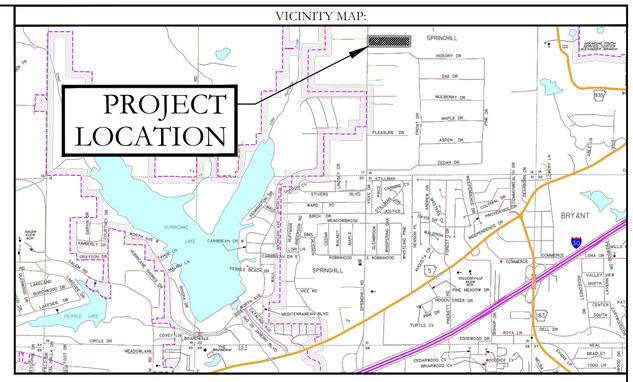
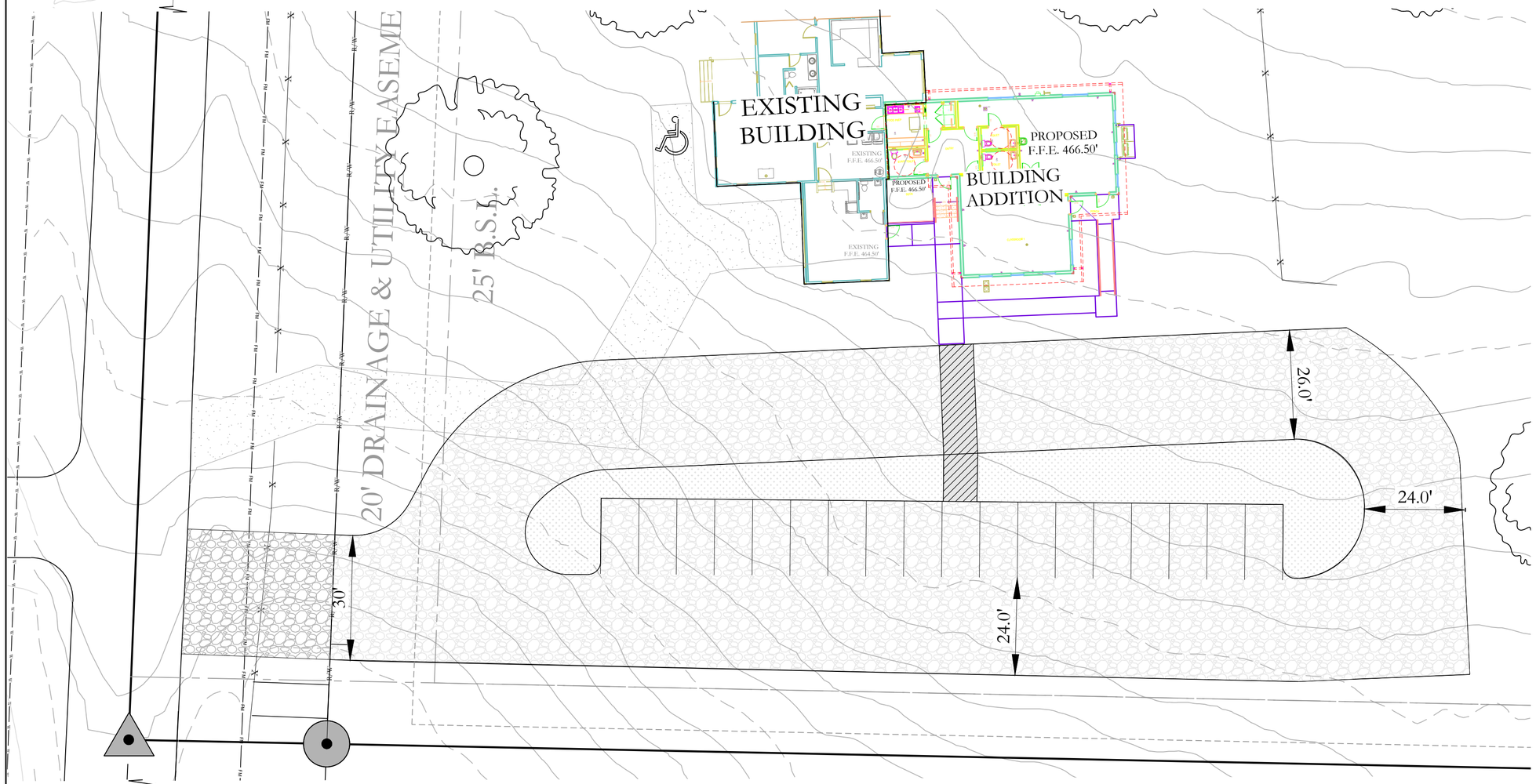
VICINITY MAP:





UTILITY PLAN LEGEND

- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *SANITARY SEWER LINE* (S)
- *WATER LINE* (W)
- *SEWER MANHOLE*
- *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 ¾" 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 ¾" 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

20' 10' 0 20'

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

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

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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
BUILDING ADDITION CORNERSTONE
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04/03/2023		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

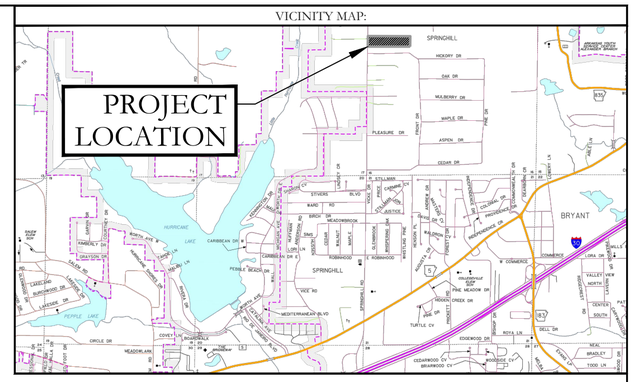
K:\Land Projects\ 2004\Surveys\2020\20-0673-MdB-Split_ 4910 Springhill Road\20-0673-Site Plan-04-03-2023.dwg

CENTERLINE SPRINGHILL ROAD

EXISTING EDGE OF ASPHALT

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VICINITY MAP:



EXISTING BUILDING

PROPOSED F.F.E. 466.50'

BUILDING ADDITION

EXISTING F.F.E. 466.50'

PROPOSED F.F.E. 466.50'

EXISTING F.F.E. 464.50'

REMOVE EXISTING FENCE

NEW GRAVEL DRIVE (6" GRAVEL) AND PARKING

30'

24.0'

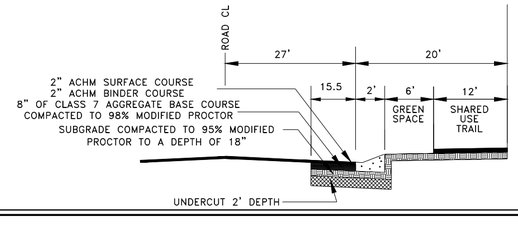
260'

24.0'

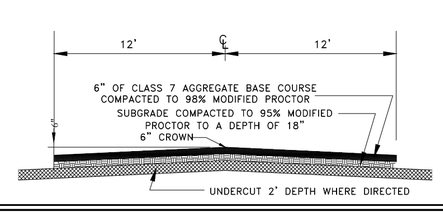
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

20' 10' 0 20'

SPRINGHILL ROAD HALF STREET IMPROVEMENTS CROSS SECTION



DRIVEWAY CROSS SECTION



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GRADING PLAN-1
BUILDING ADDITION CORNERSTONE

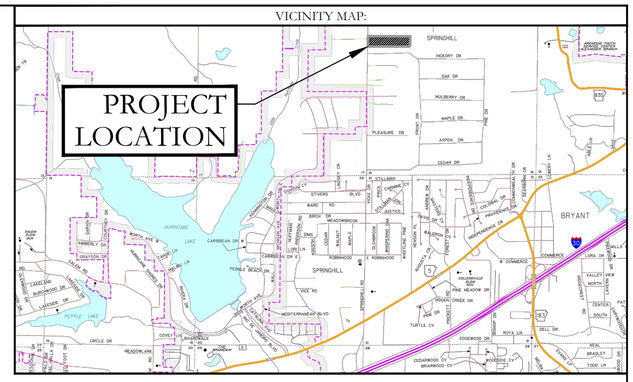
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04/03/2023	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-Shnn Spfld, 4910 Springhill Road\20-0673-Shnn Plats-04-03-2023.dwg

VICINITY MAP:



EXISTING
F.F.E. 466.50'

