DETAILED PLANS:

CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS

4910 SPRINGHILL RD
BRYANT, ARKANSAS

PART OF THE NW ¼ OF THE NW ¼, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY ARKANSAS

8-20-2025
REV: 01/22/2026

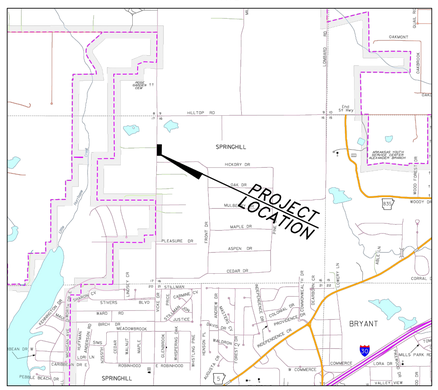
PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES. QUANTITIES TO BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY GRADES WITH ENGINEER PRIOR TO CONSTRUCTION.

VICINITY MAP
NTS



Prepared By:

RICHARDSON ENGINEERING
Planning ▪ Engineering ▪ Development Consulting

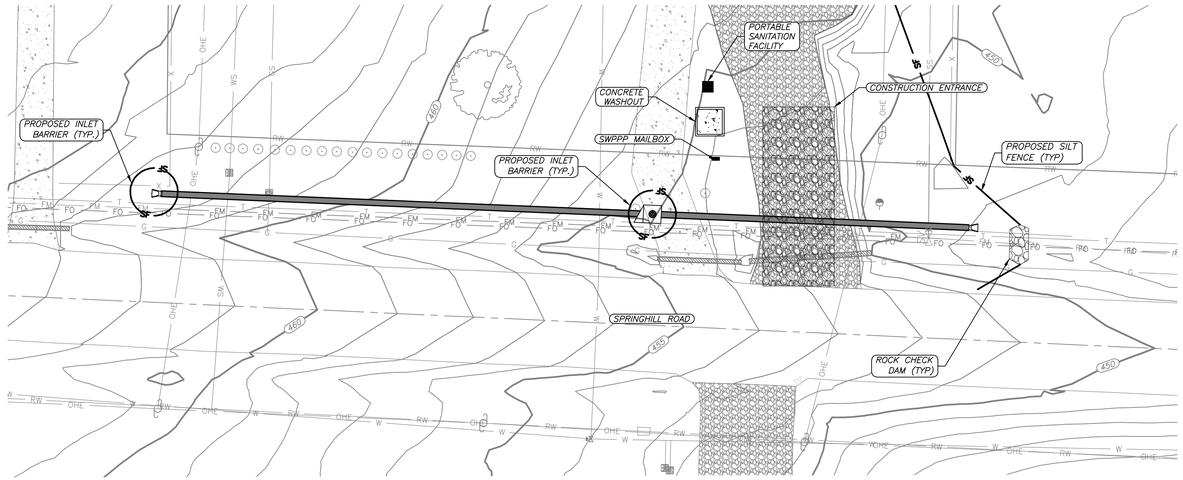
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 21954
TRISTIN SCOTT PHILLIPS

	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

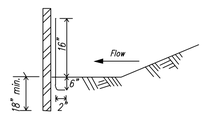
INDEX OF SHEETS

COVER SHEET	1
SWPPP	2
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SITE PLAN/DIMENSION PLAN	4
UTILITY PLAN	5
GRADING PLAN	6
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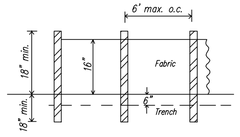


PHASE 1:
*INSTALL SILT FENCE AND ROCK CHECK DAM AT SOUTHERN EDGE OF THE PROJECT
*INSTALL CONSTRUCTION ENTRANCE
*INSTALL SWPPP MAILBOX
*INSTALL CONCRETE WASHOUT
*PROVIDE PORTABLE SANITATION FACILITY

PHASE 2:
*INSTALL INLET BARRIERS ONCE STORM DRAIN HAS BEEN INSTALLED



SIDE VIEW

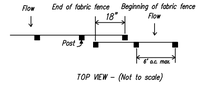


FRONT VIEW

NOTE:
Use wood or steel posts

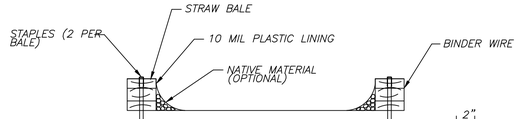
SF-A SILT FENCE (TYPE A)
NTS

* ALL SILT FENCE SHALL BE WIRE REINFORCED.



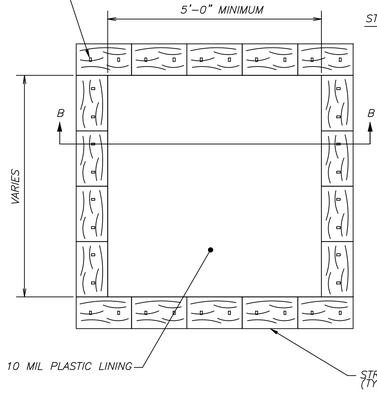
TOP VIEW – (Not to scale)

OVERLAP AT FABRIC ENDS

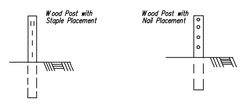


SECTION B–B
NOT TO SCALE

STAPLE DETAIL



CONCRETE WASHOUT
NOT TO SCALE

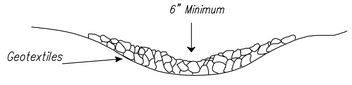


FRONT VIEWS

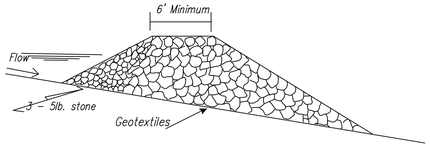
FASTENERS FOR SILT FENCES



EXISTING CONTOURS



NOTE: Sediment Trap is to be cleaned out when volume becomes half full.





GRAPHIC SCALE

20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

Point Table				
Point #	Elevation	Northing	Easting	Description
2316	465.41	2031164.61	1157422.58	CP
2347	448.66	2030636.21	1157397.02	CP
2532	452.53	2030846.01	1157407.05	CP

NOTES:
1. FOR USE IN SMALL CHANNELS WITH DRAINAGE AREAS OF 50 ACRES OR LESS.
2. MUST BE USED IN CONJUNCTION WITH OTHER APPROPRIATE SEDIMENT CONTROL MEASURES.
3. USE BELOW CULVERT INSTALLATIONS, DAM CONSTRUCTION, OR ANY PROJECT THAT MAY INVOLVE GRADING ACTIVITY DIRECTLY IN A STREAM.
4. NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER.
5. USE AT THE UPSTREAM END OF PONDS OR LAKES.
6. EDGES SHOULD NOT BE HIGHER THAN THE CHANNEL BANKS.
7. CENTER SHOULD BE AT LEAST 6 INCHES LOWER THAN THE OUTER EDGES OF THE DAM AT THE CHANNEL BANKS.
8. HEIGHT SHOULD NOT EXCEED ELEVATION OF UPSTREAM PROPERTY LINE.
9. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
10. TOP WIDTH SHOULD BE GREATER THAN 6 FEET.
11. EXTEND COMPLETELY ACROSS THE CHANNEL AND SECURELY TIE INTO BOTH CHANNEL BANKS
12. REQUIRES PERIODIC INSPECTION AND MAINTENANCE.
13. SEDIMENT REMOVED WHEN IT REACHES ONE–HALF OF THE ORIGINAL DAM HEIGHT

GENERAL EROSION CONTROL NOTES

1. THE LOCATION OF KNOWN SURFACE & SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING THEMSELVES AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.

2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.

3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.

4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1–800–482–8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.

5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.

6. STORM WATER CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS.

7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.

8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.

9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

10. DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORM WATER REQUIREMENTS.

11. ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.

12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

14. EROSION CONTROL PLAN SHALL BE MODIFIED SHOULD ANY CHANGE BECOME NECESSARY DURING CONSTRUCTION.

15. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE NOT EXHAUSTIVE. OTHER EROSION CONTROL MEASURES AND BMP'S MAY BE REQUIRED TO PROVIDE ADEQUATE REDUCTION OF SOIL LOSS.

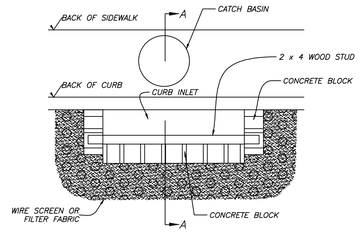
16. THE CURRENT SWPPP PERMIT AND EROSION CONTROL SITE PLAN SHALL BE KEPT ON SITE IN A DRY AND ACCESSIBLE LOCATION ON SITE SO THAT IT MAY BE INSPECTED BY CITY OF BRYANT AND ADEQ OFFICAILS.

SWPPP NOTES:

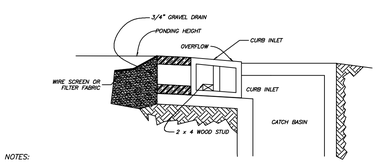
1.) DEVELOPMENT SHALL ADHERE TO CITY OF BRYANT AND ADEQ STORMWATER REQUIREMENTS.
2.) SEDIMENT BARRIERS SHALL BE CONSTRUCTED AT EACH INLET UNTIL GRADING IS COMPLETE AND TOP SOIL IS STABILIZED.
3.) A SILT FENCE AND STRAW BALE DIKE SHALL BE PLACED AT POTENTIAL LOCATIONS OF HEAVY EROSION.
4.) TEMPORARY STRAW BALE DIKES ARE TO BE CONSTRUCTED NOT TO POND WATER ON ADJACENT PROPERTY.
5.) ROCK DIKE CHECK DAMS TO BE CONSTRUCTED TO MEET ADEQ REQUIREMENTS WHEN USED IN LIEU OF STRAW BALE DIKES.
6.) ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7.) ONE OF THE FOLLOWING GROUND COVER METHODS SHALL BE USED AT AREAS OF CLEARING OTHER THAN FUTURE PAVEMENT SURFACES.
STRAW OR HAY–LOOSE 2.0 TONS/ACRE
STRAW OR HAY–TIED, ANCHORED, OR TACKED 1.5 TONS/ACRE
8.) SOIL EXPOSED FOR MORE THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY SHALL BE SEEDED OR REEMITTED.
9.) CONSTRUCTION ENTRANCES/EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT–OF–WAY.
10.) ADDITIONAL EROSION CONTROL MEASURES TO BE EMPLOYED WHERE NECESSARY BY SITE CONDITIONS.
11.) CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" (BMP'S) WHEN IMPLEMENTING AND MAINTAINING SEDIMENT AND RUN–OFF CONTROLS.

LEGEND

- SS — EX. SANITARY SEWER SERVICE LINE
- S — EX. SEWER MAIN
- WS — EX. WATER SERVICE
- W — EX. WATER LINE
- EX. CULVERT
- OHE — EX. OVERHEAD ELECTRIC SERVICE
- GS — EX. GAS SERVICE
- G — EX. GAS LINE
- SEWER MANHOLE
- FES
- POWER POLE
- WV — EX. WATER GATE VALVE
- SV — EX. FORCE MAIN GATE VALVE
- EX. SEWER CHECK VALVE



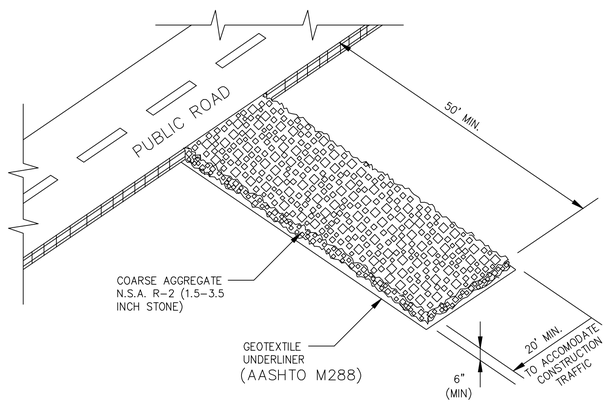
PLAN VIEW



NOTES:
1.) USE BLOCK AND GRAVEL TYPE SEDIMENT BARRIER WHEN CURB INLET IS LOCATED IN GENTLY SLOPING STREET SEGMENT, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2.) BARRIER SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SECTION A – A

CURB INLET SEDIMENT BARRIER



1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT–OF–WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH – 20'–0 MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH – 50'–0 MINUMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS– OF–WAY. PROVIDE PERIODIC TOP DRESSING WITH 2 – 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS. CLEAN WHEELS AND TIRES TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS–OF–WAY.
4. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION EXIT

NOT TO SCALE

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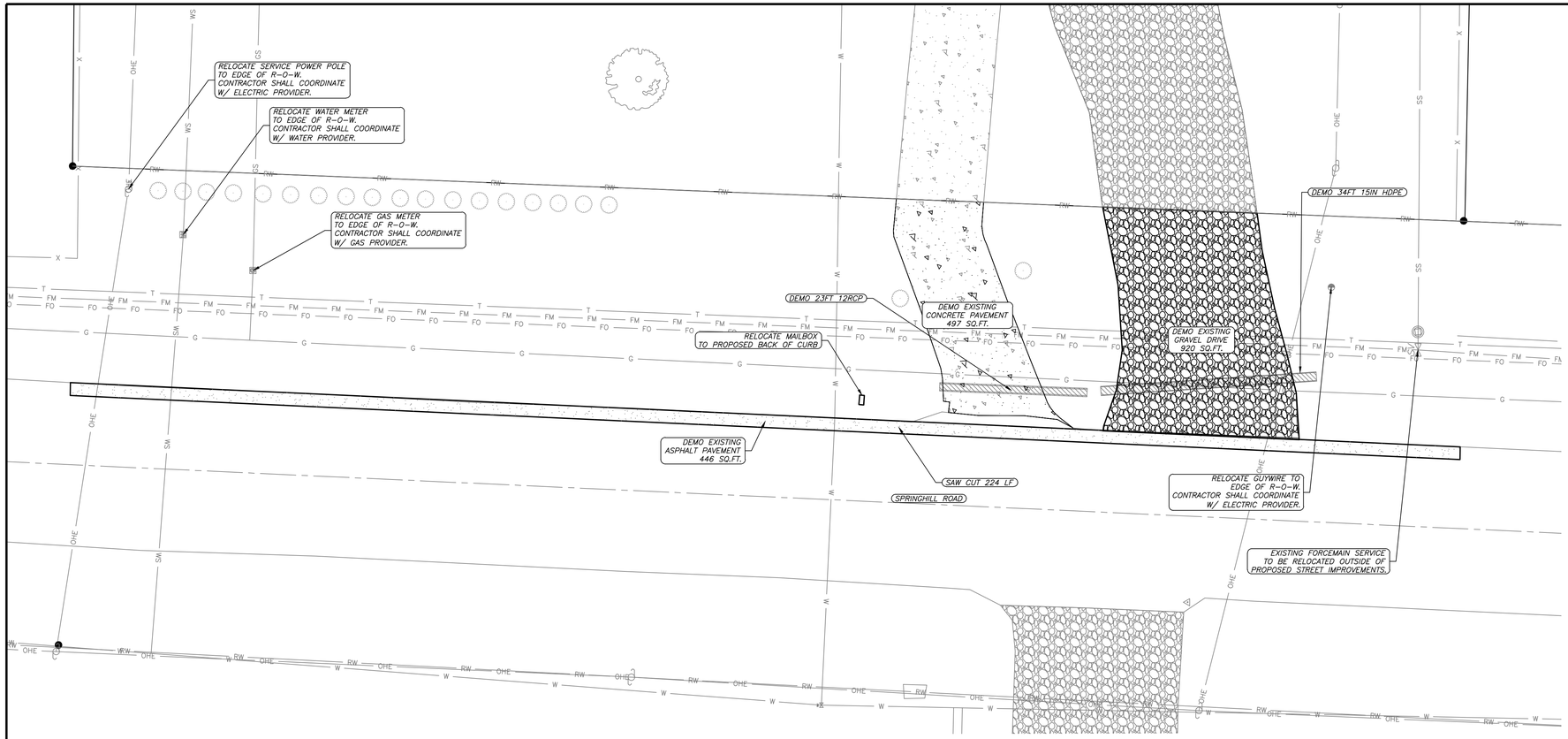
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
STATE OF ARKANSAS

SWPPP PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

PROJECT #: 025–026
Date: 8–20–2025 REV:01/22/2026
Scale: 1" = 20'
Sheet: 2 of 7



GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.

D. THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, SERVICE CONNECTIONS, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.

E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CITY OF BRYANT. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

I. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

J. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

K. CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

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

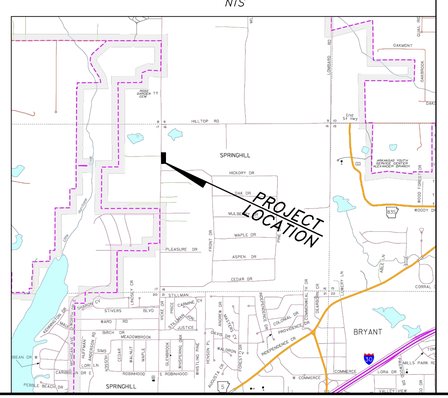
DEMO NOTES:
1) QUANTITATIVE AREAS ARE APPROXIMATE, TO BE VERIFIED BY THE DEMOLITION CONTRACTOR.

GRAPHIC SCALE

10 0 10 20 30

(IN FEET)
1 inch = 10 ft.

VICINITY MAP
NTS



Legend

- RW — Right of Way
- Property Boundary
- T — Telephone
- FO FO FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- G — Gas Line
- GS — Gas Service Line
- SS — Sanitary Sewer Service
- FM FM FM — Force Main
- W — Water Line
- WS — Water Service Line
- OHE — Overhead Powerline
- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

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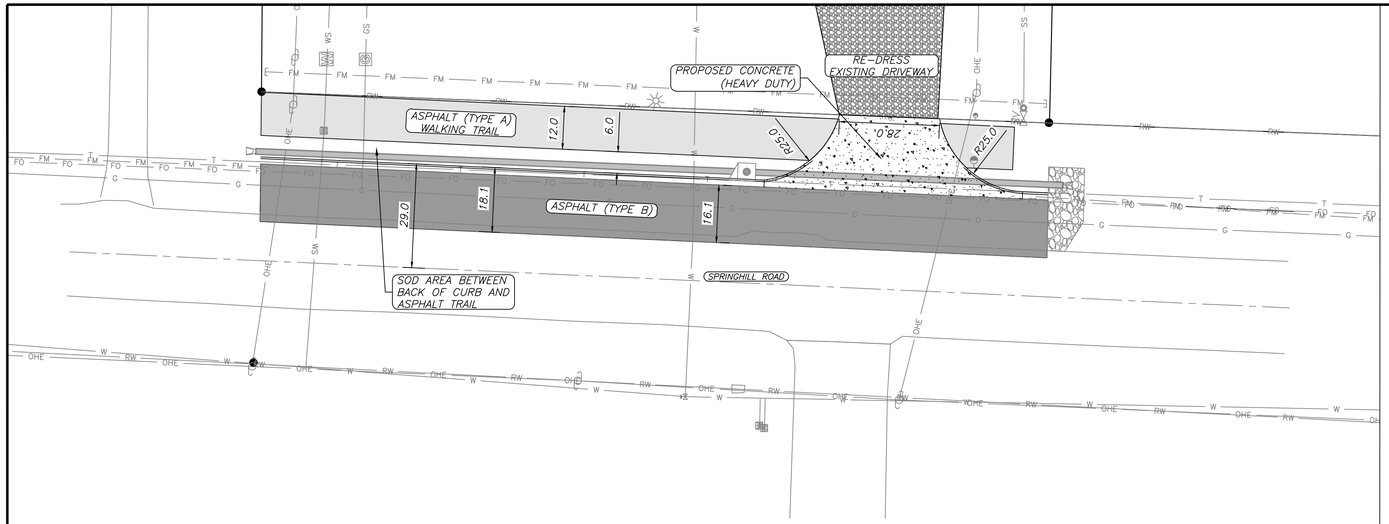
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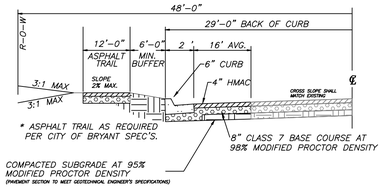
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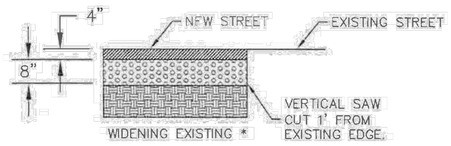
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PROJECT #: 025-026
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Scale: 1" = 10'
Sheet: 3 of 7





TYPICAL ROAD CROSS SECTION (HALF STREET)
N.T.S.



GENERAL NOTES

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE – MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.

PROPERTY DESCRIPTION AS SURVEYED

LOT 2 OF NUCKOLS ESTATES. A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKNASAS. PLAT BOOK/PAGE 2021/020486.

LEGAL DESCRIPTION OF NUCKOLS ESTATES

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE POINT OF BEGINNING; THENCE S89°26'33"E, A DISTANCE OF 353.66 FEET TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT #2017-006510 FILED IN SALINE COUNTY, ARKANSAS; THENCE ALONG THE SOUTH PROPERTY LINE OF LAND DESCRIBED IN INSTRUMENT #2009-57630 FILED IN SALINE COUNTY, ARKANSAS, S89°23'57"E, A DISTANCE OF 967.93 FEET TO A ⅝" FOUND IRON PIN WITH CAP #128 ON THE WEST PROPERTY LINE OF LANDS OWNED BY RONNY BROADWAY DESCRIBED IN INSTRUMENT #2020-017777 FILED IN SALINE COUNTY, ARKANSAS; THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF BROADWAY, S03°06'57"W, A DISTANCE OF 494.53 FEET TO A ⅝" REBAR AND THE NORTH LINE OF LANDS DESCRIBED IN SALINE COUNTY DOCUMENT #2012-36651; THENCE N89°23'43"W, A DISTANCE OF 1313.94 FEET ALONG THE NORTH LINE OF LANDS OWNED BY BALISTERRI, WOOTEN AND VAUGH; THENCE N02°15'55"E, A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING, CONTAINING 14.71 ACRES, MORE OR LESS.

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6.) 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 SHOWN.

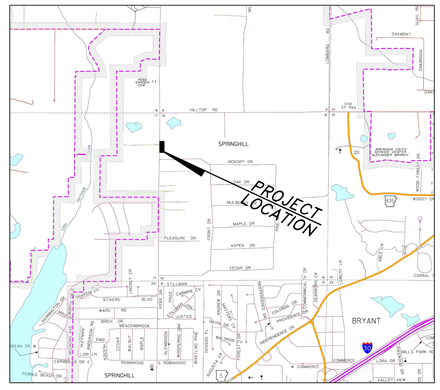
SITE NOTES

1.) PROJECT SITE AREA: 1.02 ACRES (44,466 SQUARE FEET)
2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR COMPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL ENGINEERS SPECS.
5.) CONTRACTOR TO INCLUDE IN BID THE COST OF MATERIAL AND INSTALLATION OF STREET SIGNS & TRAFFIC CONTROL SIGNS.
6.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
7.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
8.) 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 SHOWN.
9.) THIS PROJECT IS NOT IN THE 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM MAP 05125C0225E EFFECTIVE 06/05/2020
10.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.

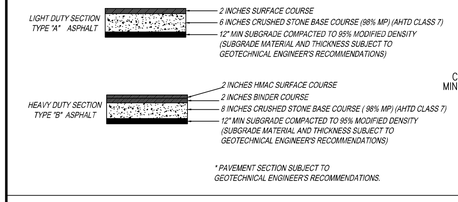
SITE PLAN NOTES:

1.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
2.) THERE IS NO SURFACE EVIDENCE OF EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROJECT.
3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD SPECIFICATIONS, AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
4.) CONTRACTOR SHALL INCLUDE IN BID THE COST FOR CONPACTION TESTS ON SUBGRADE & BASE. TEST TO BE CONDUCTED AS PER GEOTECHNICAL SPECS.
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6.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
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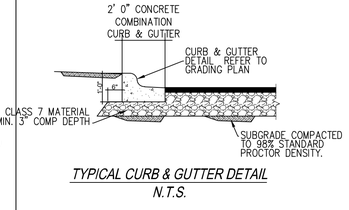
VICINITY MAP
NTS



PAVEMENT SECTION

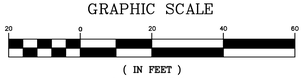


*PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL
N.T.S.

GRAPHIC SCALE



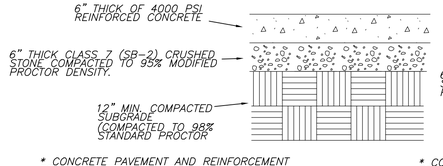
(IN FEET)
1 inch = 20 ft.

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

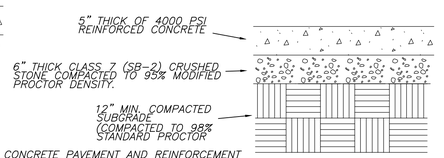
CONCRETE PAVEMENT NOTES:

1. CONCRETE TO BE 4000 PSI, SLUMP 4" +/- 1".
2. INSTALL 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS AT CONTROL JOINTS.
3. SAW CUT CONTROL JOINTS 15' MAX. EACH WAY AT A DEPTH OF 25% (¼" PER 1") OF CONCRETE SECTION THICKNESS.
4. AIR ENTRAINMENT 3-5%.
5. FINISH TO BE MEDIUM BROOM FINISH.
6. INSTALL EXPANSION JOINTS WHERE ABUTTING STRUCTURES AND AT A MAX. OF 200 LF OF PAVING. USE ¾" EXPANSION JOINT MATERIAL WHERE EXPANSION JOINTS ARE SPECIFIED. USE 1" DIA. X 18" L SMOOTH DOWELS ON 18" CENTERS IN EXPANSION JOINTS BETWEEN PAVEMENT SECTIONS.



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SPB AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

Legend

- RW — Right of Way
- Property Boundary
- T — Telephone
- FO FO FO — Fiber Optic Line
- Road Center line
- X — Wire / Chainlink Fence
- G — Gas Line
- GS — Gas Service Line
- SS — Sanitary Sewer Service
- FM FM FM — Force Main
- W — Water Line
- WS — Water Service Line
- OHE — Overhead Powerline
- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

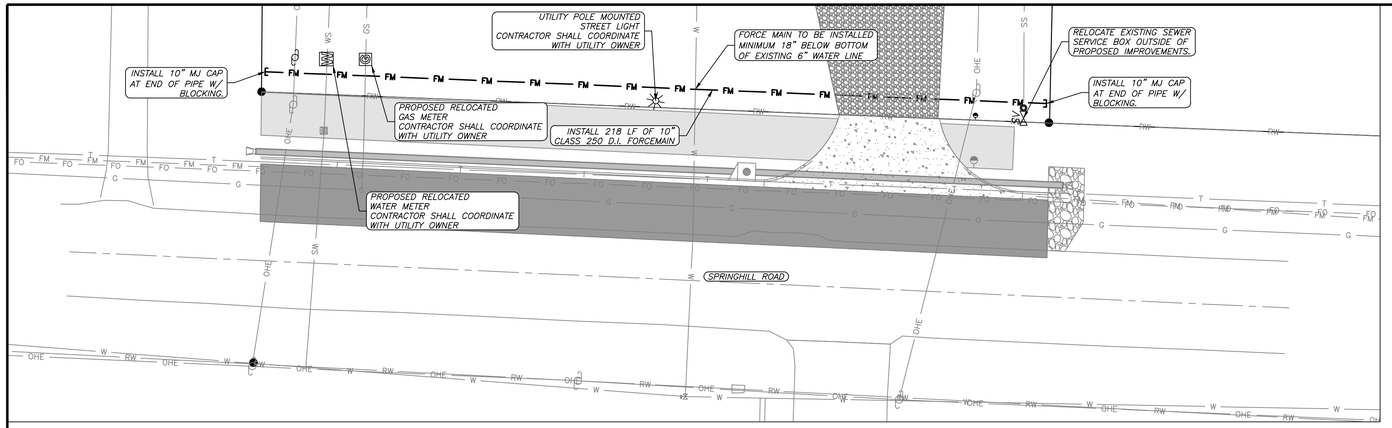
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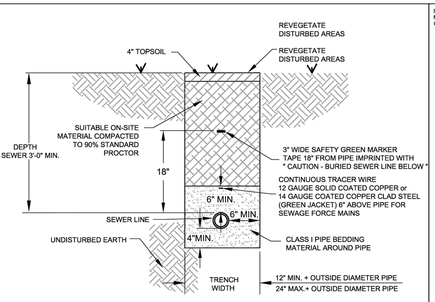
SITE PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/16/2025

PROJECT #: 025-026
Date: 8-20-2025 REV:01/22/2026
Scale: 1" = 20'
Sheet: 4 of 7

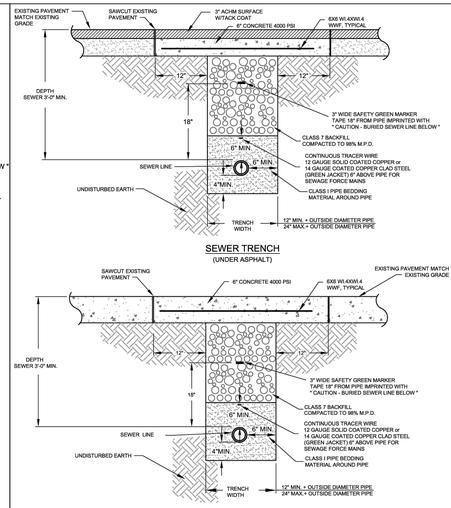




NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING SEWER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE SEWER SYSTEM.
2. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.

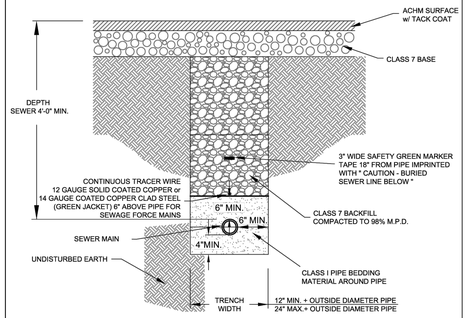
SEWER TRENCH
(NON-PAVED AREA)



SEWER TRENCH
(UNDER ASPHALT)

NOTES:

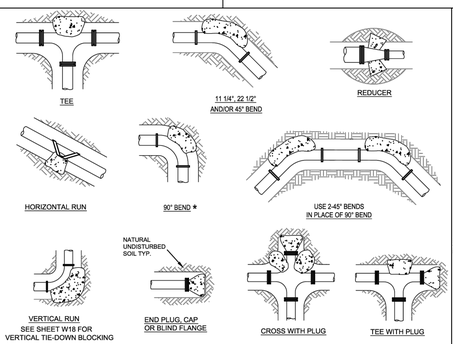
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SEWER MAIN INSTALLATION
PRIOR TO ROADWAY CONSTRUCTION

NOTES:

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3. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.



THRUST BLOCK SCHEDULE

2000 PSF SOIL, 200 PSI WATER PRESSURE, 150 PSI WATER HAMMER.

FITTING SIZE	PLUG 150 DR CAP	BEARING AREA OF THRUST BLOCKS IN SQ FT (HORIZONTAL BEND) 90° *	45°	22 1/2°	11 1/4°	FITTING SIZE	VOLUME OF THRUST BLOCK IN CU. FEET (VERTICAL BEND) 90° *	45°	22 1/2°	11 1/4°	NOD (Date)	SMEG MRV
2, 3, & 4	1.9	2.7	1.4	0.7	0.4	2, 3, & 4	35.5	10.2	9.8	4.8	30"	30"
6	8.6	7.9	4.3	2.2	1.1	6	106.8	57.7	29.2	14.7	29"	30"
8	8.6	13.9	7.4	3.8	1.9	8	181.8	95.5	50.2	25.2	29"	30"
12	20.5	29.5	15.7	8.0	4.0	12	387.1	209.5	106.8	53.7	1.0"	30"
16	35.7	50.4	27.3	13.9	7.0	16	672.6	364.0	185.6	93.2	1.0"	30"
18	44.8	63.4	34.3	17.4	18.8	18	844.7	457.2	233.1	117.1	1.0"	36"
24	79.4	113.9	60.0	30.8	15.4	25	1476.7	801.5	408.9	205.5	1.0"	36"

* 90 DEGREE BENDS SHALL ONLY BE USED ON A BY-EXCEPTION BASIS, AND MUST EACH BE SPECIFICALLY APPROVED BY CITY.

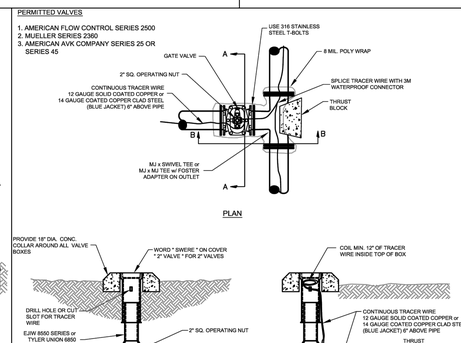
THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE PLACED ON CONCRETE PADS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. WRAP PIPE JOINTS IN 8 MIL "POLYETHLENE" BEFORE PLACING CONCRETE.
4. BEARING AREA SHOWN IN TABLE, IS BASED UPON A 2000 LB/SF. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
5. MJ RESTRAINTS ARE REQUIRED FOR ALL FITTINGS.
6. USE LONG-RADIUS FITTINGS WHEREVER POSSIBLE.
7. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
8. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116/A21.16.
9. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.

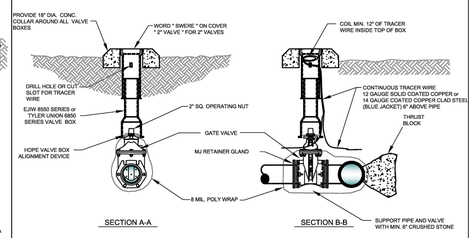
THRUST BLOCKING

PERMITTED VALVES

1. AMERICAN FLOW CONTROL SERIES 2500
2. MUELLER SERIES 2360
3. AMERICAN AVK COMPANY SERIES 25 OR SERIES 45



PLAN



NOTES:

1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL
2' - 12"

GENERAL NOTES:

1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND BASED ON GEOTECHNICAL ANALYSIS OF THE SOIL CONDITIONS.
2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3.) CONSTRUCTION SITE SHALL ADHERE TO BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
4.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, ETC.)
5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
6.) 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 SHOWN.

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2.) PROPOSED LOCATIONS OF TRAFFIC CONTROL MARKERS ARE APPROXIMATE. ACTUAL LOCATION AND INSTALLATION MUST MEET MUTCD AND BRYANT ROAD DEPT. SPECS.
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1.) THERE ARE NO EROSION PROBLEMS ON THE SITE OR KNOWN EROSION PROBLEMS WITHIN 300' DOWNSTREAM.
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GRAPHIC SCALE

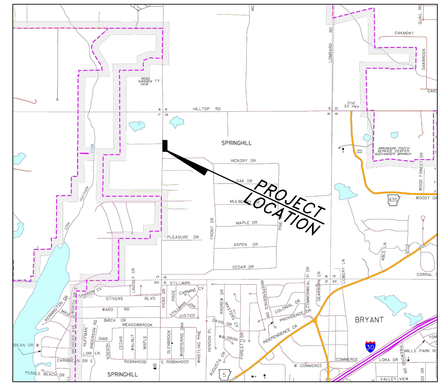
20 0 20 40 60

(IN FEET)
1 inch = 20 ft.

ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W.SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

DEVELOPERS
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

VICINITY MAP
NTS



Legend

RW	Right of Way
	Property Boundary
T	Telephone
FO FO FO	Fiber Optic Line
– – –	Road Center line
X	Wire / Chainlink Fence
G	Gas Line
GS	Gas Service Line
SS	Sanitary Sewer Service
FM FM FM	Force Main
W	Water Line
WS	Water Service Line
OHE	Overhead Powerline

- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

GENERAL UTILITY NOTES:

1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITES' SPECIFICATIONS.
2.) CONTRACTOR SHALL NOTIFY CITY OF BRYANT UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING UTILITY WORK OR TIE-INS.
3.) ATTENTION IS CALLED TO WATER, SEWER, AND STREET LAYOUT FOR ADDITIONAL INFORMATION.
4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
5.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
6.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 10'.
7.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES AND SEWERLINES SHALL BE 18" (WATER ON TOP).
8.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION & TRENCH SAFETY REGULATIONS.
9.) BACKFILL MATERIAL FOR STREET CUTS SHALL BE ACCORDING TO BRYANT STREET DEPT SPECS AND COMPACTED TO 98% M.P. UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND UTILITY OWNER.
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 SHOWN.
11.) CITY OF BRYANT UTILITIES MASTER SPECIFICATIONS APPLY AND ARE AVAILABLE AT WWW.CITYOFBRYANT.COM ALL CITY OF BRYANT UTILITIES SPECIFICATIONS APPLY.
12.) ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.

RICHARDSON ENGINEERING
Planning • Engineering • Development consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

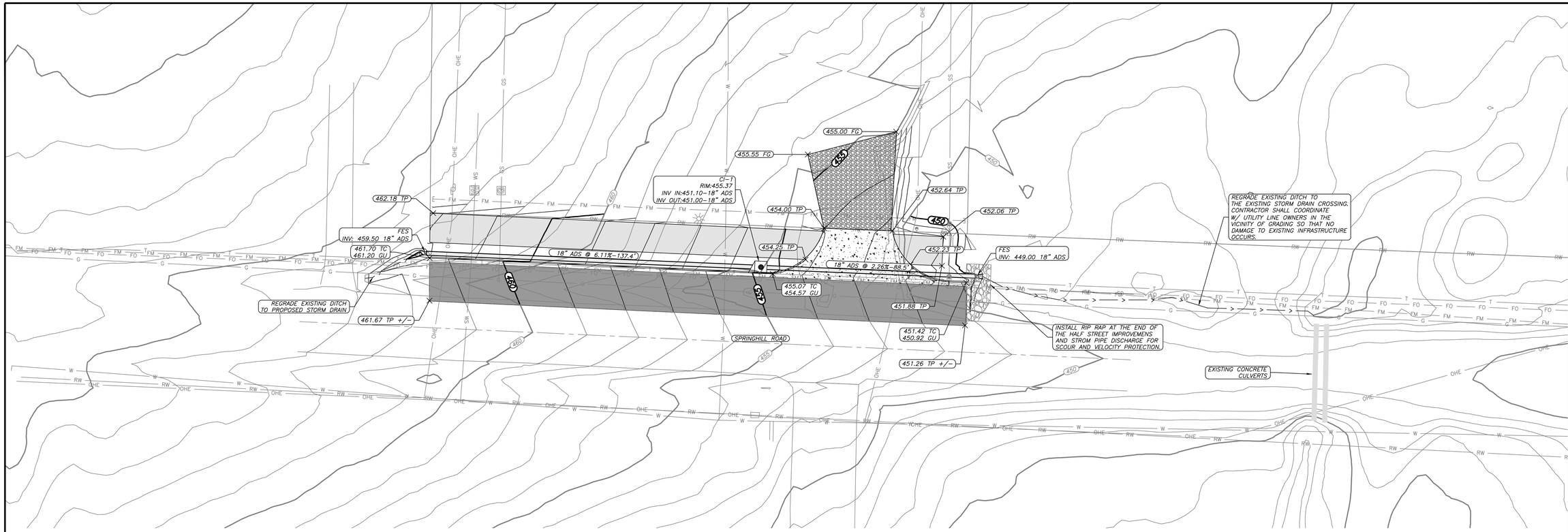
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

SITE PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

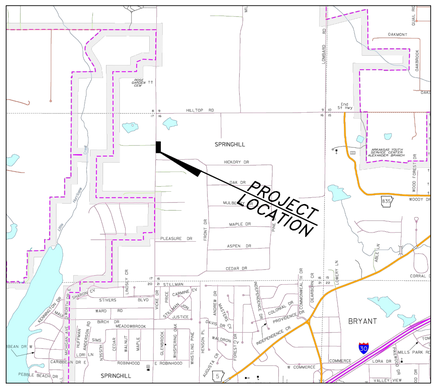
No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

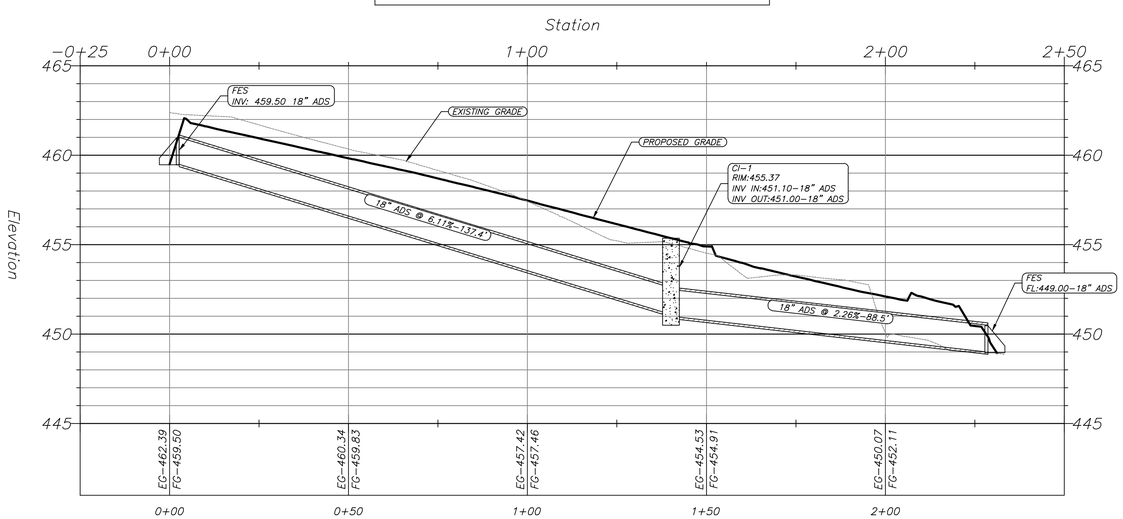
PROJECT #: 025-026
Date: 8-20-2025 REV01/22/2026
Scale: 1" = 20'
Sheet: 5 of 7



VICINITY MAP
NTS



PROPOSED STORM PROFILE



GENERAL NOTES:

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2.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
3.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF BRYANT STORMWATER REQUIREMENTS, AND SHALL MEET ALL APPLICABLE ADEQ STANDARDS FOR EROSION CONTROL MEASURES.
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20 0 20 40 60

(IN FEET)
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- Property Boundary
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- Road Center line
- X — Wire / Chainlink Fence
- G — Gas Line
- GS — Gas Service Line
- SS — Sanitary Sewer Service
- FM — Force Main
- W — Water Line
- WS — Water Service Line
- OHE — Overhead Powerline

- Water Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Pedistal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

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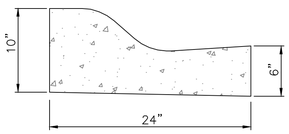
CERTIFICATE OF AUTHORIZATION
Richardson Engineering, PLLC
No. 2519
ARKANSAS

GRADING PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

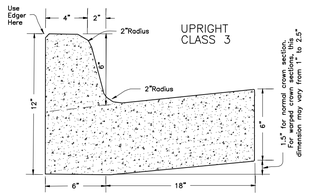
Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT,AR

No.	Revisions	Date
1	FORCEMAIN REROUTE	12/08/2025

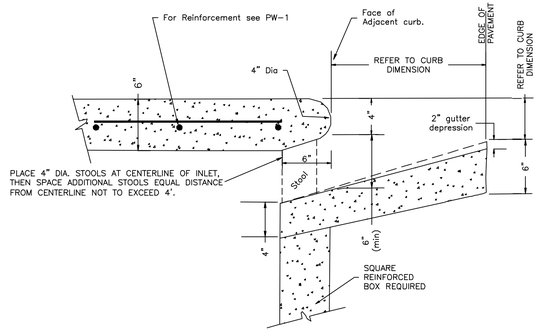
PROJECT #: 025-026
Date: 8-20-2025 REV:01/22/2026
Scale: 1" = 20'
Sheet: 6 of 7



TYPICAL – 4" CONC. CURB/GUTTER
NTS



TYPICAL 6" PARKING CURB SECTION
NTS

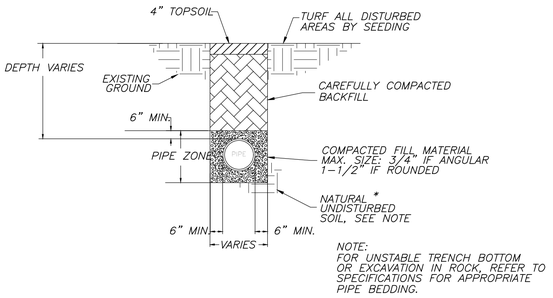


INLET THROAT BETWEEN STOOLS

NOTE: This detail is not to be used for inlets in curb radius.
See PW–10 for detail of inlet top in curb radius.

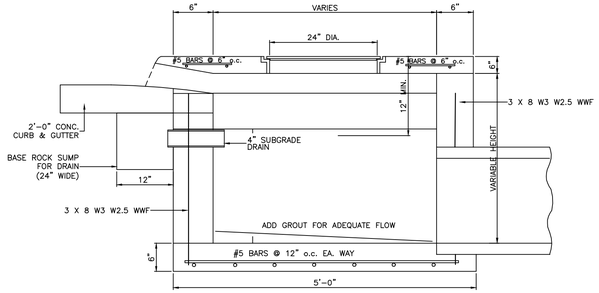
THROAT OPENING (NOT IN RADIUS)

NOT TO SCALE

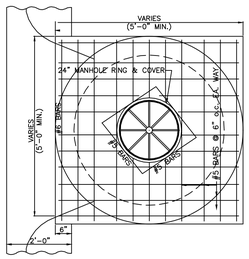


NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

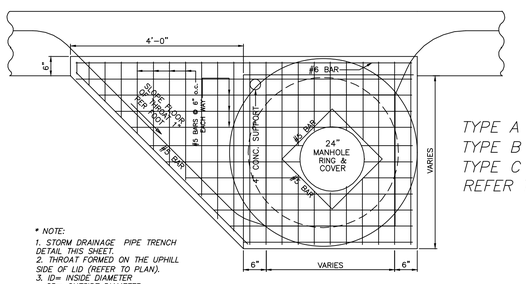
STORM DRAINAGE PIPE TRENCH (UNPAVED AREA)
NTS



TYPICAL DROP INLET – POURED IN PLACE
ELEVATION



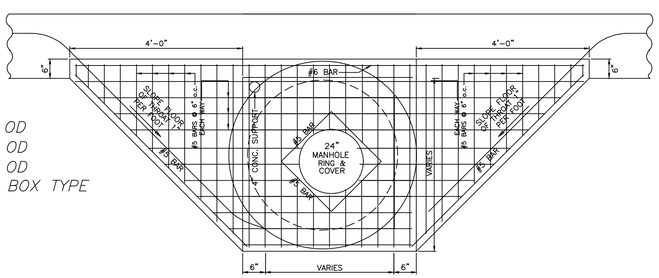
TYPICAL DROP INLET
PLAN



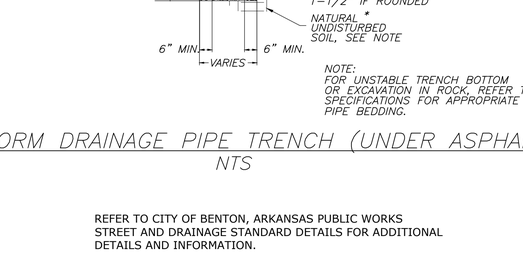
TYPE A = 4' ID/ 5' OD
TYPE B = 5' ID/ 6' OD
TYPE C = 6' ID/ 7' OD
REFER TO PLAN FOR BOX TYPE

* NOTE:
1. STORM DRAINAGE PIPE TRENCH DETAIL THIS SHEET.
2. THROAT FORMED ON THE UPHILL SIDE OF I/D (REFER TO PLAN).
3. ID= INSIDE DIAMETER
OD= OUTSIDE DIAMETER

DETAIL – STORM DRAIN MAHOLE
TYPE 1 THROAT



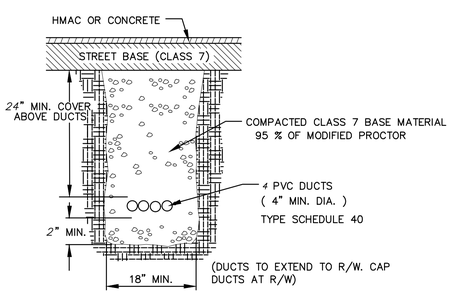
DETAIL – STORM DRAIN MANHOLE
TYPE 2 THROAT



NOTE:
FOR UNSTABLE TRENCH BOTTOM OR EXCAVATION IN ROCK, REFER TO SPECIFICATIONS FOR APPROPRIATE PIPE BEDDING.

STORM DRAINAGE PIPE TRENCH (UNDER ASPHALT)
NTS

REFER TO CITY OF BENTON, ARKANSAS PUBLIC WORKS STREET AND DRAINAGE STANDARD DETAILS FOR ADDITIONAL DETAILS AND INFORMATION.



TYPICAL SECTION
4–4" UTILITY DUCTS

NOT TO SCALE

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