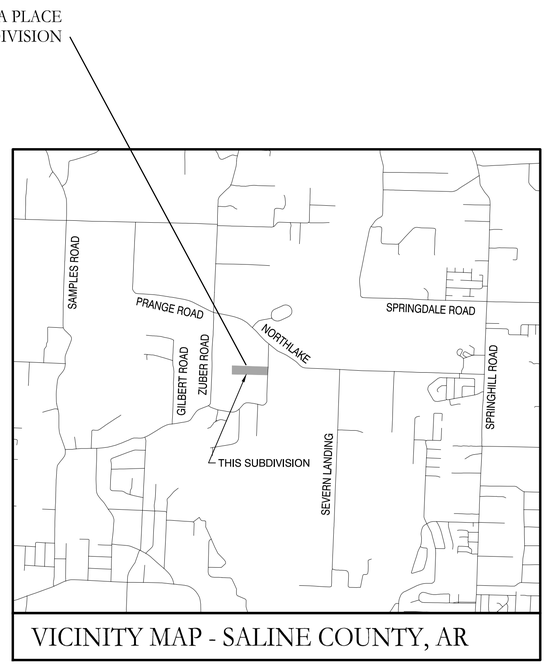
SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS



VICINITY MAP - SALINE COUNTY, AR



DRAWING INDEX:

1	FINAL PLAT
2	OVERALL WATER & SANITARY SEWER PLAN
3	SANITARY SEWER PROFILE
4	OVERALL STREET & DRAINAGE PLAN
5	OVERALL STREET & DRAINAGE PROFILE
7	POND CONTROL STRUCTURE DETAIL

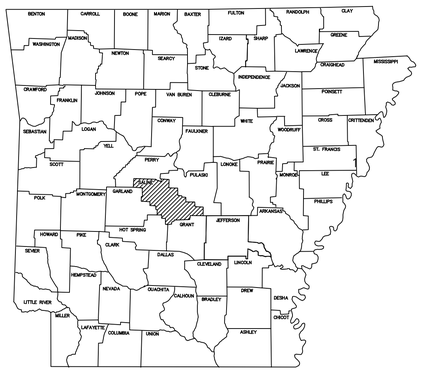
Prepared by:

GarNat Engineering, LLC

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

3825 Mt Carmel Road
Bryant, AR 72022
www.garnatengineering.com

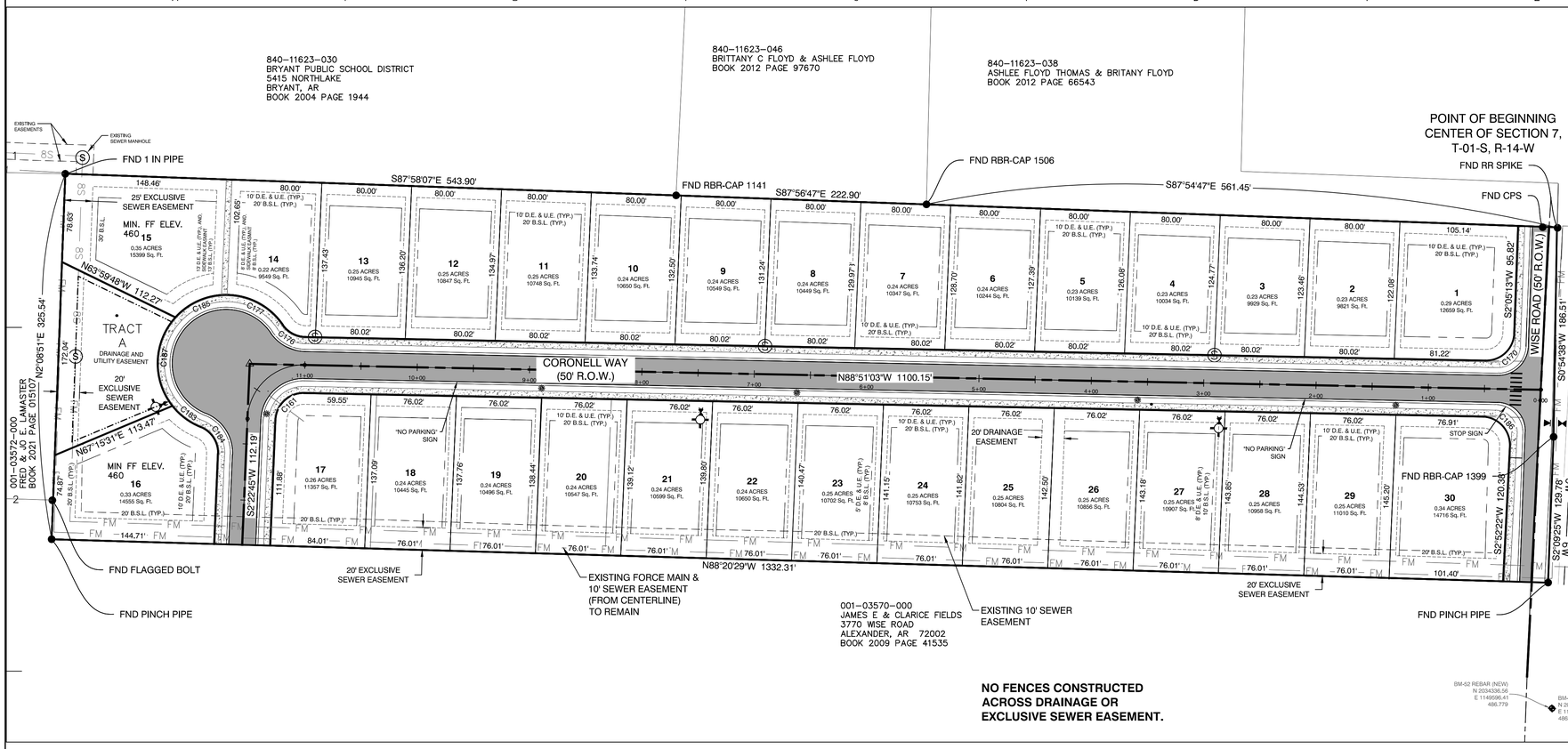
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ARKANSAS

