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

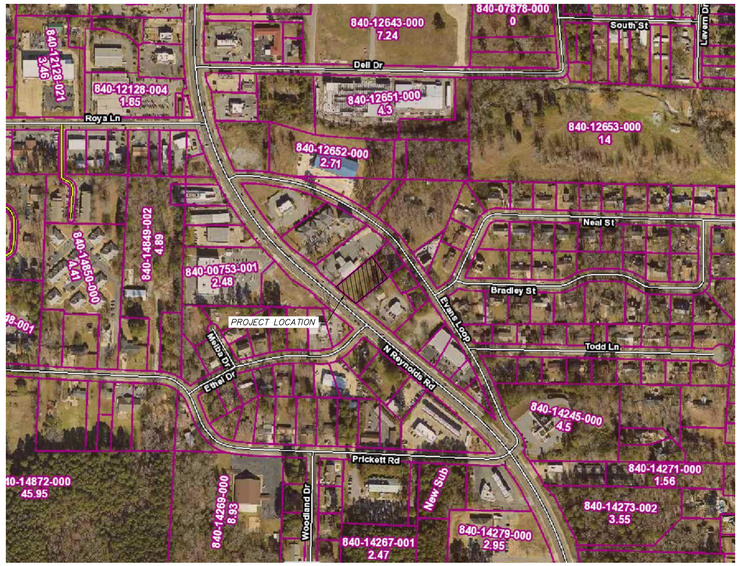
IMPERVIOUS AREA COVERAGE: 90% MAXIMUM

CONSTRUCTION DRAWINGS

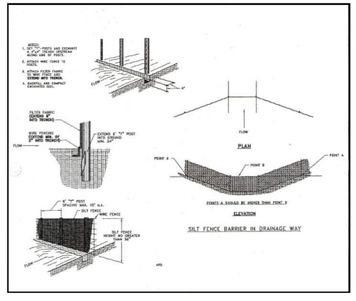
PROPOSED SCOOTER'S COFFEE
1816 N REYNOLDS ROAD
BRYANT, ARKANSAS 72022

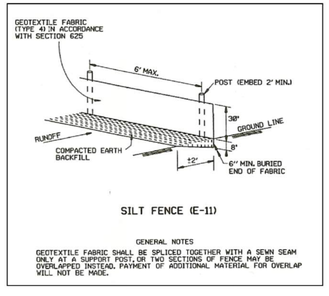
PROPERTY DESCRIPTION

LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-016225:
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, 662.0 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 269 AT PAGE 331, 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 121.32 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 33 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.



VICINITY MAP (NTS)





CITY SILT FENCE DETAILS

PROJECT INFORMATION

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

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

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

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

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

SURVEYOR:
MCALISTER ENGINEERING
4508 STADIUM BLVD, SUITE D
JONESBORO, AR 72404

DRAWING INDEX

C0.0 COVER SHEET
C1.0 PROPOSED SITE PLAN
C2.0 STORMWATER MANAGEMENT PLAN
C3.0 SEDIMENT AND EROSION CONTROL PLAN
C4.0 LANDSCAPE PLAN
C5.0 ALTA SURVEY

LOT AREA

27,806± SQ.FT.
0.64± AC.

UTILITIES

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

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 10/12/22

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21001
WILSON D. WAGGONER

Title: COVER SHEET
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.

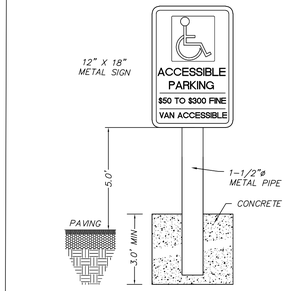
NO.	DATE	REVISION
1	10/12/22	CITY COMMENTS

PROJECT NO. 2235801

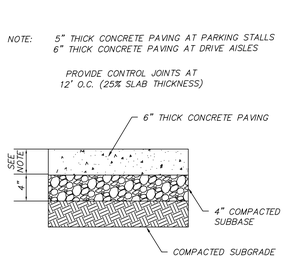
DRAWN	SCALE
WDW	SEE PLAN
CHECKED	DATE
WDW	8/17/2022

C0.0

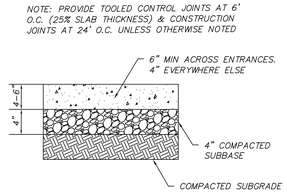
SHEET 1 OF 5



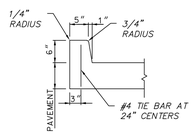
ACCESSIBLE PARKING SIGN
NOT TO SCALE



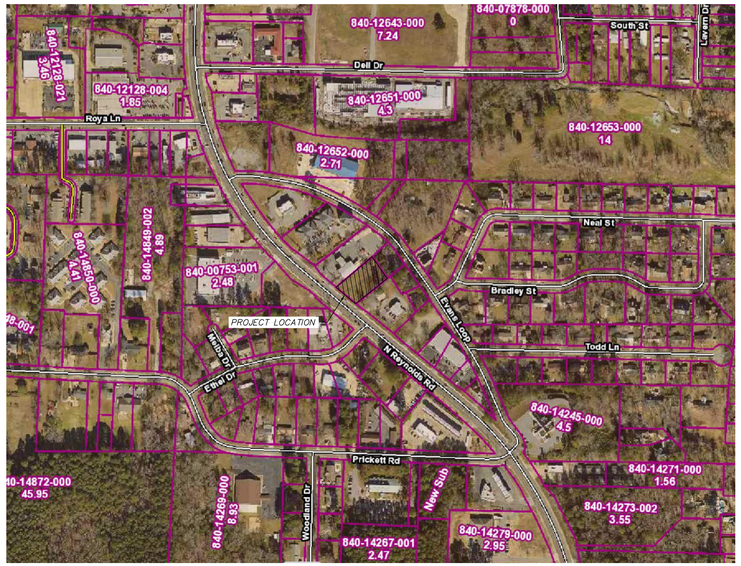
CONCRETE PAVING SECTION
NOT TO SCALE



CONCRETE SIDEWALK SECTION
NOT TO SCALE



CONCRETE BARRIER CURB SECTION
NOT TO SCALE



VICINITY MAP (NTS)

