

CONSTRUCTION PLANS FOR

GRACE VILLAGE SUBDIVISION - PHASE 3

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REVISED AS CONSTRUCTED 7/20/22

Prepared by:
GarNat Engineering, LLC

Designing our client's success

www.garnatengineering.com

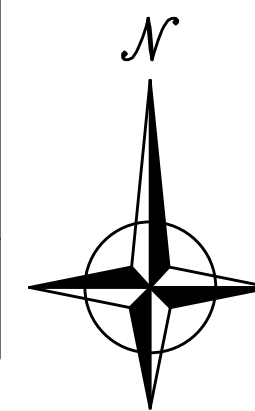
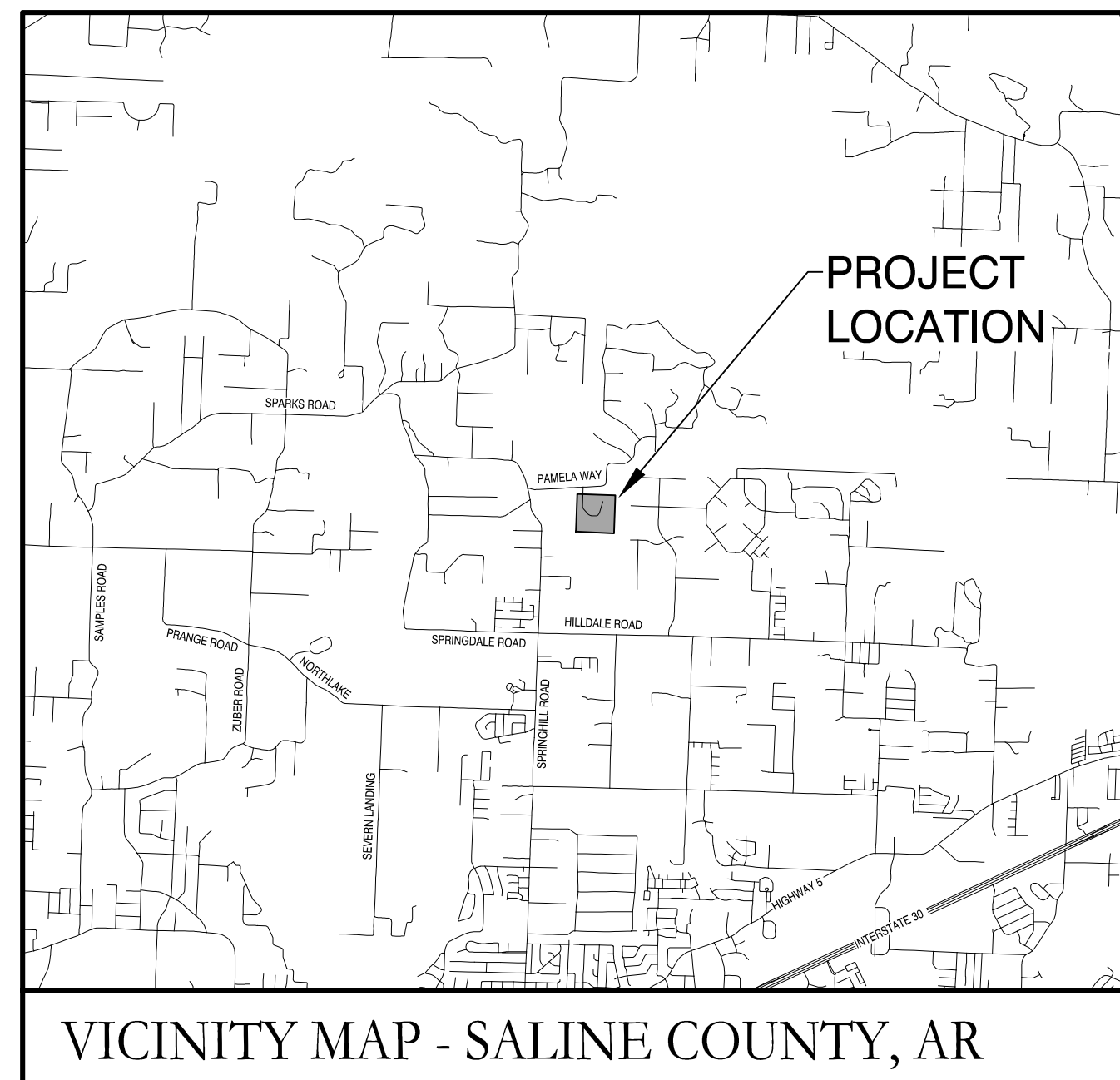
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

**RECORD
DRAWING**

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

DRAWING INDEX:

- 1 FINAL PLAT
- 2 OVERALL WATER & SEWER PLAN
- 3 STREET & DRAINAGE PLAN
- 4 PEACE LANE PROFILE
- 5 KINDNESS COURT PROFILE
- 6 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2
- 7 DRAINAGE PROFILES
- 8 SPILLWAY DETAILS

