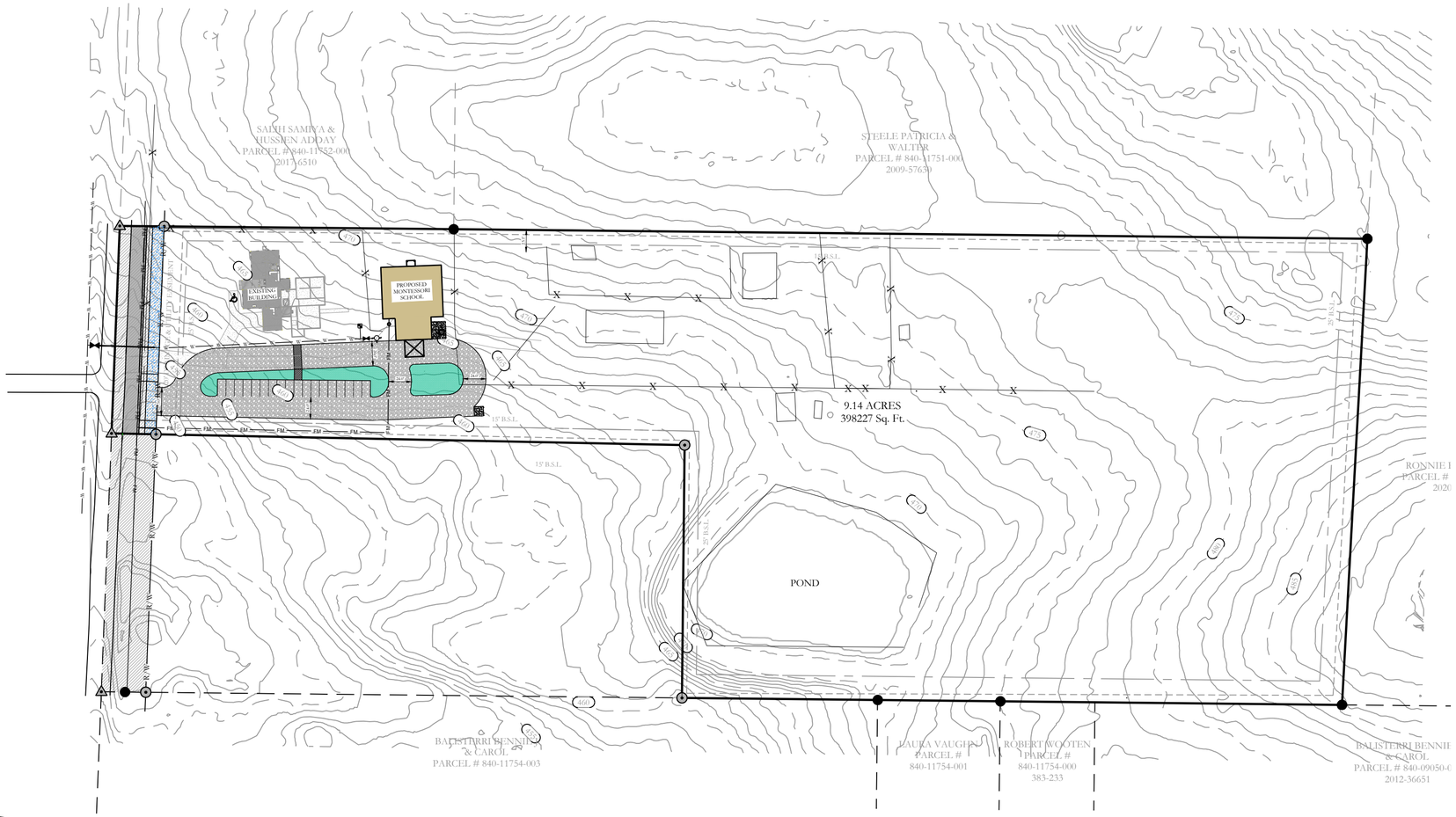
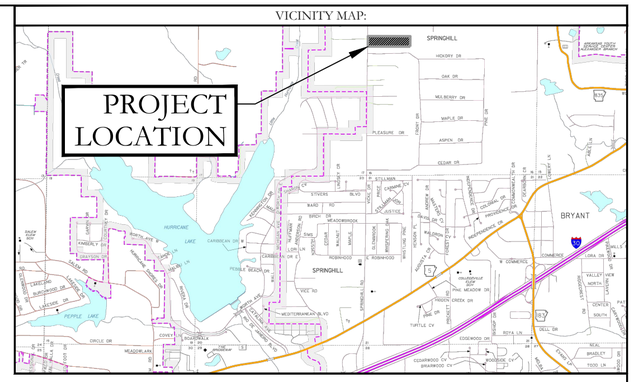
FIP
NW CORNER NW ¼ NW ¼
SECTION 16, T-01-S, R-14-W



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

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

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 .

