1025 Johnswood - R-E to R-M

ORDINANCE NUMBER 2022- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-M TO PUD.

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That certain real property described more fully below is hereby zoned to a classification of PUD located in Ward 1.

Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.

Section 3. The property affected by this ordinance is described in the attached Exhibit A

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2022.

_____
Mayor Allen E. Scott

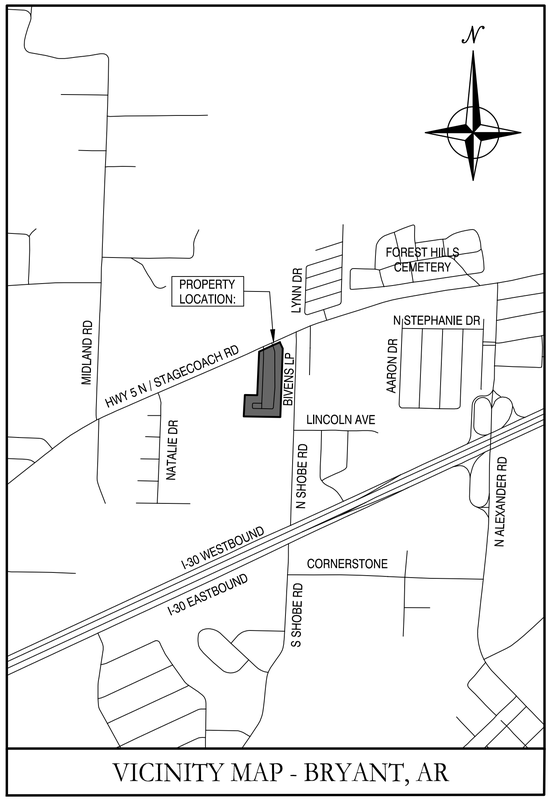
ATTEST:

_____
Mark Smith, City Clerk

Exhibit A

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 SOUTHLINE 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 FOUND1" 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 FOUND1" 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.

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



07-20-2022



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

PLAT CERTIFICATES:

OWNER:

Name: Elaine Cordelia Enterprises, Inc.

Address: 206 West Dallas Street
Conroe, TX 77301

DEVELOPER:

Name: Elaine Cordelia Enterprises, Inc.

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)

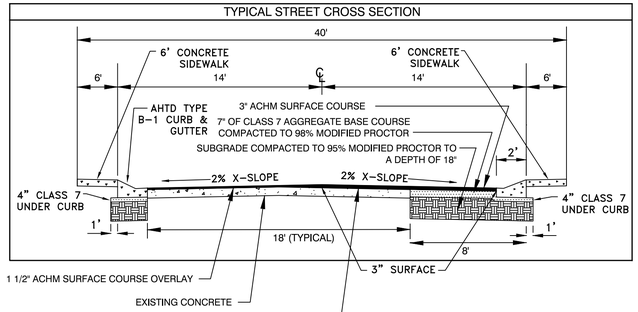
SOURCE OF WATER: CITY OF BRYANT
SOURCE OF SEWER: CITY OF BRYANT

BUILDING SETBACKS:
FRONT - 20'
EXTERIOR - 10'

EASEMENTS:
FRONT - 20'

LOT CORNERS: SET #4 REBAR WITH CAP

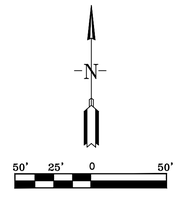
TYPICAL STREET CROSS SECTION



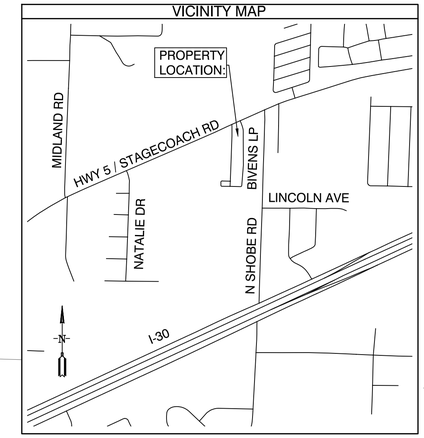
840-11634-605
WHITING PROPERTIES, LLC.
ZONE C-2

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



VICINITY MAP



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:
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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 SURVEY'S "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 05125C0240E 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

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

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

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

CONTENTS:
PRELIMINARY PLAT

PROJECT NO:
22070

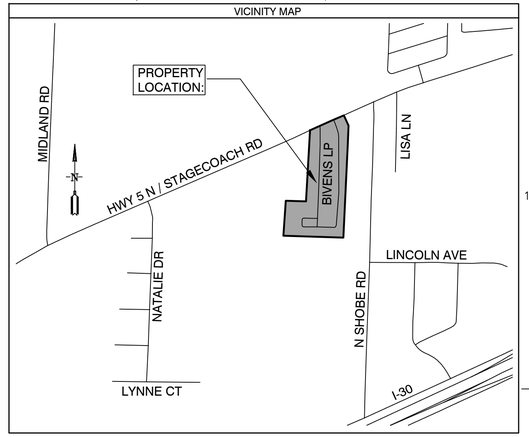
DATE:
JUNE 2022

SHEET NO:
V1.0

J:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park GD Raizer Elaine Cordelia Enterprises Inc 830 Hwy 5\Drawings\Default\Design\22070 Stone Luxury Living 8X5 Hwy 5 Bivens Loop Design #3-060822.dwg

SURVEY LEGEND
△- Found monument
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VICINITY MAP



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DOCUMENTS USED:

- BOOK 2021 PAGE 16880 WD BIVENS TO ELAINE CORDELIA ENTERPRISES, INC.

BASIS OF BEARINGS:

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CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

60' 30' 0 60'

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

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

FOR USE & BENEFIT OF:
ELAINE CORDELIA ENTERPRISES, INC.

