



Bryant Planning Commission Meeting

Thursday, July 27th, 2017

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

ANNOUNCEMENTS

NEW BUSINESS

Andres Woods

Curtis Ferguson - Requesting Approval of Revised Preliminary and Final Plats

Documents:

[Andres Woods Ph 1 Rev. Prel.- Final Plat.pdf](#)

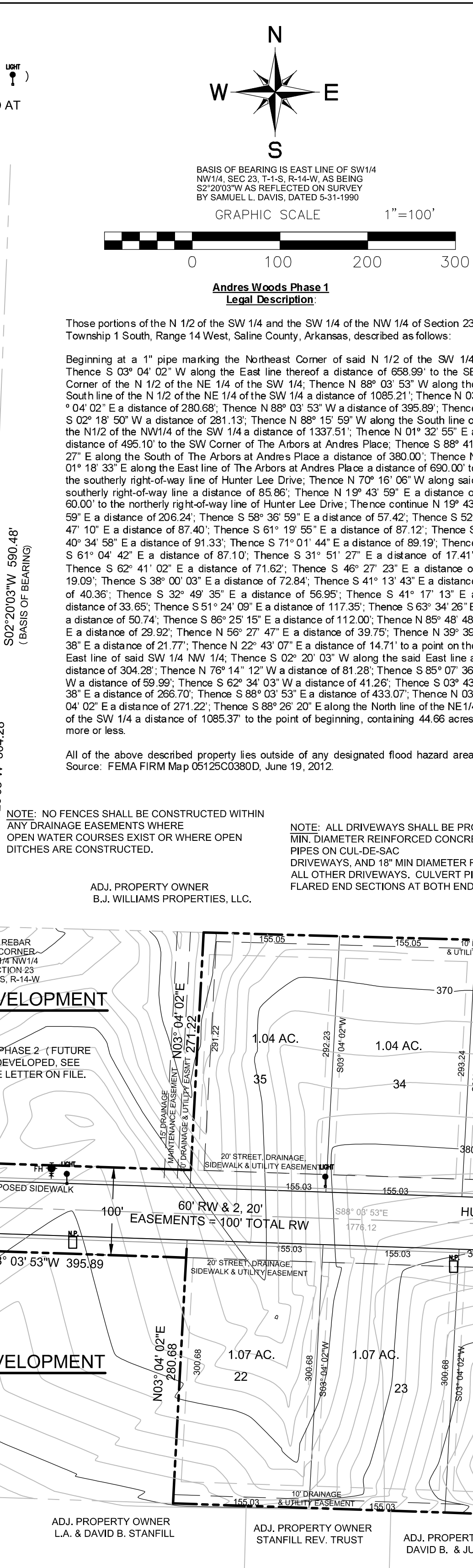
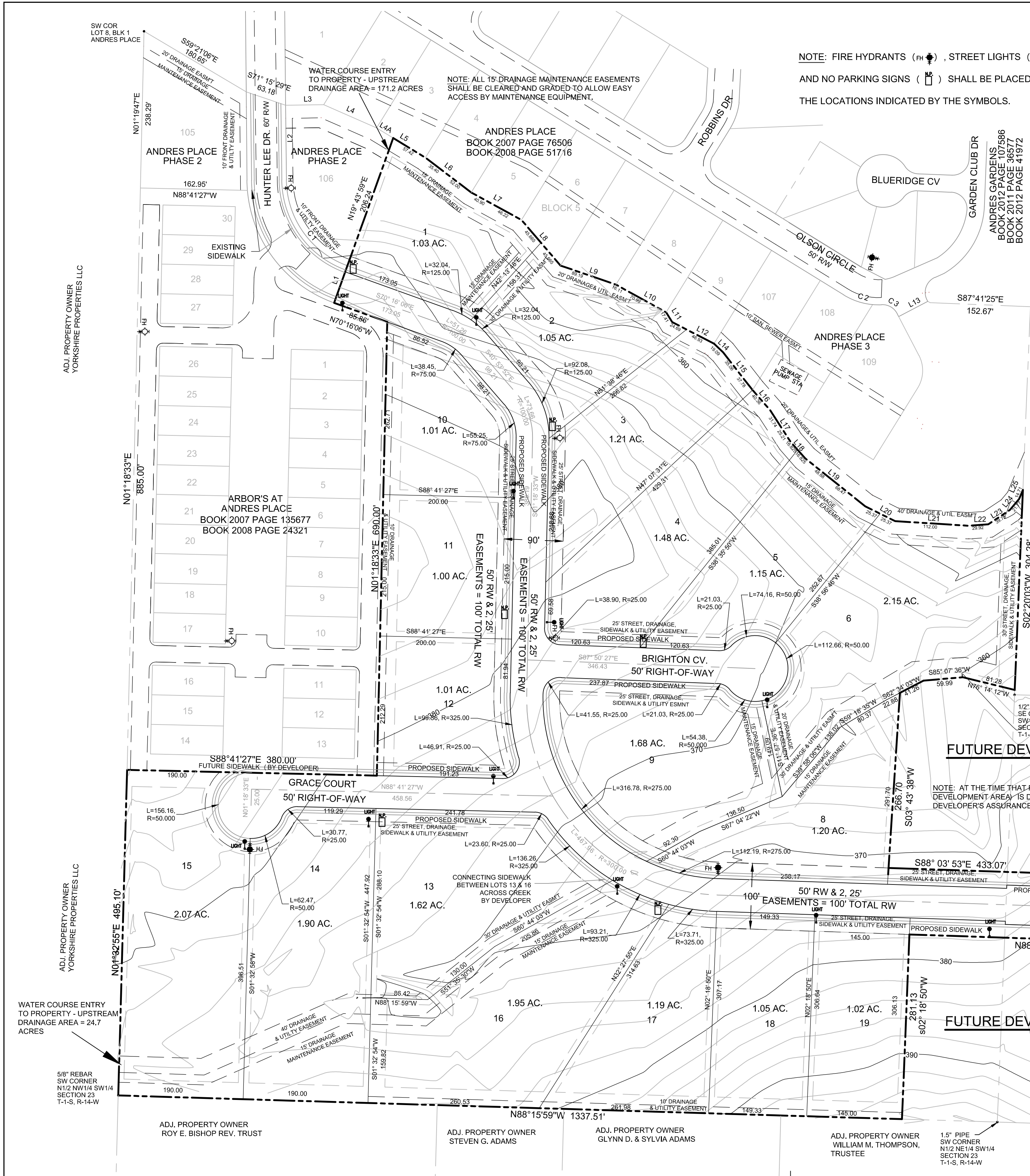
Grace Village Phase 2

Vernon Williams - Requesting Preliminary Plat Approval

Documents:

[1 GRACE VILLAGE PHASE 2 PRELIMINARY PLAT PHASE 2 \(1\).pdf](#)
[5 16072 Grace Village Ph 2 Main E Sewer P and P.pdf](#)
[6 16072 Grace Village Ph 2 Street and Drainage Plan.pdf](#)
[2 16072 Grace Village Ph 2 Site Layout.pdf](#)
[3 16072 Grace Village Ph 2 Water and Sewer.pdf](#)
[4 16072 Grace Village Ph 2 Main D Sewer P and P.pdf](#)

ADJOURNMENT



Andres Woods Phase 1 Legal Description

Those portions of the N 1/2 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows:

Beginning at a 1" pipe marking the Northeast Corner of said N 1/2 of the SW 1/4, Thence S 03° 04' 02" W along the East line thereof a distance of 638.59' to the SE Corner of the N 1/2 of the NE 1/4 of the SW 1/4, Thence N 88° 03' 53" W along the South line of the N 1/2 of the NE 1/4 of the SW 1/4 a distance of 1085.21'; Thence N 03° 04' 02" E a distance of 280.58'; Thence N 89° 03' 53" W a distance of 355.89'; Thence S 02° 16' 50" W a distance of 281.13'; Thence N 88° 15' 59" W along the South line of the N 1/2 of the NW 1/4 of the SW 1/4 a distance of 1337.51'; Thence N 01° 32' 55" E a distance of 495.10' to the SW Corner of The Arbors at Andres Place; Thence S 88° 41' 27" E along the South of The Arbors at Andres Place a distance of 390.00'; Thence N 01° 18' 33" E along the East line of The Arbors at Andres Place a distance of 690.00' to the southerly right-of-way line of Hunter Lee Drive; Thence N 70° 16' 06" W along said southerly right-of-way line a distance of 85.85'; Thence N 19° 43' 59" E a distance of 63.00' to the northerly right-of-way line of Hunter Lee Drive; Thence continue N 19° 43' 59" E a distance of 206.24'; Thence S 88° 36' 59" E a distance of 57.42'; Thence S 52° 47' 10" E a distance of 87.40'; Thence S 61° 19' 55" E a distance of 87.12'; Thence S 40° 34' 58" E a distance of 91.33'; Thence S 71° 01' 44" E a distance of 89.19'; Thence S 61° 04' 42" E a distance of 87.10'; Thence S 31° 51' 27" E a distance of 17.41'; Thence S 62° 41' 02" E a distance of 71.62'; Thence S 46° 27' 23" E a distance of 19.09'; Thence S 38° 00' 03" E a distance of 72.84'; Thence S 41° 13' 43" E a distance of 40.36'; Thence S 32° 49' 35" E a distance of 56.95'; Thence S 41° 17' 13" E a distance of 33.65'; Thence S 51° 24' 03" E a distance of 117.35'; Thence S 63° 34' 26" E a distance of 50.74'; Thence S 89° 25' 15" E a distance of 112.30'; Thence N 78° 14' 12" E a distance of 81.23'; Thence S 89° 07' 38" W a distance of 59.99'; Thence S 62° 34' 03" W a distance of 41.26'; Thence S 03° 43' 38" E a distance of 27.22'; Thence S 88° 25' 20" E along the North line of the NE 1/4 of the SW 1/4 a distance of 1085.37' to the point of beginning, containing 44.96 acres, more or less.

All of the above described property lies outside of any designated flood hazard area. Source: FEMA Flood Map 05125C0380D, June 19, 2012.

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	170.34'	N55°24'07"E	140.00'	160.02'
C2	63.29'	S75°34'07"E	100.00'	59.38'
C3	28.52'	S67°09'32"E	25.00'	27.00'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N1°43'59"E	60.00'	L14	S48°27'22"E	19.02'
L2	N0°04'15"W	113.59'	L15	S38°00'03"E	72.84'
L3	N89°08'50"E	58.07'	L16	S41°13'43"E	40.36'
L4	S88°16'49"E	87.85'	L17	S32°49'35"E	56.95'
L5	S88°36'59"E	29.94'	L18	S41°17'13"E	33.65'
L6	S58°36'59"E	57.42'	L19	S51°24'09"E	117.35'
L7	S62°47'10"E	87.40'	L20	S63°34'26"E	50.74'
L8	S61°19'55"E	87.12'	L21	S89°25'15"E	112.30'
L9	S40°34'58"E	91.33'	L22	N89°48'48"E	29.92'
L10	S71°01'44"E	89.19'	L23	N56°27'47"E	39.75'
L11	S61°04'42"E	87.10'	L24	N39°39'38"E	21.77'
L12	S31°51'27"E	17.41'	L25	N22°43'07"E	14.71'
L13	N62°30'53"E	50.00'			

OWNER & SUBDIVIDER: Andres Woods, LLC, 1100 Ferguson Drive, 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 of Execution: _____ Name: _____
 Address: 1100 Ferguson Drive, Benton, AR 72015

Source of Title: D. R. 2005, Page 78565

CURRENT ZONING: R-2

CERTIFICATE OF RECORDING: This document, number _____, filed for record _____, 20 _____, in Plat Book _____, Page _____.

CERTIFICATE OF PRELIMINARY 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 _____, 20 _____.