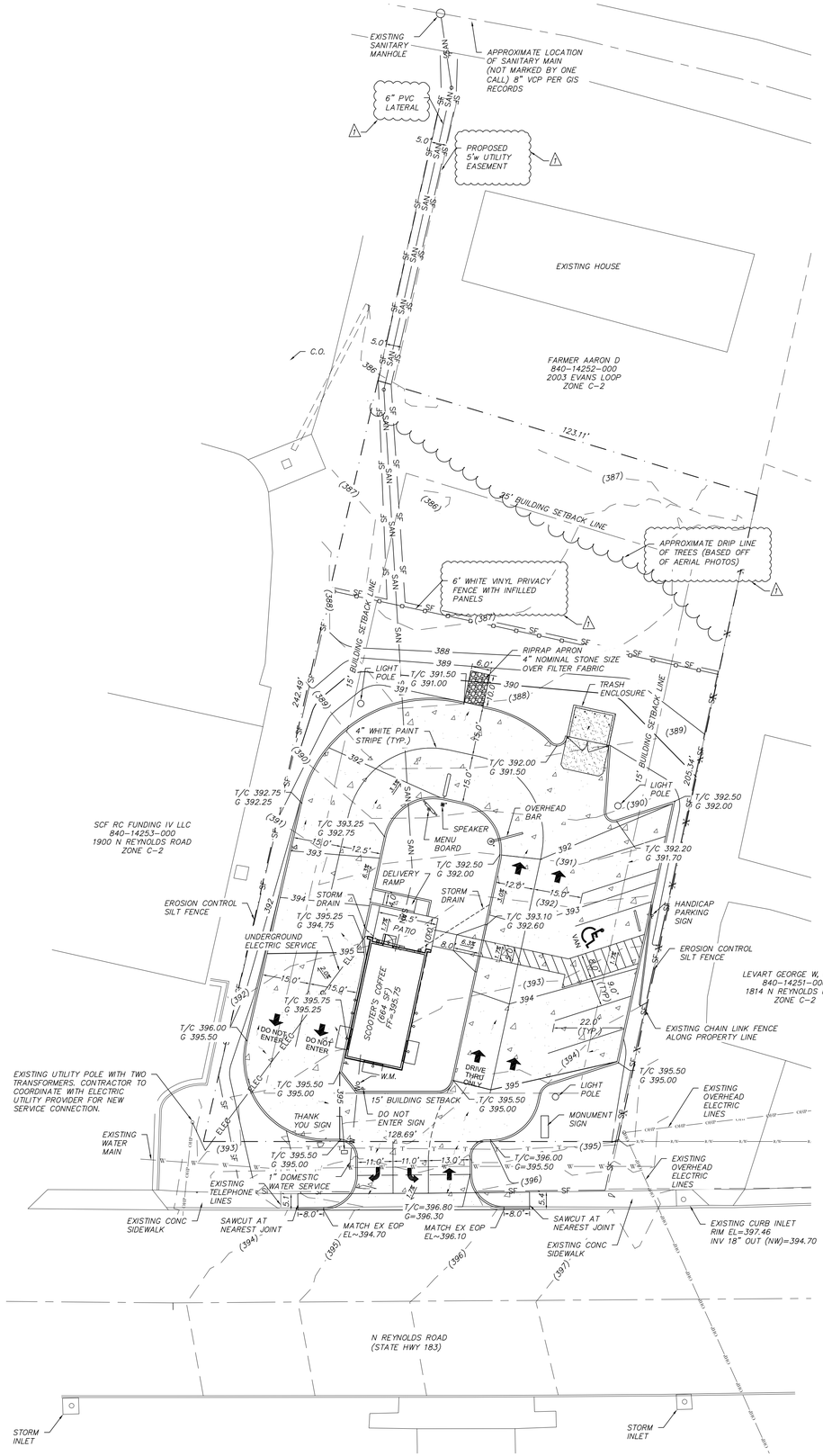
UTILITIES NOTE

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



N
0' 10' 20'
SCALE : 1"=20'

PROJECT INFORMATION

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

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

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

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

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

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 (25 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 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 MISCELANEOUS 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 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.

