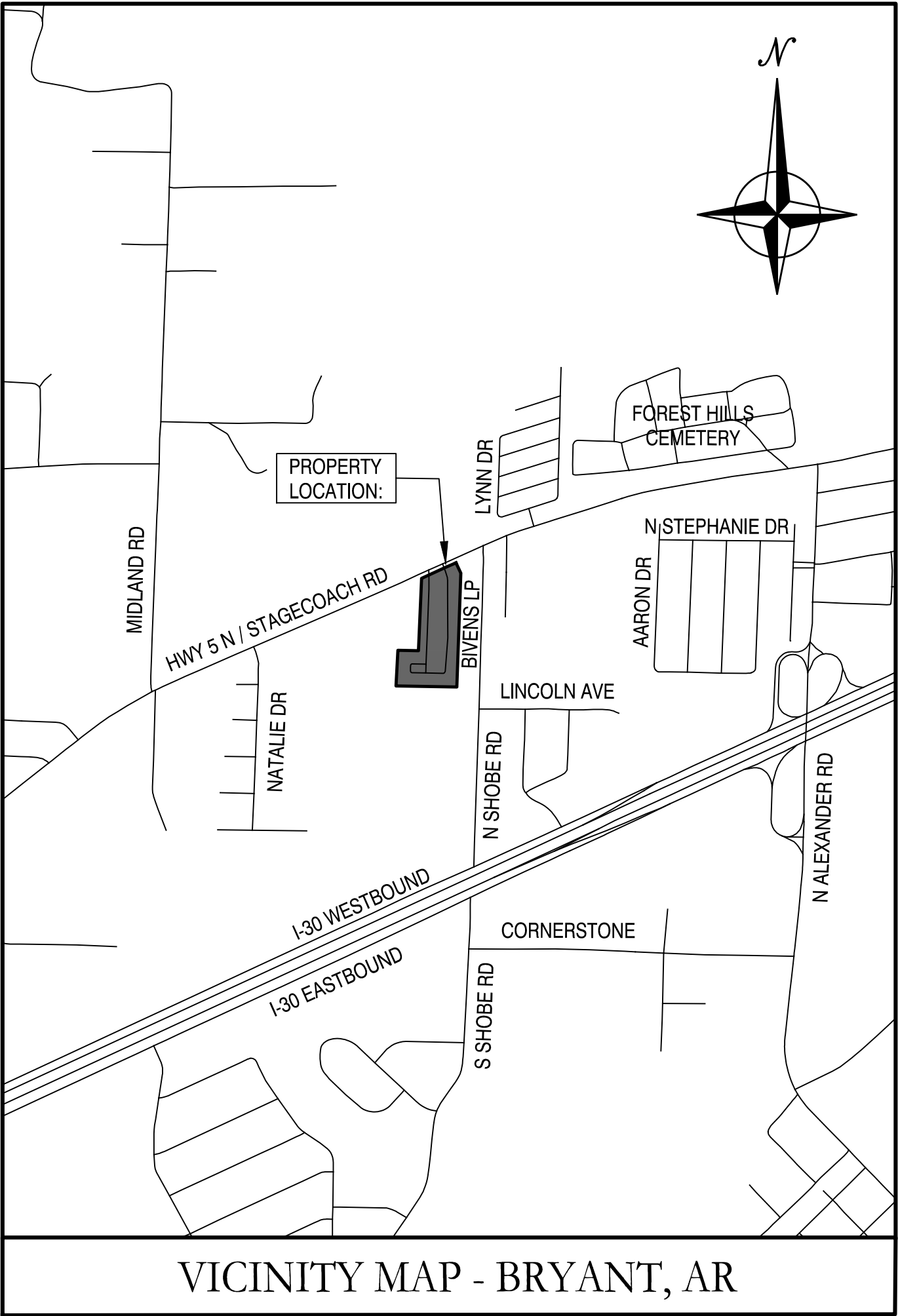


STONE LUXURY LIVING CITY OF BRYANT SALINE COUNTY, ARKANSAS



VICINITY MAP - BRYANT, AR

Prepared by:
GarNat Engineering, LLC

Designing our client's success
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

DRAWING INDEX:

V1.0	PRELIMINARY PLAT
V2.0	BOUNDARY SURVEY
C1.0	SITE PLAN
C2.0	UTILITY PLAN
C2.1	SANITARY SEWER PROFILES
C3.0	GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PROFILES
L1.0	TYPICAL LANDSCAPING PLAN
A2.0	CONCEPT ELEVATION
A2.1	CONCEPT ELEVATION
A2.2	CONCEPT ELEVATION
A2.3	CONCEPT ELEVATION



07-20-2022

PLAT CERTIFICATES:

OWNER: Elaine Cordelia Enterprises, Inc.
DEVELOPER: Elaine Cordelia Enterprises, Inc.
Name: Elaine Cordelia Enterprises, Inc. **Name:** Elaine Cordelia Enterprises, Inc.
Address: 206 West Dallas Street, Conroe, TX 77301 **Address:** 206 West Dallas Street, Conroe, TX 77301

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: _____
 James Carter
 Elaine Cordelia Enterprises, Inc.

Source of Title: SALINE COUNTY, ARKANSAS
 Saline County Document# 2021-016880

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 CURRENT: MHP
 SEEKING: PLANNED UNIT DEVELOPMENT (PUD)

SOURCE OF WATER: CITY OF BRYANT
 SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
 FRONT - 20'
 EXTERIOR - 10'

