

<u>VICINITY MAP (NTS)</u>

<u>UTILITIES NOTE</u>

Know what's **below.**

811 before you dig.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIÉS

HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND

RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE

CONSIDERED APPROXIMATE

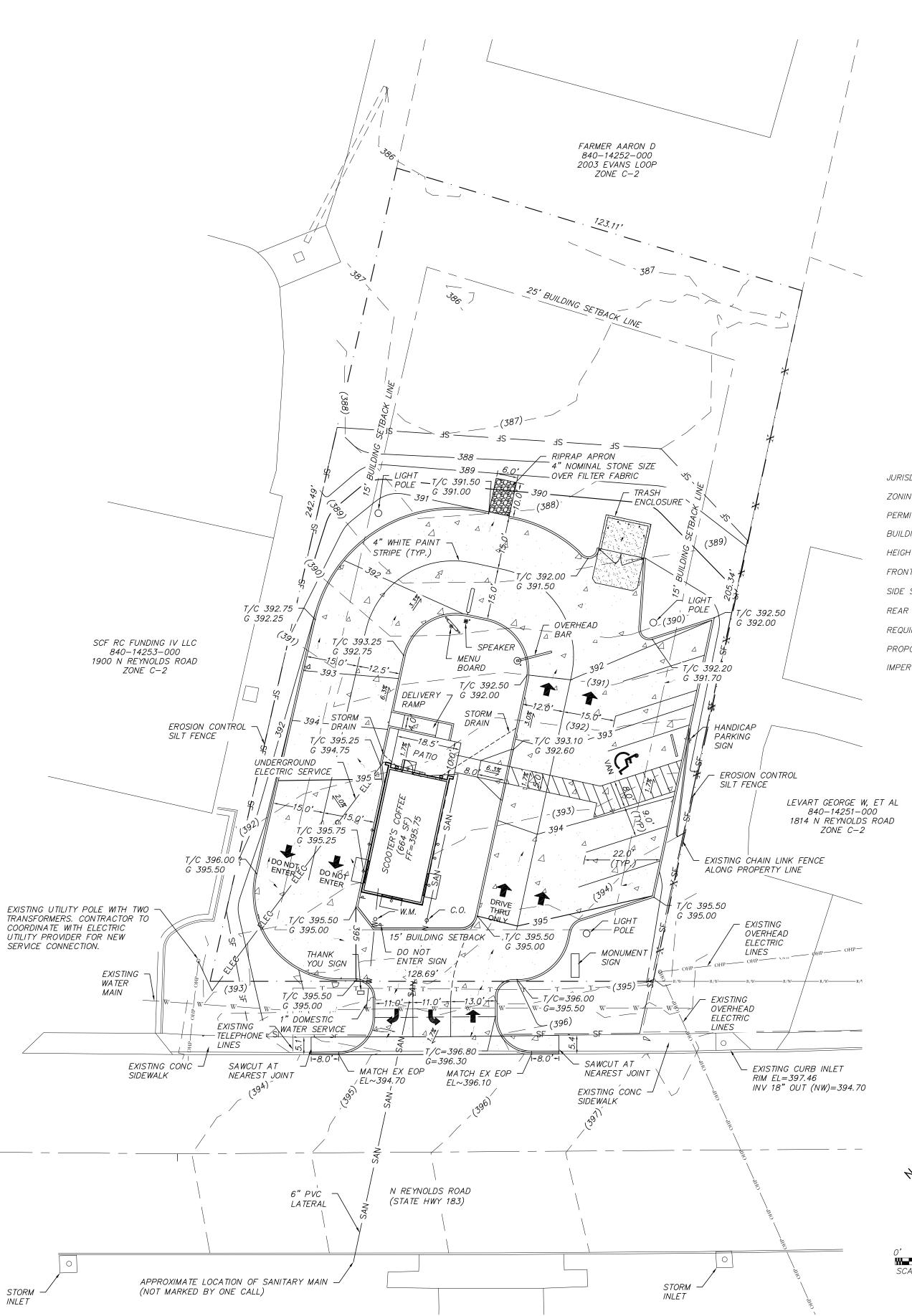
ONLY. IT IS POSSIBLE

THERE MAY BE OTHERS,

THE EXISTENCE OF WHICH

IS NOT KNOWN OR SHOWN.

| <u>LEGEND</u> |
|-----------------------------|
| PROPOSED CONCRETE PAVEMENT |
| PROPOSED ELECTRIC SERVICE |
| PROPOSED WATER SERVICE |
| PROPOSED SANITARY SERVICE |
| PROPOSED STORM DRAIN |
| EROSION CONTROL SILT FENCE |
| TOP OF CURB |
| GRADE/BOTTOM OF FACE OF CUR |
| EXISTING GRADE ELEVATION |
| PROPOSED GRADE ELEVATION |
| |



PROJECT INFORMATION

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

<u>SITE INFORMATION:</u> PARCEL: 840-14249-000 1816 N REYNOLDS ROAD

BRYANT, ARKANSAS 72022

EDWARDSVILLE, IL 62025 GERDES, HENRICHSON & ASSOCIATES 14901 QUORUM DRIVE, SUITE 300 DALLAS, TX 75254

<u>ENGINEER:</u> SHERRILL ASSOCIATES, INC. WILSON D. WAGGONER, P.E.

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

<u>PREPARED BY:</u> SHERRILL ASSOCIATES, INC.

316 N. MAIN STREÉT

(618)656-9251

LOT AREA 27,806± SQ.FT. 0.64± AC.

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

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, 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.

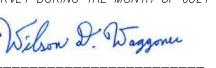
SUMMARY TABLE

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: O' UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 25' MINIMUM

REAR SETBACK: 15' MINIMUM UNLESS ABUTS RESIDENTIAL DISTRICT, THENCE 55' MINIMUI 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.





PROF 1816

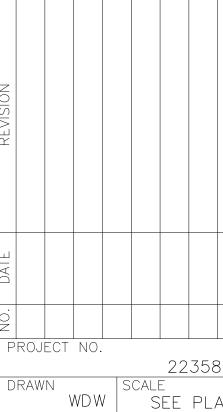


ASSOCIATES

Surveyors — Engineer 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



SEE PLAN CHECKED WDW | 8/17/2022

SHEET 2 OF 4

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