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

6-7-22

CONTENTS:
BOUNDARY SURVEY

PROJECT NO:
22070

DATE:
JUNE 7, 2022

SHEET NO:
V2.0

J:\Projects\2022 Projects\22070 Vanderbeard Park CR Retone Eden Cordelia Enterprises Inc 8305 Hwy 5 Bryant\pdfs\Survey\22070 8305 Hwy 5 Bryant Loop Property Survey-060722.dwg

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 = 7.474 X 0.15 ≈ 1.12 ACRES

ACTUAL OPEN SPACE = 1.48 ACRES

PROPERTY DESCRIPTION

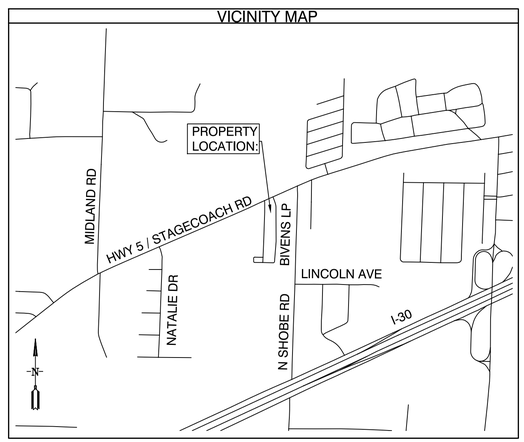
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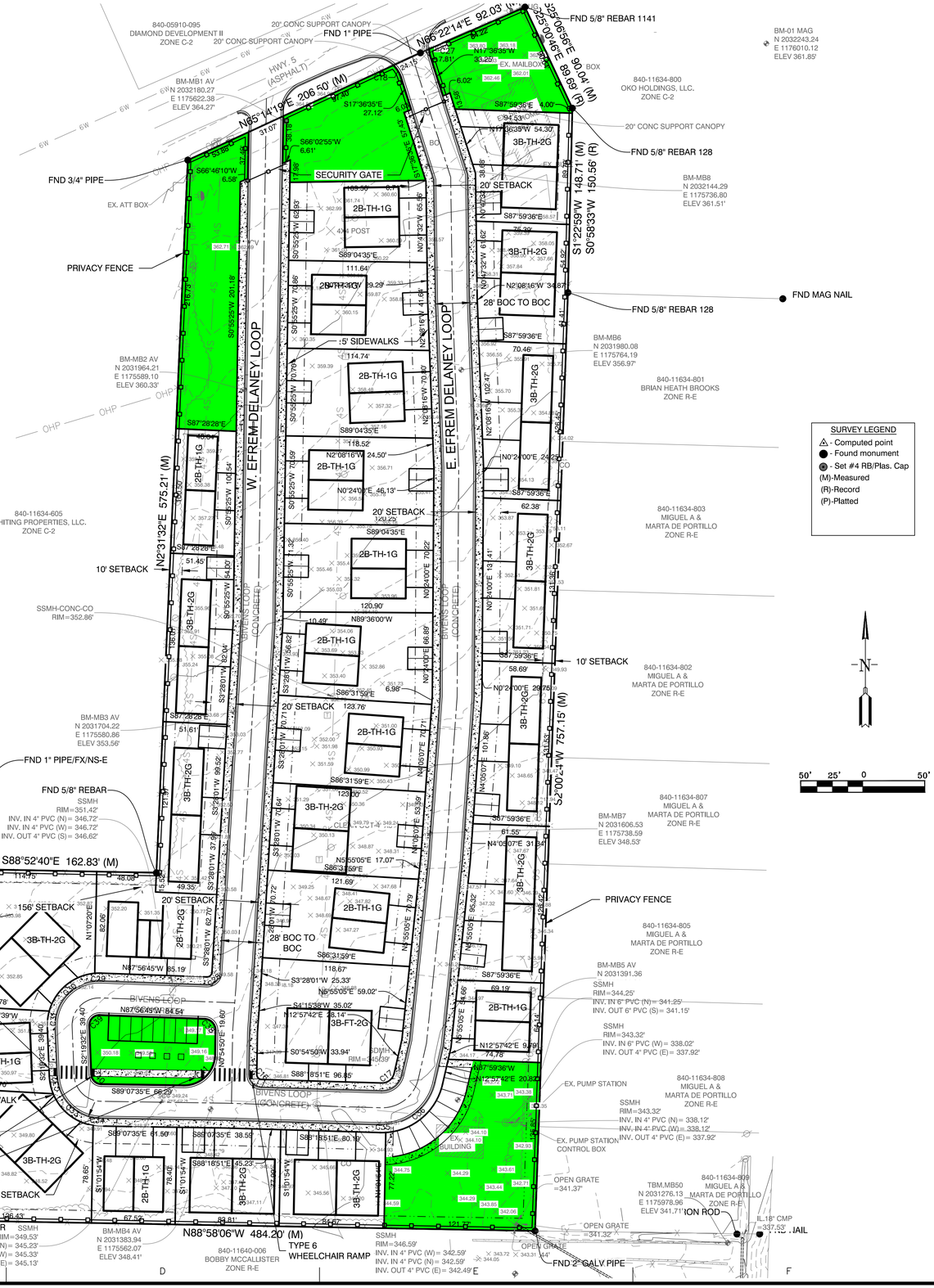
SITE LEGEND:

- FIRE HYDRANT
- ELECTRICAL & UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- STORM MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- BENCHMARKS
- ELECTRIC BOX
- GUY ANCHOR
- WATER METER
- GAS METER
- SIGN
- EXISTING WATERLINE
- OVERHEAD POWER
- TEST PIT
- FORCE MAIN
- CHAIN-LINK FENCE
- WOOD FENCE
- SANITARY SEWER LINE