Date of Execution: _____ Name: _____
 Bryant Planning Commission

LOCATION OF BUILDING LINES

Structures must be set back a minimum of 25 feet from the front property lines, a minimum of 8 feet from the interior side lot lines (15 feet from a side lot line that is facing a street), and a minimum of 25 feet from the rear property lines.

DEDICATION OF STREETS AND EASEMENTS

All streets shown on this plat are hereby dedicated to public use. Easements for the installation and maintenance of utility lines are hereby reserved across the front five feet and the rear ten feet of each lot, and as otherwise shown on plat.

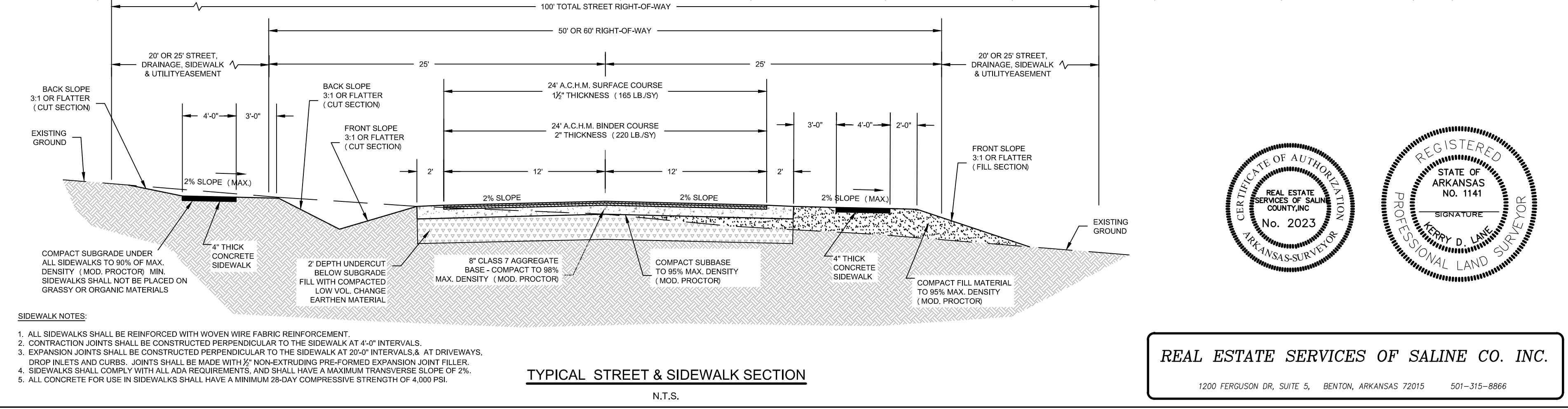
CERTIFICATE OF SURVEYING ACCURACY

I, Kerry D. Lane, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all interior lot lines have been adjusted to as built conditions and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accordance with the city of Bryant Subdivision Rules and Regulations.

CERTIFICATE OF ENGINEERING ACCURACY

I, C. Michael Bolin, hereby certify that the construction plans prepared for the development depicted by this plat, have been designed in accordance with the subdivision regulations, city standards and requirements, and applicable local, state and federal laws, and that the water, sewer, and stormwater systems are adequate to support this development.

By: _____ Date: _____
 Professional Land Surveyor, #1141, Arkansas
 Arkansas Professional Engineer License # 4197



MICHAEL BOLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
 P.O. BOX 605, BENTON, AR 72018, (501) 776-2692
 FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

REVISED PRELIMINARY PLAT
ANDRES WOODS - PHASE 1

REGISTERED PROFESSIONAL ENGINEER
 No. 4197
MICHAEL BOLIN

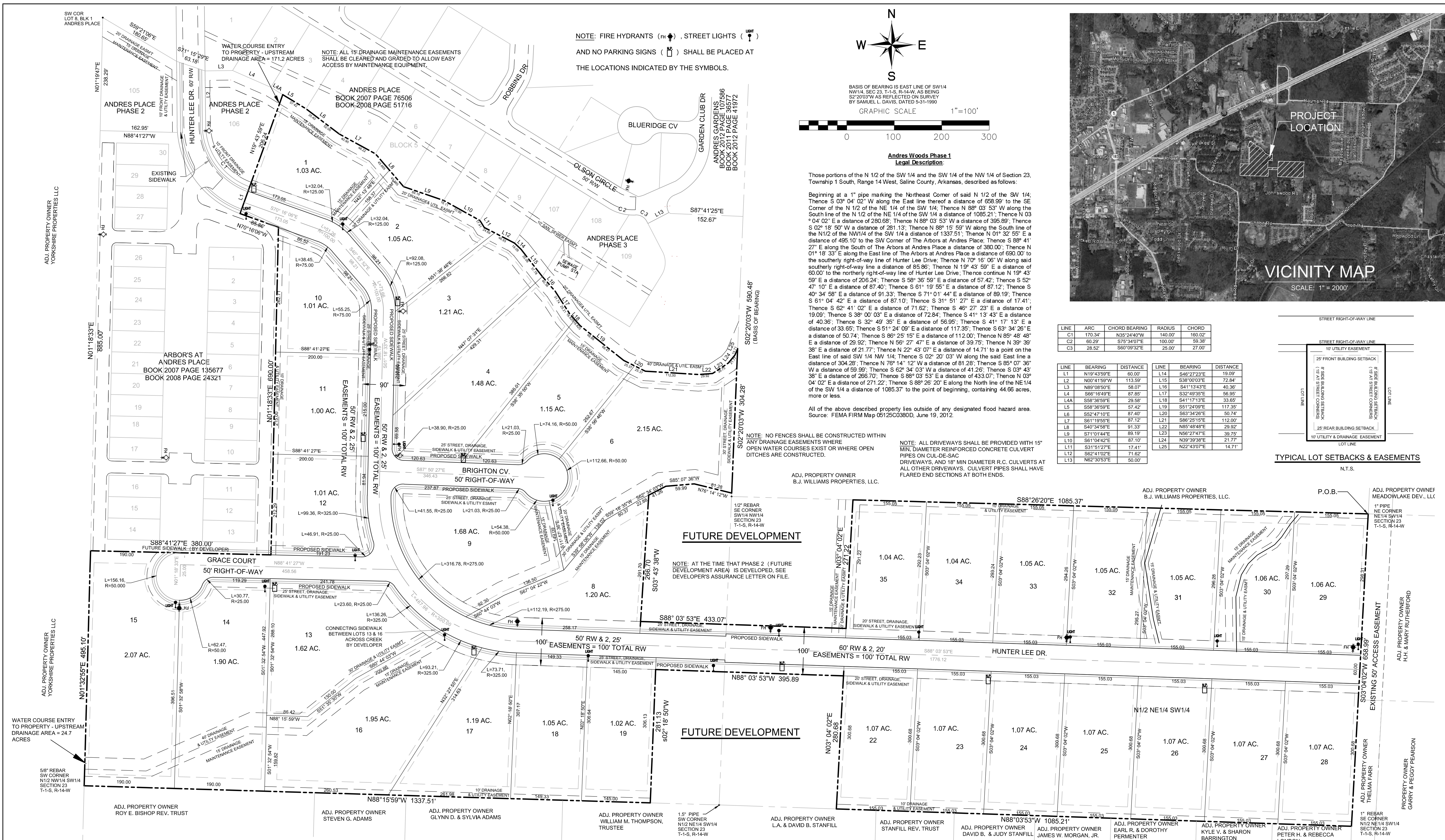
REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 1141
KERRY D. LANE

AS-BUILT DATE: _____
CONTACT PERSON: M. BOLIN
SCALE: 1" = 100'
DATE: JULY 2017

REVISED PRELIMINARY PLAT
ANDRES WOODS PHASE 1

JOB NO. 176-ABC SHEET NO. 1 OF 1

REAL ESTATE SERVICES OF SALINE CO. INC.
 1200 FERGUSON DR., SUITE 5, BENTON, ARKANSAS 72015 501-315-8866



Legal Description

Those portions of the N 1/2 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, described as follows:

Beginning at a 1" pipe marking the Northeast Corner of said N 1/2 of the SW 1/4; Thence S 03° 04' 02" W along the East line thereof a distance of 658.99' to the SE Corner of the N 1/2 of the NE 1/4 of the SW 1/4; Thence N 88° 03' 53" W along the South line of the N 1/2 of the NE 1/4 of the SW 1/4 a distance of 1055.21'; Thence N 03° 04' 02" E a distance of 280.68'; Thence N 89° 03' 53" W a distance of 356.69'; Thence S 02° 18' 50" W a distance of 281.13'; Thence N 88° 15' 59" W along the South line of the N 1/2 of the NW 1/4 of the SW 1/4 a distance of 1337.51'; Thence S 88° 41' 27" E along the South of The Arbors at Andres Place a distance of 380.00'; Thence N 01° 18' 33" E along the East line of The Arbors at Andres Place a distance of 690.00' to the southerly right-of-way line of Hunter Lee Drive; Thence N 70° 18' 06" W along said southerly right-of-way line a distance of 65.86'; Thence N 19° 43' 59" E a distance of 60.00' to the northerly right-of-way line of Hunter Lee Drive; Thence continue N 19° 43' 59" E a distance of 206.24'; Thence S 58° 36' 59" E a distance of 57.42'; Thence S 52° 47' 10" E a distance of 87.40'; Thence S 61° 19' 55" E a distance of 87.12'; Thence S 49° 34' 58" E a distance of 91.33'; Thence S 71° 01' 44" E a distance of 59.19'; Thence S 61° 04' 42" E a distance of 87.10'; Thence S 31° 51' 27" E a distance of 17.41'; Thence S 62° 41' 02" E a distance of 71.62'; Thence S 46° 27' 23" E a distance of 19.09'; Thence S 38° 00' 03" E a distance of 72.84'; Thence S 41° 13' 43" E a distance of 40.36'; Thence S 32° 49' 35" E a distance of 56.95'; Thence S 41° 17' 13" E a distance of 93.65'; Thence S 51° 24' 09" E a distance of 117.55'; Thence S 63° 34' 25" E a distance of 50.74'; Thence S 86° 25' 15" E a distance of 112.00'; Thence N 85° 48' 48" E a distance of 29.92'; Thence N 56° 27' 47" E a distance of 39.75'; Thence N 39° 39' 38" E a distance of 21.77'; Thence N 22° 43' 07" E a distance of 14.71' to a point on the East line of said SW 1/4 NW 1/4; Thence S 02° 22' 02" W along the said East line a distance of 304.28'; Thence N 76° 14' 12" W a distance of 81.28'; Thence S 85° 07' 36" W a distance of 59.99'; Thence S 62° 34' 03" W a distance of 41.26'; Thence S 03° 43' 38" E a distance of 266.70'; Thence S 88° 03' 53" E a distance of 433.07'; Thence N 03° 04' 02" E a distance of 271.22'; Thence S 88° 03' 53" E along the North line of the NE 1/4 of the SW 1/4 a distance of 1085.37' to the point of beginning, containing 44.66 acres, more or less.

