Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

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

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 3/11/2024

- 2024-03-11 Planning Commision Meeting Minutes.pdf

Announcements

DRC Report

2. 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.

3. Arkansas Christian Academy - 21815 I-30 - Middle School Storm Shelter

Perry Black - Requesting Site Plan Approval for Storm Shelter - APPROVED - Contingent upon: Utility Plan for Site and Stormwater Calcs submitted to staff and verified by Kelly; Providing letter of occupancy for current size of school and meeting ICC 500 regulations.

- 0826-PLN-02.pdf
- 0826-PLN-03.pdf

4. Pinnacle Point Assisted Living - 6845 Hwy 5 - Site Plan Additions

Robby Hubbard - Requesting approval for addition of fencing around detention pond. - APPROVED

- 0844-PLN-02.pdf

5. P31 Boutique - 3507 Marketplace Ste 200 - Sign Permit

L Graphics - Requestign Sign Permit Approval - STAFF APPROVED

- 0845-APP-01.pdf

Old Business

New Business

6. Kensington Place Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

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

7. Discussion on Planning Commission By-Laws

Adjournments

Bryant Planning Commission Meeting Minutes

Monday, March 11, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 2-12-2024**

   Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commissioner Burgess. Voice Vote, 6 Yays, 0 nays, 2 Absent.

2. **Special Planning Commission Meeting Minutes 2-22-2024**
   Motion to Approve Minutes made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays, 2 Absent.

Vice-Chairman Hooten read the DRC Report.

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 the developer 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

7. **Landmark Lifestyles - 6845 Hwy 5** - Sign Permit

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

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

   Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

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

   Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

10. **Short Term Rental Resolution**

    Discussion and Recommendation for Resolution to temporarily suspend zoning regulations 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

    Ms. Guerra confirmed that there would be no street parking and that all renters would be parking in the driveway. Colton Leonard stated the limit is 120 days per year and no more than 2 persons per bedroom at any time. Applicant is to keep up the days rented and submit that report each year when the Business License is renewed.

    After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Roll Call Vote, 6 Yays, 0 nays, 2 Absent.

Commissioner Burgess made a motion to close the Public Hearing. Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays, 2 Absent.

NEW BUSINESS

12. Reynolds Centre - Commercial Subdivision Plat

Ryan Rooney - Requesting Plat Approval.

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Roll Call Vote, 6 Yays, 0 nays, 2 Absent.

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

~~*GarNat Engineering - Requesting Final Plat Approval*~~

14.Pinnacle Point at Bryant - Waiver

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

After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Voice Vote, 6 Yays, 0 nays, 2 Absent.

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 commercial and residential developments to build sidewalks or multi-use trails, where designated, along HWY 5 frontage from Highway 183 to Pulaski County Line. The expiration time on the waiver will be until the completion of Hwy 5.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 6 yays, 0 nays, 2 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, Seconded by Commissioner Hooten. Meeting was Adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Tracy Picanco *Date*

70' EASEMENT

N 00° 13' 32" W 637.63

WALK

ELEMENTARY
GYM

40'-0"

DRIVE

125'

50' Short shelter 142

65' BUILDING LINE

25' EASEMENT

5' ORNAMENTAL FENCE

CURB

276'

N 64° 28' 28" W 367.43

60'

FIELD

ASPHALT

20' DRIVE GATE

KNOX BOX

25' EASEMENT

6' CHAIN LINK FENCE

469'

Building Code Requirements

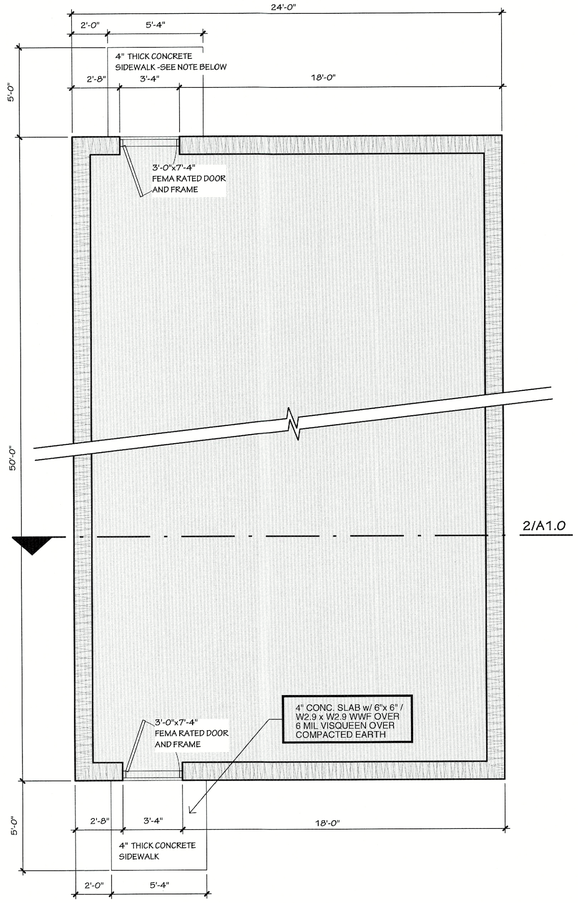
2012 International Building Code (IBC)

OCCUPANCY TYPES:	TYPE E
BUILDING CONSTRUCTION:	
CONSTRUCTION:	TYPE IIB UNSPRINKLERED
ALLOWABLE SQ FT:	14,500 SQ FT
ACTUAL BUILDING SQ FT:	1200 SQ FT
NET AREA:	1060 SQ FT
ALLOWABLE HEIGHT:	2 STORIES, 55'-0"
ACTUAL HEIGHT:	1 STORY, 14'-8"
EGRESS:	
TRAVEL DISTANCE: (UNSPRINKLERED)	200
ACTUAL DISTANCE:	50
0.2 WIDTH REQUIRED PER OCCUPANT:	42.4"
2- 3'-0" DOOR REQUIRED ACUAL WIDTH	68"
FIRE EXTINGUISHERS REQUIRED:	2
OCCUPANTS ALLOWED:	5 PER NET SF
1060 NET SF	212 OCCUPANTS

DRAWING INDEX

A1.0 FLOOR PLAN, EXTERIOR ELEVATIONS & BUILDING SECTION

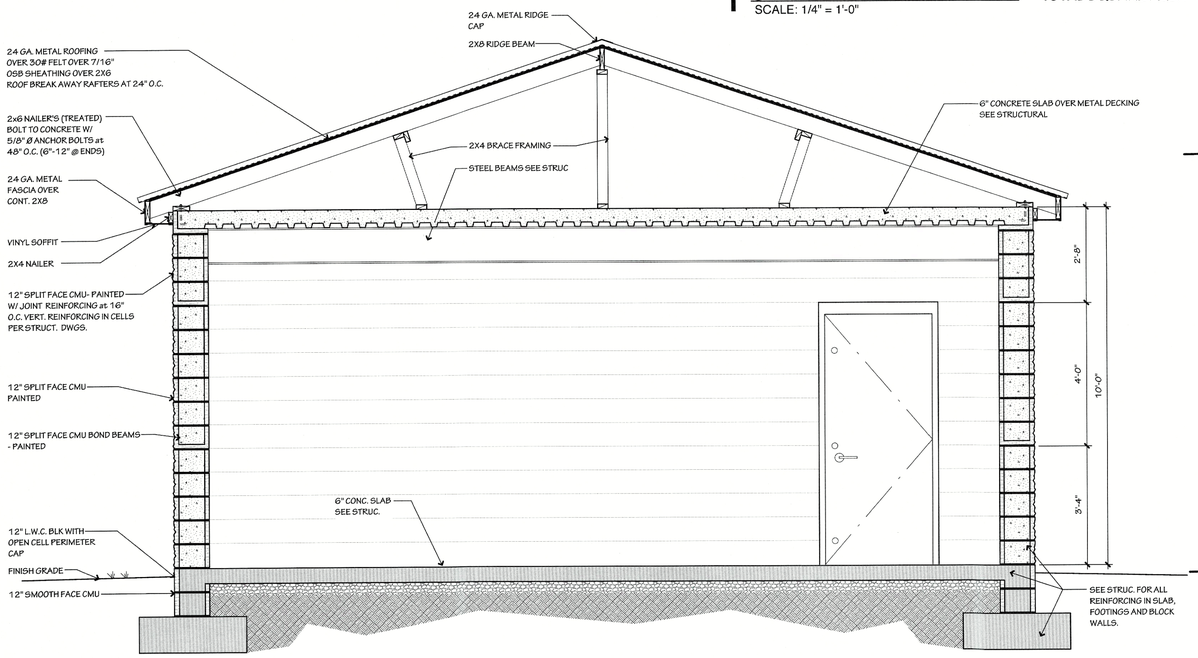
S0.0 GENERAL NOTES
S0.1 GENERAL NOTES CONTINUED
S1.1 FOUNDATION & FRAMING PLANS
S2.1 TYPICAL DETAILS
S2.2 TYPICAL DETAILS
S3.1 FRAMING SECTIONS



1 SHELTER FLOOR PLAN

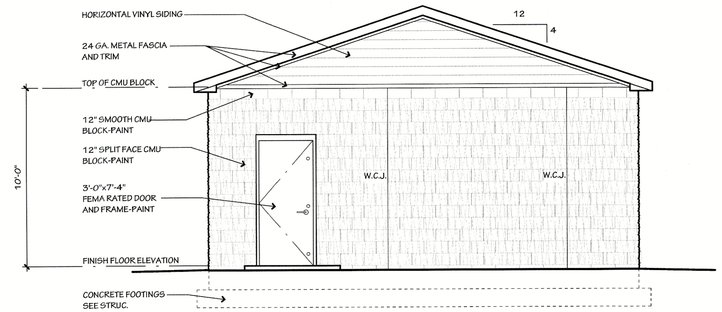
SCALE: 1/4" = 1'-0"

TOTAL SQUARE FEET: 1200 SF



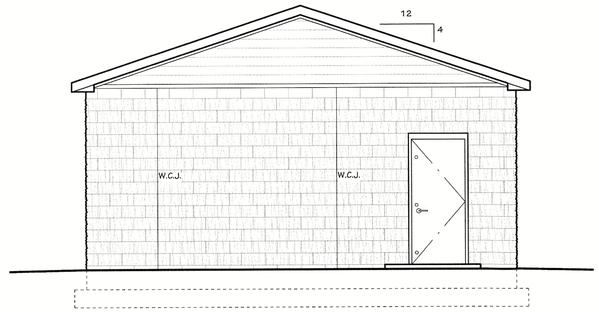
2 BUILDING SECTION

SCALE: 1/2" = 1'-0"



3 FRONT ELEVATION

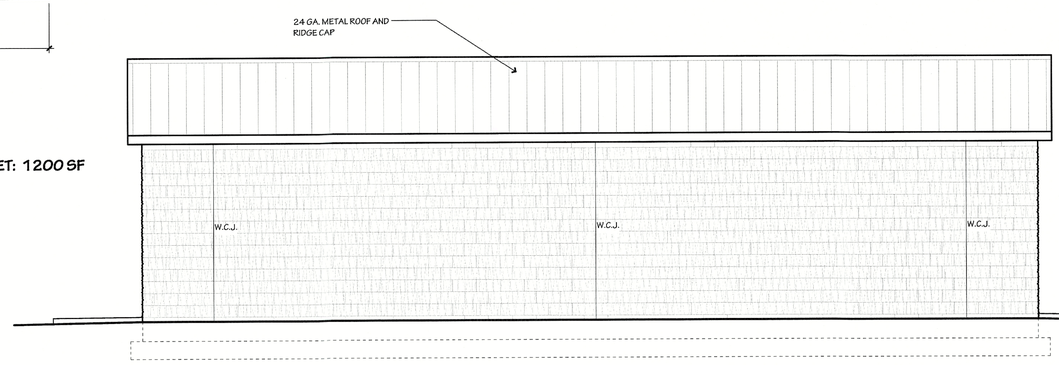
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION

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

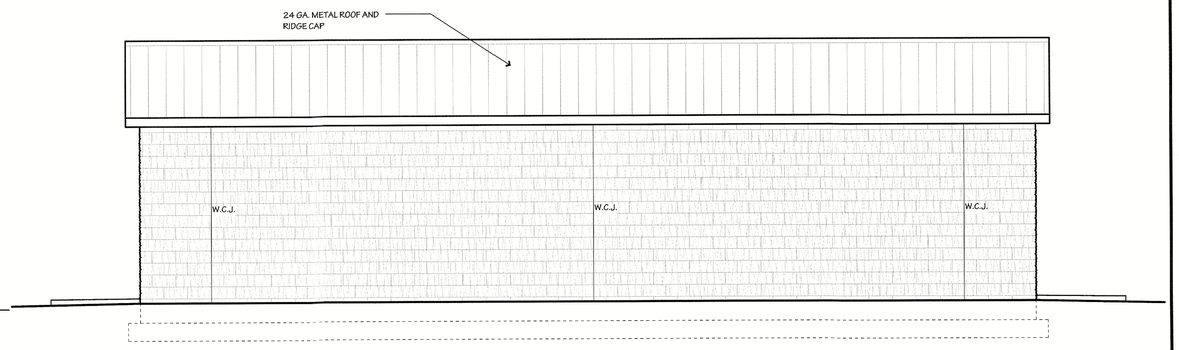
SEE NOTES ON ELEVATION #3



5 SIDE ELEVATIONS

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

SEE NOTES ON ELEVATION #3



6 SIDE ELEVATIONS

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

SEE NOTES ON ELEVATION #3

HUGHES ARCHITECTURAL DESIGNS
1202 N STATE LINE AVE
SUITE #102
TEXARKANA, AR 71854
501-627-2448
michaelhughes72s77@gmail.com

New Storm Shelter Facility for:
Arkansas Christian Academy
Bryant, Arkansas

Revisions:

Professional Stamps:

CERTIFICATE OF AUTHORIZATION
HUGHES ARCHITECTURAL DESIGNS
2/13/24
No. COA-01169
ARKANSAS - ARCHITECT

Sheet Title:
Floor Plan, Exterior Elev's & Bldg Section

Date: 02-13-2024

Sheet Number:
A1.0

GENERAL NOTES

In case of conflict between the General Notes below and the Specifications, the more rigid requirement shall govern unless amended in writing by the Structural Engineer of Record.