- ASPHALT
- GRAVEL
- CONCRETE
- OPEN SPACE

VICINITY MAP





BY	REVISION	DATE

GNE Designing our client's success

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SALINE COUNTY, ARKANSAS

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

07-20-2022

CONTENTS:
SITE PLAN

PROJECT NO:
22070

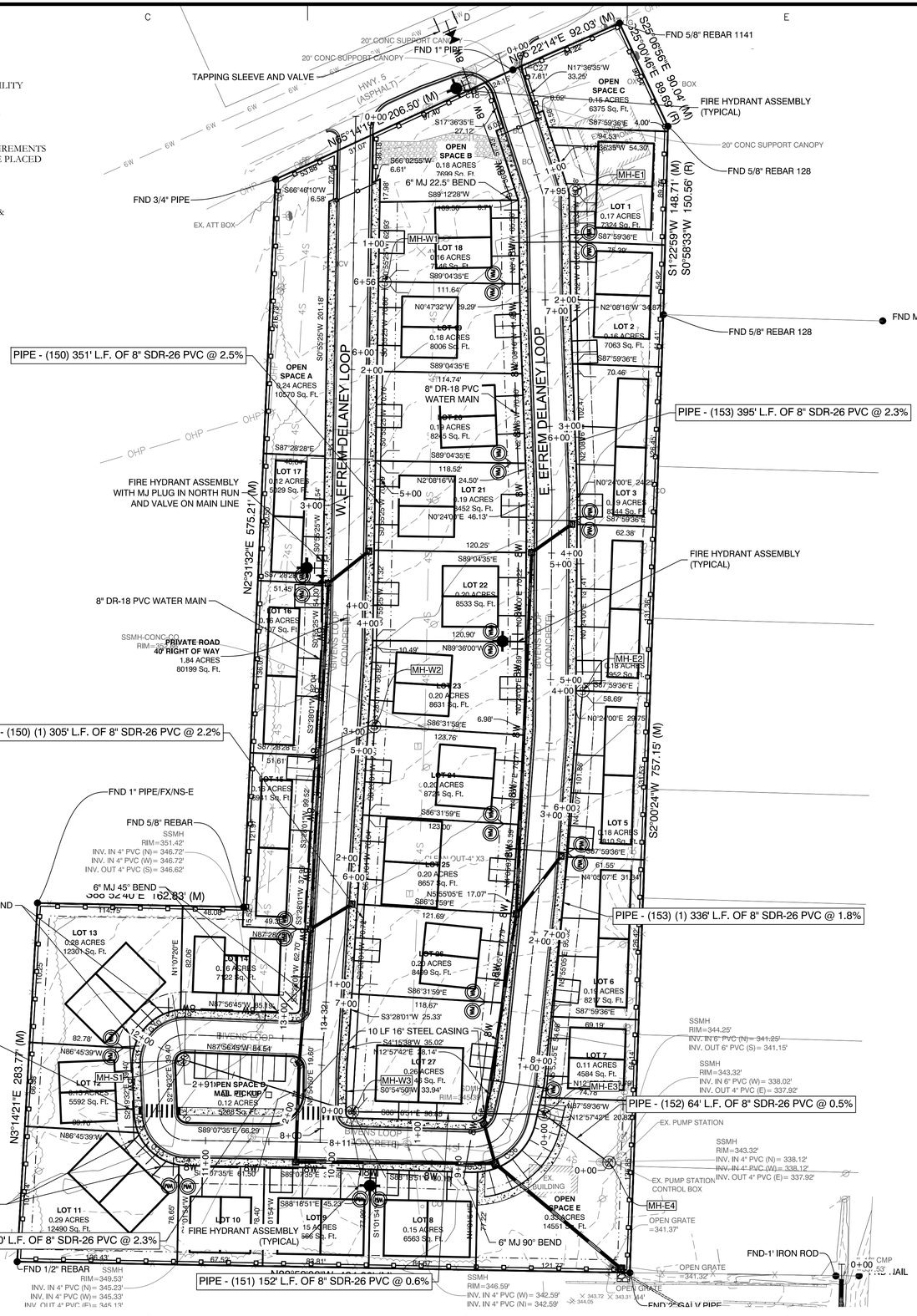
DATE:
JUNE 2022

SHEET NO:
C1.0

J:\Projects\2022 Projects\22070 Stone Luxury Living Manufactured Park, CO Kazee Condos Enterprise, AL\2 STR Hwy 5 Bivens Loop Design &A-22070.dwg, 7/20/2022 9:54:39 AM, Steve Lucero

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 AND SEWER UTILITY WORK SHALL COMPLY WITH THE ARKANSAS PLUMBING CODE.
5. ALL WATER & SEWER LINE CONSTRUCTION SHALL COMPLY WITH CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS. FOR A COPY SEE THE WEBSITE https://www.cityofbryant.com/DocumentCenter/View/1161/Bryant-Specs-2015-FINAL-Rev?bidId=



BY	
REVISION	
DATE	

GNE Designing our client's success

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CITY OF BRYANT
SALINE COUNTY, ARKANSAS

