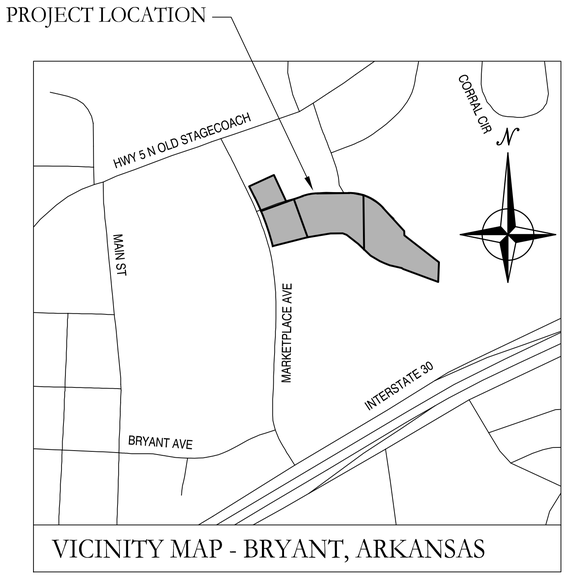
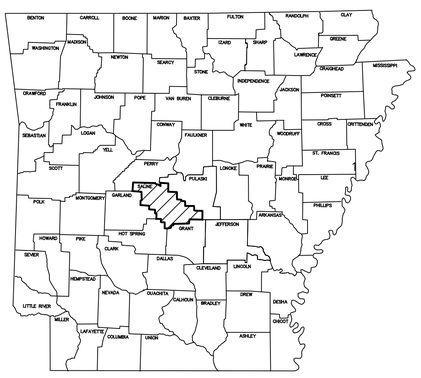
CONSTRUCTION PLANS FOR

MARKETPLACE EAST SUBDIVISION
PHASE 1
BRYANT, ARKANSAS



VICINITY MAP - BRYANT, ARKANSAS



ARKANSAS

Prepared by:

GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

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

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

DRAWING INDEX:

C2.0	GRAVITY SEWER MAIN A PLAN AND PROFILE
C3.0	GRAVITY SEWER MAIN B PLAN AND PROFILE
C4.0	PROGRESS WAY PLAN AND PROFILE
C5.0	WATER PLAN

RECORD DRAWING

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

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

40' 20' 0 40'

EXISTING MANHOLE DATA
INV IN 8" N 410.99
INV IN 8" NW NEW 412.94**
INV OUT 10" SW 410.95
INV OUT 10" W 410.94

EXISTING MANHOLE
STA:0+00.00
RIM:418.49
INV IN:412.94 8" PVC

397.53' OF 8" SDR-26 PVC @ -0.57%

304.58' OF 8" SDR-26 PVC @ -0.46%

PROPOSED GRAVITY SEWER MAIN A

SSMH-A1
STA:3+97.53
RIM:422.88
INV OUT:415.22 8" PVC
INV IN:415.26 8" PVC
N: 2025662.78
E: 1164802.05

SEWER SERVICE STUB OUT

SEWER SERVICE STUB OUT

SSMH-A2
STA:7+02.11
RIM:422.31
INV OUT:416.65 8" PVC
INV IN:416.97 8" PVC
INV IN:416.83 8" PVC
N: 2025842.04
E: 1164555.81

BRYANT REALTY COMPANY, LLC
840-12216-000
2000-27387
14.84 ACRES

FND 5/8" REBAR CAP
FND 5/8" REBAR 1148
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
RIM 433.11 SSMH

LOT 4
3.49 ACRES
151842 Sq. Ft.

SEWER SERVICE STUB OUT
SSMH-B1
STA:2+51.91
RIM:424.71
INV OUT:417.93 8" PVC
N: 2025807.91
E: 1164306.23

LOT 2
1.35 ACRES
58912 Sq. Ft.

251.91' OF 8" SDR-26 PVC @ -0.44%

PROPOSED FUTURE GRAVITY SEWER MAIN B

SEWER SERVICE STUB OUT

LOT 3
1.58 ACRES
68800 Sq. Ft.

