



Bryant Development Review Committee Meeting

Thursday, October 28, 2021

9:00 AM

Boswell Municipal Complex-City Hall Courtroom
210 SW 3rd Street

Or watch live on YouTube at:

<https://www.youtube.com/c/BryantArkansas>

Agenda

CALL TO ORDER

NEW BUSINESS

1. St Regis at Hurricane Lake - 4013 Springhill Road - Rezoning
Keith Johnson - Requesting Recommendation for Approval of Rezoning *from R-2 to R-1*
2. Fence Brokers - 25736 I-30
Hope Consulting - Requesting Recommendation for Site Plan Approval - Ward 1
3. Beltran Subdivision - Stillman Lane
Hope Consulting - Requesting Recommendation for Approval of Plat
4. Ashton Estates Development - Hwy 5
Phillip Lewis Engineering - Requesting Discussion on Project - Ward 1
5. Proposed Changes to Chapter 2 of Bryant Business Ordinance - Adding of Food Truck Section
Truett Smith - Director of Community Development - Requesting Recommendation for Approval of Update to Bryant Business Ordinance
6. First Convenience Bank - Signage - 400 Bryant Ave

Arkansas Sign and Neon - Requesting Recommendation for Approval of Sign Variance

STAFF APPROVED

1. Marcos Pizza - 5311 HWY 5
*Pinnacle Signs - Requesting Sign Permit Approval - Ward 2 - **Staff Approved***

PERMIT REPORT

ADJOURNMENT



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

Rezoning Application

Applicants are advised to read the Amendments section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: September 30, 2021

Applicant or Designee: _____ **Property Owner (If different from Applicant):** _____

Name St. Regis at Hurricane Lake, LLC Name _____

Address 4013 Springhill Rd. Address _____

Phone (501) 940-8309 Phone _____

Email Address Cammie@conwaycorp.net Email Address _____

Property Information:

Address 4013 Springhill Rd.

Parcel Number 84011853-002

Existing Zoning Classification R-02

Requested Zoning Classification R-01

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

- Recent surveyed plat of the property including vicinity map

Additional Requirements:

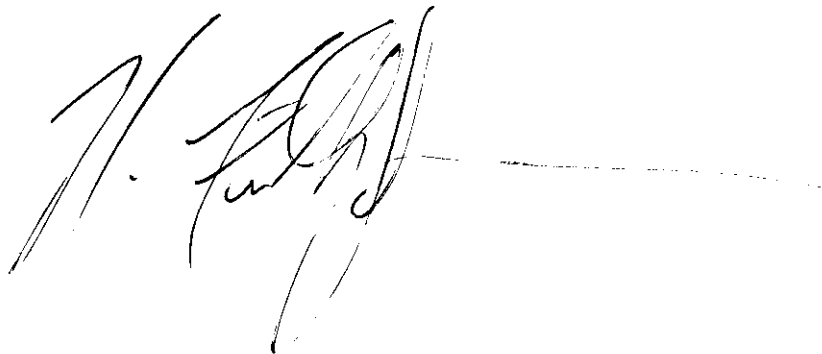
Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- Posting of Property: The city shall provide signs to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I N. Keith Johnson, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.



St. Regis at Hurricane Lake, LLC
4013 Springhill Road
Bryant, AR 72019

Telephone : (501) 847-6888

e-mail: st.regisliving@gmail.com

September 30, 2021

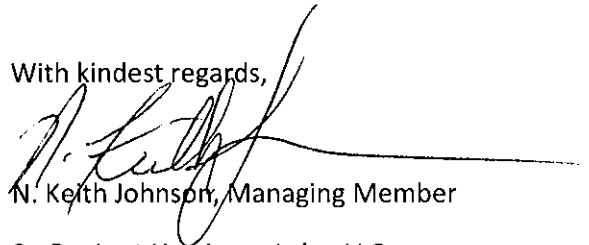
City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, AR 72022

Re: Rezoning request, 4013 Springhill Rd.

To Whom It May Concern:

St. Regis at Hurricane Lake, LLC requests a rezoning of its property located at 4013 Springhill Rd., Bryant, AR 72019 from R-2 Single Family to R-1 for the construction of up to six (6) duplex units. We are looking at expanding our duplex facility on this property which lies in Bryant, Arkansas (the existing units are in Benton city limits). The legal description of this property is attached to this letter as Exhibit "A". We respectfully request this rezoning request be placed on the earliest available Planning Commission Agenda.

With kindest regards,



N. Keith Johnson, Managing Member

St. Regis at Hurricane Lake, LLC

THIS INSTRUMENT PREPARED BY:
Sycara Higgins & Butler, PLLC
113 South Market Street, Heavron, AR 72015

FILED
SALINE COUNTY
CIRCUIT CLERK

2011 MAR -8 PM 12:31



COMMISSIONER'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in the Circuit Court of Saline County, Arkansas, on the 9th day of November, 2010 it was ordered, adjudged and decreed in a case styled Summit Bank vs. T & R Properties, L.L.C. et al, Case No. CV-2009-1430-3, that the Plaintiff, Summit Bank, have judgment against the Defendants, T & R Properties, L.L.C.; St. Regis Development Company, L.L.C.; Robert Denton; Tommy Denton; The Malvern National Bank and Lewis Lumber & Supply, for the property names in Paragraph 3 of the original Complaint filed herein in the sum of \$104,609.67, with interest thereon until paid at the rate of \$28.46 per day from October 20, 2009, together with the cost of said action and attorney's fees in the amount of \$5,000.00 and it was decreed that all of the right, title, interest, equity and estate of T & R Properties, L.L.C., St. Regis Development Company, L.L.C., Robert Denton, Tommy Denton, The Malvern National Bank and Lewis Lumber & Supply, as well as all rights of redemption of Defendants T & R Properties, L.L.C.; St. Regis Development Company, L.L.C.; Robert Denton and Tommy Denton, in and to the property hereinafter described be foreclosed and forever barred, and that upon default in the payment of said judgment, interest, attorney's fee, and costs, this Commissioner should give notice of the time, terms and place of sale and sell at public auction to the highest bidder, on a credit of three months, at the front door of the county courthouse of Saline County in Benton, Arkansas, between the hours of nine o'clock in the morning and three o'clock in the afternoon, following proper publication of notice, the following described property:

TRACT 1: PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS NOW KNOWN AS: MORE FULLY DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of said SE1/4 and run thence N01°06'E, along the East line thereof, for 1320 feet; thence N89°55'W for 15.86 feet to the West line of Springhill Road; run thence N00°12'W, along the West line of road for 61 feet to the point of beginning of land herein described; run thence N89°55'W for 340.96 feet; thence N01°06'E, parallel with the East line of said SE1/4 for 171.45 feet; thence S89°55'E for 337.06 feet to the West line of said road; run thence S00°12'W, along the West line of road, for 171.44 feet to the point of beginning, containing 1.40 acres, more or less AND TRACT 2: ALL THAT PART OF THE SE1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS: Commencing at the Southeast corner of said SE1/4 and run thence N01°06'E, along the East line thereof for 1320 feet; thence N89°55'W for 15.86 feet to the West line of Springhill Road and the point of beginning of the land herein described; thence N00°12'W, along the West line of road for 61 feet, thence N89°55'W 340.96 feet; thence S01°06'E, parallel with the East line of said

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SE1/4 for 61 feet, more or less, to the South line of the N1/2 of SE1/4; thence S89°55'E 340.96 feet, more or less, to the point of beginning, containing .48 acres, more or less **AND LESS AND EXCEPT:** A 0.49 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at the SE corner of said NE1/4 of the SE1/4; thence S89°46'43"W 355.86 feet; thence N 00°12'57"E 60.99 feet to the point of beginning; thence N00°12'57"E 171.43 feet; thence N89°50'09"E 117.03 feet; thence S00°12'14"W 39.32 feet; thence S19°37'11"E 34.87 feet; thence S03°19'07"E 21.32 feet; thence S03°20'29"E 59.67 feet; thence S60°32'03"W 37.30 feet; thence S89°46'35"W 101.48 feet to the point of beginning.

AND WHEREAS, said sale was conducted according to the judgment and decree of said court and in accordance with Arkansas law, which sale was duly reported to the court and approved by the court in an order dated March 8, 2011 and the undersigned Commissioner was directed to make a deed to the purchaser, Summit Bank, who offered the highest and best bid at said sale;

AND WHEREAS, the undersigned Commissioner and the Grantee named herein, who was the purchaser at said sale, have in all respects complied with and conformed to Arkansas law, and their respective actions have been approved by and have been in accordance with the orders of the court,

NOW THEREFORE, Dennis Milligan, as Commissioner, acting for and on behalf of the Circuit Court of Saline County, Arkansas, and in accordance with its Order and Decree, in consideration of the premises and of the sum of Ninety Thousand and no 100 Dollars (\$90,000.00) does hereby grant, bargain, sell and convey unto Summit Bank, Grantee, and unto its successors and assigns forever, together with all tenements, hereditaments and appurtenances thereunto belonging.

In Witness Whereof, I have hereunto affixed my hand as Commissioner, and the seal of this court, this 8th day of March, 2011

Dennis Milligan
Dennis Milligan, Commissioner



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF SALINE)

Be it remembered that on this day personally appeared before the undersigned, a Notary Public, within the County and State aforesaid, Dennis Milligan who acknowledged that he was the Commissioner in the aforesaid case and as said Commissioner had executed the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2011

My Commission Expires: 02/01/2012

Ragan Lyzga
NOTARY PUBLIC



FILED FOR RECORD

Doc 10011 Paphes 410

MAR 08 2011

10:31 AM
DENNIS IV ... CIRCUIT CLERK
Jana Lewis DC



Early Under 2010: 0.50c each per at least one page 1 corner 4th, 1/2 of first-day starts from base placed at the bottom. Ex: p. 6 or 10 consideration paid 1/23/2010

GRANTEE OR AGENT Summit Bank
GRANTEE'S ADDRESS 1500 Military Road
PO Box 1529, Benton AR 72015

THIS INSTRUMENT PREPARED BY
Spears Beffman & Butler, PLLC
111 South Market Street, Benton, AR 72015

FILED
SALINE COUNTY
CIRCUIT CLERK

2011 MAR -9 PM 02:34


BY _____

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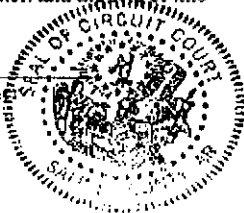
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Dennis Milligan
Dennis Milligan, Commissioner



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) ss
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My Commission Expires: 02/01/2012

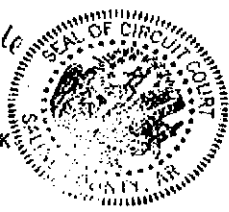
Ragan Lyzga
NOTARY PUBLIC


FILED FOR RECORD

Doc # 10011 *Pages 4/6*

MAR 08 2011

10:31 *P*
DENNIS MILLIGAN, CIRCUIT CLERK
Diana Davis DC



Early order 2010 12 8. See page 16. Not at least the page 3 corner with a 2 foot 11-day delay. The last filed at the office. Extra. or in consideration paid if any more.

WITNESSES: Summit Bank
ADDRESSES: 1800 Military Road
PO Box 1529, Benton AR 72015

HOPE

CONSULTING

ENGINEERS - SURVEYORS

117 S. Market St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

June 21, 2020

City of Bryant, Arkansas
City Planner
210 SW 3rd Street
Bryant, AR 72022

Re: FENCE BROKERS
Hope Project No. 21-0252

The City's review comments dated July 15, 2021 are below with my responses following:

Planning Reviews:

Comment no.1- Provide Commercial subdivision plat.

[Response of comment no.1- Commercial plat has been submitted.](#)

Comment no.2- Provide Commercial storm water review fees. Rezoning fee.

[Response of comment no.2- Commercial storm water fee and rezoning fee will be provided.](#)

Comment no.3- Verify materials used on the facades of the new building will meet the commercial design standards.

[Response of comment no.3- Architect will provide building design and material information.](#)

Comment no.4- Provide wheelchair access from parking to he proposed building by means of a concrete/asphalt path. ADA requirement.

[Response of comment no.4- Wheelchair access from parking to proposed building has been showed.\(See pavement plan sheet C-5.0\)](#)

Comment no.5- Provide elevations of new buildings?

[Response of comment no.3- Elevation for new buildings has been added. \(See site plan C-1.0\)](#)

Comment no.6- Privacy fence/ landscape screen requirement. For portion of lot abutting residential area.

Response of comment no.6- 6' high privacy fence has been provided in the north side of the property. A green buffer zone of 49' has also been left in the north side of the property. (See site plan C-1.0)

Engineering Review:

Comment no.1- Provide existing road coring data to confirm existing road is in accordance with Bryant Minimum Street Specification Part 5.10 One-Half Street Improvements Section C.

Response of comment no.1- Geotechnical survey will be done upon the approval of site plans and half street improvements will be done according to Bryant Street Specification.

Comment no.2- Provide Utility Plan for water and sewer.

Response of comment no.2- A utility plan has been provided with construction plans. (See plan C-1.1)

Comment no.3- Verify with Fire Marshall Fire protection requirements.

Response of comment no.3- Architect will provide building fore information.

Storm water:

Comment no.1- Provide calculations for storm water design. 5,10,25,50, &100 year rainfall events in accordance with Bryant storm water manual section 200.3.

Response of comment no.1- Rainfall calculations have been provided in the drainage report. (See page-5)

Comment no.02- Site will be required to obtain a Small Scale Development Permit from the Arkansas Department of Environmental Quality in accordance with Storm water Management Ordinance 2019-32 Article II. Section 3.

Response of comment no.02- This site is more than 5 acres, so a large scale development permit will be acquired from ADEQ.

Comment no.3- Owner will be required to submit a Storm water Infrastructure Maintenance Bond upon completion of all Storm water Facilities. (Information packet will be provided).

Response of comment no.3- Maintenance Bond will be provided.

Comment no.4- Provide maintenance plan for Detention in accordance with Bryant Stormwater Manual Section 1000.2.3. & Stormwater Management Ordinance No. 2019-32.

Response of comment no.4- Maintenance plans have been added the grading and detention plan. (See detention pond sheet C-3.0)

Comment no.5- Site will be required to obtain a Small Scale Development Permit from the Arkansas Department of Environmental Quality in accordance with Storm water Management Ordinance 2019-32 Article II. Section 3.

Response of comment no.05- This site is more than 5 acres, so a large scale development permit will be acquired from ADEQ.

Comment no.6- Provide further detail for retention basin spillway.

Response of comment no.6- Details for retention basin spillway have been provided. (See sheet C-3.0)

Comment no.7- Detention basin levees are required to be minimum 5' in width.

Response of comment no.7- 6' wide levee has been added to the plans. (See sheet C-3.0)

Comment no.8- The erosion control plan will need to state that only wire-backed silt fences will be allowed.

Response of comment no.8- Information has been updated. (See sheet C-6.0)

Comment no.9- Sod or Seed detention is required to be removed from the erosion control plan.

Response of comment no.8- Information has been updated. (See sheet C-6.0)

Comment no.10- Provide existing road coring data to confirm existing road is in accordance with Bryant Minimum Street Specification Part 5.10 One-Half Street Improvements Section C.

Response of comment no.10- Geotechnical survey will be done upon the approval of site plans and half street improvements will be done according to Bryant Street Specification.

We hereby request approval of this site plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "William McFadden".

William McFadden, PE CFM

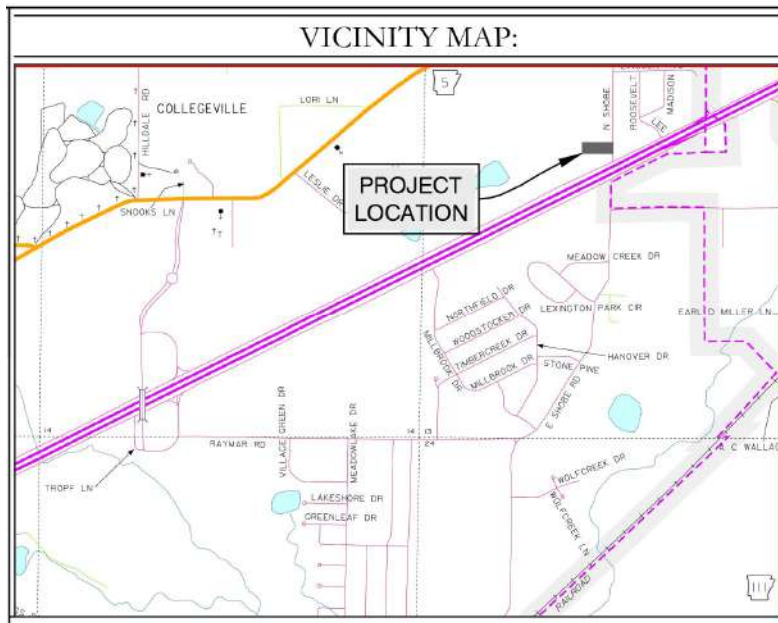
FENCE BROKERS, INC. NEW FACILITY

25736 I-30 NORTH BRYANT, AR 72022

DRAINAGE REPORT

FOR
City of Bryant, Saline County, AR

May 2021



Owner & Developer: FENCE BROKERS, INC.
Address: 25736 I-30 North, Bryant, AR 72022

By:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

TABLE OF CONTENTS

ITEM DESCRIPTION

1. Narrative & Summary
2. Hydrograph Report
3. Pond Report
4. On site drainage Map
5. Offsite drainage Map

Narrative & Summary

PROJECT TITLE

An extension of FENCE BROKERS, INC.

PROJECT PROPERTY OWNER

FENCE BROKERS, INC.

Address: 25736 I-30, Bryant, AR 72022

PROJECT LOCATION

25736 I-30, BRYANT, AR 72022

PROJECT DESCRIPTION

The proposed commercial development is an extension of Fence Brokers, INC. on 25736 I-30, Bryant, AR 72022. Total development site area is 6.09 acres = 6.1 acres. There is an existing off-site drainage of 28.42 acres pathway on the northside of the property which will bypass the proposed detention area from this development.

DRAINAGE ANALYSIS

On Site Drainage- Rational method was used to determine the existing and proposed flows from proposed site. Detailed drainage calculations considering the future expected development has been conducted to determine the required detention pond and culvert dimensions. Summary of the calculations are below:

Detention Pond

- Pond is situated on the north-west side of the property.
- Pre-development area 6.41 acres.
- Post-development area 6.41 acres.
- Pre-development runoff coefficient 0.45.
- Post-development runoff coefficient.
For Area-1 coefficient 0.45
For Area-2 cumulative coefficient 0.72
- Pond has a bottom area of 0.15 acres with bottom elevation of 323.00’.
- One 18” RCP with 0.50% slope is proposed for outflow culvert.

Peak flows for Pre and post development phase of onsite area have been tabulated below-

	Pre-development	Post-dev. Without detention	Post-dev. With detention
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	7.12	13.34	6.36
5-Year	7.93	14.73	6.90
10-Year	9.83	17.88	7.97
25-Year	11.42	20.65	8.96
50-Year	12.93	23.52	11.80
100-Year	14.08	25.26	13.61

Offsite drainage- Rational method was used to determine the existing flows of drainage area of 28.42 acres. This flow will bypass the proposed detention area. Detailed drainage calculations considering the existing drainage area has been conducted to determine the peak flows and culvert dimension to carry the existing offsite drainage. A 400 ft long 42” diameter concrete culvert is provided to carry the offsite drainage.

Summary of the calculations are below:

	Peak Flow (cfs)
2-Year	33.93
5-Year	38.45
10-Year	48.58
25-Year	56.89
50-Year	63.63
100-Year	70.74

CONCLUSION

From the onsite drainage calculation, it is seen that there is decrease in flow for all storm events due to the proposed detention pond. For offsite drainage area a 42” diameter concrete culvert is provided to carry the offsite drainage.

Hydrograph Summary Report

Multi-Hydrograph Plot

Hyd. No. 1

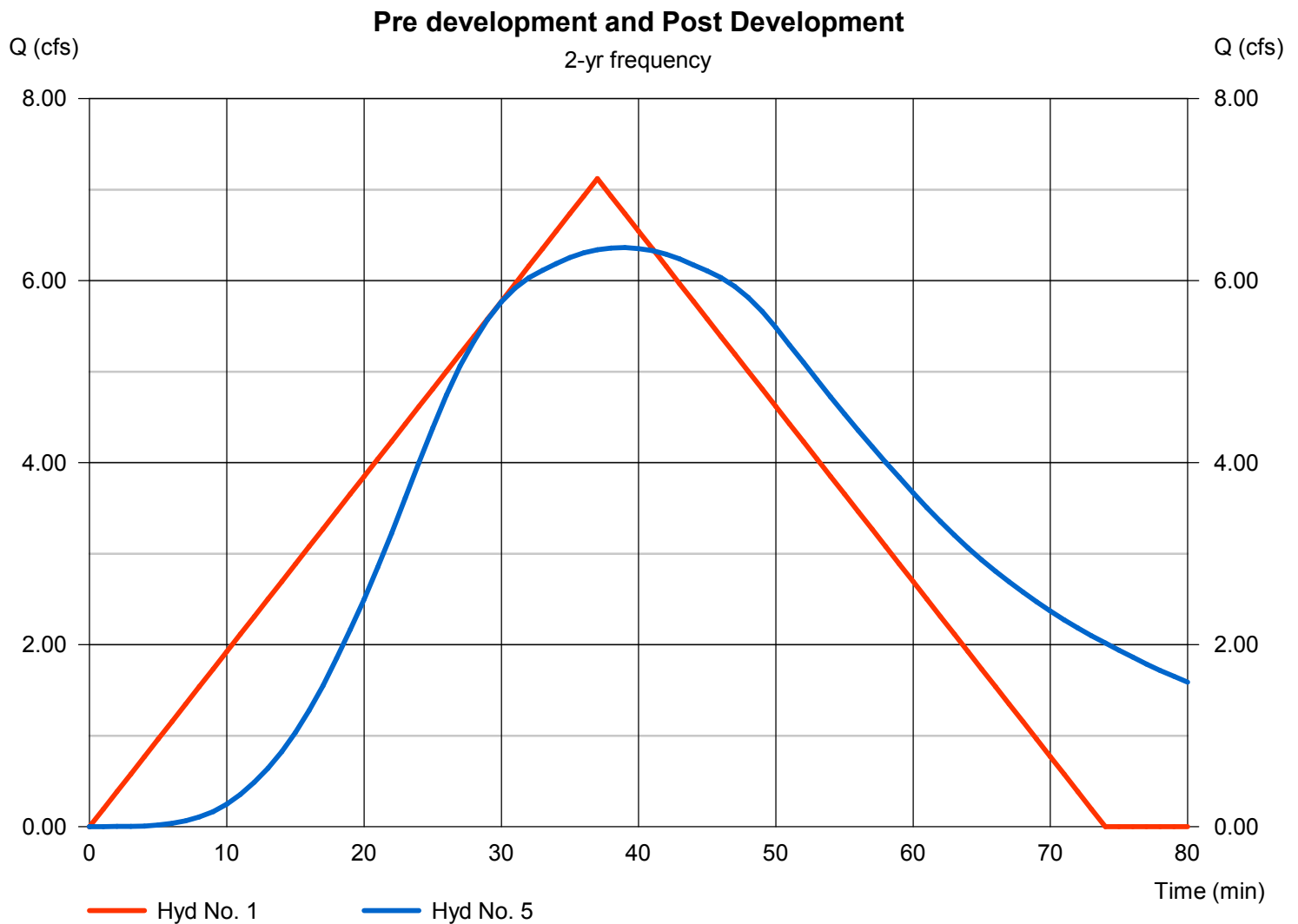
Pre development

Hydrograph type = Rational
Peak discharge = 7.120 cfs
Time to peak = 37 min
Hyd. Volume = 15,807 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 6.36 cfs
Time to peak = 39 min
Hyd. Volume = 20,609 cuft



Multi-Hydrograph Plot

Hyd. No. 1

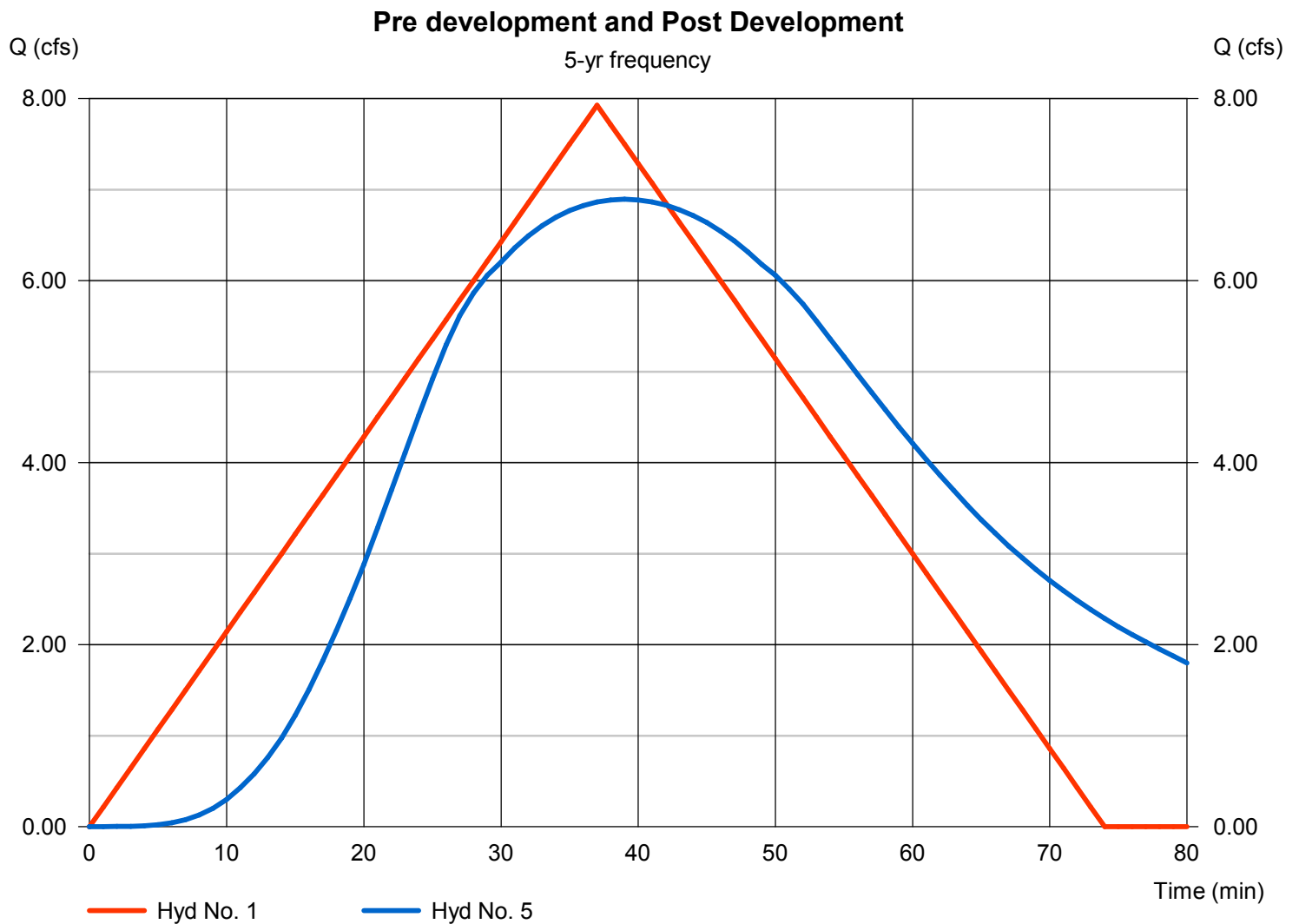
Pre development

Hydrograph type = Rational
Peak discharge = 7.929 cfs
Time to peak = 37 min
Hyd. Volume = 17,602 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 6.89 cfs
Time to peak = 39 min
Hyd. Volume = 22,761 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 1

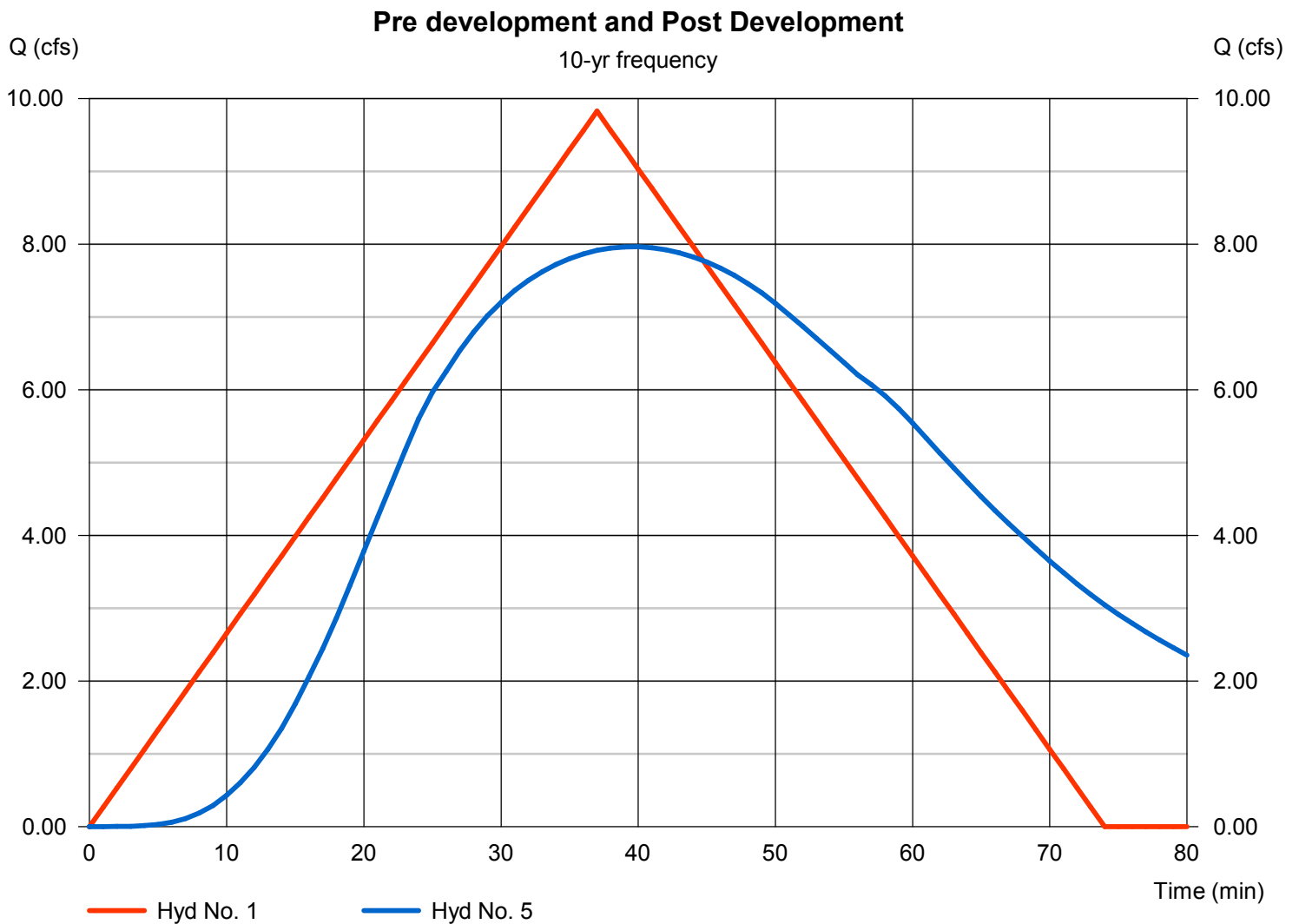
Pre development

Hydrograph type = Rational
Peak discharge = 9.830 cfs
Time to peak = 37 min
Hyd. Volume = 21,822 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 7.96 cfs
Time to peak = 40 min
Hyd. Volume = 27,646 cuft