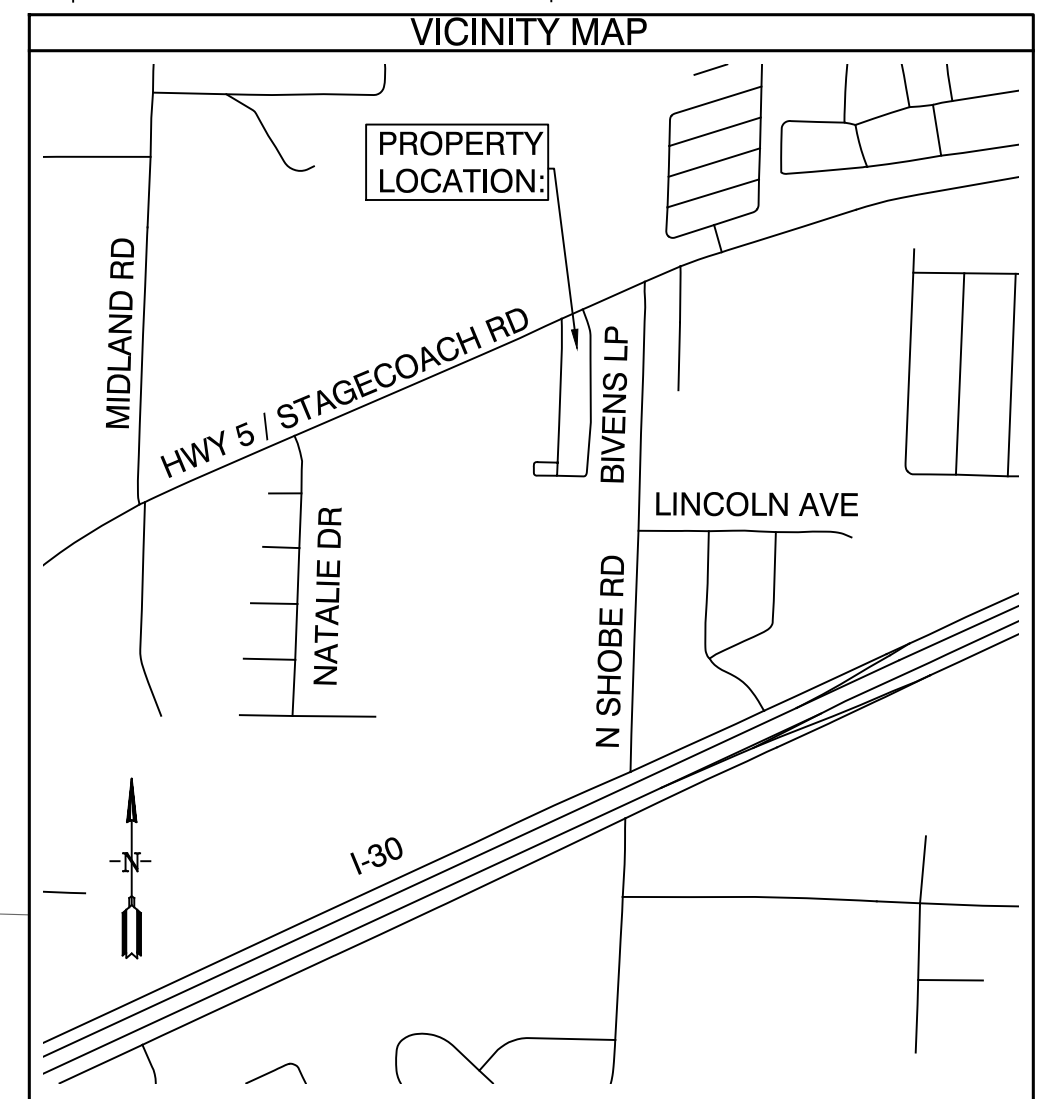
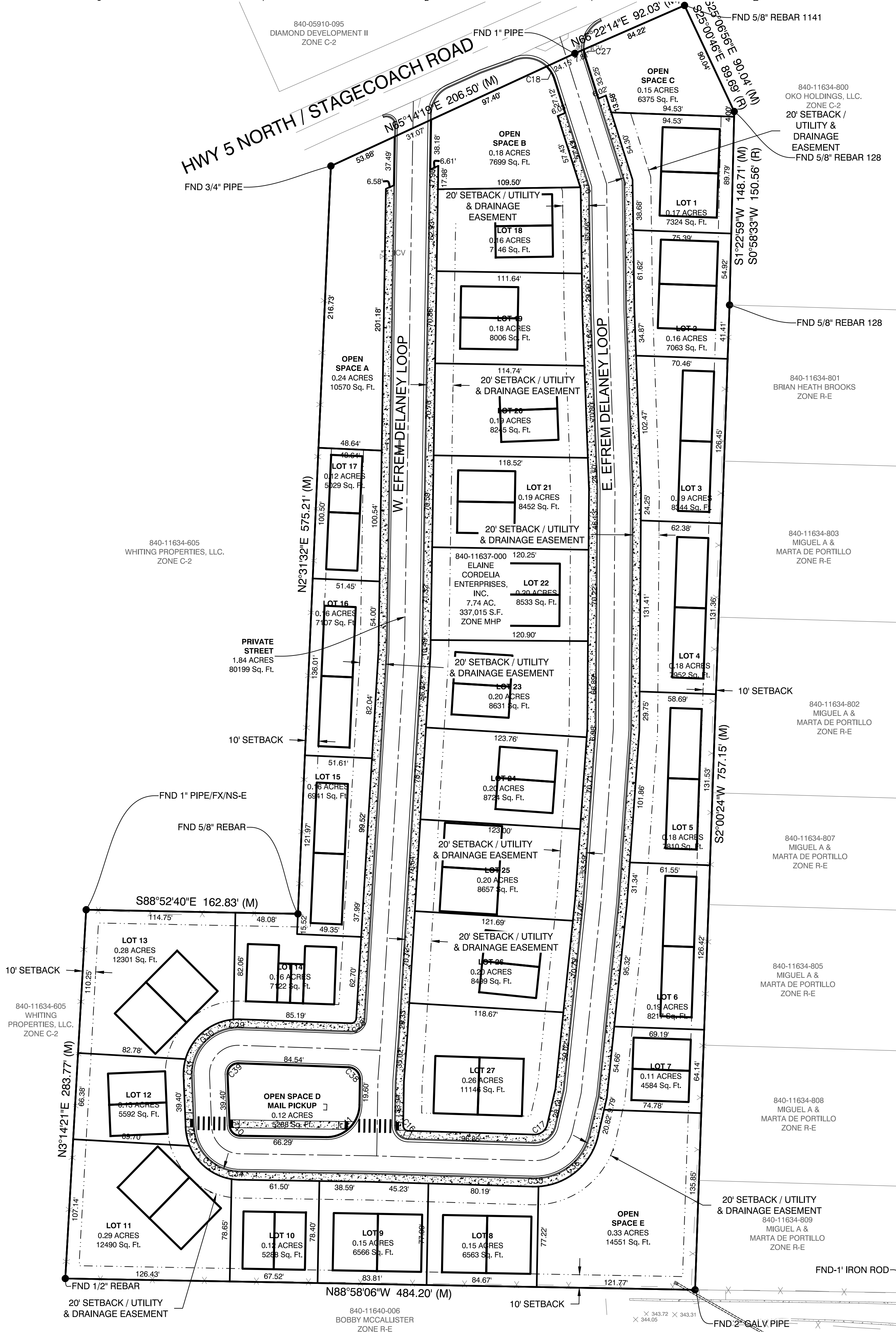
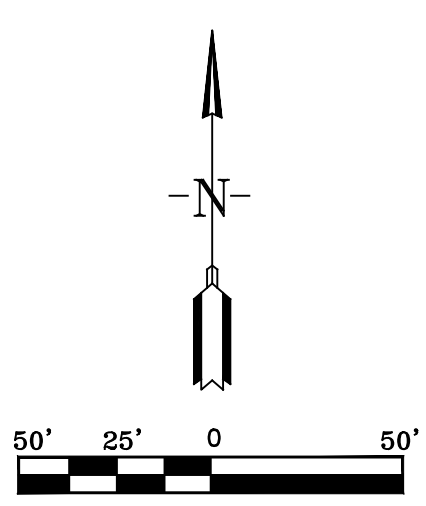
EASEMENTS:
 FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.23	4.00	89°13'41"	S43° 42' 00"E	5.62
C17	13.74	10.00	78°43'27"	N52° 19' 26"E	12.68
C18	11.67	23.00	29°04'59"	S32° 09' 04"E	11.55
C27	6.19	23.00	15°25'45"	N9° 53' 42"W	6.18
C28	6.18	4.00	88°35'14"	S47° 45' 38"W	5.59
C29	5.23	42.00	7°08'28"	S88° 29' 01"W	5.23
C30	50.73	42.00	69°12'03"	S50° 18' 45"W	47.70
C31	13.22	42.00	18°02'15"	S6° 41' 35"W	13.17
C32	14.63	42.00	19°57'39"	S12° 18' 22"E	14.56
C33	42.96	42.00	58°36'14"	S51° 35' 19"E	41.11
C34	6.04	42.00	8°14'10"	S85° 00' 30"E	6.03
C35	4.49	50.00	5°08'47"	N89° 06' 46"E	4.49
C36	64.21	50.00	73°34'40"	N49° 45' 02"E	59.89
C38	13.96	9.00	88°51'35"	N43° 30' 58"W	12.60
C39	13.18	8.00	94°22'47"	S44° 51' 51"W	11.74
C40	12.12	8.00	86°48'03"	S45° 43' 34"E	10.99
C41	39.25	25.00	89°57'35"	N45° 53' 37"E	35.34

**PRELIMINARY PLAT
 STONE LUXURY LIVING
 PLANNED UNIT
 DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY,
 ARKANSAS**



PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND NAIL FOR THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4; THENCE N89°13'13"W - 181.11 FEET ALONG THE SOUTH LINE THEREOF TO A FOUND 2" GALVANIZED PIPE FOR THE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID SOUTH LINE, N88°58'06"W - 484.20 FEET TO A FOUND 1/2" REBAR;
 THENCE LEAVING SAID SOUTH LINE, N3°14'21"E - 283.77 FEET TO A FOUND 1" PIPE;
 THENCE S88°52'40"E - 162.83 FEET TO A FOUND 5/8" REBAR;
 THENCE N2°31'32"E - 575.21 FEET TO A FOUND 3/4" PIPE LOCATED ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 5 NORTH;
 THENCE N65°14'19"E - 206.50 FEET ALONG SAID RIGHT OF WAY TO A FOUND 1" PIPE;
 THENCE CONTINUING ALONG SAID RIGHT OF WAY, N66°22'14"E - 92.03 FEET TO A FOUND 5/8" REBAR W/CAP #1141;
 THENCE LEAVING SAID RIGHT OF WAY, S25°06'56"E - 90.04 FEET TO A FOUND 5/8" REBAR W/CAP #128;
 THENCE S1°22'59"W - 148.71 FEET TO A FOUND 5/8" REBAR #128;
 THENCE S2°00'24"W - 757.15 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF HIGHWAY 5 NORTH.

DOCUMENTS USED:

- DEED BOOK 2021 PAGE 016880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

BENCHMARK(S) PROVIDED ARE REBAR AND COORDINATES ON BENCHMARKS ARE NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES AND ELEVATIONS ARE NAVD 1988. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I, GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON JUNE 7, 2022.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL Q5125C0240E EFFECTIVE DATE JUNE 05, 2020.

SURVEY PLAT CODE:
 500-01S-14W-0-12-320-62-1573

SURVEY LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
 NO. 9551
 VERNON J. WILLIAMS

BY _____

REVISION _____

DATE _____

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GarNat Engineering, LLC
 3825 Mt. Carmel Rd
 Bryant, AR 72018
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650
 gnatengineering@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**