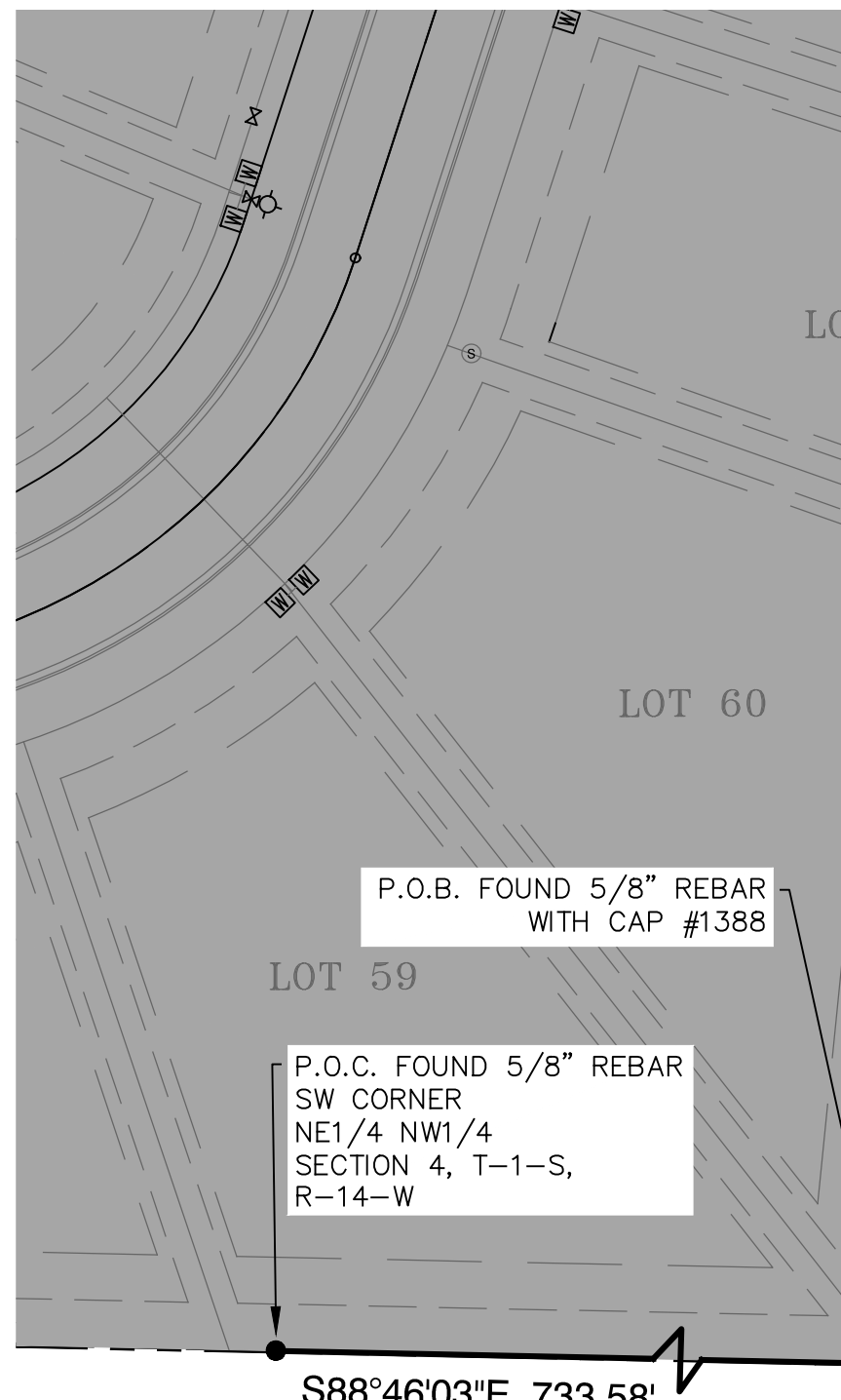


ARKANSAS



1-20-2021

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	45.27	50.00	51°52'21"	S79°41'37"E	43.74
C6	38.82	25.00	88°58'11"	S46°43'48"W	35.04
C7	46.60	25.00	106°48'37"	N35°22'48"W	40.14
C9	11.63	25.00	26°38'52"	N31°20'56"E	11.52
C10	52.20	50.00	59°49'00"	N14°45'52"E	49.86
C11	59.04	50.00	67°39'07"	N48°58'12"W	55.67
C12	69.17	50.00	79°16'01"	S57°34'14"W	63.79
C13	55.71	50.00	63°50'12"	S13°58'53"E	52.87
C14	27.89	25.00	63°55'29"	S13°56'14"E	26.47
C15	18.55	25.00	42°30'30"	S39°16'45"W	18.13
C16	59.62	50.00	68°19'24"	S26°22'19"W	56.15
C17	40.11	50.00	45°58'04"	S30°46'25"E	39.05
C18	22.40	50.00	25°39'48"	N61°32'18"E	22.21
C19	18.55	25.00	42°30'30"	N69°57'39"E	18.13
C20	39.72	25.00	91°02'15"	S43°15'59"E	35.67
C21	93.21	50.00	106°48'37"	S35°22'48"E	80.29



OWNER:		DEVELOPER:	
Name:	James H. Brown	Name:	James H. Brown
Address:	Broken Bow Development, Inc. #9 Mountain View Court Little Rock, Arkansas 72212	Address:	Broken Bow Development, Inc. #9 Mountain View Court Little Rock, Arkansas 72212

PLAT CERTIFICATES:

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: James H. Brown
Address: #9 Mountain View Court Little Rock, Arkansas 72212

Source of Title Saline County: Deed Book 2009, Page 101708

CERTIFICATE OF SURVEYING ACCURACY:
I, George P. Wooden, hereby certify that this final 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.

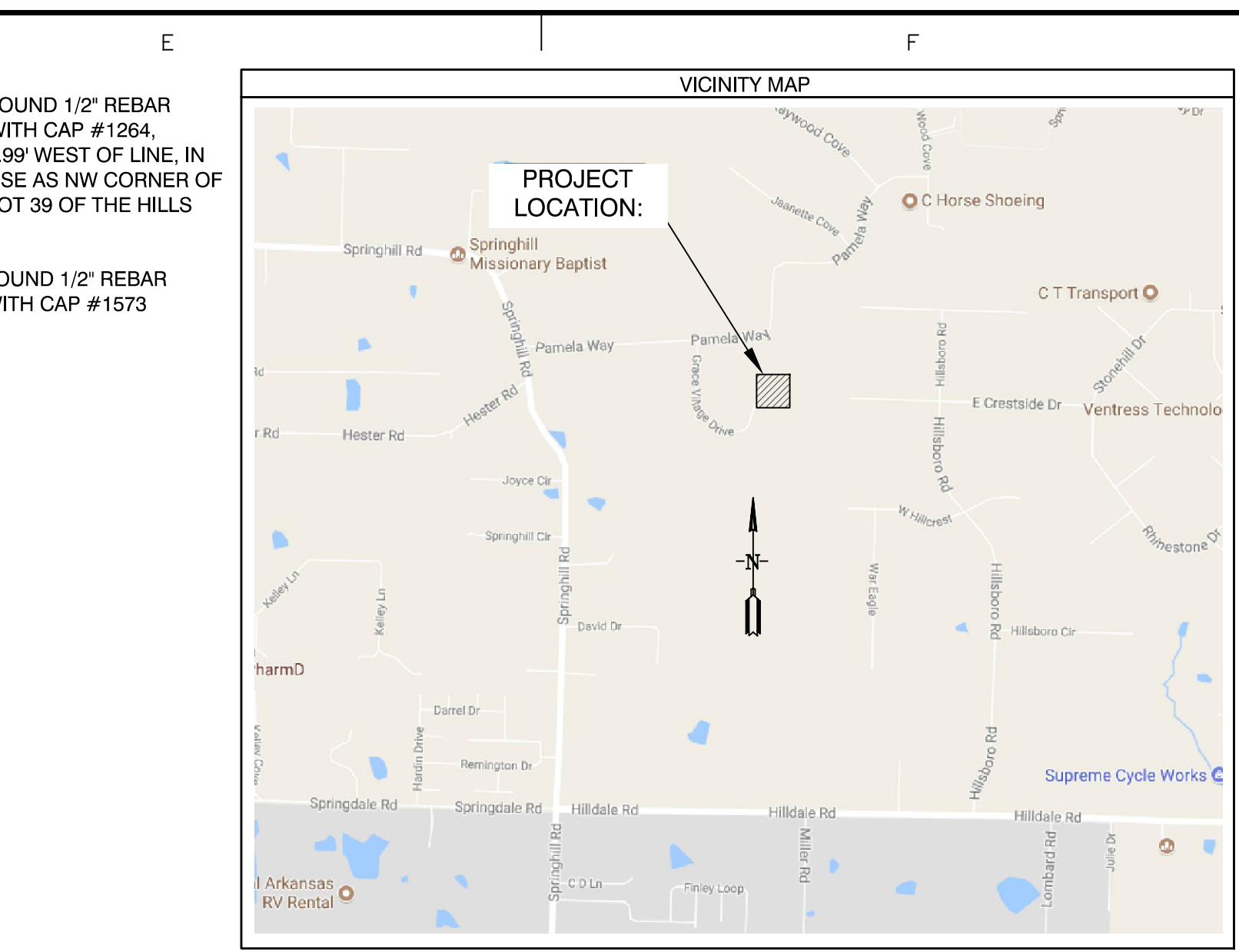
Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF 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 FINAL PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the documents is hereby accepted, and this certificate executed under the authority of said rules and regulations.