DESIGN DATA

1. Design Codes – (All latest editions unless noted otherwise.)
   - International Building Codes (IBC 2021)
   - Arkansas Fire Prevention Code 2007 Edition (IBC 2012) with Amendments.
   - American Society of Civil Engineers (ASCE 7–16) Minimum Design Loads for Buildings and Other Structures
   - American Concrete Institute (ACI)
   - American Institute of Steel Construction (AISC)
   - American Welding Society (AWS)
   - American Iron and Steel Institute Specifications for the Design of Cold Formed Steel Structural Members (AISI)
   - National Design Specification for Wood Construction (ANSI/AF&PA NDS–2018)
   - Steel Deck Institute (SDI)
   - Standard for the Design and Construction of Storm Shelters (2020 ICC 500)
   - Safe Rooms for Tornadoes and Hurricanes (2021 FEMA P–361)
2. Design Loads (IBC & ASCE7)
   - Dead Load Design Data
     - Roof 15 psf
     - Floor 65 psf
     - Exterior CMU Wall 127 psf of wall area
   - Live Load Design Data
     - Floor Distributed
       - Lobby (1st Floor) 100 psf (Not reducible)
     - Floor Concentrated
       - Office 2000 lbs
     - Partition Load 20 psf of wall area (Reducible per code)
     - Slab–On–Grade 100 psf
   - Live Roof Load Design Data
     - Roof (Sloped) 100 psf
     - Roof (Flat) 100 psf
   - Wind Design Data
     - Risk Category IV
     - Velocity 250mph
     - Wind Exposure Category C
     - Internal Pressure Coefficient, GC_{pi} 0.55±
     - Wind Directional Factor, K_d 1.0
     - Topograph Factor, K_{zt} 1.0
   - Snow Design Data
     - Importance Factor for Snow, I_s 1.2
     - Ground Snow Load, P_g 10 psf
     - Exposure Coefficient C_e 1.0
     - Thermal Factor C_t 1.0
     - Roof Slope Factor, C_s 1.0
     - Flat Roof Snow Load P_f 9.1 psf (Use min 11 psf w/ Rain on Snow Surcharge)
   - Seismic Criteria
     - Risk Category IV
     - Seismic Importance Factor, I_E 5.0
     - Site Soil Class D
     - Mapped Spectral Response Coefficients S_s = 0.313 / S_1 = 0.133; S_{ds} = 0.323 / S_{d1} = 0.207
     - Seismic Design Category D
     - Basic Seismic Force Resisting System A.7 Specially Reinforced Masonry Shear Walls
     - Design Base Shear 0.097W
     - Seismic Response Coefficient, C_S 0.097
     - Response Modifications Factor, R 5.0
     - Analysis Procedure Equivalent Lateral Force
   - Flood Design Data
     - Flood Design Class 4
     - Flood Zone X
   - Deflection and Drift Limitations
   - Roof/Floor Members
     - L/360
     - L/240
   - Building Drift H/600
   - Max Wall Deflection L/600
   - Story Drift (Seismic) 0.025 h_{sx}

Material & Component Design Criteria

- Cast–In–Place Concrete
- Concrete Reinforcing – Bar (Typical) ASTM A615, GR 60
- Concrete Reinforcing – Bar (Weldable) ASTM A706, GR 60
- Concrete Reinforcing – Welded Wire Fabric ASTM A185, (Plain) ASTM A497, (Deformed)
- Cement ASTM C150
- Aggregate ASTM C33, ASTM C330

Concrete Mix Criteria

Class Use	Category F	S	W	C	F'c, PSI	WT, PCF	AGG, IN	AE. %
I. FTG/FDN/PC	0	0	0	0	3500	145	¾"	NA
II. Interior Slab	0	0	0	0	4000	145	¾"	NA
III. Exterior Slab	1	0	0	0	4000	145	¾"	5+ 1
V. All Other	0	0	0	0	4000	145	¾"	NA

Reference ACI 318 Chapter 4 For Additional Information Regarding Durability Category And Class Requirement

Concrete Mix Design Shall Be Submitted For Each Class In Accordence With The Procedure Outlined in ACI 301, Standard Specification For Structural Concrete. Documentation Submitted Shall Include The Mix Data. For Additional Submittal Requirements, Reference ACI 301. For Requirements On The Use Of Admixtures And Limits On The Water/Cementitious Materials Ratio For Durability, Reference The Project Manual/Specifications And ACI 318, Building Code Requirements For Structural Concrete.

Structural Masonry

- Design Compressive Strength (F'm= 2000 PSI)
- Concrete Masonry Units ASTM C90, NORMAL WT
- Reinforcing Steel (UNO):
  - Bar Reinforcing (Typical) ASTM A615, GR 60
  - Bar Reinforcing (Weldable) ASTM A706, GR 60
  - Joint Reinforcement ASTM A951
- Grout (F'c= 3000 PSI, 8"–11" Slump) ASTM C476 ASTM C1019
- Mortar, Type S ASTM C270 or ASTM C780
- Non–Shrink Grout Under Plates (F'c=8000 PSI) ASTM C1107, GR A

Structural Steel

Structural Shapes (UNO)

- Wide Flange ASTM A992 or ASTM A572
- Channels, Angles and Plates ASTM A36 or ASTM A572

Hollow Structural Sections

- HSS, (Fy = 46 KSI) ASTM A500, GR C
- Pipe, (Fy = 35 KSI) ASTM A53, GR C
- Bolts And Fasteners (UNO) ASTM A325
- Structural/Anchor Rods ASTM F1554, Grade 55 (Weldable)
- Headed Shear Studs ASTM A108, AWS D1.1, Type B

3. Design Soil Bearing Pressures
   - Footings on natural soils or compacted structural fill are designed for a minimum soil bearing pressure of 1,800 psf.
   - If the soil at the footing bearing elevations shown is of questionable bearing value, the Engineer or Architect shall be notified immediately.
   - After footing excavations are completed and before placing concrete, the excavated areas shall be inspected and approved by the Owner selected independent testing laboratory.

ICC 500 106.2.1 STORM SHELTER DESIGN INFORMATION

1.	Type of Storm Shelter:	Community; Tornado
2.	Use of Community Storm Shelter:	Building Occupants
3.	Design conforms to the provisions of ICC 500 Standard for the Design and Construction of Storm Shelters, 2020.	
4.	The Storm Shelter design wind speed:	V_T, 250 mph
5.	The wind exposure category:	C
6.	The internal pressure coefficient, (GCpi)	±0.55
7.	The topographic factor, (K_{zt})	1.0
8.	The directionality factor, (K_d)	1.0
9.	Design wind pressures and their applicable zones with dimensions neded for the specification of the components and cladding of the storm shelter envelope, (psf). See S0.1	
10.	Where the storm shelter is subject to the requirements of Section 402.1, a statement that the storm shelter has or has not been constructed in accordance with Chapter 4, Storm Shelter has been constructed follow 402.1.	
11.	Where storm shelter is subject to the requirements of Section 402.1:	Zone X n/a. Not located in a 500–year flood zone.
12.	Documentation showing that components of the storm shelter envelope will meet the static and cyclic pressure and impact test requirements indentified in Chapters 3 and 8: Our design follows minimums placed by FEMA P–361 B8.2.3.3 and B8.2.3.4 to meet these requirements.	
13.	A floor plan drawing or picture indicating location of storm shelter on a site or in a building; including a drawing or image indicating the entire facility. See S1.1.	
14.	A storm shelter section or elevation indicating the height of the storm shelter. See S3.1.	
15.	A storm shelter section or elevation indicating the height of the storm shelter. See S3.1.	
16.	The lowest storm shelter floor elevation and corresponding datum. Reference Civil.	
17.	The design occupant capacity:	150 Occupants
18.	Calculations for the usable floor area:	22ft x 34ft= 748ft^2
19.	Calculations for venting area provided and the locations:	None
20.	Calculations for the number of sanitations facilities:	None
21.	Minimum foundation capacity requirements:	See Structural Documents.
22.	Storm shelter installation requirements for all post installed anchors.	N/A

GENERAL INFORMATION

1. All columns shall be centered on grid lines unless noted otherwise.
2. All column footings shall be centered on columns unless noted otherwise.
3. All wall footings shall be centered on walls unless noted otherwise.
4. Unless otherwise noted or detailed, concrete pads for mechanical equipment shall be 4" thick (minimum) and reinforced with #3 @ 12" oc each way centered.
5. Substitution of expansion anchors for embedded anchors shall not be permitted.
6. Weights of mechanical equipment shown on the structural plans are for units specified by the Mechanical Engineer. Contractor shall verify weights and any substitutions that result in increased weight shall be approved by the Structural Engineer.
7. Backfill both sides of all foundation and retaining walls equally until low side is up to finish grade. Do not backfill any walls until concrete has reached its specified 28–day compressive strength.
8. Permanent stability of the building and components is not provided until the erection is completed as shown on the contract drawings. "Temporary supports, such as temporary guys, braces, falsework, cribbing or other elements required for the erection operation will be determined, furnished and installed by the erector."
9. The contractor shall insure that no construction load exceeds the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time that all framing members and their connections are in place.
10. The Contractor shall be responsible for Verifying all existing conditions. The Contractor shall be responsible for coordinating architectural., structural, mechanical, and electrical details and dimensions. Any Discrepancies between such details and dimensions shall be reported to the EOR prior to proceeding with the work.
11. The Contractor shall be responsible for erection procedure and sequence to insure the integrity of the building and it's component parts during construction.

SUBMITTALS

1. Review of shop drawings and other submittals by the Structural Engineer does not relieve the Contractor of the responsibility to review and check shop drawings before submitting to the Structural Engineer. The Contractor remains solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the Contract Documents. All shop drawings must be stamped by the Contractor prior to submittal.
2. Shop Drawings: The Contractor shall submit for Structural Engineer review shop drawings for the following items. Items marked (*) shall have shop drawings sealed by a Professional Engineer registered in the state in which the project is located. Items marked (#) shall be submitted for Structural Engineer's record only.
   A. Structural Steel (*)
   B. Steel Deck
   C. Concrete Mix Designs
   D. CMU Reinforcing Steel

FOUNDATIONS

1. All soil preparation shall be in accordance with the recommendations given in the referenced Geotechnical Report.
2. Strip area of all gravel, surface vegetation, topsoil, and any debris. Remove all existing structures, foundations, and below grade site features. After stripping and making required cuts, exposed subgrade should be compacted. Overexcavate and stabilize any soft or unstable areas discovered by proof rolling.
3. The Geotechnical Engineer shall be present during proof rolling and shall inspect the subgrade prior to any fill operations. All compacted fill shall be continuously inspected by the Owner's selected independent testing laboratory.
4. If the soil at the bearing elevations shown is of questionable bearing value, the Structural Engineer of Record or Architect shall be notified immediately.
5. All fill material under structure shall comply with requirements stated in Geotechnical Report unless specifically noted otherwise.
6. After footing excavations are completed and before placing concrete, the excavated areas shall be inspected and approved by the Owner's selected independent testing laboratory.

CAST-IN-PLACE CONCRETE

1. Arrangement and bending of reinforcing steel shall be in accordance with ACI Detailing Manual, latest edition.
2. Reinforcing steel shall be new and all bars shall be deformed.
3. Reinforcing Bars: ASTM A615 Grade 60 and ASTM A706 Grade 60 for weldable reinforcing.
4. Unless noted otherwise, bar laps shall be Class B tension laps and shall be lapped with minimum lengths as shown in Typical Details, where splices are required in reinforcing. Shorter laps may be acceptable if specific locations of alternate laps are shown on the reinforcement placement drawings and calculations are submitted by a Registered Professional Engineer, licensed to practice in the state in which the project is located, justifying the alternate lap lengths.
5. Provide suitable wire spacers, chairs, ties, etc. for supporting reinforcing steel in the proper position while placing concrete. Do not "wet stick" dowels.
6. All Welded Wire Fabric (WWF): ASTM A185. Minimum lap and embedment to be the greater of one cross wire spacing plus 2" or 6".
7. Minimum concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be ¾" for slabs, joists, and walls and 1½" for beam stirrups, column ties, or spirals unless noted otherwise.
8. Before placing concrete, clean reinforcement for foreign particles or coatings. Place, support, and secure reinforcement against displacement. For cast–in–place concrete, provide cover as shown below, unless noted otherwise on drawings, and as specified in ACI 318, building code requirements for structural concrete.

Application/condition	Required cover, Inches
Cast against and permanently exposed to earth	3"
Exposed to earth or weather:	
No.6 through No. 19 bars	2"
No.5 bar, W31 or D31 wire, and smaller	1½"
Not exposed to weather or in contact with ground:	
Slab, walls, joints:	
No. 14 and No. 18 bars	1½"
No. 11 bar and smaller	¾"
Beam, columns:	
Primary reinforcements, ties, stirrups, spirals	1½"
Shells, folded plate members:	
No.6 bar and larger	¾"
No.5 bar, W31 or D31 wire, and smaller	½"

9. Locations and sizes of openings, sleeves, etc. required for other trades must be verified by these trades before placing concrete.
10. All slots, sleeves, trenches, and other embedded items shall be set and secured against movement before the concrete is placed. See Architectural, Electrical, Mechanical, Plumbing, and Vendor drawings for sizes and locations. Coordinate locations, spacings, and sizes with the Structural Engineer of Record prior to pouring concrete.
11. Conduits and pipes embedded in concrete slabs may be no larger than ⅓ of the slab thickness (based on the maximum outside diameter) and shall have a center–to–center spacing no less than three (3) conduit diameters. Regardless of diameter, the minimum clear spacing between conduits or reinforcing shall be one (1) inch.
12. No more than four conduits may be placed adjacent to each other without prior approval in writing from the Structural Engineer of Record.
13. No aluminum conduits, devices, or fixtures may be embedded into the concrete so that the aluminum is in direct contact with the concrete.
14. Corner bars shall be provided for all horizontal reinforcing bars at the intersections and corners of all strip footings, beams, and walls unless noted otherwise. Corner bars shall be of the same size and grade as the horizontal reinforcing they connect. Minimum lap lengths shall be as indicated with the Typical Details unless noted otherwise.
15. For slabs–on–grade, provide saw–cut control joints at intervals of 15'–0" oc max across the width of the slab. Refer to the Structural Drawings for typical control joint layout and details.
16. Saw–cuts shall be made as soon as the concrete can support the saw without damaging the surface (eight (8) hours max from the start of the concrete pour).
17. Reinforcing steel shown in sections and detail are a schematic indication that reinforcing exists. See schedules, section notes and General Notes for actual reinforcing required.
18. Detail reinforcement in accordance with ACI 315. Reinforcement shall not be welded unless noted or approved by the Structural Engineer.
19. Pedestal, Column and Wall Vertical Reinforcing: Dowel to foundation with hooked bars of same size and spacing as vertical reinforcing, terminate top of reinforcement with hooked bar of same size and spacing as vertical reinforcing.
20. Beam Horizontal Reinforcing: Terminate each end with standard.
21. Closed Tie and Stirrup Reinforcing: Terminate each end with standard hook.
22. Concrete design and detailing shall conform to the requirements of ACI 318 and ACI 301, latest editions.
23. Contractor shall provide reinforcing shop drawings which adequately depict the reinforcing bar sizes and placement. Written description of reinforcement without adequate sections, elevations and details is not acceptable.
24. Submit written reports of each proposed mix design for each class of concrete with concrete cylinder test results at least 15 days prior to start of work.
25. All concrete that will be exposed to the weather shall have air entrainment.
26. All structural concrete exposed to view to be smooth formed finished with ¾" chamfers at all exposed edges.

ACI lap splice length (inches)

BAR SIZE	F'C = 3000 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2	F'C = 3500 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2	F'C = 4000 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2
#3	28	42	22	32	26	39	21	30	24	36	19	28
#4	37	56	29	43	35	52	27	40	32	48	25	37
#5	47	70	36	54	44	65	34	51	40	60	31	47
#6	56	84	43	64	52	78	40	60	48	72	37	56
#7	81	122	63	19	76	114	59	88	70	106	54	81
#8	93	139	72	107	87	130	67	100	80	121	62	93
#9	105	157	81	121	89	147	76	113	91	136	70	105
#10	118	177	91	136	110	165	85	127	102	153	79	118
#11	131	196	101	151	122	183	94	141	113	170	87	131

BAR SIZE	F'C = 4500 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2	F'C = 5000 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2	F'C = 6000 PSI TOP BARS CASE 1	CASE 2	OTHER BARS CASE 1	CASE 2
#3	23	35	18	27	22	33	17	25	20	30	16	23
#4	31	46	24	35	29	43	22	33	26	40	20	31
#5	38	57	30	45	36	54	28	42	33	49	25	38
#6	46	69	35	53	43	64	33	50	40	59	31	46
#7	67	100	52	77	63	94	49	73	58	86	44	66
#8	76	115	59	88	72	108	55	83	66	98	51	76
#9	86	129	67	100	81	122	63	94	74	111	57	85
#10	97	145	75	112	91	137	70	105	83	125	64	96
#11	107	161	83	124	101	152	78	117	93	139	71	107

CAST-IN-PLACE CONCRETE CONT.

NOTES:

1. Tabulated values are based on grade 60 bars and normal weight concrete.
2. Cases 1 and 2, which depend on the type of structural element, concrete cover, and the center–to–center spacing of the bars, are defined as:
   Beams or columns:
   Case 1: Cover at lease 1.0 db and C.C. spacing of at least 2.0 db.
   Case 2: Cover less than 1.0 db and C.C. spacing less than 2.0 db.
   All others:
   Case 1: Cover at lease 1.0 db and C.C. spacing of at least 3.0 db.
   Case 2: Cover less than 1.0 db and C.C. spacing less than 3.0 db.
3. Top bars are horizontal beam and slab bars with more than 12" of concrete below the bars.
4. For lightweight aggregate concrete, multiply the tabulated values by 1.3.
5. For epoxy–coated bars, multiply the tabulated values by one of the following factors:

Concrete cover and spacing	Top bars	Other bars
Cover < 3.0 DB or C.C. spacing < 7.0 DB	1.7/1.3 = 1.31	1.50
Cover > 3.0 DB or C.C. spacing > 7.0 DB	1.20	1.20

6. Bar development length = lap spliced length/ 1.3.
7. Wire mesh lap
   Lap all wire mesh cross wires one cross wire spacing plus 2", typical.

