LANDSCAPE CODE

SECTION IV: MINIMUM LANDSCAPING CRITERIA

	Residential Subdivision	C-1	C-2	PUD
Trees	N/A	1/each 1/3 acre or Fraction	1/each ½ acre or Fraction	X
Evergreens	N/A	1/2,000 SF	1/2,000 SF	X
Bedding Plants Or Ground Cover in Containment	Primary Entrance Must be Landscaped	100 Square Foot Minimum	100 Square Foot Minimum	X
Lawn (Grass)	N/A	Options	Options	X
Open Space Natural or Landscaping	100 SF/lot	N/A	N/A	X

(X=Landscape design must be approved)

No Planting within 5 foot of a fire hydrant.
Spacing will be 40' between trees.
Tree must be a minimum 3" in diameter @ the base and 12'+ tall.
Existing trees meeting the minimum size can be counted to meet the criteria.
No trees can be planted within thirty-foot (30') of a property corner or driveway.
Shrubs along street right-of-way lines cannot exceed thirty inches (30") in height.
Separations noted in the zoning regulations must be bermed or screened with landscaping and ground cover or grass.

SECTION V. PLANT MATERIAL SELECTION

A. The following list of trees are those which have been found to be best suited to the central Arkansas area. There are many more trees that are strong growth trees but the ones in the following lists require the least amount of maintenance. Additional trees may be selected for use in required landscape areas when proven to be hearty in this area.

1. Primary List:

Common Name	Scientific Name
Bald Cypress	Taxodium distichum
Chinese Elm	Ulmus parvifolia
Flowering Bradford Pear	Pyres Calleryana 'Bradford'
Shumard Oak	Quercus shumardi
Ginkgo (male)	Ginkgo biloba
Honey Locust	Gleditsia triacanthos
Loblolly Pine*	Pinus Taeda
Pin Oak	Quercus palustris
Sawtooth Oak	Quercus acutissima
Sugar Hackberry	Celtis laevigata
Willow Oak	Quercus phellos

*Evergreen trees

2. Secondary List:

Common Name	Scientific Name
American Holly*	Ilex opaca
Crab Apple	Malus spp.
Crepe Myrtle	Lagerstroemia indica
Dogwood	Cornus florida
Hawthorn	Crataegus opaca
Redbud	Cercis Canadensis
River Birch	Betula nigra
Southern Magnolia*	Magnolia grandiflora
Swamp Red Maple	Acer reburm
Water Oak	Quercus nigra
Weeping Willow	Salix babylonica

*Evergreen Trees

2. The Grasses listed in subsection (1) above are the more commonly used grasses adjacent to vehicular use areas.

E. Ground Covers

1. The following primary list of ground covers are recommended for use to comply with this ordinance.

Common Name	Scientific Name
Dwarf Nandina	N. domestica "Harbour Dwarf"
Junipers	Juniperus species
Liriope	Liriope Muscari
Memorial Rose	Rosa Wichuraiana
Mondo Grass	Ophiopogon japonicus
Periwinkle	Vinca minor
Spreading Euonymus	E. fortunei "Radicans"

2. Secondary List: (This list can be used but must be confined to a bed.)

Common Name	Scientific Name
Carolina Jessamine	Gelsemium sempervirens
Dwarf Bamboo	Arundinaria pygmaea
English Ivy	Hedera Helix
Honeysuckle	Lonicera sempervirens

SECTION VI. MAINTENANCE

1. The developer, his successor and the property owner shall be responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all planting on private property of a development. Plant materials which are installed for compliance with this ordinance, both on private property and the public right-of-way, which exhibit evidence of insect pests, disease and/or damage, shall be appropriately treated and dead plant materials shall be replaced.

2. The owner of land abutting a constructed public right-of-way shall be responsible for the tree planting strip lying between the private property line and the curbline or backslope line and shall be required to regularly weed, mow, prune and maintain plantings in compliance with good horticultural practices.

3. If the owner of land thus situated as in (2) above, neglects or refuses to maintain the areas as prescribed, after having been given ten (10) days notice in writing to maintain by the City, the owner shall be guilty of a misdemeanor.

SECTION VII. PLANNING COMMISSION APPROVAL

The City of Bryant Planning Commission will review and act on all landscaping

B. Trees/shrubs on public right-of-way

All tree/shrub species listed in A, 1-2 and C, 1-2 may be used in the public right-of-way,

C. Shrub Species

The following list of shrubs are those which have been found to be best suited to this area and yet requiring the least amount of maintenance. This list along with the secondary list are those shrubs which may be planted in the required landscape area. Additional selective shrubs may be substituted when proven to be hearty in this region.