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

07-20-2022

CONTENTS:
UTILITY PLAN

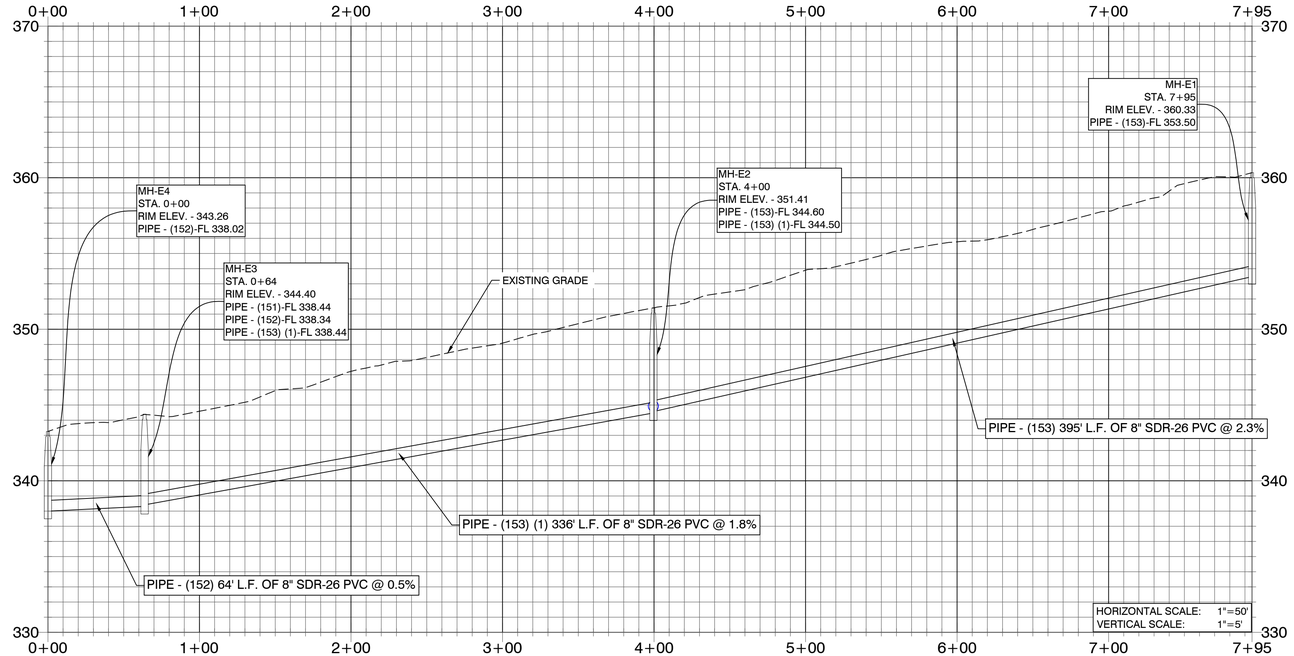
PROJECT NO: 22070

DATE: JUNE 2022

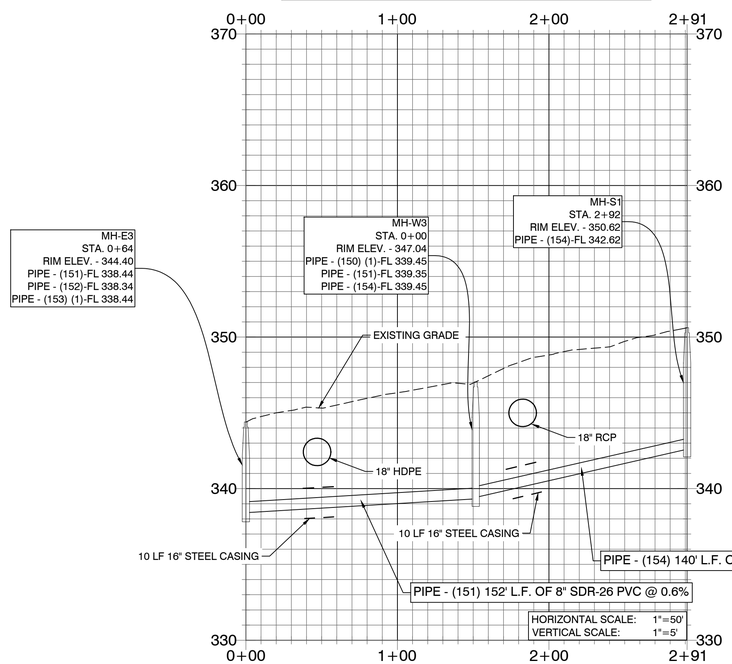
SHEET NO: C2.0

A Professional Engineering Project ©2022 Stone Luxury Living Manufactured Park, CO. Access Data: Contacts, Enterprises, Inc. 8318 Hwy. 5 Drawings\Utility\Design\22070 Stone Luxury Living 8318 Hwy 5 Bryant, Design Set Drawings Design.dwg

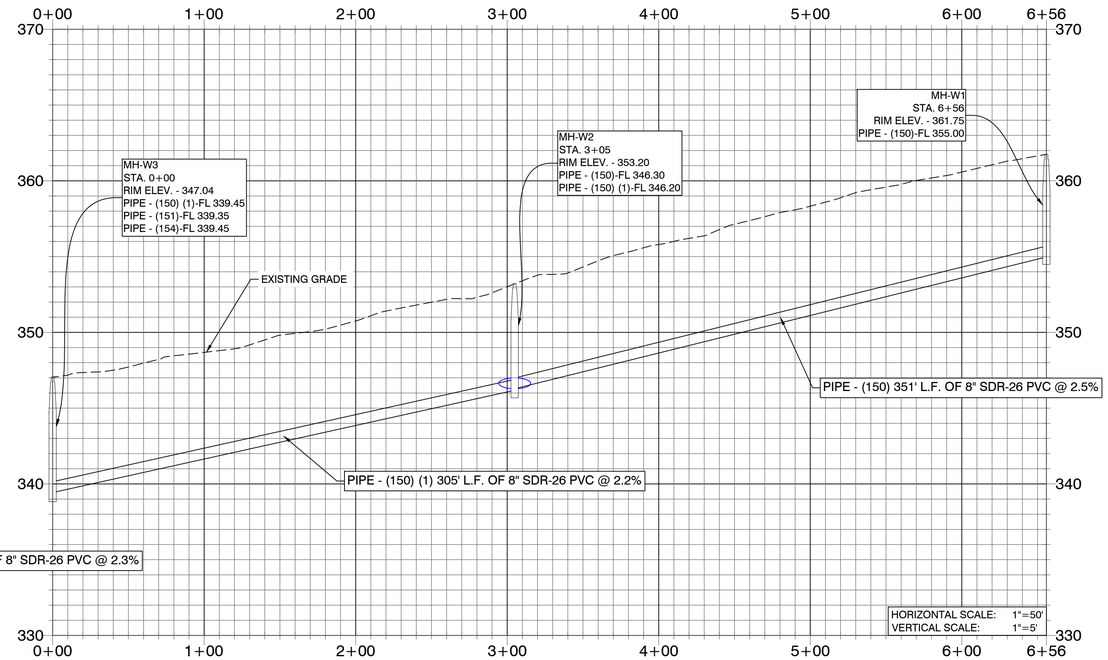
EAST SANITARY SEWER PROFILE

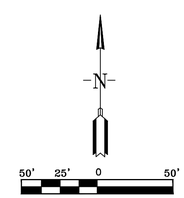


SOUTH SANITARY SEWER PROFILE



WEST SANITARY SEWER PROFILE





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SALINE COUNTY, ARKANSAS

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

07-20-2022

CONTENTS:

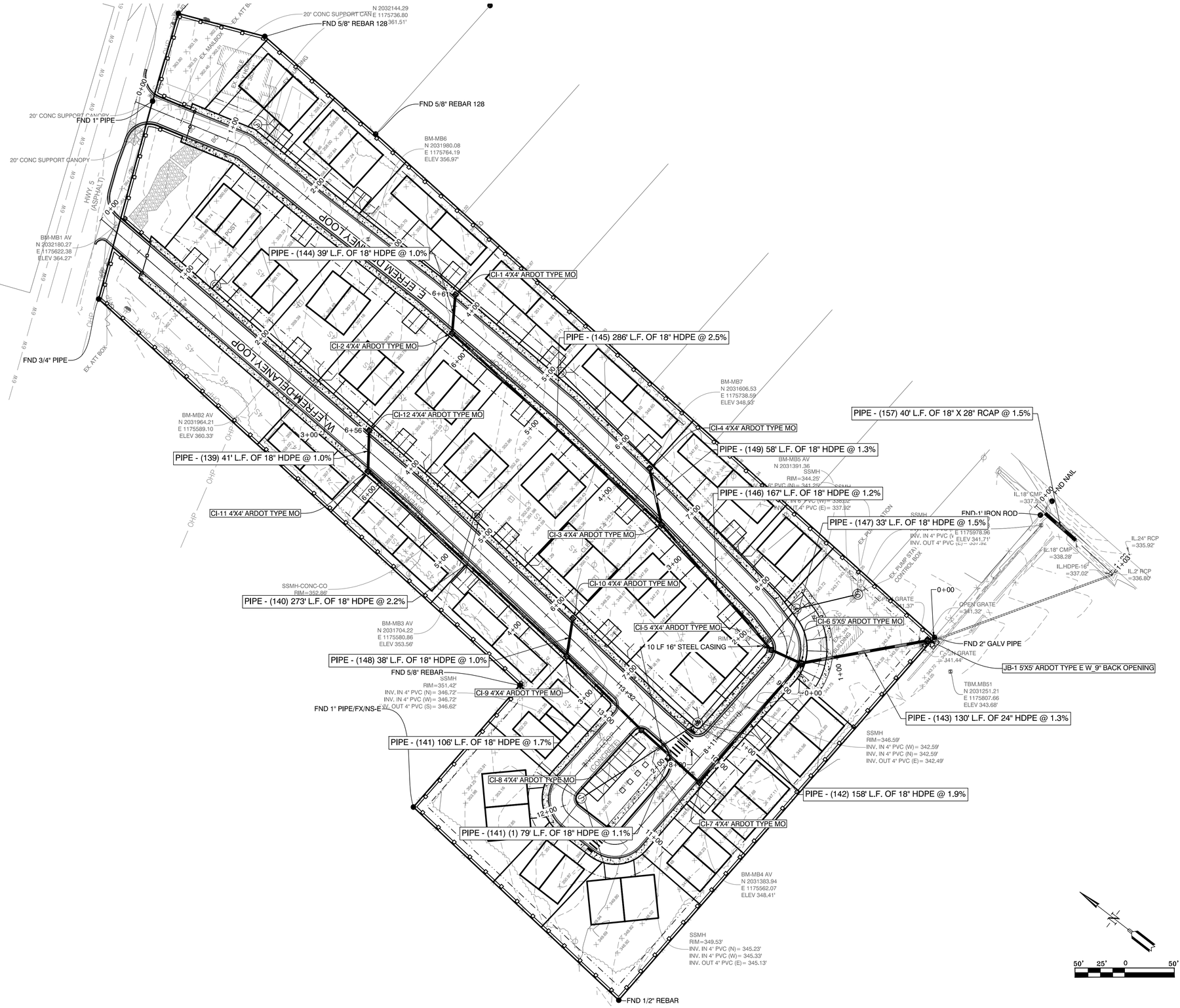
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PROJECT NO: 22070

DATE: JUNE 2022

SHEET NO: C2.1

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Vernon ★★★ Williams
REGISTERED PROFESSIONAL ENGINEER
★★★
NO. 9551
VERNON J. WILLIAMS

