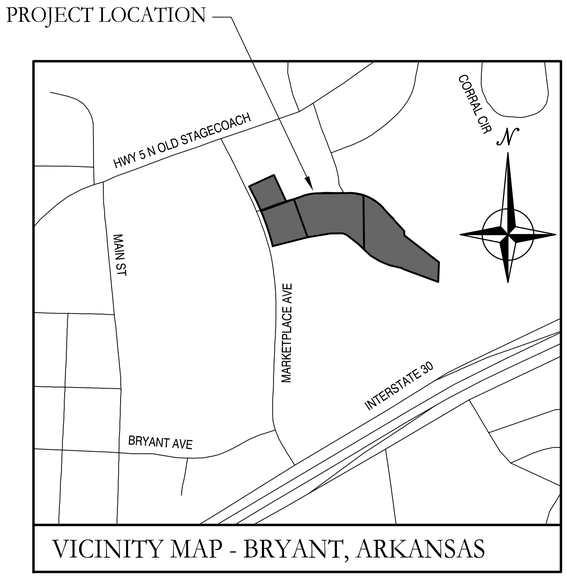
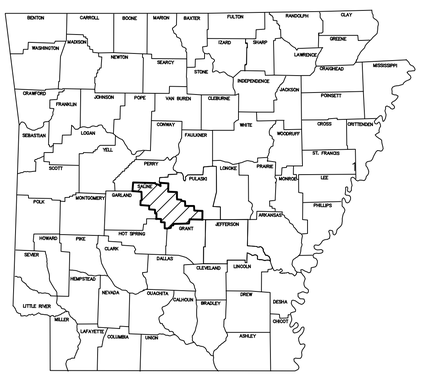
CONSTRUCTION PLANS FOR

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

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Ph (501) 408-4650

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Fx (888) 900-3068

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

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

DRAWING INDEX:

G1.0	GENERAL NOTES
V1.0	PRELIMINARY PLAT
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

1. SAFETY

1.1. JOBSITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

1.2. THIS RESPONSIBILITY COVERS THEIR OWN WORK FORCE, ALL SUBCONTRACTORS, VISITING PERSONNEL, OFFICIALS, AND THE GENERAL PUBLIC WHICH MAY HAVE ACCESS TO THE JOBSITE.

1.3. THE CONTRACTOR SHALL EXERCISE COMPLETE CONTROL OVER WHO HAS ACCESS TO THE JOBSITE TO ENSURE JOBSITE SAFETY.

1.4. THE CONTRACTOR SHALL CONFORM TO ALL SECURITY AND SAFETY REQUIREMENTS OF THE OWNER.

1.5. ANY SAFETY OR OTHER TRAINING REQUIRED BY THE OWNER FOR THE WORK FORCE MUST BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. PERMITS

2.1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS REQUIRED BY REGULATING AUTHORITIES OR BY THE OWNER. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TERMS AND CONDITIONS ASSOCIATED WITH EACH REQUIRED PERMIT, AS WELL AS ADHERING TO THE RULES AND REGULATIONS OF EACH REGULATING AUTHORITY

3. CONTRACT DOCUMENTS

3.1. ALL WORK SHALL CONFORM TO THE PLANS, THESE NOTES, AND SPECIFICATIONS IN ALL RESPECTS AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

4. INDEMNITY

4.1. BY ACCEPTING THE CONTRACT FOR THIS WORK, THE CONTRACTOR, AT THEIR OWN EXPENSE AND RISK, HEREBY RELEASES AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, GARNAT ENGINEERING, THEIR OFFICERS, AGENTS, EMPLOYEES, CONSULTANTS, AND REPRESENTATIVES FOR DAMAGE TO THE PROPERTY OR INJURY TO, OR DEATH, OF ANY PERSONS, FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OF ANY KIND WHATSOEVER ARISING OUT OF AND IN CONNECTION WITH THE AGREEMENT OR PROSECUTION OF WORK UNDER IT, WHETHER SUCH CLAIMS, DEMANDS, ACTIONS, OR LIABILITY ARE CAUSED BY THE CONTRACTOR, IT'S AGENTS, EMPLOYEES, SUBCONTRACTORS, PRODUCTS INSTALLED ON THE PROJECT OR CAUSED BY ANY OTHER PARTY.

5. CONSTRUCTION PROCEDURES, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS OR IN THESE NOTES OR SPECIFICATIONS.

5.1. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION - ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

5.2. INTERNATIONAL BUILDING CODE

5.3. ACI 315 MANUAL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES

5.4. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.

6. SITE

6.1. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

6.2. CONTRACTOR IS NOT TO PERFORM WORK BEYOND THE DESIGNATED WORK LIMITS WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNER.

6.3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

6.4. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL ITEMS, SHOWN TO BE REMOVED OR RELOCATED AND NOT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE REQUIRED TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

6.5. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED MANHOLES, VALVE BOXES, ETC. TO FINISH GRADE, WHERE REQUIRED.

7. STRUCTURES

7.1. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT IN TO INVERT OUT.

7.2. BEDDING FOR STORM STRUCTURES SHALL CONSIST OF A MINIMUM OF 6-INCHES OF COMPACTED #57 STONE ON TOP OF COMPACTED SUBGRADE.

7.3. AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO MINIMUM DEPTH OF 0'-8" AND COMPACTED TO MINIMUM OF 95% OPTIMUM DENSITY. ANY AREAS THAT FAIL COMPACTION ARE TO BE STABLIZED AS DIRECTED BY THE ENGINEER.