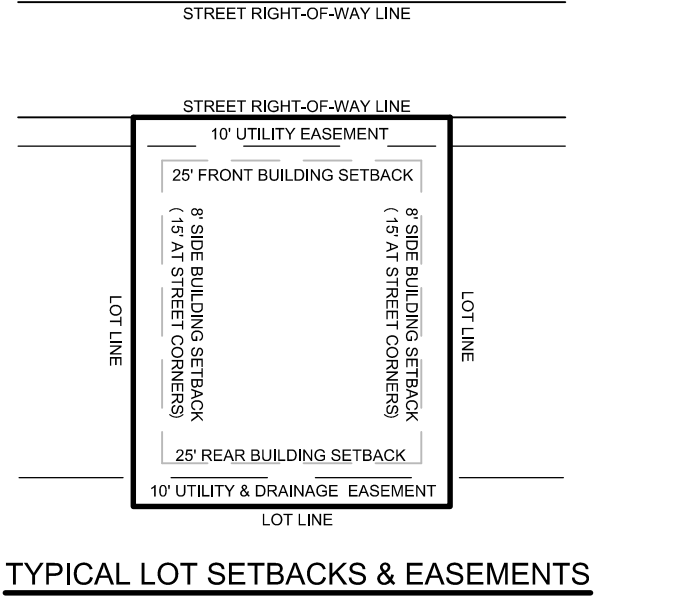
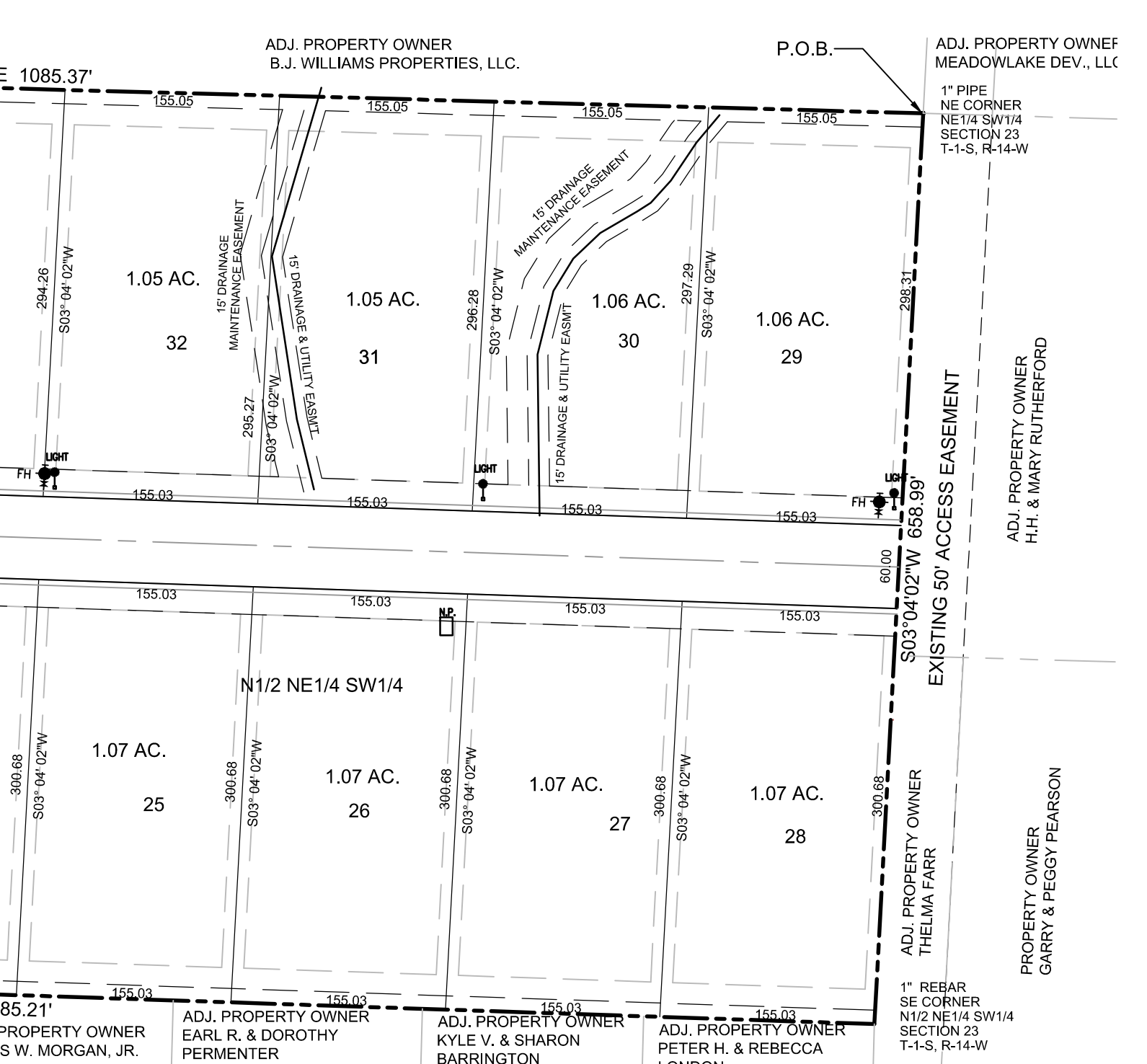
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Legal Description Table:

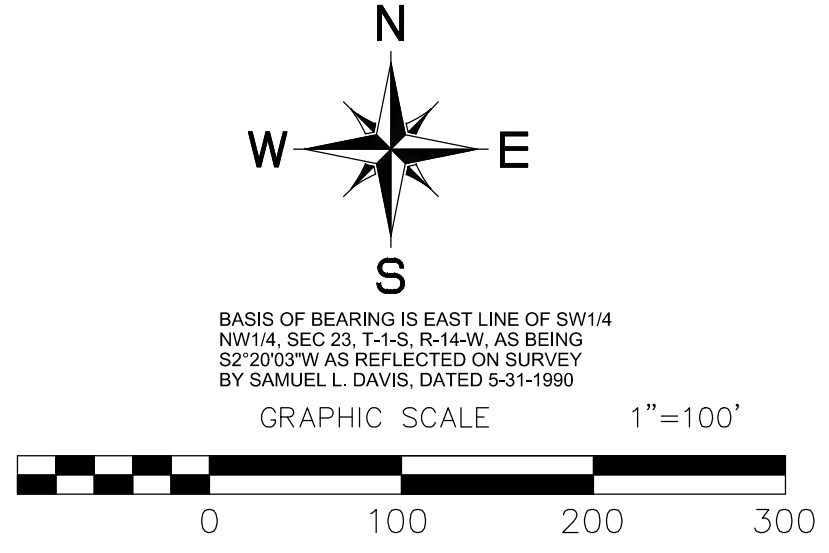
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Legal Description Table (continued):

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NOTE: FIRE HYDRANTS (H) , STREET LIGHTS (L) AND NO PARKING SIGNS (N) SHALL BE PLACED AT THE LOCATIONS INDICATED BY THE SYMBOLS.

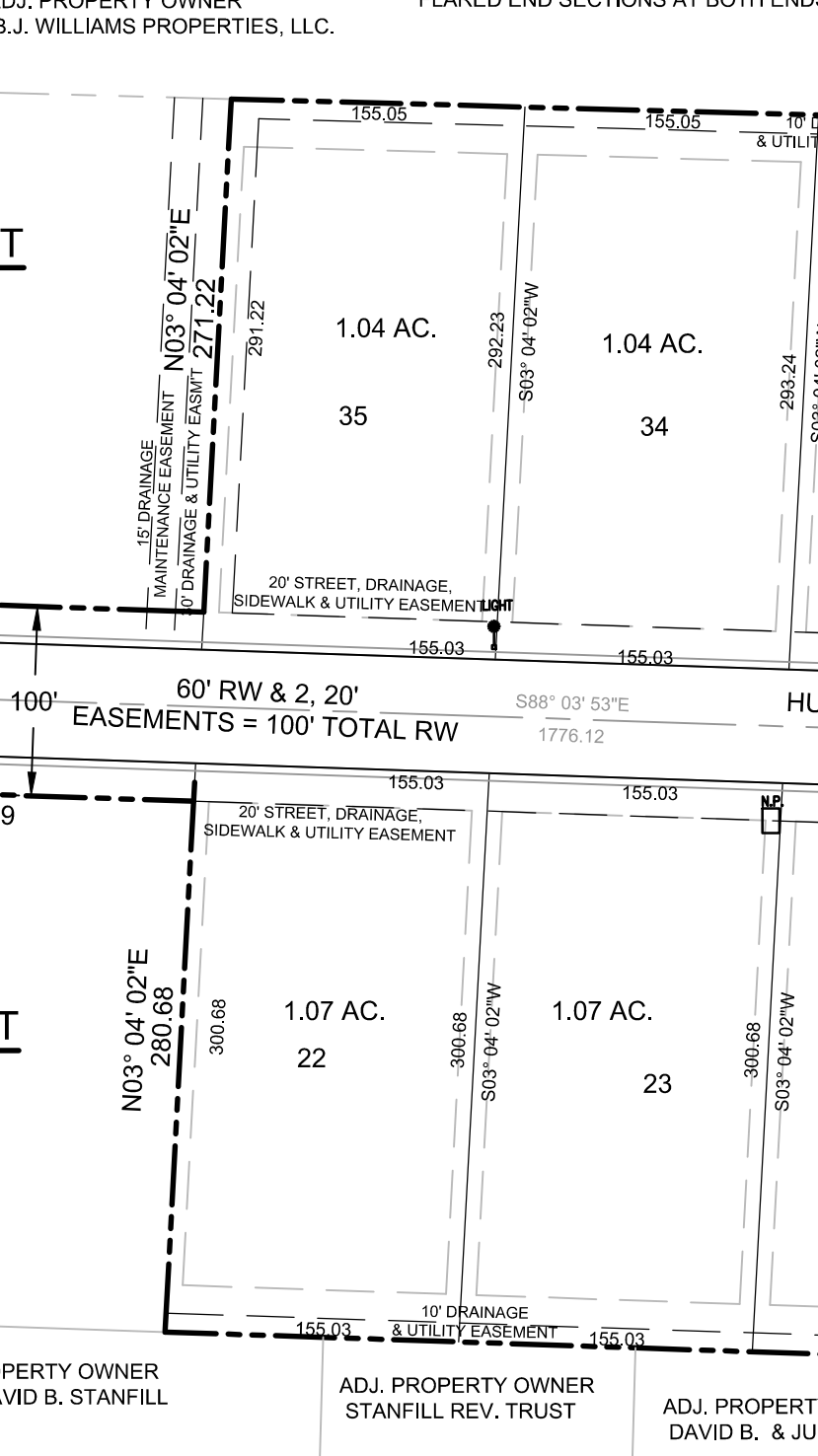


Legal Woods Phase 1

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I, Kerry D. Lane, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all interior lot lines have been adjusted to "as built" conditions and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accordance with the city of Bryant Subdivision Rules and Regulations.

Professional Land Surveyor, #1141, Arkansas.

CERTIFICATE OF ENGINEERING ACCURACY

I, C. Michael Bolin, hereby certify that the construction plans prepared for the development depicted by this plat, have been designed in accordance with the applicable regulations, city standards and requirements, and applicable local, state and federal laws, and that the water, sewer, and stormwater systems are adequate to support this development.

Arkansas Professional Engineer License # 4197

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 _____, 20____. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date of Execution _____ Name _____
Bryant Planning Commission

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.

