

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

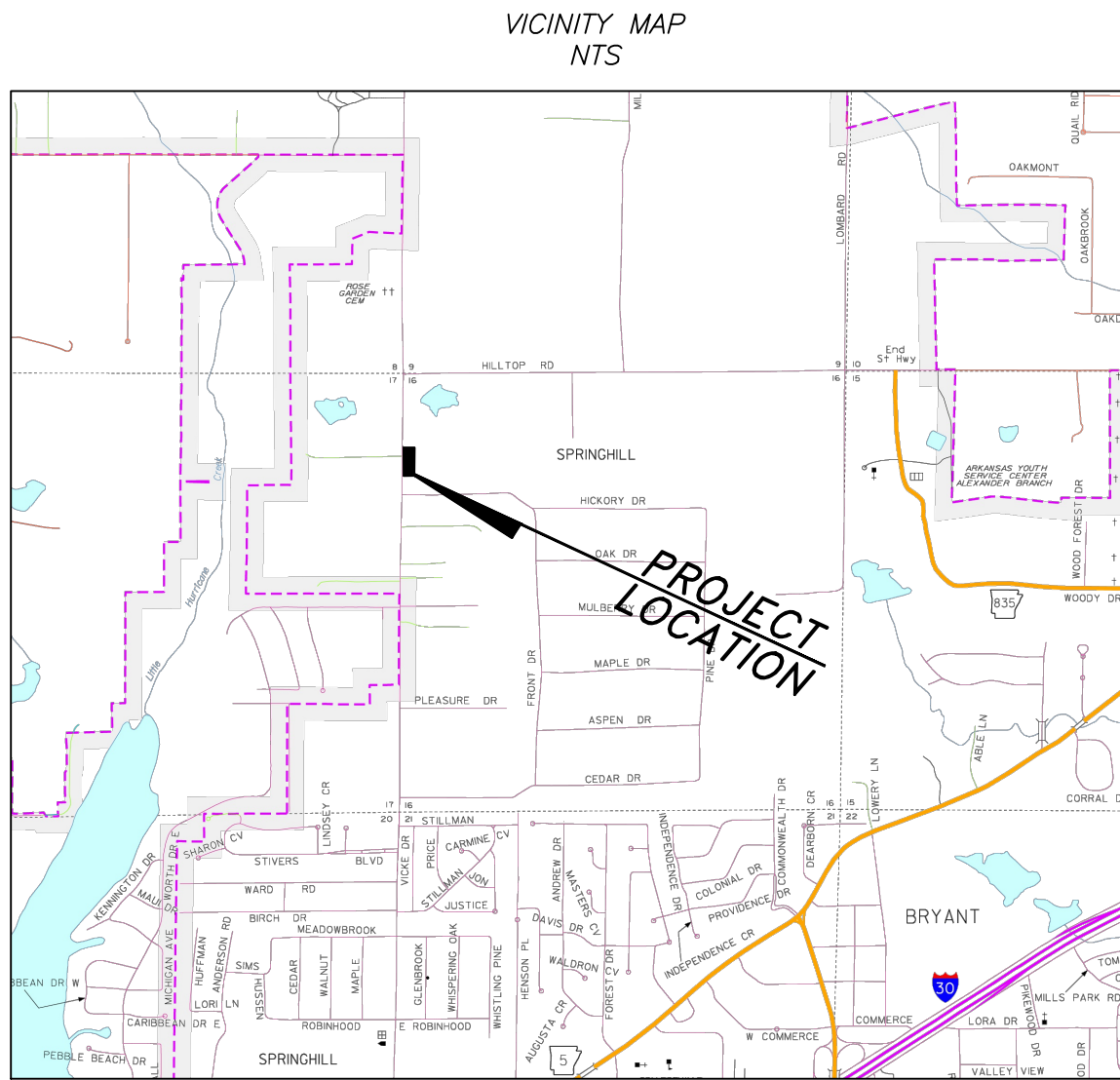
8-20-2025
REV: 8/13/2026

PREPARED FOR:

STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

PRE-CONSTRUCTION COPY -

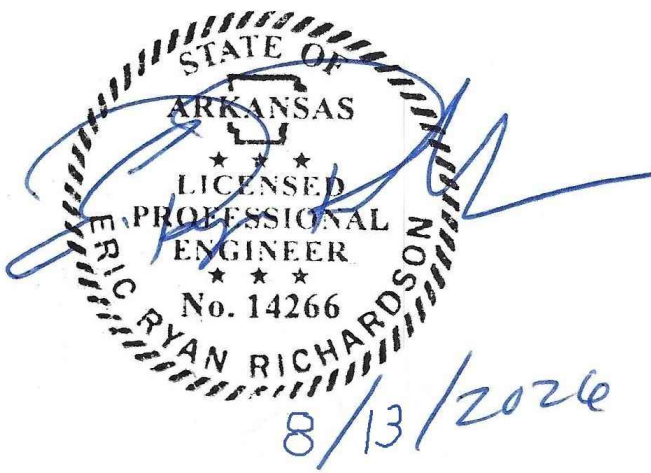
PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.



Prepared By:

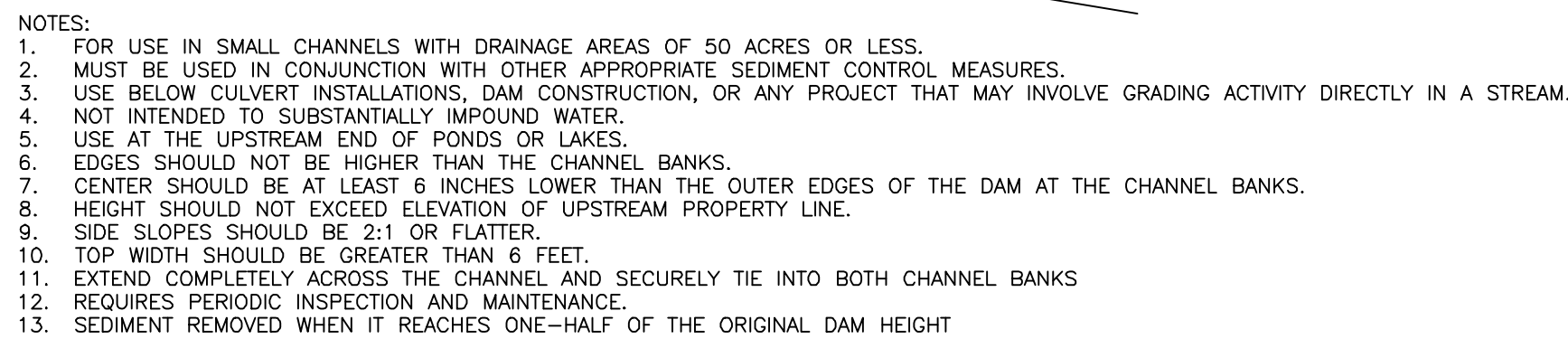
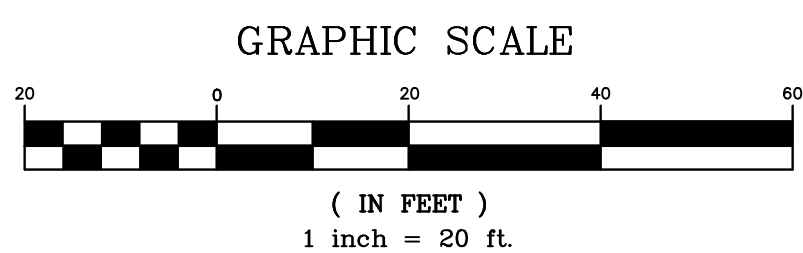
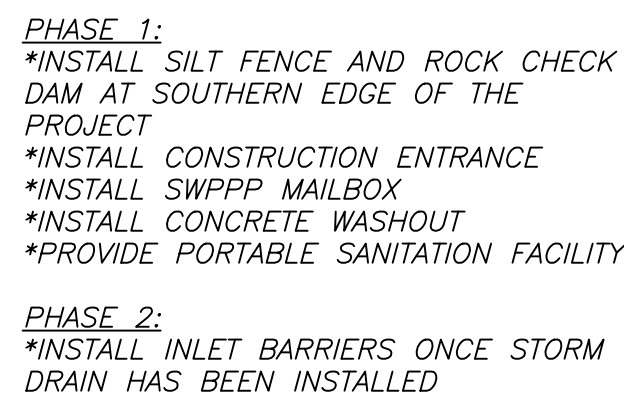


325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225



INDEX OF SHEETS		
	COVER SHEET	1
	SWPPP	2
	DEMOLITION PLAN	3
	SITE PLAN/DIMENSION PLAN	4
	UTILITY PLAN	5
	GRADING PLAN	6
	STORM DETIALS	7

Revisions	Date
1 FORCEMAIN REROUTE	12/08/2025
2 PER DRC COMMENTS	02/02/2026
3 ENGINEER REVISED	8/13/2026

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.

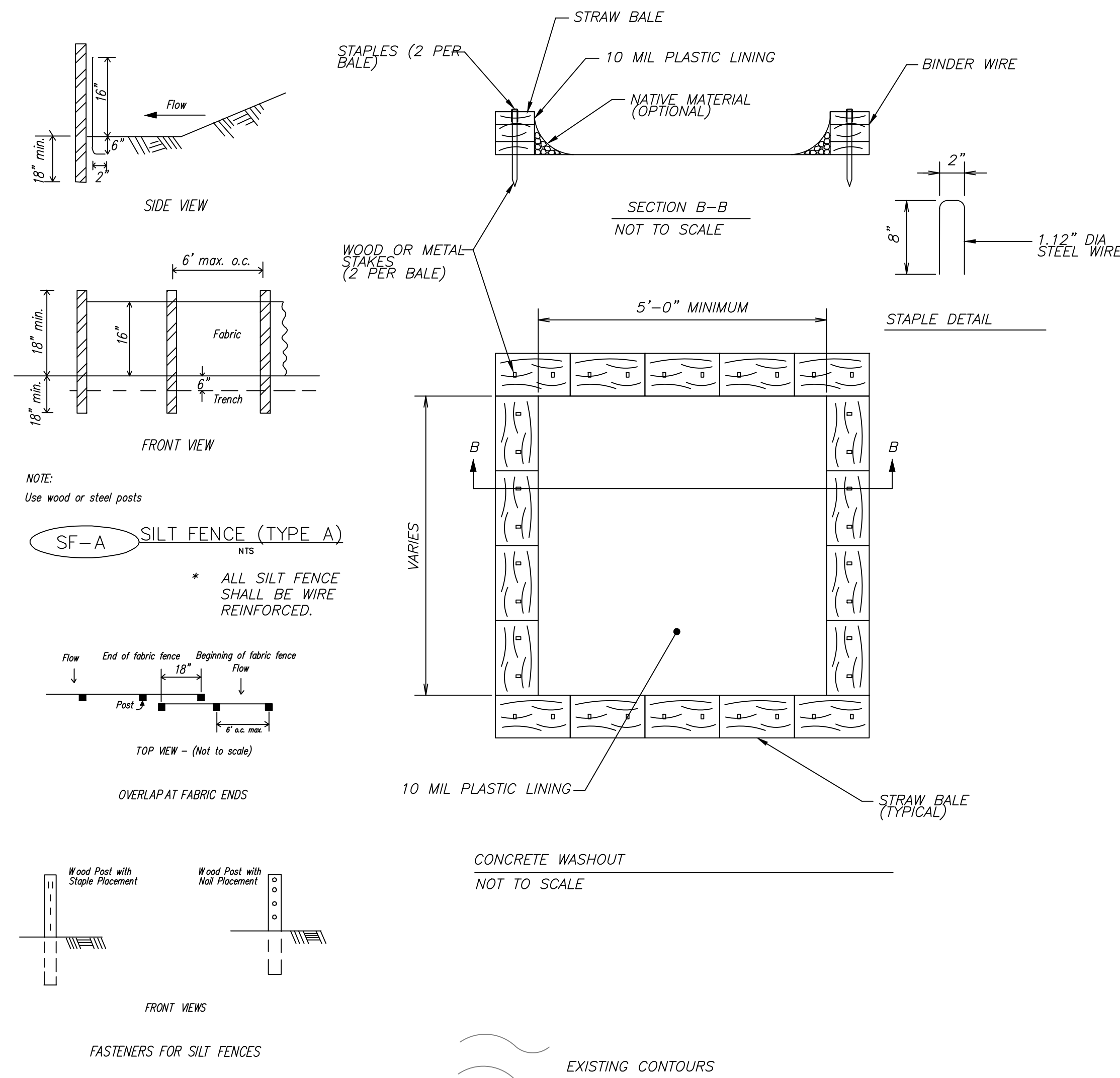
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.