8. PRIOR TO PLACING FILL IN LOW AREAS, SUCH AS PREVIOUSLY EXISTING CREEKS, PONDS, OR LAKES, PERFORM FOLLOWING PROCEDURES:

8.1. DRAIN WATER OUT BY GRAVITY WITH DITCH HAVING FLOW LINE LOWER THAN LOWEST ELEVATION IN LOW AREA. IF DRAINAGE CANNOT BE PERFORMED BY GRAVITY DITCH, USE ADEQUATE PUMP TO OBTAIN THE SAME RESULTS.

8.2. AFTER DRAINAGE OF LOW AREA IS COMPLETE, REMOVE MULCH, MUD DEBRIS, AND OTHER UNSUITABLE MATERIAL BY USING ACCEPTABLE EQUIPMENT AND METHODS THAT WILL KEEP NATURAL SOILS UNDERLYING LOW AREA DRY AND UNDISTURBED.

9. UTILITIES

9.1. AN ATTEMPT HAS BEEN MADE TO APPROXIMATELY LOCATE UTILITIES ON THE DRAWINGS.

9.2. UTILITIES SHOWN ON THE DRAWINGS WERE LOCATED BY VISUAL OBSERVATION, AND BY TRANSCRIBING FROM RECORD MAPS AND PLANS.

9.3. NO EXCAVATIONS WERE MADE TO CONFIRM SUB-SURFACE UTILITIES. NEITHER THE SURVEYOR NOR PROJECT ENGINEER GUARANTEES THAT ALL UTILITIES HAVE BEEN SHOWN, OR THAT THOSE SHOWN ARE FULLY ACCURATE.

9.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS AND/OR RELOCATION OF EXISTING UTILITIES THAT ARE DAMAGED AS A RESULT OF WORK OF THIS PROJECT.

9.5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PROPERLY DISCONNECTING, ABANDONING, RELOCATING, AND/OR ADJUSTING ALL AFFECTED UTILITIES WITHIN THE PROJECT AREA.

9.6. ALL UTILITY WORK SHALL BE COORDINATED AND EXECUTED IN ACCORDANCE WITH THE OWNER AND/OR GOVERNING UTILITY COMPANY CODES, SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

9.7. DESIGN AND ALIGNMENT OF UNDERGROUND TELEPHONE, TV CABLE, GAS AND ELECTRIC SERVICES SHALL BE PROVIDED BY THE INDIVIDUAL UTILITIES AND ARE NOT NECESSARILY SHOWN WITH THESE PLANS. CONTRACTOR SHALL PROVIDE CONDUITS SIZED TO ACCOMMODATE UTILITY ROUTING WITH PULL STRINGS WHERE NECESSARY.

9.8. CONTRACTOR TO PROVIDE ALL NECESSARY APPURTENANCES NECESSARY FOR COMPLETE UTILITY SERVICES WHICH ARE NOT PROVIDED BY THE UTILITY COMPANY.

10. DISPOSAL OF DEBRIS, WASTE OR SPOIL

10.1. BURNING OF DEBRIS AND WASTE IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO PROPERLY HAUL AWAY AND DISPOSE OF ANY WASTE MATERIAL REMOVED FROM THE SITE.

10.2. ANY WASTE OR SPOIL MATERIAL WHICH IS EXCAVATED FROM THE JOB SITE IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER OR OWNER.

10.3. REMOVAL AND DISPOSAL OF EXCAVATED WASTE MATERIAL IS CONSIDERED SUBSIDIARY TO ALL OTHER ITEMS IN THE PROJECT, AND WILL NOT BE PAID FOR SEPARATELY.

10.4. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIAL REMOVED FROM THIS SITE.

10.5. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN OPINION OF THE ENGINEER, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING OR SUBGRADE PURPOSES. DISPOSE OF IN A MANNER SATISFACTORY TO ENGINEER. BACKFILL UNDERCUT AREAS WITH LAYERS OF SUITABLE MATERIAL AND COMPACT AS SPECIFIED HEREIN.

11. SUBSTITUTIONS

11.1. SUBSTITUTIONS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT ENGINEER.

12. ENVIRONMENTAL

12.1. THE CONTRACTOR IS TO MEET ALL ENVIRONMENTAL REQUIREMENTS OF THE OWNER AND ANY REGULATORY AGENCY HAVING AUTHORITY OVER THIS SITE.

12.2. THE CONTRACTOR IS TO UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) FOR CONTROL OF EROSION DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12.3. MININUM BMP'S REQUIRED FOR THE PROJECT ARE LISTED ON SHEET THESE PLANS. CONTRACTOR SHALL PROVIDE THESE BMP'S AND ANY OTHERS REQUIRED FOR THE PROJECT.

12.4. IF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR THE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR EROSION CONTROL INCLUDED IN THE SWPPP DOCUMENTS.

12.5. CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF ACCUMULATED TRASH AND DEBRIS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING MEASURES TO AVOID TRACKING OF MUD, DIRT, ROCKS, AND DEBRIS ONTO AREAS OUTSIDE THE PROJECT AREA. CONTRACTOR SHALL CLEAN PAVEMENTS WHEN NECESSARY OR AS OTHERWISE DIRECTED, AND SHALL CONTROL DUST BY SWEEPING AND WATERING AS NEEDED. DE-TRACKING MAY BE REQUIRED AT ALL ENTRANCES.