Subdivider: Andres Woods, LLC, 1100 Ferguson Drive, Benton, AR 72015

CERTIFICATE OF RECORDING

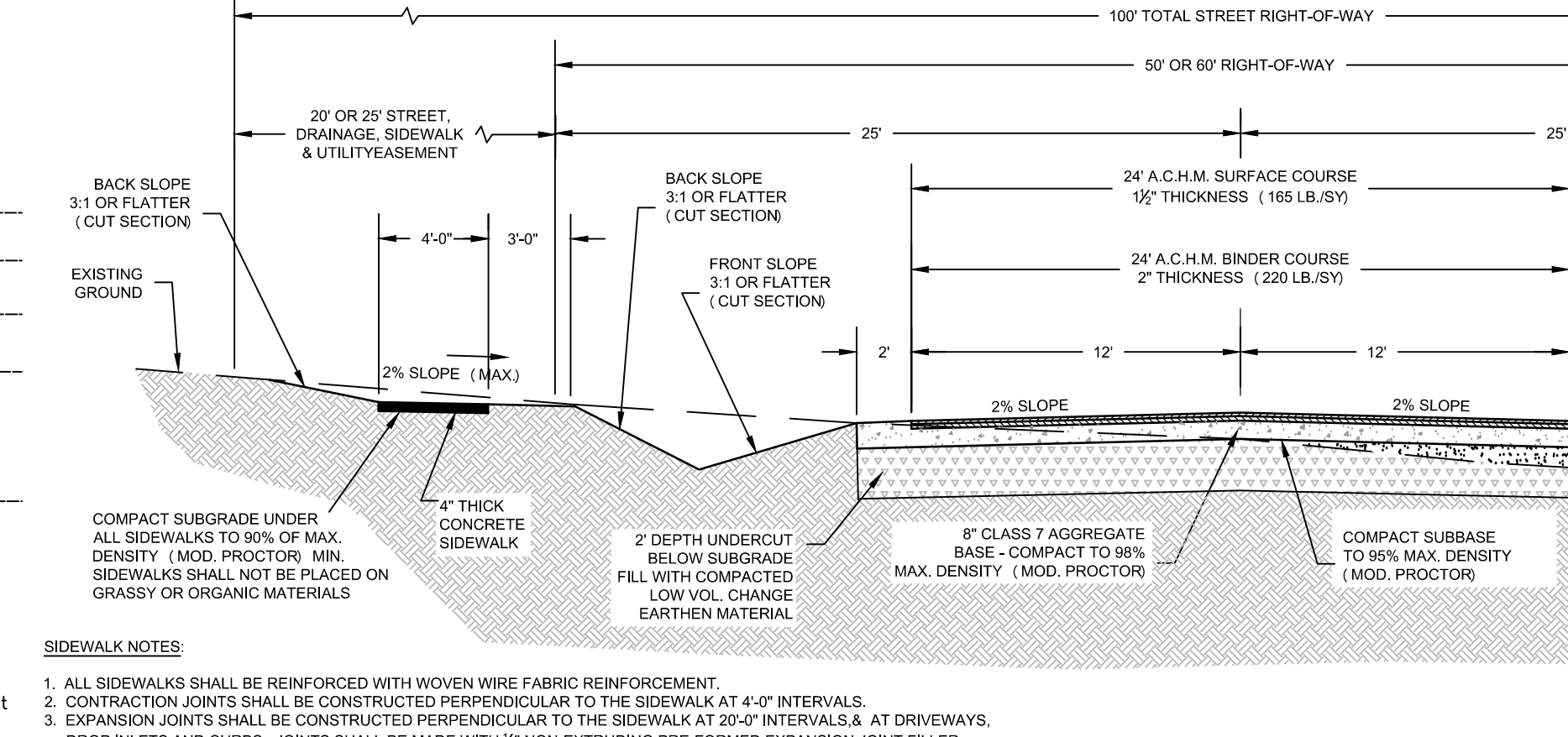
This document, number _____, filed for record _____, 20____, in Plat Book _____, Page _____.

DEDICATION OF STREETS AND EASEMENTS

All streets shown on this plat are hereby dedicated to public use. Easements for the installation and maintenance of utility and drainage lines are hereby reserved across the front ten feet and the rear ten feet of each lot, and as otherwise shown on plat.

LOCATION OF BUILDING LINES

Structures must be set back a minimum of 25 feet from the front lot lines; and be set back 25 feet from rear lot lines; and be set back a minimum of 8 feet from the interior lot lines; and be set back a minimum of 15' on the sides of corner lots; and other minimum setback lines as shown on the plat.



ADJ. PROPERTY OWNERS:

- ADJ. PROPERTY OWNER: YORKSHIRE PROPERTIES, LLC
- ADJ. PROPERTY OWNER: B.J. WILLIAMS PROPERTIES, LLC
- ADJ. PROPERTY OWNER: MEADOWLAKE DEV., LLC
- ADJ. PROPERTY OWNER: H.H. & MARY RUTHERFORD
- ADJ. PROPERTY OWNER: GARRY & PEGGY PEARSON
- ADJ. PROPERTY OWNER: ROY E. BISHOP REV. TRUST
- ADJ. PROPERTY OWNER: STEVEN G. ADAMS
- ADJ. PROPERTY OWNER: GLYNN D. & SYLVIA ADAMS
- ADJ. PROPERTY OWNER: WILLIAM M. THOMPSON, TRUSTEE
- ADJ. PROPERTY OWNER: L.A. & DAVID B. STANFILL
- ADJ. PROPERTY OWNER: STANFILL REV. TRUST
- ADJ. PROPERTY OWNER: DAVID B. & JUDY STANFILL
- ADJ. PROPERTY OWNER: JAMES W. MORGAN, JR.
- ADJ. PROPERTY OWNER: EARL R. & DOROTHY PERMENTER
- ADJ. PROPERTY OWNER: KYLE V. & SHARON BARRINGTON
- ADJ. PROPERTY OWNER: PETER H. & REBECCA LONDON

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4197
MICHAEL BOLIN

CERTIFICATE OF AUTHORIZATION

REAL ESTATE SERVICES OF SALINE COUNTY, INC.
No. 2023
KERRY D. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR

REAL ESTATE SERVICES OF SALINE CO. INC.

1200 FERGUSON DR., SUITE 5, BENTON, ARKANSAS 72015 501-315-8866

MICHAEL BOLIN & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. BOX 605, BENTON, AR 72018, (501) 776-2692
FAX (501) 776-2619 EMAIL: cmbolin@sbcglobal.net

