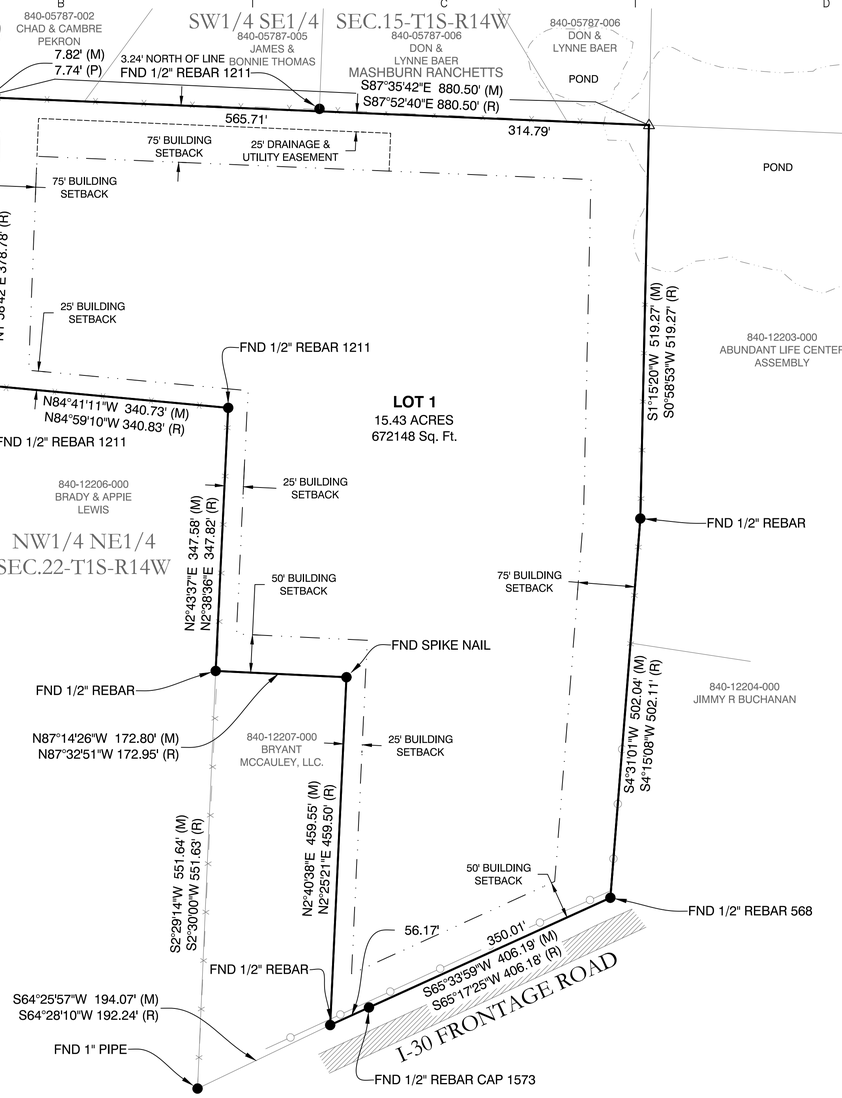
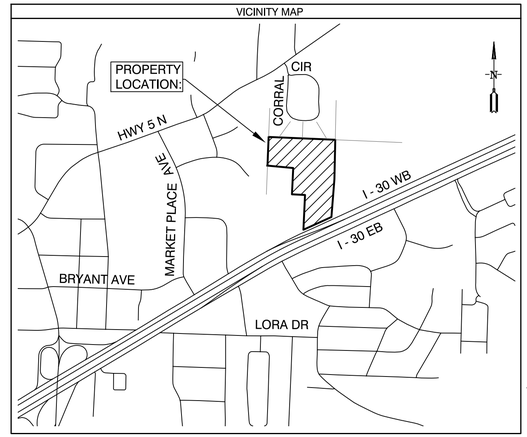


PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: C-3
LOT SIZE: 672,148 SQUARE FEET NUMBER OF LOTS: 1 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT
BUILDING SETBACKS: FRONT - 50' REAR - 75' SIDE - 25' OR AS SHOWN
LOT CORNERS: SET #4 REBAR WITH CAP

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

VICINITY MAP



PROPERTY DESCRIPTION:

OVERALL SUBDIVISION DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" ALUMINUM MONUMENT PLS#1141 FOR THE NORTHWEST CORNER OF THE SAID NW1/4 NE1/4; THENCE S87°35'42"E - 880.50 FEET ALONG THE NORTH LINE THEREOF TO A COMPUTED POINT WHICH FALLS IN AN EXISTING POND THEREOF; THENCE LEAVING SAID NORTH LINE S1°15'20"W - 519.27 FEET TO A FOUND 1/2" REBAR; THENCE S4°31'01"W - 502.04 FEET TO A FOUND 1/2" REBAR W/CAP 568 LOCATED ON THE NORTHERLY RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY S65°33'59"W - 406.19 FEET TO 1/2" REBAR; ; THENCE LEAVING SAID RIGHT OF WAY N2°40'38"E - 459.55 FEET TO A FOUND SPIKE NAIL; THENCE N87°14'26"W - 172.80 FEET TO A FOUND 1/2" REBAR; THENCE N2°43'37"E - 347.58 FEET TO A FOUND 1/2" REBAR W/CAP 1211; THENCE N84°41'11"W - 340.73 FEET TO A FOUND 1/2" REBAR W/CAP #1211 LOCATED ON THE WEST LINE OF THE SAID NW1/4 NE1/4; THENCE ALONG SAID WEST LINE N2°14'51"E - 378.77 FEET TO THE **POINT OF BEGINNING**, CONTAINING 15.43 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD.

DOCUMENTS USED:
• DEED BOOK 1998 PAGE 11732 QCD WILLIAMS • PREVIOUS SURVEY BY BROWN DATED 9/14/08 • NEIGHBORING SURVEY BY RASBURRY DATED 2/4/05

BASIS OF BEARINGS:
BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH 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 17, 2021. 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 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

PLAT CERTIFICATES:

OWNER:

Name: Northside Center LLC &
So Diggin, Inc d/b/a
Custom Advertising of AR
Address: P.O. Box 91, Alexander, AR 72002

DEVELOPER:

Name: Northside Center LLC
Address: P.O. Box 91
Alexander, AR 72002

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: _____
William Smith
P.O. Box 91, Alexander, AR 72002

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2021-021327

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 9/26/2022; 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 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 _____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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

FINAL PLAT
CUSTOM ADVERTISING SUBDIVISION TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-22-140-62-1573

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

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 72015
Ph (501) 408-4650
3825 Mt. Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

FOR: CUSTOM ADVERTISING
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST
CITY OF BRYANT, ARKANSAS

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

CONTENTS:
FINAL PLAT

PROJECT NO:
21069

DATE:
OCT. 26, 2022

SHEET NO:
V1.0

a:\Projects\2021 Projects\21069 83728 >30 N = Jimmy Parker\Drawings\DWG\Survey\21069 CUSTOM ADVERTISING SUBDIVISION FINAL PLAT 83728 >30 N = Jimmy Parker-22x34-100322.dwg

PARKING SPACES:

2 HANDICAP PARKING SPACES
24 OUTDOOR PARKING SPACE
26 PARKING SPACES TOTAL

NOTES:

1. SITE PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT (PER ARDOT STANDARD SPECIFICATION SECTION 718)

POND

POND

DRAINAGE DITCH

DLS

PROPOSED RIP RAP

END FENCE

PROPOSED RIP RAP

TYPE 1 RAMP (TYP.)

