



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

**Date:** February 29, 2024 - **Time:** 9:00 AM

## Call to Order

## Old Business

## New Business

### 1. Reynolds Centre - Commercial Subdivision Plat

*Ryan Rooney - Requesting Recommendation for Approval of Plat*

- [0843-BOA-01.pdf](#)
- [0843-LTR-01.pdf](#)
- [0843-PLT-01.pdf](#)

### 2. Pinnacle Pointe at Bryant - 6845 Hwy 5 - Waiver

*Robby Hubbard - Requesting Recommendation for Approval of Waiver to Not Build Multi-Use Trail along HWY 5*

- [0844-APP-01.pdf](#)

### 3. Request to Add: Kensington Place Ph. 3 - Final Plat

*GarNat Engineering - Requesting Recommendation for Approval of Final Plat*

- [0825-ASB-02.pdf](#)
- [0825-PLT-02.pdf](#)
- [0825-BOA-01.pdf](#)
- [0825-LTR-02.pdf](#)
- [0825-LTR-01.pdf](#)

### 4. Request to Add: Diamond Estates Subdivision - Preliminary Plat

*GarNat Engineering - Requesting Discussion on Subdivision Plat*

- [0664-PLN-03.pdf](#)

## Staff Approved

## Permit Report

## Adjournments

**BILL OF ASSURANCE**

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

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

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

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

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

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

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

\_\_\_\_\_  
**Alan Bubbus**



**ACKNOWLEDGEMENT**

STATE OF ARKANSAS )

)ss.

COUNTY OF \_\_\_\_\_ )

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

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

\_\_\_\_\_  
Notary Public

My commission expires:

## EXHIBIT A

LEGAL DESCRIPTION: REYNOLDS CENTRE

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

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



2601 T.P. White Drive  
Jacksonville, AR 72076

TEL 501.982.1538  
FAX 501.982.1530

[www.bondce.com](http://www.bondce.com)

January 26, 2024

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

**RE: Final Plat – Reynolds Centre, Bryant, Arkansas**

Dear Mr. Leonard:

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

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

Sincerely,

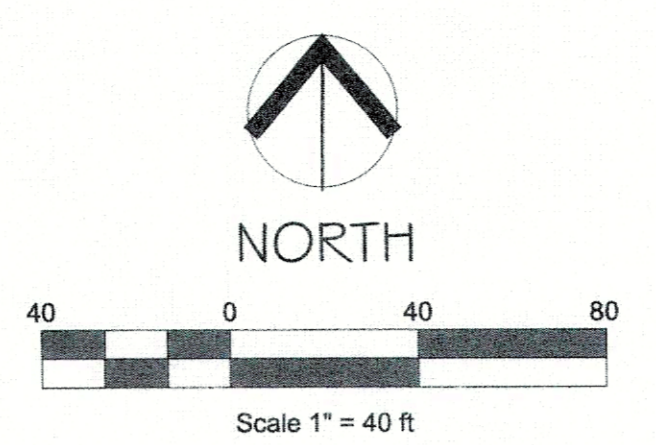
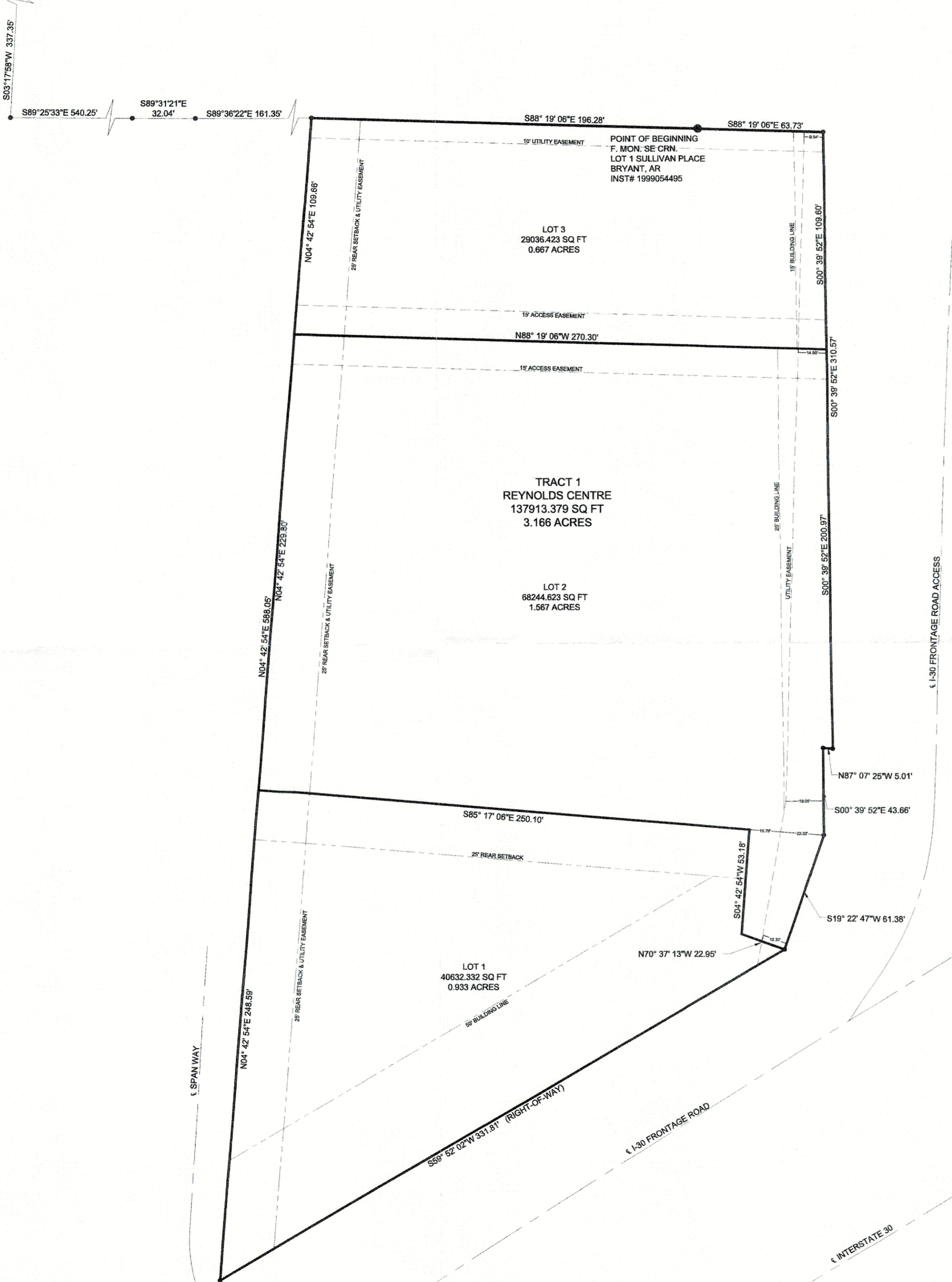
A handwritten signature in black ink, appearing to read 'Tommy Bond', with a large, sweeping flourish at the end.

Tommy Bond P.E.

cc: Ryan Rooney  
Alan Bubbus  
BCE # 9922



NW CORNER  
NE1/4 SE1/4, SECTION 21  
T-1-S, R-14-W



**ZONING REGULATIONS C2 (HWY COMMERCIAL DISTRICT)**

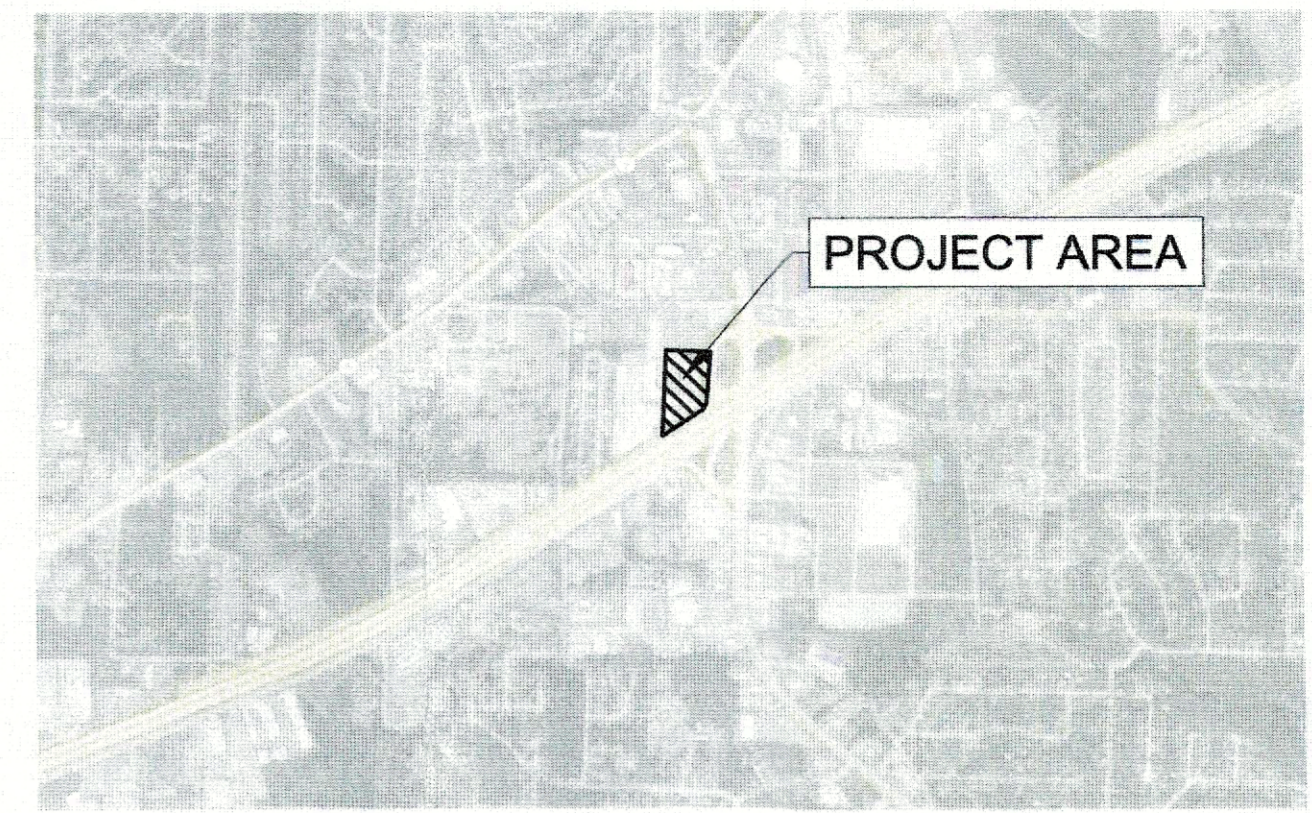
MINIMUM FRONT YARD SETBACK 50 FT (I-30 FRONTAGE)  
25 FT (OTHER)

MINIMUM SIDE YARD SETBACK 0 FT

MINIMUM REAR YARD SETBACK 15 FT

MAXIMUM HEIGHT 45 FT

MAXIMUM LOT BUILDING COVERAGE 35% (I-30 FRONTAGE)  
85% (OTHER)



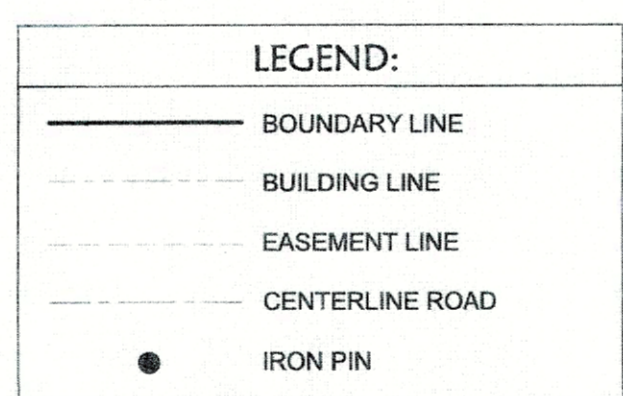
VICINITY MAP

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

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

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

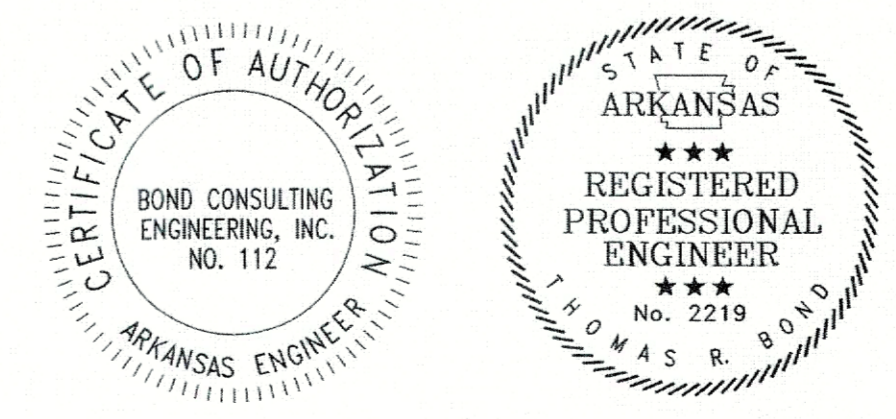
NOTE:  
LEGAL DESCRIPTION AS SURVEYED LIES WHOLLY WITHIN DEED DESCRIPTION SET FORTH IN WARRANTY DEED RECORDED IN BOOK 2012, PAGE 94073, RECORDS OF SALINE COUNTY, ARKANSAS



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

IRON PINS SET = 1/2" REBAR  
F.I.P. = FOUND 1/2" REBAR  
BASIS OF BEARINGS = GRID NORTH,  
ARKANSAS STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

UTILITIES:  
BRYANT WATER DEPARTMENT  
210 SW 3rd St  
BRYANT, AR 72022  
(501) 943-0441  
BRYANT WASTEWATER DEPARTMENT  
1019 S.W. 2ND ST.  
BRYANT, AR 72022  
(501) 943-0469  
FIRST ELECTRIC COOPERATIVE  
1000 SOUTH J.P. WRIGHT LOOP RD.  
JACKSONVILLE, AR 72076  
(501) 985-4545  
CENTURYTEL  
1-800-483-5400



CERTIFICATE OF RECORDING:  
THIS DOCUMENT, NUMBER \_\_\_\_\_, FILED FOR RECORD \_\_\_\_\_,  
20\_\_\_\_, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

NAME (CLERK) \_\_\_\_\_  
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

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

DATE OF EXECUTION \_\_\_\_\_ NAME: ANCHOR REALTY INVESTMENTS, LLC  
ALAN BUBBUS  
DATE: \_\_\_\_\_  
SOURCE OF TITLE 2017.001775 D. R. \_\_\_\_\_ PAGE \_\_\_\_\_

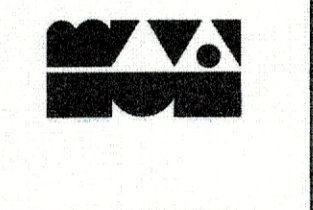
CERTIFICATE OF FINAL APPROVAL:  
PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS  
DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A  
MEETING HELD \_\_\_\_\_, 20\_\_\_\_. ALL OF THE DOCUMENT IS HEREBY ACCEPTED,  
AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY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

DATE OF EXECUTION \_\_\_\_\_ BRYANT PLANNING COMMISSION

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

DATE: \_\_\_\_\_ THOMAS R. BOND,  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2219, ARKANSAS

BOND CONSULTING ENGINEERS, INC.  
2601 T. P. White Drive  
Jacksonville, Arkansas 72076  
Phone: (501) 985-1538 Fax: (501) 985-1530  
E-mail: arbond@bondce.com  
arbond@bondce.com



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

FINAL PLAT  
REYNOLDS CENTRE  
BRYANT, SALINE COUNTY, ARKANSAS

PROJECT: 9922  
DATE: 12-28-2023

REVISIONS:

C1.0





*Service and Good Work...  
Our Foundation, Our Future  
Since 1946*

February 21, 2024

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

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

Mr. Leonard,

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

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

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

If you require any additional information or have any additional questions feel free to contact me at [gcarrico@pickeringfirm.com](mailto:gcarrico@pickeringfirm.com) or 901-726-0810.

Sincerely,  
PICKERING FIRM INCORPORATED

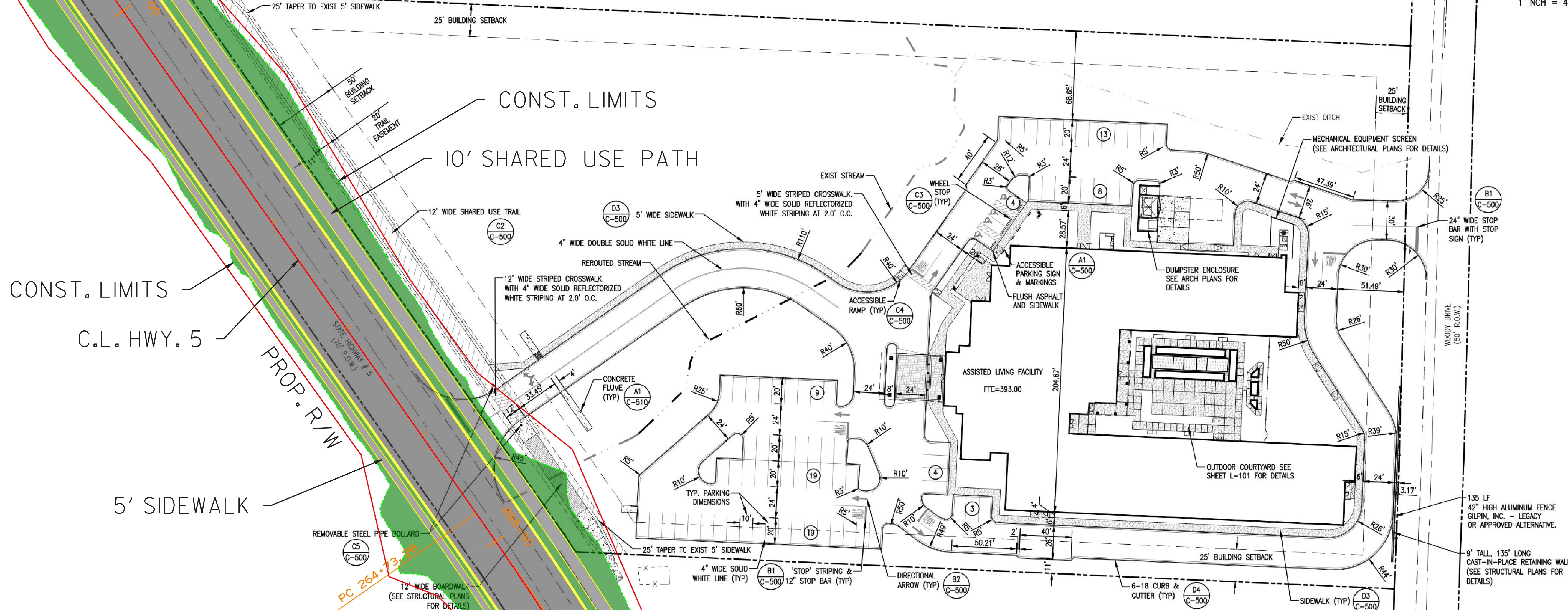
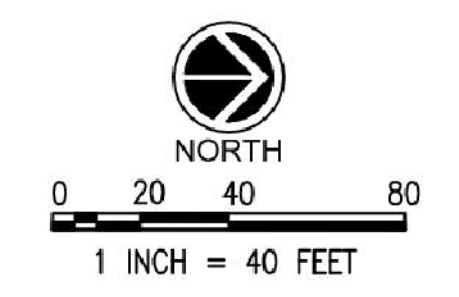
A handwritten signature in blue ink, appearing to read "Greg Carrico".

Greg Carrico, P.E.  
Associate Principal



# EXHIBIT A

## PRELIMINARY - SUBJECT TO REVISION

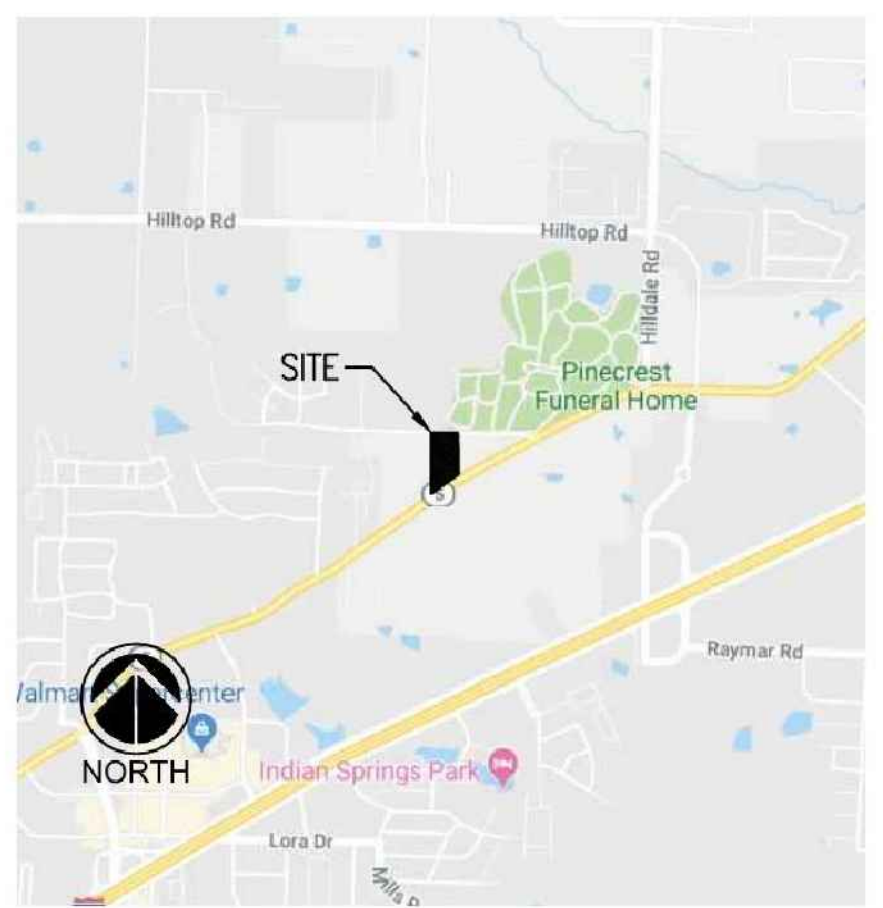


**GENERAL SITE NOTES:**

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
  - OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
  - CONTACT THE CITY OF BRYANT CONSTRUCTION INSPECTION OFFICE.
  - CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
  - NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
  - BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER ADEQ AND STATE REGULATIONS. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID 500 OR HYDROMULCH WITH SEEDING.
- ALL CONSTRUCTION SHALL MEET THE CITY OF BRYANT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL AN ONE CALL AT 811 FOR THE LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL SITE RELATED CONCRETE UTILITY SPECIFIED OTHERWISE SHALL BE 4,000 PSI.
- ANY EXISTING UTILITIES REQUIRING PROTECTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE ALL PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
- FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS INCLUDING THE LOCAL NOISE ORDINANCE.
- ANY FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT AN ADDITIONAL COST TO THE OWNER.
- ALL UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF GREY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXISTING UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.
- CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: IRRIGATION SLEEVES, SITE LIGHTING CONDUITS, WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO 8" RE CONDUITS.

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

**FLOOD NOTE:**  
THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADING) ON THE FIRM MAP. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 05125C0240D WITH AN EFFECTIVE DATE OF 06/15/2012.



