



Bryant Planning Commission Meeting
Monday, October 9th, 2017
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

Minutes

Documents:

[Bryant Planning Commission Meeting Minutes 91117.pdf](#)

ANNOUNCEMENTS

DRC REPORT

Springhill Fire Station

Vernon Williams - Requesting Conditional Use Permit For Fire Station - **Recommend Approval**

Spin-Off

Requesting Approval of Preliminary Concept Plan - **Recommend Approval**

4824 Snooks Lane, 7717 & 7729 Highway 5 Rezoning

Jonathan Hope - Requesting Rezoning of 4824 Snooks Lane, 7717 & 7729 Highway 5. Rezoning from C-1 and R-E to C-2. - **Recommend Approval**

North Shobe Rezoning

Jake Goheen - Requesting Re-Zoning of Property on North Shobe Road. Going From R-E to C-2. - **Recommend Approval**

Natural State Of Kind - 23111 I-30

Jason Martin - Requesting Conditional Use Permit - **No Action Taken**

Bragg And Kennedy Homes

Requesting Sign Permit Application Approval - **Denied - Off Premise Sign**

Documents:

[Bragg And Kennedy Sign Permit.pdf](#)
[IMG_3560.pdf](#)

. **Fieldstone Duplex**

Johnathan Hope - Requesting Final Plat Approval For Fieldstone Duplex -
Recommend Approval

PUBLIC HEARING

. **4824 Snooks Lane, 7717 & 7729 Highway 5 Rezoning**

Jonathan Hope - Requesting Rezoning of 4824 Snooks Lane, 7717 & 7729 Highway 5. Rezoning from C-1 and R-E to C-2.

Documents:

[4824 Snooks Lane, 7717 and 7729 Hwy 5 Rezoning.pdf](#)

. **Springhill Fire Station**

Vernon Williams - Requesting Conditional Use Permit For Fire Station

Documents:

[Springhill Fire Station Conditional Use Permit Application.pdf](#)

. **North Shobe Rezoning**

Jake Goheen - Requesting Re-Zoning of Property on North Shobe Road. Going From R-E to C-2.

Documents:

[North Shobe Rezoning.pdf](#)

. **Natural State Of Kind - 23111 I-30 - REMOVED**

~~Jason Martin - Requesting Conditional Use Permit -~~ **Has Been Removed At Request of Applicant**

Documents:

[Natural State of Kind - Bryant\(2\).pdf](#)
[Natural State Conditional Use.pdf](#)
[MARK CARTER I30 PROPERTY Survey and Legal Description.pdf](#)

. **Planning & Community Development Department**

James Walden - Zoning Code Changes

OLD BUSINESS

NEW BUSINESS

. **Spin-Off**

Requesting Approval of Preliminary Concept Plan

Documents:

[Prel Plat 092117.pdf](#)

. **Fieldstone Duplex**

Johnathan Hope - Requesting Final Plat Approval For Fieldstone Duplex

Documents:

[Fieldstone Duplex Subdivision - Final Plat.pdf](#)
[Fieldstone Duplex Subdivision Drainage.pdf](#)
[Fieldstone Duplex Subdivision - Final Plat App.pdf](#)

. **REQUESTED TO BE ADD TO THE AGENDA**

. . **Bryant Family Pharmacy**

Bryant Family Pharmacy - Requesting Site Plan Approval

Documents:

[SGC-346 PLOT PLAN oct 5.pdf](#)

ADJOURNMENT



Bryant Planning Commission Meeting
Monday, October 9th, 2017
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINTUES FOR 8/11/17 MEETING
3 Pages

CALL TO ORDER:

- Chairman Lance Penfield Calls Meeting To Order
- Commissioners Present: Brunt, Johnson, Erwin, Burgess, Penfield.
- Commissioners Absent: Poe, Statton, Mayfield.

APPROVAL OF MINTUES:

Approval of the August 11th, 2017 Planning Commission Minutes.

Action taken: Motion made to approve by Commissioner Burgess and seconded by Commissioner Brunt. Voice vote: 5 yeas and 0 nay, Poe, Statton, Mayfield Absent. Passed

DRC REPORT

Chairman Penfield reads the DRC Report.

Serenity Vapes - 3116 Horizon Drive

Requesting Sign Application Approval - **Approved**

Documents:

Snell Prosthetic - 612 Office Park Drive

Requesting Sign Application Approval - **Approved**

Documents:

Planning & Community Development Department

1. Updated Planning Area - **Recommended To Planning Commission**
2. Zoning Code Changes - **Recommended To Planning Commission**
3. Commercial Design Standards - **Recommended To Planning Commission**
4. Planning RFQ - **Recommended To Planning Commission**

PUBLIC HEARING

Planning & Community Development Department

1. Updated Planning Area

Mr. James Walden address the Planning Commission and explains the changes to the map and how it just needs to be approved by the Commission.

Chairman Penfield Calls for a roll call vote. 5 yeas and 0 nay, Poe, Statton, Mayfield Absent. Passed

2. Zoning Code Changes

Mr. Walden works through the Zoning Code Changes line for line with the Planning Commission. Chairman Penfield ultimately requests for the ordinance for City Council have an emergency clause so these changes may go into effect immediately.

Chairman Penfield Calls for a roll call vote. 5 yeas and 0 nay, Poe, Statton, Mayfield Absent. Passed

3. Commercial Design Standards

Mr. Walden confirms that these reflect the changes that were asked for previously.

Chairman Penfield Calls for a roll call vote. 5 yeas and 0 nay, Poe, Statton, Mayfield Absent. Passed

NEW BUSINESS

Planning & Community Development Department

Presenting Planning RFQ

Mayor Dabbs presents the RFQ to the Planning Commission and request for a recommendation to advertise for the RFQ.

Chairman Penfield Calls for a roll call vote. 5 yeas and 0 nay, Poe, Statton, Mayfield Absent. Passed

ADJOURNMENT

Motion made to adjourn by Commissioner Burgess, seconded by Commissioner Mayfield.

Approval of the minutes for September, 11th Bryant Planning Commission meeting was approved on October, 9th, 2017.

_____ Date: _____2017
Chairman Lance Penfield

_____ Date: _____2017
Secretary Truett Smith

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
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

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are **required** with application. Additional documentation may be required by Sign Administrator.

Date: 9/20/17

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Bragg + Kennedy Homes

Address 1229 Hot Springs Hwy

City, State, Zip Benton, AR 72019

Phone (501) 626-6202

Alternate Phone _____

PROPERTY OWNER

Name DeAnna Lamb

Address 5606 Springhill Road

City, State, Zip Bryant, AR 72002

Phone 416-9372

Alternate Phone _____

GENERAL DETAILS

Name of Business Bragg + Kennedy Homes

Address/Location of sign 5606 Springhill Rd Bryant, AR 72002 Wall

Sign dimensions (height, length, width) 4 x 8

Zoning Classification Residential? Springhill Aggregate Surface Area (total all signs) 32

Height of sign from lot surface: Bottom 3' Top 7'

SIGN TYPE

Pole Monument

Other (type) wood

Total sq. ft. 32

READ CAREFULLY BEFORE SIGNING

I, Gary Kennedy, 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 any 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.

[Signature]
Applicant's Signature

9/20/17
Date

Sign Administrator(or Designee) Approval

Date



HOPE
CONSULTING
ENGINEERS - SURVEYORS

Thursday August 23, 2017

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

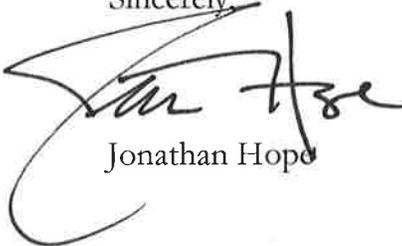
RE: Rezoning Properties located at 4824 Snooks Lane, 7717 & 7729 Hwy 5
Proposed Rezoning from C-1 & R-E to C-2

Dear Mr. Smith,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant begin the review and approval process for the rezoning of the properties located at 4824 Snooks Lane, 7717 & 7729 Hwy 5. We are proposing all three properties be rezoned to C-2. Legal description of this proposed property is attached.

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

Sincerely,



Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Donald Thompson

Spouse Name: Nancy Thompson

Property Address: 4824 Snooks Lane, 7717 & 7729 HWY 5 N, Bryant, AR 72002

Legal Description: Please find the attached document with legal description

Existing Zoning Classification: C-1 and R-E

Requested Change: C-2

Plat of Property is Attached ✓

Vicinity Map of property is attached ✓

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

This _____ day of _____, _____

Applicant

Spouse of Applicant

Address

Phone



FIRST NATIONAL TITLE COMPANY
216 West Sevier Street
Benton, AR 72015

August 30, 2017

Jonathan Hope
117 South Market Street
Benton, AR 72015

Re: Highway 5 and Snooks Lane
Saline County, Arkansas

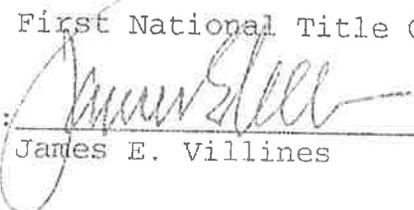
We have searched the public records of Saline County, Arkansas, and the records and indices of First National Title Company up to August 7, 2017 at 7:00 A. M. and find the following Grantees in the last Deeds of record conveying those lands in Saline County, Arkansas, lying within 300 feet of the lands described in EXHIBIT A attached hereto and made a part hereof. We make no representations as to the status of any titles.

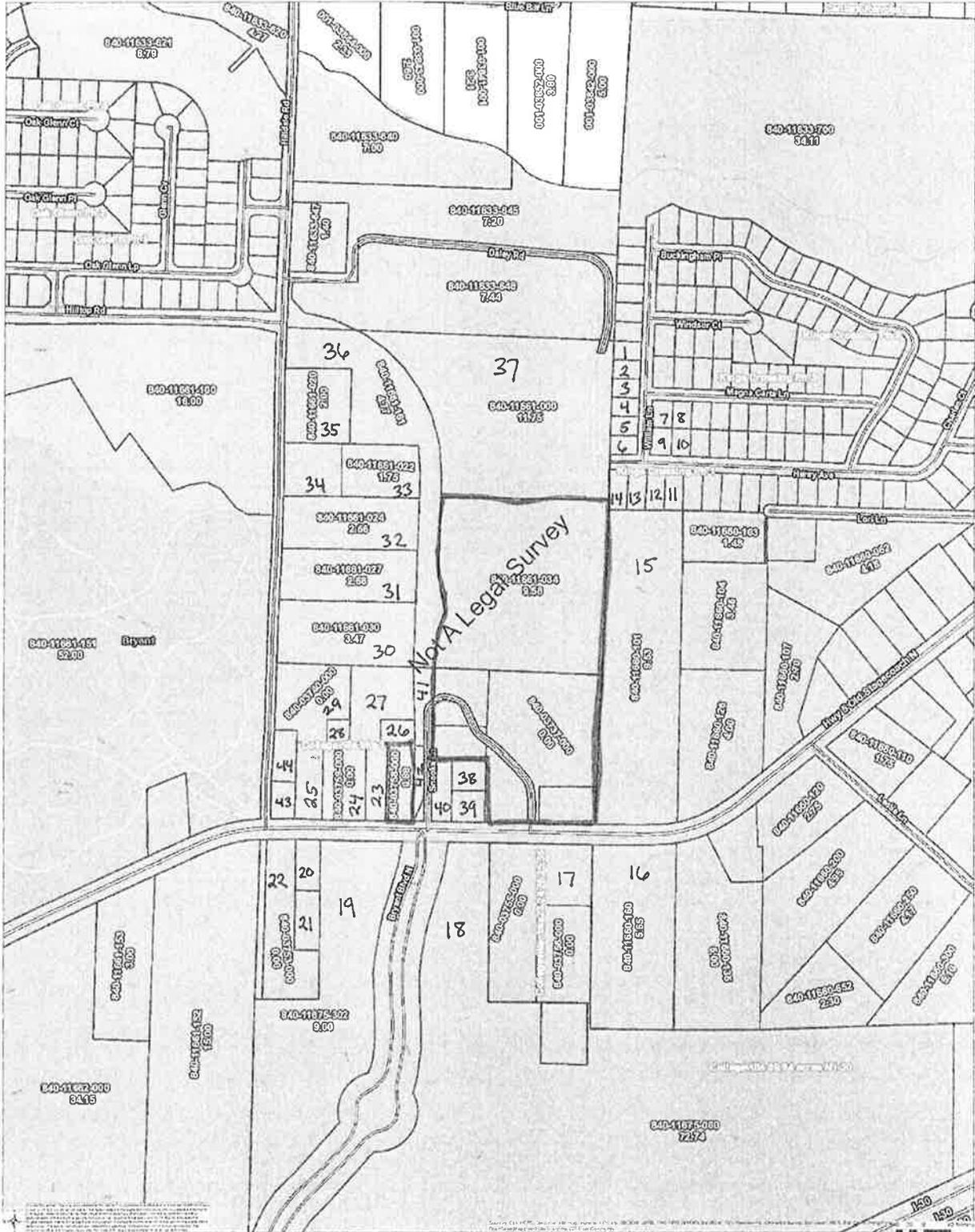
List of Grantees and addresses are attached hereto.

Thank you for this opportunity to be of service.

First National Title Company

By:


James E. Villines



1. This plat is a true and correct copy of the original survey as shown on the ground. It is subject to all laws, ordinances, rules and regulations of the State of Maryland, and to all laws, ordinances, rules and regulations of the County of Prince George's, Maryland, and to all laws, ordinances, rules and regulations of the City of Alexandria, Virginia.

Surveyed by: [Name] Date: [Date]

1. 840-05520-026
Brittany L. Vaughn
5421 William Lane
Bryant, AR 72022

2. 840-05520-025
Billy Joe & Margaret Ann Beasley Trustees
901 E. Lakeshore DE
Jonesboro, AR 72401

Physical Address:5417 William Lane
Bryant, AR 72022

3. 840-05520-024
Sharon Brewer
5413 William Lane
Bryant, AR 72022

4. 840-05520-023
Michael Brandon & Jessica Michelle Brumley
5409 William Lane
Bryant, AR 72022

5. 840-05520-022
Cathy J. Girard Living Trust
5405 William Lane
Bryant, AR 72022

6. 840-05520-021
Rodney Fortner
5401 William Lane
Bryant, AR 72022

7. 840-05520-083
Christopher L. Holly K. Dory
2103 Magna Carta Lane
Bryant, AR 72022

8. 840-05520-083
Justin H. & Charlotte Rue
711 Sedgefield Dr.
Bryant, AR 72022
Physical Address: 2107 Magna Carta Ln.
Bryant, AR 72022
9. 840-05520-082
Nicholas & Tequila Quarles
1998 Henry Lane
Bryant, AR 72022
10. 840-05520-081
Brian William Orr
2004 Henry Ave.
Bryant, AR 72022
11. 840-05520-017
Catherine Eccher Trust
2001 Henry Ave.
Bryant, AR 72022
12. 840-05520-018
Robert Bradley & Michelle Renee Duncan
1995 Henry Ave.
Bryant, AR 72022
13. 840-05520-019
Steven C. & Linda M. Eacret
1989 Henry Ave.
Bryant, AR 72022
14. 840-05520-020
Stephen Eugene & Sheryl C. Brack
1983 Henry Ave.
Bryant, AR 72022
15. 840-11660-101
James Daniel Harper & Jennifer Lea Meyer
P.O. Box 156
Prattsville, AR 72129
Physical Address: 7817 Hwy 5 N.
Bryant, AR 72022

16. 840-11660-160
Robert & Margie Anderson
P.O. Box 339
Alexander, AR 72002-0339
Physical Address:7822 Hwy 5 N.
Bryant, AR 72022
17. 840-03755-000
Missionary Baptist Church
10523 S. Main Street
Chatham, IL 62629-8661
Physical Address:Hwy 5 N.
Bryant, AR 72022
18. 840-11675-000
The Spin-Off Inc.
Attn: Paul Eaton
2311 Biscayne Dr., Suite 120
Little Rock, AR 72227
Physical Address:I-30 North
Bryant, AR 72022
19. 840-11675-302
The Spin-Off Inc.
Attn: Paul Eaton
2311 Biscayne Dr., Suite 120
Little Rock, AR 72227
Physical Address:Hwy 5 North
Bryant, AR 72022
20. 840-03752-000
Stuart & Michelle Booth
4508 Pine Dr.
Benton, AR 72019
Physical Address:7512 Hwy 5 North
Bryant, AR 72022
21. 840-03757-000
Booth Medical Equipment Co. Inc.
7510 Hwy 5 North
Alexander, AR 72002-8524
22. 840-03753-000
Jerelynn D. Mullens & Brinson L Williams Trustees
162 Turtle Creek Rd.
Benton, AR 72015-6462
Physical Address:Hwy 5 North
Bryant, AR 72022

23. 840-03744-000
John H. Red
7527 Hwy 5 North
Alexander, AR 72002-8507
24. 840-03759-000
John H. Red
7527 Hwy 5 North
Alexander, AR 72002-8507
25. 84003742-000
Danny Perryman Revocable Trust
11703 Avilla West
Alexander, AR 72002
Physical Address: 7511 Hwy 5 North
Bryant, AR 72022
26. 840-03734-000
Mary Summerville
PO Box 465
Bryant, AR 72089-0465
Physical Address: Snooks Ln
Bryant, AR 72022
Lot 1 & 2 Block 9
27. 840-03739-000
Mary Summerville
PO Box 465
Bryant, AR 72089-0465
Physical Address: 4803,4807,4823 Snooks Ln
Bryant, AR
Block 4 & E1/2 5 & Lot 1 Block 8
28. 840-03741-000
David J. Bullock
PO Box 595
Alexander, AR 72002-0595
Physical Address: 218 Hilldale Rd.
Bryant, AR 72022
29. 840-03740-000
David J. Bullock
PO Box 595
Alexander, AR 72002-0595
Physical Address: 208 Hilldale Rd.
Bryant, AR 72022
30. 840-11661-030
David J. Bullock
PO Box 595
Physical Address: 310 Hilldale Rd.
Bryant, AR 72022

Alexander, AR 72002-0595

31. 840-11661-027
Ricky Castleberry & Gennie Nordman
350 Hilldale Rd.
Alexander, AR 72002-8205
32. 840-11661-024
Joyce B. Hillard Trustee
Hillard Revocable Trust
410 Hilldale Rd.
Alexander, AR 72002
33. 840-11661-022
Robbye A. Langston
424 Hilldale Rd.
Alexander, AR 72002-9442
No Physical Address
34. 840-11661-021
Robbye Langston
424 Hilldale Rd.
Alexander, AR 72002-9442
35. 840-11661-020
John R. & Mary N. Cohrt
518 Hilldale Rd.
Alexander, AR 72002-9443
36. 840-11661-161
City of Bryant
210 SW 3rd St.
Bryant, AR 72022
Physical Address: 610 Hilldale Rd.
Bryant, AR 72022
37. 840-11661-000
Bryant School District #25
200 NW 4th St.
Bryant, AR 72022-3499
Physical Address: 1807 & 1843 Daley Rd.
Bryant, AR 72022
38. 840-03747-000
JC & Helen Wells
2995 Maple Parks St.
Benton, AR 72019
Physical Address: Hwy 5 North
Bryant, AR 72022

39. 840-03749-000
Jeff Brooks
7701 Hwy 5 North
Alexander, AR 72002
40. 840-03746-000
Wells & Coursey Construction Co.
3299 White Tail St.
Benton, AR 72019
Physical Address: 7613 Hwy 5 North
Bryant, AR 72022
41. 840-03734-001
City of Bryant
210 SW 3rd St.
Bryant, AR 72022
Physical Address: Hilldale Rd.
Bryant, AR 72022
42. 840-03758-001
City of Bryant
210 SW 3rd St.
Bryant, AR 72022
Physical Address: Hilldale Rd.
Bryant, AR 72022
43. 840-03750-000
Forest Hills Cemetery
Attn: Property Tax-9th Floor
PO Box 130548
Houston, TX 77219
Physical Address: 110 Hilldale Rd.
Bryant, AR 72022
44. 840-03751-000
Collegeville Nazarene Church
124 Hilldale Rd.
Alexander, AR 72002-8207

September 20, 2017

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Conditional Use Permit – Springhill Fire Station

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of the referenced conditional use permit. It is my desire that this matter be included on the agenda for your October 2017 City of Bryant Planning Commission meeting.

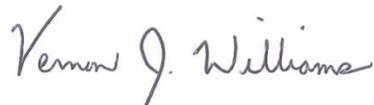
List of Enclosures

- 8 copies of the site construction plans
- Conditional Use Permit Application
- 1 copy of boundary survey.
- Legal description in a word format.

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

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President

**CONDITIONAL USE PERMIT
APPLICATION**

210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-943-0309
FAX: 501-943-0992
EMAIL: dgreen@cityofbryant.com
+smith



DATE RECEIVED _____

FEE - \$125.00 (Check made payable to City of Bryant)

=====

APPLICANT Bryant Fire Department

PHONE 501-943-0943 FAX 501-943-0982 EMAIL jjjordan@cityofbryant.com

ADDRESS 312 Royal Lane

CITY Bryant STATE AR ZIP 72022

PROPERTY OWNER(S) _____

ADDRESS _____ PHONE _____ FAX _____

PROJECT/DEVELOPMENT NAME Springhill Fire Station

PROJECT LOCATION 2716 North Lake Road

PURPOSE OF CONDITIONAL USE PERMIT property zoned R-2

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

See attached

A GUIDE TO PROCEDURES FOR CONDITIONAL USE PERMIT APPROVAL

PURPOSE

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The Planning Commission after a public hearing and without objection from any adjoining property owner can authorize the issuance of a Conditional Land Use Permit. This permit will be issued with a specific land use and expiration date and can only be renewed one time.