1. Primary List:

Common Name	Scientific Name
Evergreen Hollies	Ilex species
Nandina	Nandina domestica

2. Secondary List:

Common Name	Scientific Name
Abelia	Abelia grandiflora
Boxwood	Busus sempervirons
Chinese Photinia	Photinia serrulata

Note: Secondary listed shrubs require increased maintenance

D. Grasses

1. The following grasses may be used to comply with this ordinance:

Mayer Z-52	Zoysia	Fescue
Bermuda Grass	Bermuda Grass hybrids	
Centipede	St. Augustine	

GENERAL NOTES

THE OWNER MAY CONTRACT WITH A LOCAL LANDSCAPER TO SUBSTITUTE SPECIES AND LOCATIONS OF THE PLANTINGS BUT THE CODE SHALL BE FOLLOWED FOR THE BUFFERS AND INTERNAL PLANTINGS PER CITY CODE.

LOT AREA

27,806± SQ.FT.
0.64± AC.

PLANTING SUMMARY

EVERGREEN TREES

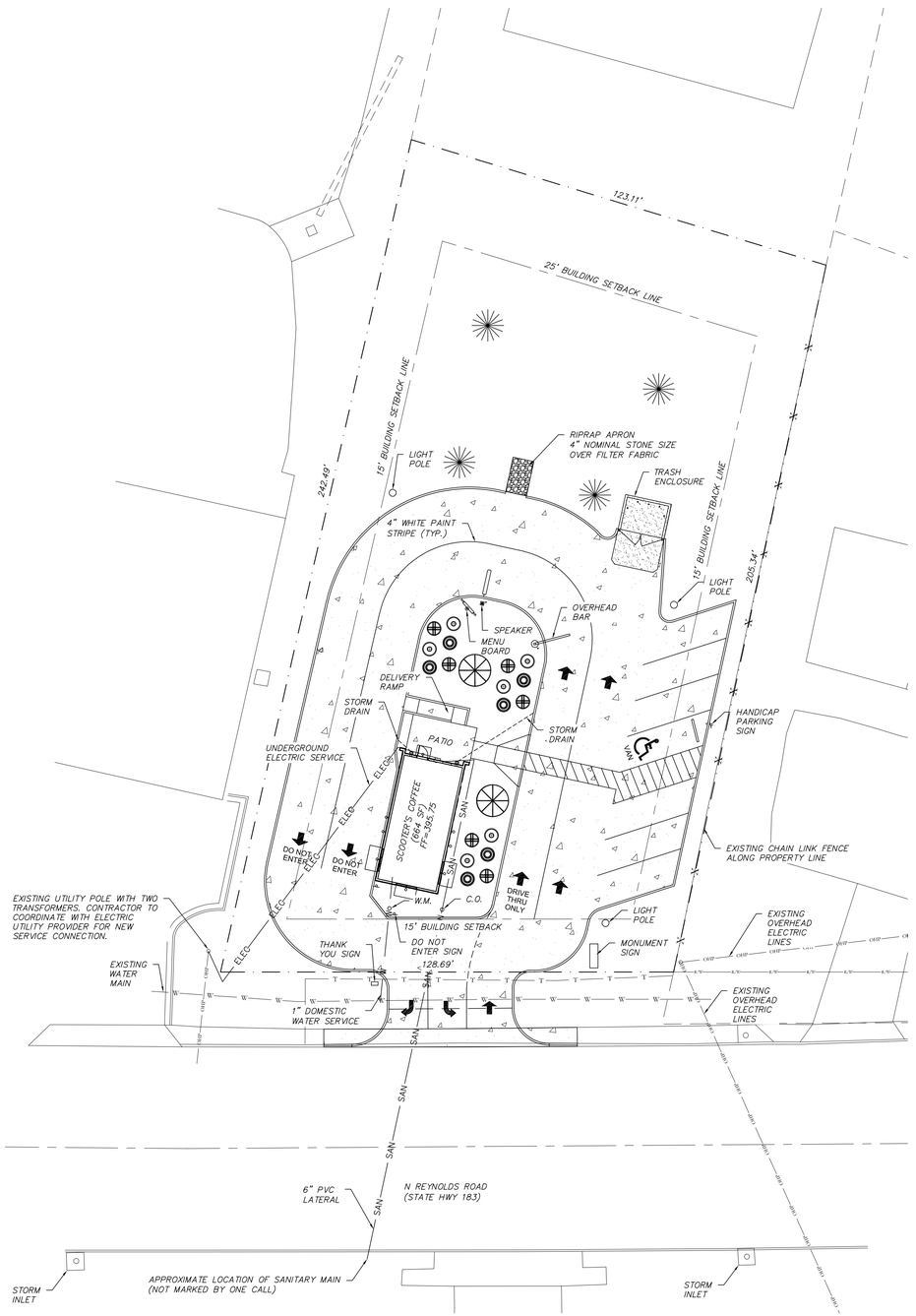
NAME	QTY.	SIZE	COMMENTS
ILEX OPACA AMERICAN HOLLY	14	24" BOX	8' HT. 2" CAL. MIN.

