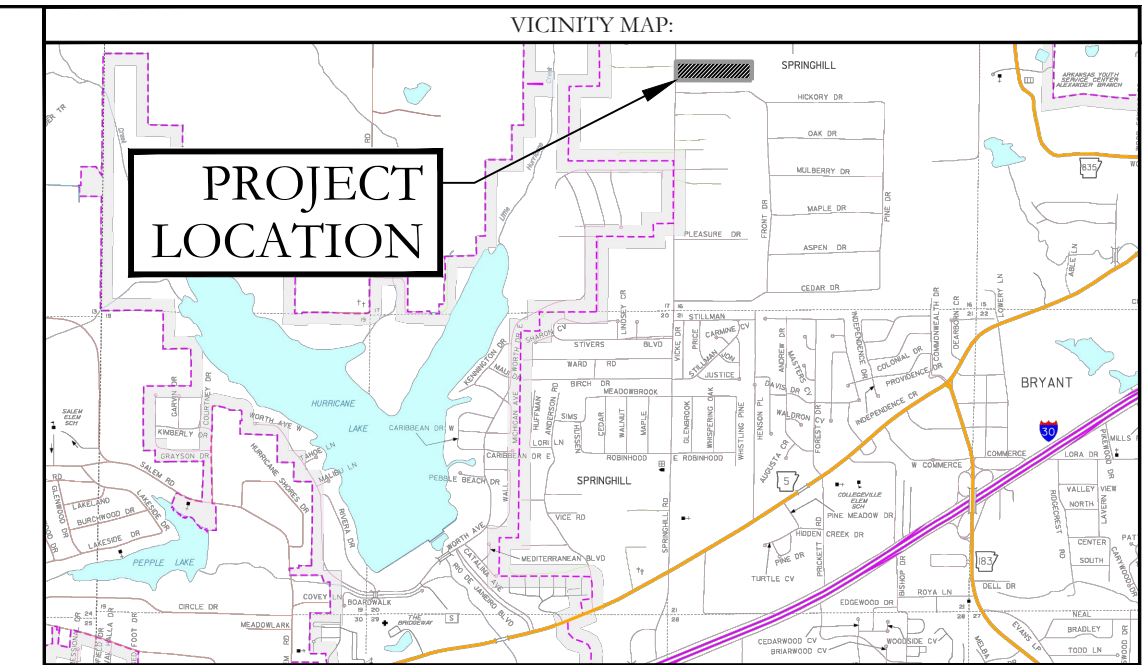


FIP
NW CORNER NW 1/4 NW 1/4
SECTION 16, T-01-S, R-14-W



PROJECT
LOCATION

UTILITY PLAN LEGEND

- WATER METER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- S— SANITARY SEWER LINE
- W— WATER LINE
- ⊙ SEWER MANHOLE
- ⊕ 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

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 3/8" 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 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.

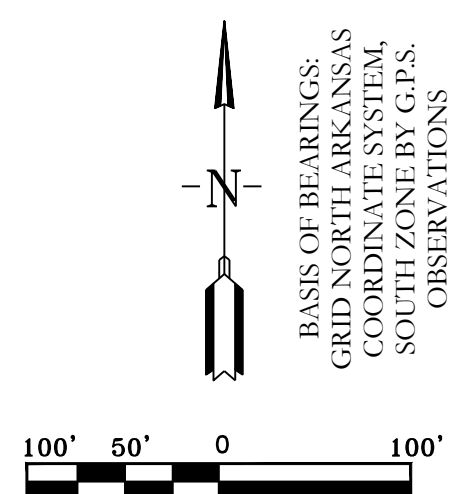
A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05125C0225E, DATED: 6/5/2020.