CONCRETE MASONRY

1. For product material specifications, reference the structural notes, material & component design criteria and the project specification.
2. Submit documentation demonstrating compliance with the specified strength of masonry, F'm, in accordance with the (prism test method or the unit strength method) as outlined in the TMS 402/602–16, Building Code Requirements for Masonry Structures, and the applicable building code. Submit product and test data as specified for level 1 quality assurance. This shall include verification of F'm both prior to construction and during as well as verification of materials and proportions for concrete masonry units, mortar and grout construction for every 5000 square feet of masonry placed.
3. Submit reinforcing shop drawings showing placement of all reinforcement and embedments and the reinforcing fabrication dimensions and details.
4. Place concrete units such that the vertical cells to be grouted are aligned and provided unobstructed openings for grout placement. Face shells of bed joints shall be fully mortared. webs shall be fully mortared in all courses of piers, columns and pilasters, in the starting course on foundations, when necessary to confine grout or loose–fill insulation and when otherwise noted. Head joints are to be mortared a minimum distance from each face equal to the face shell thickness of the unit. Unless otherwise required, solidly fill collar joints less than 3/4" wide with mortar as the work progresses.
5. Place reinforcement and embedments in accordance with the drawings. Maintain a clear distance between the reinforcing bars and any face of masonry unit or formed surface of not less than 1/2" unless noted otherwise. Where reinforcing bar are spliced, provide a minimum lap as shown in chart below or a mechanical splice that provides 125% of the bar capacity. Tolerances for placement of reinforcing bars shall be +/– 1/2 inch perpendicular to the face of the masonry unit and within 2–inches along the length of the wall unless note otherwise. Reinforcement shall be tied in place or otherwise supported to prevent displacement during grouting.
6. Place grout within 1 1/2 hours from introducing water in the mixture and prior to initial set. Grout pour height shall conform to the requirements as outlined in TMS 402/602–16, Specification for Masonry Structures, for grout type and grout space dimensions. In no case shall grout lift exceed 4 feet in height. Consolidate pours by mechanical vibration and reconsolidate by mechanical vibration after initial water loss and settlement has occurred.
7. Provide horizontal joint reinforcement in every bed joint (8–inch on center) for stack bond and every other joint (16–inch on center) for running bond masonry placement. Place such that longitudinal wires overlap 6–inches and are embedded in mortar with a minimum cover of 5/8".
8. As a minimum, control joints in masonry walls shall be provided within 4–feet of corners, at each change of wall height or thickness and at a maximum spacing of 25–feet unless noted otherwise on drawings.
9. Structural masonry shall be reinforced a specified on the drawings. All cells containing reinforcing shall be fully grouted. Provide dowels from the foundation to match the vertical reinforcing.
10. Provide a bond beam with 2–#5 continuous bars where shown on the drawings and, at a minimum, at the tops of all masonry walls and at all slab or beam bearing locations where the wall is not already grouted solid below the bearing. Extend the bond beam a minimum of 2–feet beyond the end of the bearing condition.
11. Provide jamb reinforcing for every masonry opening shown on drawings, as a minimum, for steel lintel beams provide 1–#5 vertical in first cell adjacent to the bearing location form the top of footing for the full height of the wall. For masonry lintels, provide 1–#5 vertical in the first cell adjacent to the opening, from the top of the footing for the full height of the wall.
12. At beam bearing locations, reinforce each cell below the bearing plate with typical vertical reinforcing to the top of the footing unless noted otherwise.
13. No High lift Grouting.

CONCRETE MASONRY CONT.

13. At masonry control joints, reinforce the first cell either side of the joint with the typical wall reinforcing specified on the drawings. Also, at ends of walls, reinforce the last cell with the typical wall reinforcing specified. Horizontal joint reinforcing shall be discontinuous at control joints. Bond beam reinforcing shall be discontinuous at control joints. Bond beam reinforcing shall be discontinuous across control joints.
14. All cells containing reinforcing bars shall be fully grouted.
15. All expansion bolts placed in masonry are to be Hilti Kwik Bolt III or approved equal are to be installed in grouted cells in accordance with the manufacturer's recommendations and inspected by the special inspector. All post–installed anchors shall be installed in the presence of the special inspector.
16. All post installed dowels placed in masonry are to be set in Hilti HIT–HY 70 adhesive or approved equal are to bond installed in accordance with the manufacturer's recommendations and inspected by the special inspector. All post–installed anchors shall be installed in the presence of the special inspector.
17. All mechanical anchors shall be installed in accordance with the product manufacturer's recommendations and the installation shall be inspected by the special inspector. Individual products shall be submitted to the architect/engineer for approval prior to installation. All post–installed anchors shall be installed in the presence of the special inspector.
18. When the ambient temperature falls below 40F or the temperature of the masonry units is below 40F, comply with the provisions of TMS 602, Section 1.8C, Specification for Masonry Structures, for cold weather construction.
19. When the ambient temperature exceeds 90F, comply with the provisions of TMS 602, Section 1.8D, Specification for Masonry Structures, for hot weather construction.
20. Brick Ties: (for stud backup)

    There shall be a minimum of one brick tie for every 2.67 sq. ft. of wall area. These shall be spaced at a maximum of 18–inches on center. Ties shall be of a minimum 9 GA. corrosion resistant wire and shall be of an adjustable type such as DUR–O–WALL adjustable D/A 213 or equal. Corrugated galvanized sheet ties are not acceptable. All ties must be attached through the sheathing to the studs per manufacturer's recommendations.
21. Brick Ties: (for masonry backup)

    There shall be a minimum of one brick tie for every 2.67 sq. ft. of wall area. These shall be spaced at a maximum of 18–inches vertical. Ties shall be a minimum of 3/16" diameter corrosion resistant wire. Corrugated galvanized sheet ties are not acceptable.

CMU Lap Splice Lengths
Reinforcement Off–Centered
2 Bar Per Core

MINIMUM LAP SPLICE LENGTH (INCHES)				
BAR SIZE	8" CMU	10" CMU	12" CMU	16" CMU
#3	19	19	19	19
#4	34	34	34	34
#5	45	45	45	45
#6	54	54	54	54
#7	63	63	63	63
#8	N/P	72	72	72
#9	N/P	N/P	82	82

Note:
N/P= Not Permitted

COMPOSITE BEAMS

1. Studs shall be end welded through the metal floor deck along centerline of beams.
2. Minimum distance from the base of the rib to the base of the stud shall be ½" in ribbed, formed steel deck unless noted otherwise.
3. The minimum center–to–center spacing of stud connectors shall be six times the stud diameter along the longitudinal axis of the beam and four times the stud diameter transverse to the longitudinal axis of the beam. In formed steel decks oriented perpendicular to the longitudinal axis of the beam, the minimum center–to–center spacing shall be four times the stud diameter in any direction.
4. Studs may not be installed on the flanges of beams that are less than 0.4 times the stud diameter unless they are directly over the web. Should deck layout and stud spacing cause a conflict with this requirement, contact the Structural Engineer of Record for a resolution prior to installation of the shear studs.

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.
Jacques A. Pierini, PE 2024.02.12 09:37:17 -06'00

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

CERTIFICATE OF AUTHORIZATION P. E., INC. No. 388 ARKANSAS - ENGINEER

CERTIFICATE OF AUTHORIZATION LIVE OAK ENGINEERING, INC. No. 1672 ARKANSAS ENGINEER

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205.637.3115
LOE# 258–1

HUGHES ARCHITECTURAL DESIGNS
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501-627-2448
michaelhughes72s77@gmail.com

New Storm Shelter Facility for:
Arkansas Christian Academy
Bryant, Arkansas

Revisions:

Professional stamp:
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICK M. PLOURDE
01-22-2024

Sheet Title:
General Notes

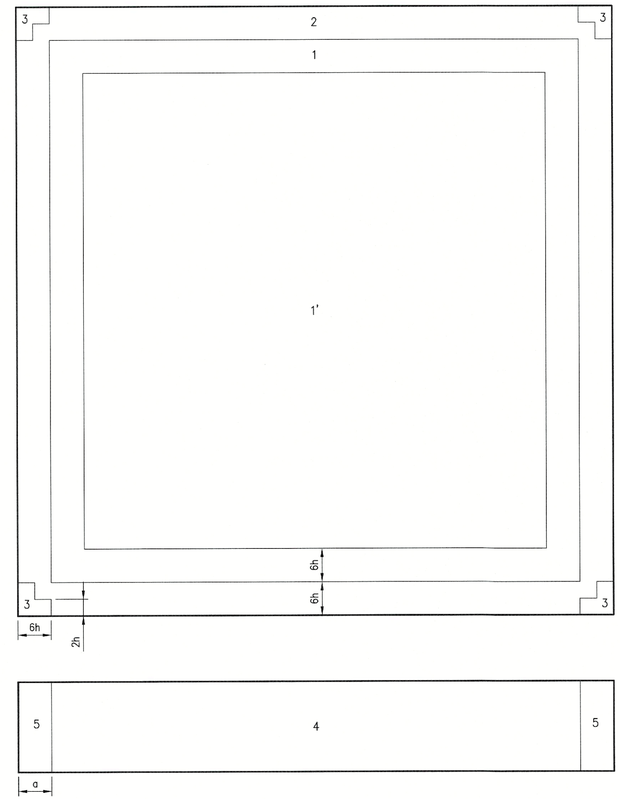
Date: 01/22/2024
Sheet Number:
S0.0

STEEL DECK

1. All deck shall be furnished and installed per the requirements of the Steel Deck Institute (SDI). The Contractor shall follow all recommended practices in the SDI manual.
2. Steel Deck, galvanized steel deck unless noted otherwise on the drawings.
3. Where steel deck is part of a rated assembly, supply all deck and components, which comply with requirements of Underwriters Laboratories (UL) for each type of assembly specified, reference plans and specifications. Where deck is to receive spray fireproofing, finishes shall be compatible with fireproofing material and comply with UL assembly requirements. Before the fireproofing material is applied, the deck surface to be treated shall be free of rust, scale, oil, or other contaminants or elements which will impair bond.
4. The deck shall be fastened to supporting steel as shown on the drawing.
5. Alternate fastening options using mechanical fasteners, powder-actuated, or screws may be considered, if submitted by the Contractor. Alternate systems and documentation certifying that the proposed system provides at least the same uplift and diaphragm shear resistance as the system and pattern specified must be submitted to the Engineer.
6. Provide a 2" minimum bearing and a 4" lap at the splice point of all pieces of deck.
7. Where possible, all decking shall be 3-span continuous, minimum. Decking specified on this project assumes a 3-span condition unless noted otherwise. The Contractor shall provide heavier gauge deck, as required, for one or two span conditions to meet equivalent load capacity of the specified deck under a 3-span condition.
8. Steel roof deck shall not be used to support load from plumbing HVAC ducts, light fixtures, architectural elements, or equipment of any kind unless specifically noted.
9. Hanging any loads directly from steel roof deck shall be avoided whenever possible. Nevertheless, normal suspended acoustical ceilings with a total weight per wire not exceeding 50 lbs may be hung from the steel roof deck in cases where hanging loads from the deck cannot be avoided. If possible, the attachment should be staggered to further distribute the load. If load is directly supported by the deck, tabs or other build-in devices should be provided for hanging referenced loads.
10. Where deck ribs are cut at penetrations, provide deck support angles or deck stiffeners as required.
11. Supply 8" wide, minimum, plates matching deck gauge or heavier for all ridge, valley, and change in deck direction locations, which do not fall over a supporting member at least 4" wide.

ABBREVIATIONS

AB	– Anchor bolt(s)	LT WT	– Lightweight
ADDL	– Additional	MAS	– Masonry
AFF	– Above finish floor	MATL	– Material
ALT	– Alternate	MAX	– Maximum
ARCH	– Architect, Architectural	MECH	– Mechanical
B/	– Back of	MFR	– Manufacturer
BLDG	– Building(s)	MIN	– Minimum
BLK	– Block(s)	MISC	– Miscellaneous
BM	– Beam(s)	MO	– Masonry opening
BOF	– Bottom of footing elevation	MPH	– Miles per hour
BOT	– Bottom	MTL	– Metal
BRDG	– Bridging	N	– North
BRNG	– Bearing	NIC	– Not-in-contract
BRK	– Brick(s)	NOM	– Nominal
BTWN	– Between	NS	– Near side
BUR	– Built-up roof	NSG	– Non-shrink grout
CJ	– Control joint, Contraction joint, Construction joint	NTS	– Not-to-scale
		NUM	– Number
CL	– Centerline	OC	– On-center
CLG	– Ceiling	OD	– Outside diameter, Outside dimension
CLR	– Clear		
CMU	– Concrete masonry unit(s)	OH	– Opposite hand, Overhead
COL	– Column(s)	OPNG	– Opening(s)
CONC	– Concrete	OPP	– Opposite
CONN	– Connection(s)	PAR	– Parallel
CONST	– Construction	PC	– Precast, Precast concrete
CONT	– Continue, Continuous	PDF	– Power driven fastener
CTRD	– Centered	PL	– Plate, Property line
DBA	– Dowel bar anchor, Deformed bar anchor	PLF	– Pounds per linear foot
		PLYWD	– Plywood
DBL	– Double	PNL	– Panel
DIA	– Diameter	PROJ	– Project, Projection
DIAG	– Diagonal	PSF	– Pounds per square foot
DIM	– Dimension	PSI	– Pounds per square inch
DWG	– Drawing	PTD	– Painted
DWGS	– Drawings	PVMT	– Pavement
DWL	– Dowel(s)	QTY	– Quantity
E/	– Edge of, End of	R	– Radius
EA	– Each	RAD	– Radius
EB	– Expansion bolt(s)	RD	– Roof drain
EBC	– Extended bottom chord	REBAR	– Reinforcing bar
EF	– Each face	REF	– Reference
EIFS	– Exterior insulated finish system	REINF	– Reinforce, Reinforcing, Reinforcement
EJ	– Expansion joint		
EL	– Elevation	REQD	– Required
ELEC	– Electrical	REV	– Revise, Revision
ELEV	– Elevator	RH	– Right hand
ENG	– Engineer(ed)	RO	– Rough opening
EQ	– Equal	S	– South
EXP	– Expansion	SC	– Slotted connection, Slip connection
EQMT	– Equipment		
EW	– Each way	SCH	– Schedule
EWJ	– Engineered wood I-joist	SECT	– Section
EXST	– Existing	SF	– Square feet
EXT	– Exterior	SHT	– Sheet
F/	– Face of	SHTG	– Sheathing
FD	– Floor drain	SIM	– Similar
FDN	– Foundation	SJ	– Saw joint
FIN FLR	– Finish floor elevation	SK	– Shear key
FS	– Far side	SP	– Space(s), Southern Pine
FT	– Foot, Feet	SPECS	– Specifications
FTG	– Footing	SQ	– Square
GA	– Gage, Gauge	SS	– Stainless steel
GALV	– Galvanized	SSL	– Short slotted hole
GLB	– Glue-laminated beam	STD	– Standard
GR BM	– Grade beam	STF	– Stiffener
GR	– Grade	STL	– Steel
GYP BD	– Gypsum board	STR	– Straight
HD	– Headed, Heavy duty	STRUCT	– Structural
HDR	– Header	SYM	– Symmetrical
HI	– High	T&B	– Top & bottom
HK	– Hook	T&G	– Tongue & groove
HORIZ	– Horizontal	THK	– Thick, Thickness
HP	– High point	THRD	– Threaded
HR	– Handrail	THRU	– Through
HS	– Headed stud	TM	– Top-of-masonry elevation
HSS	– Hollow steel section	TOB	– Top-of-beam elevation
HVAC	– Heating, ventilation, & air conditioning	TOC	– Top-of-concrete elevation
		TOF	– Top-of-footing elevation
ID	– Inside diameter	TOS	– Top-of-steel elevation
IN	– Inch, Inches	TP	– Top-of-parapet elevation
INSUL	– Insulate, Insulation	TW	– Top-of wall elevation
INT	– Interior	TYP	– Typical
INV	– Invert	UNO	– Unless noted otherwise
JBE	– Joist bearing elevation	VERT	– Vertical
JST	– Joist(s)	W/	– With
JT	– Joint	W/O	– Without
K	– Kip(s) (1,000 pounds)	WB	– Wind bracing
LF	– Linear foot, Linear feet	WCJ	– CMU wall control joint
LG	– Light Gauge	WD	– Wood
LLH	– Long leg horizontal	WP	– Working point
LLO	– Long leg outstanding	WPR	– Waterproofing
LLV	– Long leg vertical	WS	– Waterstop
LO	– Low	WWF	– Welded wire fabric
LP	– Low point		
LT	– Left, Light		