REVISIONS:


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

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

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

SEAL:  
  
 7/19/2019

SHEET NUMBER:  
**C-110**

DESCRIPTION:  
 OVERALL SITE PLAN



# KENSINGTON PLACE SUBDIVISION PHASE 3 BRYANT, ARKANSAS

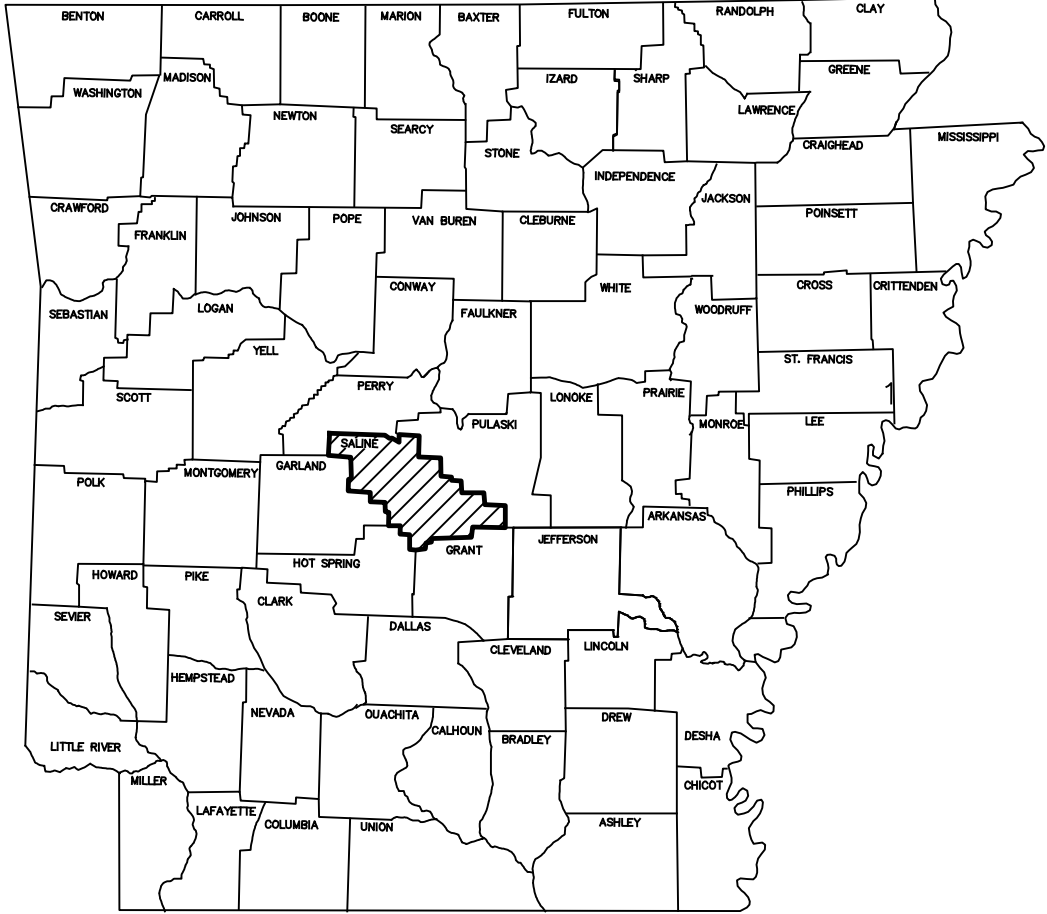
Prepared by:  
**GarNat Engineering, LLC**

Designing our client's success  
[www.garnatengineering.com](http://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



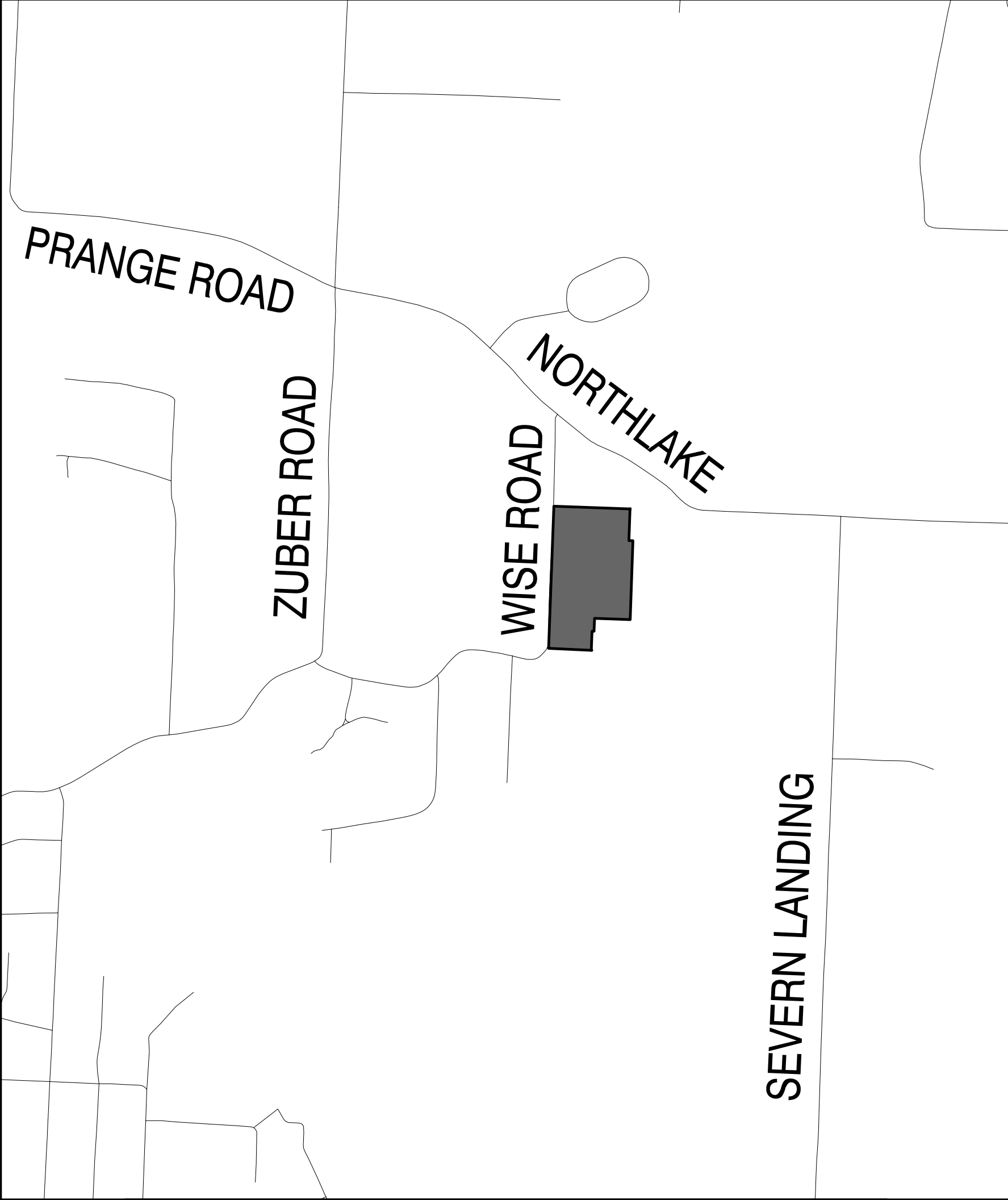
ARKANSAS

**RECORD  
DRAWING**



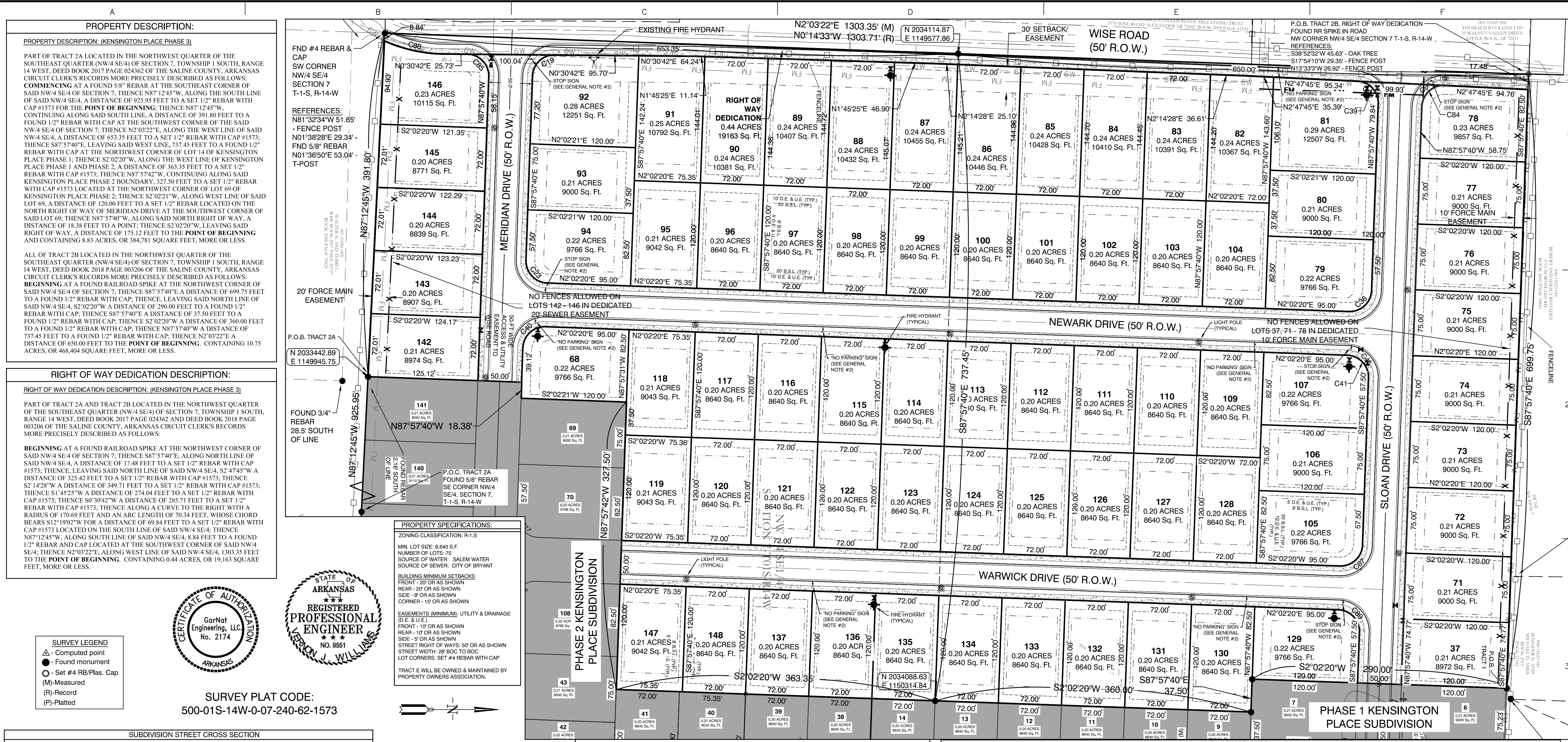
DRAWING INDEX:

- 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



VICINITY MAP - SALINE COUNTY, AR





**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 02436 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 SAID NW/4 SE/4 OF SECTION 7, THENCE N2°02'20"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 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, 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.

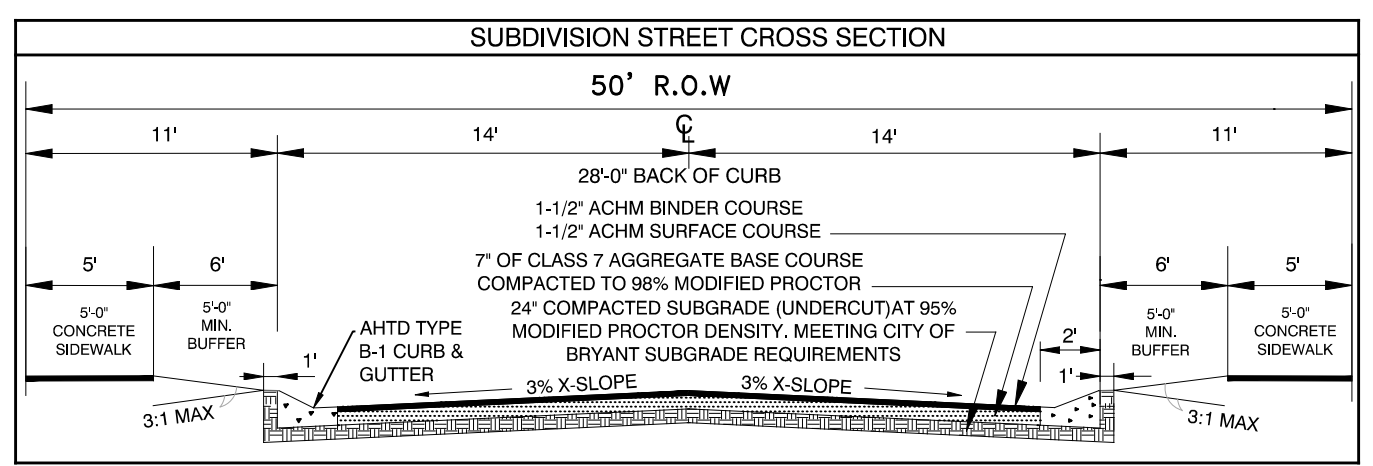
**RIGHT OF WAY DEDICATION DESCRIPTION:**  
 RIGHT OF WAY DEDICATION DESCRIPTION: (KENSINGTON PLACE PHASE 3)  
 PART OF TRACT 2A AND TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 AND DEED BOOK 2018 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.

**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' 800 TO 800' LOT CORNERS: SET #4 REBAR WITH CAP  
 TRACT WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

**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



**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

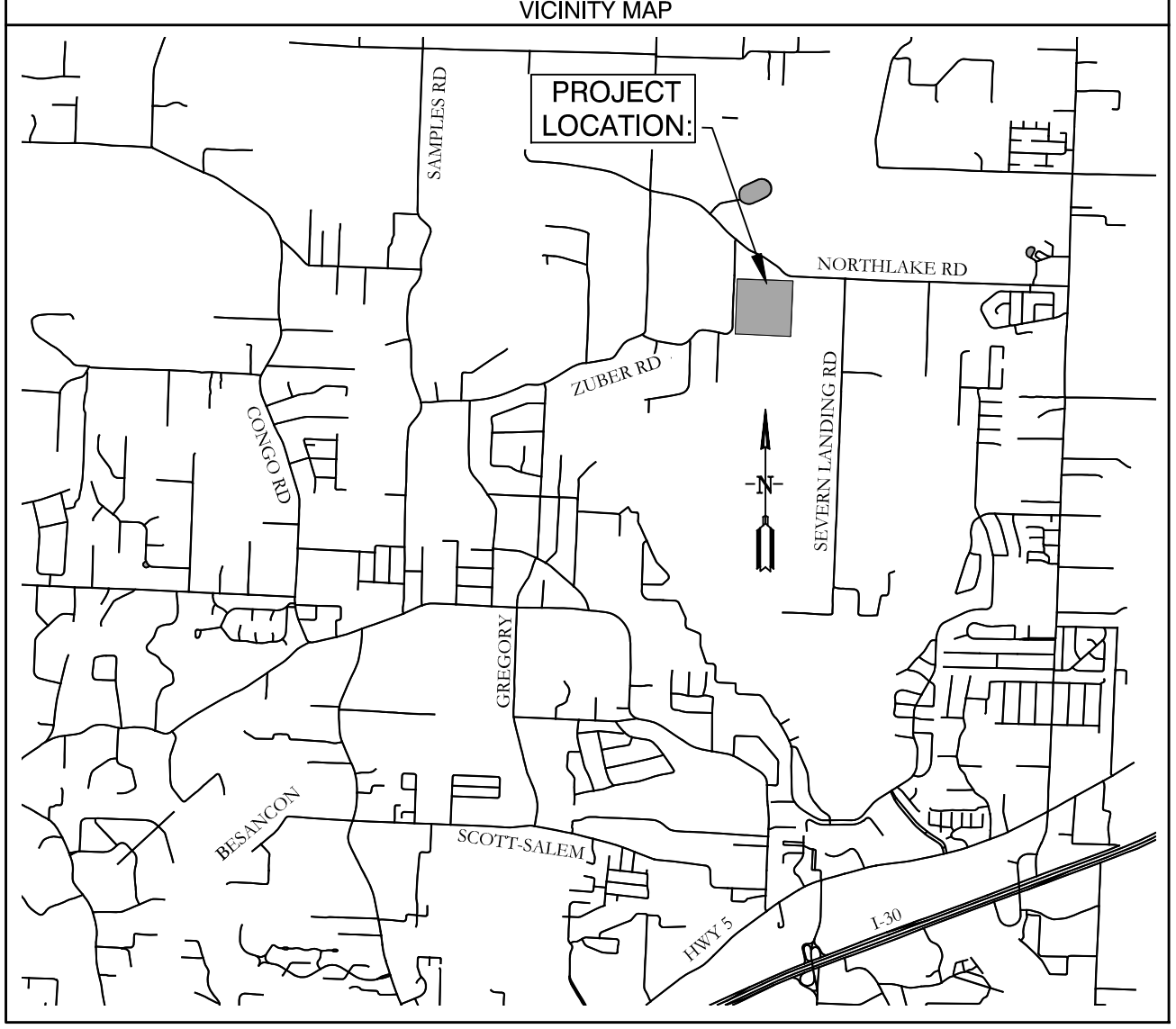
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C88	39.98'	25.00'	90°33'	S46°40'00"W	35.63'
C89	20.24'	120.00'	90°00'	N42°59'00"W	69.84'
C88	39.98'	25.00'	90°00'	S48°58'40"E	35.88'
C40	39.27'	25.00'	90°00'	N42°02'00"W	35.36'
C89	39.27'	25.00'	90°00'	S42°02'00"E	35.36'
C41	39.87'	25.00'	90°00'	S42°02'00"E	36.88'
C89	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C38	39.87'	25.00'	90°00'	S42°02'40"W	36.88'
C29	39.98'	25.00'	90°00'	S47°02'00"W	35.36'
C36	39.82'	25.00'	90°00'	N42°00'00"W	35.58'
C38	39.84'	120.00'	89°33'	S42°29'00"W	69.88'

**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, P.L.S. No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2024.  
 According to 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.



**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 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

**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: \_\_\_\_\_  
 Name: Vernon J. Williams  
 Registered Professional Engineer  
 No. 9551, Arkansas

**CERTIFICATE OF RECORDING:**

**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: \_\_\_\_\_  
 Name: 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: \_\_\_\_\_  
 Name: Lance Penfield, Chairman  
 Bryant Planning Commission

**REVISION**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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

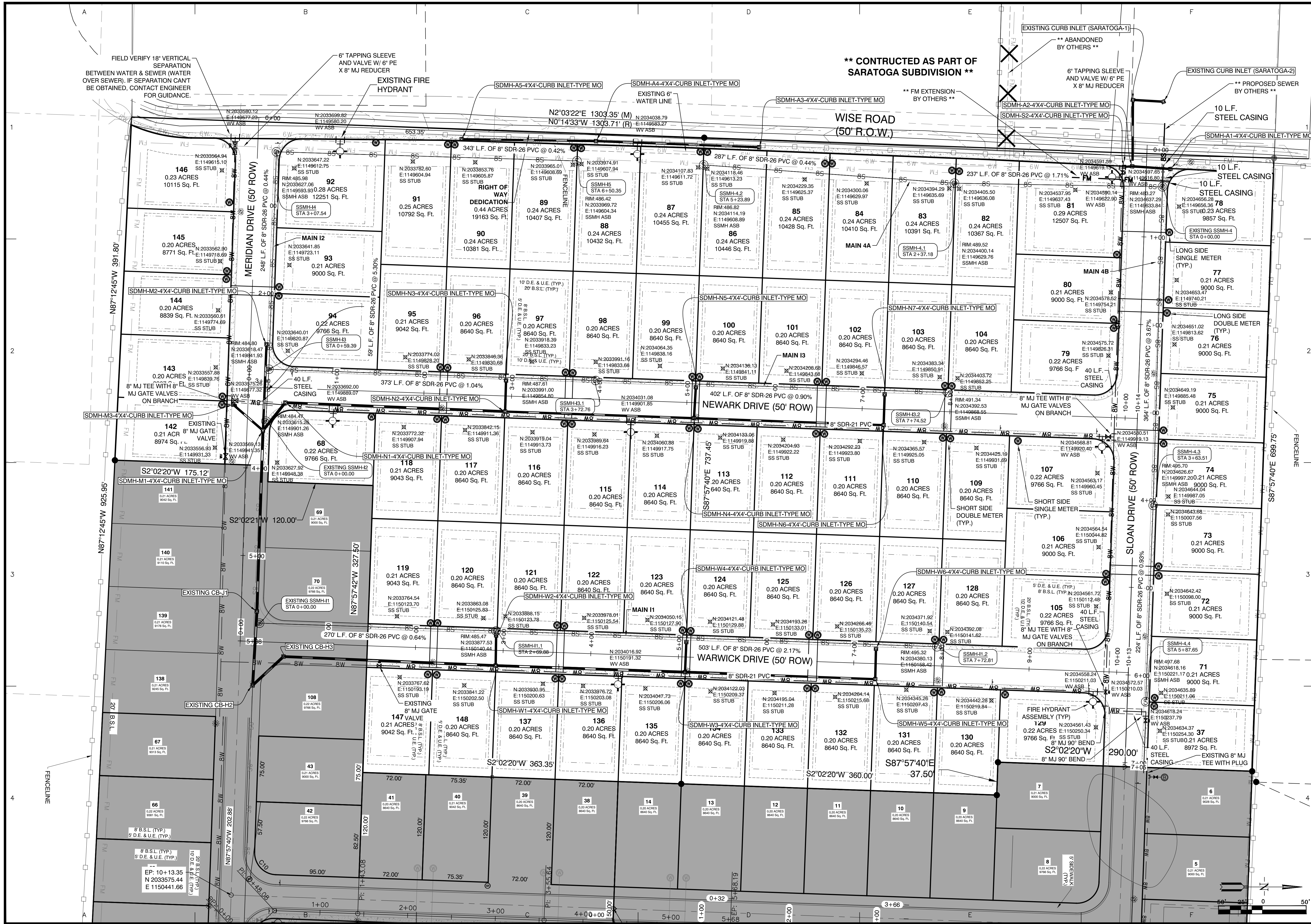
**REGISTERED PROFESSIONAL SURVEYOR**  
 STATE OF ARKANSAS  
 NO. 1573  
 SIGNATURE  
 GEORGE P. WOODEN

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

**CONTENTS:**  
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 DATE: NOV. 2023  
 SHEET NO: 1

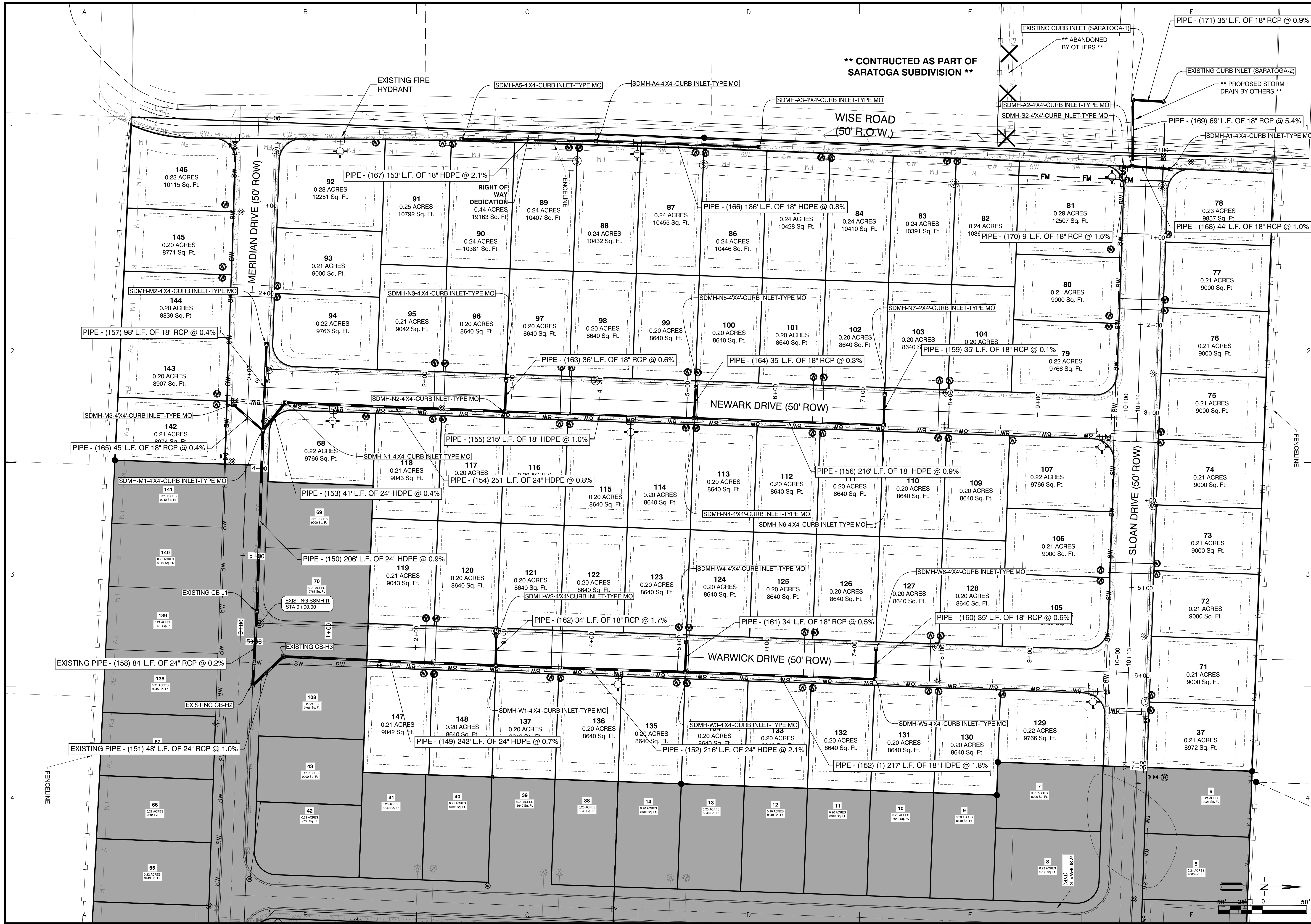
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BY	SM
REVISION	REVISED PER CITY OF BRYANT
DATE	9/22/2021
<p>Designing our client's success</p> <p><b>GarNat Engineering, LLC</b></p> <p>P.O. Box 116 Bryant, AR 72022 Ph: (501) 408-4650 garnatengineering@gmail.com</p>	
<p><b>KENSINGTON PLACE SUBDIVISION</b></p> <p><b>PHASE 3</b></p> <p><b>CITY OF BRYANT</b></p> <p><b>SALINE COUNTY, ARKANSAS</b></p>	
<p><b>RECORD DRAWING</b></p>	
<p>CONTENTS:</p> <p><b>OVERALL WATER AND SEWER PLAN</b></p>	
PROJECT NO:	16044
DATE:	08/20/20
SHEET NO:	3



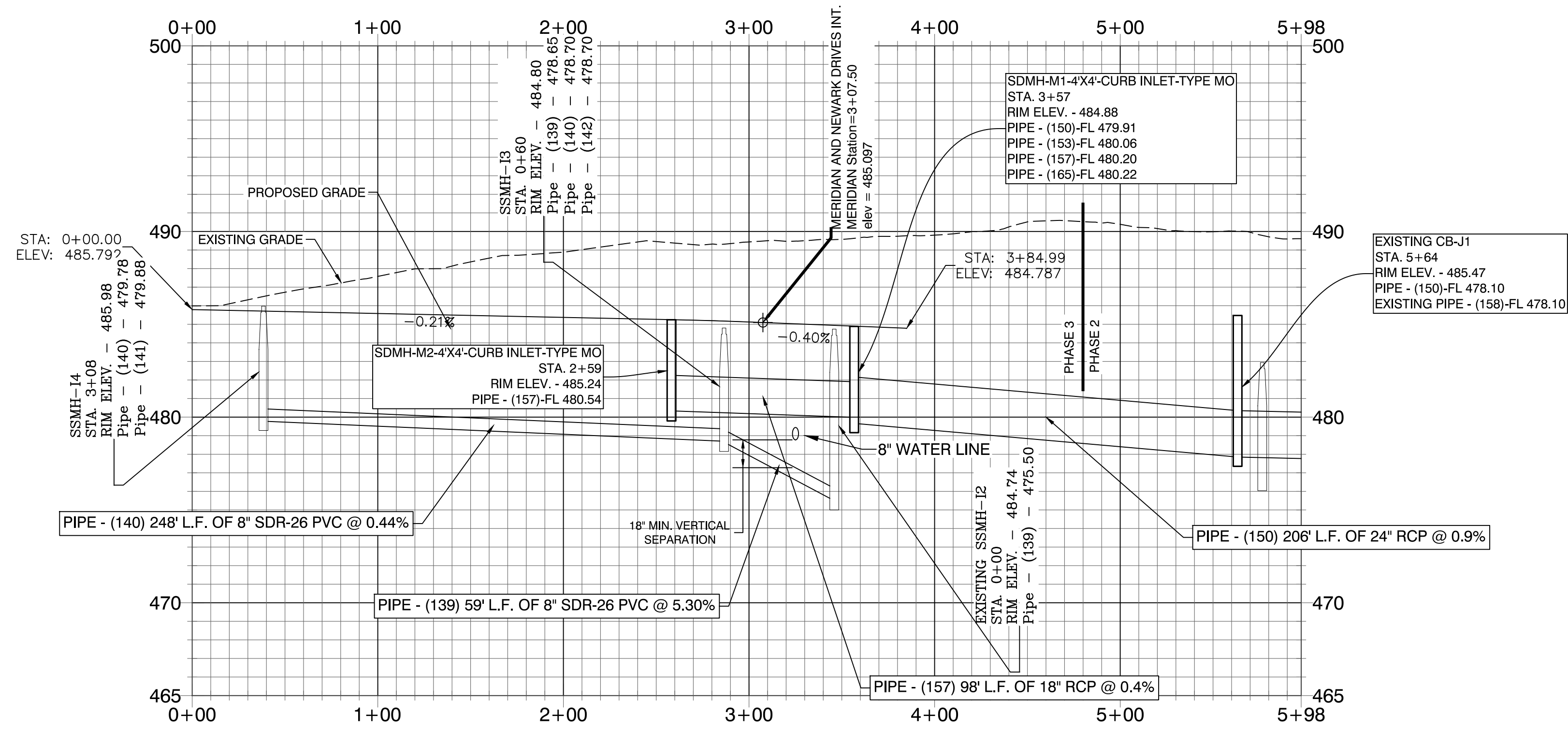


REVISION	
DATE	
<b>Designing our client's success</b> <b>GarNat Engineering, LLC</b> 3825 Mt Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com	
<b>KENSINGTON PLACE SUBDIVISION</b> <b>PHASE 3</b> <b>CITY OF BRYANT</b> <b>SALINE COUNTY, ARKANSAS</b>	
<b>RECORD</b> <b>DRAWING</b>	
CONTENTS:	
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DATE:	08/20/20
SHEET NO:	4

