Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: March 11, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 2-12-2024

- 2024-02-12 Planning Commission Minutes.pdf

2. Special Planning Commission Meeting Minutes 2-22-2024

- 2024-02-22 Special Planning Commission Minutes.pdf

Announcements

DRC Report

3. Reynolds Centre - Commercial Subdivision Plat

Ryan Rooney - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL

4. Kensington Place Phase 3 - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, With contingency of all items completed and inspected before meeting. With recommendation that devleoper does not build the traffic islands at entrance to phase 1.

5. Pinnacle Point at Bryant - 6845 Hwy 5 - Waiver

Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5 - RECOMMENDED APPROVAL

6. US Bank - 100 Commerce St - Site Plan Addition

David Azzano - Requesting Approval for Addition to Site Plan - APPROVED

- 0842-PLN-01.pdf

7. Landmark Lifestyles - 6845 Hwy 5 - Sign Permit

Siez Sign Company - Requesting Sign Permit Approval - APPROVED, Contingent upon verification of location of sign.

- 0841-APP-01.jpg

8. Alleviant Integrated Mental Health - 3395 HWY 5 - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0838-APP-01.pdf

9. Foot Soul - Foot and Ankle - 3395 HWY 5 - Sign Permit

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

- 0840-APP-01.pdf

10. Short Term Rental Resolution

Discussion and Recommendation for Resolution to temporariliy suspend zoning regualtions for short-term rentals for the time frame around the April 8th Solar Eclipse. - RECOMMENDED APPROVAL to City Council at their February 27th meeting.

Public Hearing

11. 2714 Lavern St - Short Term Rental - Conditional Use Permit

Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

- 0820-HTC-01.pdf
- 0820-LTR-01.pdf
- 0820-APP-01.pdf

Old Business

New Business

12. Reynolds Centre - Commercial Subdivision Plat

Ryan Rooney - Requesting Plat Approval

- 0843-BOA-01.pdf
- 0843-LTR-01.pdf
- 0843-PLT-01.pdf

13. ITEM REMOVED FROM AGENDA - Kensington Place Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- 0825-ASB-02.pdf
- 0825-PLT-02.pdf
- 0825-BOA-01.pdf
- 0825-APP-01.pdf
- 0825-LTR-02.pdf
- 0825-LTR-01.pdf

14. Pinnacle Point at Bryant - Waiver

Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5

- 0844-APP-01.pdf

15. REQUEST TO ADD - Resolution to Allow for a Waiver on Sidewalk and Multi-Use Trail Building Requirements for a Portion of HWY 5

Resolution to allow for a general waiver on the requirement for new commerical and residential devlopements to build sidewalks or multi-use trails, where designated, along HWY 5 frontage from Highway 183 to Pulaski County Line.

- DRAFT Resolution to Waive Sidewalk Requirement for ARDOT Hwy 5 Road Widening.pdf

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, February 12, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Penfield, Hooten, Edwards, Erwin, Speed
- Commissioners Absent: Burgess

ANNOUNCEMENTS

During the City Council Meeting on January 30, 2024, Mayor Sanders appointed Jon Martin and Wade Permenter as Planning Commission Liaisons.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 1/11/2024**

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **2903 Pikewood Dr - Lot 31A and 31B** - Conditional Use Permit
Veer Investment Properties - Requesting Approval of CUPs for a Duplex on each lot - RECOMMENDED APPROVAL, based on completed application.

3. **2714 Lavern - Short Term Rental** - Conditional Use Permit
Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - RECOMMENDED APPROVAL, Based on completed application. Contingent upon all

public hearing requirements being met.

4. **Lot 31 and 32 Replat - Pikewood Subdivision - 2903 Pikewood Drive**
   Veer Investment Properties - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon DRC comments being met.

5. **AR Storage Center - I-30 Storage - 253000 I-30**
   Hope Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.

6. **Summerwood Sports Complex Gym 3 - Revised Plans - HWY 5 and Bryant Parkway**
   Phillip Lewis Engineering - Requesting Approval for Revised Site Plan - APPROVED - Contingent upon remaining engineering comments being addressed.

7. **Elrod Law Firm - 400 N Reynolds Road** - Sign Permit
   Ace Sign Company - Requesting Sign Permit Approval - APPROVED

8. **Sharks - 5309 Hwy 5 - Sign Permit Aero Signs** - Requesting Sign Permit
   Approval - STAFF APPROVED

9. **Sandy's Nails and Spa - 3411 Main Street Ste 4** - Sign Permit
   Requesting Sign Permit Approval - STAFF APPROVED

10. **Boutiques and Suites - 107 Progress Way** - Sign Permit
    L. Graphics - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

11. **2714 Lavern - Short Term Rental** - Conditional Use Permit
    Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

    Vanessa Guerra was not present, Motion to table until March 2024 meeting made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 yays, 0 nays, 1 absent.

12. **2903 Pikewood Drive - Lot 31A** - Conditional Use Permit
    Veer Investment Properties - Requesting Approval of CUP for Duplex

    After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.

13. **2903 Pikewood Drive - Lot 31B** - Conditional Use Permit
    Veer Investment Properties - Requesting Approval of CUP for Duplex

    After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.

Motion to close public comment made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent.

OLD BUSINESS

NEW BUSINESS

14. **Lot 31 & 32 Replat - Pikewood Subdivision - 2903 Pikewood Dr**

    Veer Investment Properties - Requesting Approval for Replat

    After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.

15. **AR Storage Center - I-30 Storage - 253000 I-30**

    Hope Consulting - Requesting Site Plan and Commercial Plat Approval

    After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve with contingencies on elevation, drainage, and site plan report. 7 yays, 0 nays, 1 Absent.

    Chairman Penfield Called for a roll call vote to approve the two lot subdivision plats. 7 yays, 0 nays, 1 Absent.

DIRECTOR'S REPORT

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)

Bryant Planning Commission Meeting Minutes

Monday, February 22, 2024
Boswell Municipal Complex – City Hall Conference Room
4:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Burgess, Erwin, Speed
- Commissioners Absent: Johnson, Edwards

ANNOUNCEMENTS - *None*

OLD BUSINESS - *None*

NEW BUSINESS

1. **Interlocal Agreement between Saline County and City of Bryant**

   Discussion and Recommendation on Interlocal Agreement between Saline County and City of Bryant.

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve with one addition of the word "Department" on number (3) three. 6 yays 0 nays, 2 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Erwin. Voice Vote, 6 Yays, 0 nays. 2 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for this Meeting)

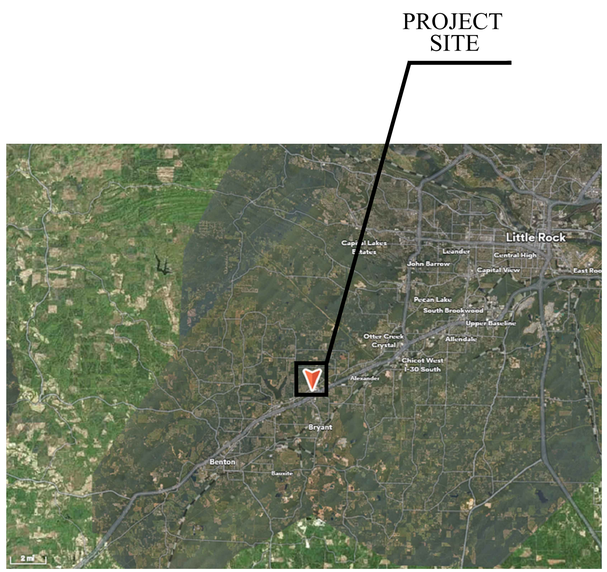
CONSTRUCTION PLANS

FOR

FLITE BANKING CENTERS, LLC.

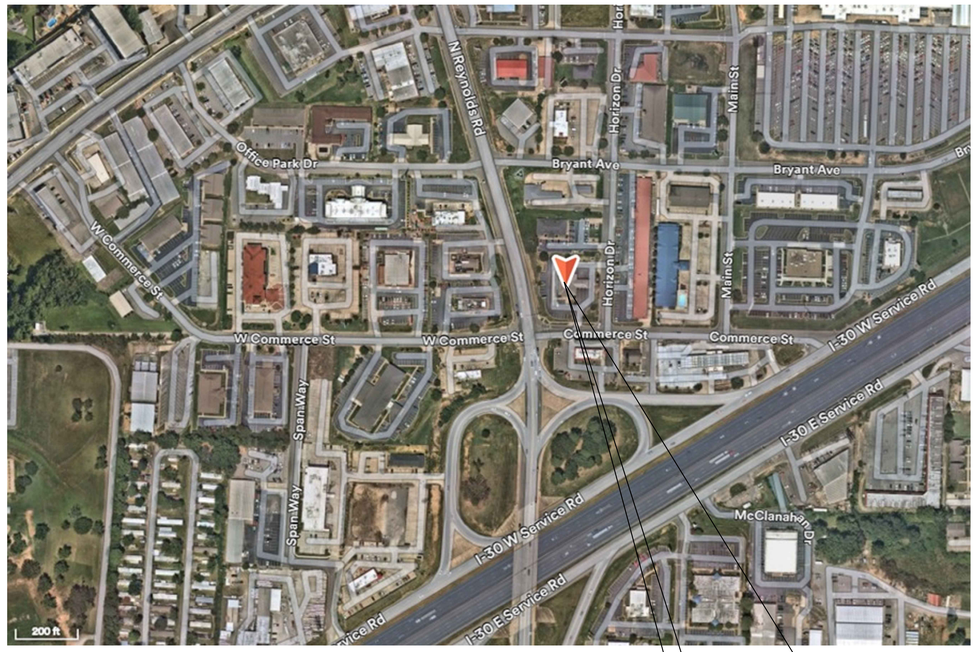
ADDITION OF ATM DRIVE-UP IN EXISTING US BANK DRIVE THRU

100 COMMERCE STREET
BRYANT, ARKANSAS 72022



VICINITY MAP

NEARMAPS ©



100 COMMERCE STREET
BRYANT, ARKANSAS 72022

INDEX OF DRAWINGS:

SITE PLAN DRAWING:
A0.0 - TITLE SHEET
A1.0 - SITE PLAN
A1.1 - SITE SURVEY
A2.0 - EXISTING/PROPOSED LAYOUT
A2.1 - ISLAND REQ./MOUNTING DETAILS

PROJECT INFORMATION

SCOPE OF WORK: ADD AN ADDITIONAL DRIVE UP ATM IN EXISTING BANK DRIVE THRU

FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
--	--/--/----	---

FLITE BANKING CENTERS, LLC.
100 COMMERCE STREET
BRYANT, ARKANSAS 72022

TITLE PAGE

PROJECT NO: WO-0272
DATE: 2/1/2024
DRAWN BY: DLD
CHECKED BY: ---

SHEET
A0.0

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1 / A1.0 SITE LOCATION
SCALE: NTS

NORTH

FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
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FLITE BANKING CENTERS, LLC.
100 COMMERCE STREET
BRYANT, ARKANSAS 72022

SITE PLAN

PROJECT NO: WO-0272
DATE: 2/1/2024
DRAWN BY: DLD
CHECKED BY: ---

SHEET
A1.0

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FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
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HOUSTON, TX 77024
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REVISIONS

NO.	DATE	DESCRIPTION
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FLITE BANKING CENTERS, LLC.

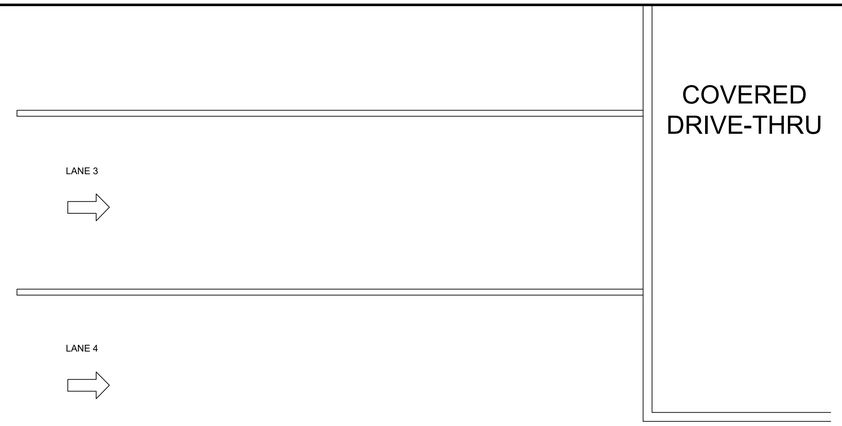
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BRYANT, ARKANSAS 72022