13. FINAL SITE CONDITIONS

13.1. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR LANDSCAPING SHALL HAVE VEGETATION ESTABLISHED AT TIME OF FINAL INSPECTION.

13.2. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPE 2H:1V OR STEEPER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

13.3. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

13.4. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

13.5. UPON PARTIAL OR FINAL COMPLETION OF GRADING WORK, SPREAD TOPSOIL, SEED, FERTILIZER, AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE STORM WATER POLLUTION PREVENTION PLAN.

BY	REVISION	DATE

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Bryant, AR 72022
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garnatengineering@gmail.com

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
KENNY V. WILLIAMS

CONTENTS:

GENERAL NOTES

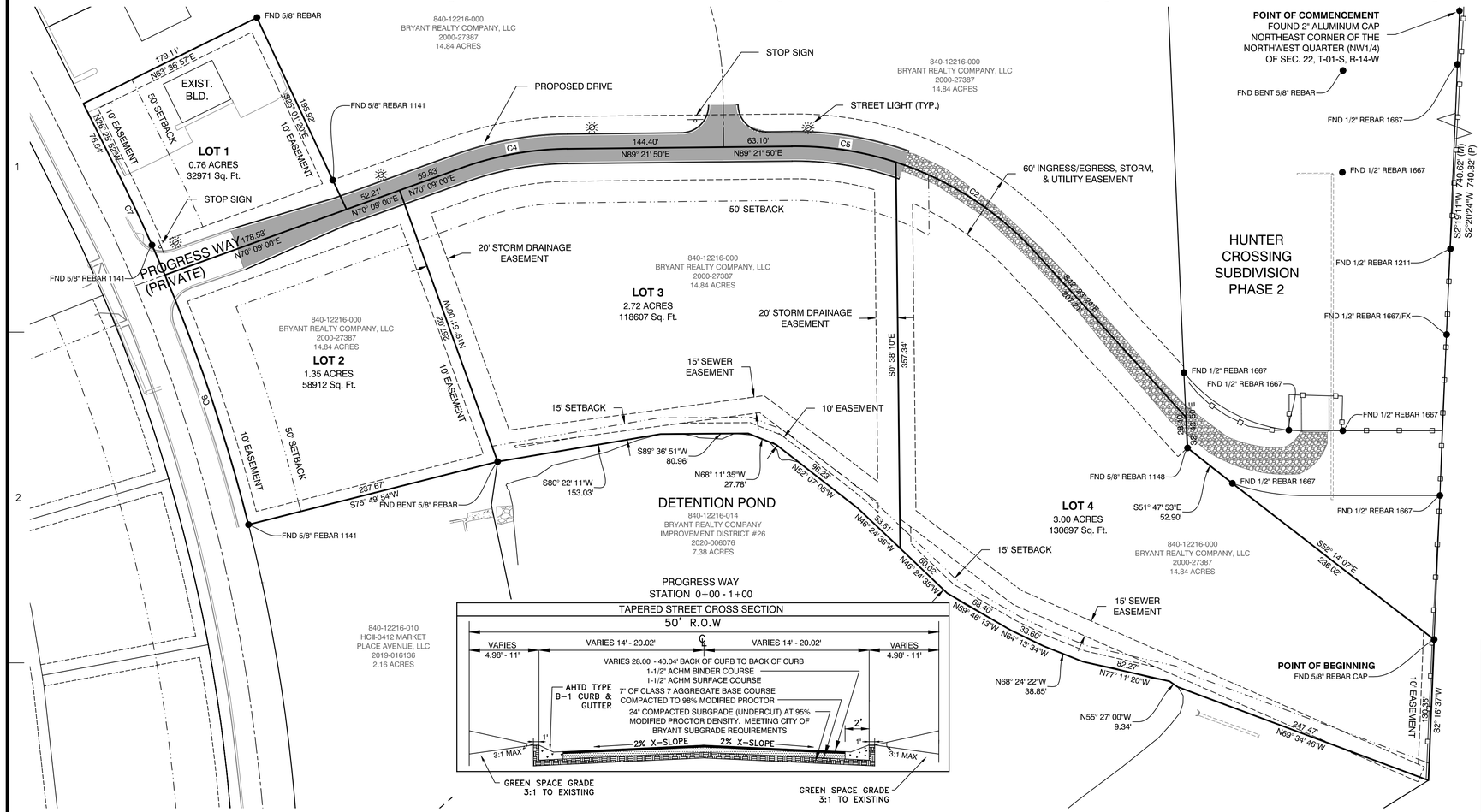
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: G1.0

J:\Projects\20022 Projects\20022 Bart Ferguson - John Daniels - 1 acre tract - Bryant, Ortho Clinic\Drawings\DWGs\Design\20022 Bart Ferguson Marketplace East Subdivision- GENERAL NOTES.dwg

PRELIMINARY PLAT - MARKETPLACE EAST PHASE 1
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



PLAT CERTIFICATES:

OWNER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

DEVELOPER:
Name: Bryant Realty Company, LLC
Address: 422 North Main Street, Benton, Arkansas 72015

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: Fred Briner
Address: 422 North Main Street, Benton, Arkansas 72015

Source of Title Saline County: Deed Book 2000, Page 27387

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 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; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