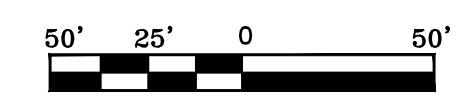
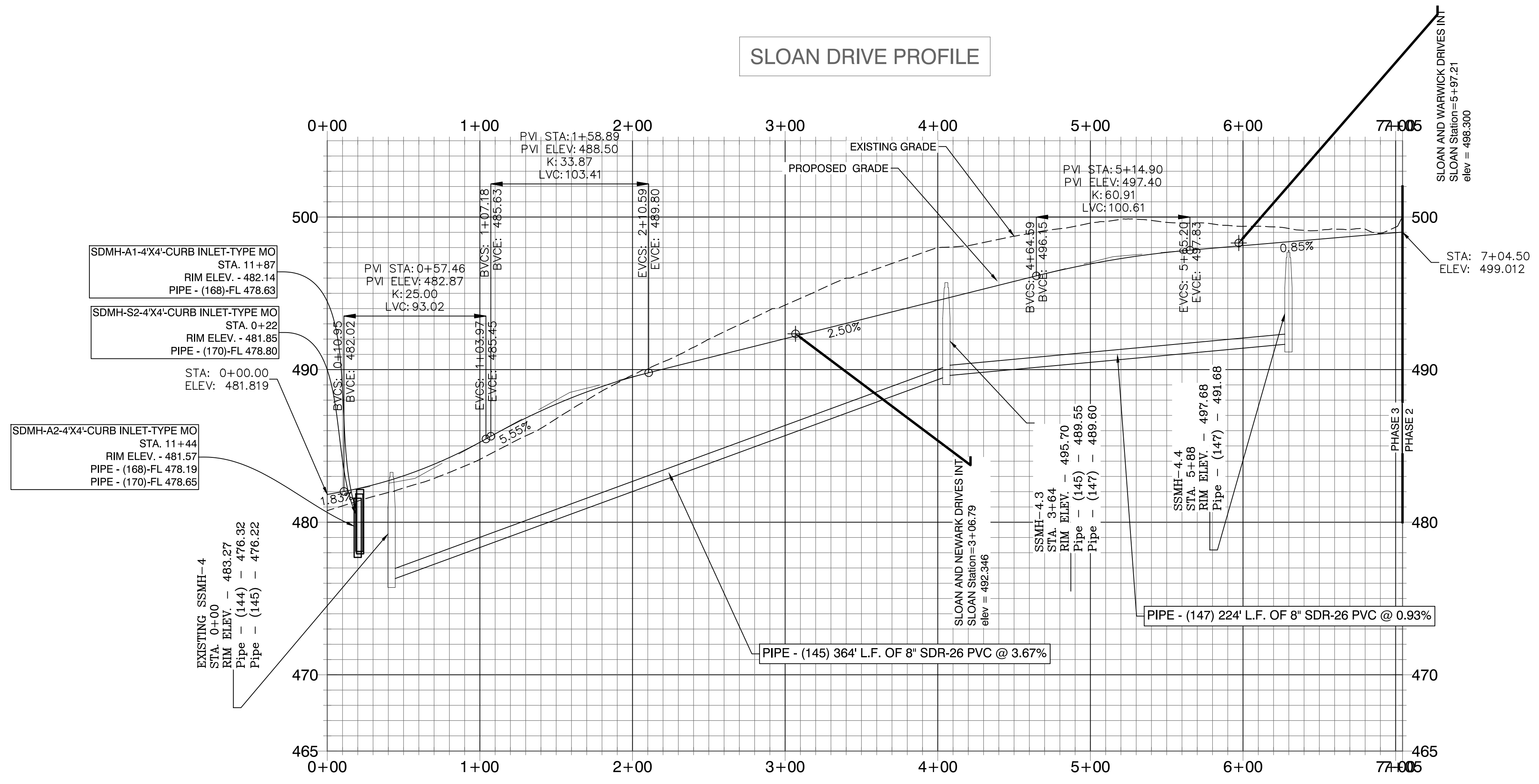
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 Date: 08/20/20  
 Project: Kensington Place Subdivision  
 Phase: 3  
 Sheet: 4 of 4  
 Scale: AS BUILT  
 Drawn: J. B. BARNES  
 Checked: J. B. BARNES  
 Date: 08/20/20



MERIDIAN DRIVE PROFILE



SLOAN DRIVE PROFILE



BY	REVISION	DATE

**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 P.O. Box 116  
 Benton, AR 72018  
 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

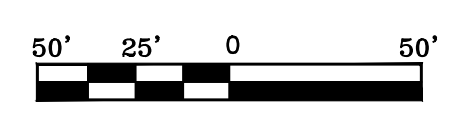
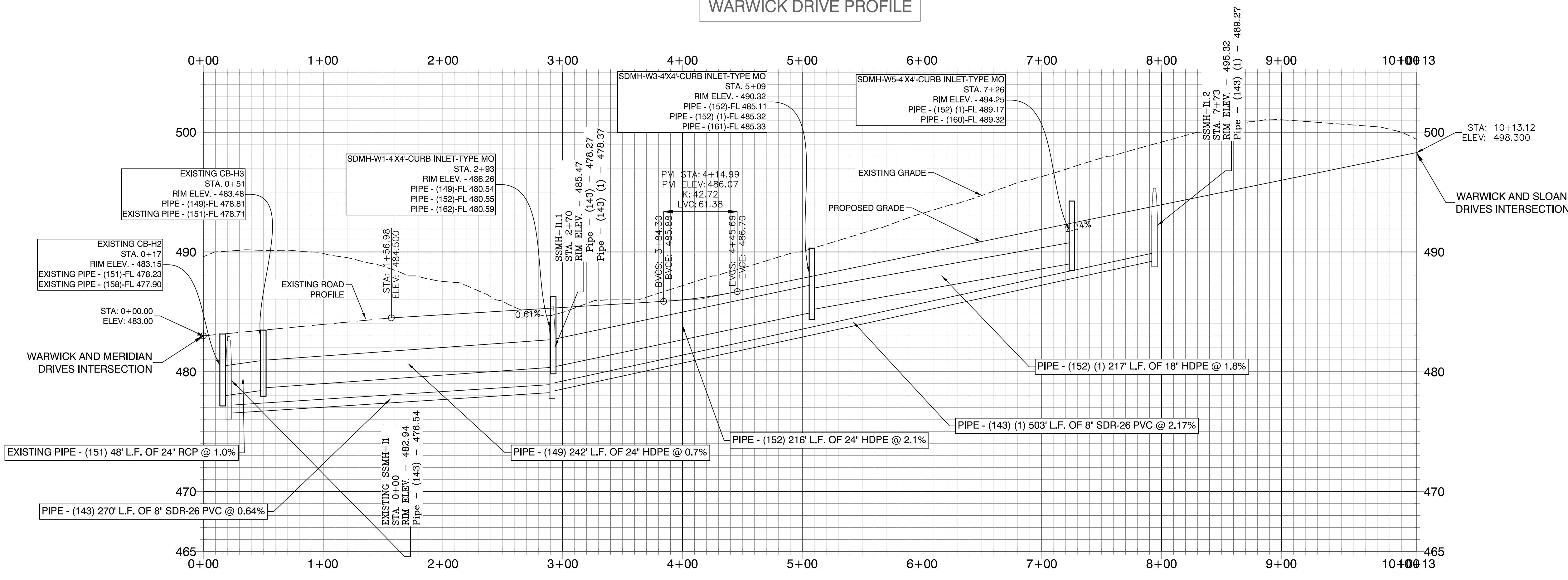
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DATE:  
 08/20/20

SHEET NO:

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### WARWICK DRIVE PROFILE



REVISION	DATE	BY

**Designing our client's success**

**GarNat Engineering, LLC**  
 3825 Mt Carmel Rd  
 Bryant, AR 72022  
 garnatengineering@gmail.com

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

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

**RECORD  
 DRAWING**

CONTENTS:  
**WARWICK  
 DRIVE PROFILE**

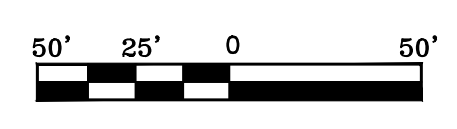
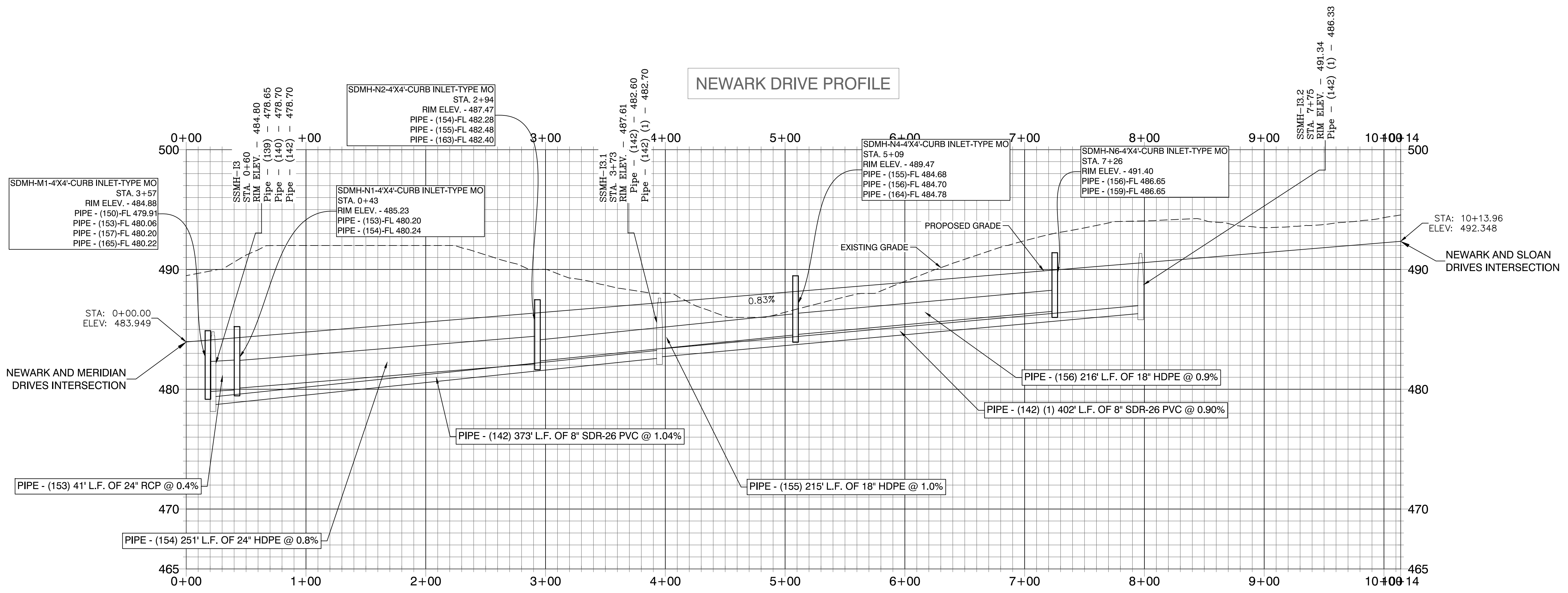
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**16044**

DATE:  
**08/20/20**

SHEET NO:  
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NEWARK DRIVE PROFILE



REVISION	DATE	BY

**GN** Designing our client's success  
**GarNat Engineering, LLC**  
 P.O. Box 116  
 Benton, AR 72018  
 Ph (501) 408-4650

3825 Mt Carmel Rd  
 Bryant, AR 72022  
 gnatengineering@gmail.com

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

**RECORD  
 DRAWING**

CONTENTS:  
 NEWARK  
 DRIVE  
 PROFILE

PROJECT NO:  
 16044

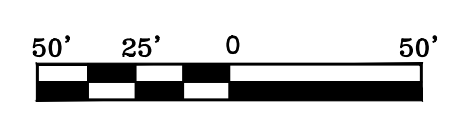
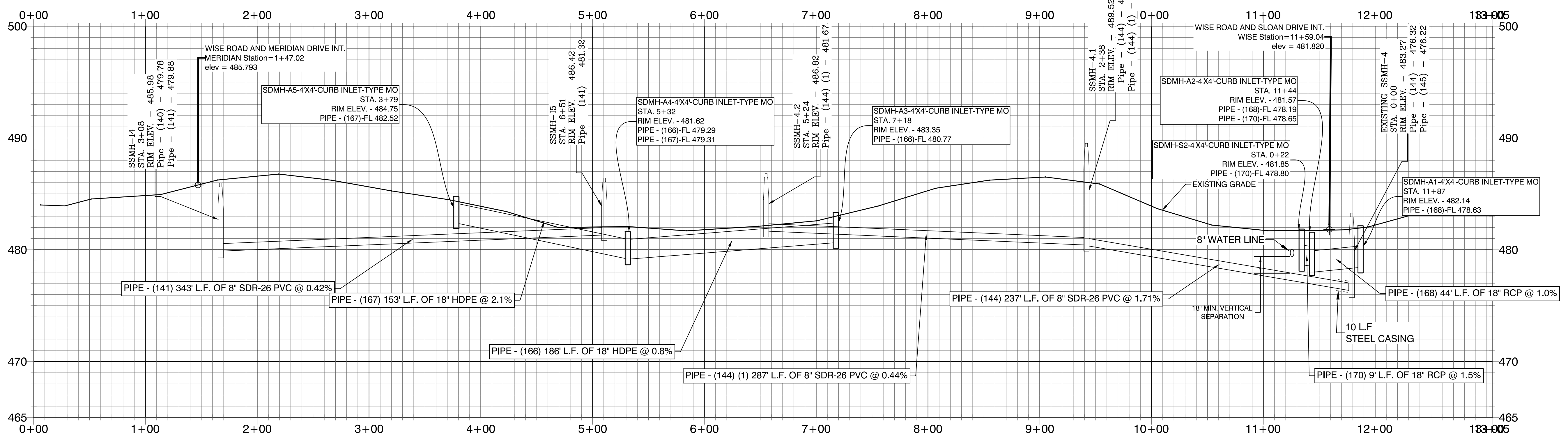
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SHEET NO:

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WISE ROAD PROFILE



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

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

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

**RECORD  
 DRAWING**

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PROJECT NO:  
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DATE:  
**08/20/20**

SHEET NO:  
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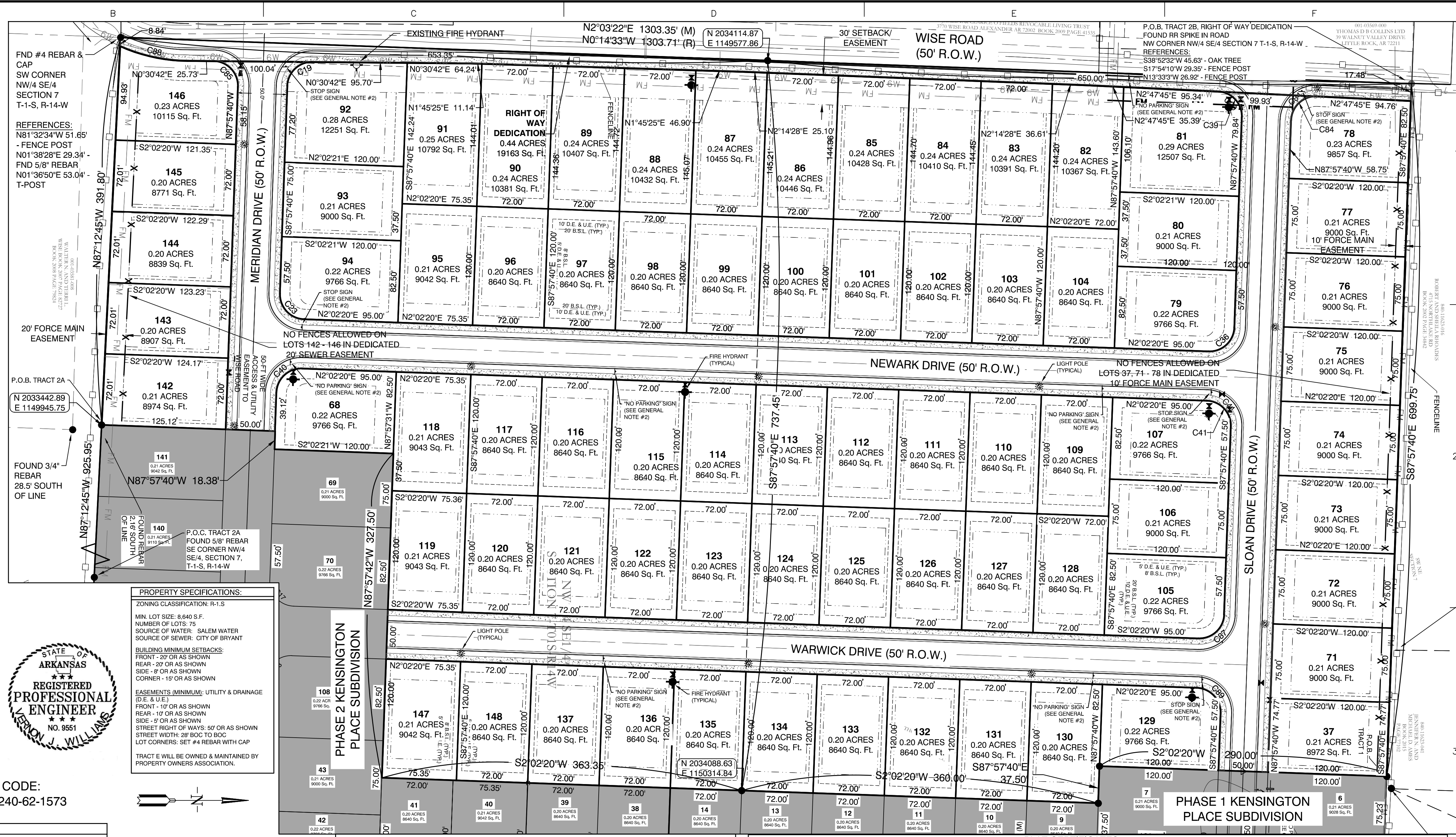
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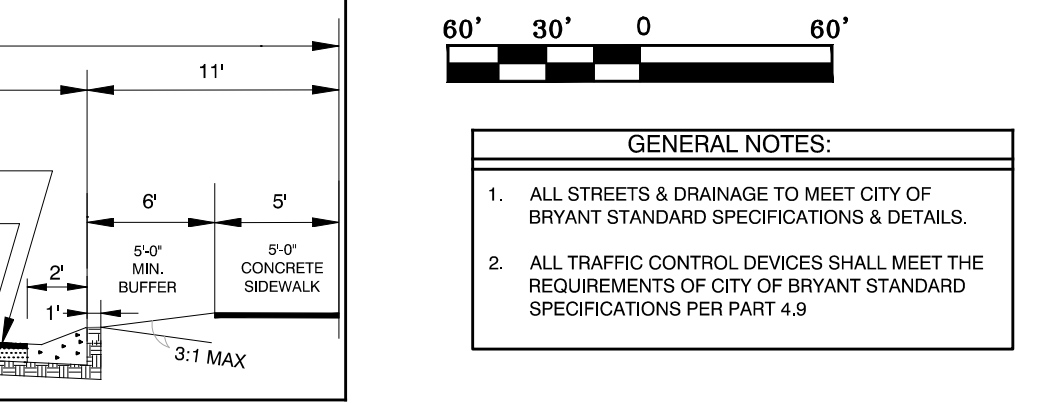
**PROPERTY DESCRIPTION:**  
 PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)  
 PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW4 SE4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW4 SE4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW4 SE4, 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 SAID NW4 SE4 OF SECTION 7; THENCE N2°02'20"E, ALONG THE WEST LINE OF SAID NW4 SE4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.50 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°57'40"E, 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°02'20"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"E, 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 (NW4 SE4) 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 NW4 SE4 OF SECTION 7; THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW4 SE4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID NORTH LINE OF SAID NW4 SE4, 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 NW4 SE4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW4 SE4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW4 SE4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW4 SE4, 1303.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.

**RIGHT OF WAY DEDICATION DESCRIPTION:**  
 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 (NW4 SE4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 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 NW4 SE4 OF SECTION 7; THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW4 SE4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID NORTH LINE OF SAID NW4 SE4, 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 NW4 SE4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW4 SE4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW4 SE4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW4 SE4, 1303.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.



**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' 800 TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP  
 TRACT # WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.



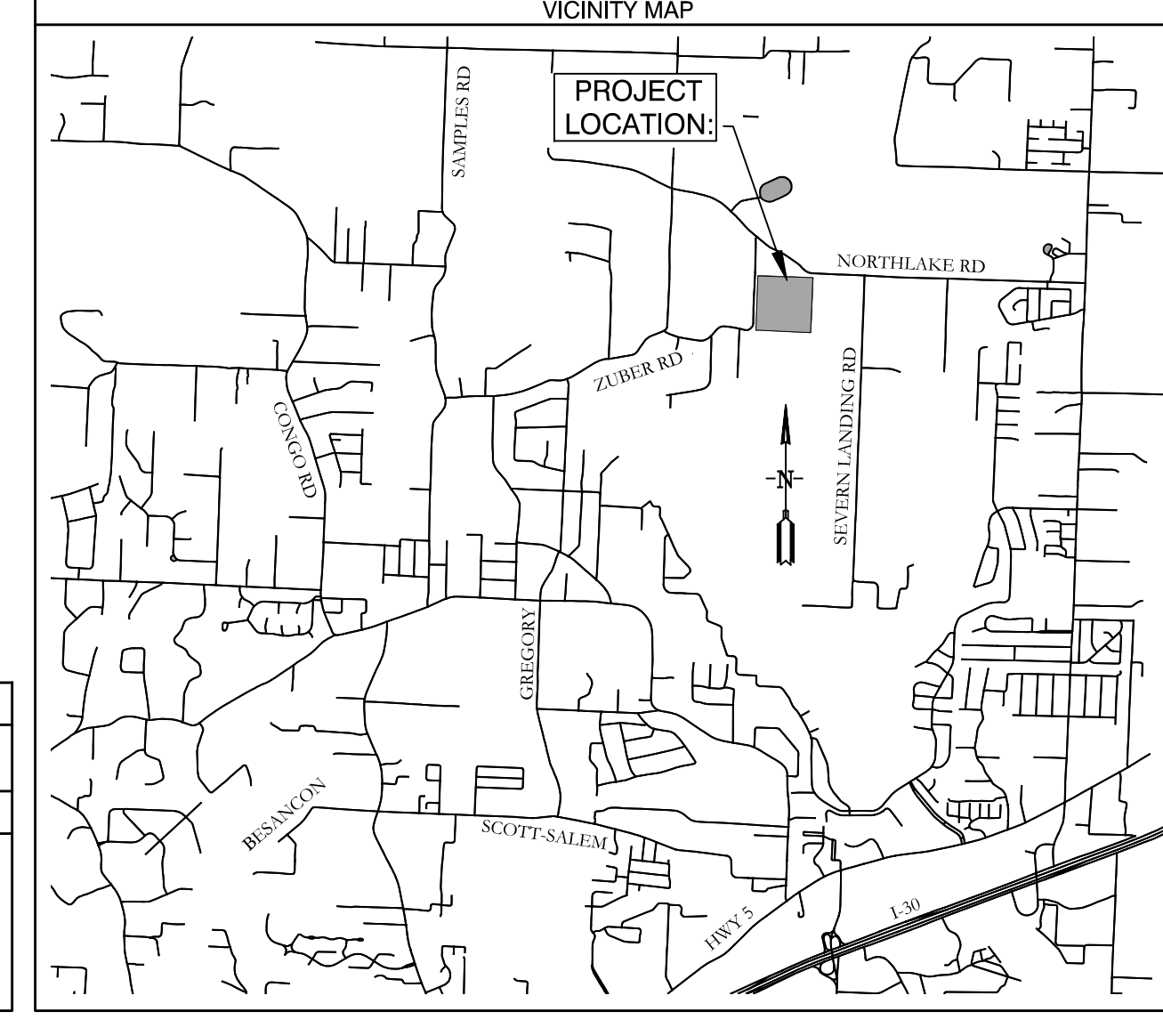
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C88	39.98'	25.00'	90°33'	S46°40'00"W	35.63'
C89	20.24'	120.00'	90°00'	N42°59'00"W	69.84'
C88	39.98'	25.00'	90°00'	S46°58'40"E	35.88'
C40	39.27'	25.00'	90°00'	N42°02'00"W	35.36'
C89	39.27'	25.00'	90°00'	S42°02'00"E	35.36'
C49	39.87'	25.00'	90°00'	S42°02'00"E	36.86'
C89	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C38	39.87'	25.00'	90°00'	S42°02'40"W	36.86'
C29	39.98'	25.00'	90°00'	S47°02'00"W	35.36'
C38	39.87'	25.00'	90°00'	N42°00'00"W	35.86'
C38	39.24'	120.00'	89°33'	S42°29'00"W	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, P.L.S. No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2024.  
 According to 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.