The Planning Commission shall review the Preliminary Plat and consider the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; architectural and engineering features, landscaping, lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; setbacks. And other related matters. The Planning Commission may approve, disapprove, or table the request for a Conditional Use Permit. The Planning Commission may impose necessary conditions and safeguards on to the permit where they deem as necessary.

PROCESS

Step 1 - Project Considerations

The applicant should carefully review what the present comprehensive plan calls for in the location or area affected. The applicant is advised to review the proposed conditional use in advance of formal application with area residents, property owners, and other parties who may be affected by the proposed changes.

The Planning Commission recommends that you discuss your proposal with the adjacent property owners before a formal application is made. Any conflicts you can resolve ahead of time will make it easier and faster for the City to process your applications.

Local utilities and other special agencies should be contacted and consulted regarding the requirements for future development in the area, if necessary.

Step 2 - Review by Staff

Prior to application, an appointment should be made with the planning staff to review the proposed site plan and discuss the feasibility of the request with key city officials, the history of similar proposals, the intent of City policy, possible environmental concerns and required submittal data and procedures to be followed through the process.

Step 3 - Filing the Application -

The applicant will submit to the Planning Commission Coordinator two (2) weeks prior to the Planning Commission meeting, which is held the 2nd Monday of each month, the following:

1. A letter requesting to be placed on the agenda for the upcoming meeting naming the purpose,

2. Submit the completed application
3. Submit the application fee
4. Submit a vicinity map of the location of the property
5. Submit a legible typed legal description of the property to be granted the Conditional Use Permit.
6. Submit ~~twenty (20)~~ ⁸ full size copies of the Site Plan drawn to scale showing:
 - a. the property dimensions,
 - b. grading, landscaping and location of the utilities (i.e. water, sewer, septic system etc.), as applicable;
 - c. location of all existing and proposed buildings and their size, including square footage;
 - d. location of all existing and proposed curb cuts, driveways, access roads, parking spaces, off-street loading areas, and sidewalks.
7. An explanation outlining the Conditional Use requested, along with any information explaining the operation, including days and hours of operation if applicable. This letter may be photocopied for the information packets.

Once the application has been filed, 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 be placed on the agenda for application acceptance.

Step 4 - Staff Review for Planning Commission

Once the application has been accepted by the Planning Commission the request will be scheduled for public hearing before the Planning Commission within 60 days. At that time the following requirements must be met:

8. You must post a Notice of Conditional Use Permitting on the subject property site no fewer than 15 days prior to the public hearing date.
9. ~~You must mail a letter (sample copy attached) and a copy of the site plan by Certified Mail Return Receipt Requested to every property owner situated wholly or partly within a 300 foot radius of the property to which the Conditional Use is related.~~
10. You must furnish a certified list of those property owners, all signed return receipts (green cards), and a copy of the letter sent to the property owners to the Planning Commission Secretary at least 5 days prior to the Public Hearing.

The Planning Department will post the notice on the notice board in city hall, and will submit the notice to be published in the *Benton Courier*.

Step 5 - Public Hearing and Planning Commission Review

The Planning Commission is required to hold at least one hearing on any proposed general plan change. The City would recommend that you are prepared to give a presentation with enlarged drawings or elevations of the proposed units, plat and/or other materials that would be helpful for and during the public hearing to better familiarize not only the Planning Commission, but any residents that are present for the public hearing on your proposed land use request.

At the public hearing:

Comments will be accepted from the applicant and any interested persons who wish to make a statement on the application.

The planning commission will close the public comment portion of the hearing to consider the information and documentation, and public testimony.

If the Conditional Use Permit is not approved by the Planning Commission, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

Vernon J. Williams

9-1-17

Signature of Applicant

Date

J. P. [unclear], Fire Chief

9-1-17

Signature of Owner (s)

Date

Signature of Owner (s)

Date

19.2 Conditional Use Permits

A. **What is a Conditional Use?**

Because of their unique character and impact on adjacent properties, some uses in this code are designated as conditional uses and require a permit. Depending on the nature of the use, such uses may or may not be desirable and appropriate in all circumstances and locations. Each application's location, design, configuration, and impact must be individually and carefully reviewed to determine if the use may be allowed with special restrictions and conditions of approval.

The conditional use permit process shall not allow an applicant to secure a use variance or be used as a means to circumvent the purpose and intent of the Comprehensive Plan or Zoning Code.

B. **Uses**

Uses listed in this code as "conditional uses" shall be the only uses for which a conditional use permit may be permitted as described in paragraph D of this Section. However, where the Planning Commission makes a specific determination to treat an unlisted use as a conditional use, in accordance with Section 4, paragraph B, an application for a conditional use permit may be accepted for review and approval/denial.

C. **Conditions**

The Planning Commission may impose reasonable conditions and restrictions on any conditional use permit as may be necessary to reduce or minimize the impacts of a the conditional use, ensure compatibility with surrounding property, and to carry out the purpose and intent of this Code.

Conditions required as part of the permit may be of two types. Threshold Conditions are conditions which must be met by all proposed permits before an application may be considered for approval. Such conditions are special provisions that apply to each specific use or zoning district as well as general application requirements. Imposed Conditions are those that the Planning Commission may apply through review of the permit.

D. **Procedure for Authorizing**

1. **Application:** An application for a conditional use permit shall be filed with the required fee with the Administrative Official at least thirty (30) days in advance of the date of the Planning Commission meeting at which the application will be heard. The application shall be provided by the Administrative Official on forms developed by the City of Bryant.
2. **Public Hearing Notice:** Upon receiving the application, the Administrative Official shall set a date for the public hearing for the application at the next regularly scheduled Planning Commission meeting.
 - A. **Publication:** Notice of the public hearing shall be published at least one time at least fifteen (15) days prior to the date of the public hearing in a newspaper of general circulation in the City of Bryant. The applicant shall bear the cost of such advertising. The notice shall include a description of the location of the subject property, the proposed use, and the time and place of the public hearing. Failure to provide notice in this manner shall require delay of the public

- hearing until notice has been properly made.
- B. Posting of the Property: Notice of the public hearing shall be made by posting a sign on the property involved for the fifteen (15) consecutive days prior to the hearing. Posting of the sign by the prescribed time shall be the responsibility of the applicant. The city shall provide the sign. The sign shall be displayed to be prominently viewable by passing motorists or pedestrians. One sign shall be required for each two hundred (200) feet of street frontage abutting the property. Failure to provide notice in this manner shall require delay of the public hearing until notice has been properly made.
3. Development Plan Requirement: A development plan for a conditional use permit shall be required. The development plan shall include a letter of intent and a site plan. The site plan shall include the following:
 - A. Location, size, and use of buildings/signs/land or improvements;
 - B. Location, size, and arrangement of driveways and parking and loading areas as well as any vehicular maneuvering areas;
 - C. Existing topography and any proposed grading;
 - D. Proposed and existing lighting;
 - E. Proposed landscaping and screening;
 - F. Use of adjacent properties;
 - G. Scale, north arrow, and vicinity map
 - H. Additional information that may be requested by the Administrative Official due to unique conditions of the site.
 4. Development Plan Review: The application shall be reviewed by the Administrative Official and Development Review Committee. The Administrative Official shall provide a report and recommendation to the Planning Commission on the application's relation to and probable effect on the surrounding area as well as its compliance with the requirements of this Code and other applicable codes.
 5. Public Hearing and Planning Commission Action: The Planning Commission shall hold a public hearing to allow public comment regarding the application. Within sixty (60) days following the public hearing, the Planning Commission shall then make one of the following determinations: approve the permit as requested; approve the permit with modifications; refer the permit back to the Development Review Committee for additional consideration; or deny the permit. Applications referred back to Development Review Committee shall be subject to an additional public hearing and meet the notice requirements listed in Section 19.2, Paragraph D, item 2.
 6. Appeal: Any applicant or other affected party aggrieved by a decision of the Planning Commission as it relates to a conditional use permit shall have the right to appeal to the City Council. Such appeal must be filed in writing with the City Clerk within fifteen (15) days after the Planning Commission action. The City Council may affirm, modify, deny the application. The City Council may also refer the application back to the Planning Commission for reconsideration. Such action shall not be subject to a public hearing.

E. Standards of Review and Finding of Fact

Before any conditional use permit shall be approved, the Planning Commission shall make a finding of fact to support the following standards of review, where

applicable:

1. The establishment, maintenance, or operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, or welfare;
2. The proposed conditional use will not harm other property in the vicinity;
3. The establishment of the Conditional Use will not impede the normal or orderly development and improvement of the surrounding properties;
4. The size of the site is adequate for the proposed use;
5. Traffic generated by the use will not unduly burden transportation facilities in the vicinity;
6. Adequate buffering devices such as fencing, landscaping, or grading are used to sufficiently protect adjacent property;
7. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust, and odor have been addressed in the proposed application;

F. Fees

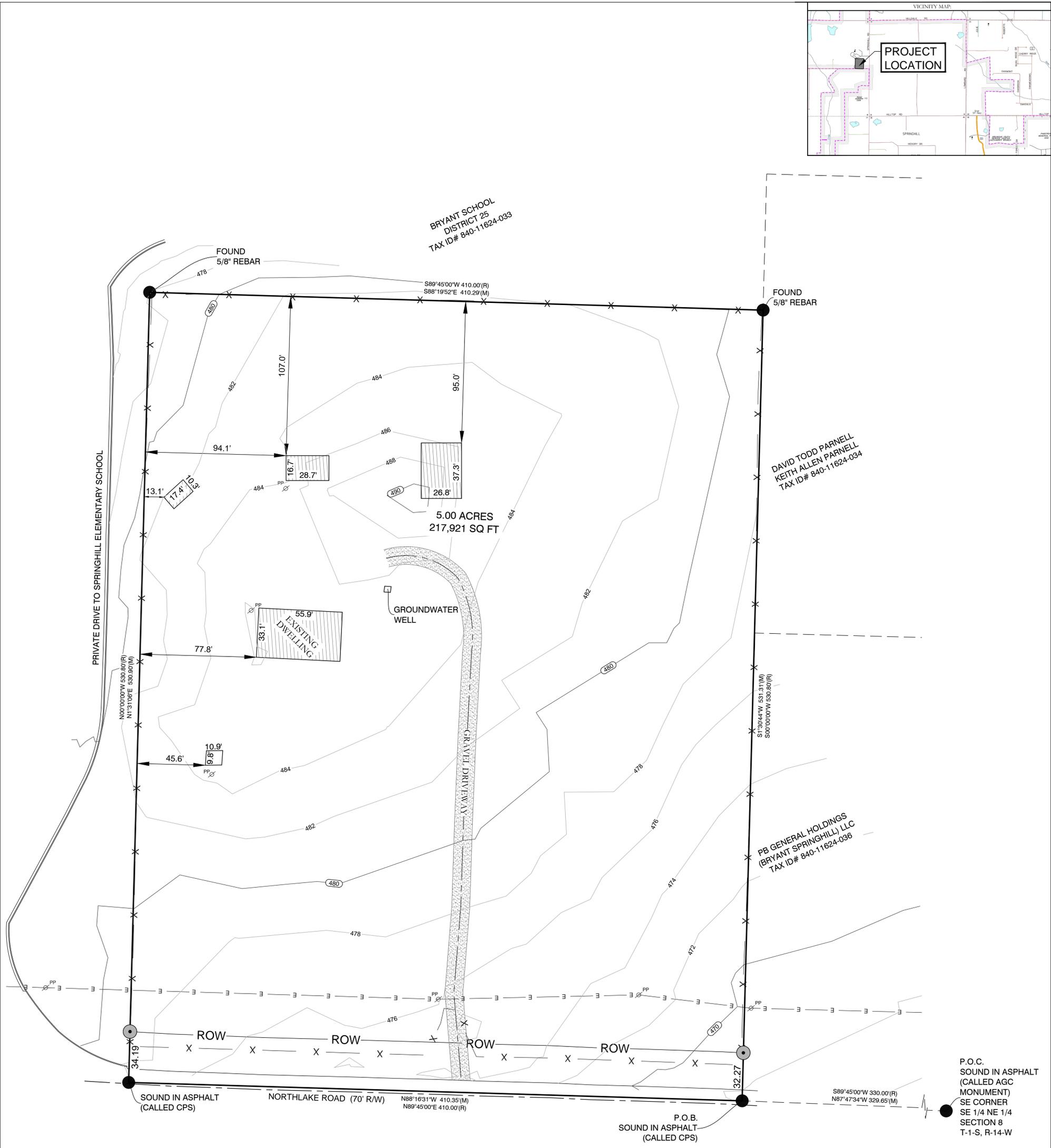
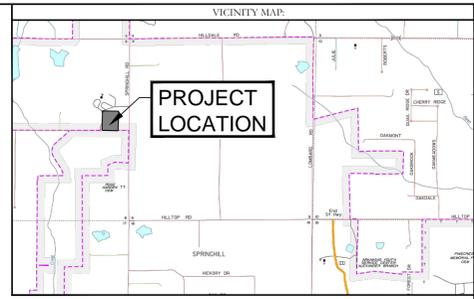
The application fee for a conditional use permit shall be \$150. Such fee is non-refundable. No application shall be accepted and no action taken unless and until the application fee is paid in full.

G. Status and Revocation of a Conditional Use Permit

1. Construction: An approved conditional use permit must be commenced within six (6) months of the approval of the permit. If construction is required as part of the permit, construction must commence within six (6) months and must be completed within twenty-four (24) months.
2. Discontinuance: The permit for any use that has been discontinued for a period of greater than 365 days shall be considered invalid and revoked. Future use of the property must comply with the provisions of the underlying zoning district until a new Conditional Use Permit is obtained. The permit shall run with the land and shall be transferable from occupant/owner to occupant/owner.
3. Revocation: In the case where any of the specific terms and conditions of a conditional use permits are violated, ignored, or otherwise not observed the Administrative Official may revoke such permit. A 30-day written notice using certified mail shall be addressed to the applicant indicating the nature of the non-compliance and the applicant's right to file an appeal to the Board of Adjustment. If no appeal is filed within the 30-day period, and the non-compliance has not been corrected within 45 days of receipt of the written notice, the permit shall be revoked. Revocation shall be immediate and shall prevent use of the property in a general manner as specified within the original permit. The property shall revert to its use status prior to issuance of the conditional use permit.

H. Concurrent Applications

Conditional use permit applications and zoning amendment as well as site plan review applications may be processed by the city concurrently. However, approval for the zoning amendment or site plan shall not be considered effective unless and until the conditional use permit is approved.



AS-SURVEYED DESCRIPTIONS:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 NE 1/4; THENCE N87°47'34\"/>

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN SALINE COUNTY DEED BOOK 2011, PAGE 38990. (DEED OF RECORD)

NOTE: THIS SURVEY IS 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 EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN ON THEN FLOOD INSURANCE RATE MAP, PANEL #05119C0420G, DATED JULY 06, 2015.

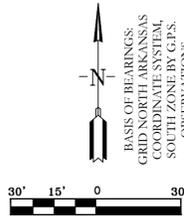
REFERENCE DOCUMENTS:

DEEDS FILED IN SALINE COUNTY: BOOK 2011, PAGE 38990

BOUNDARY SURVEY BY WILLIAM W. HOPE, PLS #0128, DATED JUNE 16, 1999.

SALINE COUNTY MASTER ROAD PLAN, OCTOBER 2008.

PER WALK BIKE DRIVE MASTER TRANSPORTATION PLAN NORTH LAKE ROAD IS DESIGNATED AS A COLLECTOR STREET



By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

		117 S. Market Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: CITY OF BRYANT			
PART OF THE SE 1/4 NE 1/4 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST SALINE COUNTY, ARKANSAS			
DATE: 06/22/2017	C.A.D. BY: JPAYNE	DRAWING NUMBER:	
REVISED:	CHECKED BY:	17-0363	
SHEET:	SCALE: 1" = 30'		
500	01S	14W	0 08 120 62 1807

LEGEND	
▲	Computed point
●	Found monument
○	Set 1/2" Rebar
(M)	Measured
(R)	Plat/Deed
⊗	Power Pole
-X-	Fence
-E-	Electric Line
-R-	Right of Way

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE N87°47'34"W, ALONG SOUTH LINE THEREOF, A DISTANCE OF 329.65 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE N88°16'31"W, ALONG SOUTH LINE THEREOF, A DISTANCE OF 410.35 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, N01°31'06"E, A DISTANCE OF 530.90 FEET TO A POINT; THENCE S88°19'52"E, A DISTANCE OF 410.29 FEET TO A POINT; THENCE S01°30'44"W, A DISTANCE OF 531.31 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5.002 ACRES, MORE OR LESS OF WHICH, 4.692 ACRES, MORE OR LESS, IS EXCLUDED FROM THE RIGHT-OF-WAY OF NORTHLAKE ROAD.



THIS PROPERTY IS SUBJECT TO EASEMENTS



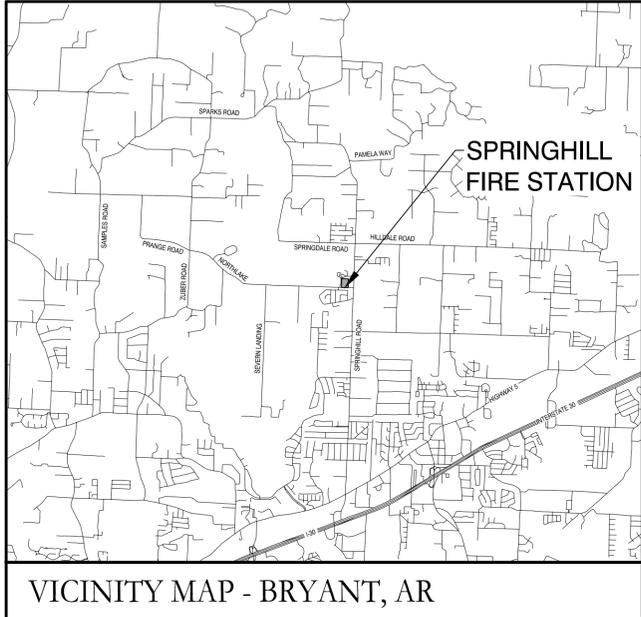
NO PARKING
IN FRONT OF
BUSINESS

THIS PROPERTY
IS SUBJECT TO
RE-ZONING



CONSTRUCTION PLANS FOR

SPRINGHILL FIRE STATION SALINE COUNTY, ARKANSAS



Prepared by:

GarNat Engineering, LLC

P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Road Fx (888) 900-3068
 Benton, AR 72015 www.garnatengineering.com

Designing our client's success

DRAWING INDEX:

D1.0	DEMO PLAN
C1.0	SITE PLAN
C1.1	SITE DETAILS
AHTD CG-1	CURBING DETAILS
C2.0	UTILITY PLAN
C2.1	E-ONE LIFT STATION DETAILS
C3.0	DRAINAGE & GRADING PLAN
AHTD FES-1	FLARED END SECTION
AHTD FES-2	FLARED END SECTION
AHTD FPC-9M	DETAILS OF DROP INLET (TYPE MO)
C4.0	EROSION CONTROL PLAN
AHTD TEC-1	TEMPORARY EROSION CONTROL DEVICES
AHTD TEC-4	TEMPORARY EROSION CONTROL DEVICES



ARKANSAS

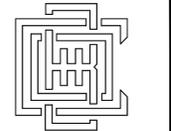
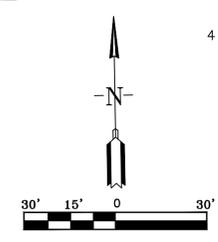
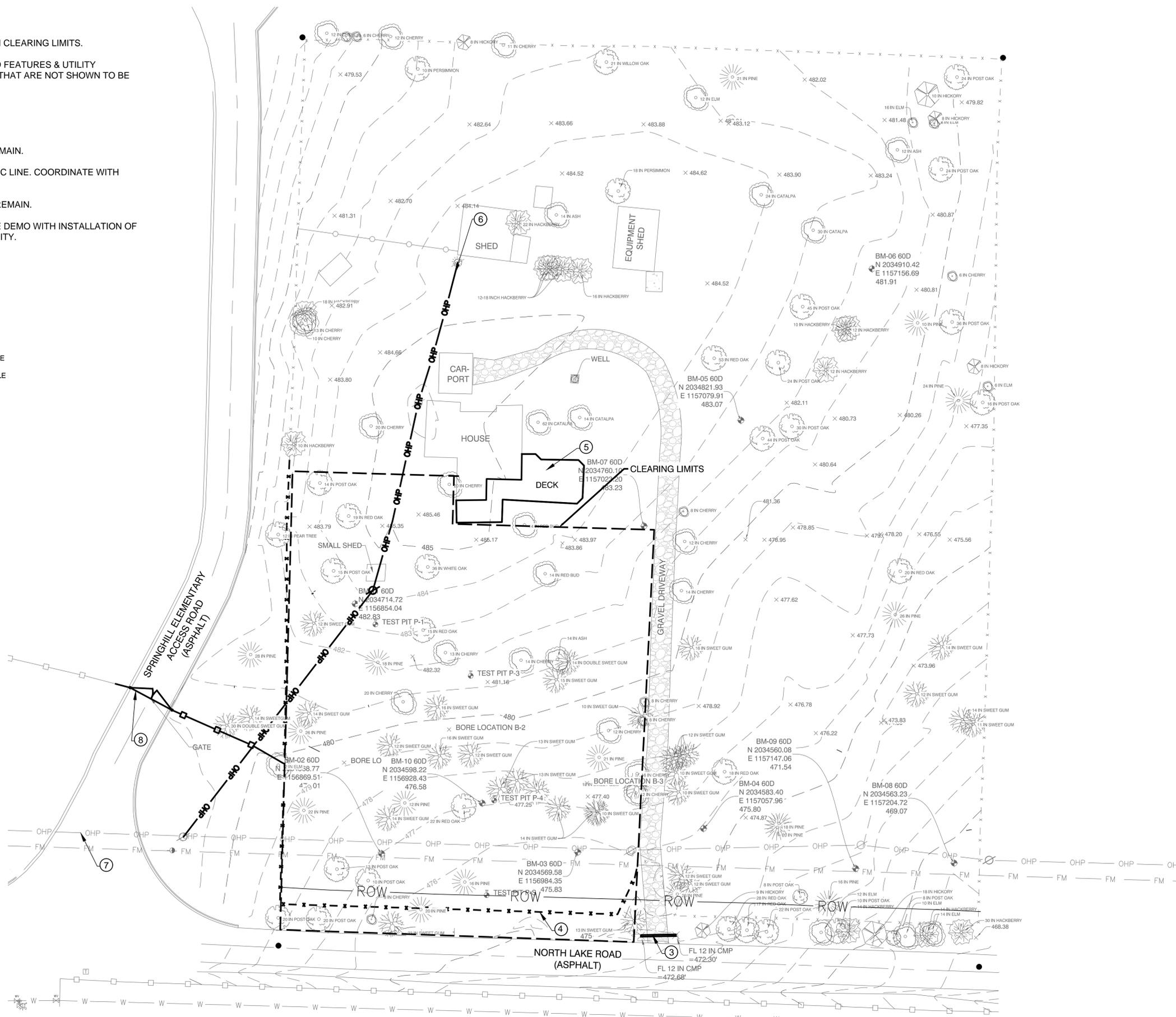


KEYED DEMO NOTES:

- ① CLEAR & GRUBB ENTIRE SITE WITHIN CLEARING LIMITS.
- ② DEMO ALL EXISTING ABOVE GROUND FEATURES & UTILITY SERVICES WITHIN CLEARING LIMITS THAT ARE NOT SHOWN TO BE RE-UTILIZED FOR THIS PROJECT.
- ③ DEMO EXISTING CULVERT.
- ④ DEMO EXISTING FENCE.
- ⑤ DEMO EXISTING DECK. HOME TO REMAIN.
- ⑥ DEMO EXISTING OVERHEAD ELECTRIC LINE. COORDINATE WITH ELECTRIC UTILITY AS REQUIRED.
- ⑦ EXISTING OVERHEAD ELECTRIC TO REMAIN.
- ⑧ DEMO EXISTING GATE. COORDINATE DEMO WITH INSTALLATION OF NEW GATE TO MAINTAIN SITE SECURITY.

SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER OR SEWER VALVE
- AIR RELEASE VALVE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- WATER METER
- WATER WELL
- FOUND MONUMENT
- SIGN
- OAK TREE
- SWEET GUM TREE
- PINE TREE
- HACKBERRY TREE
- HICKORY TREE
- EXISTING WATERLINE
- OVERHEAD POWER
- DOG WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- FORCE MAIN
- SANITARY SEWER LINE



**BLACK
CORLEY
OWENS +
HUGHES**
ARCHITECTS
219 W SOUTH ST
BENTON, AR 72015
[501] 315-7686 PH
[501] 315-0487 FX

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 (72018)
2909 Military Road
Benton, AR 72015
Ph (501) 408-4650
Fx (888) 900-3068
gmatenginc@gmail.com

A NEW FACILITY FOR:
SPRING HILL FIRE STATION
BRYANT, ARKANSAS



8-31-2017

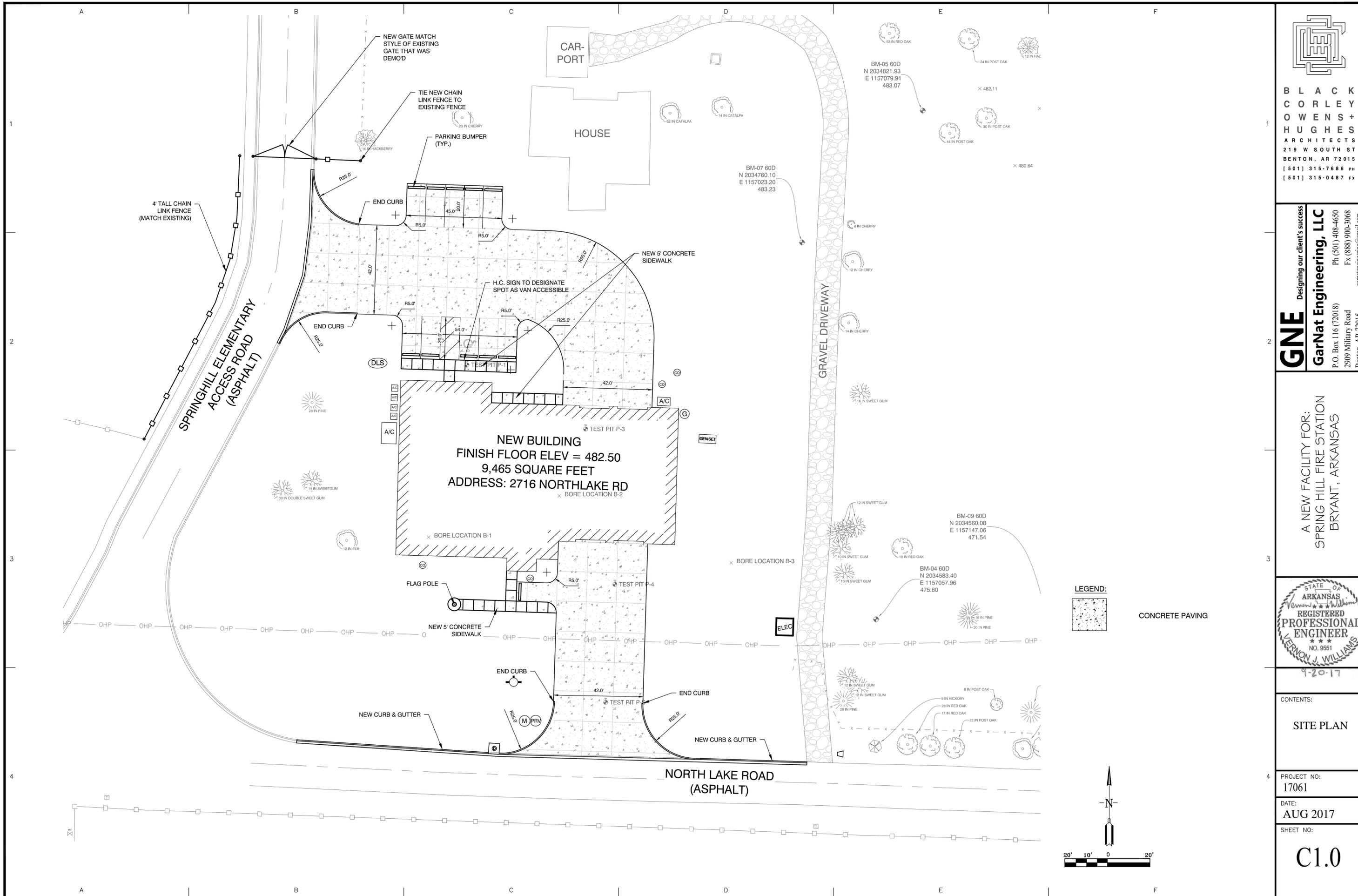
CONTENTS:
**EXISTING
CONDITIONS &
DEMO
PLAN**

PROJECT NO:
17061

DATE:
AUG 2017

SHEET NO:

D1.0



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2909 Military Road gmatteing@icloud.com
Benton, AR 72015

A NEW FACILITY FOR:
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BRYANT, ARKANSAS



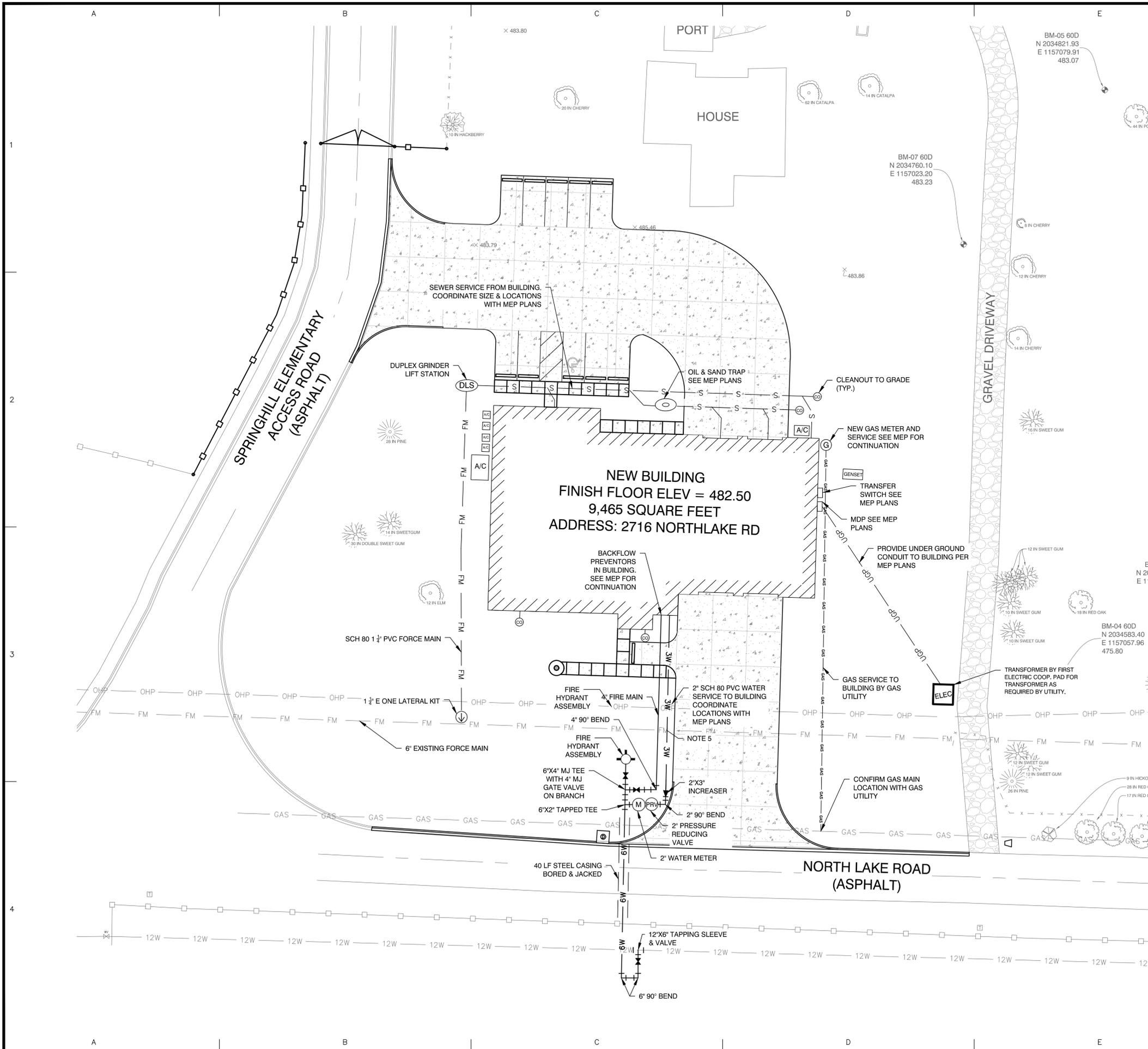
CONTENTS:
SITE PLAN

PROJECT NO:
17061

DATE:
AUG 2017

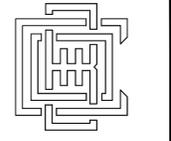
SHEET NO:

C1.0



NOTES:

1. ALL WATER WORK SHALL COMPLY WITH SALEM WATER USERS ASSOCIATION.
2. ALL SEWER WORK SHALL COMPLY WITH THE BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES. THE BRYANT STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES ARE AVAILABLE FOR DOWNLOAD AT WWW.CITYOFBRYANT.COM
3. ALL WATER, SEWER & GAS WORK SHALL COMPLY WITH ARKANSAS PLUMBING CODE.
4. ALL ELECTRICAL WORK TO COMPLY WITH FIRST ELECTRIC CO-OP REQUIREMENTS & NATIONAL ELECTRIC CODE.
5. PROVIDE 18" VERTICAL SEPERATION WATER OVER SEWER OR INSTALL WATER THROUGH 20' LONG PVC CASING CENTERED ON FORCE MAIN.



**BLACK
CORLEY
OWENS +
HUGHES**
ARCHITECTS
219 W SOUTH ST
BENTON, AR 72015
[501] 315-7686 PH
[501] 315-0487 FX

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Fx (888) 900-3068
gmatteing@gneng.com

A NEW FACILITY FOR:
SPRING HILL FIRE STATION
BRYANT, ARKANSAS



CONTENTS:
UTILITY PLAN

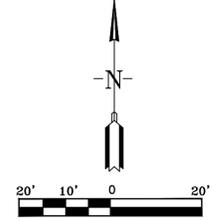
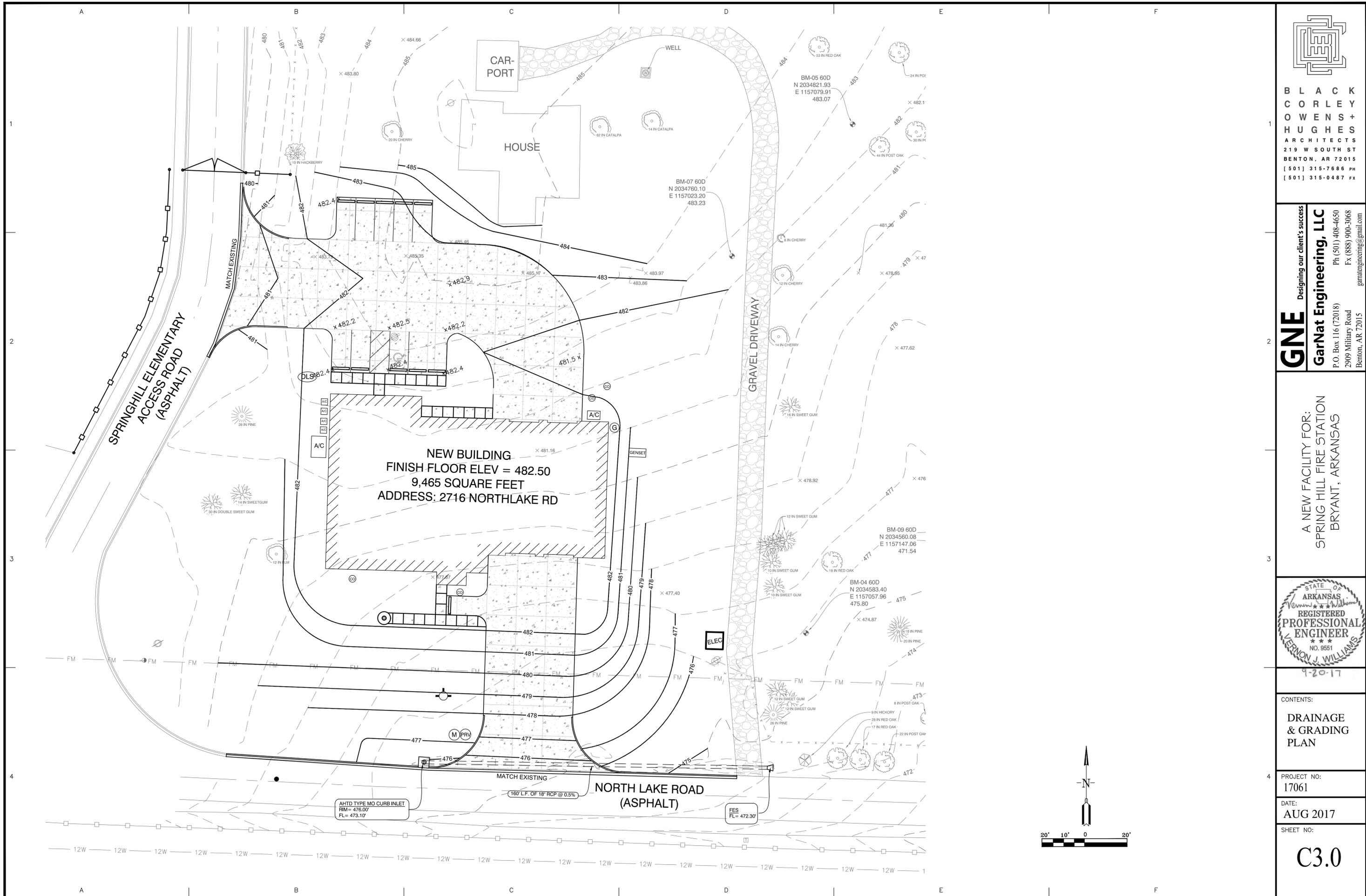
PROJECT NO:
17061

DATE:
AUG 2017

SHEET NO:

C2.0

A:\Projects\2017 Projects\17061 Spring Hill Fire Station\Drawings\17061_Spring Hill Fire Station_Site Plan_R1.dwg



BLACK CORLEY OWENS + HUGHES ARCHITECTS
 219 W SOUTH ST
 BENTON, AR 72015
 (501) 315-7686 PH
 (501) 315-0487 FX

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military Road
 Benton, AR 72015
 Ph (501) 408-4650
 Fax (888) 900-3068
 gnatengineering@gmail.com

A NEW FACILITY FOR:
 SPRING HILL FIRE STATION
 BRYANT, ARKANSAS



CONTENTS:
 DRAINAGE & GRADING PLAN

PROJECT NO:
 17061

DATE:
 AUG 2017

SHEET NO:
C3.0

A:\Projects\2017 Projects\17061 Spring Hill Fire Station\Grading\Plan Station_Sht. Plan R3.dwg

**APPLICATION
FOR CHANGE IN
ZONING DISTRICT BOUNDARIES**

Applicant Name: Shelby Buie

Spouse Name: David Randall Jones

Property Address: Please see attached Deed and maps

Legal Description: Please see attached Deed and Maps

Existing Zoning Classification: Residential E "R-E"

Requested Change: Highway Commercial District (HCD) "C-2"

Plat of Property is Attached yes

Vicinity Map of property is attached yes

The undersigned designates the following process agent or attorney to represent the applicant at all hearings:

R. Jake Goheen - R. Jake Goheen
Attorney

GOWEN LEGAL SERVICES, LLC
149 South Market Street
Benton, AR 72015

This 22nd day of August, 2017

(501) 315-0288

Shelby Buie
Applicant

David R. Jones
Spouse of Applicant

670 Furr Shores Drive
Address
Hot Springs, AR 71913

Phone

**GOHEEN LEGAL SERVICES, LLC.
149 SOUTH MARKET
BENTON, ARKANSAS 72015**

(501) 315-0288

goheenlegal@yahoo.com

(501) 794-9742

fax (501) 641-7057

**Marci Nobles – Paralegal
marci@nobleslawfirm.com**

August 22, 2017

Attention: Bryant Planning Commission

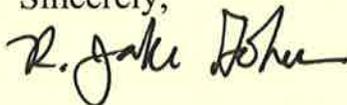
Goheen Legal Services, LLC. has been retained to handle the Bryant re-zoning matter in the name of Shelby Buie and the Shelby Buie Revocable Living Trust. More specifically, the 16.54 acres on North Shobe Road that has been described in the quitclaim deed filed with the Saline County Clerk (2017-009301) and the appraisal conducted by Arkansas Appraisal Associates in April of 2017.

Attached please find:

1. Completed Application
2. Original Legal Service Agreement signed by the property owner of record.
3. File-marked deed of record for the proposed property to be re-zoned; which includes signed waiver of the property owner's husband.
4. 300 foot deed search conducted by First National Title
5. Sample Notice letter to property owner
6. Proposed Zoning Code
7. Site Data sheet via professional appraisal
8. Property ID sheet via professional appraisal
9. Plat map
10. Lot map
11. Check from my office for \$125 for acreage and meets and bounds
12. Check from my office for \$10 sign for Notice for re-zoning

Please let me know if you need anything further from my office.

Sincerely,



**GOHEEN LEGAL SERVICES, LLC.
149 SOUTH MARKET
BENTON, ARKANSAS 72015**

(501) 315-0288

goheenlegal@yahoo.com

(501) 794-9742

fax (501) 641-7057

***Marci Nobles – Paralegal
marci@nobleslawfirm.com***

LEGAL SERVICE AGREEMENT

TO WHOM IT MAY CONCERN:

Attention: Bryant Planning Commission

Goheen Legal Services, LLC (herein after “GLS, LLC”) has been retained to handle the Bryant re-zoning matter in the name of Shelby Buie and the Shelby Buie Revocable Living Trust. More specifically, the 16.54 acres on North Shobe Road that has been described in the quitclaim deed filed with the Saline County Clerk (2017-009301) and the appraisal conducted by Arkansas Appraisal Associates in April of 2017. GLS, LLC is to represent Shelby Buie and The Shelby Buie Revocable Living Trust during the re-zoning period and shall be the legal representative during this process.

