTIFICATE OF RECORDING:

VICINITY MAP



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	252.62'	300.00'	48°14'46"	S66° 30' 47"E	245.22'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'

BY | REVISION | DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116, Benton, AR 72018
3825 Mt Carmel Road, Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 14575
SIGNATURE
GEORGE P. WOODEN

7 - 3 - 25

CONTENTS:
FINAL PLAT

PROJECT NO:
20022

DATE:
JULY 2, 2025

SHEET NO:
V1.0

J:\Projects\2020 Projects\20022 Bryt Ferguson Marketplace East Subdivision\Drawings\DWGs\Design\20022 Bryt Ferguson Marketplace East Subdivision_Master 1-08 - Final Plat_070225.dwg

BILL OF ASSURANCE

OF

MARKETPLACE EAST, PHASE 1

THIS BILL OF ASSURANCE, made on the date hereinafter set forth by Bryant Realty Company, LLC, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the City of Bryant, County of Saline, State of Arkansas, which is described as follows:

For legal description, see Exhibit A hereto attached and made a part hereof.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be designated as Marketplace East, Phase 1, an Addition to the City of Bryant, Saline County, Arkansas, consisting of Lots 2, 3 and 4 as reflected on final plat filed _____ as Document Number _____ of the records of Saline County, Arkansas, and shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, its successors and assigns, and shall inure to the benefit of each owner thereof or the owner of any land or parcel of land that is subdivided in the future.

ARTICLE I
DEFINITIONS

Section 1. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 2. "Lot" shall mean and refer to any plot of land shown upon any recorded

subdivision map of the Properties.

Section 3. "Declarant" shall mean and refer to its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II
USE RESTRICTIONS

Section 1. EASEMENTS. Easements for installation and maintenance of utilities, drainage facilities and right of ways are reserved as shown on the recorded plat. Streets are private.

Section 2. NUISANCES. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No burning of leaves or debris shall be permitted.

Section 3. OWNER RESPONSIBILITY. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions herein.

Section 4. CONTRACTOR RESPONSIBILITY. No contractor shall damage in any way the utilities or streets in any manner.

Section 5. 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 designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

Section 6. 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. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition in an approved dumpster enclosure meeting City of Bryant code requirements.

Section 7. WATER SUPPLY. No individual water supply system shall be permitted on any lot. Same shall be served by the Municipal Water Works System of the City of Bryant, Arkansas.

Section 8. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

Section 9. BUILDERS. All building must be performed by competent builders.

ARTICLE III
GENERAL PROVISIONS

Section 1. Enforcement. The Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time by Declarant.

IN WITNESS WHEREOF, the undersigned being the Declarant herein has hereunto set its hands and seals this 2nd day of July, 2025.

BRYANT REALTY COMPANY, LLC
By: Bryant Management, Inc., Manager

By _____
G. Bart Ferguson, President

ATTEST:

_____
Secretary

STATE OF ARKANSAS)
)ss. ACKNOWLEDGEMENT
COUNTY OF SALINE)

On this 2nd day of July, 2025, before me Susan J. Hinze, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named G. Bart Ferguson and Fred E. Briner, to me personally well known (or satisfactorily proven to be such persons), who stated that they were the President and Secretary of Bryant Management, Inc., a Corporation, and were duly authorized in their respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses an purposes therein mentioned and set forth.

"IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2nd day of July, 2025.

Notary Public

My Commission Expires:

1-22-2035

SUSAN J. HINZE
MY COMMISSION # 12403965
EXPIRES: January 22, 2035
Garland County

EXHIBIT A

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 109.30 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTH LINE OF A SEWER EASEMENT; THENCE N 69°34'46" W, LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 129.09 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 66°21'14" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 278.28 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 53°54'43" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 305.25 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 82°18'35" W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 252.15 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 19°51'00" E, LEAVING SAID NORTH LINE OF SEWER EASEMENT, A DISTANCE OF 30.74 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 243.80 FEET, WHOSE CHORD BEARS N 18°29'44" W - 243.56 FEET TO A SET MAG NAIL LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG SAID CENTERLINE AND LEAVING SAID EAST RIGHT OF WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 290.57 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.51 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 6.42 ACRES MORE OR LESS.

MARKETPLACE EAST
PHASE 1 FINAL PLAT

Bryant Planning Commission

Subdivision Checklist

Approved by
Bryant Planning Commission
07/14/2003 Revised 6/18/2007

Instructions

The attached checklist must be completed by the owner and subdivision engineer and must be submitted along with the Preliminary Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the subdivision until the review of the Preliminary Plat plan is approved.

No changes or alterations can be made to the approved Preliminary Plat Plan without Planning Commission approval.

When all lots have been surveyed, the utilities and drainage measures are in place, and roads have been constructed, the owner and engineer will submit a Final Plat Plan for approval by the Commission. This Final Plat Plan will incorporate all approved changes and will be verified by the City Engineer. No lots will be sold or rights-of-way and easements conveyed until the Final Plat has been submitted and approved.

Fees due to City of Bryant upon submission of Preliminary Plat application

- $300.00 + $3.00 per lot - for Subdivision preliminary plat review
- $250.00 or $25.00 per lot **(whichever is greater)** - Stormwater Detention and Drainage Plan Engineering Fee
- A Surety Bond or Cashier's check in the amount of 10% of the estimated development cost must be furnished within 10 days after Preliminary Plat approval.

Fees due to Bryant Water and Sewer Department upon submission of Final Plat application

- $100 per lot - Water/Sewer Impact Fee
- $100 per Subdivision Phase - Water/Sewer Flushing Fee

Fees due to City of Bryant upon submission of Final Plat application

- $25.00 + $1.00 per lot - for Subdivision Final Plat review

City of Bryant Subdivision Checklist

Subdivision/Project Name MARKETPLACE EAST PHASE I

Contact Person GEORGE WOODEN Phone (501) 408-4650

Mailing Address P. O. BOX 116 BENTON, AR 72018

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning C2
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

- ▲ 38. Show and label all permanent & proposed easements
- ▲ 39. Any proposed open space must be shown
- ▲ 40. Show the direction and flow of all water courses entering the tract
- ▲ 41. Show the direction and flow of all water courses leaving the tract
- ▲ 42. The drainage area of all water courses above the points of entry.
- ▲ 43. The downstream drainage channel and drainage structures substantially impacted by the subdivision/project.
- ▲ 44. Show source of water supply
- ▲ 45. Show location of waste water connection to municipal main & sanitary sewer layout
- ▲ 46. A phasing plan outlining the boundaries for each phase

II. Additional Information Needed, But Not Necessarily On The Plat

- ▲ 47. Natural features within the proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features
- ▲ 48. Existing streets, buildings, water courses, railroads. Culverts, utilities and easement on and adjacent to the tract.
- ▲ 49. Where method of disposal of wastewater is other than connection to a public waste water system, detailed information shall accompany the plat.
- ▲ 50. Calculations and field notes, including drainage calculations along with support drawing
- 51. Stormwater detention plan approval from City Engineer (attach copy of approval)
- ▲ 52. The Certificate of Preliminary Engineering Accuracy on each set of street and drainage plans.
- ▲ 53. ADA Accessibility Standard Form completed (and attached)
- ▲ 54. A Bill of Assurance has been prepared for this subdivision (and attached)
- ▲ 55. All lots comply with minimum square footage area and minimum lot width at the front building line
- ▲ 56. Street pavement design will be as specified by City or AHTD design procedures, approved by the City Engineer.
- ▲ 57. Made the "One Call" prior to site clearance or other excavation activity

III. Preliminary Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 58. **Letter to Planning Commission** stating your request
- ▲ 59. Completed **Checklist**
- ▲ 60. **Completed agreement to provide performance assurance**
- ▲ 61. **Subdivider Performance Bond or Cashier's Check** for infrastructure installation
- ▲ 62. Landscaping plan of any proposed common open space
- ▲ 63. **Draft of Bill of Assurance** proposed for the subdivision (if applicable)
- ▲ 64. **20 copies of Preliminary Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 65. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 66. Copy of **Stormwater Detention approval**
- ▲ 67. 2 copies **Plan and profile** of all streets
- ▲ 68. Receipt for **$300.00 + $3.00 per lot for preliminary Subdivision fee**
- ▲ 69. Receipt for **$250.00 or $25.00 per lot (whichever is greater) for Stormwater Detention and Drainage Plan review**
- ▲ 70. Copy of **ADEQ Stormwater Pollution Prevention Plan** for property parcel containing one acre or larger.

III. Final Plat Attachments

(Application will not be accepted until all attachment requirements are met)

- ▲ 71. **Letter to Planning Commission** stating your request
- ▲ 72. Completed **Checklist**
- ▲ 73. **20 copies of Final Plat Plan (folded)** that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 74. **Two (2) IBM compatible diskettes or CDR's** with pertinent data and Plat in CAD compatible .DXF electronic file format
- ▲ 75. **Bill of Assurance** including provisions set out in Title 15 Subdivision Regulations 15.16.01
- ▲ 76. Copy of **Water & Sewer Commission approval** or....
- ▲ 77. State Health Department approval of any new water supply and/or sewage system.
- ▲ 78. **Letter submitted by a Registered Professional Engineer, certifying that all infrastructure improvements and installations have been installed** in accordance with the submitted construction plans and drawings and the standards established by the City of Bryant and are functioning properly.
- ▲ 79. Infrastructure Maintenance Bond or Cashier's check.
- ▲ 80. Check for **$25.00 + $1.00 per lot for final Subdivision fee**
- ▲ 81. Check for **Water Sewer impact fees ($100.00 Flushing Fee and $100.00 impact fee per lot)**