**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 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 RECORDING:**

**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

**REVISION**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF ARKANSAS  
 NO. 9551  
 I, GEORGE P. WOODEN

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

**CONTENTS:**  
 PROJECT NO: 16044  
 DATE: NOV. 2023  
 SHEET NO: 1

J:\Projects\2024\Projects\16044\Kensington Place\Subdivision\16044\_Kensington\_Place\_Phase\_3\_Final\_Plat.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 use 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 corner 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 corner, 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 member of 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' fees, 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 6<sup>th</sup> day of Aug., 2020.

THOMAS D.B. COLLINS, LTD

BY:   
Phillip Pengelly

**ACKNOWLEDGEMENT**

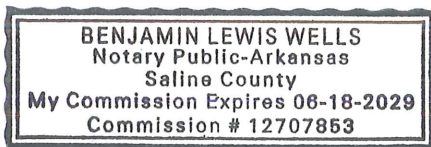
STATE OF ARKANSAS     )  
  )ss  
COUNTY OF SALINE     )

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 6<sup>th</sup> day of Aug, 2020.

  
Notary Public

My Commission Expires: 6-18-2029





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, 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:

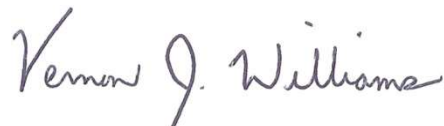
Please allow this letter and following list of enclosures to serve as my application for approval of the referenced final plat. It is my desire that this matter be included on the agenda for your February 12, 2024 City of Bryant Planning Commission meeting. The developer for the project is Thomas D.B.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

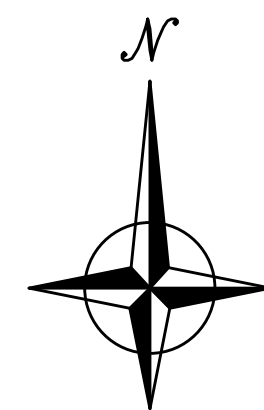
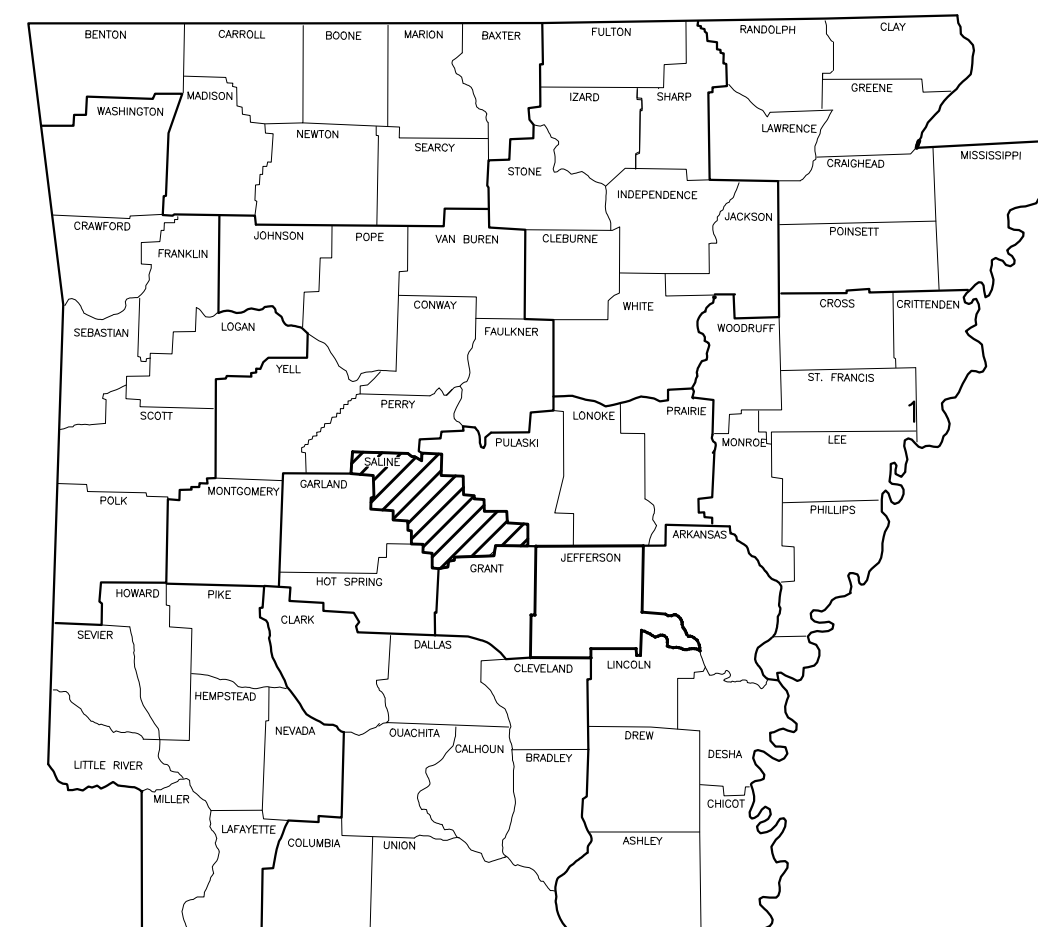
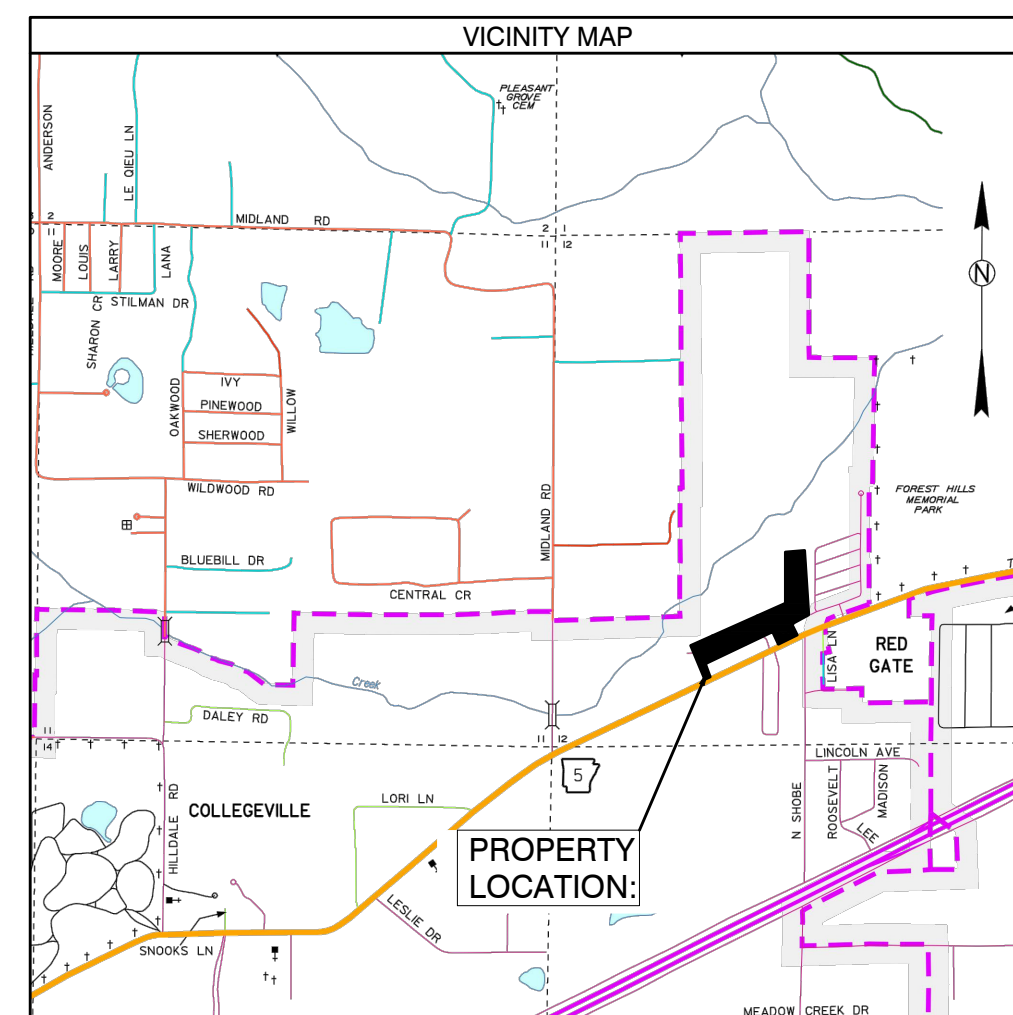
# DIAMOND ESTATES SUBDIVISION BRYANT, ARKANSAS

Prepared by:  
**GarNat Engineering, LLC**

Designing our client's success  
[www.garnatengineering.com](http://www.garnatengineering.com)

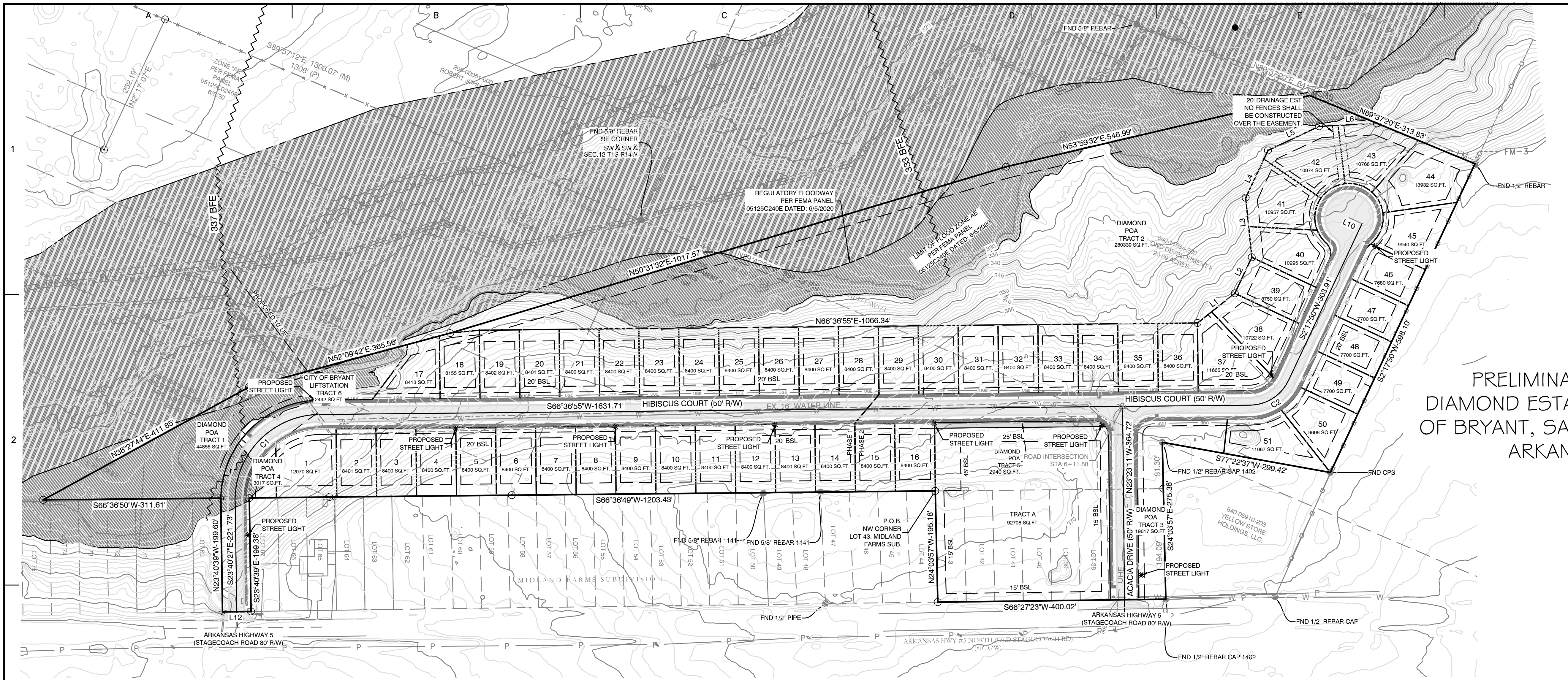
P.O. Box 116  
Benton, AR 72018  
Ph (501) 408-4650

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



- 1 PRELIMINARY PLAT OVERALL
- 2 PRELIMINARY PLAT WEST HALF
- 3 PRELIMINARY PLAT EAST HALF
- 4 DRAINAGE PLAN
- 5-7 ROAD PROFILES
- 8 OVERALL SEWER & WATER PLANS
- 9-10 SEWER PLAN PROFILES
- 11 LIFT STATION PLAN & PROFILE
- 12 LIFT STATION DETAILS
13. EROSION CONTROL PLAN





LINE #	Length	Direction
L1	83.57	N28° 45' 19"E
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L3	105.07	N28° 36' 30"W
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L12	50.00	S66° 21' 31"W

PRELIMINARY PLAT  
DIAMOND ESTATES TO CITY  
OF BRYANT, SALINE COUNTY,  
ARKANSAS

BY \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

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 3925 Mt. Carmel Road Fx (888) 900-3068  
 Bryant, AR 72022 gnatengineering@gmail.com

PLAT CERTIFICATES:

OWNER:	DEVELOPER:	CERTIFICATE OF RECORDING:
Name: Diamond Development II	Name: Diamond Development II	
Address: 1599 Lawson Oaks Little Rock, AR 72210	Address: 1599 Lawson Oaks Little Rock, AR 72210	

**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: \_\_\_\_\_  
DIAMOND DEVELOPMENT II

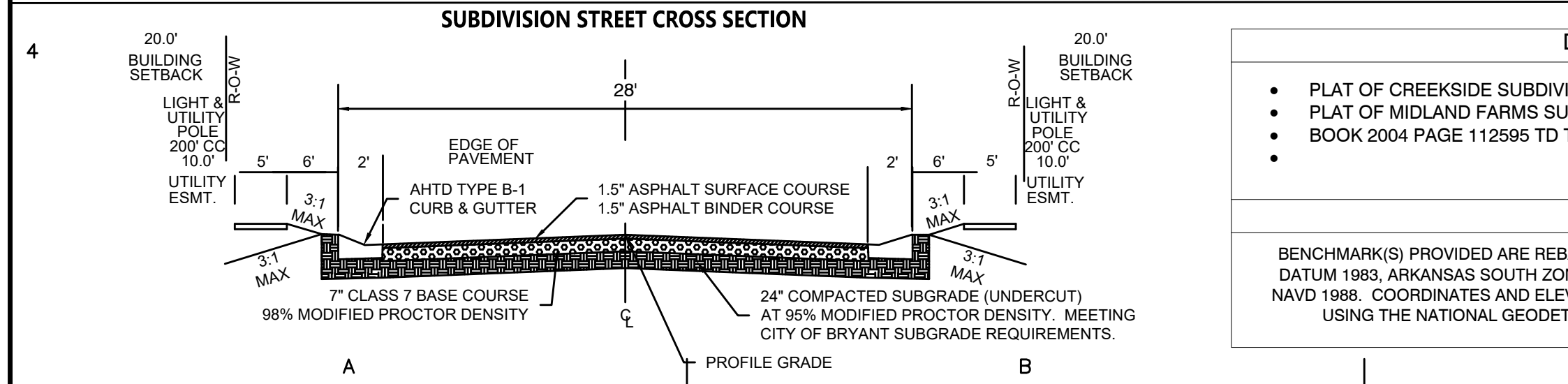
Source of Title: SALINE COUNTY, ARKANSAS  
Saline County Document# 2004-112595 & 2022-027151

**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 6/07/2022; 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 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



**PROPERTY SPECIFICATIONS:**  
ZONING CLASSIFICATION: R-1 (EXCEPT TRACT 1 = C-2)  
MIN. LOT SIZE: 7699 S.F.  
MAX. LOT SIZE: 16191 S.F.  
NUMBER OF LOTS: 51  
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
SOURCE OF SEWER: CITY OF BRYANT

**BUILDING SETBACKS:**  
FRONT - 20' OR AS SHOWN  
REAR - 20' OR AS SHOWN  
SIDE - 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
FRONT - 10' OR AS SHOWN  
BACK - 10' OR AS SHOWN  
SIDE - 5' OR AS SHOWN

**STREET RIGHT OF WAYS: 50' OR AS SHOWN**  
STREET WIDTH: 28' 50C TO 50C  
LOT CORNERS: SET #4 REBAR WITH CAP

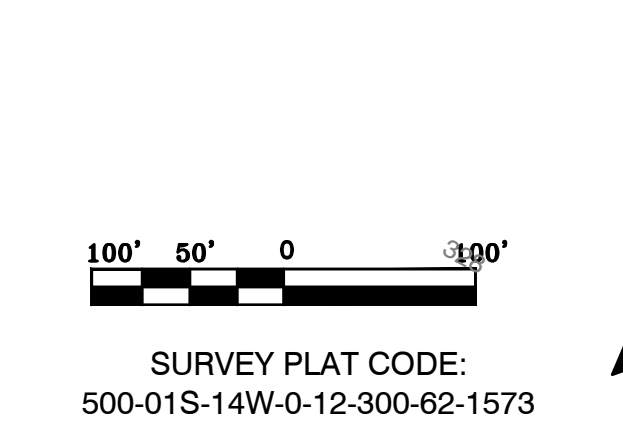
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**ROAD CURVE TABLE**

Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

**SURVEY LEGEND**

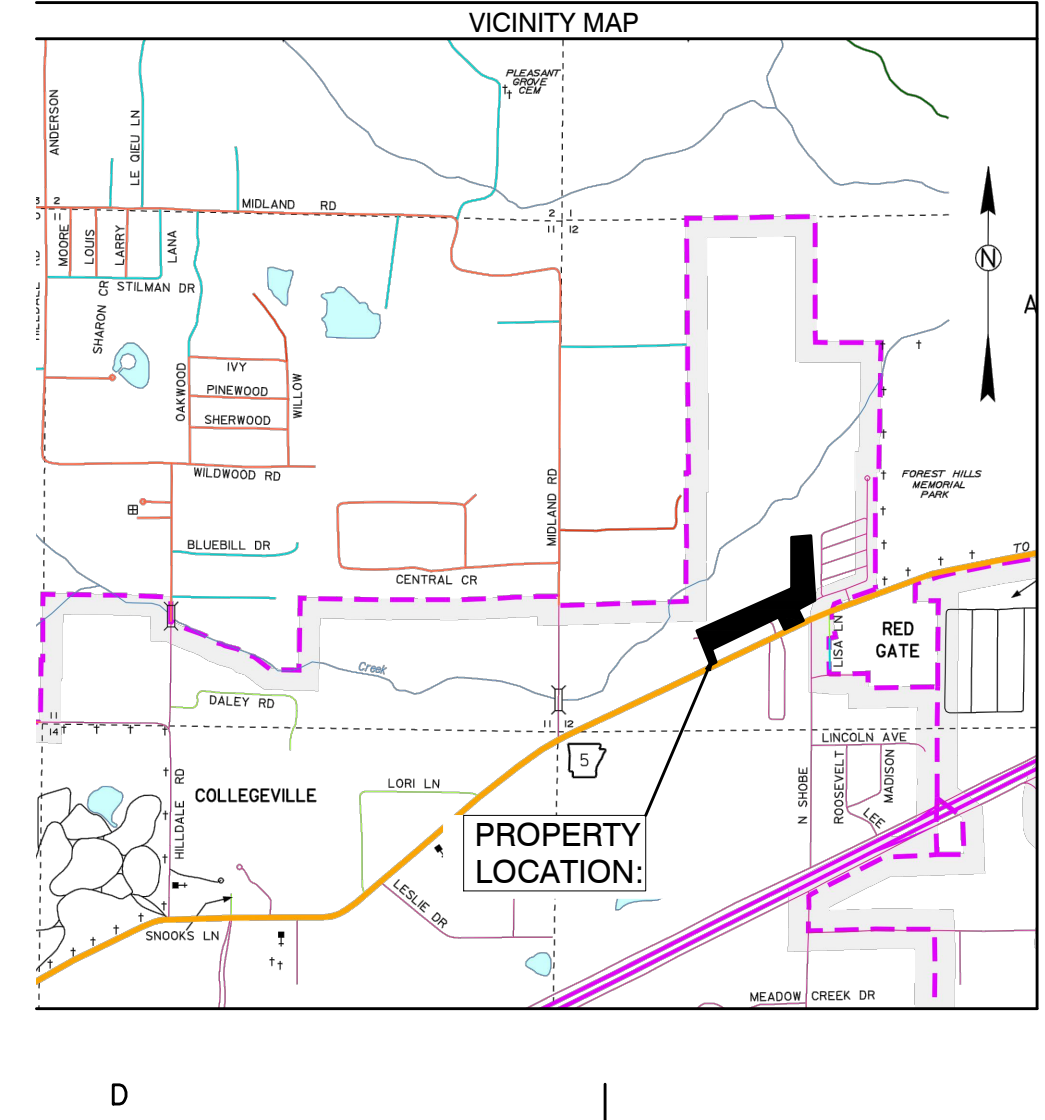
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**BASIS OF BEARINGS:**  
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**PROPERTY DESCRIPTION:**  
LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND PART OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 68, 86, 87, 88, 89, 90 AND 108 MIDLAND FARMS SUBDIVISION, CITY OF BRYANT, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 43 MIDLAND FARMS SUBDIVISION, SALINE COUNTY, ARKANSAS; THENCE S 66°36'49" W A DISTANCE OF 1203.43 FEET TO THE NORTHEAST CORNER OF LOT 68 OF SAID MIDLAND FARMS SUBDIVISION; THENCE S 23°40'39" E ALONG THE EAST LINE OF SAID LOT 68 A DISTANCE OF 199.38 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 5; THENCE S 66°21'31" W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N 23°40'39" W ALONG THE WEST LINE OF SAID LOT 68 A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 68; THENCE S 66°36'50" W A DISTANCE OF 311.61 FEET; THENCE N 38°27'44" E A DISTANCE OF 411.85 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 52°09'42" E A DISTANCE OF 365.56 FEET TO A SET 1/2" REBAR WITH CAP #1573; N 50°31'32" E A DISTANCE OF 1017.57 FEET; THENCE N 53°50'32" E A DISTANCE OF 546.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 NE1/4 SW1/4) OF SAID SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE S 21°7'50" W FOR A DISTANCE OF 598.10 FEET TO A FOUND COTTON PICKER SPINDLE (CPS) AT THE NORTHEAST CORNER OF LOT 1, DOLLAR GENERAL ADDITION TO THE CITY OF BRYANT, PLAT RECORDED IN BOOK 2010 PAGE 93434; THENCE S 77°22'37" W, ALONG SAID LOT 1 NORTH LINE, 299.42 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 24°03'57" E, ALONG SAID LOT 1 WEST LINE, 275.38 FEET TO A FOUND 1/2" REBAR WITH CAP #1402 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 5 (STAGECOACH ROAD); THENCE S 66°27'23" W, ALONG SAID NORTHERLY RIGHT OF WAY, 400.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 24°03'57" W, LEAVING SAID RIGHT OF WAY, 195.18 FEET TO THE POINT OF BEGINNING, CONTAINING 24.07 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 5 NORTH AND ANY EASEMENTS OF RECORD.