Goheen Legal Services, LLC. has been granted the authority to represent Mrs. Shelby Buie and The Shelby Buie Revocable Living Trust during the re-zoning period

Mrs. Shelby Buie



Date:

7/31/17

As an individual and for The Shelby Buie Revocable Living Trust



2017-009301

I certify this instrument was filed on: 05/24/2017 10:51:07 AM Myka Bono Sample Saline County Circuit Clerk

Pages: 2 C KOLLER



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Shelby Buie, a married person, GRANTOR, for and in consideration of the sum of ten dollar (\$10.00) and other valuable consideration paid by The Shelby Buie Revocable Living Trust, GRANTEE, do hereby grant, convey and quitclaim unto the said GRANTEE, and unto its assigns forever, all of her right, title, interest, equity and estate, in and to the following lands situated in the County of Saline County, State of Arkansas:

A part of the NE¼ of the NW¼ of Section 13, Township 1 South, Range 14 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the SE Corner of the NE¼ NW¼, Section 13, thence run S 88°40'30" W 587.25 feet to a point of beginning, thence run S 88°40'30" W 717.2 feet to the SW Corner of the said NE¼ NW¼, thence run N 0°37'30" W 658.7 feet to a point, thence run N 88°38'30" E 1294.41 feet to a point on the West right-of-way of Shobe Road, said point being 17.25 feet West of the East line of the NE¼ NW¼, Section 13, thence run South 429.6 feet to a point, thence run S 88°40'30" W 670 feet, thence run South 230 feet to the point of beginning, containing in all 16.54 acres, more or less,

To have and to hold same unto the said GRANTEE, and unto its and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And the GRANTOR'S spouse, David Randall Jones waives all claims of courtesy and homestead in and to said lands.

WITNESS my hand and seal this 23rd day of May, 2017.

GRANTORS:

Shelby Buie

 Shelby Buie

David Randall Jones

 David Randall Jones

ACKNOWLEDGMENT

**STATE OF ARKANSAS)
COUNTY OF PULASKI)**

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, that Shelby Buie and David Randall Jones appeared to me well known as the Grantors in the foregoing Deed, and stated that they had executed same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 23rd day of May, 2017.

MY COMMISSION EXPIRES:



Kathy Riable

 NOTARY PUBLIC

CERTIFICATE OF COMPLIANCE

"I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document." (If none shown, exempt or no consideration)

Shelby Buie

 The Shelby Buie Revocable Living Trust
 670 Farr Shores Drive
 Hot Springs, Arkansas 71913

THIS INSTRUMENT PREPARED BY:
MARK RIABLE
RIABLE LAW FIRM
9710 INTERSTATE 30
LITTLE ROCK, AR 72209
501/568-5680

FIRST NATIONAL TITLE COMPANY
216 West Sevier Street
Benton, AR 72015

August 12, 2017

The Shelby Buie Revocable Living Trust
670 Farr Shores Drive
Hot Springs, AR 71913

Re: Part of the NE 1/4 NW 1/4, Section
13, Township 1 South, Range 14 West,
Saline County, Arkansas

We have searched the public records of Saline County, Arkansas, and the records and indices of First National Title Company up to July 31, 2017 at 7:00 A. M. and find the following Grantees in the last Deeds of record conveying those lands in Saline County, Arkansas, lying within 300 feet of the lands described in EXHIBIT A attached hereto. We make no representations as to the status of any titles.

East Ridge Municipal Multipurpose Property
Owners Improvement District No. 71 of Bryant,
Arkansas
606 West Commerce Drive #3
Bryant, AR 72022

Floyd Edward Gray, Jr.
4915 Natalie Drive
Bryant, AR 72022

Robert A. Harris and Lytesa T. Harris
4911 Natalie Drive
Bryant, AR 72022

Marco A. DeLeon and Sandra DeLeon
4907 Natalie Drive
Bryant, AR 72022

Angel Elizondo
24129 Oak Street
Lomita, CA 90717

Edwin L. Harris
4813 Natalie Drive
Bryant, AR 72022

Tonia L. Weems
4809 Natalie Drive
Bryant, AR 72022

Sheri Green Chauffe
4805 Natalie Drive
Bryant, AR 72022

Patricia A. Dobbs
4711 South Cook Road
Charleston, AR 72933

Joann Reed
3315 Lillian Cove
Conway, AR 72034

Coral L. Smith and Nioka B. Smith
2913 Lynne Court
Bryant, AR 72022

Jason Haynie and Angela Haynie
3001 Lynne Court
Bryant, AR 72022

Connie L. Mosley
3005 Lynne Court
Bryant, AR 72022

David Cuddihee
3004 Lynne Court
Bryant, AR 72022

Darlette L. Williams
3000 Lynne Court
Bryant, AR 72022

Leroy Flowers and Angel Bonds
2914 Lynne Court
Bryant, AR 72022

Brad McCroskey and Tarah M. McCroskey
2910 Lynne Court
Bryant, AR 72022

George Brewer
5005 Madison Street
Alexander, AR 72002

K & J Properties, LLC
702 Heritage Hills Drive
Benton, AR 72019

JORUMI, L.L.C.
2401 Brookwood Drive
Benton, AR 72015

Carole Stewart and Frances Blanks
4926 North Shobe Road
Alexander, AR 72002

Roger D. Richardson
4911 Roosevelt Street
Alexander, AR 72002

Paul O. Lee and Dawnella H. Lee
4818 North Shobe Road
Alexander, AR 72002

Christena Baugh
4916 North Shobe Road
Alexander, AR 72002

Billy E. Wagner and Carolyn J. Wagner
4826 North Shobe Road
Alexander, AR 72002

Russell C. Hathcock and Laurie A. Hathcock
8807 Springhill Road
Alexander, AR 72002

First Southern Baptist Church of Bryant,
Arkansas
604 South Reynolds Road
Bryant, AR 72022

The Ed and Emma Lou Culin Revocable Trust,
U/D/T/A: August 21, 2007
P.O. Box 30610
Little Rock, AR 72260-0610

City of Bryant
210 Southwest Third Street
Bryant, AR 72022

Fence Brokers, Inc.
25736 I-30
Bryant, AR 72022

Chris M. Walker and Laura Walker
25736 I-30
Bryant, AR 72022

Whiting Properties, LLC
9100 Highway 5 North
Alexander, AR 72002

Marietta Heitman Knight
6503 Caribbean Drive West
Benton, AR 72019

Floyd L. Gwin
c/o Patricia Ann Gwin
4923 North Shobe Road
Alexander, AR 72002

Bobby Ross Williams and Irene E. Williams
4905 North Shobe Road
Alexander, AR 72002

Thank you for this opportunity to be of service.

First National Title Company

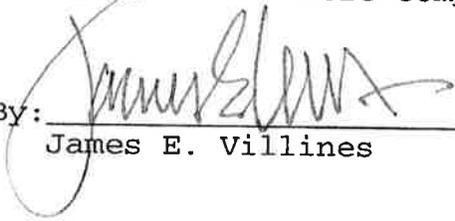
By: 
James E. Villines

EXHIBIT A

A part of the Northeast Quarter of the Northwest Quarter, Section 13, Township 1 South, Range 14 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, thence run South 88 degrees 40 minutes 30 seconds West 587.25 feet to a point of beginning, thence run South 88 degrees 40 minutes 30 seconds West 717.2 feet to the Southwest corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence run North 0 degrees 37 minutes 30 seconds West 658.7 feet to a point; thence run North 88 degrees 38 minutes 30 seconds East 1294.41 feet to a point on the West right of way of Shobe Road, said point being 17.25 feet West of the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, thence run South 429.6 feet to a point; thence run South 88 degrees 40 minutes 30 seconds West 570 feet; thence run South 230 feet to the point of beginning, containing in all 16.54 acres, more or less.

**GOHEEN LEGAL SERVICES, LLC.
149 SOUTH MARKET STREET
BENTON, ARKANSAS 72015**

(501) 315-0288

goheenlegal@yahoo.com

(501) 794-9742

fax (501) 641-7057

Marci Nobles – Paralegal

marci@nobleslawfirm.com

August 22, 2017

Fence Brokers, Inc.
25736 I-30
Bryant, AR. 72022

RE: Re-zoning Petition

Property located on North Shobe Road is being considered for re-zoning from Residential – E “R-E” to Highway Commercial District (HCD) “C-2”. The property is more particularly described as follows:

A part of the NE ¼ of the NW ¼ of Section 13, Township 1 South, Range 14 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the SE Corner of the NE ¼ NW ¼, Section 13, thence run S 88°40'30" W 587.25 feet to a point of beginning, thence run S 88°40'30" W 717.2 feet to the SW Corner of the said NE ¼ NW ¼, thence run N 0°37'30" W 658.7 feet to a point, thence run N 88°38'30" E 1294.41 feet to a point on the West right-of-way of Shobe Road, said point being 17.25 feet West of the East line the NE ¼ NW ¼, Section 13, thence run South 429.6 feet to a point, thence run S 88°40'30" W 570 feet, thence run South 230 feet to the point of beginning, containing in all 16.54 acres, more or less.

Also described as:

Quitclaim Deed on file while Saline County Arkansas Circuit Clerk # 2017-009301

A petition has been filed with the City of Bryant Planning Commission to re-zone the property. As a part of this process, a public hearing will be held on October 9, 2017 at 6 p.m. in the Bosewell Community Center, 210 Southwest 3rd Street, Bryant, Arkansas 72022.

Public comments will be accepted at that time regarding this re-zoning. Since you own the property within 300 feet of the tract in consideration, you have been sent this letter via certified mail as required by city ordinance.

Should you have any questions regarding this matter, you may contact the City of Bryant at (501) 943-0301 and ask for Truett Smith or by calling me at (501) 315-0288.

Thank you for your consideration in this matter.

A handwritten signature in black ink that reads "R. Jake Goheen". The signature is written in a cursive style and is positioned above a horizontal line.

R. Jake Goheen
Attorney At Law
Designated Representative for Shelby Buie and
The Shelby Buie Revocable Living Trust

SECTION 12 - HIGHWAY COMMERCIAL DISTRICT HCD C-2

Highway Commercial Districts are the intended locations for retail sales, wholesale sales, service, storage establishments and light industry serving the Bryant population, the regional market and the traveling public. These essential activities, which may involve some disturbance to adjacent residential areas, are to be located in the corridor of I-30 and Arkansas State Highway 5. Residential uses are not intended for location in the HCD except only as living quarters for caretakers, and/or watchmen and their families.

A. HCD Development Criteria

1. The open storage of retail and wholesale goods in conjunction with business establishments is permitted.
2. Parking, loading, or service areas shall be physically separated from all streets. The minimum suitable separation shall be a curbed earth strip of at least ten (10) feet in width running the front width of the lot. Suitable driveways, which channel motor vehicles to access or egress, shall be provided and may cross the curbed separation area. See the Bryant Landscape regulation for treatment of the separation area.

B. HCD Use Regulations

1. Permitted Uses

All retail sales and service uses permitted in the NMU Neighborhood Mixed Use district but without square footage restrictions on gross leaseable floor area.

Animal boarding place or veterinarian's clinic, enclosed kennel

Antique sales

Auction house

Automotive uses:

Auto, truck and trailer rental lot

Service stations

Car wash

Parking and storage garages and lots

Parts and supply stores

Repair garages and body shops

New and used sales and service

Retail establishments selling goods, as:

Hardware, feed, poultry supplies, home building supply, lumber, farm equipment, mobile homes, marine equipment (boats, trailers, etc.), etc.

Eating establishments (cafes, restaurants). Drive-in service permitted

Offices for professional and service people, including:

Doctors, dentists, lawyers, Realtors, radio, and television broadcast studios, general offices, medical clinics, and nursing homes

Daycare Facilities

Drive-in banks and Savings and Loan Associations, etc.

Dry cleaning and laundry establishments.

Warehousing – commercial, warehouse, mini storage and open storage

Wholesale, sales and storage

Commercial recreation, as:

Bowling alleys, golf driving ranges, drive-in theaters, and skating rinks, etc.

Automatic laundries (unattended), laundry and dry cleaning plant

Funeral homes

Motels, motor hotels, and retirement centers

SITE DATA

The subject property is slightly irregular in shape and contains 429.6 feet of frontage along North Shobe Road and a total width of 1,294.41 feet. The site also abuts a single family residential subdivision and Lynne Court extends to the west property line of the subject property and allow additional access to the site. The site is slightly rolling with a general slope to the east and south. The site is undeveloped and mostly wooded with a few clearings across the site.

The site has access to an 8" water line of the street frontage and a 3" low pressure forced sewer main also along the frontage. Therefore, the site has adequate utilities for a variety of uses. However, specific capacity would have to be determined by an engineer. There do not appear to be any development restrictions for the site.



DESCRIPTION OF THE IMPROVEMENTS

GENERAL: Vacant wooded site.

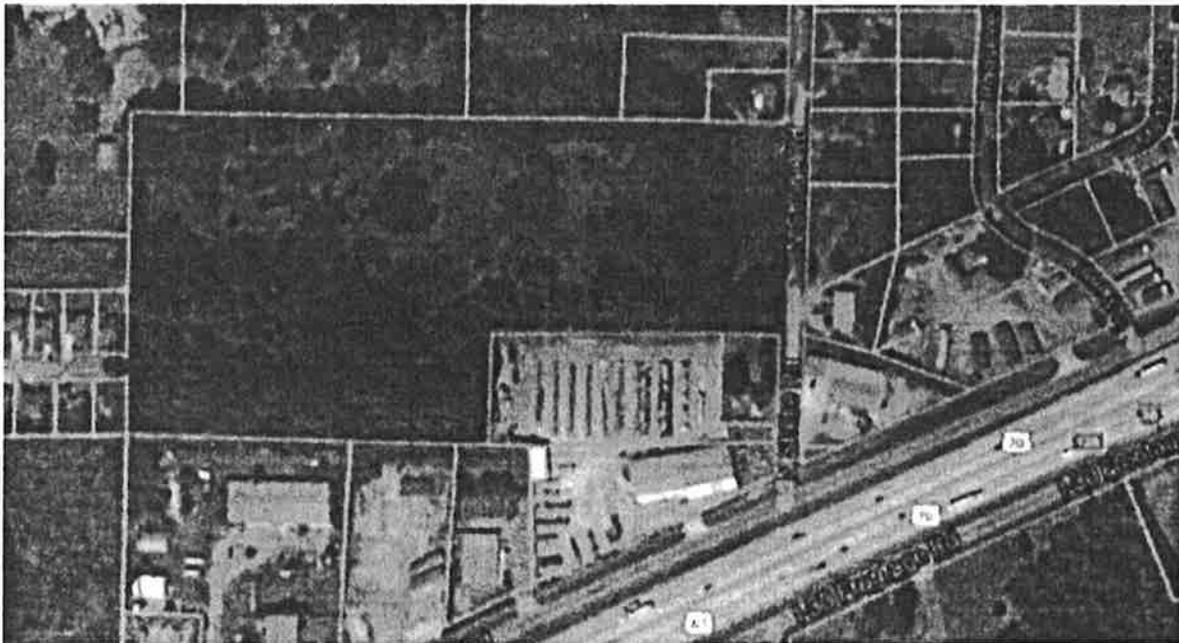
IDENTIFICATION OF THE PROPERTY

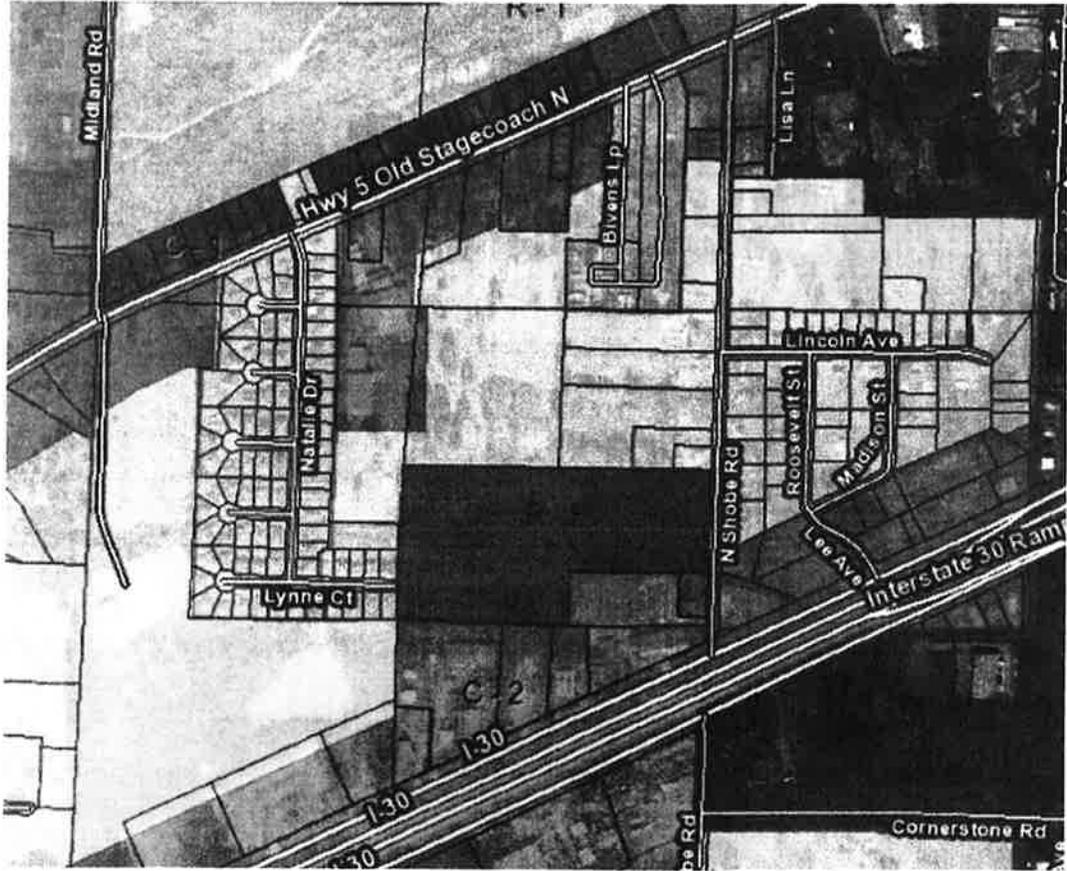
The subject property is located at North Shobe Road, Bryant, Saline, Arkansas. According to public records the property is legally described as:

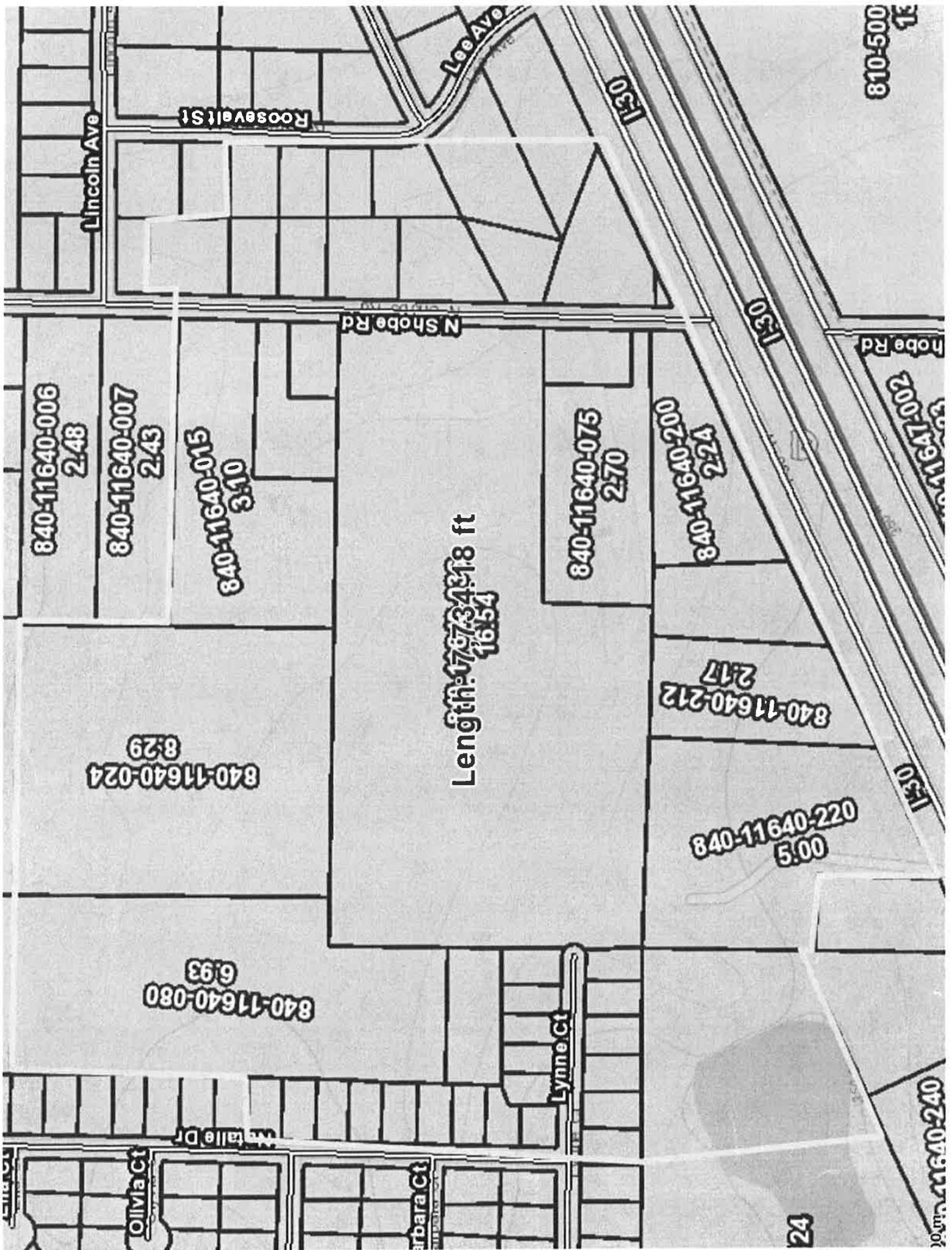
A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 1 South, Range 14 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the SE Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, thence run S 88°40'30" W 587.25 feet to a point of beginning, thence run S 88°40'30" W 717.2 feet to the SW Corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence run N 0°37'30" W 658.7 feet to a point, thence run N 88°38'30" E 1294.41 feet to a point on the West right-of-way of Shobe Road, said point being 17.25 feet West of the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, thence run South 429.6 feet to a point, thence run S 88°40'30" W 570 feet, thence run South 230 feet to the point of beginning, containing in all 16.54 acres, more or less.