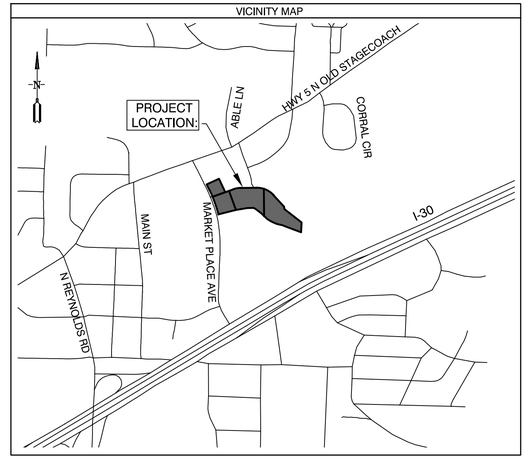
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

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

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

VICINITY MAP



SUBDIVISION DESCRIPTION:

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4), OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SAID POINT ALSO BEING ON THE EAST LINE OF HUNTER CROSSING SUBDIVISION; THENCE S 2°19'11" W, ALONG THE EAST LINE OF SAID NW1/4 AND SAID SUBDIVISION FOR A DISTANCE OF 740.62 FEET TO A FOUND 5/8" REBAR WITH CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SUBDIVISION FOR THE **POINT OF BEGINNING**; THENCE S 2°16'37" W, LEAVING SAID SUBDIVISION AND CONTINUING ALONG SAID EAST LINE OF THE NW1/4 FOR A DISTANCE OF 130.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 69°34'46" W, LEAVING SAID EAST LINE, A DISTANCE OF 247.47 FEET TO A POINT ON A DETENTION POND WATER ELEVATION LINE SHOT ON JANUARY 10, 2023; THENCE CONTINUING ALONG SAID DETENTION POND THE FOLLOWING COURSES: THENCE N 55°27'00" W - 9.34 FEET, THENCE N 77°11'20" W - 82.27 FEET, THENCE N 68°24'22" W - 38.85 FEET, THENCE N 64°13'34" W - 33.60 FEET, THENCE N 59°46'13" W - 68.40 FEET, THENCE N 46°24'38" W - 113.63 FEET, THENCE N 62°07'05" W - 96.23 FEET, THENCE N 68°11'35" W - 27.78 FEET, THENCE S 89°36'51" W - 80.96 FEET, THENCE S 80°22'11" W, LEAVING SAID DETENTION POND A DISTANCE OF 153.03 FEET TO A FOUND BENT 5/8" REBAR; THENCE S 75°49'54" W FOR A DISTANCE OF 237.67 FEET TO A FOUND 5/8" REBAR WITH CAP #1141 LOCATED ON THE EAST RIGHT OF WAY OF MARKETPLACE AVENUE; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1596.45 FEET AND A LENGTH OF 342.77 FEET, WHOSE CHORD BEARS N 20°16'30" W - 342.11 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 26°25'52" W, CONTINUING ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 76.64 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 63°36'57" E, LEAVING SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 179.11 FEET TO A FOUND 5/8" REBAR; THENCE S 25°01'20" E FOR A DISTANCE OF 195.92 FEET TO A POINT THAT IS LOCATED AT THE CENTERLINE OF PROGRESS WAY (PRIVATE STREET); THENCE ALONG THE CENTERLINE OF PROGRESS WAY THE FOLLOWING COURSES: THENCE N 70°09'00" E - 112.04 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 101.27 FEET, WHOSE CHORD BEARS N 79°41'39" E - 100.79 FEET, THENCE N 89°21'50" E - 207.50 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET AND A LENGTH OF 252.62 FEET, WHOSE CHORD BEARS S 66°30'47" E - 245.22 FEET, THENCE S 42°23'24" E - 207.21 FEET TO A POINT LOCATED ON THE WEST LINE OF HUNTER CROSSING SUBDIVISION PHASE 2; THENCE S 2°43'50" E, LEAVING SAID CENTERLINE OF PROGRESS WAY AND ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 28.40 FEET TO A FOUND 5/8" REBAR WITH CAP #1148 LOCATED AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S 51°47'53" E, ALONG SAID SOUTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 52.90 FEET TO A FOUND 1/2" REBAR WITH CAP #1667; THENCE S 52°14'07" E, CONTINUING ALONG SAID SOUTH LINE FOR A DISTANCE OF 236.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.83 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 9/11/2015 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 1/27/2009 KERRY LANE PLS #1141
- SURVEY BY REAL ESTATE SERVICES OF SALINE COUNTY, INC. DATED 4/21/2022 KERRY LANE PLS #1141
- WARRANTY DEED 2020 PAGE 006076 BRYANT REALTY COMPANY, LLC TO BRYANT REALTY COMPANY IMPROVEMENT DISTRICT NO. 26
- SPECIAL WARRANTY DEED 2000 PAGE 27387 HIGHWAY 5 INVESTMENTS, LLC TO BRYANT REALTY COMPANY, LLC
- WARRANTY DEED 2019 PAGE 004456 FRED E. BRINER TO FRED BRINER PROPERTIES, LLC
- SPECIAL WARRANTY DEED 2019 PAGE 016136 FERGUSON-BRINER, LLC TO HCII-3412 MARKET PLACE AVENUE, LLC
- WARRANTY DEED 2000 PAGE 27385 HIGHTOWER TO HIGHWAY 5 INVESTMENTS, LLC
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 1
- REVISED FINAL PLAT OF HUNTER CROSSING SUBDIVISION PHASE 2

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 SURVEYS "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 JANUARY 10, 2023.

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 0512SC0240E EFFECTIVE DATE JUNE 05, 2020.