MARKETPLACE EAST PHASE 1
Name of Subdivision

George P. Worden
Surveyor

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Owner Signature

Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

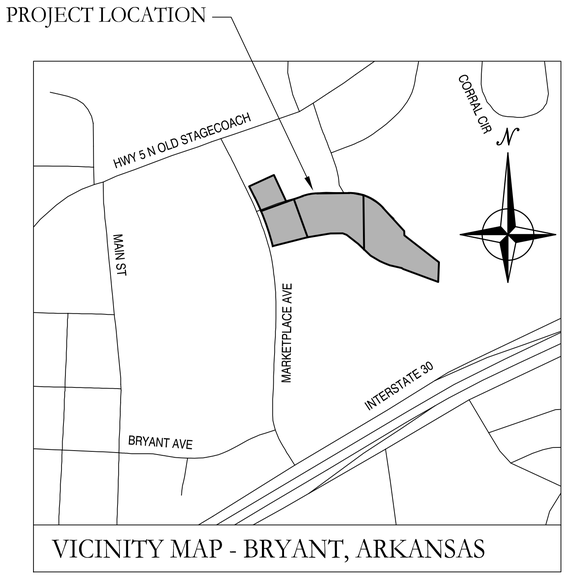
Planning Commission Date _____

Proof of Recording - County _____

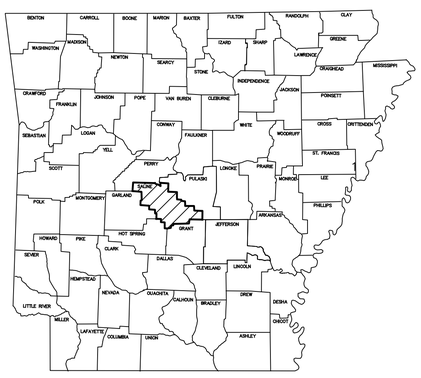
County Clerk _____ Date _____

CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION
PHASE 1
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, ARKANSAS


ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068

DRAWING INDEX:

C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN

RECORD DRAWING

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

40' 20' 0 40'

EXISTING MANHOLE DATA
INV IN 8" N 410.99
INV IN 8" NW NEW 412.94**
INV OUT 10" SW 410.95
INV OUT 10" W 410.94

EXISTING MANHOLE
STA:0+00.00
RIM:418.49
INV IN:412.94 8" PVC

397.53' OF 8" SDR-26 PVC @ -0.57%

PROPOSED GRAVITY SEWER MAIN A

SSMH-A1
STA:3+97.53
RIM:422.88
INV OUT:415.22 8" PVC
INV IN:415.26 8" PVC
N: 2025662.78
E: 1164802.05

304.58' OF 8" SDR-26 PVC @ -0.46%

SEWER SERVICE STUB OUT

SEWER SERVICE STUB OUT

SSMH-A2
STA:7+02.11
RIM:422.31
INV OUT:416.65 8" PVC
INV IN:416.97 8" PVC
INV IN:416.83 8" PVC
N: 2025842.04
E: 1164555.81

SEWER SERVICE STUB OUT

SSMH-B1
STA:2+51.91
RIM:424.71
INV OUT:417.93 8" PVC
N: 2025807.91
E: 1164306.23

LOT 2
1.35 ACRES
58912 Sq. Ft.

251.91' OF 8" SDR-26 PVC @ -0.44%

PROPOSED FUTURE GRAVITY SEWER MAIN B

LOT 3
1.58 ACRES
68800 Sq. Ft.

265.95' OF 8" SDR-26 PVC @ -1.72%

LOT 4
3.49 ACRES
151842 Sq. Ft.

PROGRESS WAY (PRIVATE)

PROPOSED DRIVE

5 L.F. OF 12" ENCASEMENT PIPE

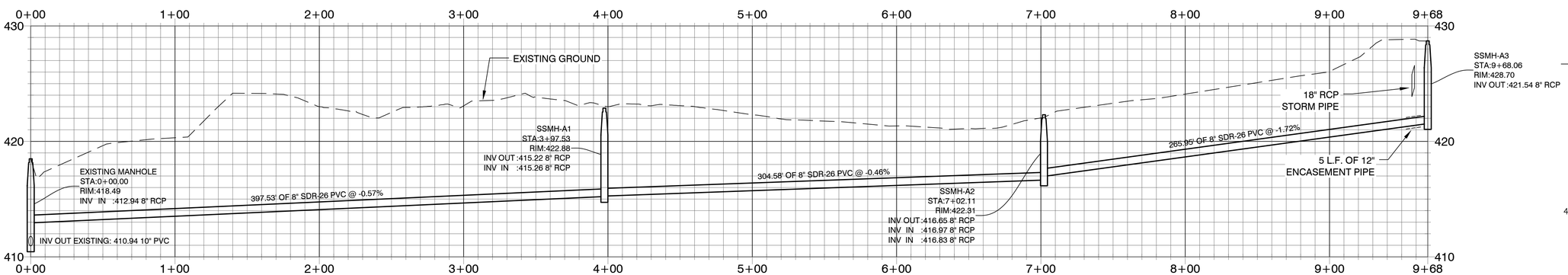
SSMH-A3
STA:9+68.06
RIM:428.70
INV OUT:421.54 8" PVC
N: 2026107.96
E: 1164552.33

8" SEWER STUB OUT

BRYANT REALTY COMPANY, LLC
840-12216-014
2020-06076
IMPROVEMENT DISTRICT #26
7.38 ACRES

BRYANT REALTY COMPANY, LLC
840-12216-000
2000-27387
14.84 ACRES

FND 5/8" REBAR CAP
FND 5/8" REBAR 1148
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
RIM 433.11 SSMH



GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

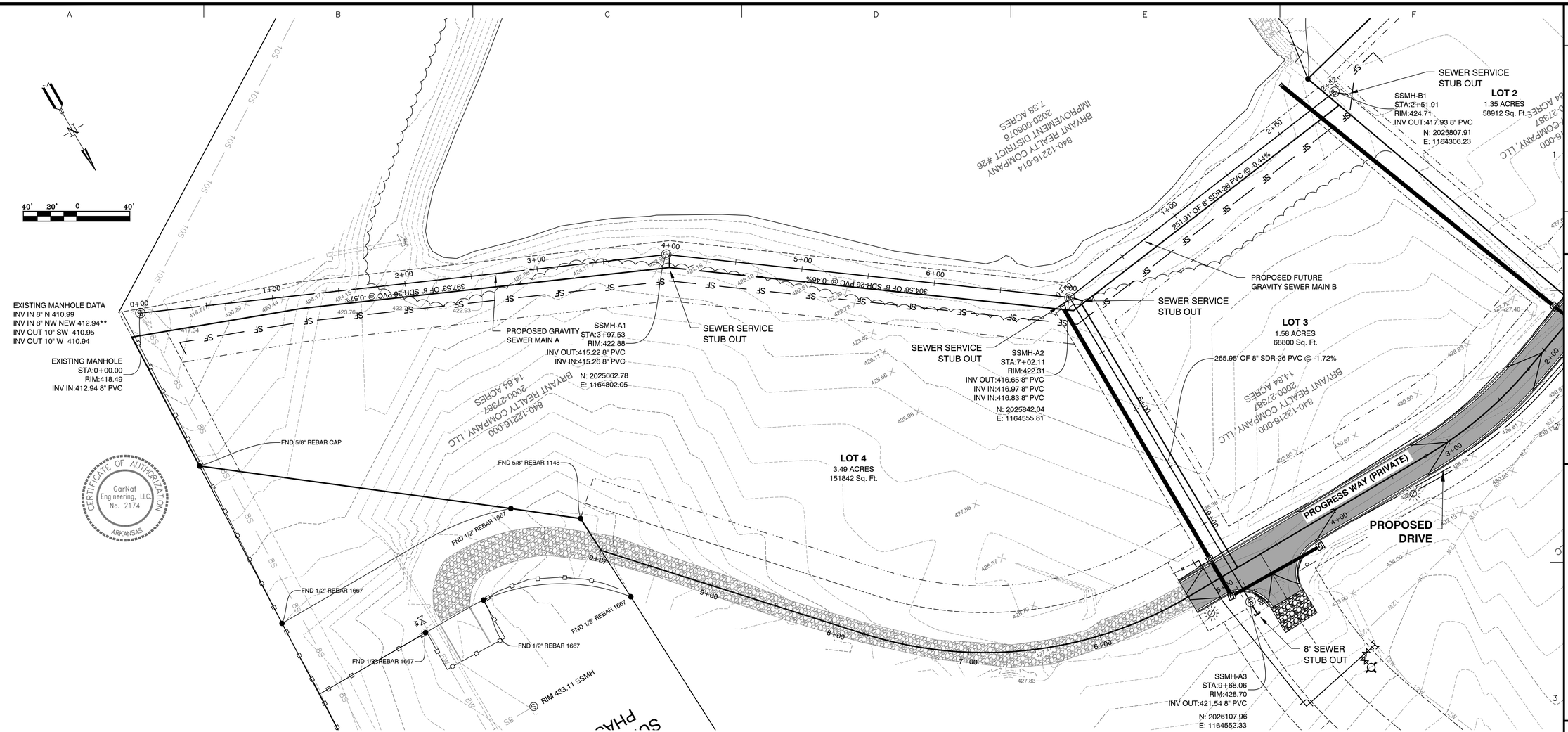
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GRAVITY SEWER MAIN A PLAN & PROFILE

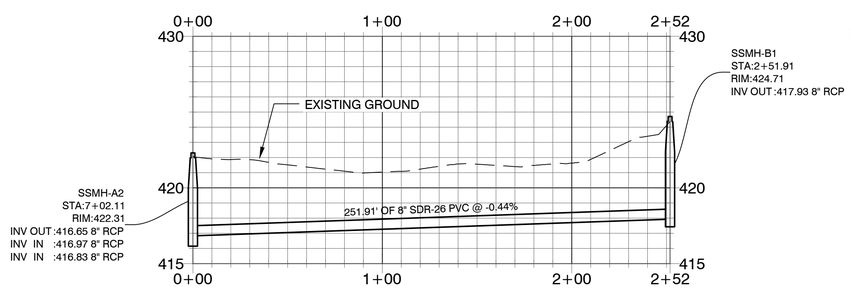
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

A:\Projects\2020 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\Utility\Design\20022 Bert Ferguson Marketplace East Subdivision Phase 1 65.45 SWLT - 050525.dwg





GRAVITY SEWER PROFILE MAIN B

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

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SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success
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P.O. Box 116
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Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