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

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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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
CORNERSTONE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022	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 Mckh 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'

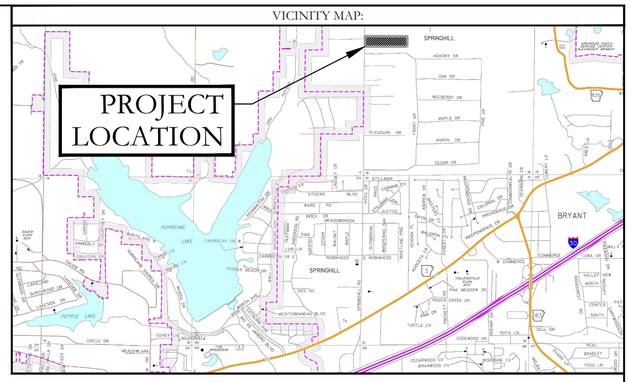
NEW GRAVEL DRIVE AND PARKING

DUMPSTER AND ENCLOSURE

CONCRETE DRIVEWAY APRON CONFORMING TO ArDOT DR-1

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

VICINITY MAP:

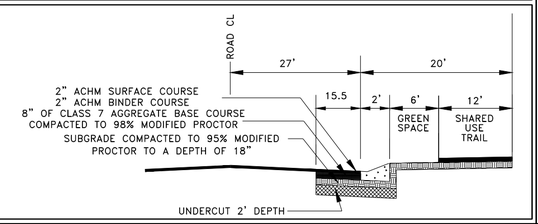


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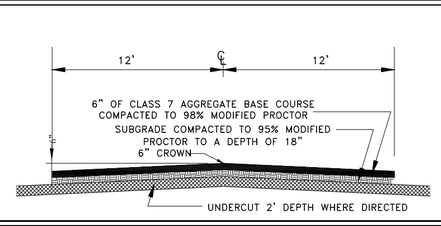
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

100' 50' 0 100'

SPRINGHILL ROAD HALF STREET IMPROVEMENTS CROSS SECTION



DRIVEWAY CROSS SECTION



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CONSTRUCTION PLAN
CORNERSTONE

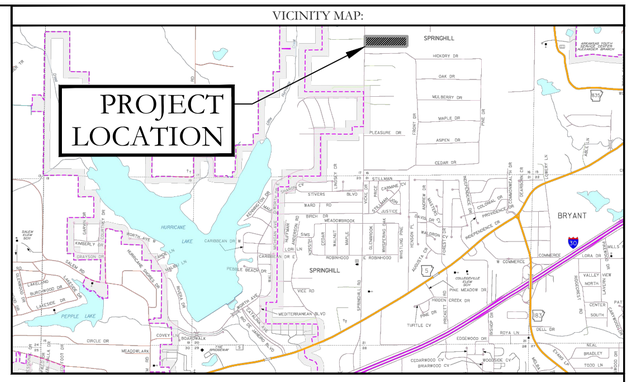
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022		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 2004\Surveys\2020\20-0673\M&B-Split_4701 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_cover.dwg

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

VICINITY MAP:



NEW 20 FT WIDE EASEMENT FOR FUTURE 12 INCH SEWER FORCE MAIN

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

6X6 TAPPING SLEEVE AND 6" GATE VALVE

60 LF 12" STEEL ENCASEMENT

PROPOSED MONTESSORI SCHOOL

NEW GRAVEL DRIVE AND PARKING

DUMPSTER AND ENCLOSURE

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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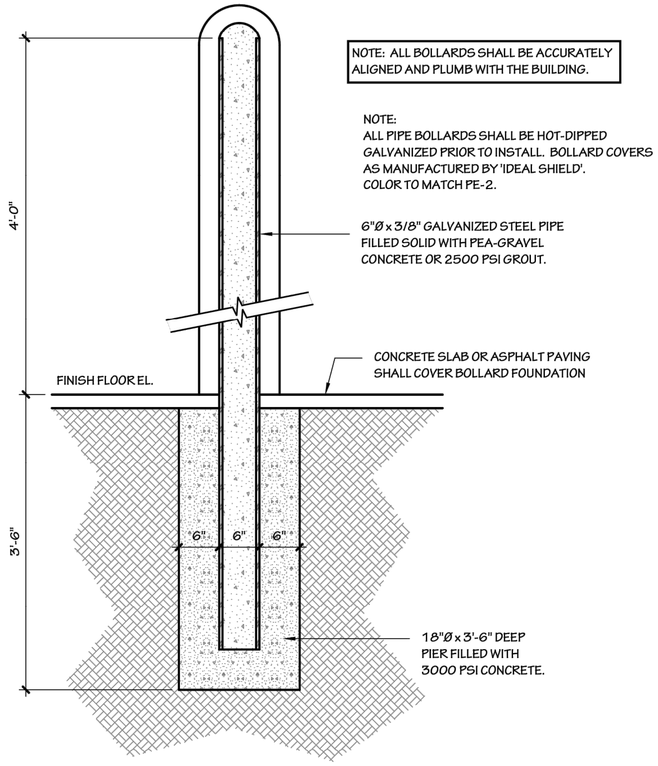
UTILITY PLAN
CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

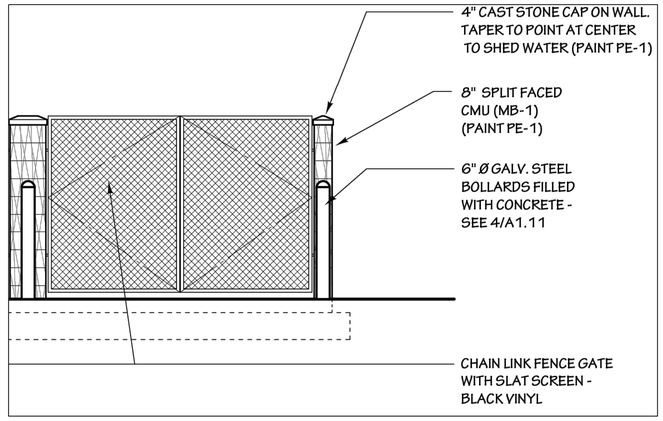
DATE: 12/21/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

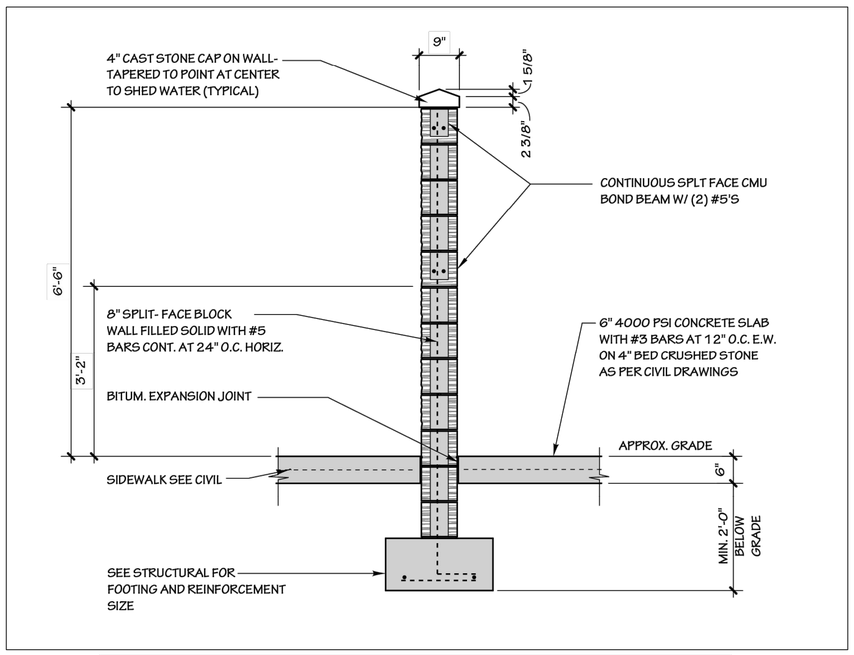
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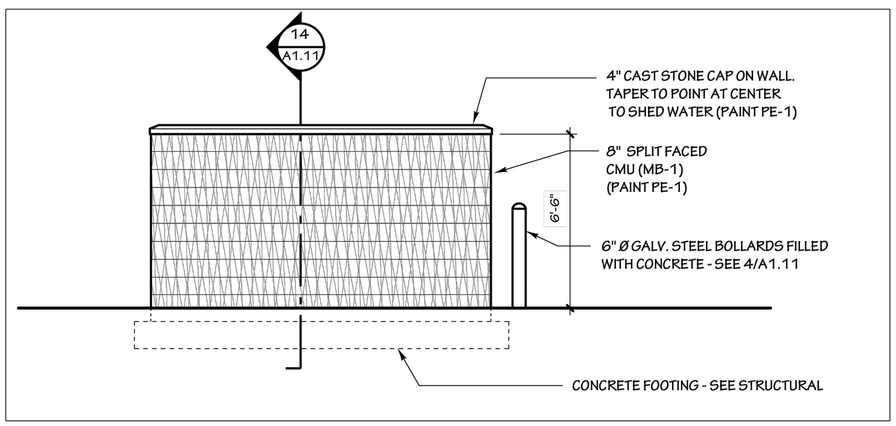
SECTION DETAILS AT PIPE BOLLARD
Scale: 1 1/2" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"