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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: C-2

SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS (SB):
FRONT - 50'
REAR - 15'
SIDE - 0'

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT, SIDE AND REAR - 10' OR AS SHOWN
INGRESS/EGRESS (I/E)
LOT CORNERS: SET #4 REBAR WITH CAP

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

SURVEY PLAT CODE:
500-01S-14W-0-22-400-62-1573

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	146.93'	300.00'	28°03'44"	S56° 25' 16"E	145.47'
C4	101.27'	300.00'	19°20'26"	N79° 41' 39"E	100.79'
C5	97.73'	300.00'	18°39'54"	S81° 18' 13"E	97.30'
C6	243.80'	1596.45'	8°44'59"	N18° 29' 44"W	243.56'
C7	98.97'	1596.45'	3°33'07"	N24° 39' 30"W	98.95'

BY	REVISION	DATE

GNE Designing our client's success
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P.O. Box 116
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Ph. (501) 408-4650
garnatengineering@gmail.com

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
GEORGE P. WOODEN
PRELIMINARY

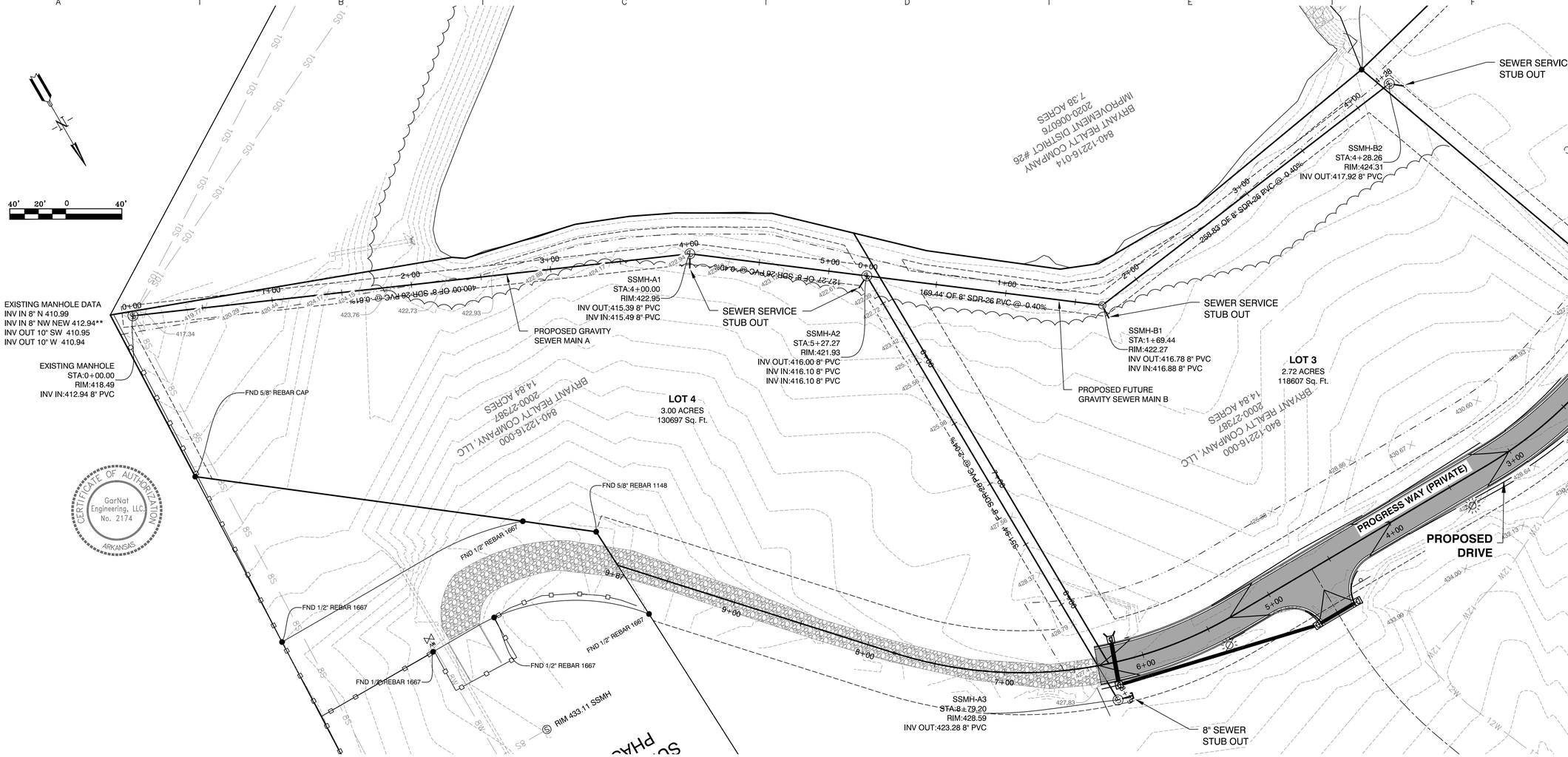
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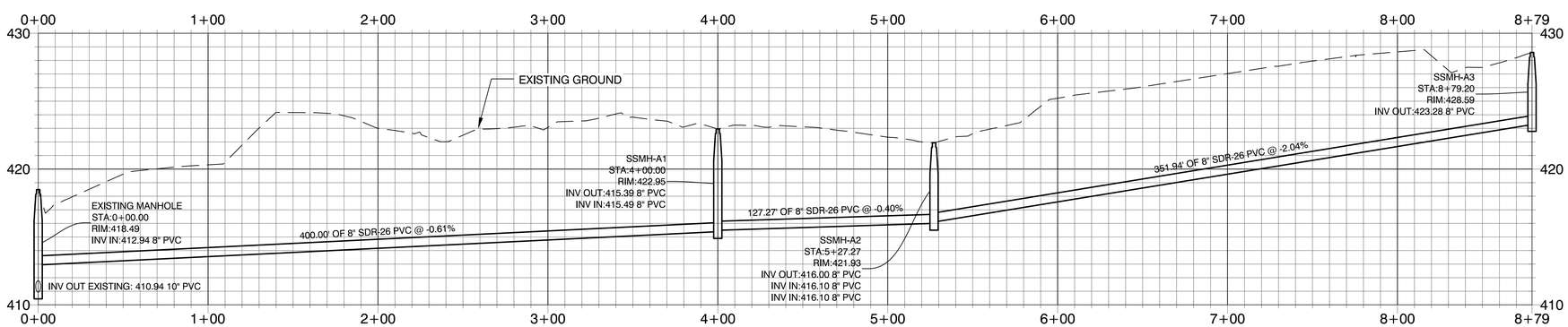
PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
V1.0