DIAMOND ESTATES

PART OF THE SOUTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

2-21-2023

CONTENTS:  
PRELIMINARY PLAT OVERALL

PROJECT NO: 21206  
DATE: FEB 2023  
SHEET NO: 1

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





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 MIN. LOT SIZE: 7699 S.F.  
 MAX. LOT SIZE: 14191 S.F.  
 NUMBER OF LOTS: 51  
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
 SOURCE OF SEWER: CITY OF BRYANT

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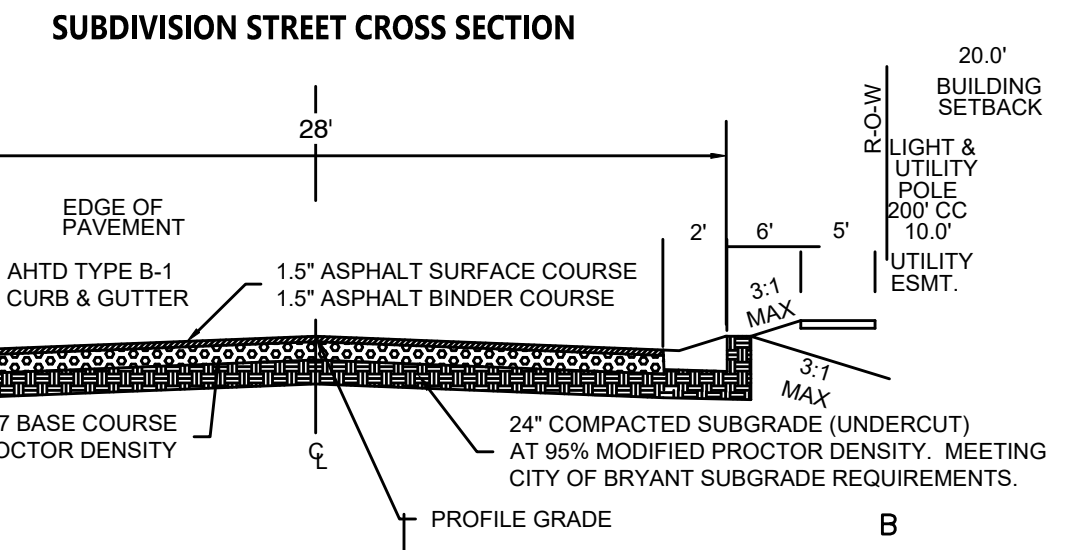
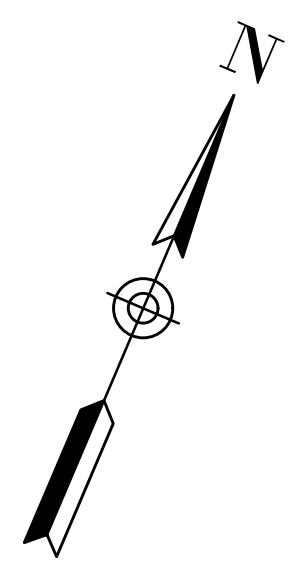
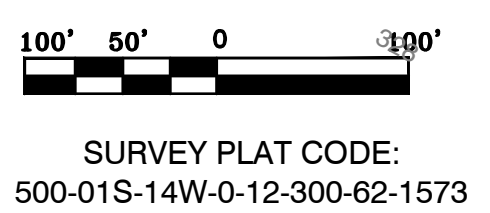
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 FRONT - 10' OR AS SHOWN  
 BACK - 10' OR AS SHOWN  
 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' BOC TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP

**NOTES:**  
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**SURVEY LEGEND**

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C9	12.25	25.00	S16° 20' 00"W	12.13
C10	61.27	60.00	S1° 36' 57"E	367.71
C11	41.90	60.00	S50° 52' 26"E	41.05
C12	51.00	60.00	N84° 46' 11"E	49.48
C13	50.98	60.00	N36° 04' 45"E	49.46
C14	58.78	60.00	N16° 19' 32"W	56.46
C15	27.44	60.00	N57° 29' 40"W	364.02
C16	31.81	25.00	N34° 09' 02"W	29.70
C17	6.81	50.00	N6° 11' 51"E	6.80
C18	49.32	50.00	N38° 21' 21"E	47.34
C19	7.13	175.63	S68° 25' 52"W	340.57
C20	84.27	125.70	S47° 22' 03"W	62.70
C21	108.07	125.70	S3° 31' 58"W	104.77
C22	263.10	175.63	S21° 21' 09"W	416.11

BY \_\_\_\_\_

REVISION \_\_\_\_\_

DATE \_\_\_\_\_

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 3925 Mt. Carmel Road Fx (888) 900-3068  
 Bryant, AR 72022 gnatengr@gmail.com

**DIAMOND ESTATES**

PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS



2-21-2023

**CONTENTS:**

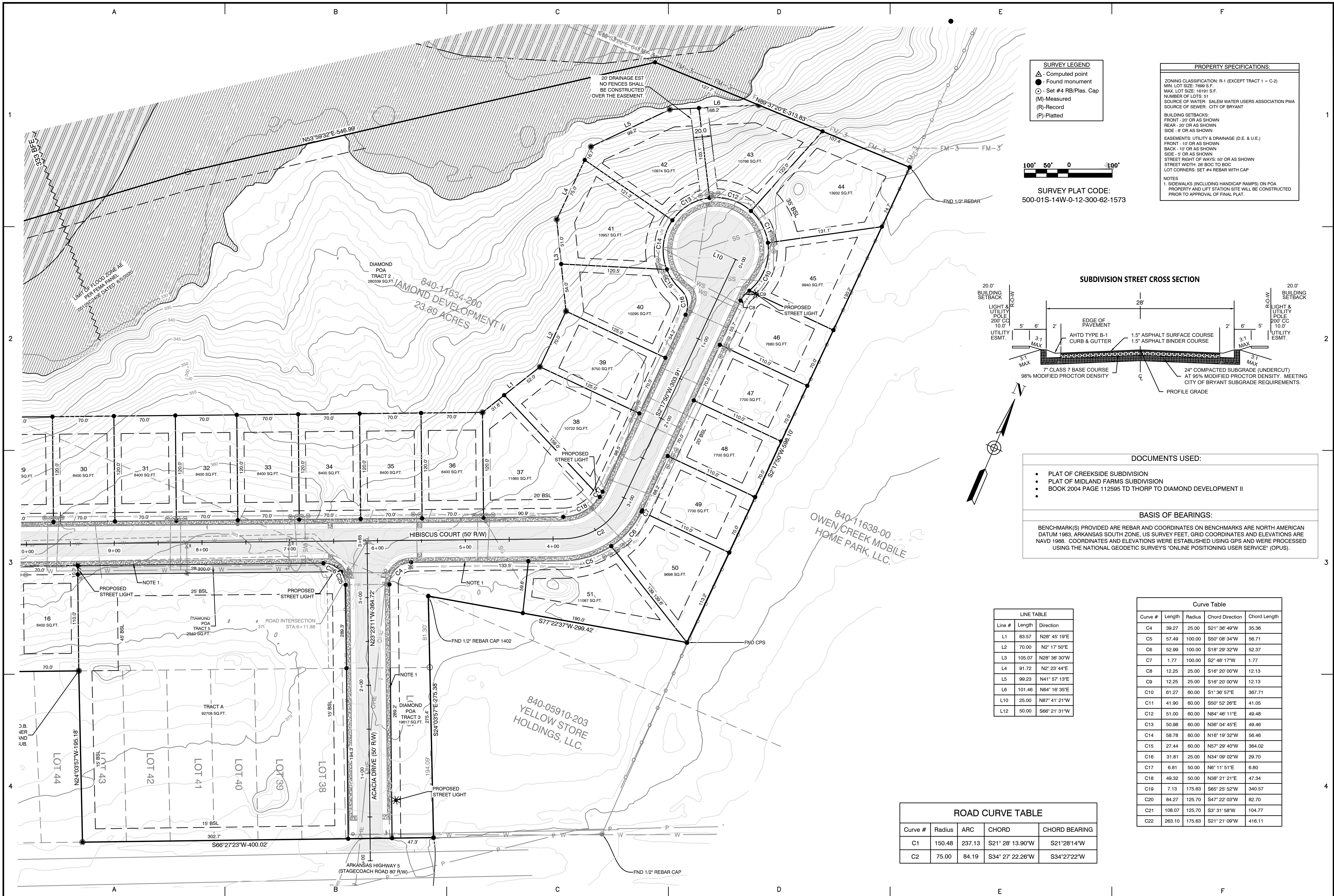
PRELIMINARY  
 PLAT  
 SOUTH HALF  
 DIMENSIONS

PROJECT NO:  
 21206

DATE:  
 FEB 2023

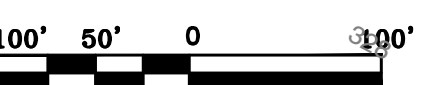
SHEET NO:





**SURVEY LEGEND**

- △ - Computed point
- - Found monument
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- (M) - Measured
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**SURVEY PLAT CODE:**  
500-01S-14W-0-12-300-62-1573

**PROPERTY SPECIFICATIONS:**

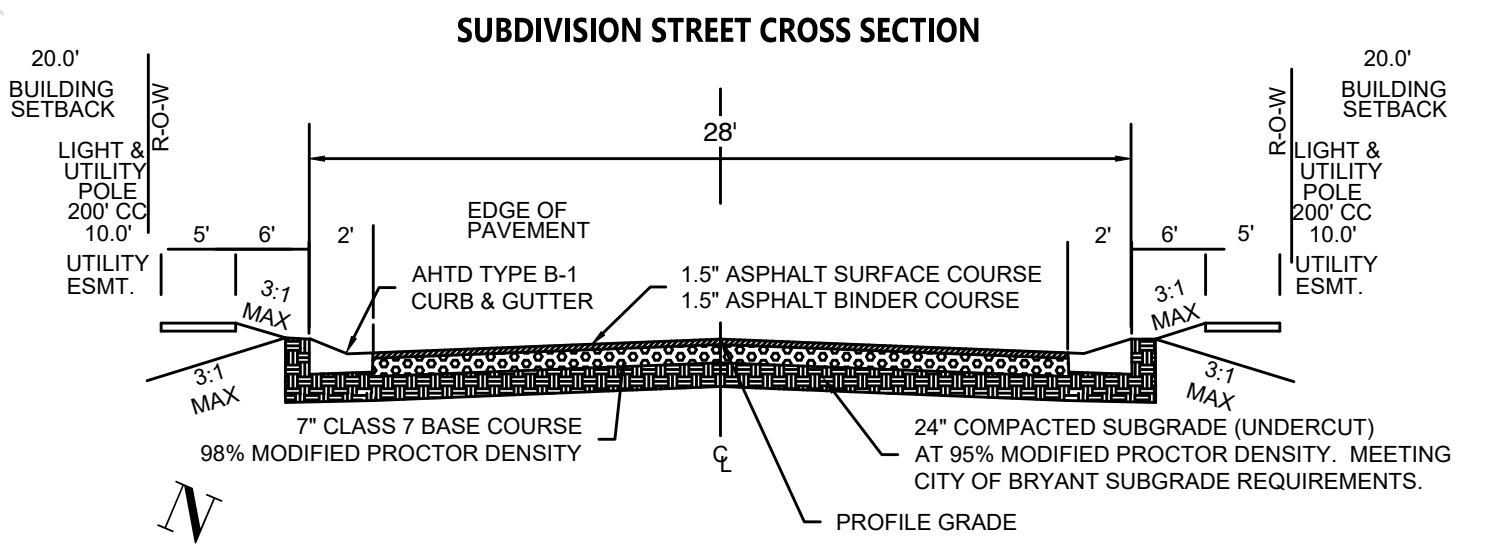
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 SIDE - 8' OR AS SHOWN

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BY		REVISION		DATE	
1		1		1	
2		2		2	
3		3		3	
4		4		4	

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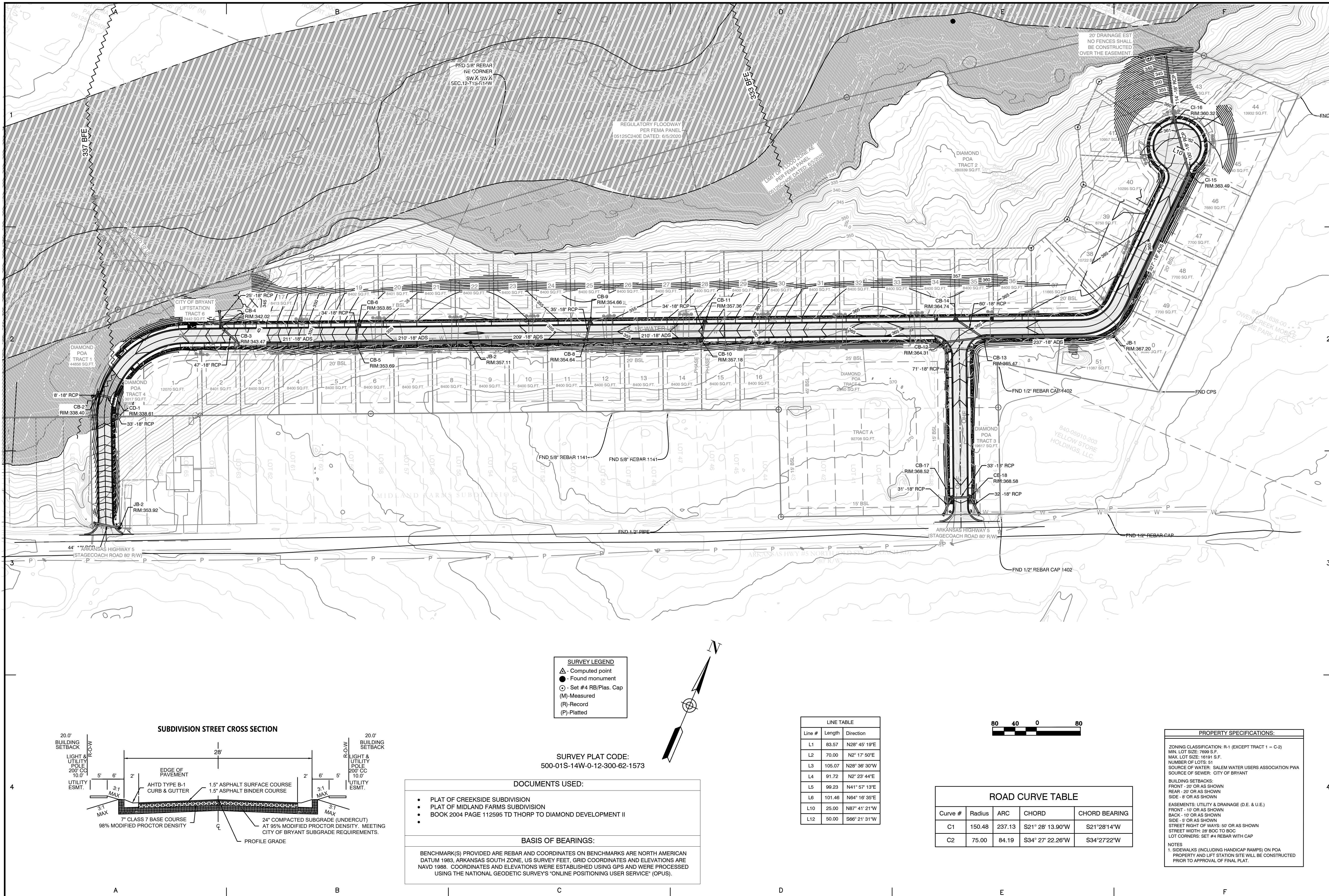
2-21-2023

**PRELIMINARY PLAT NORTH HALF DIMENSIONS**

PROJECT NO: 21206  
 DATE: FEB 2023  
 SHEET NO:

3





BY	
REVISION	
DATE	

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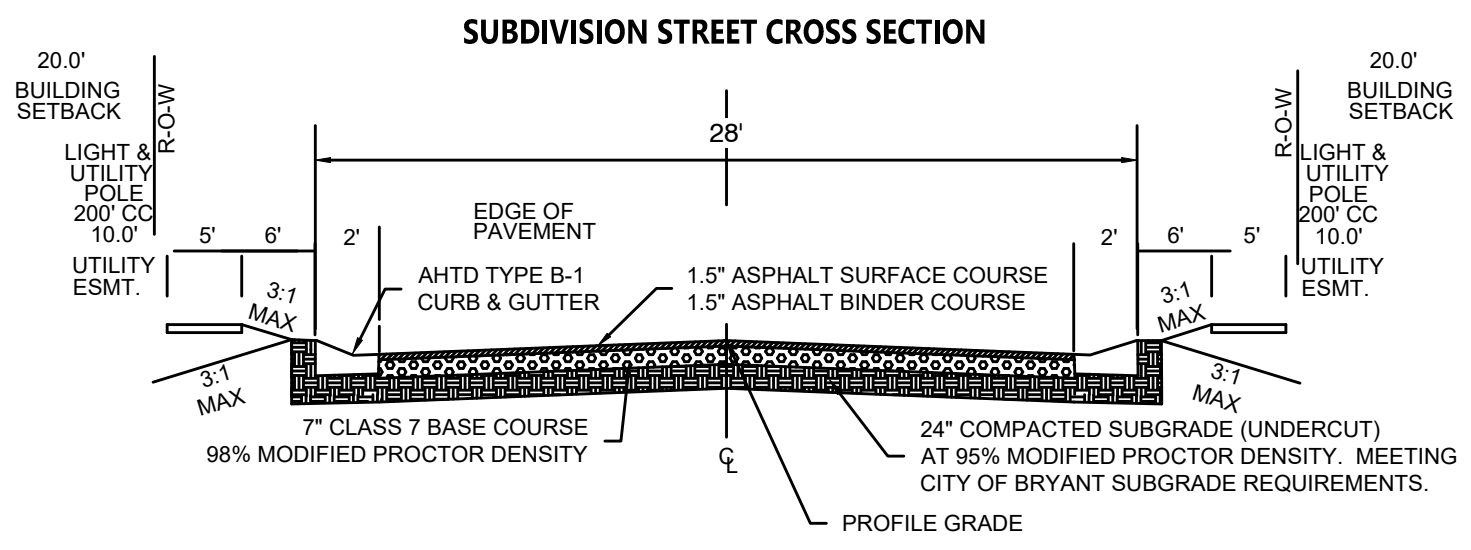
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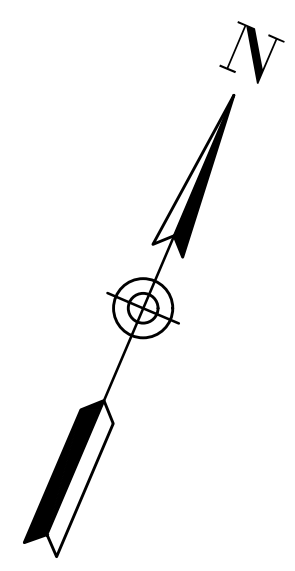
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**OVERALL DRAINAGE PLAN**

PROJECT NO:  
**21206**  
 DATE:  
**FEB 2023**  
 SHEET NO:  
**4**



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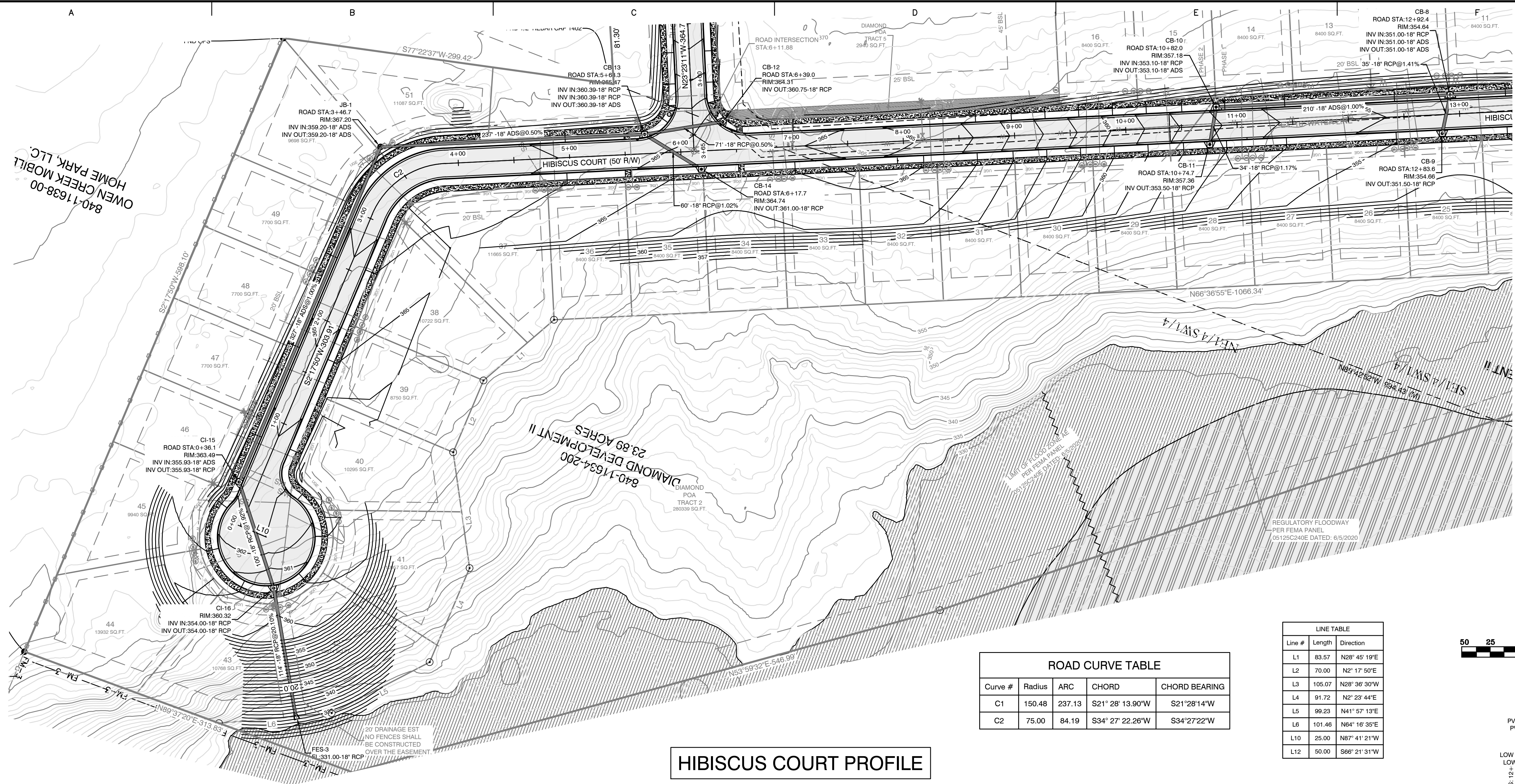
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 REAR - 20' OR AS SHOWN  
 SIDE - 8' OR AS SHOWN

**EASEMENTS - UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT - 10' OR AS SHOWN  
 BACK - 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

**NOTES**  
 1. SIDEWALKS (INCLUDING HANDICAP RAMPS) ON POA PROPERTY AND LIFT STATION SITE WILL BE CONSTRUCTED PRIOR TO APPROVAL OF FINAL PLAT.



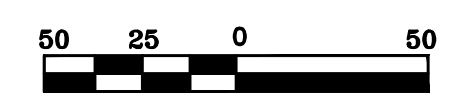


**ROAD CURVE TABLE**

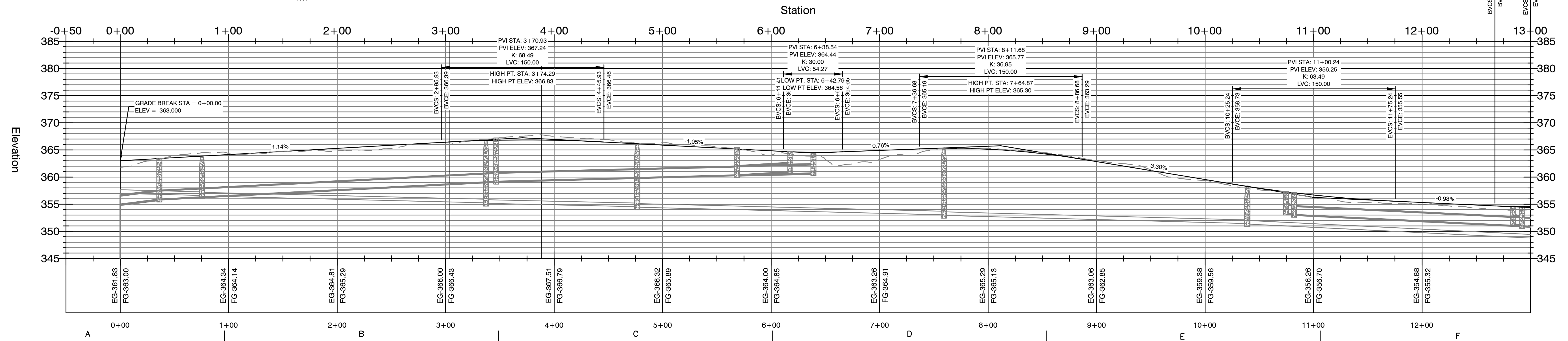
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

**LINE TABLE**

Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W

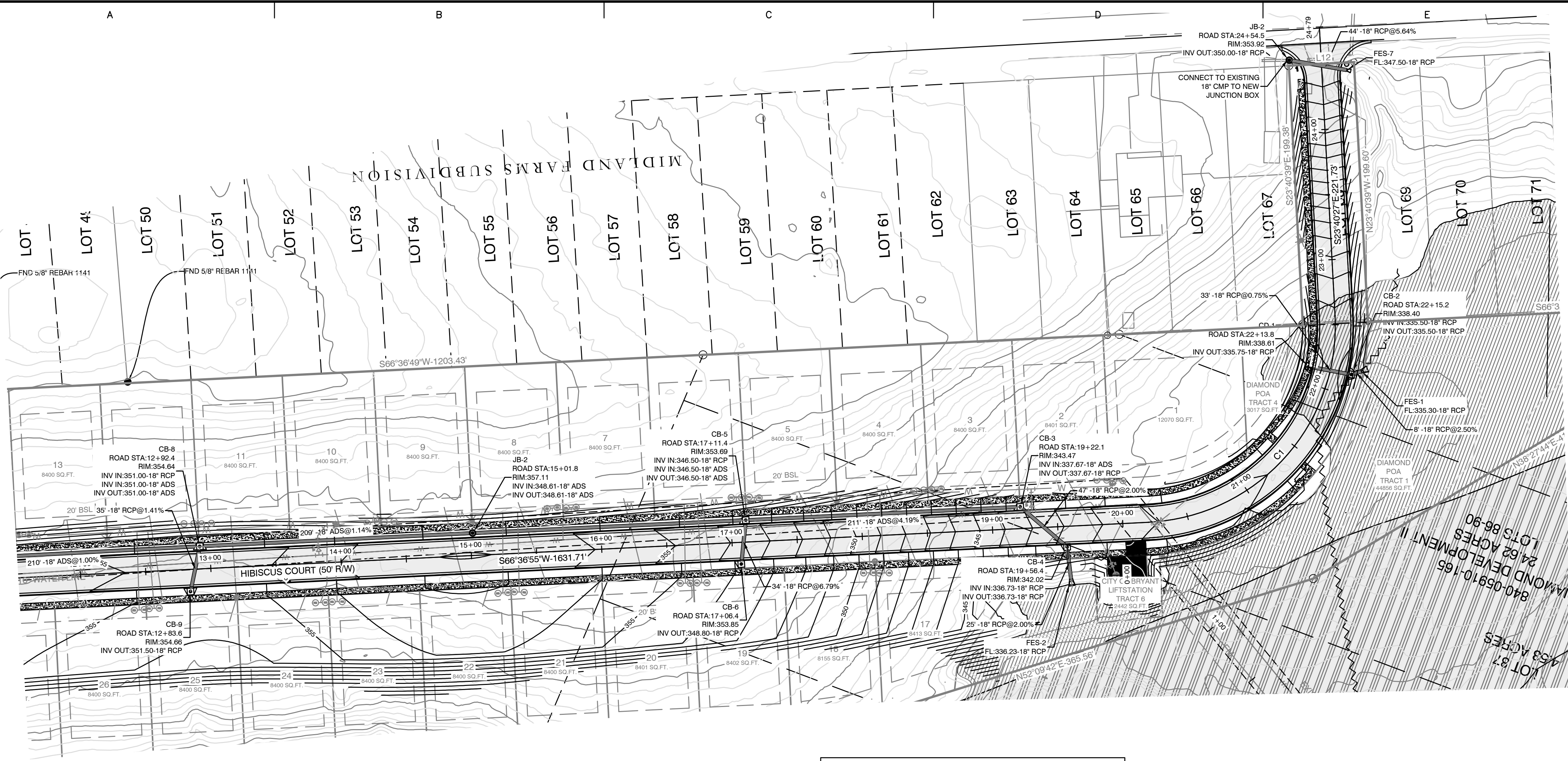


**HIBISCUS COURT PROFILE**



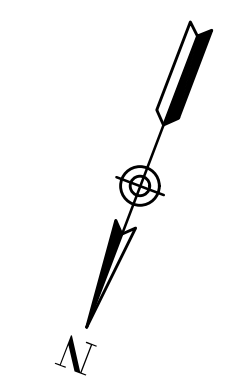
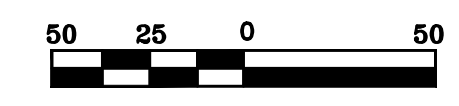
BY		REVISION		DATE	
1		2		3	
<b>GarNat Engineering, LLC</b> P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gamatengineering@gmail.com					
<b>DIAMOND ESTATES</b> PART OF THE SOUTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS					
2-21-2023					
<b>CONTENTS:</b> <b>HIBISCUS COURT</b> <b>PLAN &amp; PROFILE</b> <b>0+00-13+00</b>					
PROJECT NO: 21206					
DATE: FEB 2023					
SHEET NO: <span style="font-size: 2em; font-weight: bold;">5</span>					