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

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:
V1.0

HOUSING UNITS (DEVELOPABLE LAND - STREET AREA) = RESIDENTIAL (9 D.U.A. MAX.) DENSITY

HOUSING UNITS = 9
7.474 ACRES DEVELOPABLE LAND - 1.376 ACRES STREET

HOUSING UNITS = 9 X 6.098

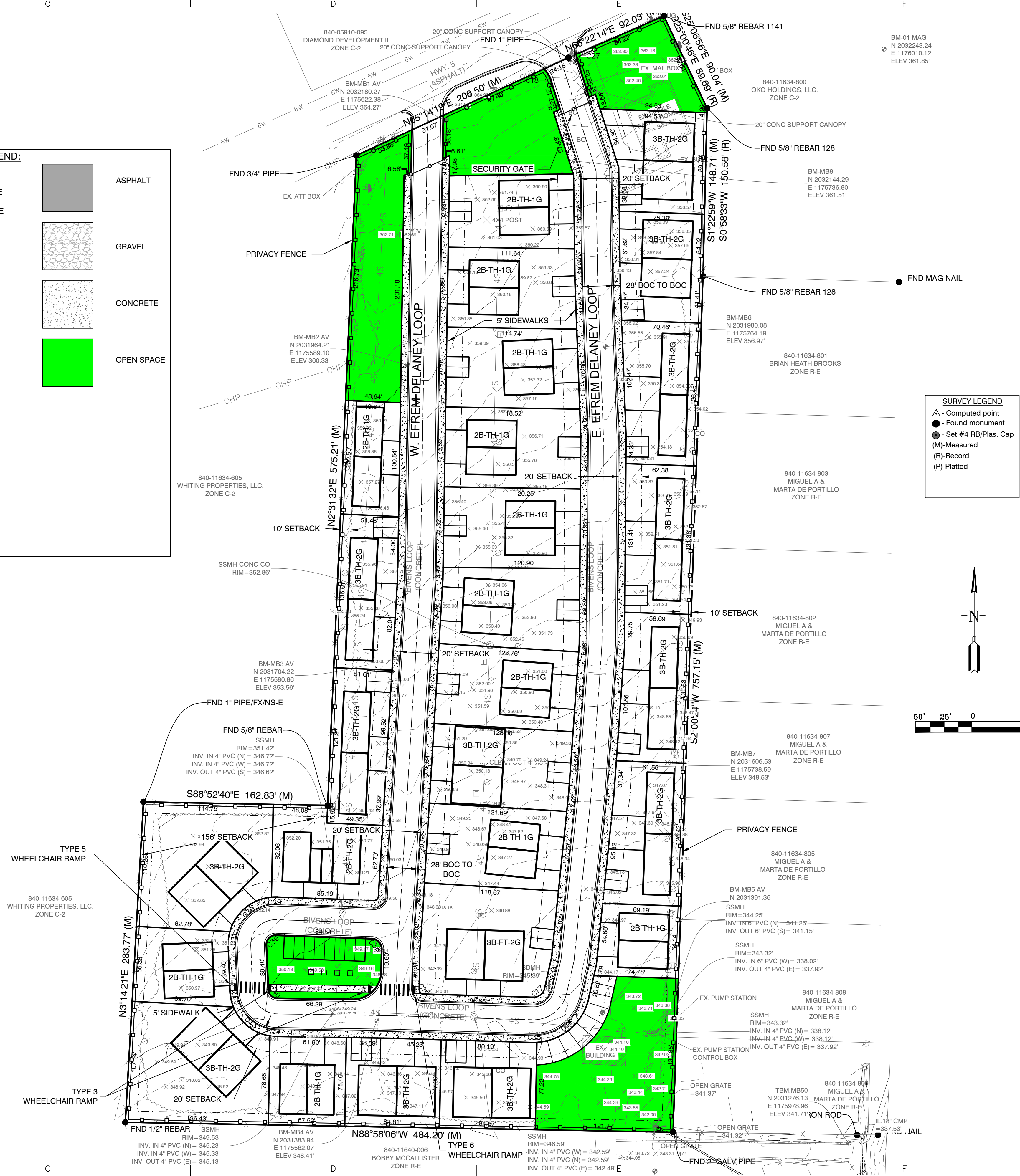
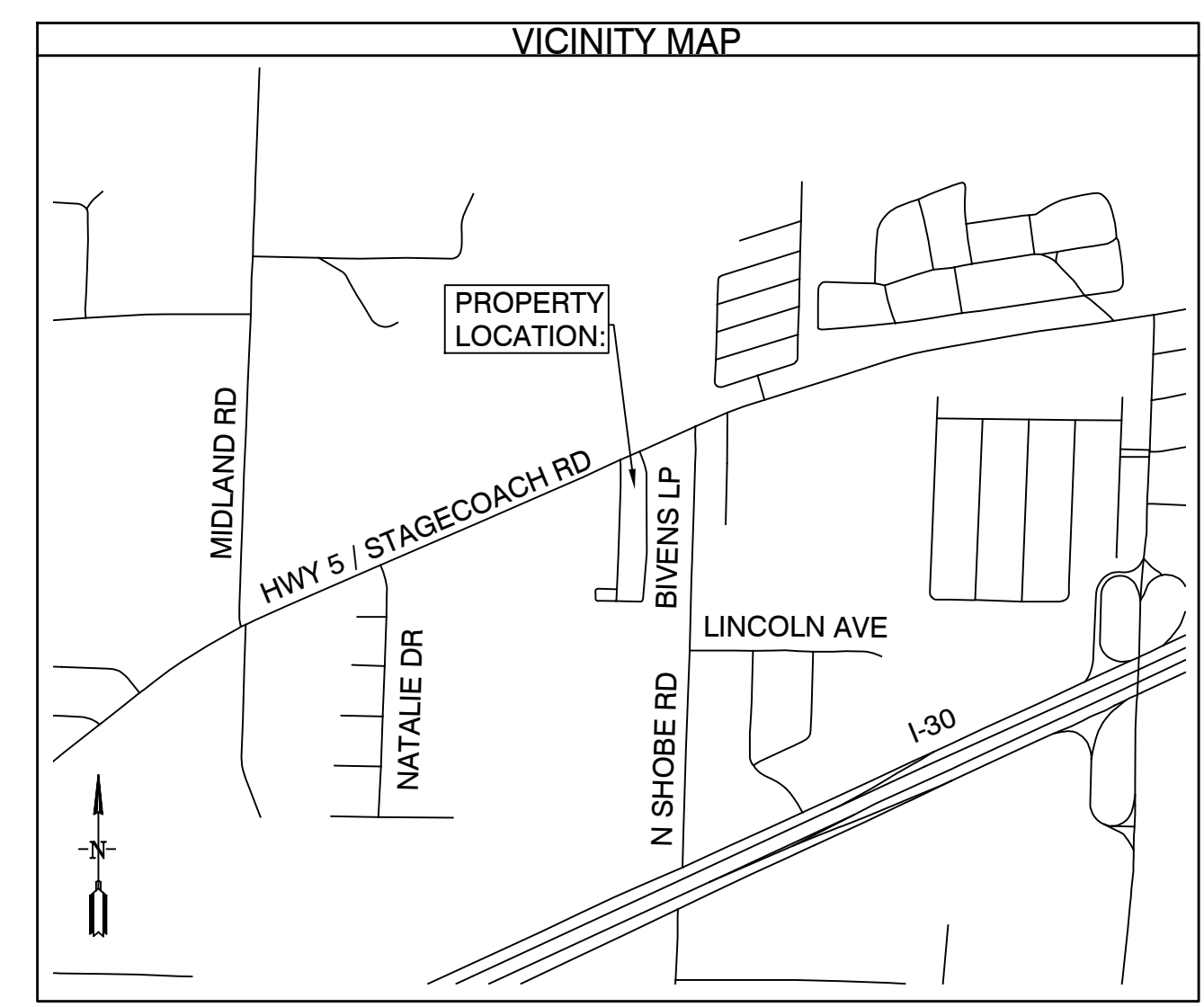
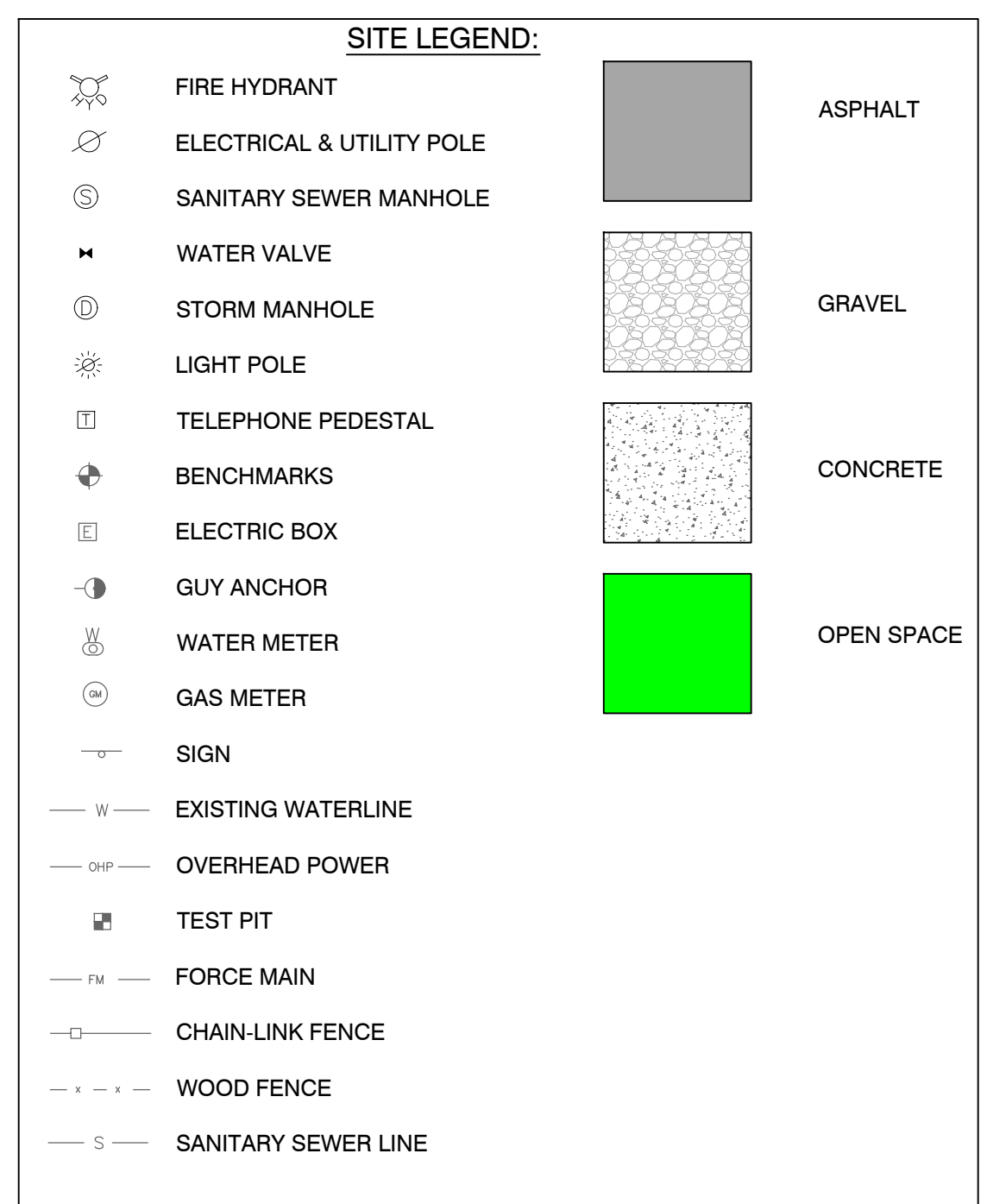
HOUSING UNITS = 54.882 ≈ 54