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 10/12/22

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21001
WILSON D. WAGGONER

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

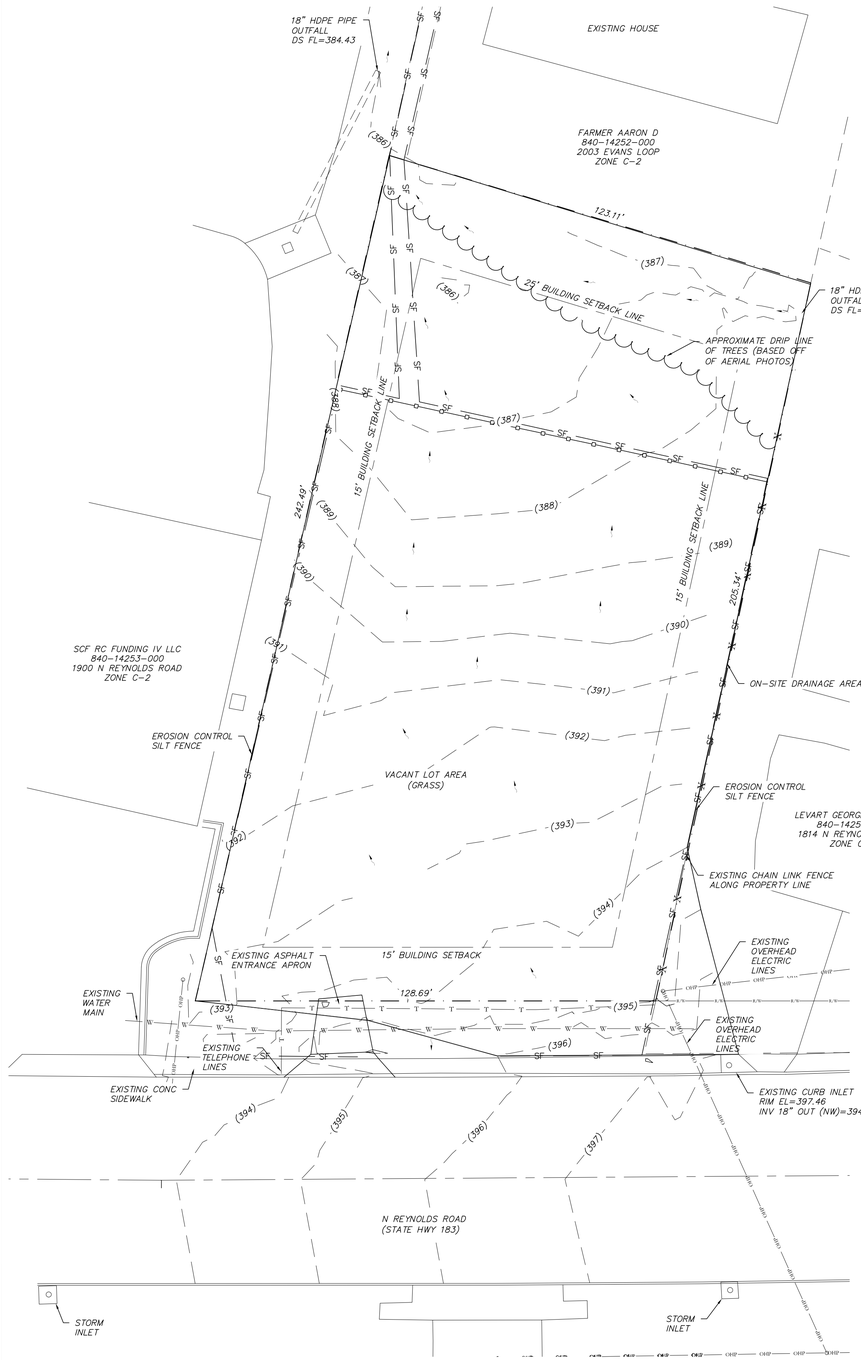
DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used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

NO.	DATE	REVISION
1	10/12/22	CITY COMMENTS

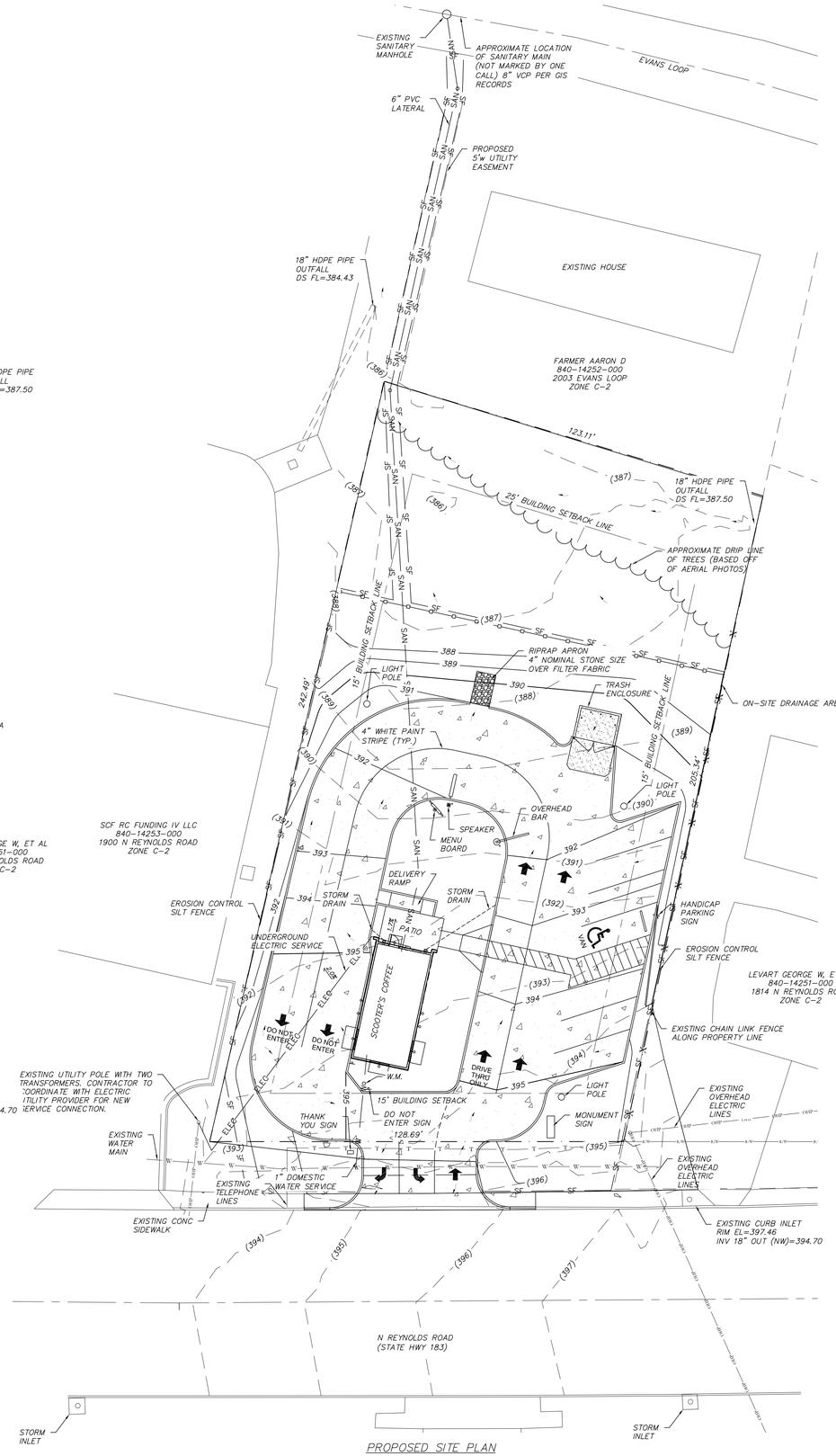
PROJECT NO. 2235801
DRAWN WDW | SCALE SEE PLAN
CHECKED WDW | DATE 8/17/2022

C1.0

SHEET 2 OF 6



EXISTING SITE PLAN



PROPOSED SITE PLAN

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.

