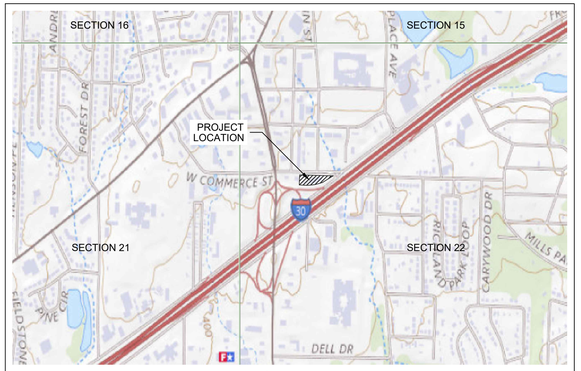
ROAD RUNNER - BRYANT - STORE #1043

23190 I-30 Frontage Road, Bryant, AR 72022



VICINITY MAP
SCALE 1"=1000'

WALTER L & CELESTE A O'NEAL ZONED C-2

JAY JALARAM LLC ZONED C-2

MAIN ST.

CRACKER BARREL OLD COUNTRY STORE INC ZONED C-3

PAUL S JR. & LISA R. NOBLE ZONED C-3

COMMERCE ST.

COMMERCE ST.

I-30 FRONTAGE RD.

BRYANT INTERCHANGE RD.

exist 8" sewer main (approx. location)

exist 8" water main (approx. location)

exist 8" sewer main (approx. location)

exist 8" water main (approx. location)

ex hydrant

exist sewer service

NEW INTEGRAL CURB (TYP)

PROPOSED DUMPSTER LOCATION

EXISTING FIRE HYDRANT TO BE REPAIRED. COORDINATE WITH BRYANT WATER DEPT.

fnd. pk nail

grass area

S 88°19'54" E 220.81'

concrete walk

concrete entrance

PROPERTY LINE

grass area ex hydrant

fnd. 5/8" rebar

S 88°20'04" E 248.20'

concrete entrance

swb manhole

communications cabinet

PROPERTY LINE

set iron pin

S 88°20'04" E 486.87'

NE CORNER NW1/4 SW1/4 SECTION 22 T-1-S, R-14

flag pole

grass area

fl 24"rcp =399.54'

S 56°43'01" W 180.27'

fl 24"cmp =400.37'

sign

PROPERTY LINE

concrete

sign

concrete sign base

base only (no pole)

fnd. chiseled "x"

fl 24"cmp =400.53'

grass area

fl 24"cmp =400.05'

concrete entrance

R=675.13'
CD=S 74°14'21" W
LC=85.24'

fnd. pk nail

exist tree

fl 24"cmp =400.11'

concrete entrance

grass area

fl 18"cmp =400.69'

PROPERTY LINE

R=675.13'
CD=S 84°13'57" W
LC=138.49'

ex tree

exist tree

fl 18"cmp =400.17'

grass area

fnd. iron pin

R=675.13'
CD=N 88°55'14" W
LC=31.43'

fnd. iron pin

exist tree

concrete flume

concrete entrance

fnd. pk nail

N 02°00'34" E 140.41'

PROPERTY LINE

N 87°09'00" W 68.52'

exist 8" sewer main

pump station control panel

asphalt

CONCRETE TO REMAIN IN THIS AREA

SAWCUT LINE & CONSTRUCTION LIMITS

NEW FUEL TANKS

CONCRETE TO REMAIN IN THIS AREA

10' INGRESS-EGRESS EASEMENT DONALD W. BROOKS, DATED 5-21-99

concrete

PROPOSED CONCRETE

grate inlet

30.0'

38'-0"

20,000 GALLON

16,000 GALLON

30'-92"

gas service

canopy

DEMO CARWASH

carwash bays

DEMO GARAGE

1 story brick garage

33.9'

PROPOSED CONCRETE

canopy

DEMO VACUUM BAYS

vacuum bays

dumpster

PROPOSED DUMPSTER LOCATION

PROPOSED FUEL ISLAND & PUMP

33'-0"

PROPOSED CANOPY EXTENSION (APPROX. 1,320 SF)

40'-0"

33'-0"

PROPOSED FUEL ISLAND & PUMP

DEMO CANOPY & ISLAND

NEW STRIPING (TYP)

INTEGRAL CURB (TYP)

NEW STRIPING (TYP)

concrete

5' CONCRETE SIDEWALK

45.8'

canopy

gas service

1 story brick convenience store

f.f.e.=407.67'

ZONED C-2

60.1'

8' CONCRETE SIDEWALK

8' CONCRETE SIDEWALK

canopy

steel plate (typ.)

covered fuel pumps

fuel pump island (typ.)