Multi-Hydrograph Plot

Hyd. No. 1

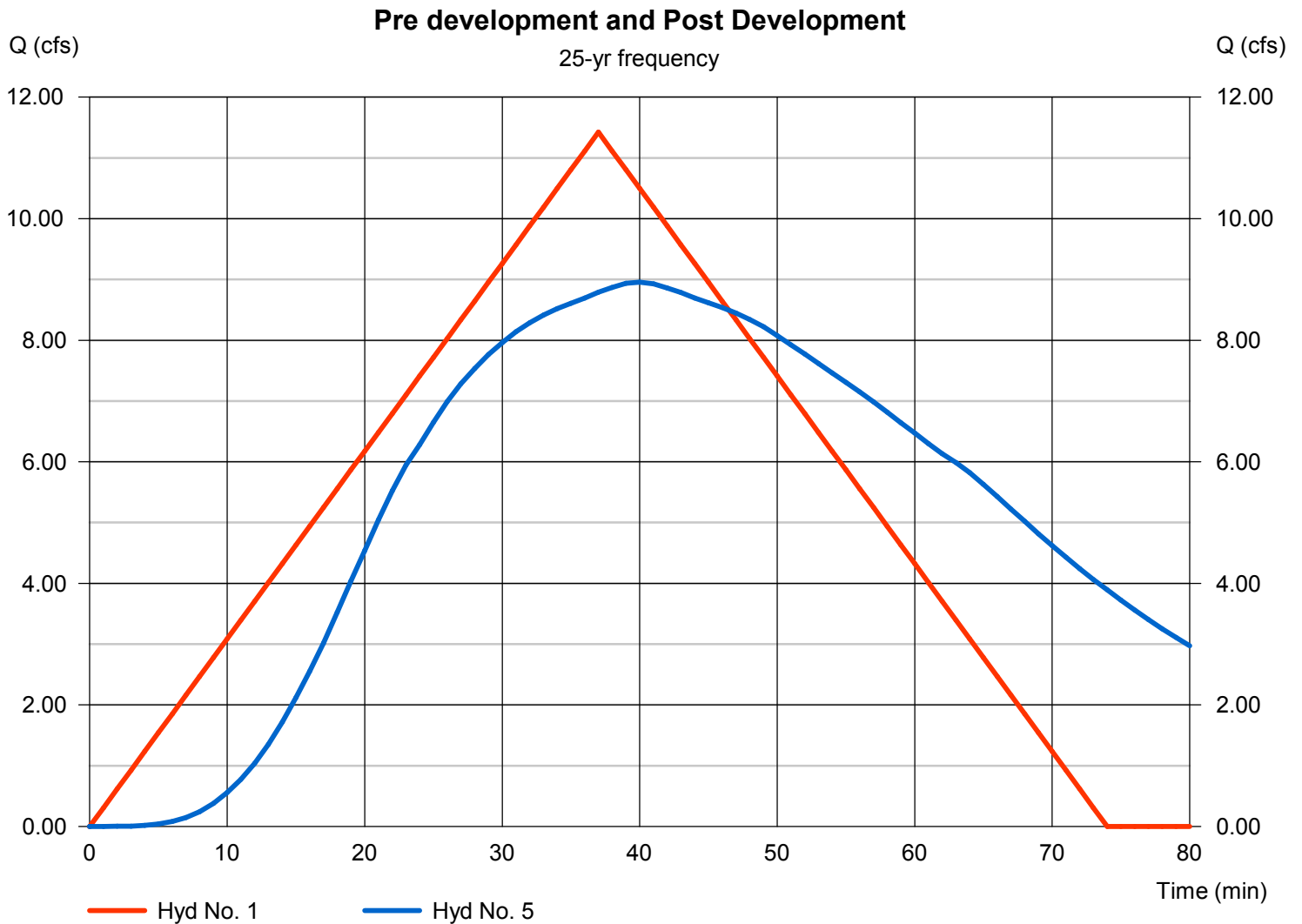
Pre development

Hydrograph type = Rational
Peak discharge = 11.42 cfs
Time to peak = 37 min
Hyd. Volume = 25,361 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 8.95 cfs
Time to peak = 40 min
Hyd. Volume = 31,932 cuft



Multi-Hydrograph Plot

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 1

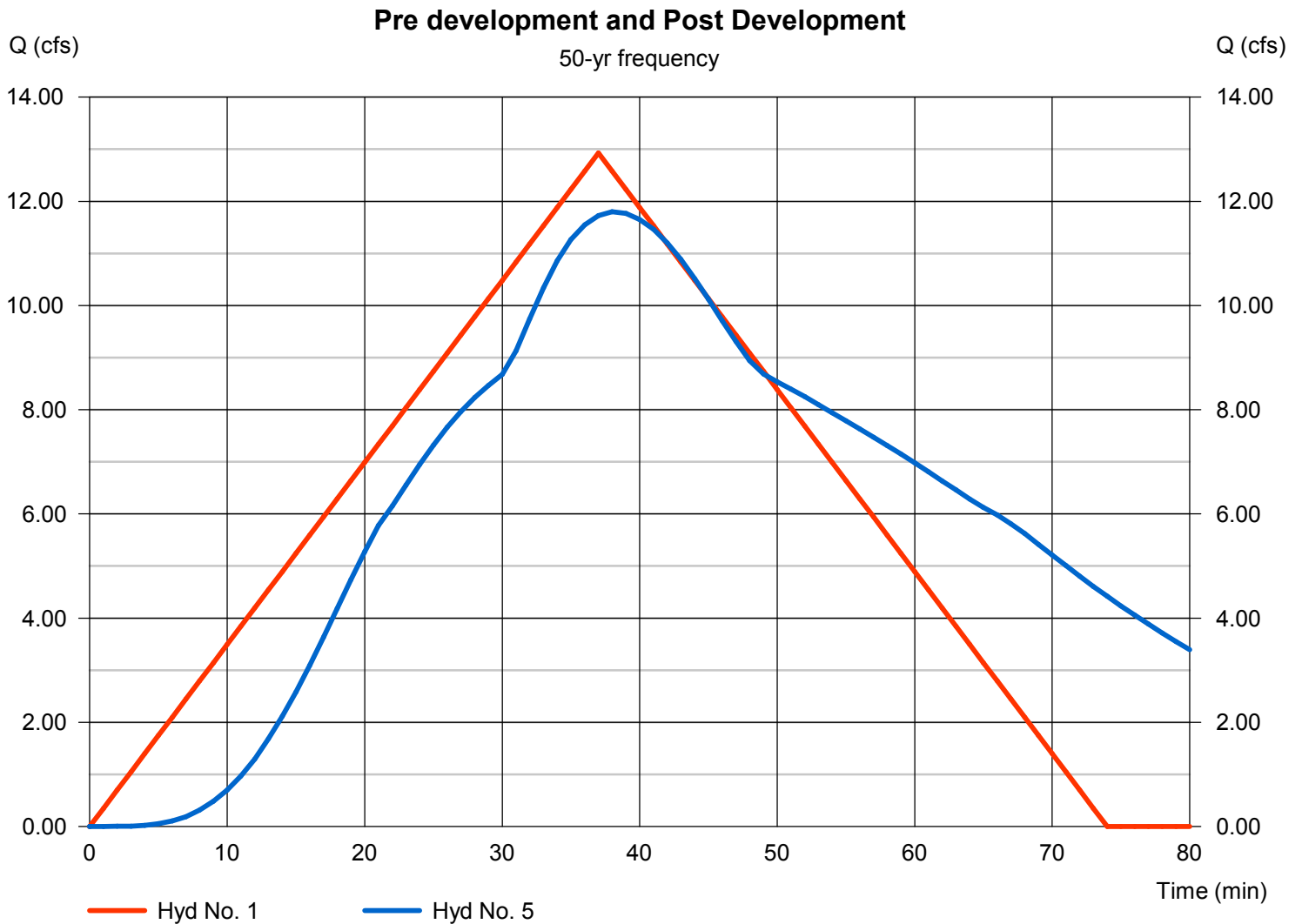
Pre development

Hydrograph type = Rational
Peak discharge = 12.93 cfs
Time to peak = 37 min
Hyd. Volume = 28,701 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 11.80 cfs
Time to peak = 38 min
Hyd. Volume = 36,368 cuft



Multi-Hydrograph Plot

Hyd. No. 1

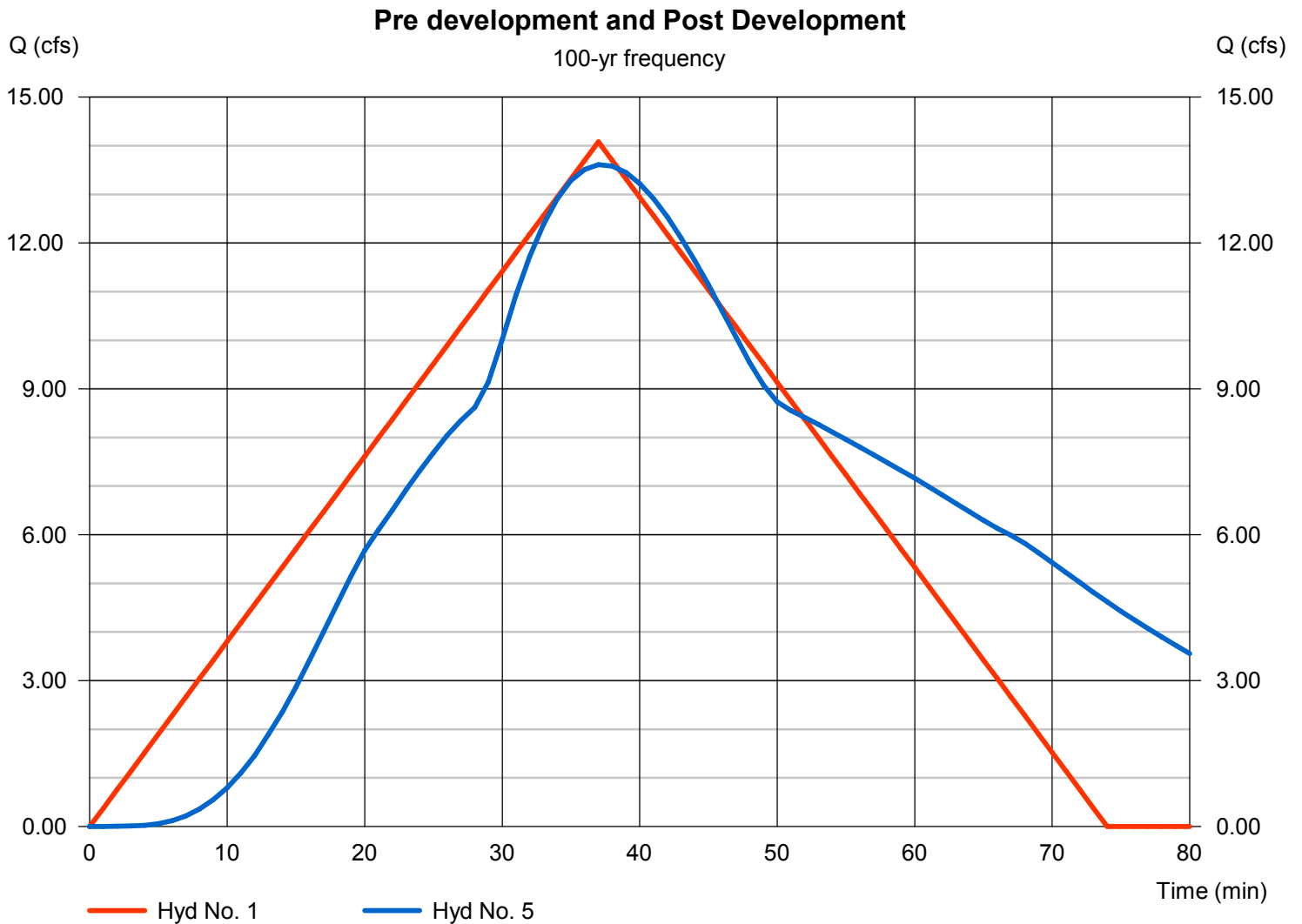
Pre development

Hydrograph type = Rational
Peak discharge = 14.08 cfs
Time to peak = 37 min
Hyd. Volume = 31,262 cuft

Hyd. No. 5

Post Development

Hydrograph type = Reservoir
Peak discharge = 13.61 cfs
Time to peak = 37 min
Hyd. Volume = 39,067 cuft



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	7.120	1	37	15,807	-----	-----	-----	Pre development
2	Rational	1.155	1	30	2,080	-----	-----	-----	Post Development Area-1
3	Rational	12.38	1	25	18,570	-----	-----	-----	Post Development Area-2
4	Combine	13.34	1	25	20,650	2, 3	-----	-----	Post Development
5	Reservoir	6.363	1	39	20,609	4	324.56	11,709	Post Development

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	7.929	1	37	17,602	-----	-----	-----	Pre development	
2	Rational	1.279	1	30	2,303	-----	-----	-----	Post Development Area-1	
3	Rational	13.67	1	25	20,499	-----	-----	-----	Post Development Area-2	
4	Combine	14.73	1	25	22,802	2, 3	-----	-----	Post Development	
5	Reservoir	6.895	1	39	22,761	4	324.70	12,925	Post Development	
21-0252- FENCE BROKE DRAINAGE.gpw					Return Period: 5 Year			Monday, 05 / 3 / 2021		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	9.830	1	37	21,822	-----	-----	-----	Pre development	
2	Rational	1.568	1	30	2,823	-----	-----	-----	Post Development Area-1	
3	Rational	16.58	1	25	24,864	-----	-----	-----	Post Development Area-2	
4	Combine	17.88	1	25	27,687	2, 3	-----	-----	Post Development	
5	Reservoir	7.965	1	40	27,646	4	325.01	15,811	Post Development	
21-0252- FENCE BROKE DRAINAGE.gpw					Return Period: 10 Year			Monday, 05 / 3 / 2021		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	11.42	1	37	25,361	-----	-----	-----	Pre development	
2	Rational	1.816	1	30	3,268	-----	-----	-----	Post Development Area-1	
3	Rational	19.14	1	25	28,704	-----	-----	-----	Post Development Area-2	
4	Combine	20.65	1	25	31,973	2, 3	-----	-----	Post Development	
5	Reservoir	8.955	1	40	31,932	4	325.29	18,458	Post Development	
21-0252- FENCE BROKE DRAINAGE.gpw					Return Period: 25 Year			Monday, 05 / 3 / 2021		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	12.93	1	37	28,701	-----	-----	-----	Pre development	
2	Rational	2.063	1	30	3,714	-----	-----	-----	Post Development Area-1	
3	Rational	21.80	1	25	32,694	-----	-----	-----	Post Development Area-2	
4	Combine	23.52	1	25	36,408	2, 3	-----	-----	Post Development	
5	Reservoir	11.80	1	38	36,368	4	325.50	20,501	Post Development	
21-0252- FENCE BROKE DRAINAGE.gpw					Return Period: 50 Year			Monday, 05 / 3 / 2021		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	Rational	14.08	1	37	31,262	-----	-----	-----	Pre development	
2	Rational	2.228	1	30	4,011	-----	-----	-----	Post Development Area-1	
3	Rational	23.40	1	25	35,097	-----	-----	-----	Post Development Area-2	
4	Combine	25.26	1	25	39,108	2, 3	-----	-----	Post Development	
5	Reservoir	13.61	1	37	39,067	4	325.59	21,491	Post Development	
21-0252- FENCE BROKE DRAINAGE.gpw					Return Period: 100 Year			Monday, 05 / 3 / 2021		

Pond Report

Pond Report

Pond No. 1 - Tract A

Pond Data

Trapezoid -Bottom L x W = 200.0 x 32.0 ft, Side slope = 3.00:1, Bottom elev. = 323.00 ft, Depth = 3.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	323.00	6,400	0	0
0.35	323.35	6,892	2,326	2,326
0.70	323.70	7,392	2,499	4,825
1.05	324.05	7,901	2,676	7,501
1.40	324.40	8,419	2,856	10,357
1.75	324.75	8,946	3,039	13,396
2.10	325.10	9,482	3,225	16,620
2.45	325.45	10,026	3,414	20,034
2.80	325.80	10,580	3,606	23,640
3.15	326.15	11,142	3,801	27,441
3.50	326.50	11,713	3,999	31,440

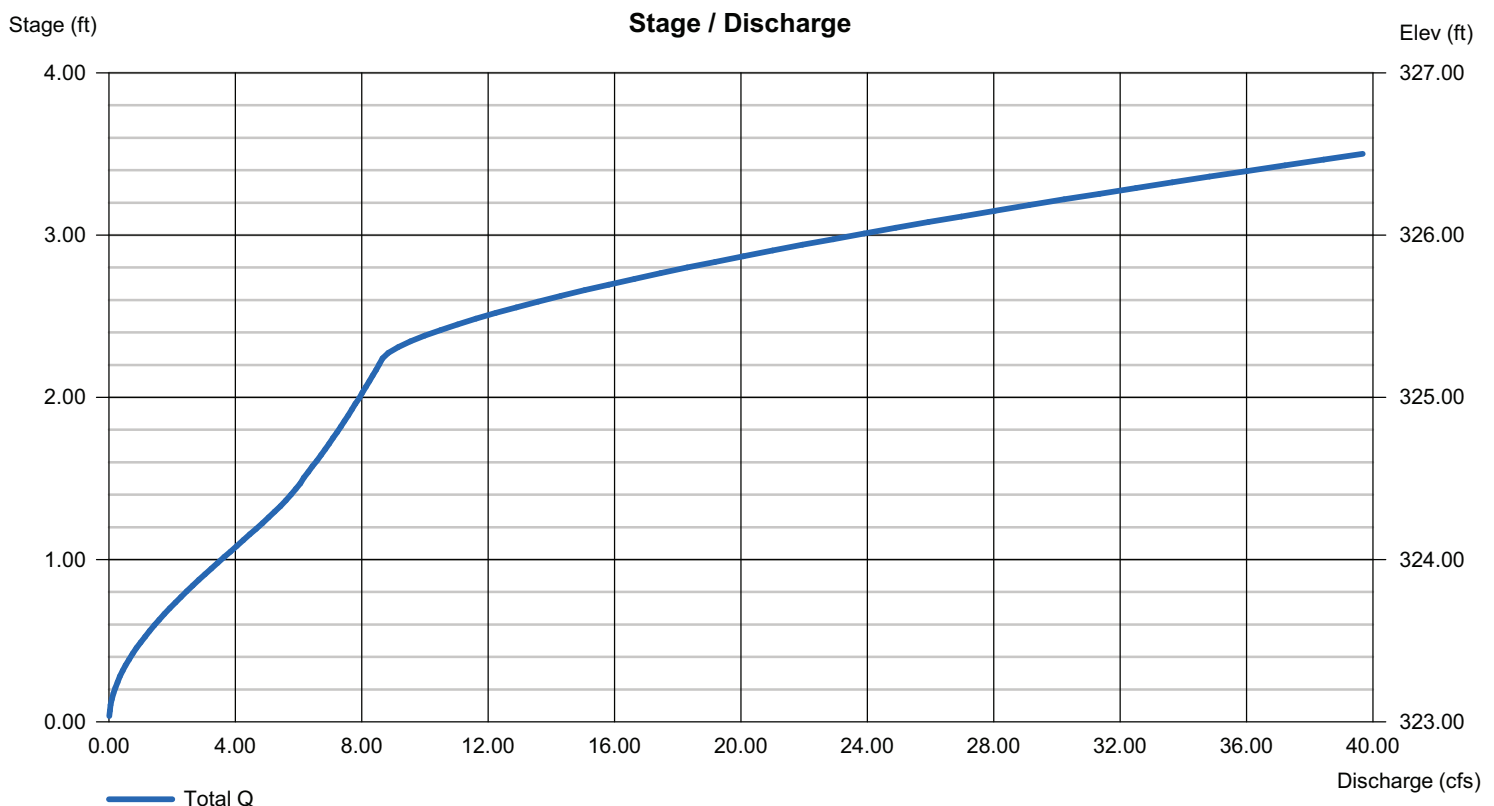
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	Inactive	Inactive	Inactive
Span (in)	= 18.00	15.00	30.00	0.00
No. Barrels	= 1	1	1	1
Invert El. (ft)	= 323.00	323.00	323.00	0.00
Length (ft)	= 70.00	40.00	40.00	0.00
Slope (%)	= 1.00	0.89	0.89	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.50	0.50	0.50	0.60
Multi-Stage	= n/a	No	No	No

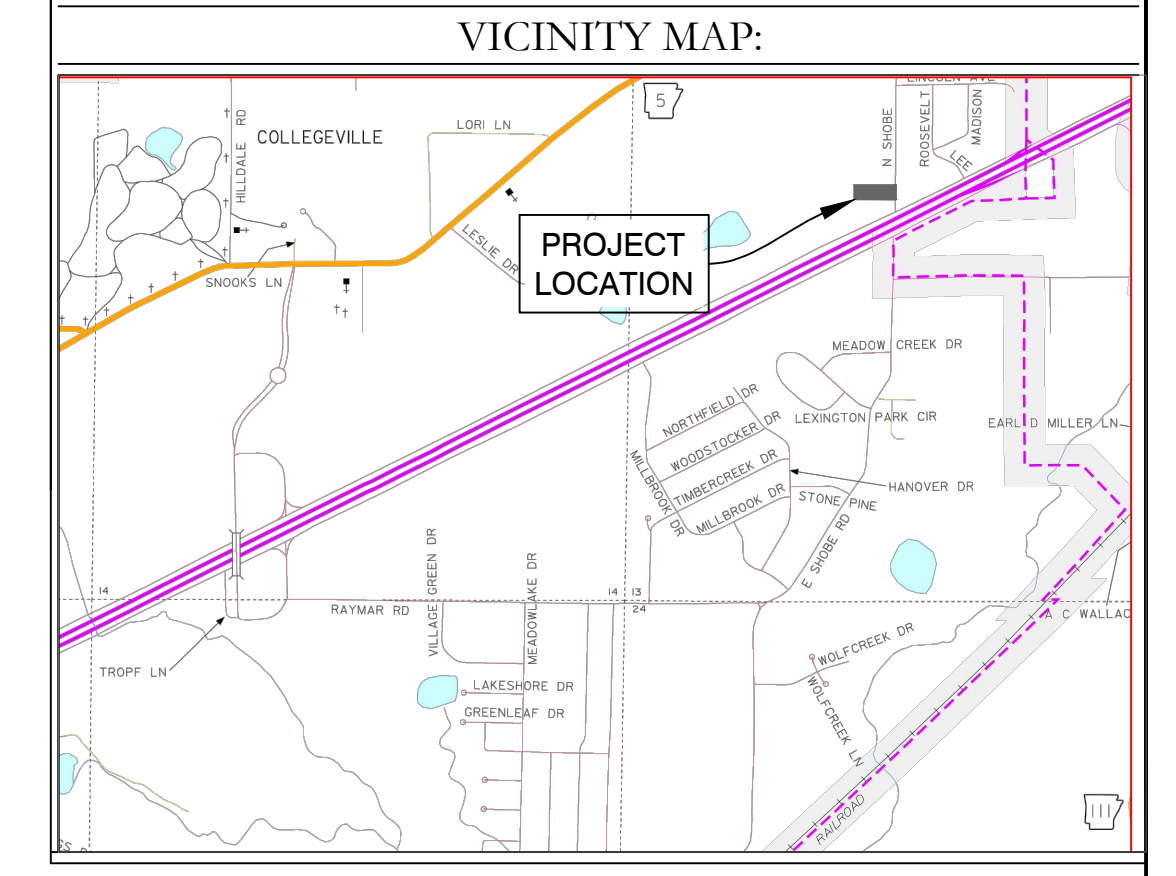
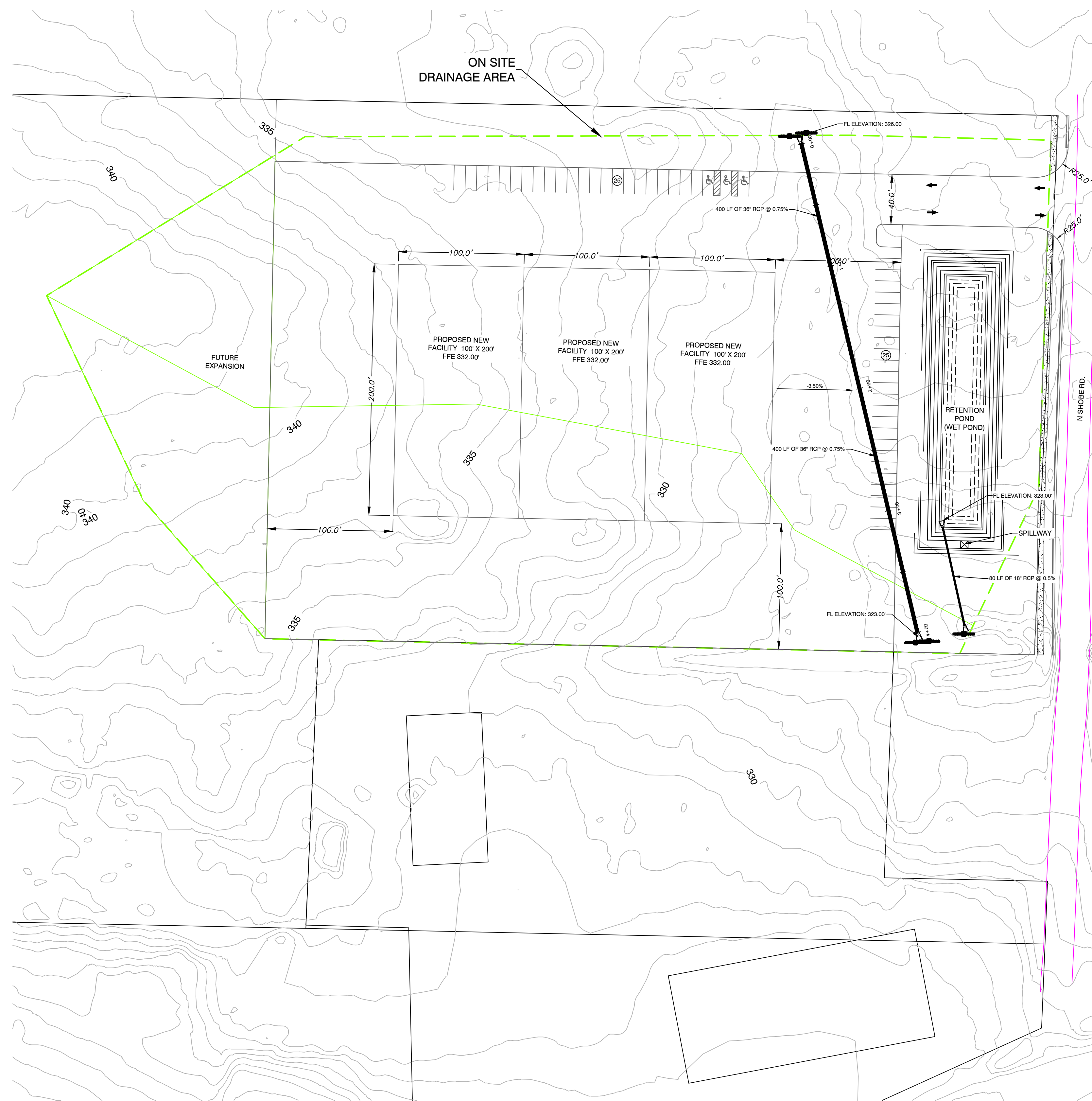
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 6.00	Inactive	Inactive	Inactive
Crest El. (ft)	= 325.25	325.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



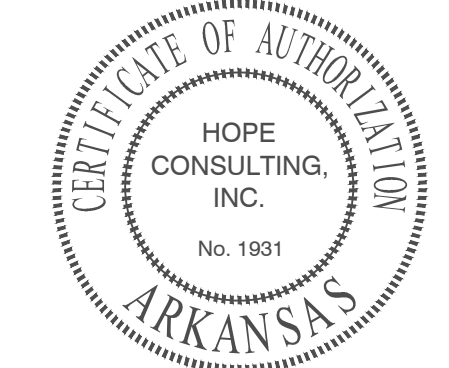
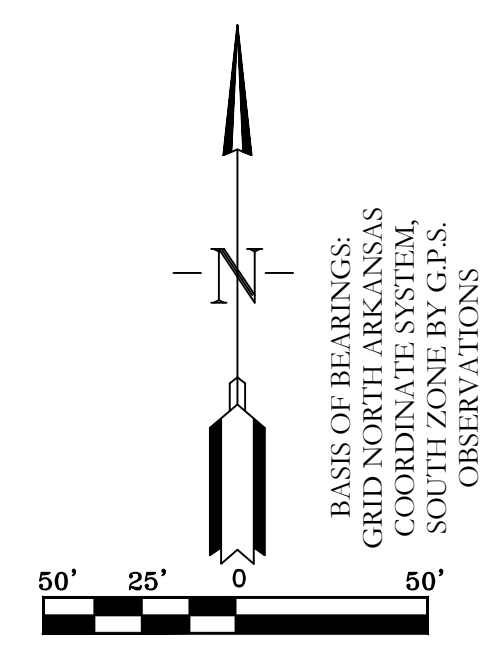
On Site Drainage Map



SITE PLAN NOTES

PARKING REQUIREMENTS:
 TOTAL: 50 SPACES
 3 HANDICAP (2 REQUIRED)