1 S001 SHELTER C & C PLAN
NTS

ULT. ROOF WIND PRESSURE (PSF)								
AREA	ZONE 1'		ZONE 1		ZONE 2		ZONE 3	
	+	–	+	–	+	–	+	–
10SF	115.6	–197.2	115.6	–306.0	115.6	–387.6	115.6	–510.0
20SF	108.8	–197.2	108.8	–292.4	108.8	–367.2	108.8	–469.2
50SF	103.4	–197.2	103.4	–265.2	103.4	–340.0	103.4	–414.8
100SF	102.0	–197.2	102.0	–251.6	102.0	–312.8	102.0	–360.4
200SF	102.0	–176.8	102.0	–238.0	102.0	–292.4	102.0	–319.6
500SF	102.0	–149.6	102.0	–210.8	102.0	–265.2	102.0	–265.2
1000SF	–	–	–	–	–	–	–	–

a= 5.6ft
0.2h= 3.33ft
0.6h= 10ft

ULT. OVERHANG WIND PRESSURE (PSF)				
AREA	ZONE 1'	ZONE 1	ZONE 2	ZONE 3
	TOP & BOTTOM SURFACES COMBINED			
10SF	–306.0	–306.0	–387.6	–510.0
20SF	–302.0	–302.0	–360.4	–462.4
50SF	–295.8	–295.8	–319.6	–387.6
100SF	–292.4	–292.4	–292.4	–340.0
200SF	–251.6	–251.6	–258.4	–292.4
500SF	–210.8	–210.8	–224.4	–224.4

ULT. WALL WIND PRESSURE (PSF)					ULT. PARAPET WIND PRESSURE (PSF)							
WIND AREA	ZONE 4		ZONE 5		ZONE 4&2e		ZONE 4&2n		ZONE 4&3r		ZONE 5&3e	
	WIN	LEE	WIN	LEE	WIN	LEE	WIN	LEE	WIN	LEE	WIN	LEE
10SF	189.8	–202.0	189.8	–238.7	434.6	–324.4	557.0	–324.4	630.4	–324.4	557.0	–361.1
20SF	183.6	–195.9	183.6	–225.3	428.4	–310.9	498.2	–310.9	557.0	–310.9	498.2	–341.5
50SF	175.1	–187.3	175.1	–208.1	314.6	–293.8	419.9	–293.8	461.5	–293.8	419.9	–315.8
100SF	167.7	–180.0	167.7	–195.9	228.9	–281.6	359.9	–281.6	388.0	–281.6	359.9	–296.2
200SF	161.6	–173.8	161.6	–182.4	222.8	–268.1	301.1	–268.1	381.9	–268.1	301.1	–276.7
500SF	153.0	–165.3	153.0	–165.3	214.2	–250.9	275.4	–250.9	275.4	–250.9	275.4	–251.0

FOR WALLS: WIN IS WINDWARD FACE
LEE IS LEEWARD FACE

FOR PARAPETS: WIN IS CASE A = p1+p2
LEE IS CASE B = p3+p4

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.
Jacques A. Pierini, PE 2024.02.12 09:38:57 -06'00

CERTIFICATE OF AUTHORIZATION P. E., INC. No. 388 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

CERTIFICATE OF AUTHORIZATION LIVE OAK ENGINEERING, INC. No. 1672 ARKANSAS ENGINEER

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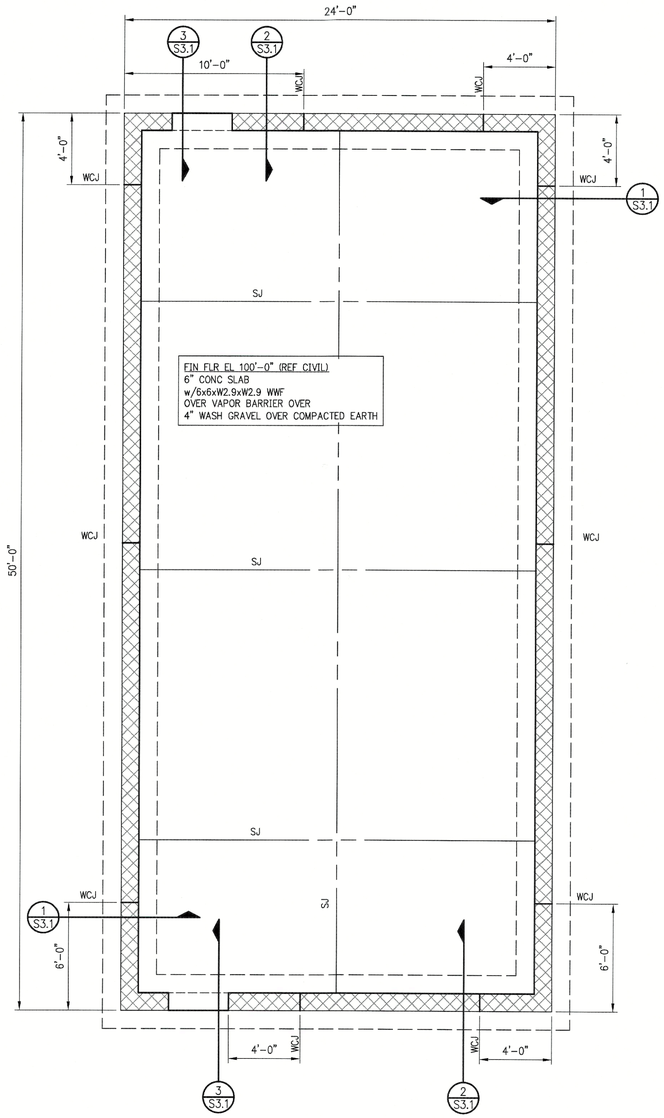
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Arkansas Christian Academy
Bryant, Arkansas

Revisions:

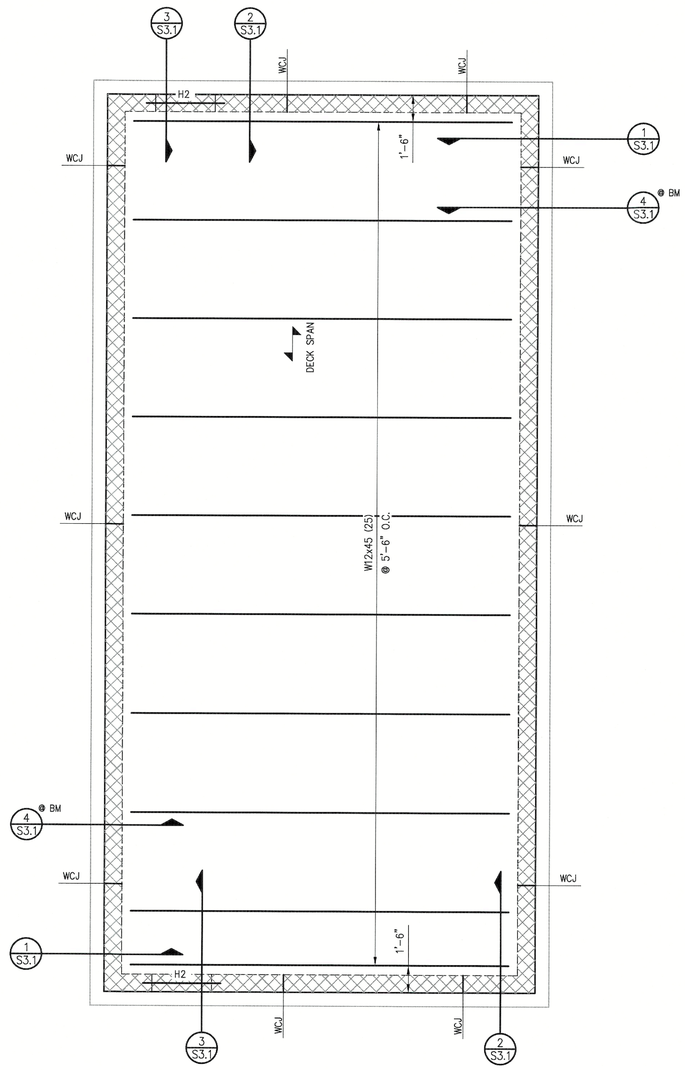
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICK M. PLOURDE
01-22-2024

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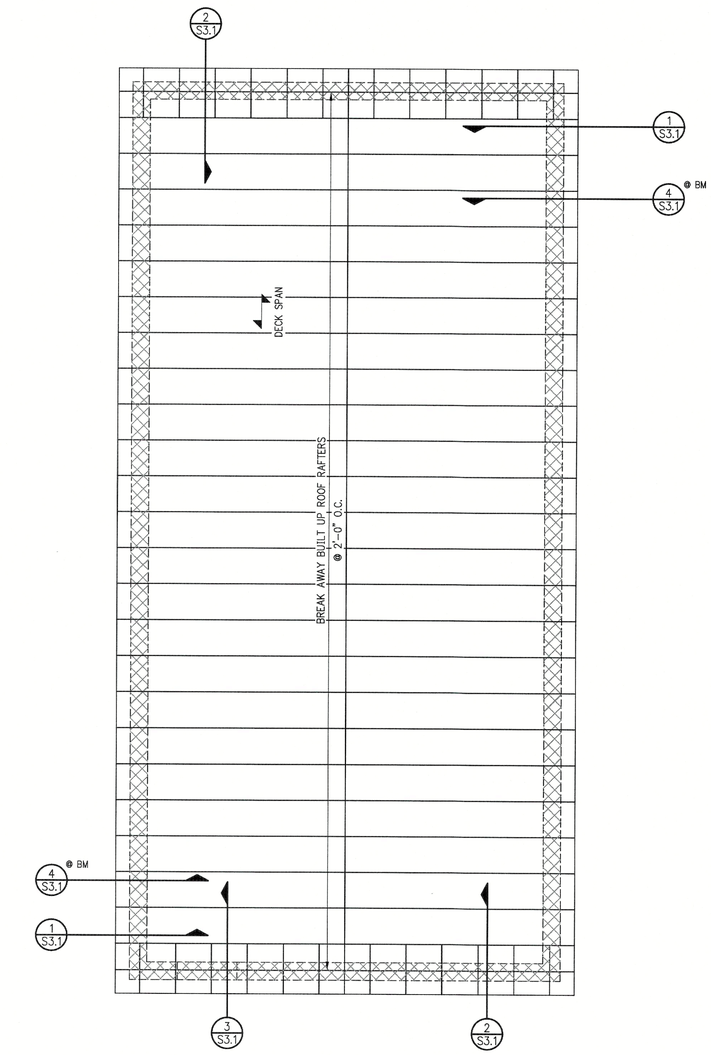
Date: 01/22/2024
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S0.1



A S1.1 FOUNDATION PLAN
1/4"=1'-0"



B S1.1 CONC LID FRAMING PLAN
1/4"=1'-0"



C S1.1 ROOF FRAMING PLAN
1/4"=1'-0"

MASONRY WALL NOTES:

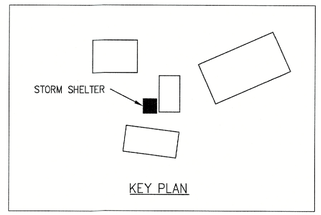
1. STRUCTURAL CONCRETE MASONRY WALLS TO BE NOMINALLY 12" THICK AND REINFORCED FROM FOOTING TO TOP OF WALL UNO. GROUT REINFORCED CELLS SOLID. REINFORCE AND GROUT SOLID CELLS AT CORNERS, OPENING, AND JAMBS AND END OF WALLS. SEE S2.2 FOR TYPICAL DETAILS.
2. DOWEL SPACING TO MATCH VERTICAL REINFORCEMENTS.
3. MASONRY CONTROL JOINT (WCJ) SHALL BE SPACED AT 24' O.C.
4. REINFORCEMENTS DISCONTINUOUS ACROSS CONTROL JOINTS.
5. FOR 12" WALL 2–#5 @ 16" O.C.
6. FOR 12" WALL CORNERS USE 2–#5 THREE CELLS.
7. FOR 12" WALL CONTROL JOINT USE 2–#5 ONE CELL EA SIDE.
8. PROVIDE CONT BOND BEAM AT 4'–0" VERTICAL ALL MASONRY WALL, BOND BEAMS TO BE REINFORCED WITH 2–#5 CONT.
9. PROVIDE STANDARD HOOK AT THE TOP OF ALL VERTICAL REINFORCEMENT BARS.
10. GROUT SOLID ALL MASONRY BELOW GRADE.

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECTURAL DRAWING BEFORE CONSTRUCTION IS TO BEGIN. SEE ARCHITECTURAL DRAWING FOR DIMENSIONS NOT SHOWN.
2. SEE 1/S2.1 FOR SLAB ON GRADE CONSTRUCTION JOINT (SJ), CONTROL JOINT, CONTROL JOINT PATTERN TO BE MAXIMUM 15'X15'.
3. PILASTER OR PIERS SHOWN WITHIN CMU WALLS ARE TO EXTEND FROM BEAM/GIRDER BEARING TO TOP OF FTG OR FOUNDATION WALL PILASTER.
4. GENERAL CONTRACTOR TO COORDINATE WITH (MEP) MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS FOR ANY AND ALL LOCATIONS OF SLEEVED OPENINGS IN FOUNDATION WALLS.
5. WHERE SLAB IS SAWCUT FOR INSTALLATION OF NEW PLUMBING/ELECTRICAL WORK PATCH PER DETAIL 4/S2.1.
6. DO NOT BEGIN DEMOLITION OR EXCAVATION WORK UNTIL EXISTING STRUCTURE HAS BEEN ADEQUATELY SHORED TO SUPPORT EVERY LEVEL. SHORING SHALL REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS SHOWN HAVE BEEN INSTALLED. REFER TO "EXISTING CONSTRUCTION" NOTES ON S0.0 FOR ADDITIONAL REQUIREMENTS.

T/CONC LID 10'–4" AFF
1.5VLI20 DECK w/4.5" CONCRETE (6" TOTAL)
¾"ø HD STUDx5½" QUANTITY AS SHOWN ON PLAN
REINFORCE WITH 6x6xW2.9xW2.9 WWF, FLAT SHEETS ONLY OVER
#4 @ 48"O.C. EW BARS PERPENDICULAR TO FLUTES BOTTOM

DECK FASTENING SHALL BE AS FOLLOWS: ATTACH TO SUPPORTING MEMBER USING HILTI X–ENP19 IN A 3⅜ PATTERN.
SIDE LAP SEAMS TO BE FASTENED WITH BUTTON PUNCHES AT 12" O.C.
PERIMETER SUPPORTS TO BE FASTENED TO STRUCTURE WITH HILTI X–ENP19 @ 12"O.C. ALONG THE FULL LENGTH OF PANEL AND AROUND PERIMETER OF OPENINGS UNLESS NOTED OTHERWISE.



KEY PLAN

NOTE:
1. ⅝"(⁹⁄₃₂") SHEATHING SPANS PERPENDICULAR TO SUPPORTS.
2. COORDINATE MECHANICAL OPENING SUPPORT WITH ARCHITECT/JOISTS SUPPLIER.
3. JOIST SUPPLIER SPECIFY ADDITIONAL BRACING/BRIDGING.
4. JOISTS MANUFACTURE SHALL DESIGN JOISTS FOR UPLIFT, SEE COMPONENT AND CLADDING S001.
5. DO NOT BEGIN DEMOLITION OR EXCAVATION WORK UNTIL EXISTING STRUCTURE HAS BEEN ADEQUATELY SHORED TO SUPPORT EVERY LEVEL. SHORING SHALL REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS SHOWN HAVE BEEN INSTALLED. REFER TO "EXISTING CONSTRUCTION" NOTES ON S0.0 FOR ADDITIONAL REQUIREMENTS.

