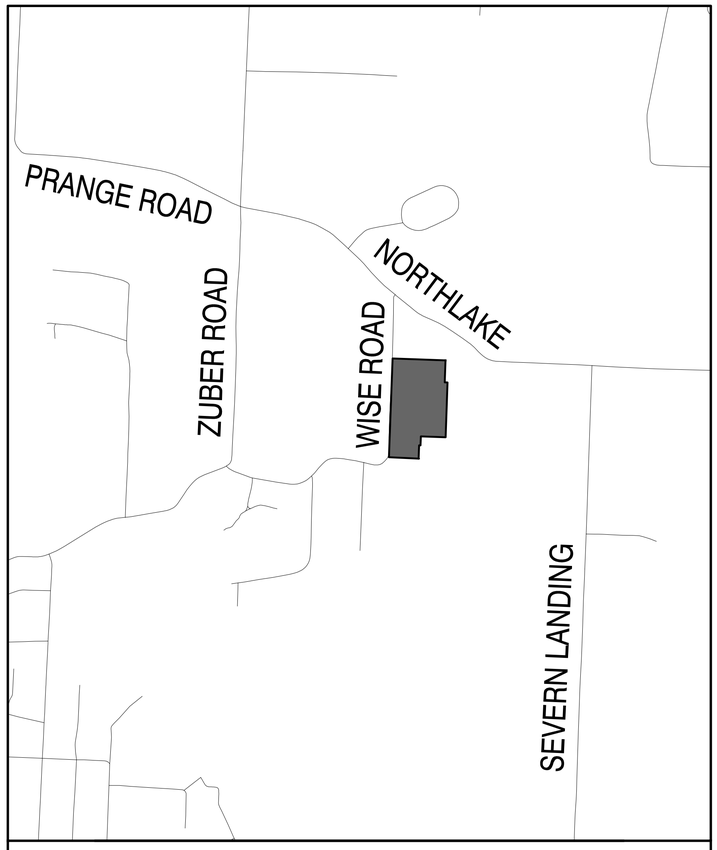
KENSINGTON PLACE SUBDIVISION
PHASE 3
BRYANT, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR

Prepared by:

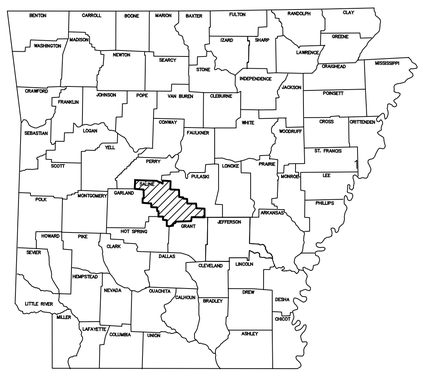
GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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Benton, AR 72018
Ph (501) 408-4650

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



ARKANSAS

DRAWING INDEX:

1	PRELIMINARY PLAT
2	HALF STREET IMPROVEMENTS - WISE ROAD
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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
12-02-2020

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: (PHASE 3 KENSINGTON PLACE)

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:

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

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

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





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

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

PROPERTY SPECIFICATIONS:

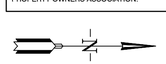
ZONING CLASSIFICATION: R-1.S

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 - 8' OR AS SHOWN
CORNER - 15' OR AS SHOWN

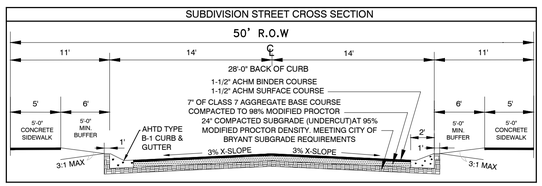
EASEMENTS (MINIMUM): UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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



60' 30' 0 60'

SUBDIVISION STREET CROSS SECTION



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
C85	39.94'	25.00'	91°32'	S46°16'46"W	35.83'
C40	39.27'	25.00'	90°00'	N42°57'40"W	35.36'
C87	39.27'	25.00'	90°00'	S42°57'40"E	35.36'
C41	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C89	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C19	38.61'	25.00'	88°28'	S43°43'44"E	34.88'
C23	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C36	39.27'	25.00'	90°00'	N42°57'40"W	35.36'
C39	38.94'	25.00'	89°15'	S47°25'03"W	35.12'
C84	39.52'	25.00'	90°34'	N42°40'27"W	35.53'
C88	70.34'	170.69'	23°37'	N12°19'02"E	69.84'