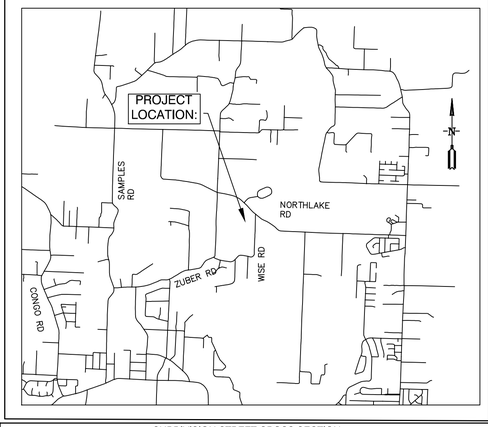
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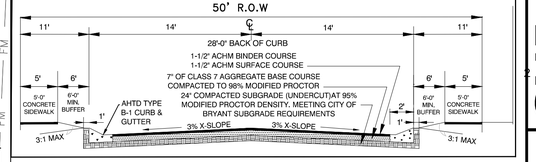


NO FENCES CONSTRUCTED ACROSS DRAINAGE OR EXCLUSIVE SEWER EASEMENT.

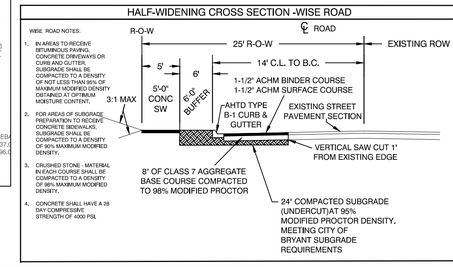
VICINITY MAP



SUBDIVISION STREET CROSS SECTION



HALF-WIDENING CROSS SECTION -WISE ROAD



PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 39 Walnut Valley, Little Rock, AR 72211

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 39 Walnut Valley Drive, Little Rock, Arkansas 72211

Source of Title Saline County: Warranty Deed 2018-006759

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING:

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 March 28, 2017; 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 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 July 10, 2023. 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

Approval of the final plat shall become null and void unless said plat is filed for record within one hundred twenty (120) days from the date of execution of this certificate.

FINAL PLAT
SARATOGA PLACE SUBDIVISION
CITY OF BRYANT
SALINE COUNTY, ARKANSAS

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY

- JAMES RASBURRY 2012-03-06
- HOPE ENGINEERS FOR COOK 1988
- HOPE ENGINEERS FOR COOK 1993-07-06
- BROOKS SURVEYING 2008-04-17
- BOOK 2018 PAGE 006759
- BOOK 2014 PAGE 33990
- BOOK 2012 PAGE 97670
- BOOK 2012 PAGE 66543
- BOOK 2010 PAGE 59382
- BOOK 2010 PAGE 32719
- BOOK 2009 PAGE 41535
- BOOK 2008 PAGE 35197 GENERAL WARRANTY DEED
- BOOK 2004 PAGE 1944 WARRANTY DEED
- GLO ORIGINAL PLAT T1S R14W DATED 1822-08-22
- GLO DUPLICATE PLAT T1S R14W DATED 1859
- BOOK 2012 PAGE 68815 EASEMENT

PROPERTY SPECIFICATIONS:

ZONING CLASSIFICATION: R-1,S

MIN. LOT SIZE: 6,000 S.F.
NUMBER OF LOTS: 30
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 WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT A WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION. THE ENTIRE LIMITS OF TRACT A ARE A DRAINAGE AND UTILITY EASEMENT.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	38.73	25.00	88°46'12"	S46° 45' 51"W	34.97
C170	38.86	25.00	89°03'44"	S46° 37' 05"W	35.06
C176	19.09	25.00	43°45'28"	N56° 16' 42"W	18.63
C177	58.23	61.00	54°41'25"	N61° 44' 40"W	56.04
C183	31.52	61.00	29°36'25"	S53° 07' 50"E	31.17
C184	30.68	25.00	70°18'48"	S32° 46' 39"E	28.79
C185	51.80	61.00	48°39'21"	S66° 34' 57"W	50.26
C186	40.02	25.00	91°43'24"	S42° 59' 20"E	35.88
C187	85.78	61.01	80°33'51"	S1° 57' 31"W	78.89