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.
Jacques A. Pierini, PE 2024.02.12 09:34:09 -06'00'

CERTIFICATE OF AUTHORIZATION P. E., INC. No. 388 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

CERTIFICATE OF AUTHORIZATION LIVE OAK ENGINEERING, INC. No. 1672 ARKANSAS ENGINEER

LIVE OAK ENGINEERING
2509 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233
205.637.3115
LOE# 258–1

HUGHES ARCHITECTURAL DESIGNS
1202 N STATE LINE AVE
SUITE #102
TEXARKANA, AR 71854
501-627-2448
michaelhughes72s77@gmail.com

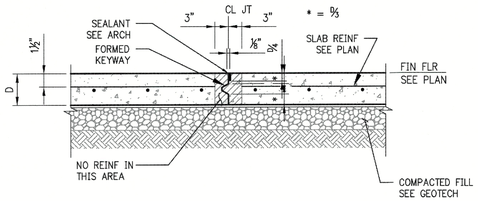
New Storm Shelter Facility for:
Arkansas Christian Academy
Bryant, Arkansas

Revisions:

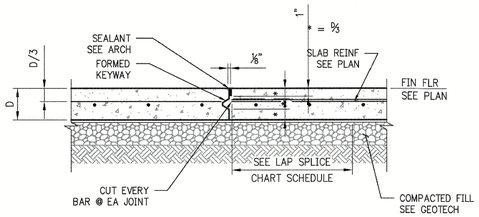
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICK M. PLOURDE
01-22-2024

Sheet Title:
Foundation & Framing Plans

Date: 01/22/2024
Sheet Number:
S1.1



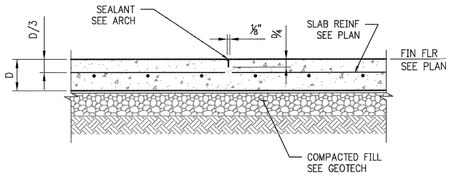
EXPANSION JOINT



CONSTRUCTION JOINT

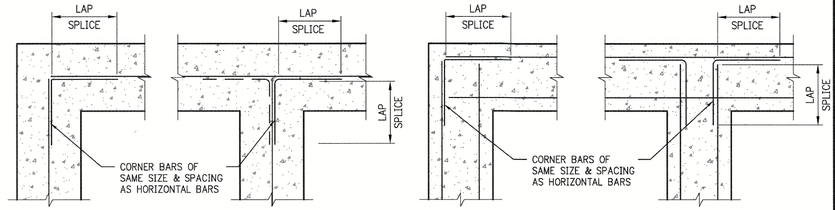
1 S2.1 DETAIL–TYP SLAB JOINTS

NTS



SAWCUT CONTROL JOINT

NOTES
1. SEE FOUNDATION PLAN(S) FOR SLAB THICKNESS AND REINF.
2. CUT EVERY BAR @ EA JOINT.
3. THE SAWCUTTING SHALL BE DONE WITHIN 8 HOURS OF PLACEMENT OR AS SOON AS THE CONCRETE HAS SUFFICIENTLY CURED TO PERMIT CUTTING WITHOUT CHIPPING, SPALLING OR TEARING.



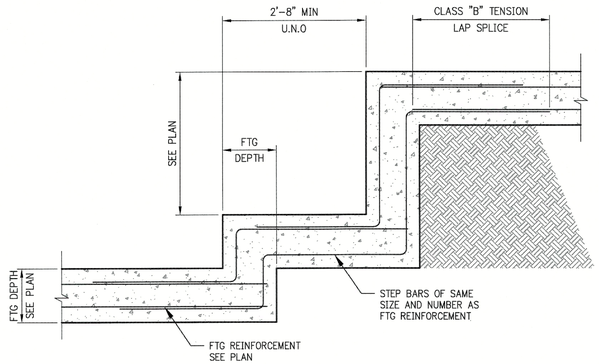
SINGLE LAYER REINFORCEMENT

DOUBLE LAYER REINFORCEMENT

NOTE:
ALL LAP SPLICES CLASS "B" TENSION

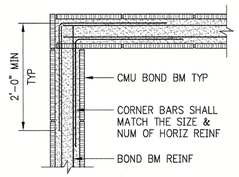
2 S2.1 DETAIL – REINFORCING AT CORNERS & INTERSECTIONS

NTS



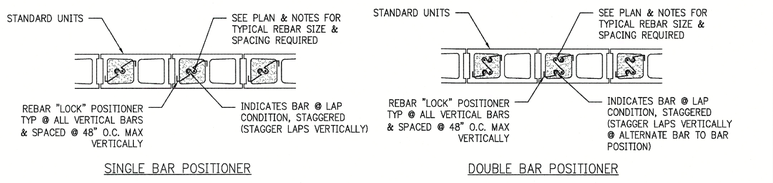
3 S2.1 DETAIL–STEPPED FOOTING

NTS



4 S2.1 DETAIL–TYP BOND BM CORNER REINF

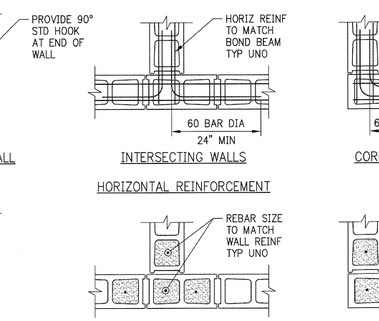
NTS



SINGLE BAR POSITIONER

DOUBLE BAR POSITIONER

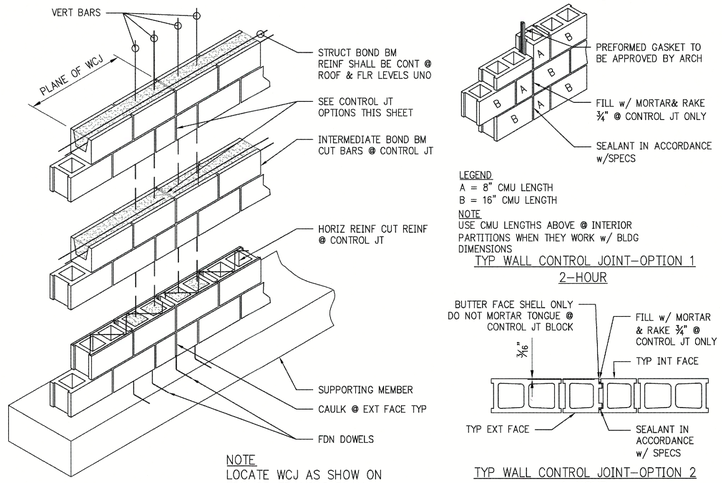
5 S2.1 DETAIL–TYP MASONRY WALL REINFORCEMENT POSITIONERS



NOTES
1. REINFORCEMENT SHOWN IS IN ADDITION TO MINIMUM WALL REINFORCEMENT SHOWN IN FOUNDATION DETAILS.
2. REINFORCING TO BE CONTINUOUS FROM FOOTING TO TOP OF WALL. FILL CORES SOLID WITH GROUT AS NOTED IN THE SPECIFICATIONS OR GENERAL NOTES.

6 S2.1 DETAIL–TYP CMU WALL INTERSECTIONS

NTS



NOTE
LOCATE WCJ AS SHOW ON FDN OR FRAMING PLAN MAX 24'–0" SPACING UNO

LEGEND
A = 8" CMU LENGTH
B = 16" CMU LENGTH

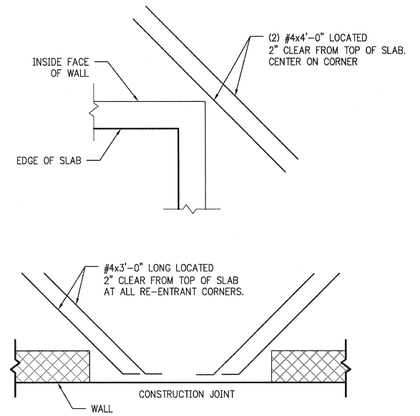
NOTE
USE CMU LENGTHS ABOVE @ INTERIOR PARTITIONS WHEN THEY WORK w/ BLDG DIMENSIONS

TYP WALL CONTROL JOINT–OPTION 1
2–HOUR

TYP WALL CONTROL JOINT–OPTION 2
4–HOUR

7 S2.1 DETAIL–TYP CMU WALL CONTROL JOINT (WCJ)

3/4"=1'–0"



8 S2.1 DETAIL–TYP RE–ENTRANT CORNER REINF

NTS

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.

Jacques A. Pierini, PE 2024.02.12 09:43:05 -06'00

CERTIFICATE OF AUTHORIZATION ARKANSAS - ENGINEER NOTIFICATION P. E., INC. No. 388

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

CERTIFICATE OF AUTHORIZATION LIVE OAK ENGINEERING, INC. No. 1672 ARKANSAS ENGINEER

LIVE OAK ENGINEERING
2509 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233
205.637.3115
LOE# 208–1

HUGHES ARCHITECTURAL DESIGNS
1202 N STATE LINE AVE
SUITE #102
TEXARKANA, AR 71854
501-627-2448
michaelhughes72e77@gmail.com

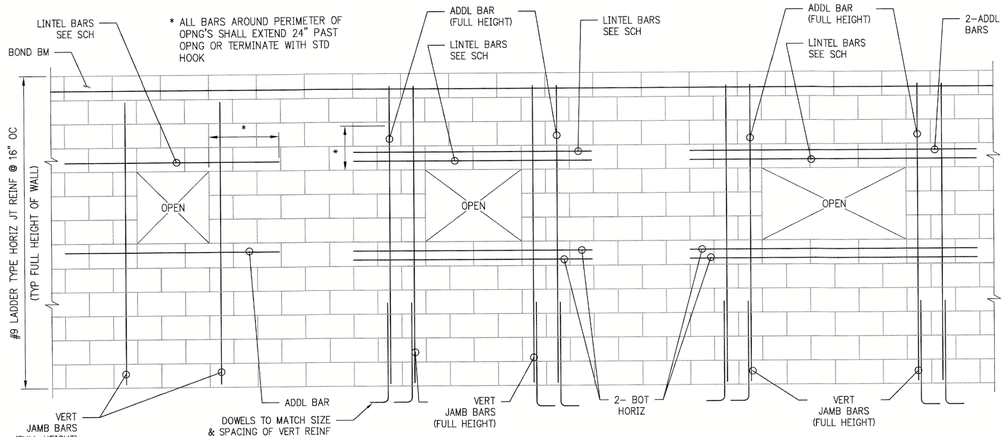
New Storm Shelter Facility for:
Arkansas Christian Academy
Bryant, Arkansas

Revisions:

Professional stamp:
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICIA M. PLOURDE
01-22-2024

Sheet Title:
Typical Details

Date: 01/22/2024
Sheet Number:
S2.1

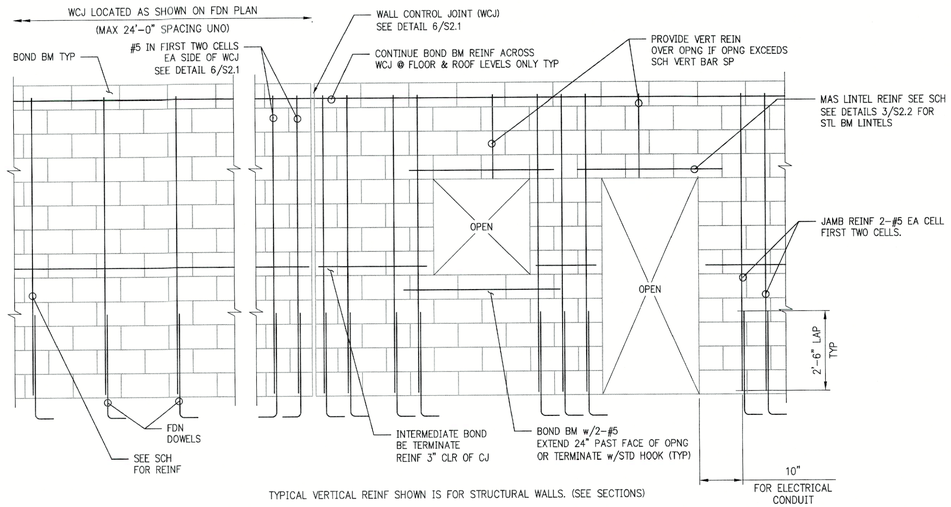


OPENINGS UP TO 3'-0"
FOR OPNGS UP TO 3'-0" OR LESS IN EITHER DIRECTION IN STRUCT PARTITIONS OR EXT WALLS

OPENINGS > 3'-0" BUT < 8'-0"
FOR OPNGS WHICH EXCEED 3'-0" BUT NOT MORE THAN 8'-0" IN EITHER DIRECTION THE ADDL VERT BARS SHALL BE FULL-HEIGHT & DOWELED TO FDN

OPENINGS > 8'-0"
FOR OPNG WHICH EXCEED 8'-0" IN EITHER DIRECTION THE ADDL VERT BARS SHALL BE FULL HEIGHT & DOWELED TO FDN

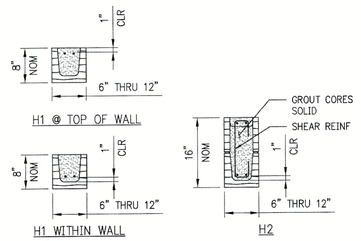
1/S2.2 DETAIL-TYP ADDL REINF AROUND WALL OPNGS
NTS



TYPICAL VERTICAL REINF SHOWN IS FOR STRUCTURAL WALLS. (SEE SECTIONS)

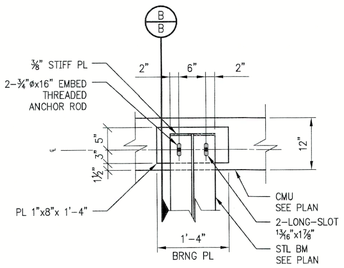
2/S2.2 DETAIL-TYP BOND BM, CONTROL JT & WALL REINF
NTS

HEADER SCHEDULE				
MARK	WALL	REINFORCEMENT	SHEAR REINFORCEMENT	REMARKS
H1	8"	2-#5 CONT	N/A	-
	12"	2-#5 CONT	-	-
H2	8"	2-#5 CONT T&B	-	-
	12"	2-#5 CONT T&B	-	-

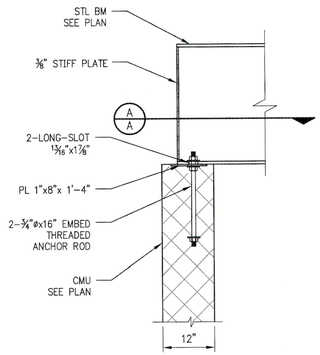


NOTE
1. SEE STRUCT DWGS FOR GENERAL LOCATION OF HEADERS - SEE ARCH FOR SPECIFIC LOCATION & CLEAR SPAN.
2. LINTELS SHALL SPAN CONT BTWN BRNGS EACH SIDE.
3. PROVIDE 8"(MIN) BRNG FOR CLEAR SPAN 8'-0" OR LESS, 16"(MIN) BRNG FOR CLEAR SPAN GREATER THAN 8'-0".
4. EXTEND BOT REINF TO END OF BRNG EACH SIDE - EXTEND TOP REINF WHERE POSSIBLE - BASIC DEVELOPMENT LENGTH - TERMINATE TOP REINF w/STD HOOK AT CONTROL JTS OR FREE EDGES.
5. PROVIDE SOLID GROUTED OF SOLID MAS JAMB UNDER LINTEL EA SIDE OF OPNG FOR CLEAR SPAN GREATER THAN 6'-0".