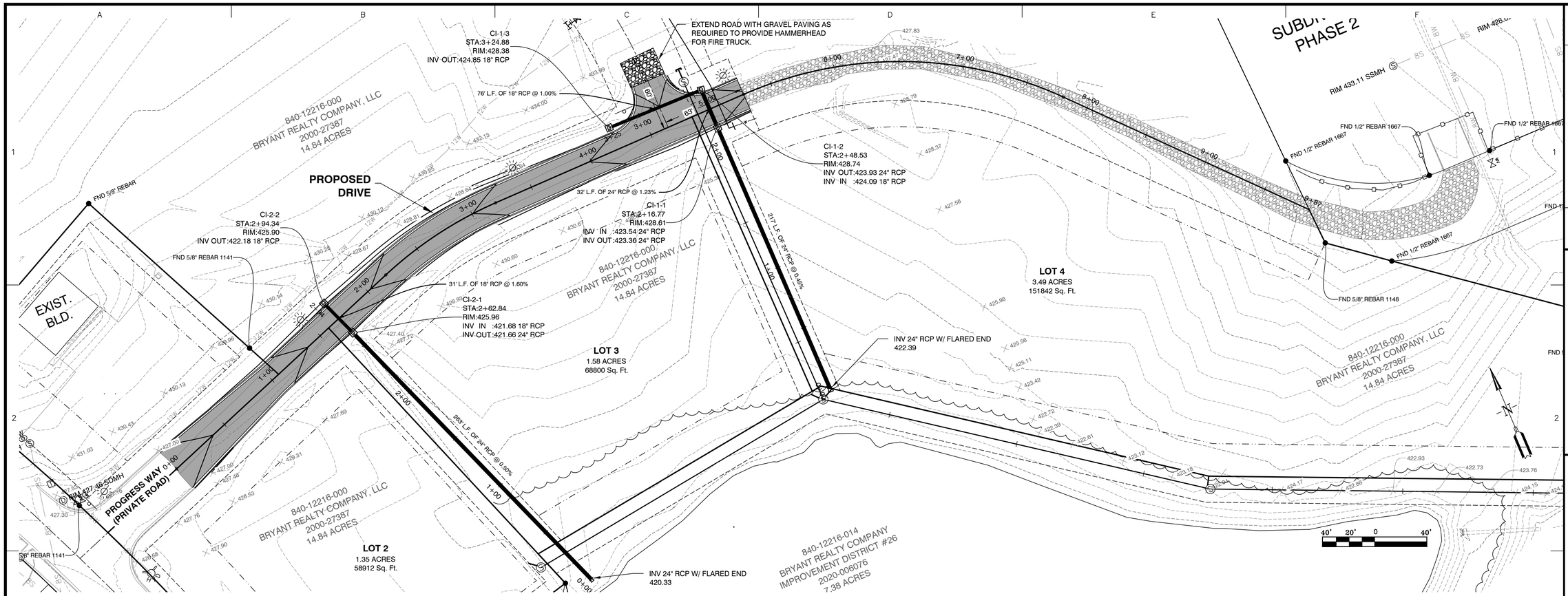
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GRAVITY SEWER MAIN B PLAN & PROFILE

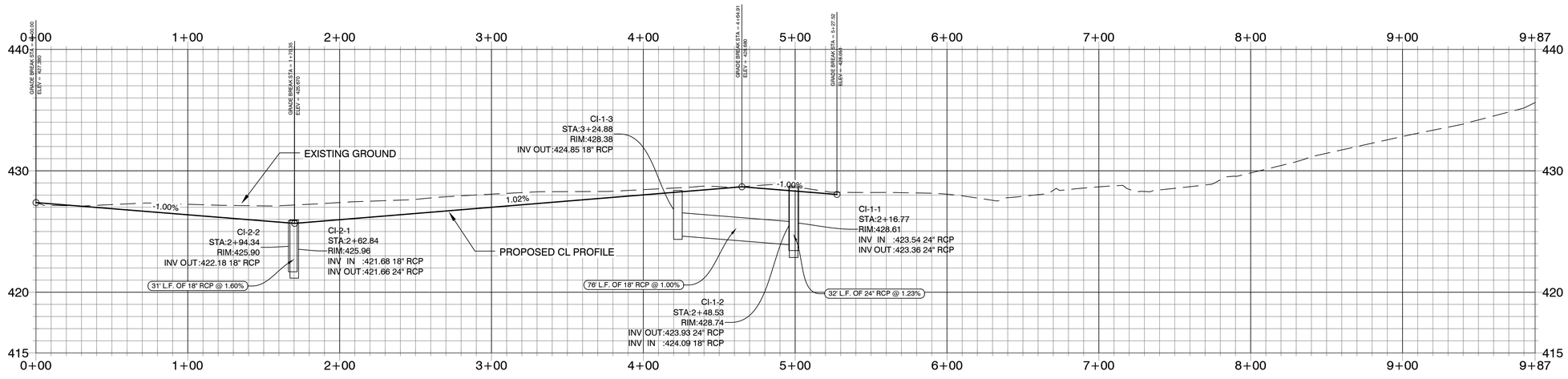
PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
C3.0

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PROGRESS WAY PROFILE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

SCALE: H 1" = 40'
V 1" = 5'

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
garnatengineering@gmail.com
Ph. (501) 408-4650

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
PROGRESS WAY PLAN & PROFILE

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C4.0

A:\Projects\20202 Projects\20022 Bart Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1 05 03 BMT - 050323.dwg

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1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

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FND 5/8" REBAR 1141/METALFXCOR
FND 1/2" REBAR CAP
FND 5/8" REBAR 1141/METALFXCOR
FND 5/8" REBAR/METALFXCOR
FND 5/8" REBAR 1141
FND 5/8" REBAR
FND 5/8" REBAR 1141
FND 5/8" REBAR 1141
EXISTING 12" WATER LINE
12"X8" TAPPING SLEEVE & VALVE
N: 2026184.55
E: 1164487.34
N: 2026187.85
E: 1164494.31
FH
N: 2026186.16
E: 1164494.73
WV
90° BEND
20' WIDE EASEMENT
PROPOSED 8" DR-18 PVC WATER LINE
MJ PLUG IN EAST RUN
WATER LINE BY OTHERS
NOTE 2
90° BEND
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
PROGRESS WAY (PRIVATE)
MARKETPLACE AVE. (60' R/W)
LOT 3
1.58 ACRES
68800 Sq. Ft.
LOT 2
1.35 ACRES
58912 Sq. Ft.
LOT 4
3.49 ACRES
151842 Sq. Ft.
EXISTING HYDRANT
SEE GRAVITY SEWER MAIN A AND GRAVITY SEWER MAIN B FOR MORE DETAILED PLANS
FND BENT 5/8" REBAR
FND 5/8" REBAR 1141
DETENTION POND
840-12216-014
BRYANT REALTY COMPANY
IMPROVEMENT DISTRICT #26
2020-006076
7.38 ACRES
840-12216-010
HCII-3412 MARKET PLACE AVENUE, LLC
2019-016136
2.16 ACRES
FND BENT 5/8" REBAR
FND 1/2" REBAR 1667
EXISTING HYDRANT
FND 1/2" REBAR 1667
FND 1/2" REBAR 1211
FND 1/2" REBAR 1667/FX
FND 2" ALUM MON
FND 1/2" REBAR 1096
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 5/8" REBAR 1148
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
EXISTING WATER VALVE AT END OF 8" WATER LINE
FND 5/8" REBAR CAP

* NO PROPOSED WATER METERS SHOWN. THESE LOTS WILL BE SERVED BY EXISTING WATER LINES. DEVELOPER WILL INSTALL WATER METERS WHEN INDIVIDUAL LOTS ARE DEVELOPED.

N

50' 25' 0 50'

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
3825 Mt Carmel Road
Bryant, AR 72022
Ph. (501) 408-4650
garnatengineering@gmail.com

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
WATER PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C5.0

J:\Projects\2022 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bert Ferguson Marketplace East Subdivision Phase 1 R5 to BA.dwg, 2/8/2023 8:44:

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

July 2, 2025

Mr. Truett Smith
Planning and Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Final Plat – Marketplace East Phase 1

Dear Mr. Smith:

Please allow this letter and the following list of documents to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your July 2025 City of Bryant Planning Commission Meeting. The developer for the project is Bryant Realty Company, LLC, 422 North Main Street, Bryant, Arkansas 72022 (501) 840-2282.

List of Enclosures

- Final Plat
- As Builds
- Bryant Subdivision Checklist
- Bill of Assurance
- Review Fees of $28.00

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

PH: (501)408-4650 FX: (888) 900-3068 www.garnatengineering.com

minton engineering
300 North Port Drive
Cabot, AR 72023
(501) 941-5559

July 14, 2025

Mr. Colton Leonard
City of Bryant - Planning
210 S.W. 3rd St.
Bryant, AR 72022

Re: Non-Standard Building Request, ALE Addition, Bryant School District, Bryant, AR

Mr. Leonard:

This project involves an addition to the existing ALE building located at southwest corner of Wilkerson & Reynolds Road. The addition is 1-story and will 3,485 SF to the existing building. This addition will include a safe room with additional classrooms.

We are requesting that the architectural requirements for this project be waived so that the addition will match the existing building it is connecting to. The district has agreed to screen the HVAC units on this addition and well as the existing units that face Wilkerson Road. These units will be built within the building setback line, and the district agrees to have them relocated in the event that the city needs to widen Wilkerson Road.