265.95' OF 8" SDR-26 PVC @ -1.72%

BRYANT REALTY COMPANY, LLC
840-12216-000
2000-27387
14.84 ACRES

IMPROVEMENT DISTRICT #26
2020-06076
7.38 ACRES
BRYANT REALTY COMPANY
840-12216-014

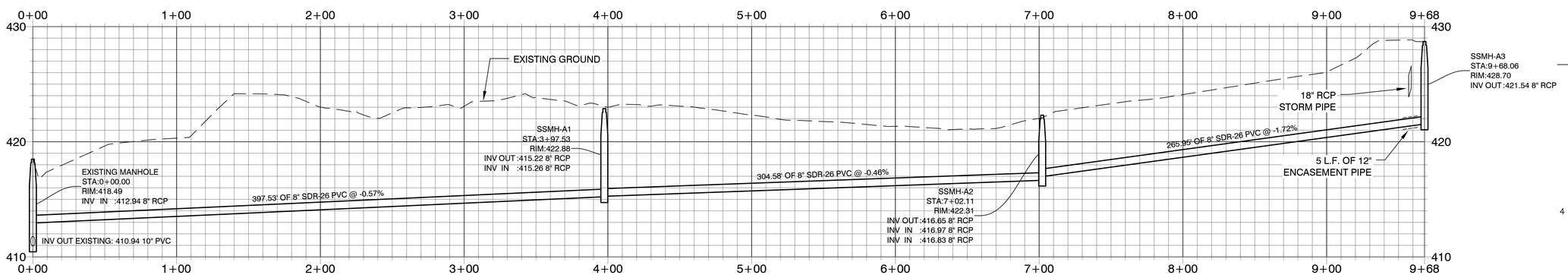
PROGRESS WAY (PRIVATE)