07-20-2022

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GRADING & DRAINAGE PLAN

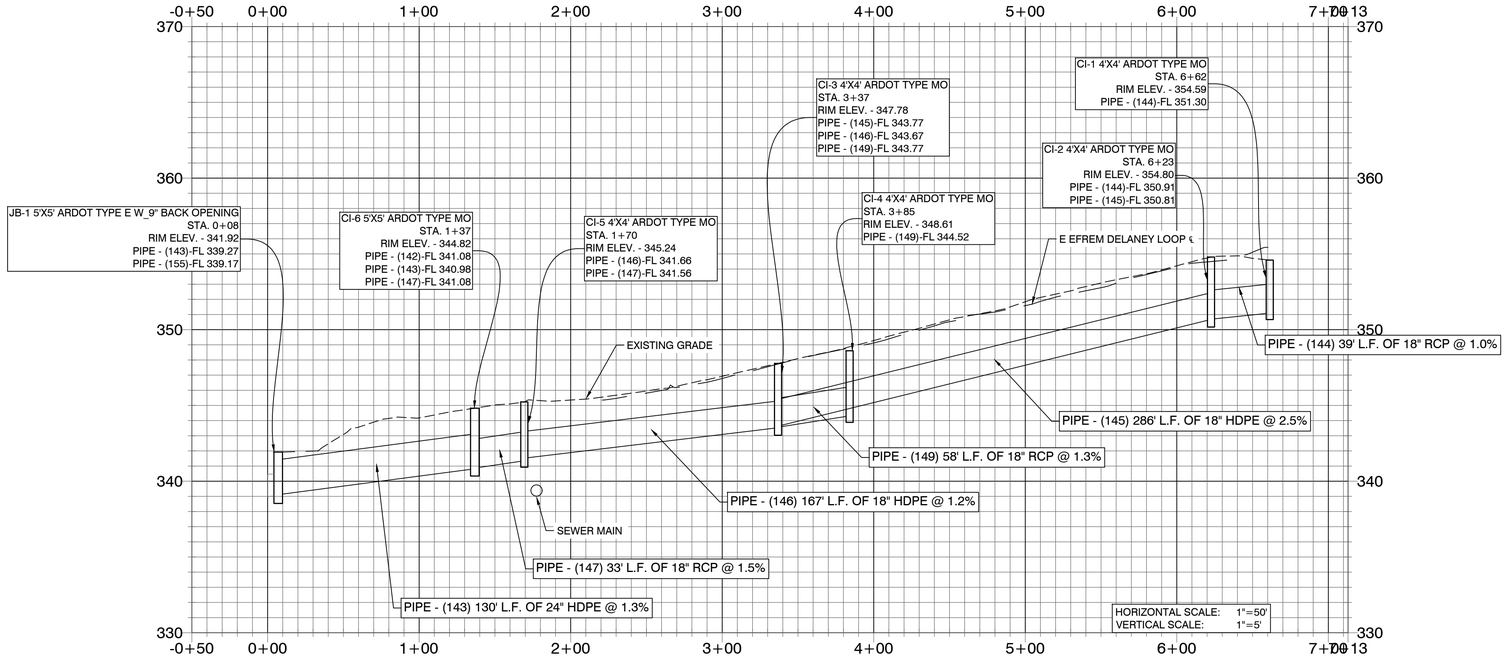
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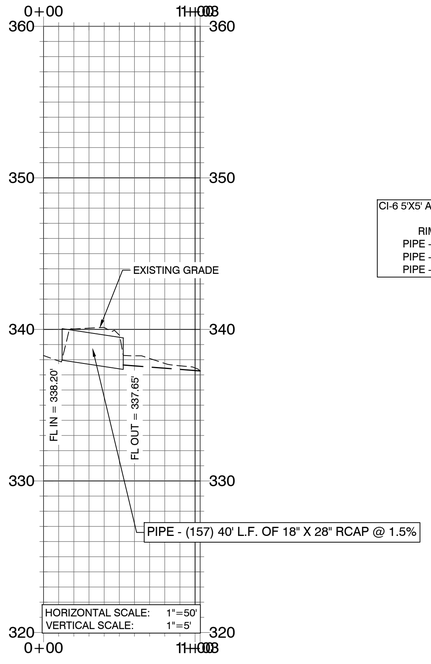
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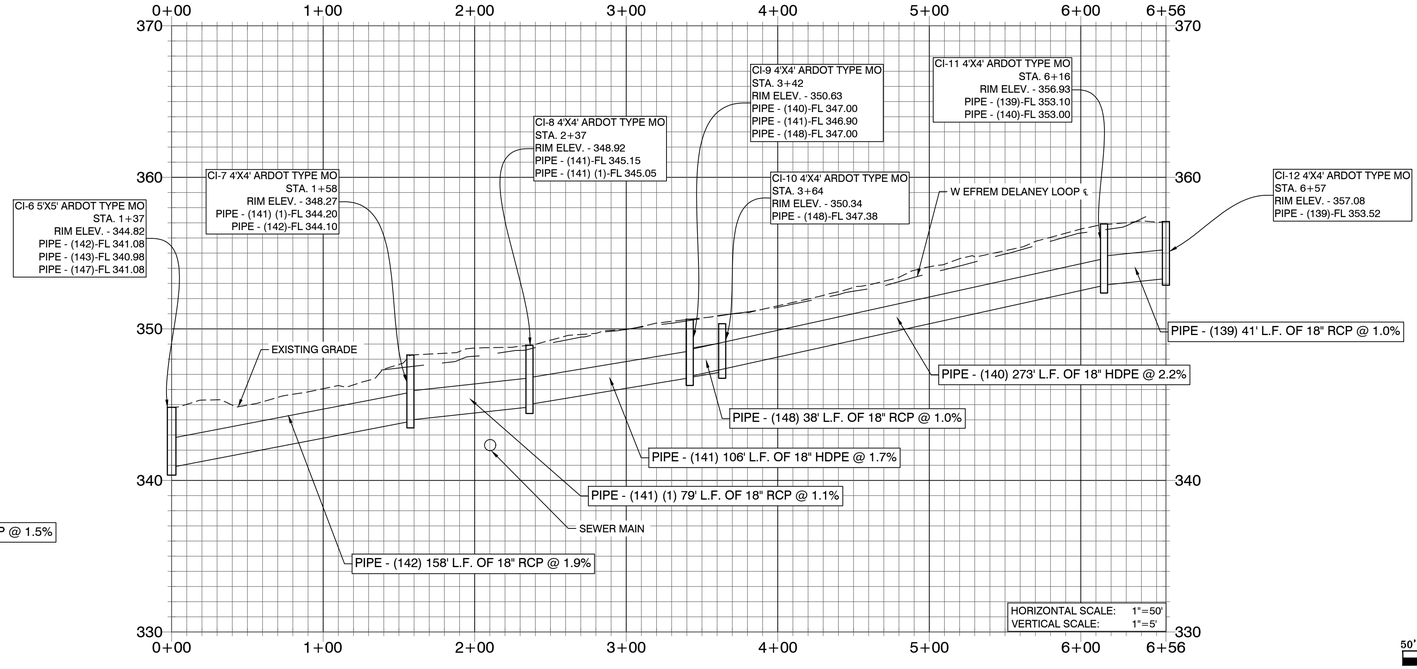
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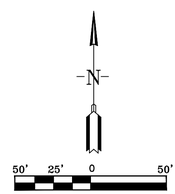