OPEN SPACE NEEDED = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

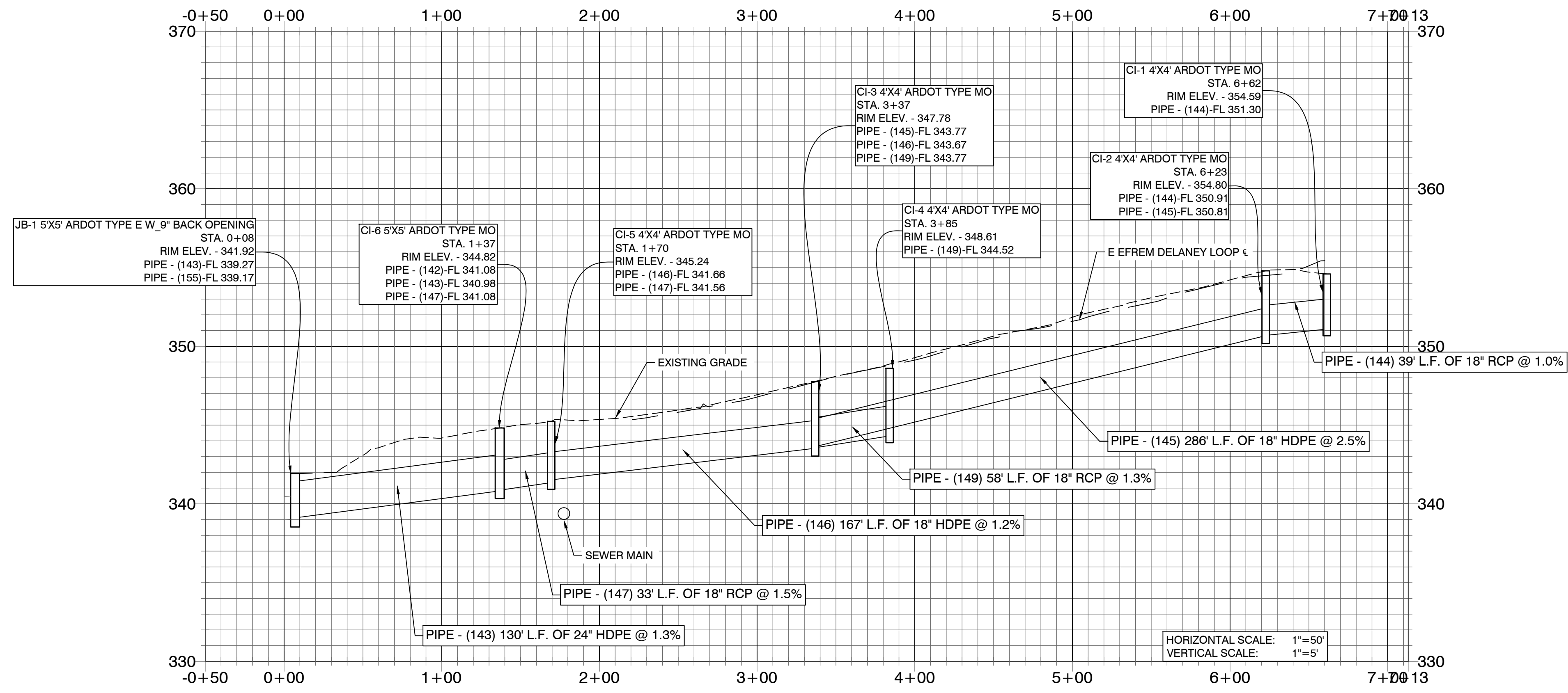
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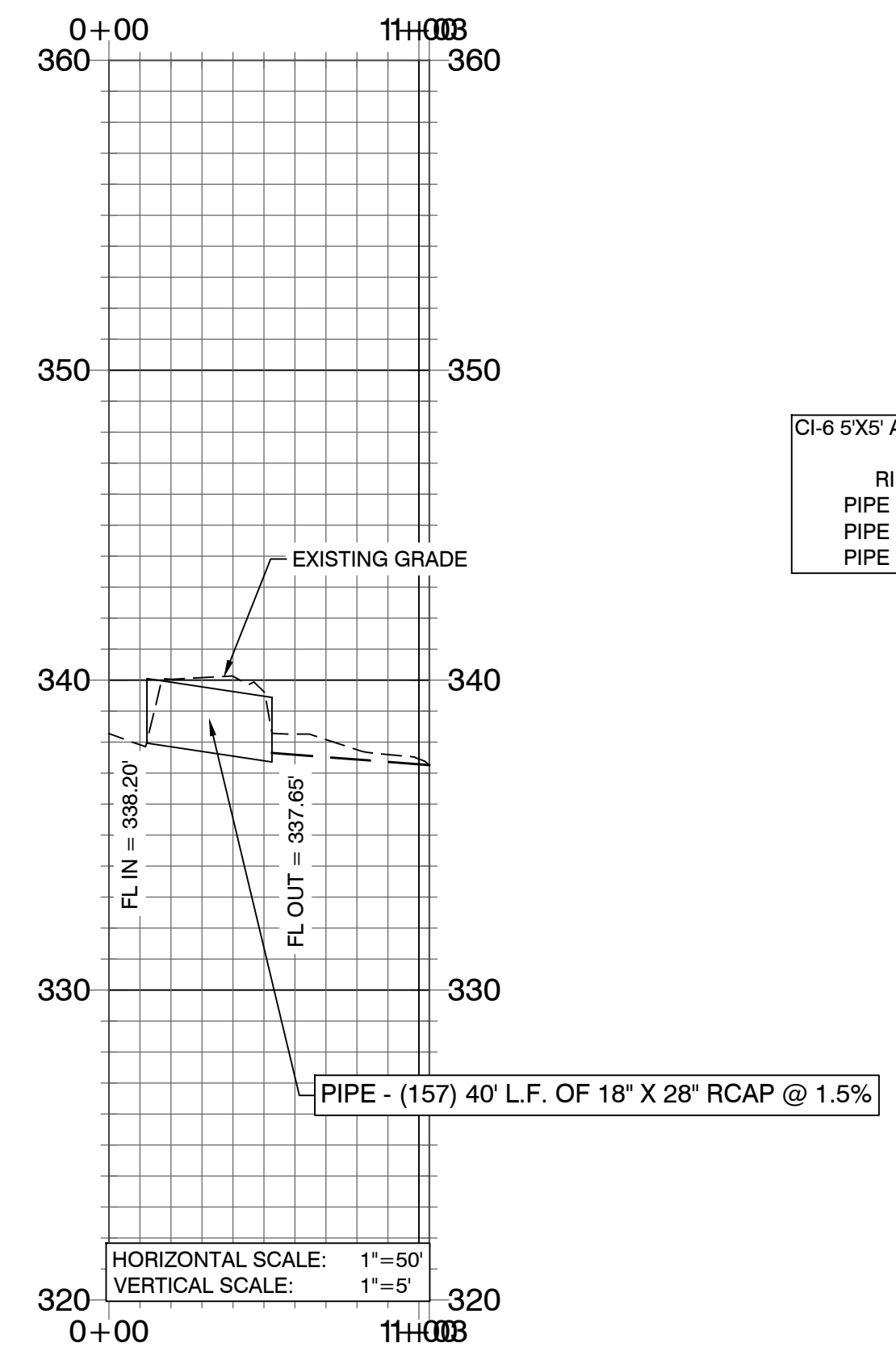
BY	
REVISION	
DATE	
<p>Designing our client's success</p> <p>GarNat Engineering, LLC</p> <p>3825 Mt. Carmel Rd Bryant, AR 72018 garnatengineering@gmail.com</p>	
<p>STONE LUXURY LIVING</p> <p>PLANNED UNIT DEVELOPMENT</p> <p>CITY OF BRYANT</p> <p>SALINE COUNTY, ARKANSAS</p>	
CONTENTS:	07-20-2022
	SITE PLAN
PROJECT NO:	22070
DATE:	JUNE 2022
SHEET NO:	C1.0