CANOPY TREES

NAME	QTY.	SIZE	COMMENTS
BETULA NIGRA RIVER BIRCH	2	24" BOX	8' HT. 2" CAL. MIN.

SHRUBS

NAME	QTY.	SIZE	COMMENTS
BUSUS SEMPERVIRENS BOXWOOD	6	5 GAL	24"–30" HT.
NANDINA DOMESTICA NANDINA	6	5 GAL	24"–30" HT.
ILEX SPECIES EVERGREEN HOLLY	6	5 GAL	24"–30" HT.



LEGEND

- PROPOSED CONCRETE PAVEMENT
- ELEC — PROPOSED ELECTRIC SERVICE
- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- ST — PROPOSED STORM DRAIN
- SF — EROSION CONTROL SILT FENCE

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

811 Know what's **below.** **811** before you dig.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MEAN BEAN COFFEE LLC HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY DURING THE MONTH OF JULY 2022.

Wilson D. Waggoner 9/14/22

WILSON D. WAGGONER, P.E. 21001
IN THE STATE OF ARKANSAS
EXPIRES 12-31-2022

STATE OF ARKANSAS · WILSON D. WAGGONER · NUMBER PE-21001 · PROFESSIONAL ENGINEER

Title: LANDSCAPE PLAN
1816 N REYNOLDS RD
BRYANT, AR 72022

Client: MEAN BEAN COFFEE LLC
8118 S 193RD STREET
GRENA, NE 68028

EST. 1998 SCOOTER'S COFFEE

SHERRILL ASSOCIATES
Surveyors – Engineers – Planners
ILLINOIS DESIGN FIRM #184-001238
MISSOURI DESIGN FIRM #001332
316 N Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

REVISION	DATE	NO.