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



BASIS OF BEARINGS:
NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

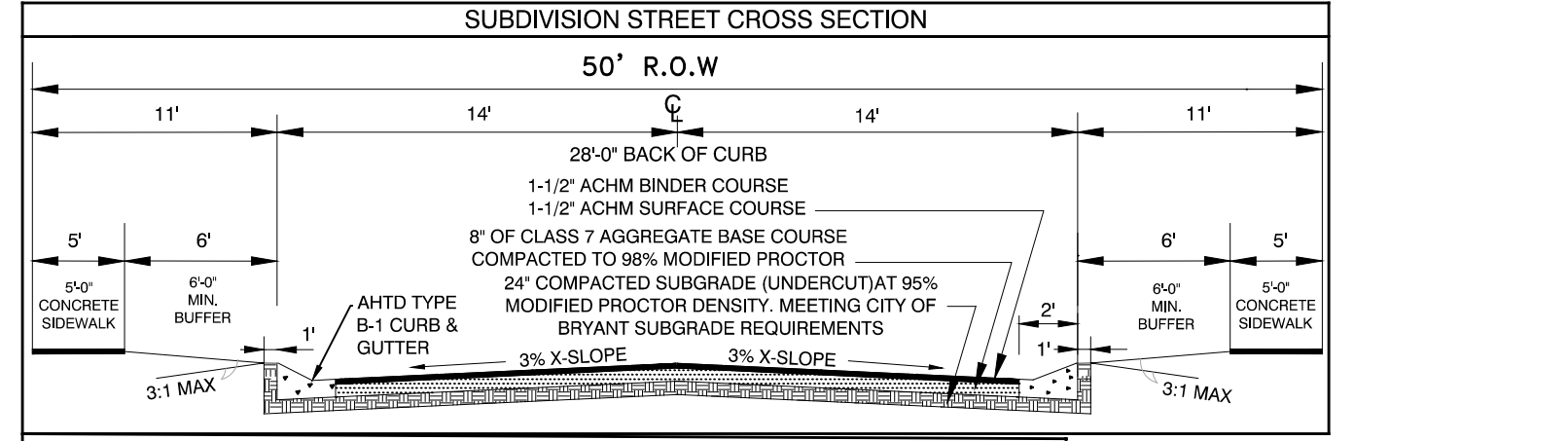
CERTIFICATIONS:
By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated January 15, 2021.

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 of the property described hereon does lie within the 100 year flood hazard boundary.

GENERAL NOTES:

- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
- NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
- ROADS WILL BE MAINTAINED, INSPECTED, & ACCEPTED BY SALINE COUNTY.
- NO FENCES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS.
- NO POOLS OR PERMANENT STRUCTURES SHALL BE BUILT IN EASEMENTS.
- NO FENCES SHALL BE BUILT IN ROAD RIGHT-OF-WAY OR ACCESS EASEMENTS.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 8,630 S.F.
NUMBER OF LOTS: 22
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 - 9' OR AS SHOWN
STREET RIGHT OF WAY: 50' OR AS SHOWN
STREET WIDTH: 50' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP



PROPERTY DESCRIPTION:
GRACE VILLAGE PHASE 3 LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 4, TOWNSHIP 01 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND 5/8" REBAR; THENCE S88°46'03"E A DISTANCE OF 733.58 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 FOR THE POINT OF BEGINNING; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A FOUND 5/8" REBAR WITH CAP #1388; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO A FOUND 5/8" REBAR WITH CAP #1388 AT THE SOUTHWEST CORNER OF LOT 65 OF GRACE VILLAGE PHASE 2; THENCE N13°36'45"E, ALONG SAID EAST LINE OF GRACE VILLAGE PHASE 2, A DISTANCE OF 48.27 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 AT THE NORTHEAST CORNER OF LOT 65 AND THE SOUTHWEST CORNER OF LOT 66 OF GRACE VILLAGE PHASE 2B; THENCE S87°52'37"E, ALONG THE SOUTH LINE OF SAID PHASE 2B, 331.54 FEET TO A FOUND 1/2" REBAR WITH CAP #1573; THENCE S87°44'51"E, CONTINUING ALONG SOUTH LINE OF SAID PHASE 2B, 170.04 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST LINE OF LOT 39 OF THE HILLS PHASE 5; A DISTANCE OF 511.61 FEET TO A FOUND DRILL STEM IN A STONE COLLAR AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE N88°47'06"W, ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 605.76 FEET TO THE POINT OF BEGINNING; CONTAINING 291,688 SQUARE FEET (6.70 ACRES), MORE OR LESS.

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

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

CONTENTS:
PROJECT NO: 16072
DATE: MAY 18, 2022
SHEET NO: 1

**FINAL PLAT
GRACE VILLAGE SUBDIVISION
PHASE 3
SALINE COUNTY, ARKANSAS**

BY	REVISION
ATV	1. REVISED PER CITY OF BRYANT.
GPW	2. REVISED PER CITY OF BRYANT.