TOTAL AREA: 265,163 SF
PROPOSED GRAVEL PAVEMENT (NEW): 135,210 SF
PROPOSED BUILDING: 60,000 SF

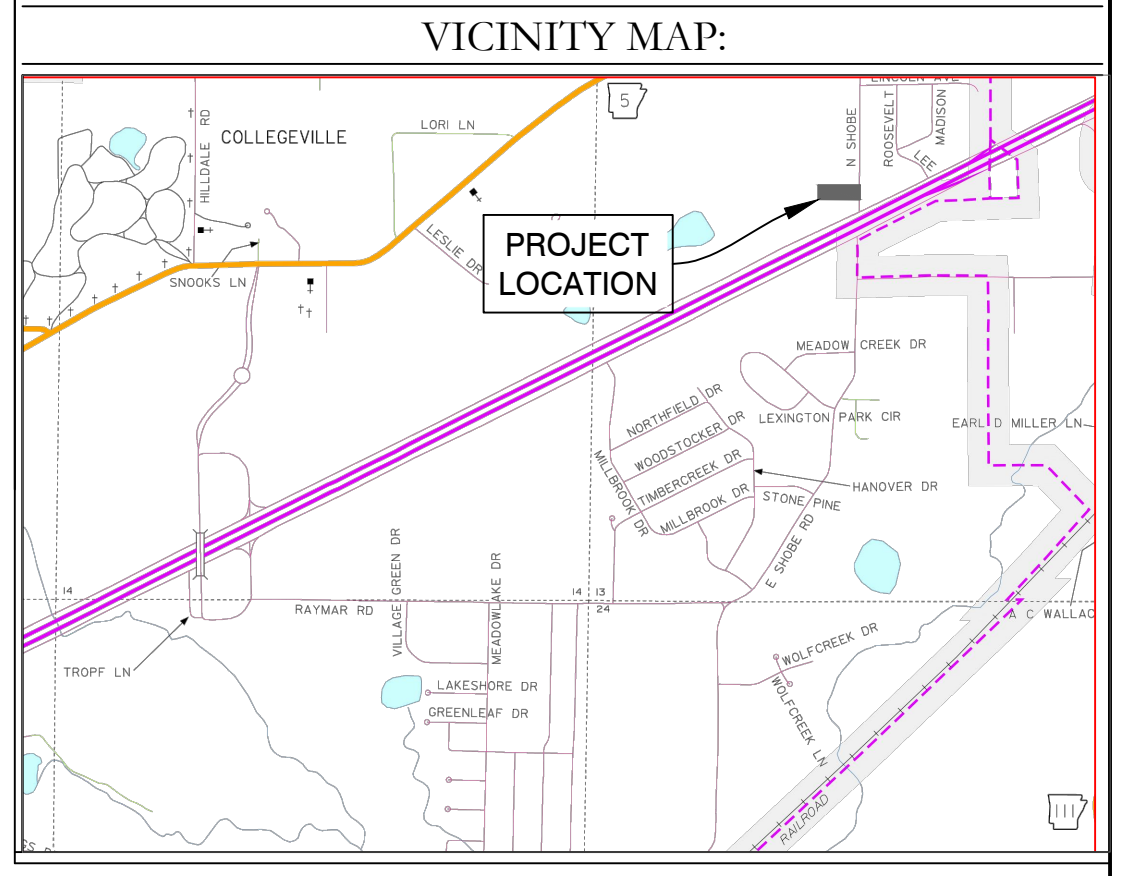
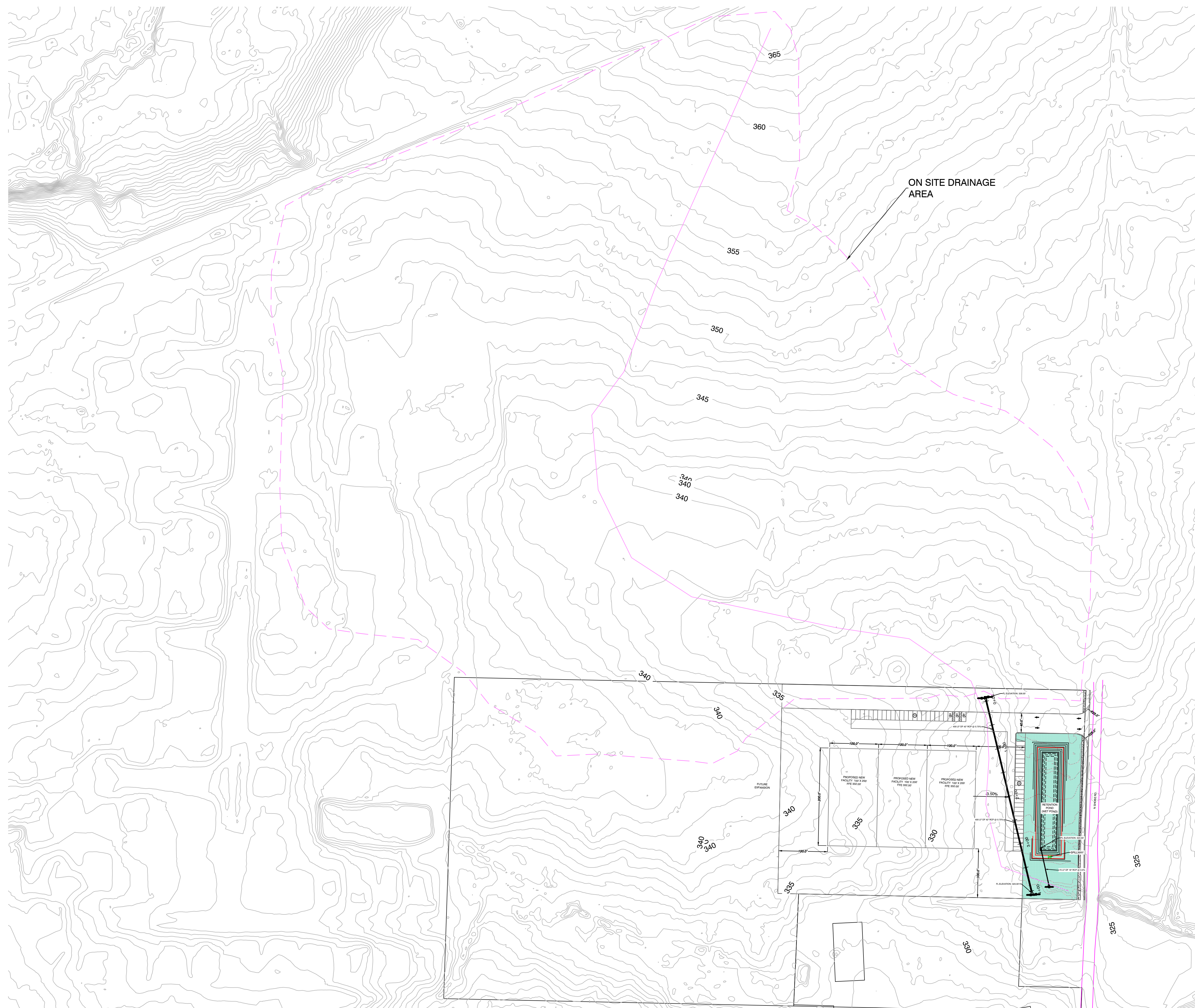


PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
ON SITE DRAINAGE FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: XX-XX-XX	C.A.D. BY:	DRAWING NUMBER:
REVISED: XX-XX-XX	CHECKED BY:	21-0252
SHEET: C-3.3	SCALE:	

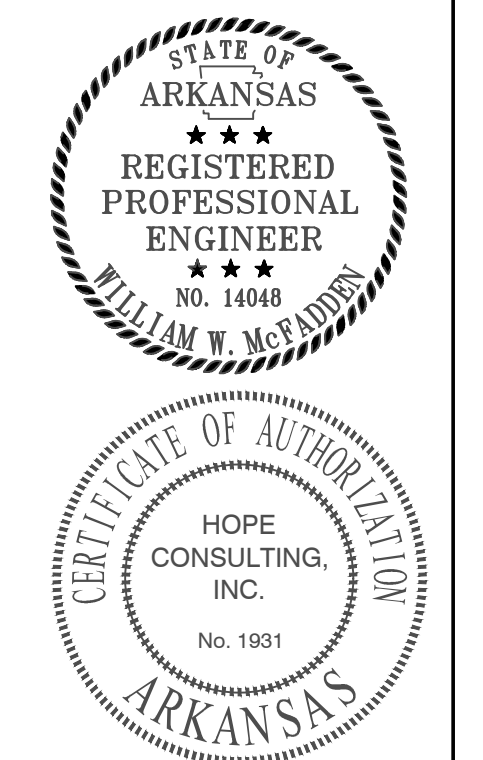
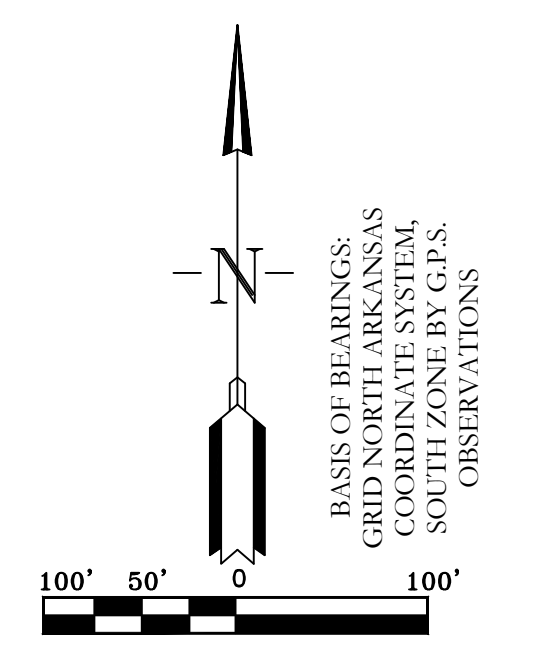
Offsite Drainage Map



SITE PLAN NOTES

PARKING REQUIREMENTS:
 TOTAL: 50 SPACES
 3 HANDICAP (2 REQUIRED)

TOTAL AREA: 234,324 SF
PROPOSED GRAVEL PAVEMENT (NEW): 135,210 SF
PROPOSED BUILDING: 60,000 SF



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
OFF SITE DRAINAGE FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: XX-XX-XX	C.A.D. BY:	DRAWING NUMBER:
REVISED: XX-XX-XX	CHECKED BY:	21-0252
SHEET: C-34	SCALE:	

LARGE-SCALE DEVELOPMENT PLANS

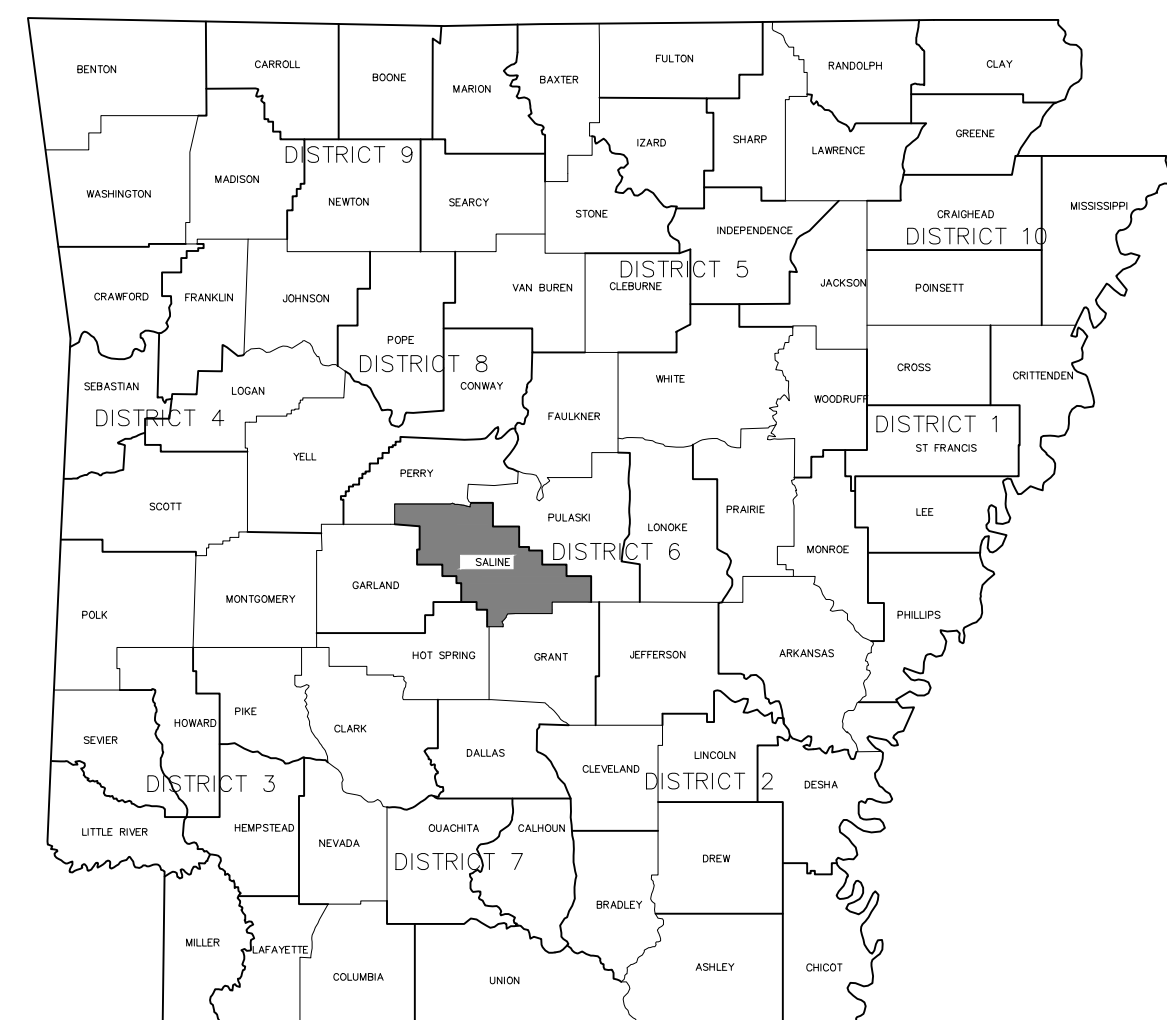
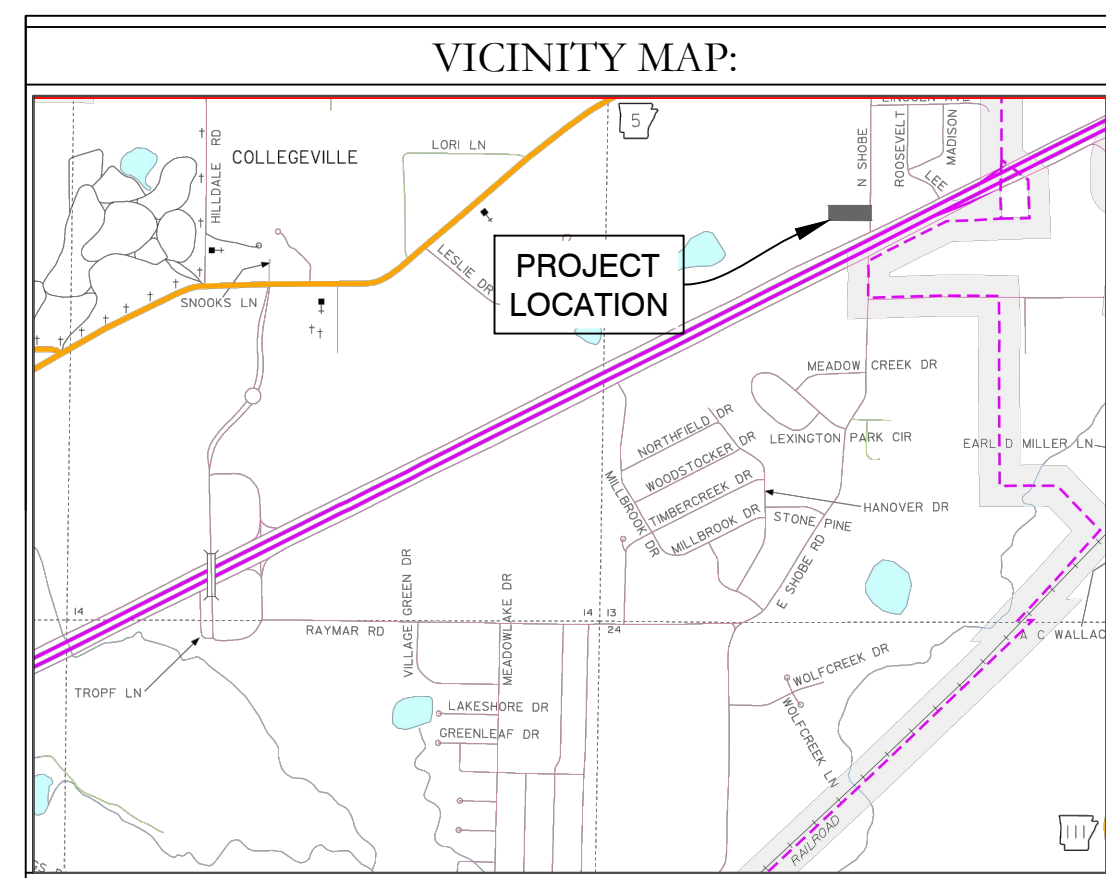
FENCE BROKERS, INC.

25736 I-30 NORTH, BRYANT, AR 72022

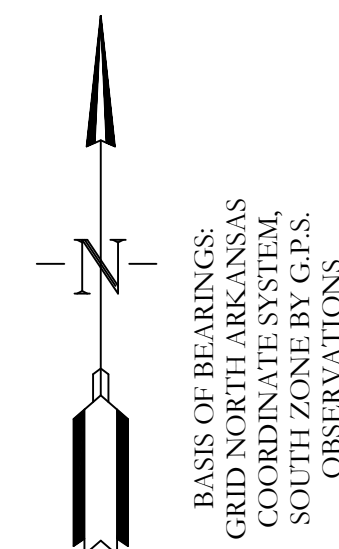
PREPARED BY:

HOPE
CONSULTING
ENGINEERS - SURVEYORS

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



CIVIL ENGINEER
HOPE CONSULTING INC
117 S. MARKET STREET
BENTON, AR 72015
CONTACT: WILLIAM W MCFADDEN
PHONE: 504-315-2626
EMAIL: will@hopeconsulting.com



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



DRAWING INDEX

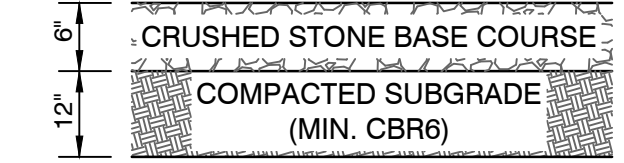
SHEET NO.	TITLE
C-1.0	SITE PLAN
C-1.1	UTILITY PLAN
C-2.0	GRADING PLAN
C-3.0	DETENTION POND
C-3.1	DRAINAGE PLAN
C-3.2	ONSITE DRAINAGE
C-3.3	OFFSITE DRAINAGE
C-4.0	LANDSCAPE PLAN
C-5.0	PAVEMENT PLAN
C-6.0	EROSION CONTROL PLAN

PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS:	25736 I-30 NORTH, BRYANT, AR 72022
CURRENT ZONING:	C-2
BUILDING:	60000 SF (3 PHASED)
PARKING SPACE:	[50 SPACES]
# ADA SPACES REQD.:	3 SPACES (FOR 50 TOTAL)
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

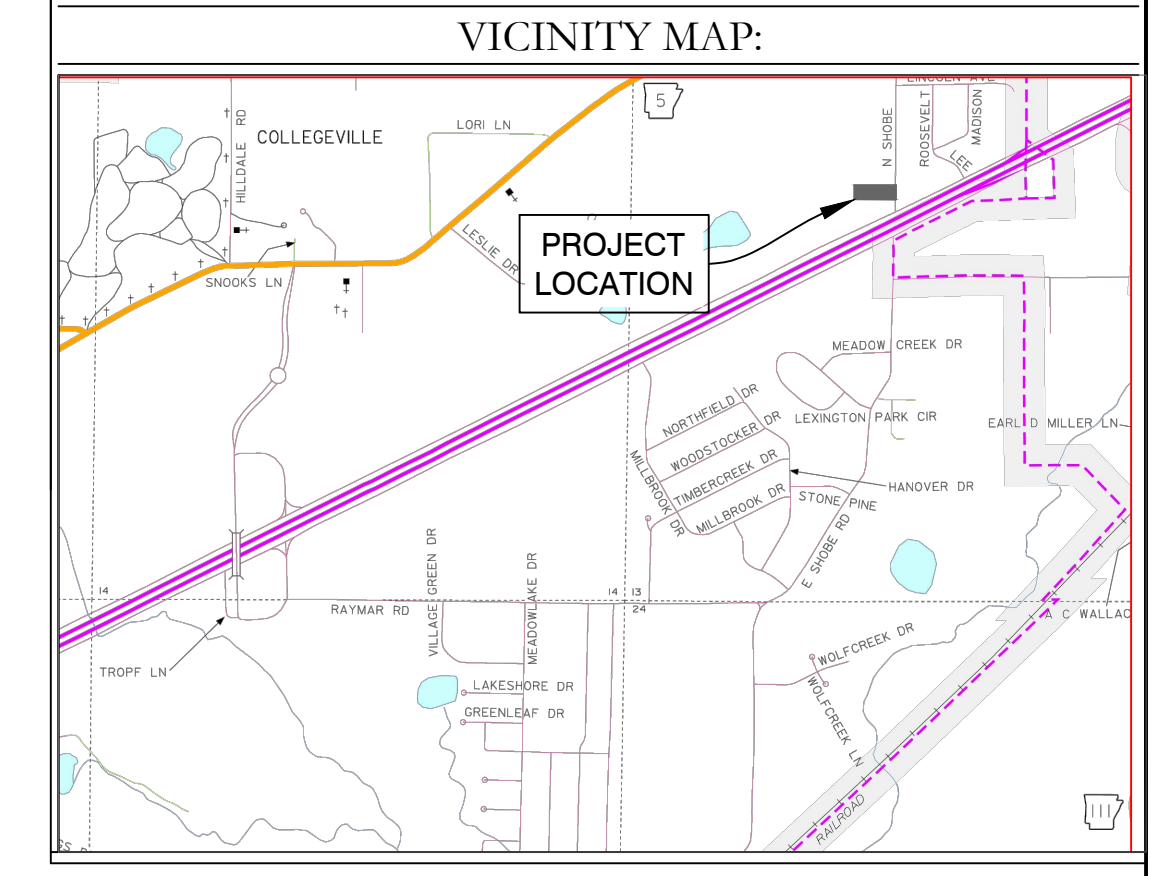
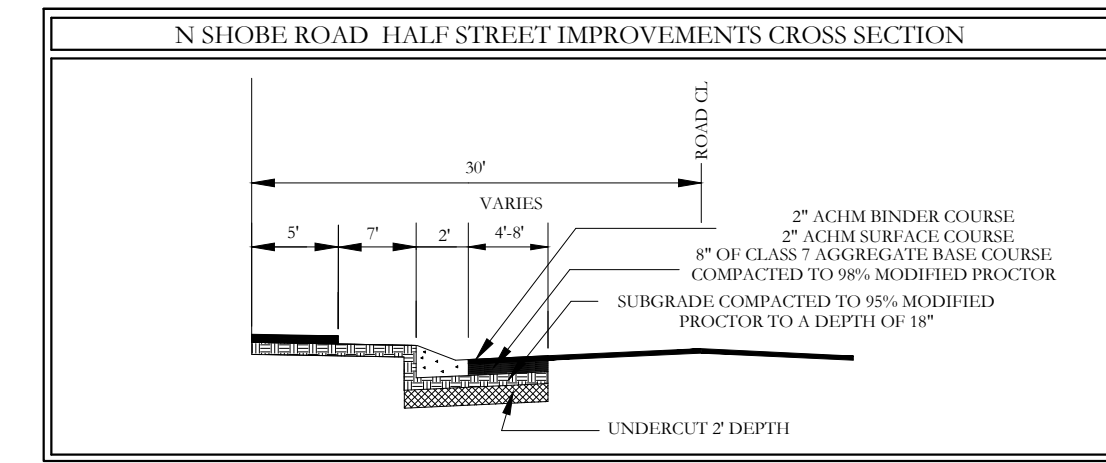
HOPE CONSULTING ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
COVER SHEET FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET:	SCALE:	

CONTACTS UTILITIES AND CITY AND STATE AGENCIES			
AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURIER	501-366-0343 tfournier@cityofbryant.com
BRYANT UTILITIES	MANAGER	SCOTT CHANDLER	501-366-6709 schandler@cityofbryant.com
ENTERGY	ENGINEER	JEREMY HENDERSON	800-368-3749 jhende9@entergy.com
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509 adam.gober@centerpointenergy.com
ARDOT	PERMIT OFFICER DISTRICT SIX	BETTIS ANGELA	501 551-5207 Angela.Bettis@ardot.gov

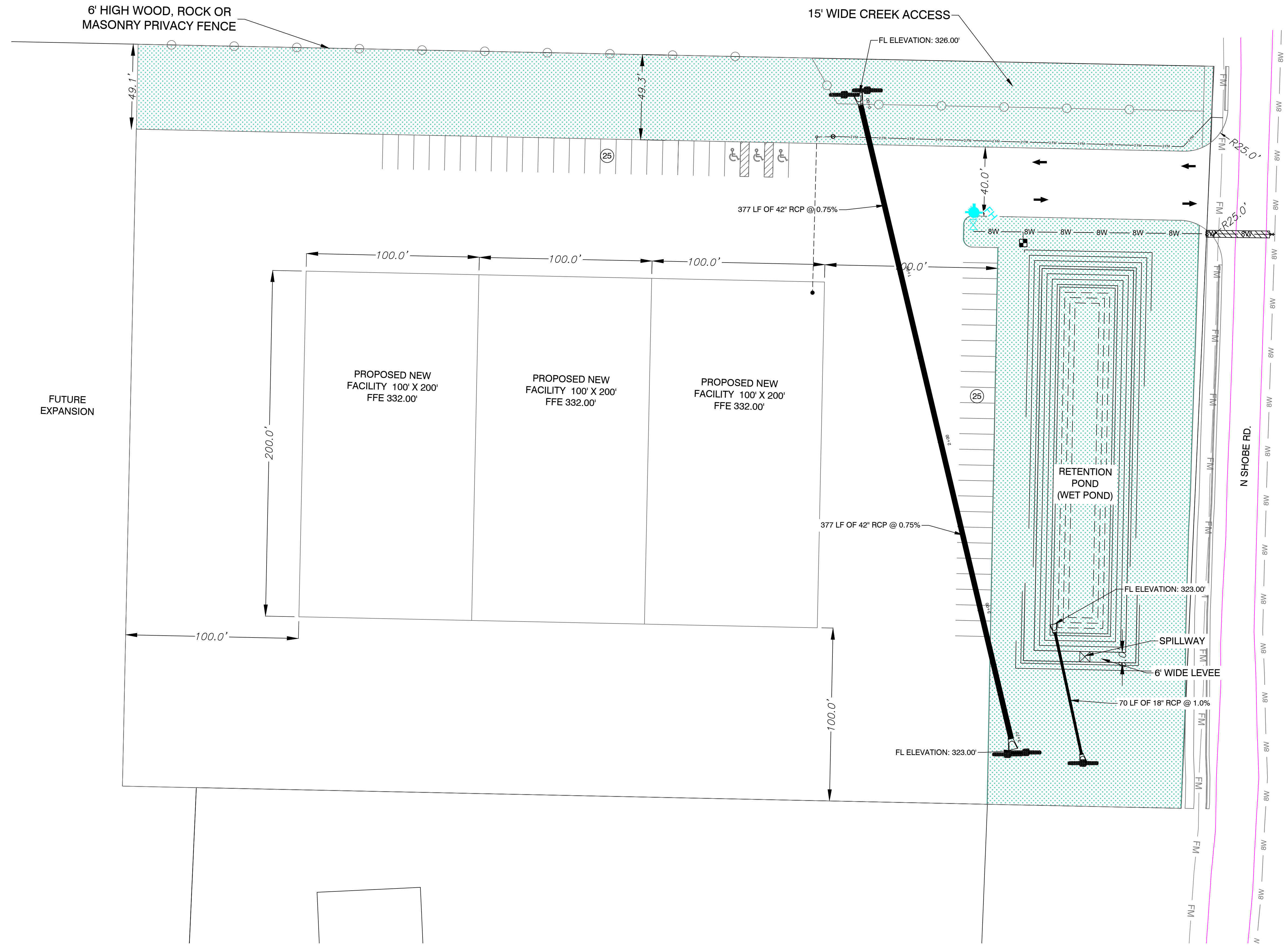
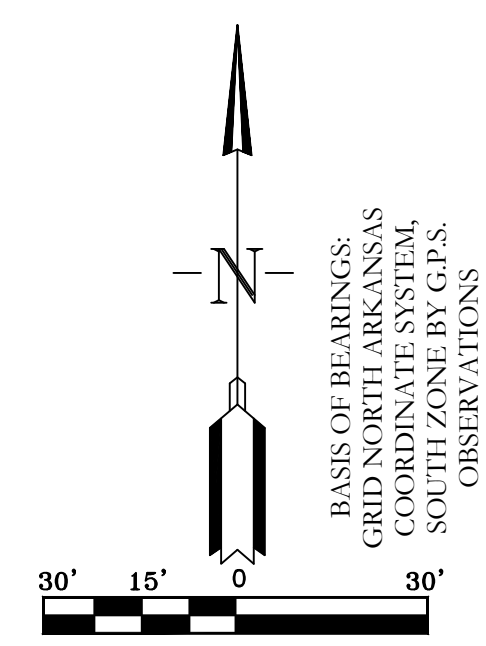


GRAVEL PAVEMENT SECTION
NOT TO SCALE



SITE PLAN NOTES

PROVIDED PARKING :
 TOTAL: 50 SPACES
 3 HANDICAP (2 REQUIRED)
 TOTAL AREA:
 PROPOSED GRAVEL PAVEMENT (NEW): 265,163 SF
 135,210 SF
 PROPOSED BUILDING: 60,000 SF