3/S2.2 DETAIL-MASONRY LINTELS
3/4"=1'-0"



A-A



B-B

4/S2.2 EXTERIOR CORRIDOR BEARING PLATE
3/4" = 1'-0"

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.
Jacques A. Pierini, PE 2024.02.12 09:48:42 -06'00

CERTIFICATE OF AUTHORIZATION P. E., INC. No. 388 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

HUGHES ARCHITECTURAL DESIGNS
1202 N STATE LINE AVE
SUITE #102
TEXARKANA, AR 71854
501-627-2448
michaelhughes72e77@gmail.com

New Storm Shelter Facility for:
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Revisions:

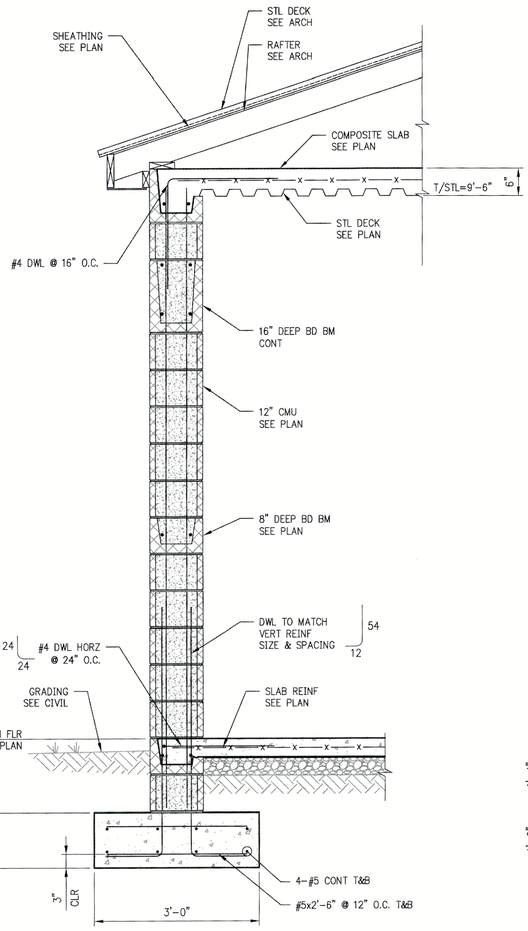
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICK M. PLOURDE
01-22-2024

Sheet Title:
Typical Details

Date: 01/22/2024
Sheet Number:
S2.2

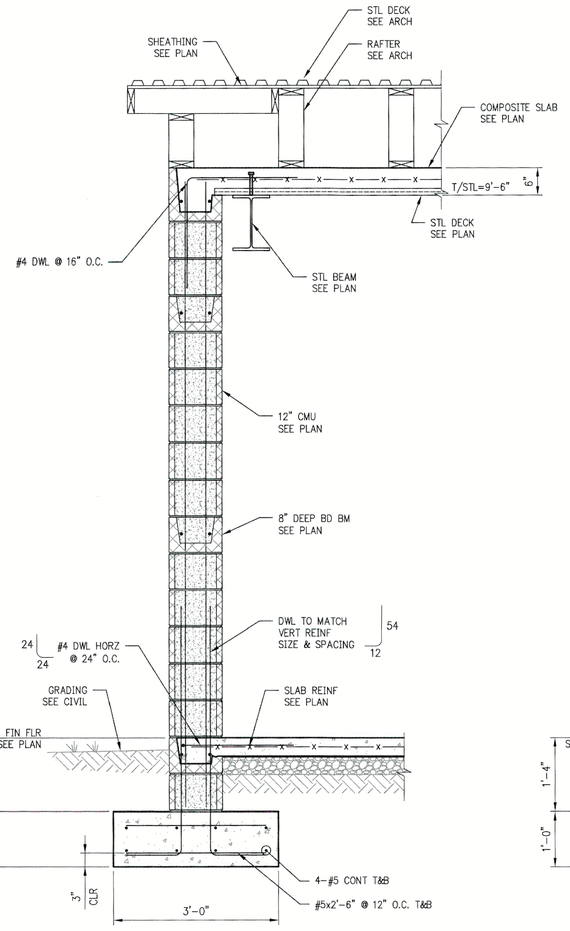
CERTIFICATE OF AUTHORIZATION LIVE OAK ENGINEERING, INC. No. 1672 ARKANSAS ENGINEER
LIVE OAK ENGINEERING
2509 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233
205.637.3115
LOE# 258-1

NOTE:
WOOD TRUSS BY OTHERS.
WOOD TRUSS CONNECTION BY OTHERS.



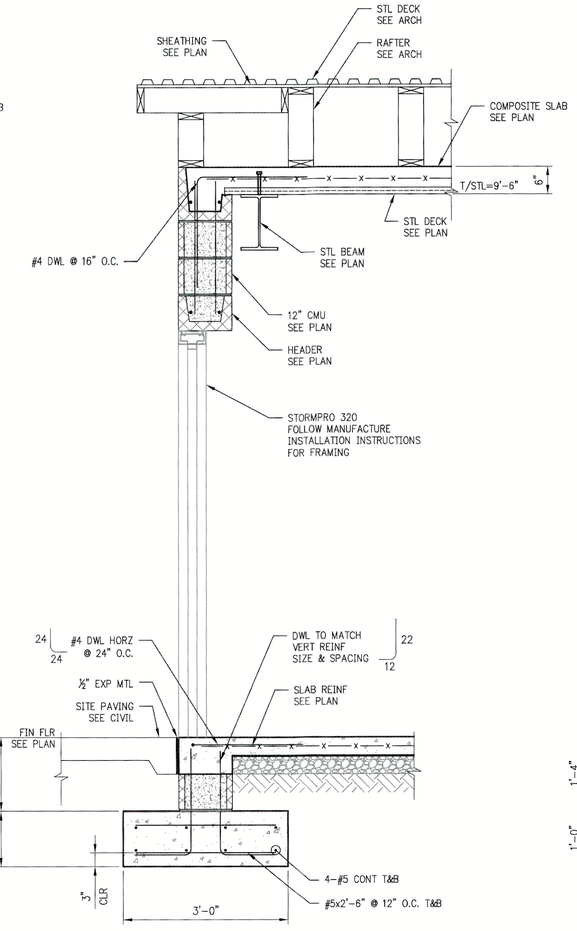
1 S3.1 SECTION
3/4"=1'-0"

NOTE:
WOOD TRUSS BY OTHERS.
WOOD TRUSS CONNECTION BY OTHERS.



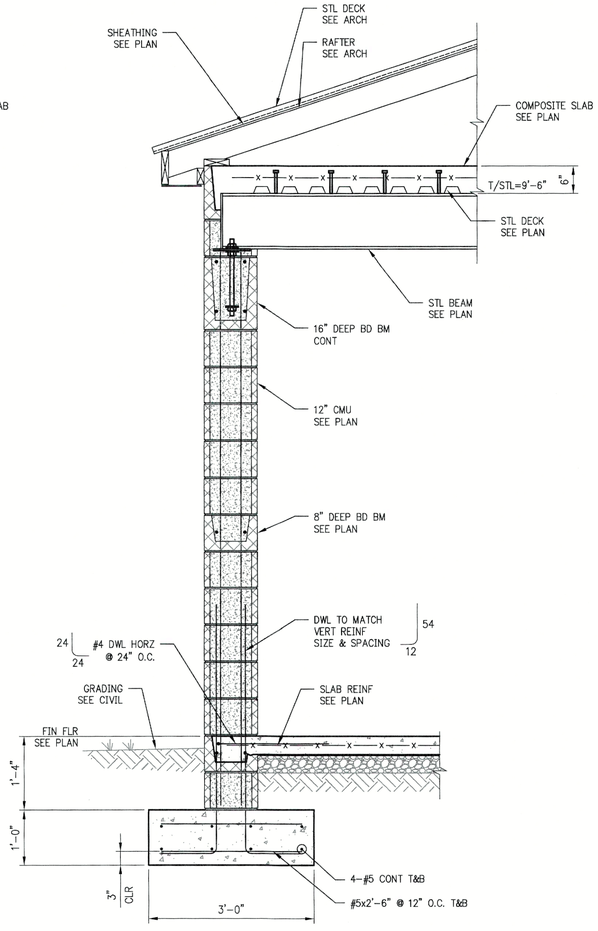
2 S3.1 SECTION
3/4"=1'-0"

NOTE:
WOOD TRUSS BY OTHERS.
WOOD TRUSS CONNECTION BY OTHERS.



3 S3.1 SECTION
3/4"=1'-0"

NOTE:
WOOD TRUSS BY OTHERS.
WOOD TRUSS CONNECTION BY OTHERS.



4 S3.1 SECTION
3/4"=1'-0"

APPROVED STRUCTURAL ONLY ICC 500 REVIEW.
Jacques A. Pierini, PE 2024.02.12 09:51:12 -06'00

CERTIFICATE OF AUTHORIZATION P. E., INC. No. 388 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6813 JACQUES A. PIERINI

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LIVE OAK ENGINEERING
2509 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233
205.637.3115
LOE# 258-1

HUGHES
ARCHITECTUR
DESIGN
1202 N STATE LINE A
SUITE #102
TEXARKANA, AR 71
501-627-2448
michaelhughes72s77@gmai

New Storm Shelter Facility for:
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Revisions:

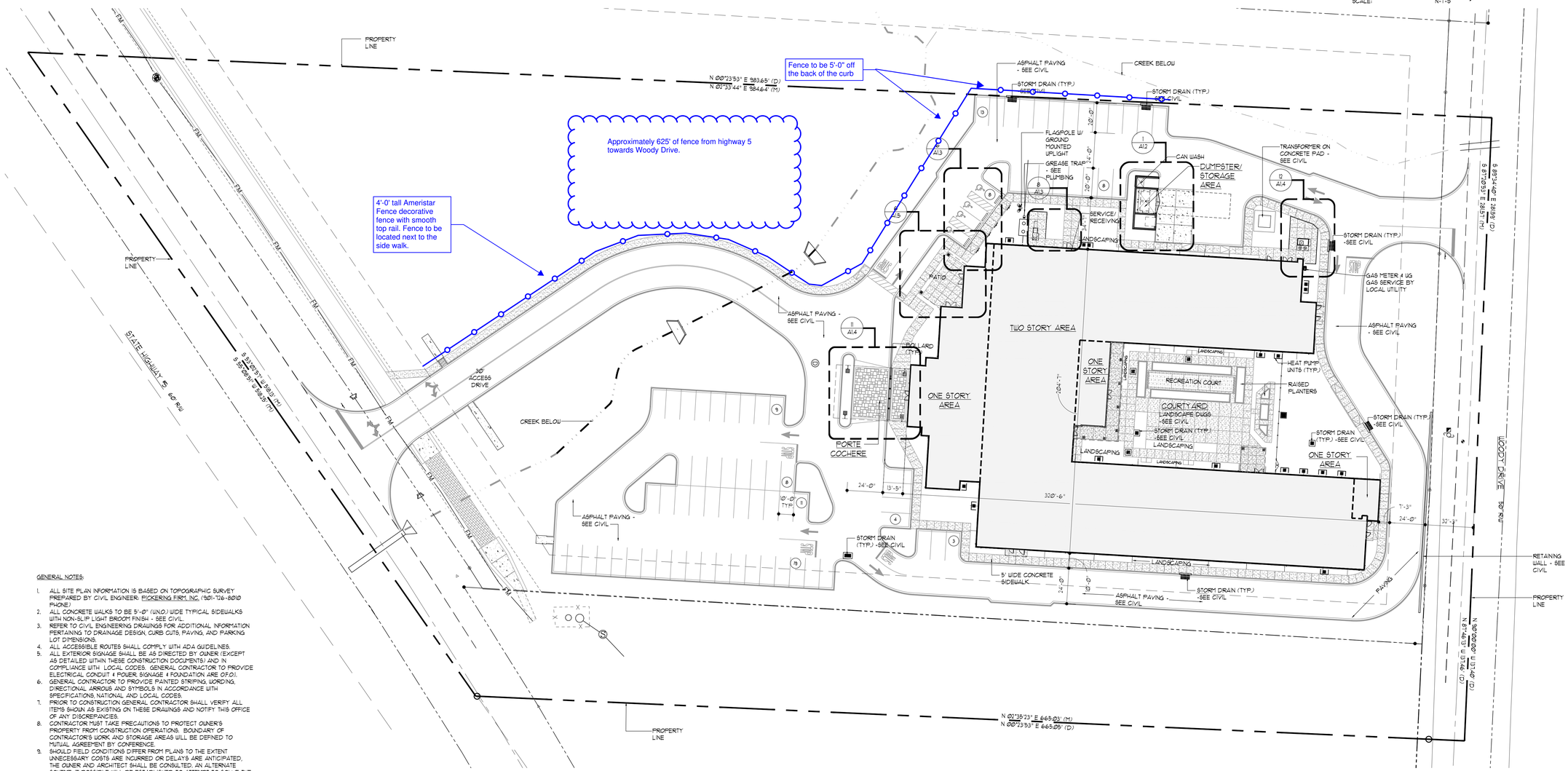
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.10449 PATRICIA M. PLOU
01-22-2024

Sheet Title:
Framing Sections

Date: 01/22/2
Sheet Number:
S3.1



VICINITY MAP
SCALE: N-T-S



SITE PLAN
SCALE: 1" = 30'-0"

CALL NORTH

TOTAL PARKING:

STANDARD GRADE PARKING:	75
ACCESSIBLE GRADE PARKING:	4
TOTAL PARKING:	79

GENERAL NOTES:

1. ALL SITE PLAN INFORMATION IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY CIVIL ENGINEER: PICKERING FIRM, INC. (901-726-8080 PHONE)
2. ALL CONCRETE WALKS TO BE 5'-0" (U.N.O.) WIDE TYPICAL SIDEWALKS WITH NON-SLIP LIGHT BROOM FINISH - SEE CIVIL.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO DRAINAGE DESIGN, CURB CUTS, PAVING, AND PARKING LOT DIMENSIONS.
4. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA GUIDELINES.
5. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER (EXCEPT AS DETAILED WITHIN THESE CONSTRUCTION DOCUMENTS) AND IN COMPLIANCE WITH LOCAL CODES. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT & POWER SIGNAGE & FOUNDATION ARE O.F.O.I.
6. GENERAL CONTRACTOR TO PROVIDE PAINTED STRIPING, WORDING, DIRECTIONAL ARROWS AND SYMBOLS IN ACCORDANCE WITH SPECIFICATIONS, NATIONAL AND LOCAL CODES.
7. PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
8. CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
9. SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. AN ALTERNATE SCHEME, IF POSSIBLE WILL BE ESTABLISHED TO ATTEMPT TO SOLVE THE PROBLEM DISCOVERED.
10. COORDINATE EXTERIOR UTILITY LOCATIONS W/ CIVIL ENGINEERING DUGS & WITH UTILITY COMPANIES.
11. ALL BUILDING DIMENSIONS ARE TO FACE OF FINISH.
12. G.C. TO FOLLOW THE MINIMUM REQUIREMENTS FOR PAVEMENT DESIGN RECOMMENDATION (ALL) U.N.O. PER CIVIL DRAWINGS AND SOIL REPORT.
13. LIMITS OF CONSTRUCTION TO BE AREA WITHIN PROPERTY LINE OR AS INDICATED WITH LIMIT LINES OF CONSTRUCTION.
14. ALL ROOF DRAINS INCLUDING DOWNSPOTS FROM GUTTERS TO TIE INTO STORM DRAINAGE SYSTEM (SEE CIVIL).
15. PROVIDE UNDERGROUND ELECTRICAL CONDUIT (NOT WIRED) FOR THE ABILITY TO ADD ELECTRIC CAR (FFPV) CHARGING STATIONS FOR A MINIMUM OF 3% OF THE TOTAL PARKING COUNT. EXACT LOCATIONS TO BE DETERMINED BY OWNER/ARCHITECT. MAINTAIN ACCESSIBLE WIDTH REQUIREMENT OF ADJACENT SIDEWALK. PROVIDE PIPE BOLLARD TO PROTECT CHARGING STATION. PROVIDE SIGN STATING 'ELECTRIC VEHICLE PARKING AND CHARGING STATION'. COORDINATE ALL REQUIREMENTS WITH CHARGING STATION MANUFACTURER.

