CREEKSIDE SUBDIVISION
PHASE 2
BRYANT, ARKANSAS

Prepared by:

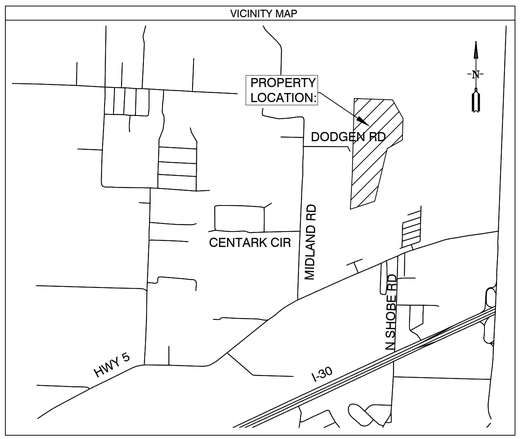
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Benton, AR 72018
Ph (501) 408-4650

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





ARKANSAS

1 PRELIMINARY PLAT OVERALL

2 PRELIMINARY PLAT SOUTH HALF

3 PRELIMINARY PLAT NORTH HALF

4 DRAINAGE PLAN

5 ROAD PROFILES

6 DRAINAGE PROFILES

7 OVER SEWER & WATER PLANS

8 OULLET STRUCTURE DETAILS

9. EROSION CONTROL PLAN

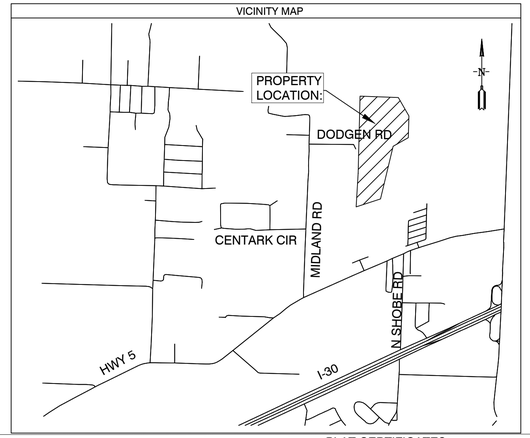




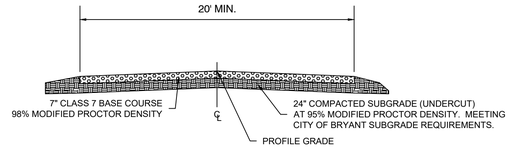
08-24-2022

PRELIMINARY PLAT
CREEKSIDE ADDITION PHASE 2
SALINE COUNTY, ARKANSAS

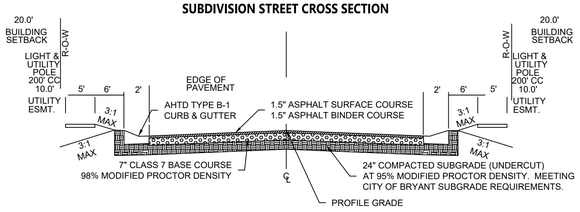
VICINITY MAP



EMERGENCY ACCESS ROAD SECTION



SUBDIVISION STREET CROSS SECTION



PLAT CERTIFICATES:

OWNER:

Name: Diamond Development II

Address: 1599 Lawson Oaks
Little Rock, AR 72210

DEVELOPER:

Name: Diamond Development II

Address: 1599 Lawson Oaks
Little Rock, AR 72210

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: _____
DIAMOND DEVELOPEMENT II

Source of Title: SALINE COUNTY, ARKANSAS
Saline County Document# 2014-25641 & 2004-112595

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 RECORDING:

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 on 6/07/2022; 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 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

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

100' 50' 0 100'

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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

Parcel Line Table		
Line #	Length	Direction
L1	26.63	S45° 37' 43"W
L2	67.59	S42° 51' 15"W
L3	69.25	S42° 51' 15"W
L4	61.55	S33° 56' 28"W
L5	74.18	S59° 11' 07"W
L6	85.44	S57° 05' 38"W
L7	45.43	S61° 02' 07"W
L8	20.44	S2° 04' 49"W
L9	75.92	S78° 58' 48"E
L10	68.17	S70° 19' 12"E
L11	82.17	S51° 58' 45"E
L12	43.85	S41° 47' 58"E
L13	44.83	S16° 41' 28"E
L14	59.73	S6° 28' 58"E
L15	61.47	S0° 55' 57"E
L16	67.51	S19° 41' 07"W
L17	118.71	S50° 16' 07"W
L18	136.69	S38° 51' 03"W
L19	100.82	S22° 07' 30"W
L20	37.28	S6° 12' 28"W

Parcel Line Table		
Line #	Length	Direction
L21	41.25	S21° 27' 38"E
L22	43.04	S21° 27' 38"E
L23	28.95	S0° 00' 17"W
L24	114.30	S34° 41' 56"W
L25	10.01	N89° 52' 05"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.03	70.00	S55° 21' 59"E	30.78
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION:
PART OF THE EAST HALF OF THE NORTHWEST QUARTER ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