BRYANT, ARKANSAS

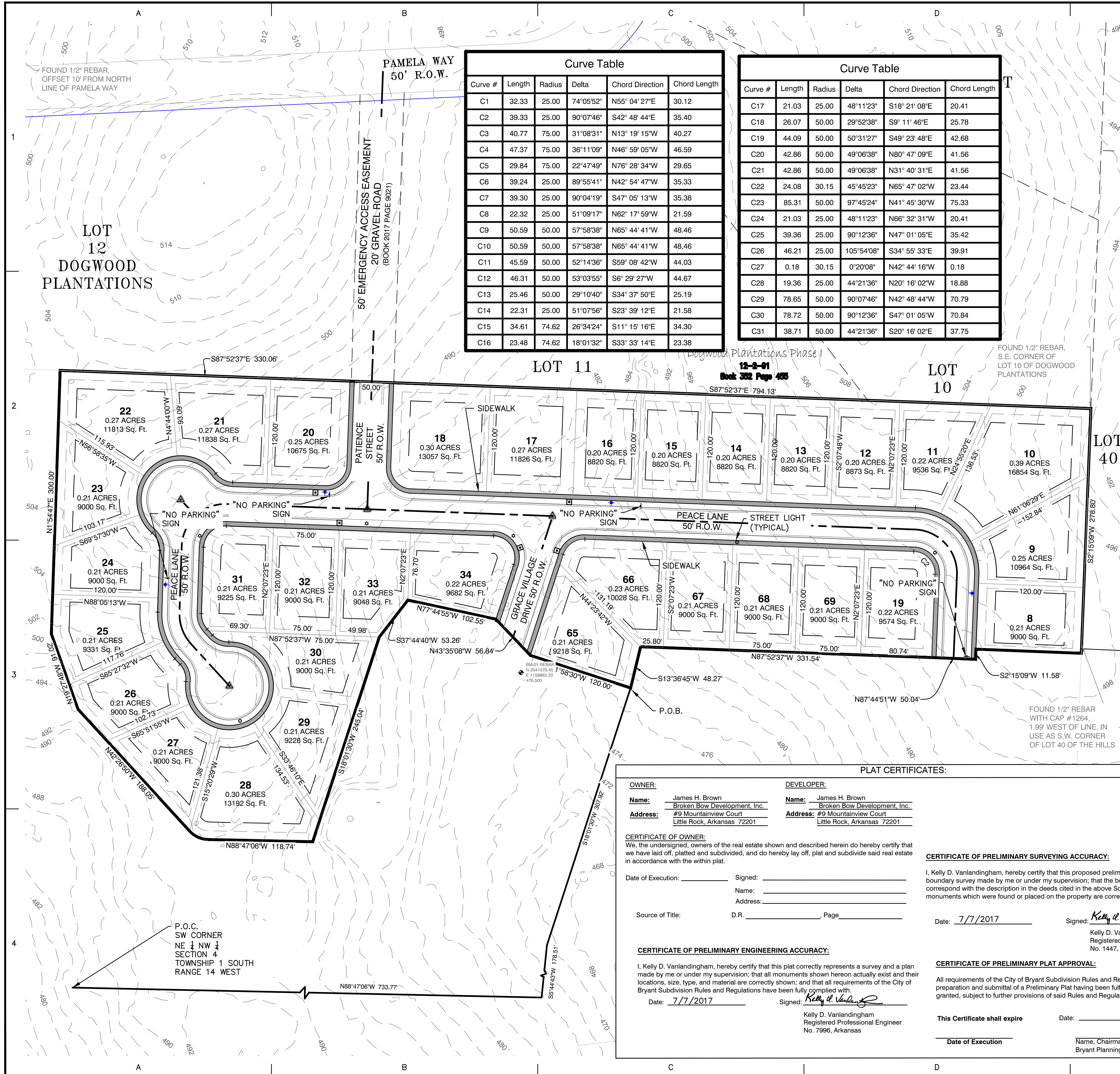
ANDRES WOODS - PHASE 1

FINAL PLAT

AS-BUILT DATE: APRIL 2017
CONTACT PERSON: M. BOLIN
SCALE: 1" = 100'
DATE: JULY 2017

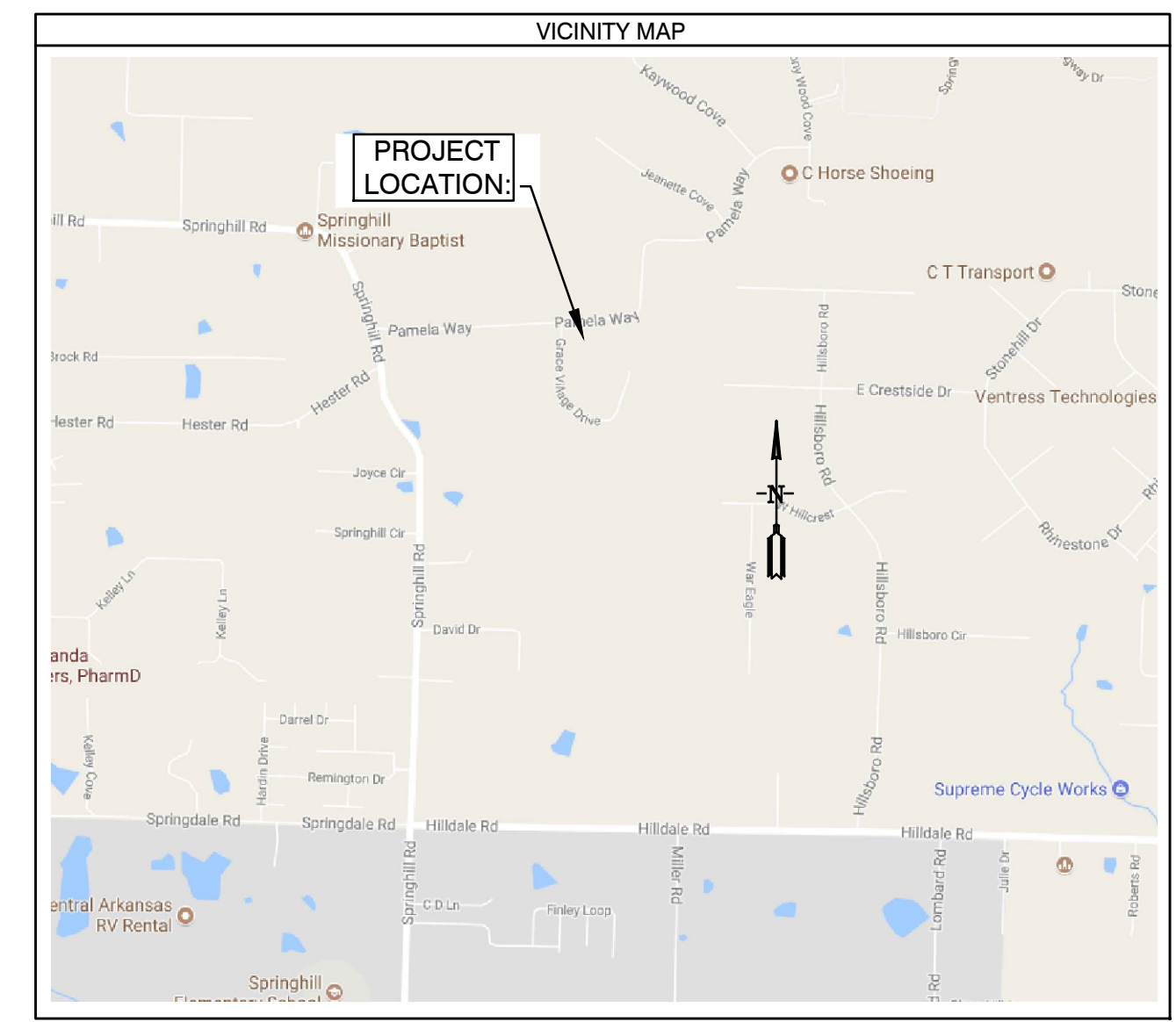
FINAL PLAT ANDRES WOODS PHASE 1

JOB NO. 176-ABC SHEET NO. 1 OF 1



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.33	25.00	74°05'52"	N55° 04' 27"E	30.12
C2	39.33	25.00	90°07'46"	S42° 48' 44"E	35.40
C3	40.77	75.00	31°08'31"	N13° 19' 15"W	40.27
C4	47.37	75.00	36°11'09"	N46° 59' 05"W	46.59
C5	29.84	75.00	22°47'49"	N76° 28' 34"W	29.65
C6	39.24	25.00	89°55'41"	N42° 54' 47"W	35.33
C7	39.30	25.00	90°04'19"	S47° 05' 13"W	35.38
C8	22.32	25.00	51°09'17"	N62° 17' 59"W	21.59
C9	50.59	50.00	57°58'38"	N65° 44' 41"W	48.46
C10	50.59	50.00	57°58'38"	N65° 44' 41"W	48.46
C11	45.59	50.00	52°14'36"	S59° 08' 42"W	44.03
C12	46.31	50.00	53°03'55"	S6° 29' 27"W	44.67
C13	25.46	50.00	29°10'40"	S34° 37' 50"E	25.19
C14	22.31	25.00	51°07'56"	S23° 39' 12"E	21.58
C15	34.61	74.62	26°34'24"	S11° 15' 16"E	34.30
C16	23.48	74.62	18°01'32"	S33° 33' 14"E	23.38

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	21.03	25.00	48°11'23"	S18° 21' 08"E	20.41
C18	26.07	50.00	29°52'38"	S9° 11' 46"E	25.78
C19	44.09	50.00	50°31'27"	S49° 23' 48"E	42.68
C20	42.86	50.00	49°06'38"	N80° 47' 09"E	41.56
C21	42.86	50.00	49°06'38"	N31° 40' 31"E	41.56
C22	24.08	30.15	45°45'23"	N65° 47' 02"W	23.44
C23	85.31	50.00	97°45'24"	N41° 45' 30"W	75.33
C24	21.03	25.00	48°11'23"	N66° 32' 31"W	20.41
C25	39.36	25.00	90°12'36"	N47° 01' 05"E	35.42
C26	46.21	25.00	105°54'08"	S34° 55' 33"E	39.91
C27	0.18	30.15	0°20'08"	N42° 44' 16"W	0.18
C28	19.36	25.00	44°21'36"	N20° 16' 02"W	18.88
C29	78.65	50.00	90°07'46"	N42° 48' 44"W	70.79
C30	78.72	50.00	90°12'36"	S47° 01' 05"W	70.84
C31	38.71	50.00	44°21'36"	S20° 16' 02"E	37.75



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

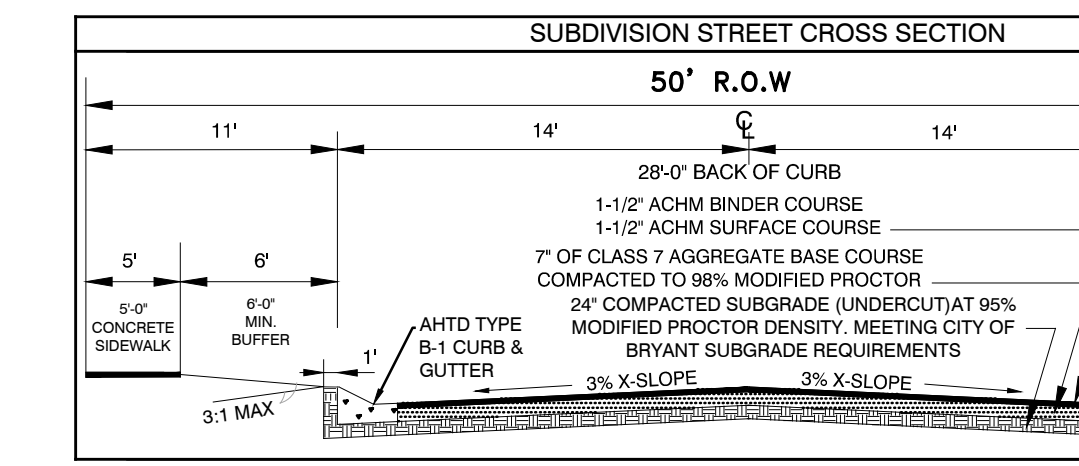
CERTIFICATIONS:
By affixing my seal and signature, I Kelly D. Vanlandingham, PLS No. 1447, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 7/7/2017.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 8/19/2012, no portion of the property described hereon does lie within the 100 year flood hazard boundary.

GENERAL NOTES:

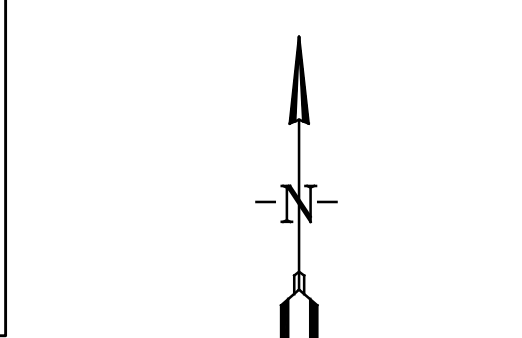
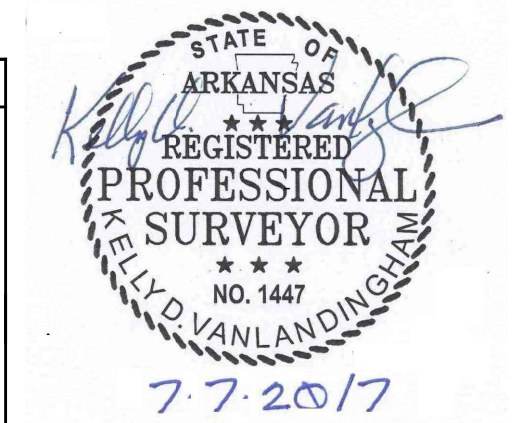
- ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9
- NO FENCES CAN BE CONSTRUCTED IN DRAINAGE EASEMENTS WHERE OPEN DITCHES EXIST.
- FINAL PLAT APPROVAL FOR PHASE 2 IS CONTINGENT ON MAINTENANCE, SUBJECT TO THE CITY OF BRYANT'S APPROVAL, BEING PERFORMED TO THE SATISFACTION OF THE CITY OF BRYANT.

PROPERTY SPECIFICATIONS:
ZONING CLASSIFICATION: R-1.5
MIN. LOT SIZE: 8,820 S.F.
NUMBER OF LOTS: 32
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 WAY: 50' OR AS SHOWN
STREET WIDTH: 30' BOC TO BOC
LOT CORNERS: SET #4 REAR WITH CAP



PROPERTY DESCRIPTIONS:
PHASE 2 GRACE VILLAGE LEGAL DESCRIPTION:
PART OF THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, BEING A FOUND REBAR, THENCE S88°47'06"E A DISTANCE OF 733.77 FEET TO A POINT; THENCE N5°44'43"E A DISTANCE OF 178.51 FEET TO A POINT; THENCE N18°01'30"E A DISTANCE OF 307.92 FEET TO THE POINT OF BEGINNING; THENCE N71°58'30"W A DISTANCE OF 120.00 FEET TO A POINT; THENCE N43°35'08"W A DISTANCE OF 56.84 FEET TO A POINT; THENCE N77°44'55"W A DISTANCE OF 102.55 FEET TO A POINT; THENCE S37°44'40"W A DISTANCE OF 53.26 FEET TO A POINT; THENCE S18°01'30"W A DISTANCE OF 245.04 FEET TO A POINT; THENCE N87°47'06"W A DISTANCE OF 118.74 FEET TO A POINT; THENCE N42°28'50"W A DISTANCE OF 198.05 FEET TO A POINT; THENCE N19°27'48"W A DISTANCE OF 91.02 FEET TO A POINT; THENCE N01°54'47"E A DISTANCE OF 300.00 FEET TO A POINT; THENCE S87°52'37"E A DISTANCE OF 330.06 FEET TO A POINT; THENCE S87°52'37"E A DISTANCE OF 794.13 FEET TO A POINT; THENCE S02°15'09"W A DISTANCE OF 278.80 FEET TO A POINT; THENCE N87°44'51"W A DISTANCE OF 120.00 FEET TO A POINT; THENCE S02°15'09"W A DISTANCE OF 11.58 FEET TO A POINT; THENCE N87°44'51"W A DISTANCE OF 50.04 FEET TO A POINT; THENCE N87°52'37"W A DISTANCE OF 331.54 FEET TO A POINT; THENCE S13°36'45"W A DISTANCE OF 48.27 FEET TO THE POINT OF BEGINNING, CONTAINING 402,560 SQUARE FEET (9.24 ACRES), MORE OR LESS.

LEGAL DESCRIPTION OF EMERGENCY ACCESS EASEMENT:
THE EASTERN 50 FEET OF LOT 12, DOGWOOD PLANTATIONS, SALINE COUNTY, ARKANSAS AS FILED WITH SALINE COUNTY, ARKANSAS IN DEED BOOK 2017 PAGE 9021.



PLAT CERTIFICATES:

OWNER:
Name: James H. Brown
Address: #9 Mountainview Court, Little Rock, Arkansas 72201

DEVELOPER:
Name: James H. Brown
Address: #9 Mountainview Court, Little Rock, Arkansas 72201

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 of Execution: _____ Signed: _____
Name: _____
Address: _____

Source of Title: _____ D.R. _____ Page _____

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Kelly D. Vanlandingham, 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: 7/7/2017 Signed: Kelly D. Vanlandingham
Kelly D. Vanlandingham
Registered Professional Engineer
No. 7996, Arkansas

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:
I, Kelly D. Vanlandingham, 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.