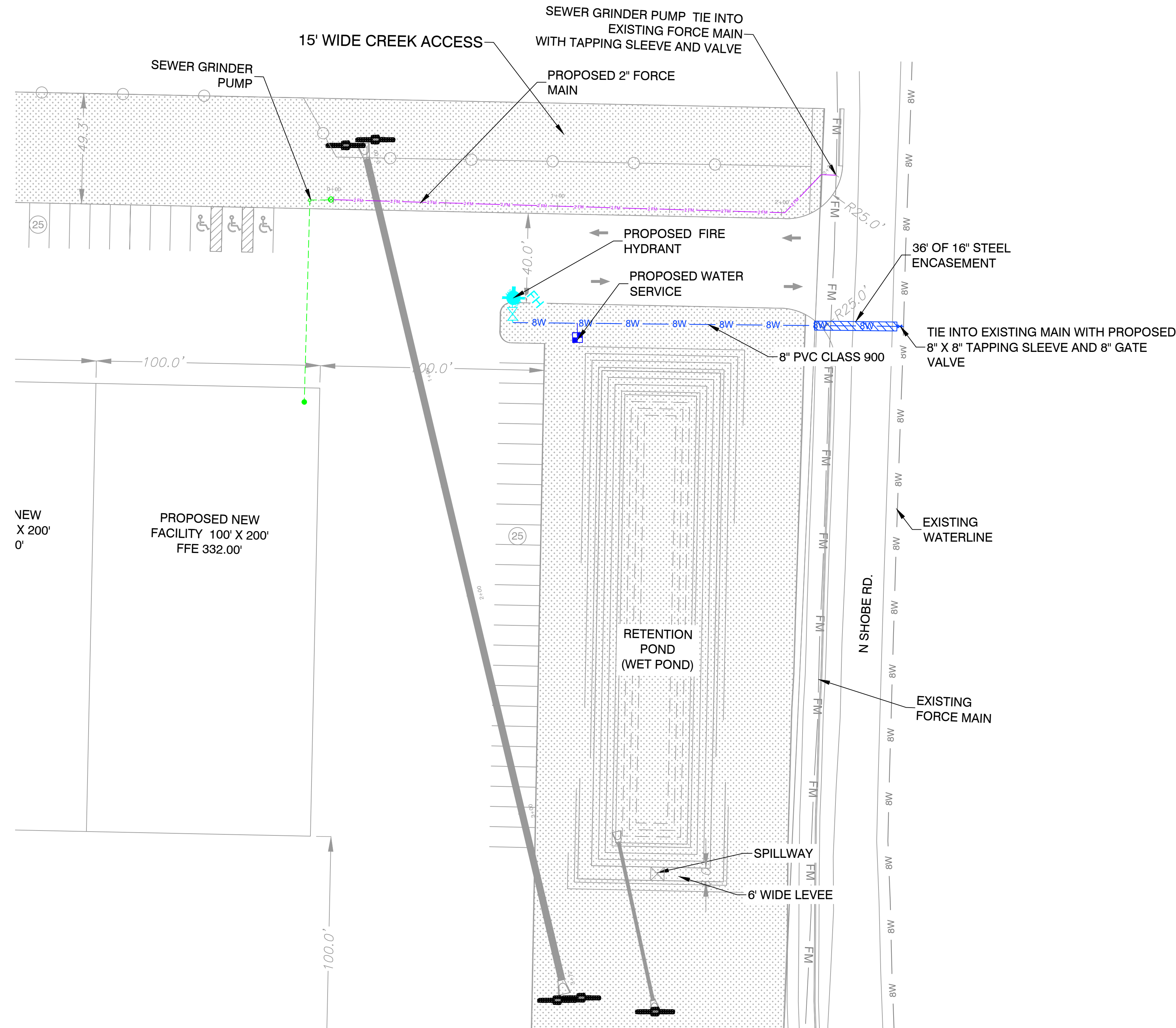
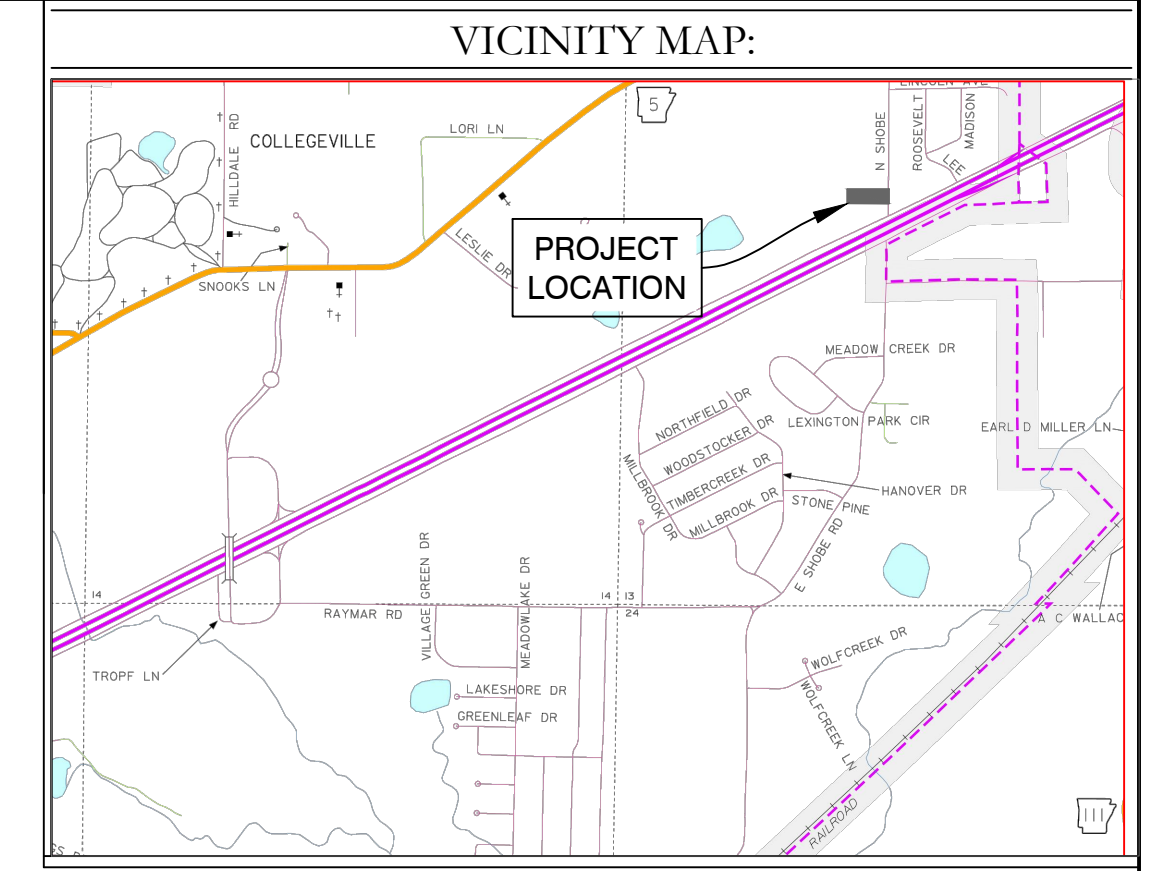
PROPERTY SPECIFICATIONS	
OWNER: Name: FENCE BROKER, INC. Address: 25736 I-30 NORTH BRYANT, AR 72022	DEVELOPER: Name: FENCE BROKER, INC. Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQ'D.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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

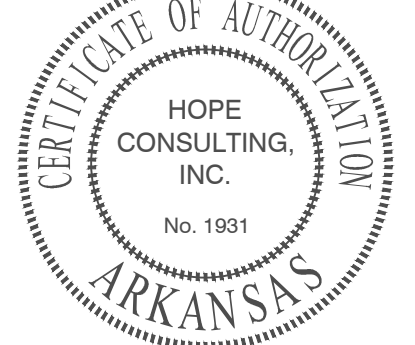
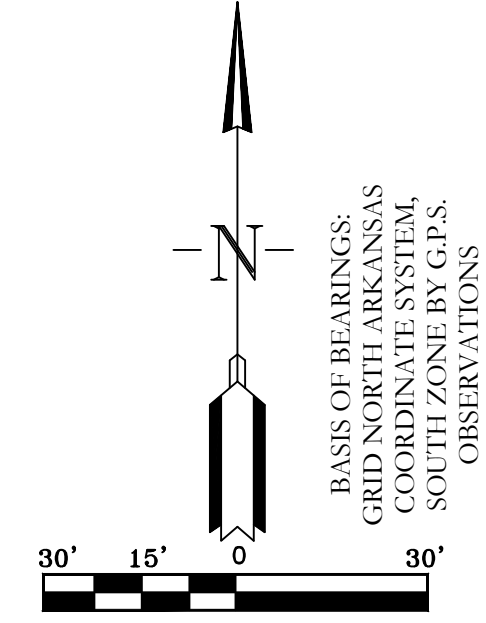
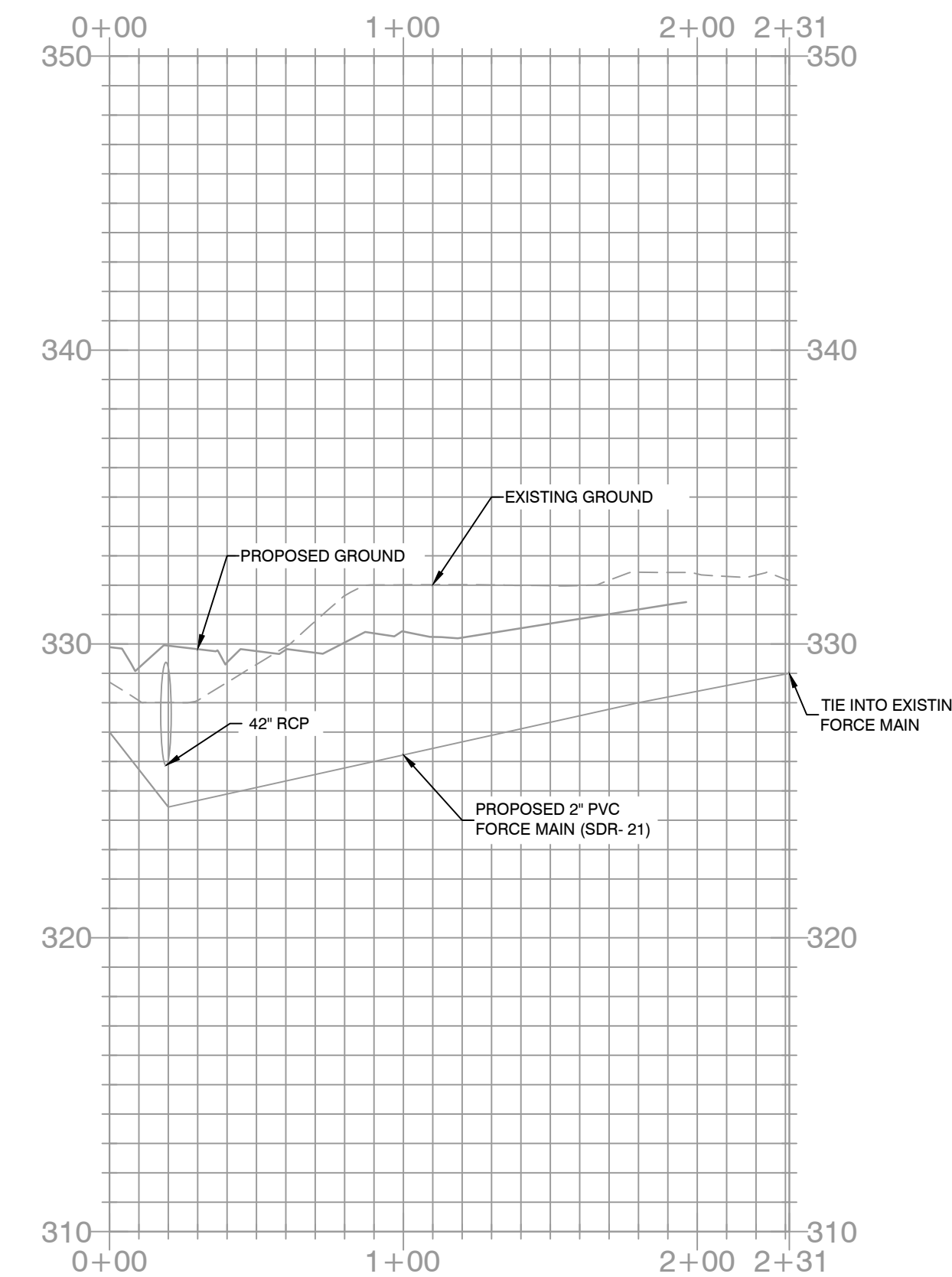
FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
SITE PLAN FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-1.0	SCALE:	

CONTACTS UTILITIES AND CITY AND STATE AGENCIES			
AGENCY	TITLE	NAME	CONTACT
BRYANT PUBLIC WORKS	DIRECTOR	TIM FOURIER	501-366-0343
BRYANT SEWER	DIRECTOR	SCOTT CHANDLER	501-366-6709
ENTERGY	CONTACT	JEREMY HENDERSON	800-368-3749
CENTERPOINT (GAS)	CONTACT	ADAM GOBER	501-541-7509
ARDOT	PERMIT OFFICER DISTRICT SIX	CORY SUTTON	501 551-5207

- WATER & SEWER UTILITY NOTES:
- ALL NEW 8-INCH WATER MAINS TO BE CLASS 900.
 - ALL WATER MAINS LARGER THAN 8" DIAMETER SHALL BE DUCTILE IRON (250 PSI PRESSURE CLASS).
 - ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION."
 - WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND/OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
 - EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT).
 - WATER MAIN CONNECTION TO THE NORTH WILL BE CONSTRUCTED IN PHASE 2, CONNECTION TO THE SOUTH WILL BE IN THE FINAL PHASE.
- SEWER CONSTRUCTION NOTES:
- ALL SEWER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION."
 - ALL SEWER LINES CROSSING UNDER ALL CONCRETE STORM DRAINS OR ANY STORM DRAIN 30-INCH DIAMETER AND LARGER, OR ALL STORM DRAINS WITH MULTIPLE PIPE RUNS, SHALL BE STEEL ENCASED A MINIMUM OF 5 FEET EITHER SIDE OF THE STORM DRAIN.



PROPOSED FORCE MAIN TO EXISTING FORCE MAIN PROFILE



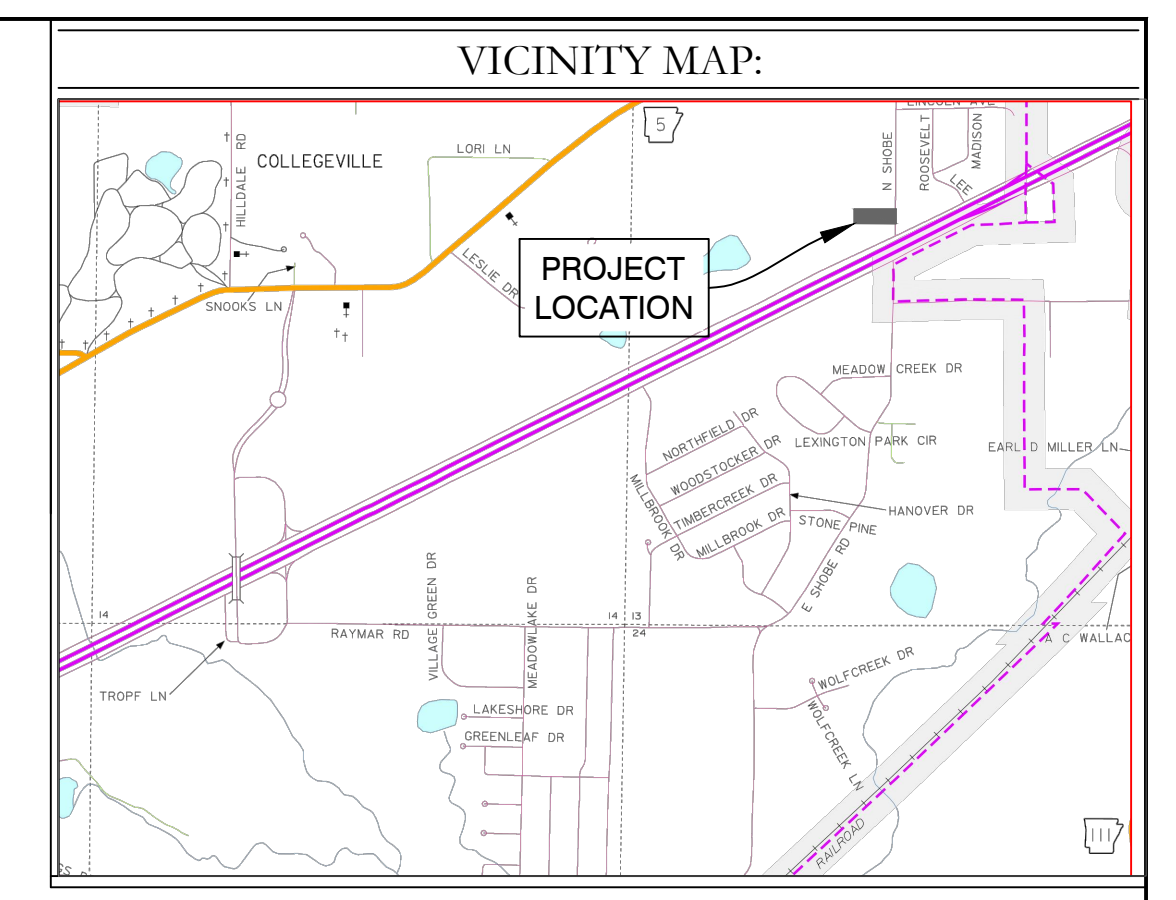
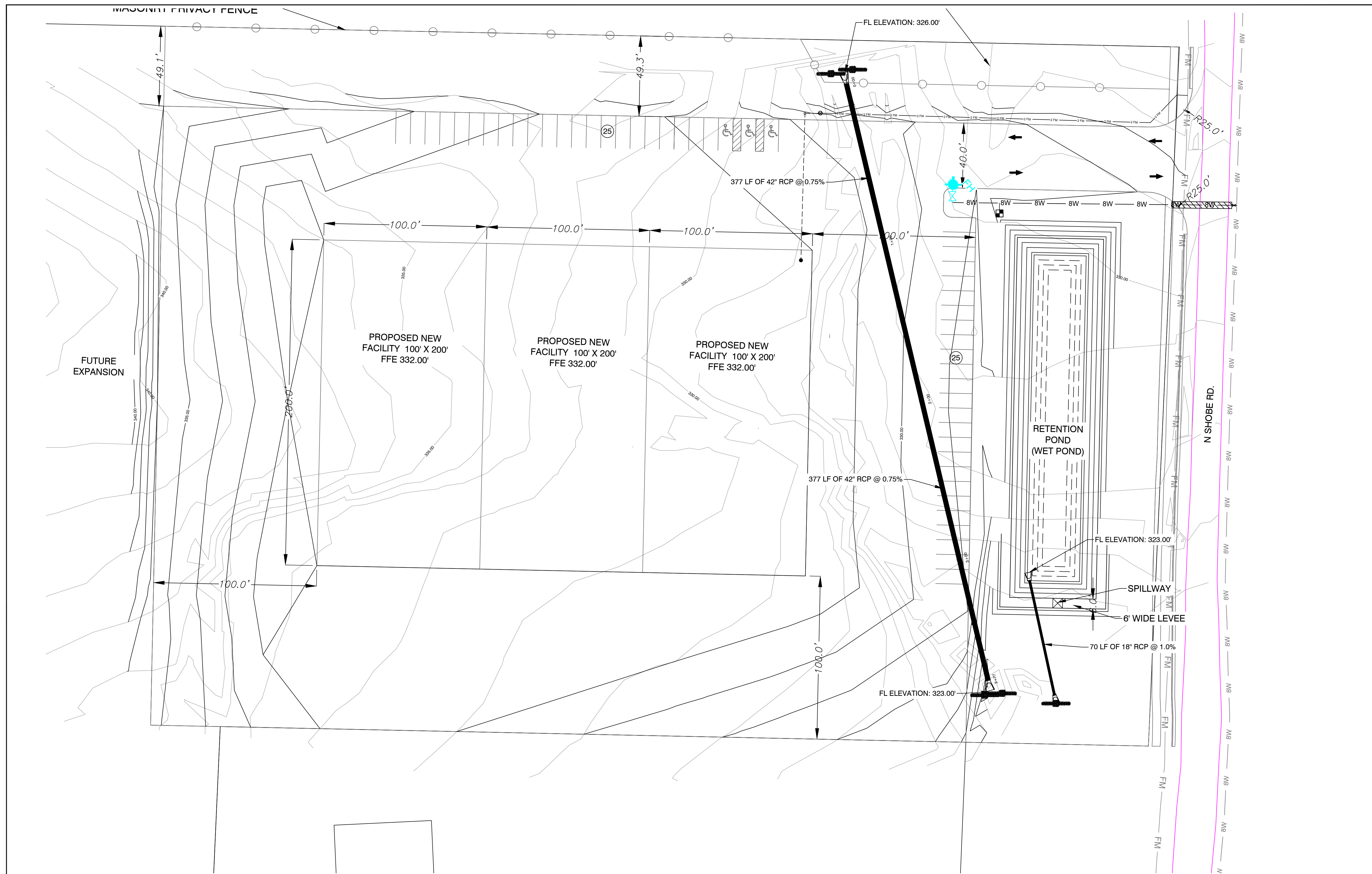
PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

HOPE CONSULTING ENGINEERS - SURVEYORS

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

FOR USE AND BENEFIT OF:		
FENCE BROKERS, INC.		
UTILITY PLAN		
FENCE BROKERS, INC.		
CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 06-21-2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 06-21-2021	CHECKED BY:	21-0252
SHEET: C-1.1	SCALE:	

WATER LEGEND:	
	DUAL WATER METERS
	SINGLE WATER METER
	GATE VALVE
	45° FITTING
	90° FITTING
	TEE FITTING
	CROSS FITTING
	FIRE HYDRANT

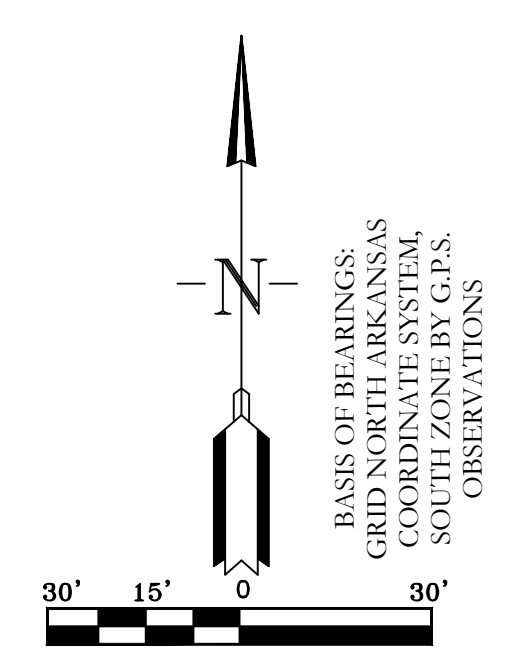


- GRADING PLAN NOTES**
- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
 - SPOT ELEVATIONS SHOWN ARE FINISHED GROUND.
 - CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
 - MAXIMUM SLOPE IN ANY DIRECTION IN ADA PARKING AREA IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE OF SIDEWALKS IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
 - STORM DRAINAGE PIPES ARE TO BE RCP.
 - FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
 - THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
 - SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
 - ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
 - PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

SITE PLAN NOTES

PARKING REQUIREMENTS:
 TOTAL: 50 SPACES
 3 HANDICAP (2 REQUIRED)

TOTAL AREA:
 PROPOSED GRAVEL PAVEMENT (NEW): 265,163 SF
 PROPOSED BUILDING: 135,210 SF
 60,000 SF



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS:	25736 I-30 NORTH, BRYANT, AR 72022
CURRENT ZONING:	C-2
BUILDING:	60000 SF (3 PHASED)
PARKING SPACE:	[50 SPACES]
# ADA SPACES REQD.:	3 SPACES (FOR 50 TOTAL)
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

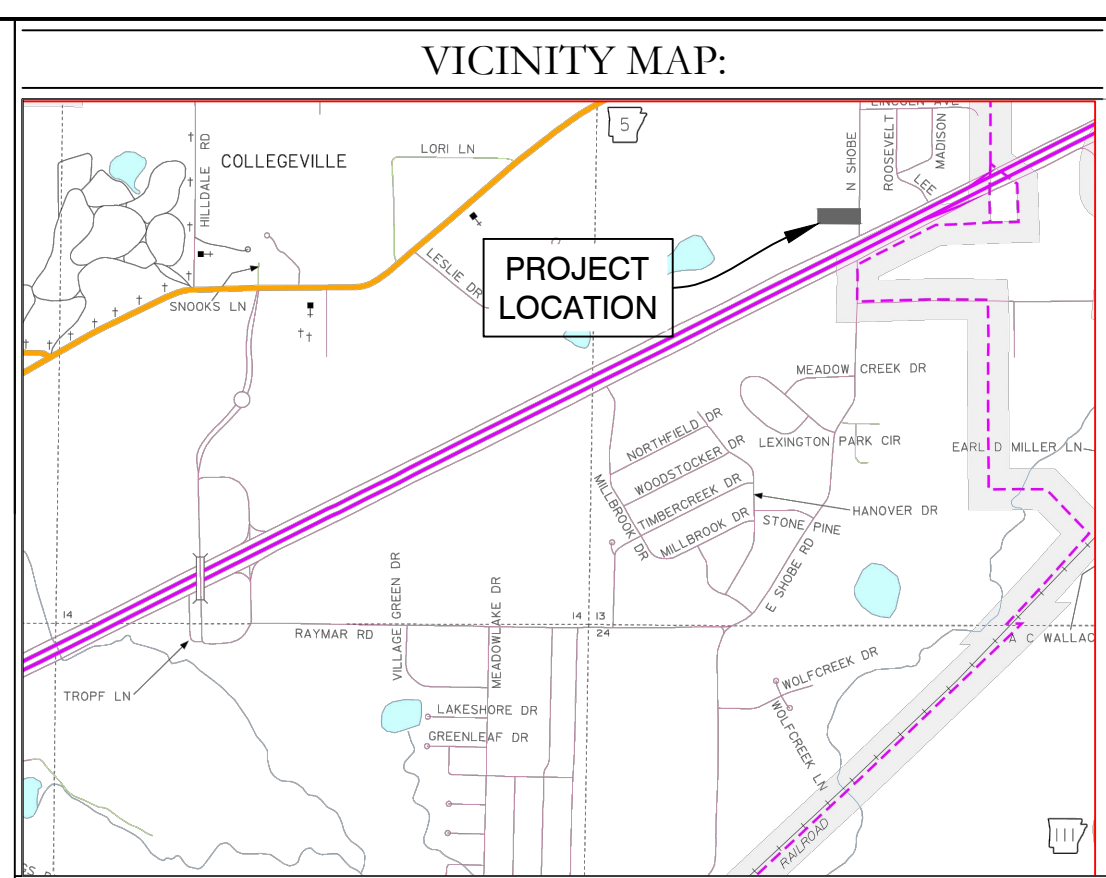
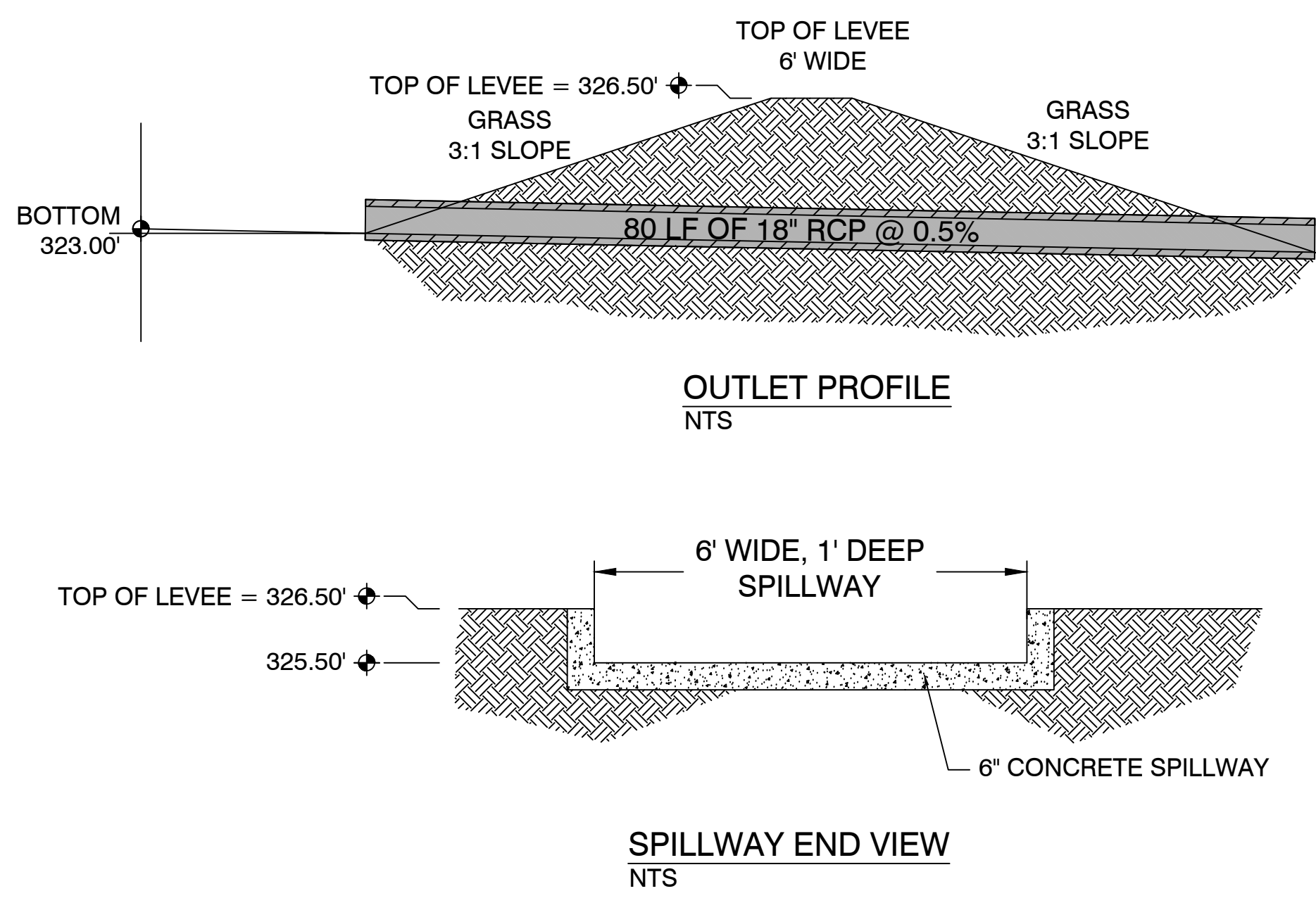
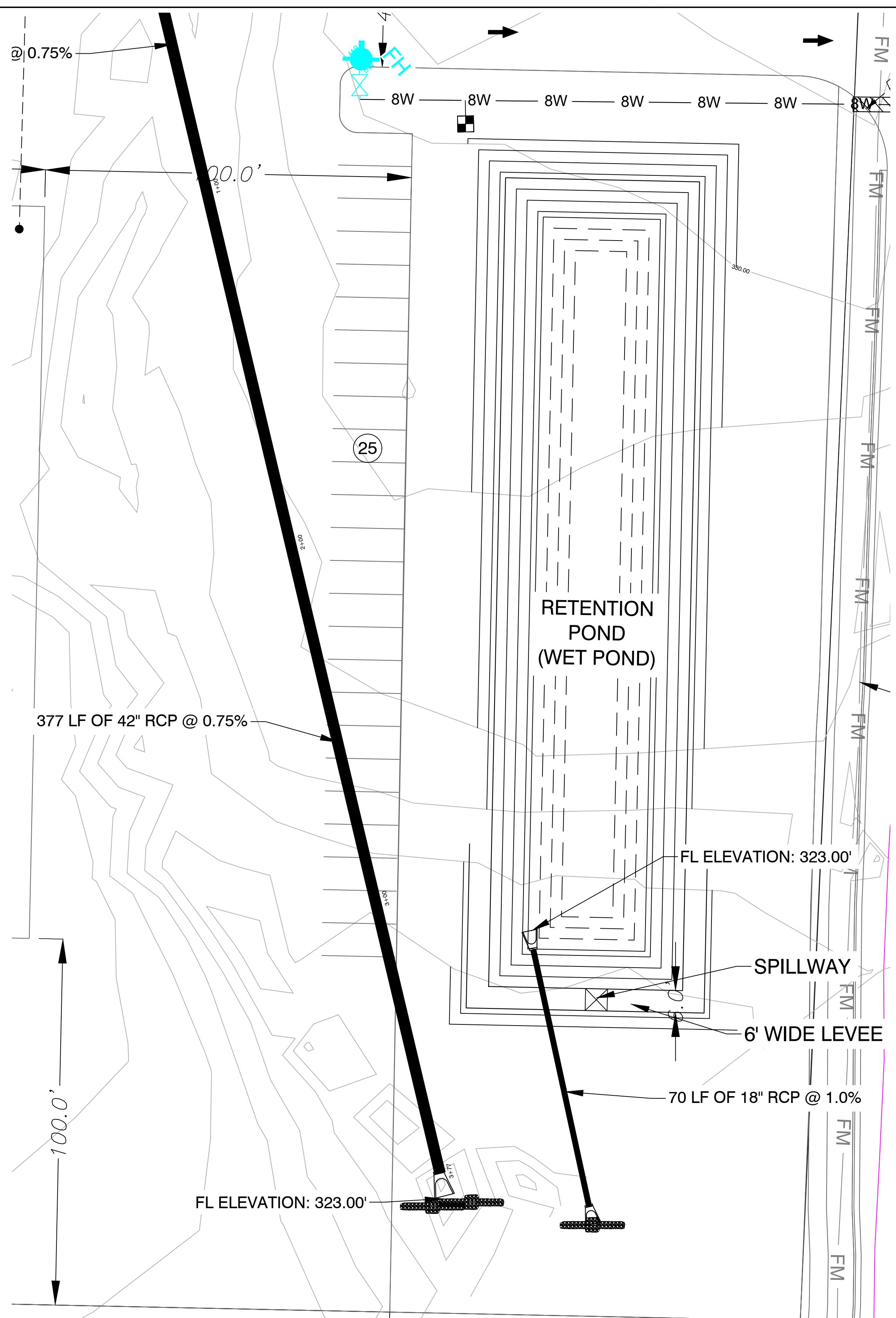
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 PH. (501)315-2626 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FENCE BROKERS, INC.

