

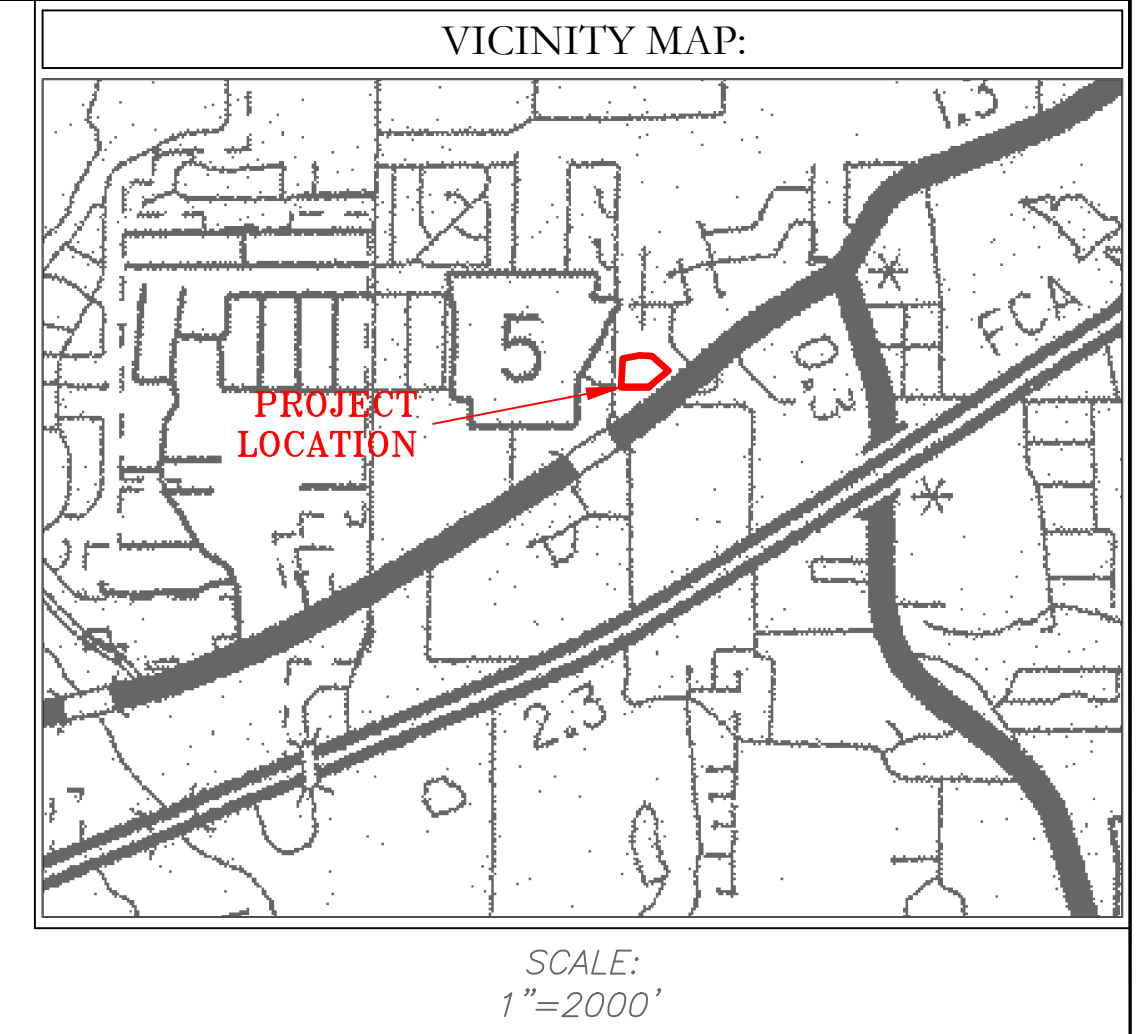
WATER NOTES

APPROX. LOCATION OF UTILITY EASEMENT AND PROPOSED 8" WATER LINE AND GATE VALVE ARE SHOWN ON PLANS AS PER CRIST ENGINEERS.

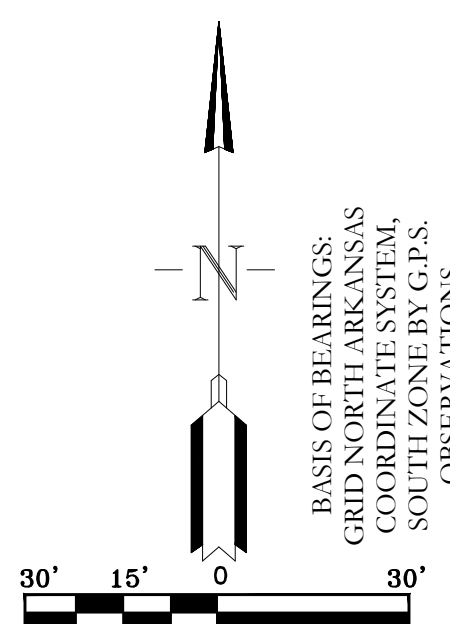
PROPOSED 8" MAIN AND GATE VALVE PART OF A SEPARATE WATER RELOCATION PROJECT AND ONLY SHOWN FOR PURPOSES OF TYING PROPOSED 1.5" SERVICE FOR THIS INTO WATER SYSTEM

GAS NOTES

MEP TO VERIFY PROP GAS LOCATION AND METER



SCALE:
1"=2000'



BASE OF BEARINGS:
GRID NORTH ARKANSAS
MAGNETIC NORTH ARKANSAS
SOUTH PLUMB LINE
OBSERVATIONS

LEGEND

- ▲ Computed point
- Found monument
- ⊙ Set Iron Pipe
- ⊙ Measured
- (R) - Record
- (D) - Deed
- ⊕ - Power Pole
- Overhead Power

SITE PLAN NOTES

PROPOSED 37%± PERVIOUS AREAS ENCLOSED BY 2.87 ACRE BOUNDARY
*EXISTING DITCH ON EAST BOUNDARY CONSIDERED PERVIOUS

ZONING CODE STATES MINIMUM OF 10% OF LOT SHOULD BE "NON-IMPERVIOUS" FOR LOTS WITH C2 ZONING



UTILITY NOTES
1. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHOULD ALWAYS CALL ONE CALL BEFORE DIGGING.



EXISTING UTILITY LEGEND:

- ⊕ EXIST POWER POLE
- ⊕ GATE VALVE
- ⊕ REDUCER
- ⊕ GAS METER
- ⊕ TELEPHONE PED.
- ⊕ EXISTING WATER METER
- ⊕ FIRE HYDRANT

SEWER LEGEND:

- ⊕ SEWER MANHOLE

WATER LEGEND:

- ⊕ PROP. GATE VALVE
- ⊕ 2" BLOW OFF
- ⊕ REDUCER
- ⊕ FIRE HYDRANT
- ⊕ DOUBLE WATER SERVICE
- ⊕ SINGLE WATER SERVICE

NOTE:
USE SDR-36 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 30" MINIMUM COVER CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

PROPERTY DETAILS
CURRENT ZONING: C-2 (HIGHWAY COMMERCIAL)
PARKING SPACE REQUIREMENTS
REQUIRED SPACES: 1 SPACE PER 300 SQUARE FEET OF OCCUPIED SPACE (70 SPACES)
PROPOSED SPACES: 96 (INCLUDES 4 HC SPACES)
Legal Description was taken from survey completed on June 16, 2016 by Scott Foster PLS # 1467
Property Description:
Part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 South, Range 14 West, Saline County, Arkansas, Being more Particularly Described as Follows: Beginning at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter; Thence North 03 Degrees 16 Minutes 36 Seconds East Along the East Line of Forest Cove Subdivision 296.35 Feet to a Found Five Eighths Inch Rebar; Thence Departing Said East Line North 79 Degrees 08 Minutes 25 Seconds East 177.43 Feet to a Point; Thence South 87 Degrees 35 Minutes 58 Seconds East 131.11 Feet to a Found Five Eighths Inch Rebar; Thence South 48 Degrees 42 Minutes 58 Seconds East 229.78 Feet to a Set One Half Inch Rebar on the Northern Right of Way Line of Arkansas State Highway Number 5; Thence Along Said Right of Way Line the Following Two Courses and Distances: Thence South 50 Degrees 29 Minutes 58 Seconds West 177.09 Feet to a Set One Half Inch Rebar; Thence South 48 Degrees 48 Minutes 29 Seconds West 89.77 Feet to a Set One Half Inch Rebar; Thence Departing Said Right of Way Line South 89 Degrees 54 Minutes 56 Seconds West 290.66 Feet to the Point of Beginning Containing 124,648 Square Feet or 2.86 acres More or Less.

HOPE CONSULTING ENGINEERS - SURVEYORS
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FOR USE AND BENEFIT OF:
HAROLD CRYE

CRYE-LEIKE COMMERCIAL RETAIL
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 3/2/2017	C.A.D. BY: WM	DRAWING NUMBER:
REVISIONS: 3/8/2017	CHECKED BY:	16-0380
SHEET: C-10	SCALE: AS SHOWN	

500 01S 14W 0 19 440 62 1762

KULAND PROJECTS 2004 COMMERCIAL 2010 160890 DFF BELL HWY 516 0890 TAMP (3-2-17) DWG