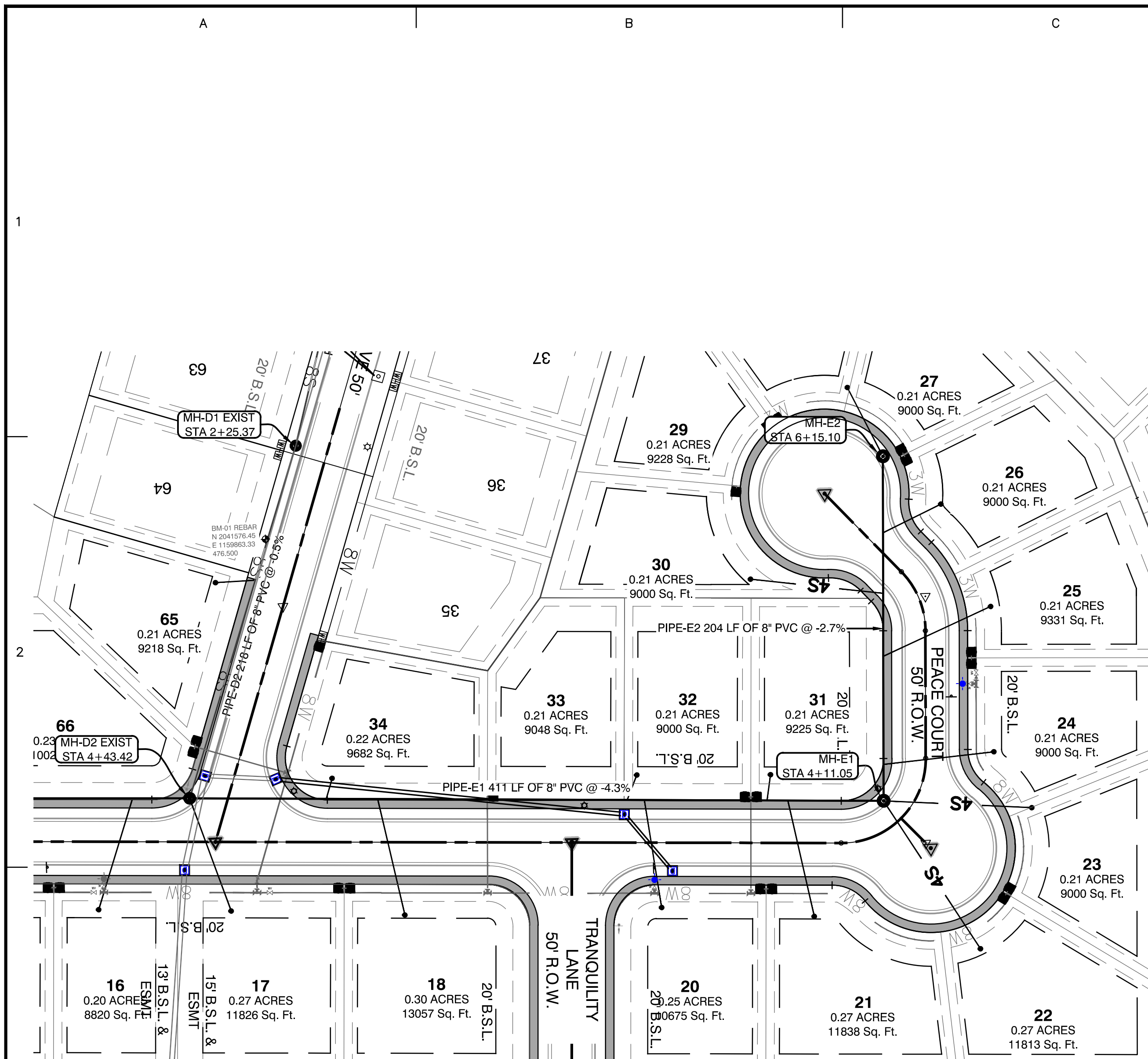
Date: 7/7/2017 Signed: Kelly D. Vanlandingham
Kelly D. Vanlandingham
Registered Land Surveyor
No. 1447, Arkansas

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.

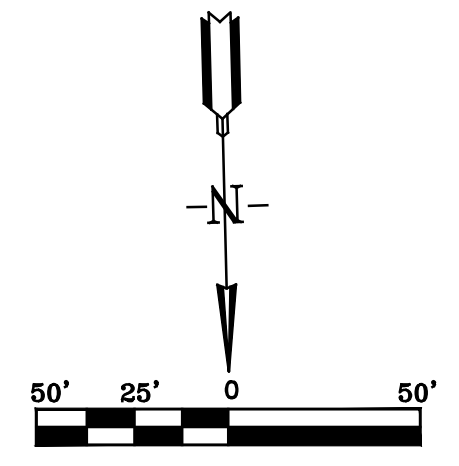
This Certificate shall expire _____ Date: _____

Date of Execution _____ Name, Chairman _____
Bryant Planning Commission

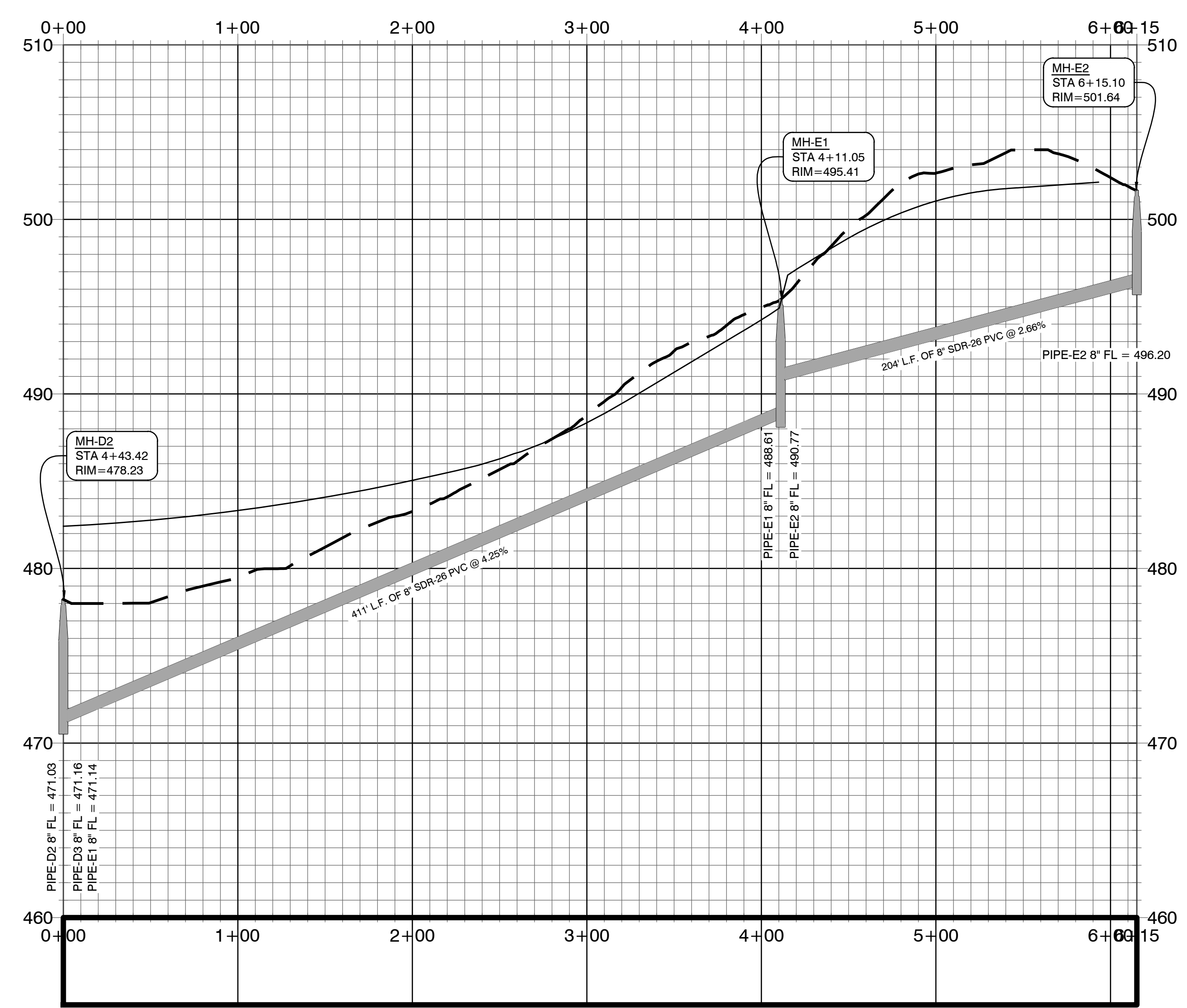
BY	KDV	REVISION	ADDED CONTOURS & LEAD CALLS TO BOUNDARY.
DATE	7/17/17	STREET NAME CHANGES	
<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Road Fx (888) 900-3068 Benton, Arkansas 72015 gnatengineering@gmail.com</p>			
<p>GRACE VILLAGE SUBDIVISION PHASE 2 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>			
<p>CONTENTS:</p> <p>PRELIMINARY PLAT</p>			
PROJECT NO:	16072	DATE:	JULY 7, 2017
SHEET NO:	1		



- NOTES:
- ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 - SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.



SS MAIN E PROFILE



REVISION	DATE	BY
WIDER ESMTS MAIN E. LOWERED MAIN.	7/5/17	KDV

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018) Ph (501) 408-4650
 2909 Military Road Fx (888) 900-3068
 Benton, Arkansas 72015 garmatengr@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 2
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS



CONTENTS:
 SANITARY SEWER
 PLAN & PROFILE
 MAIN 'E'

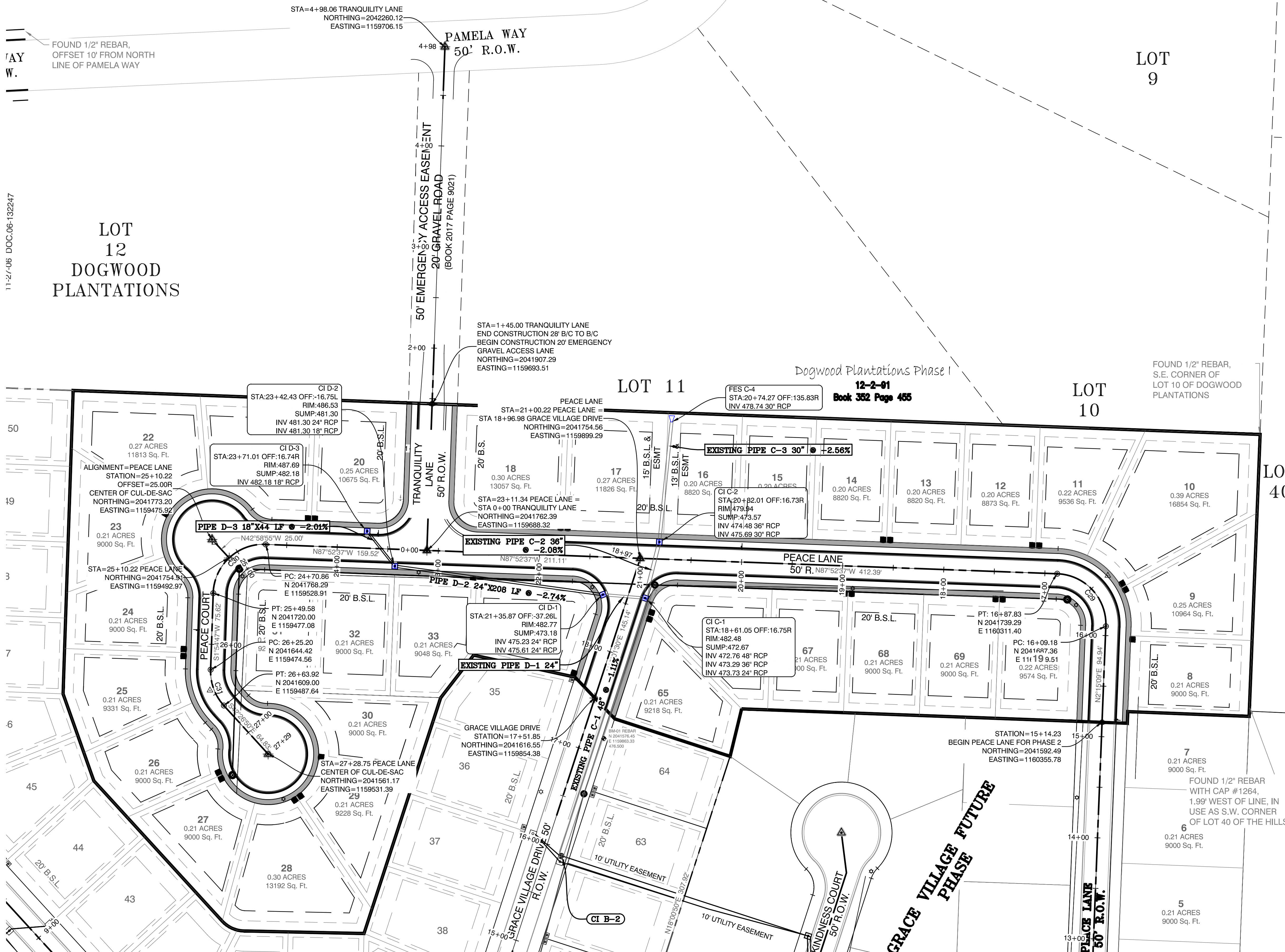
PROJECT NO:
 16072

DATE:
 JUNE 2017

SHEET NO:
 5

A:\Projects\2018 Projects\16072 Grace Village Phase 2\Drawings\SS Main E Profile.dwg