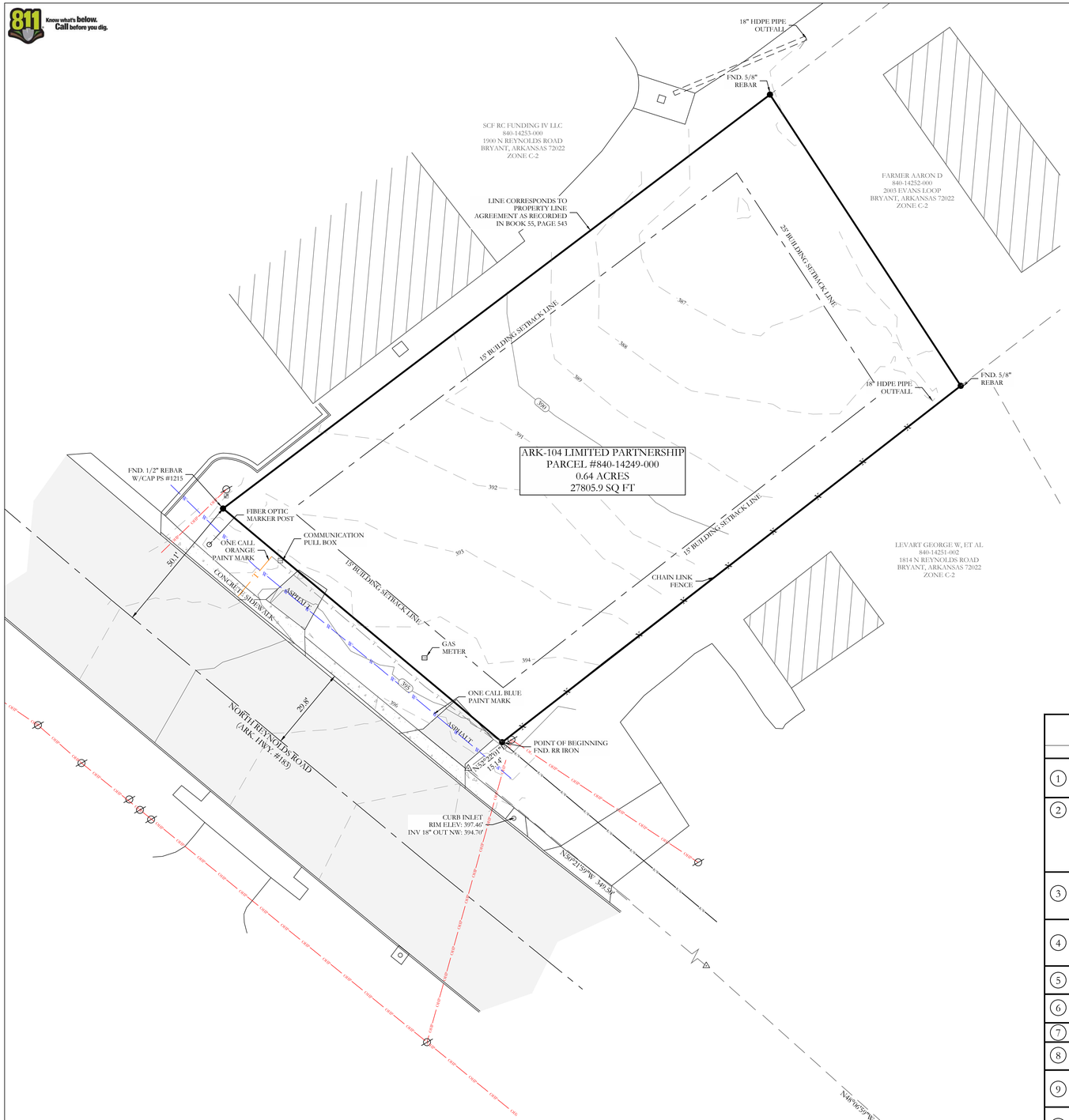
PROJECT NO. 2235801

DRAWN	SCALE
WDW	SEE PLAN
CHECKED	DATE
WDW	8/17/2022

C2.0

SHEET 3 OF 4

811 Know what's below. Call before you dig.





PROPERTY DESCRIPTION

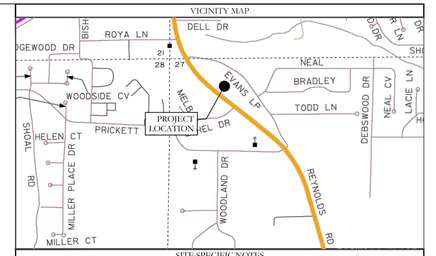
LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-006225:
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID N 1/2 OF THE NW 1/4, 962.0 FEET TO THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD (35 FEET FROM CENTERLINE OF PAVEMENT); THENCE NORTH 50 DEG. 15 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, FOR 764.5 FEET; THENCE NORTH 52 DEG. 30 MIN. WEST, ALONG SAID ROAD RIGHT OF WAY, 349.5 FEET; THENCE NORTH 50 DEG. EAST 14.1 FEET TO REYNOLDS ROAD RIGHT OF WAY AS OF JUNE 7, 1993 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEG EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 205 AT PAGE 351, FOR 206.21 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORDS BOOK 265 AT PAGE 704; THENCE NORTH 35 DEG. 55 MIN. WEST 124.32 FEET, ALONG THE WEST LINE OF LANDS DESCRIBED IN SALINE COUNTY DEED RECORD BOOK 265 AT PAGE 704 TO A FENCE, SAID FENCE BEING THE PROPERTY LINE AS SET FORTH IN PROPERTY LINE AGREEMENT DATED DECEMBER 8, 1978 AND FILED JANUARY 3, 1979 IN SALINE COUNTY MISCELLANEOUS RECORD BOOK 55 AT PAGE 543; THENCE SOUTH 50 DEG. 16 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.8 FEET TO THE RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 52 DEG. 30 MIN. EAST, ALONG SAID ROAD RIGHT OF WAY, 128.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS.