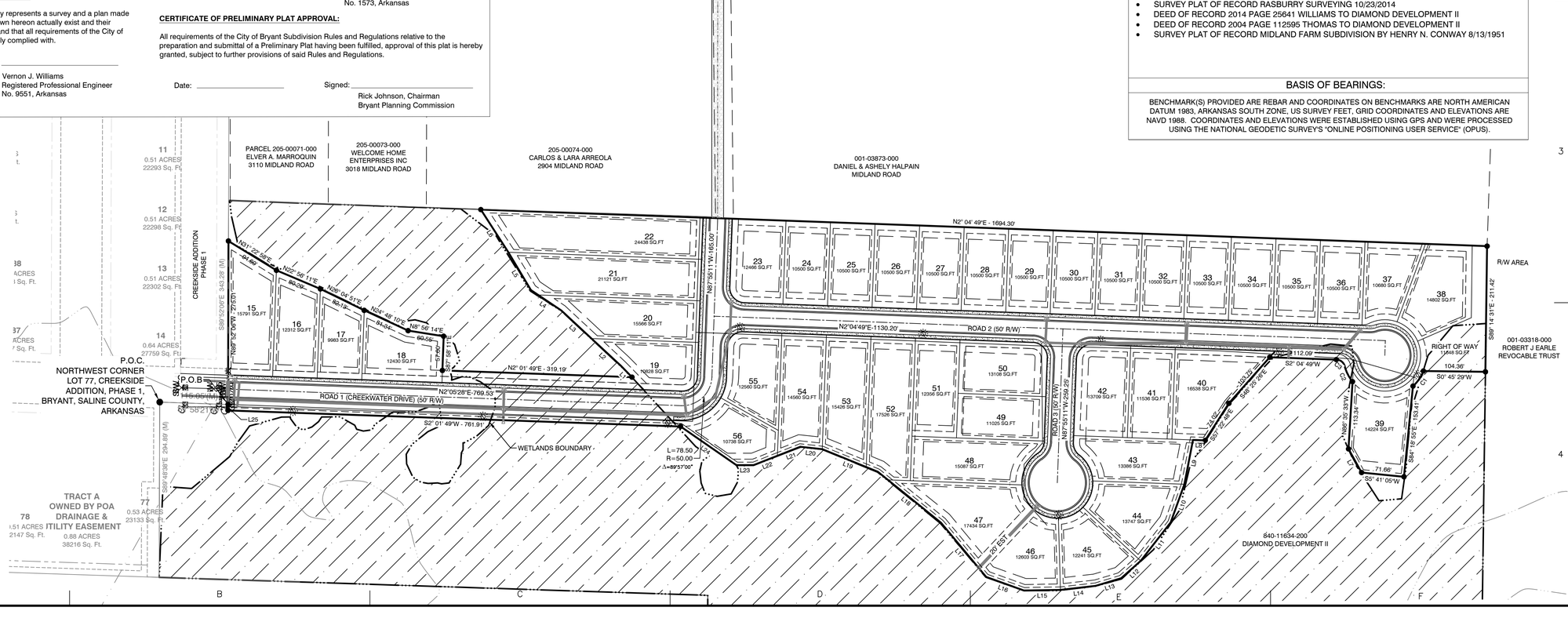
COMMENCING AT THE NORTHWEST CORNER OF LOT 77 OF THE CREEEK SIDE ADDITION, PHASE 1 TO THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS AND RUN THENCE NORTH 1°58'21" EAST ALONG THE EAST LINE OF CREEKWATER DRIVE A DISTANCE OF 115.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°52'06" WEST ALONG THE NORTH LINE OF SAID CREEKSIDE ADDITION, PHASE 1, A DISTANCE OF 275.01 FEET; THENCE NORTH 31°22'58" EAST 94.60 FEET; NORTH 22°56'11" EAST 80.29 FEET; NORTH 26°04'51" EAST 82.13 FEET; NORTH 24°48'10" EAST 81.34 FEET; NORTH 8°56'14" EAST 60.55 FEET; SOUTH 87°58'11" EAST 57.60 FEET; NORTH 2°01'49" EAST 319.19 FEET; SOUTH 45°37'43" WEST 26.63 FEET; SOUTH 42°51'15" WEST 67.59 FEET; SOUTH 42°51'15" WEST 69.25 FEET; SOUTH 33°56'28" WEST 61.55 FEET; SOUTH 59°11'07" WEST 74.18 FEET; SOUTH 57°05'38" WEST 85.44 FEET TO A POINT ON THE WEST LINE OF SAID E ½ NW ¼ ; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E ½ NW ¼ A DISTANCE OF 1694.30 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 89°14'31" EAST ALONG THE NORTH LINE OF SAID NE ¼ NW ¼ A DISTANCE OF 211.42 FEET; THENCE SOUTH 0°45'29" WEST 104.36 FEET TO THE START OF A CURVE TO THE RIGHT; THENCE 31.03 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 55°21'59" EAST 30.78 FEET; THENCE SOUTH 84°18'55" EAST 153.41 FEET; SOUTH 5°41'05" WEST 71.66 FEET; SOUTH 61°02'07" WEST 45.43 FEET; NORTH 86°35'33" WEST 113.34 FEET TO THE START OF A CURVE TO THE LEFT; THENCE 29.41 FEET ALONG THE ARC OF A CURVE HAVING RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 62°56'29" WEST 29.19 FEET; THENCE ALONG THE ARC OF ANOTHER CURVE HAVING A RADIUS OF 15.00' TO THE LEFT A DISTANCE OF 19.08 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 38°31'41" WEST 17.82 FEET; THENCE SOUTH 2°04'49" WEST 112.09 FEET; THENCE SOUTH 48°25'26" EAST 103.75 FEET; SOUTH 57°22'48" EAST 74.02 FEET; SOUTH 2°04'49" WEST 20.44 FEET; SOUTH 78°58'48" EAST 75.92 FEET; SOUTH 70°19'12" EAST 68.17 FEET; SOUTH 51°58'45" EAST 82.17 FEET; SOUTH 41°47'58" EAST 43.85 FEET; SOUTH 16°41'28" EAST 44.83 FEET; SOUTH 6°28'58" EAST 59.73 FEET; SOUTH 0°55'57" EAST 61.47 FEET; SOUTH 19°41'07" WEST 67.51 FEET; SOUTH 50°16'07" WEST 118.71 FEET; SOUTH 38°51'03" WEST 136.69; SOUTH 22°07'30" WEST 100.82 FEET; SOUTH 6°12'28" WEST 37.28 FEET; SOUTH 21°27'38" EAST 41.25 FEET; SOUTH 21°27'38" EAST 43.04 FEET; SOUTH 0°00'17" WEST 28.95 FEET; SOUTH 34°41'56" WEST 114.30 FEET; SOUTH 2°01'49" WEST FOR 761.91 FEET; THENCE NORTH 89°52'05" WEST 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 16.35 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBURRY SURVEYING 10/23/2014
- DEED OF RECORD 2014 PAGE 25641 WILLIAMS TO DIAMOND DEVELOPMENT II
- DEED OF RECORD 2004 PAGE 112595 THOMAS TO DIAMOND DEVELOPMENT II
- SURVEY PLAT OF RECORD MIDLAND FARM SUBDIVISION BY HENRY N. CONWAY 8/13/1951

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).



REVISION	BY	DATE
AS PER CITY OF BRYANT	MN	9/7/22

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GarNat Engineering, LLC
P.O. Box 116 (72018)
3825 Mt. Carmel Road
Bryant, AR 72022
Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