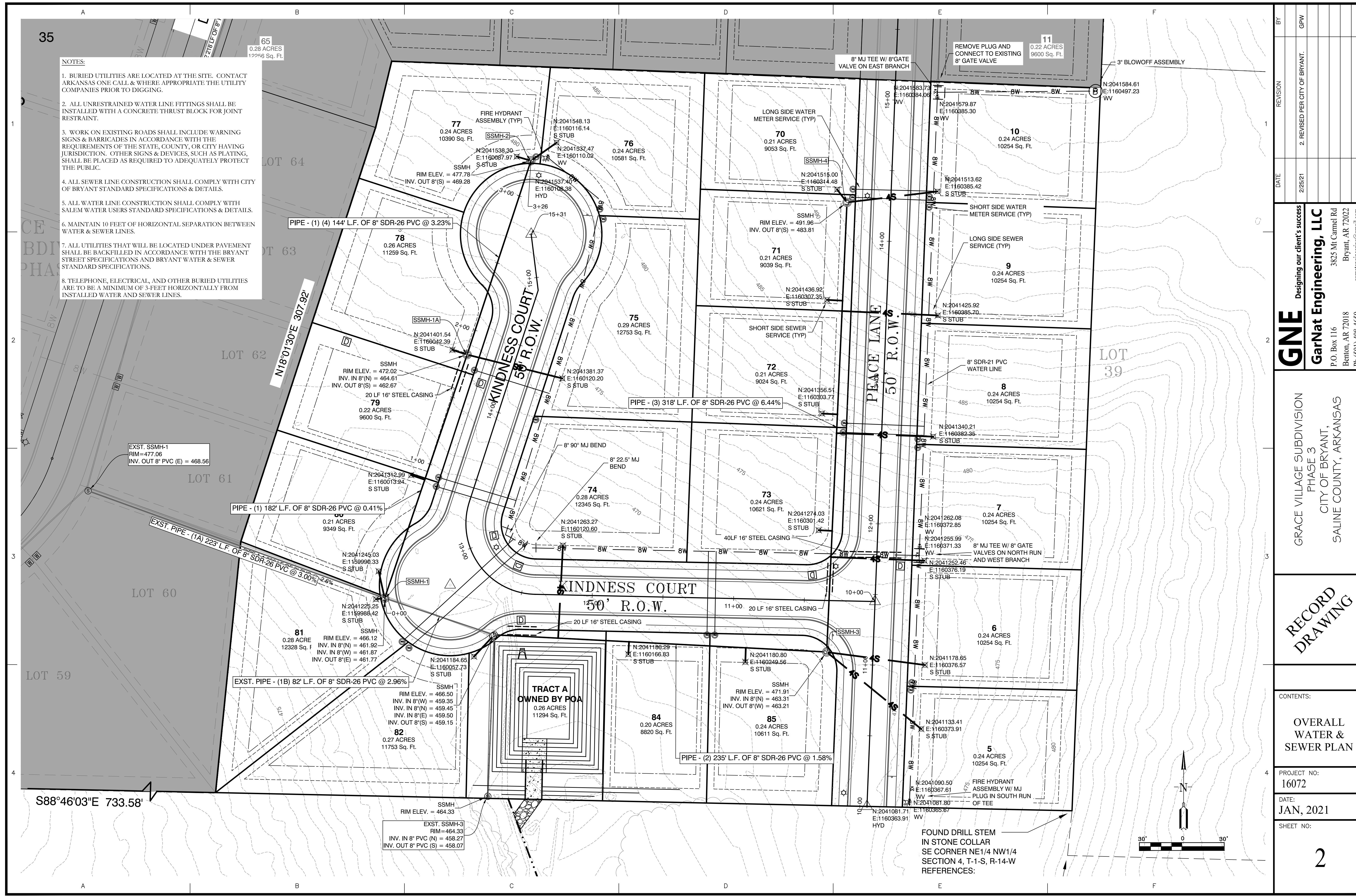
DATE: 2/11/21
2/25/21

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P.O. Box 116
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GRACE VILLAGE SUBDIVISION
PHASE 3
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

FINAL PLAT

- 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 SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL UTILITIES THAT WILL BE LOCATED UNDER PAVEMENT SHALL BE BACKFILLED IN ACCORDANCE WITH THE BRYANT STREET SPECIFICATIONS AND BRYANT WATER & SEWER STANDARD SPECIFICATIONS.
 - TELEPHONE, ELECTRICAL, AND OTHER BURIED UTILITIES ARE TO BE A MINIMUM OF 3-FEET HORIZONTALLY FROM INSTALLED WATER AND SEWER LINES.



BY	REVISION	DATE
GPW	2. REVISED PER CITY OF BRYANT.	2/25/21

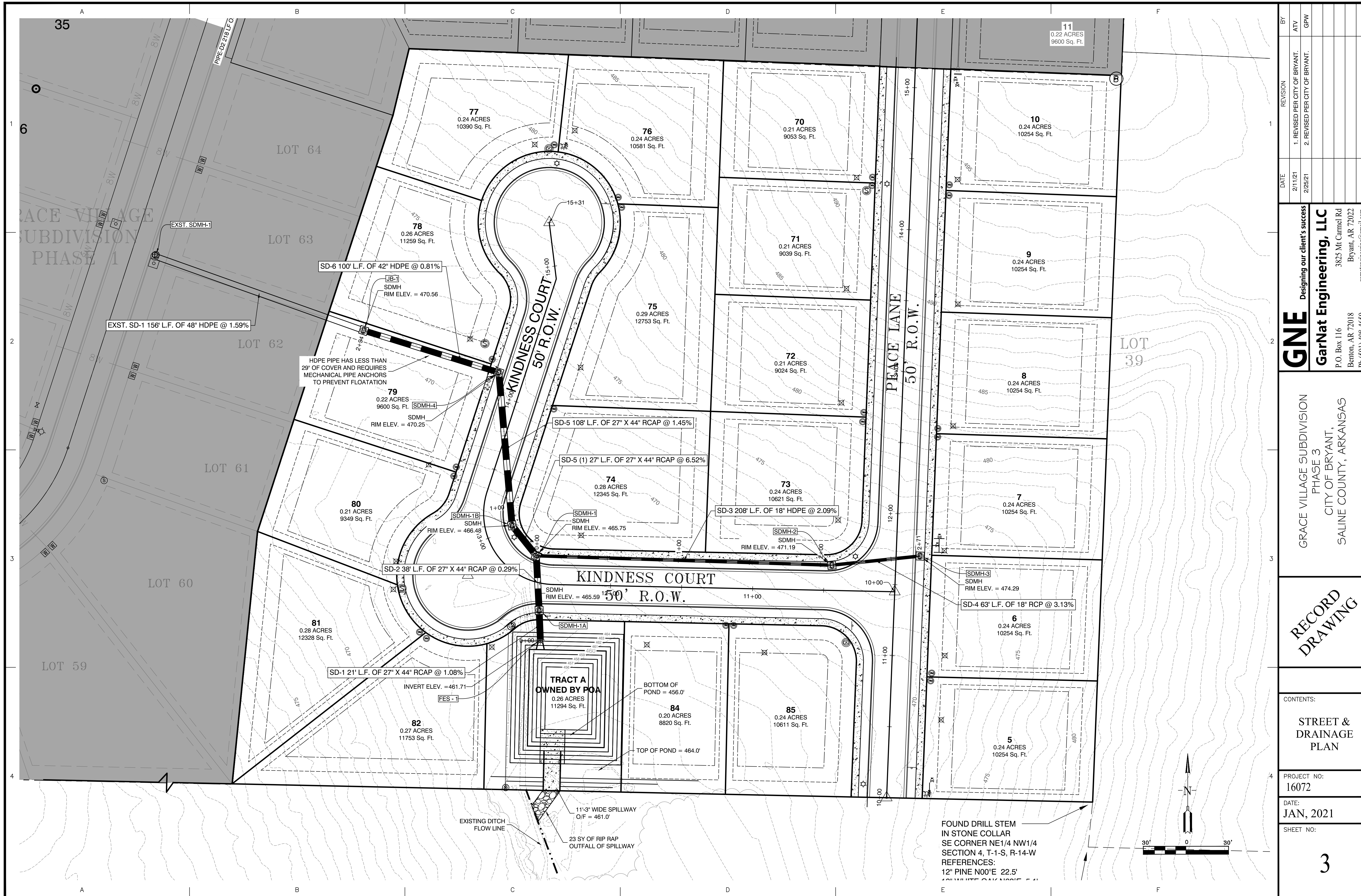
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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