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

BASIS OF BEARINGS:

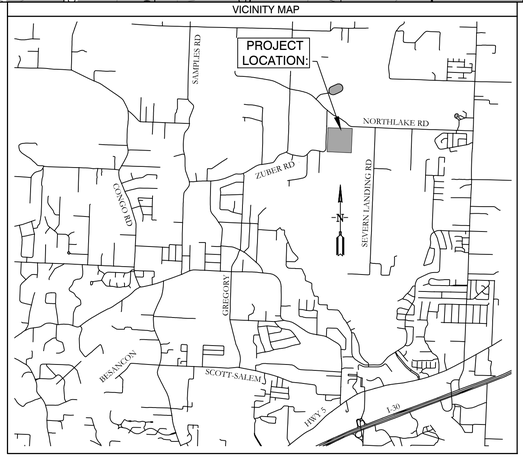
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

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: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER:
Name: Thomas D.B. Collins, LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

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: _____
Phillip Pengelly
39 Walnut Valley Dr., Little Rock, AR 72211

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2017-024362 2018-003206

CERTIFICATE OF PRELIMINARY 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 RECORDING: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 8/18/2020; 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

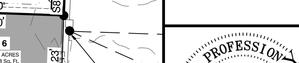
CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: _____
Rick Johnson, Chairman
Bryant Planning Commission

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

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, Arkansas 72018
3825 Mt Carmel Road
Bryant, Arkansas 72022
garnatengineering@gmail.com

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



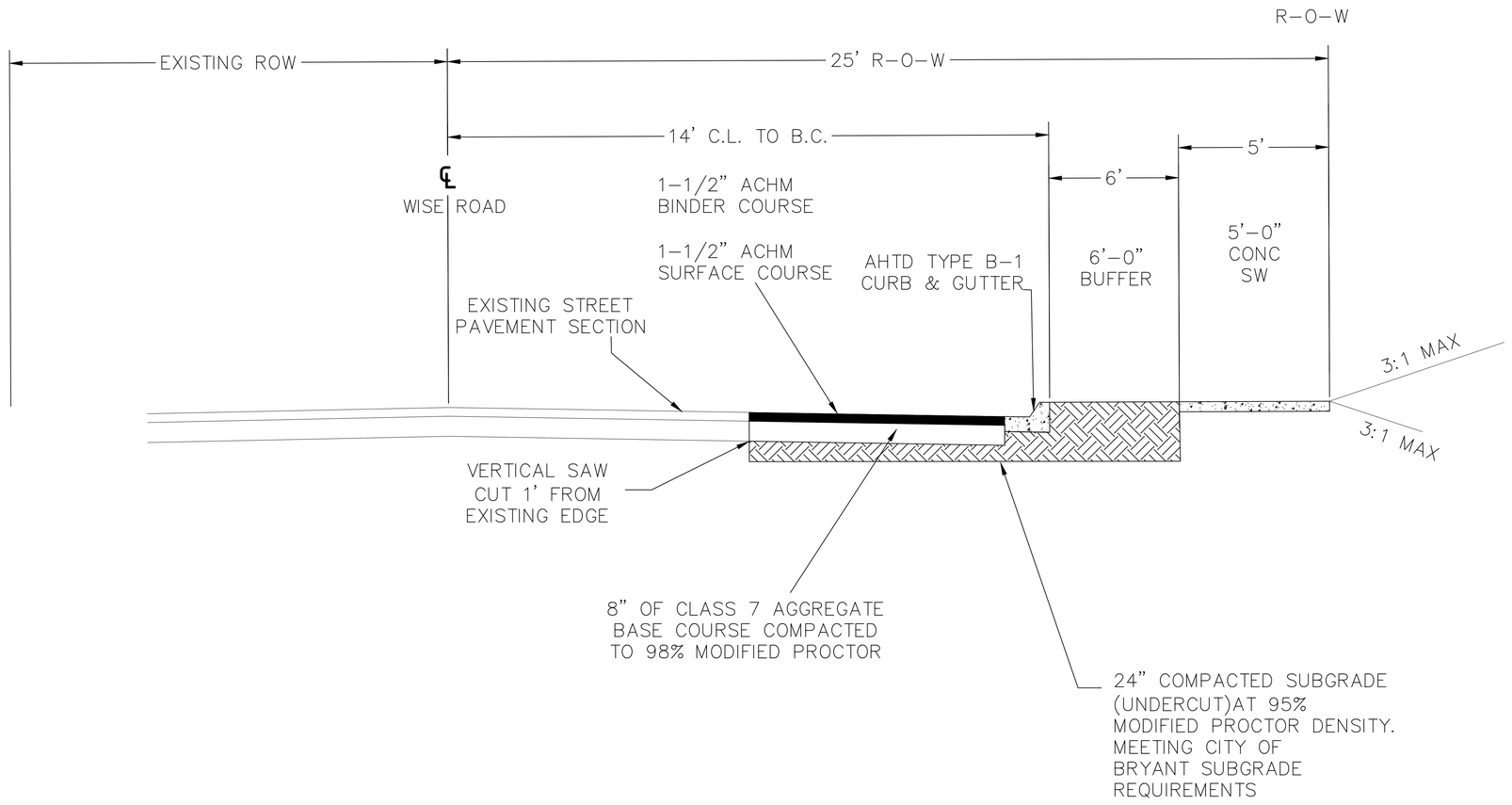
CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
16044