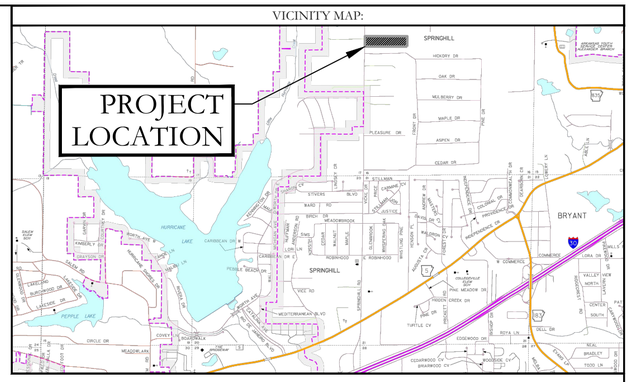
TRASH ENCLOSURE WALL DETAIL
Scale: 1/2" = 1'-0"



SIDE ELEVATION
Scale: 1/4" = 1'-0"

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

VICINITY MAP:



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FOR USE AND BENEFIT OF:
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DUMPSTER ENCLOSURE DETAILS
CORNERSTONE
BRYANT, SALINE COUNTY, ARKANSAS

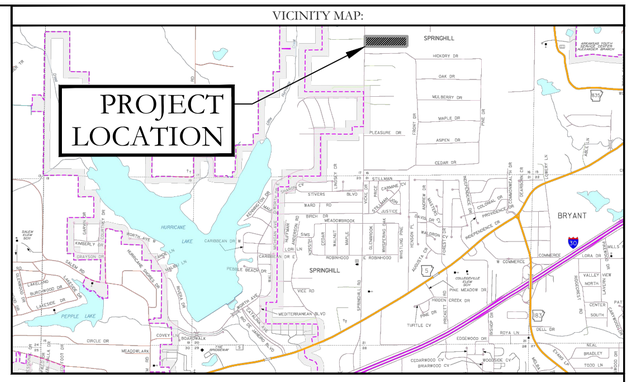
DATE: 12/21/2022	C.A.D. BY: B.JOHNSON	DRAWING NUMBER: 20-0673	
REVISED:	CHECKED BY:		
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

K:\Land Projects-2004\Surveys\2020\20-0673-M&B-Split, 4910 Springhill Road\20-0673-Site Plan-06-28-22 phase 1_cover.dwg

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

VICINITY MAP:



EXISTING BUILDING

PROPOSED MONTESSORI SCHOOL

NEW GRAVEL DRIVE AND PARKING

26.0'

24.0'

24.0'

30'

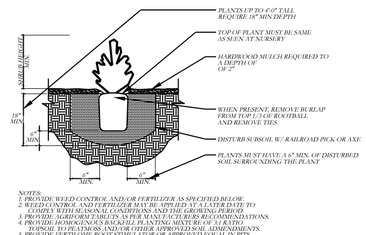
24.0'

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

100' 50' 0 100'