GRADING PLAN
 FENCE BROKERS, INC.
 CITY OF BENTON, SALINE COUNTY, ARKANSAS

DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-2.0	SCALE:	





RETENTION POND MAINTENANCE PLAN

Background
 The retention pond is located at East side of the subject property. Retention pond is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

No fences, pools or permanent obstructions may be placed in any access or drainage easements.

Dead Storage will be used as a sediment pond at the time of construction later it will remain as a water feature.

Filter fabric shall be placed under all riprap areas.

Stabilization of Retention Basin provided with 3-1 slopes with solid sod stabilization per the stormwater management manual.

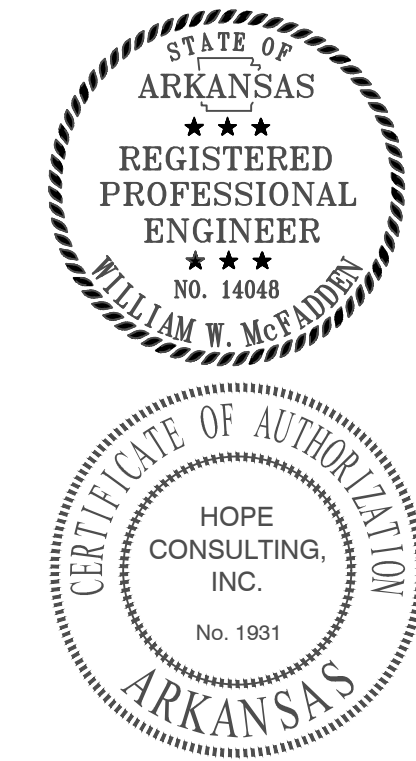
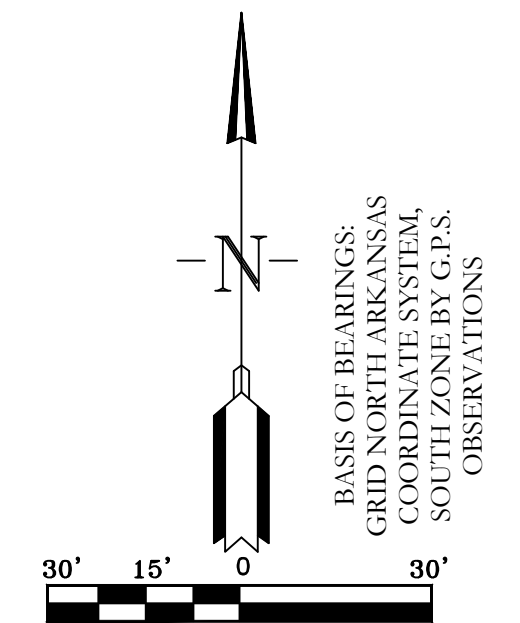
Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased but in no case more than fourteen (14) days after the construction activity in that portion of the site has temporarily ceased.

Stabilization measures shall be initiated immediately in portions of the site where construction activities have permanently ceased.

Routine Maintenance
 Routine maintenance will include but not be limited to:
 -Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

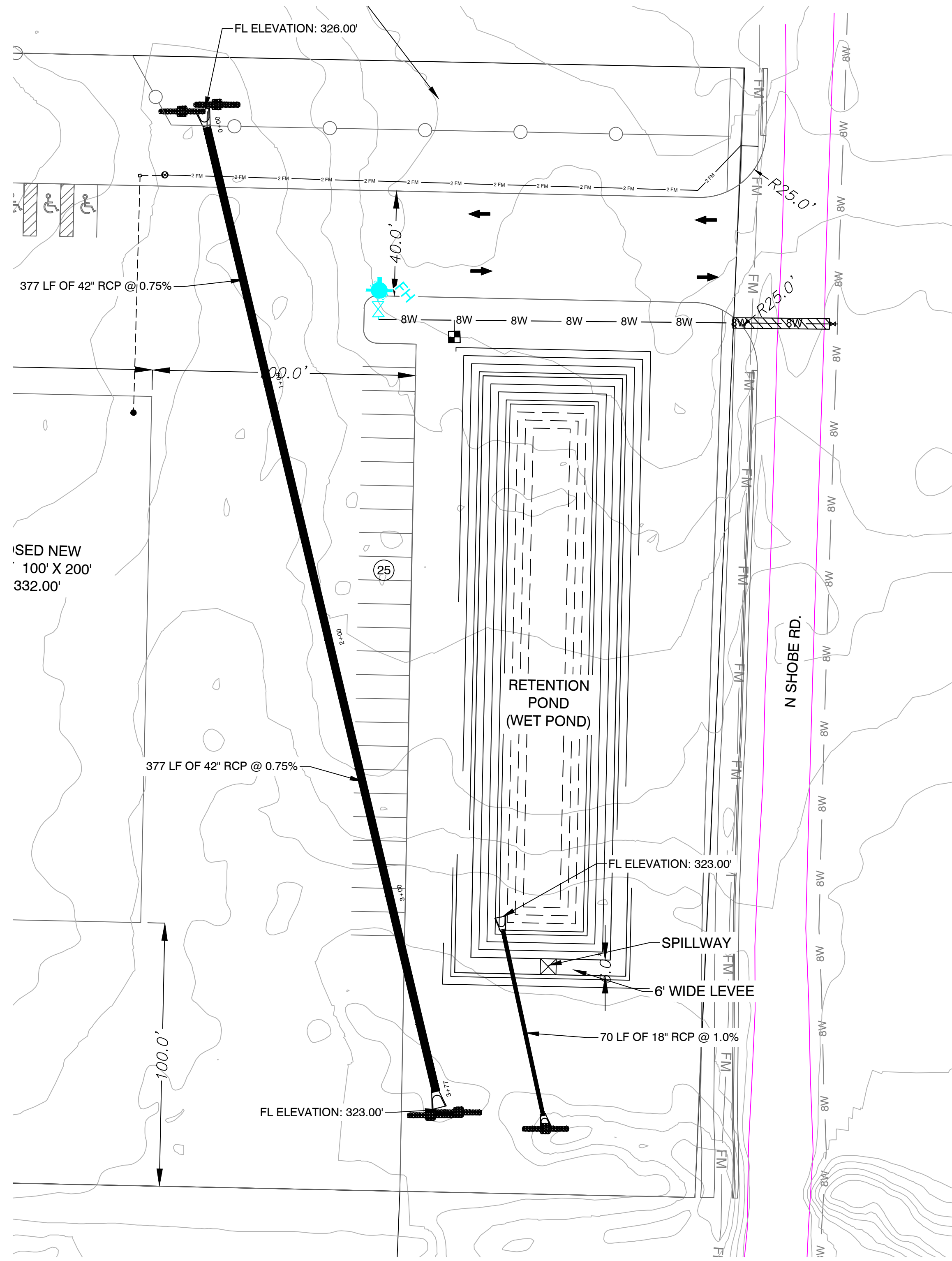
- Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.
- Inspect the pond and outlet pipe for non-routine maintenance needed.
- Periodic or Non-Routine Maintenance**
 The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:
- Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.
- Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.
- Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.
- Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.
- All common areas, retention basin, and drainage channels shall be maintained by the special improvement district.



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS:	25736 I-30 NORTH, BRYANT, AR 72022
CURRENT ZONING:	C-2
BUILDING:	60000 SF (3 PHASED)
PARKING SPACE:	[50 SPACES]
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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 www.hopeconsulting.com

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
DETENTION POND PLAN		
FENCE BROKERS, INC.		
CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-3.0	SCALE:	



ISED NEW
100' X 200'
332.00'

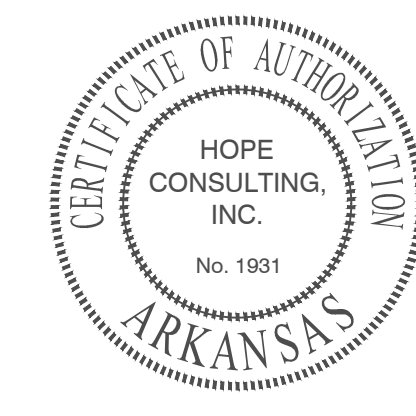
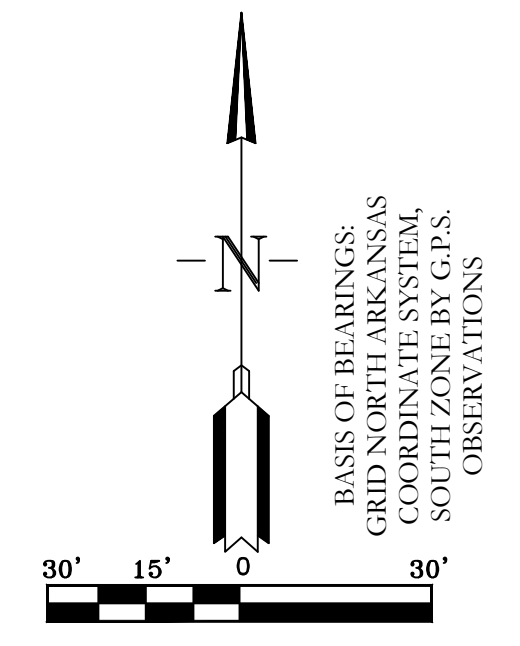
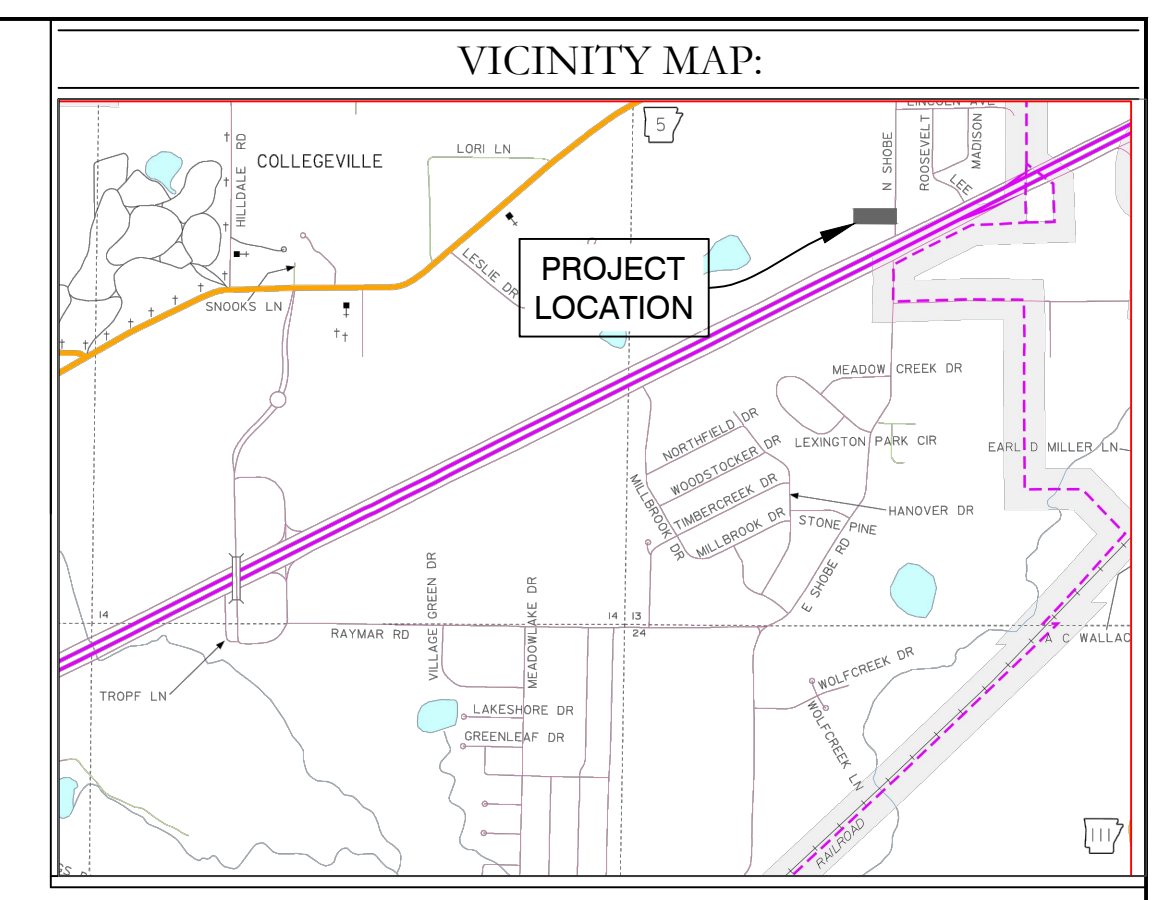
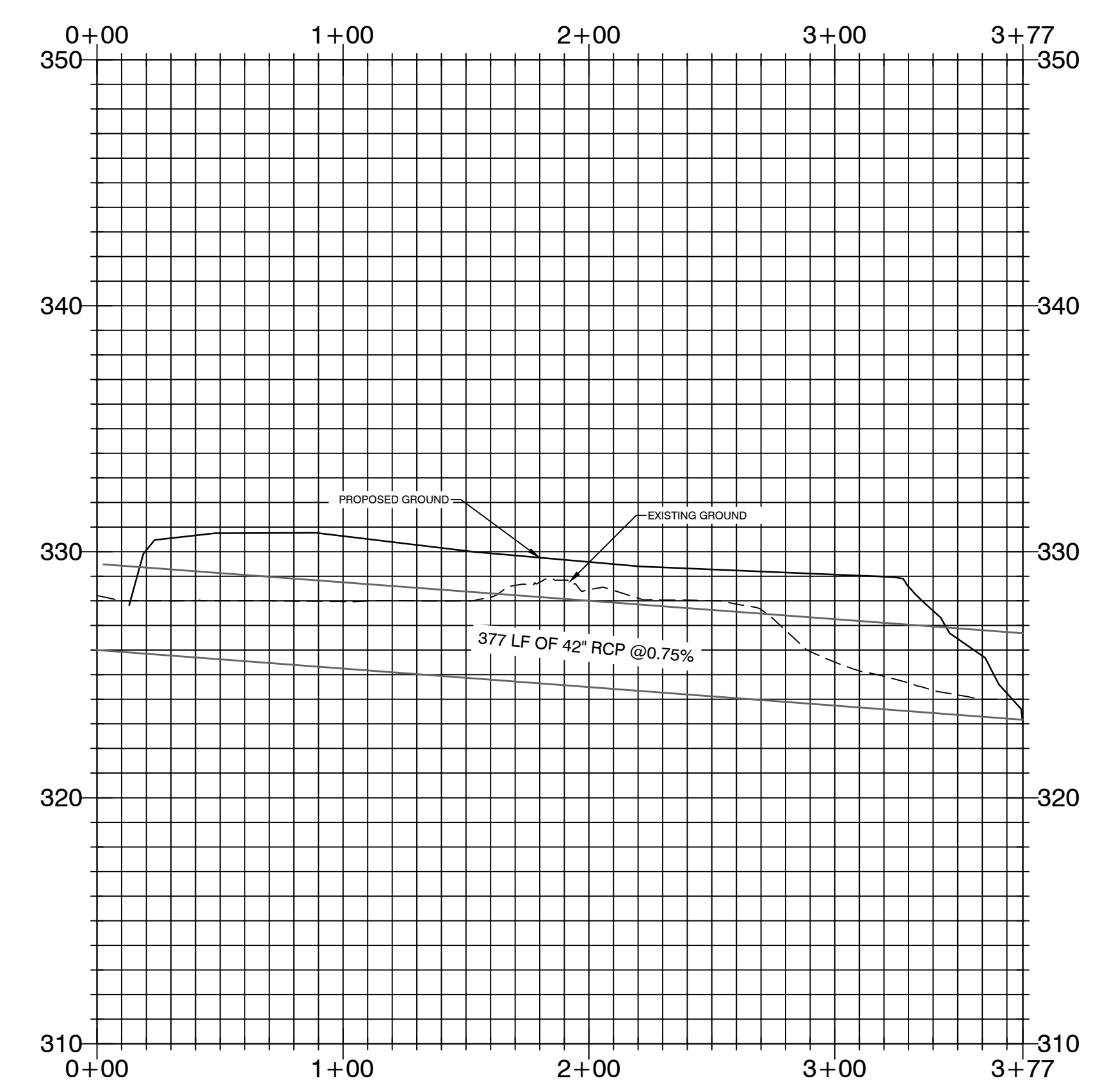
SITE PLAN NOTES

PROVIDED PARKING:
TOTAL: 50 SPACES
3 HANDICAP (2 REQUIRED)

TOTAL AREA: 265,163 SF
PROPOSED GRAVEL PAVEMENT (NEW): 135,210 SF
PROPOSED BUILDING: 60,000 SF



RCP PIPE PROFILE

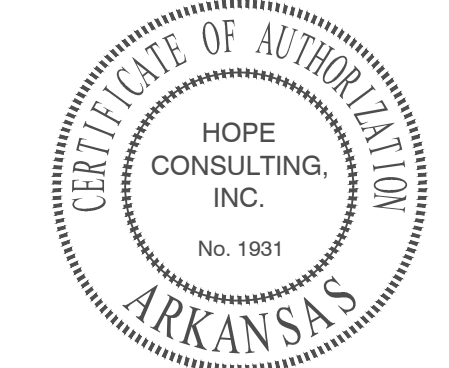
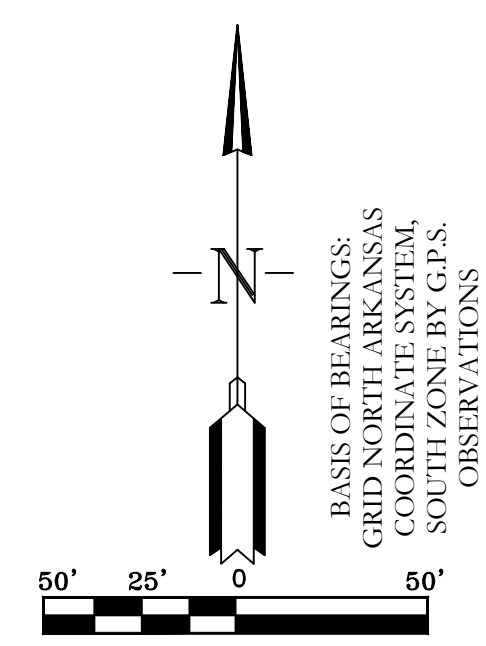
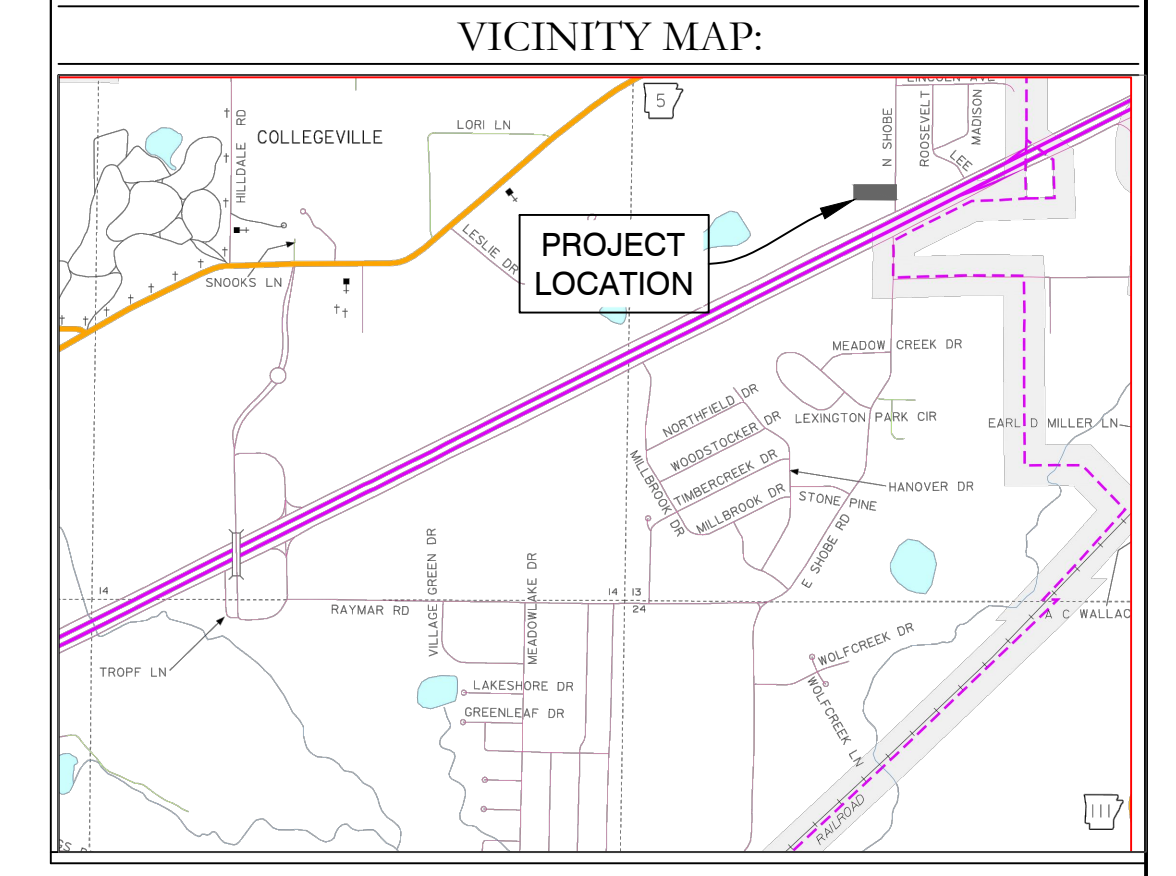
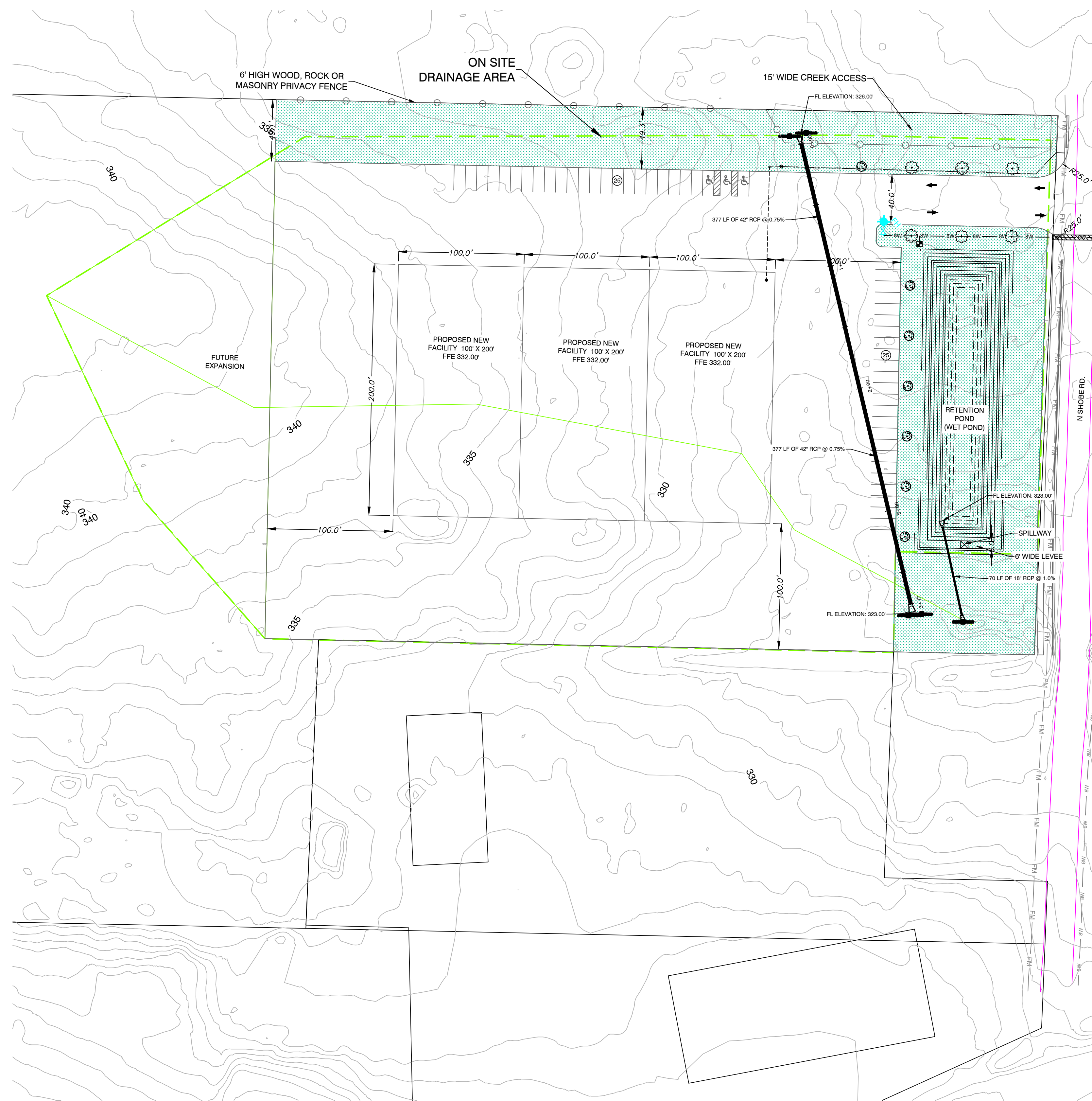


PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKERS, INC.	Name: FENCE BROKERS, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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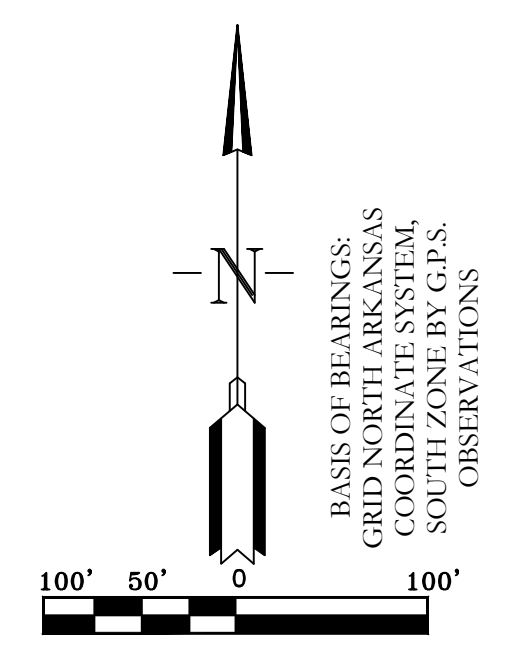
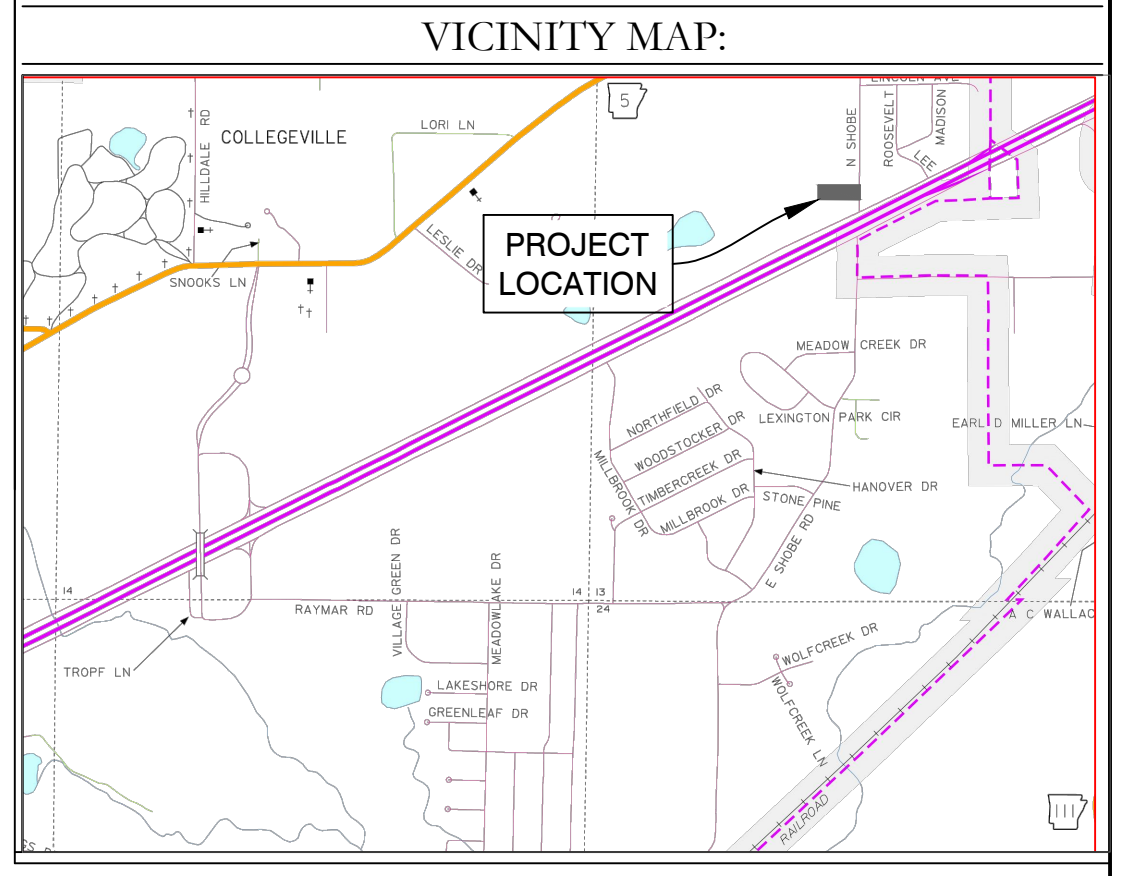
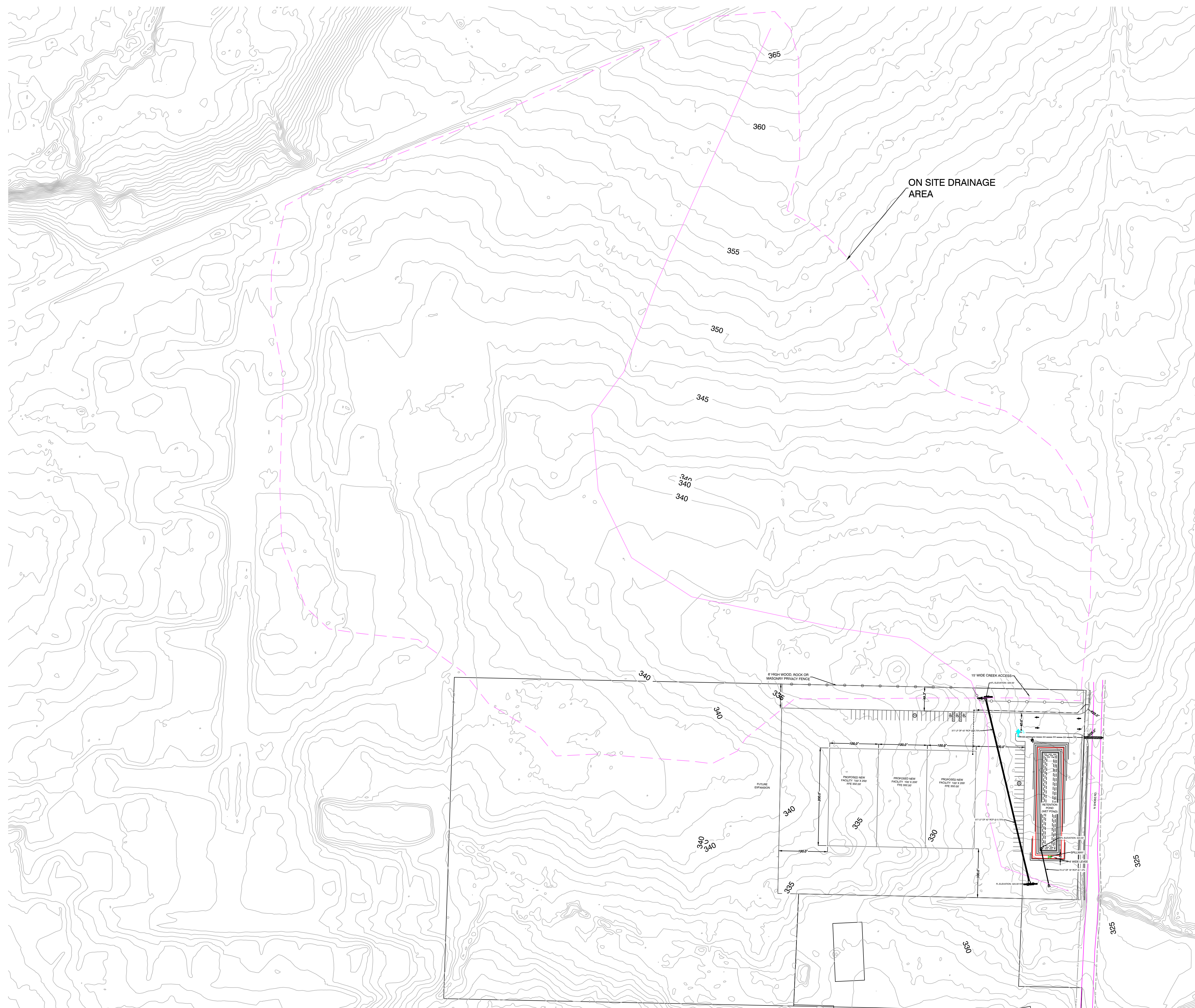
FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
DRAINAGE PLAN FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-3.1	SCALE:	



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

HOPE CONSULTING ENGINEERS - SURVEYORS 117 S. Market Street, Benton, Arkansas 72015
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FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
ON SITE DRAINAGE FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISION: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-3.2	SCALE:	



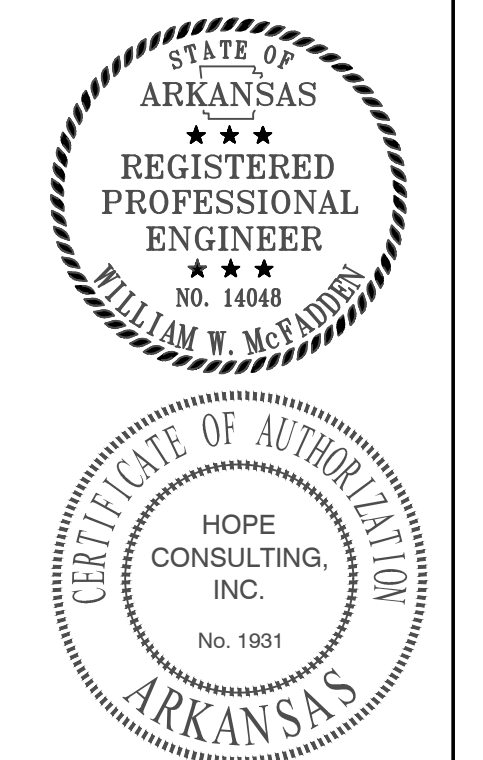
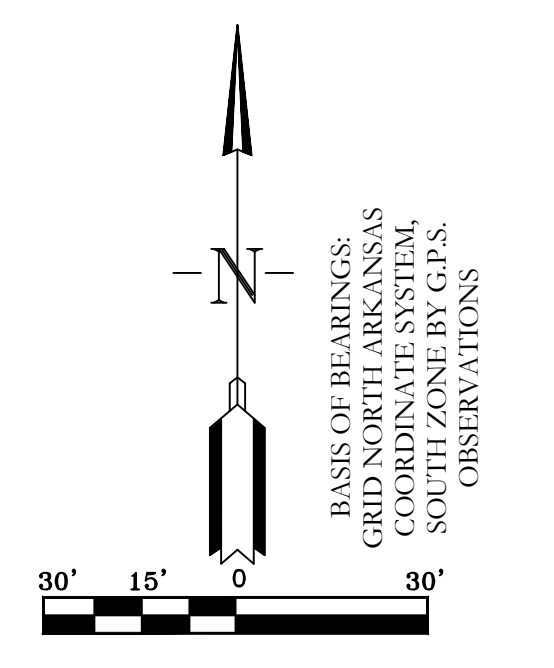
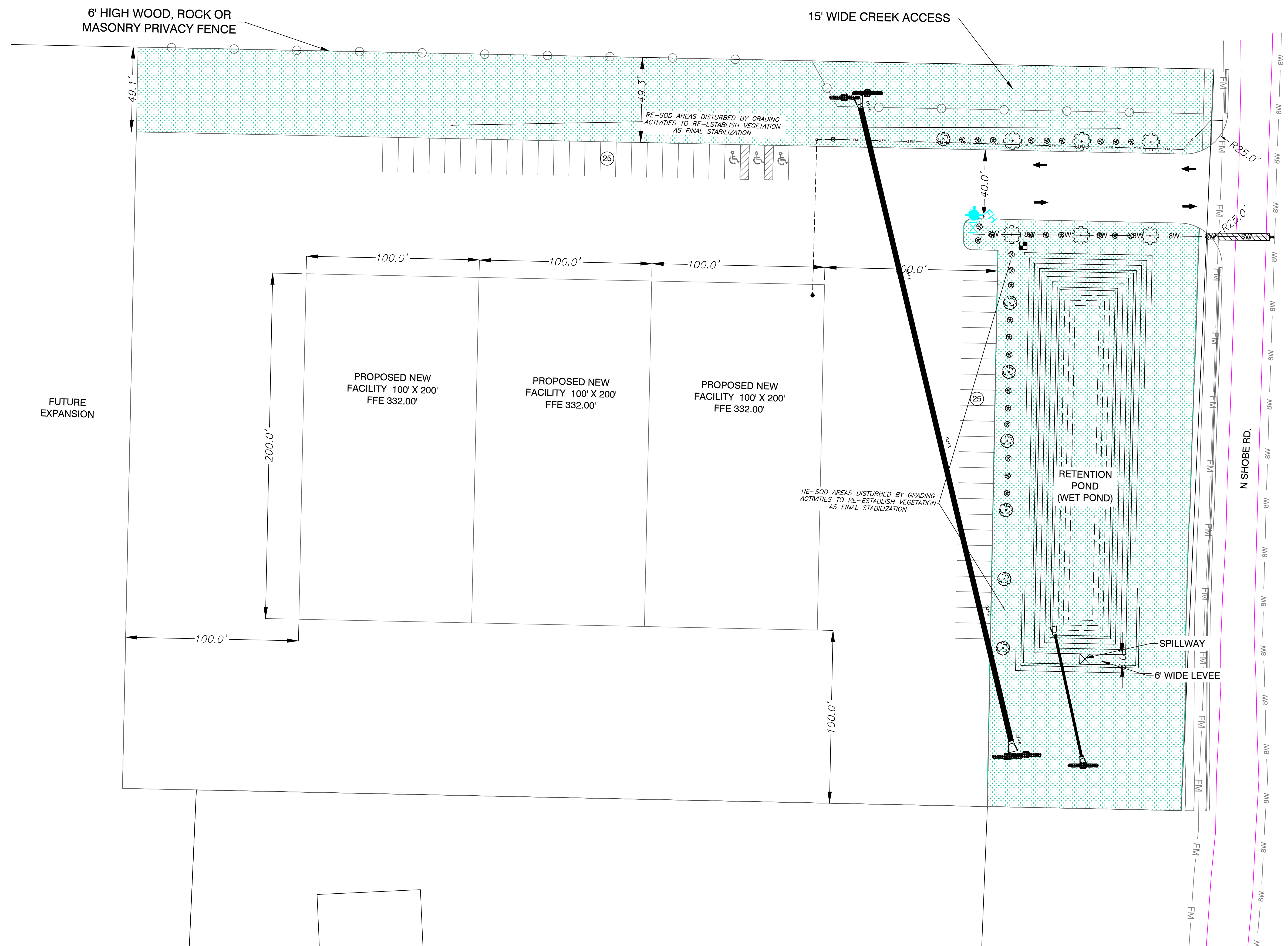
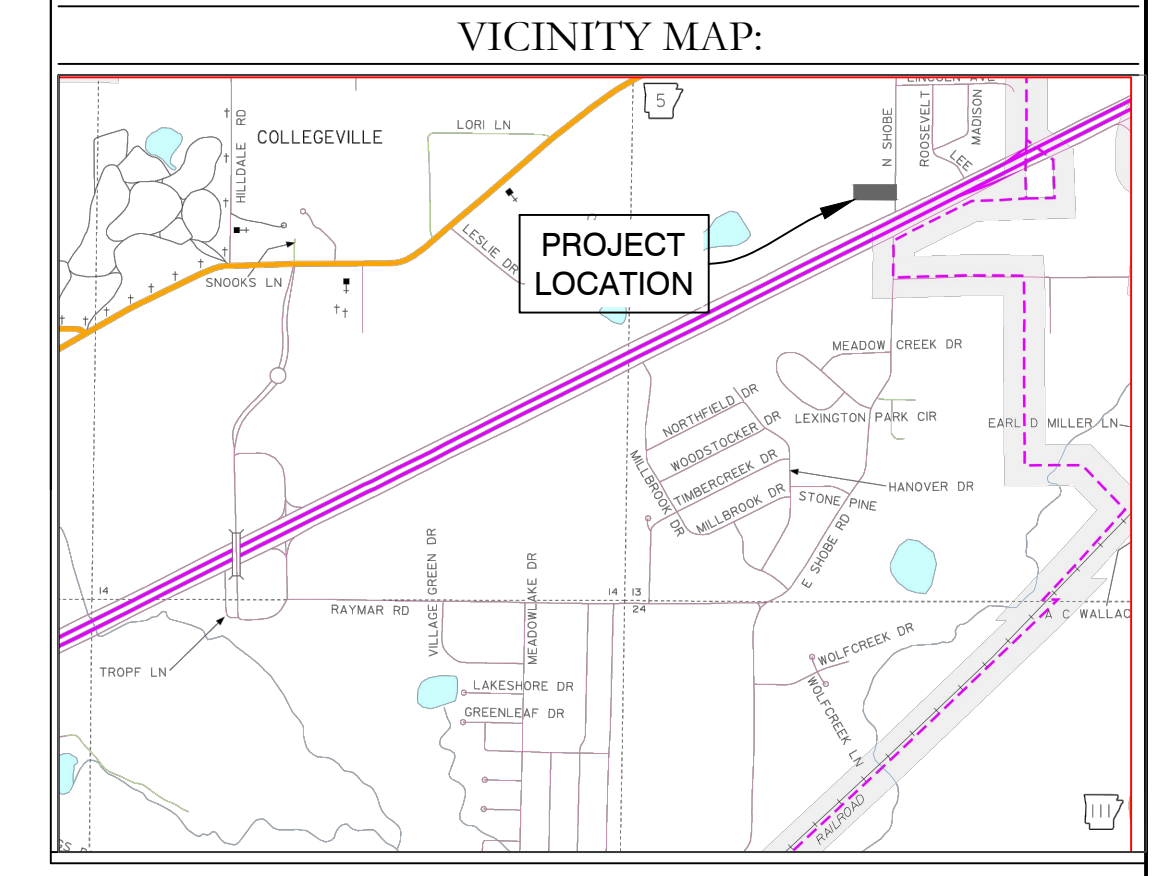
PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

HOPE CONSULTING ENGINEERS - SURVEYORS 117 S. Market Street, Benton, Arkansas 72015
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FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
OFF SITE DRAINAGE FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-3.3	SCALE:	

CALCULATION CHART:	
GREEN SPACE	TOTAL SITE AREA: 284,528 SF IMPERVIOUS AREA: 183, 856 SF GREEN SPACE: 70,788 SF (24.52%) = 9.27
TREES	6.08 ACRES @ 2 TREES PER ACRE = 12.17 = 13 TREES.
EVERGREEN SHRUBS	1/2000 SF OF BUILDING AREA 60000/2000 = 30 NOS EVERGREEN SHRUBS

LANDSCAPE				
SYMBOL:	QTY:	COMMON NAME:	SPECIFIED SIZE:	NOTES:
	7	PIN OAK QUERCUS PALUSTRIS	12-14" TALL X 5'-6" WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPES WITH BRANCH HEIGHT + ABOVE NEAREST ADJACENT GRADE
	6	HONEY LOCUST GLEDTISIA TRIACANTHOS 'NERMIS'	12-14" TALL X 5'-6" WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPES WITH BRANCH HEIGHT + ABOVE NEAREST ADJACENT GRADE
	30	EVERGREEN SHRUBS DWARF YALPON HOLLY ILEX VOMITORIA 'NANA'	3 GAL 24" T X 24" W	SYMMETRICAL WITH WELL BRANCHED CANOPES SPACED AT 2' P.O.C.
		BERMUDA	SOD (INCLUDES MULCH BEDS)	
		PLANTER/FLOWER BED	MULCH BEDS (OPTIONAL)	

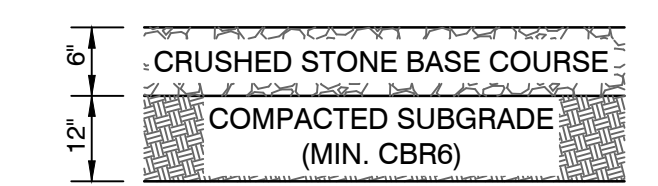
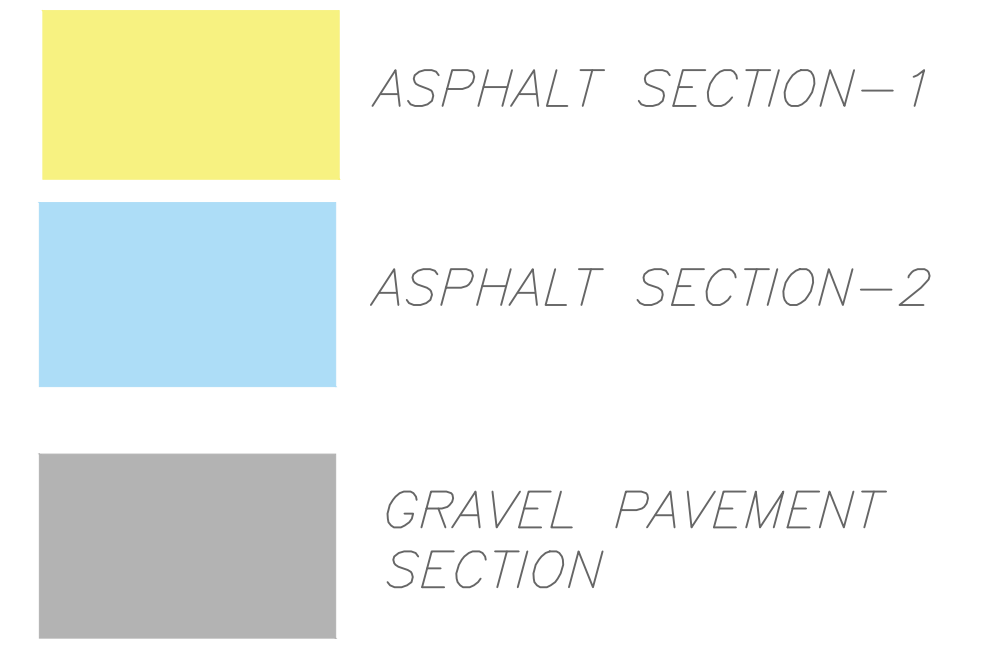
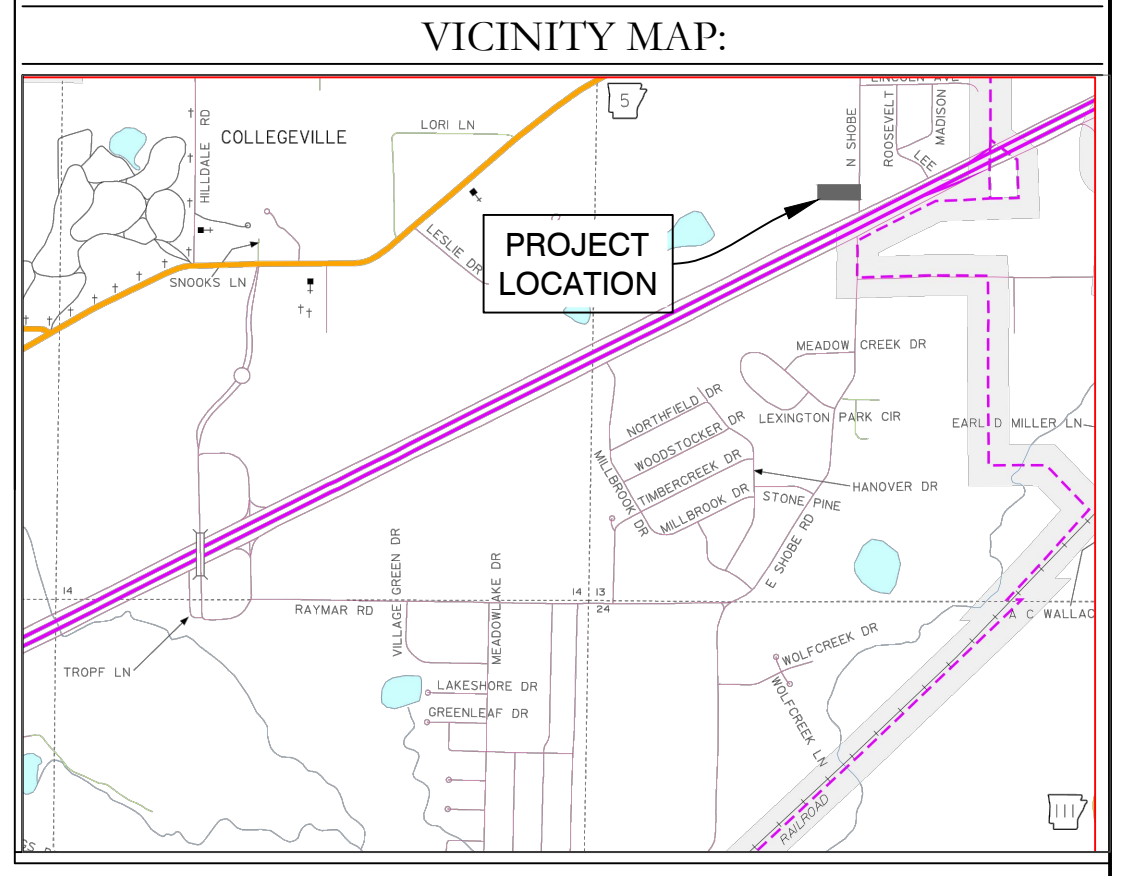
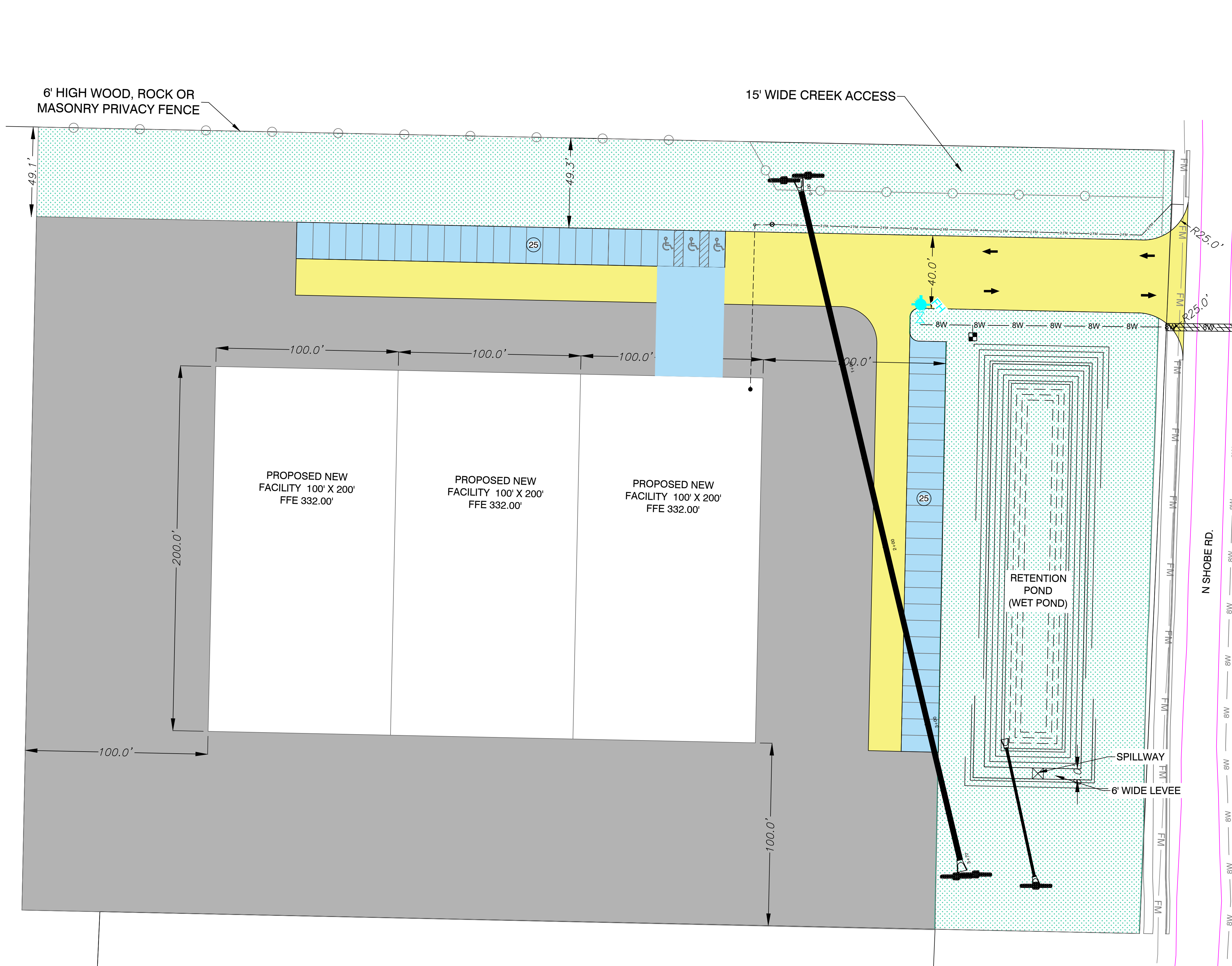


PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

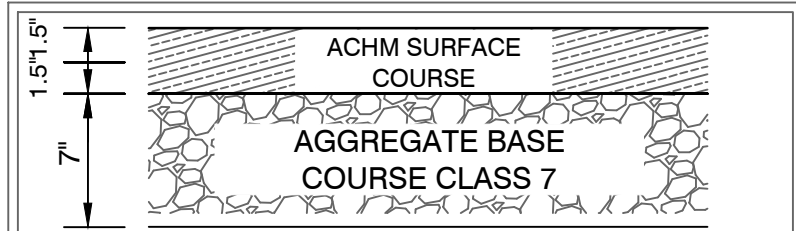
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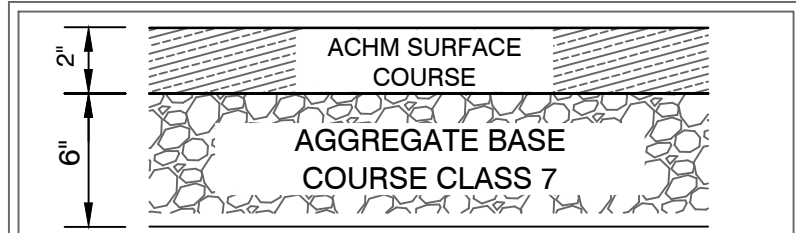
FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
LANDSCAPE PLAN FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-4.0	SCALE:	



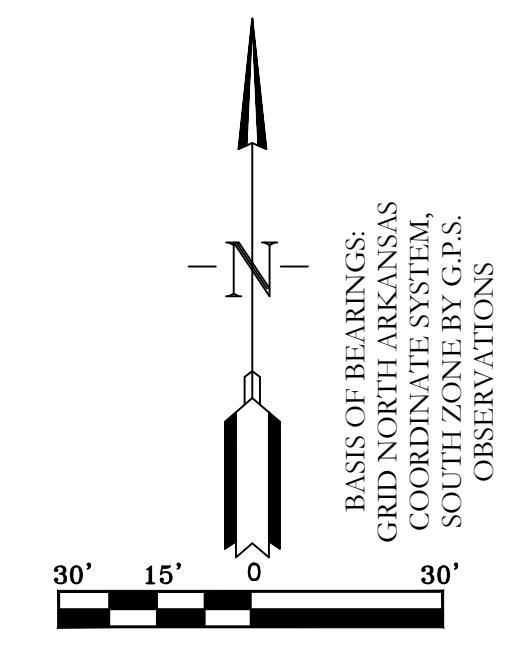
GRAVEL PAVEMENT SECTION
NOT TO SCALE



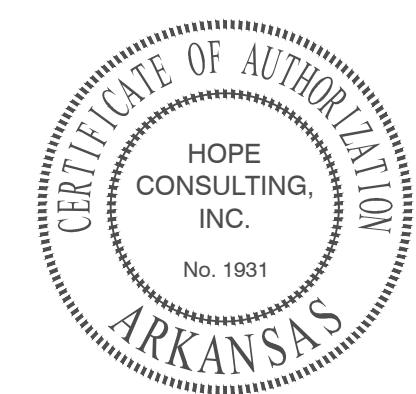
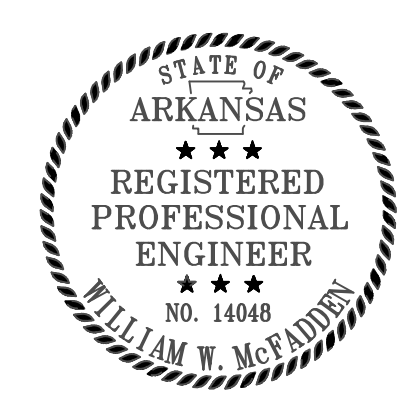
ASPHALT PAVEMENT SECTION-1
NOT TO SCALE