DATE:
AUGUST 2021

SHEET NO:
1

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HALF-WIDENING CROSS SECTION -WISE ROAD
N.T.S.

WISE ROAD NOTES:

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE – MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

DATE	REVISION	BY

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garnatengineering@gmail.com

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

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

8-22-2020

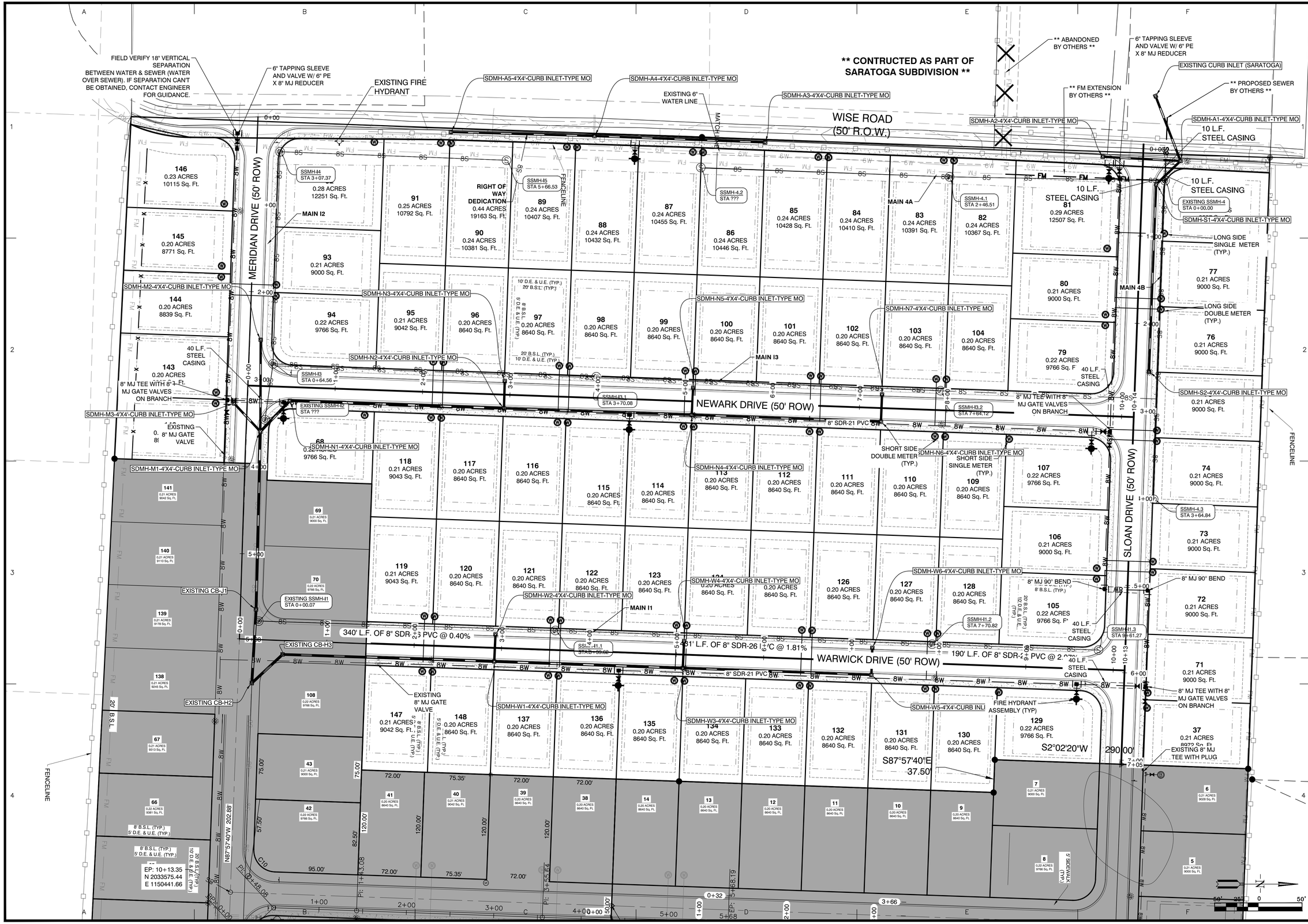
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HALF STREET IMPROVEMENTS-WISE ROAD

PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 2

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
VERNON J. WILLIAMS
NO. 9551
8-22-2020

CONTENTS:
OVERALL WATER AND SEWER PLAN

PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 3

J:\Projects\2016 Projects\16044 Kensington Place Subdivision Lot 4 Amy\Engineering\DWG\Phase 3\Design\KENSINGTON PLACE PHASE 3 DRAINAGE - R2.dwg

** CONTRUCTED AS PART OF SARATOGA SUBDIVISION **

** ABANDONED BY OTHERS **

EXISTING CURB INLET (SARATOGA)

** PROPOSED STORM DRAIN BY OTHERS **

EXISTING FIRE HYDRANT

WISE ROAD (50' R.O.W.)

MERIDIAN DRIVE (50' ROW)

NEWARK DRIVE (50' ROW)

WARWICK DRIVE (50' ROW)

SLOAN DRIVE (50' ROW)

PIPE - (171) 80' L.F. OF 18" RCP @ 6.7%

PIPE - (168) 89' L.F. OF 18" RCP @ 0.7%

PIPE - (167) 164' L.F. OF 18" HDPE @ 0.4%

PIPE - (166) 196' L.F. OF 18" HDPE @ 0.4%

PIPE - (169) 39' L.F. OF 18" RCP @ 2.5%

PIPE - (170) 215' L.F. OF 18" HDPE @ 3.9%

PIPE - (157) 105' L.F. OF 18" RCP @ 0.5%

PIPE - (163) 31' L.F. OF 18" RCP @ 3.4%

PIPE - (164) 31' L.F. OF 18" RCP @ 20.1%

PIPE - (159) 31' L.F. OF 18" RCP @ 5.6%

PIPE - (165) 44' L.F. OF 18" RCP @ 1.0%

PIPE - (155) 215' L.F. OF 18" HDPE @ 0.8%

PIPE - (156) 216' L.F. OF 18" HDPE @ 0.8%

PIPE - (154) 245' L.F. OF 24" HDPE @ 1.0%

PIPE - (153) 49' L.F. OF 24" RCP @ 1.2%

PIPE - (150) 204' L.F. OF 24" RCP @ 1.0%

PIPE - (162) 31' L.F. OF 18" RCP @ 32.8%

PIPE - (161) 31' L.F. OF 18" RCP @ 2.2%

PIPE - (160) 31' L.F. OF 18" RCP @ 1.6%

PIPE - (158) 84' L.F. OF 24" RCP @ 0.2%

PIPE - (152) (1) 216' L.F. OF 18" HDPE @ 2.0%

PIPE - (149) 242' L.F. OF 24" HDPE @ 1.0%

PIPE - (152) 216' L.F. OF 24" HDPE @ 1.0%

PIPE - (151) 48' L.F. OF 24" RCP @ 1.0%

SDMH-A1-4'X4'-CURB INLET-TYPE MO

SDMH-A2-4'X4'-CURB INLET-TYPE MO

SDMH-A3-4'X4'-CURB INLET-TYPE MO

SDMH-A4-4'X4'-CURB INLET-TYPE MO

SDMH-A5-4'X4'-CURB INLET-TYPE MO

SDMH-S1-4'X4'-CURB INLET-TYPE MO

SDMH-S2-4'X4'-CURB INLET-TYPE MO

SDMH-N1-4'X4'-CURB INLET-TYPE MO

SDMH-N2-4'X4'-CURB INLET-TYPE MO

SDMH-N3-4'X4'-CURB INLET-TYPE MO

SDMH-N4-4'X4'-CURB INLET-TYPE MO

SDMH-N5-4'X4'-CURB INLET-TYPE MO

SDMH-N6-4'X4'-CURB INLET-TYPE MO

SDMH-N7-4'X4'-CURB INLET-TYPE MO

SDMH-M1-4'X4'-CURB INLET-TYPE MO

SDMH-M2-4'X4'-CURB INLET-TYPE MO

SDMH-M3-4'X4'-CURB INLET-TYPE MO

SDMH-W1-4'X4'-CURB INLET-TYPE MO

SDMH-W2-4'X4'-CURB INLET-TYPE MO

SDMH-W3-4'X4'-CURB INLET-TYPE MO

SDMH-W4-4'X4'-CURB INLET-TYPE MO

SDMH-W5-4'X4'-CURB INLET-TYPE MO

SDMH-W6-4'X4'-CURB INLET-TYPE MO

EXISTING CB-J1

EXISTING SSMH-1 STA 0+00.07

EXISTING CB-H3

EXISTING CB-H2

RIGHT OF WAY DEDICATION 0.44 ACRES 19163 Sq. Ft.

S SIDEWALK (TYP.)

FENCELINE

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

GNE Designing our client's success

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

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

8-22-2020

CONTENTS:

STREET & DRAINAGE PLAN

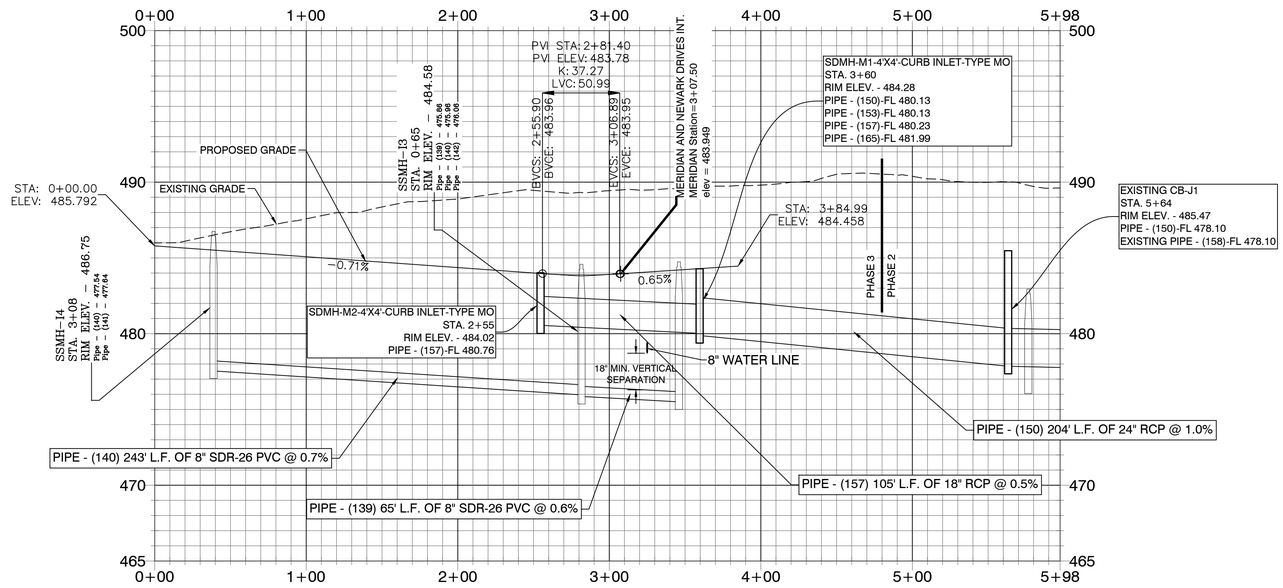
PROJECT NO: 16044

DATE: 08/20/20

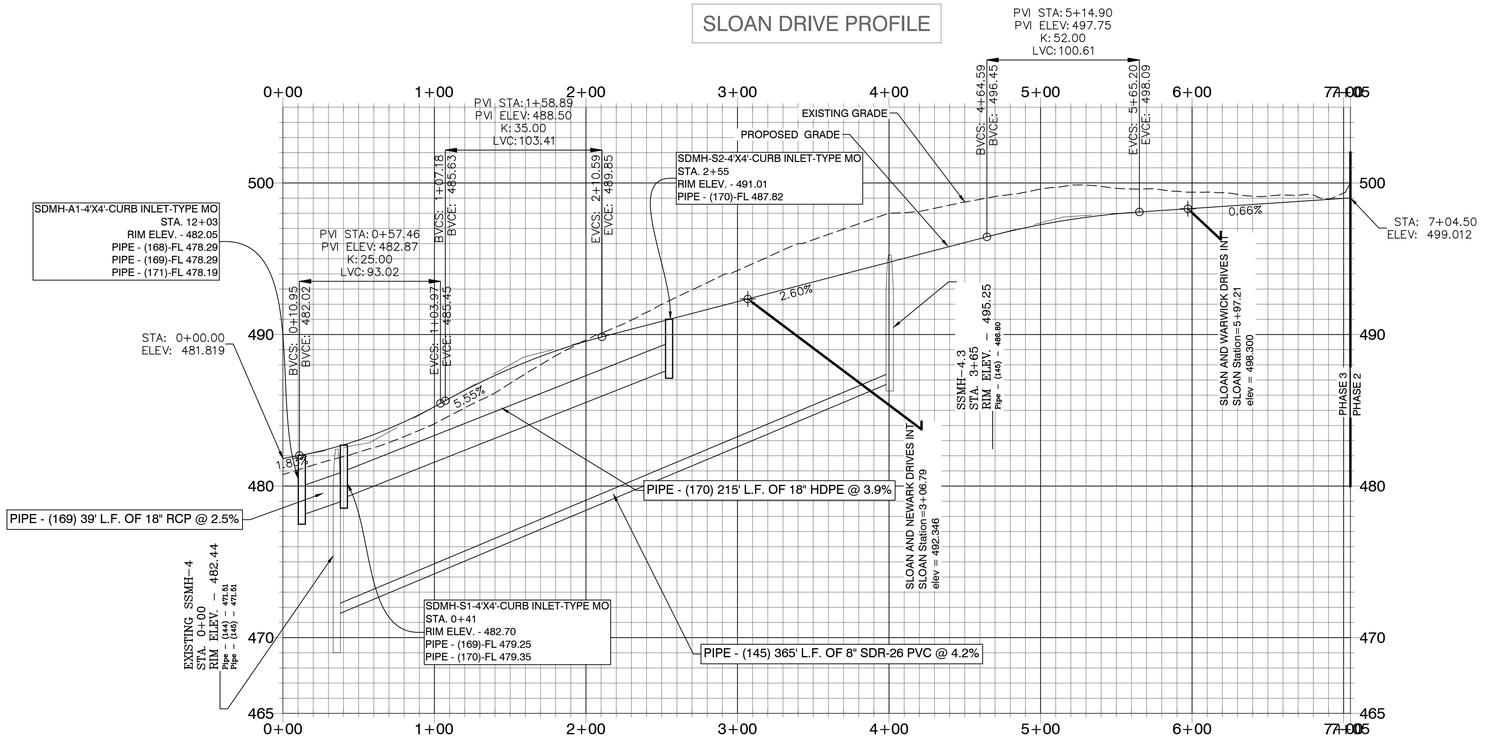
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MERIDIAN DRIVE PROFILE



SLOAN DRIVE PROFILE



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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
VERNON J. WILLIAMS
8-22-2020