SITE SURVEY

PROJECT NO:
DATE: 2/1/2024
DRAWN BY: DLD
CHECKED BY: ----

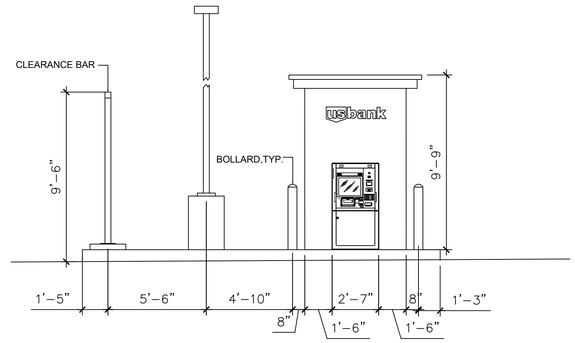
SHEET
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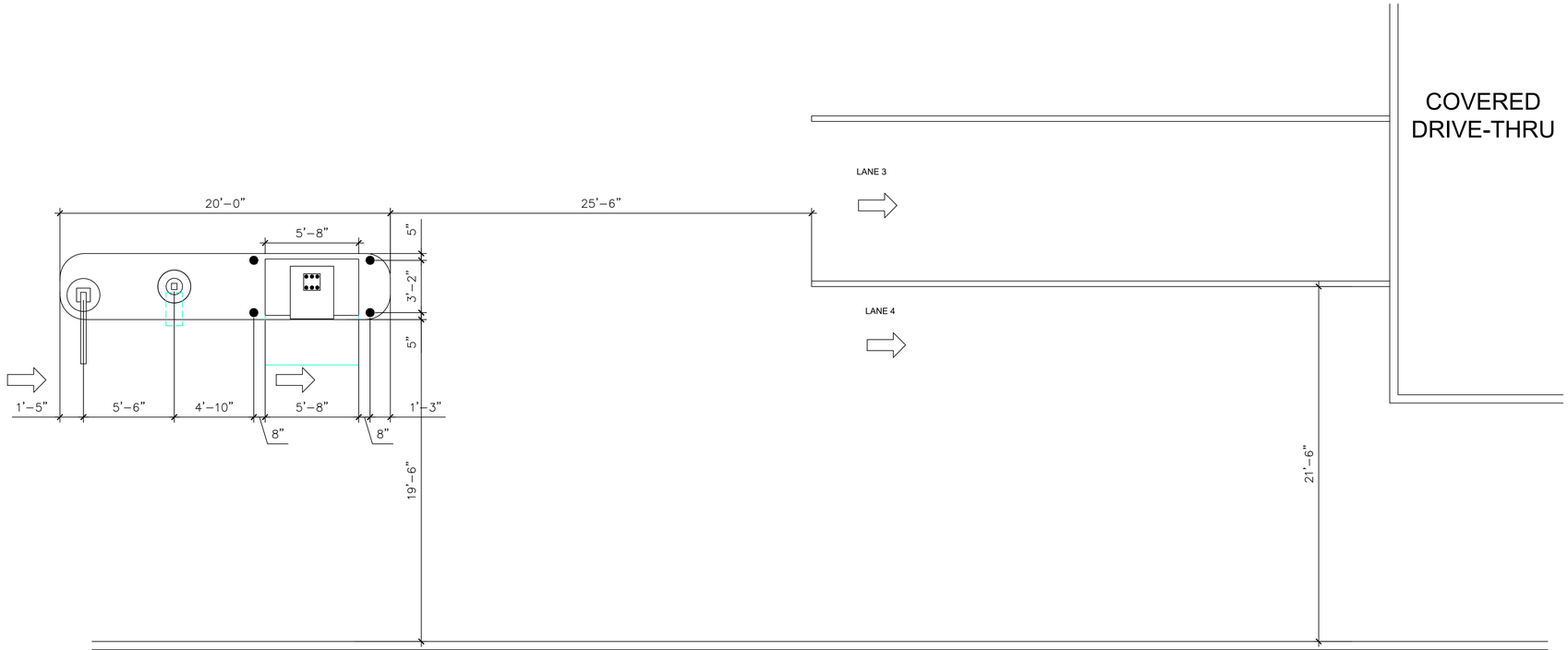


1 A1.0 EXISTING PLAN
SCALE: 1/4" = 1'-0"

NORTH



3 A1.0 PROPOSED ATM ELEVATION
SCALE: 1/4" = 1'-0"



2 A1.0 PROPOSED PLAN
SCALE: 1/4" = 1'-0"

NORTH

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REVISIONS

NO.	DATE	DESCRIPTION
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FLITE BANKING CENTERS, LLC.
100 COMMERCE STREET
BRYANT, ARKANSAS 72022

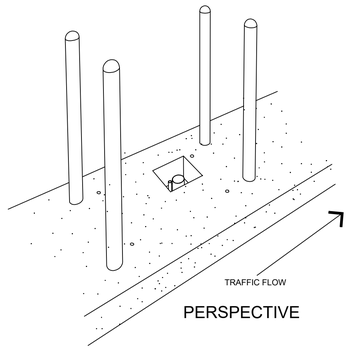
EXISTING/PROPOSED LAYOUT

PROJECT NO: WO-0272
DATE: 2/1/2024
DRAWN BY: DLD
CHECKED BY: ---

SHEET
A2.0

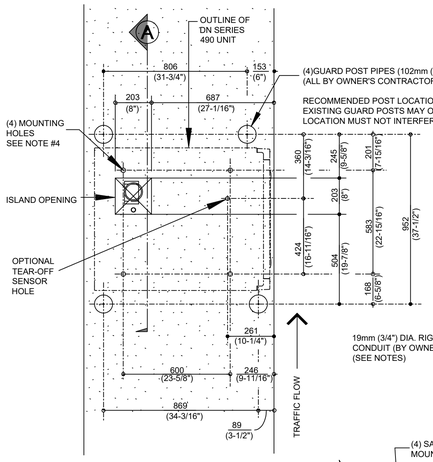
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ISLAND REQUIREMENTS and SAFE MOUNTING DETAILS

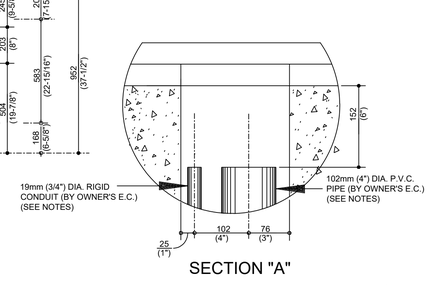


PERSPECTIVE

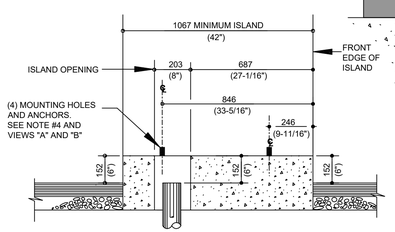
DIMENSIONS IN MILLIMETERS
(DIMENSIONS IN INCHES)



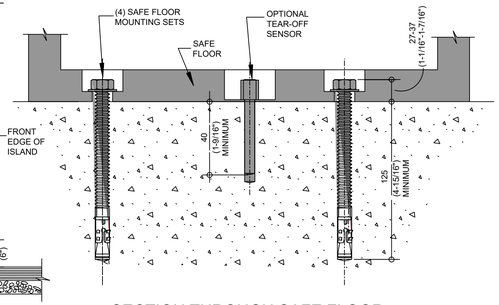
PLAN VIEW



SECTION "A"



SECTION



SECTION THROUGH SAFE FLOOR
FOR ILLUSTRATION ONLY - NOT TO SCALE

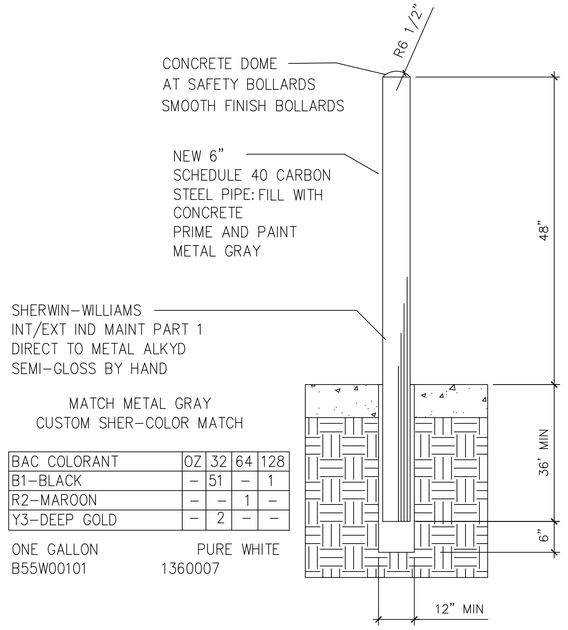
NEW CONSTRUCTION:

1. OWNER'S E.C. TO FURNISH AND INSTALL (1) 19mm($\frac{3}{4}$") RIGID CONDUIT FOR ELECTRICAL POWER (SEE POWER REQUIREMENTS)
2. OWNER'S E.C. TO FURNISH AND INSTALL 102mm (4") P.V.C. PIPE (RECOMMENDED METHOD FOR ROUTING COMMUNICATION CABLE, EXPRESS BUS CABLE, ALARM CABLE AND VIDEO CABLE)

   (ALTERNATE METHOD) OWNER'S ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL (1) 25mm (1") RIGID CONDUIT FOR ALARM CABLE AND (1) 38mm (1 $\frac{1}{2}$") RIGID CONDUIT FOR COMMUNICATION CABLE, EXTERNAL OPTIONS CABLE, AND VIDEO CABLE.
3. PLEASE CONTACT THE DIEBOLD NIXDORF INSTALLING BRANCH IF CONSIDERING ATTACHMENT OF A REMOTE DESKTOP MONITOR/KEYBOARD TO THIS PRODUCT.
4. DIEBOLD NIXDORF RECOMMENDS (4) M20 ANCHOR BOLTS 170mm (6 $\frac{11}{16}$") LONG FOR PROPERLY SECURING THE UNIT (PART #01750308241). THE OVERALL DRILLING DEPTH DEPENDS ON STRUCTURAL CONDITIONS. THE MOUNTING ANCHORS MUST BE LOCATED AT LEAST 125mm (4 $\frac{15}{16}$") DEEP IN THE LOAD BEARING CONCRETE (SEE DETAIL). ANCHOR BOLTS MUST BE USED IN ALL (4) AVAILABLE ANCHOR HOLES. IF MOUNTING KIT IS NOT PROVIDED, USE EQUIVALENT FASTENING MATERIAL. INSTALL ANCHORS IN ACCORDANCE WITH INSTALLATION TEMPLATE PART NUMBER #01750338732 (ALSO PROVIDED).
5. ISLAND TO BE FLAT AND LEVEL IN AREA OF UNIT.
6. ISLAND CONSTRUCTION MUST SUPPORT WEIGHT OF THE DN 490 UNIT 907kg (2,000 LBS) FOR UL OR CEN I OR 1004kg (2,209 LBS) FOR CEN III EXGAS SAFE.
7. OWNER'S INSTALLER TO SET LEVEL, SECURE UNIT TO CONCRETE ISLAND AND CAULK AROUND BASE.

EXISTING CONSTRUCTION:

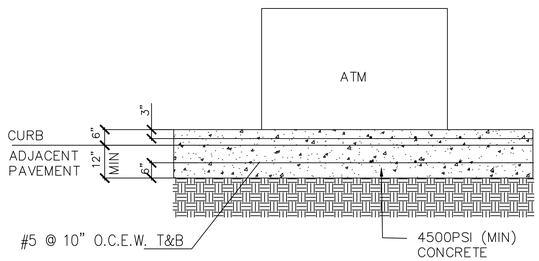
1. EXISTING ELECTRICAL CONDUIT, PNEUMATIC TUBE AND/OR P.V.C. PIPE MUST BE RE-ROUTED TO ALIGN WITH REQUIRED ISLAND OPENING, EXISTING PNEUMATIC TUBE OR P.V.C. PIPE MAY BE USED TO ROUTE COMMUNICATION CABLE, EXPRESS BUS CABLE, ALARM CABLE, AND VIDEO CABLE.
2. EXISTING BUMPER GUARDS ON ISLAND MAY REQUIRE RELOCATION.



BAC COLORANT	OZ	32	64	128
B1-BLACK	–	51	–	1
R2-MAROON	–	–	1	–
Y3-DEEP GOLD	–	2	–	–

ONE GALLON B55W00101 — PURE WHITE 1360007

BOLLARD DETAIL
NOT TO SCALE



ATM FOUNDATION DETAIL
NOT TO SCALE

NOTE:

1. CONCRETE FOUNDATION BELOW ATM NEED TO BE MIN 18" WITH REINFORCEMENT TO MATCH THE ISLAND INFILL.
2. PROPOSED ATM ISLAND TO BE 6" ABOVE ADJACENT PAVEMENT.
3. CONTRACTOR TO ENSURE BOTTOM OF FOOTING IS BELOW FROST DEPTH LINE OR NON-FROST SUSCEPTIBLE FILL IS PLACED TO FROST LEVEL BELOW STRUCTURAL SLAB.

FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
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FLITE BANKING CENTERS, LLC.
100 COMMERCE STREET
BRYANT, ARKANSAS 72022

ISLAND REQ./MOUNTING DETAILS

PROJECT NO: WO-0272
DATE: 2/1/2024
DRAWN BY: DLD
CHECKED BY: ---

SHEET
A2.1

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Sign Company

1231 Central Avenue
Hot Springs, AR 71901

(501) 623-3181 seizsigns.com

Job Info

Job Number: 5805 **Start Date:** 10/31/2023
Salesperson: Ronny Skipper
Folder: Integrity Construction
File: Integrirty Constuction_landmark_LS_PROOFp2

Revision Number:
Revision Date:

Production

Designer: Scott Telfer
Email: scott@seizsigns.com

Quantity: 1 SF
Notes:

Specifications

Substrate: Flat cut aluminum 1/4"
Material: aluminum
Color(s)
Laminate:
Equipment:
Setting:
Fonts:

Monument structure to be built by others.
Wall dimensions are 54" x 108"

Client Approval

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





Signature: **Option:** **Date:**

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

SIGN PERMIT APPLICATION

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

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

Date: 1/30/2024

Sign Co. or Sign Owner

Name Condray Signs
Address 1107 E Harding Ave.
City, State, Zip Pine Bluff, AR. 71601
Phone 870-534-5210
Email Address emma@condraysigns.com

Property Owner

Name Jusmic Investments LLC
Address 3395 Hwy 5N
City, State, Zip Bryant AR 72019
Phone 501-909-9665
Email Address michelleltfranks@hotmail.com

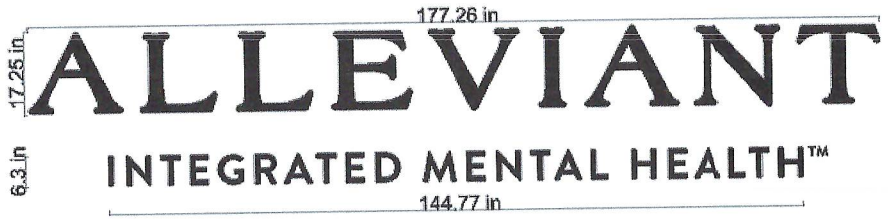
GENERAL INFORMATION

Name of Business Alleviant Intergrated Mental Health
Address/Location of sign 3395 AR.5
Zoning Classification _____

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

READ CAREFULLY BEFORE SIGNING

I Emma Brann, 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





By signing this document, you verify that all spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.