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH; RANGE 14 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE BEING THE CENTER OF SAID SECTION 7; THENCE CONTINUING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, S0°54'38"W A DISTANCE OF 186.51 FEET TO A FOUND REBAR WITH CAP #1399, THENCE S2°09'25"W A DISTANCE OF 129.78 FEET TO A FOUND PINCH PIPE; THENCE N88°20'29"W A DISTANCE OF 1332.31 FEET TO A FOUND PINCH PIPE; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, N2°08'51"E A DISTANCE OF 325.54 FEET TO A FOUND 1" PIPE; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING CALLS, S87°58'07"E A DISTANCE OF 543.90 FEET TO A FOUND REBAR WITH CAP #1141; S87°56'47"E A DISTANCE OF 222.90 FEET TO A FOUND REBAR WITH CAP #1506; AND S87°54'47"E A DISTANCE OF 561.45 FEET TO THE **POINT OF BEGINNING**; CONTAINING 9.81 ACRES (427,323.6 SQUARE FEET), MORE OR LESS, SUBJECT TO WISE ROAD RIGHT OF WAY.

BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

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

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225D dated 3/28/2017 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

SURVEY PLAT CODE:
500-01S-14W-0-07-310-62-1573

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

GENERAL NOTES:
1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC
No. 2174
ARKANSAS

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

60' 30' 0 60'

BY								
REVISION								1
DATE								

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GarNat Engineering, LLC
P.O. Box 116 3825 Mt Carmel Road
Benton, Arkansas 72018 Bryant, Arkansas 72022
Ph (501) 408-4650 garnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

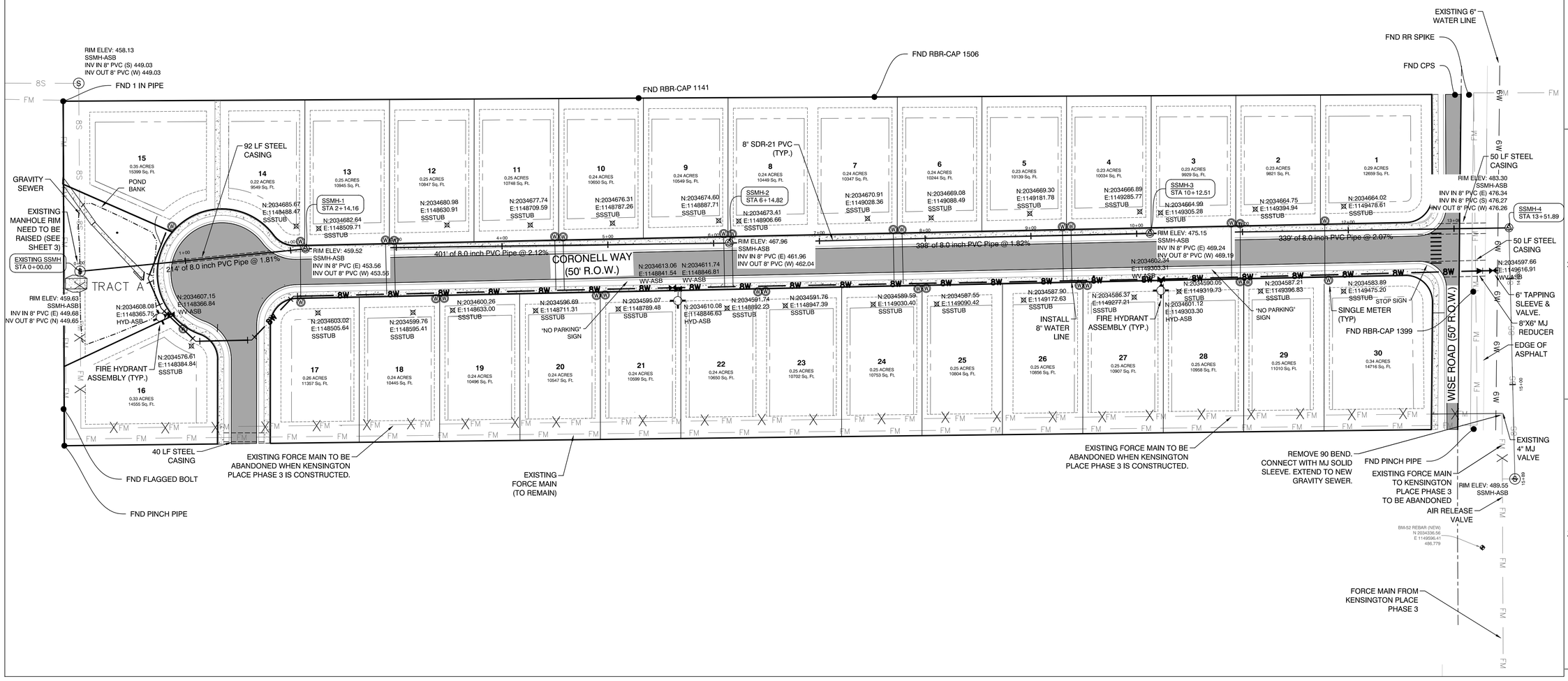
REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