Survey done by
John W. H. H. H.

SUBJECT PROPERTY







840-11640-006
2.48

840-11640-007
2.43

840-11640-015
3.10

840-11640-024
8.29

840-11640-080
6.93

Length: 787.34 ft
16.54

840-11640-075
2.70

840-11640-200
2.24

840-11640-212
2.17

840-11640-220
5.00

840-11647-002

810-500

24

Lincoln Ave

Metalle Dr

Oil Mact

Barbara Ct

Lynne Ct

N Shobe Rd

Roosevelt St

Lee Ave

I-30

I-30

I-30

840-11640-240



NATURAL STATE

of Kind Bryant

September 2017



The Team - 100% Arkansans



Jason Martin

CEO

- Co-Founder and President of Cannabis Partners
- 5 years cannabis industry
- Operating in 6-States



Brian Madar

COO

- Co-Founder and VP of Cannabis Partners
- 5 years cannabis industry
- Operating in 6-States



Bryan Taylor

VP of Business Development

- B.S. Plant & Soil Science
- 11-years Research Associate and Breeder



Krystal Martin

Product & Education Officer

- B.A. Philosophy
- 15-years healthcare professional with regional retail management experience



Loni Madar

Medical Officer

- M.S. CCC-SLP
- 16-years healthcare professional



Dr. Edwin Sherwood

Advisory Board

- Practicing Medicine in Arkansas for 25-Years

Legal Counsel

**GILL
RAGON
OWEN**
ATTORNEYS



Dr. Rhonda Beck

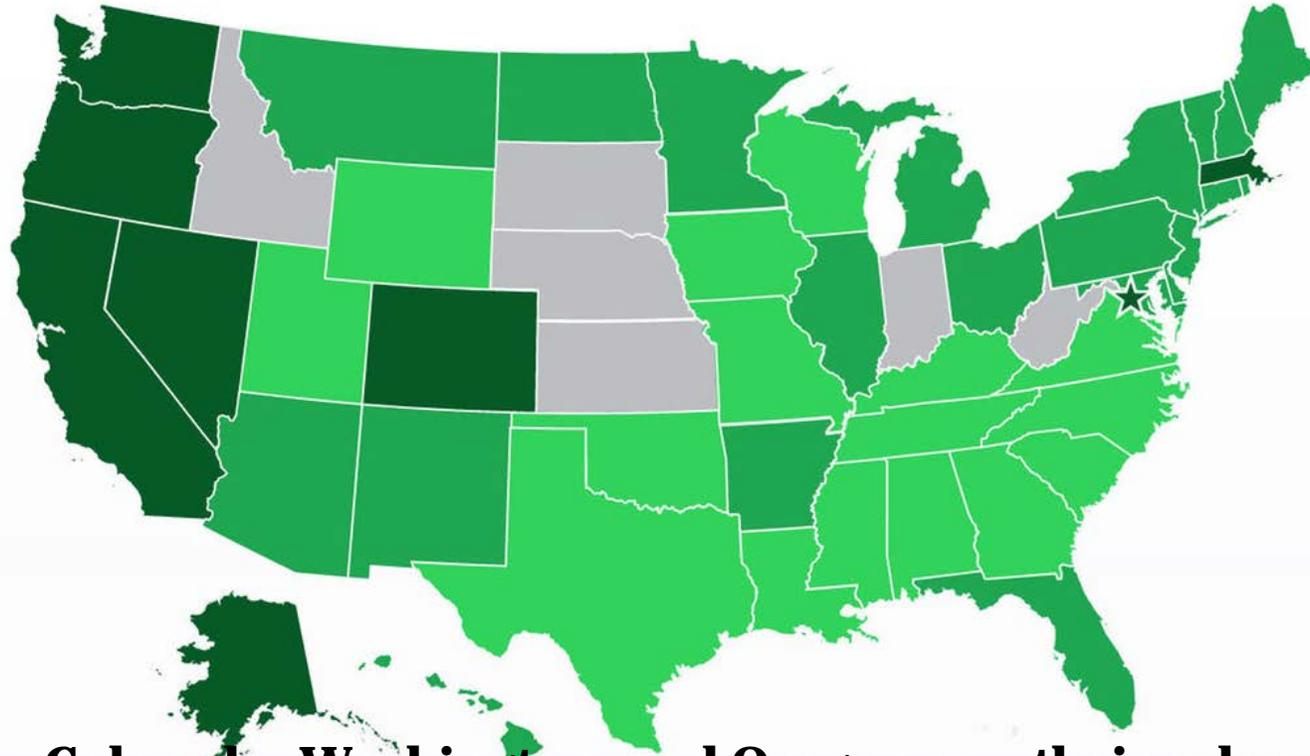
Advisory Board

- Arkansas Licensed Pharmacist for 15-years



United States of Marijuana

21% of the total U.S. population now live in legal adult use markets



**2016 Sales
\$6.7 Billion**

**North America
2021 Sales
\$20.2 Billion**

**Compound
Annual Growth
Rate of 25%**

Colorado, Washington, and Oregon saw their sales jump 62% through September of 2016 over 2015

Recreational Marijuana

Alaska
California
Colorado
Massachusetts
Nevada
Oregon
Washington
Washington, D.C.

Medical Marijuana

Arizona
Arkansas
Connecticut
Delaware
Florida
Hawaii
Illinois
Maine
Maryland
Michigan
Minnesota

Montana
New Hampshire
New Jersey
New Mexico
New York
North Dakota
Ohio
Pennsylvania
Rhode Island
Vermont

Limited Medical Marijuana*

Alabama
Georgia
Iowa
Kentucky
Louisiana
Mississippi
Missouri
North Carolina
South Carolina
Tennessee

Texas
Utah
Virginia
Wisconsin
Wyoming

larger and faster than even the dot-com era

**statistics from Forbes, January 3, 2017*



Arkansas Medical Marijuana



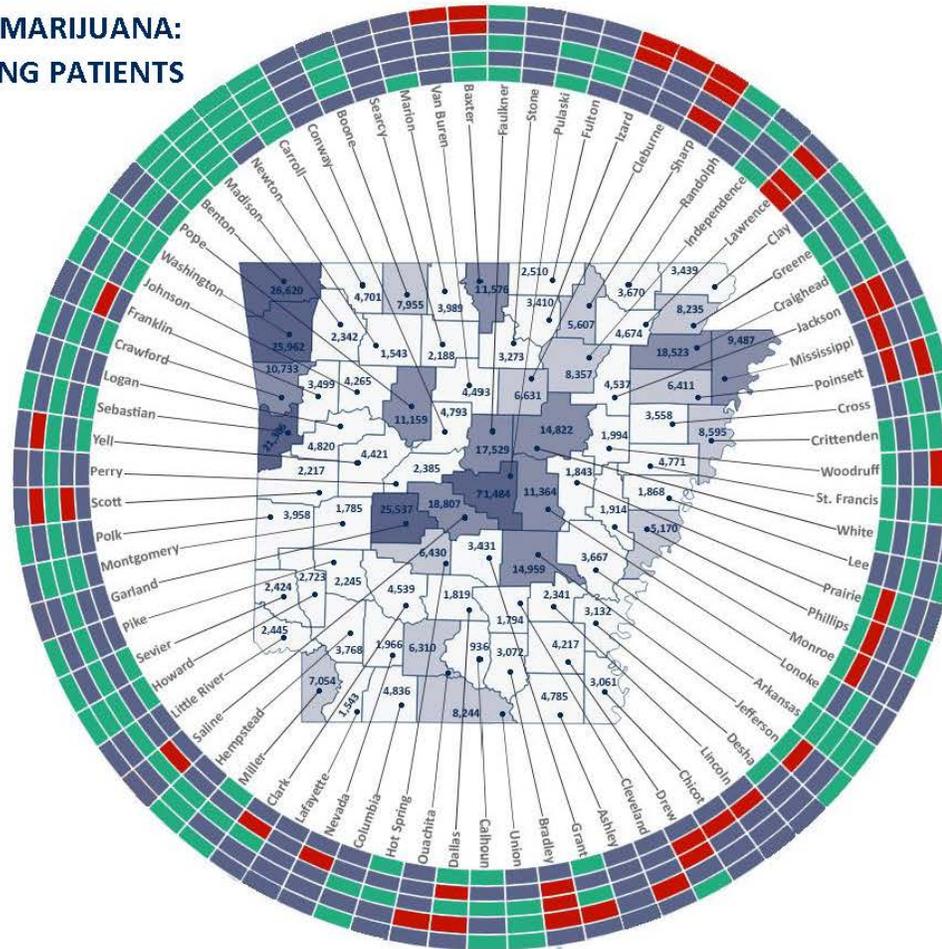
ARKANSAS MEDICAL MARIJUANA: POTENTIAL QUALIFYING PATIENTS

The Arkansas Medical Marijuana Amendment of 2016 listed 18 conditions and symptoms for which a patient may qualify for medical marijuana. This graphic uses Arkansas All-Payer Claims Database (APCD) data¹ to assess the potential number of qualifying patients in Arkansas based on those conditions and symptoms.²

Conditions not represented in this graphic due to imprecision or lack of diagnosis codes include severe arthritis, severe nausea, severe muscle cramps, fibromyalgia, and intractable pain.

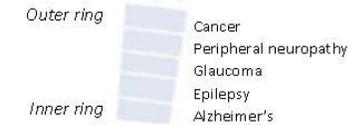
Importantly, [Colorado medical marijuana registry statistics](#) as of December 2016 show that 93 percent of qualifying patients in Colorado reported severe pain as a qualifying condition, which is not a specific diagnosis.

While the potential is large in Arkansas, no more than 2 percent of the population in [any state that has legalized medical marijuana](#) has been certified for its use.

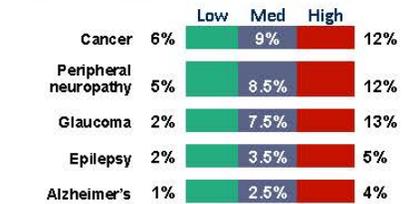


GRAPHIC RING KEYS:

Top Five Qualifying Conditions Statewide

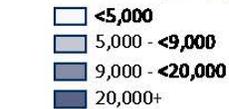


Percent of Population with Condition



STATE MAP KEY:

Number of Qualifying Patients by County



NOTE:

See page 2 for numbers of qualifying patients by county per each of the top five qualifying conditions statewide, listed in graphic ring key above.

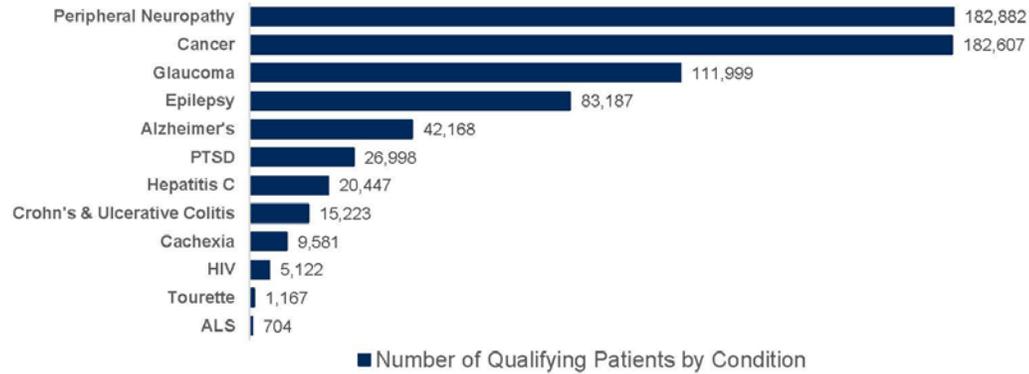
Total Number of Qualifying Patients Statewide: 541,673*

* Does not include patients with certain conditions; see text box at left of graphic for details.



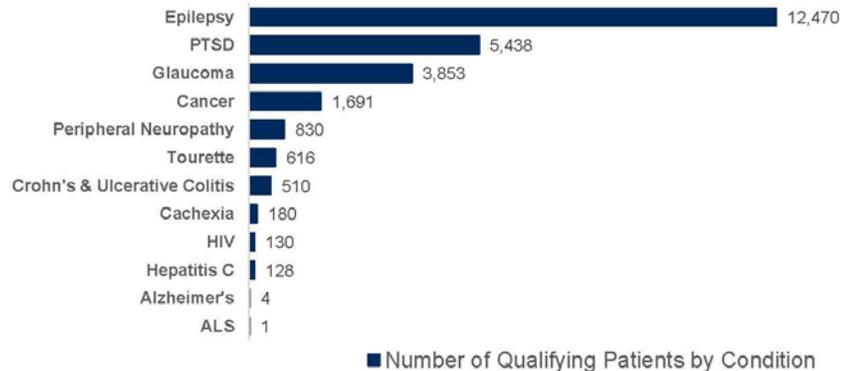
Arkansas Medical Marijuana

Number of Qualifying Patients (Children and Adults) Statewide by Condition**



**Some patients have multiple qualifying conditions for medical marijuana. Therefore, the total number of qualifying patients for all conditions represented here does not sum to the total number of qualifying patients statewide indicated on page 1.

Number of Qualifying Patients Statewide Ages 0-17 by Condition



Notes:

¹ The number of qualifying patients in Arkansas is based on Arkansas APCD data from years 2013 – 2015 and reflects Medicaid, Medicare (2013 only), and private carrier data. Conditions shown were identified by using ICD-9 codes and Clinical Classifications Software (CCS) categories.

² The percent of qualifying patients by condition equals the number of individuals with the condition divided by number of covered lives in the APCD.

³ Non-melanoma skin cancer is not included.





Industry Problems

- ▶ Consistency of Products
- ▶ National Brand Identity
- ▶ Consumer Trusts





What if consumers could receive the same consistent quality product every time they visited a dispensary?





What if when visiting a dispensary every detail from the look and feel down to the way you were greeted was consistent?





What if you could visit a **NATURAL**  **STATE** *of Kind* dispensary anywhere cannabis is legal and receive that same experience?





As this industry grows more and more individuals from corporate America want to get in but don't know where to begin.....



Solution

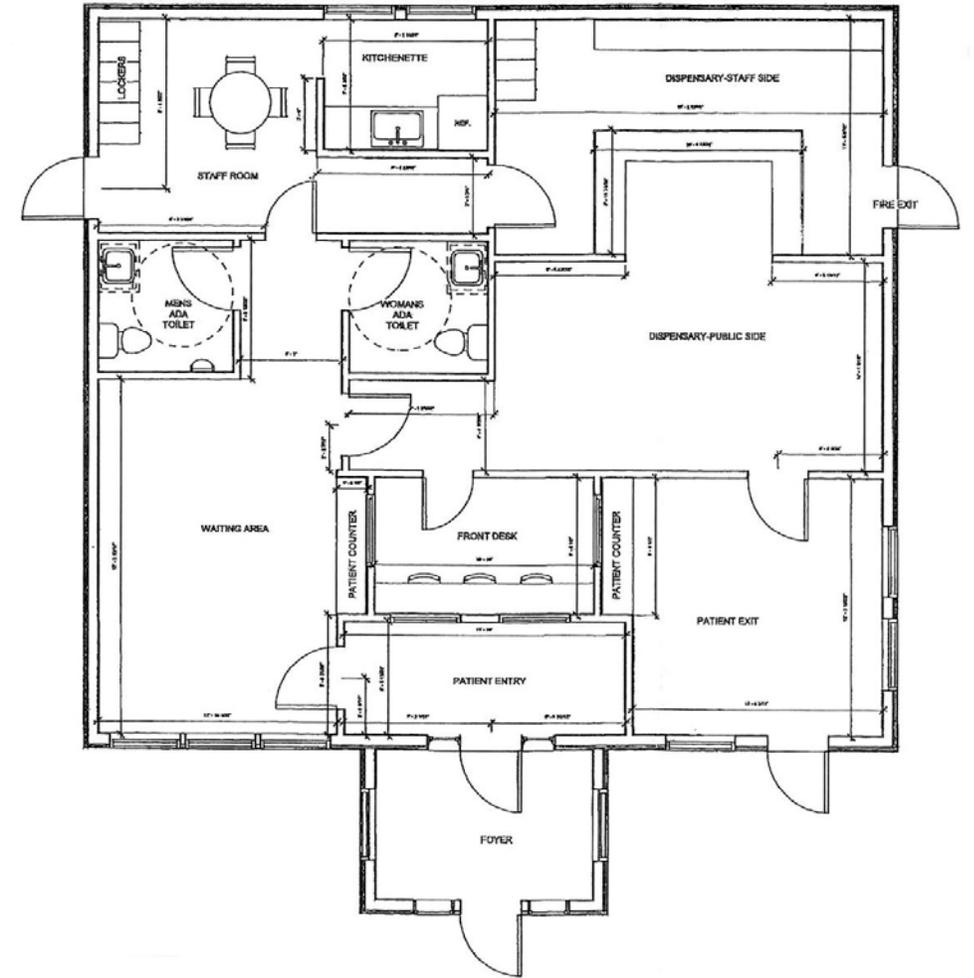
NATURAL  **STATE** | *of Kind* **has an experienced team capable of:**

- ▶ starting with premium genetics and consistently cultivating the highest quality medical marijuana
- ▶ educating medical professionals, patients, and the public on the values and treatments with medical marijuana and the best practices for patient use
- ▶ efficiently operating and managing a high volume retail dispensary
- ▶ remaining compliant with all laws
- ▶ creating and implementing value driven and worth while programs that give back to the community
- ▶ providing above average wage jobs for its employees
- ▶ driving profitability in a professionally ran corporate environment
- ▶ building a nationally known brand



Operations

- ▶ 8000 Square Foot Flagship Location
- ▶ Tentative Hours of Operation
 - ▶ 7AM - 10PM 7-Days per Week
 - ▶ Subject to Change Based on Patient Demand
- ▶ Approximately 12-20 Jobs Created





Community Involvement

- ▶ Product Education Courses
- ▶ Substance Abuse Programs
- ▶ Compassionate Care Programs
- ▶ Community Sponsorship & Volunteer Programs



Arkansas Competition

	NATURAL  STATE <i>of Kind</i>	Competition
Experienced Growers		?
Industry Veterans		?
Arkansas Residents		?
Dispensary Knowledge		?
Product Knowledge		?
Proven Team		?
Systems & Procedures		?

All of our Arkansas competition will have to import and/or hire most of their industry knowledge which typically equals a long and expensive education.



**CONDITIONAL USE PERMIT
APPLICATION**

210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-943-0309
FAX: 501-943-0992
EMAIL: ~~dgreen~~@cityofbryant.com
+smith



DATE RECEIVED _____

FEE - \$125.00 (Check made payable to City of Bryant)

=====

APPLICANT Jason Martin Natural State of Kind
PHONE 501.352.3083 FAX 501.232.2869 EMAIL jason@cannabisparkers.us
ADDRESS 400 W. Capitol Ave, Suite 1700
CITY Little Rock STATE AR ZIP 72201
PROPERTY OWNER(S) Mark A. Carter
ADDRESS 23111 I30 PHONE 501.847.1200 FAX 501.847.5060
PROJECT/DEVELOPMENT NAME Natural State of Kind, LLC - Marijuana Dispensary
PROJECT LOCATION 6. Acres I30
PURPOSE OF CONDITIONAL USE PERMIT Medical Marijuana Dispensary

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

6.12 acres +/- N64°52'01"E 888.98'
S64°52'01"W 888.98'
N24°33'34"W 299.94'
S24°33'34"E 299.94'
840121995000, Quapaw - Indian Springs Drive, Bryant, AR 72022

Comments will be accepted from the applicant and any interested persons who wish to make a statement on the application.

The planning commission will close the public comment portion of the hearing to consider the information and documentation, and public testimony.

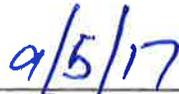
If the Conditional Use Permit is not approved by the Planning Commission, the reasons for such action shall be recorded in the proceedings and transmitted to the applicant.

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.



Signature of Applicant



Date



Signature of Owner (s)



Date

Signature of Owner (s)

Date



400 W. Capitol Ave.
Suite 1700
Little Rock, AR 72201

501.408.2420
NaturalStateOfKind.com

September 5, 2017

City of Bryant
Planning Commission
210 SW 3rd St.
Bryant, AR 72022

Dear Planning Commission,

Please accept this letter as our formal request to be included on your agenda for your next meeting to discuss a Conditional Use Permit for a Medical Marijuana Dispensary.

The Conditional Use Permit is for the location owned by Mark Carter located on I-30 listed as 84012199-000, Quapaw-Indian Springs Drive, Bryant, AR 72022. A Google Map and survey have been included with the Conditional Use Permit Application.

Time is of the essence with this review as the final day to apply to the state for a medical marijuana license is September 18, 2017. Although I do not anticipate that we may realistically complete this process by that date we would like to have this process completed by the end of October if possible. We anticipate using a piece of property that we control in Garland County as a backup location in our application at this time.