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

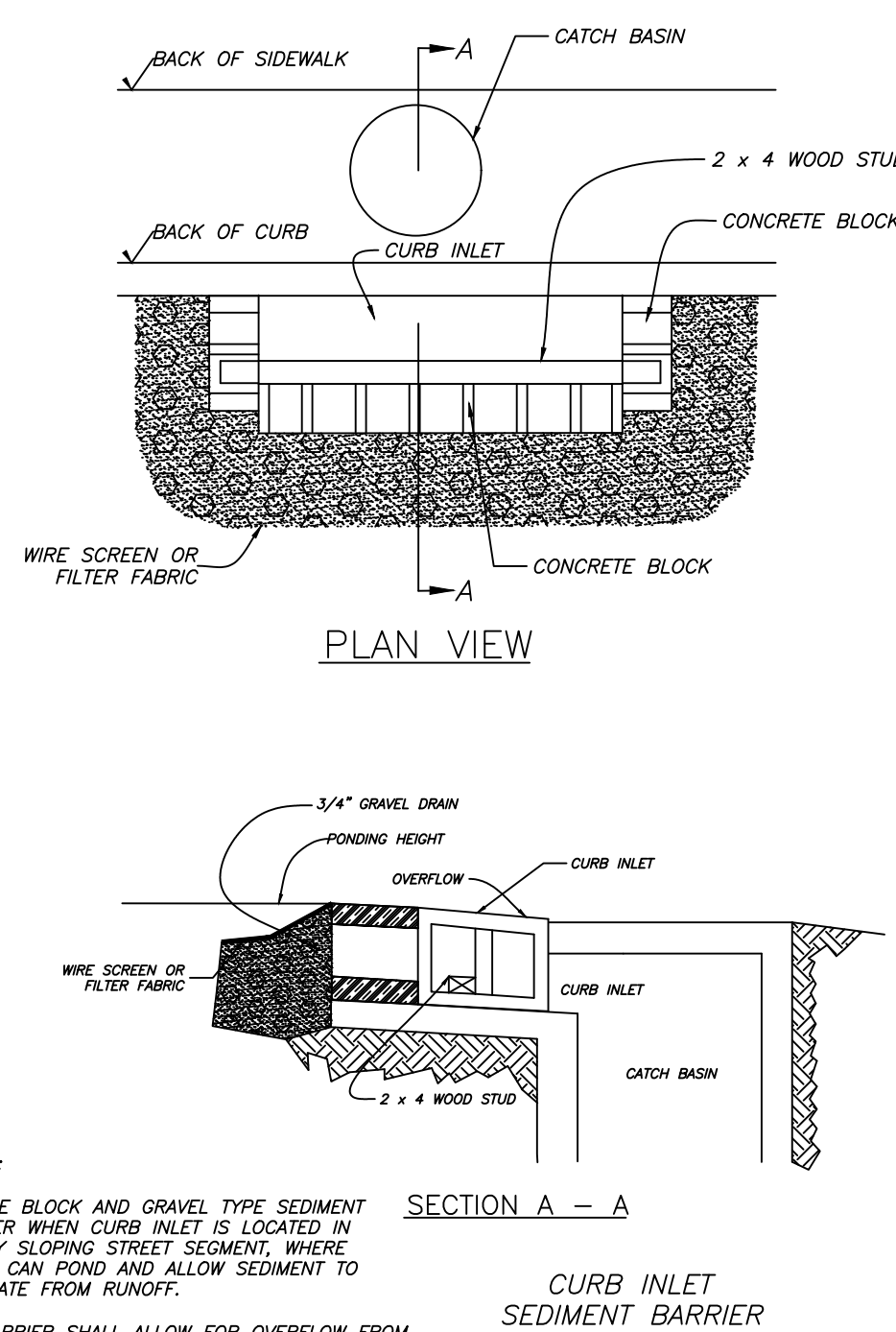
14. EROSION CONTROL PLAN SHALL BE MODIFIED SHOULD ANY CHANGE BECOME NECESSARY DURING CONSTRUCTION.

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 OFFICIALS.



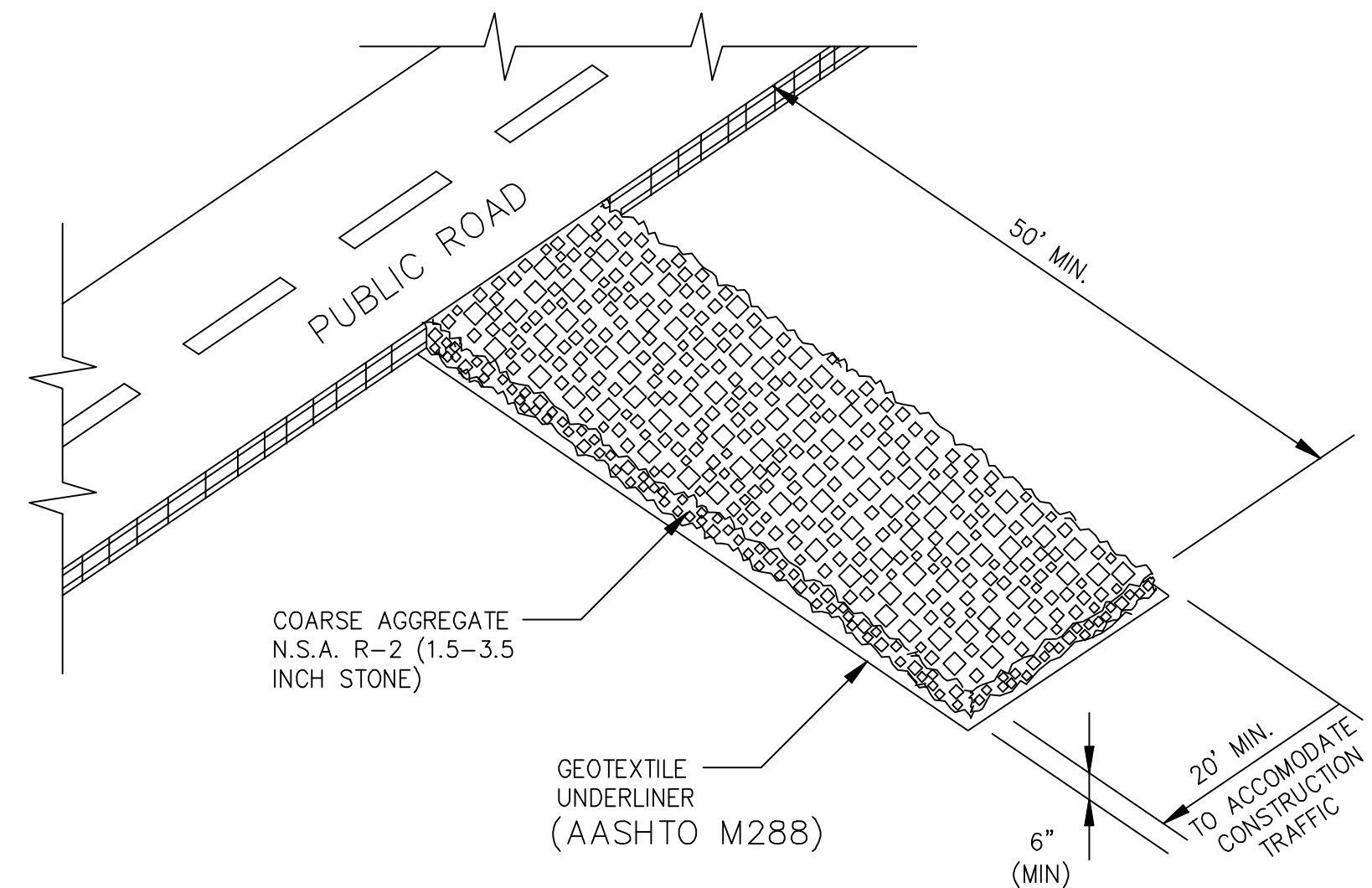
1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO A PAVED AREA.
2. WIDTH - 20'-0" MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. LENGTH - 50'-0" MINIMUM.
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.