CONTENTS:
PROFILES FOR MERIDIAN AND SLOAN DRIVES

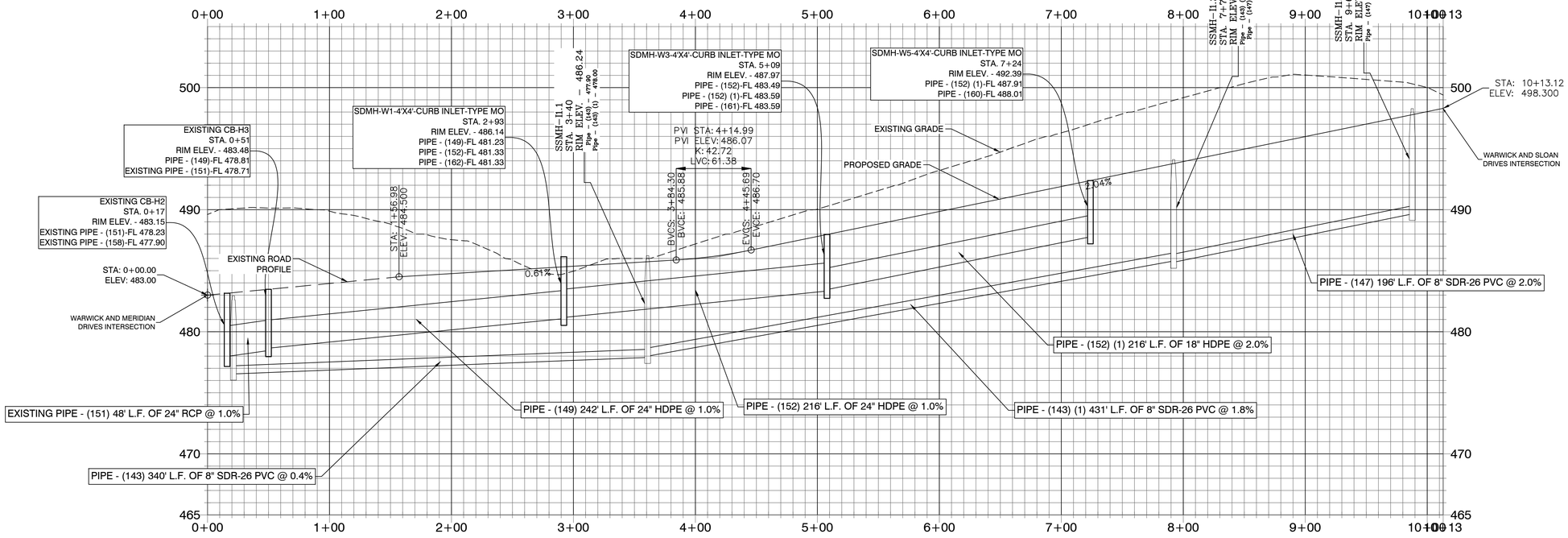
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DATE: 08/20/20

SHEET NO: 5

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WARWICK DRIVE PROFILE



50' 25' 0 50'

BY	REVISION	DATE

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KENSINGTON PLACE SUBDIVISION
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STATE OF ARKANSAS
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NO. 9551
VERNON J. WILLIAMS

8-22-2020

CONTENTS:

WARWICK DRIVE PROFILE

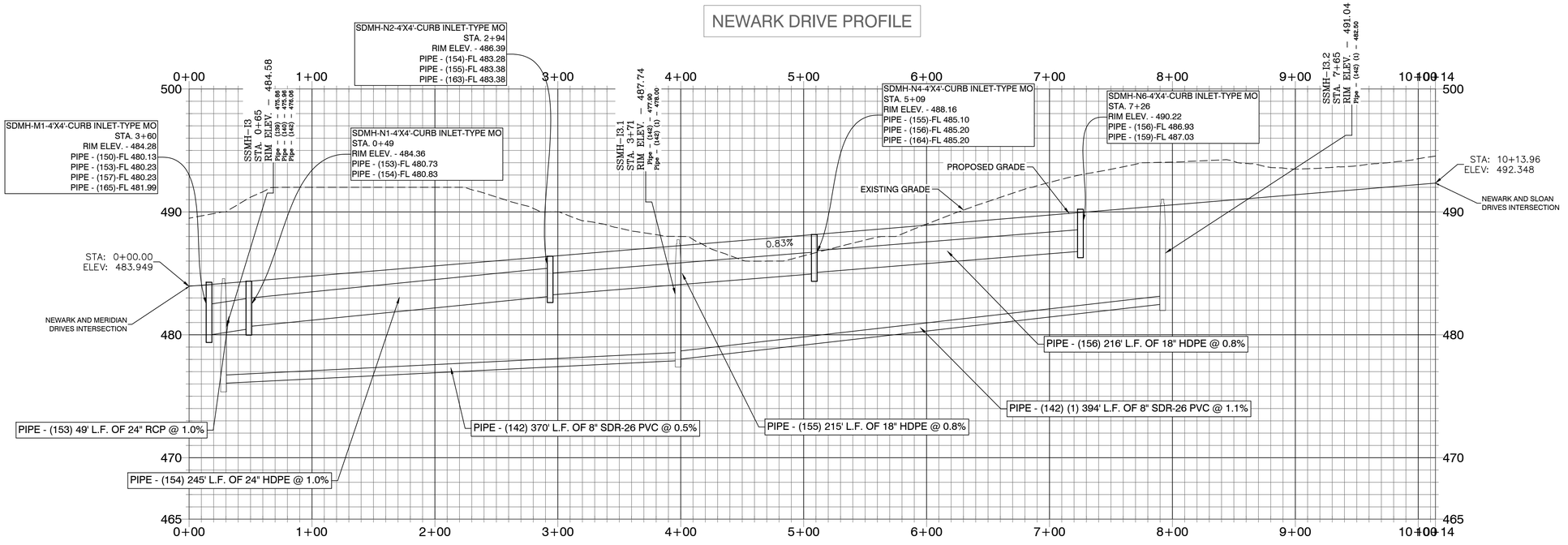
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 6

