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

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

HOUSING UNITS = 9 X 6.098

HOUSING UNITS = 54.882 ≈ 54

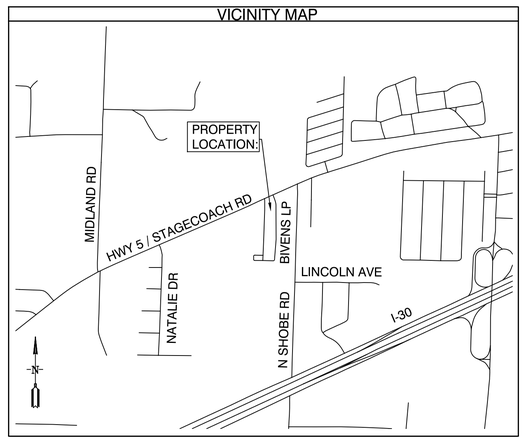
OPEN SPACE NEEDED = 6.098 X 0.15 ≈ 0.92 ACRES

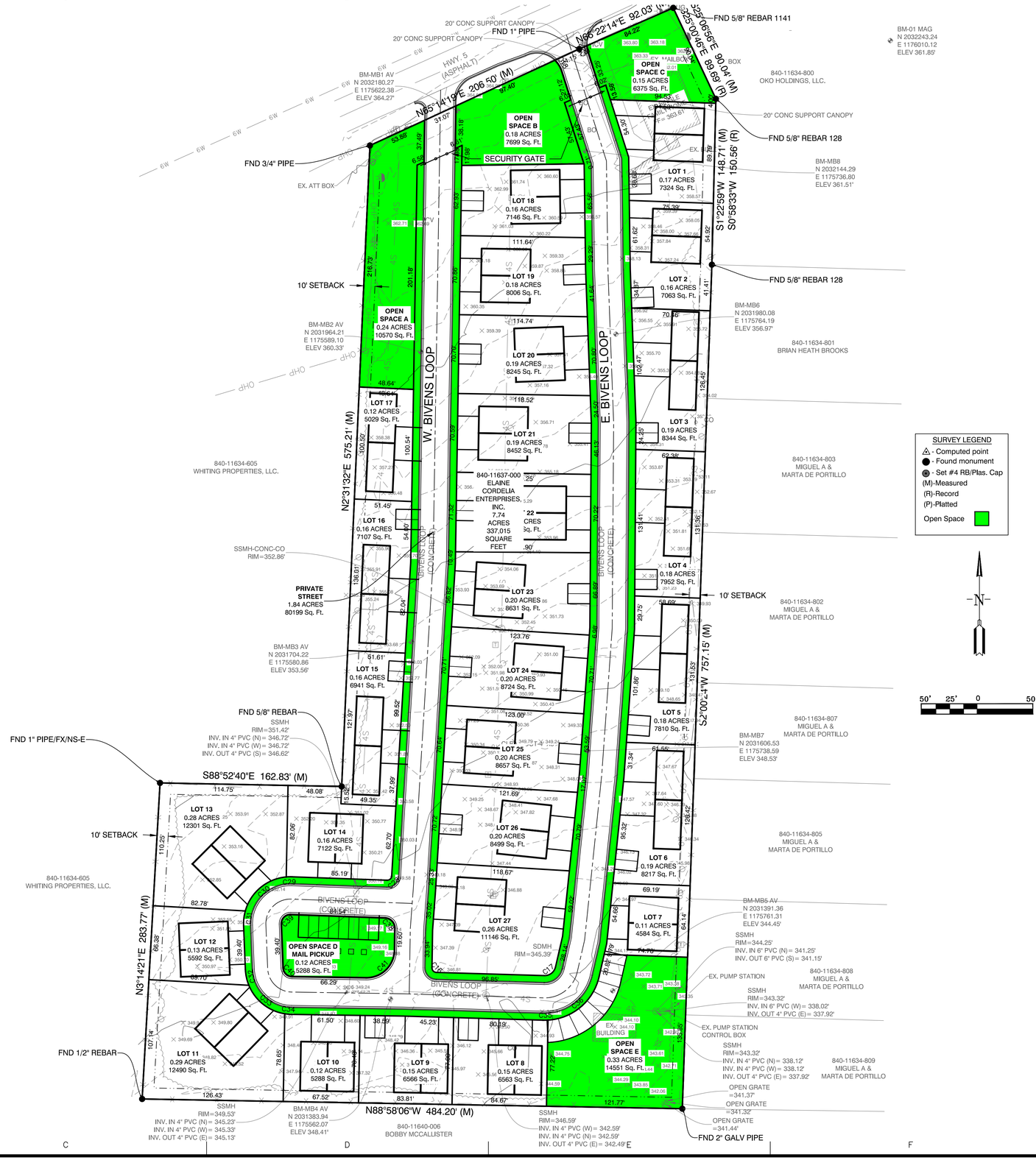
ACTUAL OPEN SPACE = 1.48 ACRES

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 W/CAP #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.

VICINITY MAP





BY	REVISION	DATE

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

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 9551 PERRY V. WILLIAMS

CONTENTS: SITE PLAN

PROJECT NO: 22070

DATE: JUNE 2022

SHEET NO: C1.0

J:\Projects\2022 Projects\22070 Manufactured Park- CR Reyes Elite Cordell Enterprises Inc 3825 Hwy 5 Bryant\Dwg\Design\22070 ESD Hwy 5 Bryant Site Design R2-060622.dwg