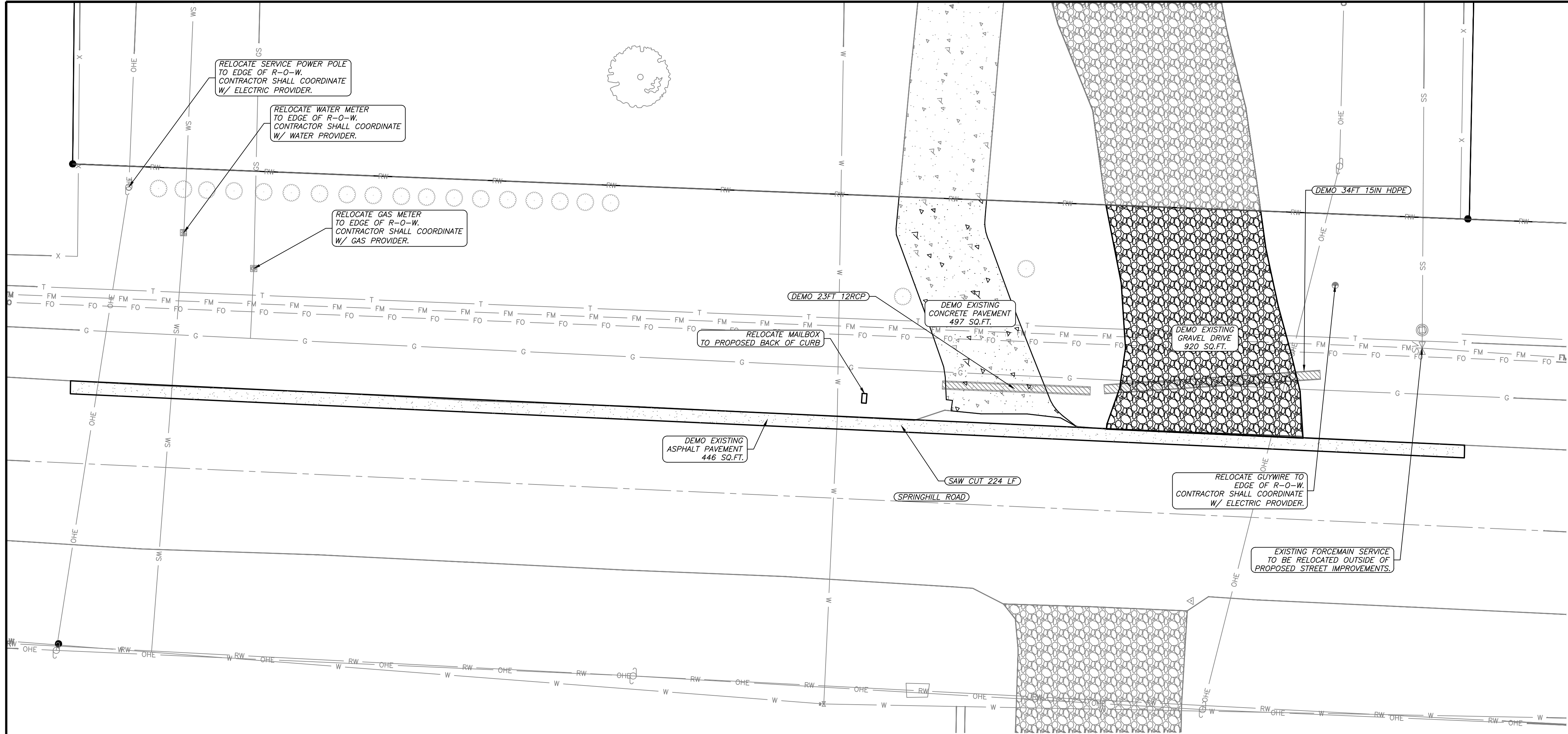
NOTES:

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.

3.) INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



NOT TO SCALE



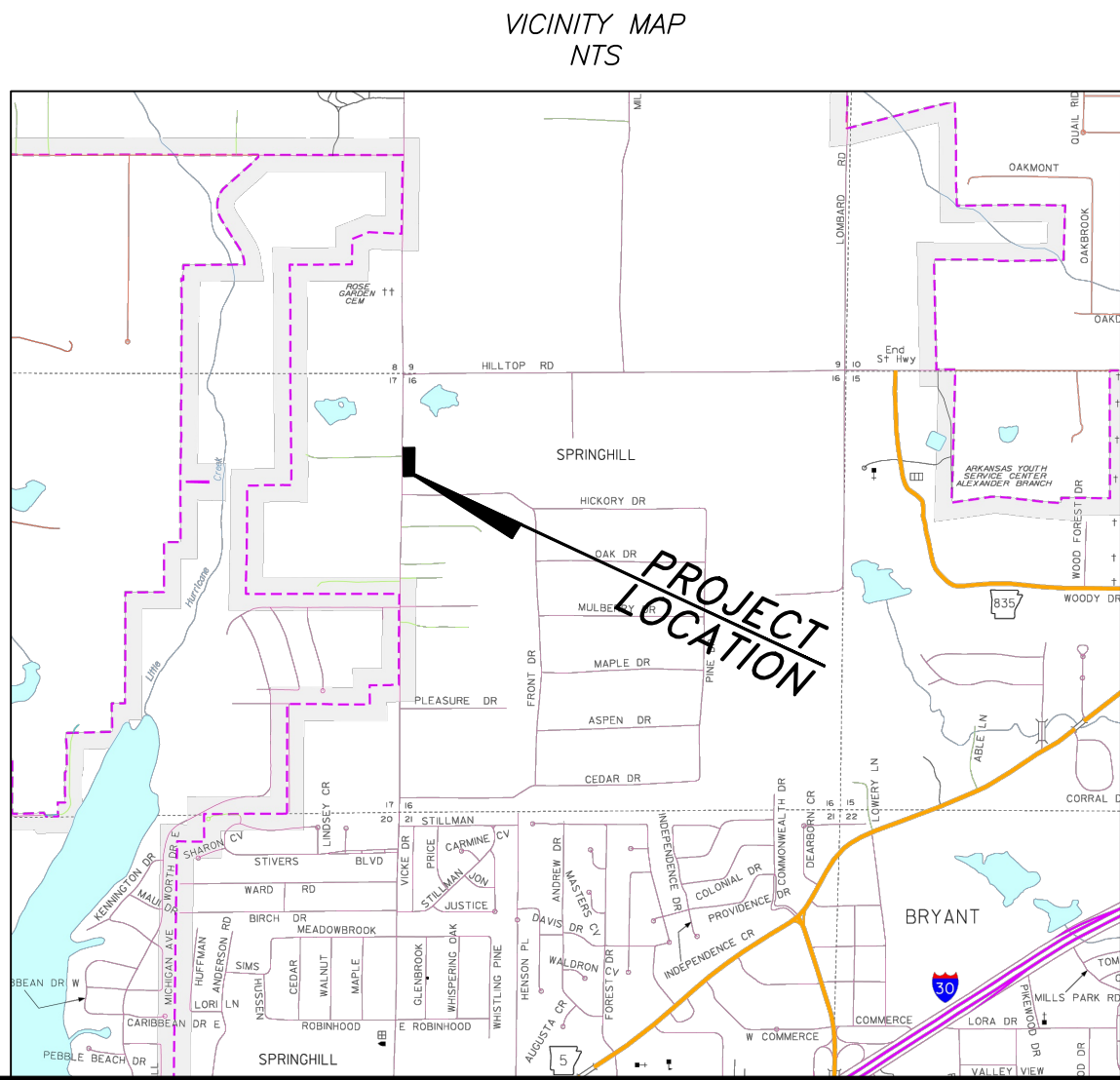
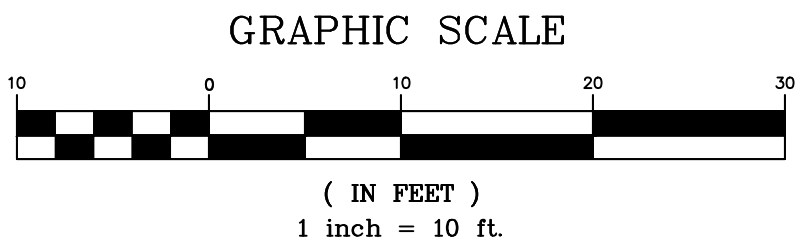
GENERAL CONSTRUCTION NOTES

- 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.



Know what's below.
Call before you dig.

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



Legend			
_____	RW	_____	Right of Way
_____		_____	Property Boundary
_____	T	_____	Telephone
_____	FO	_____	Fiber Optic Line
_____		_____	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		Guy Wire
	Sanitary Sewer Manhole		Computed Corner
	Storm Sewer Manhole		Found Monument (Labeled)
	Telephone Pedestal		Utility Pole
	Force Main Gate Valve		PROPOSED CONTOUR
	Sewer Service Check Valve		EXISTING CONTOUR

RICHARDSON
ENGINEERING
Planning • Engineering • Development Consulting

RE

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

DEMOLITION 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 REQUEST	12/20/2024
2	FOR DISC COMMENTS	02/20/2025
3	ENGINEER REVISED	07/12/2026

PROJECT #: 025-026

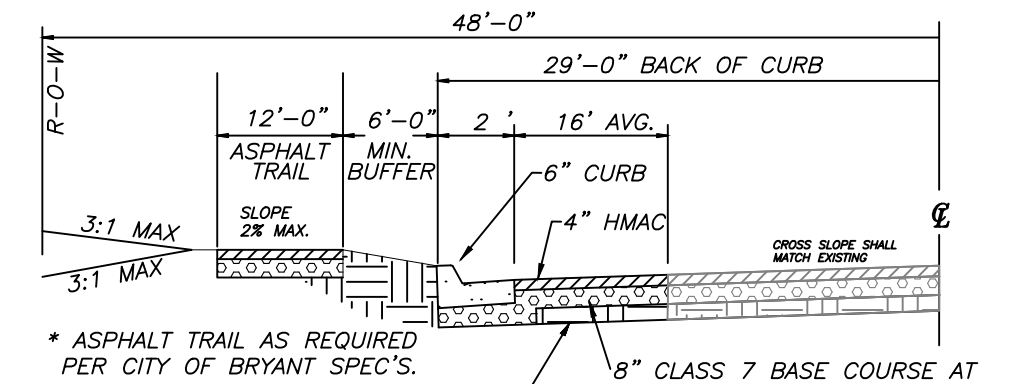
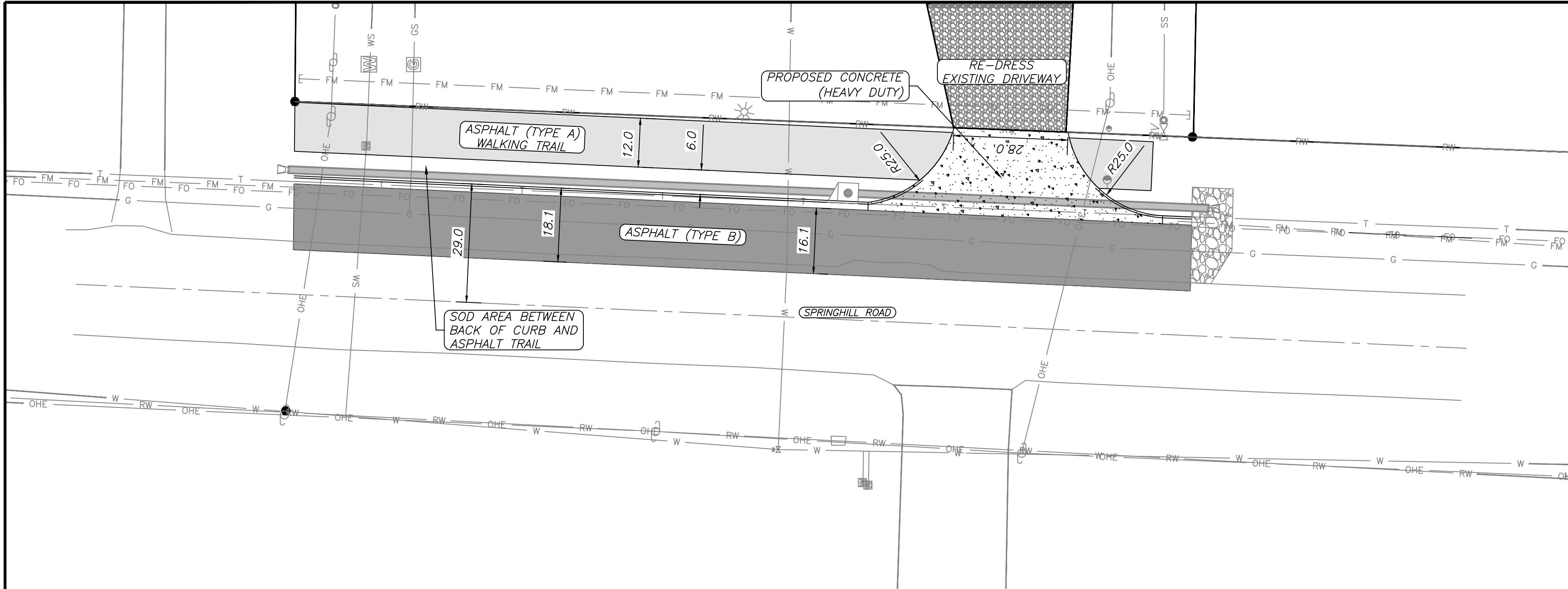
Scale: 1" = 10'