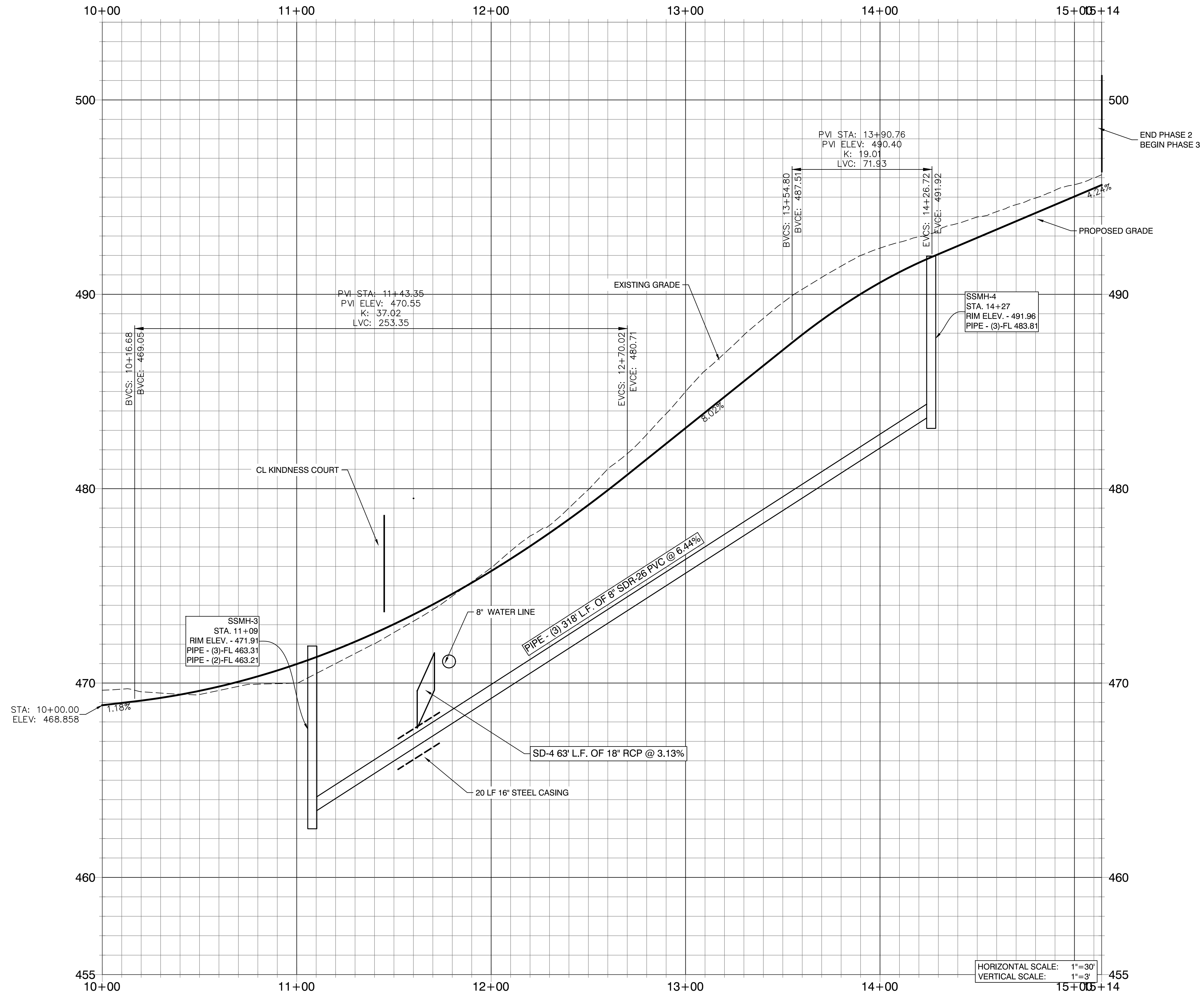
CONTENTS:
 OVERALL
 WATER &
 SEWER PLAN

PROJECT NO:
 16072
 DATE:
 JAN, 2021
 SHEET NO:



BY	ATV	
	GPW	
REVISION	1. REVISED PER CITY OF BRYANT.	
	2. REVISED PER CITY OF BRYANT.	
DATE	2/11/21	
	2/25/21	
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		
GRACE VILLAGE SUBDIVISION PHASE 3 CITY OF BRYANT, SALINE COUNTY, ARKANSAS		
RECORD DRAWING		
CONTENTS: STREET & DRAINAGE PLAN		
PROJECT NO:	16072	
DATE:	JAN, 2021	
SHEET NO:	<div style="font-size: 2em; font-weight: bold;">3</div>	

PEACE LANE PROFILE



REVISION	DATE	BY

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 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