STATE OF ARKANSAS
Vernon J. Williams
REGISTERED PROFESSIONAL ENGINEER
NO. 9551

09-07-2022

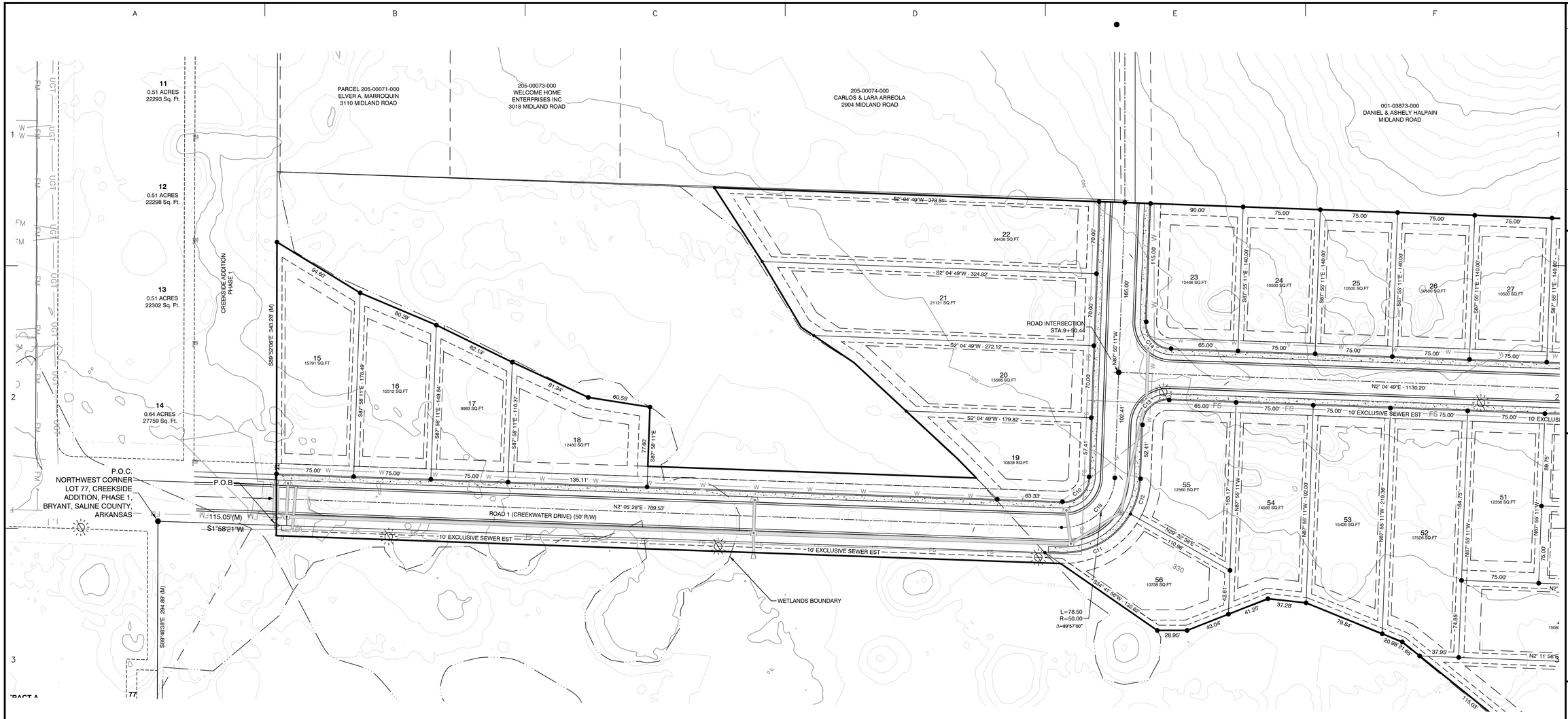
CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 18054

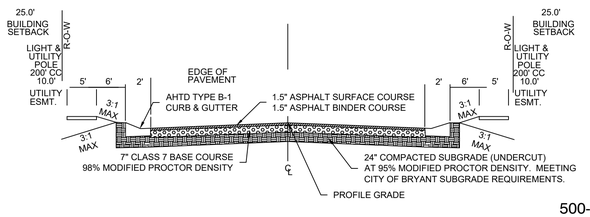
DATE: AUGUST 2022

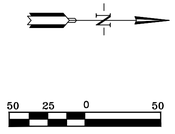
SHEET NO: 1

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\[MXD\18054 ADDition-Phase-II-NEW2022-PRELIM-UTILITY.mxd]



SUBDIVISION STREET CROSS SECTION





SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C15	78.50	50.00	N42° 56' 41"W	70.68
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

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

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF
THE NORTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

08-24-2022

CONTENTS:
PRELIMINARY
PLAT
SOUTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
2

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\SWDp\18054 DESIGN Creekside Addition Phase 2 Rev 031722-PRELIM UTILITY.dwg

MIDLAND ROAD

ROAD 2 (50' R/W)

ROAD 3 (50' R/W)

ROAD INTERSECTION
STA 9+87.30

START
EXCLUSIVE
EASEMENT

END EXCLUSIVE
EASEMENT

10' EXCLUSIVE SEWER EST

20' ESE

R/W AREA

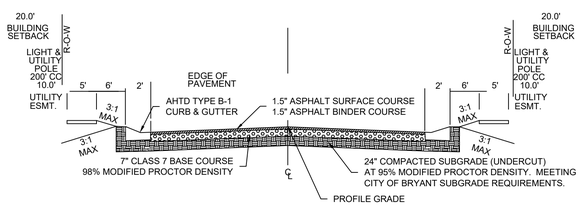
RIGHT OF WAY
11648 SQ.FT

001-03318-000
ROBERT J EARLE
REVOCABLE TRUST

840-11634-200
DIAMOND DEVELOPMENT II

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C10	39.25	25.00	N42° 56' 41"W	35.34
C11	81.79	75.00	N29° 12' 46"W	77.80
C12	35.95	75.00	N74° 11' 16"W	35.61
C13	39.27	25.00	N42° 55' 11"W	35.36
C14	39.27	25.00	S47° 04' 49"W	35.36
C16	12.25	25.00	S11° 57' 22"E	12.13
C17	48.18	60.00	S2° 59' 15"E	46.90
C18	48.61	60.00	S43° 13' 31"W	47.29
C19	61.35	60.00	N84° 16' 23"W	58.71
C20	123.28	60.00	N3° 52' 51"E	102.71
C21	23.55	25.00	S60° 56' 08"E	22.69
C22	62.25	60.00	S63° 40' 33"E	347.14
C23	45.35	60.00	N64° 56' 44"E	344.85
C24	47.08	60.00	N20° 48' 40"E	45.88
C25	46.87	60.00	N24° 02' 55"W	45.69
C26	48.89	60.00	N69° 46' 22"W	47.55
C27	51.07	60.00	S62° 29' 51"W	49.54
C28	23.55	25.00	S65° 05' 46"W	22.69
C15	78.50	50.00	N42° 56' 41"W	70.68

SUBDIVISION STREET CROSS SECTION



50 25 0 50

SURVEY PLAT CODE:
500-01S-14W-0-12-304-62-1573

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DATE	REVISION	BY
9/7/22	AS PER CITY OF BRYANT	MN

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NO. 9551
VERNON L. WILLIAMS

09-07-2022

CONTENTS:
PRELIMINARY PLAT
NORTH HALF

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
3

J:\Projects\2018 Projects\18054 Creekside Addition\Drawings\DWGs\18054 CESDA Creekside Addition (Phase 2 Rd-00722-PRELIM-UTILITY.dwg)