TITLE COMMITMENT PROVIDED BY: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 22-022518-475, EFFECTIVE DATE: JUNE 12, 2022, 8:00AM

	SCHEDULE B PART II - EXCEPTIONS	EFFECT ON SURVEY
1	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.	NOT SURVEY RELATED
2	STANDARD EXCEPTIONS: (A)RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (B)EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (C)ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. (D)ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	AS SHOWN
3	LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF INGRESS AND EGRESS FOR SAID SUB-SURFACE PURPOSES.	NOT SURVEY RELATED
4	LOSS ARISING FROM ANY JUDGMENT LIENS OR OTHER LIENS OF RECORD IN ANY UNITED STATES DISTRICT COURT OR BANKRUPTICY COURT IN THE STATE OF ARKANSAS AS OF THE EFFECTIVE DATE HEREOF THAT ARE NOT REFLECTED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.	NOT SURVEY RELATED
5	TAXES AND ASSESSMENTS FOR THE YEAR(S) 2022 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE.	NOT SURVEY RELATED
6	FUTURE ASSESSMENTS OF SALEM FIRE PROTECTION DISTRICT NO. 1 (AKA SALEM FIRE PROTECTIONDISTRICT NO. 59).	NOT SURVEY RELATED
7	FUTURE ASSESSMENTS OF THE SALINE WATERSHED REGIONAL WATER DISTRIBUTION DISTRICT.	NOT SURVEY RELATED
8	ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.	ACREAGE AS SHOWN
9	EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE AS SET FORTH IN EASEMENT DATED FEBRUARY 24, 1979, AND RECORDED ON FEBRUARY 26, 1979, IN BOOK 56 AT PAGE 353 IN THE RECORDS OF SALINE COUNTY, ARKANSAS.	EASEMENT DESCRIPTION IS AMBIGUOUS AND CANNOT BE PLOTTED ACCURATELY
10	PROPERTY LINE BY AND BETWEEN RAYMOND E EVANS AND SHIRLEY M EVANS AND JAMES ELLIOT AND LOIS A ELLIOTT, DATED DECEMBER 8, 1978, RECORDED JANUARY 3, 1979, IN BOOK 55, PAGE 543 OF THE CONVEYANCE RECORDS OF SALINE COUNTY, ARKANSAS	PERTAINS TO THE NORTH WESTERLY PROPERTY LINE AS SHOWN

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

VICINITY MAP



SITE SPECIFIC NOTES

OWNER(S) OF RECORD:
ARK-104 LIMITED PARTNERSHIP

STREET ADDRESS:
1816 NORTH REYNOLDS ROAD, BRYANT, ARKANSAS 72022

COUNTY PARCEL ID:
840-14249-000

ZONING DISTRICT:
C-2 GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS PER CITY REGULATIONS*:
FRONT: 15 FEET
REAR: 25 FEET
SIDE: 15 FEET

MAX LOT COVERAGE: 40%

MAX HEIGHT: 4 STORIES

LOCAL UTILITY PROVIDERS:
WATER SERVICE: CITY OF BRYANT
SEWER SERVICE: CITY OF BRYANT
ELECTRIC SERVICE: ENTERGY
GAS SERVICE: CENTERPOINT ENERGY

GENERAL NOTES

GENERAL SURVEYOR'S NOTES:
ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEED(S) OR PLAT(S) OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

THIS SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF PARTIES SHOWN HEREIN. USE OR DUPLICATION OF THIS DOCUMENT BY ANY OTHER PARTIES IS PROHIBITED AND VOIDS SAID DOCUMENT.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Overhead Power
- Fence
- Found Grate

FLOOD STATEMENT

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # 05119C0441G , DATED: 07/06/2015 .

ALTA/NSPS CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; LAMONTIA, LLC; ARK-104 LIMITED PARTNERSHIP, AN ARKANSAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), 6(B), 7(A), 8, 11(A), 11(B), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20, 2022.

WM. CORBITT R. SHOFFNER
ARKANSAS PS #1664
CORBITT@HOPECONSULTING.COM

DATE

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER
PROFESSIONAL LAND SURVEYOR

ORIGINAL SIGNATURE ON FILE

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
CHICAGO TITLE INSURANCE COMPANY; LAMONTIA, LLC; ARK-104 LIMITED PARTNERSHIP, AN ARKANSAS LIMITED PARTNERSHIP

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS

DATE: 07/25/2022		C.A.D. BY: JPP					DRAWING NUMBER:	
REVISED:		CHECKED BY:					22-0882	
SHEET:		SCALE: 1" = 20'						
500	01S	14W	0	27	400	62	1664	

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