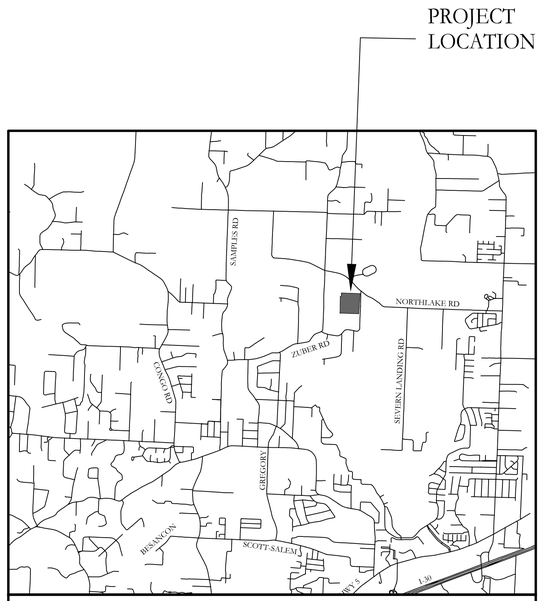
BENJAMIN GROVE SUBDIVISION
PHASE 4
FOR THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR



ARKANSAS

Prepared by:

GarNat Engineering, LLC

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

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

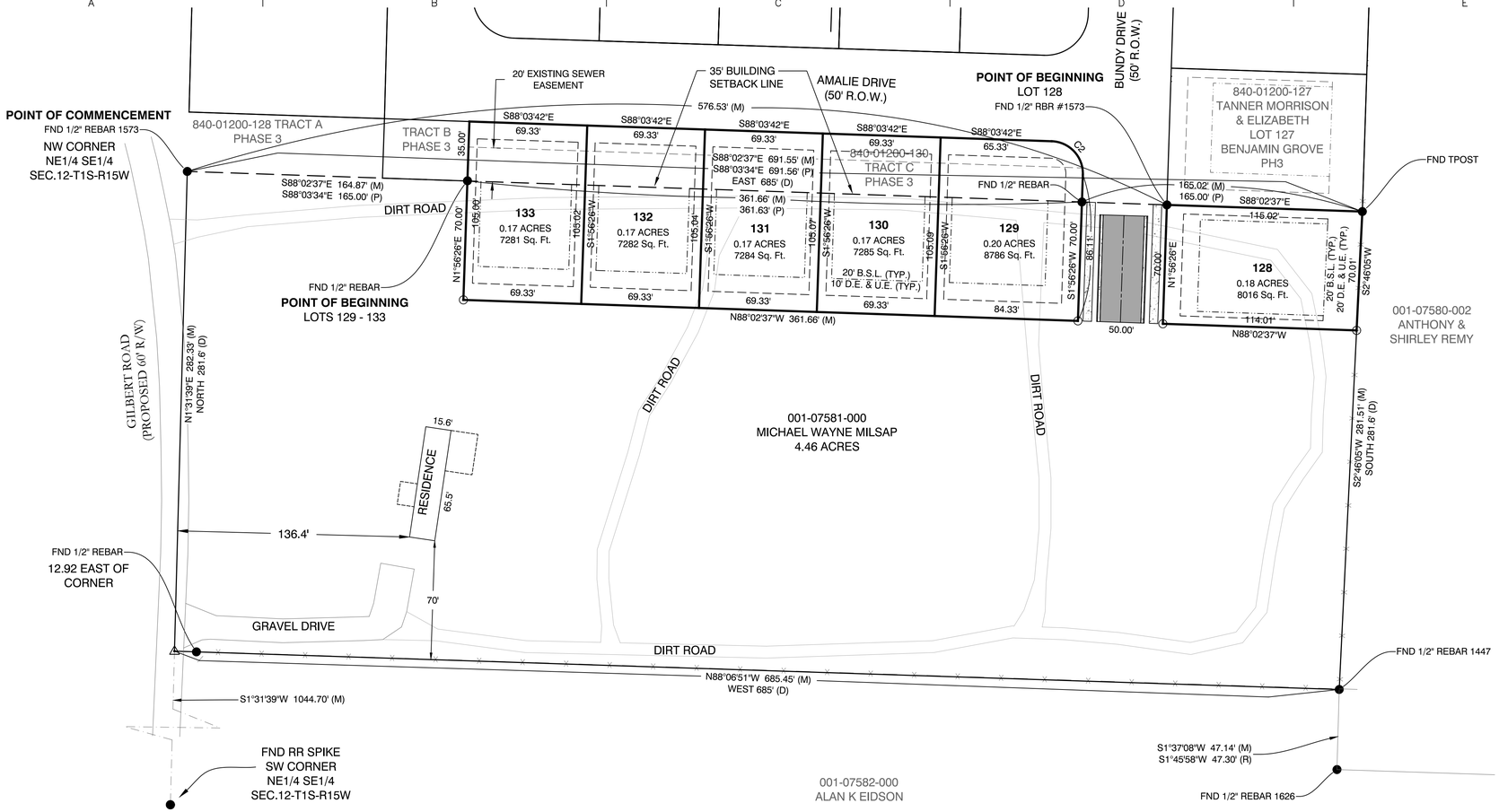
Designing our client's success

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
PHILIP J. WILLIAMS

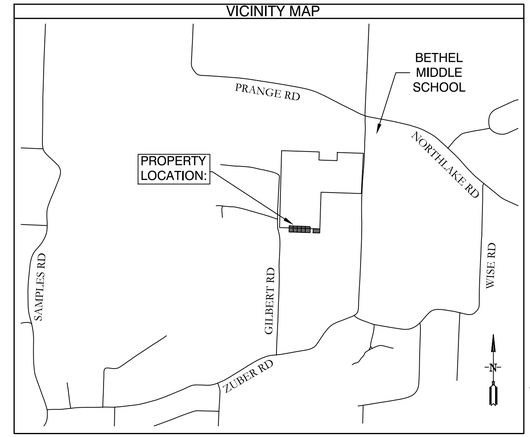
CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS ENGINEER

DRAWING INDEX:

1	PRELIMINARY PLAT
2	OVERALL WATER & SEWER PLAN
3	STREET PROFILE



VICINITY MAP



SUBDIVISION DESCRIPTION:

SUBDIVISION DESCRIPTION (AS SURVEYED):

LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

DOCUMENTS USED:

- REPLAT OF BENJAMIN GROVE PHASE 3
- NEIGHBORING SURVEY BY HOPE 6/5/20
- BOOK 310 PAGE 361 WD BRADSHAW TO MILLSAP
- PREVIOUS SURVEY BY GARNAT ENGINEERING 5/11/22

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS NORTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON MAY 11, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0225E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:

Name: The Estate of Michael Wayne Millsap

Address: 9360 Gilbert Road, Benton, AR 72019

DEVELOPER:

Name: Thomas D.B. Collins, LTD.

Address: 39 Walnut Valley, Little Rock, AR 72211

CERTIFICATE OF OWNER:

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

Date: _____ Signed: _____

Name: The Estate of Michael Wayne Millsap

Address: 401 Autumn Road, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed Book 310, Page 361

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

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

Date: _____ Signed: _____

Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 5/11/2022; 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 PLAT APPROVAL:

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

This Certificate shall expire Date: _____

Date: _____ Signed: _____

Rick Johnson, Chairman
Bryant Planning Commission

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1.S
MIN. LOT SIZE: 7,281 S.F.
NUMBER OF LOTS: 6
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

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

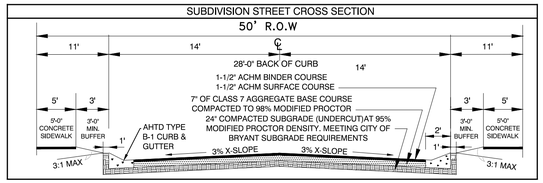
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION AND TRACT B WILL BE OWNED & MAINTAINED BY CITY OF BRYANT.

GENERAL NOTES:

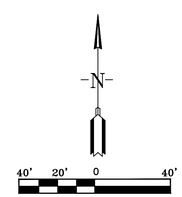
1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

SUBDIVISION STREET CROSS SECTION



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	29.85	19.00	90°01'08"	S43° 04' 09"E	26.87



SURVEY PLAT CODE:
500-01S-15W-0-12-102-62-1573

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

PRELIMINARY PLAT
BENJAMIN GROVE SUBDIVISION, PHASE 4
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

CONTENTS: PRELIMINARY PLAT

PROJECT NO: 16025

DATE: MAY 20, 2022

SHEET NO: V1.0

BY	REVISION	DATE

GarNat Engineering, LLC Certificate of Authorization No. 2174 Arkansas

State of Arkansas Registered Professional Engineer No. 9551 Vernon J. Williams

Registered Professional Surveyor State of Arkansas No. 1573 Signature George P. Wooden

PRELIMINARY NOT FOR CONSTRUCTION

AMALIE DRIVE
(50' R.O.W.)

BUNDY DRIVE
(50' R.O.W.)

N88° 08' 55"W 312.21'

1" SERVICE LINE
IN BORED 2"
CASING (TYP.)

95
0.19 ACRES
8493 Sq. Ft.

96
0.19 ACRES
8096 Sq. Ft.

97
0.19 ACRES
8165 Sq. Ft.

98
0.19 ACRES
8165 Sq. Ft.

99
0.19 ACRES
8491 Sq. Ft.

125
0.18 ACRES
7820 Sq. Ft.

126
0.18 ACRES
7820 Sq. Ft.

127
0.21 ACRES
9269 Sq. Ft.

840-01200-127
TANNER MORRISON
& ELIZABETH
LOT 127
BENJAMIN GROVE
PH3

STA 0+00
REMOVE EXISTING
BLOWOFF & EXTEND
8" WATER LINE.