11-27-06 DOC-06-132247



DATE	REVISION	BY
7/5/2017	REMOVE DITCHES ON NORTH	KDV
7/7/2017	WIDENED ESMTS BTWN LOTS 15 & 16	KDV

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military Road
 Benton, Arkansas 72015
 Ph (501) 408-4650
 Fx (888) 900-3068
 gnatengineering@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 2
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS

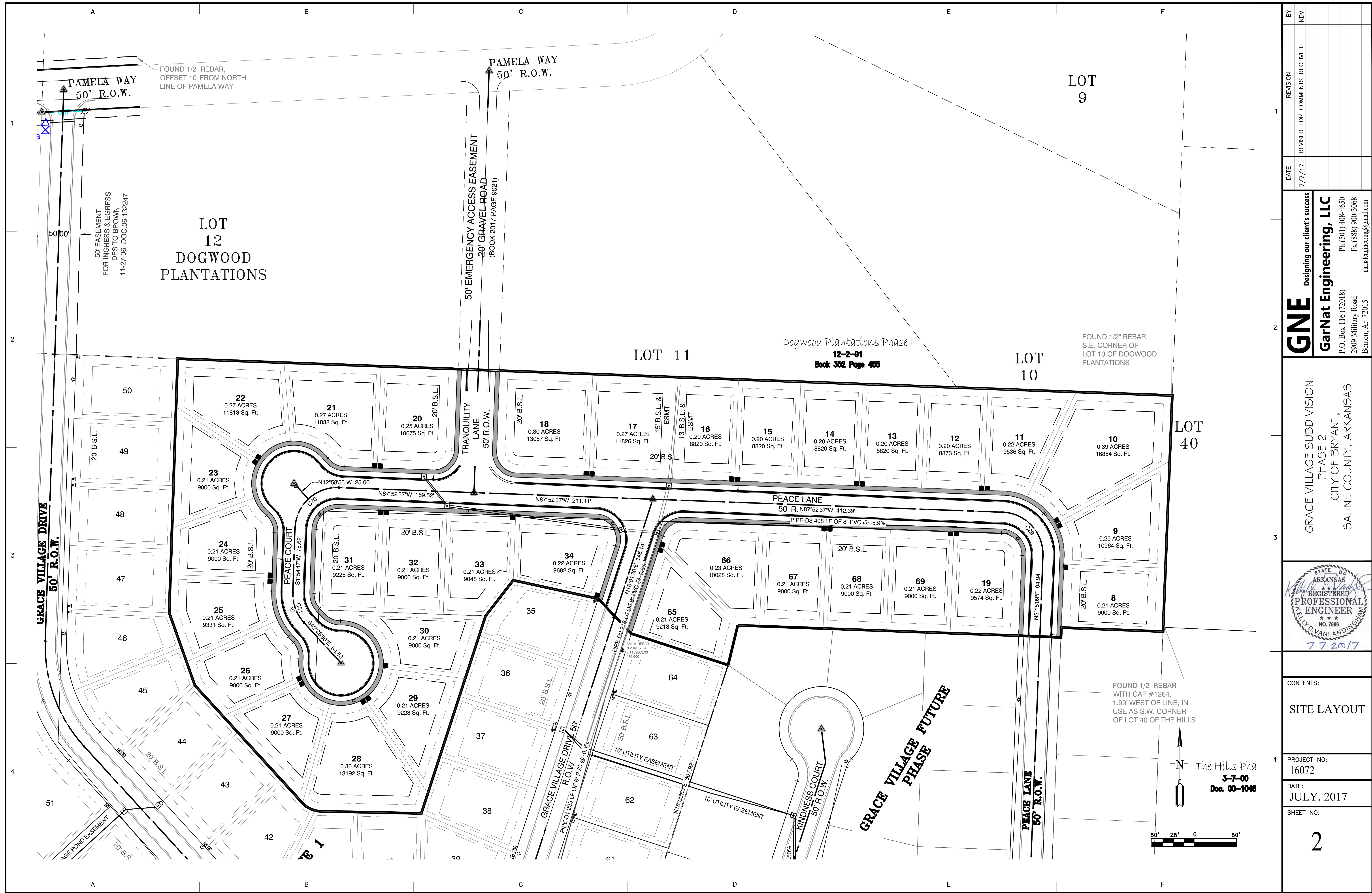


CONTENTS:
 STREET &
 DRAINAGE
 PLAN

PROJECT NO:
 16072
 DATE:
 JULY 2017
 SHEET NO:

6

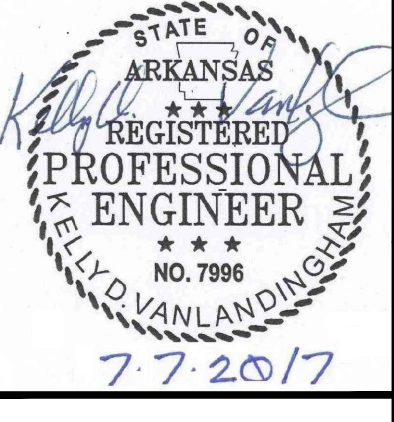
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 KDV



REVISION	DATE	COMMENTS
1	7/7/17	REVISED FOR COMMENTS RECEIVED

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 (72018)
 2909 Military Road
 Benton, AT 72015
 Ph (501) 408-4650
 Fx (888) 900-3068
 garmatenginc@gmail.com

GRACE VILLAGE SUBDIVISION
 PHASE 2
 CITY OF BRYANT,
 SALINE COUNTY, ARKANSAS



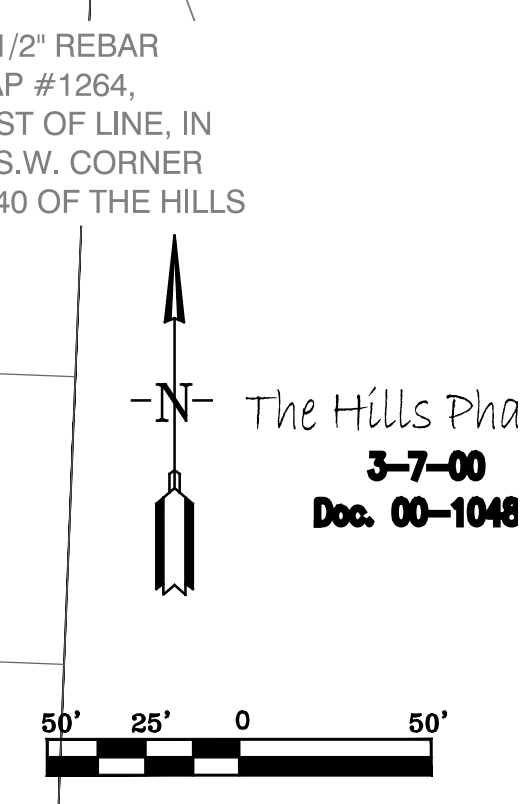
CONTENTS:

SITE LAYOUT

PROJECT NO:
16072

DATE:
JULY, 2017

SHEET NO:
2



FOUND 1/2" REBAR WITH CAP #1264, 1.99' WEST OF LINE, IN USE AS S.W. CORNER OF LOT 40 OF THE HILLS

The Hills Pha
3-7-00
 Doc. 00-1048

Dogwood Plantations Phase I
12-2-01
 Book 352 Page 455

LOT 12
DOGWOOD PLANTATIONS

LOT 9

LOT 11

LOT 10

LOT 40

50' EASEMENT FOR INGRESS & EGRESS DPS TO BROWN 11-27-06 DOC.06-132247

50' EMERGENCY ACCESS EASEMENT 20' GRAVEL ROAD (BOOK 2017 PAGE 9021)

TRANQUILITY LANE 50' R.O.W.

GRACE VILLAGE DRIVE 50' R.O.W.

PEACE LANE 50' R. N87°52'37"W 412.39'

PEACE LANE 50' R.O.W.

GRACE VILLAGE FUTURE PHASE

GRACE VILLAGE DRIVE 50' R.O.W.

KINDNESS COURT 50' R.O.W.

FOUND 1/2" REBAR, OFFSET 10' FROM NORTH LINE OF PAMELA WAY

PAMELA WAY 50' R.O.W.

PAMELA WAY 50' R.O.W.

