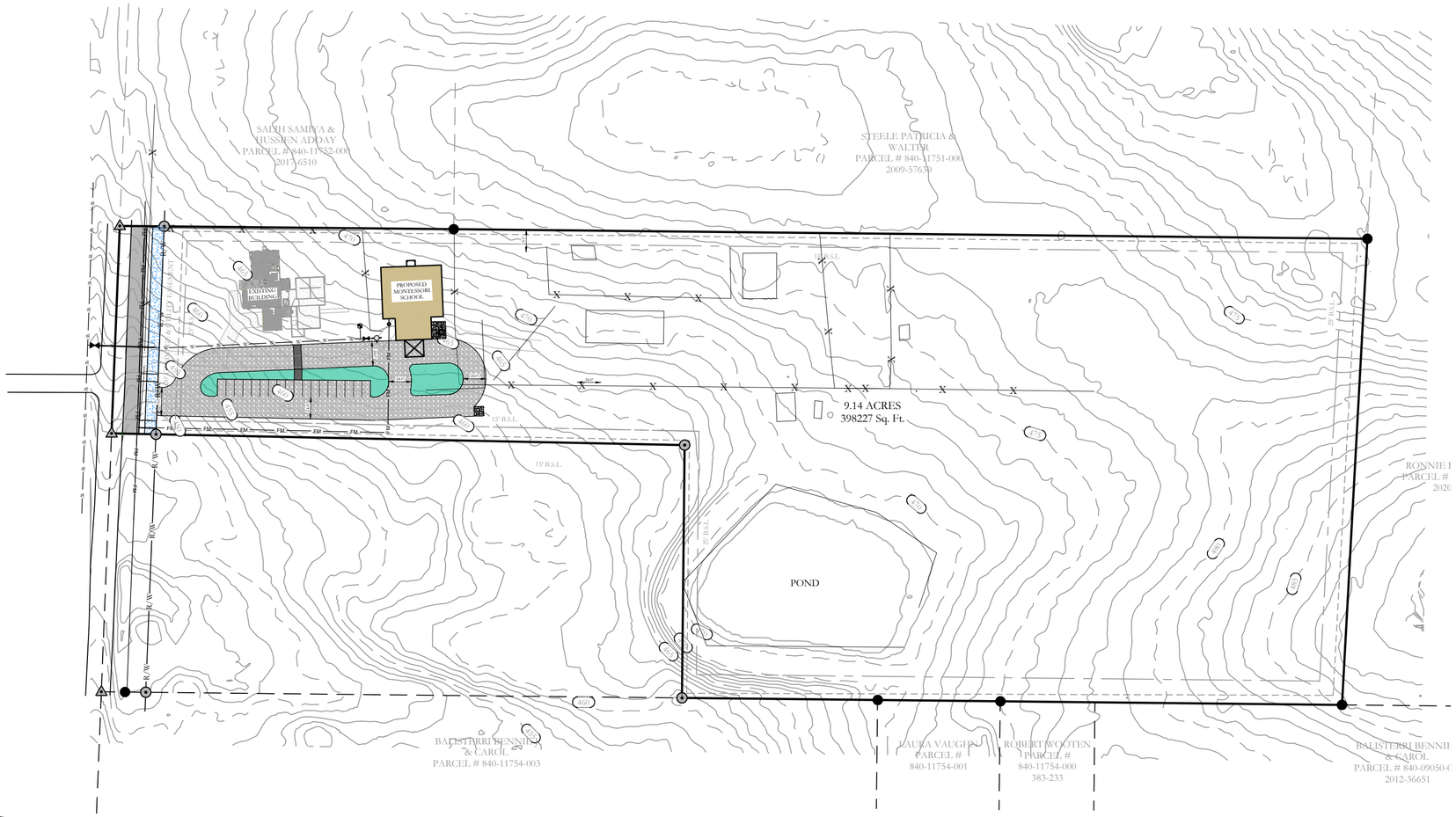
FIP
NW CORNER NW ¼ NW ¼
SECTION 16, T-01-S, R-14-W

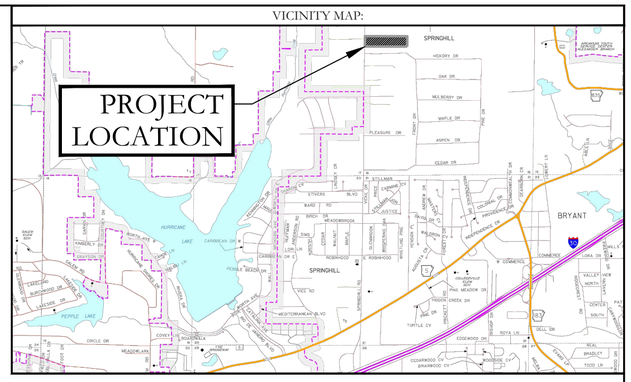


SOUND IN PAVEMENT
SW CORNER SW ¼ SW ¼
SECTION 16, T-01-S, R-14-W

LEGAL DESCRIPTION:
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 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.

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020 .