PARCEL 205-00071-000
ELVER A. MARROQUIN
3110 MIDLAND ROAD

205-00073-000
WELCOME HOME
ENTERPRISES INC
3018 MIDLAND ROAD

205-00074-000
CARLOS & LARA ARREOLA
2904 MIDLAND ROAD

001-03873-000
DANIEL & ASHELY HALPAIN
MIDLAND ROAD

001-03318-000
ROBERT J EARLE
REVOCABLE TRUST

840-11634-200
DIAMOND DEVELOPMENT II

CREEKSIDE ADDITION
PHASE 1

ROAD INTERSECTION
STA:11+15.44

ROAD INTERSECTION
STA:9+50.44

ROAD INTERSECTION
STA:5+82.30

ROAD 1 (CREEKWATER DRIVE) (50' R/W)

ROAD 2 (50' R/W)

ROAD 3 (50' R/W)

N2°05'28"E-769.53

N2°04'49"E-1130.20'

N87°55'11"W-165.00'

N87°55'11"W-269.25'

L=78.50
R=50.00
Δ=89°57'00"

WETLANDS BOUNDARY

FES-3
ROAD STA:2+36.9
RIM:328.83
INV OUT:326.41-48" X 24"

FES-4
ROAD STA:2+64.5
RIM:328.42
INV IN:326.00-48" X 24"

CI-17 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:0+17.5
RIM:330.90
INV OUT:326.04-18" RCP

CI-14 5' DIA ARDOT TYPE MO
ROAD STA:0+17.2
RIM:330.90
INV IN:326.58-24" ADS
INV IN:326.00-18" RCP

CI-13 5' DIA ARDOT TYPE MO & WEIR-3
ROAD STA:4+71.0
RIM:330.85
INV IN:326.22-30" ADS
INV IN:326.22-18" RCP
INV OUT:326.22-24" ADS
INV OUT:326.22-18" ADS

CI-16 4' DIA ARDOT TYPE MO
ROAD STA:4+70.8
RIM:330.85
INV OUT:326.26-18" RCP

CI-15 4' DIA ARDOT TYPE MO
ROAD STA:7+75.7
RIM:333.67
INV OUT:328.82-18" RCP

CI-12 5' DIA ARDOT TYPE MO
ROAD STA:7+76.7
RIM:333.76
INV IN:328.00-18" ADS
INV IN:328.00-18" RCP
INV OUT:326.40-30" ADS

CI-9 4' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:9+75.0
RIM:338.09
INV OUT:333.59-18" RCP

CI-10 4' DIA ARDOT TYPE MO
ROAD STA:9+25.8
RIM:336.92
INV IN:332.36-18" RCP
INV OUT:332.36-18" ADS

JB-2 4'X4' ARDOT TYPE E
ROAD STA:8+21.5
RIM:334.01
INV IN:329.53-18" ADS
INV OUT:329.43-18" ADS

CI-1 4' DIA ARDOT TYPE MO
ROAD STA:5+59.5
RIM:340.32
INV IN:336.29-18" RCP

CI-2 4' DIA ARDOT TYPE MO
ROAD STA:5+58.7
RIM:340.26
INV IN:335.18-18" RCP
INV OUT:335.28-18" RCP

CI-3 5' DIA ARDOT TYPE MO
ROAD STA:6+16.0
RIM:339.18
INV IN:330.66-36" ADS
INV OUT:333.75-18" RCP

CI-4 5' DIA ARDOT TYPE MO
ROAD STA:7+95.0
RIM:335, JB-3 5'X5' ARDOT TYPE E & WEIR-1
INV IN:330.58-36" AD
INV OUT:330.58-36" AD
INV OUT:330.58-36" RC

CI-5 5' DIA ARDOT TYPE MO
ROAD STA:7+95.3
RIM:335.93
INV IN:330.59-36" RCP

CI-7 5' DIA ARDOT TYPE MO W_3'-6" WING
ROAD STA:10+86.7
RIM:334.92
INV OUT:330.56-30" RCP

CI-6 5' DIA ARDOT TYPE MO
ROAD STA:10+60.7
RIM:334.89
INV IN:330.54-36" ADS
INV IN:330.54-30" RCP

CI-8 5' DIA ARDOT TYPE MO
ROAD STA:0+00.0
RIM:335.67
INV OUT:330.08-30" ADS

FES-1
ROAD STA:???
RIM:331.79
INV IN:330.07-18" ADS

JB-1 5'X5' ARDOT TYPE E & WEIR-2
ROAD STA:1+42.7
RIM:333.71'
INV IN:330.00-30" ADS

49'-18" RCP @ 2.50%
454'-24" ADS @ -0.08%
32'-18" RCP @ 0.12%
26'-48" X 24" @ 1.50%
33'-18" RCP @ 2.50%
308'-30" ADS @ 0.06%
57'-18" ADS @ 2.50%
113'-18" ADS @ 2.50%
57'-18" RCP @ -2.50%
40'-18" RCP @ -2.50%
179'-36" ADS @ -0.05%
173'-36" ADS @ -0.05%
92'-36" ADS @ -0.05%
32'-36" RCP @ -0.05%
42'-30" RCP @ 0.05%
17'-18" ADS @ 2.50%
145'-30" ADS @ 0.06%

5	SQ.FT	
15	15791 SQ.FT	
18	14436 SQ.FT	
19	14224 SQ.FT	
20	15566 SQ.FT	
21	21121 SQ.FT	
22	24000 SQ.FT	
26	11500 SQ.FT	
27	10500 SQ.FT	
30	10500 SQ.FT	
31	10500 SQ.FT	
32	10500 SQ.FT	
33	10500 SQ.FT	
35	9600 SQ.FT	
36	9500 SQ.FT	
37	10680 SQ.FT	
39	14224 SQ.FT	
40	15680 SQ.FT	
41	13709 SQ.FT	
43	13388 SQ.FT	
44	13747 SQ.FT	
45	2241 SQ.FT	
46	12003 SQ.FT	
47	17434 SQ.FT	
48	15067 SQ.FT	
49	11028 SQ.FT	
51	12356 SQ.FT	
52	17928 SQ.FT	
53	15408 SQ.FT	

80 40 0 80

BY								
REVISION								
DATE								

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-10-2022

CONTENTS:

DRAINAGE PLAN

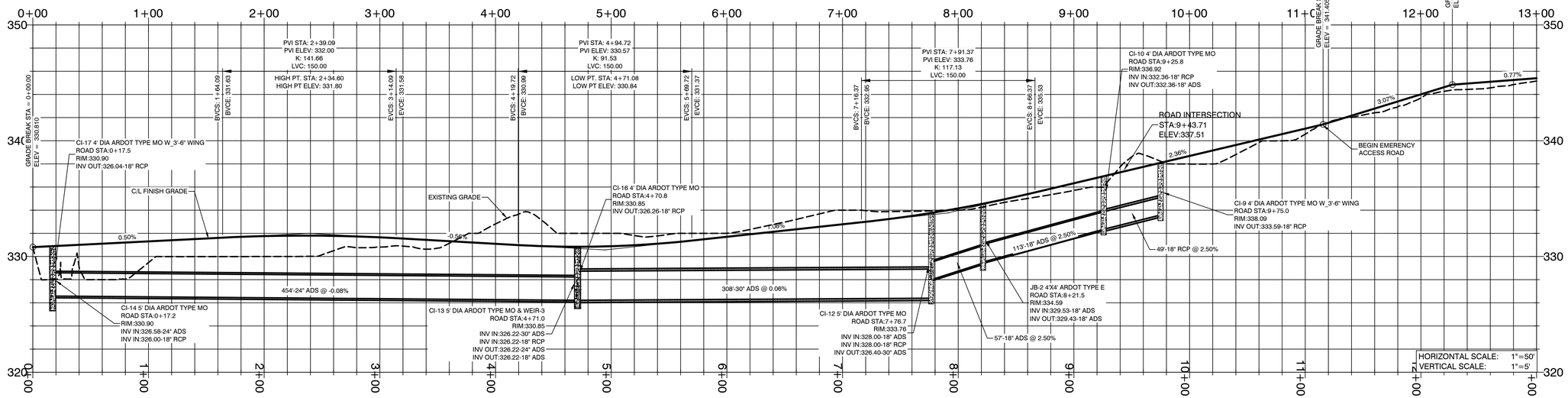
PROJECT NO:
18054

DATE:
JULY 2022

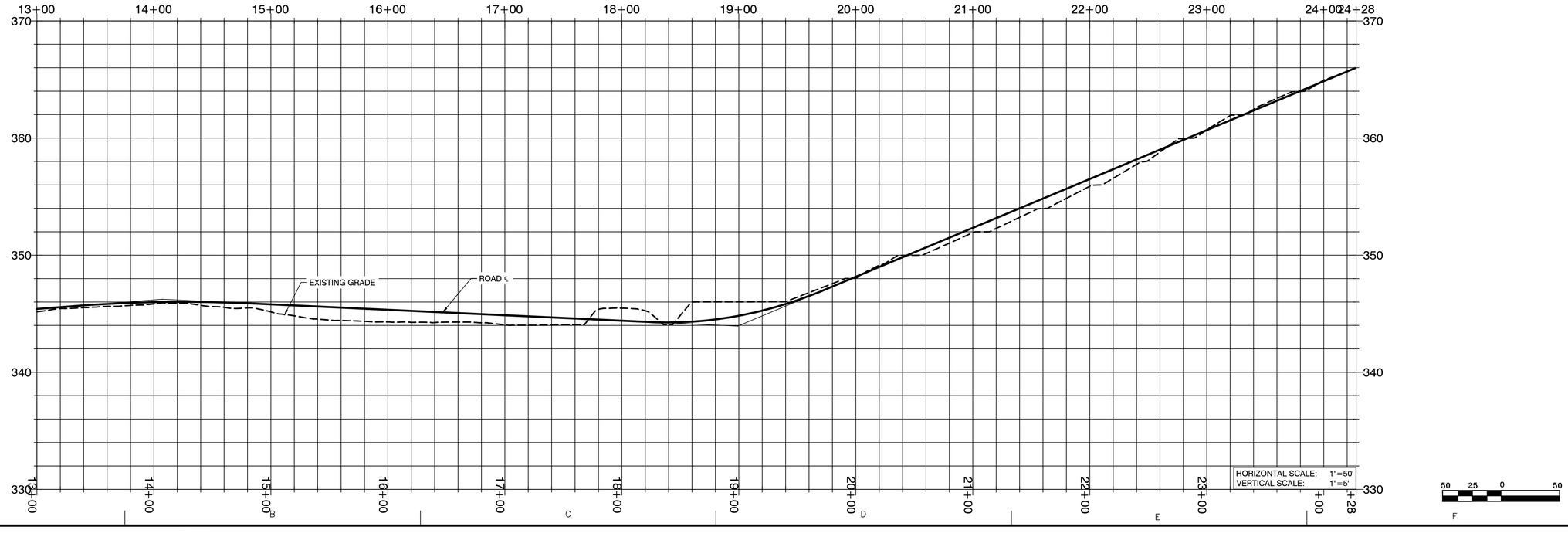
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4

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ROAD 1 PROFILE



ROAD 1 PROFILE



BY	DATE	REVISION

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CONTENTS:

ROAD PROFILES

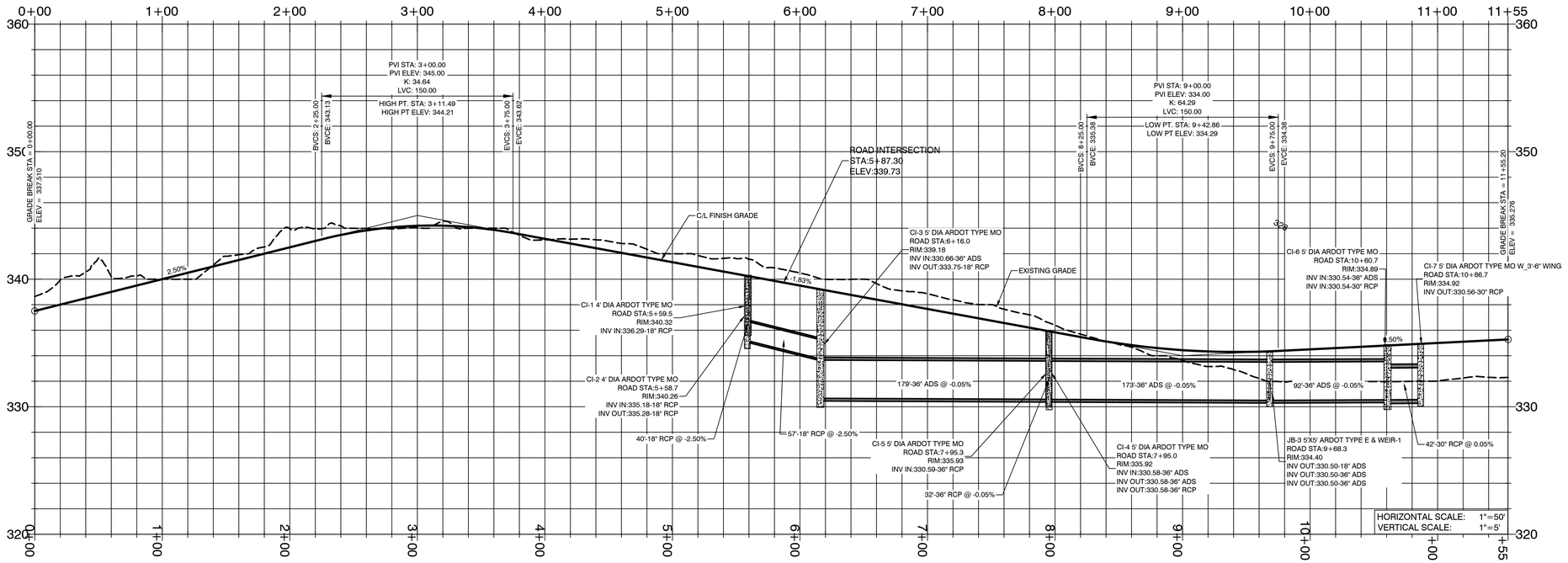
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DATE: JULY 2022

