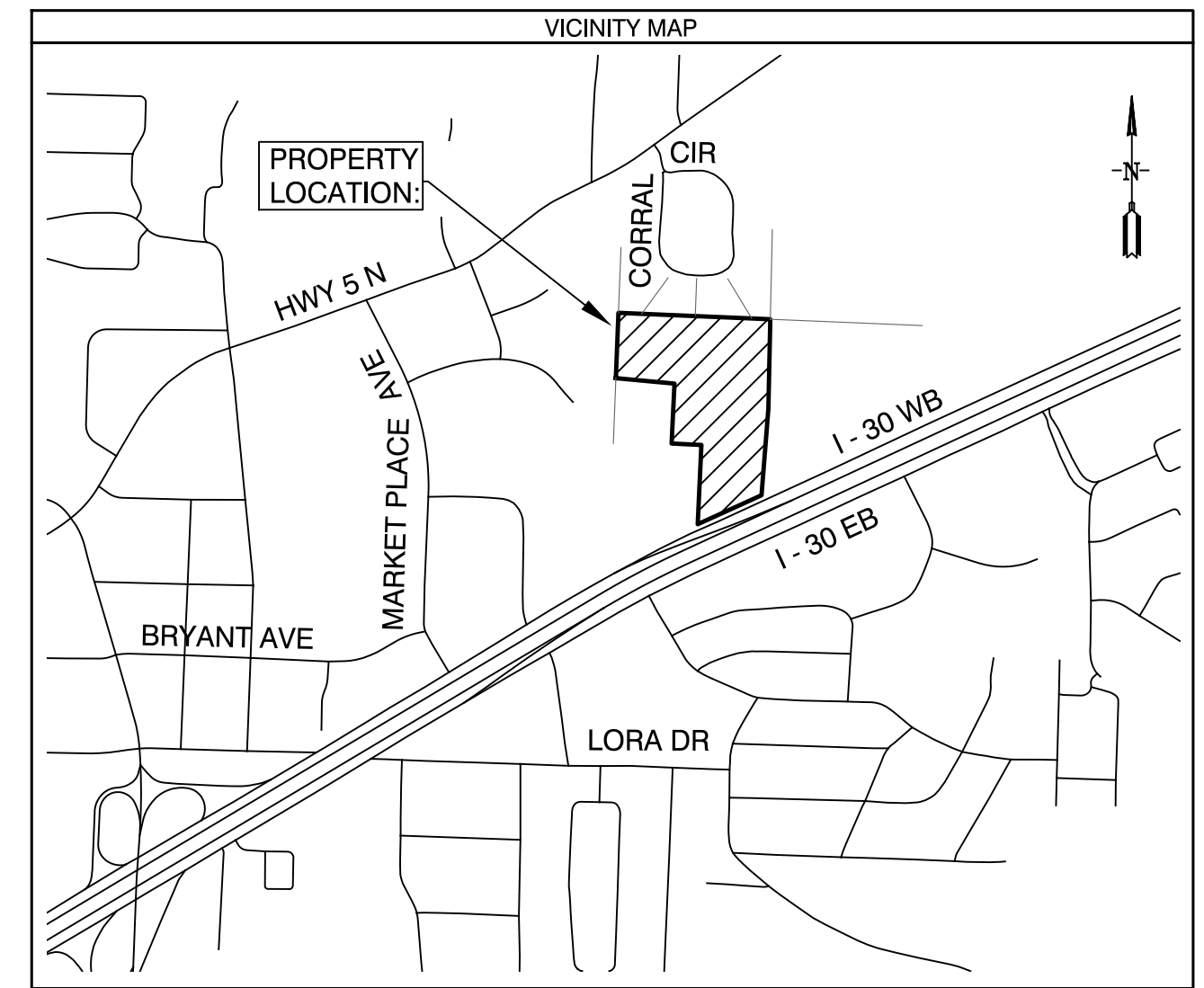


PROPERTY SPECIFICATIONS:

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



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:

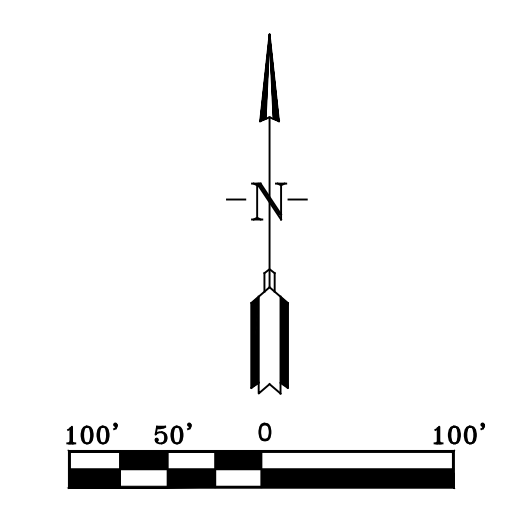
- DEED BOOK 1998 PAGE 11732 QCD WILLIAMS
- PREVIOUS SURVEY BY BROWN DATED 9/14/08
- NEIGHBORING SURVEY BY RASBURY DATED 2/4/05

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 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 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.



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

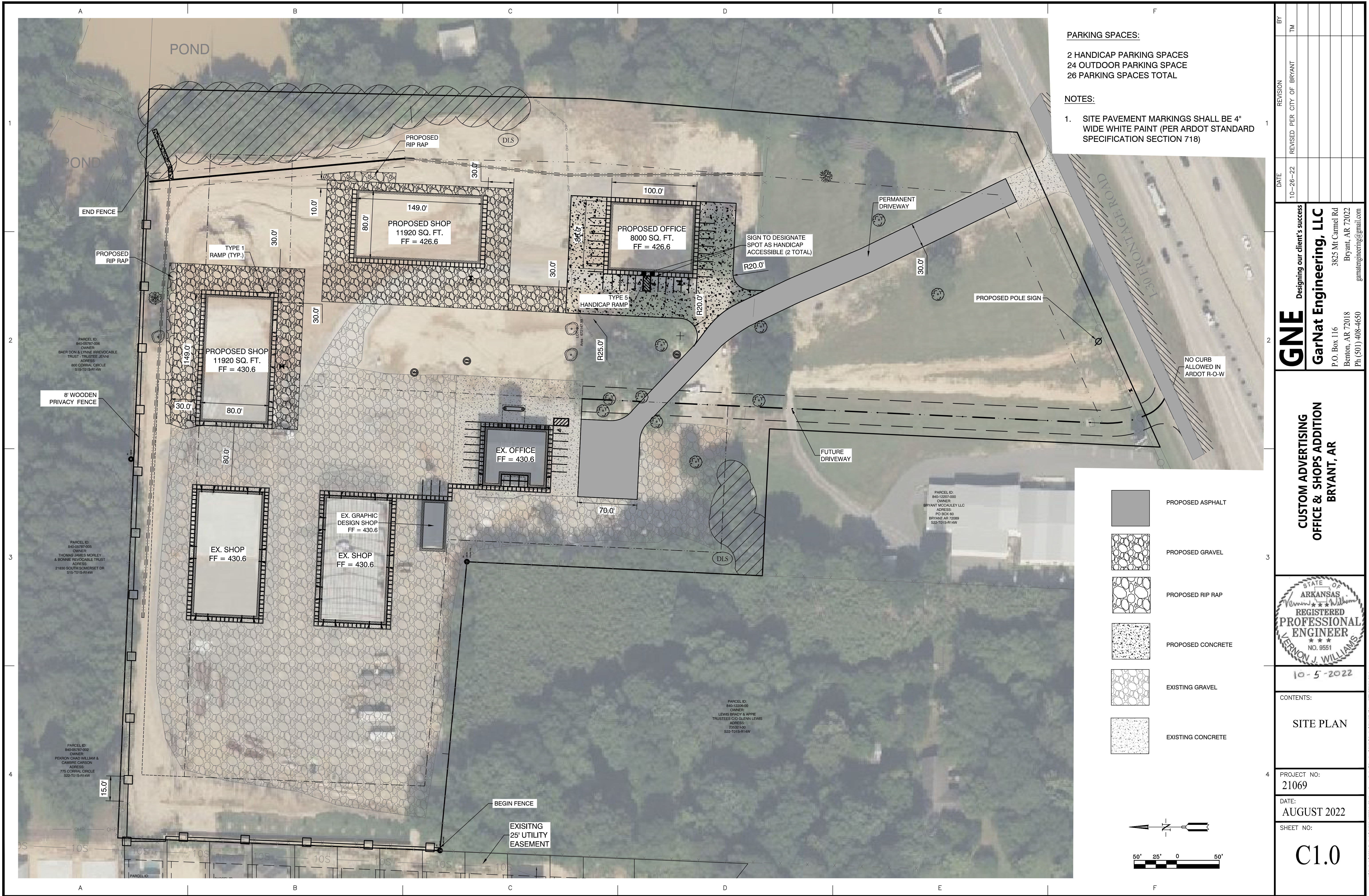


**FINAL PLAT
 CUSTOM ADVERTISING
 SUBDIVISION TO THE
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS**

PLAT CERTIFICATES:

<p>OWNER: Name: Northside Center LLC & So Diggin, Inc. d/b/a Custom Advertising of AR Address: P.O. Box 91, Alexander, AR 72002</p>	<p>DEVELOPER: Name: Northside Center LLC Address: P.O. Box 91, Alexander, AR 72002</p>	<p>CERTIFICATE OF RECORDING:</p>
<p>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</p>	<p>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</p>	<p>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</p>
<p>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</p>		

BY	
REVISION	
DATE	
<p>Designing our client's success GarNat Engineering, LLC 3825 Mt. Carmel Rd Bryant, AR 72022 garnatengineering@gmail.com</p>	
<p>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</p>	
<p>REGISTERED PROFESSIONAL SURVEYOR STATE OF ARKANSAS No. 1573 SIGNATURE GEORGE P. WOODEN 9/26/2022</p>	
<p>CONTENTS: FINAL PLAT</p>	
PROJECT NO:	21069
DATE:	OCT. 26, 2022
SHEET NO:	V1.0



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)

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
 Ph: (501) 408-4650
 garnatengineering@gmail.com

3825 Mt. Carmel Rd
 Bryant, AR 72022

**CUSTOM ADVERTISING
OFFICE & SHOPS ADDITION
BRYANT, AR**



10-5-2022

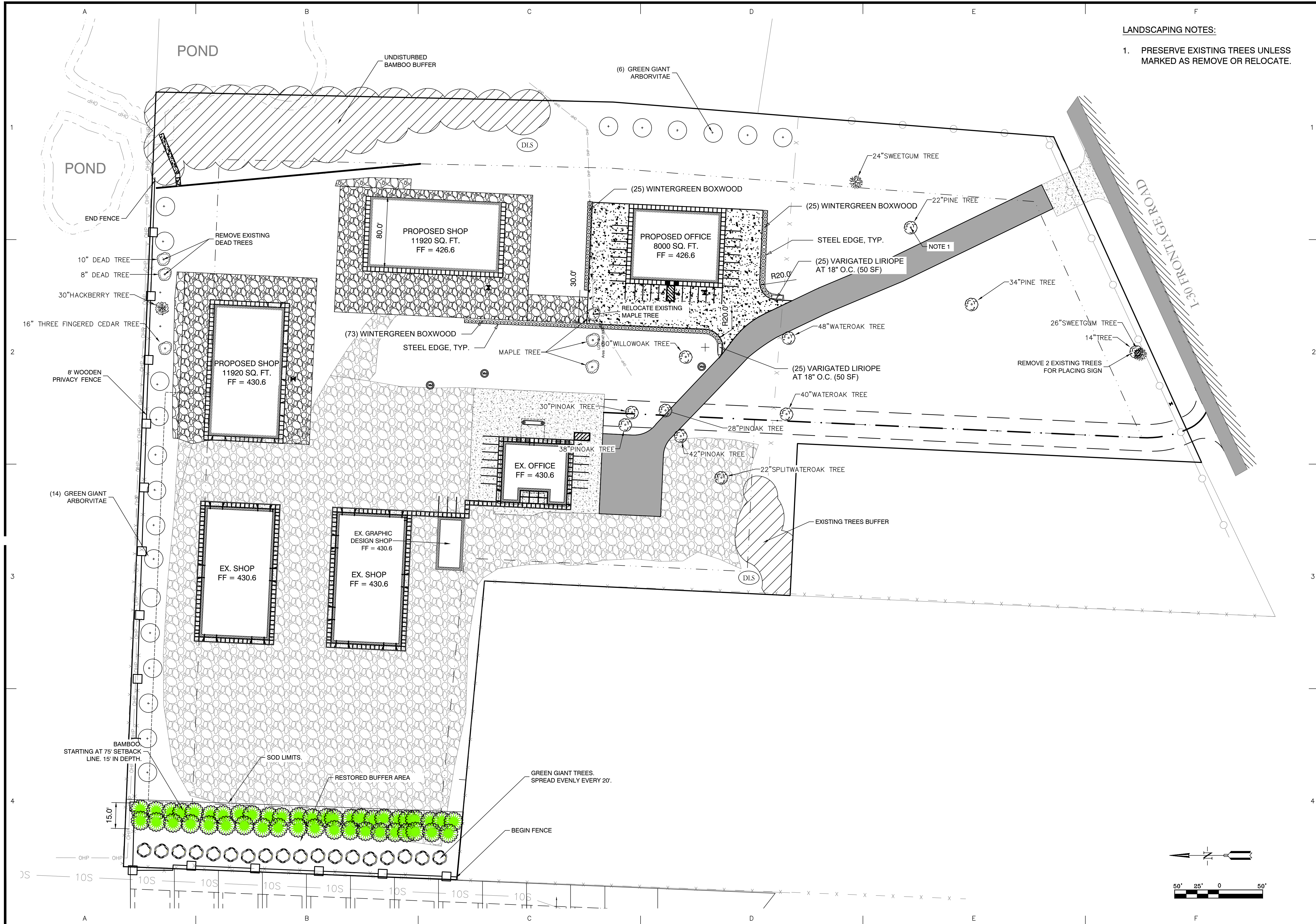
CONTENTS:
SITE PLAN

PROJECT NO:
21069

DATE:
AUGUST 2022

SHEET NO:
C1.0

A:\Projects\2022 Projects\21069 23788 - 230 - N - Jimmy Foster\Drawings\Office\Shop\Office_VA - SITE - 082824 - R2.dwg



LANDSCAPING NOTES:
 1. PRESERVE EXISTING TREES UNLESS MARKED AS REMOVE OR RELOCATE.

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

GNE 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
 garnatengineering@gmail.com

**CUSTOM ADVERTISING
 OFFICE & SHOPS ADDITION
 BRYANT, AR**



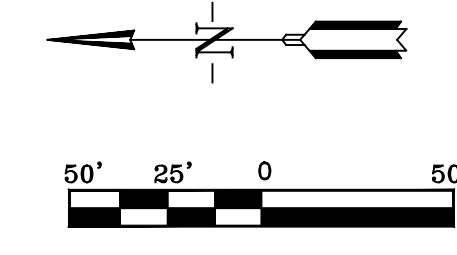
9/26/2022

CONTENTS:
 LANDSCAPE PLAN

PROJECT NO:
 21069

DATE:
 AUGUST 2022

SHEET NO:
L1.0