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NEWARK DRIVE PROFILE



50' 25' 0 50'

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116 3825 Mt Carmel Rd
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KENSINGTON PLACE SUBDIVISION
PHASE 3
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

8-22-2020

CONTENTS:
NEWARK DRIVE PROFILE

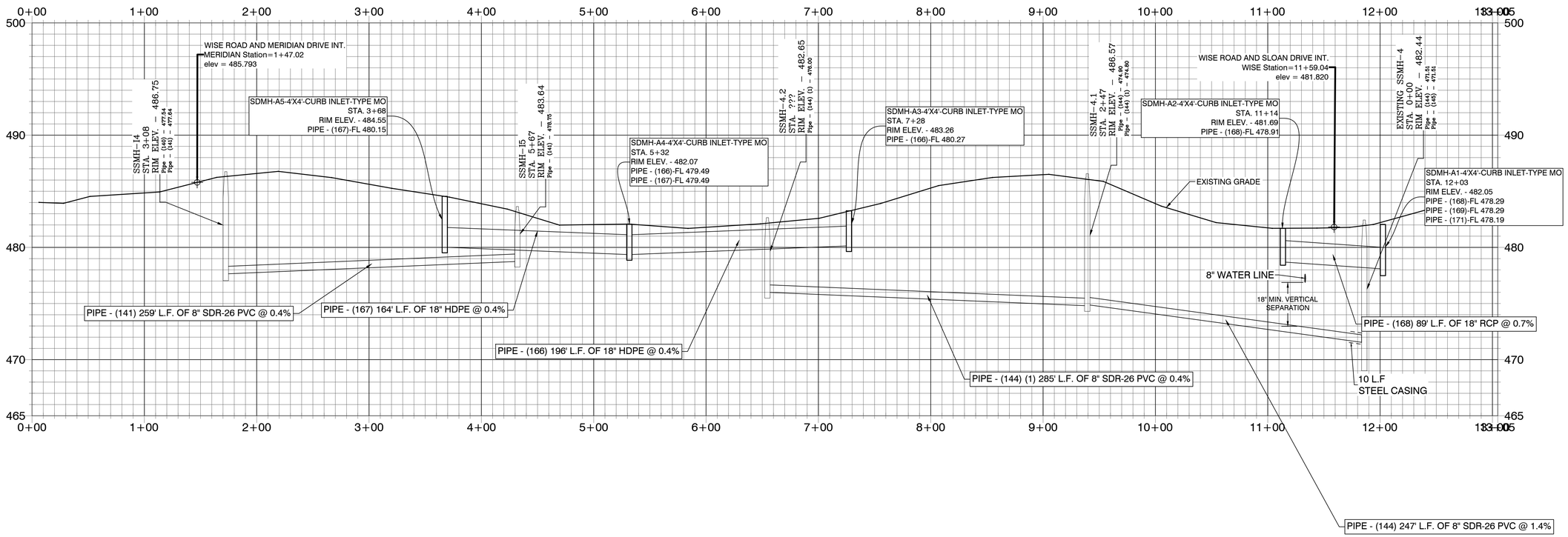
PROJECT NO: 16044

DATE: 08/20/20

SHEET NO: 7

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WISE ROAD PROFILE



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

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