ASPHALT PAVEMENT SECTION-2
NOT TO SCALE



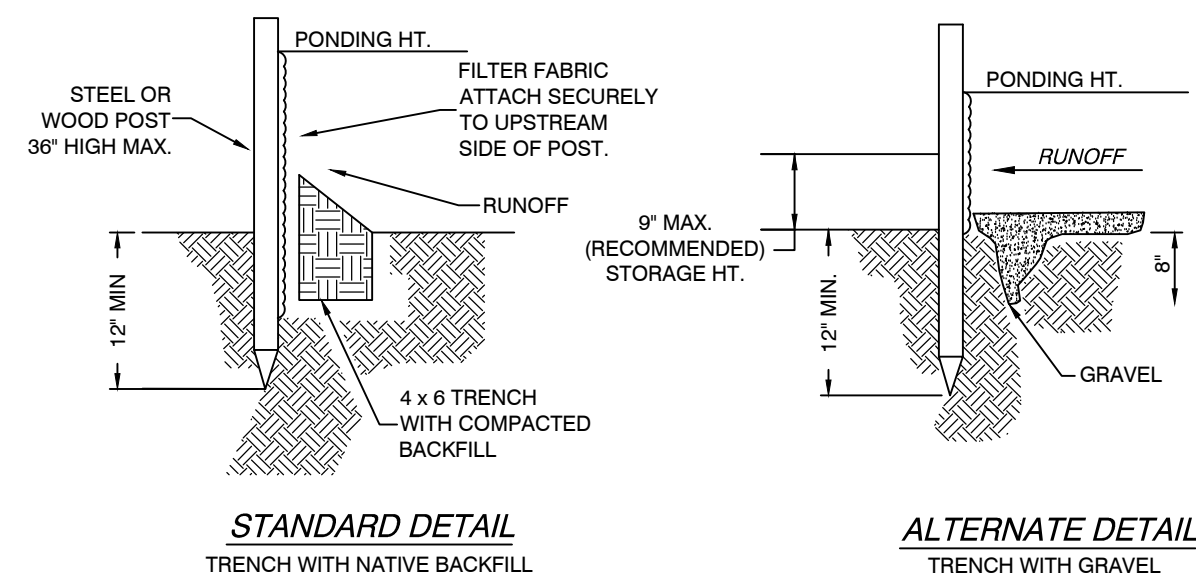
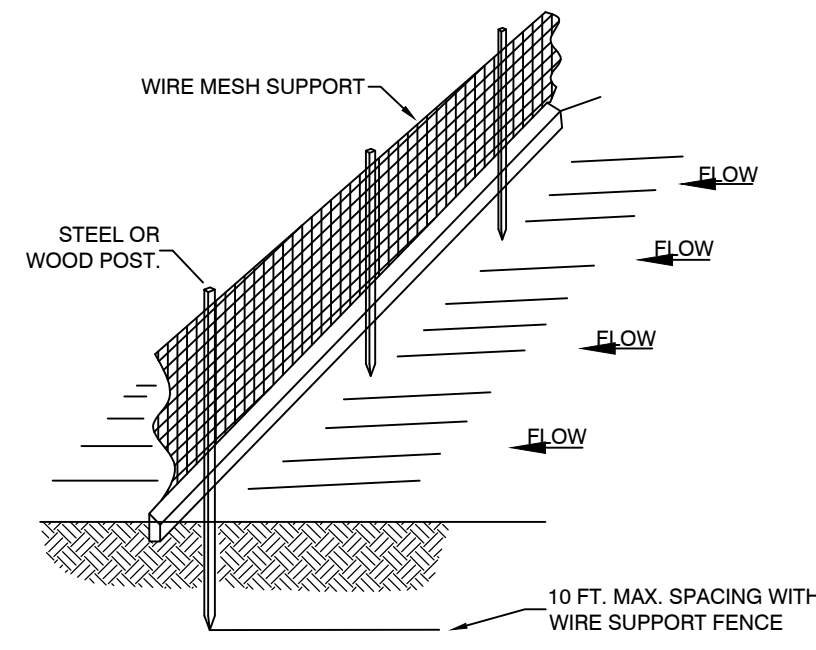
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS:	25736 I-30 NORTH, BRYANT, AR 72022
CURRENT ZONING:	C-2
BUILDING:	60000 SF (3 PHASED)
PARKING SPACE:	[50 SPACES]
# ADA SPACES REQD.:	3 SPACES (FOR 50 TOTAL)
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

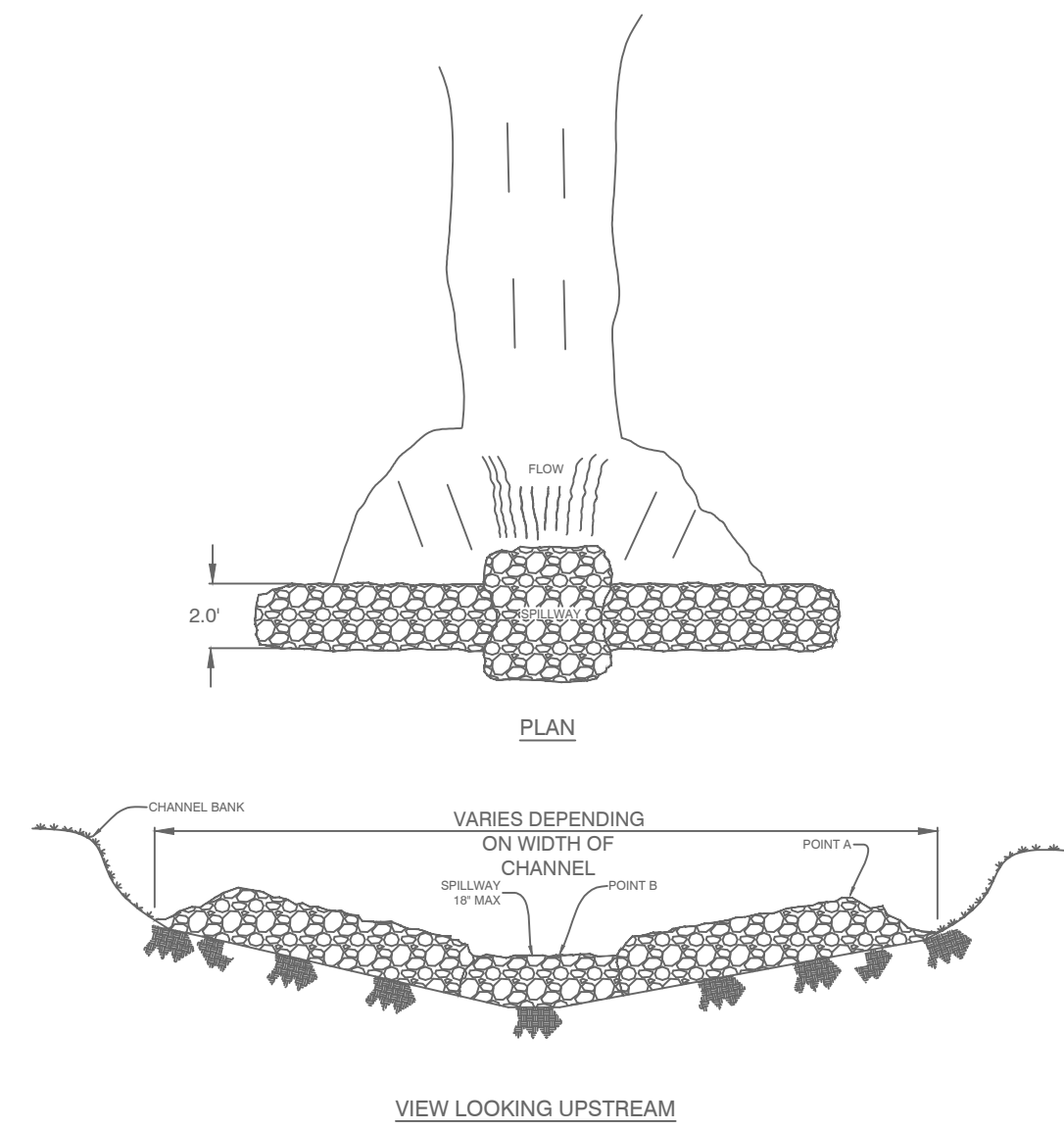
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PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
PAVEMENT PLAN FENCE BROKERS, INC. CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-5.0	SCALE:	



NOTE:
 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE



RIP-RAP CHECK DAM

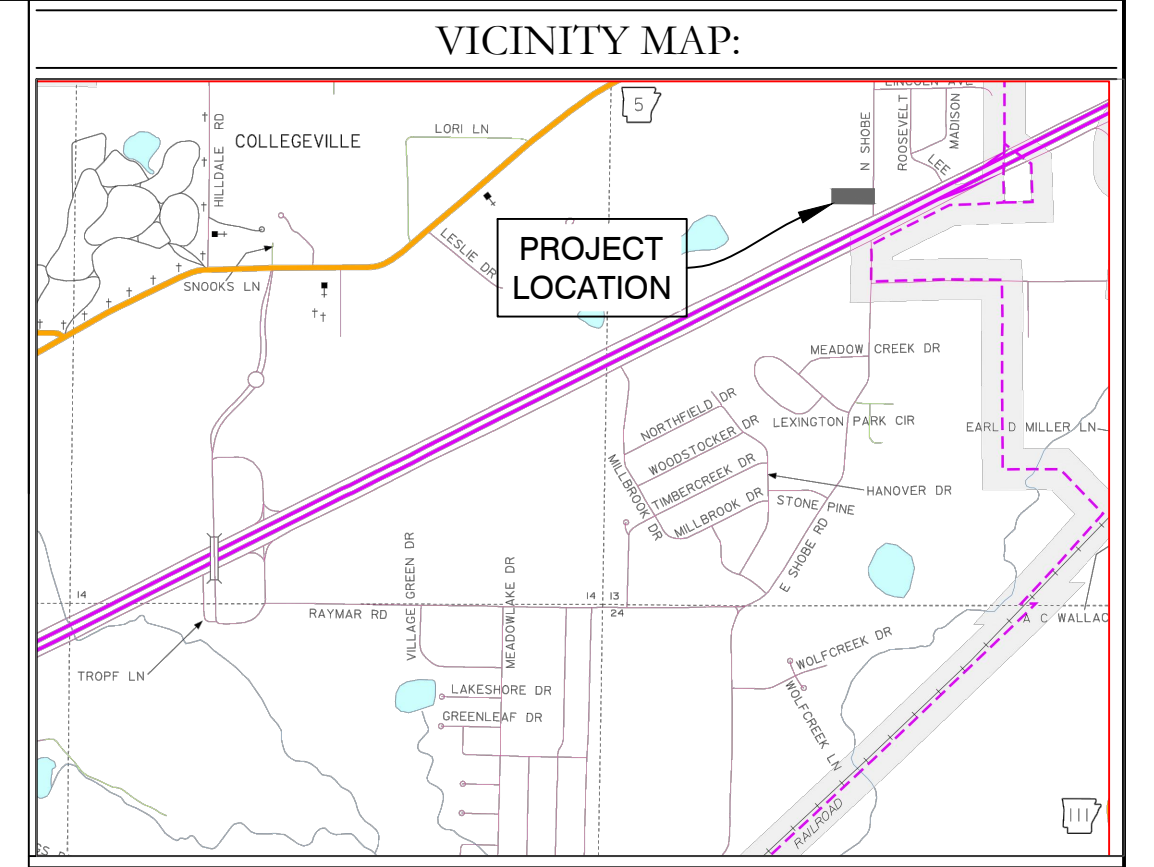
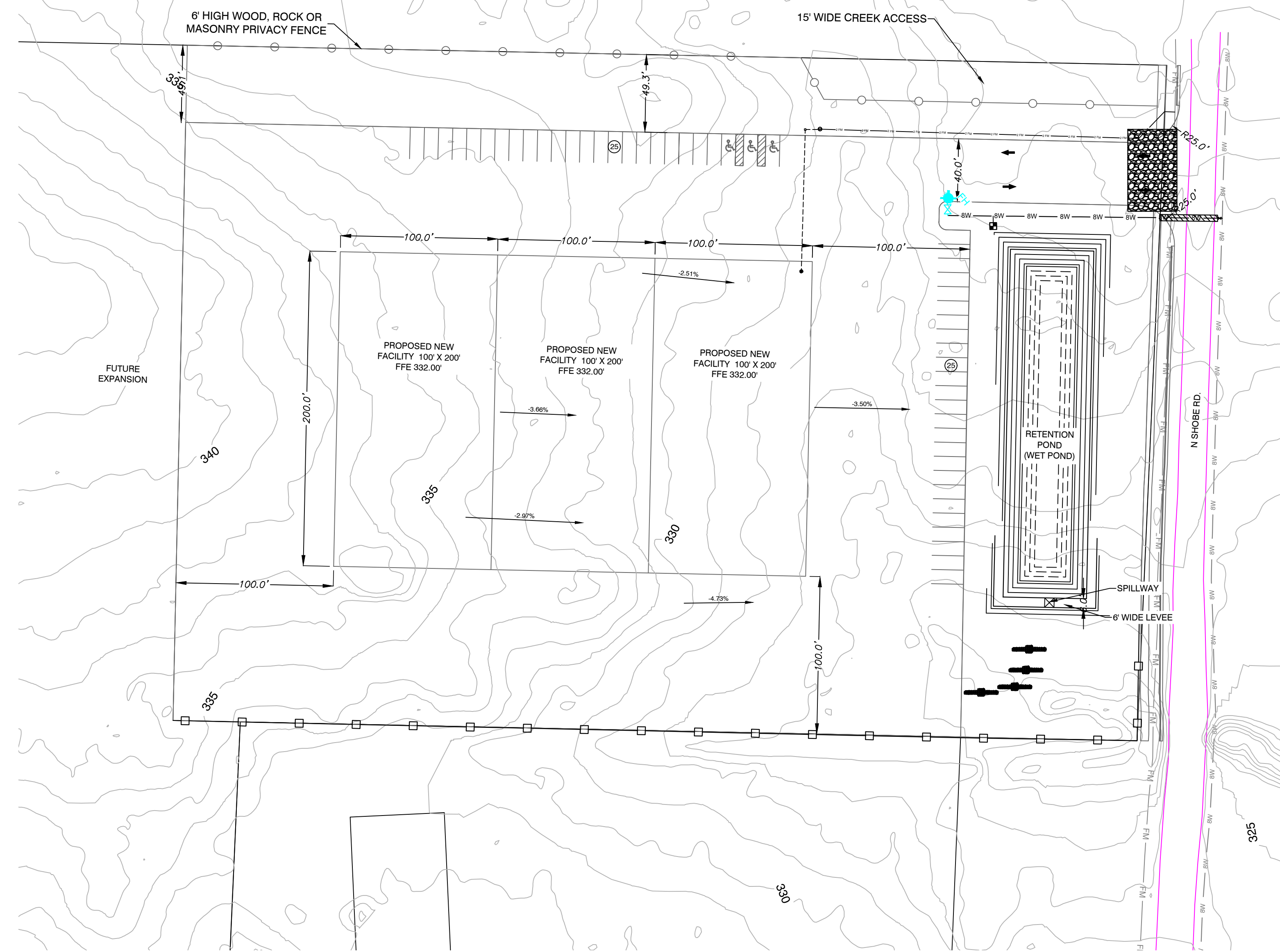
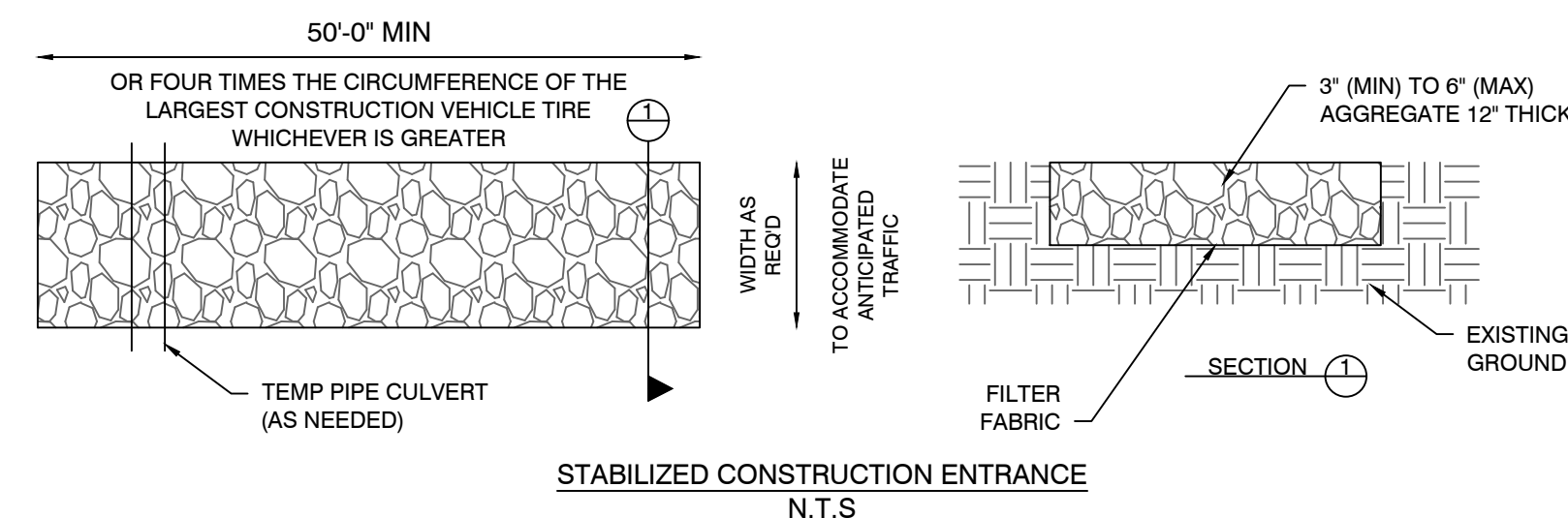
NOTES:
 1) POINT A MUST BE HIGHER THAN POINT B (SPILLWAY HEIGHT)
 2) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH POINT CIRCUMFERENCES USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EXCESSIVE FLOW AROUND THE DAM.
 3) SPILLWAY HEIGHT SHALL NOT EXCEED 10'-0"
 4) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROPERLY.

EROSION CONTROL NOTES

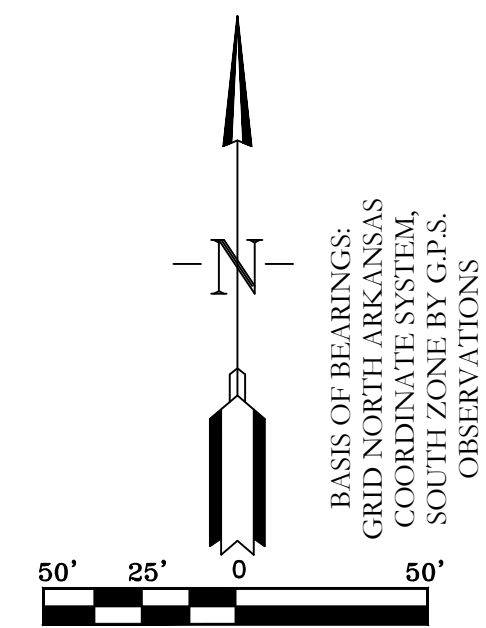
MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES
 CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION UNTIL PROJECT IS COMPLETE
 RIP-RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP
 CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY.
 SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND HOME BUILDING BEGINS
 EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN HOUSE FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS HOME CONSTRUCTION TAKES PLACE.

ERC LEGEND

- SITE POSTING
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- RIP-RAP CHECK DAM
- CONSTRUCTION ENTRANCE
- DISTURBED AREA



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



PROPERTY SPECIFICATIONS	
OWNER:	DEVELOPER:
Name: FENCE BROKER, INC.	Name: FENCE BROKER, INC.
Address: 25736 I-30 NORTH BRYANT, AR 72022	Address: 25736 I-30 NORTH BRYANT, AR 72022
CURRENT ADDRESS: 25736 I-30 NORTH, BRYANT, AR 72022	
CURRENT ZONING: C-2	
BUILDING: 60000 SF (3 PHASED)	
PARKING SPACE: [50 SPACES]	
# ADA SPACES REQD.: 3 SPACES (FOR 50 TOTAL)	
ABSORPTION (NON-IMPERVIOUS) SPACE: MINIMUM 10% OF PROPERTY AREA	

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

FOR USE AND BENEFIT OF: FENCE BROKERS, INC.		
EROSION CONTROL PLAN FENCE BROKERS, INC.		
CITY OF BENTON, SALINE COUNTY, ARKANSAS		
DATE: 10-12-2021	C.A.D. BY:	DRAWING NUMBER:
REVISED: 10-12-2021	CHECKED BY:	21-0252
SHEET: C-6.0	SCALE:	

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

SW CORNER SECTION 2
AGC CAP IN ASPHALT
CONC. NAIL IN PAVEMENT: S64°E, 13.59'
MAG NAIL: S26°E, 29.67'

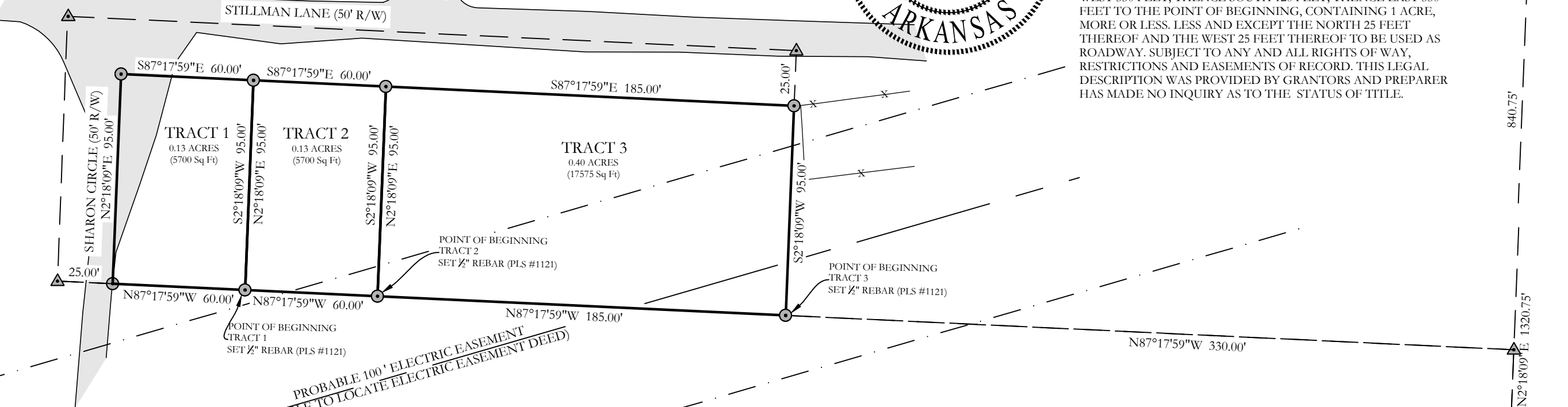
W 1/16 SECTIONS 2-11
SOUND IN PAVEMENT (CALLED 1/2" REBAR)
1/2" REBAR (PLS #1552): N01°W, 25.68'
1/2" REBAR: S10°W, 17.31'



RECORD DESCRIPTION

(SALINE COUNTY DOCUMENT #2021-020757:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: BEGINNING 480 FEET NORTH 330 FEET WEST OF THE SOUTH SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, THENCE NORTH 120 FEET; THENCE WEST 330 FEET; THENCE SOUTH 120 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS. LESS AND EXCEPT THE NORTH 25 FEET THEREOF AND THE WEST 25 FEET THEREOF TO BE USED AS ROADWAY. SUBJECT TO ANY AND ALL RIGHTS OF WAY, RESTRICTIONS AND EASEMENTS OF RECORD. THIS LEGAL DESCRIPTION WAS PROVIDED BY GRANTORS AND PREPARER HAS MADE NO INQUIRY AS TO THE STATUS OF TITLE.



CERTIFICATE OF OWNER:

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

Date of Execution _____ Name: _____

Source of Title: D.R. BOOK 2021 PAGE 020757

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Aaron W. Musick, 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.

Date of Execution _____
Aaron W. Musick
Registered Professional
Land Surveyor No. 1121 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 _____
Rick Johnson,
Bryant Planning Commission Chairman

LEGAL DESCRIPTION: (TRACT 1)

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE SOUTHEAST CORNER OF SAID NW1/4 OF THE NW1/4; **THENCE**, N 02° 18' 09" E, A DISTANCE OF 480.00 FEET TO A POINT;
THENCE, N 87° 17' 59" W, A DISTANCE OF 575.00 FEET TO A 1/2" REBAR SET AT THE **POINT OF BEGINNING**;
THENCE, N 87° 17' 59" W A DISTANCE OF 60.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, N 02° 18' 09" E A DISTANCE OF 95.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, S 87° 17' 59" E A DISTANCE OF 60.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, S 02° 18' 09" W A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.13 ACRES (5,700 SQ FT).

LEGAL DESCRIPTION: (TRACT 2)

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE SOUTHEAST CORNER OF SAID NW1/4 OF THE NW1/4; **THENCE**, N 02° 18' 09" E, A DISTANCE OF 480.00 FEET TO A POINT;
THENCE, N 87° 17' 59" W, A DISTANCE OF 515.00 FEET TO THE **POINT OF BEGINNING**;
THENCE, N 87° 17' 59" W A DISTANCE OF 60.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, N 02° 18' 09" E A DISTANCE OF 95.00 FEET TO A 1/2" SET REBAR (PS#1121);

THENCE, S 87° 17' 59" E A DISTANCE OF 60.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, S 02° 18' 09" W A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.13 ACRES (5,700 SQ FT).

LEGAL DESCRIPTION: (TRACT 3)

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE SOUTHEAST CORNER OF SAID NW1/4 OF THE NW1/4; **THENCE**, N 02° 18' 09" E, A DISTANCE OF 480.00 FEET TO A POINT;
THENCE, N 87° 17' 59" W, A DISTANCE OF 330.00 FEET TO THE **POINT OF BEGINNING**;
THENCE, N 87° 17' 59" W A DISTANCE OF 185.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, N 02° 18' 09" E A DISTANCE OF 95.00 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, S 87° 17' 59" E A DISTANCE OF 185 FEET TO A 1/2" SET REBAR (PS#1121);
THENCE, S 02° 18' 09" W A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.40 ACRES (17,575 SQ FT).

POINT OF COMMENCEMENT
SE CORNER NW/4 NW/4
FOUND 1" PIPE
23" POST OAK: N81°E, 13.25'
44" RED OAK: N49°W, 27.00'

LEGEND

- - Found Aliquot Corner
- - Found Monument
- ⊙ - Set 1/2" Rebar PS #1121
- ⊙ - Computed point
- (M) - Measured
- (P) - Platted

Drawn By: JPP Checked: _____

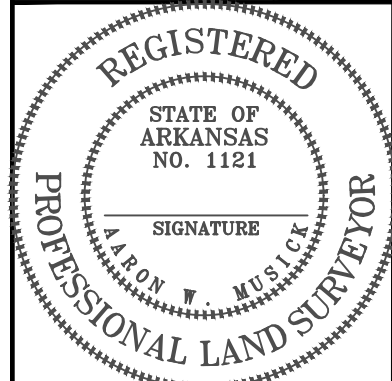
By affixing my seal and signature, I Aaron W. Musick, PS No. 1121, hereby certify that this drawing correctly depicts a survey compiled under my supervision.
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # **05125C0240E**, dated: **June 05, 2020**.

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

For the Exclusive Use and Benefit of:
Ovilio Beltran

Address 1401 Sullman Lane
Alexander, Arkansas 72002
Date 09/23/2021

500	01S	14W	0	11	440	62	1121
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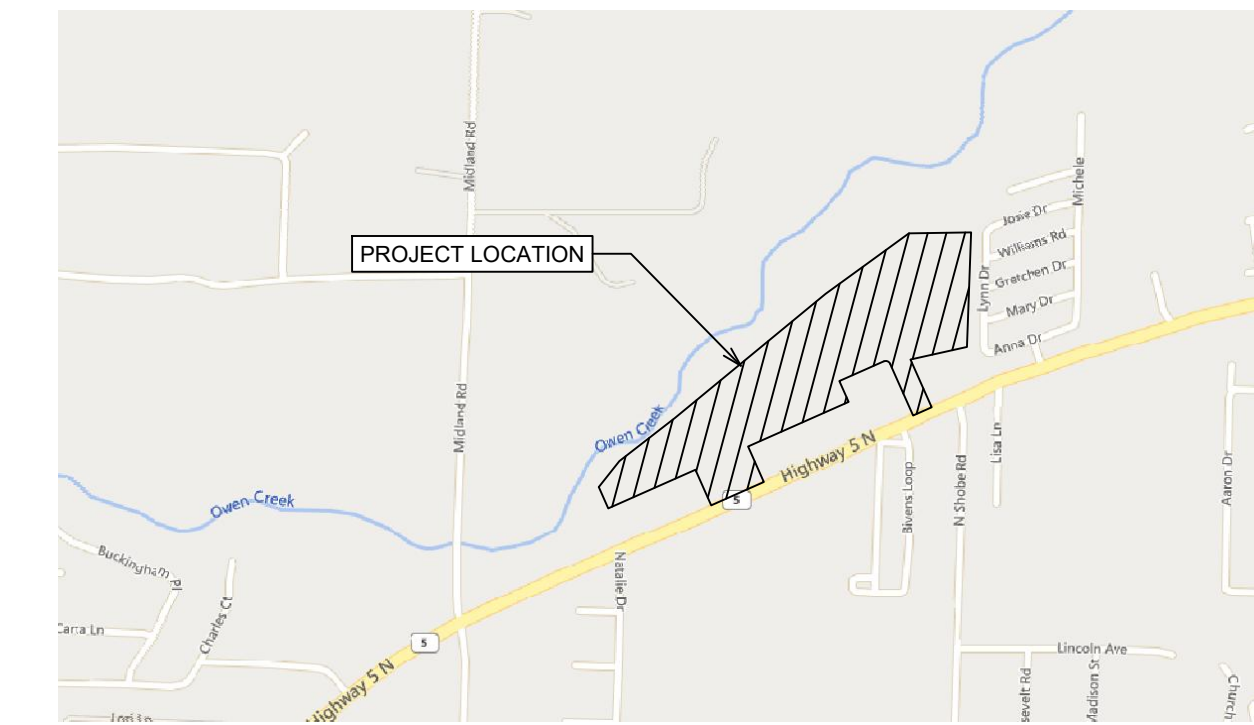
PRELIMINARY LAYOUT

SCALE 1" = 80'

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 23 ACRES
2. ALL SETBACKS SHALL MEET CITY OF BRYANT SUBDIVISION ORDINANCE REQUIREMENTS
3. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT

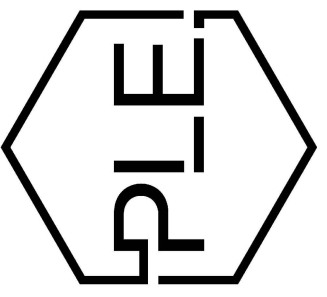
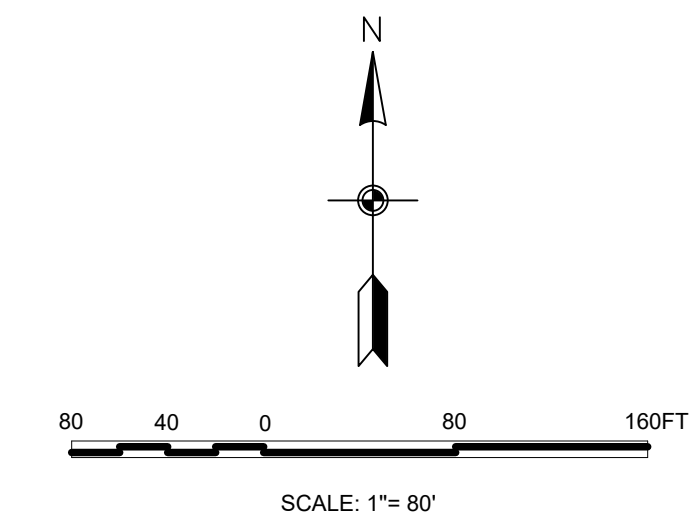
NOTES:

1. 70 TOTAL LOTS SHOWN = 140 UNITS
2. 140 UNITS = 6.08 UNITS PER ACRE
3. LOT SETBACKS: 20' FRONT, 20' BACK, 8' SIDE YARD
4. STREET RIGHT-OF-WAY = 50'-0" WIDE W/ 5'-0" SIDEWALK REQUIRED ON BOTH SIDES
5. STREET PAVEMENT WIDTH = 28'-0" OUT TO OUT OF BACK OF CURB



VICINITY MAP

SCALE 1" = 1000'



REVISION:

**ASHTON ESTATES
HIGHWAY 5 NORTH**
Bryant, Arkansas

PROJECT NUMBER:

SHEET ISSUE DATE:
10/20/2021

PAGE TITLE:

**CONCEPTUAL
LAYOUT**

SHEET NUMBER:

C1.1



Overview:

Ashton Estates will be a high-end gated Active Adult community for 62+ adults. The project will be located at 9401 n Highway 5 on 21.0 acres. The project will be built over two phases (8.5 acres per phase). The project will encompass quiet office space on highway 5 at the southern entrance of the community.

- The overall project will consist of 70 single level luxury villas with two car garages with a dog park on site. Total residences of Ashton Estates will be 140.
- The community will contain villas on zero lot lines with complimentary green space throughout the community.
- The community will be a maintenance free community.

The Community offers living options for individuals who are:

- Ready to downsize from a large home to something more manageable.
- Want a worry-free home with high end amenities.
- Want to enjoy the same quality of home they are accustomed to but lease to age in place.
- Want to live in an interactive community amongst neighbors close to health care facilities and shopping near by.
- Want to relocate to the City of Bryant to be near grandkids and family.
- Want to live in a small growing town and retire to a slower pace of life.

Vision for Project/Timeline:

- Get all city approvals by April/May 2022 and begin construction by August 2022.
- The construction of the villas will begin as soon as the site work will allow.
- The project construction to be a 2-3 year build out.

Benefits of the Project to the Community:

- Address a critical need in the City of Bryant for Active Adults.
- Infusion of jobs during construction and improvement to the site and area.
- Increased population in the city limits of Bryant increasing tax revenue.
- Creation of two to three jobs and local contracting opportunities on site.
- The City of Bryant will be marketed across the region bringing more attention to the community.

CHAPTER 2 — TEMPORARY BUSINESSES

Section 2-1. Procedure: Application for obtaining authority to conduct a temporary business privilege license in the City of Bryant, Arkansas will be made to the Bryant Department of Community Development.

Section 2-2. Definitions:

- a. For purposes of this Ordinance, a “temporary business” is defined as a free standing business operation in a temporary structure, portable building, trailer or tent for seasonal or short-term operation. It is further defined as having no permanent municipal water and wastewater services.
- b. For purposes of this Ordinance, “portable commercial building” is defined as a building on wheels or skids that is not permanently affixed to a foundation that is being used for commercial purposes.
- c. For purposes of this Ordinance, “Food Truck” is defined as a large vehicle or trailer equipped with facilities for cooking and selling food.

Section 2-3. Application:

1. Temporary Business

- a. Prior to establishing any temporary business within the city limits of Bryant, Arkansas, the applicant will submit a site plan to the City of Bryant Development Review Committee (DRC). This site plan must:
 - Show the exact location of the proposed temporary business establishment including the setbacks (25 Feet) from street right-of-ways, buildings, and other temporary businesses.
 - Clearly identify any open display areas(s)
 - Show the parking spaces to be dedicated by the owner of the property for use by this temporary business.
- b. In addition to the site plan, the applicant will submit a letter from the property owner stating that they are in agreement with the site plan. The applicant must provide proof of Federal Tax Employer Identification, State Sales Tax Numbers, and Department of Health Approval, if applicable.

2. Food Truck

Prior to establishing any food truck within the city limits of Bryant, Arkansas, the establishment must agree to and abide by the following:

- Must be 25 feet from property line, building entrances, and temporary businesses/food trucks.
- Cannot set up in Right-of-way without permission from DRC.
- Must provide sufficient on-site parking in a manner that does not interfere with street traffic.

- Must provide a trash service by providing at least one trash can that is regularly maintained during hours of operations.
 - Must obtain a Conditional Use Permit for setup in any residential zone.
 - The applicant must provide proof of Federal Tax Employer Identification, State Sales Tax Numbers, and Department of Health Approval, if applicable.
 - Upon request, the applicant must provide proof of authorization from the property owner.
3. If the applicant is approved, the Development Review Committee shall confirm the classification of the temporary business and the time period the temporary business may operate in accordance with the schedule set forth below:

Use	Time Period
Carnivals	30 Days per permit
Fireworks stands or tents	30 Days per permit
Christmas tree stands, tents or lots	60 Days per permit
General commercial sales stands, tents or lots	90 Days per permit
Concession/refreshment/food truck	Yearly

4. The classification and length of permit duration for any other business, determined by the Development Review Committee to be of a temporary nature, may be set at the discretion of the Development Review Committee within the intent of the time and rules as stated herein.
5. The Development Review Committee may recommend to the Planning Commission that an application for a temporary business permit be denied if the application does not comply with the requirements of this ordinance. The Committee’s decision to deny an application for temporary business permit will be reviewed by the Bryant Planning Commission at its regularly scheduled meeting. If the Commission accepts the recommendation to deny an application for a temporary business permit, the applicant has 30 days to appeal the Commission’s decision to the Bryant City Council. The Bryant City Council shall hear the appeal at its regularly scheduled meeting and shall make the final decision as to the denial or approval of the temporary business permit.

Section 2-4: Surety Bond:

1. The applicant for licenses described in Section 2-3 above shall also file with the Community Development Department a surety bond in the sum of one thousand dollars (\$1000.00), which shall be due before the license will be issued. Said bond shall be made payable to the City and conditioned for the faithful performance of the payment of all applicable fees and penalties provided for herein.
2. In place of a surety bond, an applicant can provide proof of Liability Insurance. An insurance Certificate naming the City of Bryant as additional insured, equipment liability insurance or other proof of insurance coverage may be deemed necessary by the City. The Certificate of insurance must cover liability for any injury to persons or property caused by the proposed project. Self-insurance is not acceptable. The City reserves the right to demand inspection of the entire insurance policy and endorsements

and will require at least 30 days prior notification of cancellation or nonrenewable during the time of the permit.

Section 2-5 Permitting:

1. In addition to a \$25.00 application fee, all temporary businesses and food trucks within the City shall pay double the fees listed in Exhibit A hereto, based on number of employees, prior to conducting any trade, profession, occupation or pursuit. An application fee for each application shall be collected at the time of receipt of an application. The application fee shall be subtracted from the total business permit fee. All fees are based on a monthly fee and no portion of a monthly fee shall be reimbursed if the length of operation is less than one month. It shall be the duty of the Community Development Department upon the receipt of the amount of the temporary business privilege license fee provided herein to issue a license for every person, firm or corporation liable to pay such fee and to state in each license issued, the amount thereof, the period of time covered thereby, the name of the person, firm or corporation to whom issued and the business, occupation or profession to be carried on. All fees are nonrefundable.
2. The Temporary Business Permit shall be displayed during all hours of business operation; the permit is not transferable to another party.
3. Renewal of a permit shall be treated as a new application under the provisions of this ordinance.
 - a. **Exceptions:** There will be no requirement to obtain a permit for a temporary business which will only function for one day or less within a 30 day period. Any temporary business that will operate for more than a period of one day must obtain a permit, excluding schools, civic groups, community and church groups.
 - b. **Enforcement:** The licensee shall comply with the provisions of all applicable ordinances of the City as well as the requirements of all state and federal laws. The City of Bryant Code Enforcement Division will periodically inspect for evidence of a valid temporary business permit. Violation of this Ordinance is a misdemeanor, which is punishable by a fine of up to \$500 per occurrence of violation. Each day's occurrence is a separate violation and may be prosecuted by the City of Bryant, Arkansas as a separate offense.



Design #	
TSS-1501	
Sheet	1 of 4
Client	
FCB RC 386	
Address	
400 Bryant Ave. Bryant, AR 72022	
Account Rep.	Stephen
Designer	KC
Date	8/3/21
Approval / Date	
Sales	
Art	
Survey	
Estimating	
Engineering	
Permits	

CUSTOMER APPROVAL

Print Name _____

Signature _____

Date _____

Revision / Date

SCOPE OF WORK

1. FABRICATE, SHIP & INSTALL (1) ONE S/F WALL SIGN CABINET.

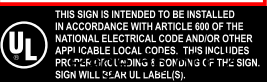


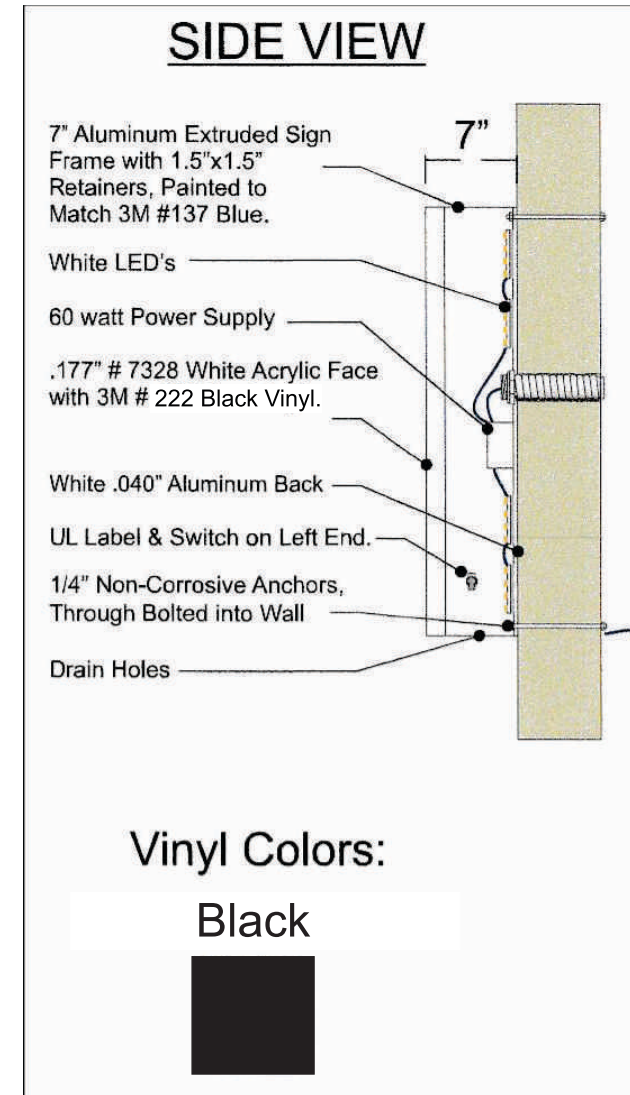
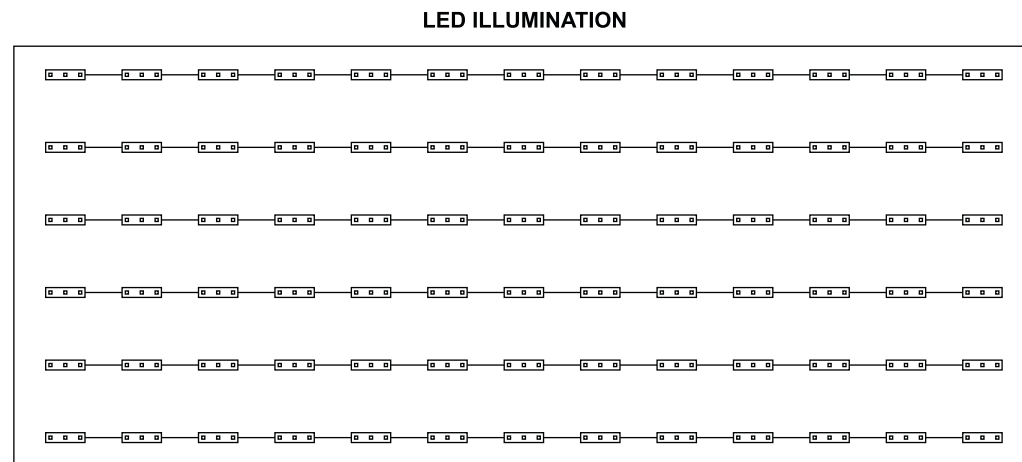
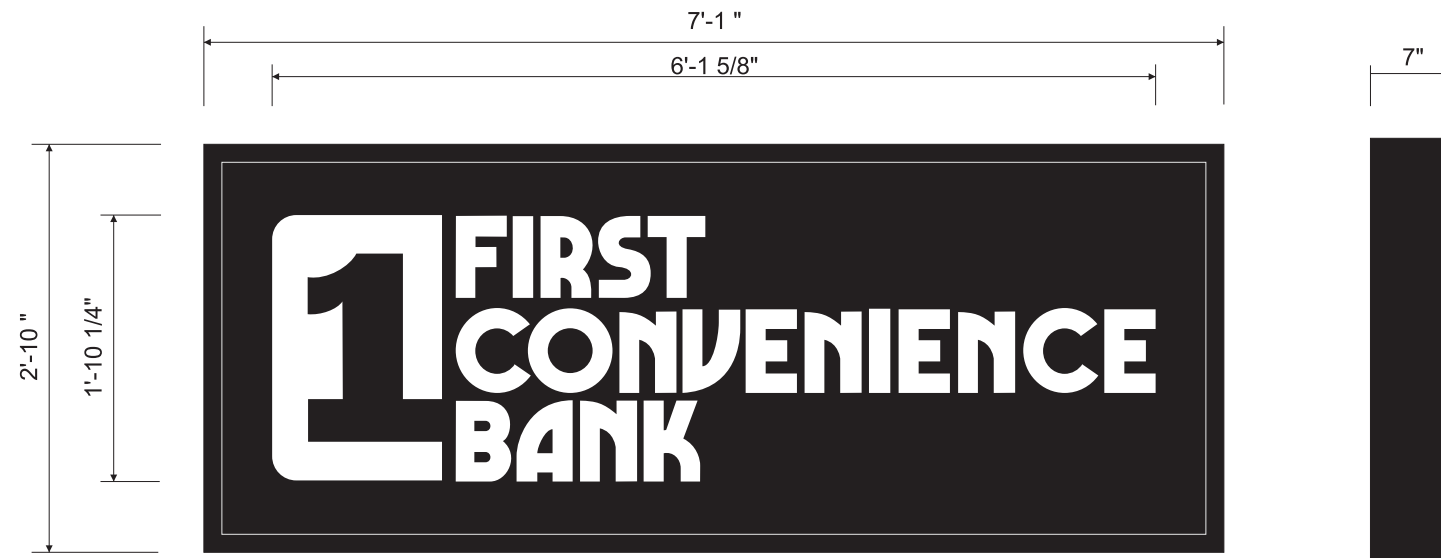
1302 AVENUE R
GRAND PRAIRIE, TX 75050
P: 817.222.0033
F: 817.222.1329

TurnerSignSystems.com

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





Design #	
TSS-1501	
Sheet	2 of 4
Client	
FCB RC 386	
Address	
400 Bryant Ave. Bryant, AR 72022	
Account Rep.	Stephen
Designer	KC
Date	8/3/21
Approval / Date	
Sales	
Art	
Survey	
Estimating	
Engineering	
Permits	

CUSTOMER APPROVAL

Print Name _____

Signature _____

Date _____

Revision / Date

--

S/F ILLUMINATED WALL SIGN CABINET

20.0 SF

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

1. 7" DEEP SKIN & FRAME CABINET.
2. .050 ALUMINUM RETURNS & FLAT ALUMINUM BACK PAINTED BLACK
3. 1 1/2" ALUMINUM RETAINERS PAINTED BLACK.
4. .177 TH. WHITE LEXAN FACE WITH FIRST SURFACE PAINTED BLACK
5. INTERNALLY ILLUMINATED WITH WHITE LED ILLUMINATION.
6. MOUNTED FLUSH TO FASCIA WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE.

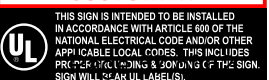


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FINAL ELECTRICAL CONNECTION BY CUSTOMER





1 1/2" 1 1/2"



S/F GATOR FOAM INTERIOR SIGN PANEL

(1) ONE REQUIRED

SIGN AREA 22.50 SF

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

- 1 1/2" THICK GATOR FOAM SUBSTRATE BACKER PANEL PAINTED BLACK
- 1 1/2" THICK GATOR FOAM ROUTED LETTERS PAINTED WHITE.
- PANEL MOUNTED TO INTERIOR FASCIA WITH Z-CLIPS.

Design #	TSS-1501
Sheet	3 of 4
Client	FCB RC 386
Address	400 Bryant Ave. Bryant, AR 72022
Account Rep.	Stephen
Designer	KC
Date	8/3/21
Approval / Date	
Sales	
Art	
Survey	
Estimating	
Engineering	
Permits	

CUSTOMER APPROVAL

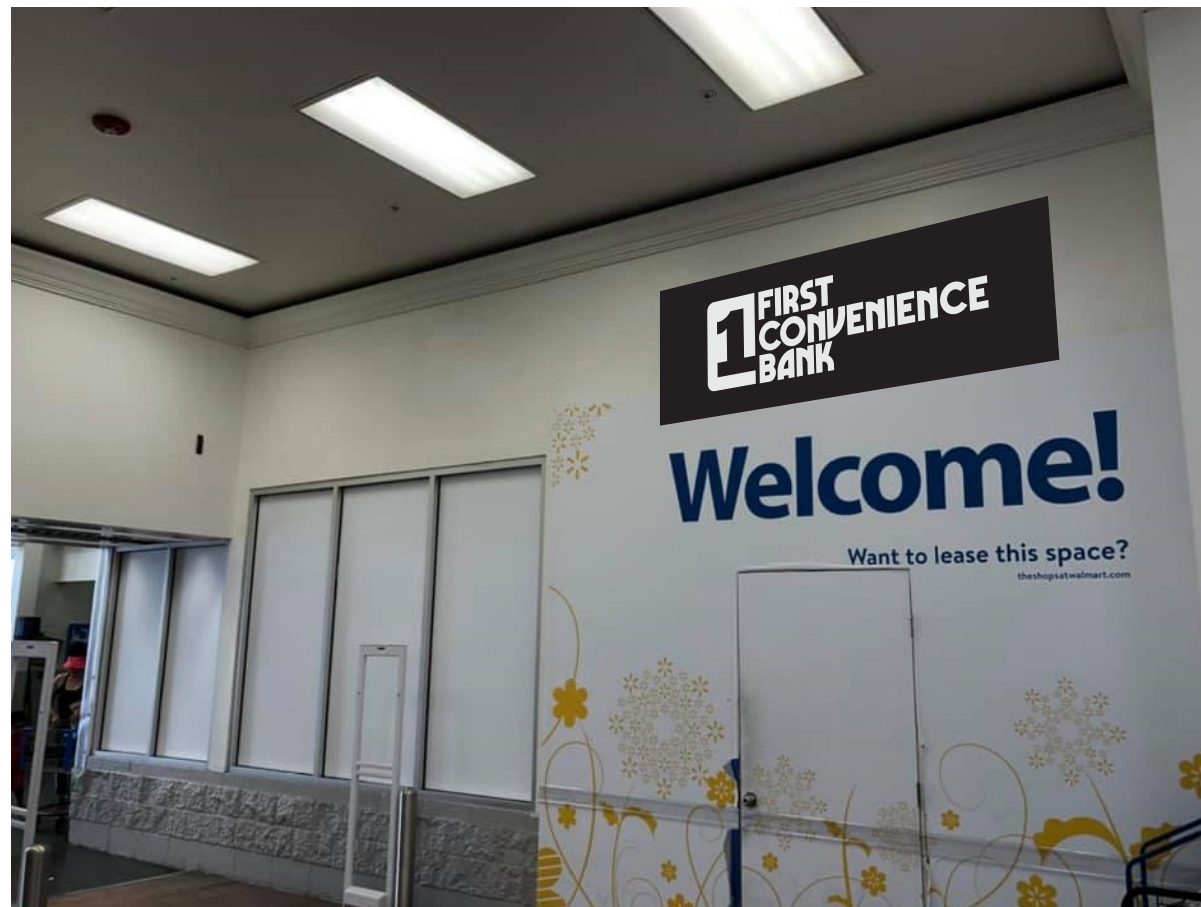
Print Name _____

Signature _____

Date _____

Revision / Date

Interior picture is not of actual location



TURNER
SIGN SYSTEMS

1302 AVENUE R
GRAND PRAIRIE, TX 75050

P: 817.222.0033
F: 817.222.1329

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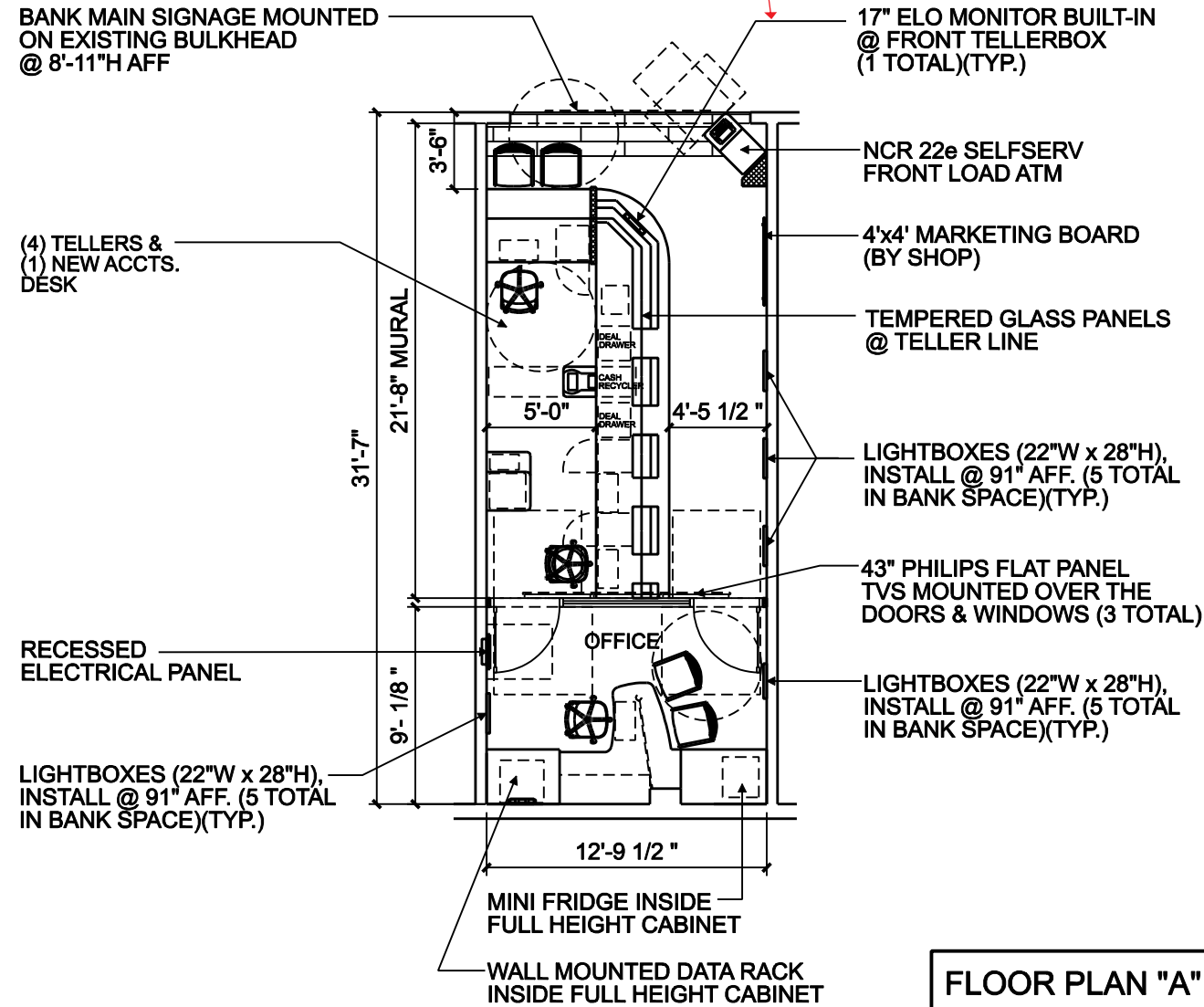
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER WIRING & CONNECTIONS TO THE SIGN. SIGN WILL BEAN UL LABEL(S).



BANK MAIN SIGNAGE MOUNTED ON EXISTING BULKHEADS @ 9'-10" H AFF



- (3) 43" PHILIPS LCD TVS
- (1) 17" ELO IN-LINE MONITORS
- (1) MAIN ID SIGN
- 21'-8"W MURAL
- (5) LED LIGHTBOXES (22"W x 28"H)
- 4' x 4' MARKETING BOARD:
 - (1) DISCLOSURE PANEL (28"W x 22"H)
 - (1) EHL POSTER
 - (5) BROCHURE HOLDERS

FLOOR PLAN "A" 7-26-21
FIRST CONVENIENCE BANK INSIDE WAL*MART SUPERCENTER #3230 (BRYANT RC386)
400 BRYANT AVE. BRYANT, AR 72022
390 SQ. FT.
SCALE: 1/8" = 1'-0"

Design #	TSS-1501
Sheet	4 of 4
Client	FCB RC 386
Address	400 Bryant Ave. Bryant, AR 72022
Account Rep.	Stephen
Designer	KC
Date	8/3/21
Approval / Date	
Sales	
Art	
Survey	
Estimating	
Engineering	
Permits	

CUSTOMER APPROVAL
 Print Name _____
 Signature _____
 Date _____

Revision / Date	

TURNER SIGN SYSTEMS
 1302 AVENUE R
 GRAND PRAIRIE, TX 75050
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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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: 10/12/21

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 FIRST CONVENIENCE BANK
 Address 400 BRYANT AVE (WALMART BLDG)
 City, State, Zip BRYANT AR
 Phone _____
 Email Address _____

GENERAL INFORMATION

Name of Business FIRST CONVENIENCE BANK
 Address/Location of sign 400 BRYANT AVE (WALMART BLDG)
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.

READ CAREFULLY BEFORE SIGNING

I 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.

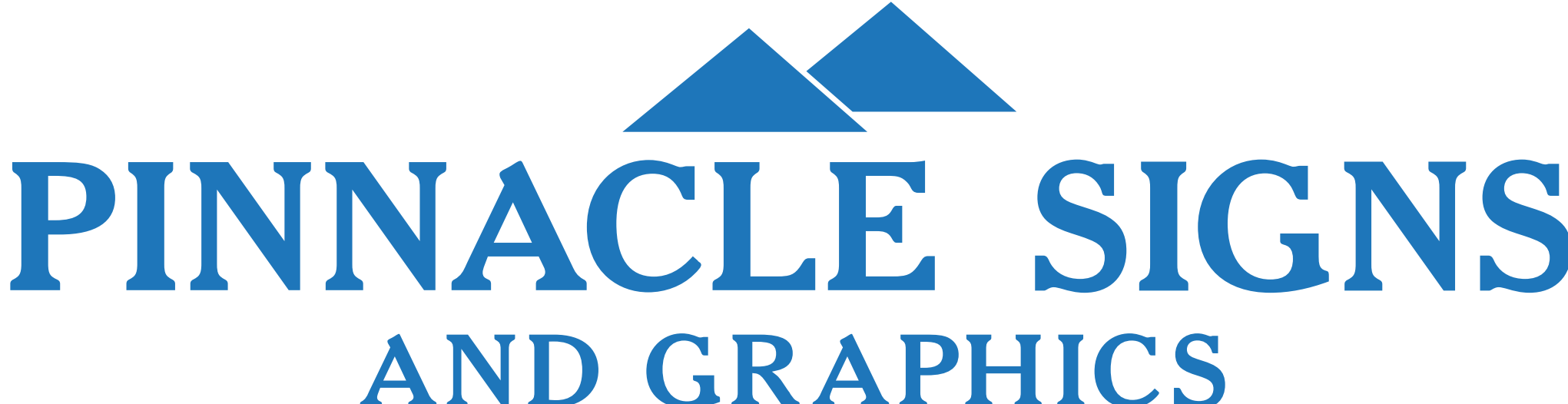
Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

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	WALL	2'10" X 7'1"	20SF	30'	27'2"	
B						
C						
E						
F						
G						

Please note:

- Carefully review spelling, information, and placement as the proof is intended to be an accurate illustration of the final product. Customer will be responsible for 50% of the remake cost if any errors are caught after production and/or installation begins.
- The first (3) revisions are included in initial quote, any customer changes after that are subject to a minimum \$45 art charge, unless otherwise noted in final quote.
- Colors portrayed on proof may not match final product due to difference between digital and pigmented colors. If you have a specific Pantone Color that we need to match, please let us know prior to art approval.
- We are not responsible for poor image quality as a result of unprovided vector images or client provided low resolution artwork.
- If customer cancels job for any reason after the proofing process has begun, customer will be charged art charge based on original quoted amount.



CLIENT: Marco's Bryant	CLIENT CONTACT: Travis	PROOF #: 4	DATE: 10-15-21	DESCRIPTION: Per Quote
	LOCATION: Bryant	ACCT. EXE.: PSG	DESIGNER: CO	

7610 Counts Massie Rd., Suite A, North Little Rock AR 72113 • P: 501-812-4433 • E: info@pinnacle-signs.com

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF PINNACLE SIGNS AND GRAPHICS UNTIL PAID FOR, IN FULL, BY CUSTOMER. USE OF THE ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION IS STRICTLY PROHIBITED!