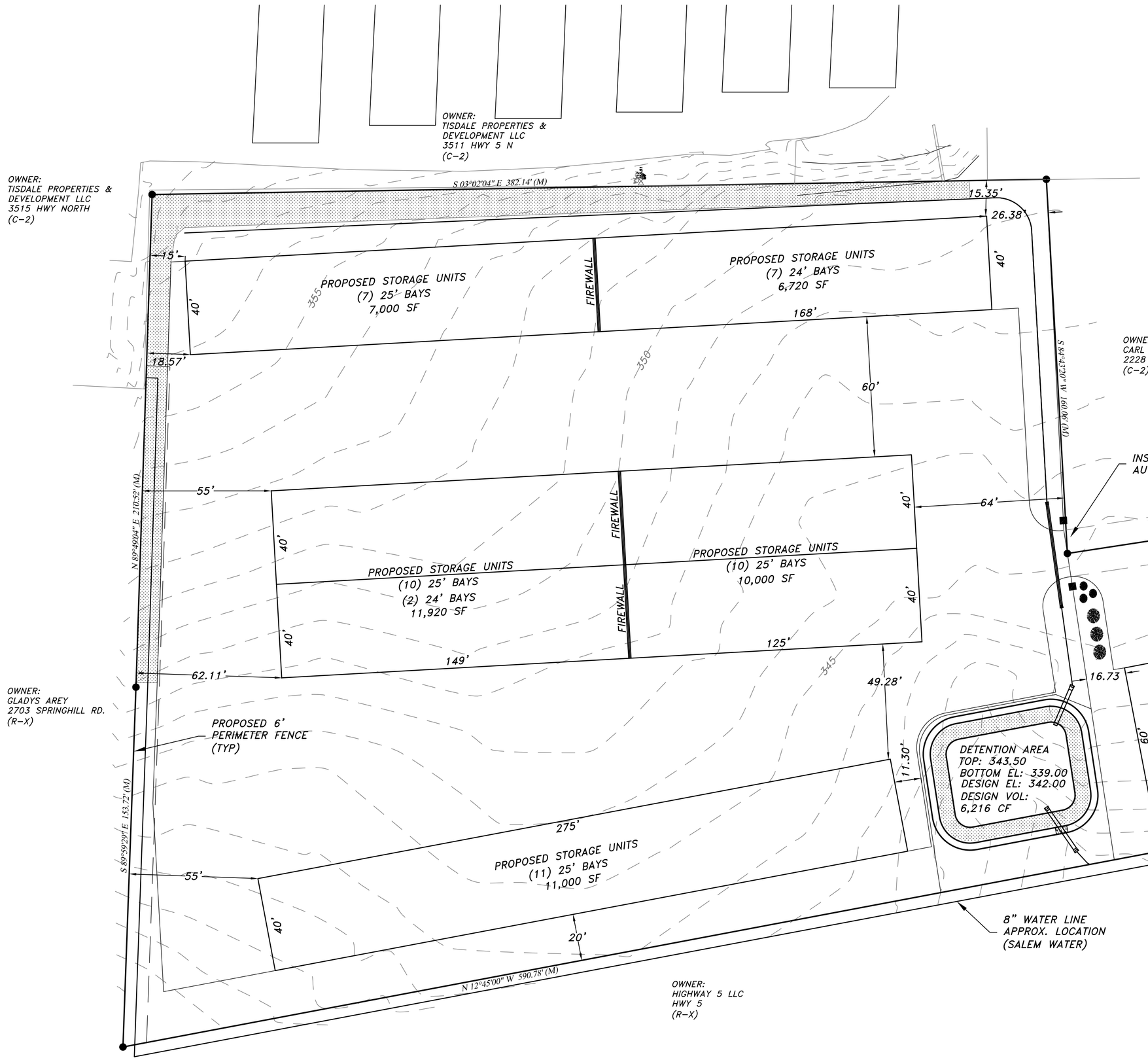
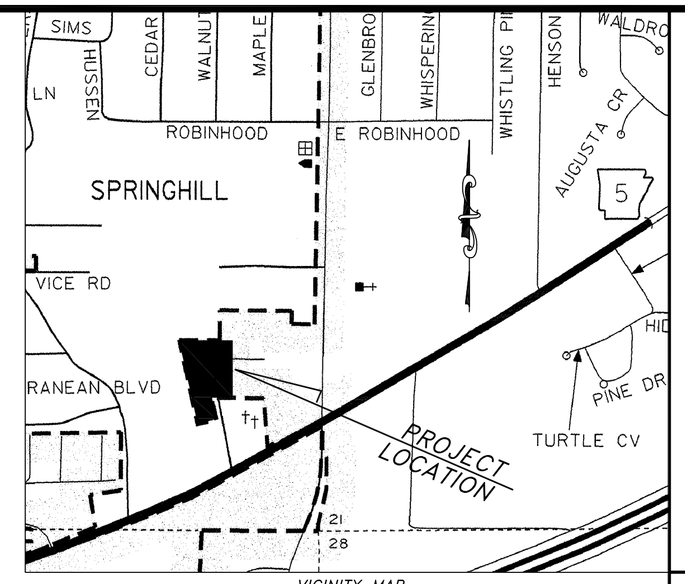




VICINITY MAP
N.T.S.

SURVEY DESCRIPTION

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°53'00"W 594.77' TO THE POINT OF BEGINNING; THENCE S03°02'04"E 382.14'; THENCE S84°43'20"W 160.06'; THENCE S10°46'12"E 154.88'; THENCE S77°05'17"W 126.94'; THENCE N12°45'00"W 590.78' TO THE NORTH LINE OF SAID SE 1/4 SE 1/4; THENCE S89°59'29"E 153.72' ALONG SAID NORTH LINE; THENCE N89°49'04"E 210.52' TO THE POINT OF BEGINNING CONTAINING 3.48 ACRES MORE OR LESS. SUBJECT TO A 10' ROAD, UTILITY AND DRAINAGE EASEMENT COMMON WITH SHADY PINE LANE, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, ON AND ACROSS A 20' STRIP OF LAND KNOWN AS SHADY PINE LANE, RUNNING N10°46'12"W 354.36' OFF ARKANSAS STATE HIGHWAY 5 TO THE SOUTHEAST SIDE OF THIS PARCEL OF LAND. ALSO SUBJECT TO A 30' EASEMENT ALONG THE SOUTHERN MOST PORTION OF SUBJECT PROPERTY.

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14266
ERIC RYAN RICHARDSON

GRAPHIC SCALE

30 0 30 60 90

(IN FEET)
1 inch = 30 ft.

GENERAL INFORMATION:

ZONE CLASSIFICATION: C-2

FRONT SETBACK: 26.38'

SIDE SETBACK: WEST= 20.00' EAST= 15.35'

REAR SETBACK: AS SHOWN

LOT COVERAGE: 34% (85% MAX)

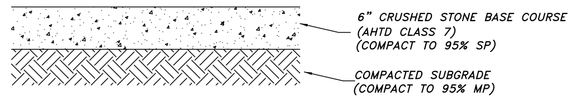
FINISHED FLOOR ELEVATION SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDING (IN ALL DIRECTIONS)-AS DETERMINED IN THE FIELD.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0360D, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2012.

GENERAL NOTES:

1.) IRON PINS AT ALL LOT CORNERS.
2.) SURVEYING PROVIDED BY SOUTH POINT SURVEYING, PLLC.
3.) BUILDING LINES TO BE AS NOTED.
4.) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 300' DOWNSTREAM OF PROPERTY.
5.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
6.) DRIVING SURFACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
7.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE AND BASE.
8.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.).
9.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
10.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SOWN.



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

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

CERTIFICATE OF AUTHORIZATION
Richardson Engineering PLLC
No. 2519
ARKANSAS

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

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

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

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