LLW ARCHITECTS

COA # C786
803 MOUNT MORIAH
SUITE 100B
MEMPHIS, TN 38117
(901) 683-7175 p.
(901) 683-2385 f.
llw@llwarchitects.com

ISSUED	DATE
PRELIMINARY DRAWINGS	06-08-2018
FOR PERMIT	09-06-2019

NO.	REVISIONS	DATE

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SEAL



PINNACLE POINT AT BRYANT

BRYANT, ARKANSAS

SHEET NAME
SITE PLAN

DATE	09-06-2019
DRAWN BY	BVB
CHECKED BY	DRL
FILE NAME	0218-A101
SCALE	AS NOTED
PROJECT NO.	0218
DRAWING	A1.1

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: 3/13/2024

Sign Co. or Sign Owner

Name L. Graphics
Address 701 N. Reynolds Rd
City, State, Zip Bryant, AR 72022
Phone (501) 653-4444
Alternate Phone _____

Property Owner

Name Bart Furguson
Address 3507 Marketplace ste. 200
City, State, Zip Bryant, AR 72022
Phone (501) 840-2282
Alternate Phone _____

GENERAL INFORMATION

Name of Business P31 Boutique
Address/Location of sign 3507 Marketplace Ste. 200
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 Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

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

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

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	Wall mount Channel letter	60"X60"	2550 FT	18	13	
B						
C						
E						
F						
G						


Wall mount cabinet w/ LED lighting
60 in
60 in
P31
-BOUTIQUE-
18 feet

Invoice

Date	Invoice #
3/4/2024	55741

Arkansas Sign & Barricade, Inc.
P.O. Box 185 ~ Mabelvale, Ar. 72103
501-653-2300

PAID
03/04/2024

Bill To

Thomas DB Collins LTD LLC
Lee Pengelly

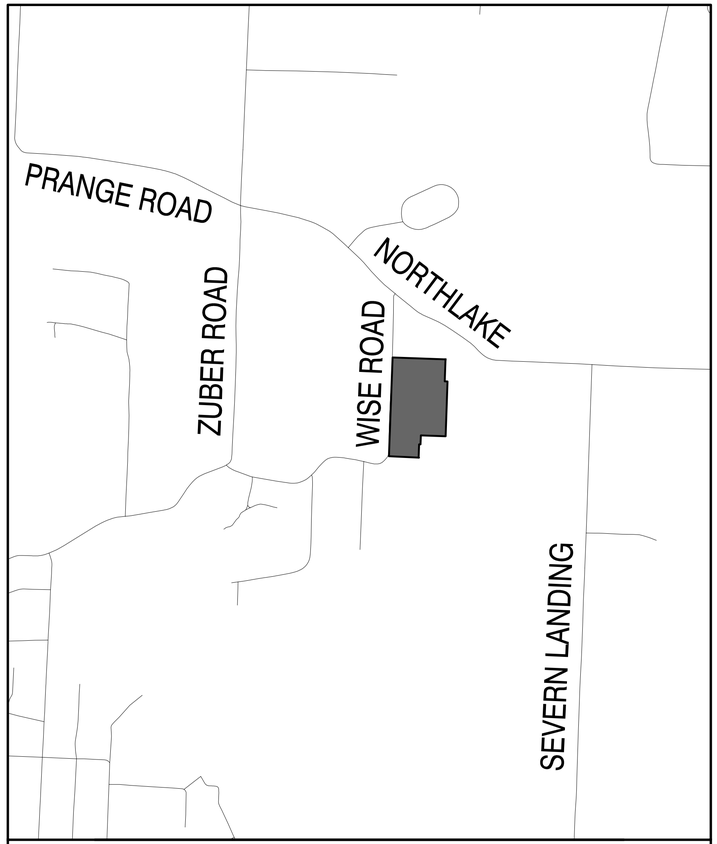
PO #	Terms	REP	Job #/ Job Location
	Net 30	House	

Description	Qty	U/M	Rate	Amount
9"x36" .080 - Aluminum - RAW - 3/4" Corner Radius - No Holes	7		67.50	472.50T
9"x30" .080 - Aluminum - RAW - 3/4" Corner Radius - No Holes	3		56.25	168.75T
9"x24" .080 - Aluminum - RAW - 3/4" Corner Radius - No Holes	2		45.00	90.00T
3.5% Credit Card Processing Fee			28.12	28.12
Sales Tax				72.21

Balance Due $0.00

Past due invoices will incur a 1% late charge monthly.

KENSINGTON PLACE SUBDIVISION
PHASE 3
BRYANT, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR

Prepared by:

GarNat Engineering, LLC

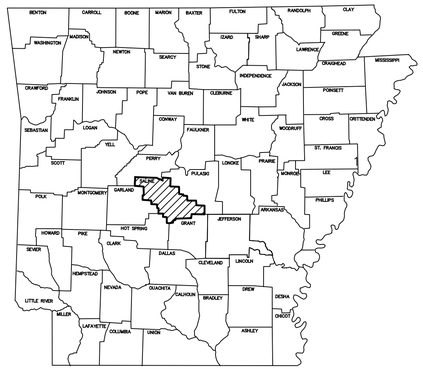
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www.garnatengineering.com

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:

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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:

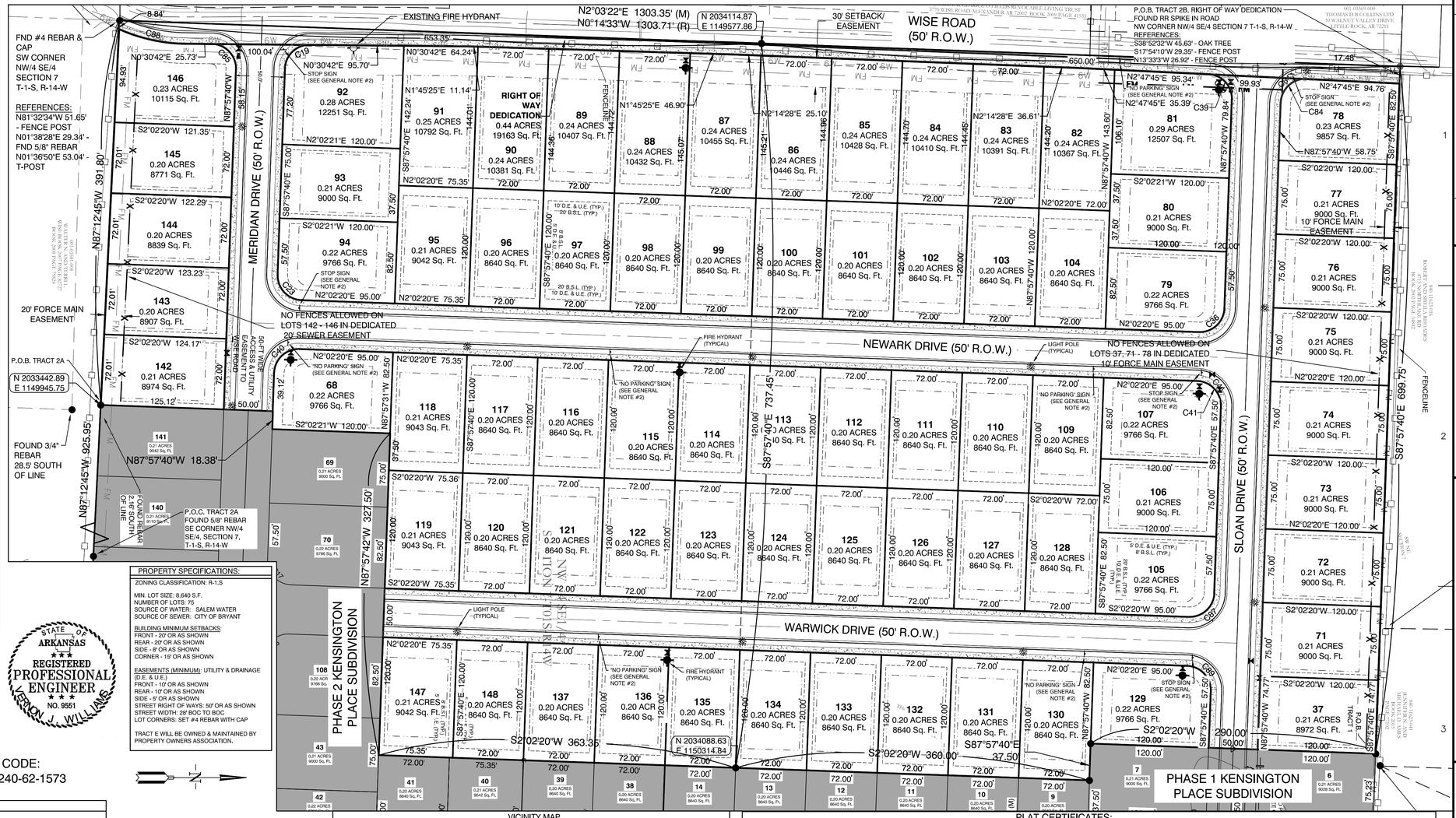
ZONING CLASSIFICATION: R-1.S

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

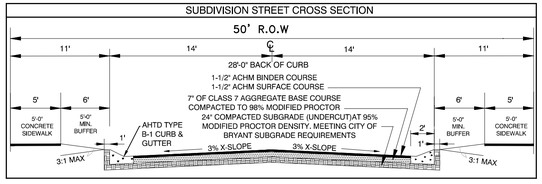
BUILDING MINIMUM SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
CORNER - 15' OR AS SHOWN

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'
C39	39.27'	25.00'	90°00'	S42°02'20"E	35.36'
C49	39.67'	25.00'	90°09'	S42°02'20"E	35.86'
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'
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:

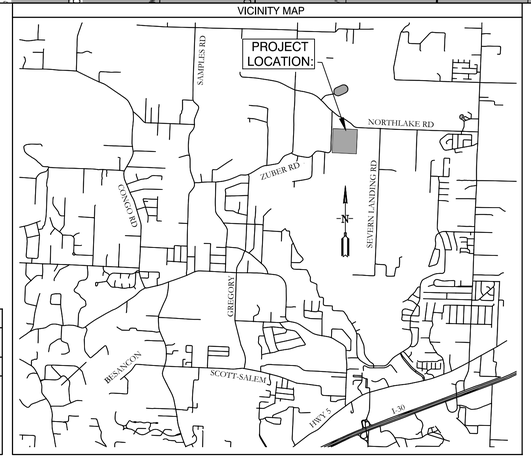
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

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

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3825 Mt Carmel Rd
Bryant, AR 72022
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KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

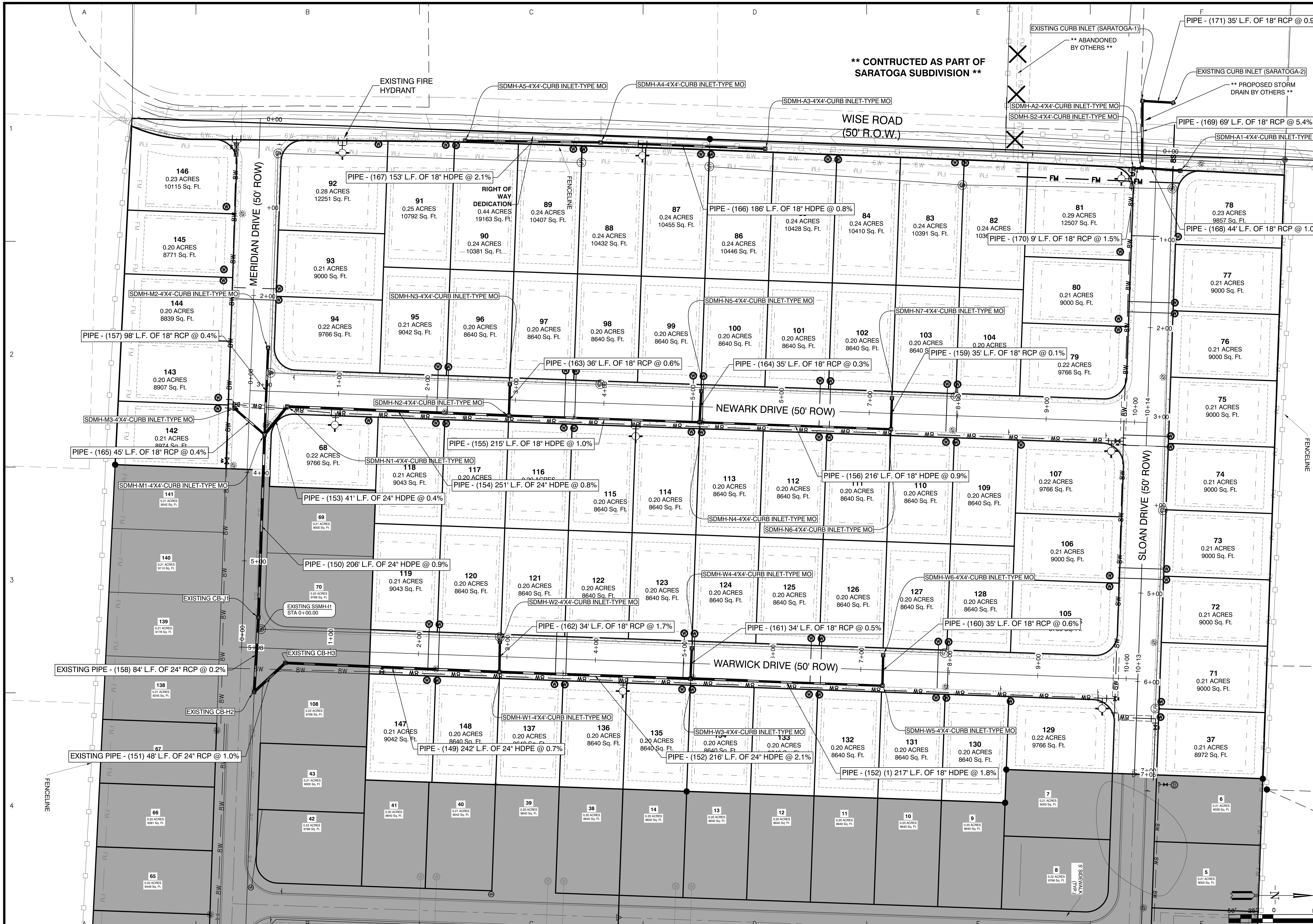
CONTENTS:
OVERALL WATER AND SEWER PLAN

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

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BY | REVISION | DATE

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

RECORD DRAWING

CONTENTS:

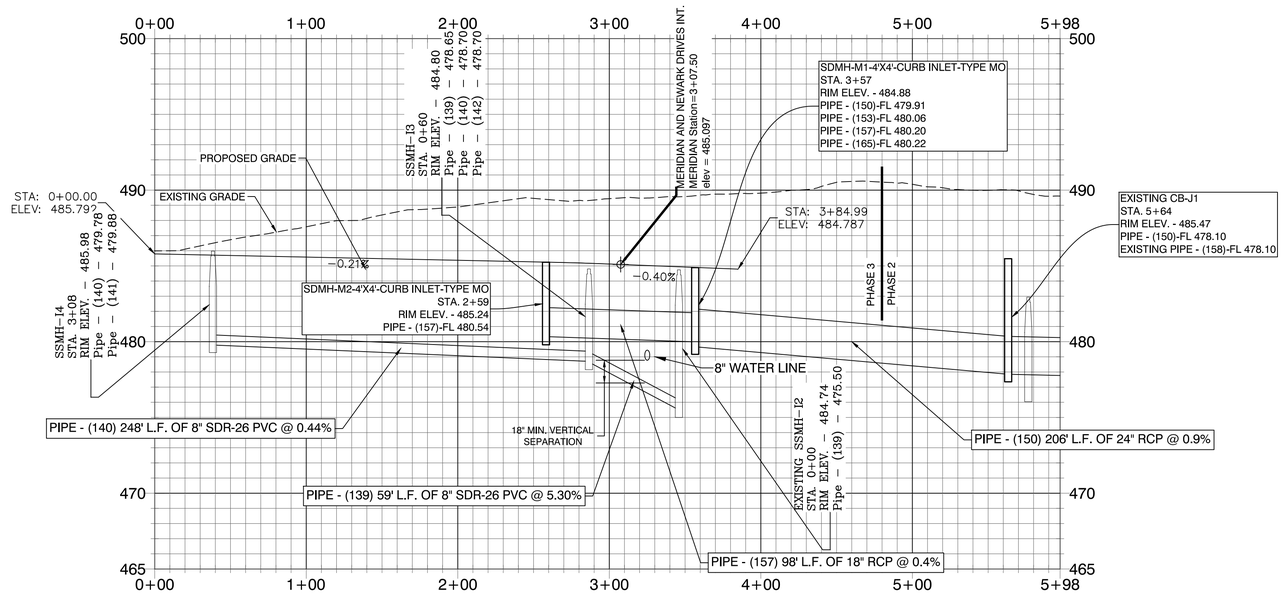
STREET & DRAINAGE PLAN

PROJECT NO: 16044

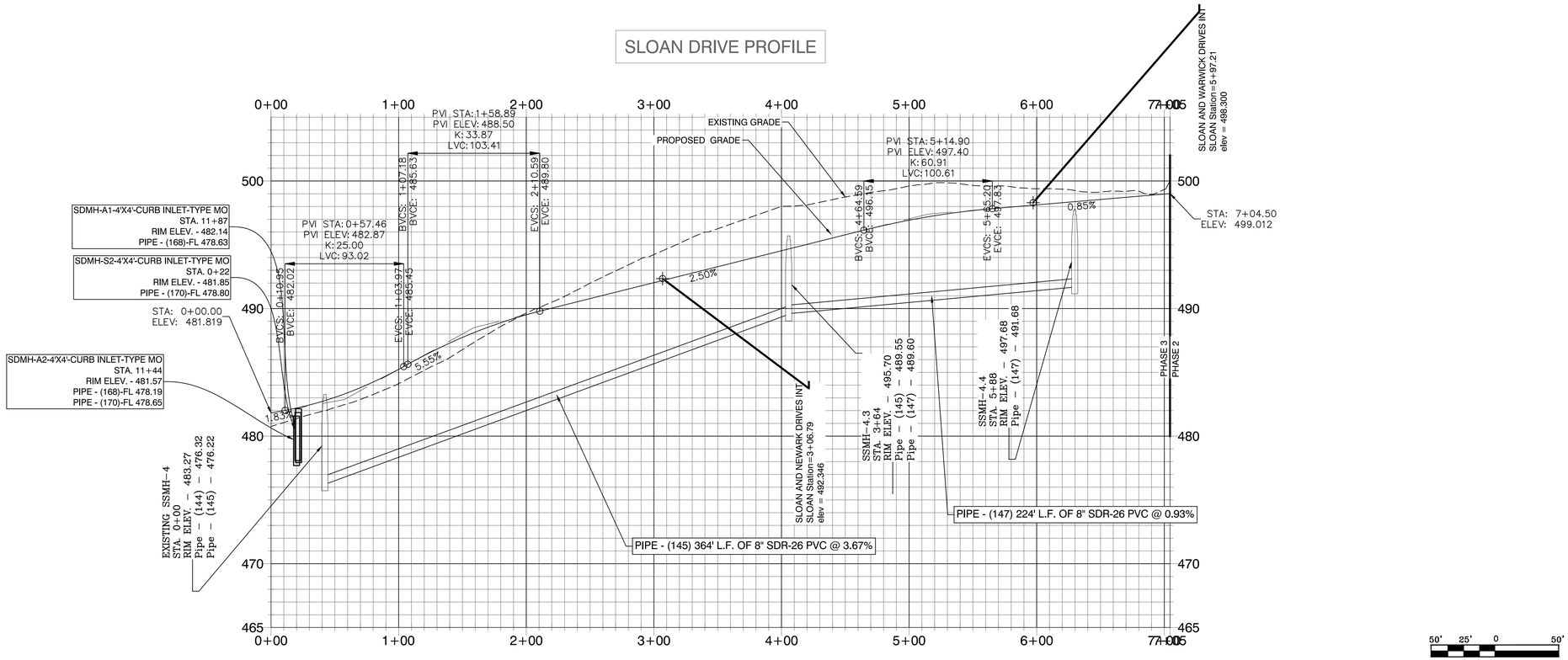
DATE: 08/20/20

SHEET NO: 4

MERIDIAN DRIVE PROFILE



SLOAN DRIVE PROFILE



50' 25' 0 50'

BY	REVISION	DATE

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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

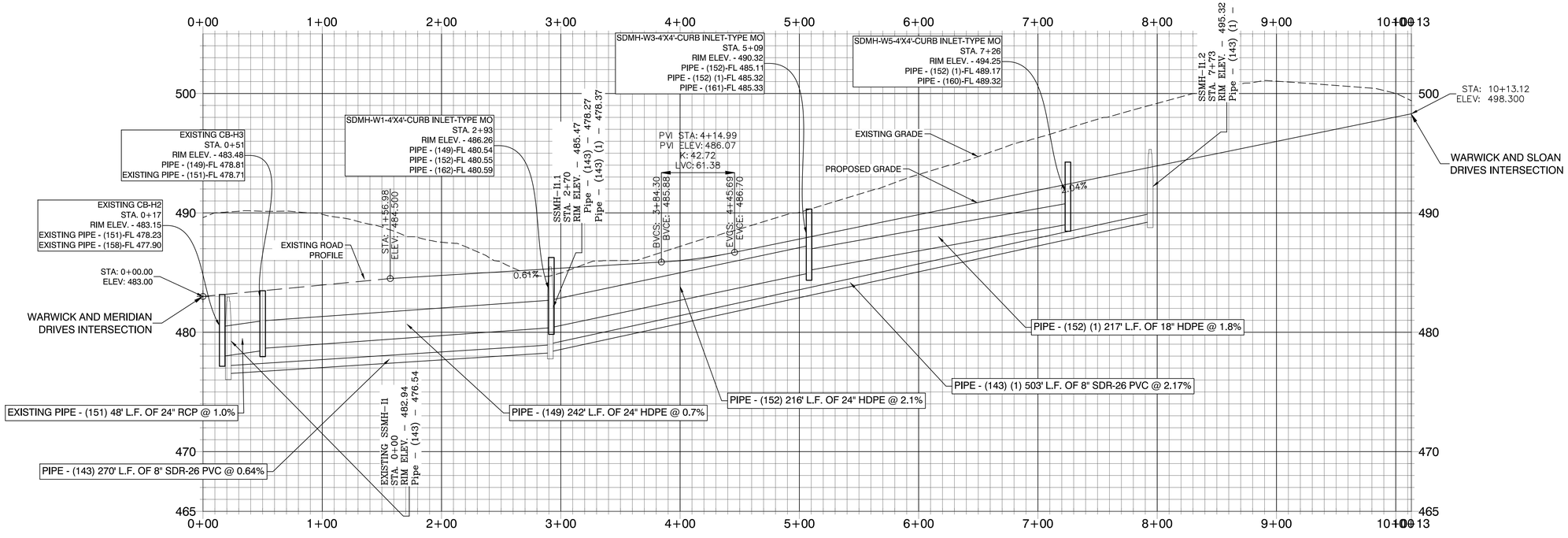
PROJECT NO: 16044

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

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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

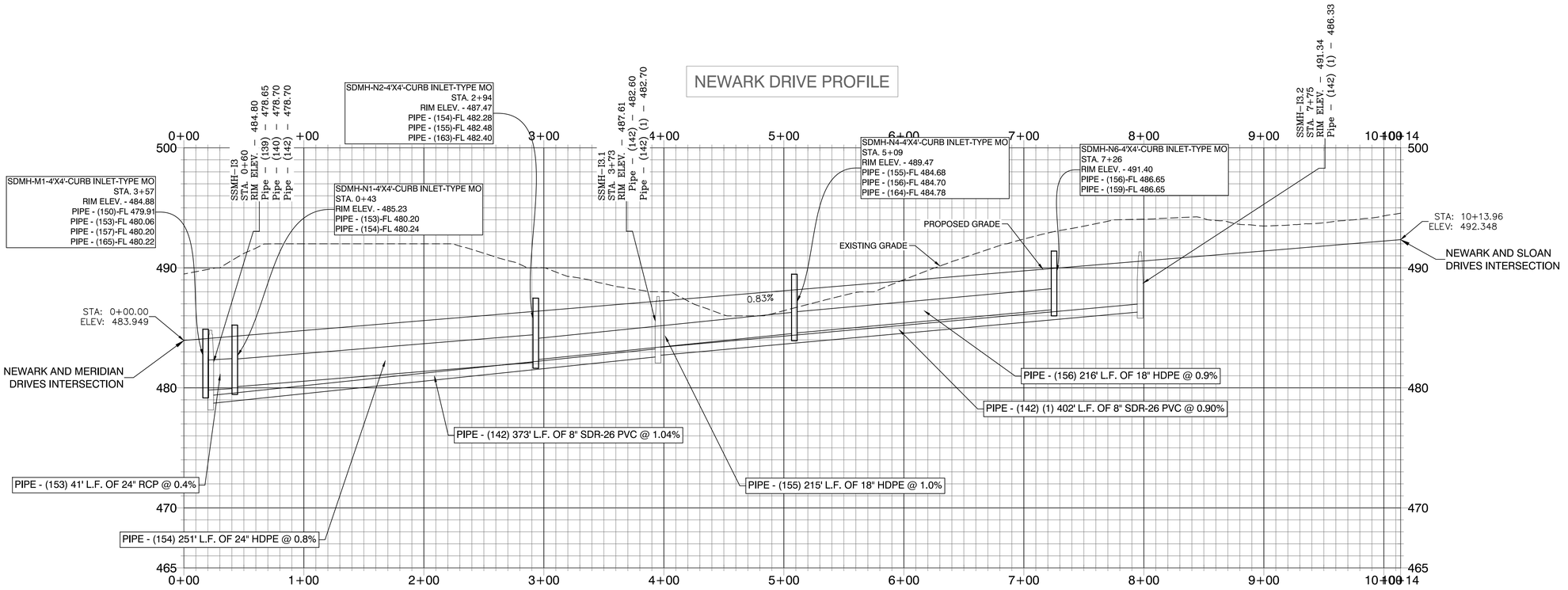
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 6

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NEWARK DRIVE PROFILE



50' 25' 0 50'

BY | REVISION | DATE

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KENSINGTON PLACE SUBDIVISION
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SALINE COUNTY, ARKANSAS

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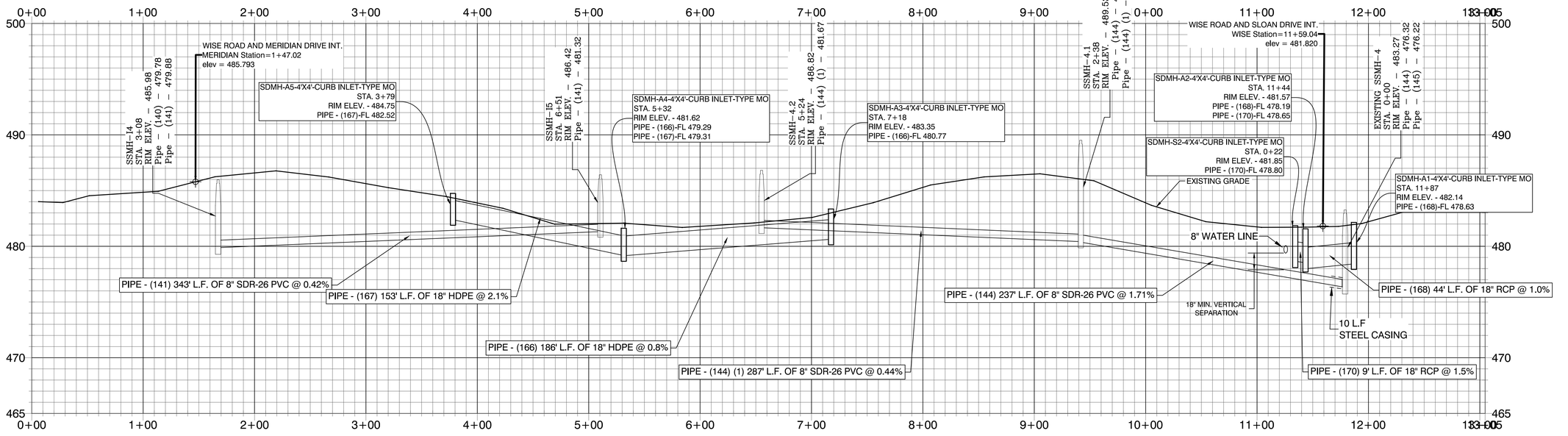
PROJECT NO: 16044

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
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Bryant, AR 72022
garnatengineering@gmail.com
Ph (501) 408-4650

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

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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)

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- (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:

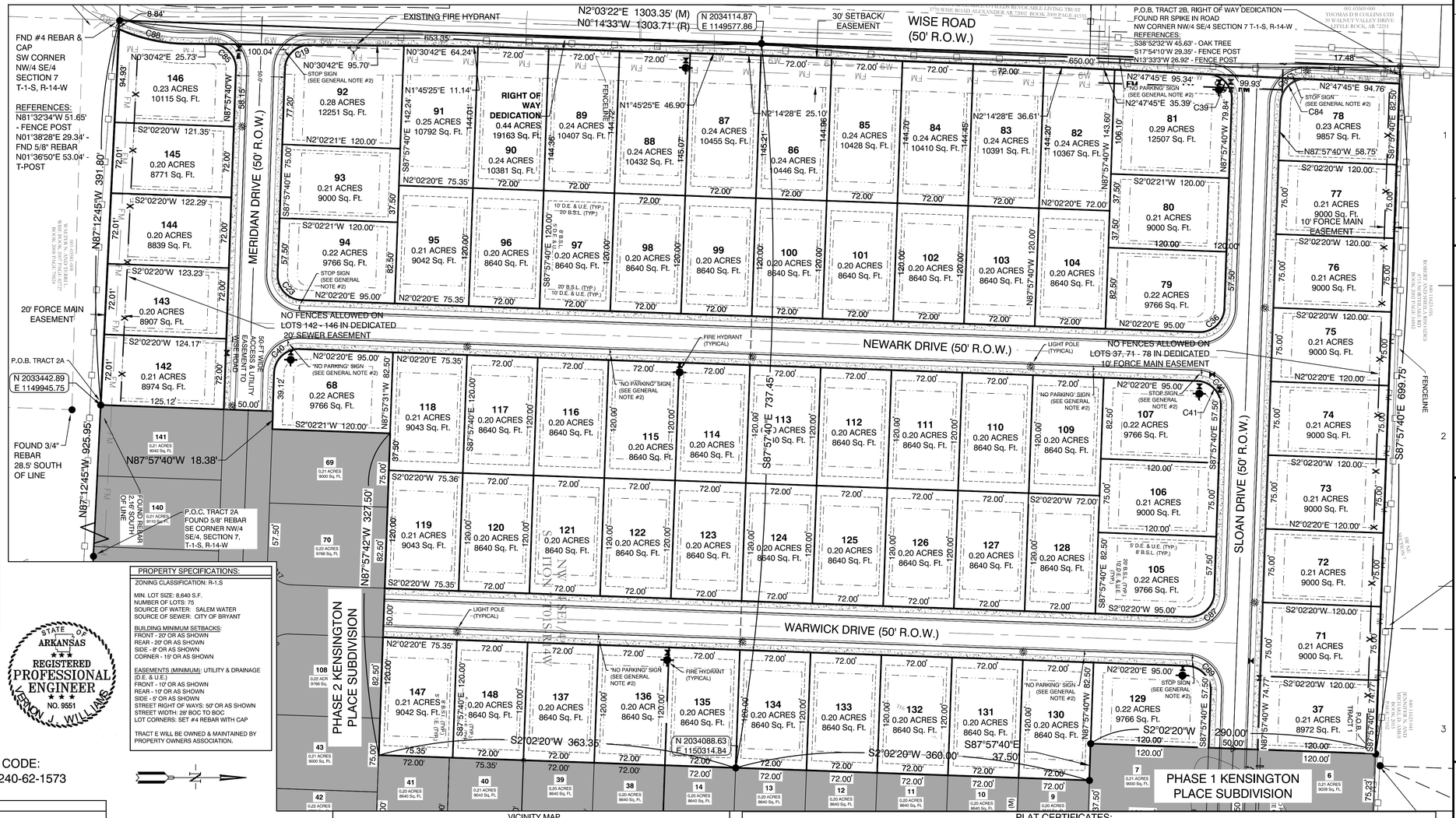
ZONING CLASSIFICATION: R-1.S

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

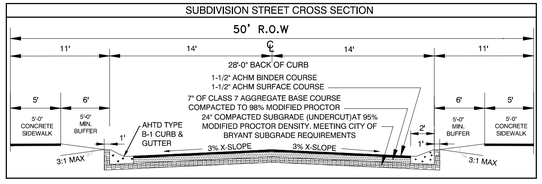
BUILDING MINIMUM SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
CORNER - 15' OR AS SHOWN

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'
C39	39.27'	25.00'	90°00'	S42°02'20"E	35.36'
C49	39.67'	25.00'	90°09'	S42°02'20"E	35.86'
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'
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:

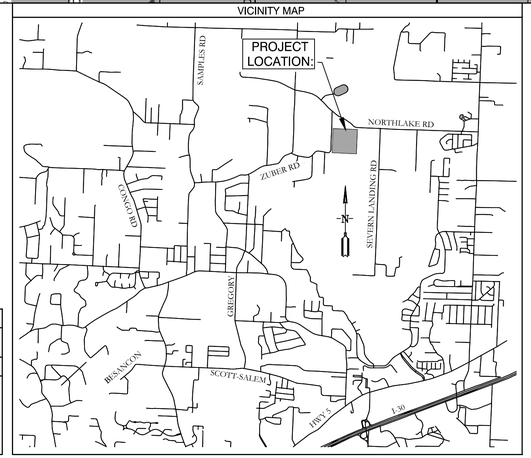
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

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

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