GRAVEL DRIVEWAY CULVERT PROFILE



WEST SIDE PROFILE





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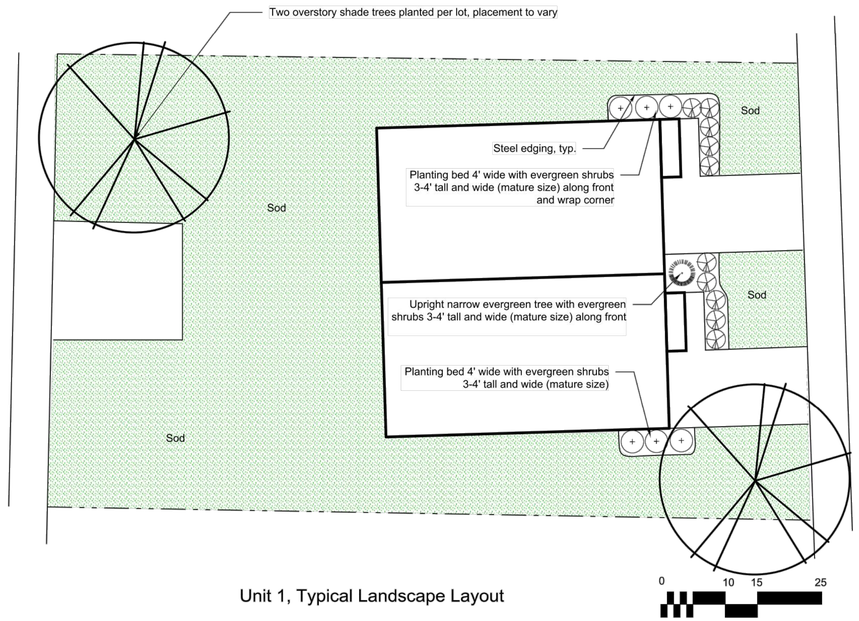
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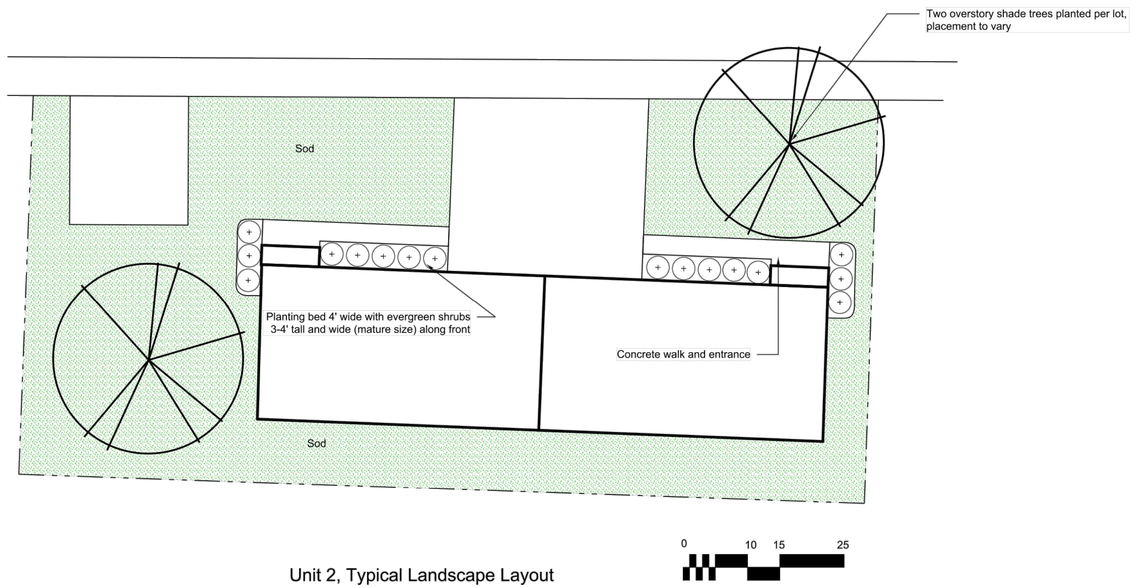
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Unit 1, Typical Landscape Layout



Unit 2, Typical Landscape Layout

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LICENSED LANDSCAPE ARCHITECT
CHAD M. OPPENHUIZEN
NO. 5064
ARKANSAS

07-20-2022

CONTENTS:

TYPICAL LANDSCAPING PLAN

PROJECT NO: 22070

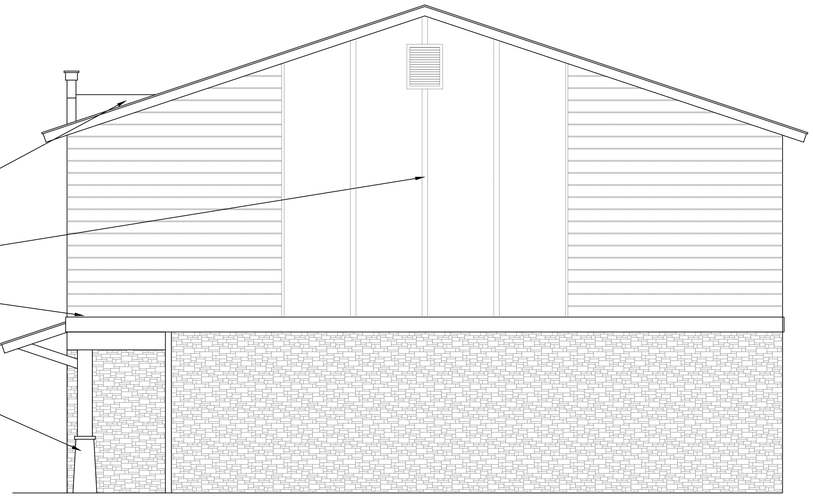
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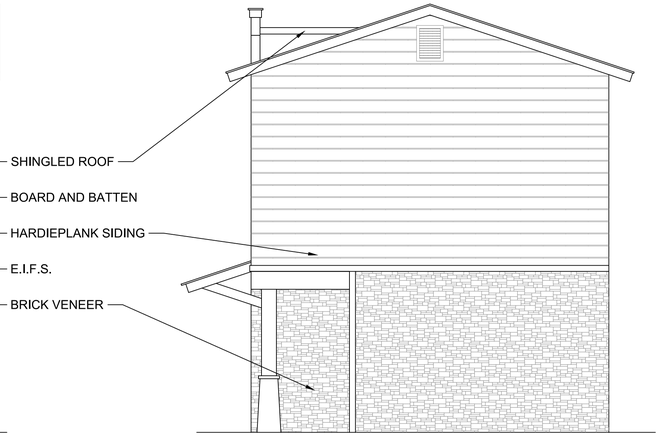
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2B - 1H - 1G SIDE ELEVATION ——— SCALE: 1/ 4'' =1'-0''



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



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

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tbaldwinplanning@sbcglobal.net
terry uss Architect

SHEET TITLE: CONCEPT ELEVATIONS

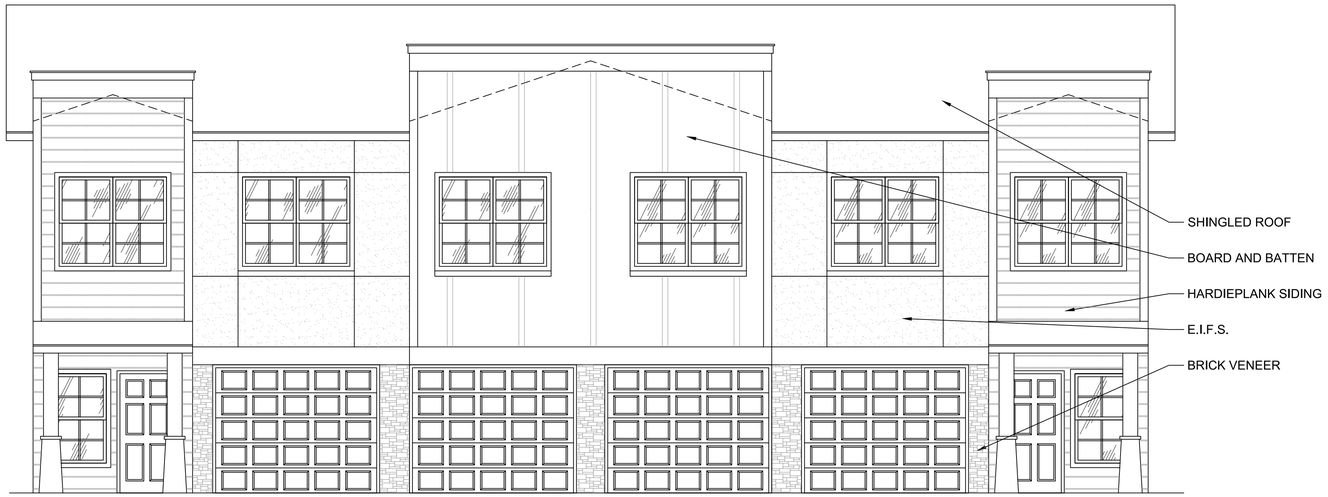
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PROJECT # 2217