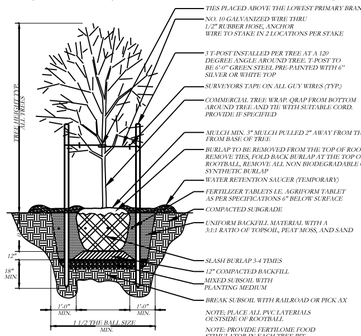
MAINTENANCE OF LANDSCAPING

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENEOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMMENDMENTS.
5. PROVIDE SOIL SAMPLE TO LOCAL EXTENSION OFFICE FOR TESTING.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS



NOTE: PLANTS TO BE INSTALLED SLIGHTLY HIGHER THAN GRADE ALLOWING FOR POSITIVE DRAINAGE AND SETTLING

1 TREE PLANTING DETAIL
No Scale

LANDSCAPE LEGEND

COMMON NAME:	SCIENTIFIC NAME:	HEIGHT AT MATURITY:	QTY: (REQUIRED)
1 EVERGREEN/ 2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE:	-	38
SHURBS			
COMPACTA HOLLY - 6' O.C. - 5 GAL.	ILEX CRENATA	6'-0"	0
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE		6
SOD	BERMUDA		4300.0 SF
PLANTERS	N/A		0

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LANDSCAPE PLAN CORNERSTONE

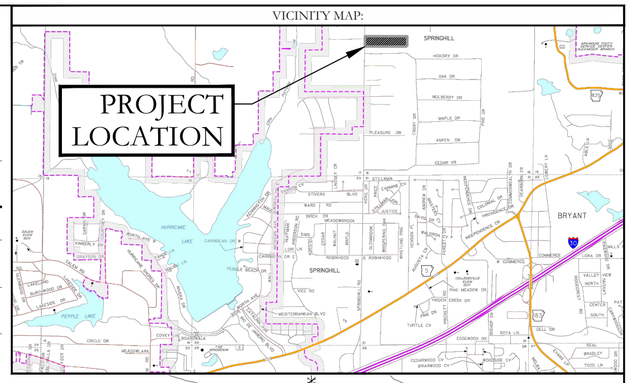
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022		C.A.D. BY: B.JOHNSON		DRAWING NUMBER: 20-0673			
REVISED:		CHECKED BY:					
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

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

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

VICINITY MAP:



EXISTING BUILDING

PROPOSED MONTESSORI SCHOOL

26.0'

24.0'

24.0'

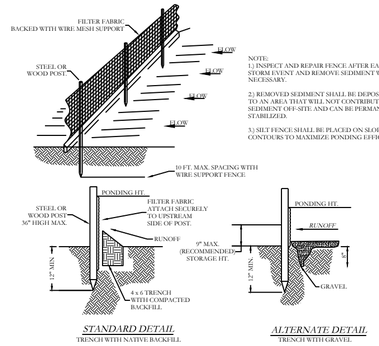
30'

24.0'

NEW GRAVEL DRIVE AND PARKING

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

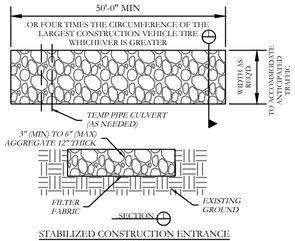
100' 50' 0 100'



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

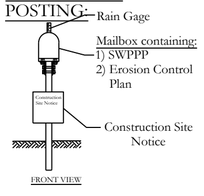
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

TYPICAL SITE POSTING:



ERC LEGEND

- *SITE POSTING/ RAIN GUAGE*
- *CONC. WASHOUT DETENTION AREA*
- *SILT FENCE*
- *RIP RAP CHECK DAM*
- *CONSTRUCTION ENTRANCE*
- *DISTURBED AREA*
- *TRASH CONTAINER*
- *PORTABLE TOILET*

ORDINANCE NO. 2019-32 ARTICLE IV. (2)(J):

DEADLINES FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED.
DEADLINE FOR STABILIZATION AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED

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EROSION CONTROL PLAN CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12/21/2022		C.A.D. BY: B.JOHNSON		DRAWING NUMBER: 20-0673			
REVISED:		CHECKED BY:					
SHEET:		SCALE: 1"= 100'					
500	01S	14W	0	16	400	62	1762

K:\Land Projects 2004\Surveys\2020\20-0673-Mill-Spfd, 4910 Springhill Road\20-0673-Site Plan-06-28-22 plan-1_recover.dwg