**RECORD
 DRAWING**

CONTENTS:
 PEACE LANE
 PROFILE

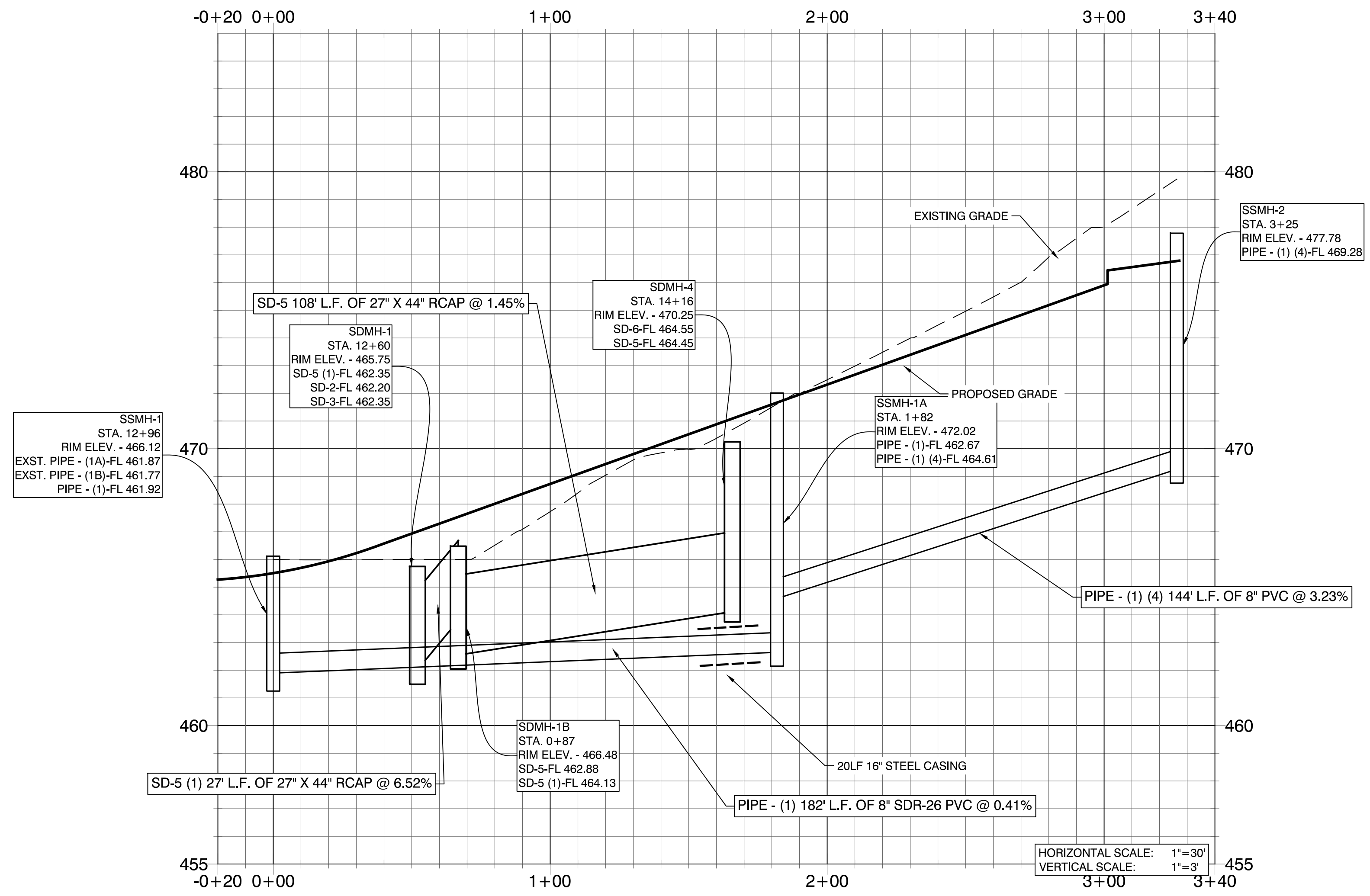
PROJECT NO:
 16072

DATE:
 JAN, 2021

SHEET NO:
 4

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SANITARY SEWER SSMH-1 TO SSMH-2 PROFILE



DATE	REVISION	BY
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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GRACE VILLAGE SUBDIVISION
 PHASE 3
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 SALINE COUNTY, ARKANSAS

**RECORD
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CONTENTS:
 SANITARY SEWER PROFILE SSMH-1 TO SSMH-2

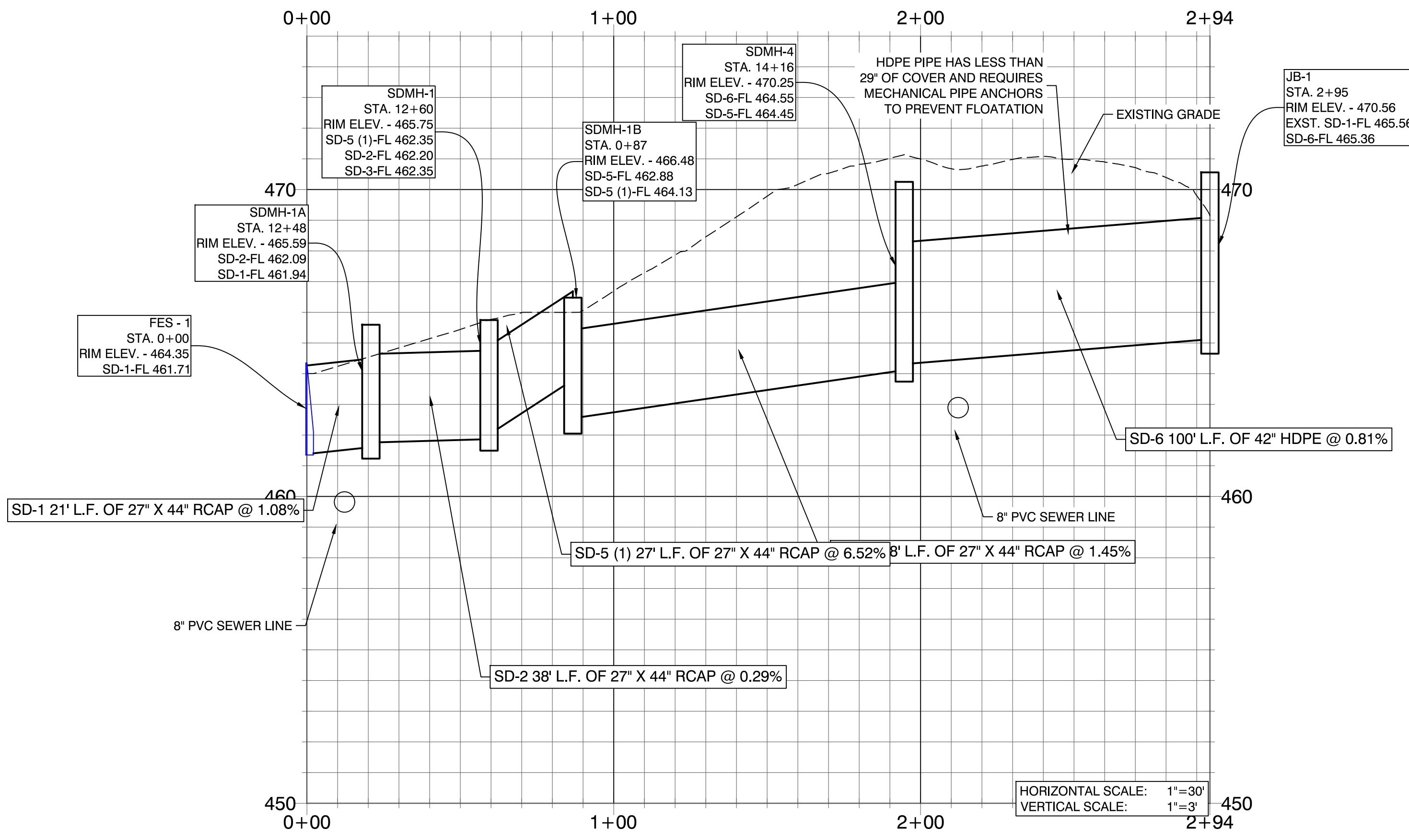
PROJECT NO:
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DATE:
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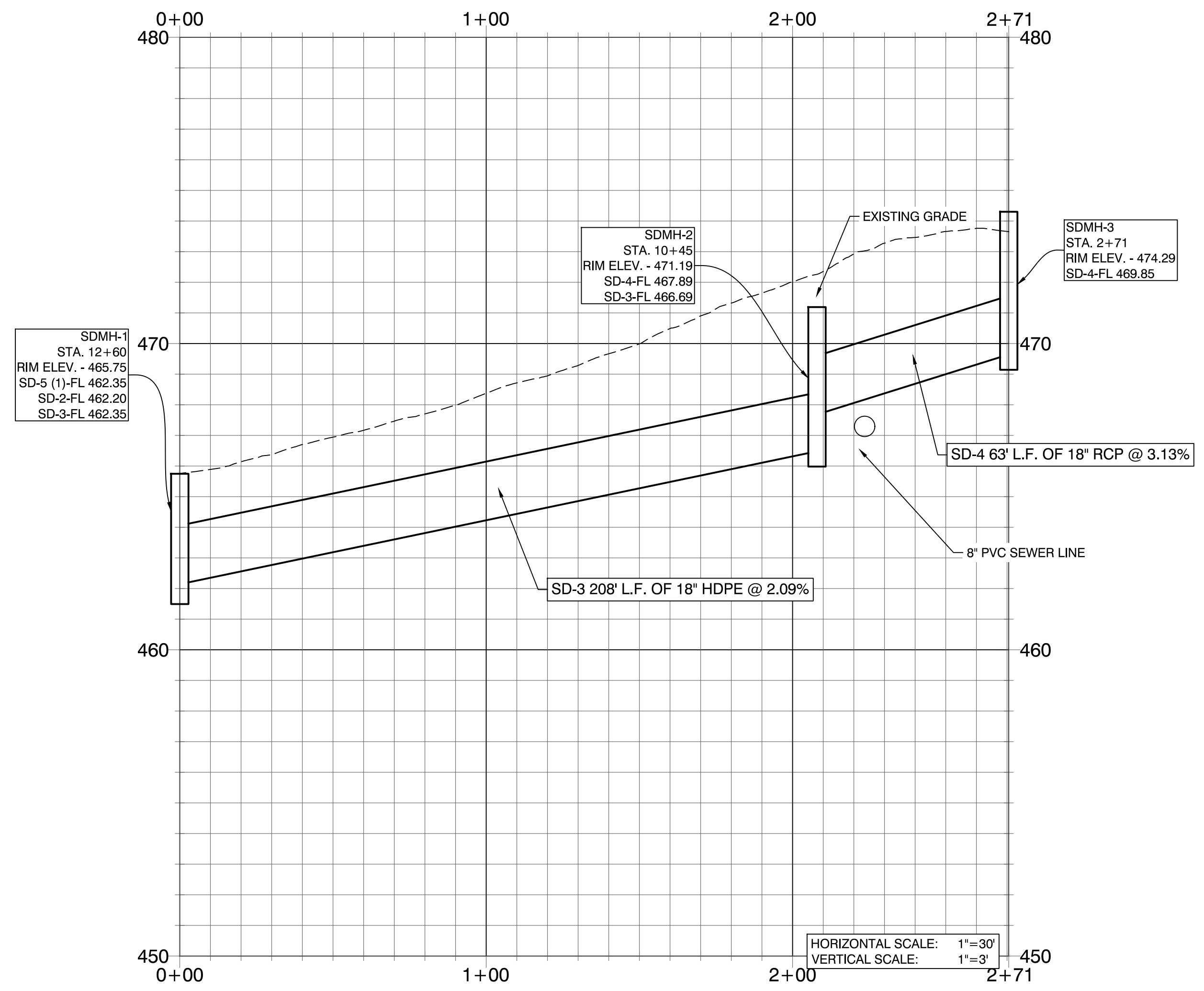
SHEET NO:
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OUTLET STRUCTURE - JB-1 PROFILE