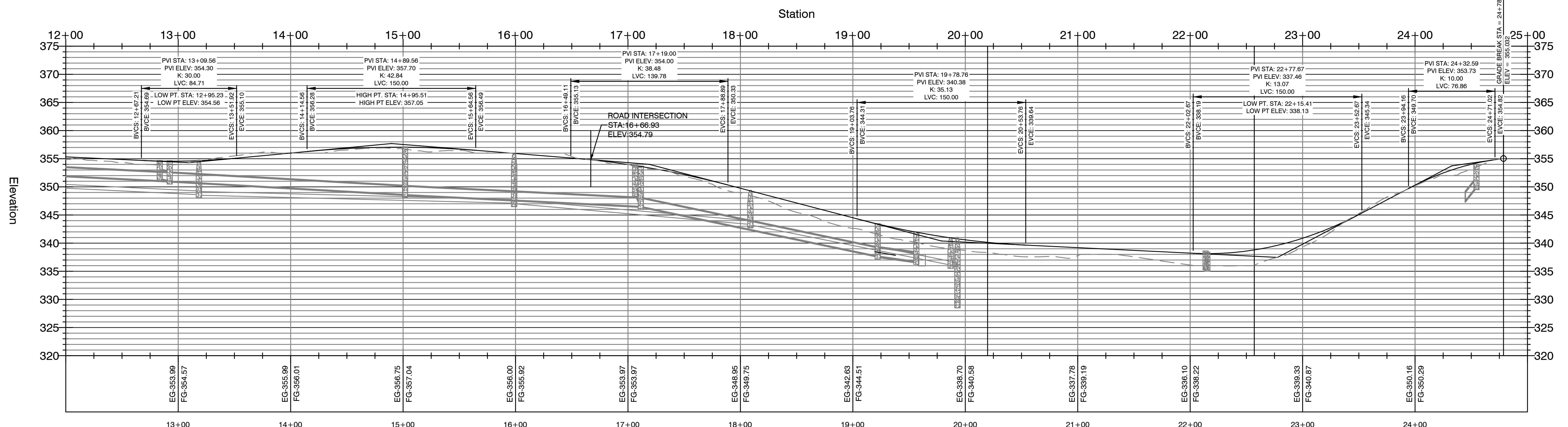


ROAD CURVE TABLE				
Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

LINE TABLE		
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L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W



### HIBISCUS COURT PROFILE



BY	
REVISION	
DATE	

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**DIAMOND ESTATES**  
 PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS

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

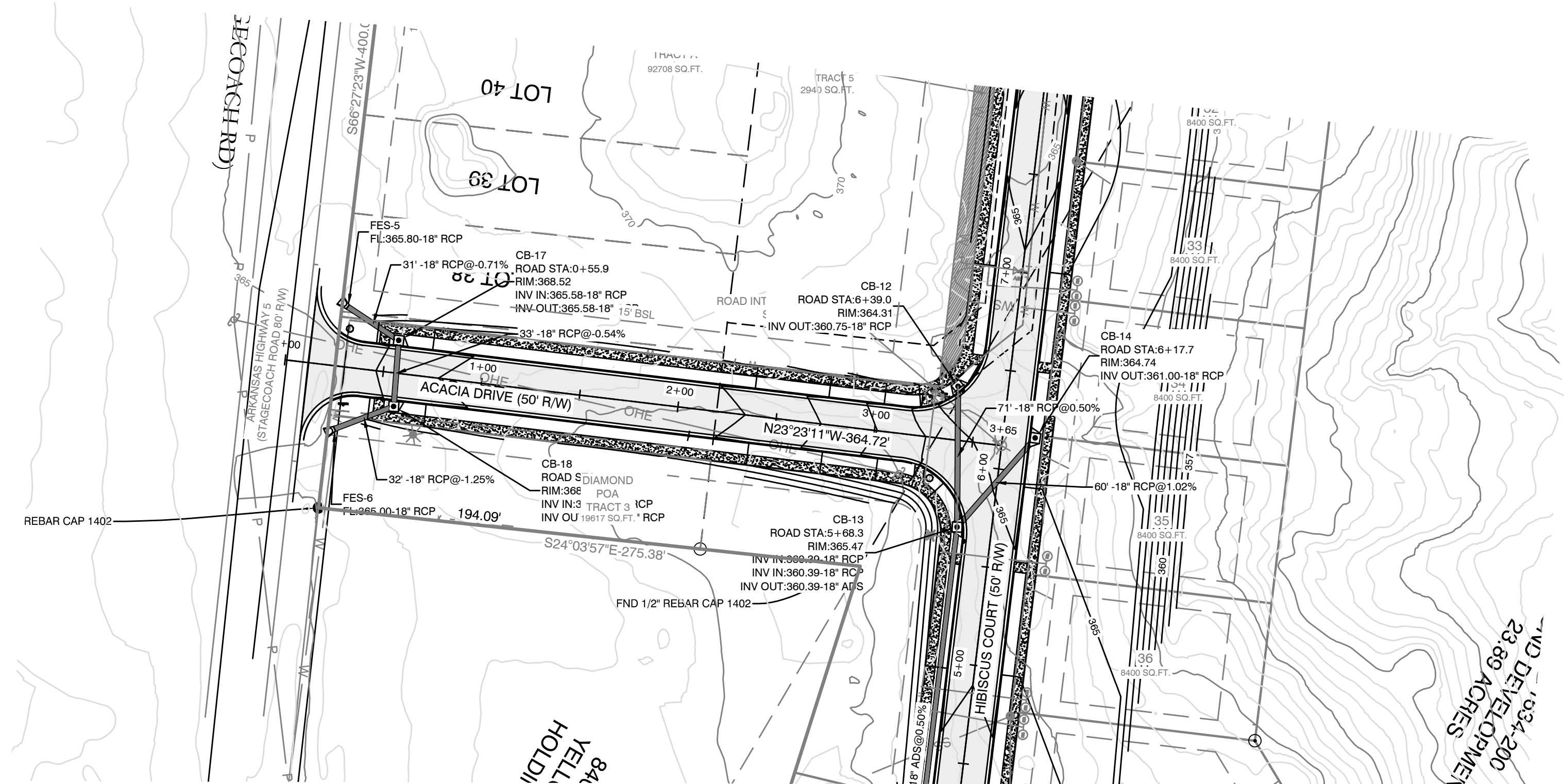
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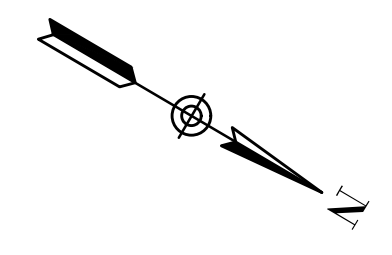
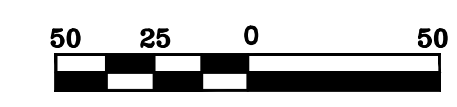
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 FEB 2023

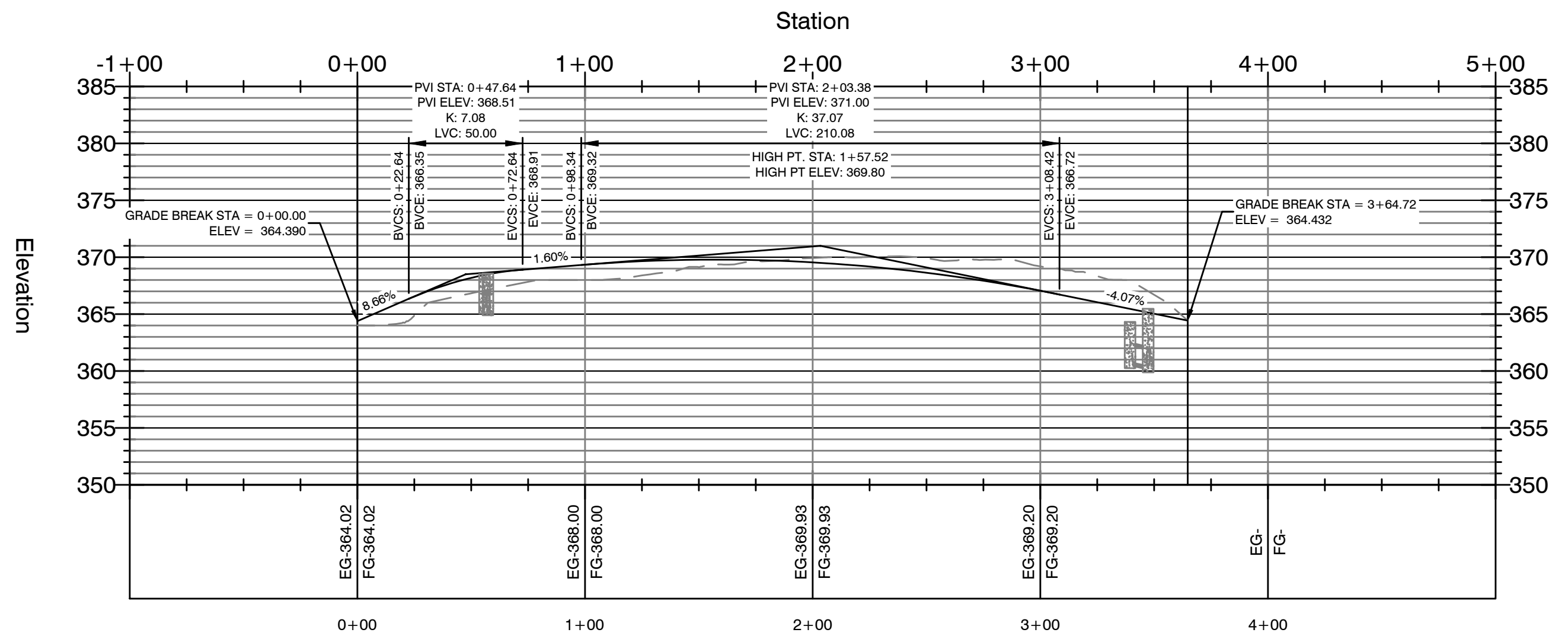
SHEET NO:  
**6**



Line #	Length	Direction
L1	83.57	N28° 45' 19"E
L2	70.00	N2° 17' 50"E
L3	105.07	N28° 36' 30"W
L4	91.72	N2° 23' 44"E
L5	99.23	N41° 57' 13"E
L6	101.46	N64° 16' 35"E
L10	25.00	N87° 41' 21"W
L12	50.00	S66° 21' 31"W



### ACACIA DRIVE PROFILE



Curve #	Radius	ARC	CHORD	CHORD BEARING
C1	150.48	237.13	S21° 28' 13.90"W	S21° 28' 14"W
C2	75.00	84.19	S34° 27' 22.26"W	S34° 27' 22"W

DATE	REVISION	BY

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DIAMOND ESTATES  
 PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS



2-21-2023

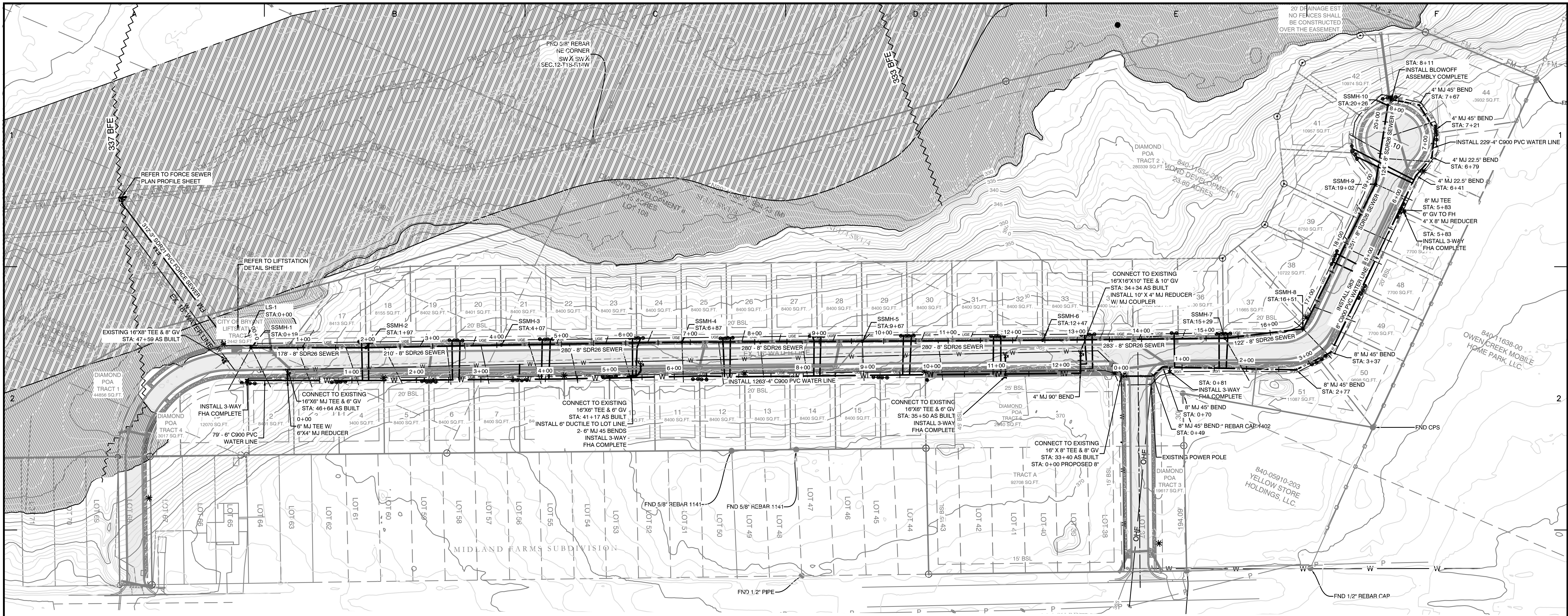
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 PLAN &  
 PROFILE

PROJECT NO:  
 21206

DATE:  
 FEB 2023

SHEET NO:  
 7





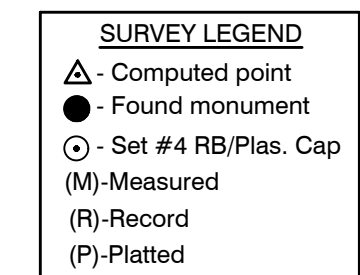
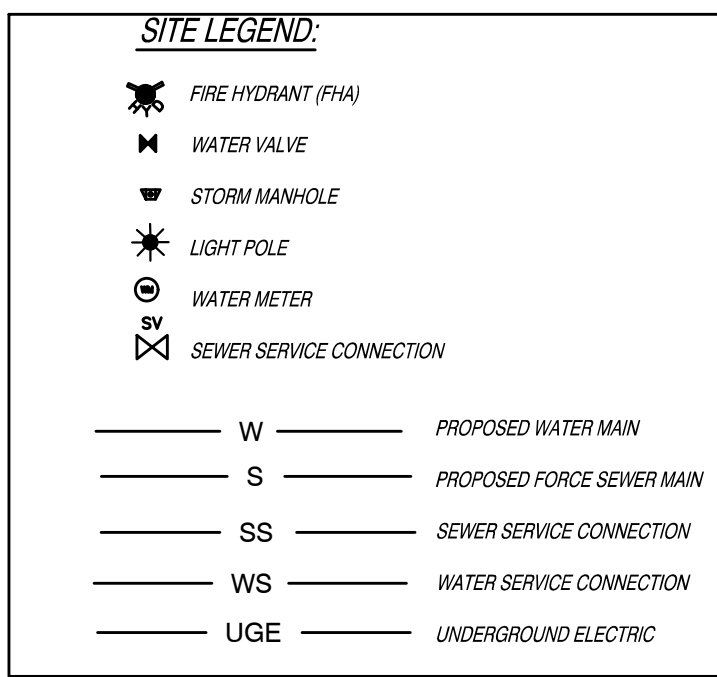
**PROPERTY SPECIFICATIONS:**

ZONING CLASSIFICATION: R-1 (EXCEPT TRACT A = C-2)  
 MIN. LOT SIZE: 7699 S.F.  
 MAX. LOT SIZE: 16191 S.F.  
 NUMBER OF LOTS: 51  
 SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA  
 SOURCE OF SEWER: CITY OF BRYANT

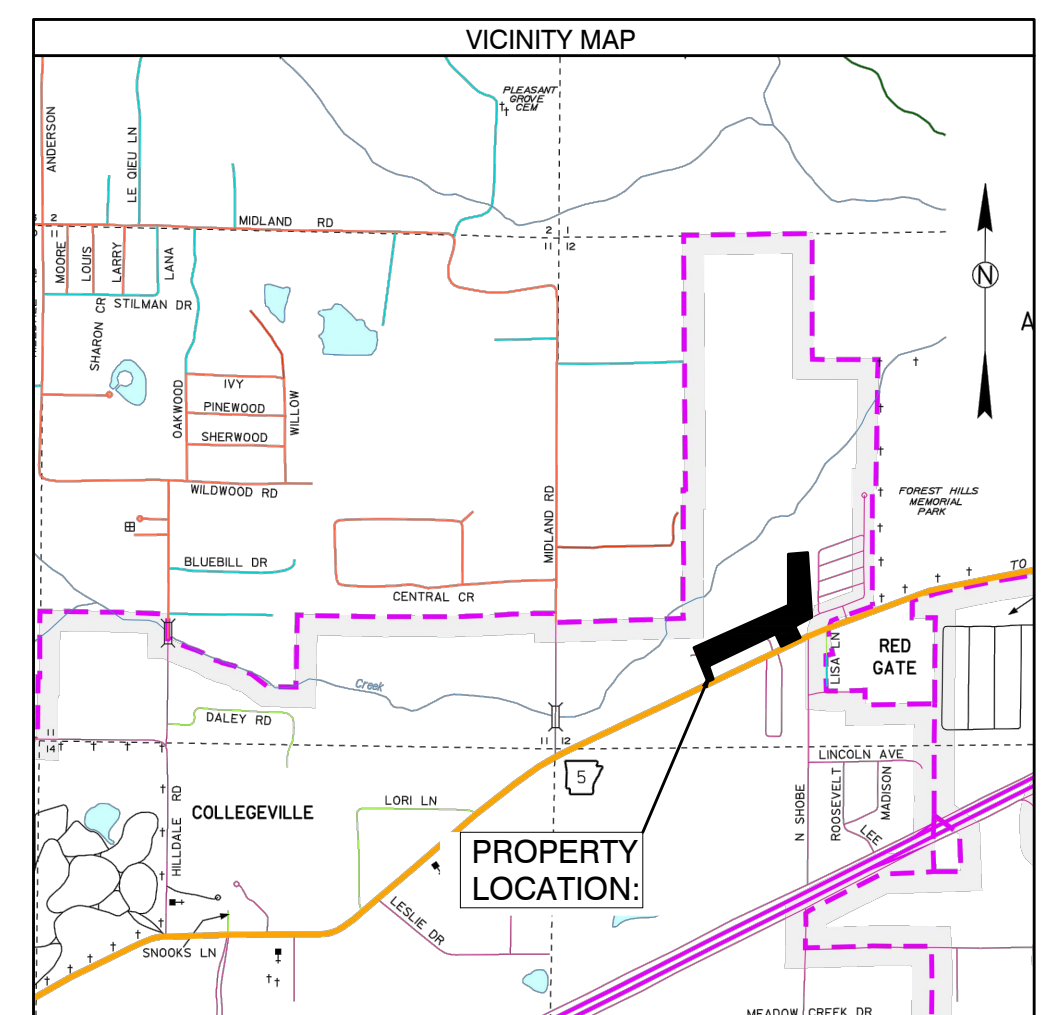
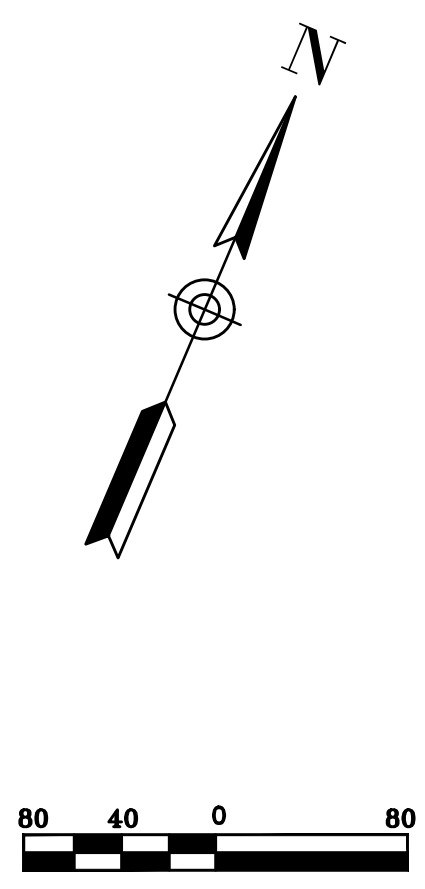
**BUILDING SETBACKS:**  
 FRONT - 20' OR AS SHOWN  
 REAR - 20' OR AS SHOWN  
 SIDE - 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)**  
 FRONT - 10' OR AS SHOWN  
 BACK - 10' OR AS SHOWN  
 SIDE - 5' OR AS SHOWN

STREET RIGHT OF WAYS: 50' OR AS SHOWN  
 STREET WIDTH: 28' 0" TO BOC  
 LOT CORNERS: SET #4 REBAR WITH CAP

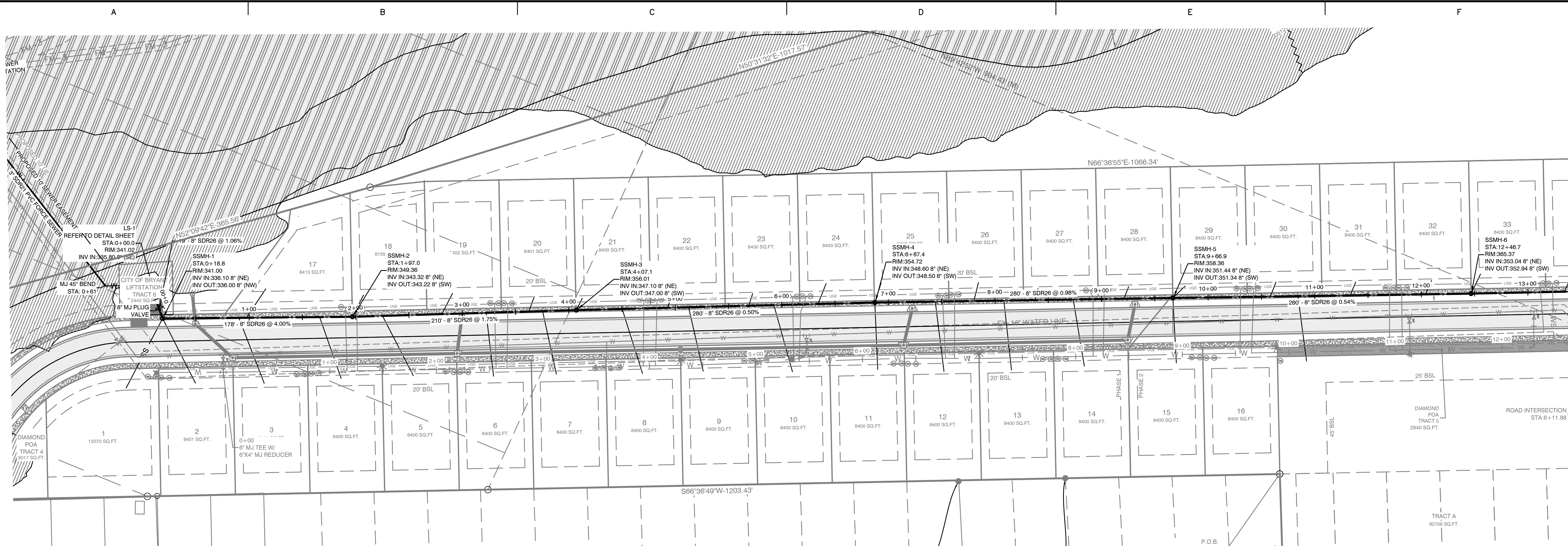


- NOTES:**
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
  - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
  - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & BARRICADES IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE, COUNTY, OR CITY HAVING JURISDICTION. OTHER SIGNS & DEVICES, SUCH AS PLATING, SHALL BE PLACED AS REQUIRED TO ADEQUATELY PROTECT THE PUBLIC.
  - ALL WATER UTILITY WORK SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
  - ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE: <https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=>
  - REFER TO LIFTSTATION DETAIL SHEET FOR ADDITIONAL INFORMATION

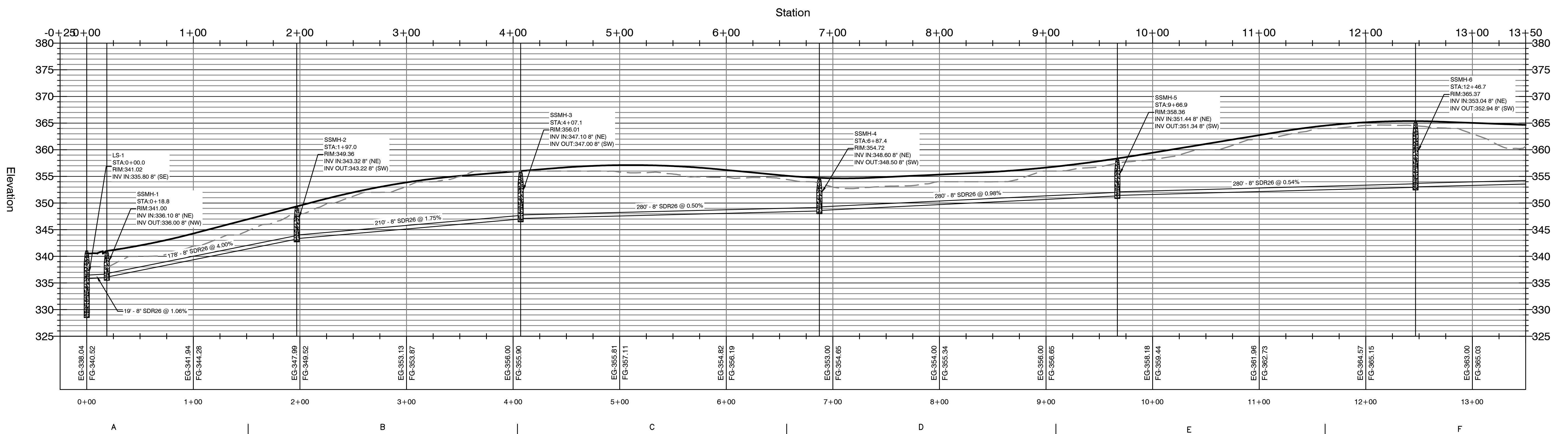


BY	
REVISION	
DATE	
<p><b>GNE</b> Designing our client's success</p> <p><b>GarNat Engineering, LLC</b>          P.O. Box 116 (72018) Ph (501) 408-4650          3925 Mt. Carmel Road Fx (888) 900-3068          Bryant, AR 72022 gnatengineering@gmail.com</p>	
<p><b>DIAMOND ESTATES</b></p> <p>PART OF THE SOUTHWEST QUARTER          SECTION 12, T-1-S, R-14-W,          SALINE COUNTY, ARKANSAS</p>	
<p>2-28-2023</p>	
<p>CONTENTS:</p> <p><b>UTILITY PLAN OVERALL</b></p>	
<p>PROJECT NO: 21206</p>	
<p>DATE: FEB 2023</p>	
<p>SHEET NO: <b>8</b></p>	