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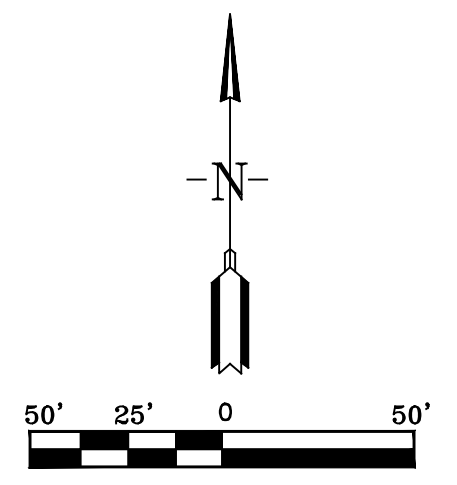
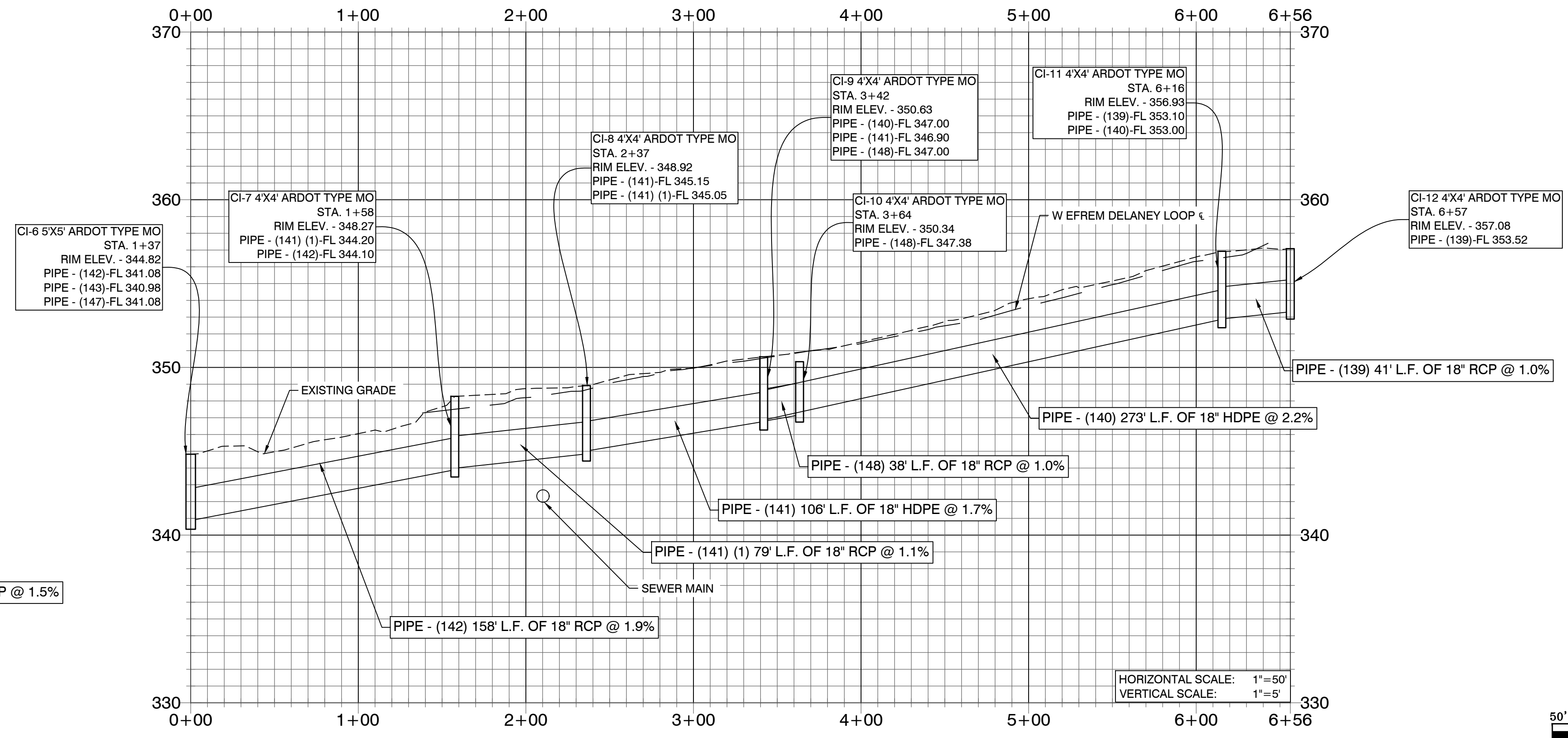
EAST SIDE PROFILE



GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE



A B C D E F

BY	REVISION	DATE

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

3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com

STONE LUXURY LIVING
PLANNED UNIT DEVELOPMENT
CITY OF BRYANT
SALINE COUNTY, ARKANSAS



07-20-2022

CONTENTS:
DRAINAGE PROFILES

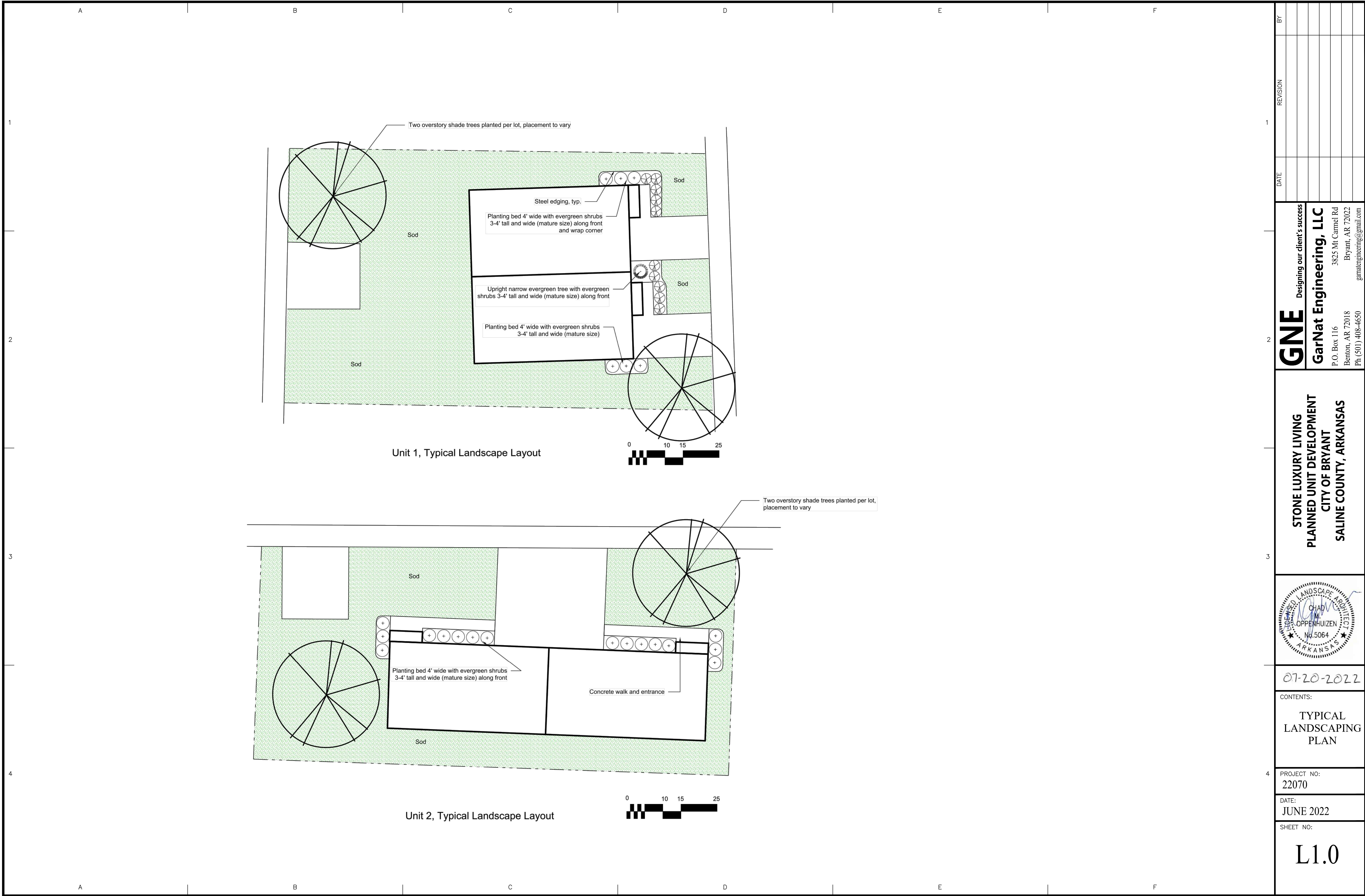
PROJECT NO:
 22070

DATE:
 JUNE 2022

SHEET NO:

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REVISION	DATE	BY

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 garnatengineering@gmail.com

**STONE LUXURY LIVING
 PLANNED UNIT DEVELOPMENT
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



07-20-2022

CONTENTS:
**TYPICAL
 LANDSCAPING
 PLAN**

PROJECT NO:
 22070

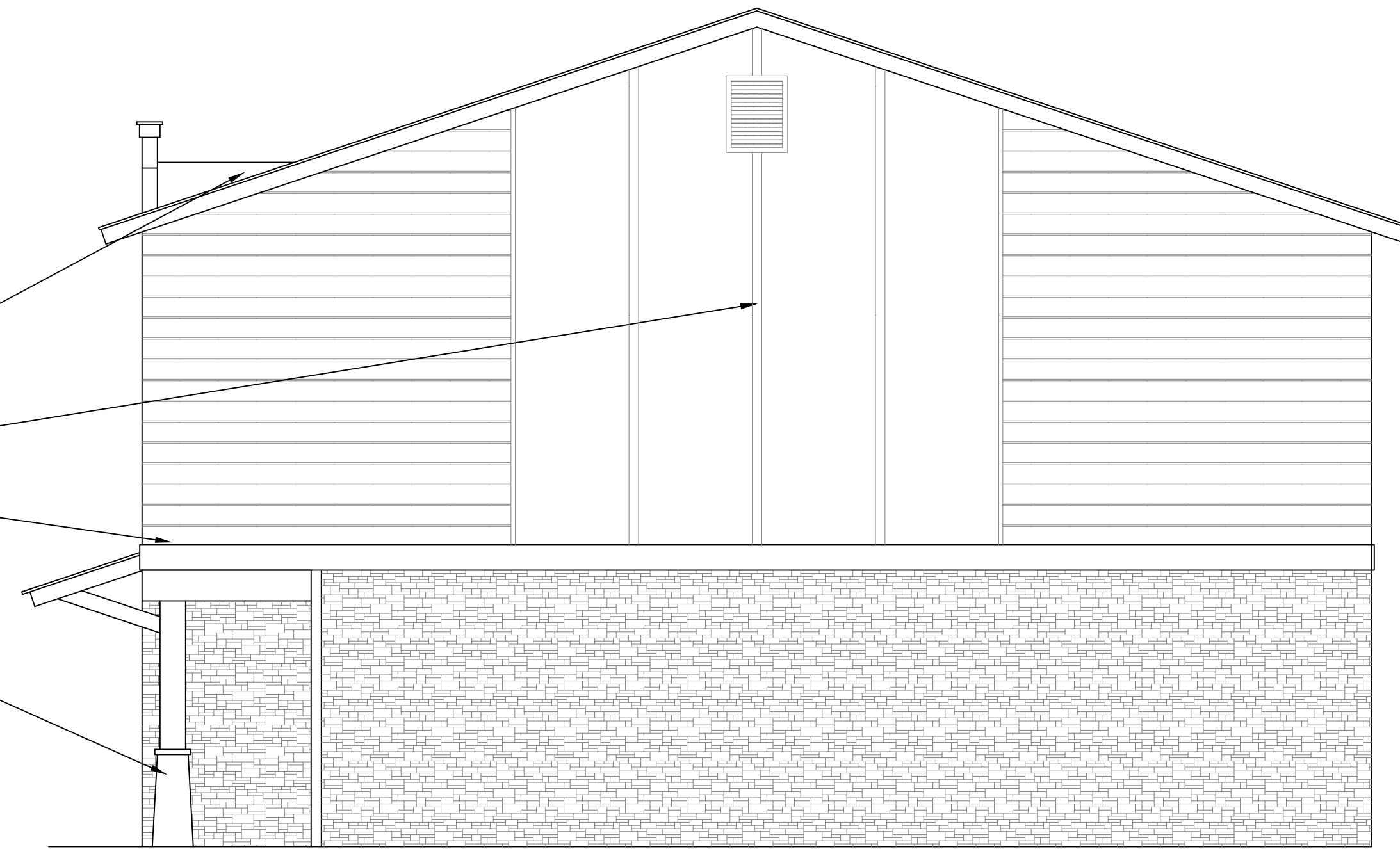
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 JUNE 2022

SHEET NO:
L1.0

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2B - 1H - 1G FRONT ELEVATION ————— SCALE: 1/4" = 1'-0"

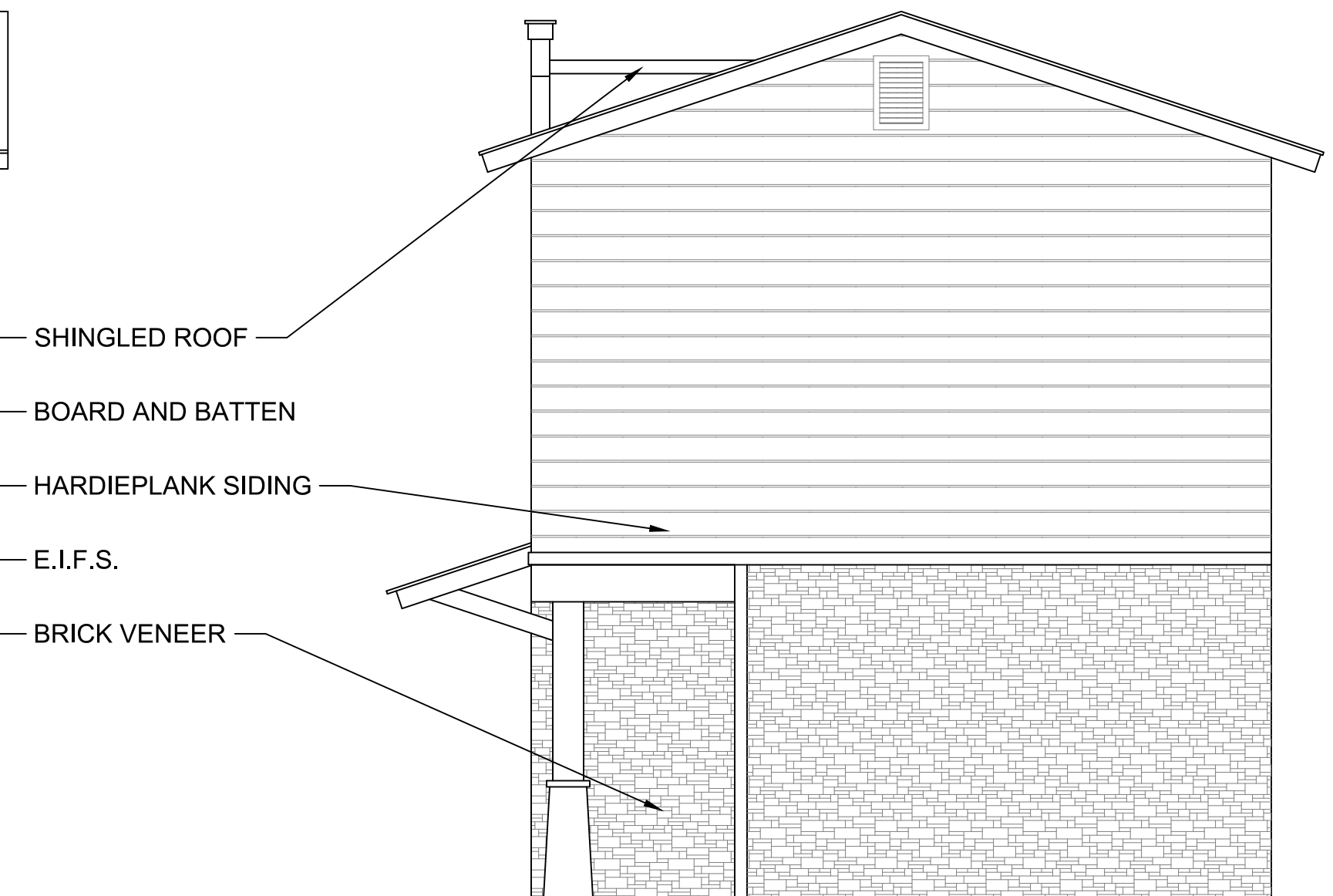


2B - 1H - 1G SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
BRICK VENEER



2B - 1H - 1G FRONT ELEVATION ————— SCALE: 1/4" = 1'-0"



————— SCALE: 1/4" = 1'-0" SIDE ELEVATION ————— SCALE: 1/4" = 1'-0"

