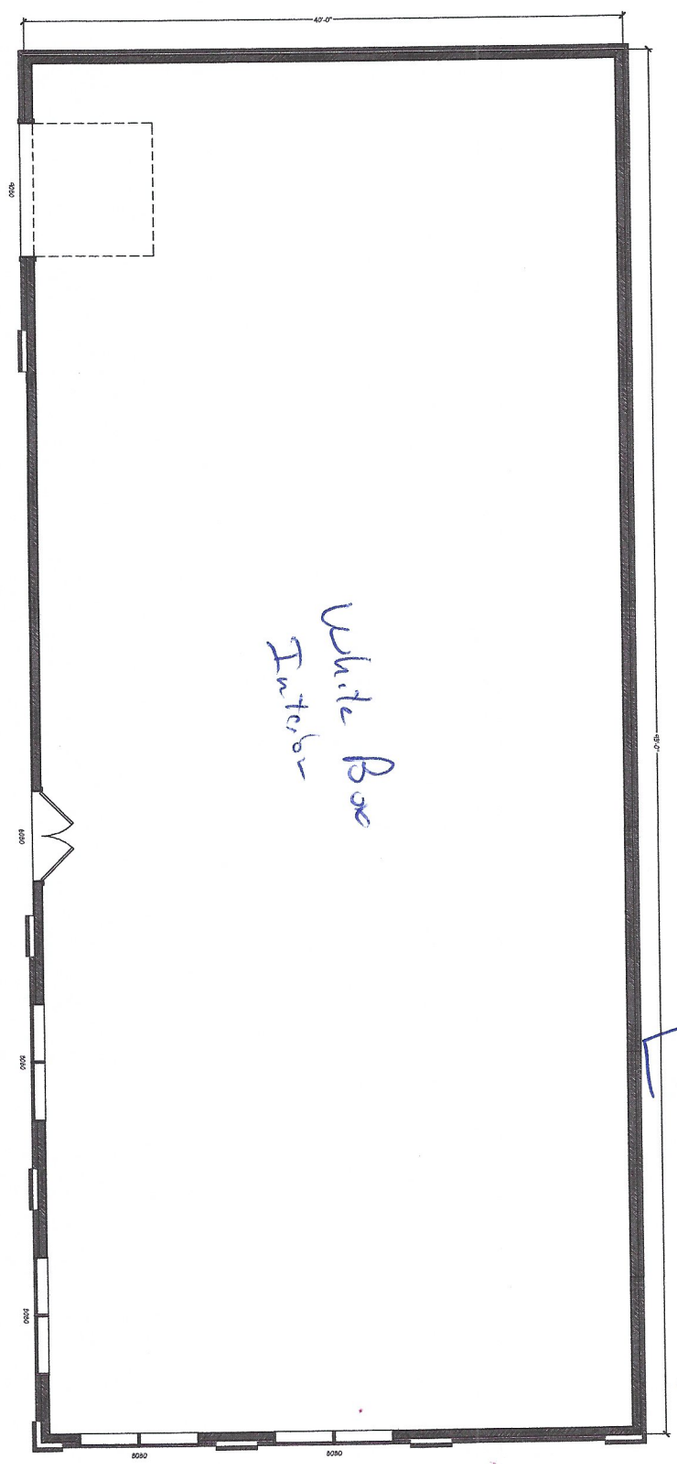
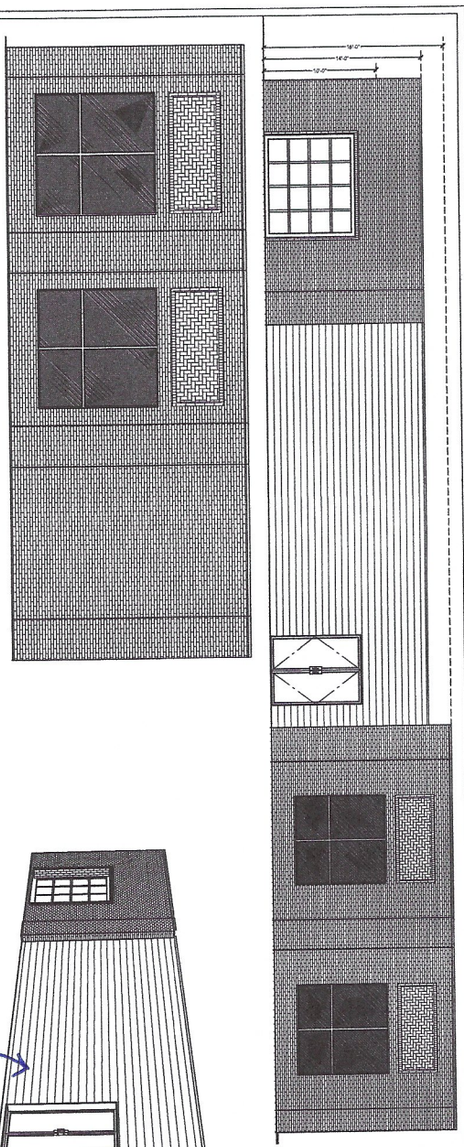
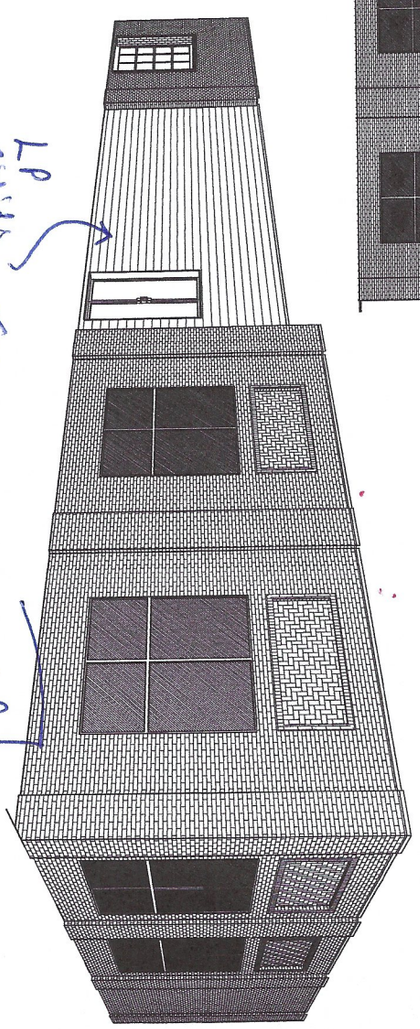






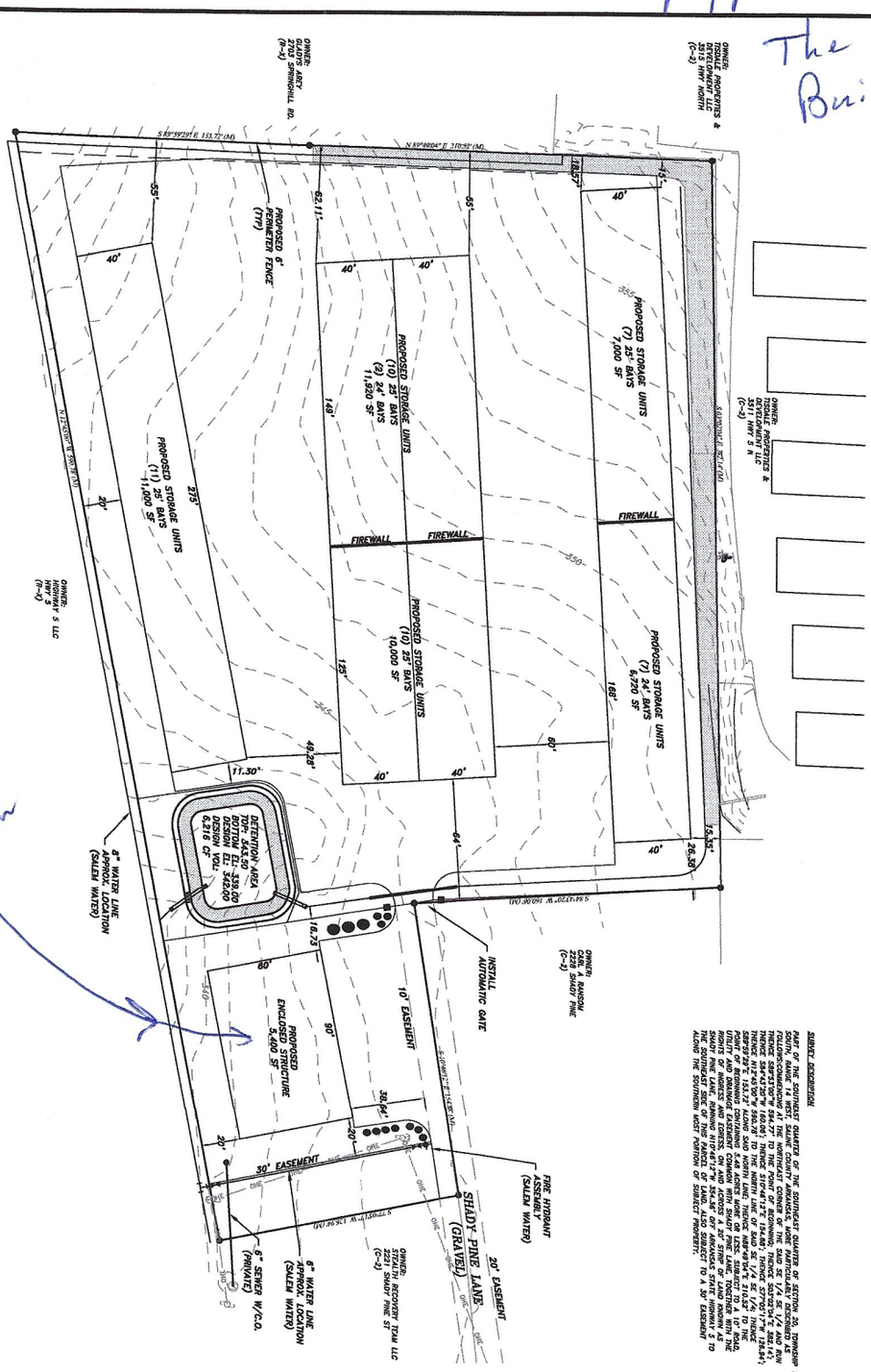
SHEET:	SCALE:	DATE:	DESIGNED FOR:
2		11/18/2022	BREWERY

TIM LANDRETH
HOME DESIGNS, LLC (501) 317-5090

RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE

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Approved Plat Shows The Warehouse Proposed Building



Proposed Location

PAVEMENT STRUCTURE

(TO BE VERIFIED W/ GEOTECHNICAL CONSULTANT PRIOR TO CONSTR.)



SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE NORTHEAST CORNER OF THE SAID SE 1/4 SE 1/4 AND RUN THENCE S89°59'29"E 153.72'; THENCE S84°47'29"W 160.06'; THENCE S5°00'17"W 134.44'; THENCE S84°43'39"W 160.06'; THENCE S1°49'12"E 154.98'; THENCE S1°00'17"W 134.44'; THENCE N89°49'04"E 370.92' TO THE EAST LINE OF SAID SE 1/4 SE 1/4; THENCE N1°49'12"W 598.78' TO THE NORTH LINE OF SAID SE 1/4 SE 1/4; THENCE S89°59'29"E 153.72' TO THE POINT OF BEGINNING CONTAINING 5.48 ACRES MORE OR LESS, SUBJECT TO A 10' ROAD, UTILITY AND DRAINAGE EASEMENT ALONG THE EAST SIDE THEREOF, AND ALSO SUBJECT TO ALL RIGHTS OF WAYS AND CORNERS, OF AND ACROSS A 20' STRIP OF LAND NORMALLY USED AS SHADY PINE LANE, RANGING N10°45'12"W 354.56' OFF ARKANSAS STATE HIGHWAY 5 TO THE SOUTHERN MOST PORTION OF SUBJECT PROPERTY.

GENERAL NOTES:

1.) IRON PINS AT ALL LOT CORNERS.
2.) SURVEYING DONE BY SOUTH FORT SURVEYING, PLLC.
3.) BUILDING SETBACKS TO BE AS SHOWN.
4.) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 300' OF SITE.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) GRADING SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL RECOMMENDATIONS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE AND BASE.
8.) ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9.) THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES (ONE CALL SYSTEM, ETC.) PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH EXISTING UTILITIES.
10.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, TELEPHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ZONE A, OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM, MAP NO. 05125C0, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2012.

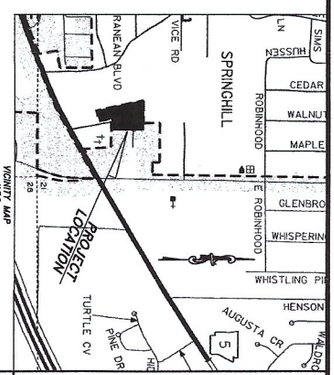
GENERAL INFORMATION:

ZONE CLASSIFICATION: C-2
FRONT SETBACK: 36.38'
SIDE SETBACK: WEST= 20.00' EAST= 15.35'
REAR SETBACK: AS SHOWN
LOT COVERAGE: 54% (55% MAX)
PROPOSED FLOOR ELEVATION SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL DIRECTIONS-AS DETERMINED IN THE FIELD.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.





No.	Revisions	Date
1	REV WL LOC./ESMT. (SALEM WATER)	3/1/17
2	LOWER SITE 2', REV. DET. POND ELEV'S	4/10/17

Scale: 1" = 30'
Date: DECEMBER 2016
Sheet: 2 of 5

Prepared For:
Alan Schrader
P.O. Box 824
Bryant, AR 72089

SITE PLAN
LOT 1, SCHRADER COMMERCIAL ADDITION
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 20, T-1-S, R-14-W

PROPERTY OF AUTHORIZATION
Richardson Engineering, PLLC No. 2519
ARKANSAS

RICHARDSON ENGINEERING, PLLC
CIVIL ENGINEERING:
WATER/WASTEWATER ● SITE DEVELOPMENT ● SUBDIVISIONS
P.O. BOX 192
BENTON, AR 72018
PHONE: (501) 249-3141