Respectively,

Jason Martin
Natural State of Kind

840-11727-000
29.35

R-E



840-12200-000
6.51

C-2

C-2

C-2

130

130

130

C-2

130

840-13117-000
5.24

C-2

840-11671-000
1.22

840-13115-000
0.86

840-13114-000
10.16

840-12199-806

MHP

840-09000-052
0.00

Garden Club Dr

Mimosa Ct

Moss Creek Dr

PUD

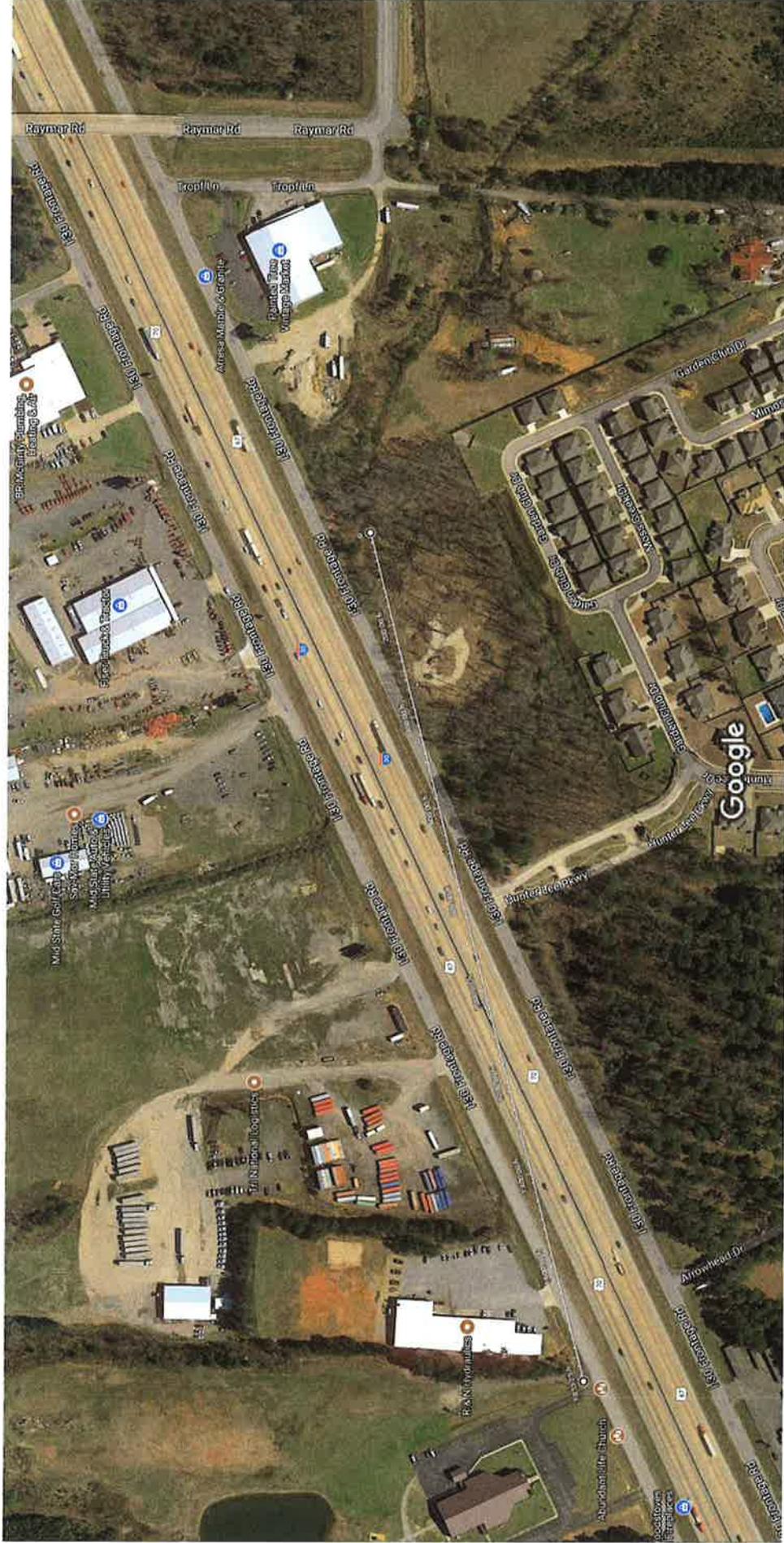
R-2

Hunter Lee Pkwy

Hunter Lee Dr

100 m

84012199-000, Quapaw-Indian Springs Drive, Bryant, AR 72022



Imagery ©2017 DigitalGlobe, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 100 ft United States

Measure distance

Total distance: 1,855.25 ft (565.48 m)

HOLLAND SURVEYING PROFESSIONAL LAND SURVEYING SERVICES

#2310 RAINTREE DRIVE, BRYANT, ARKANSAS 72022

(CELL): 501-993-2893 (FAX): 501-320-4365

(E-MAIL): holland1625@sbcglobal.net

SURVEY BEARINGS ARE BASED ON PLAT OF ANDRES GARDENS PHASE 1.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

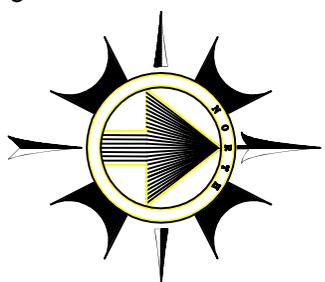
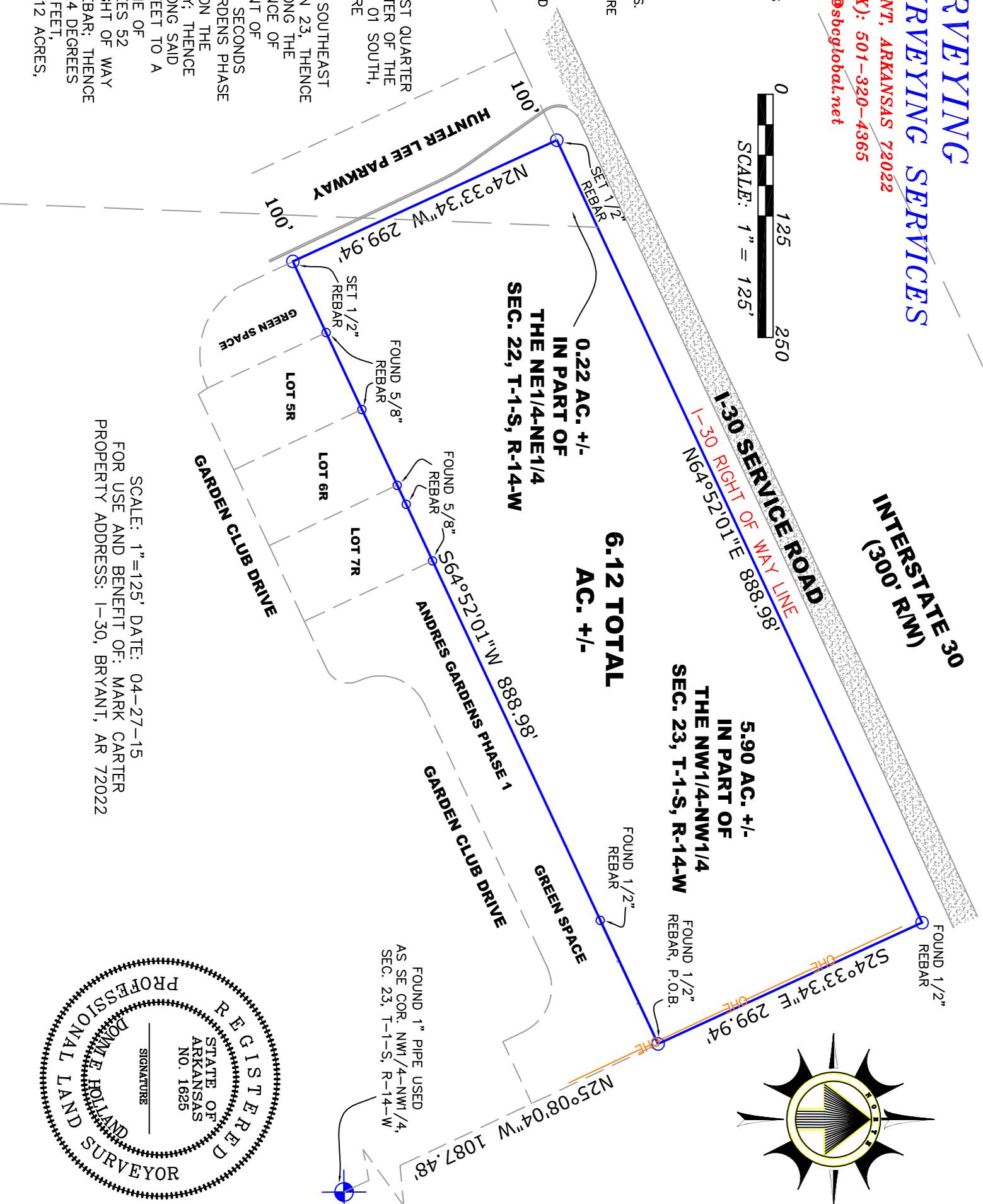
SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE PRESENT ON IT.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

PROPERTY DESCRIPTION FROM SURVEY:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" PIPE BEING USED AS THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 23, THENCE NORTH 25 DEGREES 08 MINUTES 04 SECONDS WEST ALONG THE EASTERLY LINE OF ANDRES GARDENS PHASE 1 A DISTANCE OF 1087.48 FEET TO A FOUND 1/2" REBAR BEING THE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES 52 MINUTES 01 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID ANDRES GARDENS PHASE 1 A DISTANCE OF 888.98 FEET TO A SET 1/2" REBAR ON THE EASTERLY RIGHT OF WAY LINE OF HUNTER LEE PARKWAY; THENCE NORTH 24 DEGREES 33 MINUTES 34 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 299.94 FEET TO A SET 1/2" REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 30; THENCE NORTH 64 DEGREES 52 MINUTES 01 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 888.98 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 24 DEGREES 33 MINUTES 34 SECONDS EAST A DISTANCE OF 299.94 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 6.12 ACRES, MORE OR LESS.



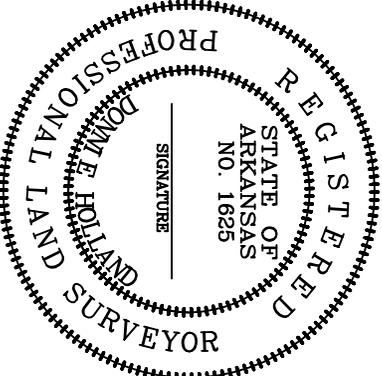
**0.22 AC. +/-
IN PART OF
THE NE1/4-NE1/4
SEC. 22, T-1-S, R-14-W**

**6.12 TOTAL
AC. +/-**

**5.90 AC. +/-
IN PART OF
THE NW1/4-NW1/4
SEC. 23, T-1-S, R-14-W**

FOUND 1" PIPE USED
AS SE COR. NW1/4-NW1/4,
SEC. 23, T-1-S, R-14-W

SCALE: 1"=125' DATE: 04-27-15
FOR USE AND BENEFIT OF: MARK CARTER
PROPERTY ADDRESS: I-30, BRYANT, AR 72022



PRELIMINARY CONCEPT PLAN

**LOTS A1-A4
LOTS B1-B6
LOTS C1-C5
LOTS D1-D12
LOTS E1-E8
LOTS F1-F3
LOTS G1-G5**

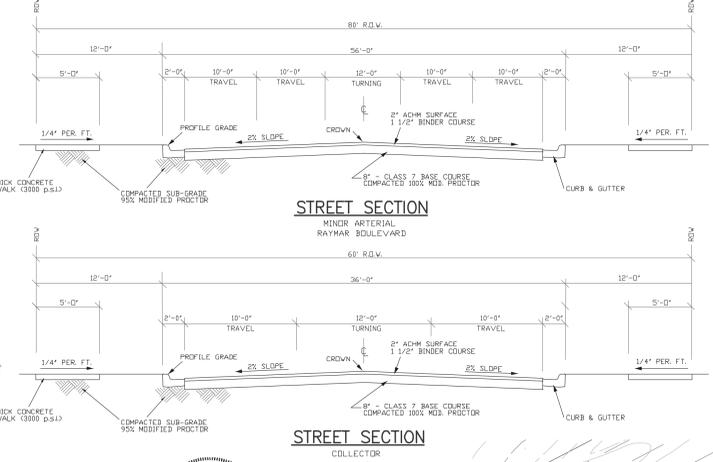
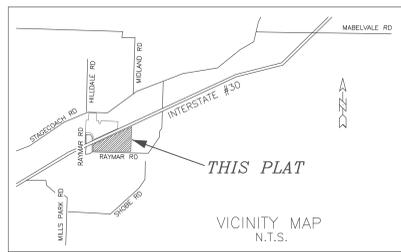
**&
TRACTS**

BRYANT CROSSING

**AN ADDITION TO THE CITY OF
BRYANT, ARKANSAS**

SEPTEMBER 21, 2017

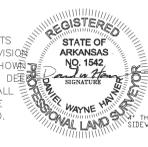
WHITE-DATERS & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING & SURVEYING
24 RAYMOND CIRCLE, LITTLE ROCK, ARKANSAS 72223



- Public Works Notes:**
- NPDES & Grading permits are required prior to construction.
 - Stormwater detention ordinance does apply to this property.
 - Plans of all work in right-of-way shall be submitted for approval prior to start of work.
 - Provide striping and signage plans as per ordinance for Traffic Engineering approval.
 - Prior to construction obtain barricade permit for work done within right-of-way.
 - Easements are for utilities and drainage where needed.
 - Collector streets to be 60 ft right-of-way with 36 ft street with sidewalk on both sides
 - Minor Arterial street to be 80 ft right-of-way with 56 ft street with sidewalk on both sides

PRELIMINARY SURVEYING ACCURACY

I, DANIEL W. HAVNER, HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION ON 09-06-2017; THAT THE BOUNDARY LINES SHOWN HEREON CORRESPOND WITH THE DESCRIPTION IN THE DEED 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 OF EXECUTION: 09-06-2017
 DANIEL W. HAVNER
 REGISTERED LAND SURVEYOR
 NO. 1542, ARKANSAS

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

ALL REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT OF FURTHER PROVISIONS OF SAID RULES AND REGULATIONS.

THIS CERTIFICATE SHALL EXPIRE _____

BRYANT PLANNING COMMISSION DATE OF EXECUTION _____



General Notes:

- Owner & Developer: THE SPIN-OFF, INC. C/O ANDREW V. FRANCIS, P.A. 2311 BISCAYNE DRIVE, SUITE 205 LITTLE ROCK, AR 72227 PHONE 501-954-7390
- Linear feet of New Streets: 9,650 LF
- Average Size of Lot: 300' X 250'
- Number of Lots: 43 Lots
- Applicable existing covenants: None
- Source of Water Supply: City of Bryant
- Source of Wastewater Disposal: City of Bryant
- Floodway / Floodplain: N/A
- Municipal Boundaries: within Bryant city limit
- Phasing plan: As Market Demands
- Minimum Lot Area: 51,000 SF

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION _____

D.R. _____ PAGE _____

SOURCE OF TITLE _____

CERTIFICATE OF ENGINEERING ACCURACY

TIMOTHY E. DATERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION: 09-06-2017
 TIMOTHY E. DATERS
 REGISTERED PROFESSIONAL ENGINEER NO. 5033, ARKANSAS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 14, TOWNSHIP 1 SOUTH (T-1-S), RANGE 14 WEST (R-14-W), SALINE COUNTY, BRYANT, ARKANSAS, AND LYING SOUTH OF THE INTERSTATE 30 HIGHWAY RIGHT-OF-WAY (R/W-3007), MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST CORNER OF SAID SECTION 14; THENCE S 02°24'44" WEST ALONG THE EAST LINE OF SAID SE 1/4, OF SAID SECTION 14 372.17 FEET TO A POINT ON THE SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S 02°24'44" W ALONG SAID EAST LINE OF SAID SE 1/4 OF SAID SECTION 14 2275.62 FEET TO THE SE CORNER OF SAID SE 1/4, THENCE N 87°50'36" W ALONG THE SOUTH LINE OF SAID SECTION 14 3313.65 FEET TO THE EASTERLY R/W OF BRITANNIA ROAD CROSSOVER; THENCE N 15°08'40" E ALONG SAID EASTERLY R/W 67.57 FEET; THENCE N 01°52'00" E ALONG SAID EASTERLY R/W 431.68 FEET; THENCE N 26°17'20" E ALONG SAID EASTERLY R/W 131.34 FEET TO THE SOUTHERLY R/W OF INTERSTATE 30 HIGHWAY; THENCE N 65°09'42" E ALONG SAID SOUTHERLY R/W 3654.23 FEET TO THE POINT OF BEGINNING, CONTAINING 108.54 ACRES, MORE OR LESS.

LESS AND EXCEPT

A PART OF TRACT LOCATED WITHIN PARCEL 840-11678-000 OWNED BY THE SPIN-OFF, INC. SAID PART OF TRACT OF PROPERTY IS LOCATED IN THE SE 1/4 OF SECTION 14, T-1-S, R-14-W, SALINE COUNTY, BRYANT, ARKANSAS, AND LYING SOUTH OF THE INTERSTATE 30 HIGHWAY RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 14; THENCE S 02°24'44" W ALONG THE EAST LINE OF SAID SE 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 372.17 FT. TO A POINT ON THE SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S 02°24'44" W ALONG SAID EAST LINE OF SAID SE 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 89.99 FT.; THENCE S 65°09'42" W FOR A DISTANCE OF 108.80 FT.; THENCE N 2°50'18" W FOR A DISTANCE OF 80.00 FT. TO THE SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY; THENCE N 65°09'42" E ALONG SAID SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY FOR A DISTANCE OF 150.00 FT. TO THE POINT OF BEGINNING, CONTAINING 0.238 ACRES, MORE OR LESS.

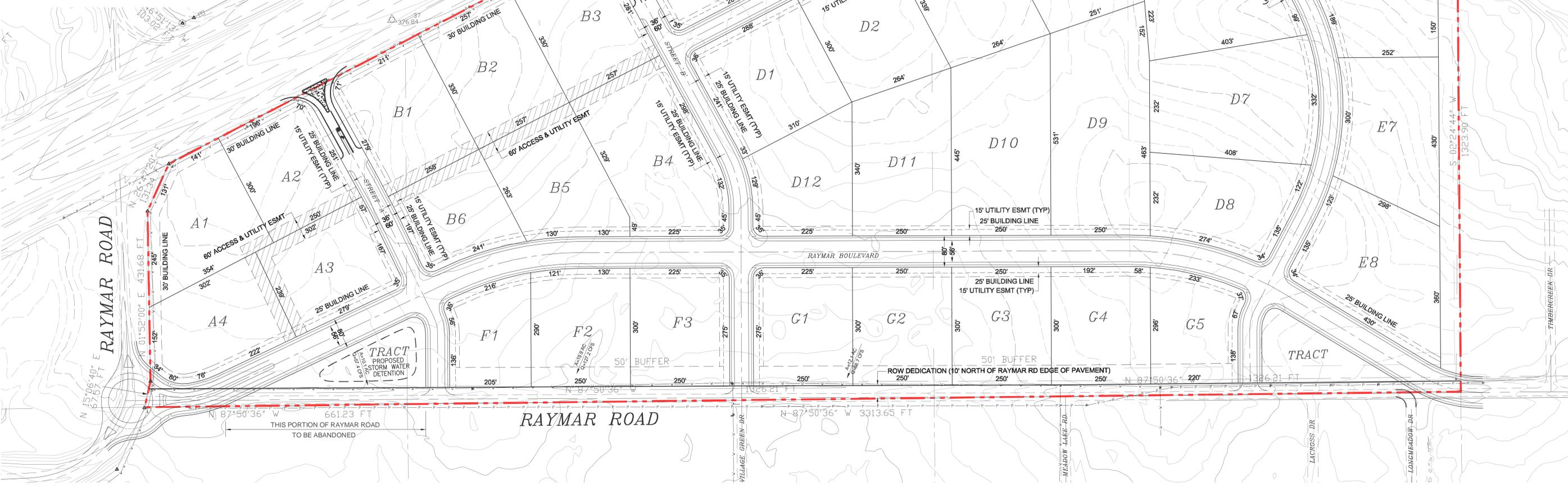
ALSO LESS AND EXCEPT

THE EAST 50 FT. OF THE SE 1/4 OF SECTION 14, T-1-S, R-14-W SALINE COUNTY, ARKANSAS, LYING SOUTH OF INTERSTATE ROUTE #30 AND NORTH OF RAYMAR ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 SE 1/4, SAID SECTION 14; THENCE S 02°24'44" W ALONG THE EAST LINE OF SAID NE 1/4 SE 1/4, 372.17 FT. TO A POINT ON THE SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY AND THE POINT OF BEGINNING; THENCE S 02°24'44" W CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE SE 1/4 SE 1/4, SAID SECTION 14, 2275.62 FT. TO THE SOUTHEAST CORNER OF SAID SE 1/4, LYING 40 FT. NORTH OF THE CENTERLINE OF RAYMAR ROAD; THENCE N 87°50'36" W ALONG THE SOUTH LINE OF SAID SE 1/4, 50.00 FT.; THENCE N 02°24'44" E ALONG SAID EAST LINE 50 FT. WEST OF AND PARALLEL TO THE EAST LINE OF SAID SE 1/4, 2250.29 FT. TO A POINT ON THE SAID SOUTHERLY R/W OF INTERSTATE ROUTE #30; THENCE N 65°09'42" E ALONG SAID SOUTHERLY R/W OF SAID INTERSTATE 30 HIGHWAY, 56.24 FT. TO THE POINT OF BEGINNING, CONTAINING 2.974 ACRES MORE OR LESS.

