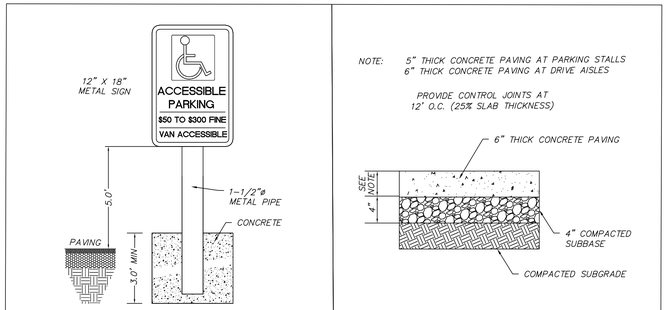
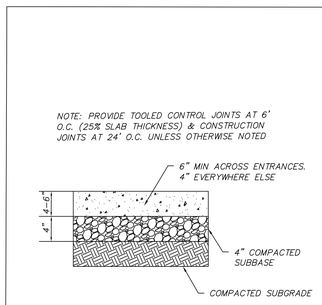
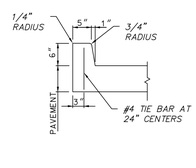


ACCESSIBLE PARKING SIGN
NOT TO SCALE

CONCRETE PAVING SECTION
NOT TO SCALE



CONCRETE SIDEWALK SECTION
NOT TO SCALE



CONCRETE BARRIER CURB SECTION
NOT TO SCALE



VICINITY MAP (NTS)