PROPOSED DRIVE

5 L.F. OF 12" ENCASEMENT PIPE

SSMH-A3
STA:9+68.06
RIM:428.70
INV OUT:421.54 8" PVC
N: 2026107.96
E: 1164552.33

8" SEWER STUB OUT



GRAVITY SEWER PROFILE MAIN A

SCALE: H 1" = 40'
V 1" = 5'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

BY	REVISION	DATE

GNE Designing our client's success

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

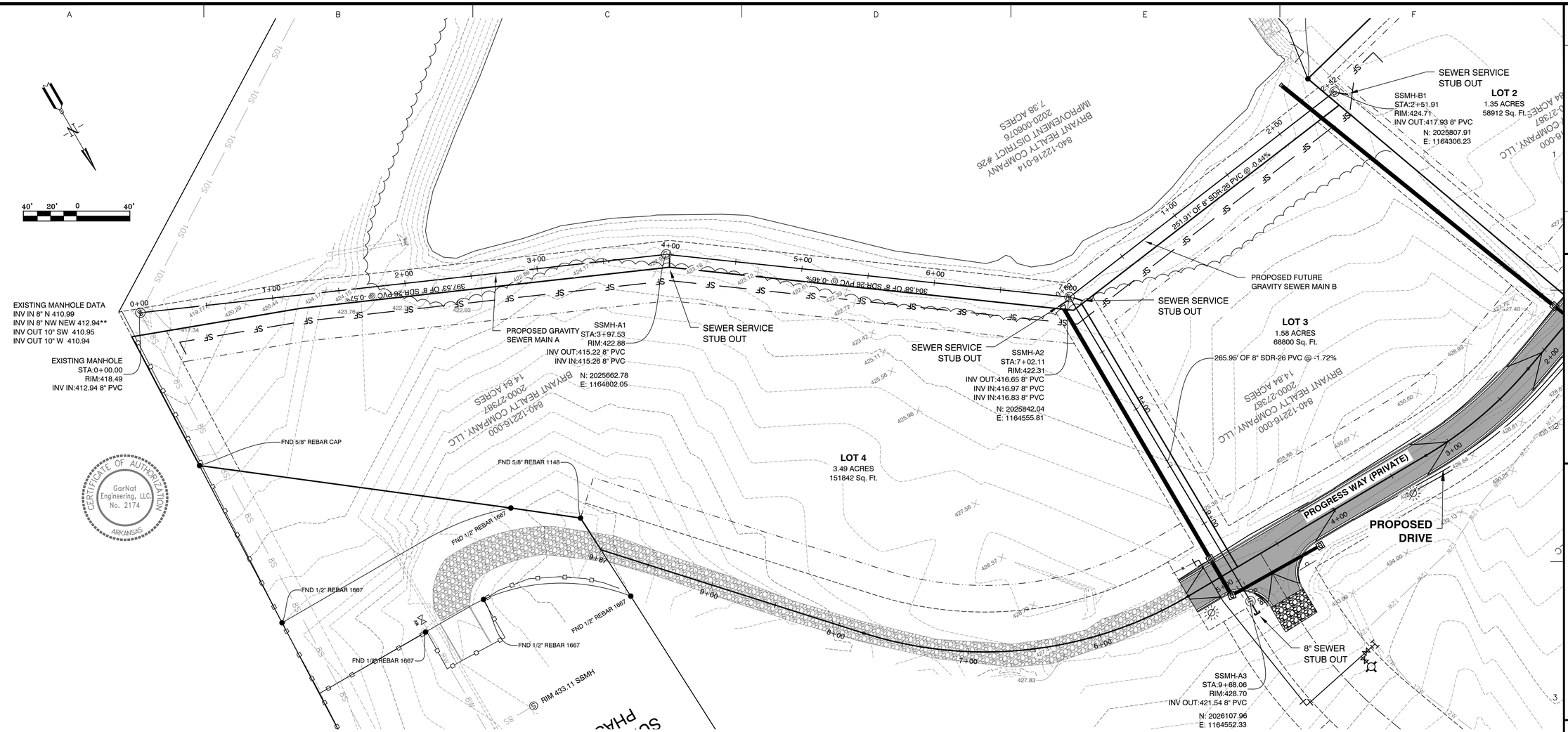
CONTENTS:
GRAVITY SEWER MAIN A PLAN & PROFILE

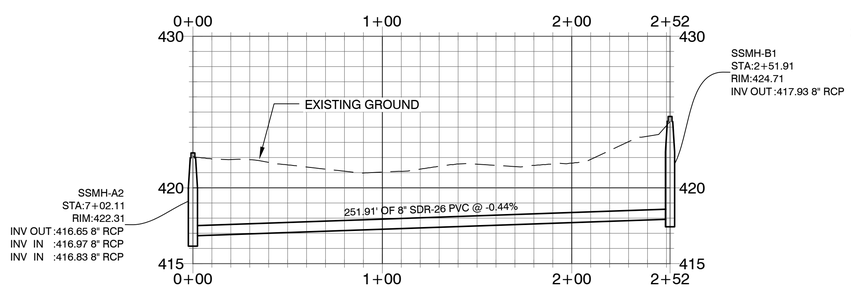
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

A:\Projects\2020 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\GNE\Design\20022 Bert Ferguson Marketplace East Subdivision Phase 1 R5 AS BUILT - 020223.dwg





GRAVITY SEWER PROFILE MAIN B

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

SCALE: H 1" = 40'
V 1" = 5'