**SEWERMAIN-1 PROFILE**



BY	REVISION	DATE

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DIAMOND ESTATES  
 PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS



2-21-2023

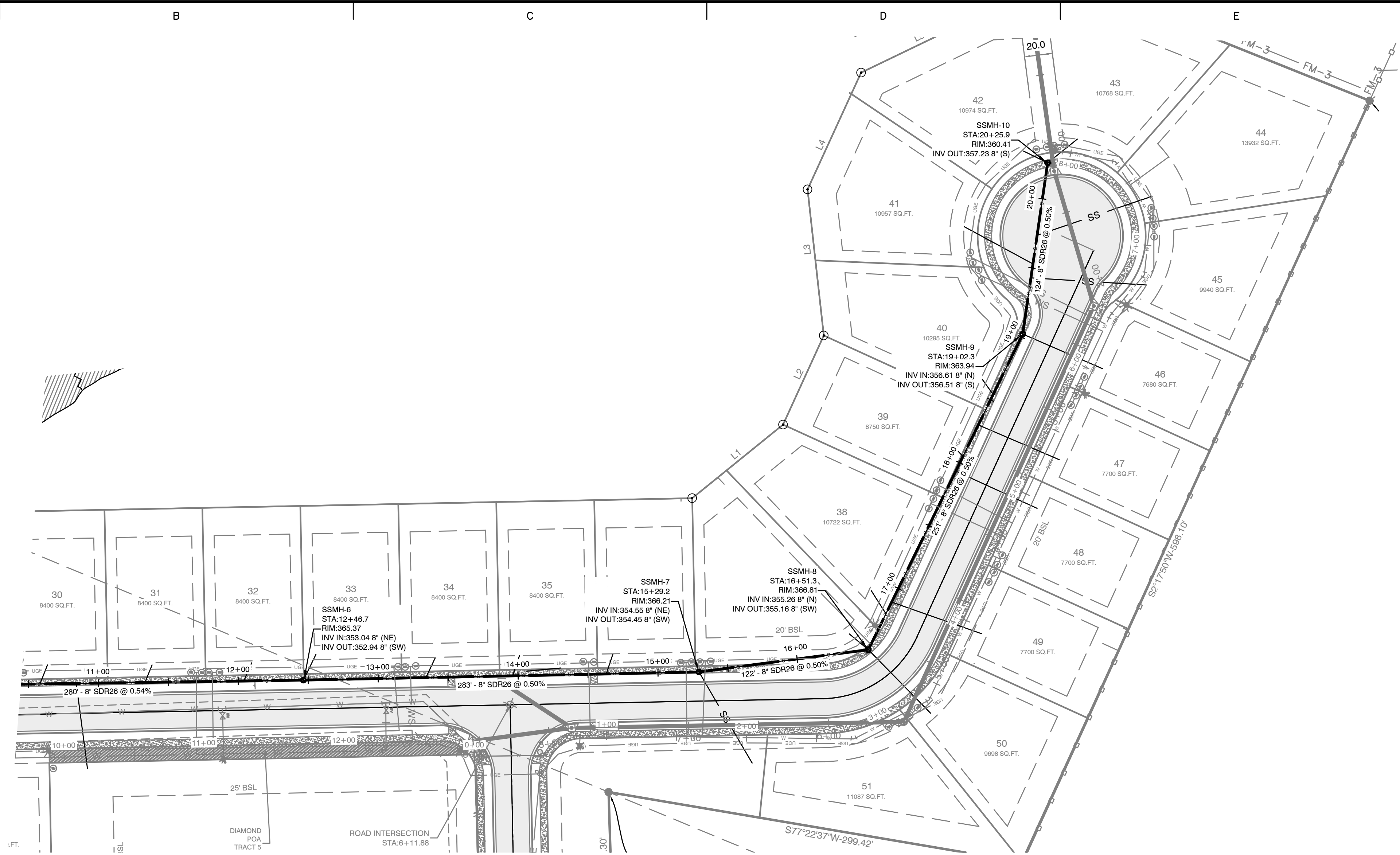
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 PLAN &  
 PROFILE  
 0+00-13+00

PROJECT NO:  
 21206

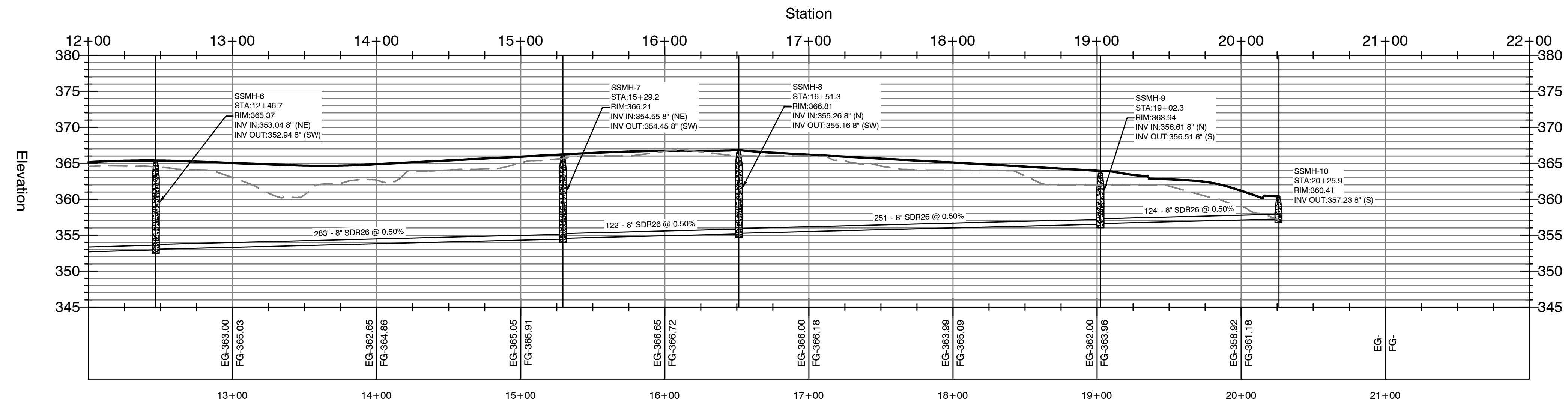
DATE:  
 FEB 2023

SHEET NO:





**SEWERMAIN-1 PROFILE**



BY	REVISION	DATE

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**DIAMOND ESTATES**  
 PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS



2-21-2023

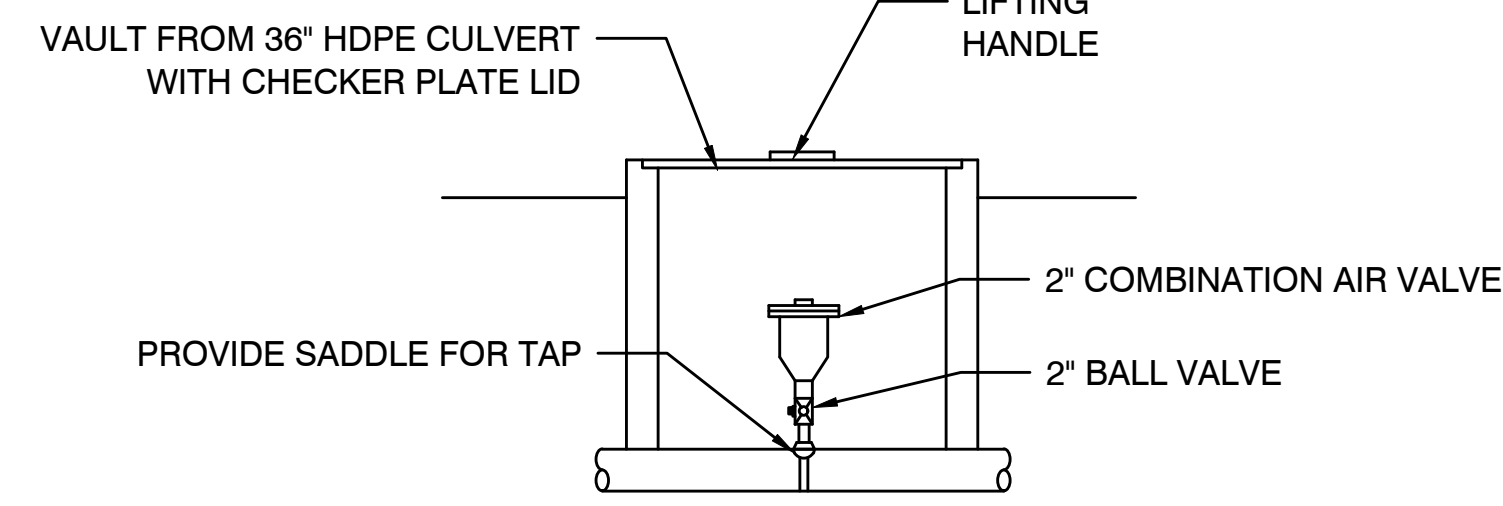
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 PLAN &  
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PROJECT NO:  
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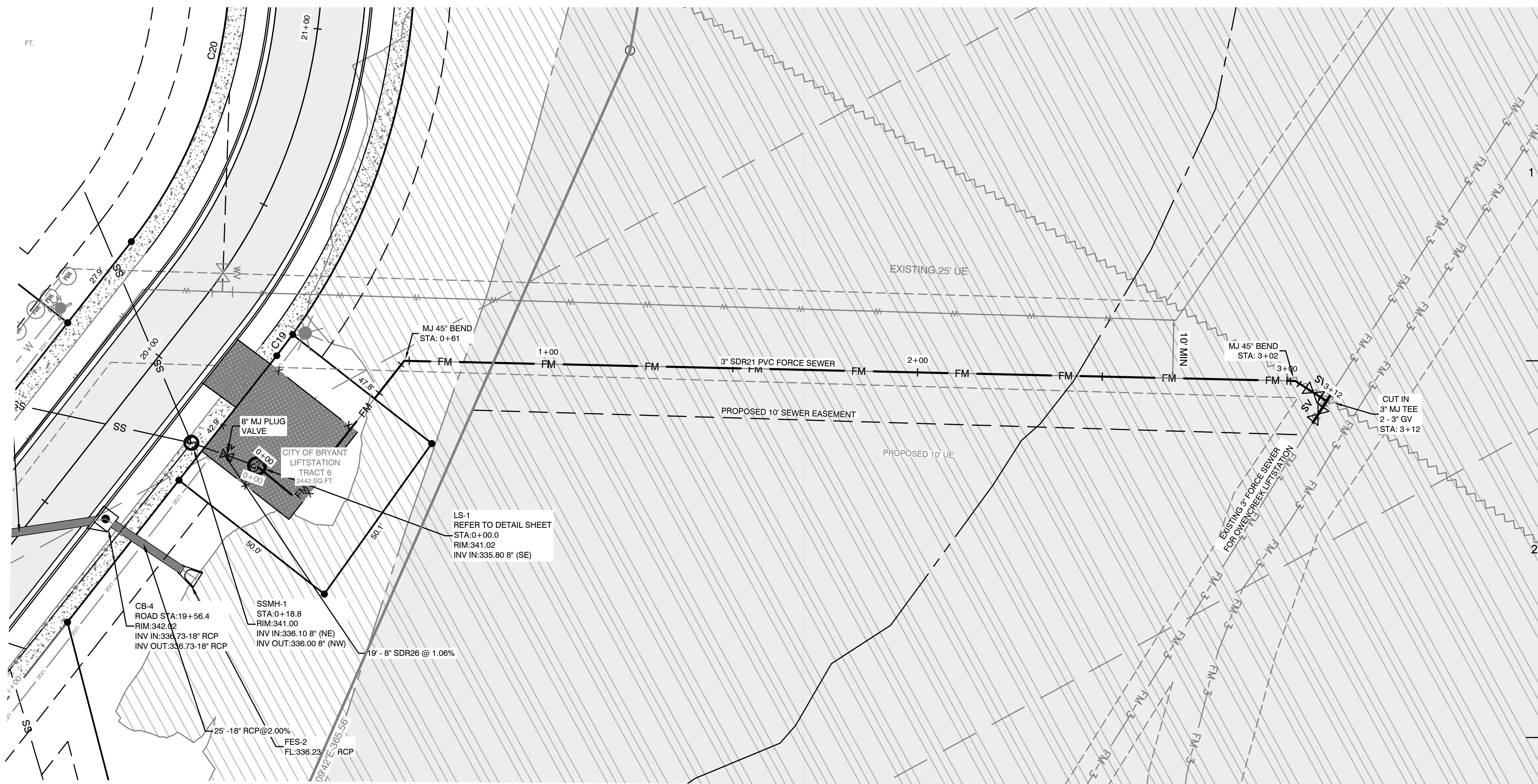
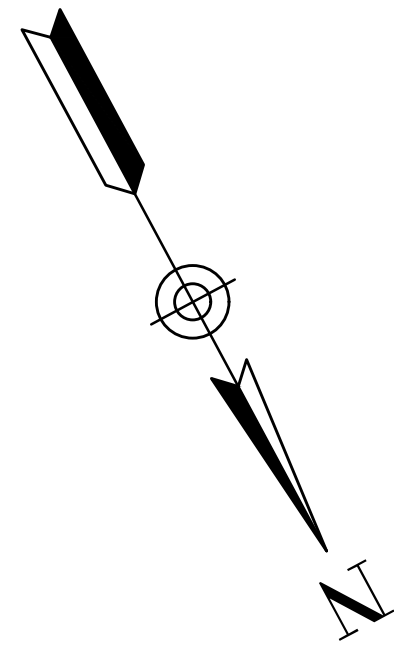
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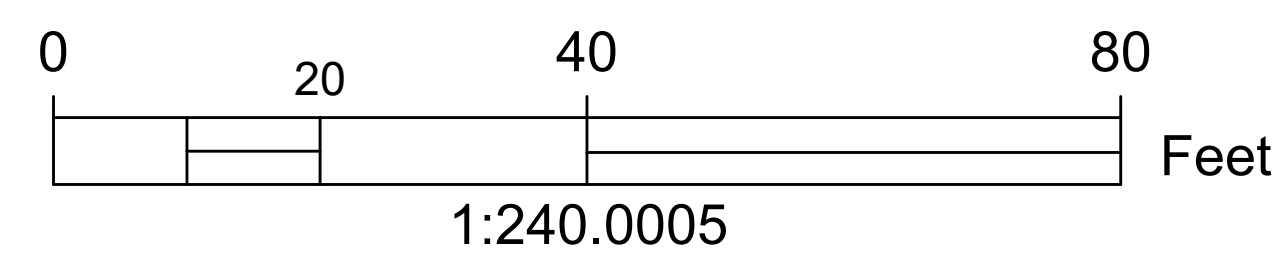
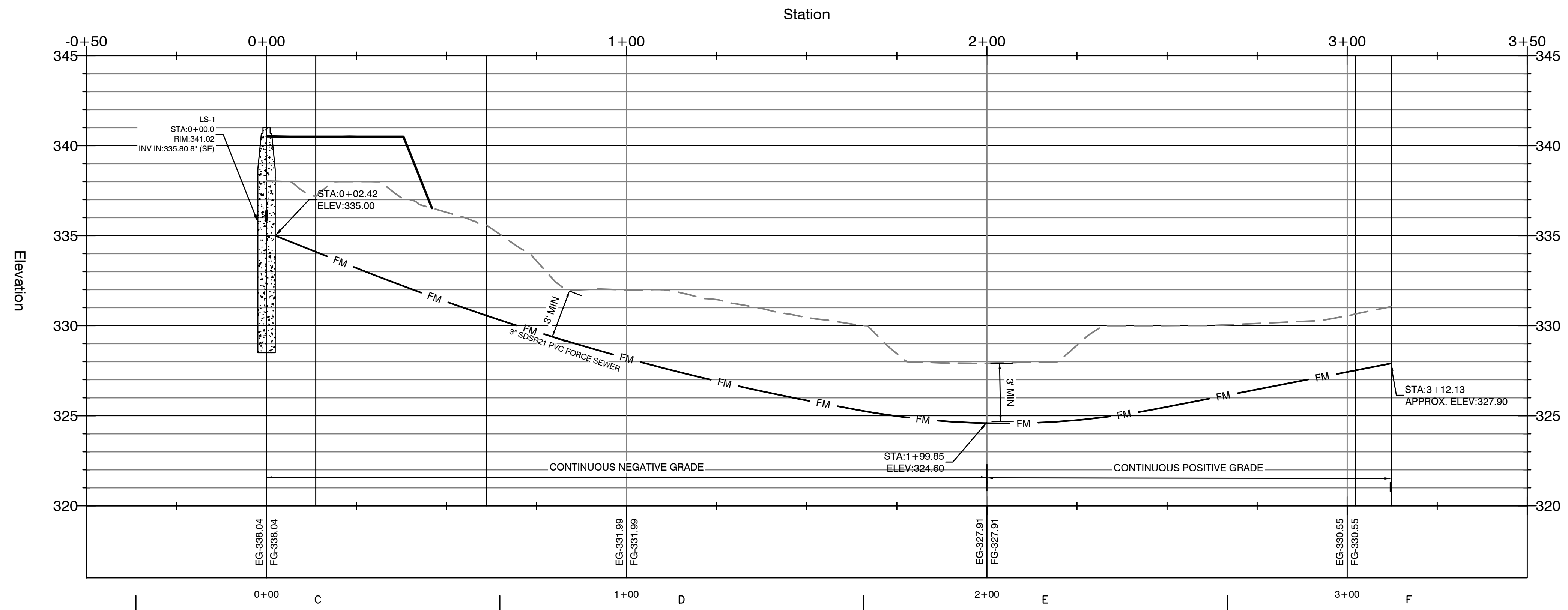




**2" COMB. AIR VALVE -  
DETAIL**  
N.T.S.

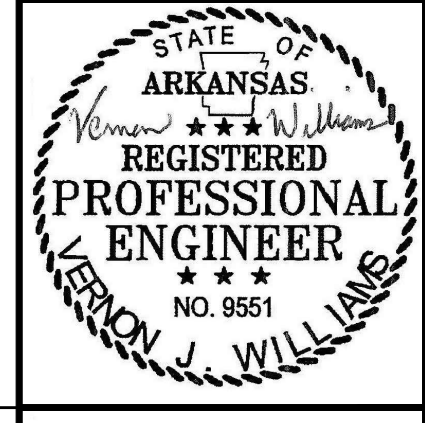


**FORCESEWER PROFILE**



BY	REVISION	DATE

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



2-21-2023

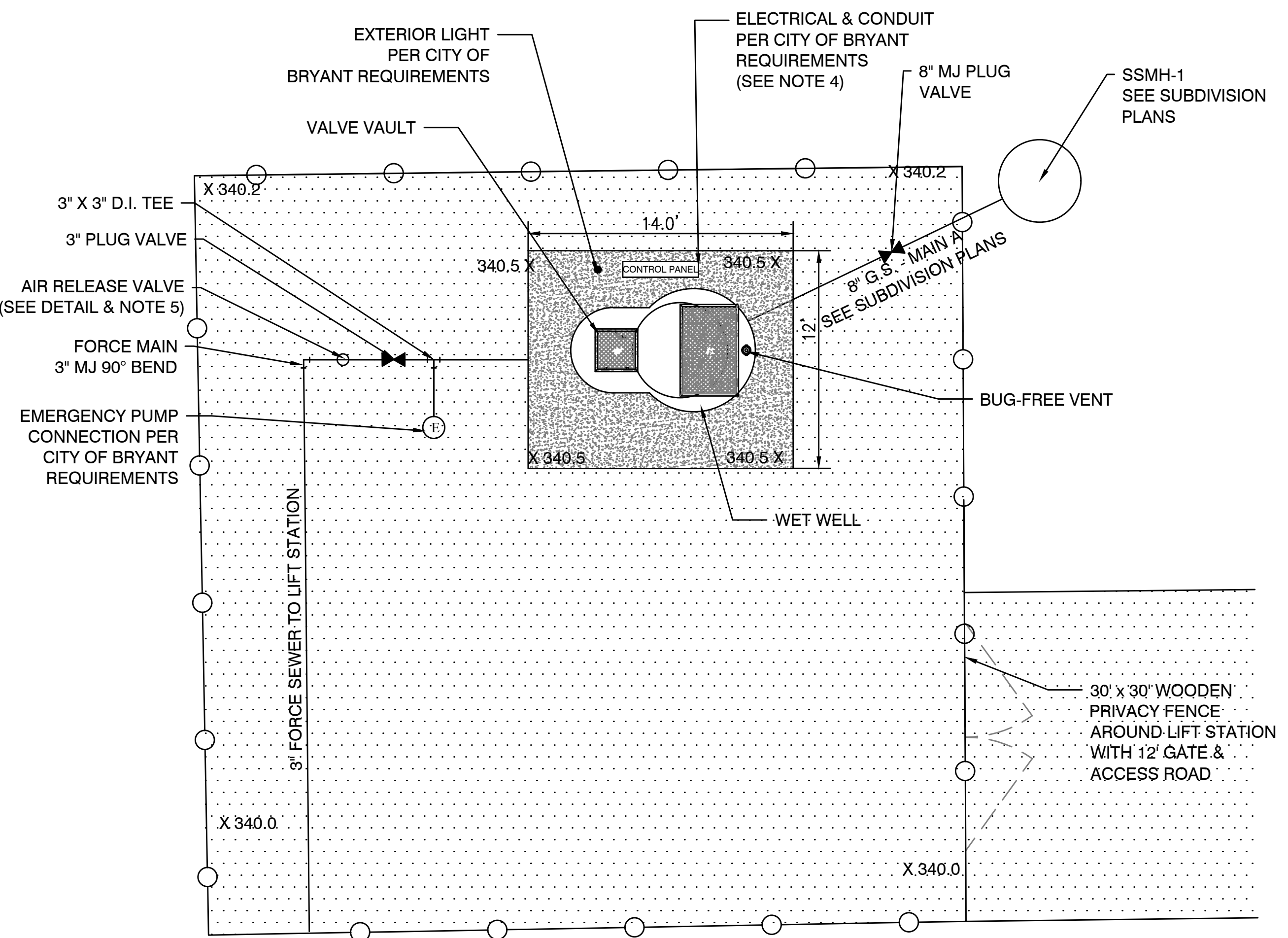
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**LIFTSTATION  
 PLAN &  
 PROFILE**

PROJECT NO:  
**21206**

DATE:  
**FEB 2023**

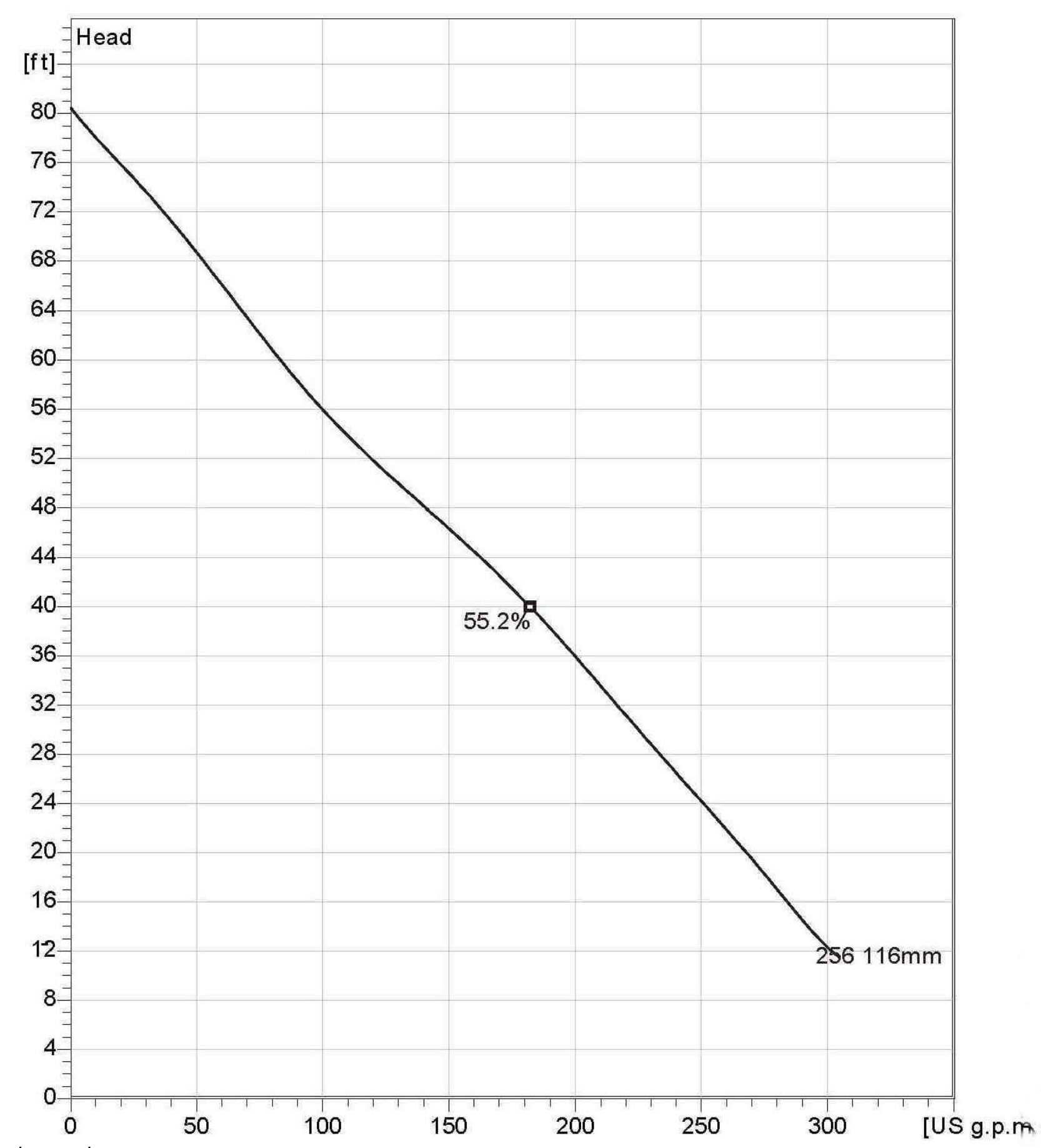
SHEET NO:  
**11**





**VALVE VAULT - PLAN**  
N.T.S.

**NP 3085 SH 3~ 256**  
Technical specification



**PUMP INFORMATION**  
N.T.S.



Note: Picture might not correspond to the current configuration.