CONTENTS:
FINAL PLAT

PROJECT NO:
17084

DATE:
JUNE 16, 2023

SHEET NO:
1



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 SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.

5. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH SALEM WATER USERS STANDARD SPECIFICATIONS & DETAILS.

6. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES. MAINTAIN 18" VERTICAL COVER BETWEEN WATER AND SEWER LINE.

N

50' 25' 0 50'

DATE	REVISION	BY
12/05/2017	REVISED PER CITY OF BRYANT	NC
12/14/2017	REVISED PER CITY OF BRYANT	NC
2/23/2017	REVISED PER ADH	NC
09/2/2020	REVISED PER CITY OF BRYANT	ATV

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GarNat Engineering, LLC
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2909 Military Road
Benton, Arkansas 72015
Ph (501) 408-4650
Fx (888) 900-3068
gamatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

OVERALL WATER & SANITARY SEWER PLAN

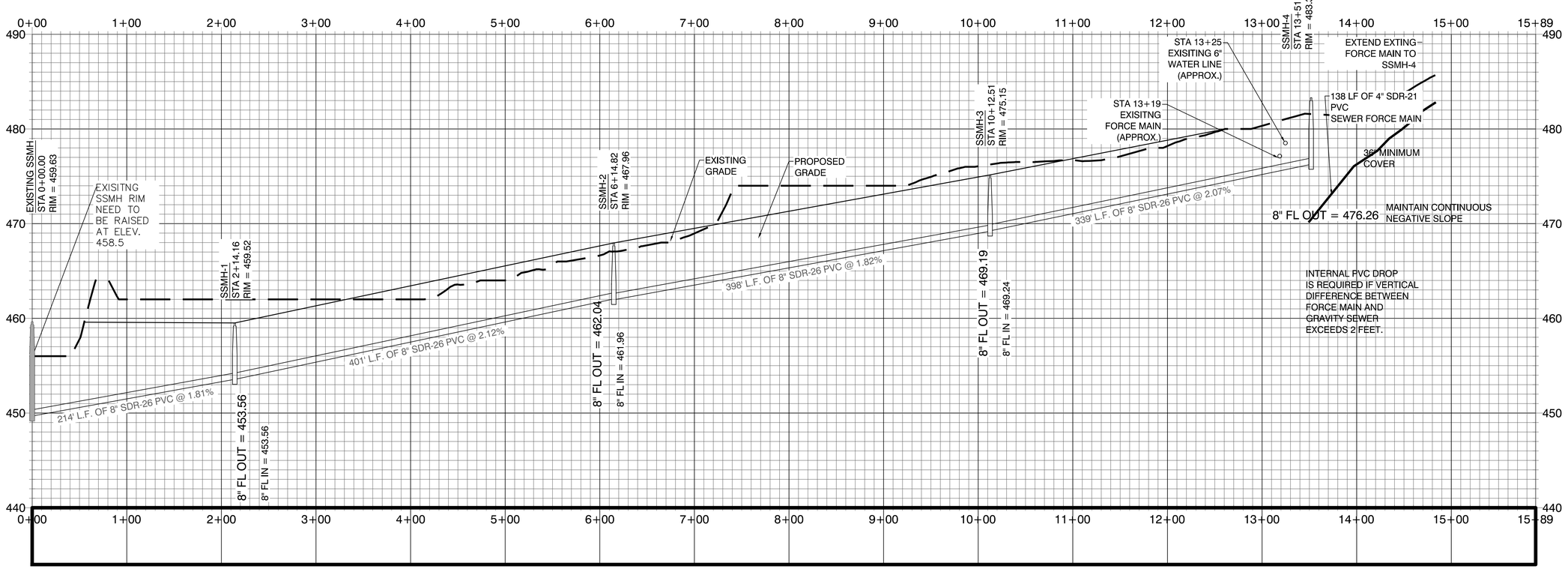
PROJECT NO: 17084

DATE: AUG. 26, 2020

SHEET NO: 2

A:\Projects\2017 Projects\17084 Saratoga Place — Wise Road Subdivision\Drawings\DWG\Preliminary Plats and others-SUBMITTAL\17084 Saratoga Place ASB R2C-082223.dwg

Sanitary Sewer PROFILE



NOTES:

1. ADJUST RIM ELEVATION TO FINISHED GRADE AS REQUIRED.
2. SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
3. MAINTAIN 10 FEET OF HORIZONTAL SEPARATION BETWEEN WATER & SEWER LINES.
4. ALL MANHOLES SHALL BE EPOXY COATED PER CITY OF BRYANT REQUIREMENTS. .
5. ALL DUCTILE IRON GRAVITY SEWER SHALL BE POLY WRAPPED & EPOXY COATED PER CITY OF BRYANT REQUIREMENTS.
6. LIFT STATION & FORCE MAIN DISCHARGE MANHOLES SHALL HAVE SPECIAL EPOXY COATING PER CITY OF BRYANT REQUIREMENTS.