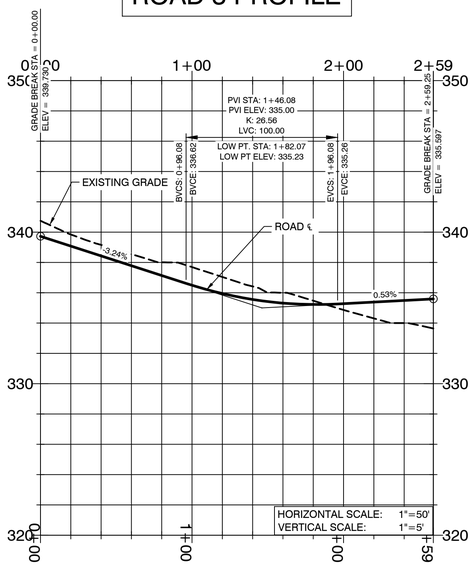
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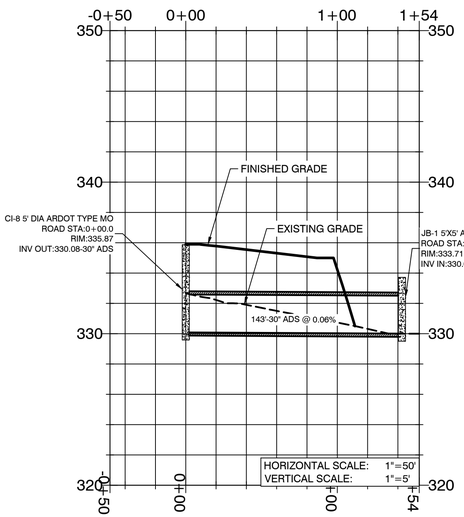
ROAD 2 PROFILE



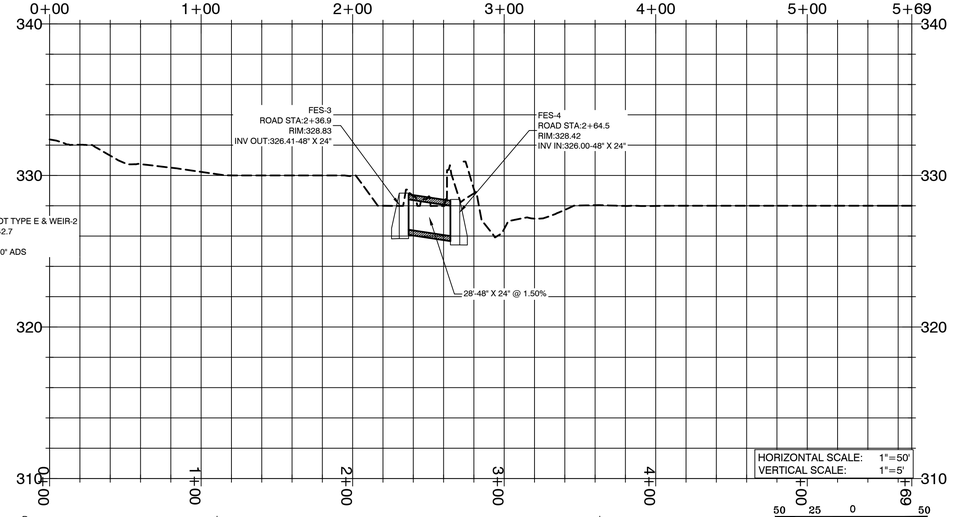
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



DATE	REVISION	BY

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CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF
THE NORTHWEST QUARTER
SECTION 12, T-1-S, R-14-W,
SALINE COUNTY, ARKANSAS

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

08-10-2022

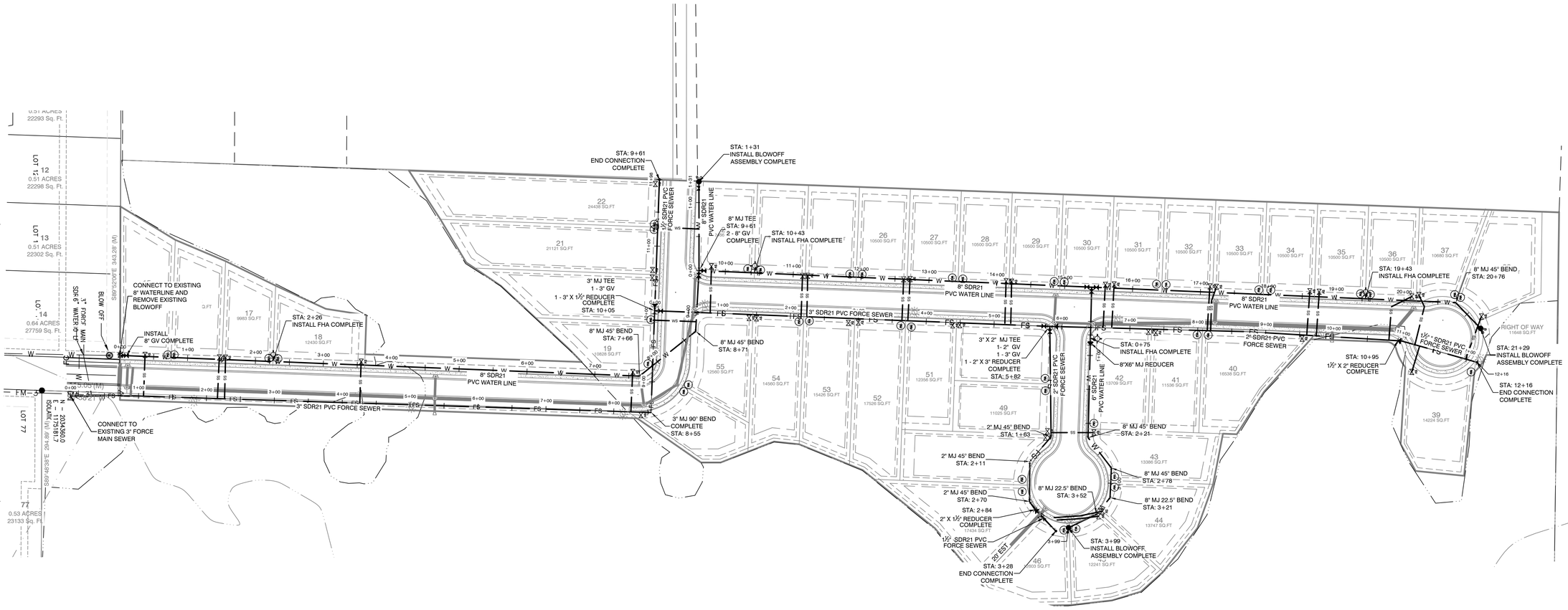
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DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