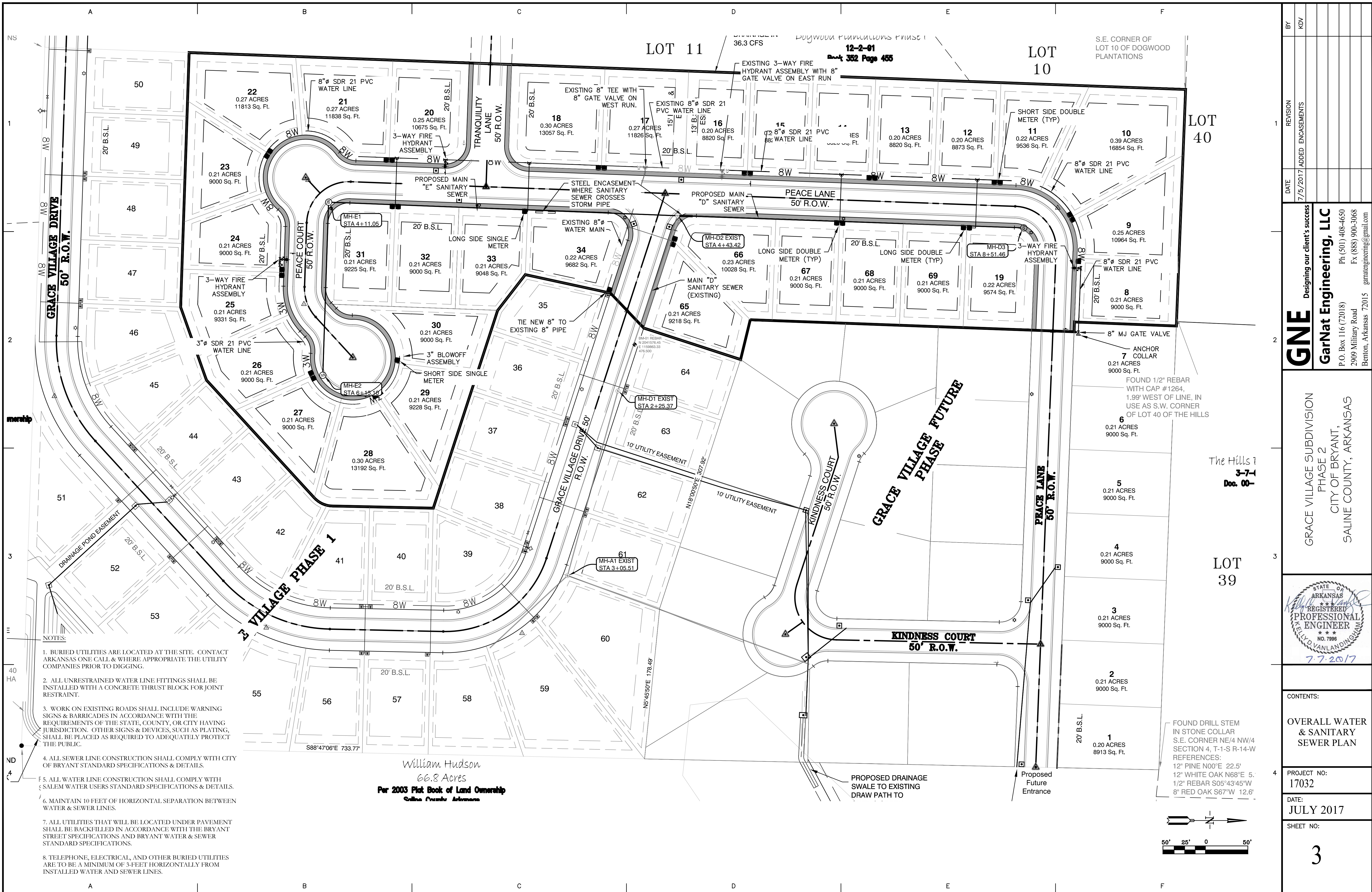
FOUND 1/2" REBAR, S.E. CORNER OF LOT 10 OF DOGWOOD PLANTATIONS

FOUND 1/2" REBAR WITH CAP #1264, 1.99' WEST OF LINE, IN USE AS S.W. CORNER OF LOT 40 OF THE HILLS

1
2
3
4

A B C D E F

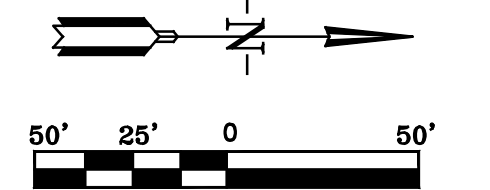
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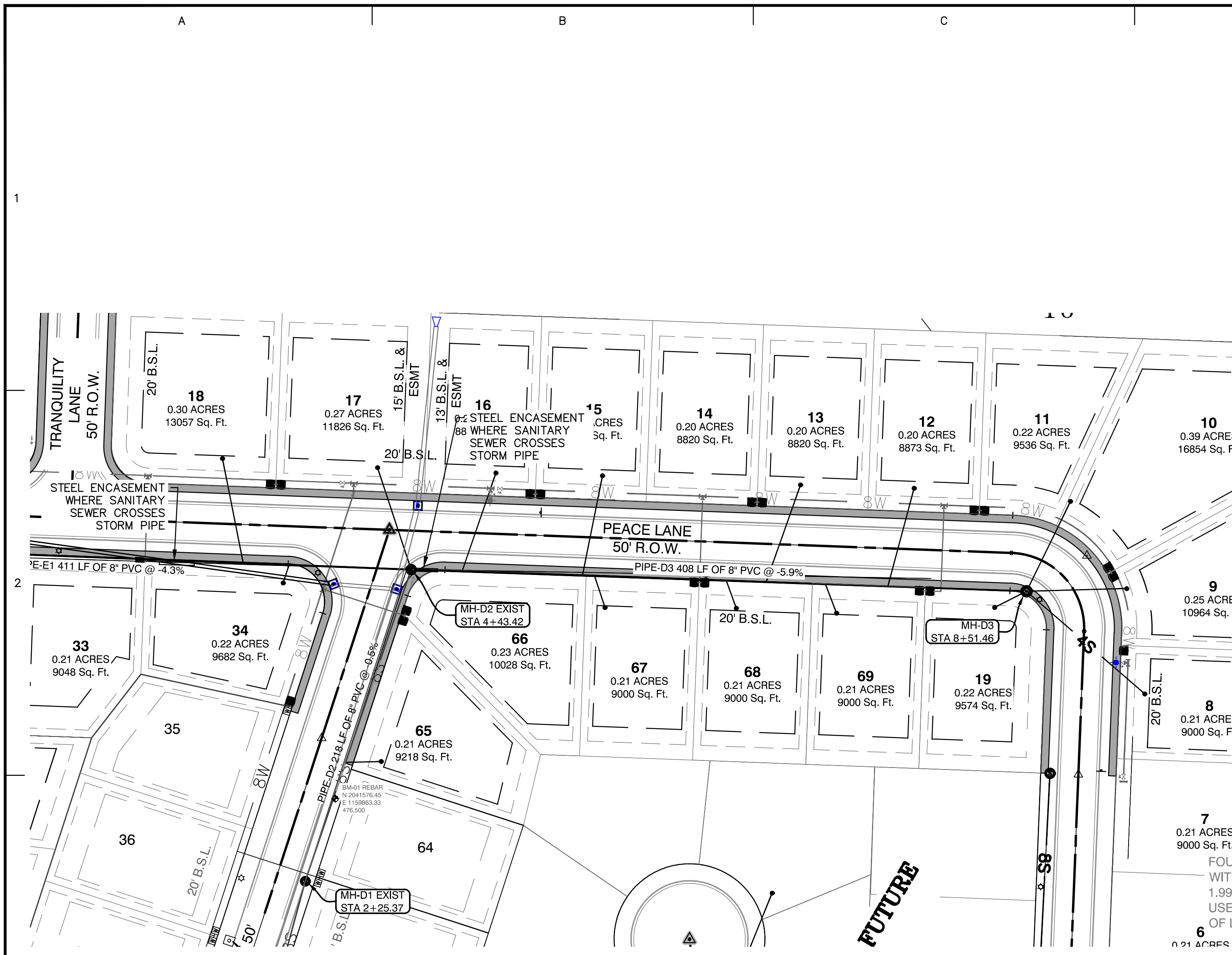
- NOTES:
- BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
 - ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
 - WORK ON EXISTING ROADS SHALL INCLUDE WARNING SIGNS & 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.

William Hudson
66.8 Acres
Per 2003 Plat Book of Land Ownership
Saline County, Arkansas

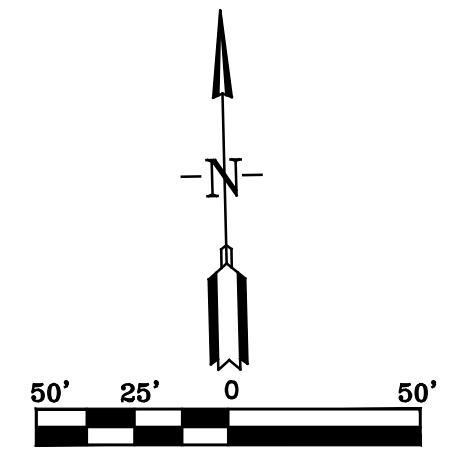
FOUND DRILL STEM
IN STONE COLLAR
S.E. CORNER NE/4 NW/4
SECTION 4, T-1-S R-14-W
REFERENCES:
12" PINE N00°E 22.5'
12" WHITE OAK N68°E 5.1'
1/2" REBAR S05°43'45"W
8" RED OAK S67°W 12.6'



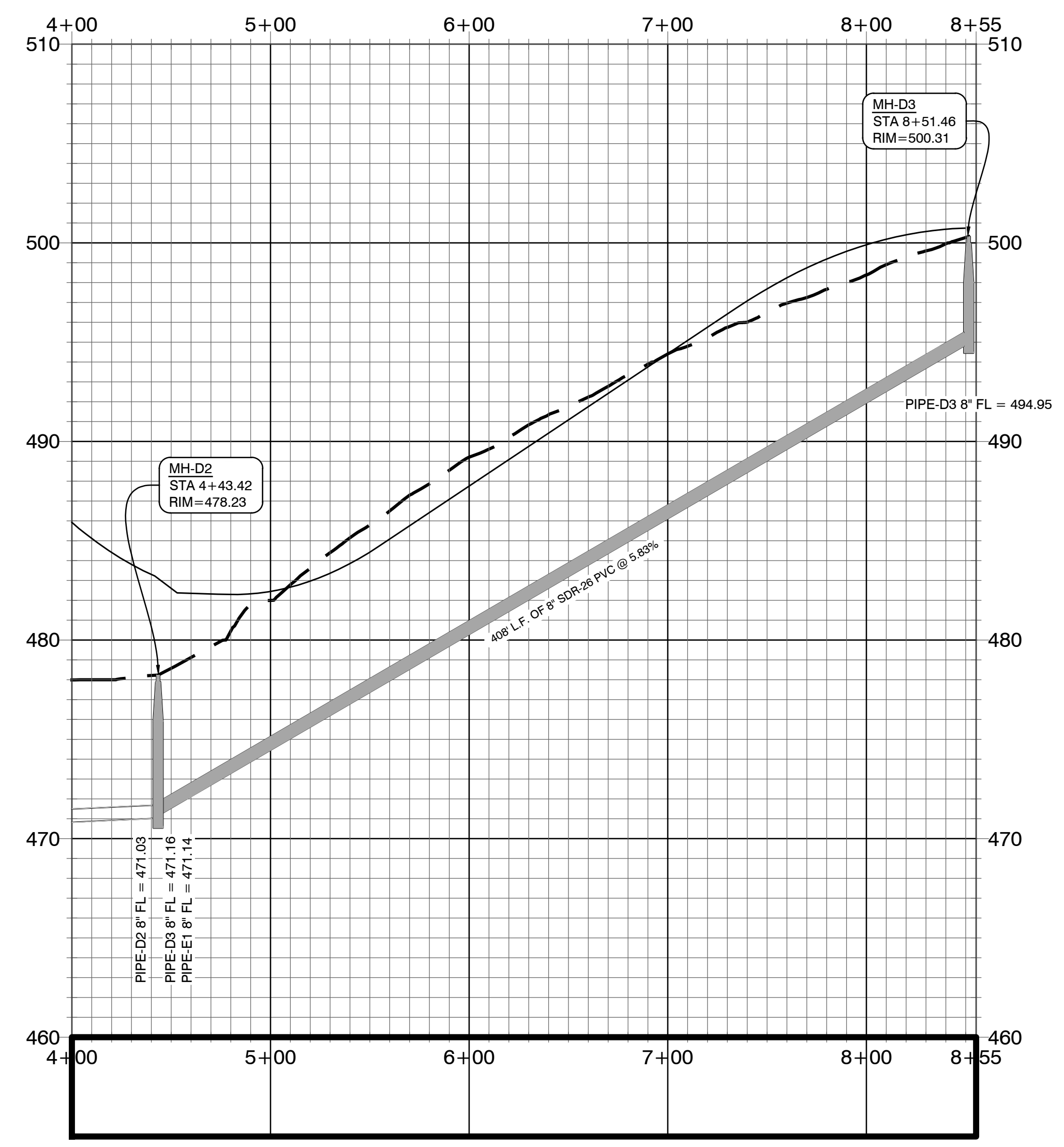
BY:	KDV
REVISION:	
DATE:	7/5/2017
<p>GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Road Fx (888) 900-3068 Benton, Arkansas 72015 gmatengineering@gmail.com</p>	
<p>GRACE VILLAGE SUBDIVISION PHASE 2 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>	
<p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KELLY D. VANLANDINGHAM NO. 7996 7-7-2017</p>	
<p>CONTENTS:</p> <p>OVERALL WATER & SANITARY SEWER PLAN</p>	
PROJECT NO:	17032
DATE:	JULY 2017
SHEET NO:	3



- NOTES:**
- ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
 - SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
 - MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
 - ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.



SS MAIN D PROFILE



BY	REVISION	DATE	ADD
KDV	STEEL ENCASUREMENTS	7/5/17	
<p>GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Road Fx (888) 900-3068 Benton, Arkansas 72015 garnatengineering@gmail.com</p>			
<p>GRACE VILLAGE SUBDIVISION PHASE 2 CITY OF BRYANT, SALINE COUNTY, ARKANSAS</p>			
<p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER KELLY D. VANLANDINGHAM NO. 7996 7-7-2017</p>			
<p>CONTENTS: SANITARY SEWER PLAN & PROFILE MAIN 'D'</p>			
<p>PROJECT NO: 16072</p>			
<p>DATE: JULY 2017</p>			
<p>SHEET NO: 4</p>			

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