DATE	REVISION	BY

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

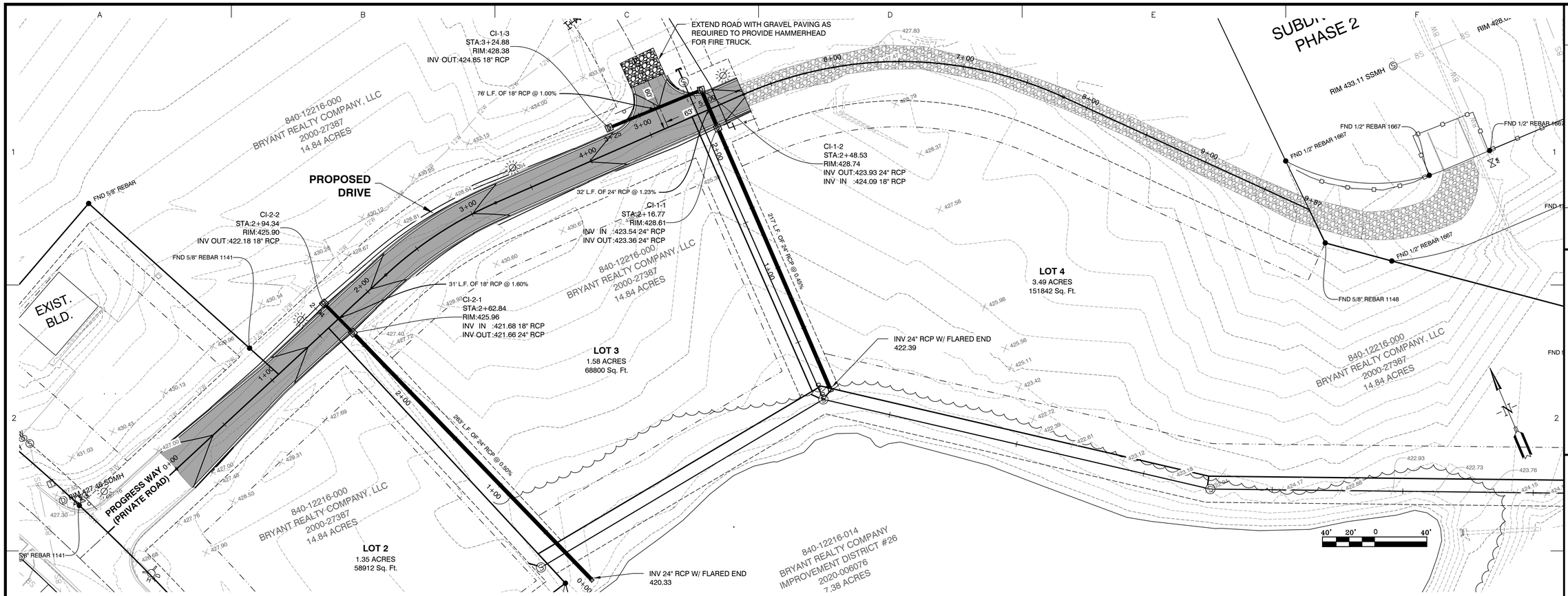
CONTENTS:
GRAVITY SEWER MAIN B PLAN & PROFILE

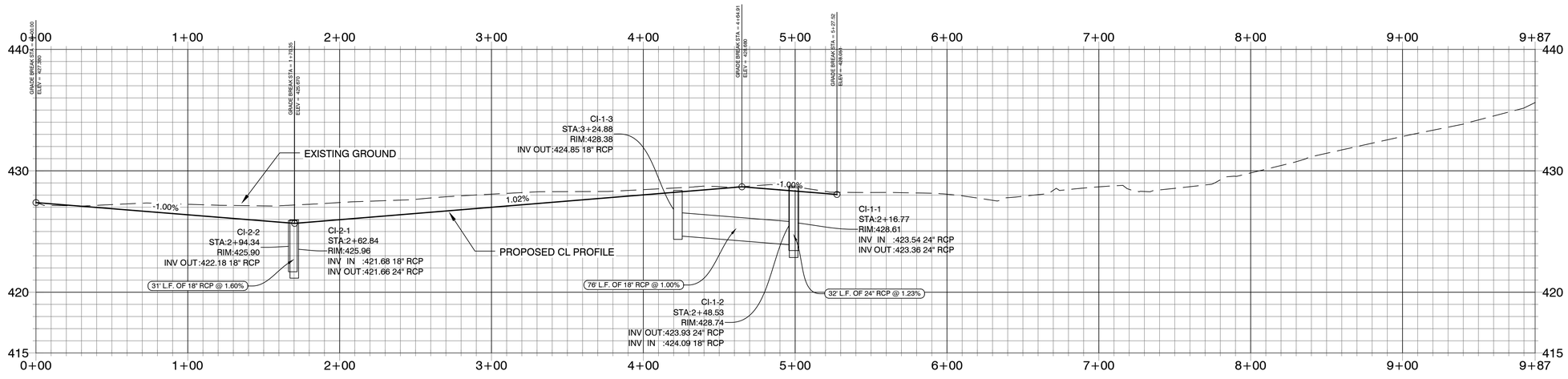
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C3.0