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6

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SITE LEGEND:

- FIRE HYDRANT (FHA)
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- WATER METER
- SEWER SERVICE CONNECTION
- W — PROPOSED WATER MAIN
- FS — PROPOSED FORCE SEWER MAIN
- SS — SEWER SERVICE CONNECTION
- WS — WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9982 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
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
BACK - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

80 40 0 80

SURVEY LEGEND

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

NOTES:

1. BURIED UTILITIES ARE LOCATED AT THE SITE. CONTACT ARKANSAS ONE CALL & WHERE APPROPRIATE THE UTILITY COMPANIES PRIOR TO DIGGING.
2. ALL UNRESTRAINED WATER LINE FITTINGS SHALL BE INSTALLED WITH A CONCRETE THRUST BLOCK FOR JOINT RESTRAINT.
3. 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.
4. ALL WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
5. ALL SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=
6. ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.

DATE	REVISION	BY
9/7/22	AS PER CITY OF BRYANT	MN
9/9/22	RELOCATED FIRE HYDRANT	MN

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09-09-2022

CONTENTS:

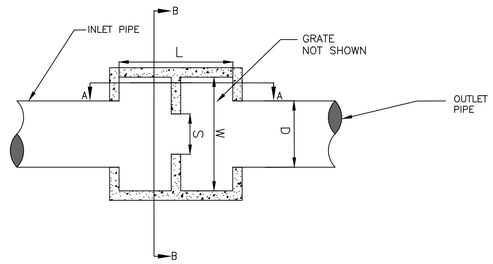
WATER & SEWER UTILITY PLAN

PROJECT NO: 18054

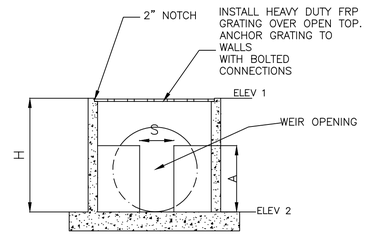
DATE: AUGUST 2022

SHEET NO: 7

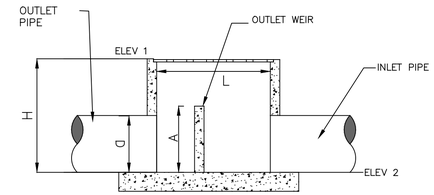
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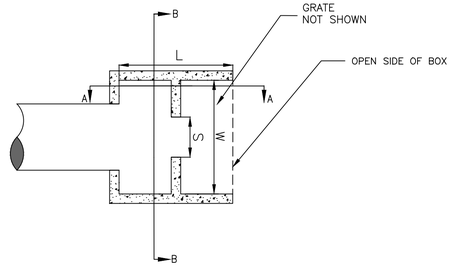
OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
NOT TO SCALE



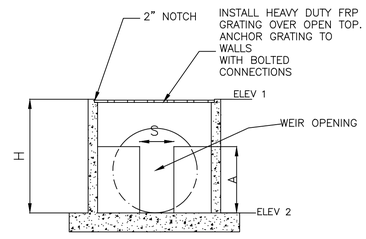
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION B-B
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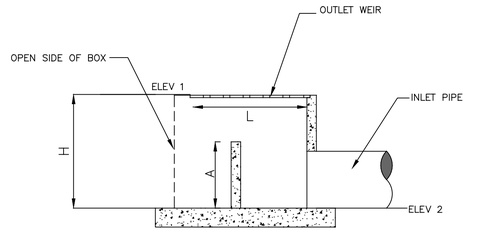
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION A-A
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
PLAN VIEW
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION B-B
NOT TO SCALE



OUTLET STRUCTURE - WEIR 2
SECTION A-A
NOT TO SCALE

OUTLET STRUCTURE								
OUTLET STRUCTURE	L	W	H	ELEV 1	ELEV 2	S	A	D
WEIR #1	4'-0"	4'-0"	3'-11"	334.40	330.50	1'-3"	3'-0"	18"
WEIR #2	4'-0"	4'-0"	3'-9"	333.71	330.00	0'-3"	2'-6"	
WEIR #3	4'-0"	4'-0"	4'-8"	330.85	326.22	1'-6"	2'-6"	18"

DETENTION OUTLET NOTES:

1. ALL CONCRETE WALLS SHALL BE A MINIMUM OF 6" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.
2. BOTTOM SLAB SHALL BE 12" THICK & REINFORCED WITH #4'S @ 12" O.C. BOTH WAYS.

BY	REVISION	DATE

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CREEKSIDE ADDITION PHASE 2

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08-10-2022

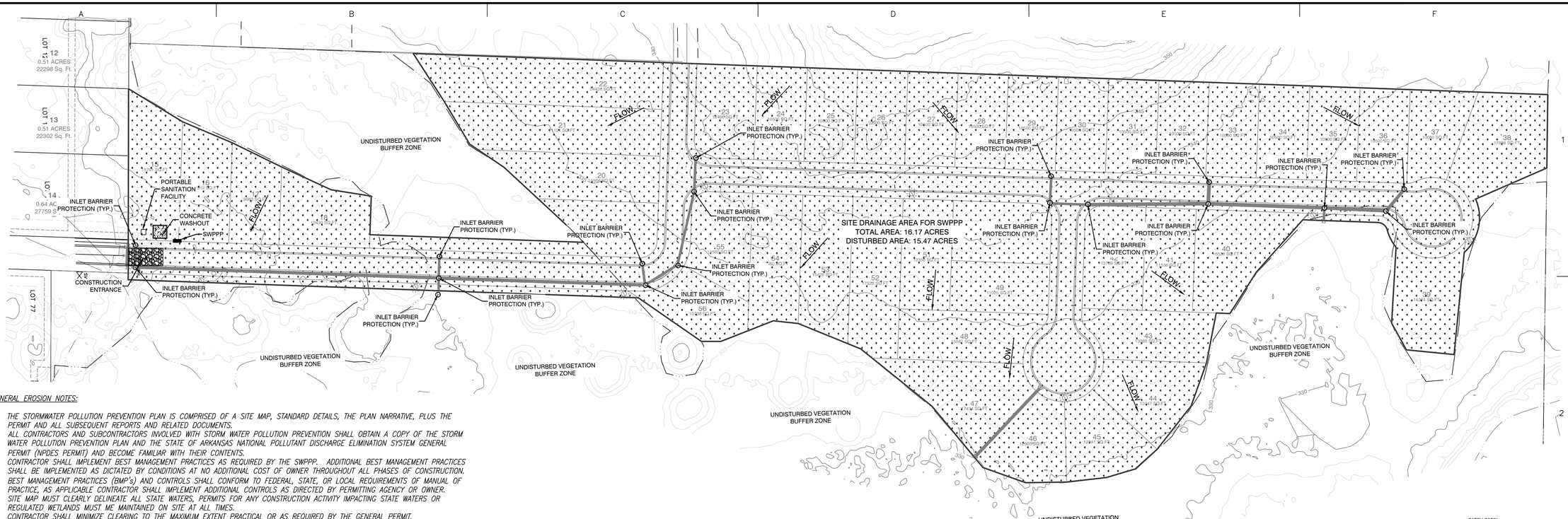
CONTENTS:
OUTLET STRUCTURE DETAILS

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 8

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GENERAL EROSION NOTES:

1. *THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF A SITE MAP, STANDARD DETAILS, THE PLAN NARRATIVE, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.*
2. *ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.*
3. *CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.*
4. *BEST MANAGEMENT PRACTICES (BMP's) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OF MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.*
5. *SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST ME MAINTAINED ON SITE AT ALL TIMES.*
6. *CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.*
7. *GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.*
8. *ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.*
9. *SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.*
10. *DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.*
11. *RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.*
12. *ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.*
13. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.*
14. *DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.*
15. *IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF OF THE SITE.*
16. *ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.*
17. *CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.*
18. *ON–SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.*
19. *SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.*
20. *DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.*
21. *ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.*

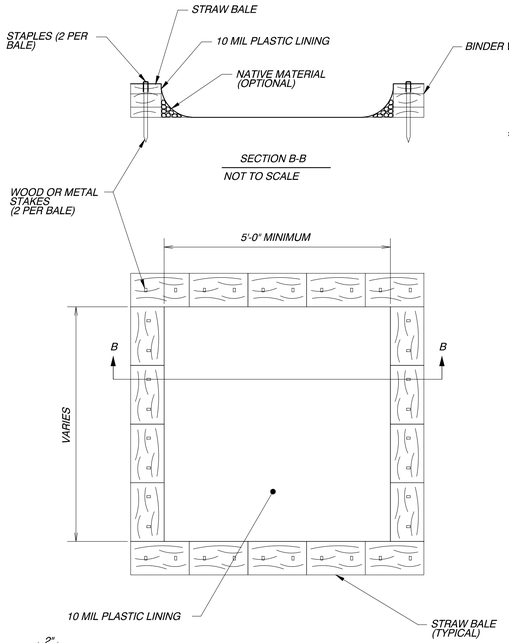
SEQUENCE OF CONSTRUCTION:

PHASE I

1. *CONSTRUCT THE SILT FENCES ON THE SITE.*
2. *CONSTRUCT THE ROCK CHECK DAMS AND SEDIMENT TRAP BASINS.*
3. *INSTALL STABILIZED CONSTRUCTION ENTRANCES.*
4. *CLEAR AND GRUB THE SITE.*
5. *PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.*
6. *HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP(S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRECONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.*
7. *BEGIN GRADING THE SITE.*

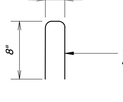
PHASE II

1. *TEMPORARILY SEED DENUDED AREAS.*
2. *INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND ROAD IMPROVEMENTS.*
3. *INSTALL RIP RAP AROUND OUTLET STRUCTURES.*
4. *INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.*
5. *PREPARE SITE FOR PAVING.*
6. *PAVE SITE.*
7. *COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.*
9. *REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)*



SECTION B-B

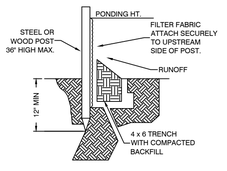
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CONCRETE WASHOUT

NOT TO SCALE

STAPLE DETAIL



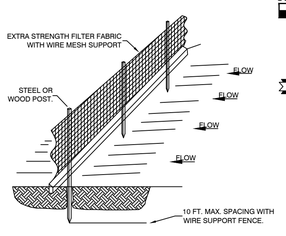
STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

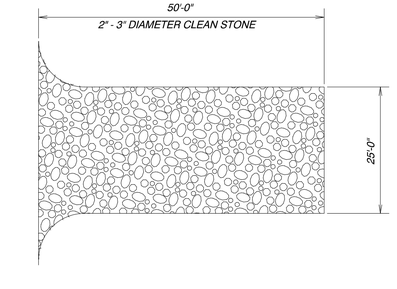
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

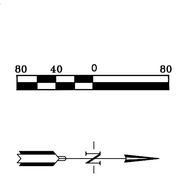


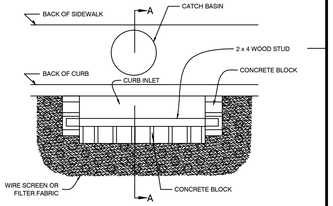
SILT FENCE



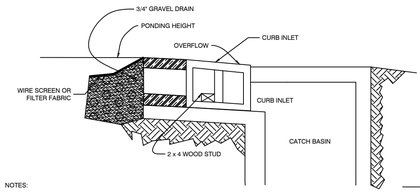
CONSTRUCTION ENTRANCE

NOT TO SCALE





PLAN VIEW



NOTES:

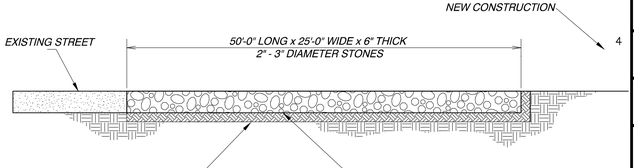
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.

3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A - A

CURB INLET SEDIMENT BARRIER



DATE	REVISION	BY
8/30/22	AS PER CITY OF BRYANT	MN

GNE Designing our client's success

GarNat Engineering, LLC

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Bryant, AR 72022

Ph (501) 408-4650
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2

PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-30-2022

CONTENTS:

EROSION CONTROL PLAN

PROJECT NO: 18054

DATE: AUGUST 2022

SHEET NO: 9

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