SHINGLED ROOF
BOARD AND BATTEN
HARDIEPLANK SIDING
E.I.F.S.
BRICK VENEER

#2217

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(OFFICE) 501-516-5676
(FAX) 501-516-5166
thead@tarrynuss.com

tarrynuss
Architects

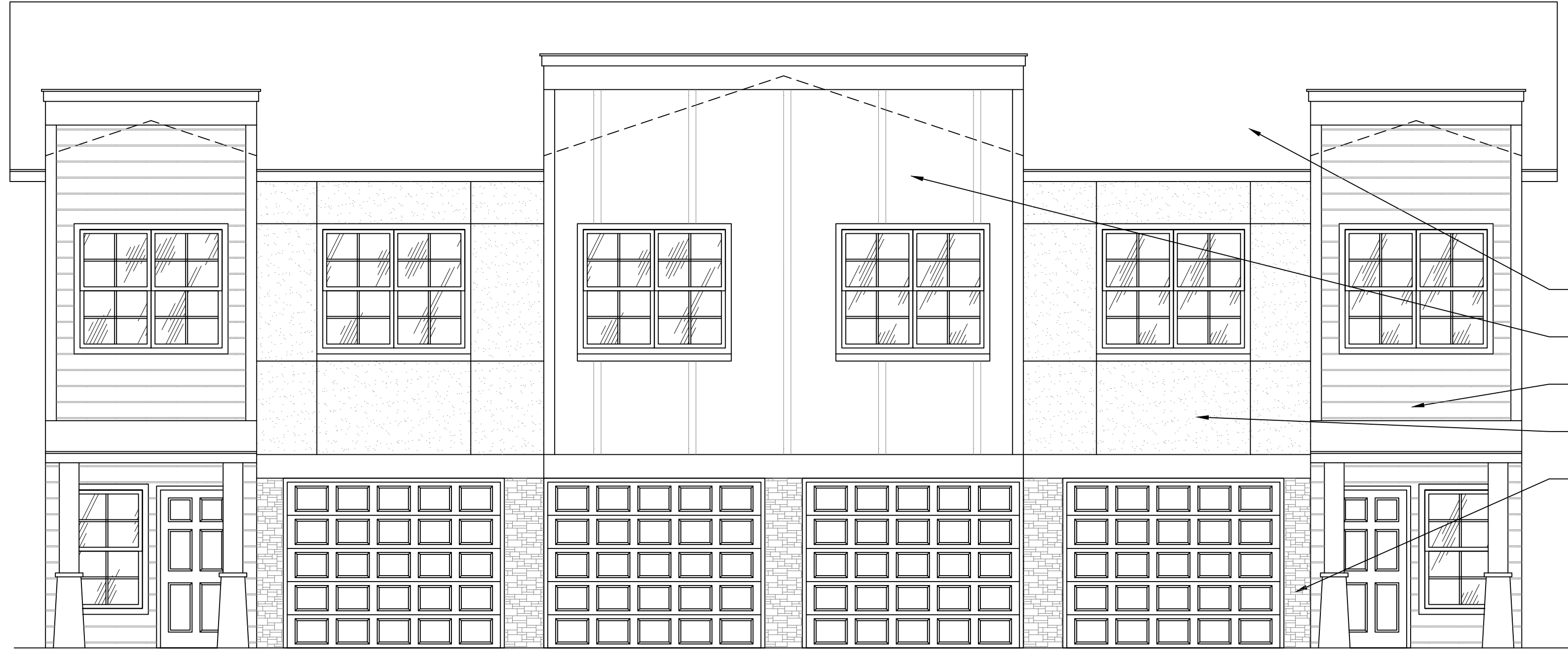
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CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

PROJECT # 2217
DATE: 07/19/2022

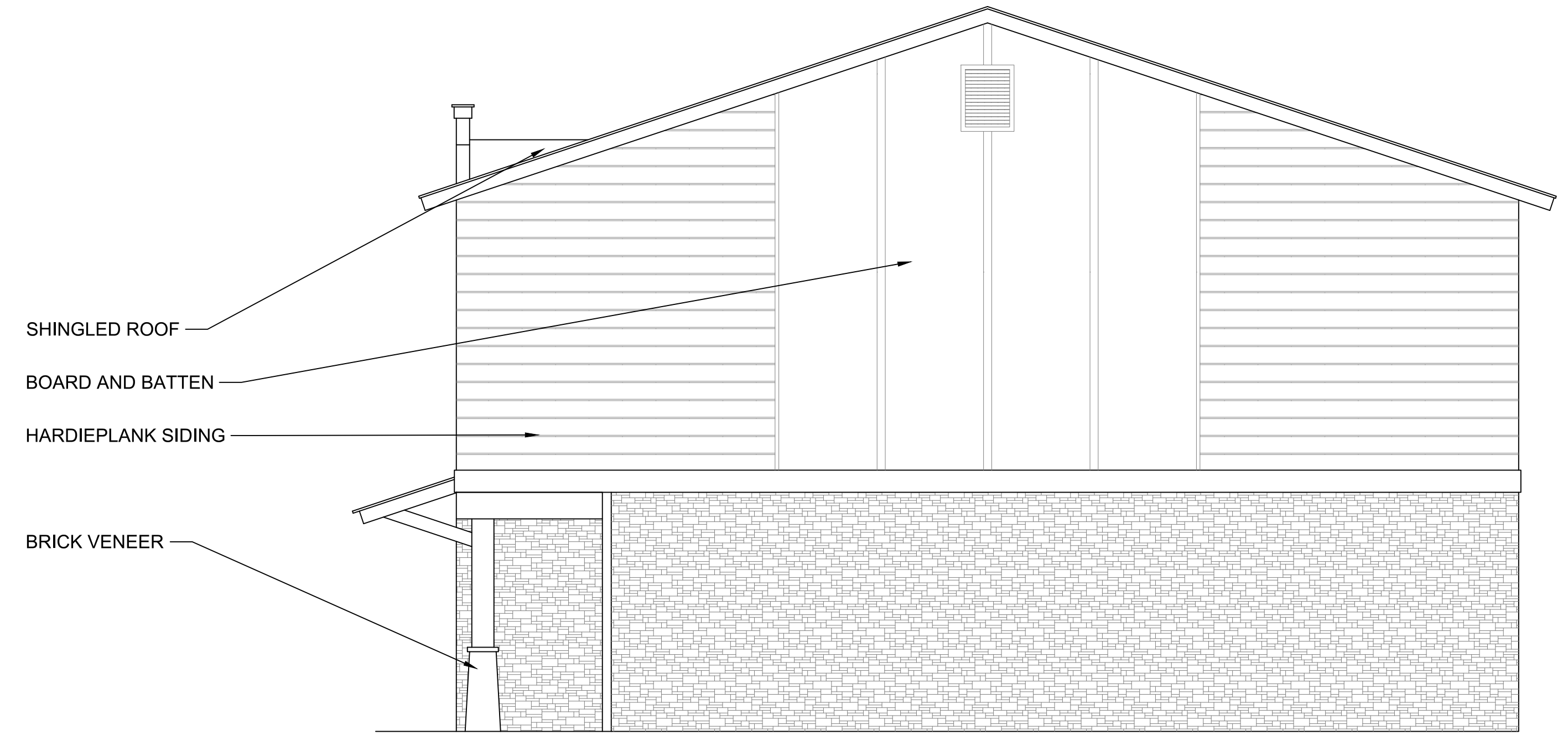
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1 OF 2



- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- E.I.F.S.
- BRICK VENEER

3B - 1H - 2G FRONT ELEVATION _____ SCALE: 1/4" = 1'-0"



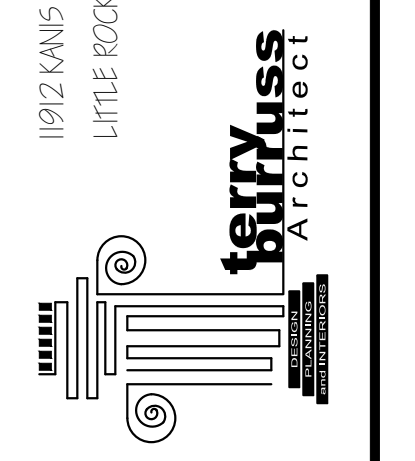
- SHINGLED ROOF
- BOARD AND BATTEN
- HARDIEPLANK SIDING
- BRICK VENEER

3B - 1H - 2G SIDE ELEVATION _____ SCALE: 1/4" = 1'-0"

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(FAX) 501-516-5166
thead@terryuss.com



SHEET TITLE:

CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
BRYANT, ARKANSAS

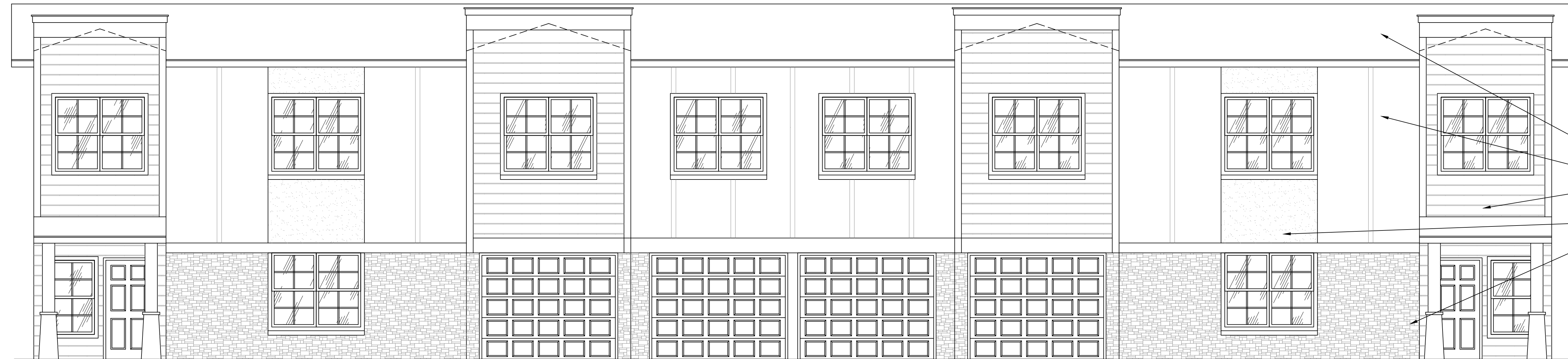
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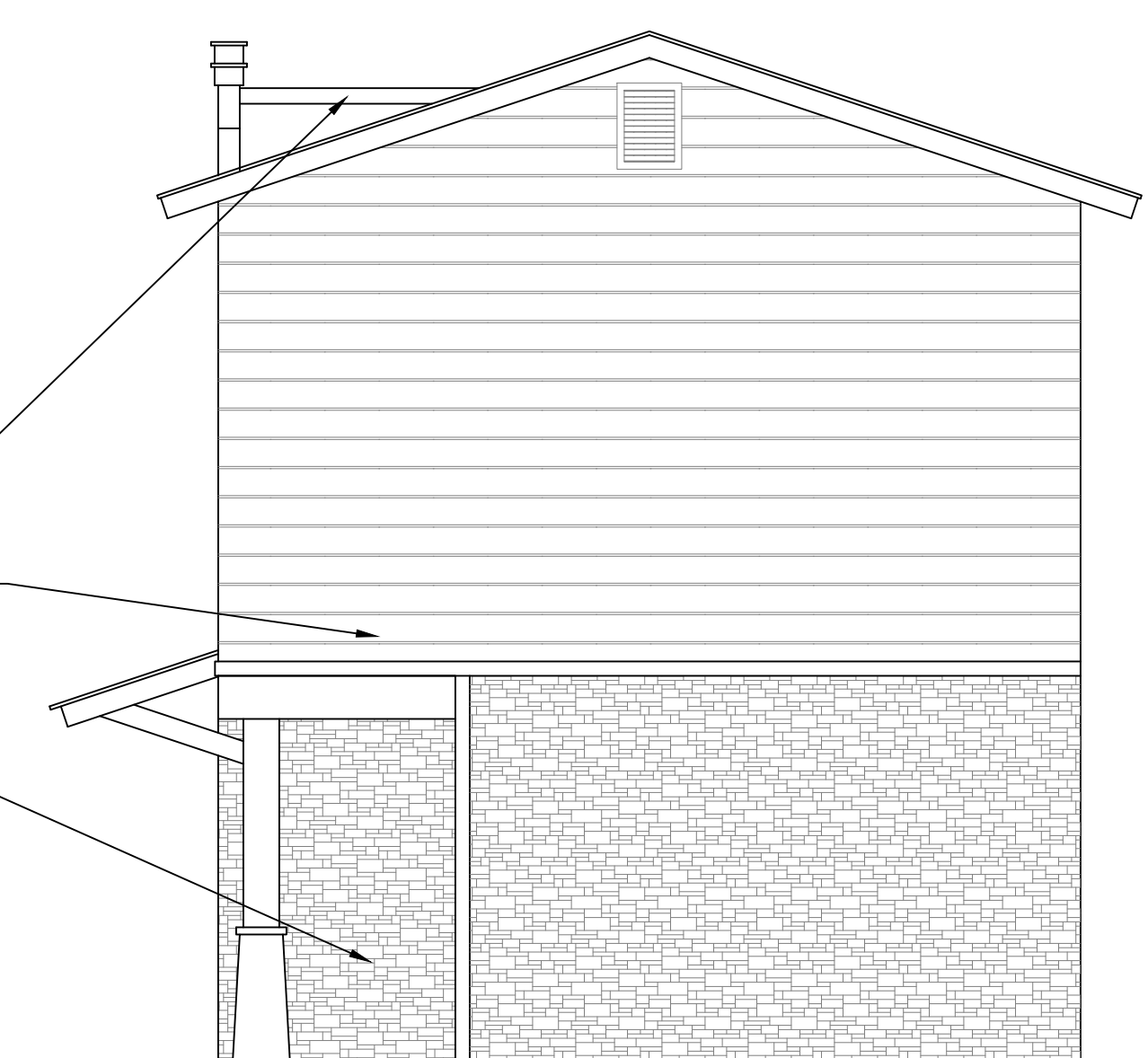
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PAGE # OF



3B - 1H - 2G FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3B - 1H - 2G SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

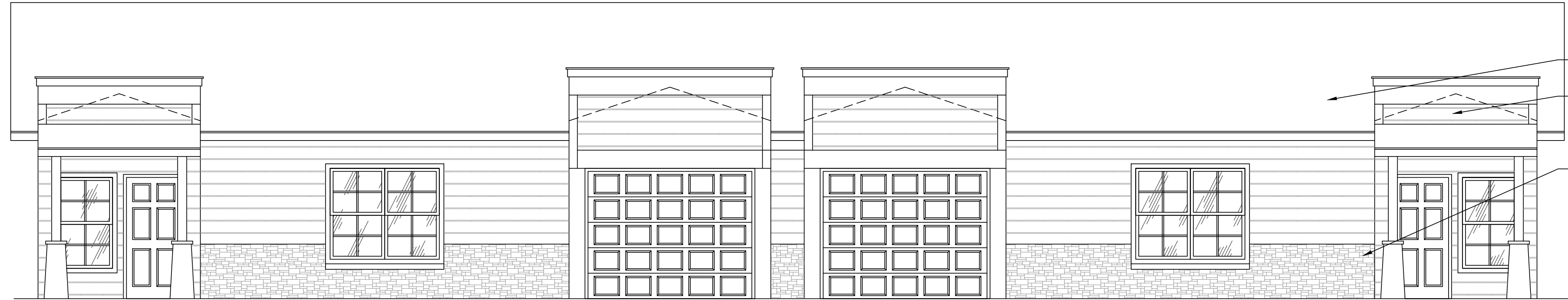
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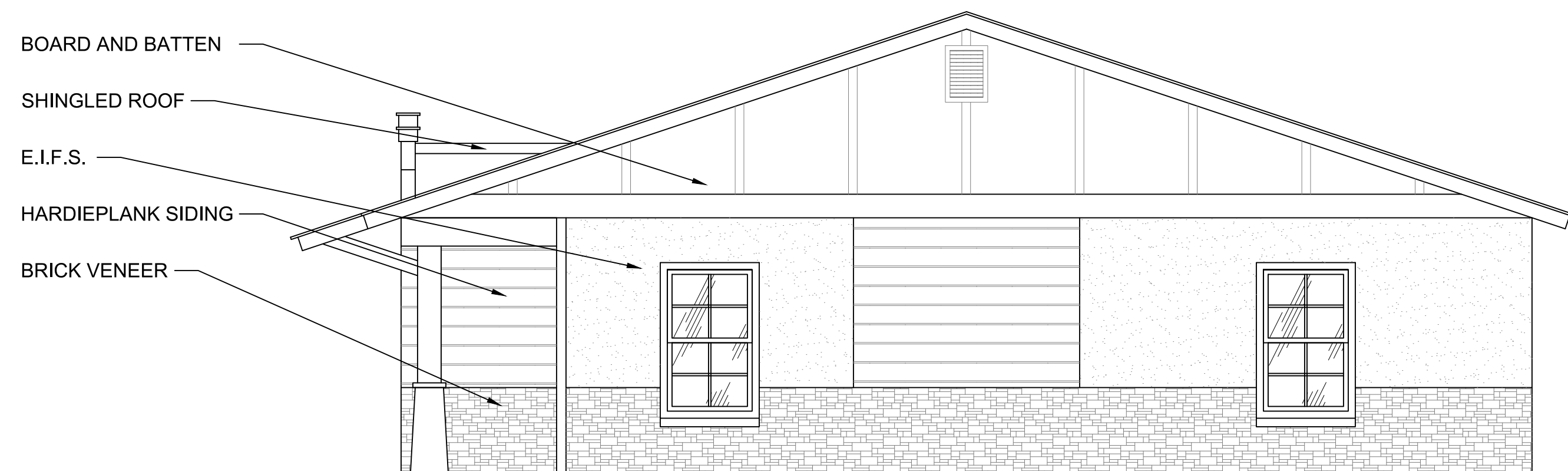
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1 OF 2



23 FT - 1G FRONT ELEVATION

SCALE: 1/4" = 1'-0"

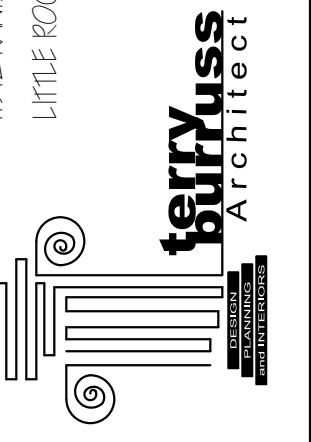


23 FT - 1G SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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(FAX) 501-516-5766
thead@terryjuss.com



SHEET TITLE:
CONCEPT ELEVATIONS

NEW DEVELOPMENT FOR:
STONE LUXURY LIVING
PRYANT, ARKANSAS

PROJECT # 2217

DATE: 07/19/2022

SHEET #
A 23

FIG. #
OF