Please Sign here

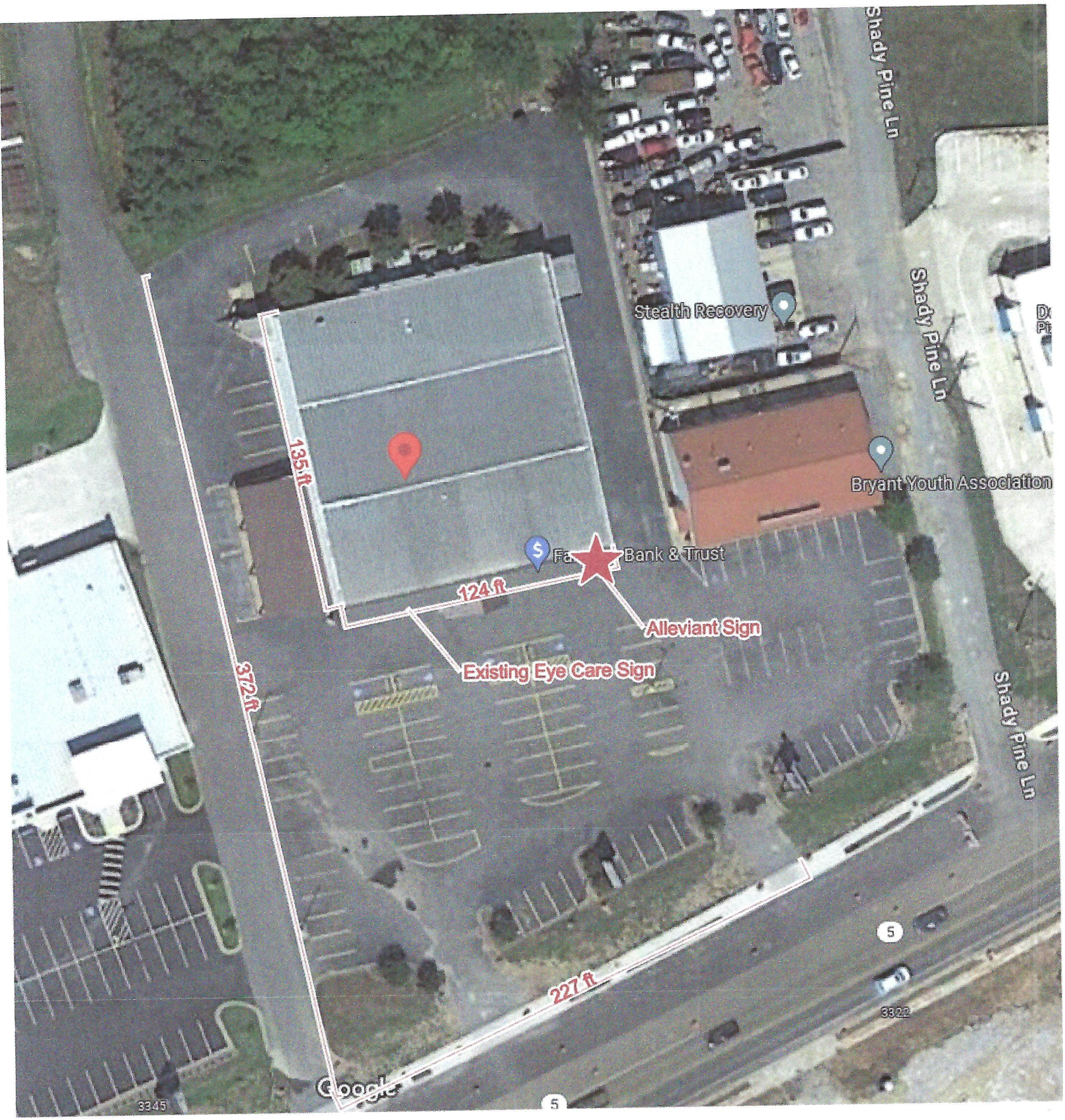
condraysigns .com
1107 E. Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

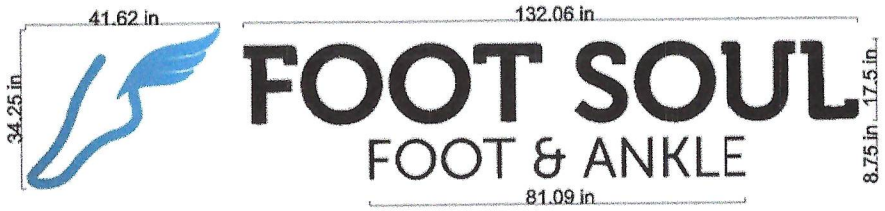
Client: Alleviant Integrated Mental Health
Location: Bryant, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 1-9-24

File location: \\DESKTOP-CL9TA2O\
Shared Server File\SHARED FOLDER\
graphic files\A\Alleviant Integrated Mental Health
File name: channelletters.fs

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ALLEVIANT
INTEGRATED MENTAL HEALTH℠
262 in
230 in


Shady Pine Ln
Stealth Recovery
Shady Pine Ln
Bryant Youth Association
135 ft
Bank & Trust
124 ft
Alleviant Sign
Existing Eye Care Sign
372 ft
Shady Pine Ln
227 ft
3822
3845
Google





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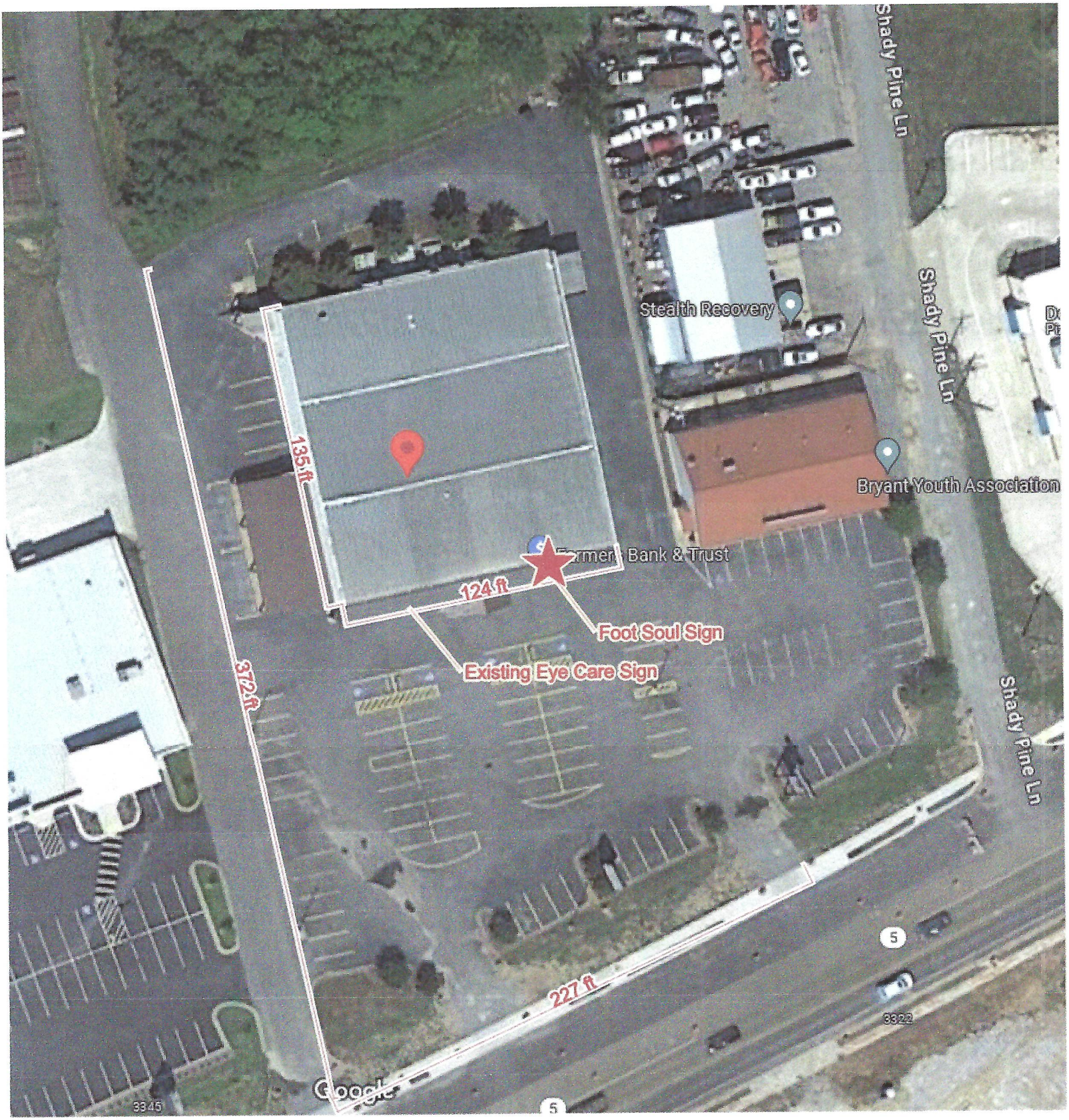
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FOOT SOUL
FOOT & ANKLE
224 in
255 in


Shady Pine Ln
Shady Pine Ln
Shady Pine Ln
Stealth Recovery
Bryant Youth Association
Farmers Bank & Trust
135 ft
124 ft
372 ft
227 ft
Foot Soul Sign
Existing Eye Care Sign
3345
3322
5
5
Google

GUERRA-OCHOA DELIA VANESSA

2714 LAVERN DR
BRYANT, AR 72022

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

Basic Info

Parcel Number:	840-07238-000
County Name:	Saline County
Property Address:	GUERRA-OCHOA DELIA VANESSA 2714 LAVERN DR BRYANT, AR 72022 **Map This Address**
Mailing Address:	GUERRA-OCHOA DELIA VANESSA 2714 LAVERN DR BRYANT AR 72022
Collector's Mailing Address:	CORELOGIC *MTG* ATTN: REFUNDS DEPT - CL 3001 HACKBERRY RD IRVING, TX 75063
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	22-01S-14W
Lot/Block:	55,56/
Subdivision:	PIKEWOOD I
Legal Description:	2019-008836
School District:	253 BRYANT/BRYANT
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

Colton Leonard <cleonard@cityofbryant.com>

Conditional Use Permit for Short Term Rental

Vanessa <deliaguerrar@gmail.com> Fri, Dec 15, 2023 at 10:14 AM
To: Colton Leonard <cleonard@cityofbryant.com>

Good morning!!

I would like to request a conditional use permit for the property on 2714 Lavern St, Bryant, AR 72022; this is my home, me and my son live here.
In order to support my family i decided to separate the living room from the rest of the house creating some type of “studio” that i would like to use as short term rental.

I appreciate your time on this matter.

Kind regards,

Delia Vanessa Guerra Ochoa
[Quoted text hidden]

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

Conditional Use Permit Application

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

Date: 12/06/2023

Applicant or Designee:

Name Delia Vanessa Guerra-Ochoa
Address 2714 Lavern St, Bryant AR 72022
Phone 501 283 4058
Email Address: deliaguerrar@gmail.com

Project Location:

Property Address 2714 Lavern St
Bryant AR 72022
Parcel Number _____
Zoning Classification _____ sub 2.

Property Owner (If different from Applicant):

Name Delia Vanessa Guerra-Ochoa
Phone 501-283-4058
Address 2714 Lavern, St, Bryant, AR, 72022
Email Address deliaguerrar@gmail.com.

Additional Information:

Legal Description (Attach description if necessary)
Pikewood sub. 2 Lot

Description of Conditional Use Request (Attach any necessary drawings or images)
Short term rental

Proposed/Current Use of Property Residential → Short term rental

Application Checklist

Requirements for Submission

- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.

  Saline Courier Downtown Benton
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

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

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

READ CAREFULLY BEFORE SIGNING

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

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, January 8th, 2024 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a conditional use request at the site of 2714 Lavern St, Bryant, AR 72022 (address).

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

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

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

BILL OF ASSURANCE

WHEREAS, ANCHOR REALTY INVESTMENTS LLC, ALAN BUBBUS, an Arkansas limited liability company (the "Grantor"), is the owner of the land lying in the City of Bryant, Saline County, Arkansas described on **Exhibit A**, attached hereto.

WHEREAS, Grantor has caused such land to be surveyed and a plat (the "Plat") thereof made, which is identified by the title of Reynolds Centre to this Bill of Assurance, lying within an addition to the City of Bryant, Saline County, Arkansas. The Plat has been signed by Grantor and by T.R. Bond, Registered Professional Engineer, and the Plat bears a certificate of approval, executed by the Chairman, Bryant Planning Commission and is recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, as Instrument Number _____, and Grantor does hereby make this Bill of Assurance.

HEREAFTER, conveyances, and descriptions of the property as shown on the Plat shall be a proper and sufficient description thereof.

Reynolds Centre, an addition to the City of Bryant, Saline County, Arkansas, shall be conveyed by Grantor and shall be acquired by the Grantees thereof, subject to the covenants contained herein.

TERM/AMENDMENT: This Bill of Assurance shall be in full force and effect until January 31, 2044 and the provisions hereof will automatically extend for successive ten (10) year periods; provided, the landowners of the majority of the acreage described by Reynolds Centre may, from time to time, amend or terminate this instrument.

RESTRICTIONS: Grantor and all future grantees of the property described in this Bill of Assurance and the Plat specifically agree all ordinance of the City of Bryant shall be strictly adhered to and followed and, should the Plat or this Bill of Assurance by contrary, in any way, to the ordinances adopted by the City of Bryant, from time to time, such ordinances shall have precedence.

IN WITNESS WHEREOF, Grantor does hereby set his hand and seal on this Bill of Assurance on this _____ day of _____, 2024.

_____

Alan Bubbus

ACKNOWLEDGEMENT

STATE OF ARKANSAS)

)ss.

COUNTY OF _____)

On this day, before me, a Notary Public, duly commissioned, qualified and acting with and for said County and State, appeared in person the within named **Alan Bubbus**, to me well known, who stated and acknowledged he had signed, executed, and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2024.