PROPOSED SHOP
11920 SQ. FT.
FF = 426.6
149.0'
80.0'

PROPOSED OFFICE
8000 SQ. FT.
FF = 426.6
100.0'
80.0'

SIGN TO DESIGNATE SPOT AS HANDICAP ACCESSIBLE (2 TOTAL)

PERMANENT DRIVEWAY

TYPE 5 HANDICAP RAMP

R20.0'

R25.0'

PROPOSED POLE SIGN

I-530 FRONTAGE ROAD

NO CURB ALLOWED IN ARDOT R-O-W

PROPOSED SHOP
11920 SQ. FT.
FF = 430.6
149.0'
80.0'

8' WOODEN PRIVACY FENCE

EX. OFFICE
FF = 430.6

70.0'

FUTURE DRIVEWAY

EX. SHOP
FF = 430.6

EX. GRAPHIC DESIGN SHOP
FF = 430.6

EX. SHOP
FF = 430.6

BEGIN FENCE

EXISITNG 25' UTILITY EASEMENT

15.0'

PARCEL ID:
840-05787-006
OWNER:
BAER DON & LYNNE IRREVOCABLE TRUST - TRUSTEE JEVNI
ADRESS:
800 CORRAL CIRCLE
S15-T01S-R14W

PARCEL ID:
840-05787-005
OWNER:
THOMAS JAMES MORLEY & BONNIE REVOCABLE TRUST
ADRESS:
21830 SOUTH SOMERSET DR
S15-T01S-R14W

PARCEL ID:
840-05787-002
OWNER:
PEKRON CHAD WILLIAM & CAMBRE CARSON
ADRESS:
775 CORRAL CIRCLE
S22-T01S-R14W

PARCEL ID:
840-12207-000
OWNER:
BRYANT MCCAULEY LLC
ADRESS:
PO BOX 60
BRYANT AR 72089
S28-T01S-R14W

PARCEL ID:
840-12206-00
OWNER:
LEWIS BRADY & APPE TRUSTEES C/O GLENN LEWIS
ADRESS:
23532 I-30
S22-T01S-R14W

PROPOSED ASPHALT

PROPOSED GRAVEL

PROPOSED RIP RAP

PROPOSED CONCRETE

EXISTING GRAVEL

EXISTING CONCRETE

50' 25' 0 50'

DATE	REVISION	BY
10-26-22	REVISED PER CITY OF BRYANT	TM

GNE Designing our client's success

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

CUSTOM ADVERTISING OFFICE & SHOPS ADDITION BRYANT, AR

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

10-5-2022

CONTENTS:
SITE PLAN

PROJECT NO:
21069

DATE:
AUGUST 2022

SHEET NO:
C1.0

Acad 2020 - Project\21069 23536 - 30 x - Jenny Parrish\Current\CAD\Design\PHASE 2\1 - SITE DESIGN R2.dwg

LANDSCAPING NOTES:

1. PRESERVE EXISTING TREES UNLESS MARKED AS REMOVE OR RELOCATE.

POND

POND

UNDISTURBED BAMBOO BUFFER

(6) GREEN GIANT ARBORVITAE

DLS

24"SWEETGUM TREE

(25) WINTERGREEN BOXWOOD

(25) WINTERGREEN BOXWOOD

22"PINE TREE

END FENCE

REMOVE EXISTING DEAD TREES

10" DEAD TREE

8" DEAD TREE

30"HACKBERRY TREE

16" THREE FINGERED CEDAR TREE

PROPOSED SHOP
11920 SQ. FT.
FF = 426.6

80.0'

30.0'

PROPOSED OFFICE
8000 SQ. FT.
FF = 426.6

STEEL EDGE, TYP.

NOTE 1

(25) VARIGATED LIRIOPE AT 18" O.C. (50 SF)

R20.0'

R20.0'

I-30 FRONTAGE ROAD

34"PINE TREE

RELOCATE EXISTING MAPLE TREE

(73) WINTERGREEN BOXWOOD

STEEL EDGE, TYP.