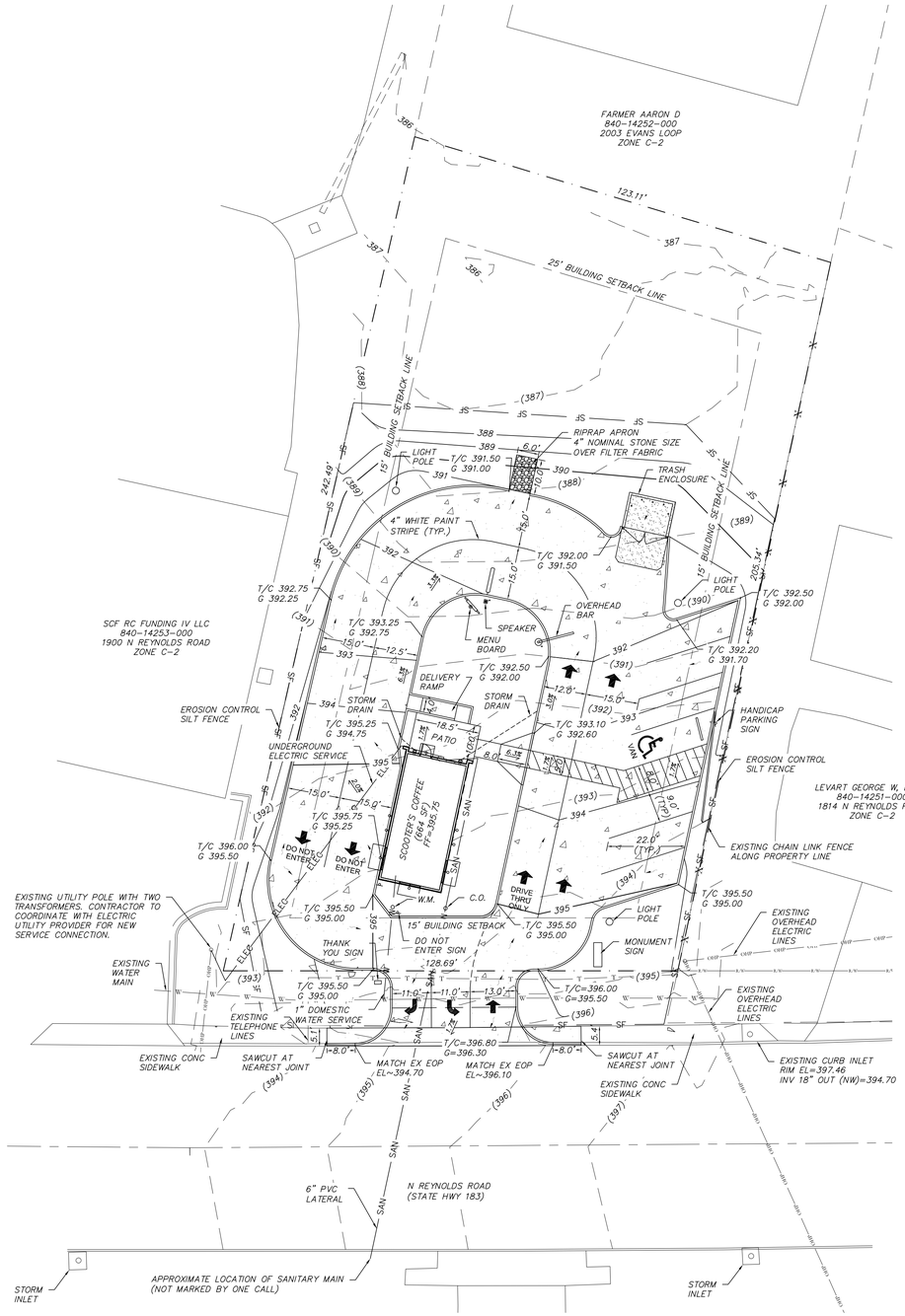
UTILITIES NOTE

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.

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
T/C	TOP OF CURB
G	GRADE/BOTTOM OF FACE OF CURB
(XXX)	EXISTING GRADE ELEVATION
XXX	PROPOSED GRADE ELEVATION



PROJECT INFORMATION

OWNER/FRANCHISEE:
MEAN BEAN COFFEE LLC
118 VERONA CIRCLE
SHERWOOD, AR 72120

PREPARED BY:
SHERRILL ASSOCIATES, INC.
316 N. MAIN STREET
EDWARDSVILLE, IL 62025
(618)656-9251

ARCHITECT:
GERDES, HENRICHSON & ASSOCIATES
14901 QUORUM DRIVE, SUITE 300
DALLAS, TX 75254

ENGINEER:
SHERRILL ASSOCIATES, INC.
WILSON D. WAGGONER, P.E.

SITE INFORMATION:
PARCEL: 840-14249-000
1816 N REYNOLDS ROAD
BRYANT, ARKANSAS 72022

SURVEYOR:
HOPE CONSULTING
117 S MARKET STREET
BENTON, ARKANSAS 72015
(501)315-2626

LOT AREA

27,806± SQ.FT.
0.64± AC.

UTILITIES

WATER: CITY OF BRYANT
SEWER: CITY OF BRYANT
ELECTRIC: ENTERGY

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-30225:
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 32 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 265 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, 262.8 FEET TO THE RIGHT OF WAY OF REYNOLDS ROAD AS OF JUNE 7, 1993; THENCE SOUTH 32 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.

SUMMARY TABLE

JURISDICTION: CITY OF BRYANT, AR
ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT (HCD)
PERMITTED USES: RESTAURANTS PERMITTED
BUILDING COVERAGE: 35% MAXIMUM
HEIGHT: THREE STORIES OR 45' MAXIMUM
FRONT SETBACK: 50' MINIMUM
SIDE SETBACK: 0' UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 25' MINIMUM
REAR SETBACK: 15' MINIMUM UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 55' MINIMUM
REQUIRED PARKING: ONE SPACE PER 300 SF OF OCCUPIED SPACE=664/300=2 SPACES
PROPOSED PARKING: 7 STALLS INCLUDING 1 HANDICAP
IMPERVIOUS AREA COVERAGE: 90% MAXIMUM

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 9/23/22

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: PROPOSED SITE 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.

NO.	DATE	REVISION

PROJECT NO. 2235801
DRAWN WDW | SCALE SEE PLAN
CHECKED WDW | DATE 8/17/2022

C1.0

SHEET 2 OF 4