_____

Notary Public

My commission expires:

EXHIBIT A

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST. SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

Bond CONSULTING ENGINEERS

2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

January 26. 2024

Mr. Colton Leonard, City Planner
City of Bryant
210 S.W. 3rd Street
Bryant, AR 72022

RE: Final Plat – Reynolds Centre, Bryant, Arkansas

Dear Mr. Leonard:

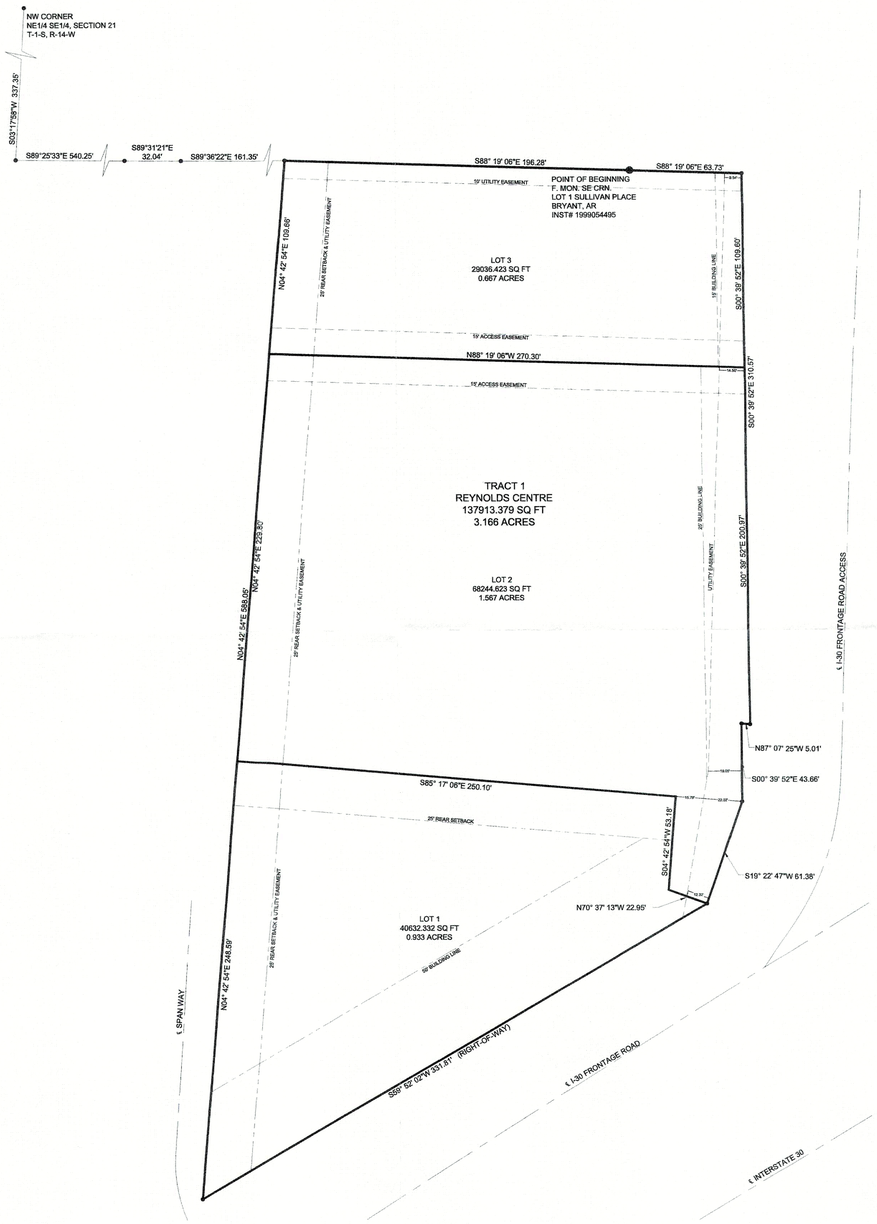
We have attached five (5) copies of the Final Plat and Bill of Assurance for Reynolds Centre. This project has been under construction and planning for a number of years.

Please place this Final Plat on the agenda for the next regular planning commission meeting.

Sincerely,

Tommy Bond P.E.

cc: Ryan Rooney
Alan Bubbus
BCE # 9922



NORTH

40 0 40 80

Scale 1" = 40 ft

ZONING REGULATIONS C2 (HWY COMMERCIAL DISTRICT)

MINIMUM FRONT YARD SETBACK	50 FT (I-30 FRONTAGE) 25 FT (OTHER)
MINIMUM SIDE YARD SETBACK	0 FT
MINIMUM REAR YARD SETBACK	15 FT
MAXIMUM HEIGHT	45 FT
MAXIMUM LOT BUILDING COVERAGE	35% (I-30 FRONTAGE 85% (OTHER)

LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- EASEMENT LINE
- CENTERLINE ROAD
- IRON PIN

GENERAL NOTES:

1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE AS INDICATED ON THIS PLAT.
3.) EASEMENTS SHALL BE A MINIMUM 15 FEET IN WIDTH UNLESS NOTED OTHERWISE.
4.) WATER &SEWER SERVICE PROVIDED BY CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-2."
6.) CURVE DIMENSION MEASURED ALONG CHORD.
7.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
8.) BASIS OF BEARINGS: AR GRID NORTH

IRON PINS SET = 1/2" REBAR

F.I.P. = FOUND 1/2" REBAR

BASIS OF BEARINGS = GRID NORTH,
ARKANSAS STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

UTILITIES:

BRYANT WATER DEPARTMENT
210 SW 3rd St
BRYANT, AR 72022
(501) 943-0441

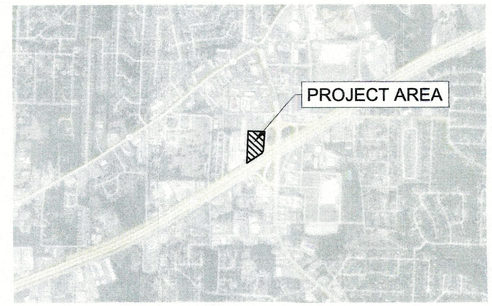
BRYANT WASTEWATER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
(501) 943-0469

FIRST ELECTRIC COOPERATIVE
1000 SOUTH J.P. WRIGHT LOOP RD.
JACKSONVILLE, AR 72076
(501) 985-4545

CENTURYTEL
1-800-483-5400

CERTIFICATE OF AUTHORIZATION
BOND CONSULTING ENGINEERING, INC.
NO. 112
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2219
THOMAS R. BOND



VICINITY MAP

LEGAL DESCRIPTION: REYNOLDS CENTRE

LANDS LYING IN PART OF THE NE ¼ OF THE SE ¼ OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST. SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 SULLIVAN PLACE SUBDIVISION, BRYANT ARKANSAS FILED FOR RECORD 1999-54495 RECORDS OF SALINE COUNTY, SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 63.73 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 310.57 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 25 SECONDS WEST 5.01 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 52 SECONDS EAST 43.66 FEET; THENCE SOUTH 19 DEGREES 22 MINUTES 47 SECONDS WEST 61.38 FEET; THENCE SOUTH 59 DEGREES 52 MINUTES 02 SECONDS WEST 331.81 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 54 SECONDS EAST 588.05 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 06 SECONDS EAST 196.28 FEET TO THE POINT OF BEGINNING CONTAINING 3.166 ACRES MORE OR LESS.

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANELS 05125C0380E (EFFECTIVE DATE: JUNE 5, 2020) AND 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

NOTE:
LEGAL DESCRIPTION AS SURVEYED LIES WHOLLY WITHIN DEED DESCRIPTION SET FORTH IN WARRANTY DEED RECORDED IN BOOK 2012, PAGE 94073, RECORDS OF SALINE COUNTY, ARKANSAS

CERTIFICATE OF RECORDING:

THIS DOCUMENT, NUMBER_____, FILED FOR RECORD_____, 20___, IN PLAT BOOK_____, PAGE_____.

_____
NAME (CLERK)

FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____, PAGE_____.

CERTIFICATE OF OWNER:

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

_____ DATE OF EXECUTION

_____ NAME: ANCHOR REALTY INVESTMENTS, LLC ALAN BUBBUS DATE:

SOURCE OF TITLE 2017 001775 D. R._____ PAGE_____

CERTIFICATE OF FINAL APPROVAL:

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD_____, 20_____. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ DATE OF EXECUTION

_____ BRYANT PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY:

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

_____ DATE:

_____ THOMAS R. BOND, REGISTERED PROFESSIONAL ENGINEER NO. 2219, ARKANSAS

BOND CONSULTING ENGINEERS, INC.
2901 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (501) 982-1538 Fax: (501) 982-1550
E-mail: tbond@bondcte.com
E-mail: arobinson@bondcte.com

Prepared For:

Alan Bubbus
Ryan Rooney
Anchor Realty
Investments LLC
1600 Gregory St.
North Little Rock, AR 72114

FINAL PLAT
REYNOLDS CENTRE
BRYANT, SALINE COUNTY, ARKANSAS

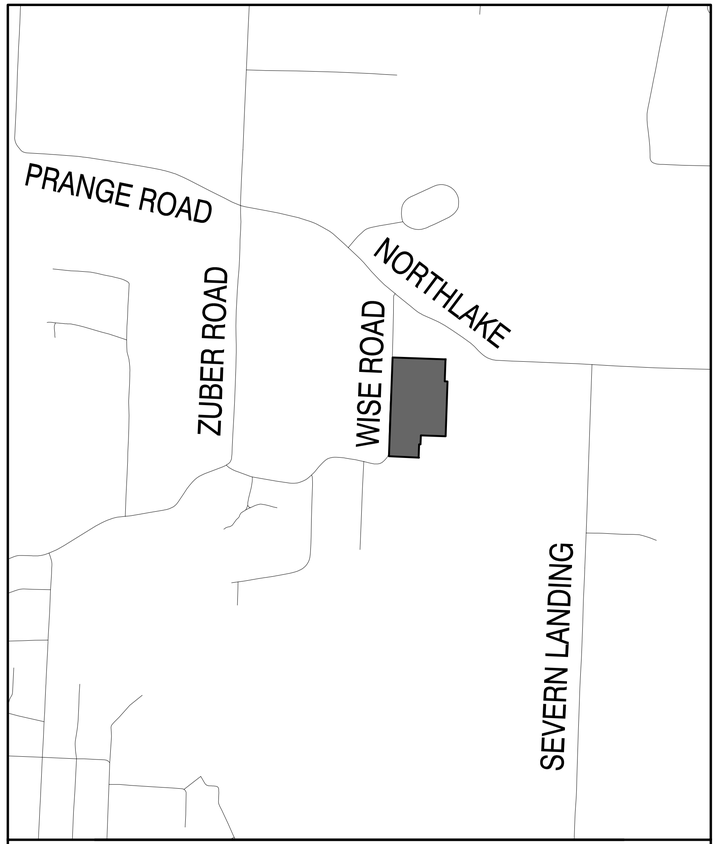
PROJECT: 9922

DATE: 12-28-2023

REVISIONS:

C1.0

KENSINGTON PLACE SUBDIVISION
PHASE 3
BRYANT, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR

Prepared by:

GarNat Engineering, LLC

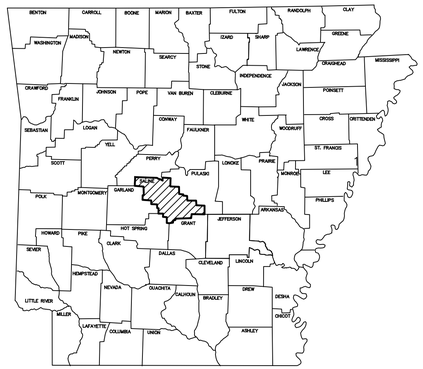
Designing our client's success

www.garnatengineering.com

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

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

REVISED AS CONSTRUCTED 02/21/2024



ARKANSAS

DRAWING INDEX:

1	FINAL PLAT
3	OVERALL WATER & SEWER PLAN
4	STREET & DRAINAGE PLAN
5	MERIDIAN & SLOAN DRIVES PROFILES
6	WARWICK DRIVE PROFILE
7	NEWARK DRIVE PROFILE
8	WISE ROAD PROFILE

N

RECORD DRAWING

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N87°12'45"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 391.80 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 7; THENCE N2°03'22"E, ALONG THE WEST LINE OF SAID NW/4 SE/4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 14 OF KENSINGTON PLACE PHASE 1; THENCE S2°02'20"W, ALONG THE WEST LINE OF KENSINGTON PLACE PHASE 1 AND PHASE 2, A DISTANCE OF 363.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N87°57'42"W, CONTINUING ALONG SAID KENSINGTON PLACE PHASE 2 BOUNDARY, 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 69 OF KENSINGTON PLACE PHASE 2; THENCE S2°02'21"W, ALONG WEST LINE OF SAID LOT 69, A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR LOCATED ON THE NORTH RIGHT OF WAY OF MERIDIAN DRIVE AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE N87°57'40"W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 18.38 FEET TO A POINT; THENCE S2°02'20"W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.83 ACRES, OR 384,781 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E A DISTANCE OF 699.75 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°02'20"W A DISTANCE OF 290.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S87°57'40"E A DISTANCE OF 37.50 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S2°02'20"W A DISTANCE OF 360.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N87°57'40"W A DISTANCE OF 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N2°03'22"E A DISTANCE OF 650.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 10.75 ACRES, OR 468,404 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY DEDICATION DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A AND TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 AND DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°47'45"W A DISTANCE OF 325.42 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°14'28"W A DISTANCE OF 349.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°45'25"W A DISTANCE OF 274.04 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°30'42"W A DISTANCE OF 285.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.69 FEET AND AN ARC LENGTH OF 70.34 FEET, WHOSE CHORD BEARS S12°19'02"W FOR A DISTANCE OF 69.84 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH LINE OF SAID NW/4 SE/4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW/4 SE/4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW/4 SE/4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW/4 SE/4, 1303.35 FEET TO THE **POINT OF BEGINNING**. CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ○ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

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

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

SURVEY PLAT CODE:
500-01S-14W-0-07-240-62-1573

PROPERTY SPECIFICATIONS:

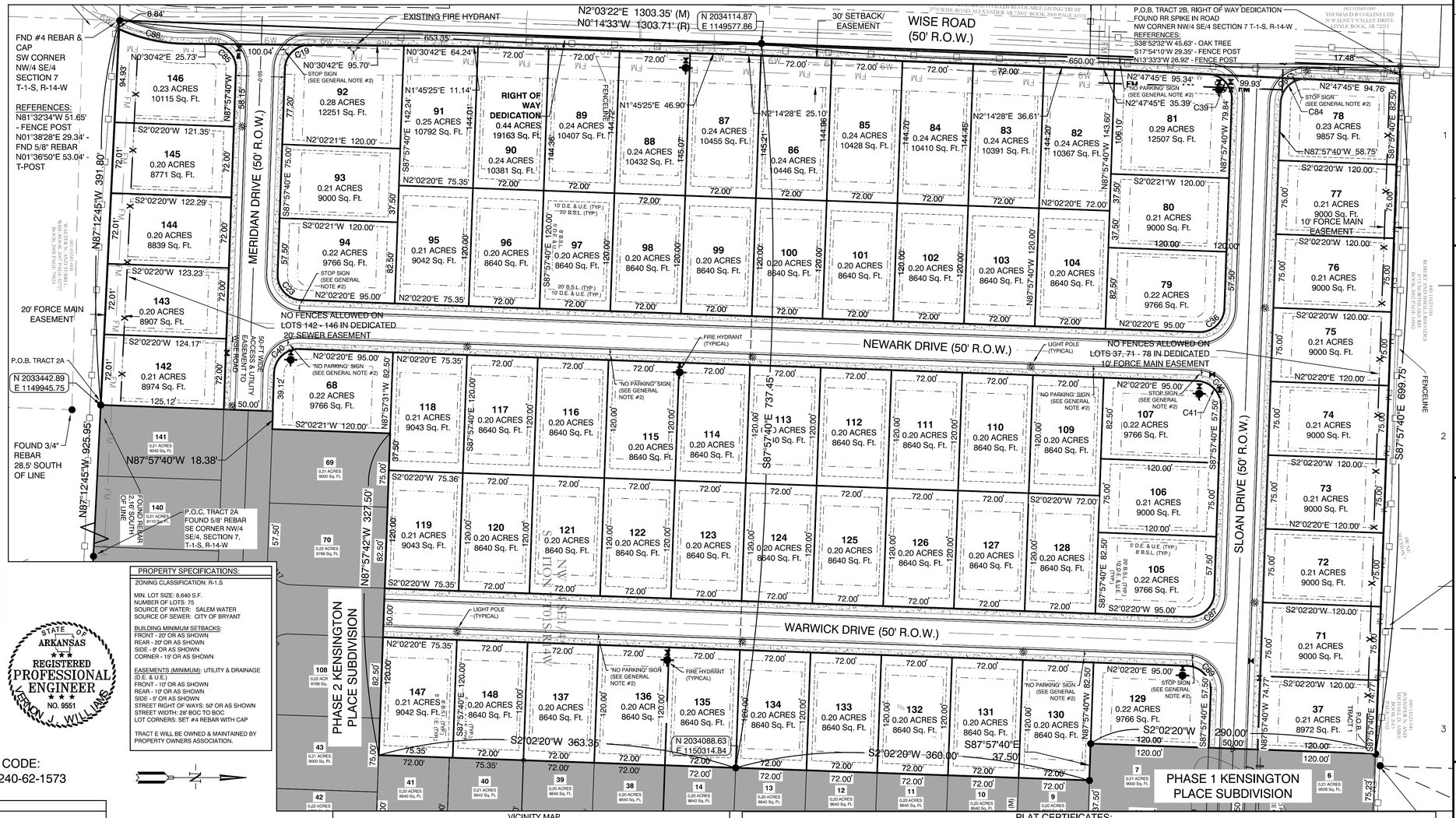
ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 8,640 S.F.
NUMBER OF LOTS: 75
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

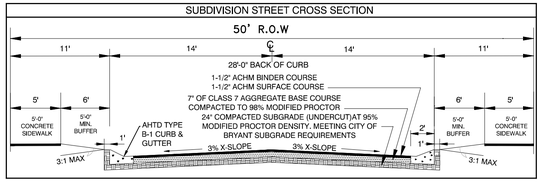
BUILDING MINIMUM SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
CORNER - 15' OR AS SHOWN

EASEMENTS (MINIMUM): UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT E WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.



SUBDIVISION STREET CROSS SECTION



60' 30' 0 60'

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	39.58'	25.00'	90°38'	S46°40'26"W	35.63'
C36	39.34'	25.00'	90°09'	N42°59'02"E	69.86'
C37	39.34'	25.00'	90°09'	S46°56'46"E	35.86'
C40	39.27'	25.00'	90°00'	N42°02'20"E	35.36'
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C38	39.87'	25.00'	90°09'	S43°53'40"E	35.86'
C28	39.34'	25.00'	90°09'	S47°02'20"W	35.36'
C26	39.82'	25.00'	90°09'	N42°40'20"W	35.58'
C59	39.94'	25.00'	89°33'	S42°25'02"W	69.32'

KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

BASIS OF BEARINGS:

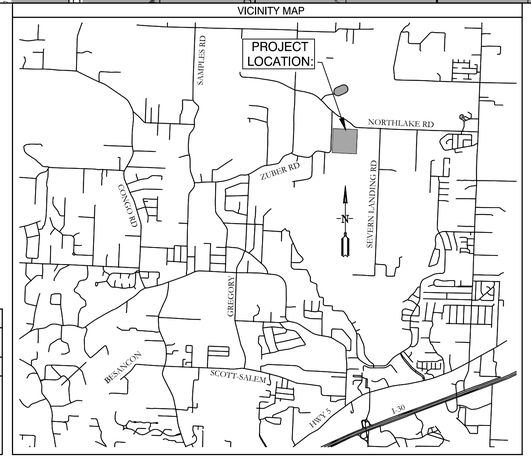
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2020.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

VICINITY MAP



PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

CERTIFICATE OF RECORDING:

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

Source of Title Saline County: Quitclaim Deeds 2017-024362, 2018-003206

CERTIFICATE OF ENGINEERING ACCURACY:

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

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

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on August 18, 2020; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held February 12, 2024. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

BY | REVISION | DATE

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

KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1573 — SIGNATURE — GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO: 16044

DATE: NOV. 2023

SHEET NO: 1

J:\Projects\2016 Projects\16044 Kensington Place Subdivision Lee Pengelly\Drawings\GNE\Phase 3\Dwgs\KENSINGTON PLACE PHASE 3 RB FINAL PLAT 100223.dwg

BY	REVISION	DATE
SM	REVISED PER CITY OF BRYANT	9/22/2021

GNE Designing our client's success

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

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

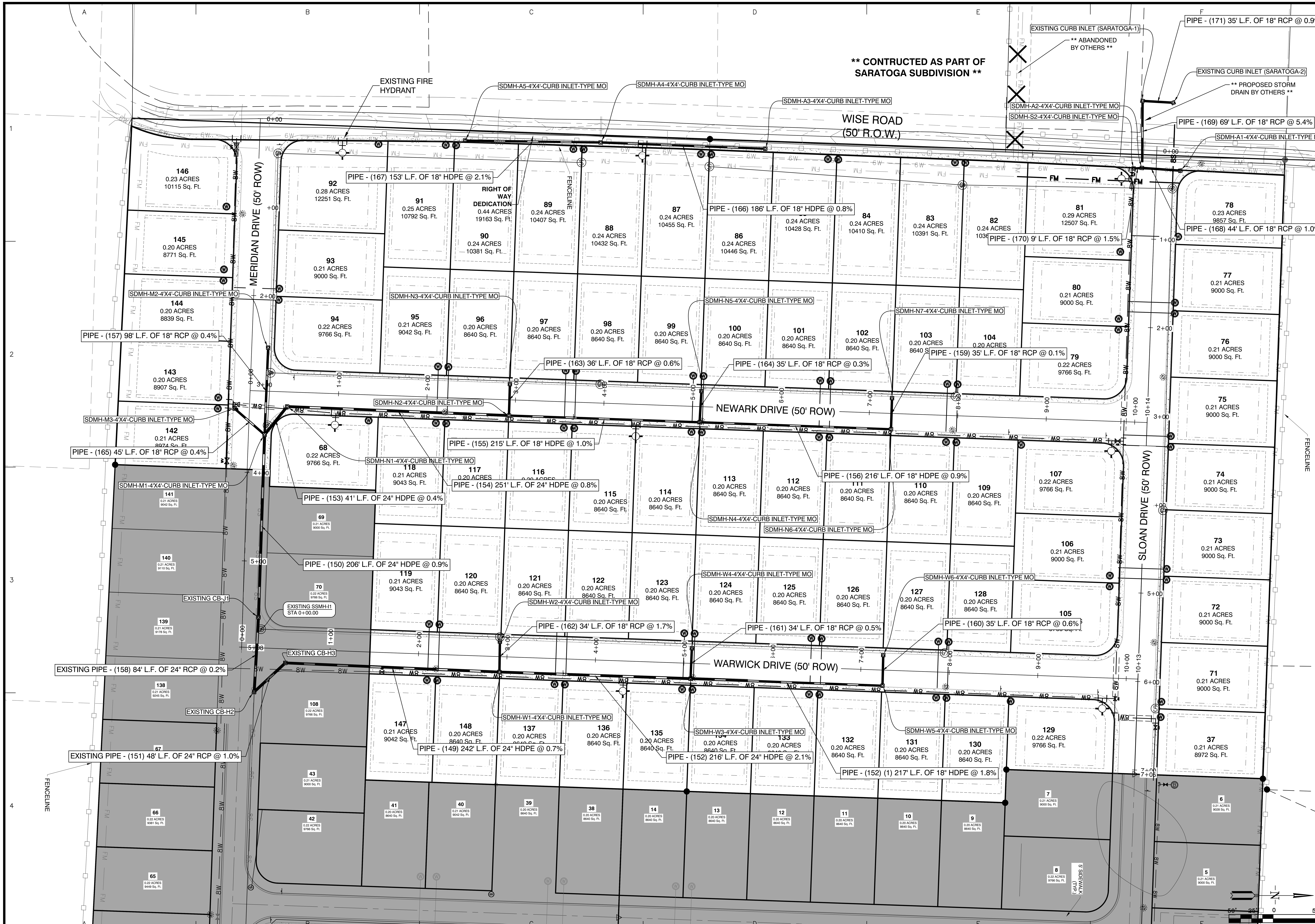
CONTENTS:
OVERALL WATER AND SEWER PLAN

PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 3

C:\Projects\2020 Projects\16044 Kensington Place Subdivision Ph 3\Design\Drawings\Plan Sheets\16044 - PH 3 KENSINGTON PLACE PHASE 3 AS BUILT DRAWING - R2-111523.dwg



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

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

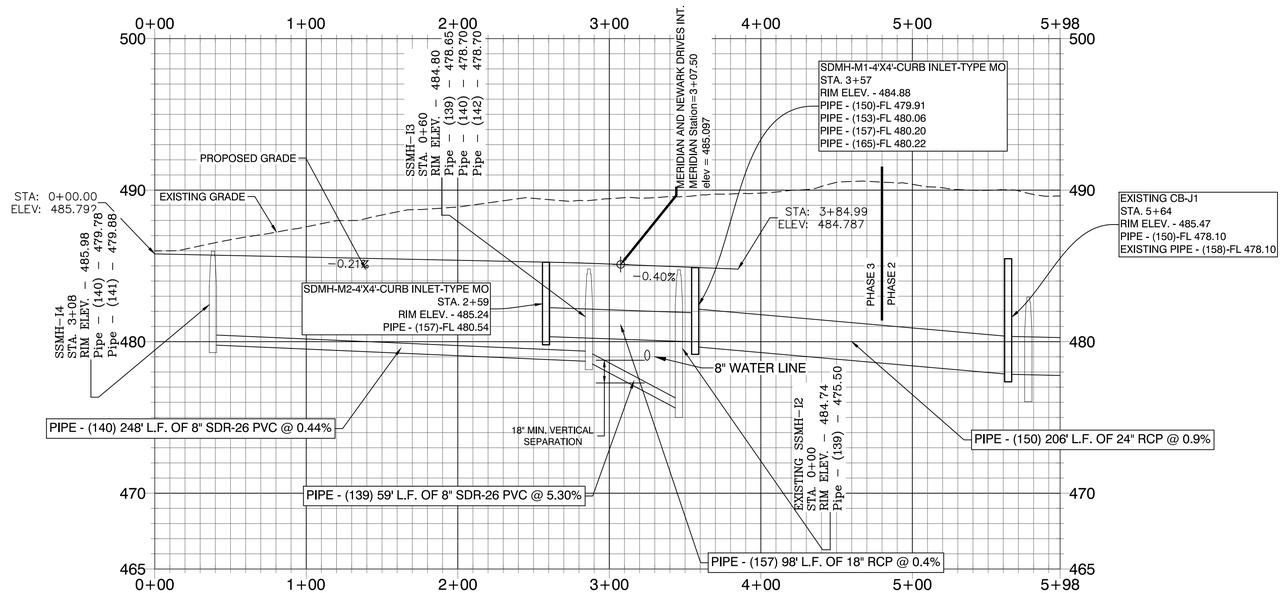
RECORD DRAWING

CONTENTS:
STREET & DRAINAGE PLAN

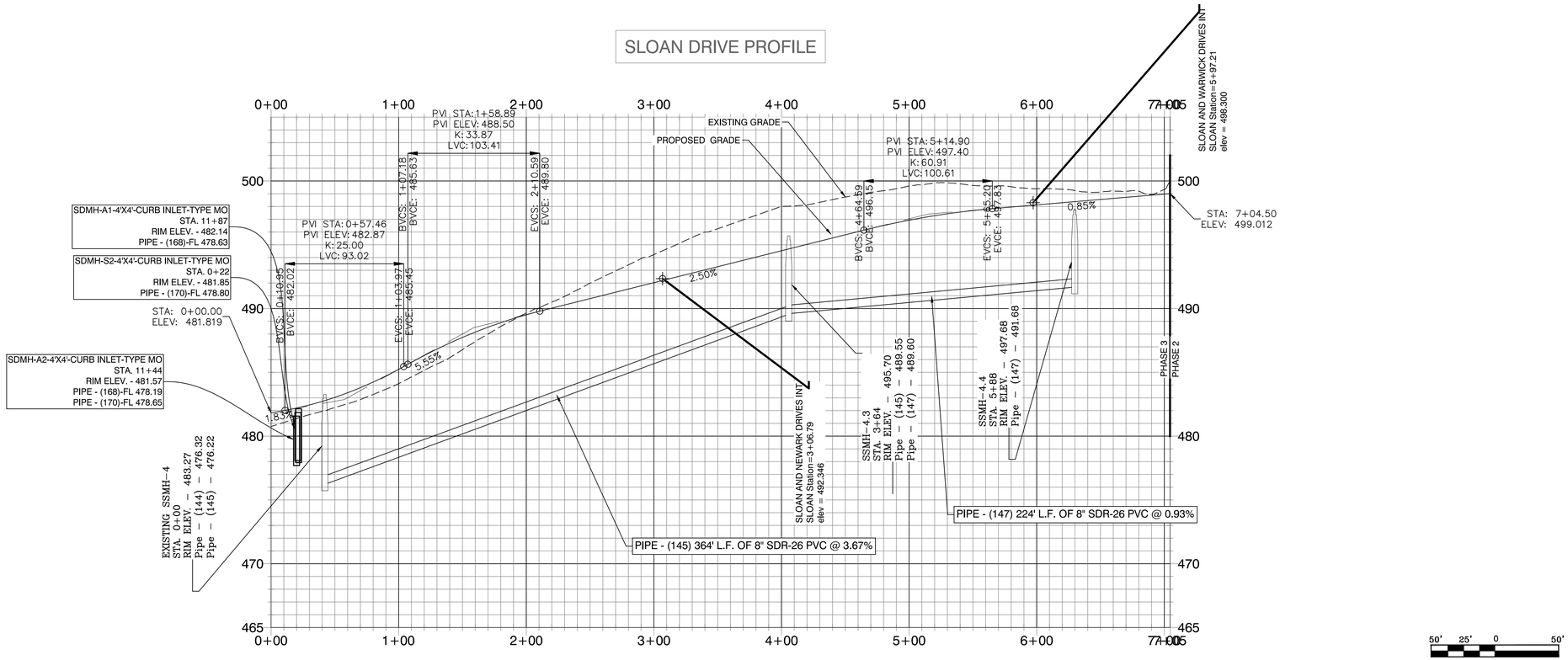
PROJECT NO: 16044
DATE: 08/20/20
SHEET NO: 4