SDMH-1 - SDMH-3 PROFILE



DATE	REVISION	BY
2/11/21	1. REVISED PER CITY OF BRYANT.	ATV
2/25/21	2. REVISED PER CITY OF BRYANT.	GPW

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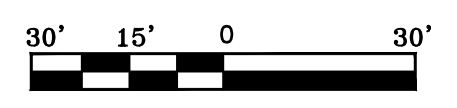
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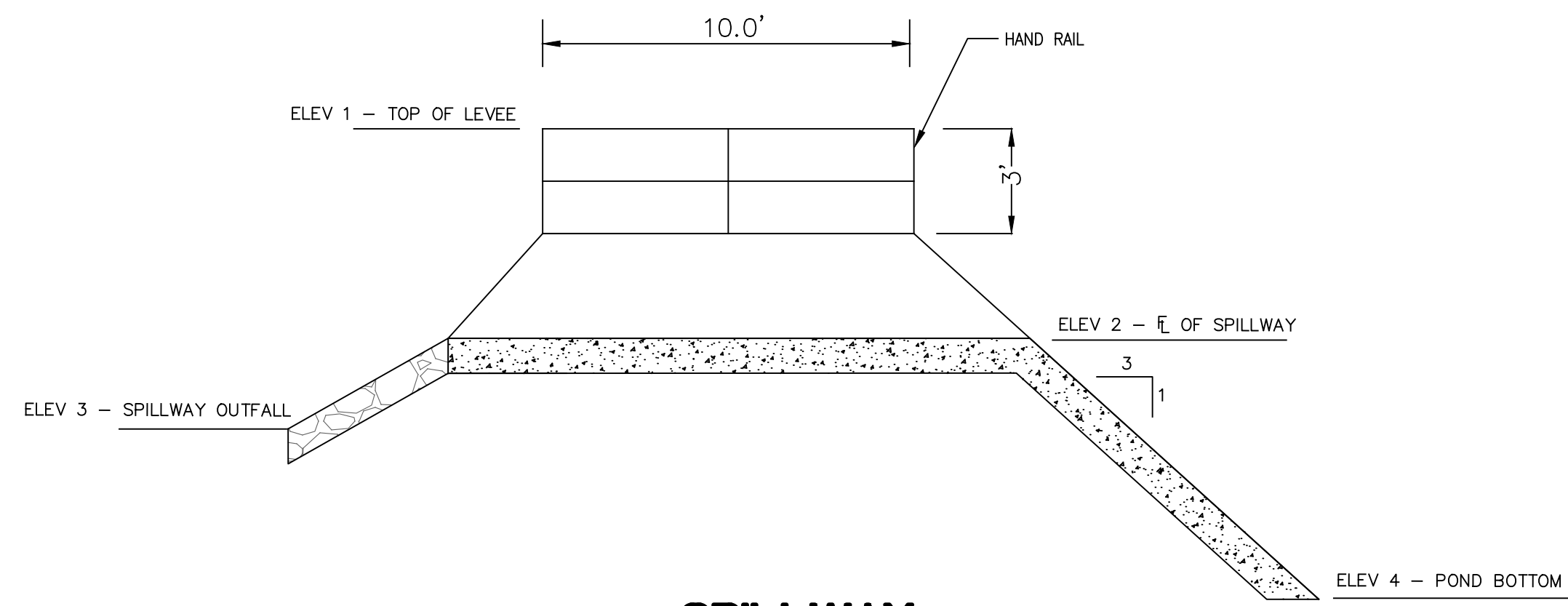
CONTENTS:
 DRAINAGE
 PROFILES

