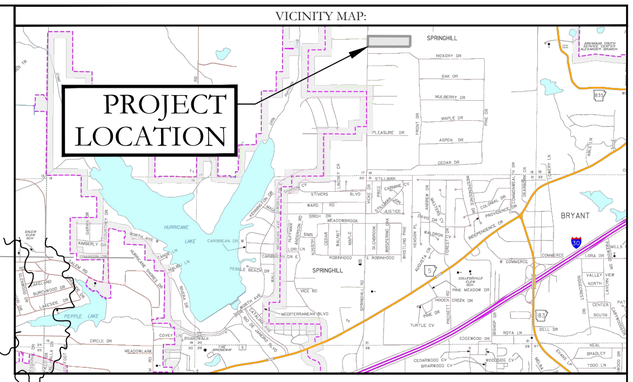
VICINITY MAP:



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

FIR
NW CORNER NW¼ NW¼
SECTION 16, T-01-S, R-14-W

SOUND IN PAVEMENT
SW CORNER SW¼ SW¼
SECTION 16, T-01-S, R-14-W

EXISTING BUILDING

25' B.S.L.

20' DRAINAGE & UTILITY EASEMENT

220.0' LF OF 6" WATERLINE

78.0' LF OF 6" WATERLINE

6W

FM

4' SWALE

5.0'

24.0'

ADA RAMP

30.0'

26.0'

24.0'

9.0'

24.0'

64.0'

PORTABLE CLASS ROOMS
BUILDING SLAB
ELEV. 463.0'

30'

N

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

20' 10' 0 20'

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 ½" 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 ½" 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 #05125C0225F, 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

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

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

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

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 North Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

SITE PLAN
BUILDING ADDITION CORNERSTONE

CITY OF BRYANT, SALINE COUNTY, ARKANSAS

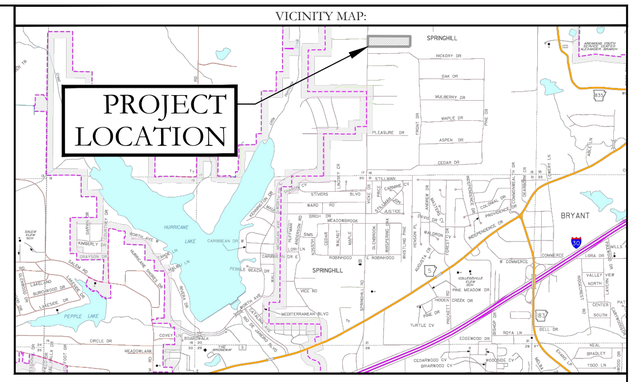
DATE: 10/2/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:	
REVISED:	CHECKED BY:	20-0673	
SHEET:	SCALE: 1"= 100'		

500	01S	14W	0	16	400	62	1762

K:\Land Projects 2044 Commercial\2020\20-0673 SpringHill road Cornerstone Montessory\20-0673-Site Plan- 09-06-2023.dwg

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

VICINITY MAP:



6X6 TAPPING SLEEVE AND 6" GATE VALVE

EXISTING WATERMAIN

60 LF 12" STEEL ENCASEMENT

78.0' LF OF 6" WATERLINE

25' B.S.L. & U.E. EASEMENT

20' DRAINAGE

EXISTING BUILDING

PROPOSED 6" WATERLINE

220.0' LF OF 6" WATERLINE

6" VALVE

PROPOSED FIRE HYDRANT

NEW GRAVEL DRIVE AND PARKING

4' SWALE

24.0'

5.0'

30.0'

IVCA RAMP

PORTABLE CLASS ROOMS BUILDING SLAB ELEV. 463.0

64.0'

9.0'

24.0'

26.0'

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

There will be check valves in the forcemain

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

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*
- *SANITARY SEWER LINE*
- *WATER LINE*
- *SEWER MANHOLE*
- *SANITARY SEWER CLEANOUT*

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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

UTILITY PLAN
BUILDING ADDITION CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/2/2023	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\Commercial\2020\20-0673 Spiral\Dall road Cornerstone Monterey\20-0673-Site Plan- 09-06-2023.dwg

CENTERLINE SPRINGHILL ROAD

EXISTING EDGE OF ASPHALT

NEW ASPHALT

NEW CURB

NEW SHARED USE TRAIL

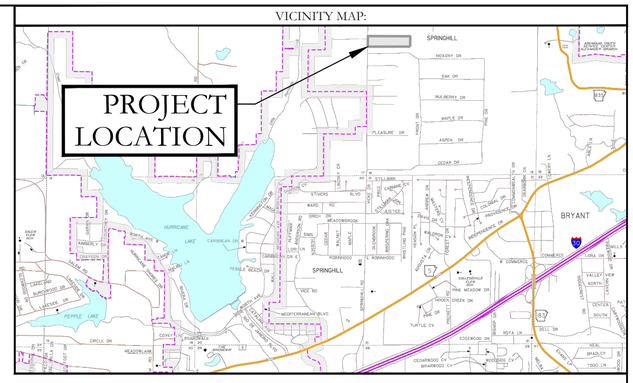
REMOVE EXISTING FENCE

EXISTING BUILDING

NEW GRAVEL DRIVE (6" GRAVEL) AND PARKING

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

VICINITY MAP:



4' SWALE

ADA RAMP

PORTABLE CLASS ROOMS BUILDING SLAB ELEV. 463.0'

26.0'

24.0'

30.0'

64.0'

9.0'

30'

5.0'

-12.2%

-5.4%

-4.8%

-19.2%

-33.1%

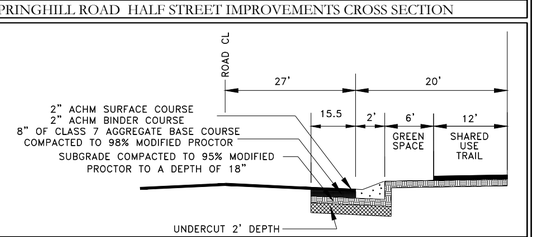
-7.5%

N

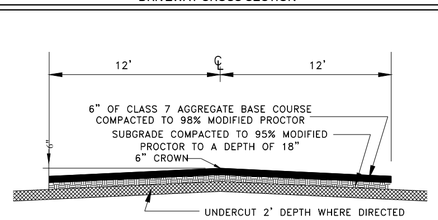
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

20' 10' 0 20'

SPRINGHILL ROAD HALF STREET IMPROVEMENTS CROSS SECTION



DRIVEWAY CROSS SECTION



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FOR USE AND BENEFIT OF:

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GRADING PLAN-1
BUILDING ADDITION CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

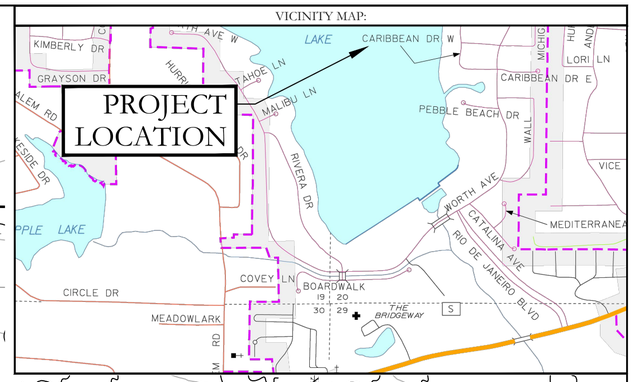
DATE:	10/02/2023	C.A.D. BY: B.JOHNSON	DRAWING NUMBER:
REVISED:		CHECKED BY:	20-0673
SHEET:		SCALE:	

500	01S	14W	0	16	400	62	1762

K:\Land Projects 2044\Commercial\2020\20-0673 Springhill road Cornerstone Montessori\20-0673-Site Plan- 09-06-2023.dwg

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

VICINITY MAP:



EXISTING BUILDING

NEW GRAVEL DRIVE AND PARKING

4' SWALE

26.0'

24.0'

5.0'

30.0'

ADA RAMP

PORTABLE CLASS ROOMS BUILDING SLAB ELEV. 463.0'

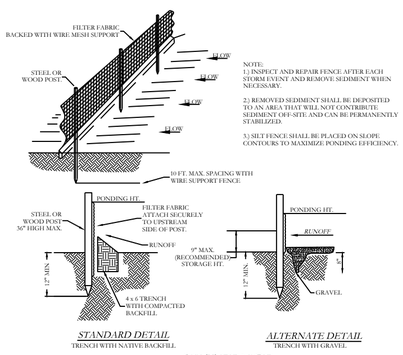
9.0'

24.0'

30'

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.

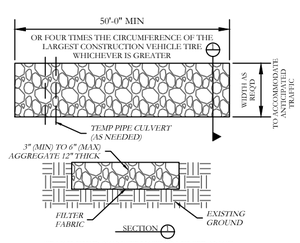
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

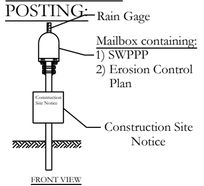
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

TYPICAL SITE POSTING:



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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FOR USE AND BENEFIT OF:
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EROSION CONTROL PLAN
BUILDING ADDITION CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10/2/2023		C.A.D. BY: B.JOHNSON		DRAWING NUMBER: 20-0673			
REVISED:		CHECKED BY:					
SHEET:		SCALE: 1"= 20'					
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