MAPLE TREE

60"WILLOWOAK TREE

48"WATEROAK TREE

26"SWEETGUM TREE

14"TREE

REMOVE 2 EXISTING TREES FOR PLACING SIGN

(25) VARIGATED LIRIOPE AT 18" O.C. (50 SF)

8' WOODEN PRIVACY FENCE

PROPOSED SHOP
11920 SQ. FT.
FF = 430.6

30"PINOAK TREE

40"WATEROAK TREE

28"PINOAK TREE

38"PINOAK TREE

42"PINOAK TREE

22"SPLITWATEROAK TREE

EX. OFFICE
FF = 430.6

(14) GREEN GIANT ARBORVITAE

EX. GRAPHIC DESIGN SHOP
FF = 430.6

EXISTING TREES BUFFER

EX. SHOP
FF = 430.6

EX. SHOP
FF = 430.6

DLS

BAMBOO STARTING AT 75' SETBACK LINE. 15' IN DEPTH.

SOD LIMITS.

RESTORED BUFFER AREA

GREEN GIANT TREES. SPREAD EVENLY EVERY 20'.

15.0'

BEGIN FENCE

OHP

10S

50' 25' 0 50'

DATE	REVISION	BY
10-26-22	REVISED PER CITY OF BRYANT	TM

GNE Designing our client's success

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

CUSTOM ADVERTISING
OFFICE & SHOPS ADDITION
BRYANT, AR

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
No. 5064
ARKANSAS

9/26/2022

CONTENTS:

LANDSCAPE PLAN

PROJECT NO: 21069

DATE: AUGUST 2022

SHEET NO: L1.0

Saved by 9/26/2022 8:35 - C:\Projects\2021 Projects\21069 2328 - 30 - Jimmy Parnell\Drawings\CAD\Design\PHASE 2\21069 2328 - 30 - Jimmy Parnell Drawings.dwg

LANDSCAPING NOTES:

1. REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE DESIGNER OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.

2. THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.

3. ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.

4. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION. REPLACE ANY DAMAGED, DESTROYED, OR REMOVED PLANT MATERIALS WITH THE SAME VARIETY AND SIZE PRIOR TO FINAL ACCEPTANCE.

5. PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS AND NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL.

6. ALL PLANTING BEDS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

7. ALL PLANTING BEDS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD OR CYPRESS MUCH.

8. ALL SHRUBS AND TREES SHALL RECEIVE PLANTING BACKFILL OF 2/3 TOPSOIL AND 1/3 COMPOST BY VOLUME AND 2 POUNDS OF 14-14-14 TIMED-RELEASE FERTILIZER PER CUBIC YARD OF BACKFILL.

9. ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.

10. ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.

11. TREES SHALL NOT BE TOPPED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

12. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE.

13. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, AND WATER FEATURES. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.

14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.

15. TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FROM PLANT GROWTH.

16. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.

17. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING FINAL ACCEPTANCE.