60' 30' 0 60'

BY	REVISION	DATE

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P.O. Box 116 (72018) Ph (501) 408-4650
2909 Military Road Fx (888) 900-3068
Benton, Arkansas 72015 garnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

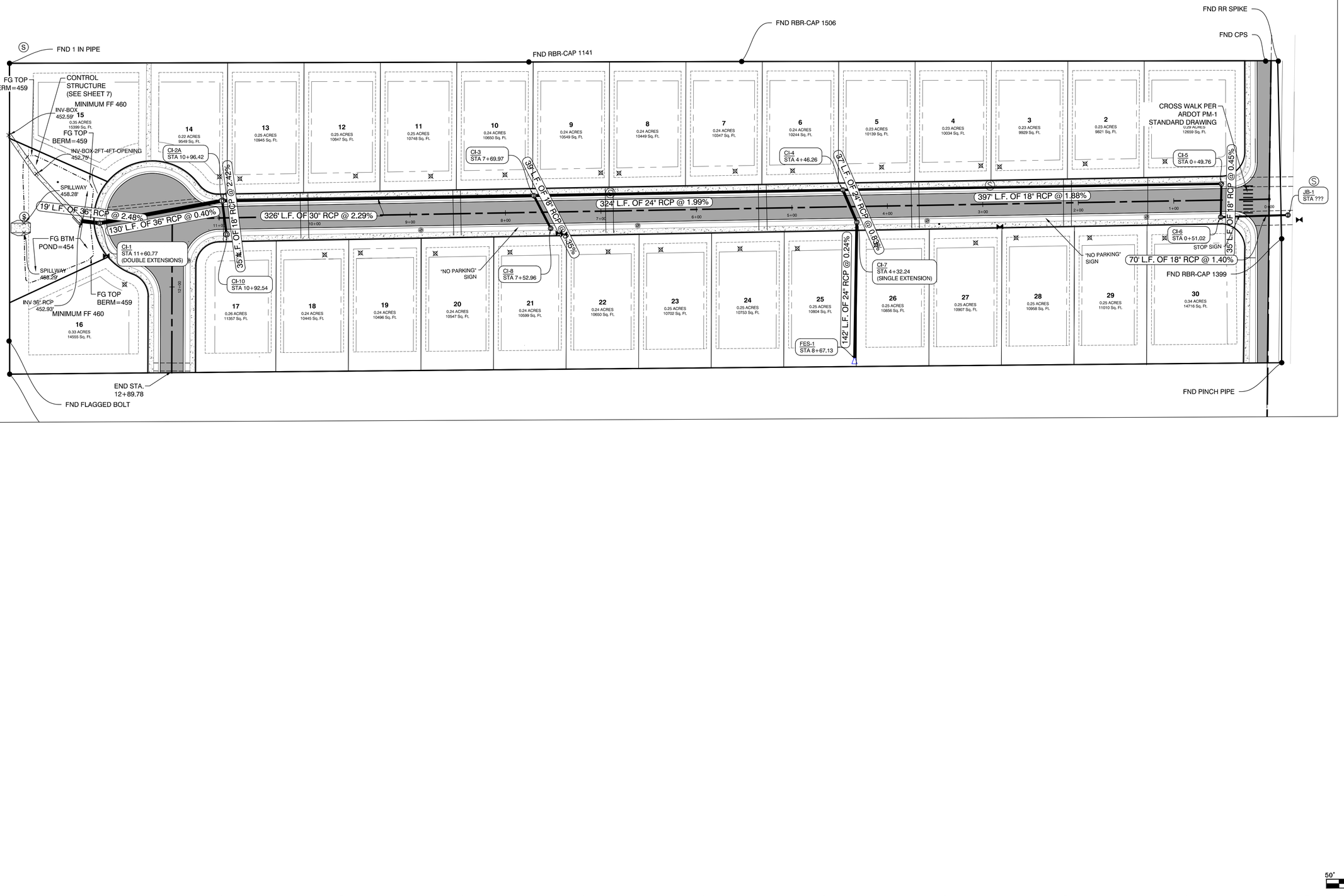
CONTENTS:
SANITARY SEWER PROFILE

PROJECT NO: 17084

DATE: AUG. 26, 2020

SHEET NO: 3

J:\Projects\2017 Projects\17084 Saratoga Place – Bee Road Subdivision\Drawings\SWPP\Preliminary Plats and Utilities-20MAY19\17084 Saratoga Place ASB 830-082223.dwg