Sincerely,

Josh Minton, PE
Project Engineer

Cc: Randy Wolf, AIA – Lewis Architects

BRYANT ALE CLASSROOM ADDITION

BRYANT PUBLIC SCHOOLS

BRYANT, ARKANSAS

PROJECT INFORMATION

DRAWINGS AND PROJECT MANUAL APPROVED AND IDENTIFIED AS PARTS OF THE OFFICIAL CONTRACT DOCUMENT

OWNER: BRYANT PUBLIC SCHOOLS
FACILITY: BRYANT ALE CLASSROOM ADDITION
LOCATION: BRYANT, ARKANSAS

BY:
DATE:

CONTRACTOR: --
ADDRESS: --
--

BY:
DATE:

ARCHITECT: LEWIS, ELLIOTT, McMORRAN, VADEN, RAGSDALE, & WOODWARD INCORPORATED
ADDRESS: 11225 HURON LANE, SUITE 104 LITTLE ROCK, ARKANSAS 72211

BY:
DATE:

PROJECT NUMBER: 25034
DRAWINGS AND PROJECT MANUAL DATED: 2025 06-09

DESIGN DATA

GENERAL CODES:

INTERNATIONAL BUILDING CODE (IBC)	2021 EDITION
ARKANSAS FIRE PREVENTION CODE (AFPC)	2021 EDITION

SEISMIC:

CLASSROOMS:	2021 IBC
SEISMIC RISK CATEGORY II	
SEISMIC DESIGN CATEGORY D	
SHELTER:	
SEISMIC RISK CATEGORY IV	
SEISMIC DESIGN CATEGORY D	
SALINE COUNTY	AFPC REVISIONS

ACCESSIBILITY STANDARDS

ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 EDITION

OCCUPANCY CLASSIFICATION:

EDUCATIONAL	IBC 305

CONSTRUCTION TYPE:

TYPE VB - COMBUSTIBLE	IBC 602.5

ALLOWABLE BUILDING SQUARE FOOTAGE/HEIGHT:

ONE STORY (S1), NOT SPRINKLED (NS) = 9,500 SQFT / 1 STORY 40 FT	IBC 506.2

OCCUPANT LOAD:

EGRESS DESIGN = 20 SQFT/OCC (NET) = 168 OCCUPANTS	IBC 1004
ACTUAL = 2 ELEMENTARY ALE CLASSROOMS (23 STUDENTS, 1 TEACHER) = 43 OCCUPANTS	

EGRESS:

EGRESS WIDTH REQUIRED: 168 OCCUPANTS x 0.2" = 33.6	IBC 1005.3.2
EGRESS WIDTH PROVIDED = 2-3' DOORS (32" CLEAR) = 64" (320 OCC)	
MINIMUM NUMBER OF EXITS = 2 EXITS (>50 OCC)	IBC 1006.2
MINIMUM CORRIDOR WIDTH = 72" (E w/ >100 OCC)	IBC 1020.3

TOTAL BUILDING SQUARE FOOTAGE:

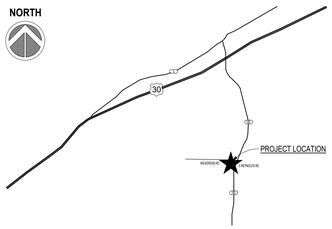
MAIN LEVEL	3,485 SQ. FT.

FIRE PROTECTION

PORTABLE FIRE EXTINGUISHERS	NFPA 10
1-HR AND 2- HR RATED CONSTRUCTION	IBC TABLE 601
FIRE EXIT (PANIC) HARDWARE AT BUILDING EXITS	1010.2.9

SEE LIFE SAFETY PLAN FOR LIFE SAFETY INFORMATION

VICINITY MAP



CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE "ARKANSAS FIRE PREVENTION CODE" FOR THE STATE OF ARKANSAS.

LEWIS, ELLIOTT, MCMORRAN, VADEN, RAGSDALE, & WOODWARD, INCORPORATED

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CIVIL

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A3.1 BUILDING ELEVATIONS
A4.1 BUILDING SECTIONS
A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A6.1 RCP & ROOF PLAN
A8.1 DOORS, WINDOWS, & INTERIOR FINISH SCHEDULE

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- MASONRY (PLAN)
- METAL STUD FRAMING (PLAN)
- GYPSUM PANELS
- WOOD BLOCKING CONTINUOUS (SECTION)
- WOOD BLOCKING AS NEEDED (SECTION)
- WOOD FINISHED FACE OR SOLID WOOD
- WOOD PLYWOOD (SECTION)
- CONCRETE (SECTION)
- RIGID INSULATION (SECTION)
- BATT INSULATION (SECTION)
- FILL MATERIAL (SECTION)
- REPLACED SOIL (SECTION)

SYMBOL LEGEND

- 100.1 — DOOR MARK, SEE DOOR SCHEDULE
- A — CASEWORK ELEVATION MARK
- B — WINDOW / STOREFRONT FRAME MARK
- CLASSROOM — ROOM NAME
- 101 — ROOM NUMBER
- LAY-1 | 9'-4" — ROOM CEILING HEIGHT / CEILING FINISH
- 3 / A4.4 — DETAIL / SECTION NUMBER / SHEET NUMBER

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AT	ALUMINUM THRESHOLD
CEJC	CEILING EXPANSION JOINT COVER
CJ	CONTROL JOINT
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
DTL	DETAIL
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FEJ	FLOOR EXPANSION JOINT
FLR	FLOOR
GB	GRAB BAR
MECH	MECHANICAL
NHO	NORMALLY HELD OPEN
NTS	NOT TO SCALE
OPG	OPENING
REQ	REQUIRED
SHT	SHEET
SIM	SIMILAR
STO	STORAGE
TYP	TYPICAL
WEJC	WALL EXPANSION JOINT COVER

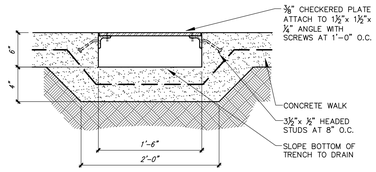
LEWIS ARCHITECTS ENGINEERS
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TITLE SHEET

BRYANT ALE CLASSROOM ADDITION
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: 2025 06-09
PROJECT NO: 25034
DRAWN BY: BGA
REV:

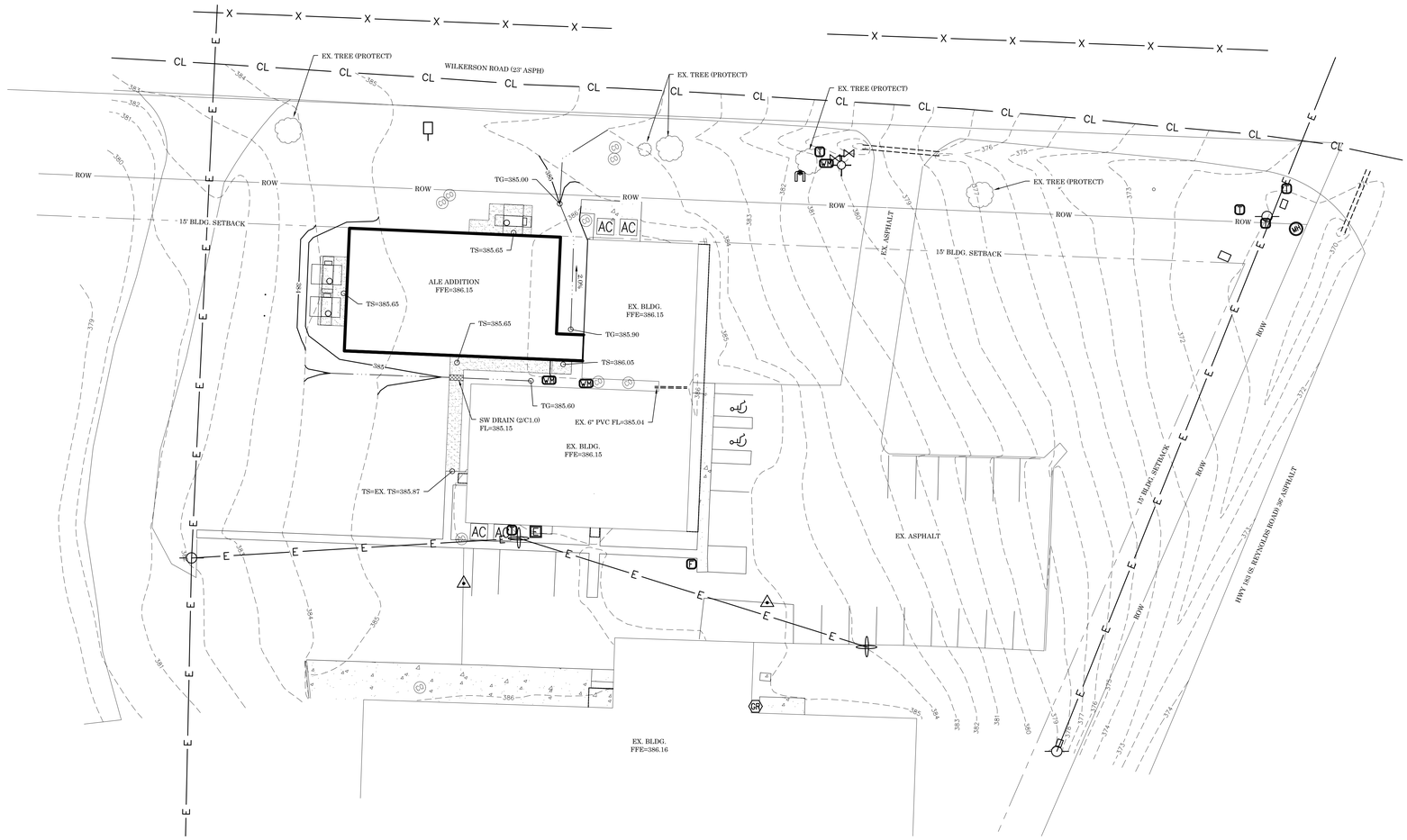
T1.1



6 / C1.1 CONCRETE WALK TRENCH DRAIN DETAIL
NOT TO SCALE

GENERAL SITE GRADING NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING. WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY AND MARK ALL EXISTING UTILITIES PRIOR BEFORE ANY DEMOLITION OR NEW CONSTRUCTION WORK COMMENCES.
3. ALL WORK SHALL CONFORM TO LOCAL & STATE CODES. ELECTRICAL & PLUMBING LINES SHALL BE INSTALLED BY PROFESSIONALS LICENSED BY THE STATE OF ARKANSAS.
4. FIELD VERIFY EXACT LOCATION OF ALL EXISTING TREES. EXIST TREES NOT IN CONSTRUCTION AREA TO BE PROTECTED WITH 2x WOOD PLANKS CONT. IN LINE WITH DRIP EDGE OF TREE, SECURED TOGETHER & FLAGGED W/ORANGE TAPE. HEAVY EQUIPMENT TO WORK AS FAR AS POSSIBLE FROM EXIST TREES TO PREVENT DAMAGE TO FEEDER ROOTS. CONTRACTOR WILL BE REQUIRED TO COMPENSATE OWNER FOR ANY EXISTING TREES WHICH ARE DAMAGED OR DIE DUE TO CONSTRUCTION WORK.
5. THE GENERAL CONTRACTOR SHALL HAVE THE GEOTECHNICAL ENGINEER EMPLOYED TO OBSERVE SITE WORK MEET WITH THE GEOTECHNICAL ENGINEER THAT PROVIDED THE SOILS REPORT. THIS MEETING SHOULD OCCUR AT OR BEFORE THE PRE-CONSTRUCTION MEETING TO INSURE THE AMOUNT OF UNDERCUT AND FILL REQUIRED IS INCLUDED IN THE CONTRACTOR'S BID. NO UNDERCUT OR FILL MATERIAL SHALL NOT BE IMPLEMENTED INTO WORK WITHOUT AUTHORIZATION FROM OWNER & ARCHITECTS. NOTIFY ARCHITECT IMMEDIATELY IF UNEXPECTED SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE CONTRACTOR WILL REFERENCE THE GEOTECHNICAL REPORT FOR A MORE DETAILED DESCRIPTION OF EARTHWORK AND COMPACTION REQUIREMENTS.
6. SEQUENCE OF DIRTWORK ACTIVITIES (REFERENCE GEOTECH REPORT):
   1)THE SITE WILL BE CLEARED OF ALL TREES NECESSARY FOR SITE CONSTRUCTION, SEE CLEARING LIMITS.
   2)THE TOP 1.0' OF SOIL WILL BE STRIPPED UNDER ALL STRUCTURAL ELEMENTS (BUILDINGS, PARKING & DRIVE AREAS). THIS MATERIAL CAN BE USED ON SITE AS UNCLASSIFIED FILL (GREEN SPACES).
   3)SEE GEOTECH REPORT FOR UNDERCUT RECOMMENDATIONS. SELECT FILL WILL BE PLACED TO 10' OUTSIDE BUILDING, 5' OUTSIDE THE EDGE OF PAVEMENT FOR DRIVES AND PARKING.
   4)PROOF ROLL ALL SUBGRADE PRIOR TO PLACING FILL. REMOVE AND REPLACE WITH COMPACTED SELECT FILL AS DIRECTED BY GEOTECH.
   5)SELECT FILL WILL BE PLACED IN LOOSE 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR WITHIN 2% OPTIMUM MOISTURE CONTENT. SEE GEOTECH REPORT FOR SELECT FILL REQUIREMENTS.
7. THE CONTRACTOR WILL VERIFY THE LOCATION AND ELEVATION OF ALL ROOF, CONDENSATE, AND FOUNDATION DRAIN CONNECTIONS WITH THE PLUMBING AND FOUNDATION SHEETS PRIOR TO INSTALLATION.



NORTH 1 / C1.0 SITE GRADING & STORM DRAINAGE PLAN
SCALE: 1" = 20'
0 20 40

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SITE GRADING & STORM DRAINAGE PLAN

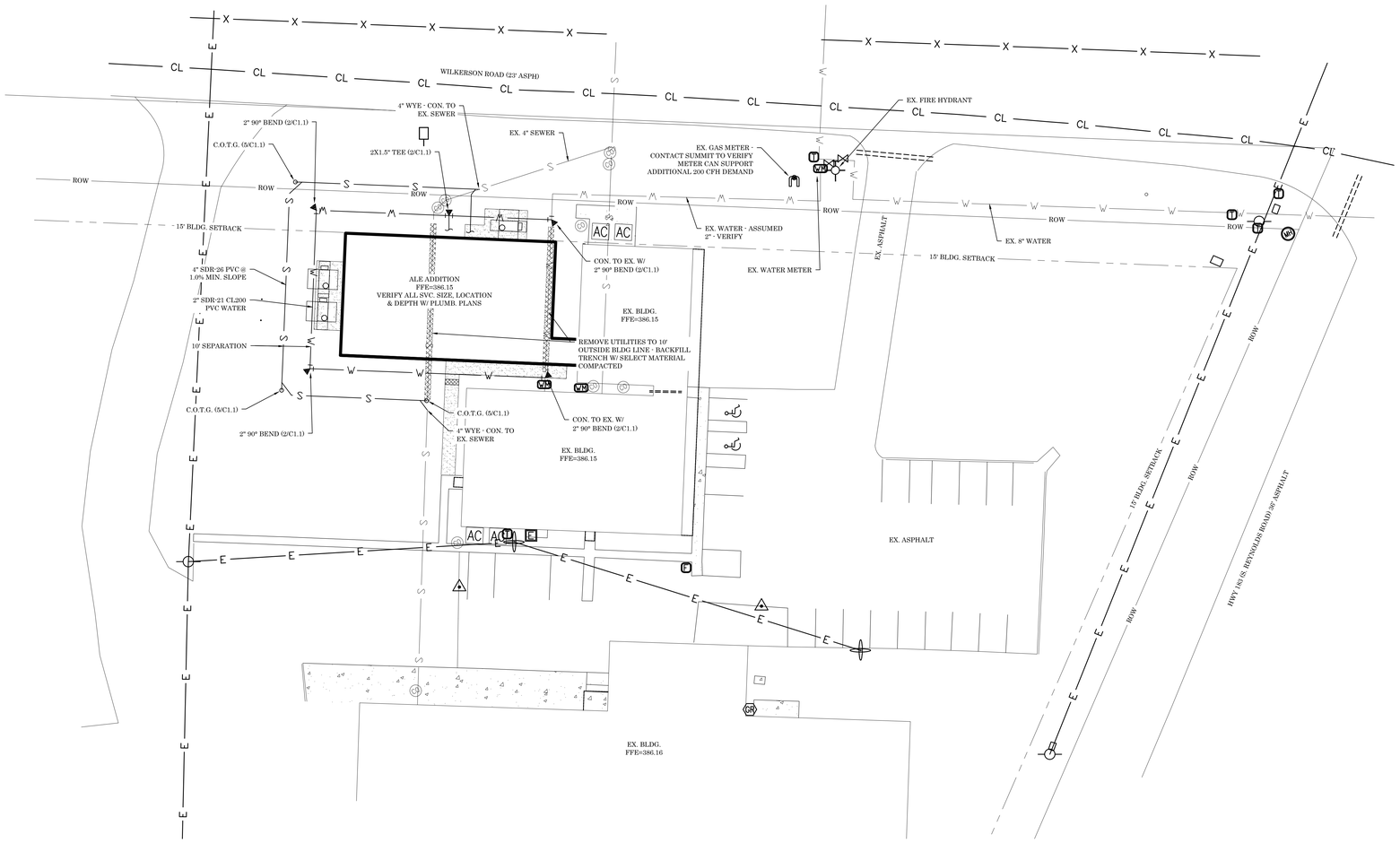
BRYANT ALE CLASSROOM ADDITION
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12742 — 6/9/25
CERTIFICATE OF AUTHORIZATION — MINTON ENGINEERING, INC. NO. 1544 — ARKANSAS ENGINEER

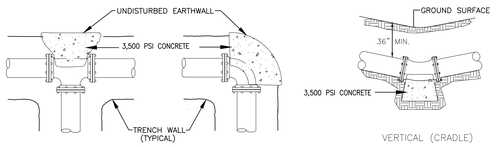
DATE: 2025-06-09
PROJECT NO: 2934
DRAWN BY: JM
REV:

C1.0
2 OF 3

ARKANSAS ONE-CALL SYSTEM, INC. — DIAL 811 BEFORE YOU DIG



NORTH 1 C1.1 SITE UTILITY PLAN
SCALE: 1" = 20'
0 20 40



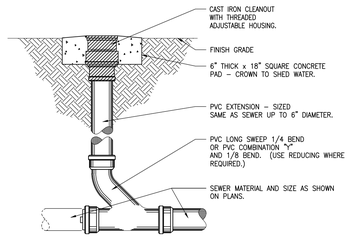
90° BEND
45° BEND (SIMILAR)
22 1/2° BEND (SIMILAR)
11 1/4° BEND (SIMILAR)

45° BEND
22 1/2° BEND (SIMILAR)
11 1/4° BEND (SIMILAR)

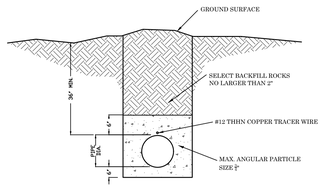
NOTES:
1. All fittings shall be mechanical joint with retainer glands.
2. Do not cover bells or flanges with concrete.
3. Wrap all fittings with visqueen.
4. Back all tees according to size of branch.
5. Backing future line extensions shall be such that later removal is possible.
6. All bends where fittings are used, both horizontal and vertical, shall be backed.
7. Reaction backing table is based on 150 p.s.i. and soil bearing pressure of 2,500 lb./sq. ft. Additional backing may be required in some areas as directed by engineer.