A:\Projects\2020 Projects\20022 Bert Ferguson - Marketplace East Subdivision\Drawings\Civil\20022 Bert Ferguson Marketplace East Subdivision Phase 1 R5 45 SHLT - 050523.dwg





PROGRESS WAY PROFILE

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

SCALE: H 1" = 40'
V 1" = 5'

BY	REVISION	DATE

GNE Designing our client's success

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
PROGRESS WAY PLAN & PROFILE

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
C4.0

A:\Projects\20202 Projects\20022 Bart Ferguson - Marketplace East Subdivision\Drawings\DWG\Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1 05 03 BMLT - 050323.dwg

NOTES:

1. ALL WATER AND SEWER WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS FOR DESIGN OF WATER AND SEWER AND THE ARKANSAS PLUMBING CODE. CITY OF BRYANT STANDARD SPECIFICATIONS ARE AVAILABLE FOR DOWNLOAD FROM https://www.cityofbryant.com/pages/departments/public_works/water_distribution.php

2. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, ATLEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT.

FND 5/8" REBAR 1141/METALFXCOR
FND 1/2" REBAR CAP
FND 5/8" REBAR 1141/METALFXCOR
FND 5/8" REBAR/METALFXCOR
FND 5/8" REBAR 1141
FND 5/8" REBAR
FND 5/8" REBAR 1141
FND 5/8" REBAR 1141
EXISTING 12" WATER LINE
12"X8" TAPPING SLEEVE & VALVE
N: 2026184.55
E: 1164487.34
N: 2026187.85
E: 1164494.31
FH
N: 2026186.16
E: 1164494.73
WV
90° BEND
20' WIDE EASEMENT
PROPOSED 8" DR-18 PVC WATER LINE
MJ PLUG IN EAST RUN
WATER LINE BY OTHERS
NOTE 2
90° BEND
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
840-12216-000
BRYANT REALTY COMPANY, LLC
2000-27387
14.84 ACRES
PROGRESS WAY (PRIVATE)
MARKETPLACE AVE. (60' R/W)
LOT 3
1.58 ACRES
68800 Sq. Ft.
LOT 2
1.35 ACRES
58912 Sq. Ft.
LOT 4
3.49 ACRES
151842 Sq. Ft.
EXISTING HYDRANT
SEE GRAVITY SEWER MAIN A AND GRAVITY SEWER MAIN B FOR MORE DETAILED PLANS
FND BENT 5/8" REBAR
FND 5/8" REBAR 1141
DETENTION POND
840-12216-014
BRYANT REALTY COMPANY
IMPROVEMENT DISTRICT #26
2020-006076
7.38 ACRES
840-12216-010
HCII-3412 MARKET PLACE AVENUE, LLC
2019-016136
2.16 ACRES
FND 2" ALUM MON
FND 1/2" REBAR 1096
FND BENT 5/8" REBAR
FND 1/2" REBAR 1667
EXISTING HYDRANT
FND 1/2" REBAR 1667
FND 1/2" REBAR 1211
FND 1/2" REBAR 1667/FX
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 1/2" REBAR 1667
FND 5/8" REBAR 1148
FND 1/2" REBAR 1667
EXISTING WATER VALVE AT END OF 8" WATER LINE
FND 1/2" REBAR 1667
FND 5/8" REBAR CAP

* NO PROPOSED WATER METERS SHOWN. THESE LOTS WILL BE SERVED BY EXISTING WATER LINES. DEVELOPER WILL INSTALL WATER METERS WHEN INDIVIDUAL LOTS ARE DEVELOPED.

N

50' 25' 0 50'

BY	REVISION	DATE

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

MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
WATER PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C5.0

a:\Projects\2022 Projects\20022 Bart Ferguson - Marketplace East Subdivision\Drawings\20022Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1 R5 for BMP_ - 020323.dwg