BY	REVISION	DATE

MERIDIAN DRIVE PROFILE



SLOAN DRIVE PROFILE



50' 25' 0 50'

BY	REVISION	DATE

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

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

PROFILES FOR MERIDIAN AND SLOAN DRIVES

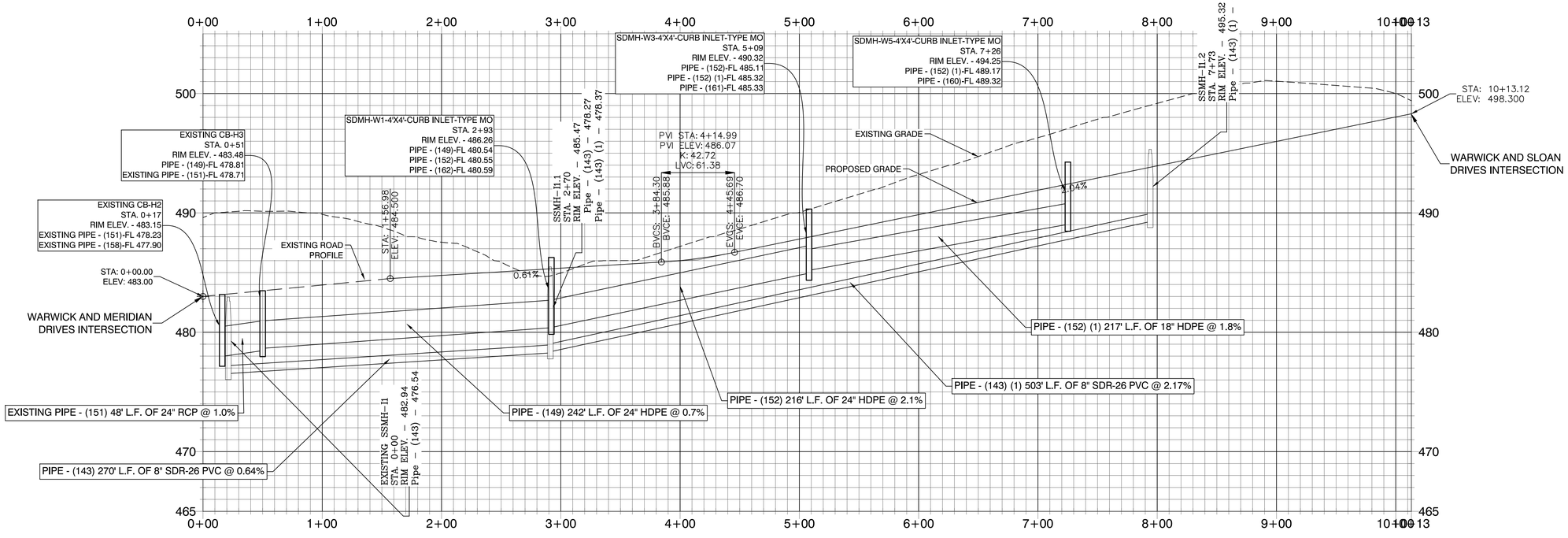
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 5

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WARWICK DRIVE PROFILE



50' 25' 0 50'

BY	REVISION	DATE

GNE Designing our client's success

GarNat Engineering, LLC

P.O. Box 116 | 3825 Mt Carmel Rd

Benton, AR 72018 | Bryant, AR 72022

Ph (501) 408-4650 | garnatengineering@gmail.com

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

WARWICK DRIVE PROFILE

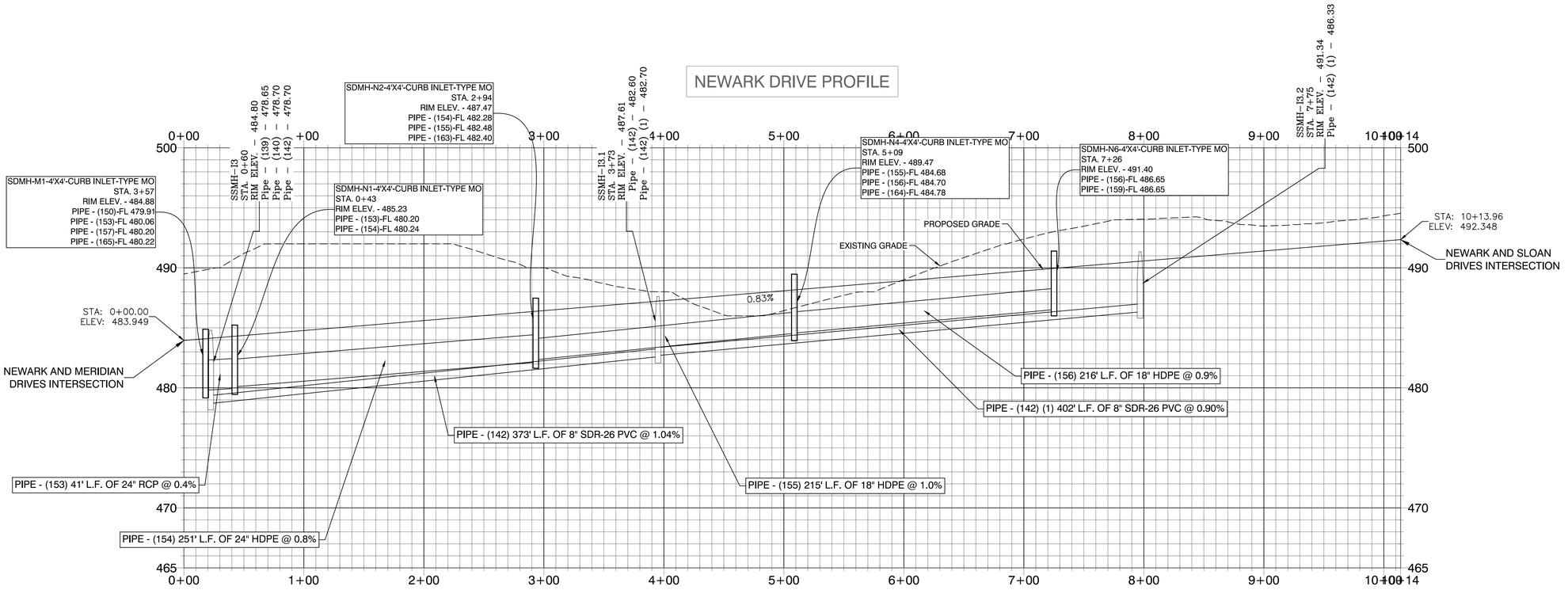
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 6

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NEWARK DRIVE PROFILE



50' 25' 0 50'

BY | REVISION | DATE

GNE Designing our client's success

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

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
NEWARK DRIVE PROFILE

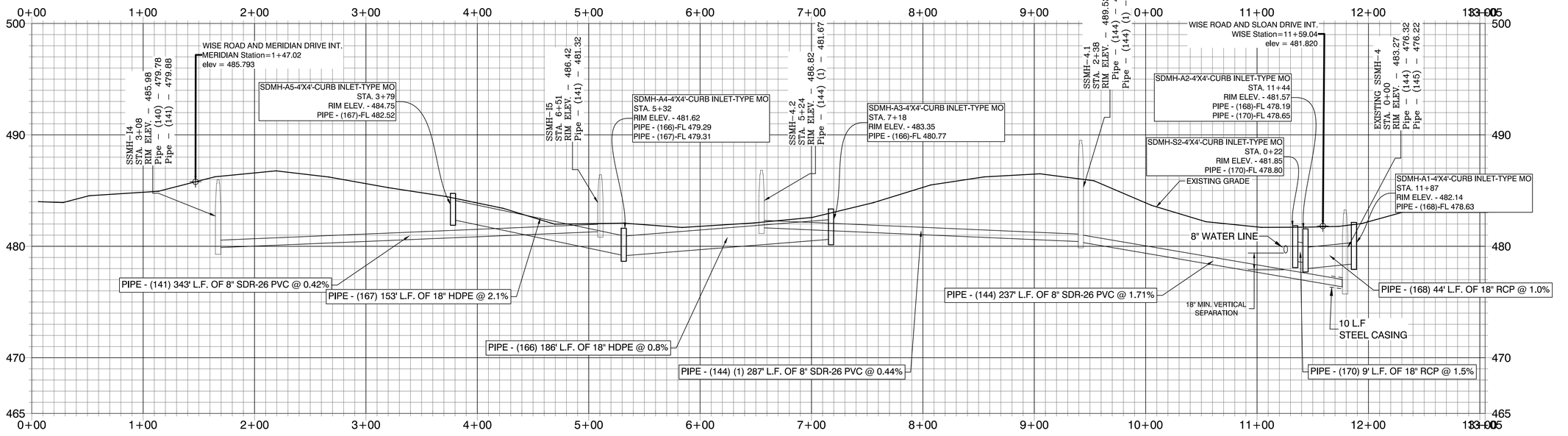
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 7

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WISE ROAD PROFILE



50' 25' 0 50'

REVISION	DATE	BY
REVISED PER CITY OF BRYANT	9/22/2021	SM

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

KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
WISE ROAD PROFILE

PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 8

J:\Projects\2016 Projects\16044 Kensington Place Subdivision Lee Ferguly\Drawings\CIVIL\Plans 3\Design\KENSINGTON PLACE PHASE 3 AS BUILTS DRAINAGE - 02-111520.dwg

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N87°12'45"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 391.80 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 7; THENCE N2°03'22"E, ALONG THE WEST LINE OF SAID NW/4 SE/4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 14 OF KENSINGTON PLACE PHASE 1; THENCE S2°02'20"W, ALONG THE WEST LINE OF KENSINGTON PLACE PHASE 1 AND PHASE 2, A DISTANCE OF 363.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N87°57'42"W, CONTINUING ALONG SAID KENSINGTON PLACE PHASE 2 BOUNDARY, 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 69 OF KENSINGTON PLACE PHASE 2; THENCE S2°02'21"W, ALONG WEST LINE OF SAID LOT 69, A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR LOCATED ON THE NORTH RIGHT OF WAY OF MERIDIAN DRIVE AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE N87°57'40"W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 18.38 FEET TO A POINT; THENCE S2°02'20"W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.83 ACRES, OR 384,781 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E A DISTANCE OF 699.75 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°02'20"W A DISTANCE OF 290.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S87°57'40"E A DISTANCE OF 37.50 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S2°02'20"W A DISTANCE OF 360.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N87°57'40"W A DISTANCE OF 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N2°03'22"E A DISTANCE OF 650.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 10.75 ACRES, OR 468,404 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY DEDICATION DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A AND TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 AND DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°47'45"W A DISTANCE OF 325.42 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°14'28"W A DISTANCE OF 349.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°45'25"W A DISTANCE OF 274.04 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°30'42"W A DISTANCE OF 285.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.69 FEET AND AN ARC LENGTH OF 70.34 FEET, WHOSE CHORD BEARS S12°19'02"W FOR A DISTANCE OF 69.84 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH LINE OF SAID NW/4 SE/4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW/4 SE/4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW/4 SE/4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW/4 SE/4, 1303.35 FEET TO THE **POINT OF BEGINNING**. CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ○ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

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

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

SURVEY PLAT CODE:
500-01S-14W-0-07-240-62-1573

PROPERTY SPECIFICATIONS:

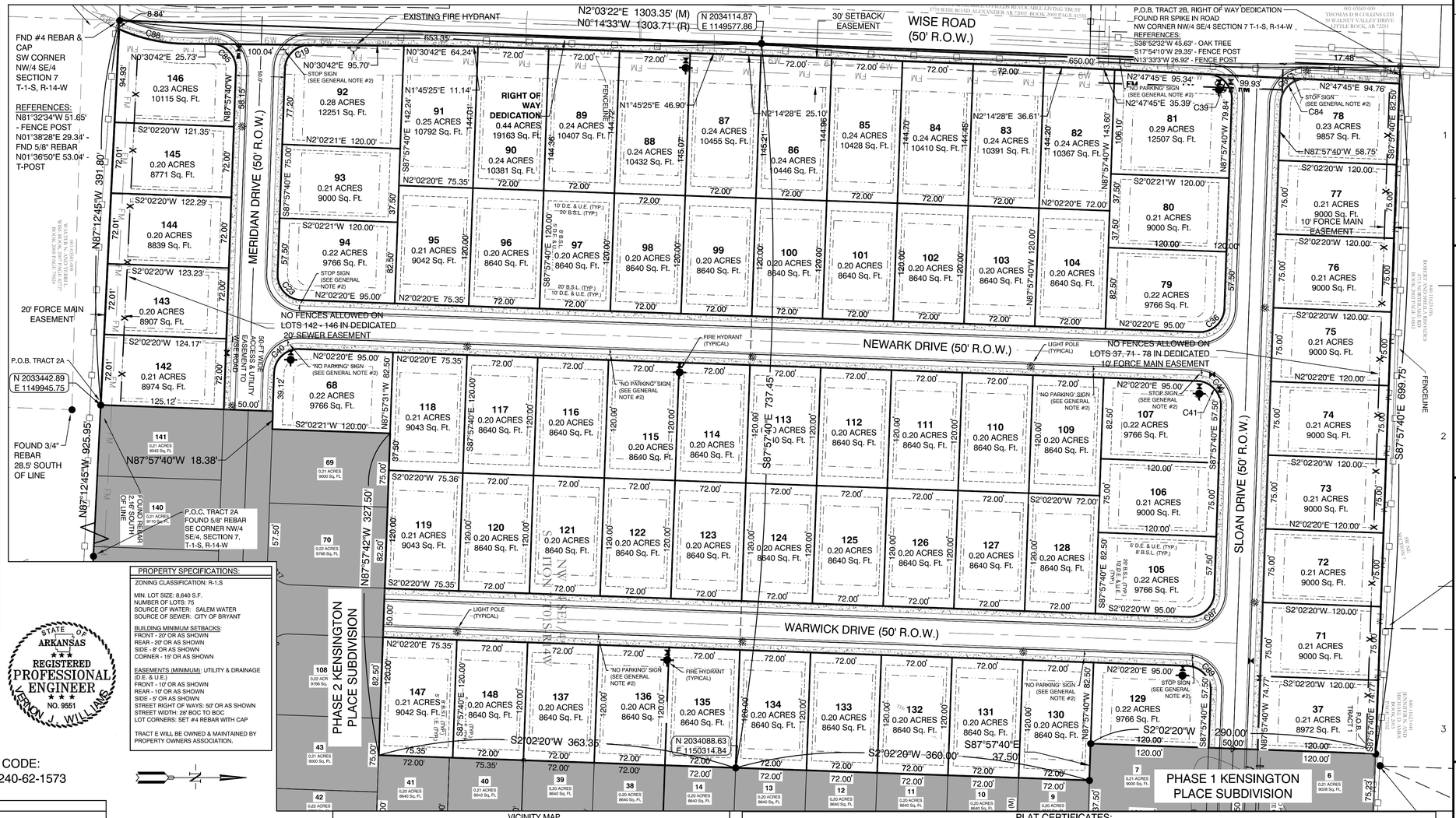
ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 8,640 S.F.
NUMBER OF LOTS: 75
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

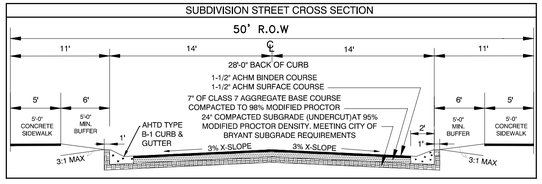
BUILDING MINIMUM SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
CORNER - 15' OR AS SHOWN

EASEMENTS (MINIMUM): UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT E WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.



SUBDIVISION STREET CROSS SECTION



60' 30' 0 60'

GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

Curve Table

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C40	39.27'	25.00'	90°00'	N42°02'20"E	35.36'
C39	39.27'	25.00'	90°00'	S42°02'20"E	35.36'
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C29	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C38	39.87'	25.00'	90°09'	S43°53'40"E	35.86'
C28	39.34'	25.00'	90°09'	S47°02'20"W	35.36'
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C59	39.94'	25.00'	89°33'	S42°25'02"W	69.32'

KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

BASIS OF BEARINGS:

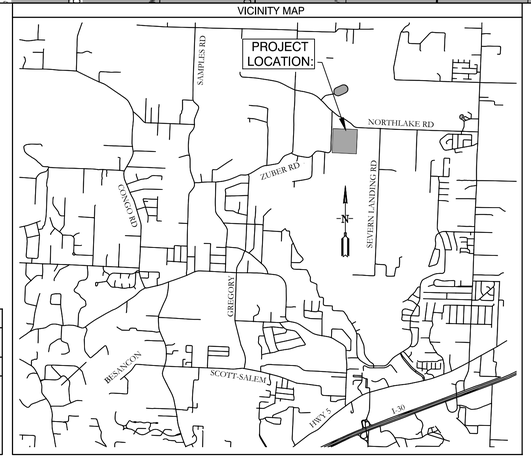
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2020.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

VICINITY MAP



PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

CERTIFICATE OF RECORDING:

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

Source of Title Saline County: Quitclaim Deeds 2017-024362, 2018-003206

CERTIFICATE OF ENGINEERING ACCURACY:

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

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

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on August 18, 2020; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held February 12, 2024. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

BY | REVISION | DATE

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

KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1573 — SIGNATURE — GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO: 16044

DATE: NOV. 2023

SHEET NO: 1

J:\Projects\2016 Projects\16044 Kensington Place Subdivision Lee Pengelly\Drawings\GNE\Phase 3\Dwgs\KENSINGTON PLACE PHASE 3 RB FINAL PLAT 100223.dwg

BILL OF ASSURANCE
KENSINGTON PLACE SUBDIVISION
PHASE 2 AND PHASE 3

PART A. PREAMBLE

WHEREAS, THOMAS D.B. COLLINS, LTD. is the Owner, by virtue of Instrument 2016-017259 and 2017-023009, of the following land situated in Saline County, Arkansas, to wit:

PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE N87°12'45"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 391.80 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 7; THENCE N2°03'22"E, ALONG THE WEST LINE OF SAID NW/4 SE/4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 14 OF KENSINGTON PLACE PHASE 1; THENCE S2°02'20"W, ALONG THE WEST LINE OF KENSINGTON PLACE PHASE 1 AND PHASE 2, A DISTANCE OF 363.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N87°57'42"W, CONTINUING ALONG SAID KENSINGTON PLACE PHASE 2 BOUNDARY, 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 69 OF KENSINGTON PLACE PHASE 2; THENCE S2°02'21"W, ALONG WEST LINE OF SAID LOT 69, A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR LOCATED ON THE NORTH RIGHT OF WAY OF MERIDIAN DRIVE AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE N87°57'40"W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 18.38 FEET TO A POINT; THENCE S2°02'20"W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.83 ACRES, OR 384,781 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2018 PAGE 003206 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E A DISTANCE OF 699.75 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°02'20"W A DISTANCE OF 290.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S87°57'40"E A DISTANCE OF 37.50 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S2°02'20"W A DISTANCE OF 360.00 FEET TO A FOUND 1/2" REBAR WITH CAP;

THENCE N87°57'40"W A DISTANCE OF 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N2°03'22"E A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.75 ACRES, OR 468,404 SQUARE FEET, MORE OR LESS.

WHEREAS, Owner has caused said land to be surveyed and a plat thereof made, dividing said land into lots as shown on said plat and showing the dimensions of each lot and the width of the streets as known as KENSINGTON PLACE SUBDIVISION, PHASE 2 AND PHASE 3, Saline County, Arkansas.

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

NOW THEREFORE, Thomas D.B. Collins, Ltd., in consideration of the purposes herein stated, does hereby designate said land and make part hereof to be known as KENSINGTON

PLACE SUBDIVISION, PHASE 2 AND PHASE 3, to the City of Bryant, Saline County, Arkansas, and that hereafter any conveyance by the Owners of said land by lot number shall forever be held to be good and legal description and the streets shown on said plat in said Subdivision are hereby and will become a public road to be accepted by Saline County for maintenance. The property owners of KENSINGTON PLACE SUBDIVISION are subject to and are joined as members of the KENSINGTON PLACE Property Owner's Association for the purpose of maintaining and ownership of common areas and appurtenants belonging thereto. The use of the land in said Subdivision being subject to the following Protective and Restrictive Covenants:

PART B. AREA OF APPLICATION

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

PART C: RESIDENTIAL AREA COVENANTS:

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

C-2 ARCHITECTURAL CONTROL. No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure, including landscaping, have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives of

the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structure and subdivision ascetics. No fence or wall shall be erected, placed or altered on any lot nearer than the setbacks as shown on the Plat. The term structure is defined to include any and all types of fences, antennas, decks, basketball goals, swimming pools and television satellite dishes, which in no event shall be placed in front of dwellings. Each property owner requesting approval shall submit to the Architectural Control Committee at least two weeks prior to the time approval is needed, a complete set of house plans and completed material and specifications list. Approval shall be a provided in Part D.

C-3 DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot unless the dwelling has at least 1,800 square feet, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that for the minimum permitted dwelling size. Each dwelling shall have a minimum of a two car garage. No open carports are allowed. No manufactured houses are allowed, site built homes only.

C-4 BUILDING LOCATION. No building shall be located on any lot, nearer to the side street line, than the minimum building set back lines as shown on the recorded plat. For the purposes of this covenant, eaves and steps shall not be considered as part of the building. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

C-5 BUILDING REQUIREMENTS. All buildings shall have roof pitch of no less than 6/12. A 2 car enclosed garage, No chain link fences shall be allowed, and all fences shall be of a wood type approved by the Architectural control committee.

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

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

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

C-9 OUTBUILDINGS. One outbuilding for storage shall be permitted, if approved by the Architectural Control Committee and shall conform to the same architectural design and construction of the dwelling. Above ground swimming pools are prohibited.

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

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

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

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

C-14 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind may be raised, bred or kept on any tract, except that dogs or cats may be kept, on any lot provided that they are not kept, bred or maintained for any commercial purpose and provided that facilities for

maintenance of same are approved by the Architectural Control Committee and that the keeping of same does not constitute a nuisance.

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

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

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

C-18 COMMENCEMENT OF CONSTRUCTION. A property owner must start construction of an approved dwelling within_ a period of one (1) year from date of purchase. The developer reserves the option to repurchase any lot for the amount of the original purchase price if construction is not commenced within such period of time. This option shall be exercised in writing within a period of thirty (30) days after the one (1) year period.

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

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

C-21 MINIMUM FLOOR LEVEL ELEVATIONS. The Architectural Control Committee reserves the right to prescribe the minimum floor elevations for lots. All homes shall have a minimum floor elevation of one foot above the back of the curb unless waived in writing by the Architectural Control Committee.

C-22 SEWER SERVICE. No Septic systems shall be allowed on individual lots.

PART D. ARCHITECTURAL CONTROL COMMITTEE:

D-1 MEMBERSHIP. The Architectural Control Committee shall be composed of Jody Petty, Kelsey Kehrees and Mark Kehrees. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for thence services performed pursuant to this covenant.

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

PART E. PROPERTY OWNERS ASSOCIATION

E-1 OWNERS EASEMENTS OF ENJOYMENT. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every tract. Subject to the following provision:

(a) The right of the Association to charge reasonable fees for maintenance of the

common area;

E-2 MEMBERSHIP AND VOTING RIGHTS

SECTION 1: Every owner of a tract which is subject of assessment shall be a memberof the Association. Membership shall be appurtenant to and may not be separated from ownership of any tract which is subject to assessment.

SECTION 2: The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each tract owned, which may be voted at such time as all tracts are sold by the Declarant. When more than one person holds an interest in any tract, all such persons shall be members. The vote for such tract shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Tract.

Class B: The Class B member(s) shall be the Declarant and shall be entitled to ten votes per tract owned. The Class B membership shall cease on the happening of the following events.

(a) when all tracts are sold by declarant.

E-3 COVENANT FOR MAINTENANCE ASSESSMENTS

SECTION 1: Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each tract owned within the properties, hereby covenants, and each owner of any tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessment or charges, such assessments to be established and collected as hereinafter provided. The annual assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' foes, shall also be the personal obligation of the person who is the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

SECTION 2: Purpose of Assessment: The assessments levied by the Association shall be used as follows:

(a) For the maintenance and upkeep of all common areas

(b) For any other purposes deemed in the best interest of the property owners by the Association

SECTION 3: Annual Assessment: Commencing on the date of filing of this Bill of Assurance, the property owners association will assume total responsibility for operation and maintenance of amenities and common areas and assess each property owner and annual assessment of $100.00, which shall commence as to all Lots on the first day of January following the date of recordation of this instrument and then effective per annually thereafter. The fees may be adjusted after January 1 of the year immediately following the conveyance of the Lot to an Owner. The sole intent and purpose of these fees are for operation, maintenance, and improvements of the green space, street lights and other amenities in a manner determined by the association membership.

SECTION 4: Notice and Quorum for Any Action Authorized Under Section 3: Written Notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than 10 days in advance of the meeting. At the first such meeting called, the presence of member or proxies entitled to cast 60% of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Each tract as conveyed by Declarant shall have one vote.

SECTION 5: Uniform Rate of Assessment: Both annual and special assessments must be fixed at a uniform rate and may be collect on a semi-annual or annual basis.

SECTION 6: Date of Commencement of Annual Assessments: Due Dates: The annual assessments provided for herein shall commence as to all Lots on the first day of January following the date of recordation of this instrument. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) day in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

SECTION 7: Effect of Nonpayment of Assessments: Remedies of the Association: Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of the property.

SECTION 8: Subordination of the Lien to Mortgages: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any tract shall not affect the assessment lien. However, the sale or transfer of any tract pursuant to

mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such tract from liability for any assessments thereafter becoming due or from the lien thereon.

SECTION 9: Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the members may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the common areas, provided that such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

PART F. GENERAL PROVISIONS:

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

are recorded after which time, said covenants shall be automatically extended for successive period of ten years, subject to the express provision that these covenants may be amended at any time after the date of execution hereby by an instrument signed by the members of the Architectural Control Committee and the owner or owners of a majority of the lots herein platted.

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

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

IN WITNESS WHEREOF, the name of Owner is hereby affixed by its Members this 6th day of Aug., 2020.