C:\Projects\2021 Projects\21069 21069 - Jimmy Foster\Drawings\Design\PLANS\21069 - SITE DESIGN.dwg

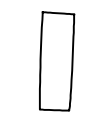
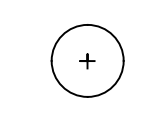
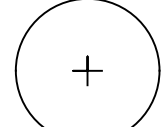
LANDSCAPING NOTES:

- 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.
- THE NUMBER OF PLANTS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATIONS ARE DIAGRAMMATIC.
- 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.
- 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.
- PLANT STORAGE TO BE LOCATED OUT OF VEHICULAR USE AREAS AND NEAR A WATERING SYSTEM TO OPTIMIZE SURVIVAL.
- ALL PLANTING BEDS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3-INCHES SHREDDED HARDWOOD OR CYPRESS MUGH.
- 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.
- ALL BEDS INSIDE LAWN AREAS TO BE EDGED WITH 4" PAINTED STEEL EDGING.
- ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
- 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.
- COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE.
- SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, AND WATER FEATURES. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- 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.
- TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FROM PLANT GROWTH.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- 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.
- CALIPER OF TREES TO BE MEASURED 6-INCHES ABOVE GROUND LEVEL FOR TREES UP TO 4-INCH CALIPER SIZE.
- GENERAL CONTRACTOR SHALL PROVIDE 6-INCH DIAMETER MINIMUM SCHEDULE 40 PVC SLEEVING FOR IRRIGATION TO ALL CURB ISLANDS AND UNDER ALL DRIVE ISLE CROSSINGS.
- 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 pance at 18" o.c.
	Bermuda Tifway 419 Cynodon Dactylon var. Tifway 419	Sod	Solid sod, all areas indicated with close knit joints



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.