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.

LEGAL DESCRIPTION

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, RANGE 14 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 30 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 35 AT PAGE 543; THENCE SOUTH 50 DEG. 46 MIN. 31 SEC. WEST, ALONG SAID FENCE, 242.6 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.

SUMMARY TABLE

JURISDICTION: CITY OF BRYANT, AR

ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT (HCD)

FLOODZONE: NO PORTION OF EXISTING PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL #05119C0441G; DATED 7/6/2015

SOILS: GENERALLY CONSIST OF CLAYEY SANDS AND EXPANSIVE CLAY LAYERS.

IMPERVIOUS AREA CALCULATIONS

TOTAL AREA = 27,806 SF = 0.64± AC.

EXISTING IMPERVIOUS AREAS	
PAVEMENTS	14 SF
TOTAL =	14 SF

EXISTING PERVIOUS AREAS	
GRASS	27,792 SF

PROPOSED IMPERVIOUS AREAS	
BUILDING	664 SF
TRASH ENCLOSURE	133 SF
PAVEMENTS	12,850 SF
TOTAL =	13,647 SF

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	14,159 SF

STORMWATER CALCULATIONS

RATIONAL METHOD (EXISTING)
EXISTING (2YR,15MIN)
Q=CIA=0.95*(0.88 IN/HR)(14 SF)/43,560+(0.35)(0.88 IN/HR)(27,792 SF)/43,560=0.20 CFS

EXISTING (10YR,15MIN)
Q=CIA=0.95*(0.88 IN/HR)(14 SF)/43,560+(0.35)(0.88 IN/HR)(27,792 SF)/43,560=0.30 CFS

EXISTING (10YR,15MIN)
Q=CIA=0.95*(1.70 IN/HR)(14 SF)/43,560+(0.35)(1.70 IN/HR)(27,792 SF)/43,560=0.38 CFS

RATIONAL METHOD (PROPOSED)
PROPOSED (2YR/15MIN)
Q=CIA=0.95*(0.88 IN/HR)(13,647 SF)/43,560+(0.35)(0.88 IN/HR)(14,159 SF)/43,560=0.36 CFS

PROPOSED (10YR/15MIN)
Q=CIA=0.95*(1.33 IN/HR)(13,647 SF)/43,560+(0.35)(1.33 IN/HR)(14,159 SF)/43,560=0.55 CFS

PROPOSED (25YR/15MIN)
Q=CIA=0.95*(1.57 IN/HR)(13,647 SF)/43,560+(0.35)(1.57 IN/HR)(14,159 SF)/43,560=0.65 CFS

PROPOSED (50YR/15MIN)
Q=CIA=0.95*(1.60 IN/HR)(13,647 SF)/43,560+(0.35)(1.60 IN/HR)(14,159 SF)/43,560=0.66 CFS

PROPOSED (100YR/15MIN)
Q=CIA=0.95*(1.70 IN/HR)(13,647 SF)/43,560+(0.35)(1.70 IN/HR)(14,159 SF)/43,560=0.70 CFS

DIFFERENTIAL RATES
2YR,15MIN=+0.16 CFS
10YR,15MIN=+0.25 CFS
100YR,15MIN=+0.32 CFS

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.

10/12/22

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21001
WILSON D. WAGGONER

Title: STORMWATER MANAGEMENT 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	SCALE
WDW	SEE PLAN
CHECKED	DATE
WDW	8/17/2022

C2.0

SHEET 3 OF 6

(a) **Silt Fence.** This sediment barrier utilizes standard strength or extra strength synthetic fabric with wire backing. It is designed for situations in which only sheet or overland flows are expected. Non-wire backed silt fence is NOT ALLOWABLE with this ordinance.

(1) All silt fence shall be placed as close to the contour as possible. The bottom of the fabric should be buried in a 6-inch wide by 6-inch depth trench and it shall be backfilled and compacted to prevent underflow. The height of the silt fence shall be a minimum of 15 inches and shall not exceed 18 inches;

(2) Silt fence shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, fabric should be spliced together only at a support post, with a minimum 6-inch overlap and securely sealed;

(3) Post shall be spaced a maximum of 3-feet apart at the barrier location and driven securely into the ground a minimum of 6-inches;

(4) Trenches shall be excavated approximately 6-inches wide and 6-inches deep along the line of posts and unsloped from the barrier;

(5) Silt fence shall be properly installed and facing the correct direction or silt fence shall be removed and reinstalled;

(6) Silt fence shall be inspected immediately after each rainfall and daily during prolonged rainfall;

(7) If silt fence is not functional, it must be repaired or replaced within 48 hours. Immediate maintenance may be required by the Administrative Authority if the conditions of the site are deemed a public hazard or has the potential to cause environmental damage or pollution;

(8) When sediment reaches ½ the height of the silt fence as a perimeter or runoff control device, sediment must be removed within 48 hours;

(9) If a perimeter control device is not functional, it must be repaired or replaced within 48 hours;

(10) Silt fence(s) shall be removed once they have served their useful purposes, but not before disturbed area(s) has been permanently stabilized;

(11) No person shall willfully damage silt fencing at any time. If silt fence obstructs access to any point on a site it is to be removed and properly reinstalled. Any person found in violation of willfully running over or damaging silt fence shall be issued a citation for this act;

(c) **Construction entrance.** A rock construction entrance is a bed of rocks that helps to remove sediment from vehicle tires. Rock construction entrances should be placed at all site ingress/egress points.

(1) Entrance protection shall be no less than the width of all points of ingress/egress with a 20-foot minimum width and a minimum length of 50-feet;

(2) Rock used on entrance protection shall be a minimum of 2-inch with NO FINES at a minimum depth of 6-inches;

(3) The Administrative Authority may at any time require geotextile fabric to be placed under entrance protection to assist with longevity of the entrance protection and to assist with alleviation of offsite tracking;

(4) Residential entrance protection should be the width of all ingress and egress points. Entrance length shall be adequate for any vehicle or equipment to get one full tire rotation on the ingress/egress pad;

(5) If conditions on the site are such that the majority of the mud is not removed by the vehicle/equipment traveling over the entrance pad, then the tires of the vehicle/equipment must be washed before entering any roadway. Wash water must be directed away from the entrance to a settling area to remove sediment;

(6) The Administrative Authority shall have the ability to enforce street sweeping as a best management practice measure if the conditions of the site are deemed to be excessive, a public hazard, an environmental threat or the site has failed to comply with construction entrance guidelines;

(7) The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-ways or roadways. This may require periodic top dressing with additional aggregate as conditions demand;

(8) All sediment spilled, dropped, washed, or tracked onto public-right-of-way or roadways must be removed immediately;

(d) **Storm drain inlet protection.** The purpose of storm drain inlet protection is to prevent sediment from entering storm drainage systems prior to permanent stabilization of disturbed areas.

(1) Storm drain inlet protection shall be used at sites:

(a) Where ponding will not encroach into traffic;

(b) Where sediment laden surface runoff may enter an inlet;

(c) Where disturbed drainage areas have not yet been permanently stabilized;

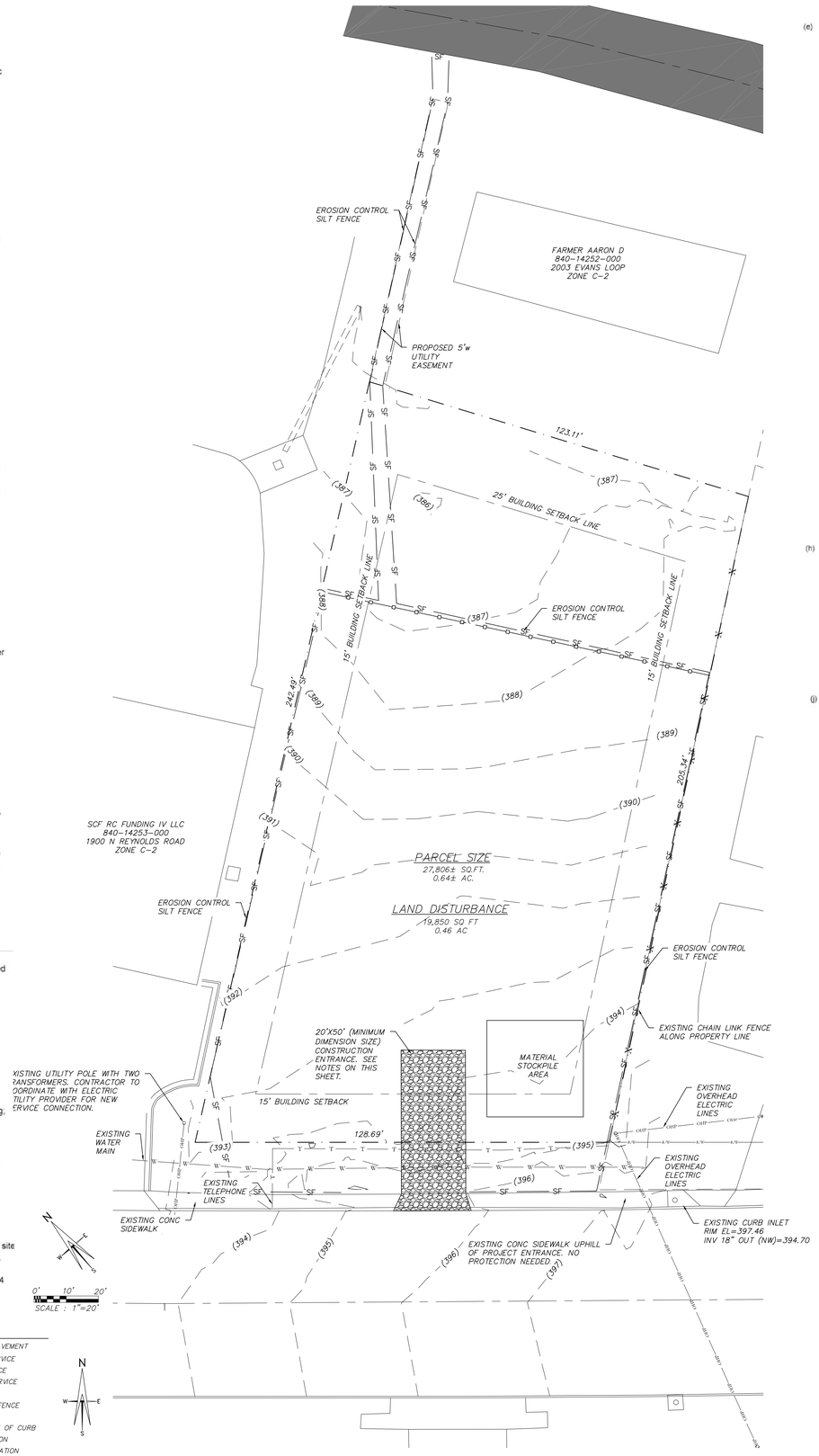
(d) Where soil disturbance or continual soil disturbance activities are occurring;

(e) Appropriate during wet and snow-melt seasons;

(2) There are several inlet filters, traps and inlet protection designs which have different applications dependent upon site conditions and the type of inlet. These types and designs can be found in the City of Bryant Stormwater Management Manual, this manual can be found on the City of Bryant website http://www.cityofbryant.com/895/Stormwater.

(3) If inlet protection is not functional, it must be replaced within 48 hours. Immediate maintenance may be required by the Administrative Authority if the conditions of the site are a public hazard or has the potential to cause environmental damage or pollution.

(4) If inlet protection is not in place as listed in the above section (d)(1) site shall have 24 hours to have storm drain inlet protection in place.



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

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.

(e) **Concrete waste management.** Proper concrete waste management prevents the discharge of pollutants to stormwater, drainage ditches, storm drain inlets, storm drain systems, creeks, streams, water bodies and roadways. Concrete waste washout shall be performed on-site in a designated area using a proper concrete waste management pit and/or other approved concrete waste management devices. A concrete waste management pit or other approved concrete waste management device shall be in place before any concrete is poured on-site.

(1) All small, large, special and commercial construction sites are required to have a labeled concrete waste management device on-site;

(2) All residential lots are required to have a proper concrete waste management device. No concrete washout shall leave the lot at any time;

(3) Concrete waste management devices may at no time be placed within 50' of a basin, water body, street, roadway, storm drain inlet, drainage ditch, surface inlet, stormwater infrastructure, drainage easement or in a floodplain;

(4) All concrete waste management devices shall have proper entrance protection leading to them at all times. Concrete waste management entrance protection shall be a minimum of 2-inch rock with NO FINES at a minimum depth of 6-inches. Entrance protection shall be sized at an adequate length and width;

(5) Concrete waste management devices shall be lined with plastic so that no concrete washout runoff occurs. Concrete waste management devices shall also be labeled on the site map;

(6) When concrete reaches ½ the height of the concrete waste management device, the device shall be cleaned out and relined with plastic;

(7) Alternative types of concrete waste management devices may be approved by the Administrative Authority;

(8) No person shall place, washout, discharge or empty concrete in/onto a roadway, right-of-way, drainage easement, drainage ditch, storm drain inlet, storm system, basin, pond or water body. No person shall discharge onto another person's property or use another persons concrete waste management device unless written consent was given by the property owner. Any person found in violation shall receive an illicit discharge citation and be held responsible for the clean-up process and damages caused. If dirt is disturb during the clean-up process the person in violation will be responsible for stabilization of the area disturbed;

(9) Any concrete washout or concrete piles placed outside of a concrete waste management pit or approved concrete waste management device shall be removed immediately;

(10) Concrete or mortar residue discharges into a street, roadway, storm drain inlet or curb and gutter by way of incidentals, machine malfunction or washout shall be removed immediately. No person shall at any time use a watering source to wash down the concrete or mortar residue into a storm drain inlet. Failure to removed residue will be cause for an illicit discharge citation and restoration cost;

(h) **Stockpile Management.** Procedures and practices that are designed to reduce or eliminate stormwater pollution from stockpiles of soil, sand, aggregates, etc.

(1) Stockpiles shall never exceed the maximum height of 16-feet;

(2) Storage of stockpiles shall not exceed beyond 12 months. Once a project is complete all piles must be removed. Areas where stockpile sat shall be stabilized;

(3) Stockpiles shall be covered, stabilized or have some form of best management practices (BMPs) surrounding them to prevent runoff during rain events;

(4) Stockpiles shall never be placed in a street, easement or within 15-feet of a street, drainage ditch, waterbody, basin or stormwater infrastructure, etc;

(j) **Stabilization.** Process of implementing specific BMPs for the purpose of preventing soil from eroding. BMPs utilized for this purpose involve establishing a cover of some type over exposed soils such as mulch, sod, riprap, seed and straw, erosion control blankets, or other material that prevents soil from eroding.

(1) A description of initial, interim, and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans should ensure that existing vegetation is preserved where attainable and that disturbed areas are stabilized. Stabilization practices may include: mulching, temporary seeding, permanent seeding, geotextiles, sod stabilization, natural buffer strips, protection of trees, and preservation of mature vegetation and other appropriate measures.

(2) Requires that a natural buffer zone be established between the top of the stream bank and the disturbed area. The SWPPP shall contain a description of how the site will maintain natural buffer zones. For construction projects where clearing and grading activities will occur, SWPPP shall provice at least (25) feet of natural buffer zone from any named or unnamed streams, creeks, rivers, lakes or other water bodies. The plan shall also provide at least fifty (50) feet of natural buffer zone from established TMDL water bodies, streams listed on the 303(d) list, an Extraordinary Resource Water (ERW), Ecologically Sensitive Waterbody (ESW), Natural and Scenic Waterway (NSW). If the site will be disturbed within the recommended buffer zone, then the buffer zone area shall be stabilized as soon as possible.

(3) **Deadlines for stabilization after construction activity temporarily ceases.** Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased, but in no case more than fourteen (14) days after the construction activity in that portion of the site has temporarily ceased.

(4) **Deadline for stabilization after construction activity permanently ceases.** Stabilization measures shall be initiated immediately in portions of the site where construction activities have permanently ceased.

(5) **Rill erosion** is the removal of soil by concentrated water running through little streamlets, or headcuts. Detachment in a rill occurs if the sediment in the flow is below the amount the load can transport and if the flow exceeds the soil's resistance to detachment.

(a) Erosion rills must be reworked, filled and compacted before final stabilization occurs on any disturbed area of land;

(6) The Administrative Authority on a case by case basis may require any new or existing drainage ditches that are being constructed or have been disturbed during construction activities to be stabilized with solid sod to ensure the integrity of the drainage ditches. This will prevent future erosion and protect City of Bryant Stormwater Infrastructure.

(7) A site can be considered finally stabilized when all soil disturbing activities at the site have been completed, and a uniform perennial vegetative cover with a density of 80% for unpaved areas and areas not covered by permanent structures has been established, or equivalent permanent stabilization measures have been employed.

PROJECT INFORMATION

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

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

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

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

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

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

3. **City responsibilities.**

(a) Administration of these regulations shall be by the Administrative Authority who shall review to determine approval, disapproval or modification of stormwater management plans as provided herein.

(b) All areas and/or structures dedicated to the city must be dedicated by plat or separate instrument and accepted by a formal letter from the Mayor, pursuant to resolution duly-adopted by the City Council.

(c) Operation and maintenance of publicly owned facilities. The Administrative Authority shall be responsible, after written approval and acceptance, for the operation and maintenance of all drainage structures and improved courses which are part of the drainage structures and improved courses which are part of the stormwater runoff management system under public ownership and which are not constructed and maintained by or under the jurisdiction of any state or federal agency.

4. **Private responsibilities.**

(a) Each developer or property owner of land within the corporate limits of the City of Bryant has a responsibility to provide that all approved stormwater runoff management facilities ensure adequate drainage and control of stormwater in the developer's or owner's property both during and after construction of such facilities.

(b) Each developer, property owner, property owners association and improvement district has a responsibility and duty before and after construction to properly operate and maintain any on-site stormwater runoff control facility which has not been accepted for maintenance by the City of Bryant. Such responsibility is to be transmitted to subsequent owners through appropriate covenants.

(c) All private systems not dedicated to the city shall have adequate easement to permit the Administrative Authority to inspect and, if necessary, to take any corrective enforcement action permitted by law should the responsible entity fails to properly maintain the system.

(d) All private stormwater facilities shall be maintained by the owner in proper condition consistent with the performance standards for which they were originally designed.

(e) All private systems must be designed to discharge at pre-developed rates unless approved by the Administrative Authority. New stormwater drainage system(s) cannot tie into existing systems of lesser capacity. In other words, a larger pipe cannot discharge into smaller pipe of lesser capacity.

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 10/12/22

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

STATE OF ARKANSAS ★ LICENSED PROFESSIONAL ENGINEER ★ No. 21001 ★ WILSON D. WAGGONER

Title: SEDIMENT AND E.C. 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	SCALE
WDW	SEE PLAN
CHECKED	DATE
WDW	8/17/2022

C3.0

SHEET 4 OF 6

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 sempervirens
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

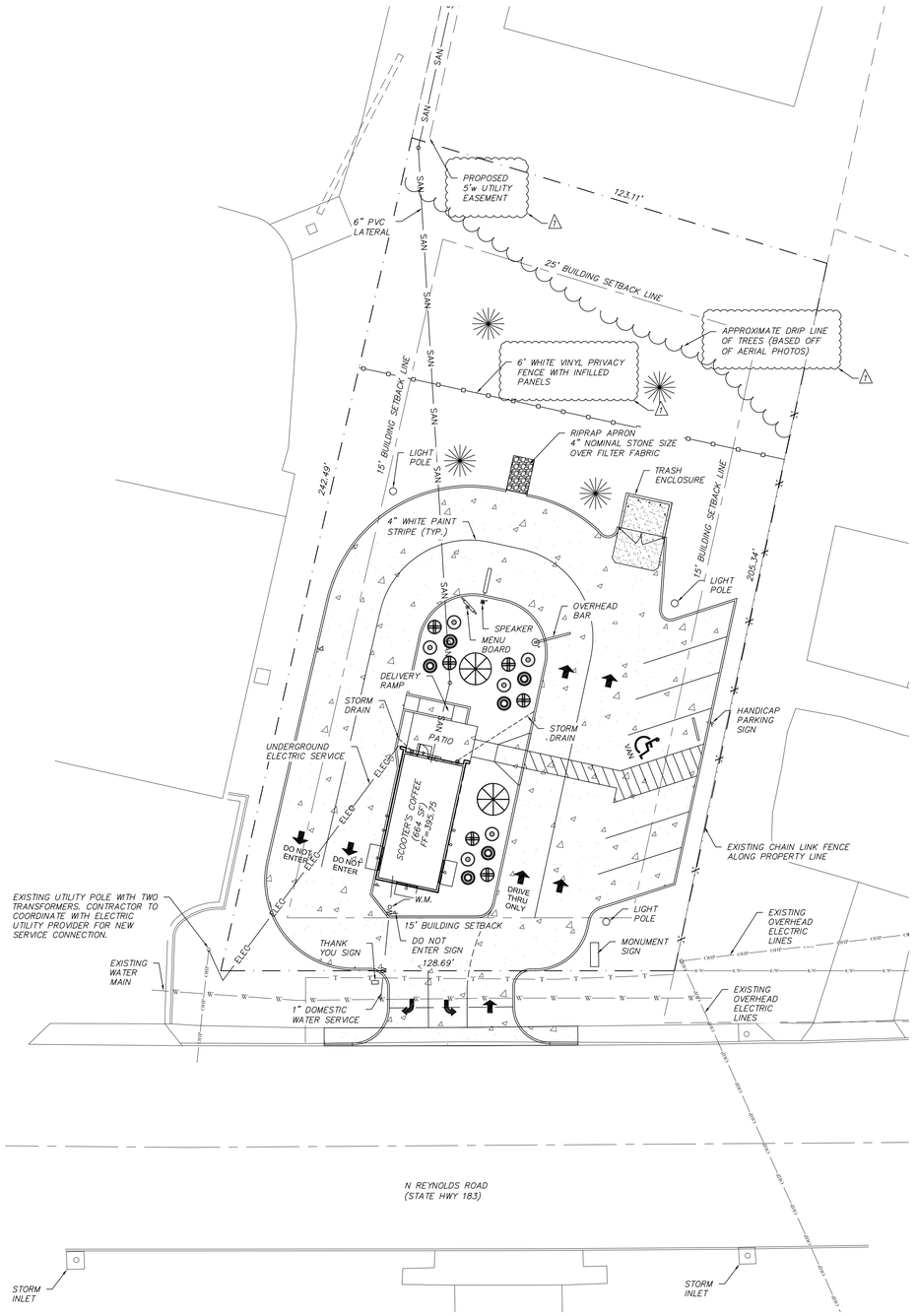
27,806± SQ.FT.
0.64± AC.