EXIST ADA PARK AND STRIPING TO REMAIN

canopy

SAWCUT LINE & CONSTRUCTION LIMITS

asphalt

5' CONCRETE SIDEWALK

concrete

EXISTING GREASE INTERCEPTOR TO BE REPLACED

FUTURE AIR STATION

asphalt

asphalt

CHARGING STATION (TYP)

LEGEND

	water valve
	fire hydrant
W	water meter
RPZ	rpz
T	electric transformer
E	electric box
	fiber-optic sign
G	gas meter
	buried gas marker
	power pole
	guy wire
	light pole
	ground light
	bollard pole
S	sanitary sewer manhole
C	sewer or drain clean-outs
T	telephone riser
	telephone sign
C	cable riser
F	fuel test port
	junction box-drainage
	curb inlet-drainage
	grate inlet-drainage
rcp	reinforced concrete pipe
cmp	corrugated metal pipe
	sign
	handicap parking
H.C.	handicap ramp
	concrete
	fence
	overhead power
E	(ug) underground electric
G	(ug) underground gas
T	(ug) underground fiber optic
TELE	(ug) underground telephone
W	(ug) underground water
S	(ug) underground sewer

LEGAL DESCRIPTION (DEED INST. NO. 07-132517)

A PART OF THE NW1/4 SW1/4, SECTION 22, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NW1/4 SW1/4 WITH THE WEST LINE OF INTERSTATE HIGHWAY #30, WHICH POINT IS 486.87 FEET AND S89°40'35"W OF THE NORTHEAST CORNER OF SAID NW1/4 SW1/4; THENCE S56°44'46"W ALONG THE NORTH LINE OF INTERSTATE HIGHWAY #30 FOR 180.27 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE BRYANT INTERCHANGE ROAD; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BRYANT INTERCHANGE ROAD ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 675.13 FEET FOR A CHORD BEARING OF S72°18'W, 85.2 FEET; THENCE CONTINUE ALONG SAID RADIUS AND NORTH LINE OF BRYANT INTERCHANGE ROAD, THE FOLLOWING CHORD BEARING S AND DISTANCES: S82°09'53"W FOR 138.34 FEET AND S89°21'58"W FOR 31.58 FEET; THENCE CONTINUE ALONG SAID BRYANT INTERCHANGE ROAD, N89°21'58"W FOR 31.58 FEET; THENCE CONTINUE ALONG SAID BRYANT INTERCHANGE ROAD, N89°16'34"W, 68.43 FEET; THENCE NORTH 140.45 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 SW1/4 AND THE SOUTH RIGHT OF WAY OF COMMERCE STREET; THENCE N89°40'35"E ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 468.99 FEET TO THE POINT OF BEGINNING.

NOTES:

1. ADDRESS OF PROPERTY: 23190 I-30, BRYANT, AR 72022-1405
   OWNER: COULSON OIL COMPANY
   ADDRESS OF OWNER: 5101 NORTHSHORE LANE, NORTH LITTLE ROCK, AR 72118
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, SOUTH ZONE
3. AREA OF PROPERTY: 49,096 SQ. FT. OR 1.127 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05125C0380D, JUNE 9, 2012)
5. ZONING OF PROPERTY: C-2 (HIGHWAY COMMERCIAL)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
7. BEARINGS AND DISTANCE SHOWN ON SURVEY ARE MEASURED.
8. SOURCE OF WATER AND SEWER: CITY OF BRYANT WATER UTILITIES.
9. ALL EXISTING LANDSCAPING TO REMAIN IN PLACE.

SCALE IN FEET

20' 10' 0' 20' 40' 60'

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

FENNELL | PURIFOY
ARCHITECTS
100 RIVER BLUFF DRIVE, SUITE 320 · LITTLE ROCK, AR 72202
T 501.372.6734 · F 501.372.6736

REVISIONS:

DRC SUBMITTAL
06.08.2022

SITE PLAN REVIEW

G:\DWG\2022\22-192J - Road Runner Bryant\Site Plan\Site Plan.dwg