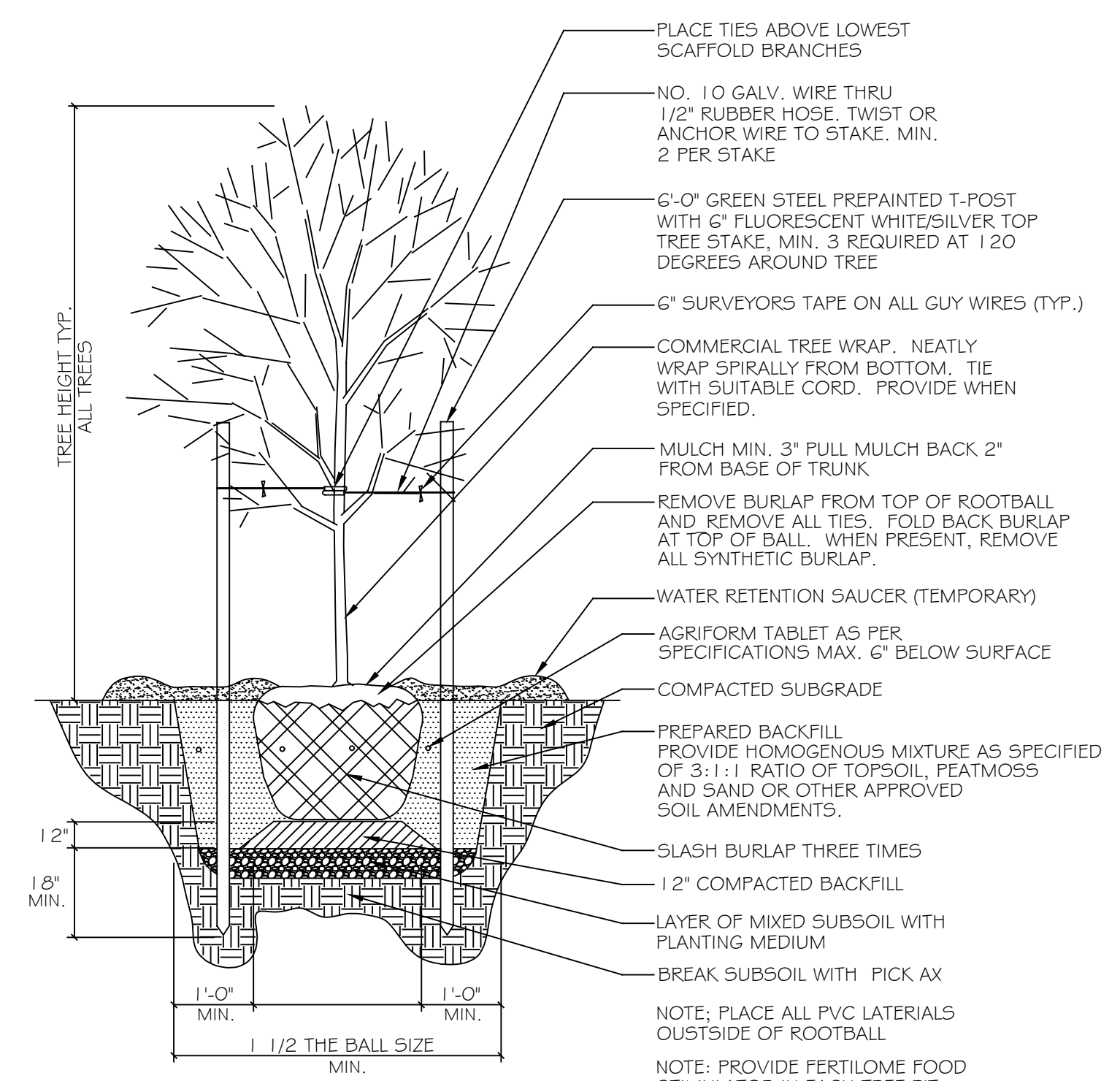
MAINTENANCE AND WARRANTY

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.