DATE	REVISION	BY
09/2/2020	REVISED PER CITY OF BRYANT	ATV

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Benton, Arkansas 72015

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garnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

OVERALL STREET & DRAINAGE PLAN

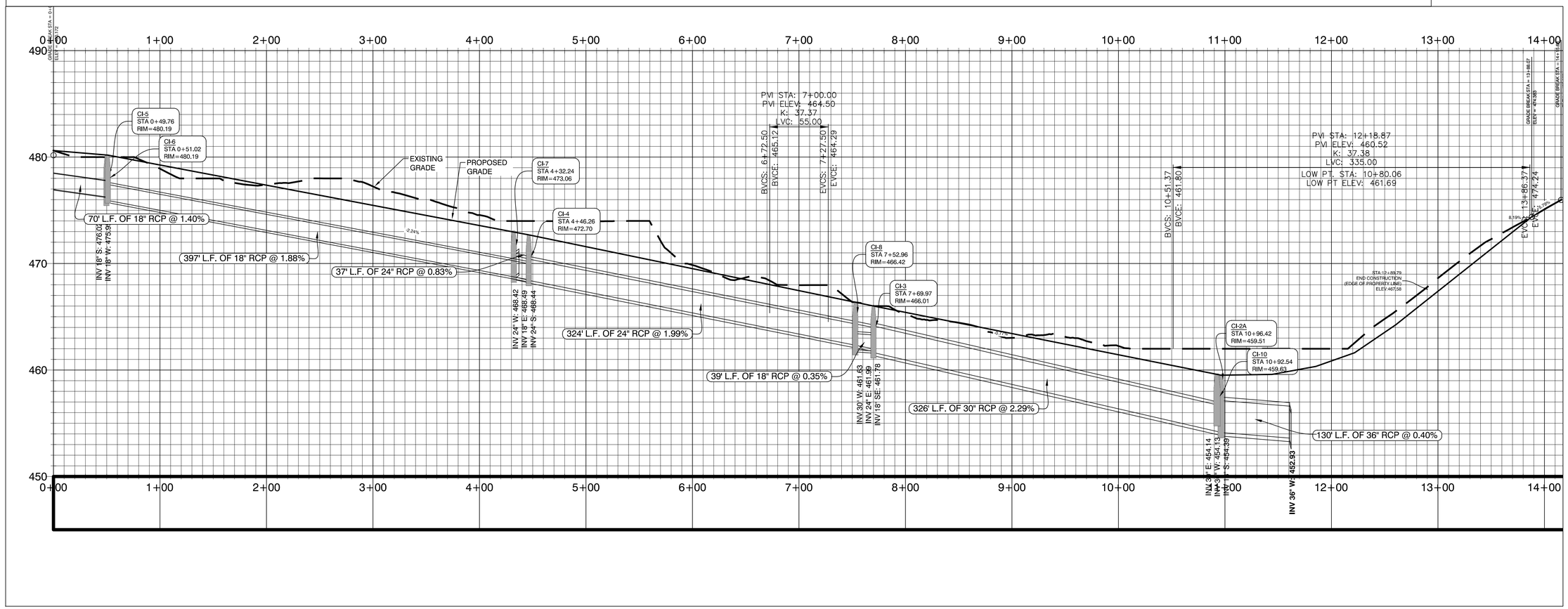
PROJECT NO: 17084

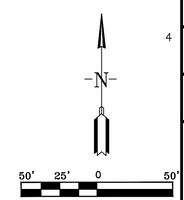
DATE: AUG. 26, 2020

SHEET NO: 4

a:\Projects\2017 Projects\17084 Saratoga Place — West Road Subdivision\Drawings\CAD\Preliminary Plats and others-SUBMITTAL\17084 Saratoga Place ASB R2C-082223.dwg

CORONELL WAY DRAINAGE PROFILE





BY	DATE	REVISION
NC	12/5/2017	REVISE PER BRYANT

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2909 Military road
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garnatengineering@gmail.com

SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:

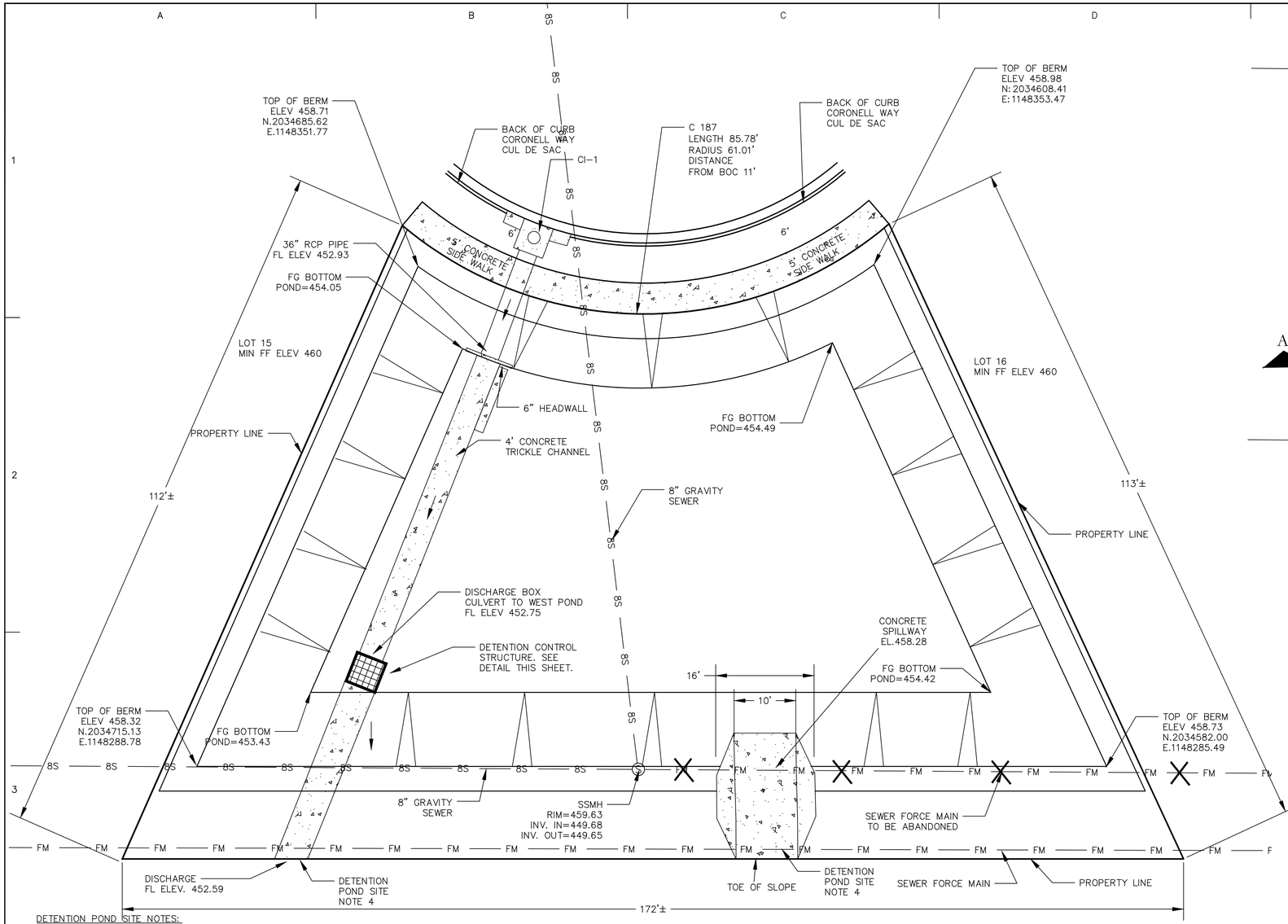
STREET PROFILES & DRAINAGE DETAILS

PROJECT NO: 17084

DATE: AUG. 26, 2020

SHEET NO: 5

J:\Projects\2017 Projects\17084 Saratoga Place – Wire Road Subdivision\Drawings\CIVIL\Preliminary Plats and others—SUBMITTAL\17084 Saratoga Place ASB ESS-082223.dwg



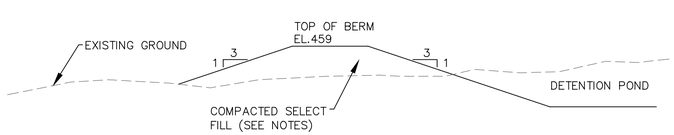
DETENTION POND SITE NOTES:

1. BERMS ARE TO BE CONSTRUCTED USING SELECT FILL AS APPROVED BY GEOTECHNICAL ENGINEER.
2. FILL AREAS ARE TO BE COMPACTED TO 90% MODIFIED PROCTOR.
3. THE SLOPES, BOTTOM, AND TOP OF THE POND ARE TO BE STABILIZED USING SOLID SOD.
4. FIELD VERIFY DEPTH OF FORCE MAIN. COORDINATE WITH CITY OF BRYANT ON NEED FOR ENCASEMENT.