VICINITY MAP:



UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
S	*SANITARY SEWER LINE*
W	*WATER LINE*
S	*SEWER MANHOLE*
CO	*SANITARY SEWER CLEANOUT*

BUILDING SETBACKS:
FRONT - 25' OR AS SHOWN
REAR - 25' OR AS SHOWN
SIDE - 15' OR AS SHOWN

EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 15' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
LOT CORNERS: SET 1/2" REBAR WITH CAP

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

SITE PLAN .
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

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

LEGEND
- Found Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
(M)- Measured
(P) - Plat/Deed
- Fence

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FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
NUCKOLS ESTATES
A SUBDIVISION, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022		C.A.D. BY: B.JOHNSON			DRAWING NUMBER:		
REVISED:		CHECKED BY:			20-0673		
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects 2044\Surveys\2020\20-0673 Mckb Split, 4910 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_recover.dwg

CENTERLINE SPRINGHILL ROAD

EXISTING EDGE OF ASPHALT

NEW ASPHALT

NEW CURB

NEW SHARED USE TRAIL

REMOVE EXISTING FENCE

EXISTING BUILDING

PROPOSED MONTESSORI SCHOOL

ADA PARKING AND SIDEWALK

26.0'

24.0'

24.0'

30'

24.0'

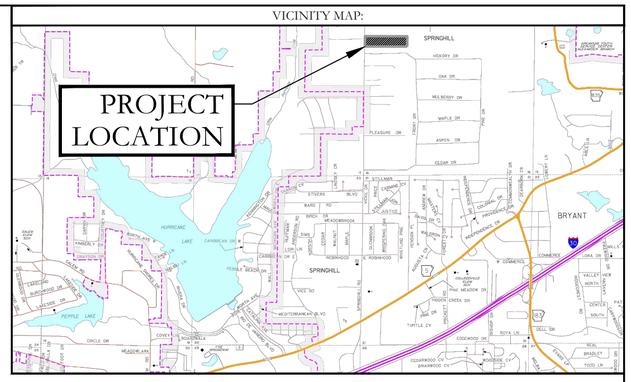
NEW GRAVEL DRIVE AND PARKING

10' X 10' DUMPSTER ENCLOSURE

CONCRETE DRIVEWAY APRON CONFORMING TO ArDOT DR-1

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

VICINITY MAP:

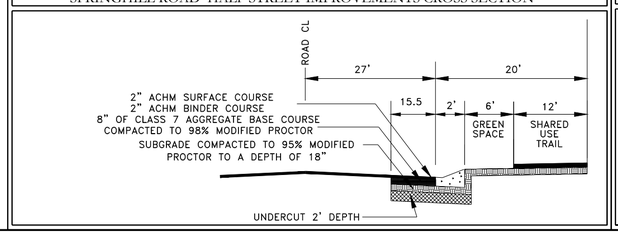


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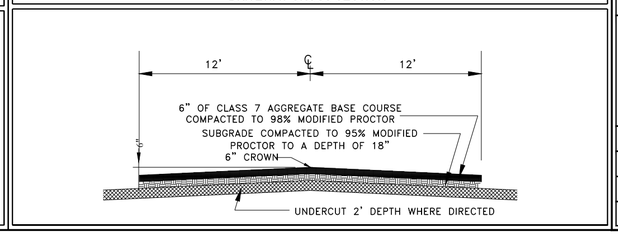
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

SPRINGHILL ROAD HALF STREET IMPROVEMENTS CROSS SECTION



DRIVEWAY CROSS SECTION



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CONSTRUCTION PLAN
NUCKOLS ESTATES

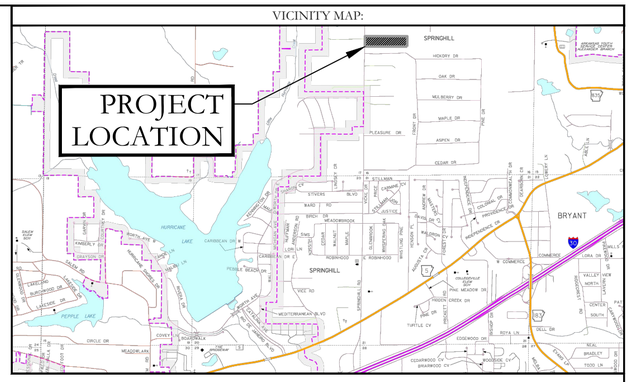
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022		C.A.D. BY: B.JOHNSON			DRAWING NUMBER:		
REVISED: 08/24/2022		CHECKED BY:			20-0673		
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects 2004\Surveys\2020\20-0673\M&B-Split_4701 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_escrow.dwg

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

VICINITY MAP:



6X6 TAPPING SLEEVE
AND 6" GATE VALVE

60 LF 12" STEEL
ENCASEMENT

DUPLEX GRINDER
PUMP STATION AND
1-1/4" FORCE MAIN

PROPOSED
MONTESSORI
SCHOOL

NEW GRAVEL DRIVE AND PARKING

8X2 TAPPING SLEEVE
AND 2" GATE VALVE
AND 2X1-1/4 REDUCER

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

UTILITY PLAN LEGEND

- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *S* — *SANITARY SEWER LINE*
- *W* — *WATER LINE*
- *SEWER MANHOLE*
- *SANITARY SEWER CLEANOUT*

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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

UTILITY PLAN
NUCKOLS ESTATES

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 08/10/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

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K:\Land Projects-2004\Surveys\2020\20-0673\M&B-Split_4701Springhill Road\20-0673-Site Plan-06-28-22 phase 1_cover.dwg