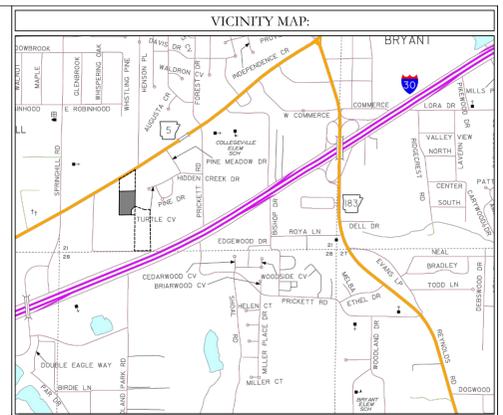
ALSO LESS AND EXCEPT

THE RIGHT-OF-WAY FOR RAYMAR ROAD.



"PROPERTY WILL BE SUBJECT TO A MAINTENANCE AGREEMENT ENTERED INTO BETWEEN FIELDSTONE LLC AND C. SMITH HOLDINGS, INC., WHEREBY COMMON AREAS, STORMWATER DETENTION AREAS, LAWN & LANDSCAPE, SIGNAGE AND PRIVATE STREETS WILL BE MAINTAINED BY FIELDSTONE LLC. PROPERTY WILL ALSO BE SUBJECT TO AN ACCESS EASEMENT AGREEMENT BETWEEN FIELDSTONE LLC AND C. SMITH HOLDINGS, INC., WHEREBY ACCESS IS GRANTED TO THE PROPERTY FROM FIELDSTONE LLC. PROPERTY IS PRESENTLY SUBJECT TO A DEEDED EASEMENT AGREEMENT FROM THE PROPERTY TO THE NORTH."

	%	ACRES
10 DUPLEXES	61%	1.73
OPEN SPACE	18%	0.50
STREET	23%	0.59
TOTAL	100%	2.82



CITY OF BRYANT CERTIFICATIONS:

OWNER:	DEVELOPER:
Name: C. SMITH HOLDING, LLC	Name: C. SMITH HOLDING, LLC
Address: P.O. BOX 7745	Address: P.O. BOX 7745
LITTLE ROCK, AR 72217	LITTLE ROCK, AR 72217

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: C. SMITH HOLDING, LLC
 Address: P.O. BOX 7745
 LITTLE ROCK, AR 72217

Source of Title: BOOK 2011 PAGE 67524

CERTIFICATE OF PROPERTY OWNERSHIP:

I, _____, hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described herein on plat.

Dated: _____
 Certified Title Insurance Agent or Abstractor

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, Kyle Pennington, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines will be accurately described in terms of length and direction of the property side as required in accord with the City of Bryant Subdivision Rules and Regulations.

Date of Execution: Kyle Pennington
 Registered Professional Land Surveyor, No. 1802
 Arkansas

CERTIFICATE OF FINAL ENGINEERING ACCURACY:

I, William W. McFadden, hereby certify that I am the engineer of record for this subdivision and that I, or those under my supervision will design and monitor the construction of the improvements required in accord with the City of Bryant on Subdivision Rules and Regulations.

Date of Execution: William W. McFadden
 Registered Professional Engineer, No. 14048
 Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

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

Date of Execution: Name, Chairman
 Bryant Planning Commission

FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I, Kyle Pennington, PLS No. 1802, 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.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, map 05125C0304D, dated 6/19/2012. No portion of the property described hereon does lie within the 100 year flood hazard boundary.

CERTIFICATE OF AUTHORIZATION:

HOPE CONSULTING, INC.
 No. 1931
 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER:

WILLIAM W. McFADDEN
 No. 14048

PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 SW 1/4 SECTION 21, T-1-S, R-14-W; THENCE NORTH 09°26'44" EAST 691.13 FEET TO THE NORTHEAST CORNER OF THE PATRICIA A. DIGGINS PROPERTY AS RECORDED IN DEED BOOK 396, PAGE 171 AT THE SALINE COUNTY CIRCUIT CLERK OFFICE; THENCE N88°23'37"W, 65.99 FEET TO THE POINT OF BEGINNING; THENCE N02°38'48"E, 90.52 FEET; THENCE N46°07'53"W, 97.40 FEET TO A 1/2" REBAR; THENCE N02°30'26"E, 282.00 FEET; THENCE N89°14'42"E, 294.68 FEET; THENCE S02°38'39"W, 442.21 FEET; THENCE S88°23'37"E, 228.22 FEET TO THE POINT OF BEGINNING. ENCLOSING 12699 SQ. FT OR 2.82 ACRES MORE OR LESS.

TOGETHER WITH A 25' ACCESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 SW 1/4 SECTION 21, T-1-S, R-14-W; THENCE NORTH 09°26'44" EAST 1137.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'59" WEST, 25.02 FEET; THENCE NORTH 00°26'44" EAST, 385.28 FEET TO THE CENTERLINE OF ARKANSAS STATE HIGHWAY 5; THENCE NORTH 59°00'17" EAST, ALONG SAID CENTERLINE, 29.31 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 00°26'44" WEST, 399.71 FEET TO THE POINT OF BEGINNING.

PROPERTY SPECIFICATIONS:

OWNER: C. SMITH HOLDINGS, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	NUMBER OF LOTS: 10 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC ENERGY: SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER/ SUBDIVIDER: C. SMITH HOLDINGS, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	BUILDING SETBACKS: FRONT - 30' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING, INC. 117 S. MARKET STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 30' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: FIELDSTONE DUPLEX SUBDIVISION	STREET WIDTH: 20' BOC TO BOC OR AS SHOWN LOT CORNERS: SET 1/2" REBAR WITH CAP
ZONING CLASSIFICATION: PUD	
SOURCE OF TITLE: SALINE COUNTY DOCUMENT #2011-67524	

PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 SW 1/4 SECTION 21, T-1-S, R-14-W; THENCE NORTH 09°26'44" EAST 691.13 FEET TO THE NORTHEAST CORNER OF THE PATRICIA A. DIGGINS PROPERTY AS RECORDED IN DEED BOOK 396, PAGE 171 AT THE SALINE COUNTY CIRCUIT CLERK OFFICE; THENCE N88°23'37"W, 65.99 FEET TO THE POINT OF BEGINNING; THENCE N02°38'48"E, 90.52 FEET; THENCE N46°07'53"W, 97.40 FEET TO A 1/2" REBAR; THENCE N02°30'26"E, 282.00 FEET; THENCE N89°14'42"E, 294.68 FEET; THENCE S02°38'39"W, 442.21 FEET; THENCE S88°23'37"E, 228.22 FEET TO THE POINT OF BEGINNING. ENCLOSING 12699 SQ. FT OR 2.82 ACRES MORE OR LESS.

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DEVELOPER/ SUBDIVIDER: C. SMITH HOLDINGS, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	BUILDING SETBACKS: FRONT - 30' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 8' OR AS SHOWN
ENGINEERS: HOPE CONSULTING, INC. 117 S. MARKET STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 30' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 5' OR AS SHOWN
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SOURCE OF TITLE: SALINE COUNTY DOCUMENT #2011-67524	

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DEVELOPER/ SUBDIVIDER: C. SMITH HOLDINGS, LLC P.O. BOX 7745 LITTLE ROCK, AR 72217	BUILDING SETBACKS: FRONT - 30' OR AS SHOWN REAR - 15' OR AS SHOWN SIDE - 8' OR AS SHOWN
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PROPERTY SPECIFICATIONS:

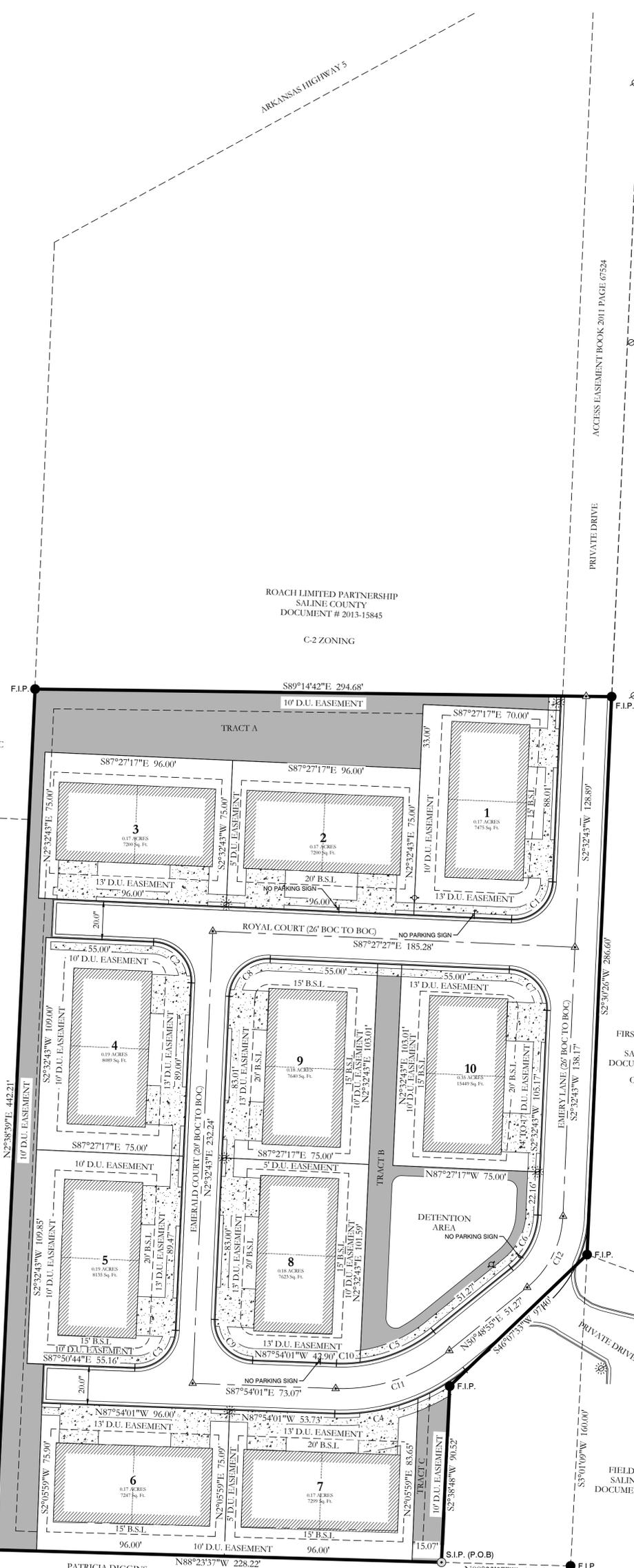
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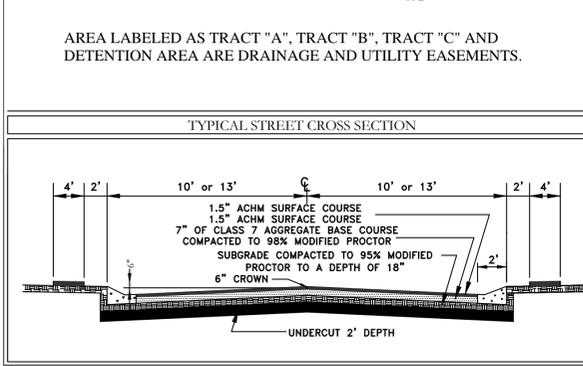
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42	20.00	90.00	S47° 32' 43"W	28.28
C2	31.42	20.00	90.00	N42° 27' 17"W	28.28
C3	31.27	19.98	89.66	N47° 19' 21"E	28.17
C4	43.64	100.00	25.00	S79° 35' 53"W	43.29
C5	41.23	74.00	31.92	S66° 46' 32"W	40.70
C6	31.17	37.00	48.27	S26° 40' 49"W	30.26
C7	31.42	20.00	90.00	S42° 27' 22"E	28.28
C8	31.42	20.00	90.01	N47° 32' 38"E	28.28
C9	31.57	20.00	90.45	N42° 40' 39"W	28.39
C10	12.01	74.00	9.30	S87° 32' 02"W	11.99
C11	62.69	87.00	41.28	N71° 27' 27"E	61.34
C12	42.12	50.00	48.27	N26° 40' 49"E	40.89



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

LEGEND

- ▲ Computed point
- Found monument
- Set #4 RB/Plas. Cap(S/P)
- (M) Measured
- (P) Platted
- ☼ Street Light
- ⚡ Fire Hydrant
- ⊥ Stop Sign

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:
C. SMITH HOLDING, LLC

FINAL PLAT
FIELDSTONE DUPLEX SUBDIVISION
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 09-12-2017 C.A.D. BY: BJOHNSON DRAWING NUMBER:
 REVISIONS: CHECKED BY: 16-0024
 SHEET: SCALE: AS SHOWN
 500 01S 14W 0 21 300 62 1802

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	4.188	1	11	2,764	----	----	----	16-0024 pre development
2	Rational	4.188	1	11	2,764	----	----	----	16-0024 post development
3	Reservoir	3.814	1	12	2,762	2	443.24	404	16-0024 routing
16-0024 Crye Leike detention pond.gpw					Return Period: 2 Year			Monday, 00 18, 2017	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	5.588	1	11	3,688	-----	-----	-----	16-0024 pre development	
2	Rational	5.588	1	11	3,688	-----	-----	-----	16-0024 post development	
3	Reservoir	5.178	1	12	3,687	2	443.32	504	16-0024 routing	
16-0024 Crye Leike detention pond.gpw					Return Period: 10 Year			Monday, 00 18, 2017		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	6.420	1	11	4,237	-----	-----	-----	16-0024 pre development	
2	Rational	6.420	1	11	4,237	-----	-----	-----	16-0024 post development	
3	Reservoir	5.981	1	12	4,236	2	443.37	558	16-0024 routing	
16-0024 Crye Leike detention pond.gpw					Return Period: 25 Year			Monday, 00 18, 2017		

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	7.688	1	11	5,074	-----	-----	-----	16-0024 pre development	
2	Rational	7.688	1	11	5,074	-----	-----	-----	16-0024 post development	
3	Reservoir	7.202	1	12	5,073	2	443.43	634	16-0024 routing	
16-0024 Crye Leike detention pond.gpw					Return Period: 100 Year			Monday, 00 18, 2017		

Fieldstone
Time of Concentration (t_c)

	L	N	S	t_i (min)	
pre dev	O/L	50	0.02	0.036	4.3744841
post dev		50	0.02	0.036	4.3744841

	L	n	R	S	V	t_i (min)	
pre dev	C1	230	0.012	0.1	0.063	6.71	0.57
post dev	C1	230	0.012	0.1	0.063	6.71	0.57
pre dev	C1	720	0.05	0.1	0.066	1.65	7.28
post dev	C2	800	0.035	0.1	0.066	2.36	5.66

Total	pre dev	minutes	12.22
	post dev	minutes	10.60

Pre development intensity		Post development intensity	
i_2	4.10 in/hr	i_2	4.50 in/hr
i_{10}	5.80 in/hr	i_{10}	6.00 in/hr
i_{25}	7.40 in/hr	i_{25}	7.00 in/hr
i_{100}	8.00 in/hr	i_{100}	8.40 in/hr

PRE-DEVELOPMENT

	C	A	CA	Q	POST DETENTION (cfs)
2-yr	0.520	8.6	4.46	18.3 cfs	14.8
10-yr	0.492	8.6	4.22	24.5 cfs	18.5
25-yr	0.445	8.6	3.81	28.2 cfs	20.5
100-yr	0.490	8.6	4.20	33.6 cfs	23.3

POST-DEVELOPMENT

	C	A	CA	Q
2-yr	0.540	8.6	4.63	20.8 cfs
10-yr	0.540	8.6	4.63	27.8 cfs
25-yr	0.535	8.6	4.58	32.1 cfs
100-yr	0.530	8.6	4.54	38.2 cfs

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	19.97	1	12	14,379	----	----	----	16-0024 pre development
2	Rational	22.79	1	11	15,041	----	----	----	16-0024 post development
3	Reservoir	14.76	1	15	15,032	2	428.50	6,224	16-0024 routing
16-0024 detention pond as built.gpw					Return Period: 2 Year			Monday, 00 18, 2017	

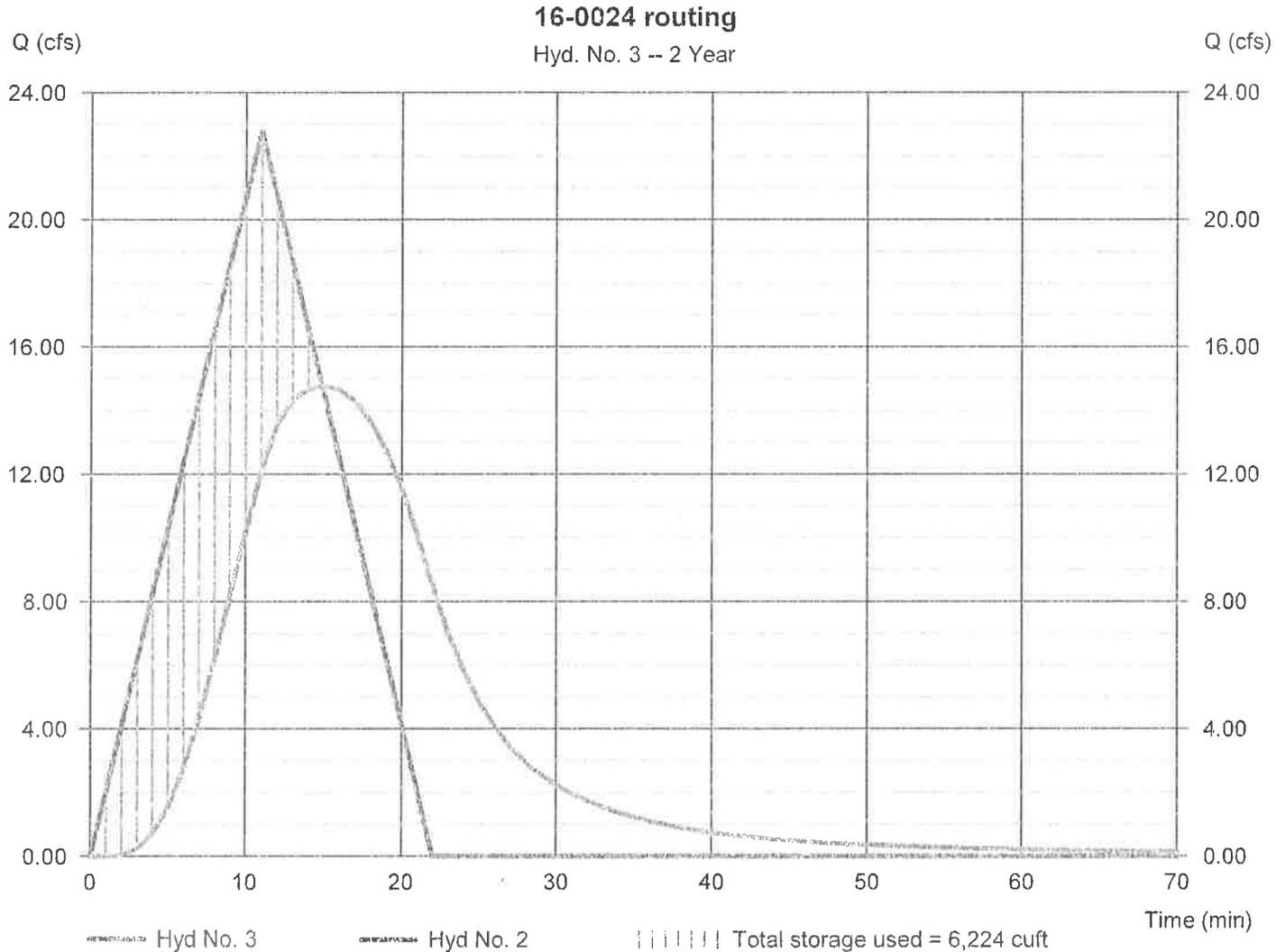
Hydrograph Report

Hyd. No. 3

16-0024 routing

Hydrograph type	= Reservoir	Peak discharge	= 14.76 cfs
Storm frequency	= 2 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 15,032 cuft
Inflow hyd. No.	= 2 - 16-0024 post development	Max. Elevation	= 428.50 ft
Reservoir name	= 04-0049 p1 pond	Max. Storage	= 6,224 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	26.79	1	12	19,288	----	----	----	16-0024 pre development
2	Rational	30.41	1	11	20,072	----	----	----	16-0024 post development
3	Reservoir	18.53	1	15	20,063	2	428.94	8,369	16-0024 routing
16-0024 detention pond as built.gpw					Return Period: 10 Year			Monday, 00 18, 2017	