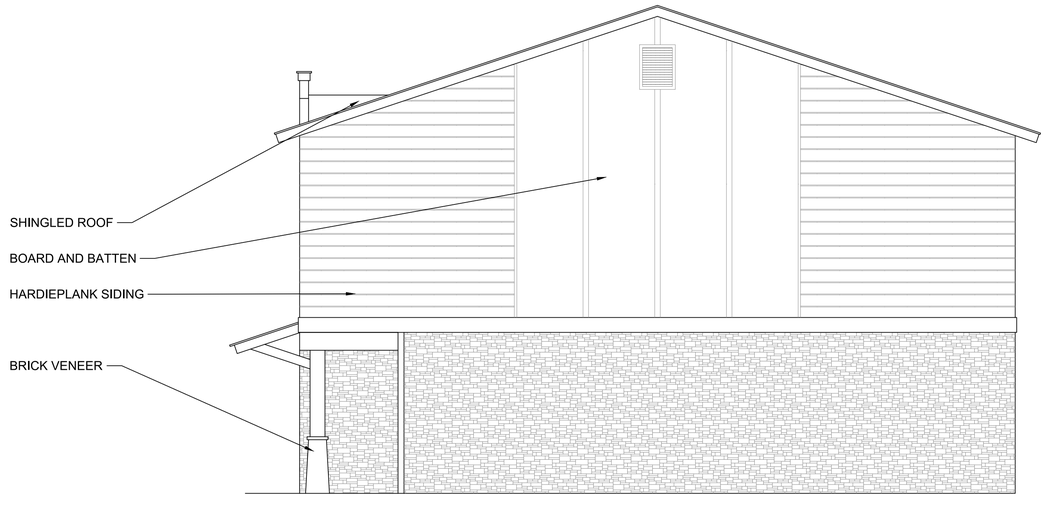
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PAGE # OF



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

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SHEET TITLE: CONCEPT ELEVATIONS

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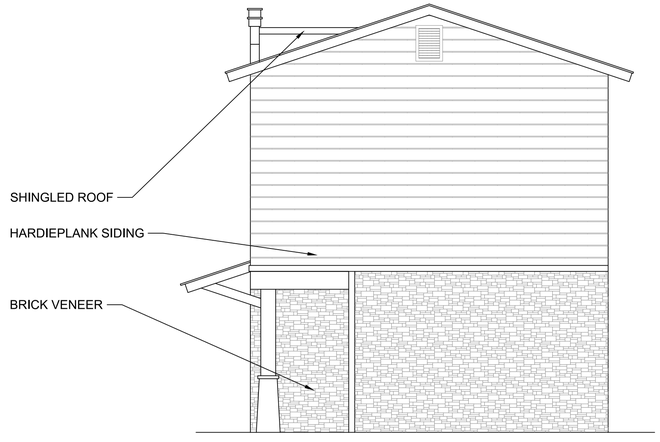
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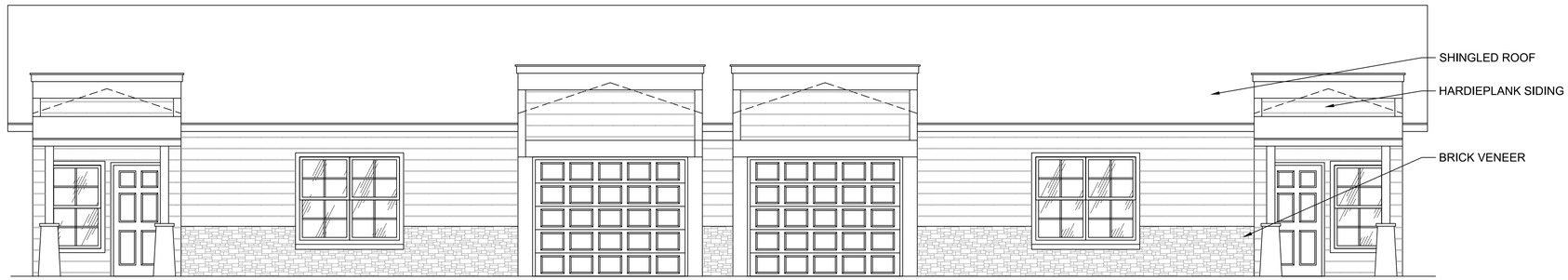
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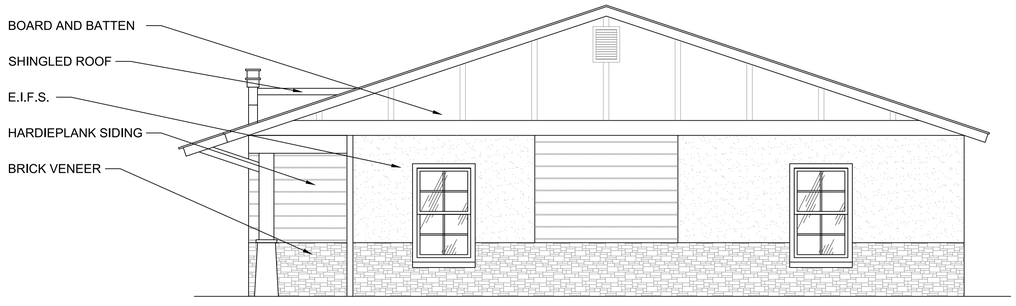
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