1+00
2+00
2+41
EP: 2+41.09
439.21 TOE
439.35 TOE
439.50 TOE

S88°03'42"E 69.33'
S88°03'42"E 69.33'
S88°03'42"E 69.33'
S88°03'42"E 69.33'
S88°03'42"E 65.33'

TRACT B
PHASE 3
EXISTING SEWER
PUMP STATION
CITY OF BRYANT

TRACT C
0.29 ACRES
12601 Sq. Ft.

840-01200-130
TRACT C
PHASE 3

SEWER SERVICE - PLUMBER
TO TAP EXISTING
MAIN FOR SERVICE (TYP.)

N88°03'34"W 691.56' (M)
526.56'

DIRT ROAD

133
0.17 ACRES
7281 Sq. Ft.

132
0.17 ACRES
7282 Sq. Ft.

131
0.17 ACRES
7284 Sq. Ft.

130
0.17 ACRES
7285 Sq. Ft.

129
0.20 ACRES
8786 Sq. Ft.

128
0.18 ACRES
8016 Sq. Ft.

105.00'
105.02'
105.04'
105.07'
105.09'
S1°56'26"W
N1°56'26"E
70.00'
86.11'

69.33'
69.33'
69.33'
69.33'
84.33'

20' B.S.L. (TYP.)
10' D.E. & U.E. (TYP.)

20' B.S.L. (TYP.)
20' D.E. & U.E. (TYP.)

S88°02'37"E
115.02'
114.01'
N88°02'37"W

STA 0+80
END WATER MAIN
AT BLOW OFF.

1" SERVICE LINE
IN OPEN-CUT 2"
CASING

001-07581-000 MILLSAP MICHAEL WAYNE 9360 GILBERT RD BENTON AR 72019

001-07581-000
MICHAEL WAYNE MILSAP
4.46 ACRES

DIRT ROAD

DIRT ROAD

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.

2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.

3. 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.

4. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

N

20' 10' 0 20'

BY	REVISION	DATE

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

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR: THOMAS D.B. COLLINS, LTD.
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
NO. 9551
PRELIMINARY
NOT FOR CONSTRUCTION
PHILLIP V. WILLIAMS

CONTENTS:
OVERALL WATER AND SEWER PLAN

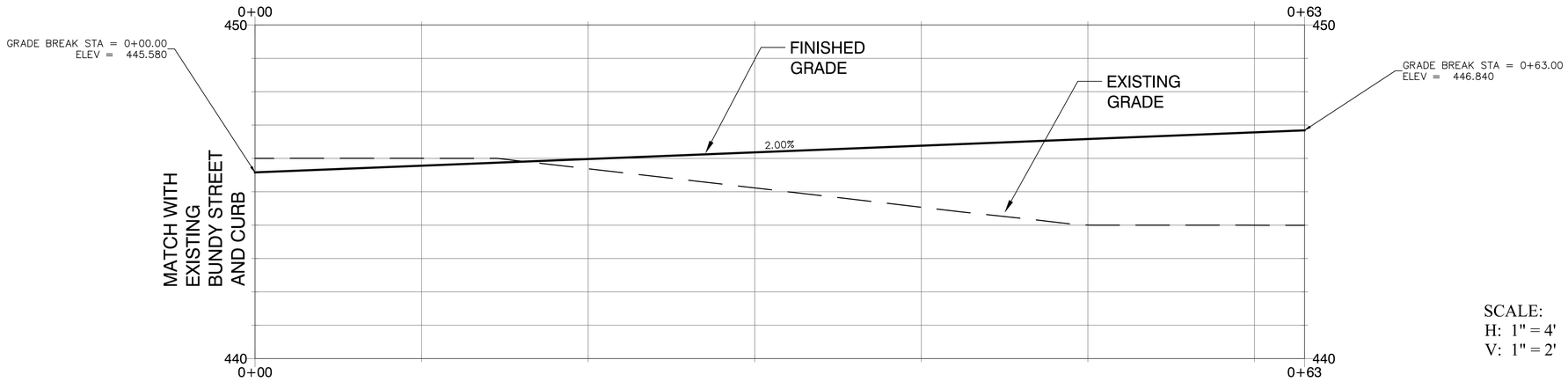
PROJECT NO: 16025

DATE: MAY 27, 2022

SHEET NO: C1.0

J:\Projects\2016 Projects\16025 Benjamin Grove Ph4 Bryant\Drawings\DWG Files\16025 Benjamin Grove Phase 4 WATER & SEWER PLAN R1.dwg

BUNDY EXT PH 4 PROFILE



SCALE:
H: 1" = 4'
V: 1" = 2'

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9551
PRELIMINARY
KEVIN L. WILLIAMS

DATE	REVISION	BY

GNE Designing our client's success
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garnatengineering@gmail.com

BENJAMIN GROVE SUBDIVISION, PHASE 4
FOR THOMAS D.B.COLLINS, LTD.
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

CONTENTS:
STREET PROFILE

PROJECT NO: 16025

DATE: MAY 27, 2022

SHEET NO: C2.0

z:\Projects\2016 Projects\16025 Benjamin Grove Ln Perpetual Drainage\DWG\Phase 4\16025 Benjamin Grove Phase 4-OVERALL DRAINAGE AND STREET PLAN - 052722.dwg