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GRAVITY SEWER PROFILE MAIN A

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

DATE	REVISION	BY
3-23-20	1. REVISED PER CITY OF BRYANT	GPW
4-2-20	2. REVISED PER ADH	GPW

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NO. 9551
PERRY WILLIAMS

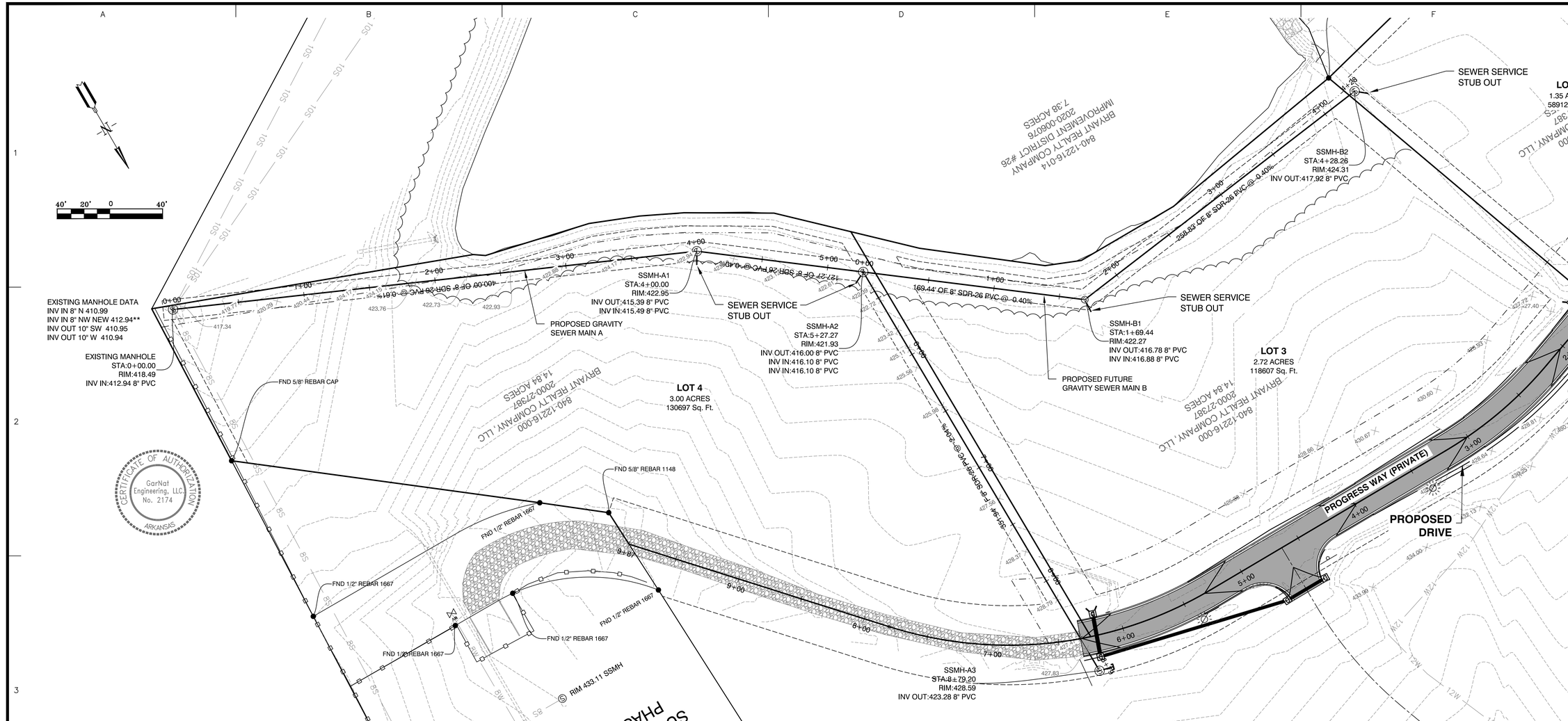
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GRAVITY SEWER MAIN A PLAN & PROFILE