**General**  
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide-pin® for ev en better clogging resistance. Modular based design with high adaptation grade.

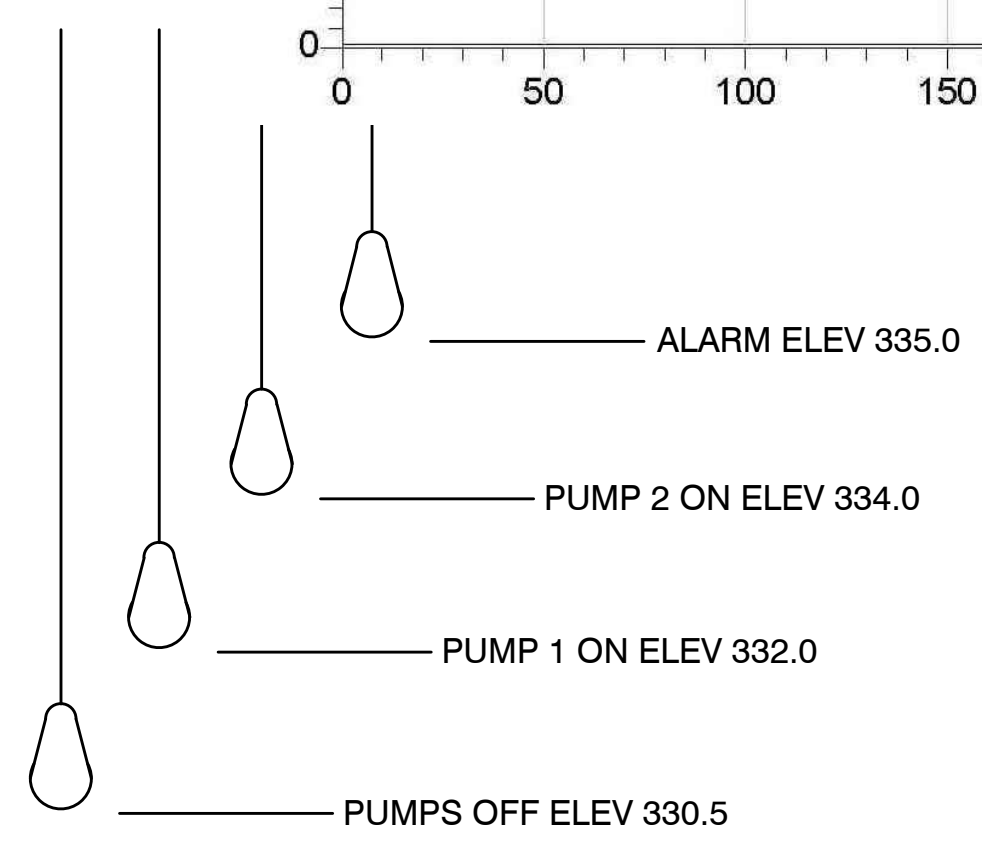
**Impeller**

Impeller material	Grey cast iron
Discharge Flange Diameter	3 1/8 inch
Suction Flange Diameter	80 mm
Impeller diameter	116 mm
Number of blades	2

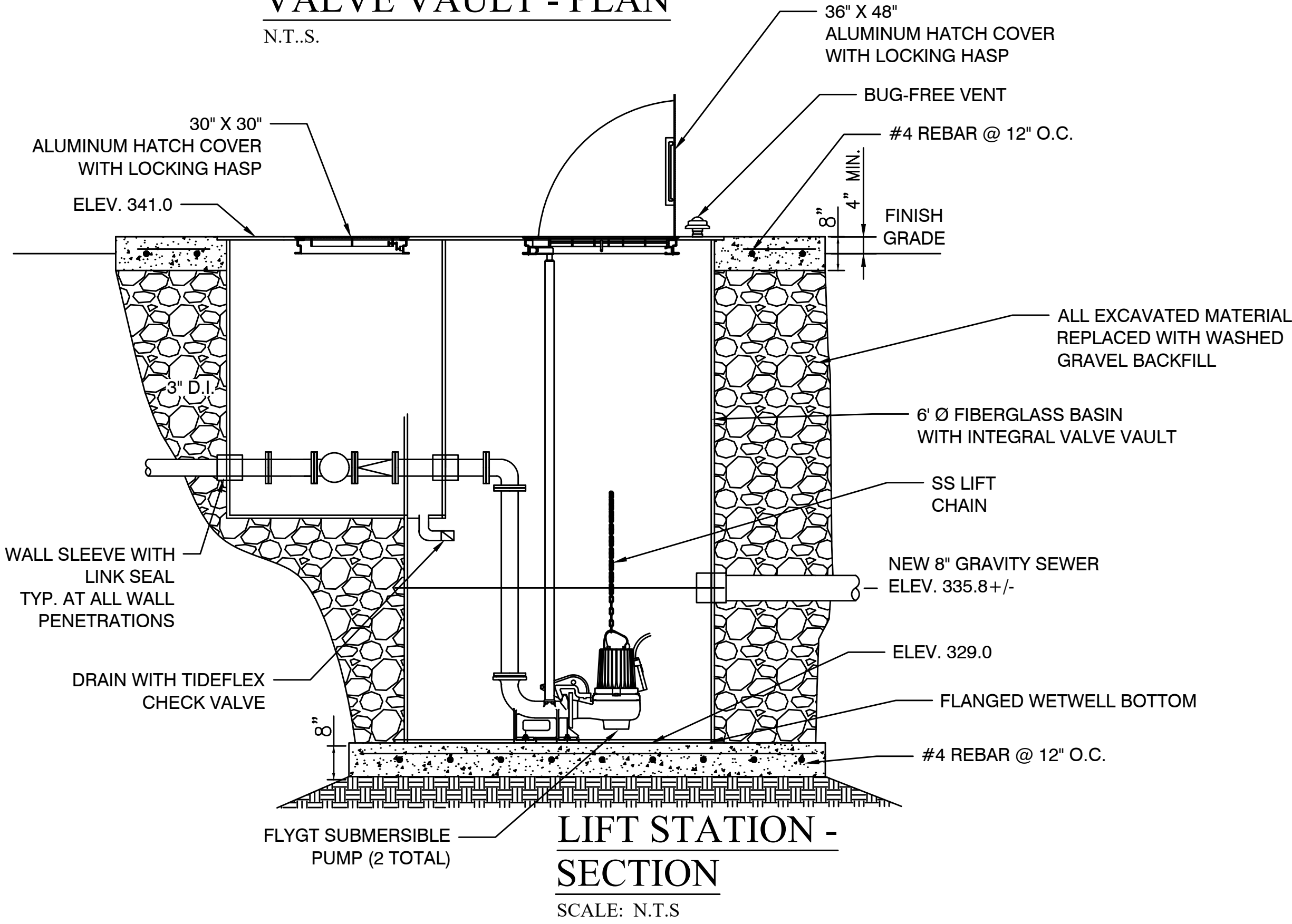
**Motor**

Motor #	N3085.183 15-09-2AL-W 4hp
Stator variant	12
Frequency	60 Hz
Rated voltage	460 V
Number of poles	2
Phases	3~
Rated power	4 hp
Rated current	5.1 A
Starting current	30 A
Rated speed	3415 rpm
Power factor	
1/1 Load	0.91
3/4 Load	0.88
1/2 Load	0.81
Efficiency	
1/1 Load	80.5 %
3/4 Load	82.5 %
1/2 Load	82.5 %

**Configuration**



**LEVEL CONTROLS**  
N.T.S.

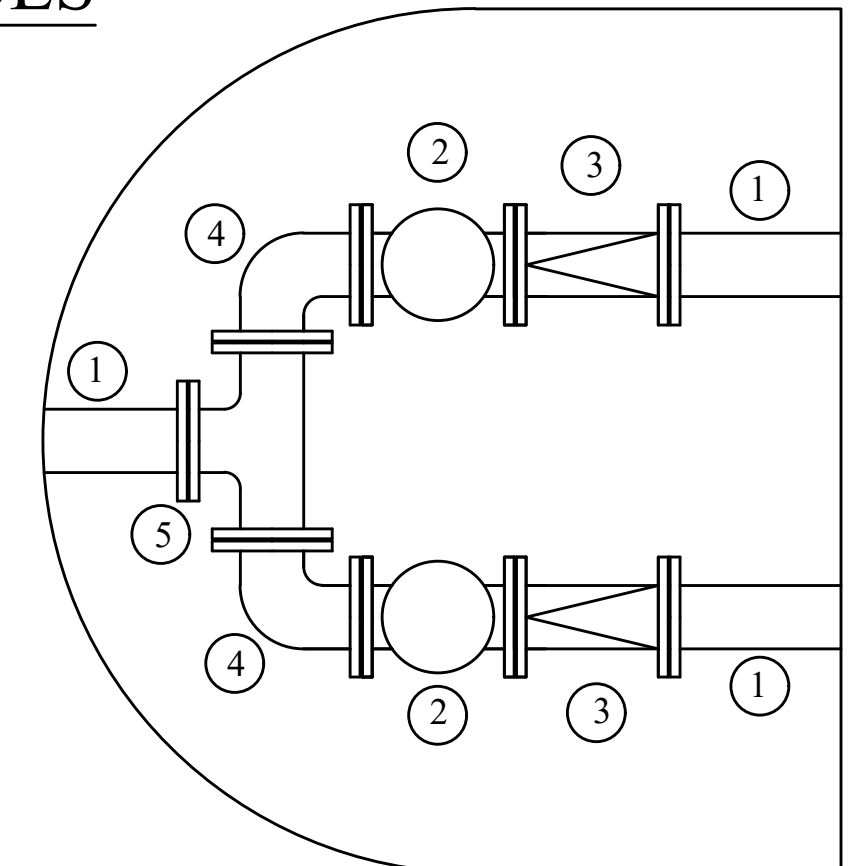


**LIFT STATION - SECTION**  
SCALE: N.T.S.

**LIFT STATION - PLAN**  
SCALE: 1" = 5'

**KEYED NOTES**

- 3" FLANGED SPOOL
- 3" FLANGED PLUG VALVE
- 3" FLANGED CHECK VALVE
- 3" FLANGED 90° BEND
- 3" FLANGED TEE



**LIFT STATION NOTES**

- LIFT STATION SHALL BE COMPLETELY SHOP FABRICATED INCLUDING WETWELL, VALVE VAULT, ACCESS HATCHES, INTERNAL PIPING & VALVES, PUMP RAILS, LEVEL CONTROLS AND APPURTENANCES
- ALL INTERNAL PIPING SHALL BE CONSTRUCTED OF FLANGED SCHEDULE 40 304L STAINLESS STEEL
- ALL EQUIPMENT SHALL BE CONSTRUCTED PER CITY OF BRYANT REQUIREMENTS.
- PROVIDE CANOPY OVER ELECTRICAL CABINETS AND CONCRETE HOUSEKEEPING PAD UNDER PANELS PER CITY OF BRYANT REQUIREMENTS.
- INSTALL FORCE MAIN TO ENSURE AIR VALVE IS AT HIGH POINT. RELOCATE AIR VALVE AS REQUIRED.

BY	VW
REVISION	
DATE	3/18/15
REVISE PER	HEALTH DEPT.

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406 W. South Street Fx (888) 900-3068  
Benton, AR 72015 gnatengineering@gmail.com

**DIAMOND ESTATES**  
PART OF THE SOUTHWEST QUARTER  
SECTION 12, T-1-S, R-14-W,  
SALINE COUNTY, ARKANSAS



2-21-2023

CONTENTS:  
**LIFT STATION DETAILS**

PROJECT NO:  
21206

DATE:  
FEB 2023

SHEET NO:  
**12**



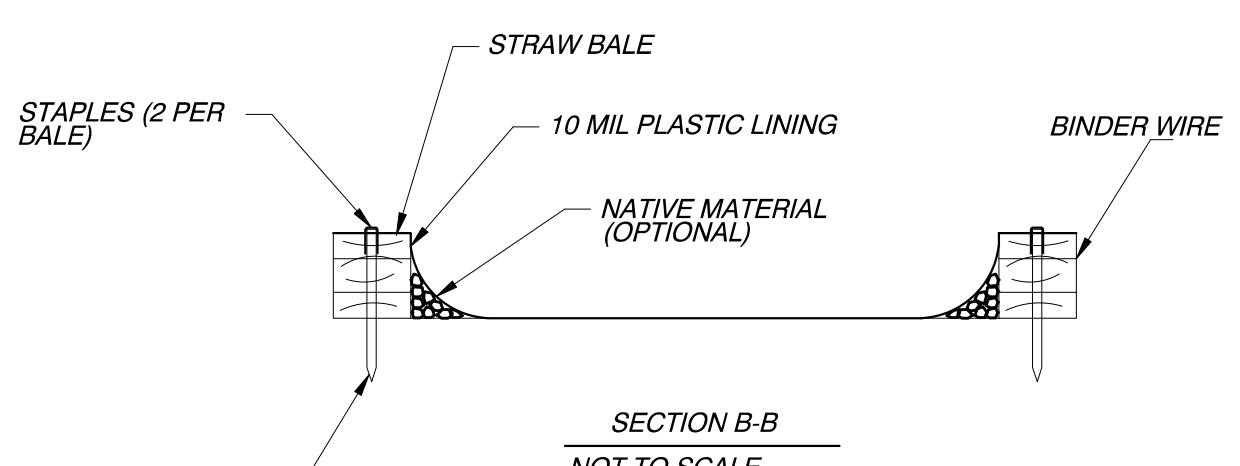
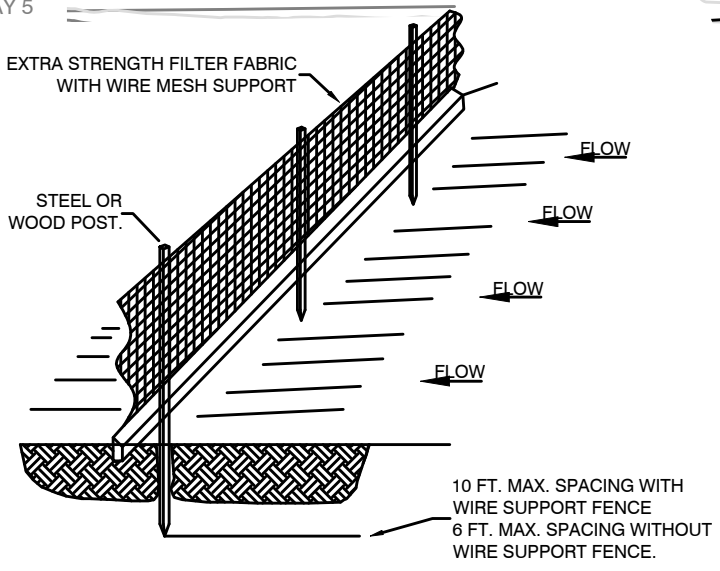
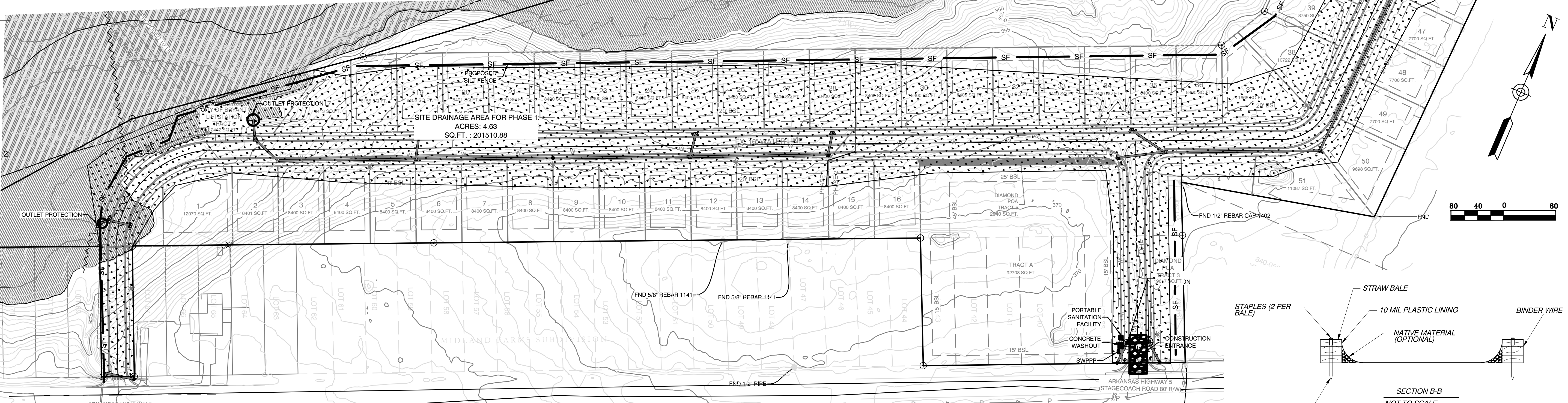
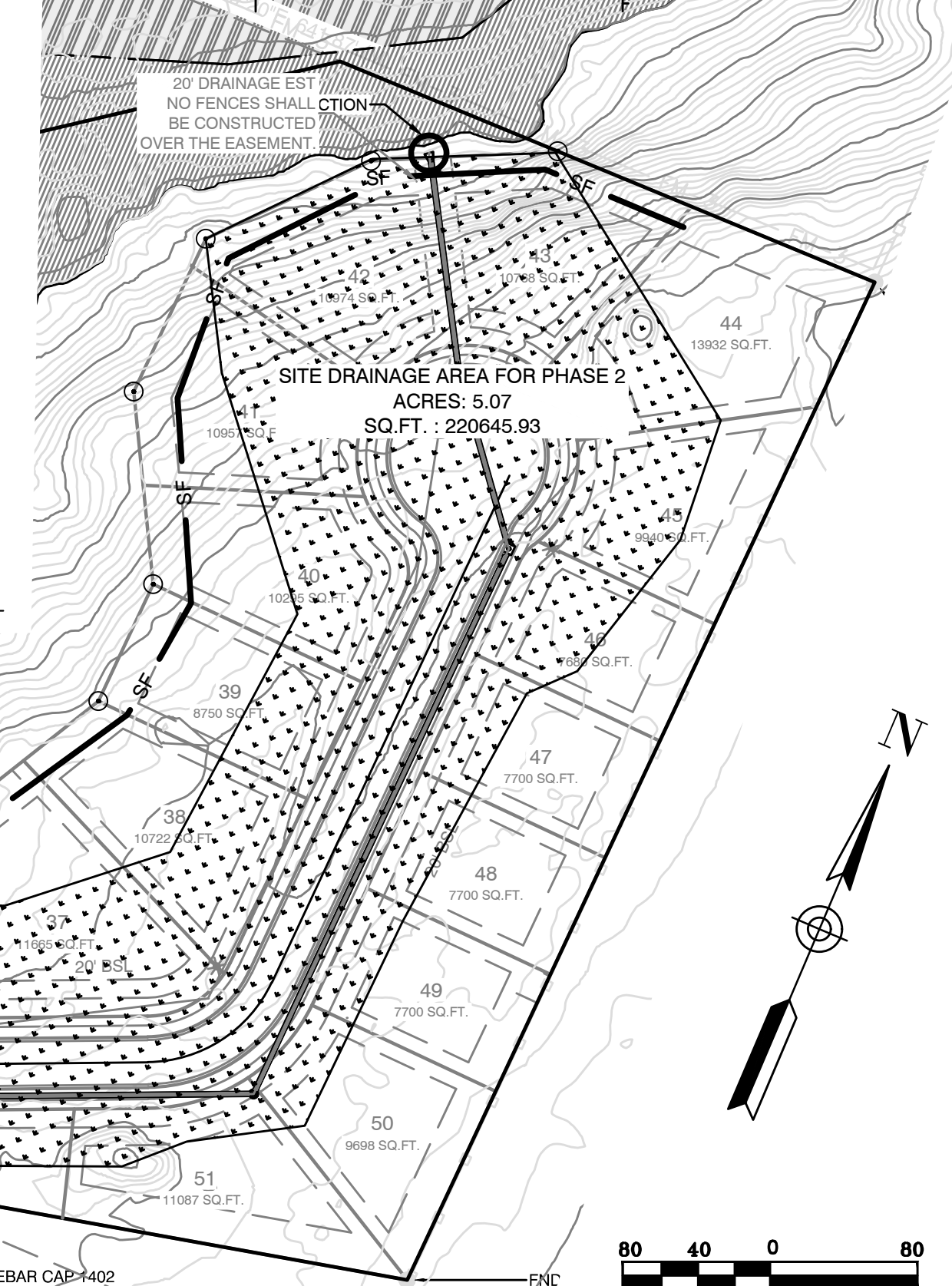
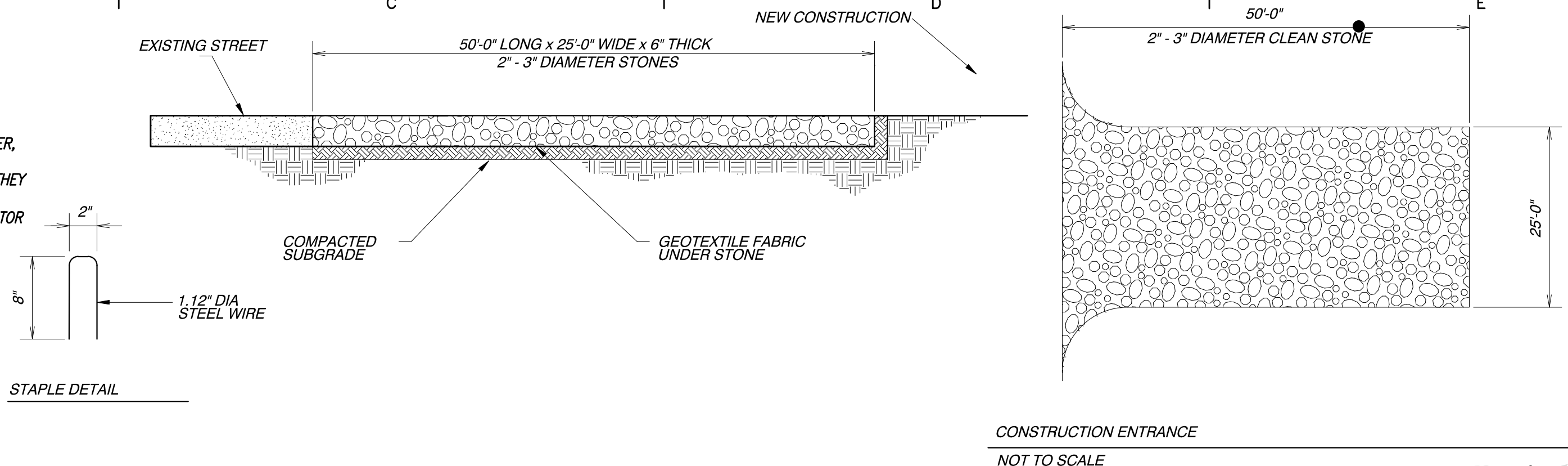
**SEQUENCE OF CONSTRUCTION:**

**PHASE I**

1. CONSTRUCT THE SILT FENCES ON THE SITE.
2. CONSTRUCT THE ROCK CHECK DAMS AND SEDIMENT TRAP BASINS.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
4. CLEAR AND GRUB THE SITE.
5. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTI, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP(S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
7. BEGIN GRADING THE SITE.

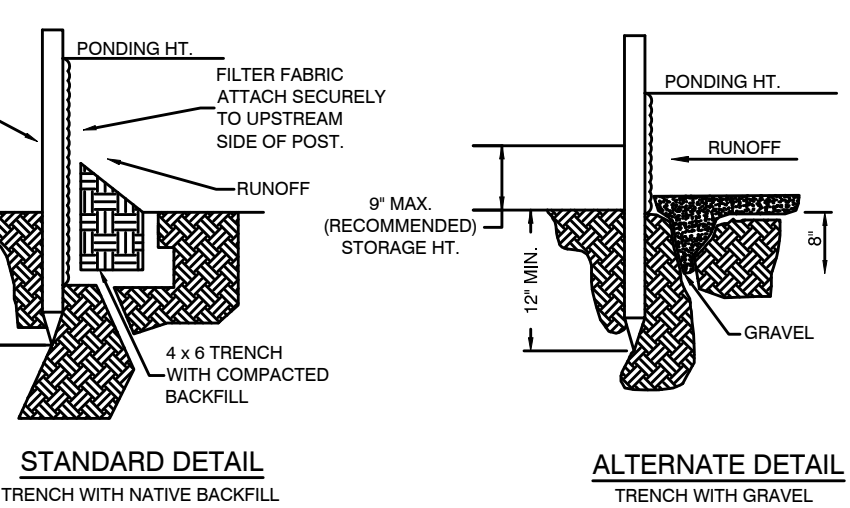
**PHASE II**

1. TEMPORARILY SEED DENUDEED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND ROAD IMPROVEMENTS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)



**GENERAL EROSION NOTES:**

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF A SITE MAP, STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



**SILT FENCE**

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

BY	
REVISION	
DATE	
<p><b>GNE</b> Designing our client's success  <b>GarNat Engineering, LLC</b>          P.O. Box 116 (72018) Ph (501) 408-4650          3825 Mt. Carmel Road Fx (888) 900-3068          Bryant, AR 72022 gnatengineering@gmail.com</p>	

**DIAMOND ESTATES**  
 PART OF THE SOUTHWEST QUARTER  
 SECTION 12, T-1-S, R-14-W,  
 SALINE COUNTY, ARKANSAS



2-21-2023

CONTENTS:  
**EROSION CONTROL PLAN**

PROJECT NO:  
 21206  
 DATE:  
 FEB 2023  
 SHEET NO: