

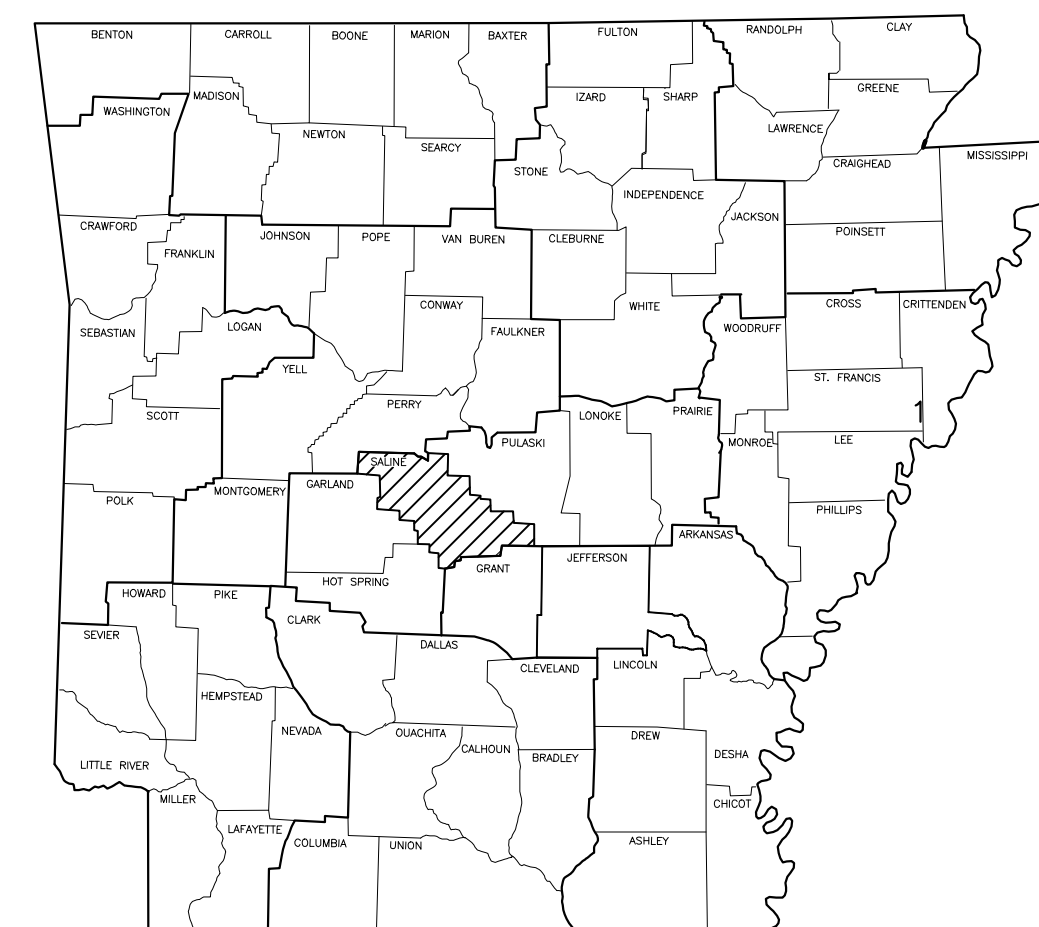
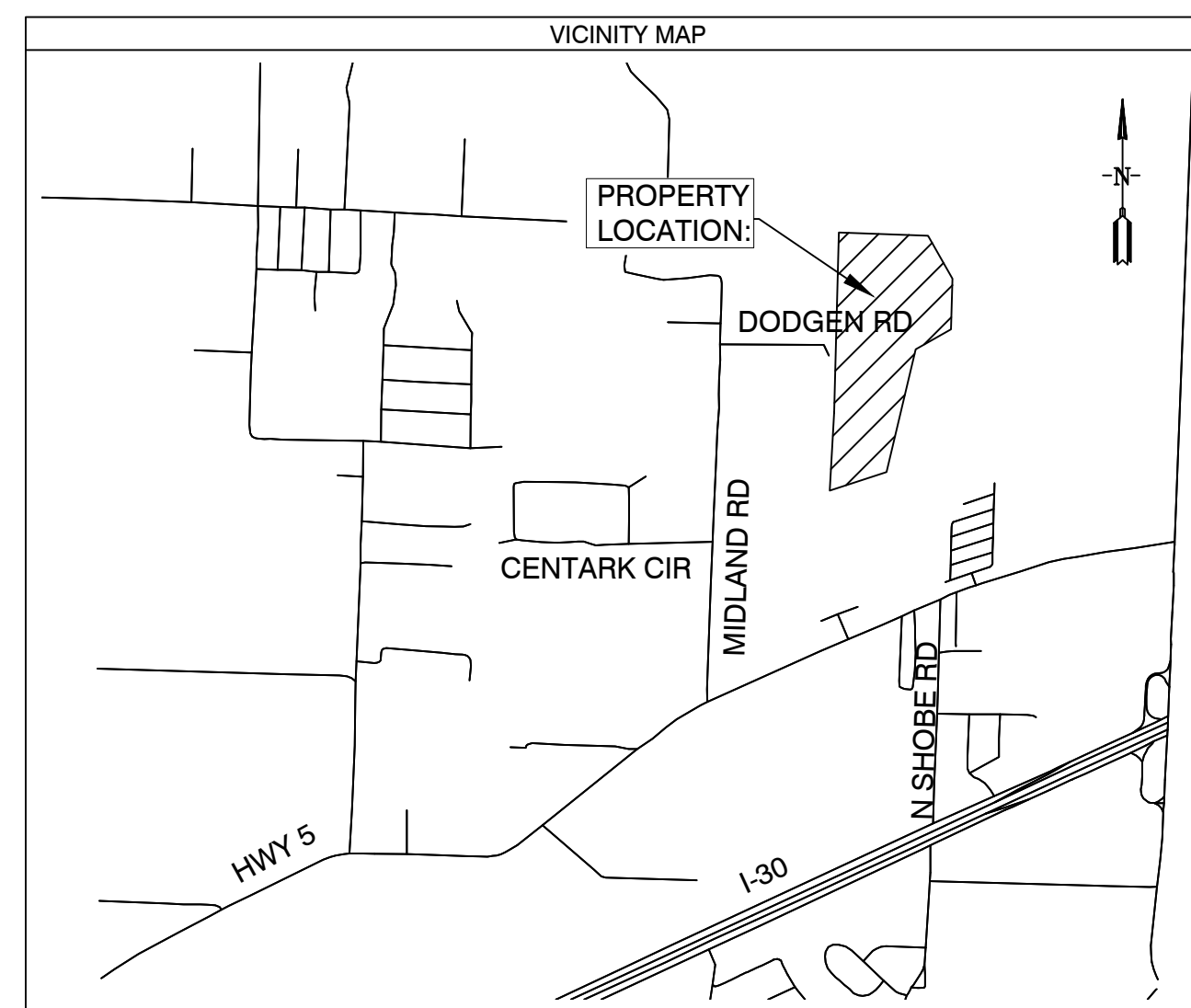
CREEKSIDE SUBDIVISION PHASE 2 BRYANT, ARKANSAS

Prepared by:
GarNat Engineering, LLC

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www.garnatengineering.com

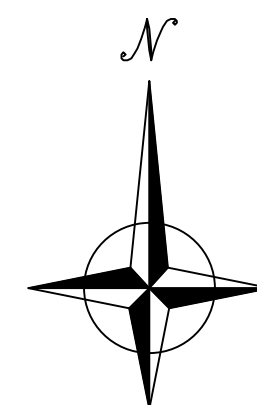
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

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

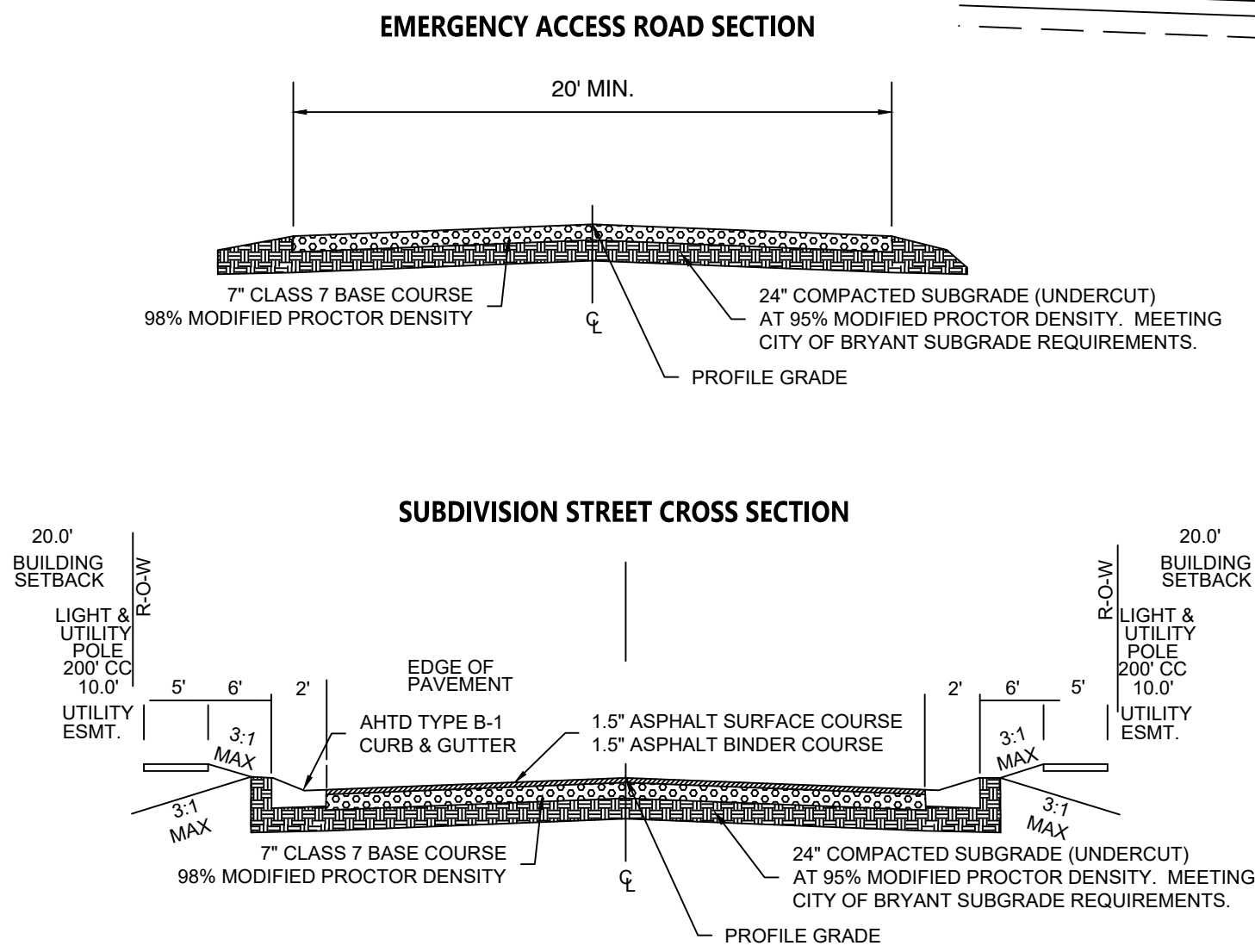
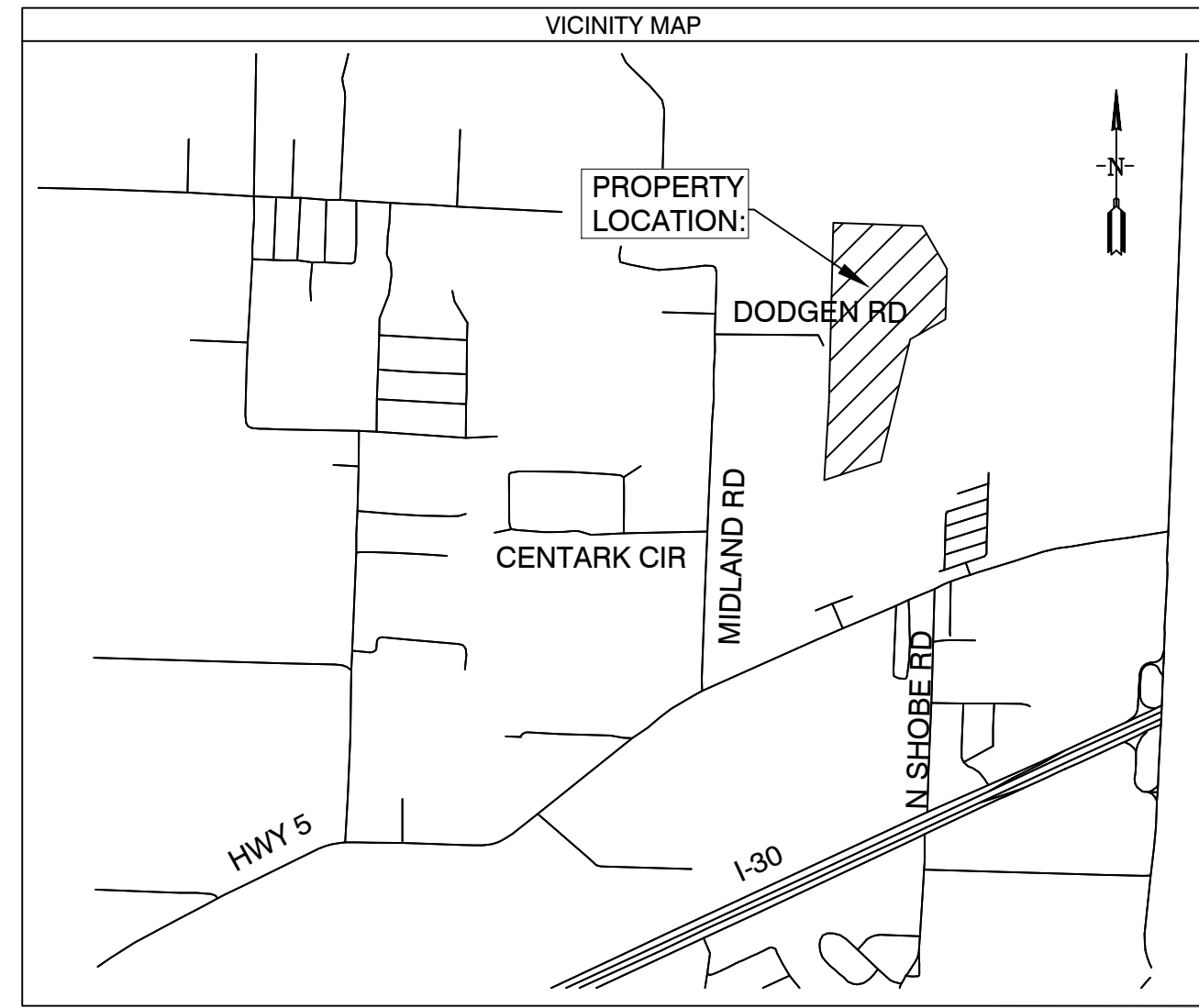


ARKANSAS

- 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 OULET STRUCTURE DETAILS
9. EROSION CONTROL PLAN



08-24-2022



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

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 #	Length	Radius	Chord Direction	Chord Length
C1	86.62	70.00	S78° 06' 51"E	81.20
C2	29.41	70.00	S62° 56' 29"W	29.19
C3	19.08	15.00	S38° 31' 41"W	17.82

PRELIMINARY PLAT CREEKSIDE ADDITION PHASE 2 SALINE COUNTY, ARKANSAS

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 CREEK 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 CREEK WATER 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 1/2 NW 1/4; THENCE NORTH 2°04'49" EAST ALONG THE WEST LINE OF SAID E 1/2 NW 1/4 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 1/4 NW 1/4 A DISTANCE OF 109.53 FEET; THENCE SOUTH 23°32'08" EAST 116.13 FEET TO THE START OF A CURVE TO THE LEFT THENCE 86.62 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 70.0', SAID CURVE HAVING A CHORD BEARING & DISTANCE OF SOUTH 78°06'51" EAST 81.20 FEET; 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°01'17" 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 16.17 ACRES MORE OR LESS.

DOCUMENTS USED:

- SURVEY PLAT OF RECORD RASBERRY 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 SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

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 RECORDING:

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 DEVELOPMENT 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 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:

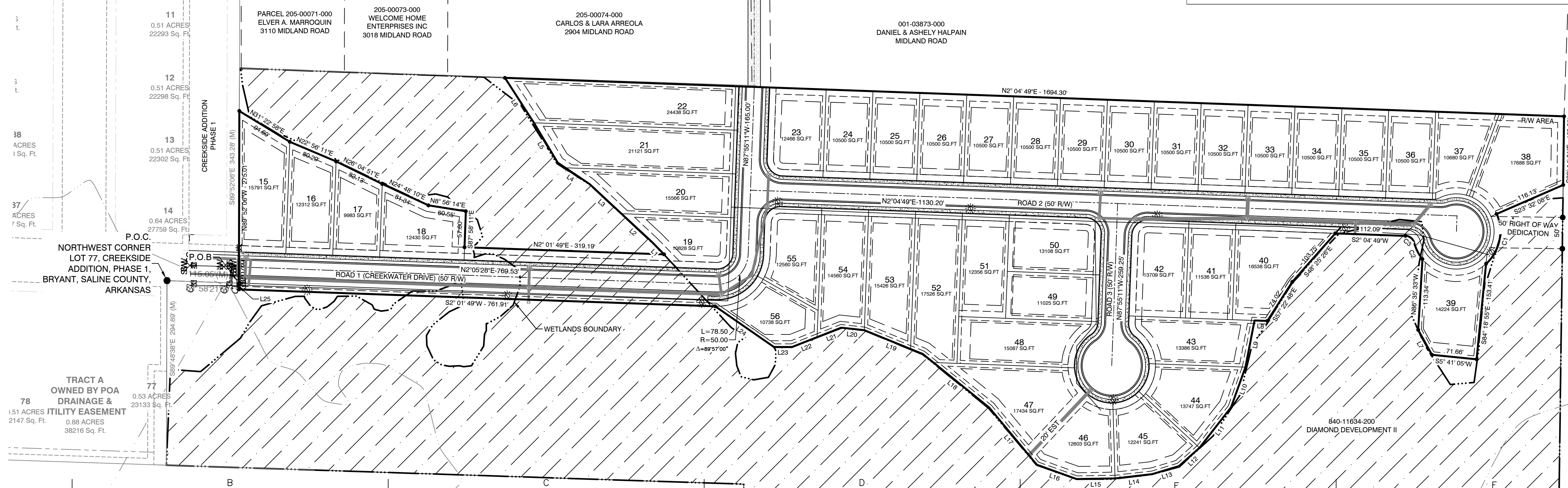
ZONING CLASSIFICATION: R-1
MIN. LOT SIZE: 9682 S.F.
MAX. LOT SIZE: 24437 S.F.
NUMBER OF LOTS: 42
SOURCE OF WATER: SALEM WATER USERS ASSOCIATION PWA
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT: 20' OR AS SHOWN
REAR: 20' OR AS SHOWN
SIDE: 5' 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: 26' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

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



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

BY: _____

REVISION: _____

DATE: _____

GNE Designing our client's success

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Ph (501) 408-4650
P.O. Box 116 (72018) 3925 Mt. Carmel Road
Bryant, AR 72022
Fx (888) 900-3068
garnatengineering@gmail.com

CREEKSIDE ADDITION PHASE 2

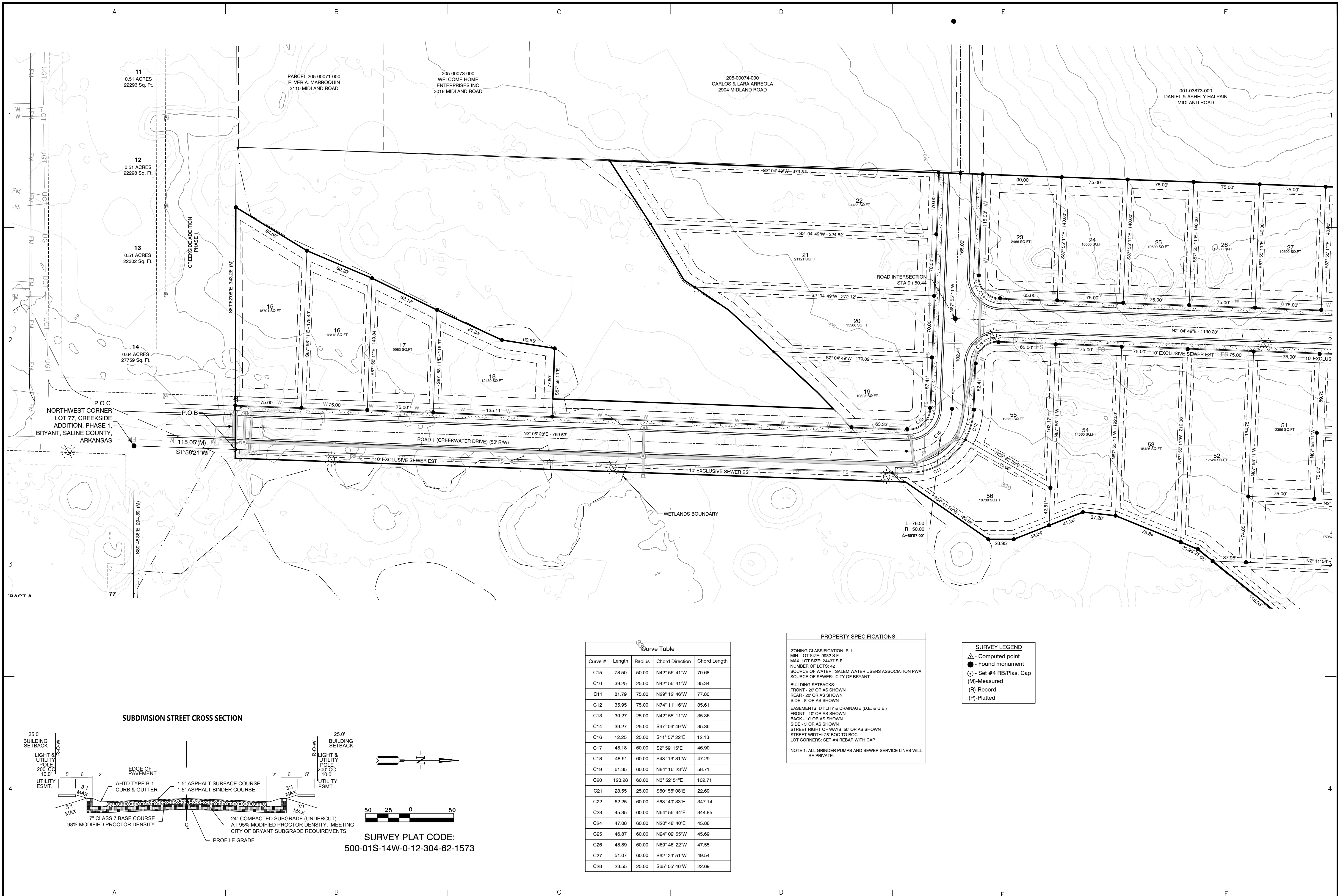
PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS

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

08-24-2022

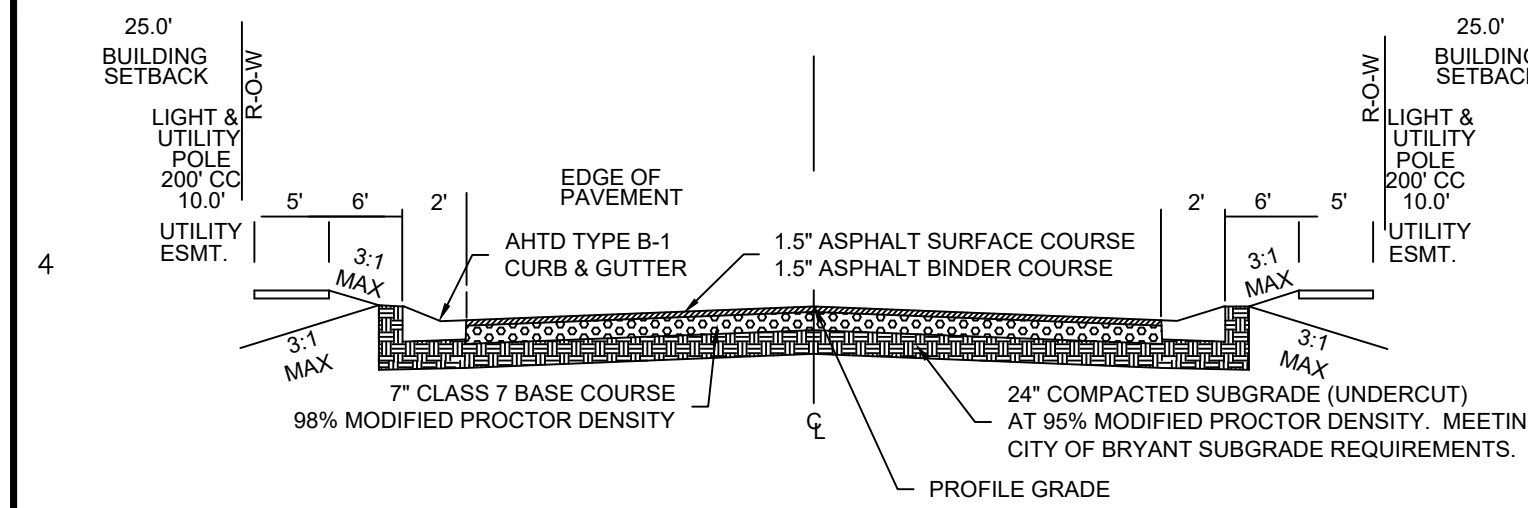
CONTENTS:
PRELIMINARY PLAT OVERALL

PROJECT NO: 18054
DATE: AUGUST 2022
SHEET NO: 1



P.O.C.
NORTHWEST CORNER
LOT 77, CREEKSIDE
ADDITION, PHASE 1,
BRYANT, SALINE COUNTY,
ARKANSAS

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' 18"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	48.81	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° 58' 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:

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 SOURCE OF SEWER: CITY OF BRYANT

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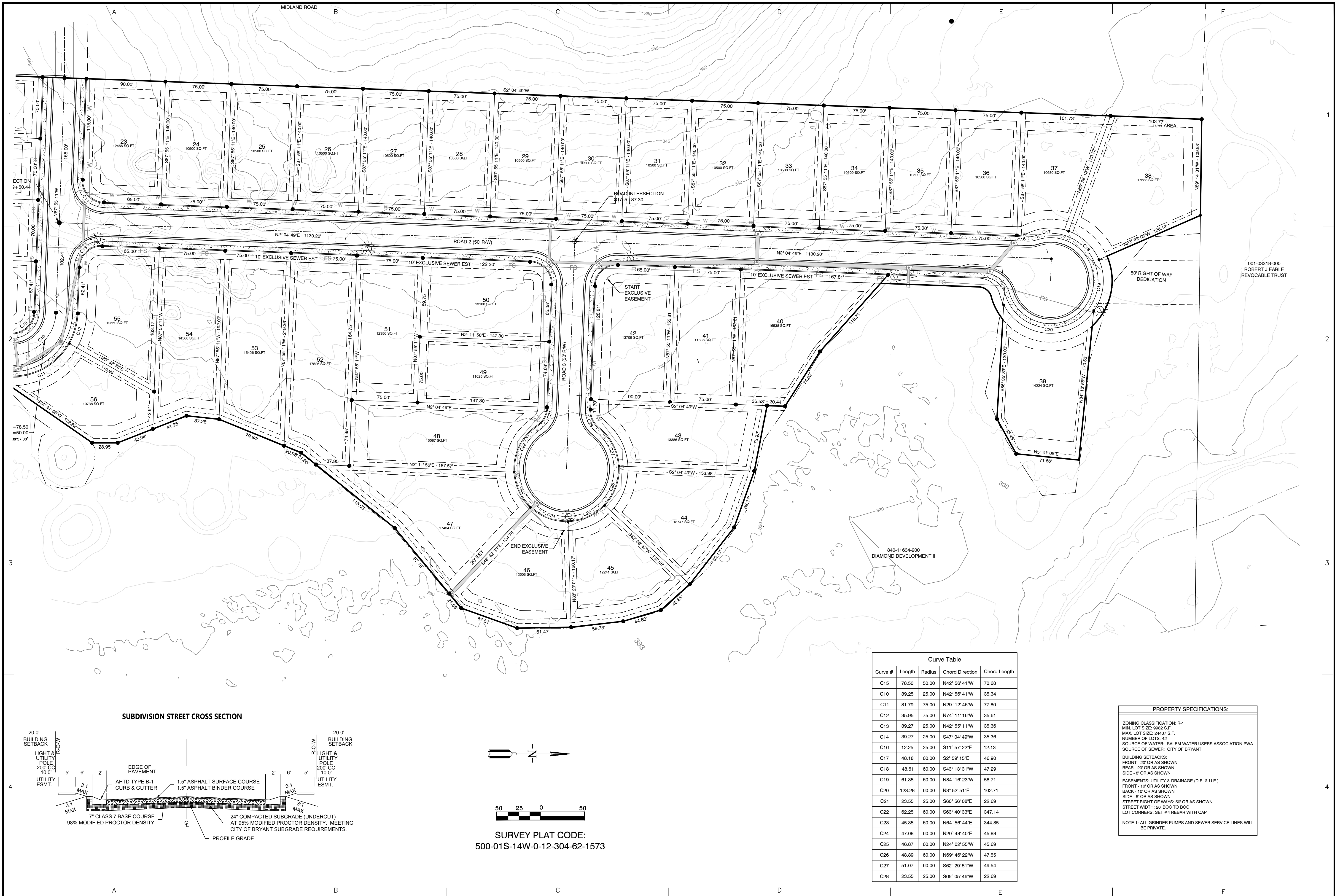
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
 FRONT - 10' OR AS SHOWN
 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 STREET RIGHT OF WAYS: 55' OR AS SHOWN
 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

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

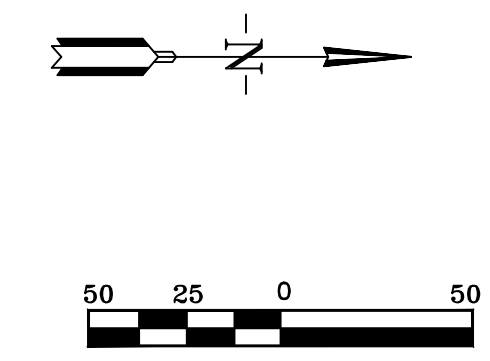
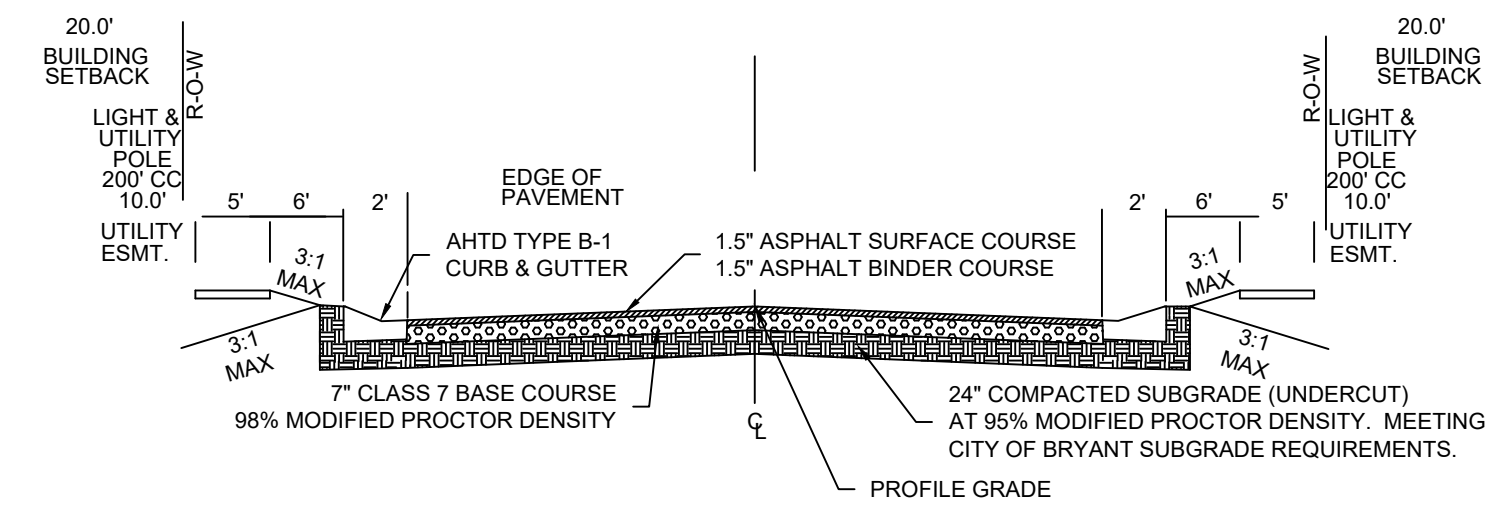
SURVEY LEGEND

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

BY		REVISION		DATE	
<p>GNE Designing our client's success</p> <p>GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@gmail.com</p>					
<p>CREEKSIDE ADDITION PHASE 2</p> <p>PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 12, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS</p>					
<p>08-24-2022</p> <p>CONTENTS:</p> <p>PRELIMINARY PLAT SOUTH HALF</p>					
<p>PROJECT NO: 18054</p> <p>DATE: AUGUST 2022</p> <p>SHEET NO: 2</p>					



SUBDIVISION STREET CROSS SECTION



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C12	35.95	75.00	N74° 11' 18" 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
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C19	61.35	60.00	N84° 16' 23" W	58.71
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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
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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

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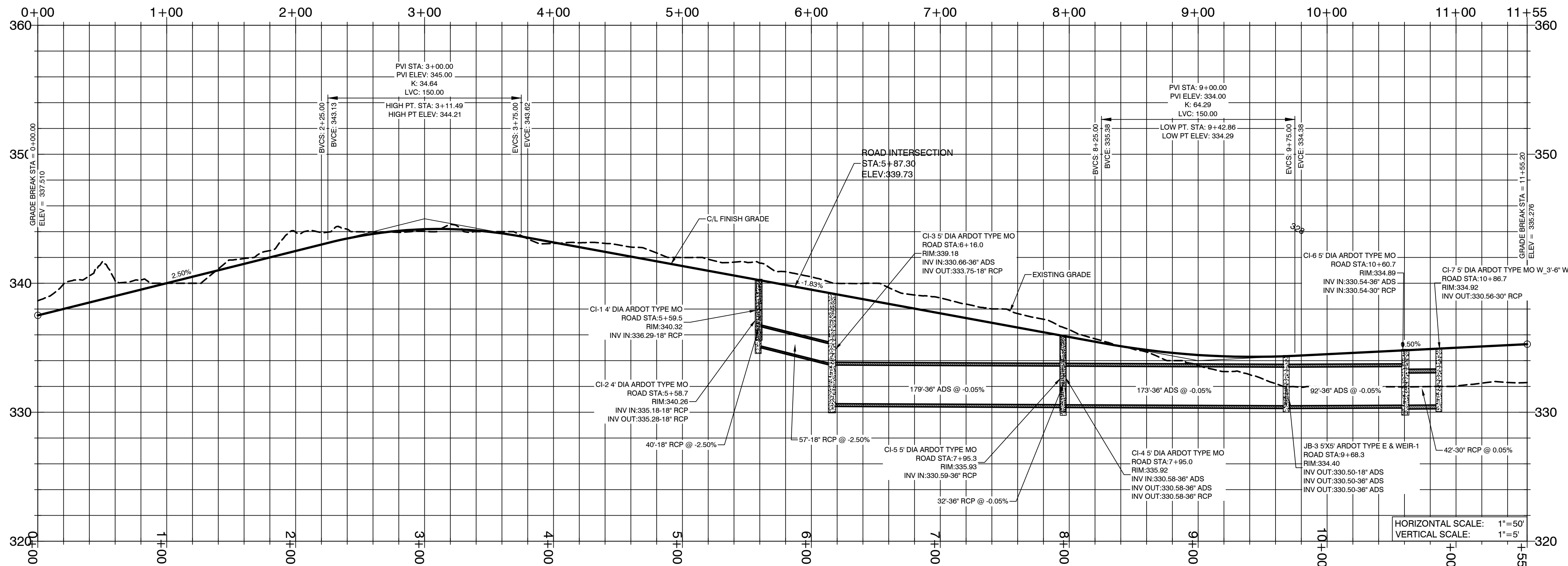
EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
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 BACK - 10' OR AS SHOWN
 SIDE - 5' OR AS SHOWN

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 STREET WIDTH: 28' BOC TO BOC
 LOT CORNERS: SET #4 REBAR WITH CAP

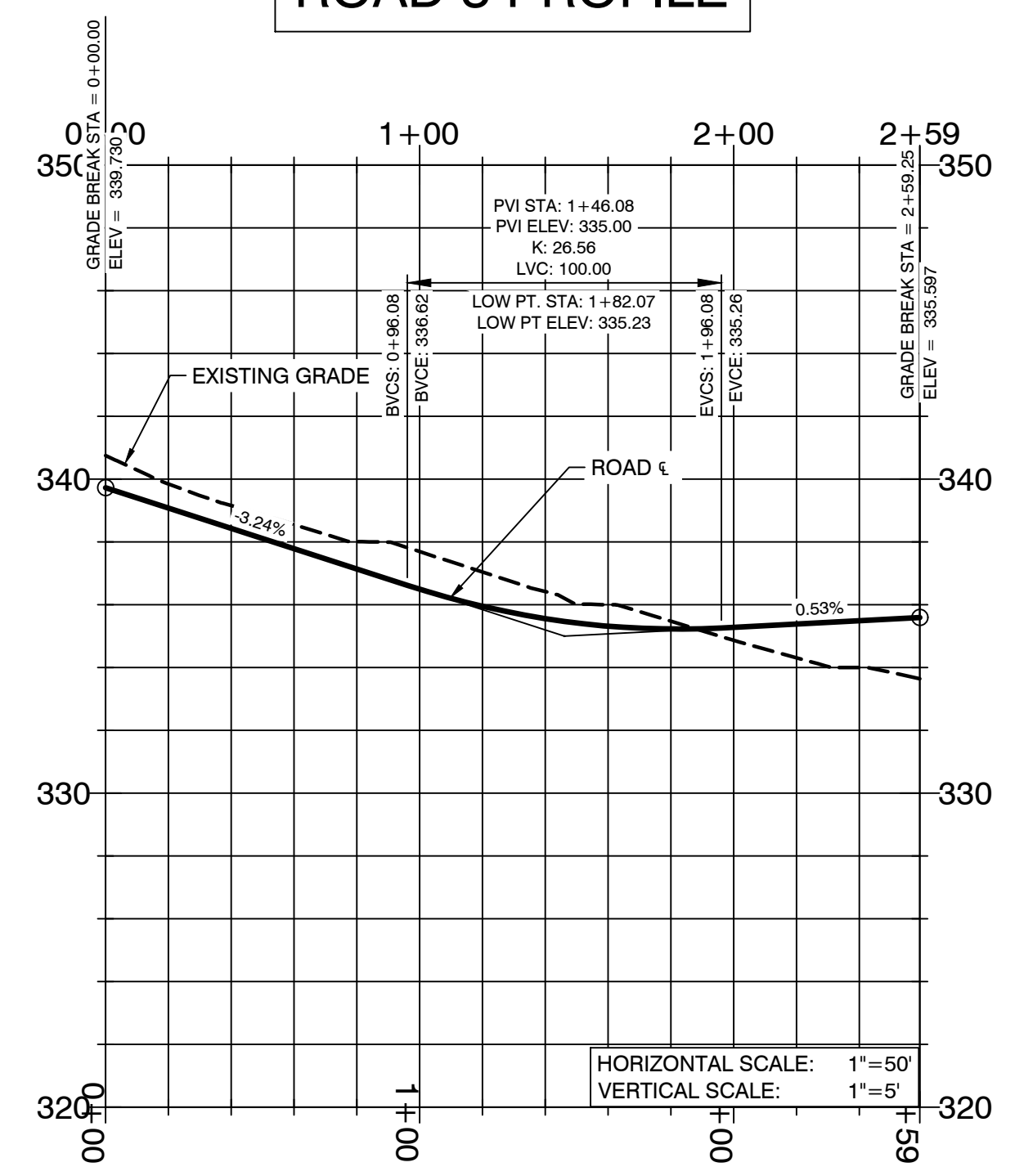
NOTE 1: ALL GRINDER PUMPS AND SEWER SERVICE LINES WILL BE PRIVATE.

BY		REVISION		DATE	
GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@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					
08-24-2022					
PRELIMINARY PLAT NORTH HALF					
PROJECT NO: 18054					
DATE: AUGUST 2022					
SHEET NO: 3					

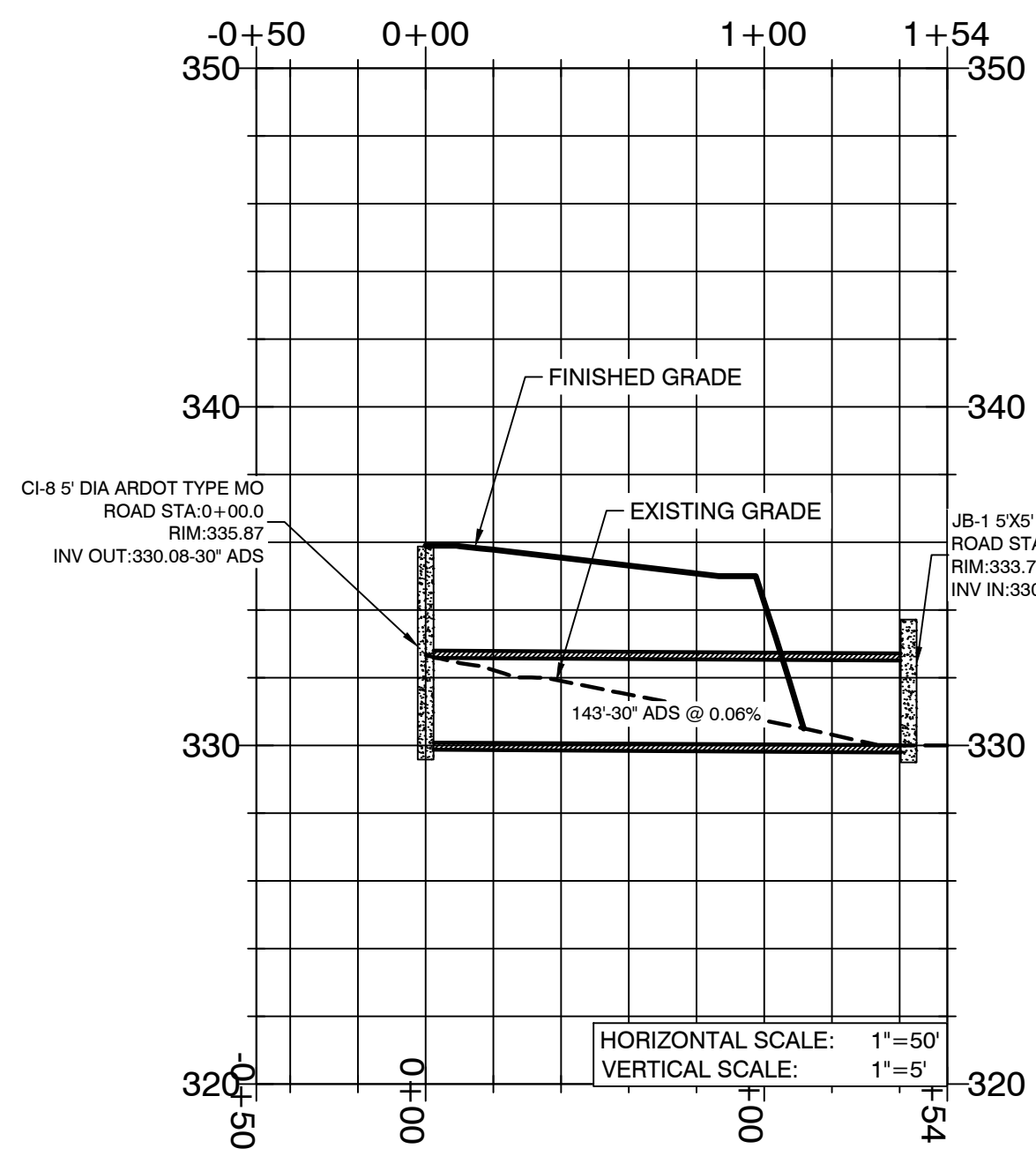
ROAD 2 PROFILE



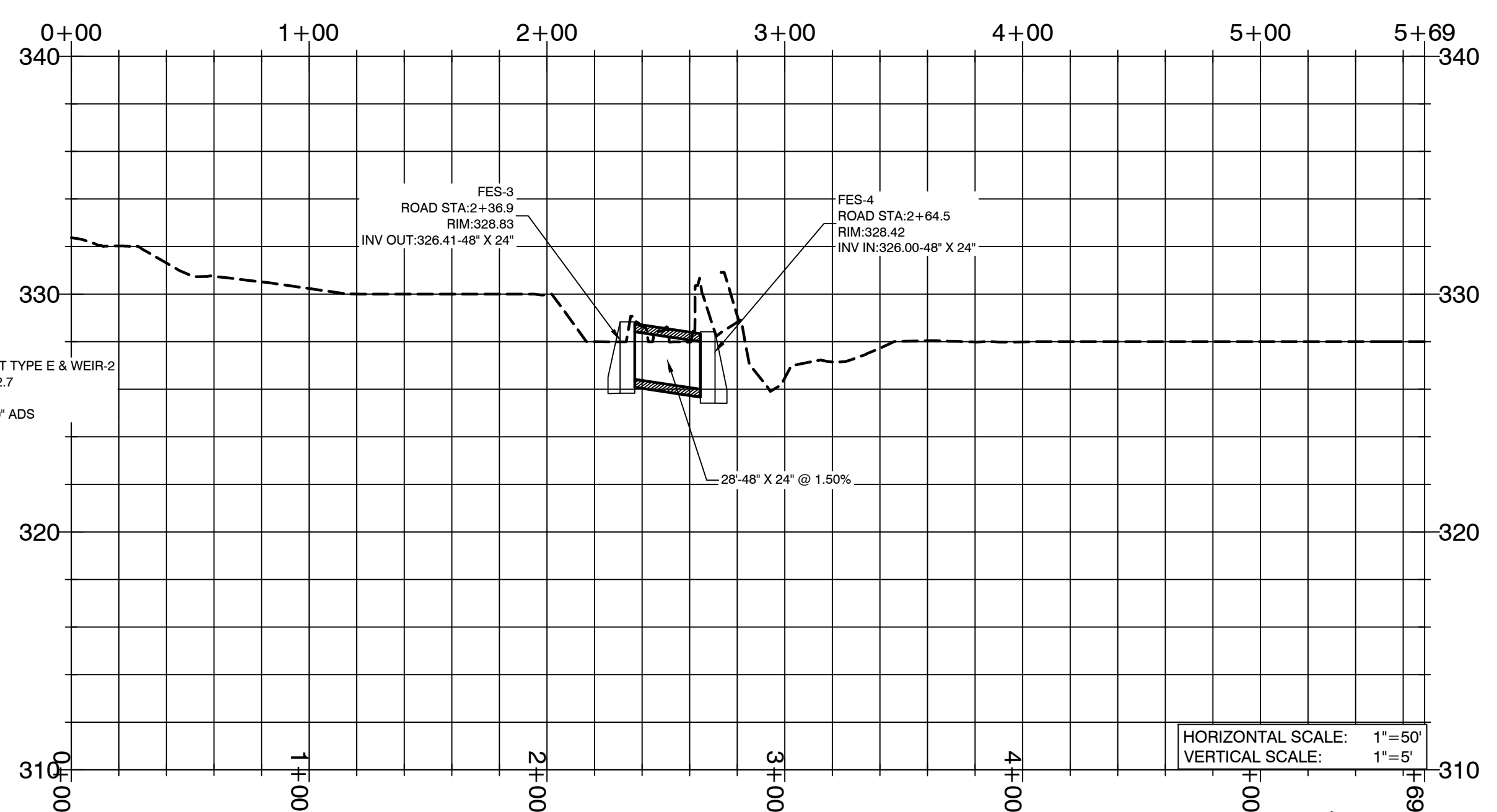
ROAD 3 PROFILE



EAST DETENTION PROFILE



DITCH CULVERT PROFILE



BY	REVISION	DATE
	1	
	2	
	3	
	4	

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



08-10-2022

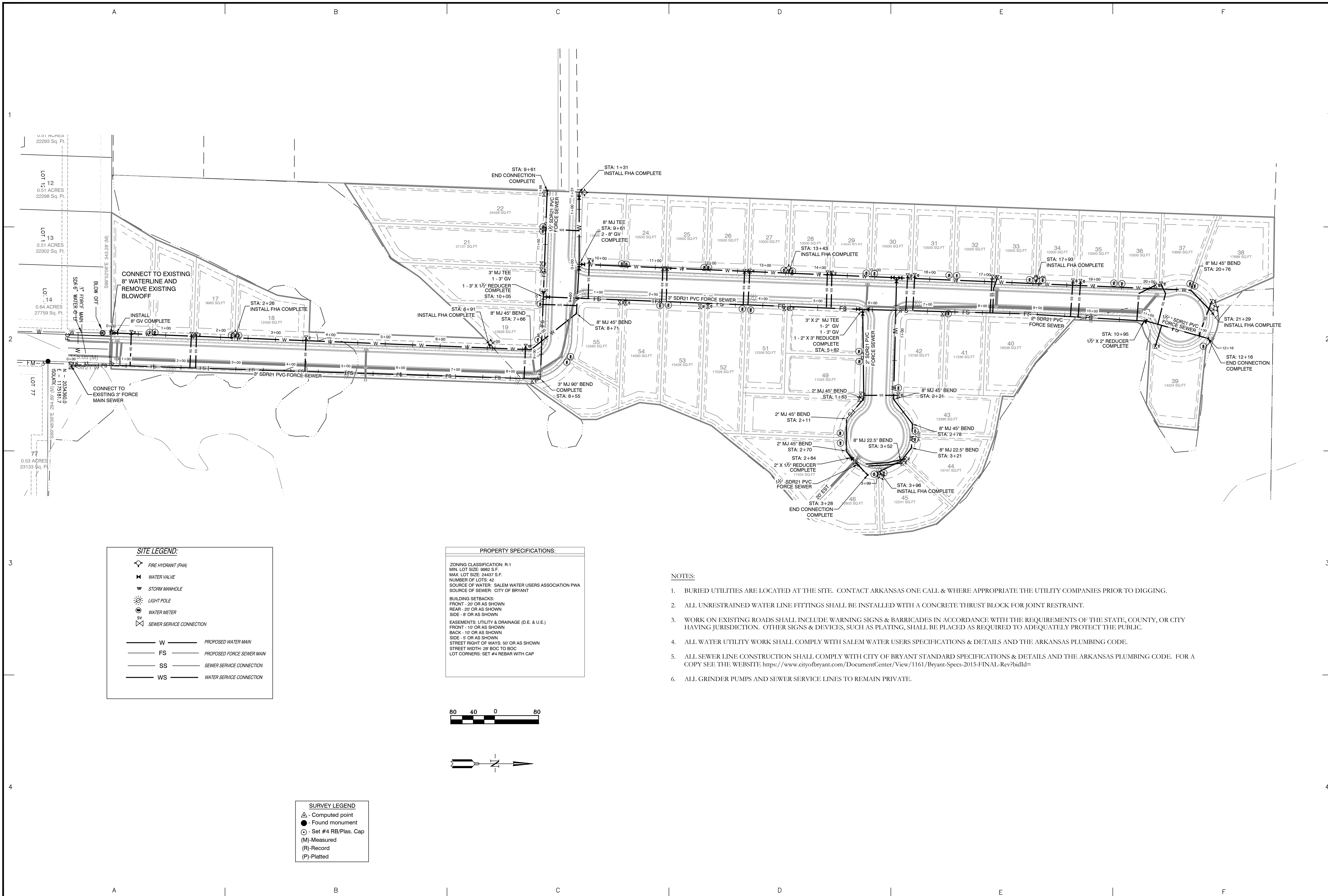
CONTENTS:
DRAINAGE PROFILES

PROJECT NO:
18054

DATE:
JULY 2022

SHEET NO:
6





SITE LEGEND:

	FIRE HYDRANT (FHA)
	WATER VALVE
	STORM MANHOLE
	LIGHT POLE
	WATER METER
	SEWER SERVICE CONNECTION
	PROPOSED WATER MAIN
	PROPOSED FORCE SEWER MAIN
	SEWER SERVICE CONNECTION
	WATER SERVICE CONNECTION

PROPERTY SPECIFICATIONS:

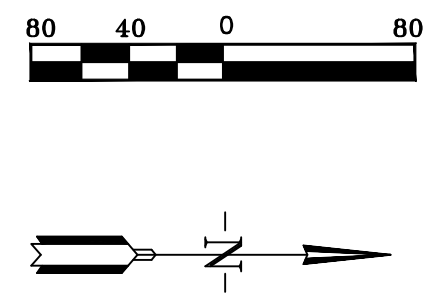
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 SIDE - 8' OR AS SHOWN

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 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

- 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 WATER UTILITY WORK SHALL COMPLY WITH SALEM WATER USERS SPECIFICATIONS & DETAILS AND THE ARKANSAS PLUMBING CODE.
 - 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=>
 - ALL GRINDER PUMPS AND SEWER SERVICE LINES TO REMAIN PRIVATE.



SURVEY LEGEND

	Computed point
	Found monument
	Set #4 RB/Plas. Cap
	Measured
	Record
	Platted

BY		REVISION		DATE	
1		1		1	
2		2		2	
3		3		3	
4		4		4	

GNE

Designing our client's success

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Bryant, AR 72022 gnatengineering@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

08-24-2022

CONTENTS:

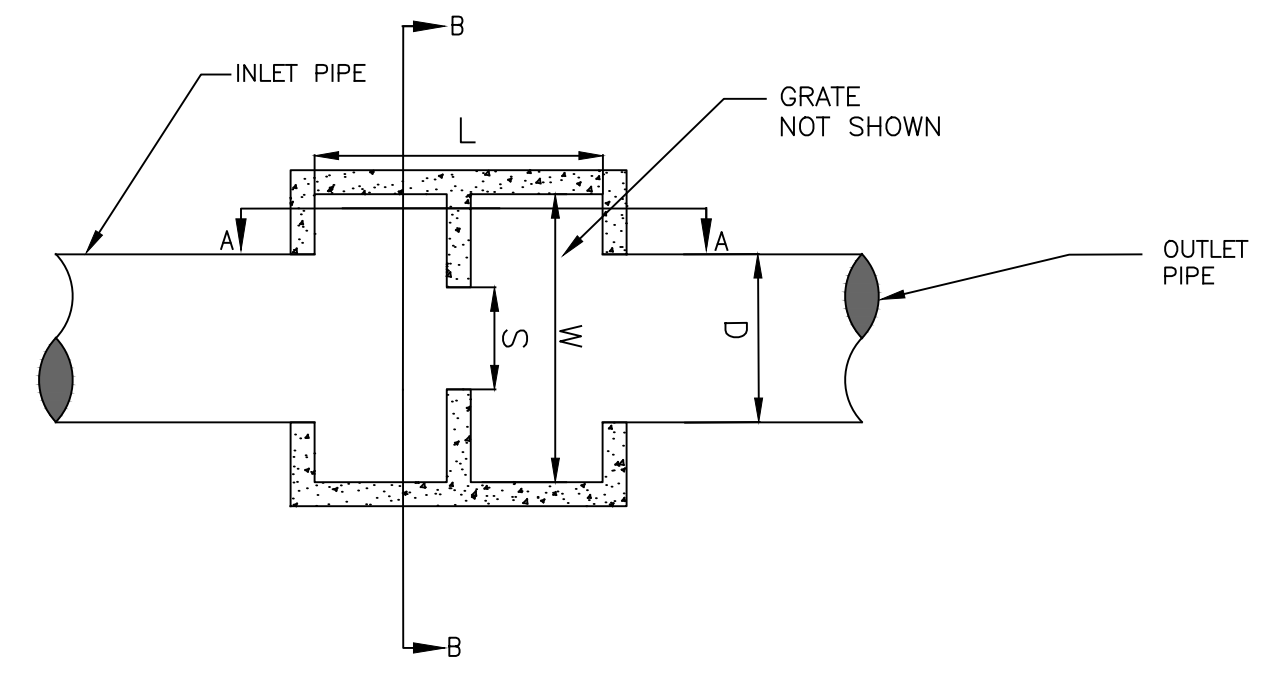
WATER &
SEWER
UTILITY PLAN

PROJECT NO:
18054

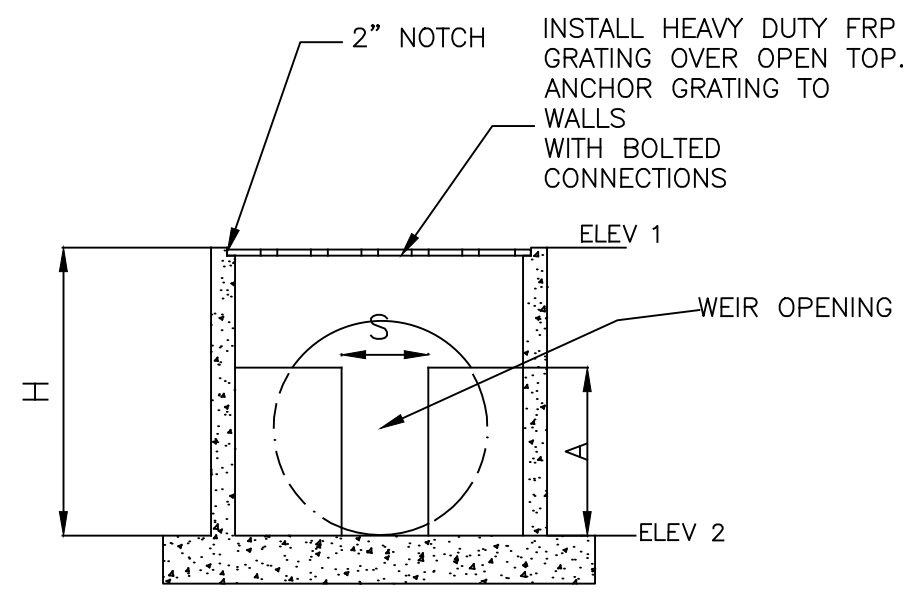
DATE:
AUGUST 2022

SHEET NO:

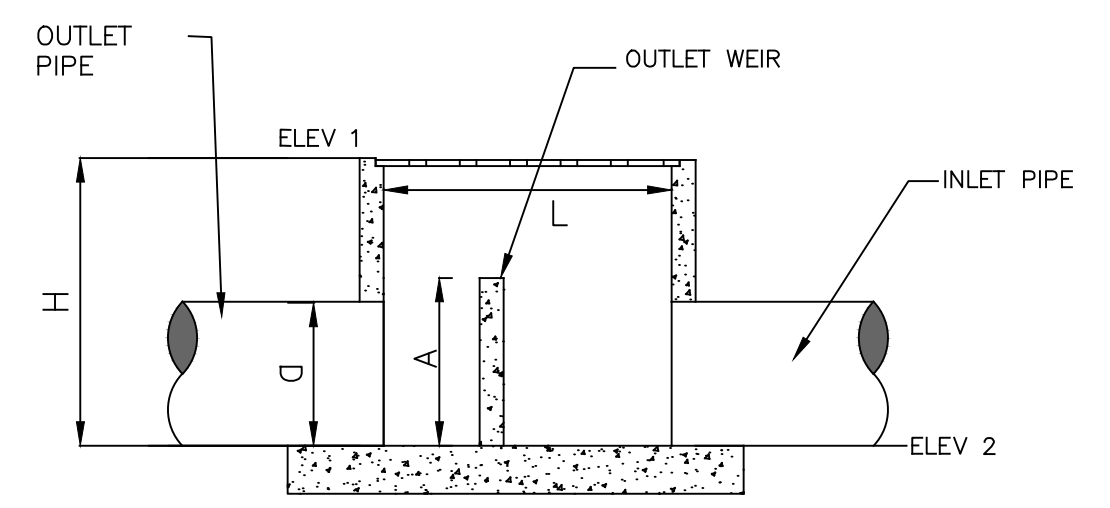
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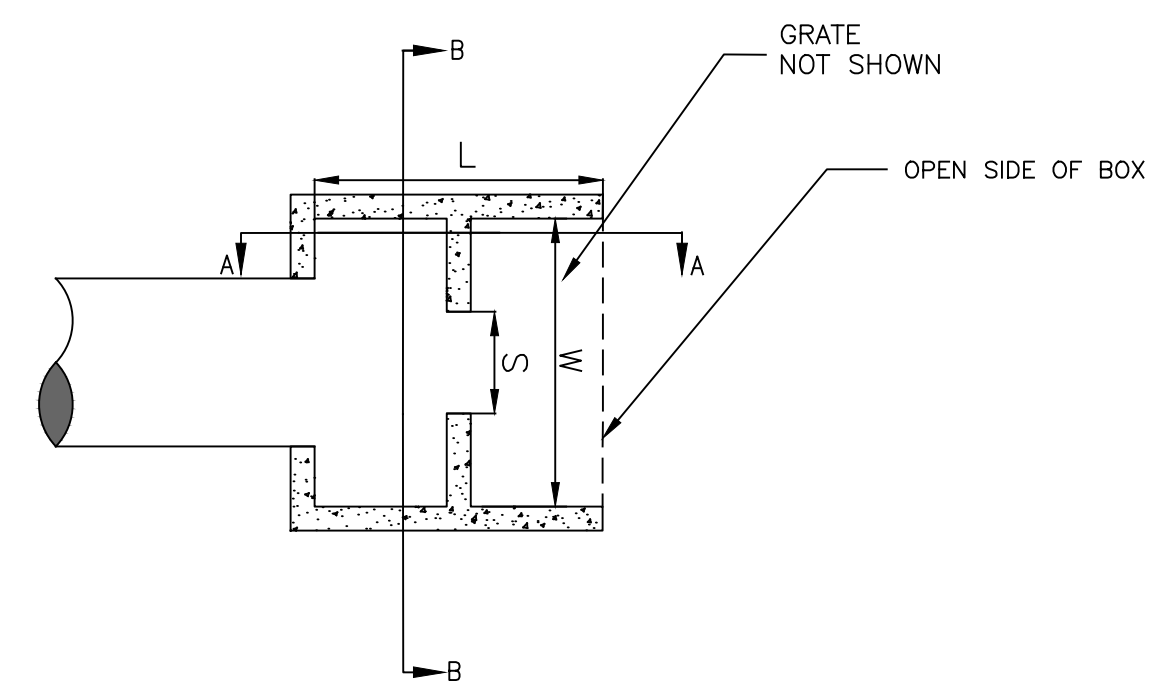
OUTLET STRUCTURE - WEIR 1 AND 3
PLAN VIEW
 NOT TO SCALE



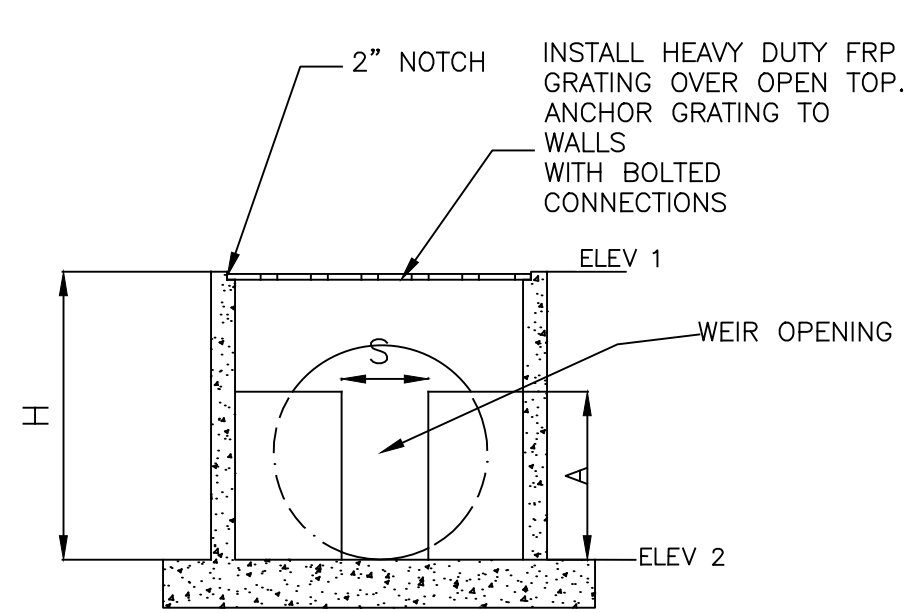
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION B-B
 NOT TO SCALE



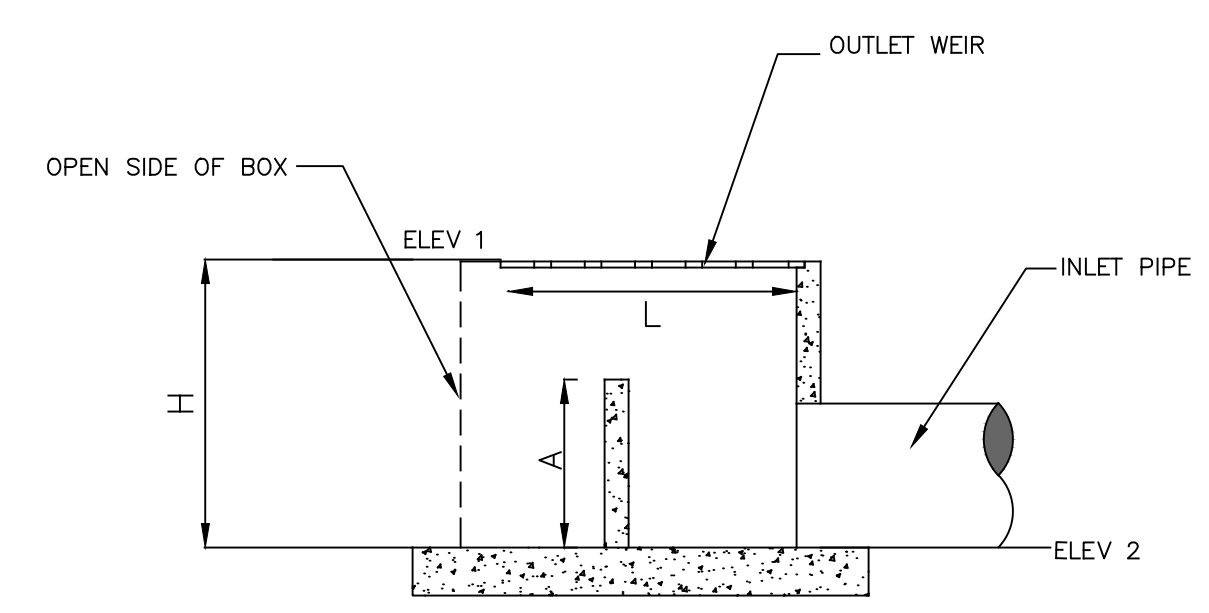
OUTLET STRUCTURE - WEIR 1 AND 3
SECTION A-A
 NOT TO SCALE



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

BY	REVISION	DATE

GNE Designing our client's success
GarNat Engineering, LLC
 3825 Mt Carmel Rd
 Bryant, AR 72022
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 gnatengineering@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



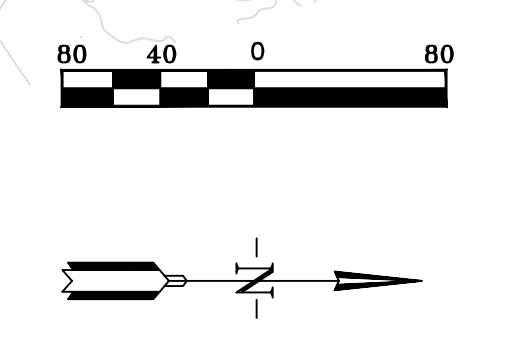
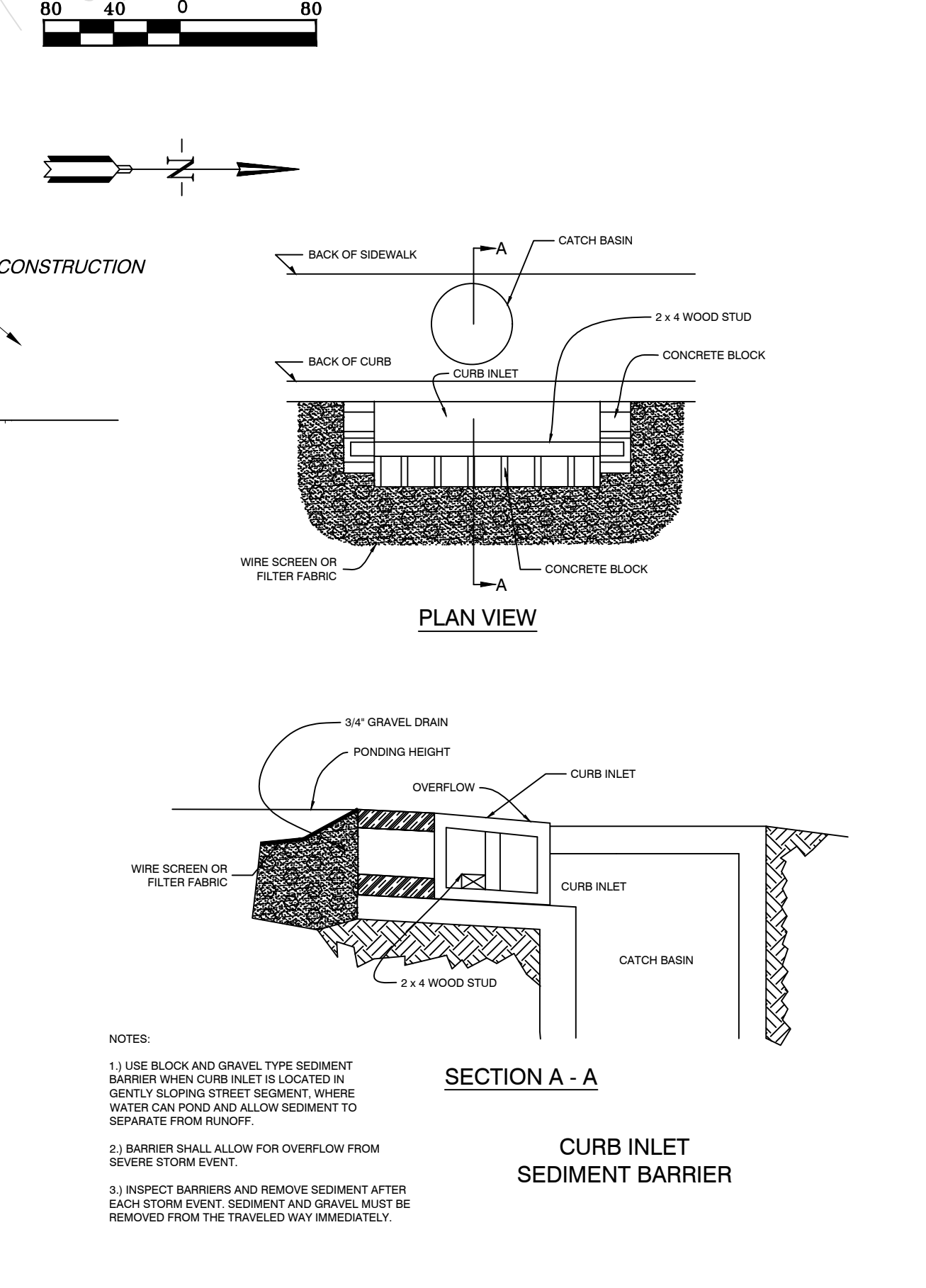
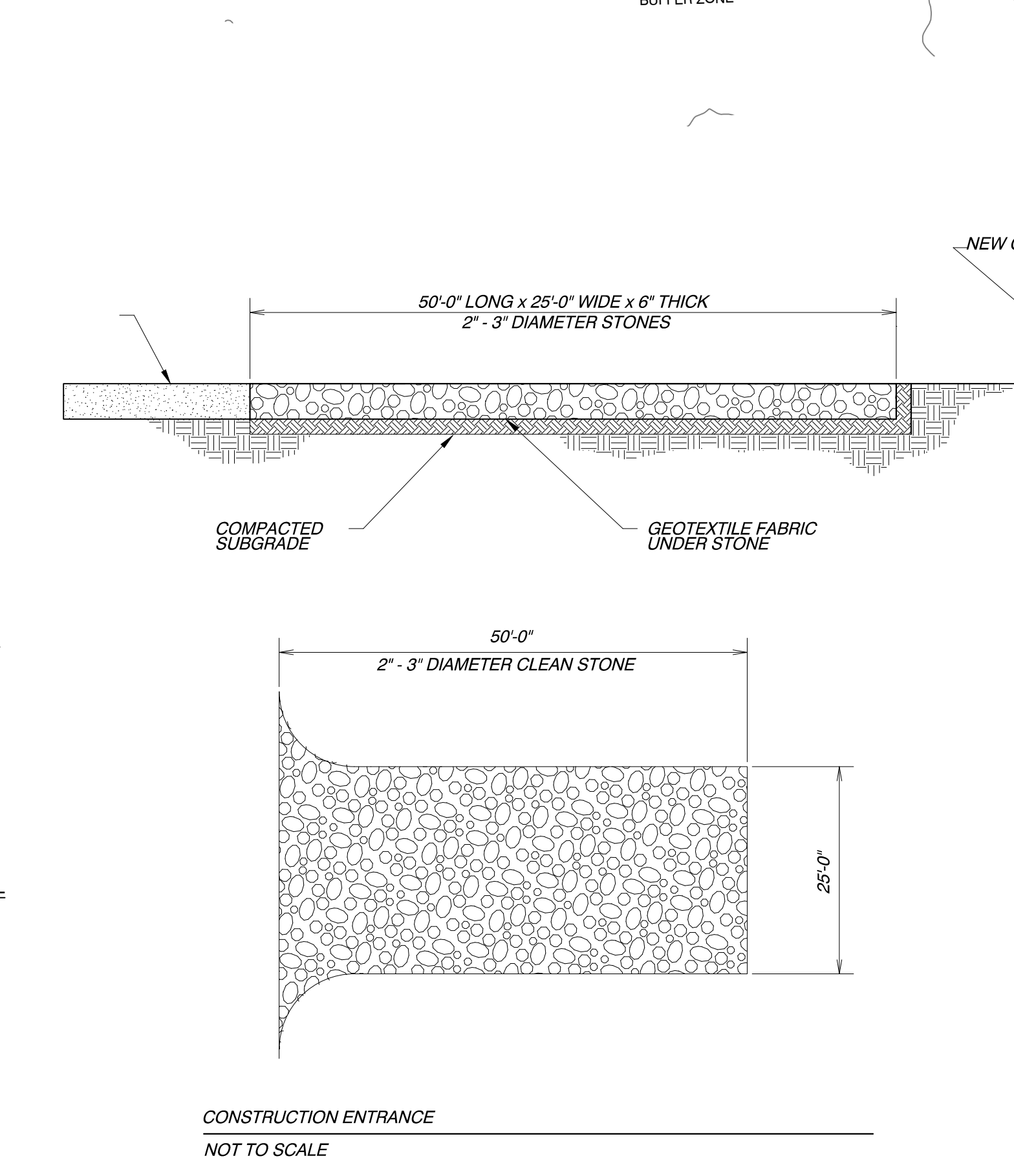
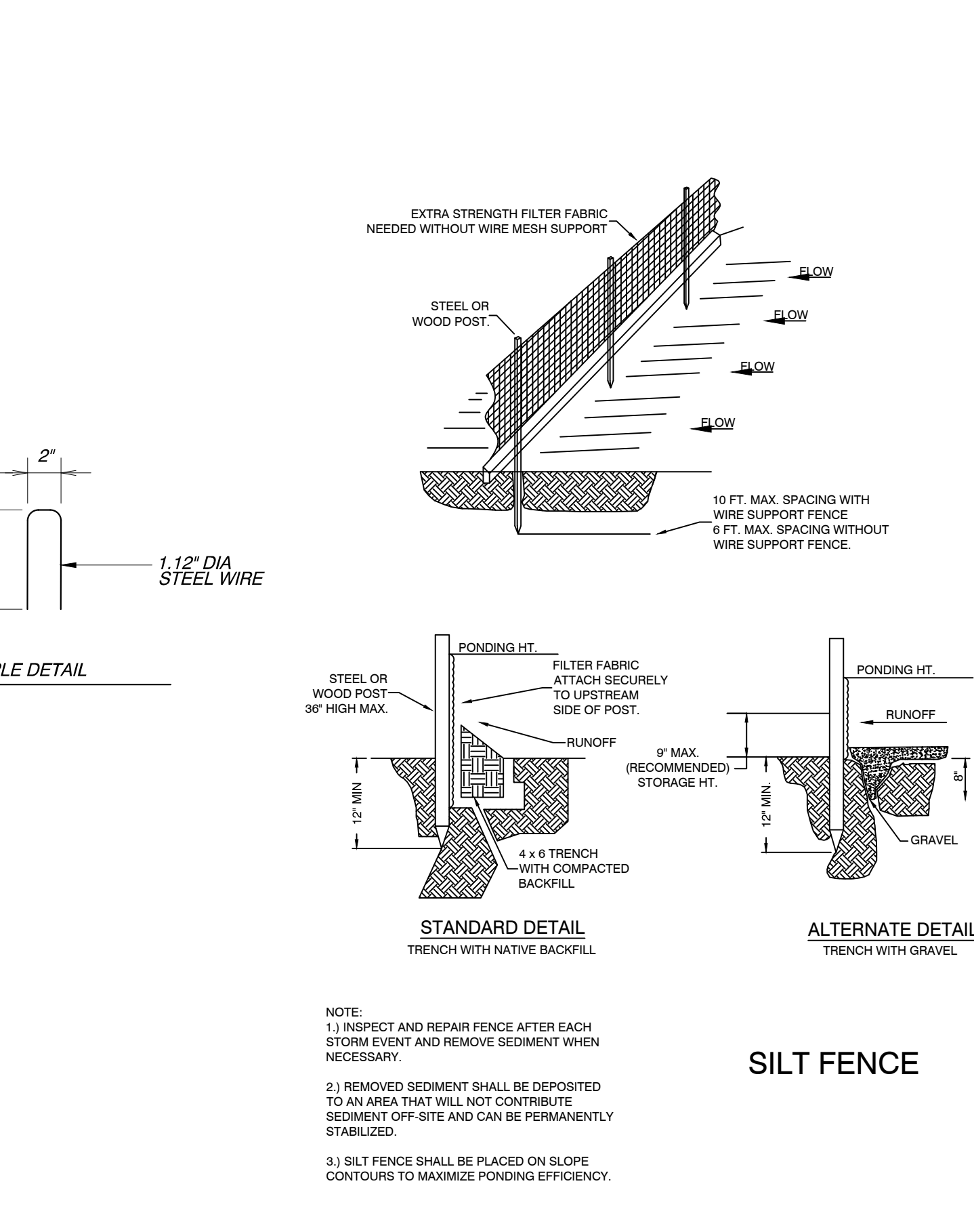
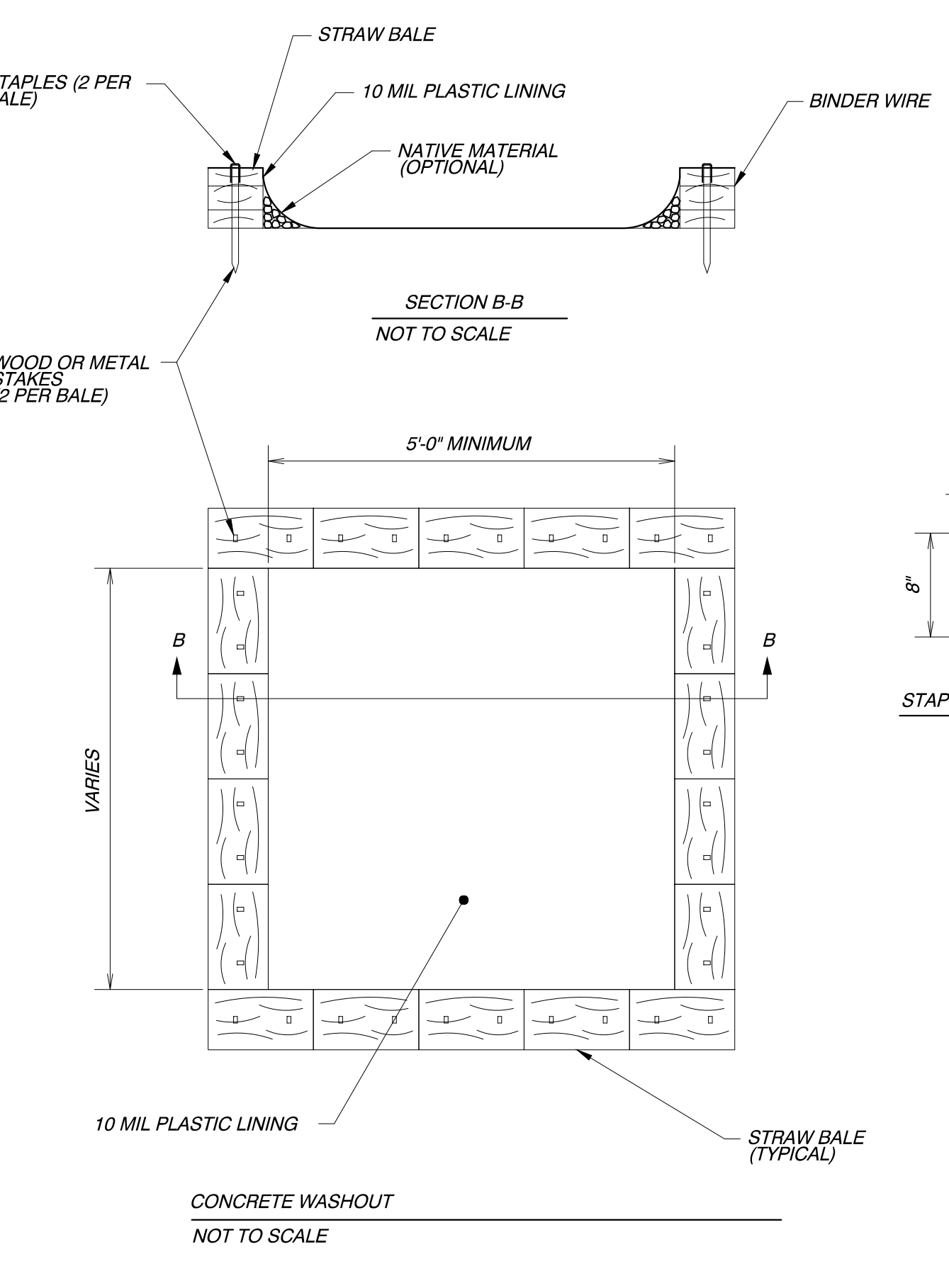
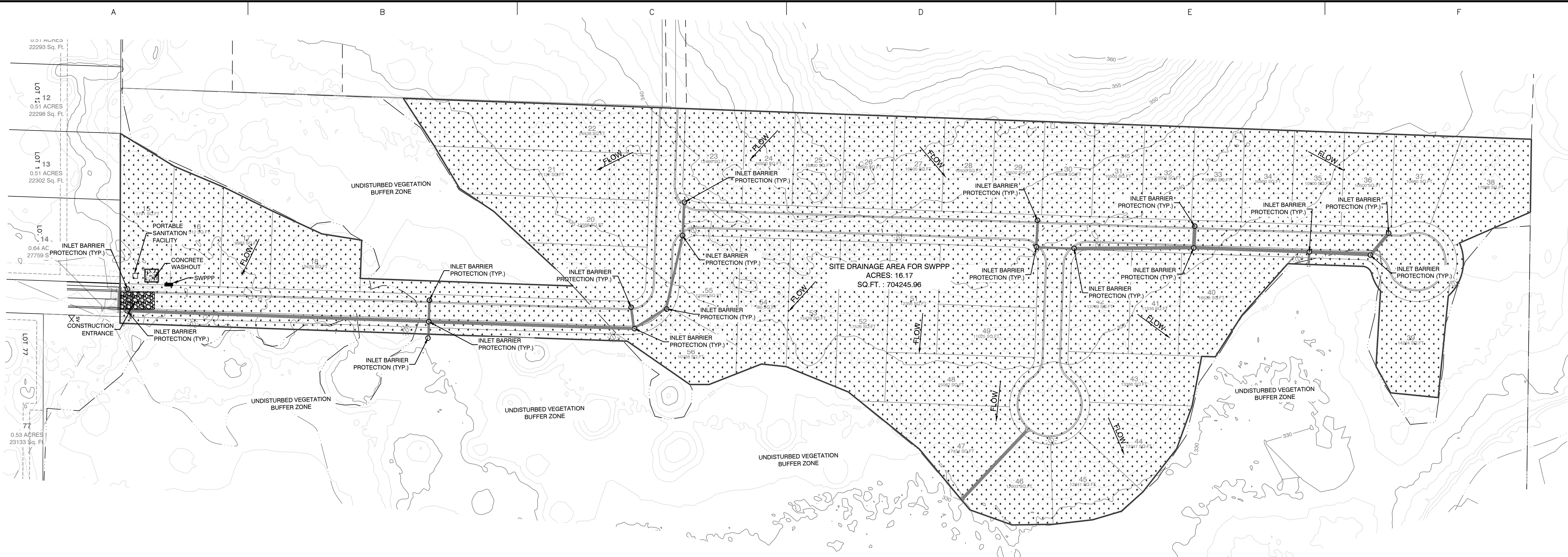
08-10-2022

CONTENTS:
OUTLET STRUCTURE DETAILS

PROJECT NO:
18054

DATE:
AUGUST 2022

SHEET NO:
8



BY	
REVISION	
DATE	
GNE Designing our client's success GarNat Engineering, LLC P.O. Box 116 (72018) Ph (501) 408-4650 3825 Mt. Carmel Road Fx (888) 900-3068 Bryant, AR 72022 gnatengineering@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	
08-24-2022 CONTENTS: EROSION CONTROL PLAN	
PROJECT NO: 18054 DATE: AUGUST 2022 SHEET NO: 9	