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

0' 10' 20'
SCALE : 1"=20'

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.

10/12/22

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

STATE OF ARKANSAS ★ LICENSED PROFESSIONAL ENGINEER ★ No. 21001 ★ WILSON D. WAGGONER

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.

NO.	DATE	REVISION
1	10/12/22	CITY COMMENTS

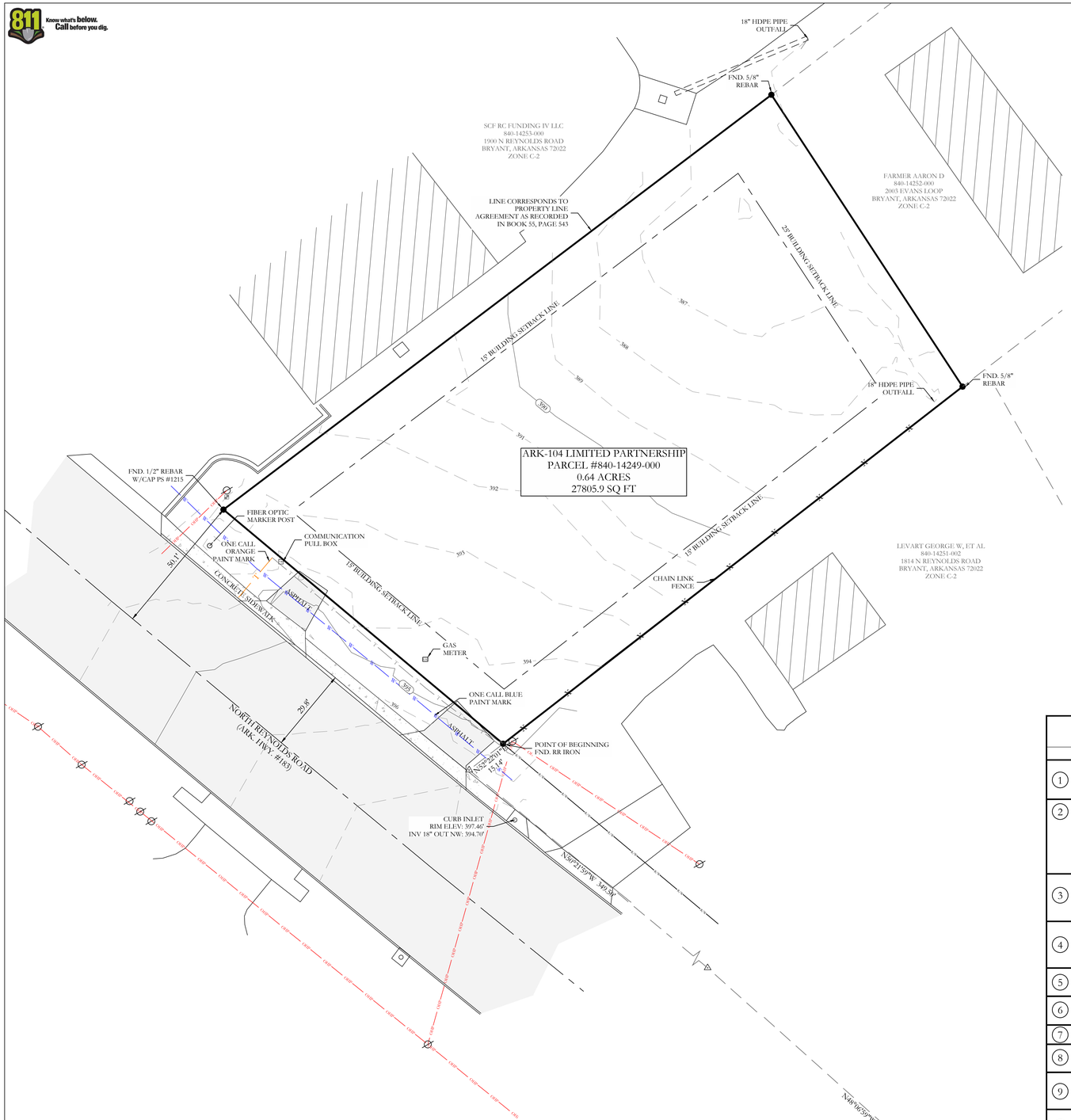
PROJECT NO. 2235801

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

C4.0

SHEET 5 OF 6

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



N
(ALL BEARINGS ARE GRID NORTH, ARKANSAS STATE PLANE ZONE)

0 10' 20' 40'
SCALE: 1" = 20'

PROPERTY DESCRIPTION

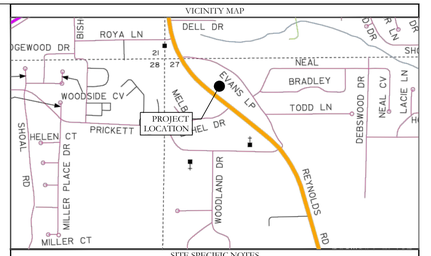
LEGAL DESCRIPTION OF RECORD SALINE COUNTY INSTRUMENT #2017-006225:
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4, SECTION 27, TOWNSHIP 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	

© Hope Consulting, Inc. 2022 | 501.315.2626 | 117 S. Market Street, Benton, Arkansas 72015 | Hope Consulting, Inc. | 501.315.2626 | 117 S. Market Street, Benton, Arkansas 72015