REACTION BACKING TABLE					
REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING					
SIZE	TYPE OF FITTINGS				
	TEE OR PLUG/CAP	90°	45°	22 1/2°	11 1/4°
2"-4"	2	2	1	1	1
6"	3	3	2	1	1
8"	4	4	3	2	2
12"	10	10	5	3	2
18"	26	26	14	7	4
24"	38	38	20	10	7
30"	59	59	32	16	10

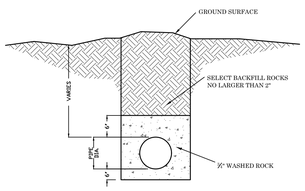
2 C1.1 WATERLINE BLOCKING DETAIL
NOT TO SCALE



5 C1.1 CLEANOUT TO GRADE (C.O.T.G.) DETAIL
NOT TO SCALE



3 C1.1 WATER BEDDING DETAIL
NOT TO SCALE



4 C1.1 SEWER BEDDING DETAIL
NOT TO SCALE

GENERAL UTILITY NOTES:

1. ALL BIDDERS SHALL FIELD VERIFY EXIST SITE CONDITIONS SO AS TO BE FAMILIAR WITH PROJECT PRIOR TO BIDDING WORK INCLUDED IN THIS CONTRACT. ANY DISCREPANCIES SHALL BE ADDRESSED PRIOR TO BIDDING.
2. CONTRACTOR TO VERIFY AND MARK ALL EXISTING UTILITIES PRIOR BEFORE ANY DEMOLITION OR NEW CONSTRUCTION WORK COMMENCES.
3. ALL WORK SHALL CONFORM TO LOCAL & STATE CODES; ELECTRICAL & PLUMBING LINES SHALL BE INSTALLED BY PROFESSIONALS LICENSED BY THE STATE OF ARKANSAS.
4. ALL WORK SHALL CONFORM TO THE SPECIFICATIONS SET FORTH BY THE ARKANSAS DEPARTMENT OF HEALTH AND BRYANT WATER DEPARTMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CONNECTION FEES AND AS-BUILTS REQUIRED.
5. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS TO THE BUILDING WITH THE PLUMBING SHEETS.
6. SEWER MANHOLES SET IN GREEN SPACE AREAS WILL HAVE A RIM ELEVATION OF AT LEAST 3" BUT NO MORE THAN 5" ABOVE ADJACENT GRADE.
7. ALL WATER AND SEWER LINES SHALL MAINTAIN 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION, WATER OVER SEWER. WATERTIGHT CASING WILL BE REQUIRED IF THESE DIMENSIONS CAN NOT BE ACHIEVED. SEPARATION REQUIREMENTS B/T WATER AND SEWER WILL FULLY COMPLY WITH THE ARKANSAS RULES PERTAINING TO PUBLIC WATER SYSTEMS SECTION XIV A.

GRADATION PLAN NOTE

PRIOR TO INSTALLING ANY SANITARY, STORM, GAS OR WATER LINES BELOW GRADE, THE PLUMBING CONTRACTOR SHALL FURNISH TO THE ARCHITECT TWO COPIES OF A GRADATION PLAN OF THE BUILDING DRAINS AND SEWER LINES WITH PROPOSED ELEVATION GRADES SHOWN AT EACH MAJOR GROUP OF PLUMBING FIXTURES, AT EACH PIPE LINE INTERSECTION, AT EACH PIPE LINE CROSSING, AT EACH GRADE BEAM OR FOOTING PENETRATION/INTERSECTION AND AT ANY EXISTING PIPE LINE CONNECTIONS. THE PLAN SHALL ALSO INCLUDE ALL THOSE PIPE INTERSECTIONS AND/OR PIPE CROSSINGS THAT ARE EXTERIOR OF BUILDING/ADDITION INCLUDING ANY MANHOLES, CONNECTION TO EXISTING MAINS AND CLEANOUTS TO GRADE.

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SITE GRADING & STORM DRAINAGE PLAN

BRYANT ALE CLASSROOM ADDITION
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

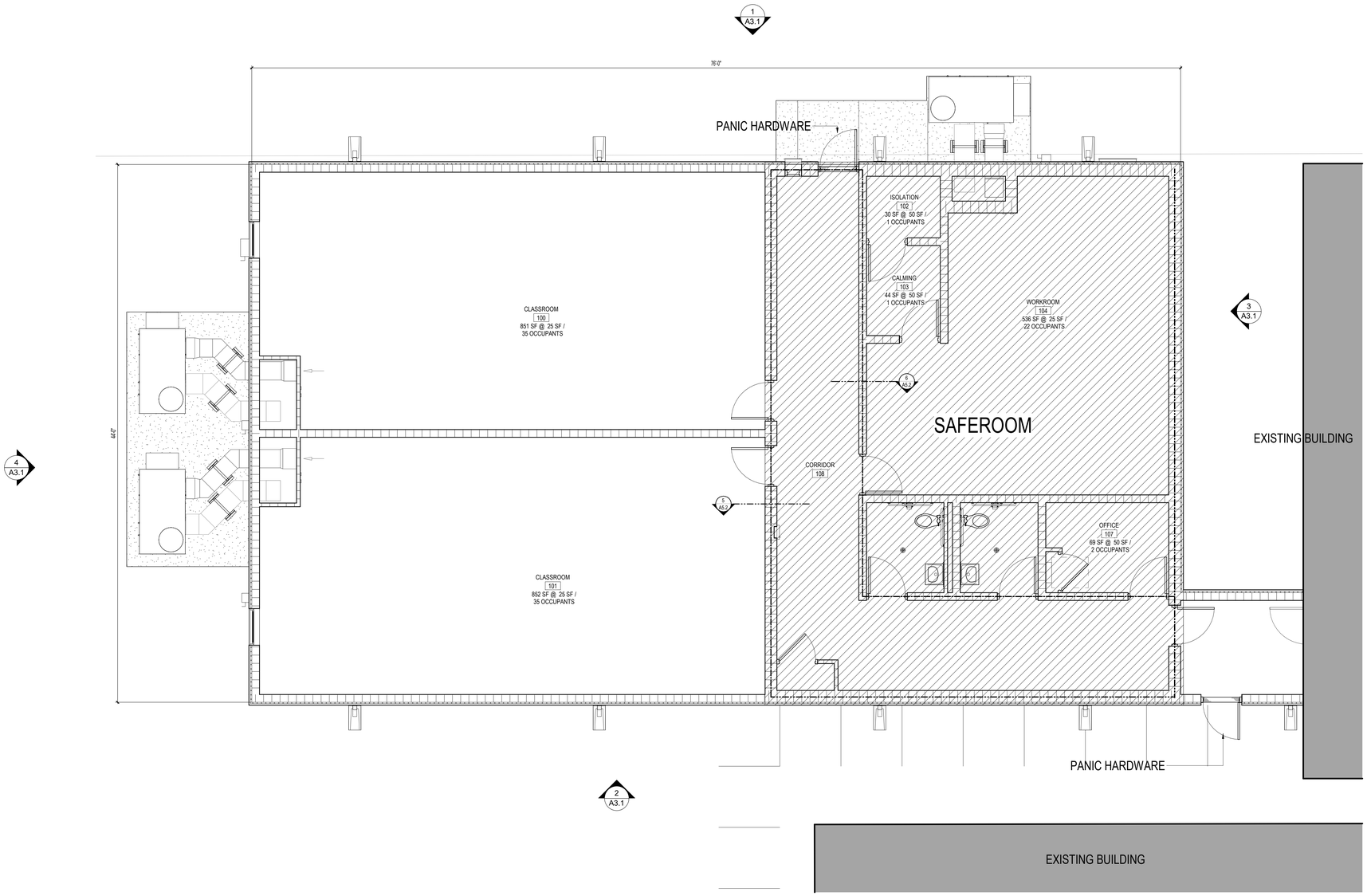
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12742
DEAN WILSON
6/9/25

CERTIFICATE OF AUTHORIZATION
MINTON ENGINEERING, INC.
NO. 1564
ARKANSAS ENGINEER

DATE: 2025-06-09
PROJECT NO: 23234
DRAWN BY: JM
REV:

C1.1
3 of 3

ARKANSAS ONE-CALL SYSTEM, INC. DIG-RITE



NORTH

1 A1.0 LIFE SAFETY PLAN
1/4" = 1'-0"

IBC TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
PRIMARY STRUCTURAL FRAME	3	2	1	0	1	0	HT	1	0
BEARING WALLS									
EXTERIOR	3	2	1	0	2	2	2	1	0
INTERIOR	3	2	1	0	1	0	1/HT	1	0
NONBEARING INTERIOR WALLS									
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	2	1	0	1	0	HT	1	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1.5	1	1	0	1	0	HT	1	0

FIREPROOFING NOTES: TYPE V-B CONSTRUCTION

BUILDING ELEMENT	RATING	APPLICATION/PRODUCT

NOTES: ALL STRUCTURAL STEEL SHALL BE UNPAINTED/UNPRIMED UNLESS NOTED OTHERWISE.
ALL METAL FLOOR AND ROOF DECK SHALL BE GALVANIZED OR UL CLASSIFIED PAINTED DECK

LIFE SAFETY: STORM SHELTER

FIRE AREA EDUCATION, NS,TYPE VB

ALLOWABLE AREA FACTOR NS, VB (TABLE 506.2):
9,500 SF PER FLOOR

FRONTAGE INCREASE:
240' BUILDING PERIMETER
168' OF PERIMETER FACE 30+' OF OPEN SPACE
68% OF BUILDING PERIMETER

9,500 (NS AREA FACTOR)
x .68 INCREASE FACTOR
6,460 SF INCREASE

TOTAL ALLOWABLE AREA:
15,960 SF PER FLOOR

ACTUAL AREA (MEASURED WITHIN EXTERIOR WALLS):
3,035 SF LOWER LEVEL

ALLOWABLE HEIGHT (TABLE 504.3):
40 FEET

ACTUAL HEIGHT
16' 10" FEET

ALLOWABLE STORIES (TABLE 504.4):
ONE STORY

ACTUAL STORIES:
ONE STORY

FIRE AREA MAIN LEVEL OCCUPANT LOAD:

TOTAL: 168 OCCUPANTS
EXITS REQUIRED: 2 (2 PROVIDED)
EGRESS REQUIRED: 168 OCCUPANTS/2 EXITS = 84 OCCUPANTS PER EXIT

DOORS = 84 OCCUPANTS TRANSLATES TO 55" PER EXIT DOOR MIN.