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 16072
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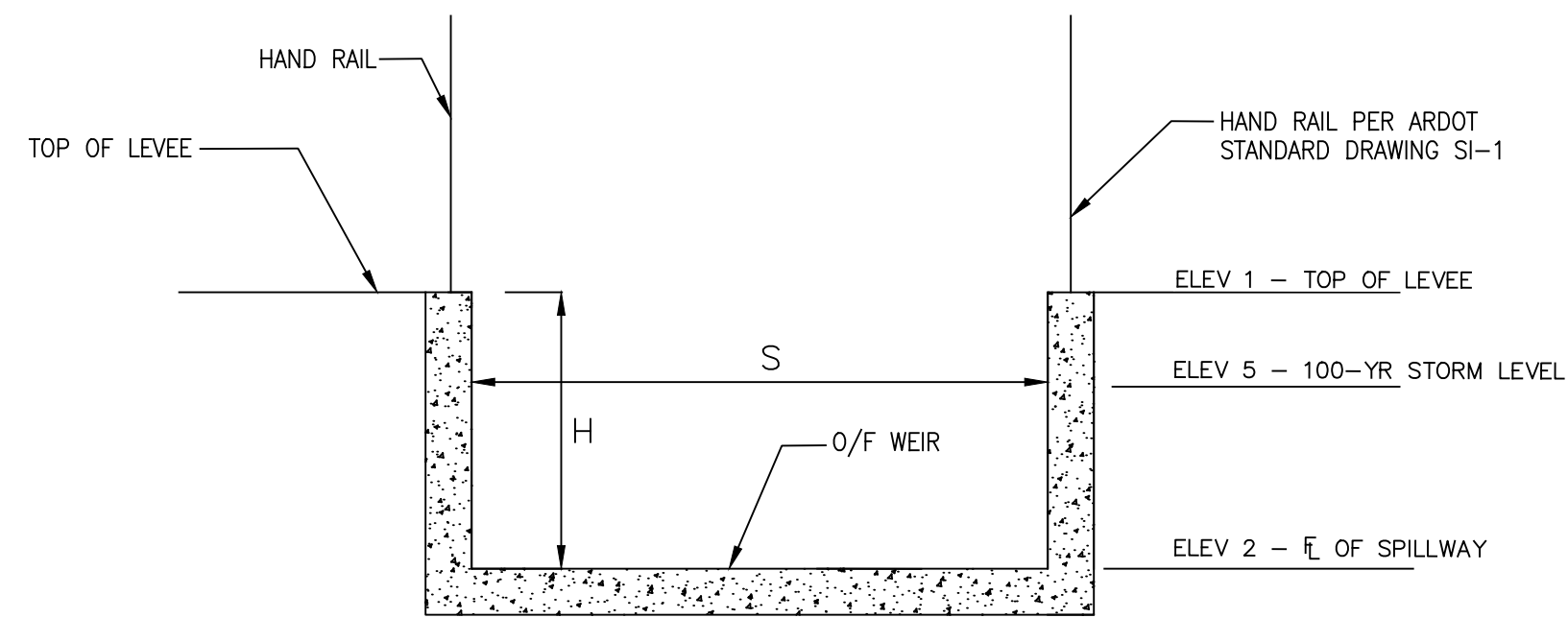
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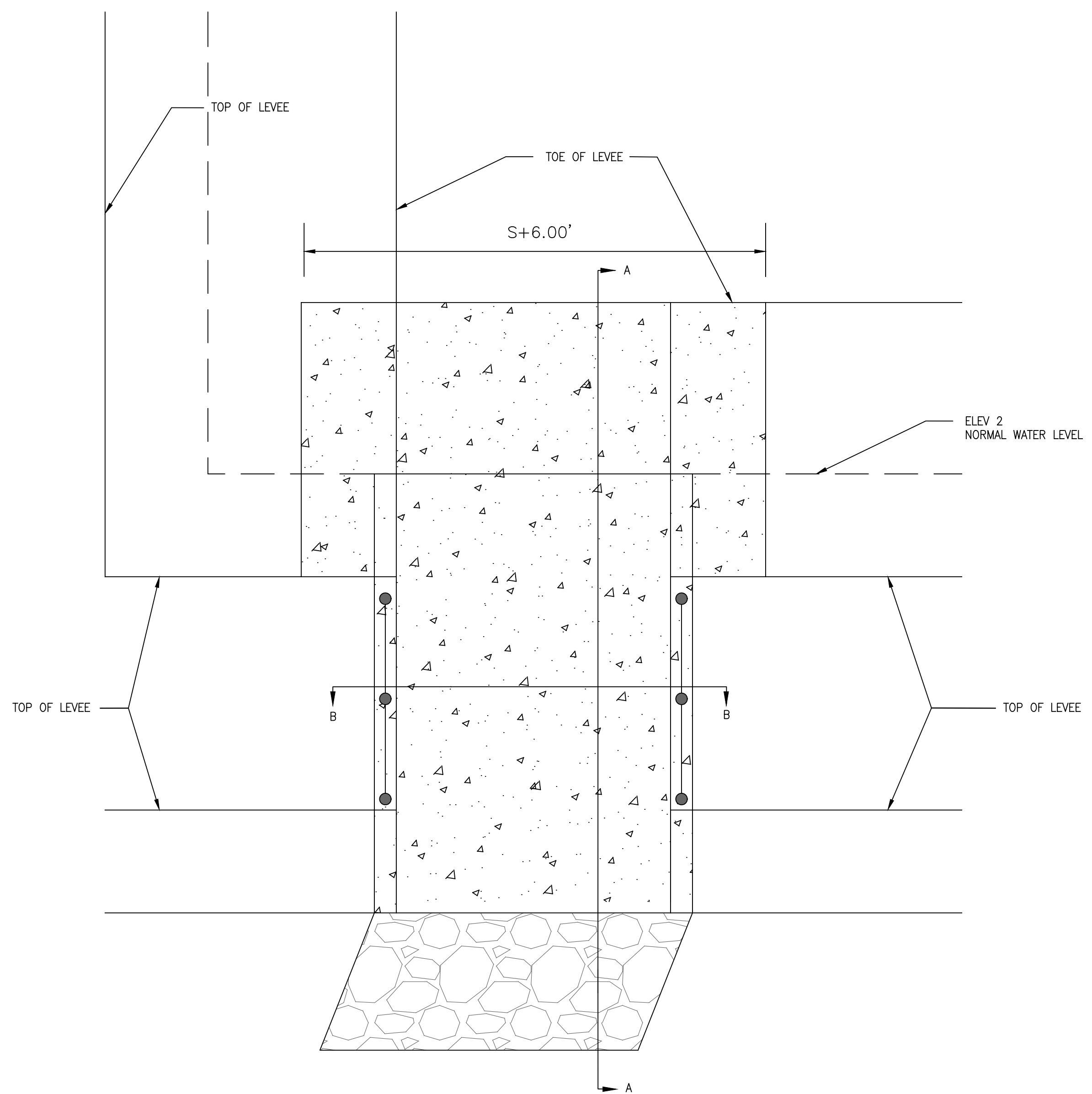
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SPILLWAY SECTION A-A
NOT TO SCALE



SPILLWAY SECTION B-B
NOT TO SCALE



SPILLWAY PLAN VIEW
NOT TO SCALE

CONTROL STRUCTURE							
SPILLWAY	H	ELEV 1	ELEV 2	ELEV 3	ELEV 4	ELEV 5	S
1	3'-0"	464.00	461.00	460.95	456.00	463.00	11'-3"

- DETENTION OUTLET NOTES:**
- ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

BY	REVISION	DATE

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GRACE VILLAGE SUBDIVISION
 PHASE 3
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
 SPILLWAY DETAILS

PROJECT NO:
 16072

DATE:
 JAN, 2021

SHEET NO:
 8