EXISTING
F.F.E. 464.50'

REMOVE EXISTING FENCE

PROPOSED
F.F.E. 466.50'

PROPOSED
F.F.E. 466.50'

BUILDING ADDITION

FOOD PREP
STAFF TOILET
ENTRY
TOILET
TOILET
DECK
CLASSROOM 1
PORCH

466.50
466.00
466.50
466.50
466.33
466.50
464.00
466.40
466.38
466.36
463.93
464.38
463.93
463.58
463.58
463.50
463.50
463.00
463.00
465.00
465.00
464.92
464.90

N

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

5' 2.5' 0 5'

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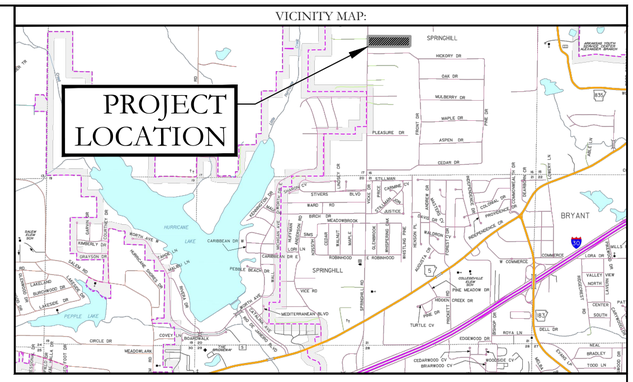
GRADING PLAN-2
BUILDING ADDITION CORNERSTONE
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04/03/2023		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-Mobb-Split, 4910 Springhill Road\20-0673-Site Plan-04-03-2023.dwg

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

VICINITY MAP:



EXISTING WATERMAIN

EXISTING BUILDING

EXISTING F.F.E. 466.50'

PROPOSED F.F.E. 466.50'

EXISTING F.F.E. 464.50'

PROPOSED F.F.E. 466.50'

BUILDING ADDITION

26.0'

24.0'

NEW GRAVEL DRIVE AND PARKING

30'

24.0'

EXISTING FORCE MAIN

N

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

20' 10' 0 20'

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

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UTILITY PLAN
BUILDING ADDITION CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

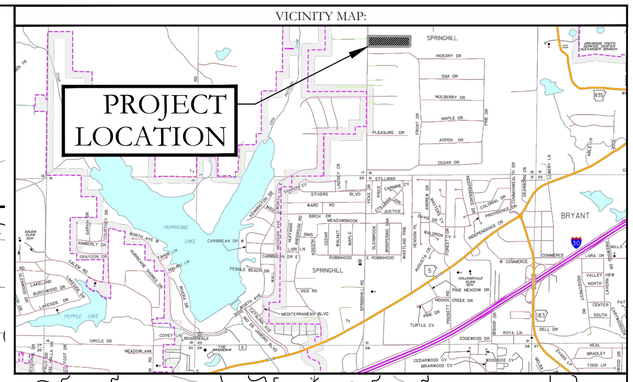
DATE: 04/03/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

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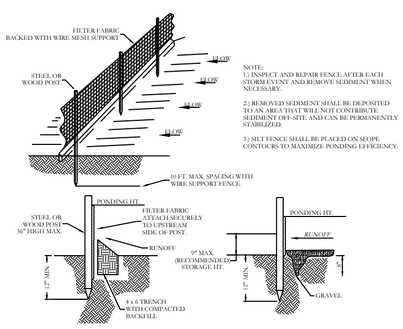
811 Know what's **below.** **Call** before you dig.

VICINITY MAP:



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

20' 10' 0 20'



NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

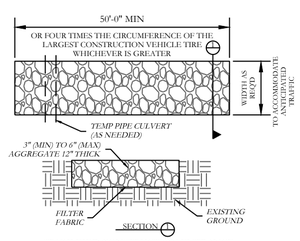
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

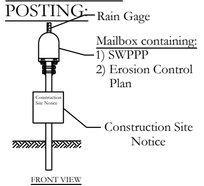
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

TYPICAL SITE POSTING:



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

ERC LEGEND

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

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EROSION CONTROL PLAN
BUILDING ADDITION CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 04/03/2023		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-MAH-Split, 4910 Springhill Road\20-0673-Site Plan-04-03-2023.dwg