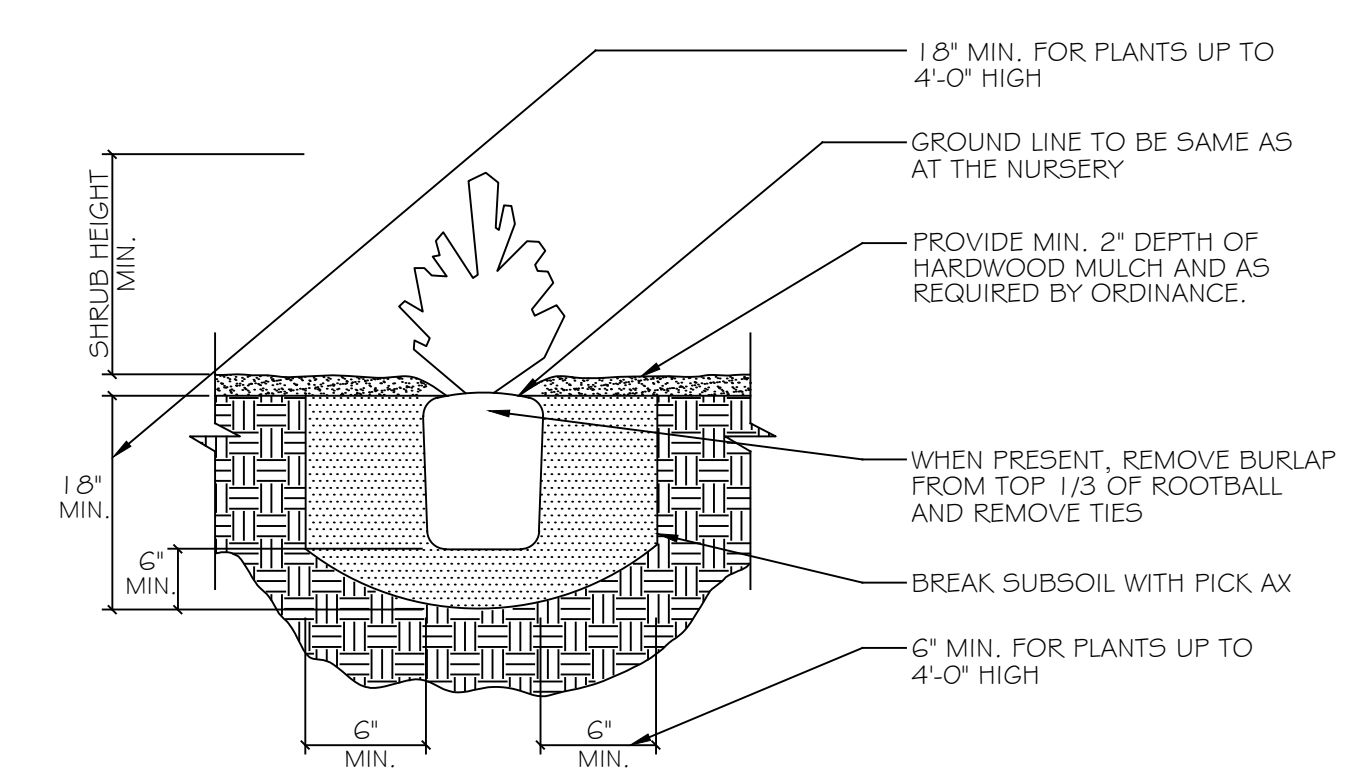
IRRIGATION SYSTEM

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.

NOTE: PLANTS SHALL BE SET SLIGHTLY HIGHER THAN GRADE TO ALLOW FOR SETTLING & POSITIVE DRAINAGE.



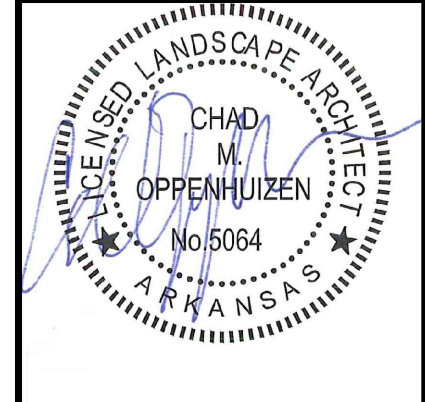
TREE PLANTING DETAIL
No Scale



SHRUB PLANTING DETAIL
No Scale

BY	TM
	REVISION
DATE	10-26-22
	REVISED PER CITY OF BRYANT
<p>Designing our client's success</p> <p>GNE GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 gnatengineering@gmail.com</p>	

CUSTOM ADVERTISING OFFICE & SHOPS ADDITION BRYANT, AR



9/26/2022

CONTENTS:
LANDSCAPING NOTES & DETAILS

PROJECT NO:
21069

DATE:
AUGUST 2022

SHEET NO:

L1.1

U:\Projects\2021 Projects\21069 23708 1250 N - Army Power/GarNat/Drawings/Drawings.dwg - SITE DESIGN 02-24-2022