THOMAS D.B.COLLINS, LTD

BY: _____
Phillip Pengelly

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

On this day appeared before me, a Notary Public, Phillip Pengelly, known to me to be the President of THOMAS D.B. COLLINS, LTD. and acknowledged that he was authorized to execute the foregoing on its behalf and that they had executed same for the consideration and purpose therein mentions and set forth.

Witness my hand and seal this 6th day of Aug, 2020.

_____
Notary Public

My Commission Expires: 6-18-2029

BENJAMIN LEWIS WELLS
Notary Public-Arkansas
Saline County
My Commission Expires 06-18-2029
Commission # 12707853

KENSINGTON PLACE PHASE 3

Bryant Planning Commission

Subdivision Checklist

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

Instructions

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

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

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

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

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

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

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

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

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

City of Bryant Subdivision Checklist

Subdivision/Project Name KENSINGTON PLACE PHASE 3

Contact Person VERNON WILLIAMS Phone (501) 408-4650

Mailing Address 3825 MT CARMEL ROAD, BRYANT, AR 72022

I. Basic Information Needed On The Plat

- ▲ 1. Name of Subdivision/Project
- ▲ 2. Current zoning R-1.5
- ▲ 3. Name and Address of owner of Record
- ▲ 4. Illustrate Source of Title giving deed record book and page number
- ▲ 5. Name & address of the sub-divider
- ▲ 6. Date of Survey
- ▲ 7. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 8. Legal description of the property with exact boundary lines
- ▲ 9. Acreage of property
- ▲ 10. Number of Lots
- ▲ 11. Lot area in square feet
- ▲ 12. Lot lines with appropriate dimensions
- ▲ 13. Building setback lines
- ▲ 14. Preliminary Engineering certificate seal and signature on each page
- ▲ 15. Certificate of Engineering Accuracy
- ▲ 16. Certificate of Owner
- ▲ 17. Certificate of Final Plat Approval
- ▲ 18. Certificate of Recording
- ▲ 19. Show scale (not less than 1" = 100')
- ▲ 20. North Arrow
- ▲ 21. Show Title block
- ▲ 22. Show adjoining property owners
- ▲ 23. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- 24. Layout of all subdivision entrance street upgrades
- ▲ 25. Layout of all proposed alleys
- ▲ 26. Layout of all proposed sidewalk systems
- ▲ 27. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 28. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 29. Layout accommodates Master Street Plan segments within the boundaries
- ▲ 30. Street layout ties to existing adjoining subdivision stub-out streets and provides stub-out streets for future adjoining subdivisions.
- ▲ 31. Street width and right-of-way properly shown for each functional classification
- ▲ 32. Street centerlines showing angles of deflection, intersection, radii, length oftangents and arcs, and degree of curvature with basis of curve data
- ▲ 33. Typical cross section of streets
- ▲ 34. Location and name of existing streets
- ▲ 35. New street names that are not similar to existing street names
- ▲ 36. Show street lights
- ▲ 37. Show Fire Hydrant placement

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

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

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

III. Preliminary Plat Attachments

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

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

III. Final Plat Attachments

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

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

KENSINGTON PLACE PHASE 3
Name of Subdivision

George Wooden
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

Vernon J Williams
Engineer Signature

CITY USE

Preliminary Plat Approved _____

Planning Commission Date _____

Final Plat Approved _____

Planning Commission Date _____

Proof of Recording - County _____

County Clerk _____ Date _____

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

November 14, 2023

Truett Smith
Planning & Community Development
210 S.W. 3rd Street
Bryant, AR 72022

Re: Final Plat Certification
Kensington Place Subdivision Phase 3

Dear Mr. Smith:

Please allow this letter to serve as the certification for the referenced project required by Paragraph 15.12.05.a of the City of Bryant Subdivision Regulations. To that end, we certify that all improvements and installation to the subdivision required for its approval under the terms of the City of Bryant Subdivision Rules and Regulations have been made, added, or installed. Furthermore, these improvements were constructed in accordance with the approved plans and specifications.

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Thomas D.B. Collins

Phillip Pengelly

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

January 2, 2024

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

Re: Final Plat – Kensington Place Subdivision, Phase 3

Dear Mr. Smith:

Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your February 12, 2024 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B. Collins, Ltd, 9360 Gilbert Road, Benton, Arkansas, 72019 owencreek@comcast.net (501) 680-0970.

List of Enclosures

- Final Plat
- As Builts
- Bryant Subdivision Checklist
- Certification letter signed by developer and professional engineer

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

Sincerely,
GarNat Engineering, LLC

Vernon J. Williams

Vernon J. Williams, P.E., President

Pickering

Service and Good Work…
Our Foundation, Our Future
Since 1946

February 21, 2024

To: **Mr. Colton Leonard**
City Planner
City of Bryant, Arkansas
210 SW 3rd Street
Bryant, AR 72022

Re: **Landmark Lifestyles at Bryant**
Proposed Change to approved
Assisted Living and Memory Care Facility &
Woody Drive and Hwy 5 Intersection Improvements

Mr. Leonard,

On behalf of Pinnacle Point at Bryant, LLC (Owner), Pickering Firm Inc. (Pickering) is submitting this narrative to request a modification to the existing approval for the Assisted Living and Memory Care facility (ALMC). Digital copies of all exhibits will be sent in a separate email to you.

The Arkansas Highway Department (ARDOT) is in the process of starting a highway widening project along Hwy 5 North in front of the current development. This ARDOT project is to include a shared use path in its design. This ARDOT project will require the ROW to be widened into the proposed shared use trail. See exhibit A.

We are proposing to modify our approved plan in order to remove the requirement to build the shared use trail. This is because the ARDOT project will begin acquiring property for the road widening projection this year. If we build the trail as proposed, ARDOT will have to remove a brand-new trail, just to build a brand-new trail. This will cost ARDOT time and money, and cause public confusion.

If you require any additional information or have any additional questions feel free to contact me at gcarrico@pickeringifrm.com or 901-726-0810.

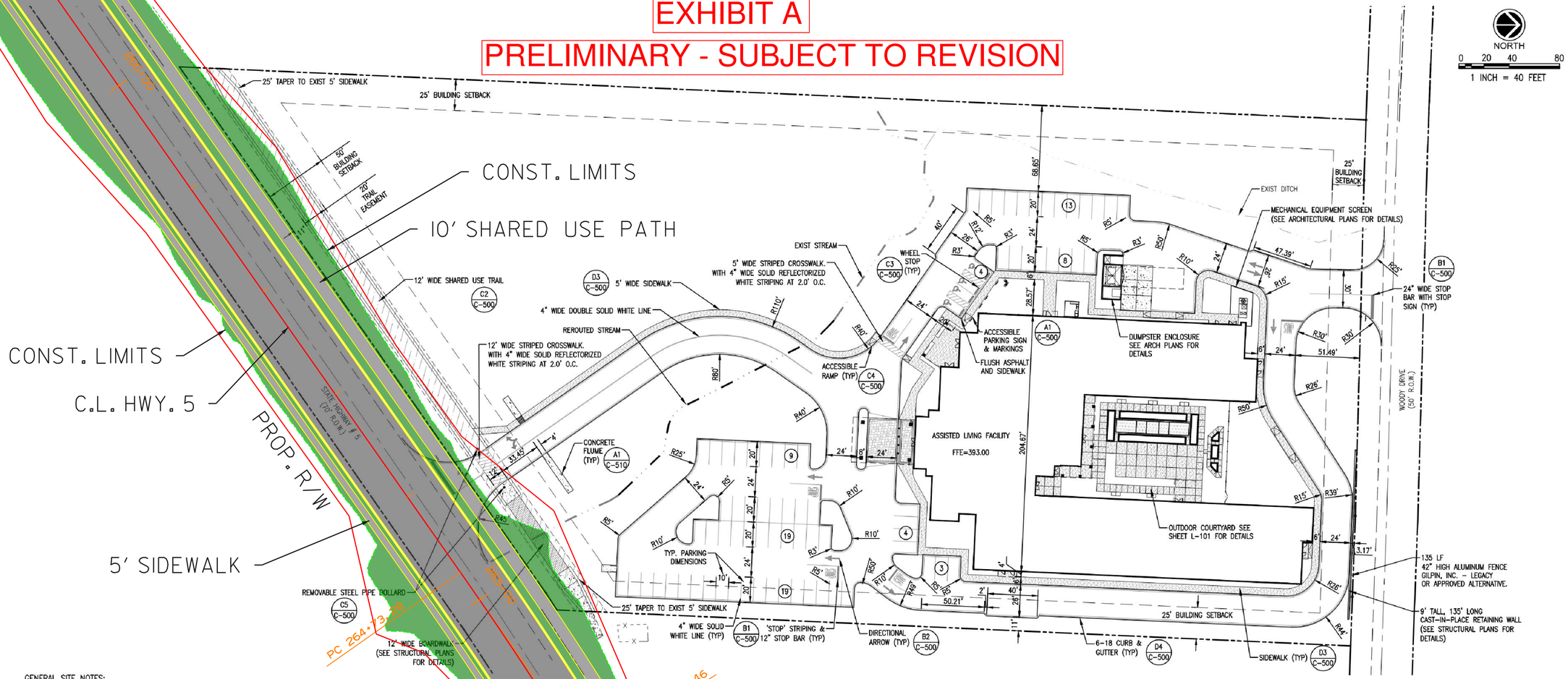
Sincerely,
PICKERING FIRM INCORPORATED



Greg Carrico, P.E.
Associate Principal

EXHIBIT A

PRELIMINARY - SUBJECT TO REVISION



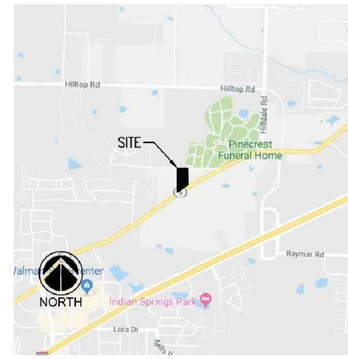
GENERAL SITE NOTES:

1. BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
   - 1.1 OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
   - 1.2 CONTACT THE CITY OF BRYANT CONSTRUCTION INSPECTION OFFICE.
   - 1.3 CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
   - 1.4 NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
   - 1.5 BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
   - 1.6 THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
4. THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER ADEQ AND STATE REGULATIONS. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID SOD OR HYDROMULCH WITH SEEDING.
5. ALL CONSTRUCTION SHALL MEET THE CITY OF BRYANT TECHNICAL SPECIFICATIONS.
6. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
7. SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL AR ONE CALL AT 811FOR THE LOCATION OF UNDERGROUND UTILITIES.
8. THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL SITE RELATED CONCRETE UNLESS SPECIFIED OTHERWISE SHALL BE 4,000 PSI.
10. ANY EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE ALL PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
11. FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
12. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS, INCLUDING THE LOCAL NOISE ORDINANCE.
13. ANY FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. ALL UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. THE UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF CLAYEY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
15. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXISTING UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
16. CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.
17. CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: IRRIGATION SLEEVES, SITE LIGHTING CONDUITS, POWER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO USE CONDUITS.

SITE DATA:	
ZONING:	C-2 (HIGHWAY COMMERCIAL)
SITE AREA:	345,430 SF (7.93 AC)
BUILDING AREA:	41,000 (12% SITE AREA)
ROOMS:	79
PARKING REQUIRED:	79 (1/ROOM)
PARKING PROVIDED:	75 STANDARD SPACES 4 ACCESSIBLE SPACES 79 TOTAL SPACES

FLOOD NOTE:

THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADING ON FEMA FIRM MAP) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 05125C0240D WITH AN EFFECTIVE DATE OF 06/1%/2012.



VICINITY MAP
NOT TO SCALE

REVISIONS:

PROJECT #: 25526.01
DATE: JULY 19, 2019
DRAWN BY: KNR
DESIGNER: GJC
CHECKED BY: HWM

Pickering
Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6775 Lenox Center Court, Suite 300
Memphis, TN 38115
901.726.0810

PINNACLE POINT AT BRYANT
ASSISTED LIVING FACILITY
(FACILITY NAME SHALL BE CHANGED TO LANDMARK LIFESTYLES AT BRYANT AFTER STATE APPROVAL IS GRANTED)
STATE HIGHWAY # 5
BRYANT, AR

SEAL:
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14484
RAINEY W. MATHENY
7/19/2019

SHEET NUMBER:
C-110

DESCRIPTION:
OVERALL SITE PLAN

K:\25526.01\CADD\DWGS\C-110 OVERALL SITE PLAN.DWG

RESOLUTION NO. 2024-____

RESOLUTION TO ALLOW A TEMPORARY WAIVER FROM REQUIREMENTS OF SECTION 10.10 OF THE ZONING CODE FOR PROPERTIES FRONTING AR-HWY 5 THAT WILL BE AFFECTED BY ARDOT HIGHWAY 5 WIDENING JOB 061632

WHEREAS, the City of Bryant passed Ordinance 2017-31 amending the Zoning Regulations of the City of Bryant to include regulations for Sidewalks and Shared-Use Trails, and;

WHEREAS, as a part of any new residential or commercial development the City of Bryant requires the developer or builder to install sidewalks or a multi-use trail, where designated, along public street frontages, and;

WHEREAS, in 2019 the Arkansas Department of Transportation programmed Job 061632, Highway 5 Widening, Hwy. 183 - Pulaski Co. Line, which is currently scheduled and under design, and;

WHEREAS, included in the planned designed for this major widening project, the Arkansas Department of Transportation plans to widen the existing highway to include a 5ft sidewalk along the South side of the highway and a 10ft wide side path along the North side of the highway, and;

WHEREAS, the City Council for the City of Bryant desires to grant a waiver from the requirement of building sidewalks and or trails as required by Section 10.10 of the Bryant Zoning Regulations for the portions of street frontages affected by this road widening.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bryant, Arkansas:

THAT a waiver from the requirement of new commercial and residential developments to build sidewalks or multi-use trails along public street frontages, as required by Section 10.10 of the Bryant Zoning Regulations, be put in place for properties with street frontages affected by the Arkansas Department of Transportation Job 061632 and last until the completion of the aforementioned widening project.

PASSED AND APPROVED this _____day of March, 2024.

APPROVED:

_____

Chris Treat, Mayor

ATTEST:

_____

Mark Smith, City Clerk