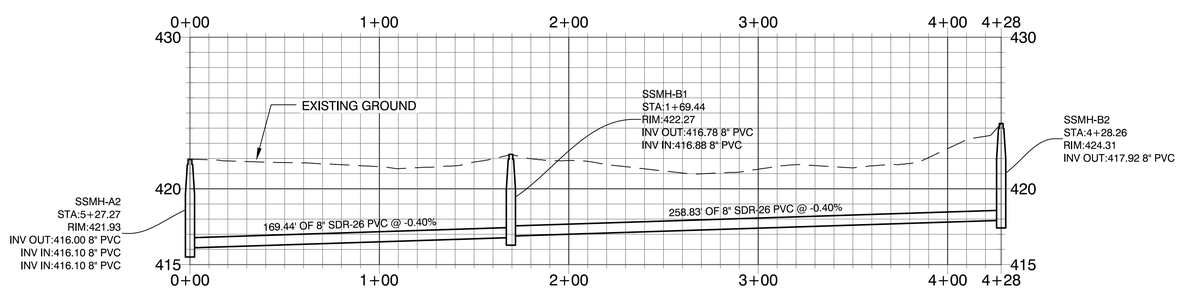
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C2.0

C:\Projects\2020 Projects\20022 Bart Ferguson - Jack Dobbs - 1 acre tract - Bryant, Ohio Electric\Drawings\[Mkt] Design\20022 Bart Ferguson Marketplace East Subdivision Phase 1.dwg 4/2/2020 Perry





GRAVITY SEWER PROFILE MAIN B

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

BY	DATE	REVISION

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRELIMINARY
PERRY WILLIAMS

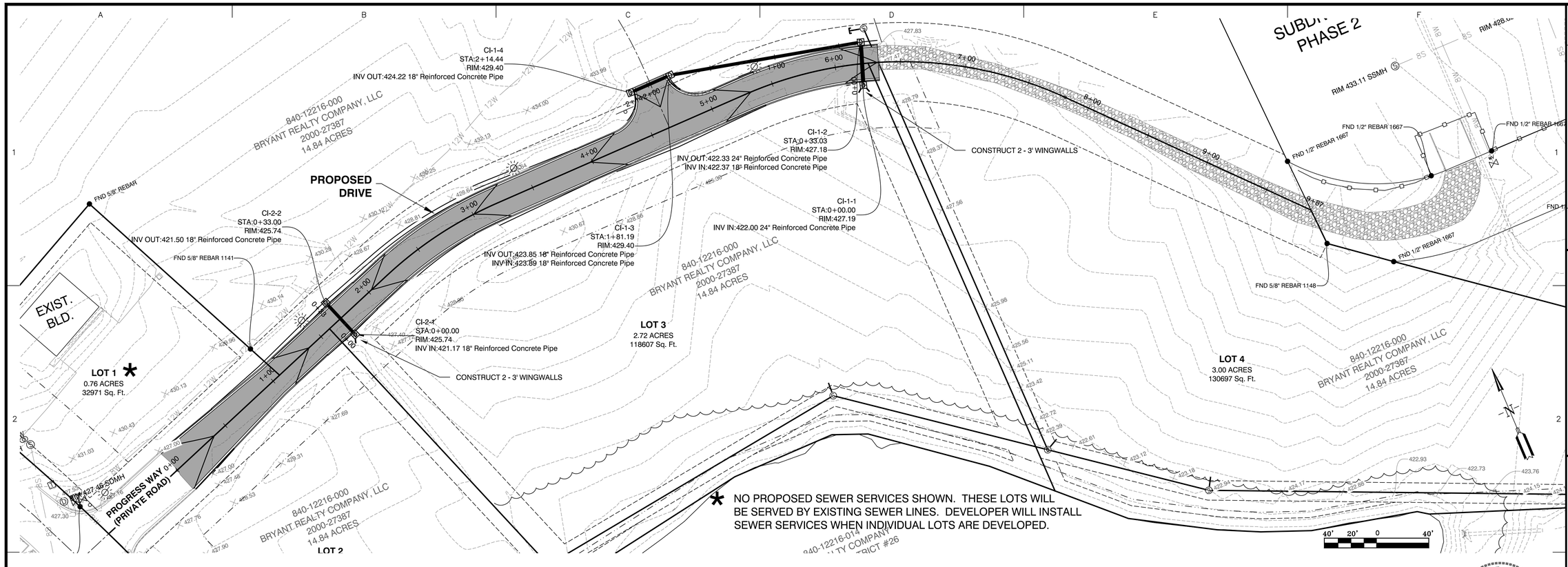
CONTENTS:
GRAVITY SEWER MAIN B PLAN & PROFILE

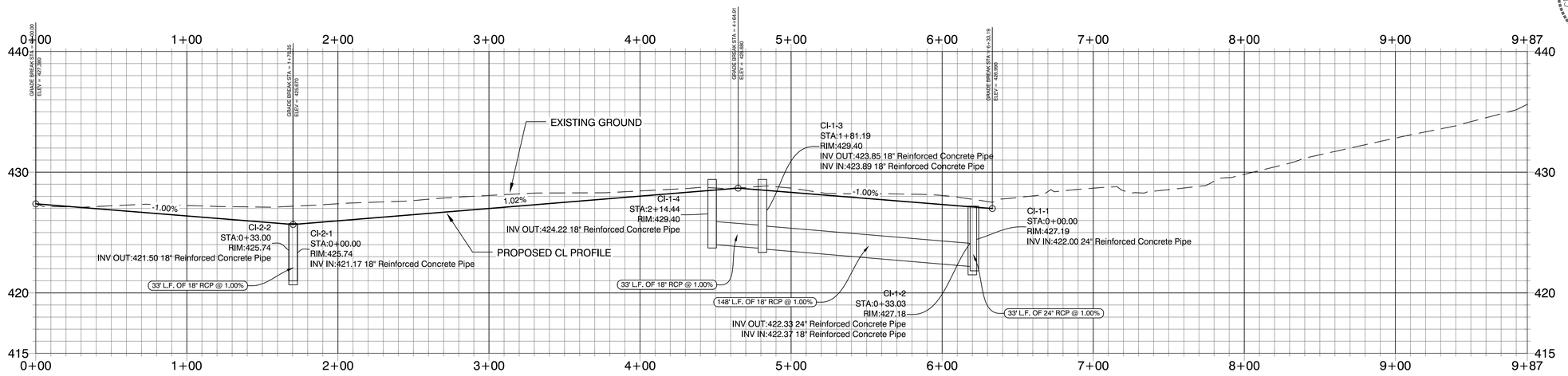
PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C3.0