Date: 8-20-2025

REV: 8/13/2026

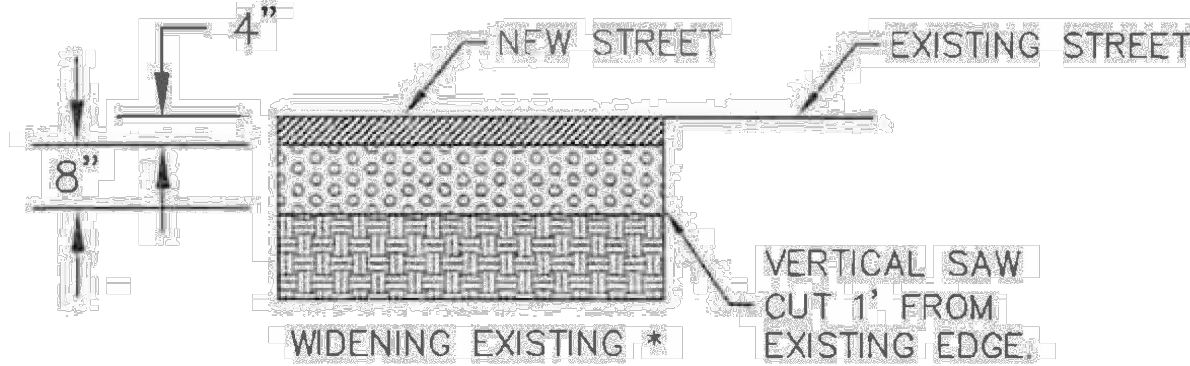
Sheet:

3 of 7



COMPACTED SUBGRADE AT 95% MODIFIED PROCTOR DENSITY (PAVEMENT SECTION TO MEET GEOTECHNICAL ENGINEER'S SPECIFICATIONS)

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



PROPERTY DESCRIPTION AS SURVEYED

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

LEGAL DESCRIPTION OF NUCKOLS ESTATES

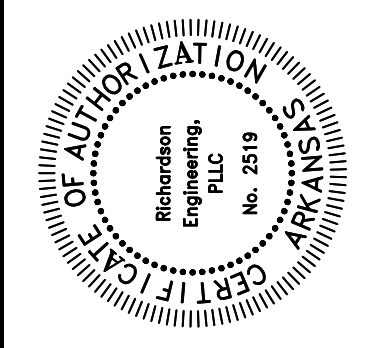
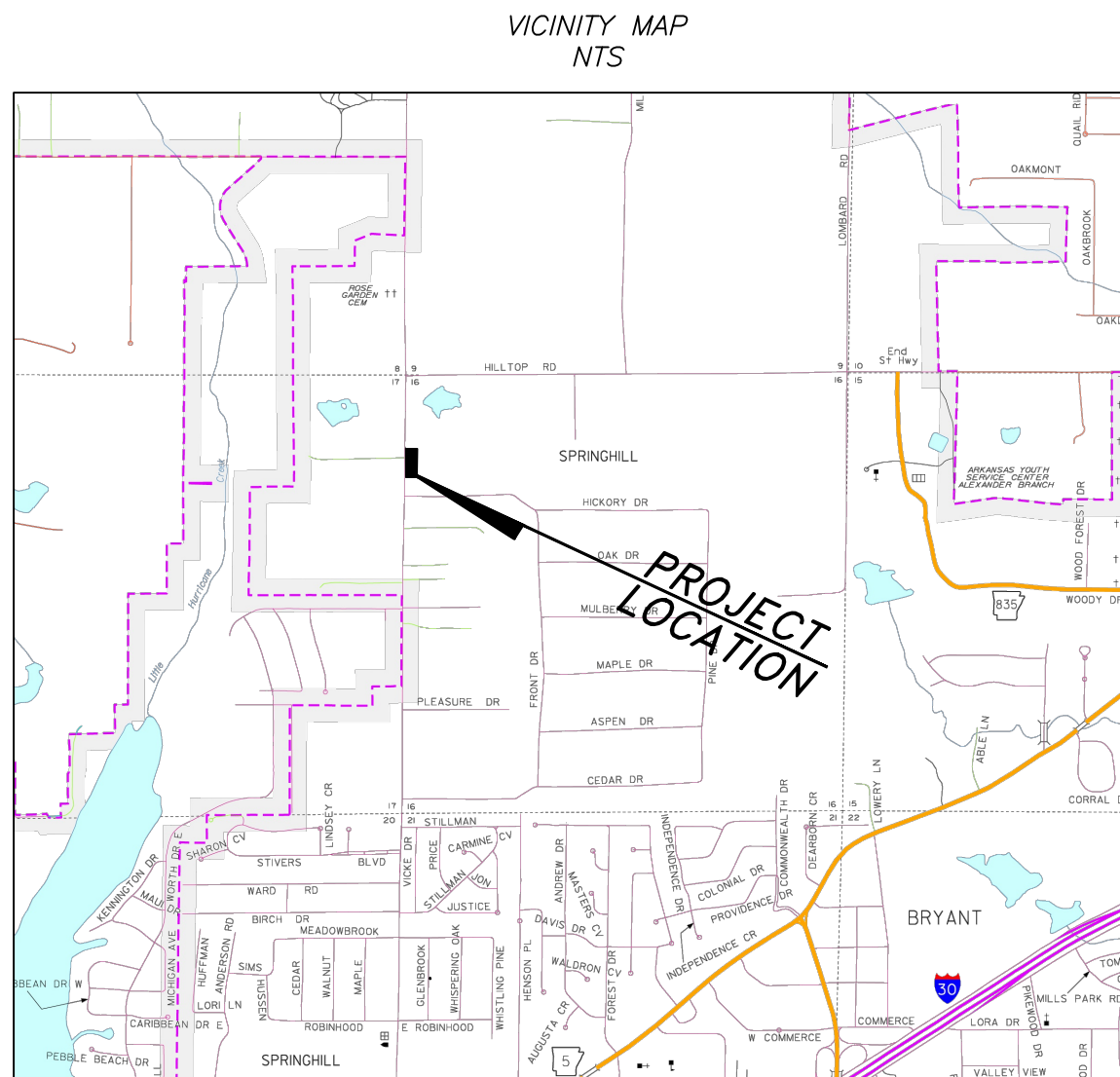
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE 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 3/8" 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 3/8" 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 CITY OF BRYANT MINIMUM STREET SPECIFICATIONS 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 STREET DEPT. SPECS.
- 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET 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 REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 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.



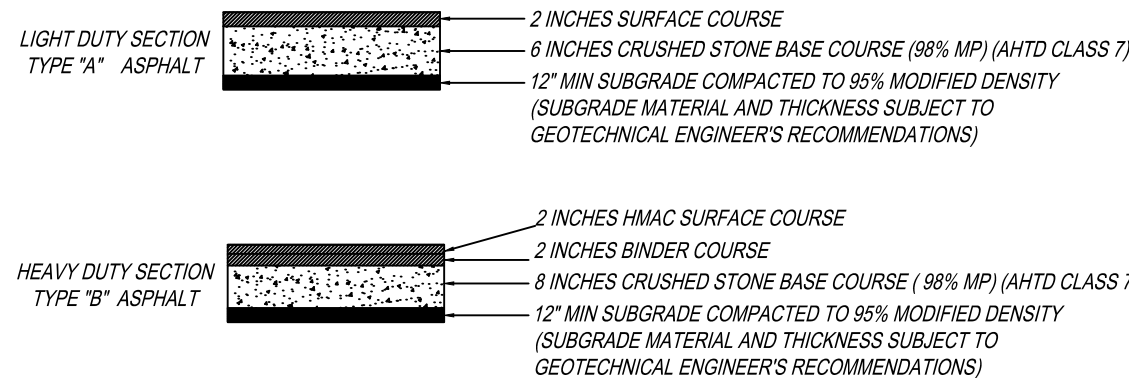
SITE PLAN
CORNERSTONE MONTESSORI HALF STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

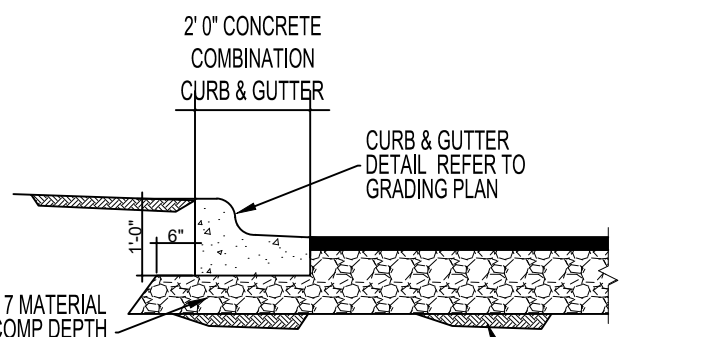
No.	Revisions	Date
1	FORCE MAIN REROUTE PER DISC COMMENTS	12/09/2024
2		02/02/2025
3	ENGINEER REVISED	8/12/2026

PROJECT #:	025-026	DATE:	8-20-2025	SHEET:	4 of 7
SCALE:	1" = 20'	REVISED:	8/13/2026		

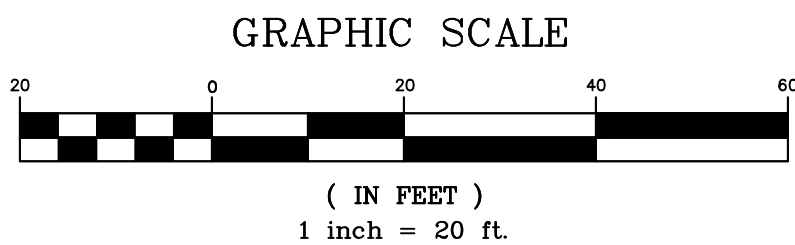
PAVEMENT SECTION



* PAVEMENT SECTION SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



TYPICAL CURB & GUTTER DETAIL N.T.S.



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

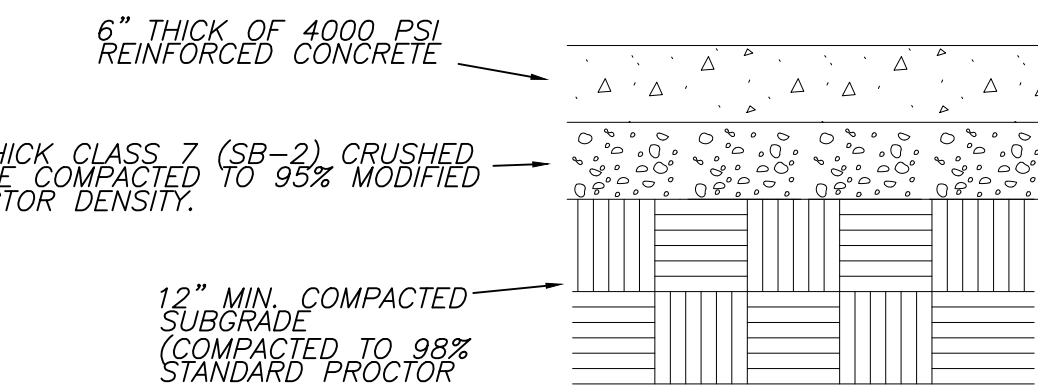
Legend

- 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 Pedestal
- Force Main Gate Valve
- Sewer Service Check Valve
- Guy Wire
- Computed Corner
- Found Monument (Labeled)
- Utility Pole
- PROPOSED CONTOUR
- EXISTING CONTOUR

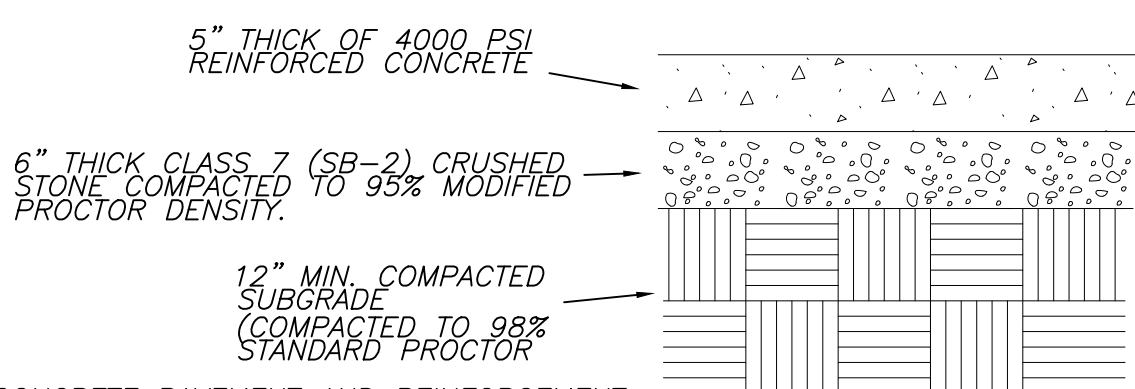
CONCRETE PAVEMENT NOTES:

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% (1" 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 3/4" 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.



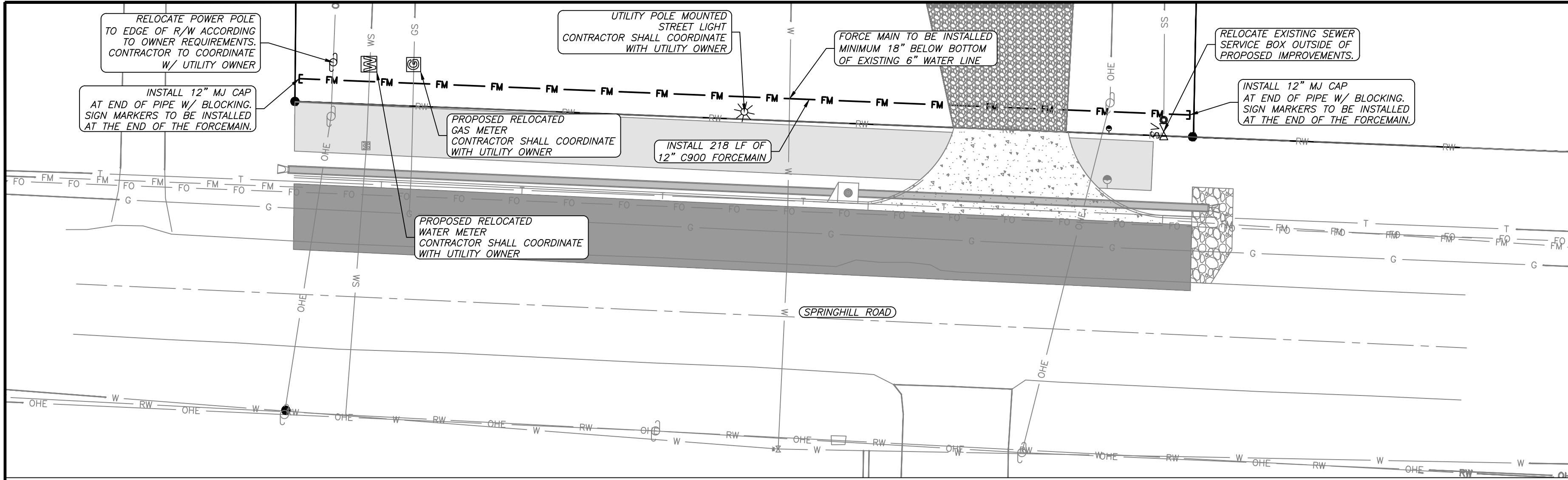
* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SP8 AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

HEAVY DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS



* CONCRETE PAVEMENT AND REINFORCEMENT TO BE VERIFIED PER ACI 330R-08-SP8 AND SUBJECT TO GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

LIGHT DUTY
CONCRETE PAVEMENT SECTION (OPTIONAL)
NTS

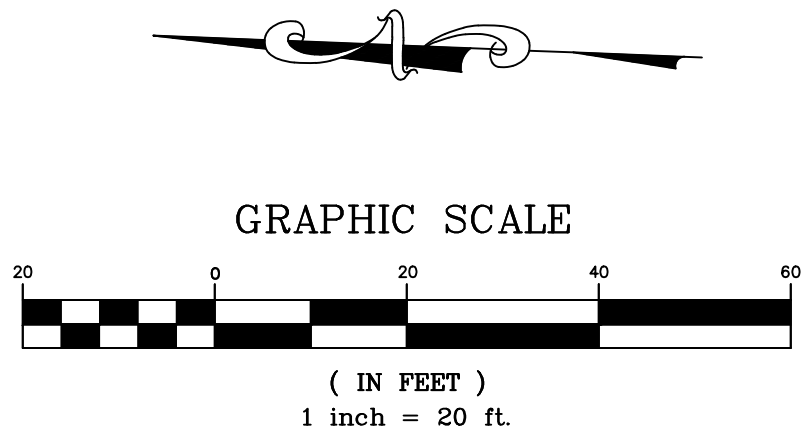


GENERAL NOTES:

- 1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS 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.

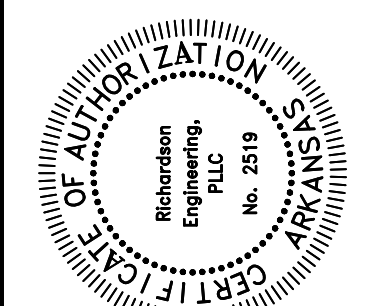
SITE NOTES

- 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 STREET DEPT. SPECS.
- 3.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET 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 REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 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.



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

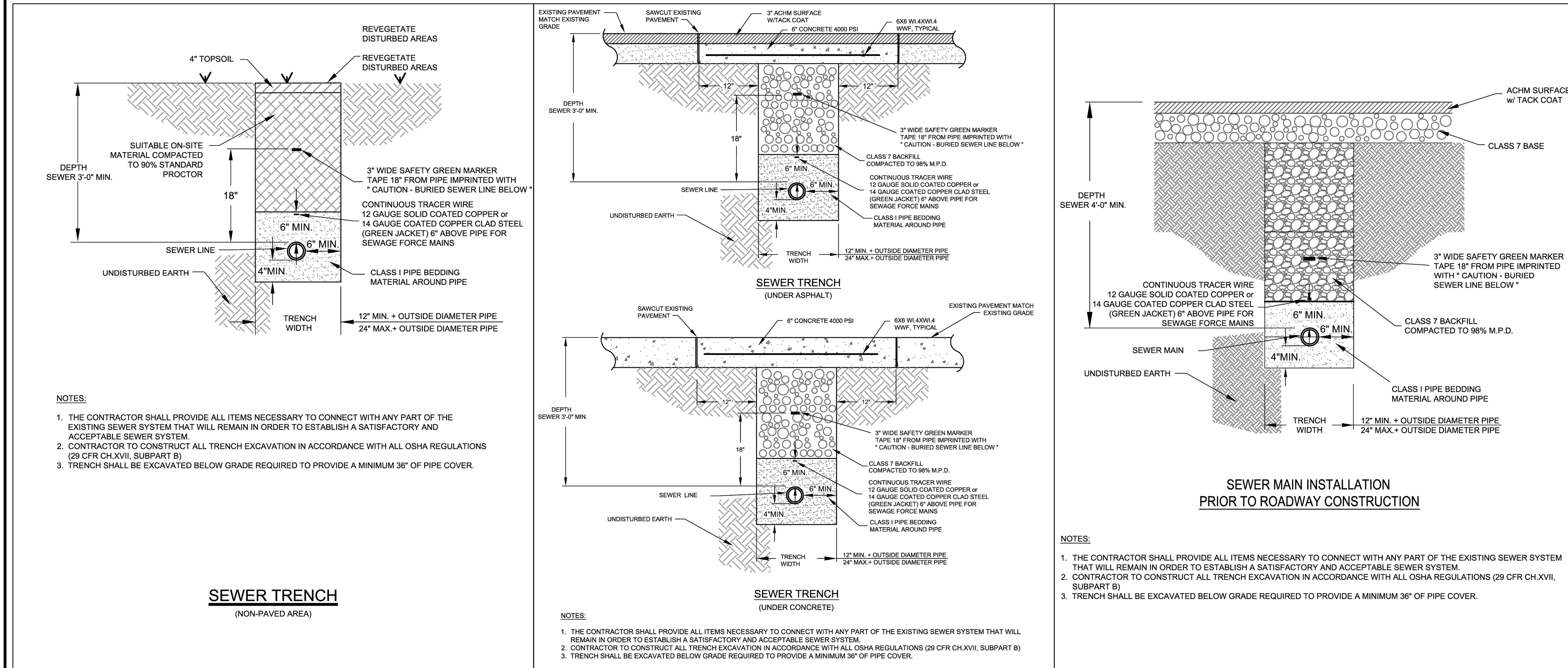


UTILITY PLAN
CORNERSTONE MONTESSORI HALF
STREET IMPROVEMENTS
4910 SPRINGHILL RD
BRYANT, ARKANSAS

Prepared For:
STEPHEN NUCKOLS
4910 SPRINGHILL RD
BRYANT, AR

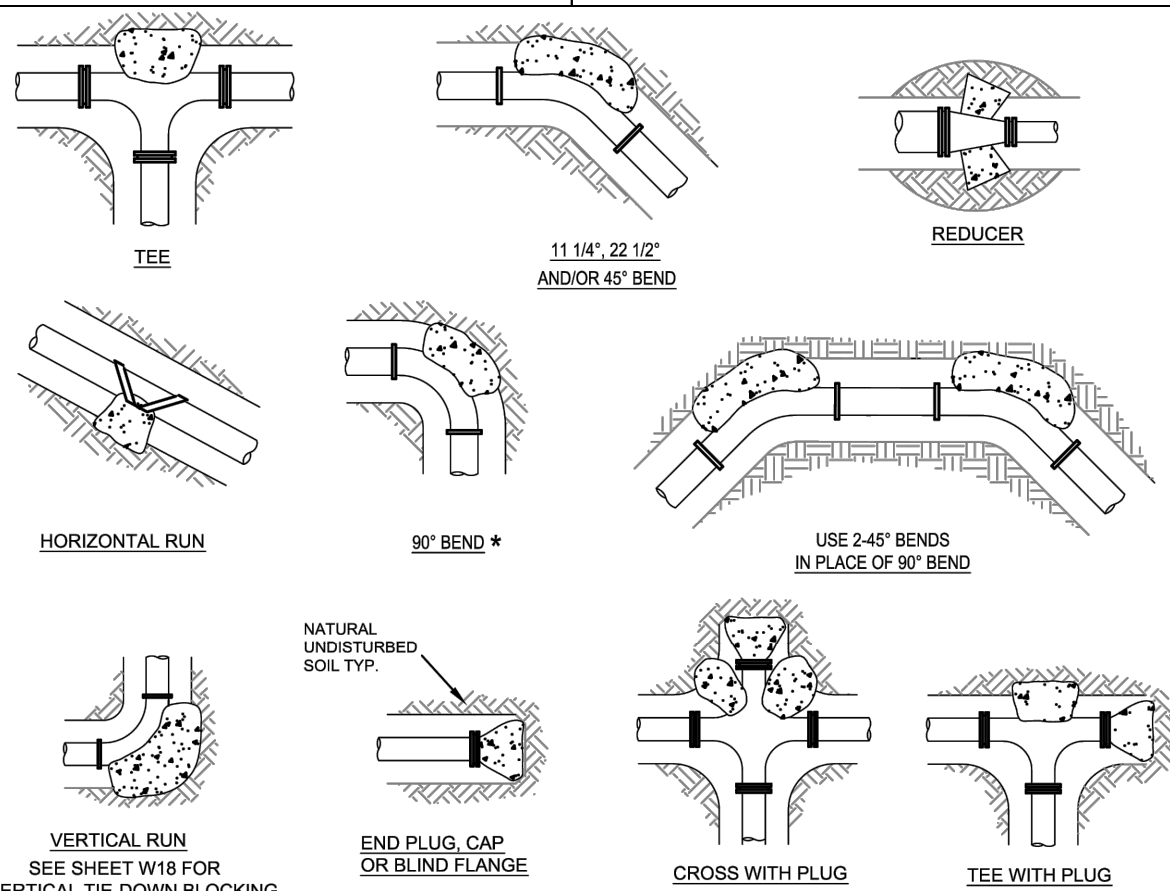
No.	Revisions	Date
1	FORCE MAIN ROUTE	12/29/2024
2	FOR DISC COMMENTS	02/02/2025
3	ENGINEER REVISED	6/12/2026

PROJECT #:	025-026	DATE:	8-20-2025	SHEET:	5 of 7
SCALE:	1" = 20'	REVISED:	8/13/2026		



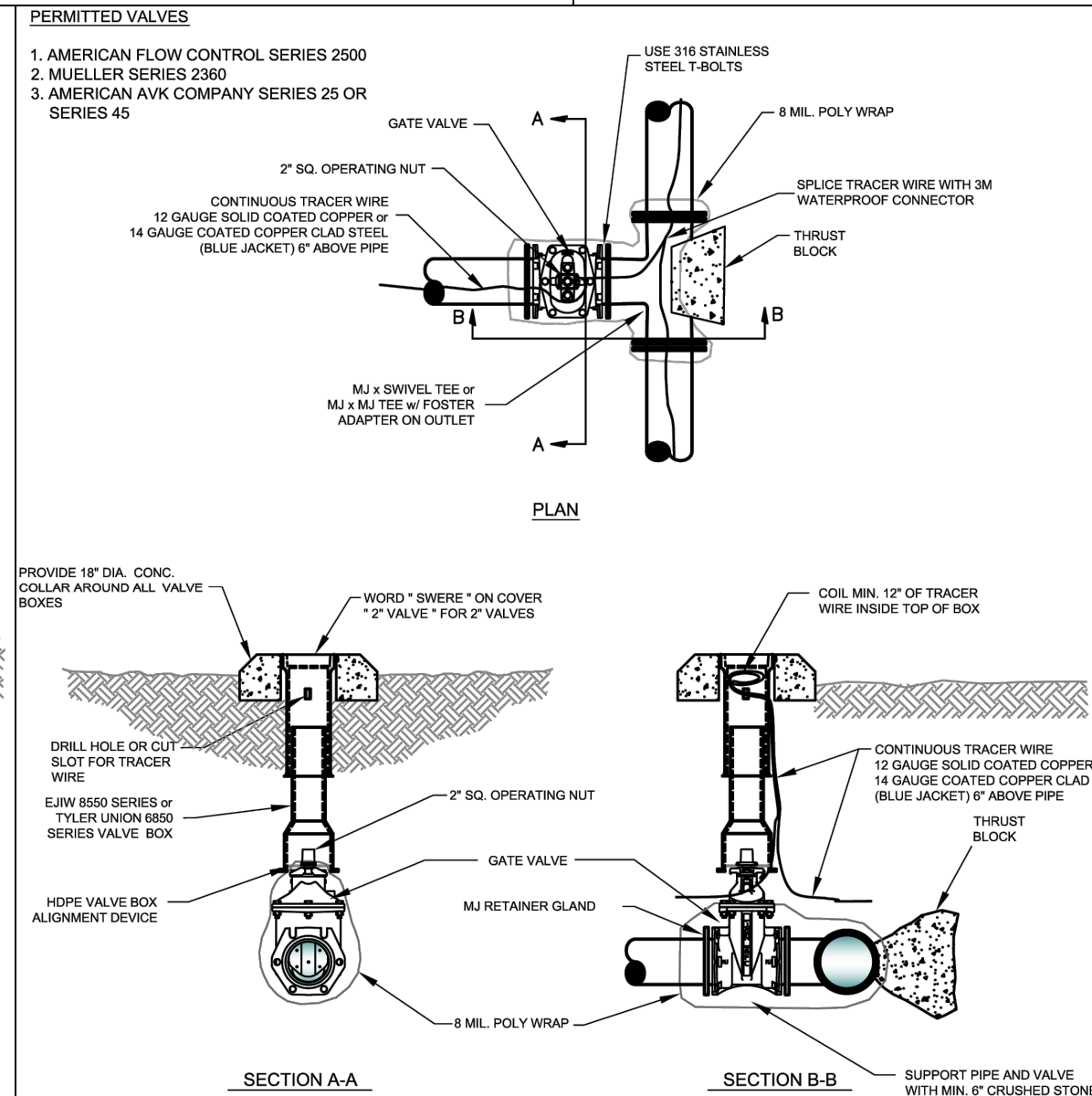
GENERAL UTILITY NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT UTILITIES' 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 REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 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.) ALL SITE AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE BRYANT UTILITIES STANDARD SPECIFICATIONS.



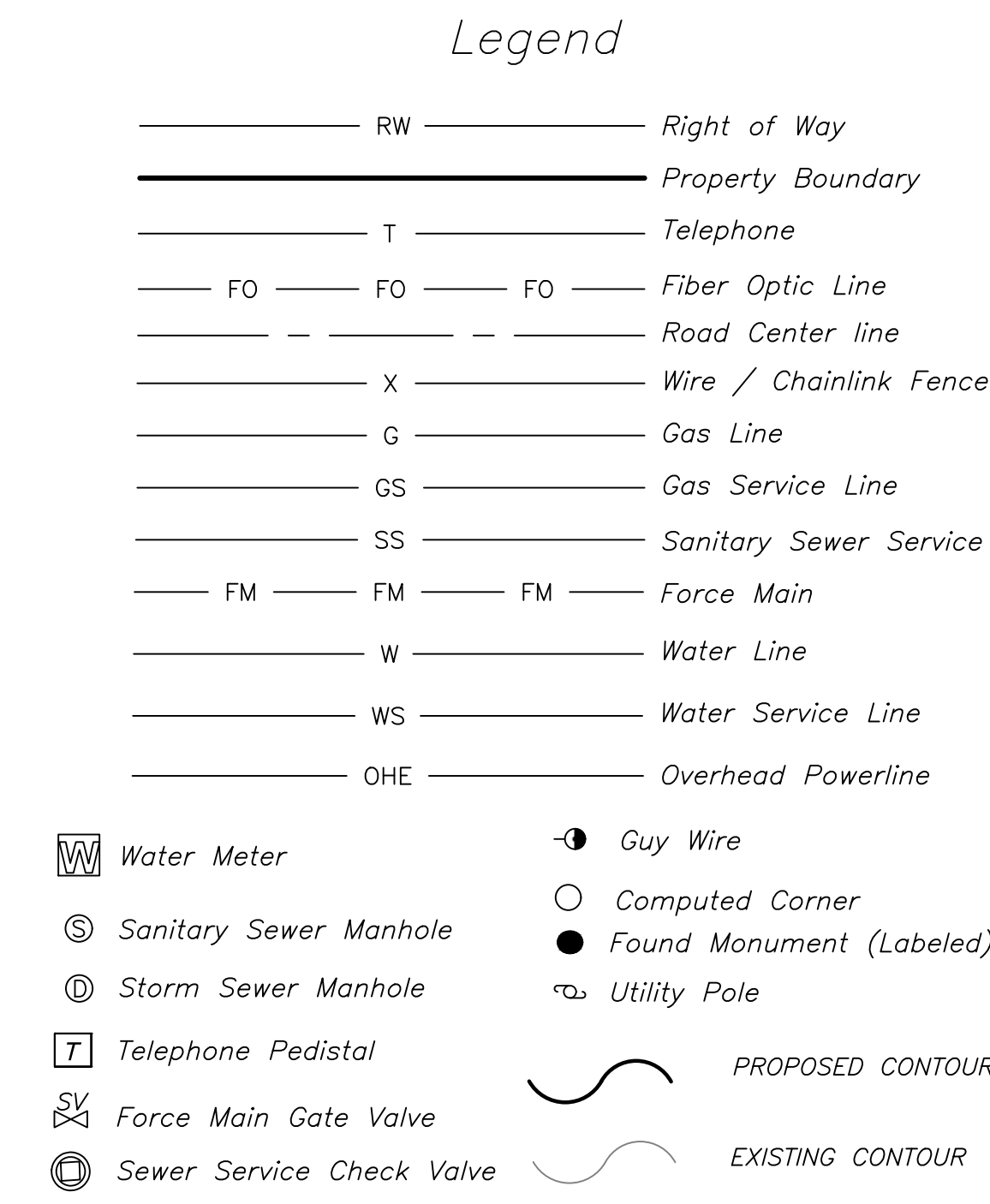
THRUST BLOCK SCHEDULE									
BEARING AREA OF THRUST BLOCK IN SQ. FT. (HORIZONTAL BEND)					VOLUME OF THRUST BLOCK IN CU. FEET				
PIPE DIA.	PIPE WALL THICKNESS	PIPE LENGTH	PIPE WEIGHT	PIPE VOLUME	PIPE DIA.	PIPE WALL THICKNESS	PIPE LENGTH	PIPE WEIGHT	PIPE VOLUME
12"	0.312	10.0	1.0	0.001	12"	0.312	10.0	1.0	0.001
18"	0.375	15.0	1.5	0.002	18"	0.375	15.0	1.5	0.002
24"	0.438	20.0	2.0	0.003	24"	0.438	20.0	2.0	0.003
30"	0.500	25.0	2.5	0.004	30"	0.500	25.0	2.5	0.004
36"	0.562	30.0	3.0	0.005	36"	0.562	30.0	3.0	0.005
42"	0.625	35.0	3.5	0.006	42"	0.625	35.0	3.5	0.006
48"	0.688	40.0	4.0	0.007	48"	0.688	40.0	4.0	0.007
54"	0.750	45.0	4.5	0.008	54"	0.750	45.0	4.5	0.008
60"	0.812	50.0	5.0	0.009	60"	0.812	50.0	5.0	0.009

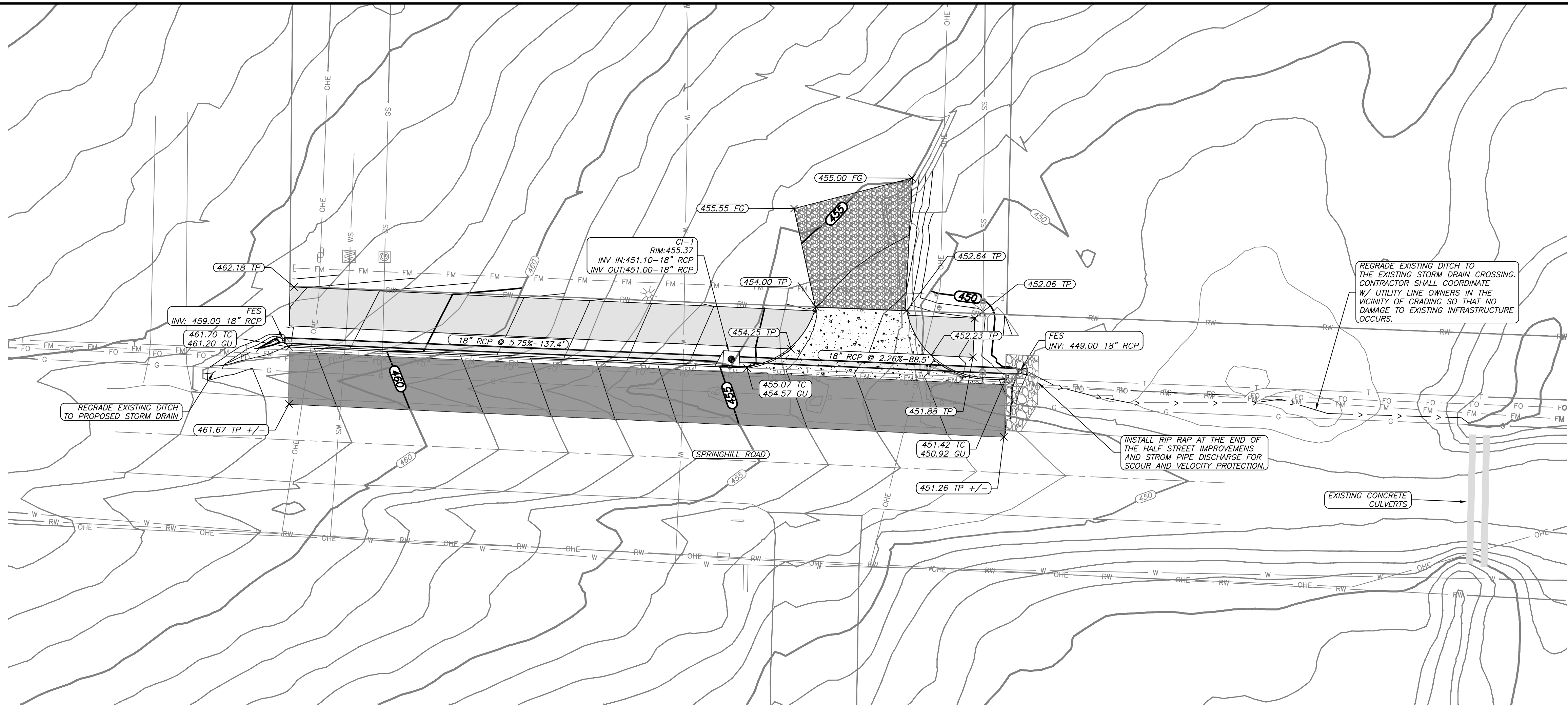
- THRUST BLOCK NOTES:
1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE - SHALL DEVELOP NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
 2. ALL BENDS, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED WITH CONCRETE. VERTICAL BENDS SHALL BE WRAP PIPE JOINTS IN 8" MIL POLYETHYLENE BEFORE PLACING CONCRETE.
 3. BEARING AREA SHOWN IN TABLE IS BASED UPON A 2000 LB/SQ. FT. SOIL BEARING, AND UPON A PRELINE PRESSURE OF 200 PSI, PLUS 10 PSI WATER HAMMER. AREAS SHOWN SHALL BE ADJUSTED, SHOULD FIELD CONDITIONS VARY.
 4. USE LONG-RADIUS FITTINGS WHENEVER POSSIBLE.
 5. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
 6. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUTSIDE IN ACCORDANCE WITH ANSI/AWWA C116A21.16.
 7. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LBS/CU. FT.



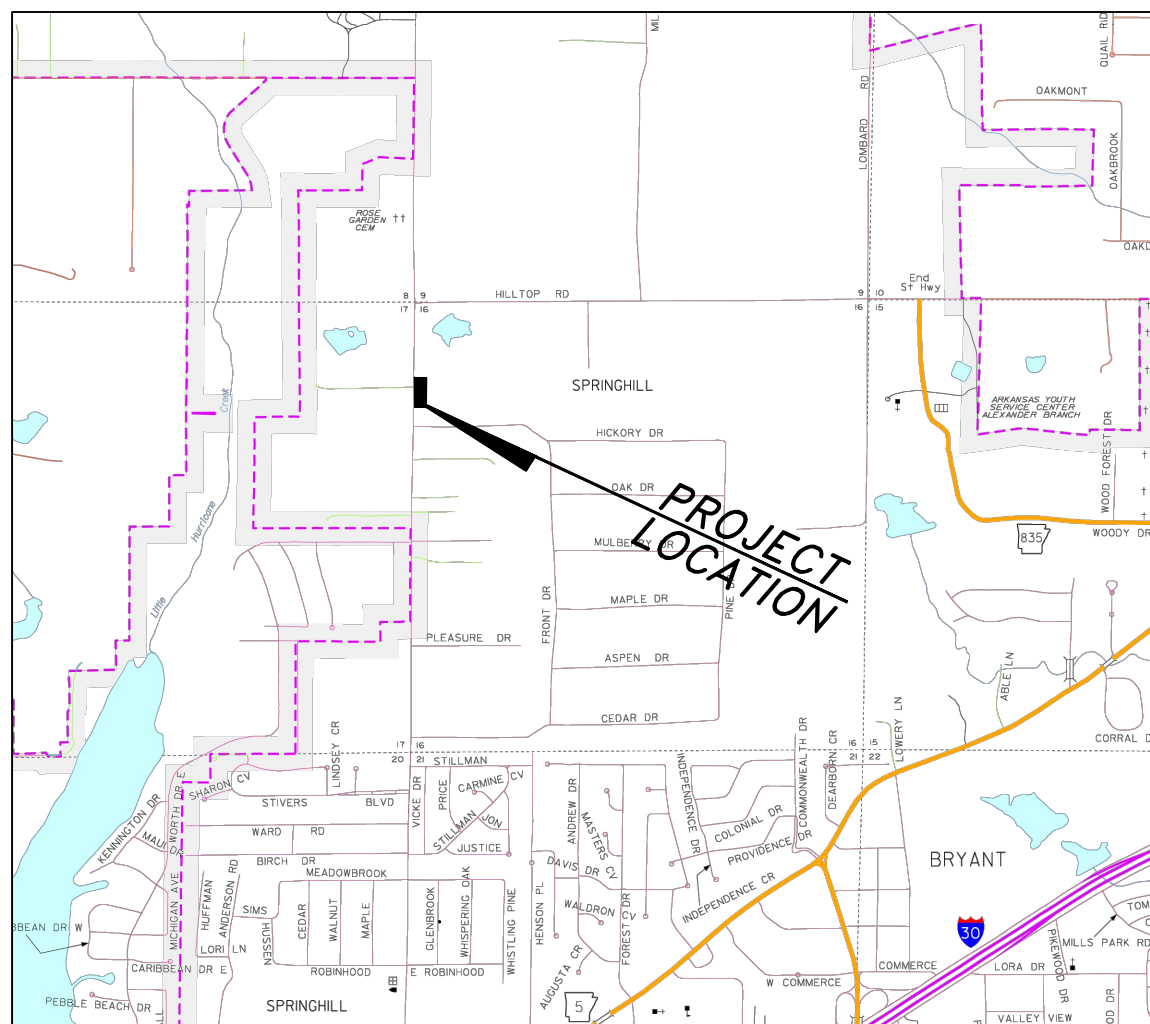
- NOTES:
1. ALL VALVES SHALL BE SECURELY ANCHORED TO THE TEE.
 2. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
 3. IF DEPTH OF BURY EXCEEDS 4 FT., A VALVE STEM EXTENSION NUT SHALL BE REQUIRED. THE VALVE STEM EXTENSION NUT SHALL BE WITHIN 24-INCHES TO 12-INCHES OF THE FINISHED SURFACE.

GATE VALVE DETAIL
2" - 12"

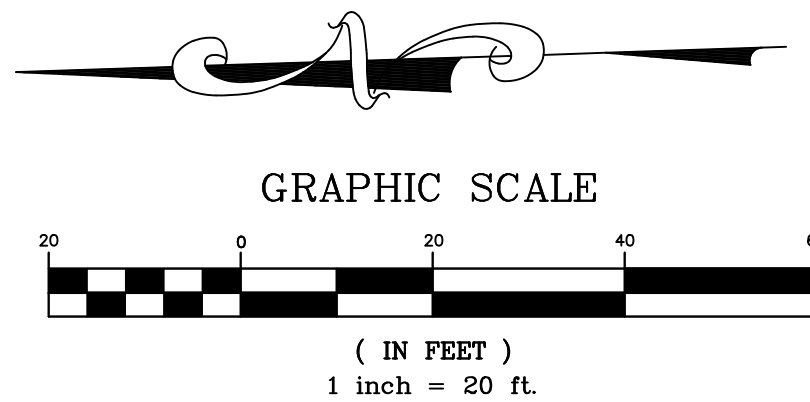
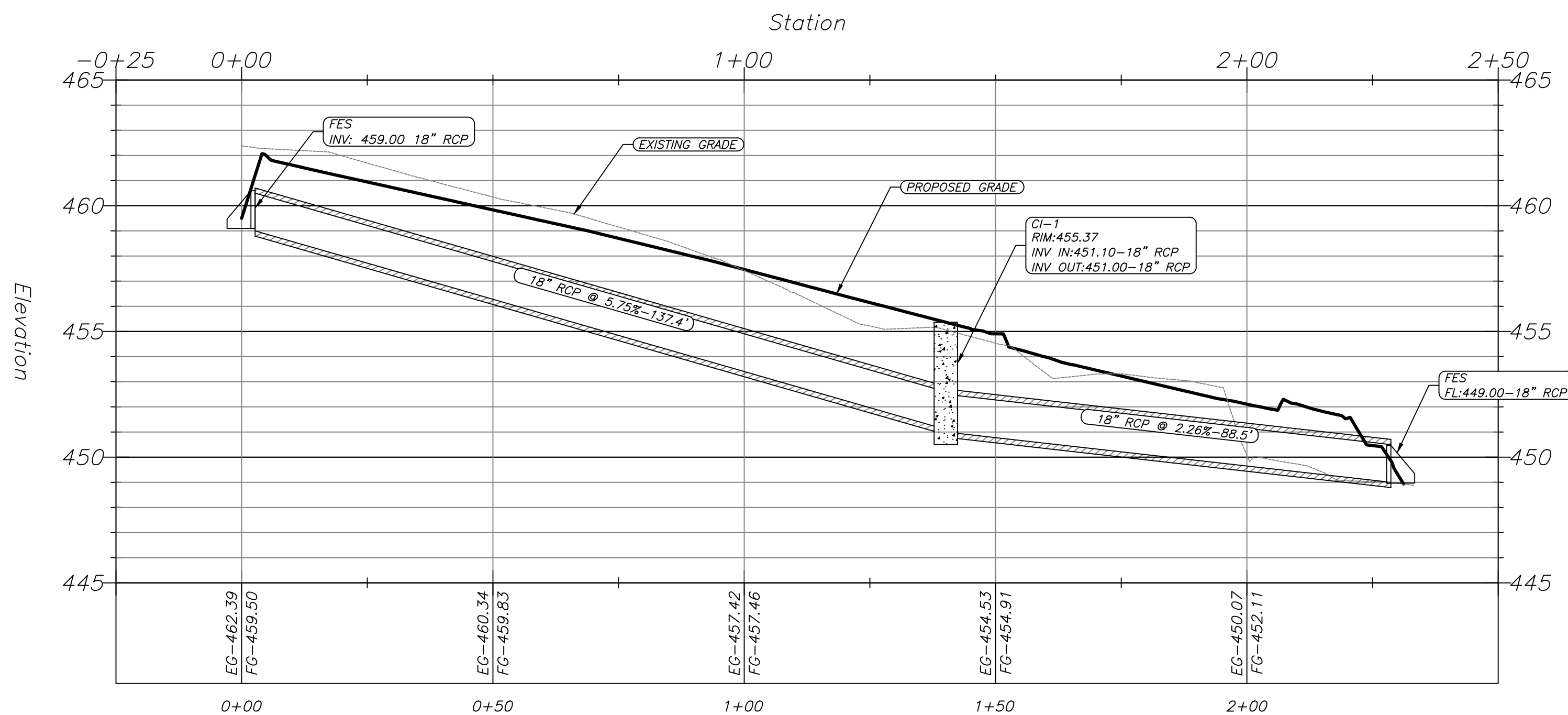




VICINITY MAP
NTS



PROPOSED STORM PROFILE



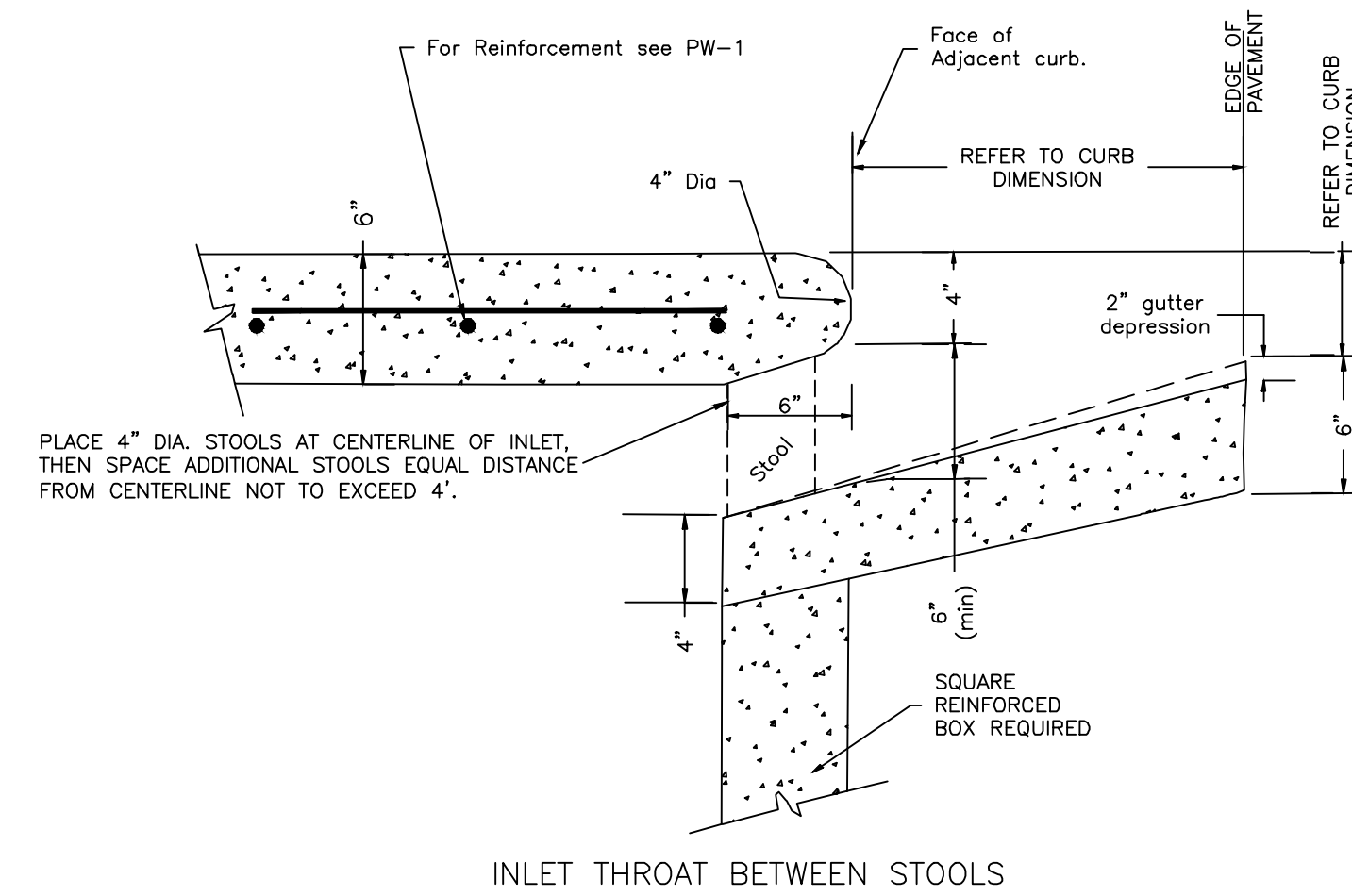
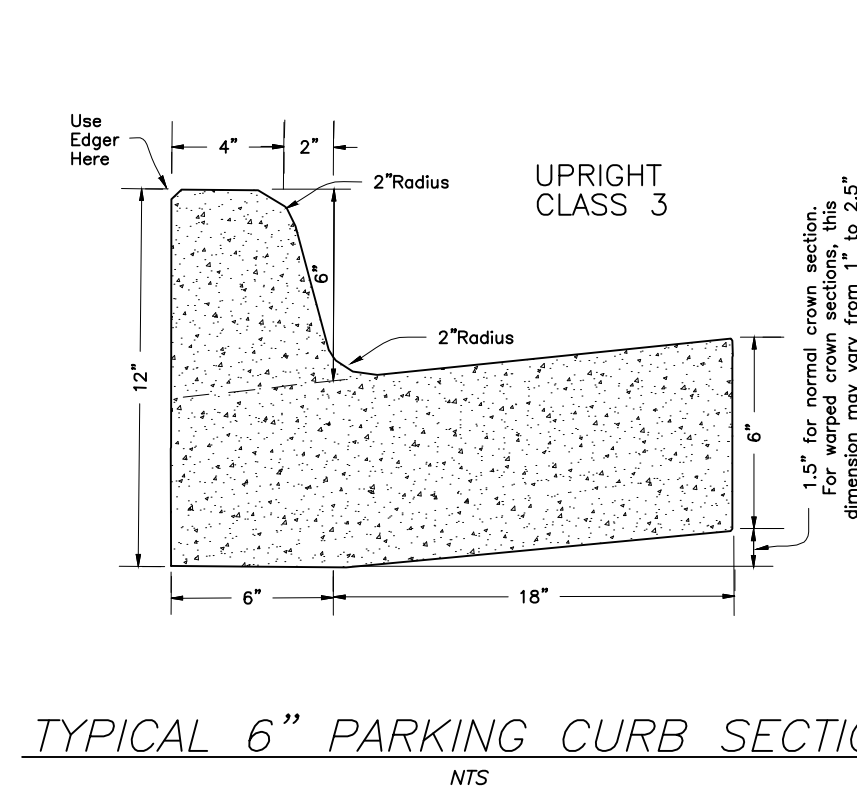
Legend

— RW —	Right of Way
— — — — —	Property Boundary
— T —	Telephone
— FO —	Fiber Optic Line
— — — — —	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	Guy Wire
Sanitary Sewer Manhole	Computed Corner
Storm Sewer Manhole	Found Monument (Labeled)
Telephone Pedestal	Utility Pole
Force Main Gate Valve	PROPOSED CONTOUR
Sewer Service Check Valve	EXISTING CONTOUR

GENERAL NOTES:

- 1.) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYANT MINIMUM STREET SPECIFICATIONS, 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 CITY OF 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.
- 7.) CONTRACTOR IS RESPONSIBLE FOR COORDINATING TRAFFIC CONTROL WITH THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION.



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