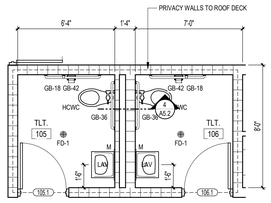
FIRE AREA STORM SHELTER OCCUPANT LOAD CONTRIBUTION: IBC 423.5

CLASSROOMS: 2
OFFICES: 1 OCCUPANTS
TOTAL: 168 OCCUPANTS

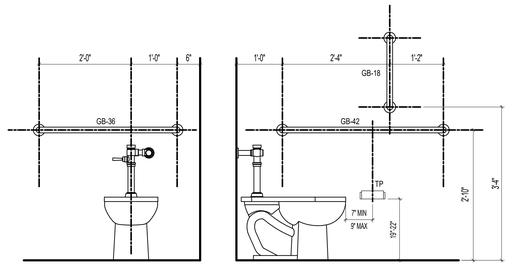
TOTAL LOAD CONTRIBUTION TO STORM SHELTER:
168 OCC. - (168 OCC. x .25 NET SF REDUCTION FACTOR) = **126 OCCUPANTS**

FIRE WALL LEGEND

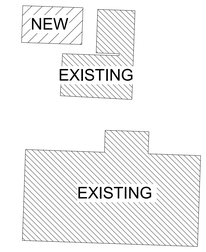
2-HR FIRE WALL — -·-·-·-



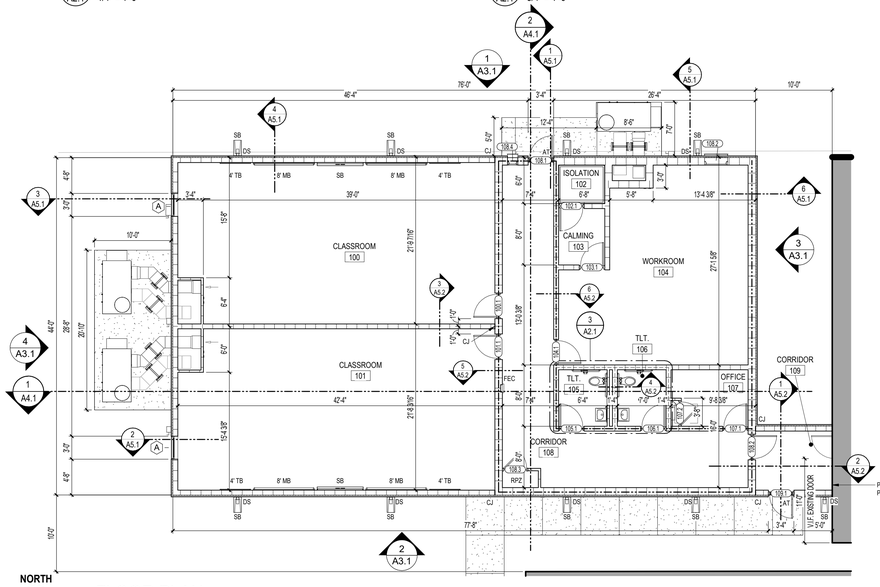
3 A2.1 ENLARGED PLAN
1/4" = 1'-0"



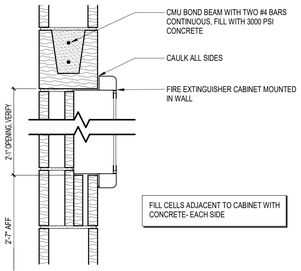
6 A2.1 GRAB BAR ELEVATIONS
3/4" = 1'-0"



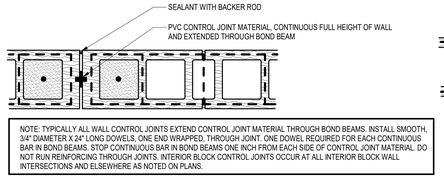
NORTH
KEY PLAN



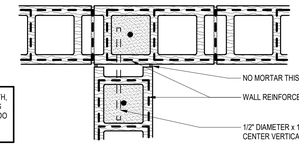
NORTH
1 A2.1 FLOOR PLAN
1/8" = 1'-0"



5 A2.1 FIRE EXTINGUISHER CABINET-CMU
1 1/2" = 1'-0"



NOTE: TYPICALLY ALL WALL CONTROL JOINTS EXTEND CONTROL JOINT MATERIAL THROUGH BOND BEAMS. INSTALL SMOOTH, 3/4" DIAMETER X 24" LONG DOWELS, ONE END WRAPPED, THROUGH JOINT. ONE DOWEL REQUIRED FOR EACH CONTINUOUS BAR IN BOND BEAMS. STOP CONTINUOUS BAR IN BOND BEAMS ONE INCH FROM EACH SIDE OF CONTROL JOINT MATERIAL. DO NOT RUN REINFORCING THROUGH JOINTS. INTERIOR BLOCK CONTROL JOINTS OCCUR AT ALL INTERIOR BLOCK WALL INTERSECTIONS AND ELSEWHERE AS NOTED ON PLANS.



7 A2.1 INTERIOR MASONRY CONTROL JOINT - CMU
1 1/2" = 1'-0"

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "PROJECT SPECIFICATIONS".
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
5. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVING TO BE STANDARD DUTY ASPHALTIC CONCRETE PAVING UNLESS OTHERWISE NOTED.
7. ALL CURB/HANDICAP RAMP DESIGN SHALL CONFORM TO ADA STANDARDS.
8. ALL NEW PARKING SPACES ARE TO BE PAINTED WITH 4" SINGLE WHITE SOLID LINES UNLESS OTHERWISE NOTED.
9. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN (SIGN R7-8 PER FEDERAL MANUAL ON TRAFFIC CONTROL DEVICES). PAINTED ACCESSIBLE SYMBOLS SHALL BE INSTALLED IN ALL HANDICAP SPACES AS SHOWN ON THE PLANS. HANDICAP SPACES AND SYMBOLS SHALL BE PAINTED BLUE OR PER LOCAL CODE.
10. ALL TRAFFIC SIGNAGE, PAVEMENT MARKINGS, AND PARKING LOT STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
11. ALL DISTURBED AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
12. PATCH AND REPAIR EXISTING PAVING WHERE DISTURBED BY NEW CONSTRUCTION BEYOND SAW-CUT JOINT FOR NEW CONSTRUCTION
13. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION WAS TAKEN FROM A SURVEY BY JOHNSTON SURVEYING OF ROLAND, ARKANSAS.

FIRE WALL LEGEND

2-HR FIRE WALL — 12" CONCRETE MASONRY UNITS TO BOTTOM OF ROOF DECK (UL #U905). FIRE STOP AT DECK AND ALL PENETRATIONS. DO NOT TIE PARALLEL FIRE WALLS TOGETHER

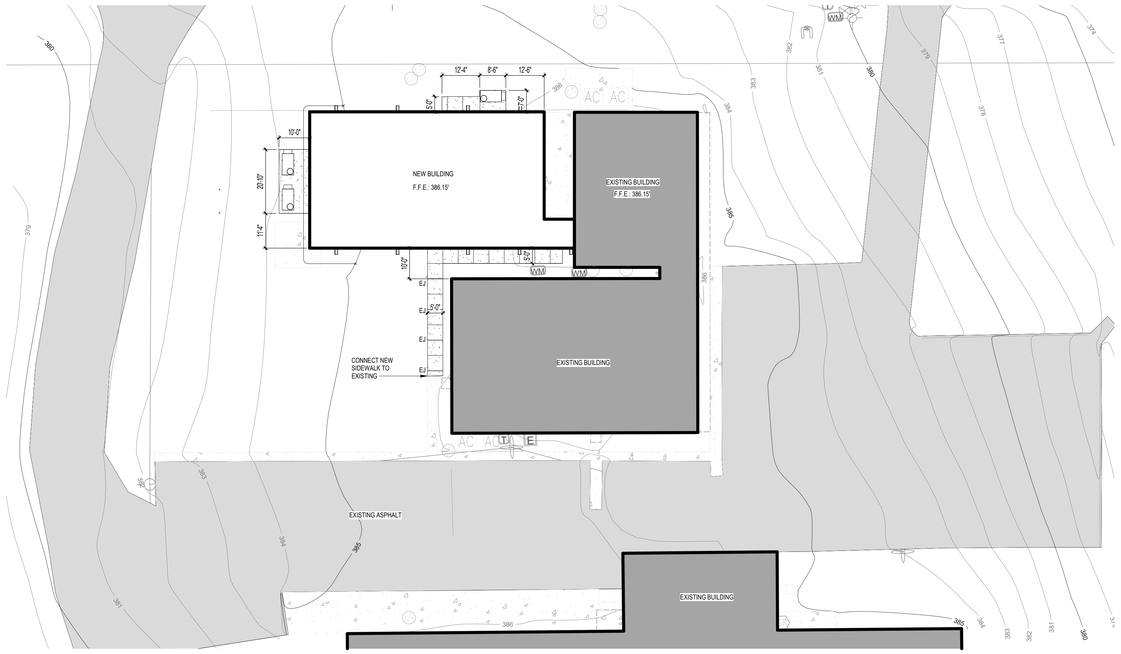
1-HR FIRE WALL — 8" CONCRETE MASONRY UNITS TO BOTTOM OF ROOF DECK. (UL #U905). FIRE STOP AT DECK AND ALL PENETRATIONS. DO NOT TIE PARALLEL FIRE WALLS TOGETHER

NOTE:
ALL FIRE WALLS AND BARRIERS SHALL BE MARKED WITH SIGNAGE READING, "FIRE AND/OR SMOKE BARRIER- PROTECT ALL OPENINGS" ACCORDING TO 2012 ARKANSAS FIRE PREVENTION CODE SECTION 703.7