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PROGRESS WAY PROFILE

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PRESTON V. WILLIAMS

BY									
REVISION									
DATE									

GNE Designing our client's success

GarNat Engineering, LLC
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P.O. Box 116
Bryant, AR 72022
Benton, AR 72018
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Ph. (501) 408-4650

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

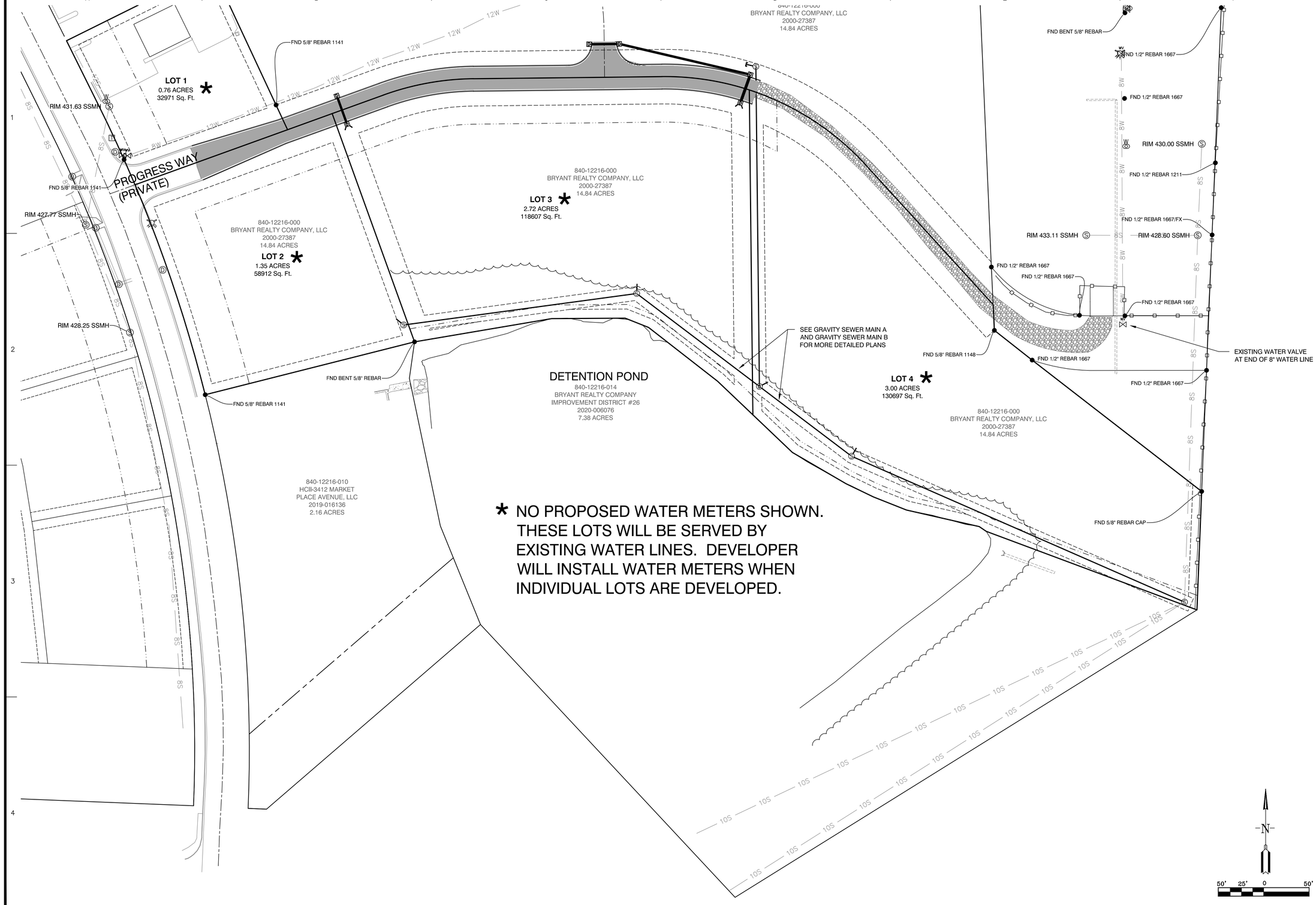
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PROGRESS WAY PLAN & PROFILE

PROJECT NO:
20022

DATE:
FEB. 8, 2023

SHEET NO:
C4.0

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

BY	REVISION	DATE

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Bryant, AR 72022
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MARKETPLACE EAST PHASE 1
BRYANT REALTY COMPANY, LLC
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 9551
PAUL V. WILLIAMS
FEB. 8, 2023

CONTENTS:

WATER PLAN

PROJECT NO: 20022

DATE: FEB. 8, 2023

SHEET NO: C5.0

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