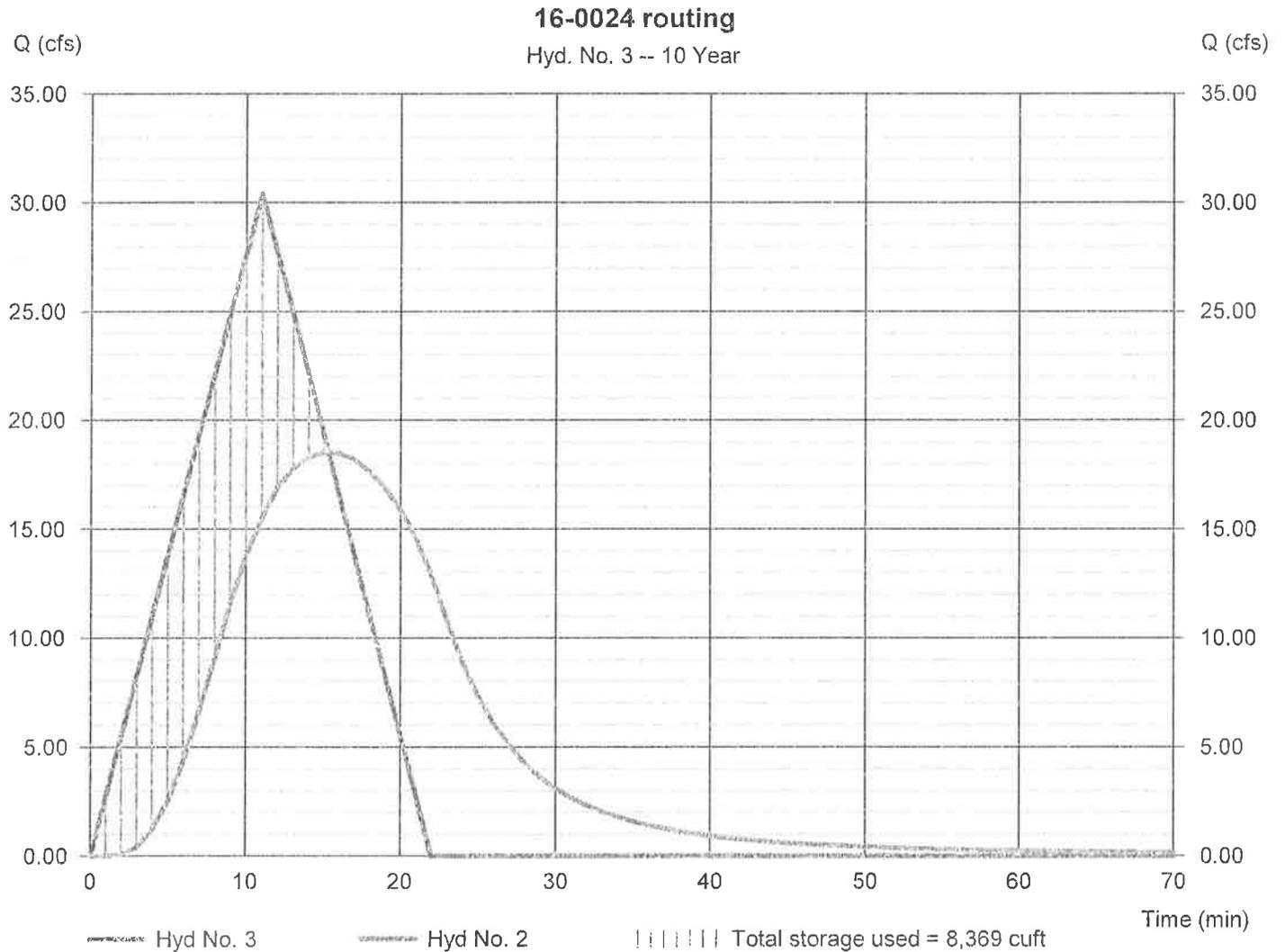
Hydrograph Report

Hyd. No. 3

16-0024 routing

Hydrograph type	= Reservoir	Peak discharge	= 18.53 cfs
Storm frequency	= 10 yrs	Time to peak	= 15 min
Time interval	= 1 min	Hyd. volume	= 20,063 cuft
Inflow hyd. No.	= 2 - 16-0024 post development	Max. Elevation	= 428.94 ft
Reservoir name	= 04-0049 p1 pond	Max. Storage	= 8,369 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	30.81	1	12	22,184	-----	-----	-----	16-0024 pre development	
2	Rational	34.94	1	11	23,059	-----	-----	-----	16-0024 post development	
3	Reservoir	20.50	1	16	23,051	2	429.21	9,760	16-0024 routing	
16-0024 detention pond as built.gpw					Return Period: 25 Year			Monday, 00 18, 2017		

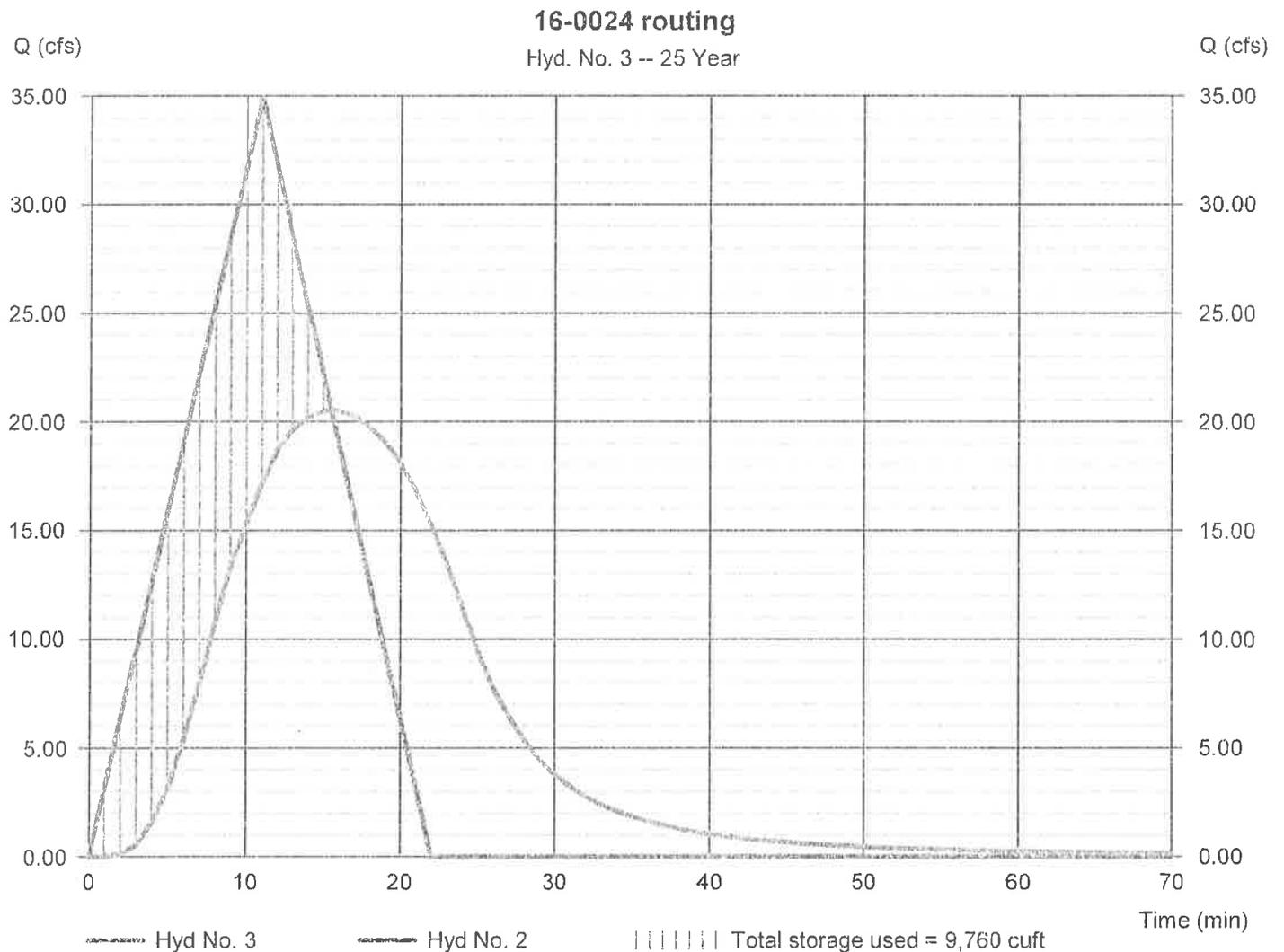
Hydrograph Report

Hyd. No. 3

16-0024 routing

Hydrograph type	= Reservoir	Peak discharge	= 20.50 cfs
Storm frequency	= 25 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 23,051 cuft
Inflow hyd. No.	= 2 - 16-0024 post development	Max. Elevation	= 429.21 ft
Reservoir name	= 04-0049 p1 pond	Max. Storage	= 9,760 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9

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	36.94	1	12	26,599	-----	-----	-----	16-0024 pre development	
2	Rational	41.84	1	11	27,615	-----	-----	-----	16-0024 post development	
3	Reservoir	23.27	1	16	27,607	2	429.62	12,078	16-0024 routing	
16-0024 detention pond as built.gpw					Return Period: 100 Year			Monday, 00 18, 2017		

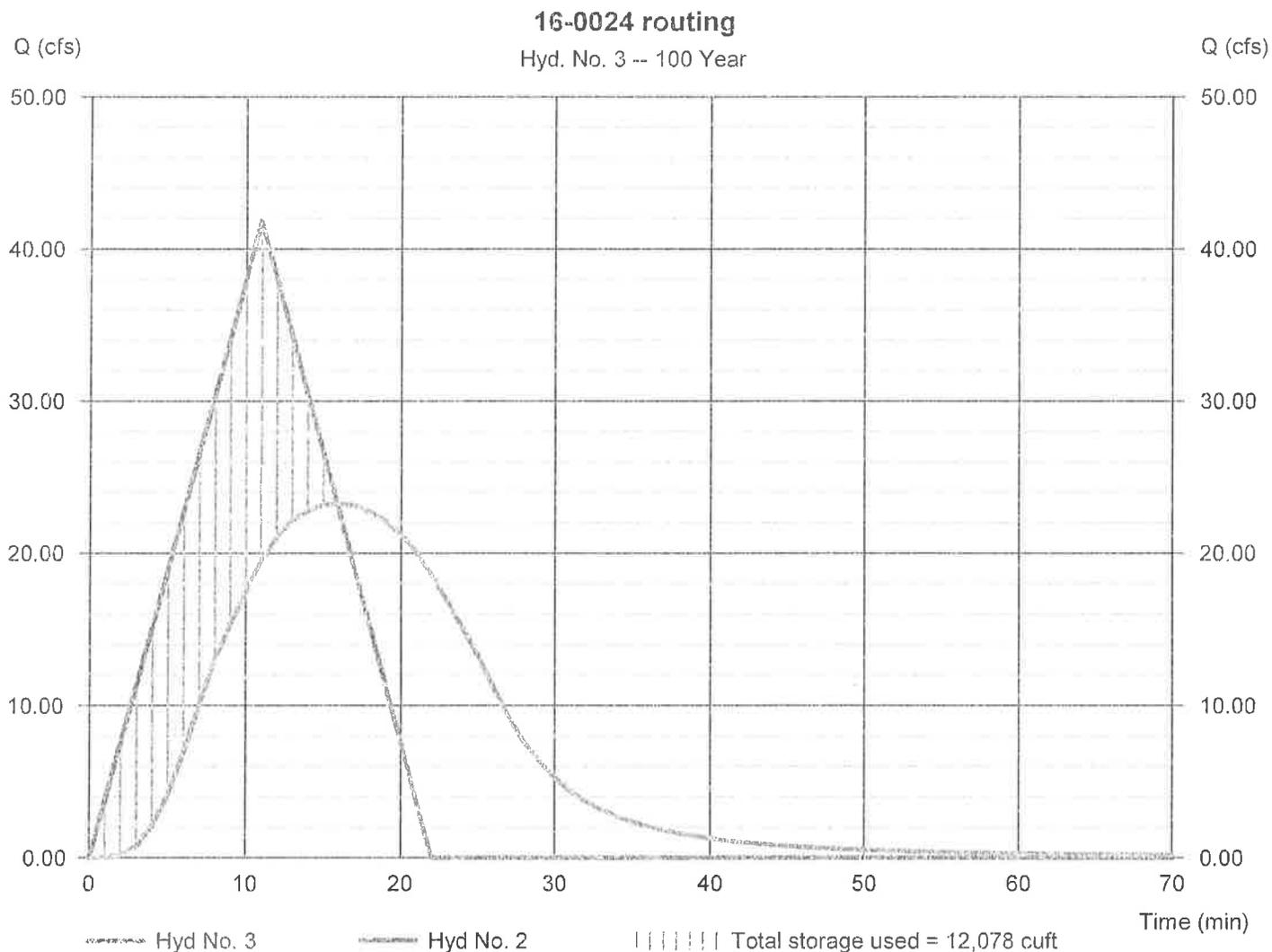
Hydrograph Report

Hyd. No. 3

16-0024 routing

Hydrograph type	= Reservoir	Peak discharge	= 23.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 1 min	Hyd. volume	= 27,607 cuft
Inflow hyd. No.	= 2 - 16-0024 post development	Max. Elevation	= 429.62 ft
Reservoir name	= 04-0049 p1 pond	Max. Storage	= 12,078 cuft

Storage Indication method used.



Drainage Structure	Pervious Area	Impervious Area	Cp	Ci	I	Discharge (Q = CIA)	Upstream Discharge	Cumulative Discharge	Pipe #	Pipe Size (in.)	Slope	Velocity (V _{ms} =3.0) (V _{ms} =6.0)	PIPE CAPACITY (EACH)	PIPE CAPACITY (TOTAL)	% CAPACITY	Entrance Loss K _e	Assumed Length	Required Head	Elev. Head from S _{avg}	Required Additional Head
A _{100yr}	4.05	0.45	0.45	0.92	8.4	18.8		18.8	1	24	1.70%		32.0	32.0	58.8%	0.5	73	1.3	1.2	0.0
B _{100yr}	0.09	0.20	0.45	0.92	8.4	1.9	18.8	20.6	1	24	5.30%		56.4	56.4	36.6%	3.5	21	1.2	1.1	0.0
C _{100yr}	0.06	0.15	0.45	0.92	8.4	1.4	20.6	22.0	1	24	2.00%		34.7	34.7	63.5%	0.5	97	1.9	1.9	0.0
D _{100yr}	0.09	0.09	0.45	0.92	8.4	1.0		1.0	1	18	0.50%		8.0	8.0	13.0%	0.5	32	0.3	0.2	0.0
E _{100yr}	0.00	0.01	0.45	0.92	8.4	0.1	23.1	23.1	1	30	2.40%		68.8	68.8	33.6%	0.5	23	0.6	0.6	0.0
F _{100yr}	0.22	0.22	0.45	0.92	8.4	2.5		2.5	1	18	0.50%		8.0	8.0	31.5%	0.5	29	0.1	0.1	0.0
G _{100yr}	0.00	0.00	0.45	0.92	8.4	0.0	25.7	25.7	1	30	1.40%		52.6	52.6	48.9%	0.5	58	0.3	6.8	0.0
H _{100yr}	0.00	0.03	0.45	0.92	8.4	0.2	25.7	25.9	1	36	0.30%		64.6	64.6	40.1%	0.5	40	0.4	0.3	0.0
I _{100yr}	0.18	0.18	0.45	0.92	8.4	2.0		2.0	1	18	0.75%		9.9	9.9	20.7%	0.5		0.0	0.0	0.0
J _{100yr}	0.00	0.02	0.45	0.92	8.4	0.2	2.0	2.2	1	18	1.40%		13.5	13.5	16.3%	0.5		0.0	0.0	0.0
K _{100yr}	0.44	0.44	0.45	0.92	8.4	5.0	7.2	12.2	1	18	0.97%		11.2	11.2	109.1%	0.5	39	1.6	0.4	1.2
L _{100yr}	0.30	0.08	0.45	0.92	8.4	0.6	12.2	12.9	1	18	3.04%		19.8	19.8	64.6%	0.5	147	3.1	4.5	0.0
M _{100yr}	0.00	0.08	0.45	0.92	8.4	0.6		0.6	1	18	1.03%		11.5	11.5	5.4%	0.5	130	0.0	1.3	0.0
N _{100yr}	0.00	0.06	0.45	0.92	8.4	0.5	12.9	13.3	1	18	2.20%		13.9	16.9	78.9%	0.5	23	1.6	0.5	1.1
North culvert	0.21	0.84	0.45	0.92	8.4	7.3		7.3	1	18	1.70%		14.8	14.8	45.8%	0.5	30	0.5	0.5	0.0

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Monday September 18, 2017

Truett Smith
City of Bryant
210 Southwest Third St., Bryant, AR 72022

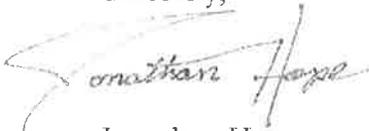
RE: Fieldstone Duplex PUD Job #16-0024

Dear Mr. Truett Smith,

On behalf of our client, Hope Consulting is formally requesting that the City of Bryant Planning Commission to begin the review and approval process for the Final Plat of Fieldstone Duplex PUD.

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

Sincerely,



Jonathan Hope

117 SOUTH MARKET ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

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 $\$100$
- \$100 per Subdivision Phase - Water/Sewer Flushing Fee $\$100$

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

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

$$\$25 + \$10 = \$35$$

$\$235$

City of Bryant Subdivision Checklist

Subdivision/Project Name Fieldstone Duplex Subdivision
Contact Person JONATHAN HOPE Phone 501-860-0467
Mailing Address 117 S. MARKET STREET

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision/Project ✓
- ▲ 2. Current zoning PUD
- ▲ 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 N/A
- ▲ 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 \$35
- ▲ 81. Check for Water Sewer impact fees (\$100.00 Flushing Fee and \$100.00 impact fee per lot) \$200

Fieldstone Duplex Subdivision
Name of Subdivision


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 _____

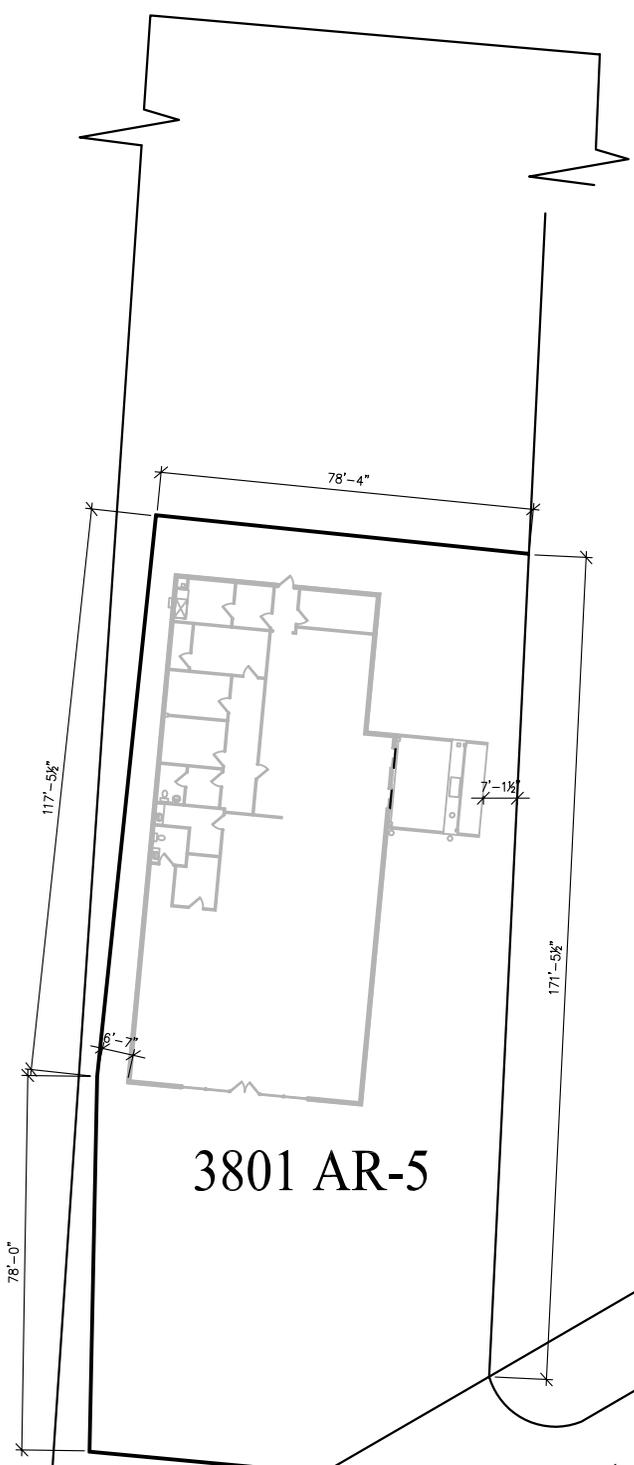
SITE INFORMATION:
 1. 1.58 ACRES +/-
 2. ZONING COMMERCIAL
 3. LOT SIZE: 68,824 SQ FT

DRAINAGE & STORMWATER DETENTION:
 NO SIGNIFICANT CHANGES MADE TO EXISTING DRAINAGE DESIGN

FLOOD CAUSE:
 THIS PROPERTY LIES WHOLLY OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

LEGAL DESCRIPTION:
 3801 HIGHWAY 5 NORTH, BRYANT ARKANSAS
 THIS IS NOT A SURVEY.
 NO FIELD VERIFICATION OF CORNERS WAS PERFORMED.

PLOT PLAN ONLY
 IT IS RESPONSIBILITY OF BUILDING CONTRACTOR TO VERIFY ALL LOT EASEMENTS AND SETBACKS BEFORE BEGINNING CONSTRUCTION.



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

HIGHWAY 5

3801 AR-5

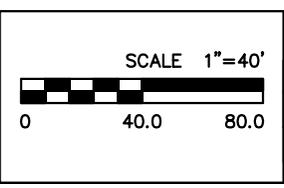
my PLAN STORE
 Residential Design & Commercial Drafting
 (501) 291-3228
 jason@myplanstore.com

SITE PLAN FOR:
 BRYANT FAMILY PHARMACY
 3801 HIGHWAY 5
 BRYANT, ARKANSAS

A NEW LAYOUT FOR:
 MARTIN & TUCKER INVESTMENTS
 BRYANT — ARKANSAS

DATE: 10/3/17

JOB NAME:
 SGC-346
 PAGE#
 1 OF 1



LEGEND	
○	1/2" REBAR W/CAP
—	PROPERTY LINE
---	SETBACK LINE