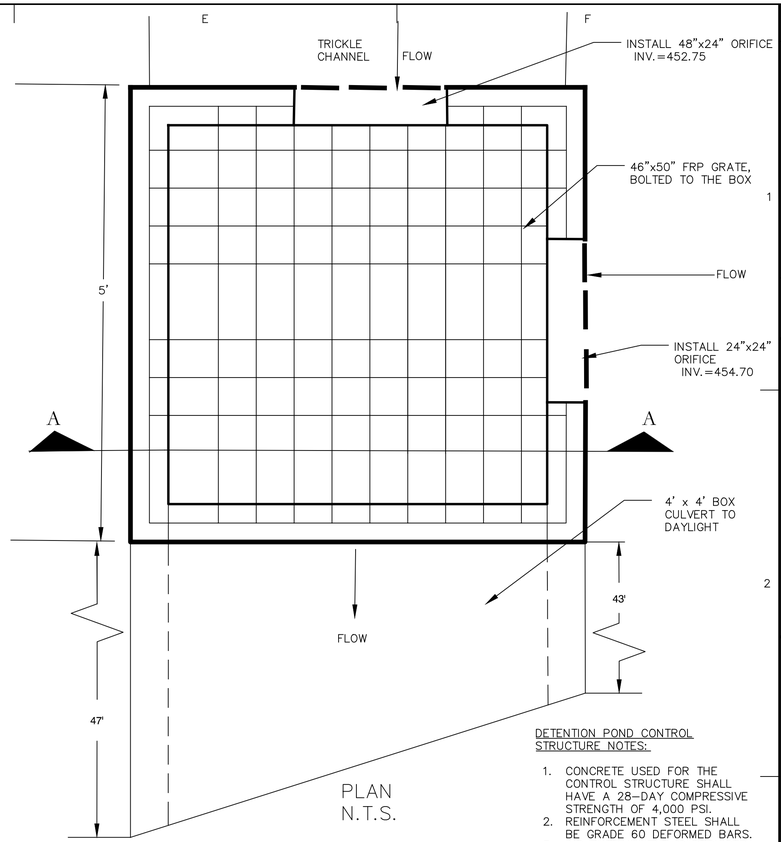
MAINTENANCE PLAN FOR DETENTION POND

1. THE DETENTION POND SHALL BE MAINTAIN IN WORKING CONDITION BY THE PROPERTY OWNERS ASSOCIATIONS
2. ALL SLOPES ARE TO BE MAINTAINED TO BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.
3. ALL AREAS OF THE POND ARE TO BE MAINTAINED WITH VEGETATIVE COVER.
4. THE OUTFALL CONTROL STRUCTURE IS TO BE KEPT FREE FROM OBSTRUCTION
5. SILTATION OF THE POND IS TO BE PERIODICALLY REMOVED AS TO AVOID CLOGGING AND TO MAINTAIN THE WORKING VOLUME OF THE POND.
6. PERIODIC INSPECTIONS ARE TO BE PERFORMED TO THE POND SURFACE OR CONTROL STRUCTURE.

DETENTION POND PLAN



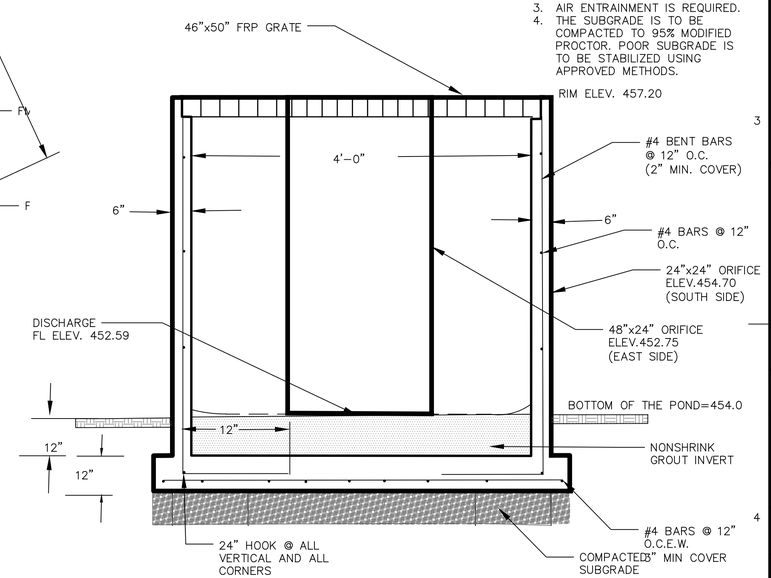
DETENTION POND BERM TYPICAL SECTION
NOT TO SCALE



PLAN
N.T.S.

DETENTION POND CONTROL STRUCTURE NOTES:

1. CONCRETE USED FOR THE CONTROL STRUCTURE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
2. REINFORCEMENT STEEL SHALL BE GRADE 60 DEFORMED BARS.
3. AIR ENTRAINMENT IS REQUIRED.
4. THE SUBGRADE IS TO BE COMPACTED TO 95% MODIFIED PROCTOR. POOR SUBGRADE IS TO BE STABILIZED USING APPROVED METHODS.



SECTION A-A

CONTROL STRUCTURE IN POND
NOT TO SCALE

DATE	REVISION	BY
12/5/2017	REVISED PER CITY OF BRYANT	NC
09/2/2020	REVISED PER CITY OF BRYANT	ATV

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SARATOGA PLACE SUBDIVISION
CITY OF BRYANT,
SALINE COUNTY, ARKANSAS

RECORD DRAWING

CONTENTS:
POND CONTROL STRUCTURE DETAIL

PROJECT NO:
17084

DATE:
AUG. 26, 2020

SHEET NO:
7