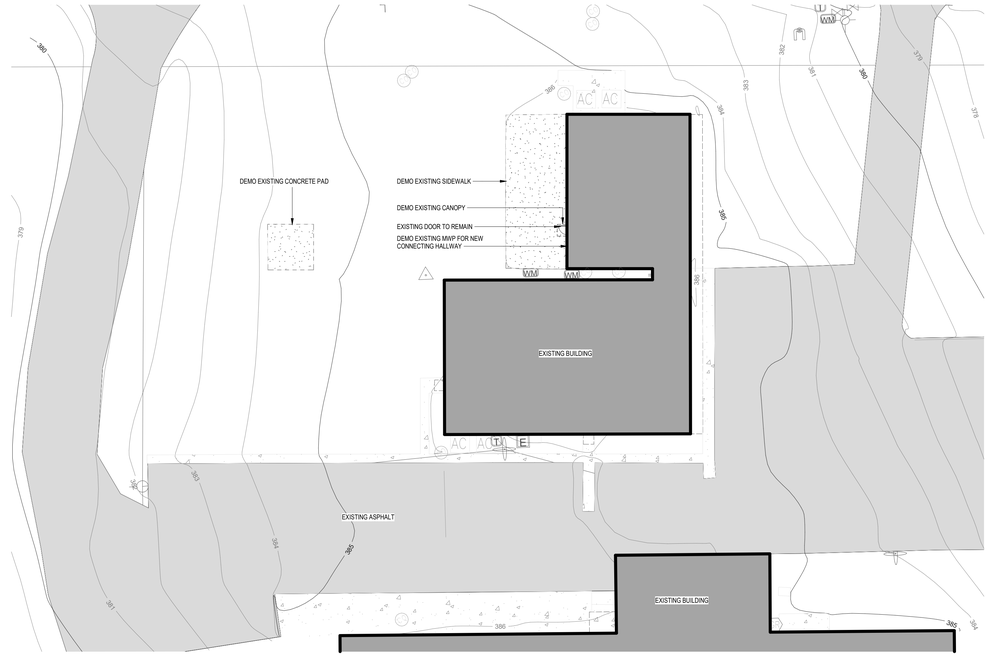
ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM IN ACCORDANCE WITH UL 1479

GENERAL NOTES

1. SEE OVERALL PLAN SHEET A1.1 FOR CODE DATA AND FIRE PROTECTION REQUIRMENTS AND METHODS
2. CONTRACTOR TO VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING PROJECT. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID.
3. INTERIOR LIGHT GAUGE METAL STUD WALLS
   1. WALLS SHALL BE FRAMED WITH 3 5/8" OR 6" (SEE PLAN) MEMBERS AT 16" O.C. w/ CONTINUOUS TRACK TOP AND BOTTOM, UNLESS NOTED OTHERWISE.
   2. EXTEND ALL WALLS 8" MIN. ABOVE CEILING
   3. WALLS WITHOUT AN ADJACENT FINISHED CEILING SHALL EXTEND TO DECK ABOVE
   4. LIGHT GAUGE FRAMING NOT SUFFICIENTLY BRACED BY INTERSECTING FRAMING OR REQUIRED BY HEIGHT OF FRAMING SHALL BE BRACED TO STRUCTURE WITH METAL STUD KICKERS (APPROXIMATELY 45 DEGREES) AT 48" ON CENTER MAXIMUM.
4. INTERIOR CONCRETE BLOCK WALLS
   1. WALLS SHALL BE 8" CMU (4" CMU AT CHASE WALLS, TOILET PARTITIONS, AND COLUMN WRAPS)
   2. WALL SHALL EXTEND TO 8" ABOVE HIGHEST ADJACENT CEILING
   3. WALLS WITHOUT AN ADJACENT FINISHED CEILING SHALL EXTEND TO 10'-8" AFF AND EXTEND TO DECK WITH METAL STUD FRAMING WITH 5/8" GYPSUM (EXPOSED SIDE(S)
   4. SEE STRUCTURAL DRAWINGS FOR REINFORCING
5. PRIVACY WALLS (BLOCK OR STUD) SHALL EXTEND TO CONCRETE CAP. PRIVACY WALLS SHALL BE MARKED THUS:
6. INTERIOR DOORS NOT DIMENSIONS SHALL BE LOCATED AS FOLLOWS:
   1. HINGE SIDE ADJACENT TO INTERSECTING WALL (CMU)
   2. LATCH SIDE 1'-4" OFF INTERSECTING WALL (STUD/CMU)
   3. CENTERED BETWEEN INTERSECTING WALLS (STUD/CMU)
7. PROVIDE HOUSEKEEPING PADS FOR ELECTRICAL AND MECHANICAL EQUIPMENT. VERIFY SIZE AND LOCATION WITH ELECTRICAL, PLUMBING, AND HVAC INSTALLERS AND MANUFACTURERS.
8. FOR SOUND TRANSFER CONTROL, FILL STUD WALLS WITH SOUND ATTENUATION BLANKETS. INSTALL BATT INSULATION ON ALL CEILING AROUND PERIMETER OF ROOMS EXTENDING 2'-0" FROM ALL INTERIOR WALLS UNLESS NOTED OTHERWISE IN REFLECTED CEILING PLAN NOTES.
9. GYPSUM BOARD EXPANSION JOINTS SHALL BE LOCATED 30'-0" O.C. MAXIMUM. VERIFY LOCATIONS WITH ARCHITECT. LOCATE ABOVE DOOR HEADS WHERE POSSIBLE.
10. FIELD VERIFY ALL DIMENSIONS FOR HANDRAILS, EQUIPMENT, ETC. PRIOR TO FABRICATION AND INSTALLATION
11. PROVIDE WOOD FOR BLOCKING WHERE BLOCKING IS REQUIRED. WHERE BLOCKING CONTACTS METAL FRAME, STUDS, ETC. SEPARATE WITH BUILDING FELT TO AVOID REACTIONS BETWEEN WOOD AND METALS.
12. ALL FIRE WALLS AND BARRIERS SHALL BE MARKED WITH SIGNAGE READING, "FIRE AND/OR SMOKE BARRIER- PROTECT ALL OPENINGS" ACCORDING TO 2021 ARKANSAS FIRE PREVENTION CODE SECTION 703.7. ALL PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM IN ACCORDANCE WITH UL 1479



NORTH
2 A2.1 SITE PLAN
1" = 20'-0"



NORTH
4 A2.1 DEMO PLAN
1" = 20'-0"

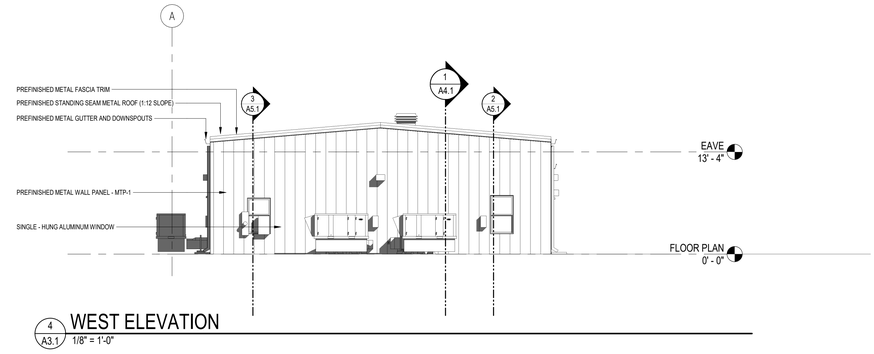
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DEMO, SITE, & FLOOR PLAN

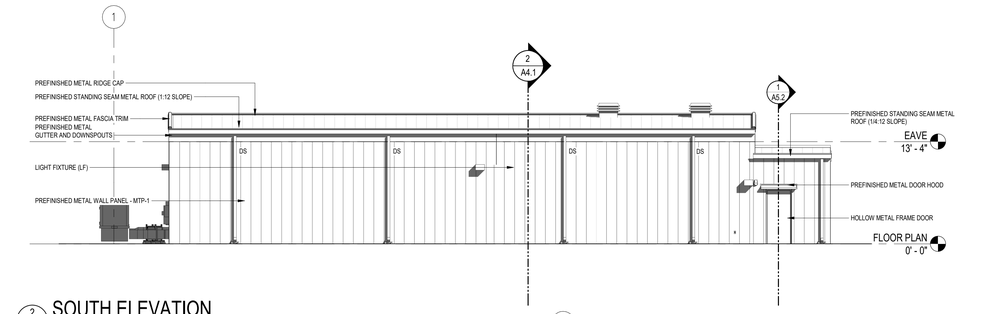
BRYANT ALE CLASSROOM ADDITION
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: 2025 06-09
PROJECT NO: 25034
DRAWN BY: BGA
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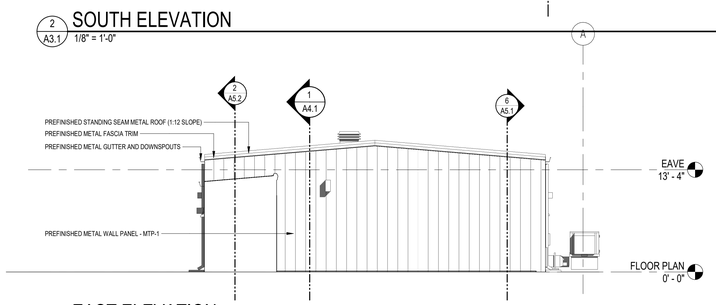
A2.1



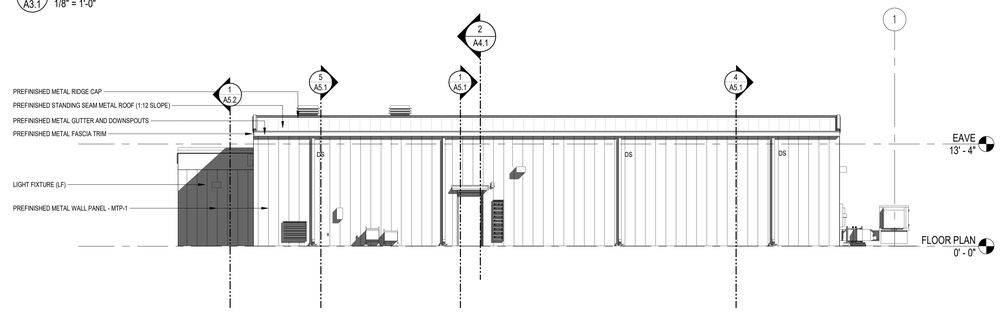
4 A3.1 WEST ELEVATION
1/8" = 1'-0"



2 A3.1 SOUTH ELEVATION
1/8" = 1'-0"



3 A3.1 EAST ELEVATION
1/8" = 1'-0"



1 A3.1 NORTH ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

BRYANT ALE CLASSROOM ADDITION
BRYANT PUBLIC SCHOOLS
BRYANT, ARKANSAS

DATE: 2025 06-09
PROJECT NO: 25034
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REV:

A3.1