18. CALIPER OF TREES TO BE MEASURED 6-INCHES ABOVE GROUND LEVEL FOR TREES UP TO 4-INCH CALIPER SIZE.

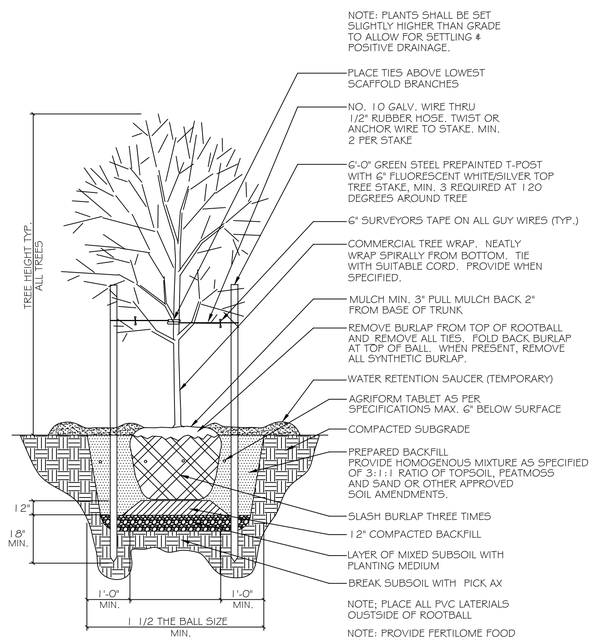
19. GENERAL CONTRACTOR SHALL PROVIDE 6-INCH DIAMETER MINIMUM SCHEDULE 40 PVC SLEEVING FOR IRRIGATION TO ALL CURB ISLANDS AND UNDER ALL DRIVE ISLE CROSSINGS.

20. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR RECENT FIRE FLOW INFORMATION.

LEGEND:

PLAN QUANTITIES:

Quantity	Common Name/Botanical Name	Size	Remarks
20	Green Giant Arborvitae Thuja standishii x plicata 'Green Giant'	6 - 8'	Specimen, Full to Ground
123	Wintergreen Boxwood Buxus sinica var. Insularis 'Wintergreen'	3 gallon, 18" HT	Full well branched shrub with uniform shape, Space plants 4' o.c.
50	Varigated Liriope Liriope muscari 'Variegata'	1 gallon	Space plance at 18" o.c.
	Bermuda Tifway 419 Cynodon Dactylon var. Tifway 419	Sod	Solid sod, all areas indicated with close knit joints



1 L1 TREE PLANTING DETAIL
No Scale

SODDING OF DISTURBED AREAS

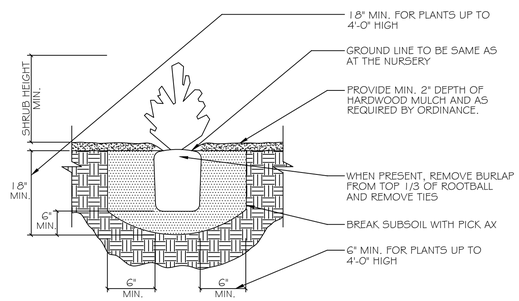
AREAS AND LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. EXCAVATE AND REMOVE ANY REMAINING TURF AND SOIL TO A 4-INCH MINIMUM DEPTH WITHIN NEW SOD AREAS. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS TO AVOID DAMAGE TO EXISTING ROOTS.

MAINTENANCE AND WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE AND IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ADDITIONALLY, CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL LANDSCAPE AND IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AND TURF AREAS SHOWN ON THE PLANS. SYSTEM WILL REQUIRE PROVIDING BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION, CONTROLLER, AND ALL OTHER WORK REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM THAT PROVIDES 100% COVERAGE. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL CONTRACTOR, AND ELECTRICAL CONTRACTOR. COORDINATE LOCATION OF IRRIGATION SLEEVES WITH GENERAL CONTRACTOR PRIOR TO FULLY MOBILIZING TO SITE. CONTRACTOR TO REFER TO THE UTILITY PLAN SHEET FOR CURRENT FIRE FLOW INFORMATION.



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 L1 SHRUB PLANTING DETAIL
No Scale

REVISION	BY	DATE
REVISED PER CITY OF BRYANT	TM	10-26-22

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

CUSTOM ADVERTISING
OFFICE & SHOPS ADDITION
BRYANT, AR

LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
No. 5064
ARKANSAS

9/26/2022

CONTENTS:
LANDSCAPING NOTES & DETAILS

PROJECT NO: 21069

DATE: AUGUST 2022

SHEET NO: L1.1

Saved: 9/26/2022 2:21:38 PM By: Jimmy Parker C:\Projects\21069 CUSTOM ADVERTISING\Drawings\21069 - SITE DESIGN.dwg