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

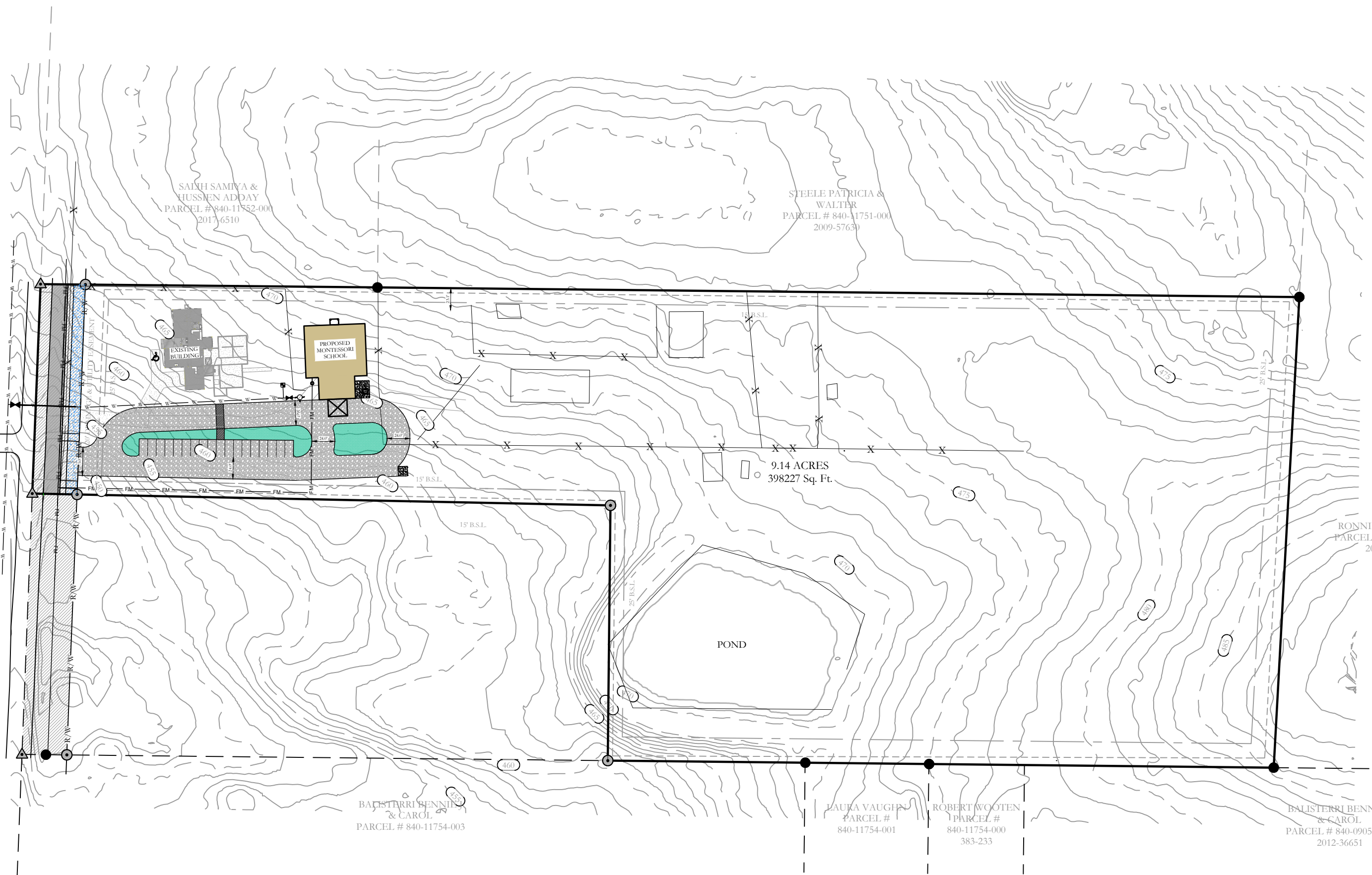


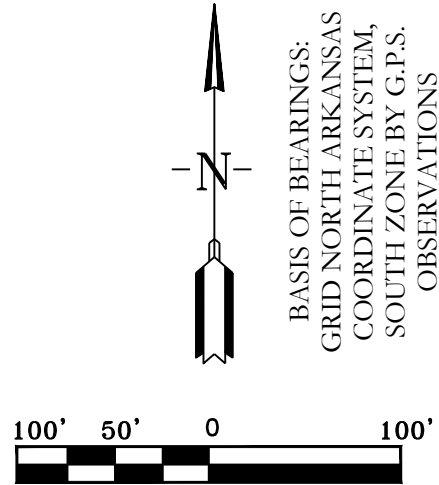
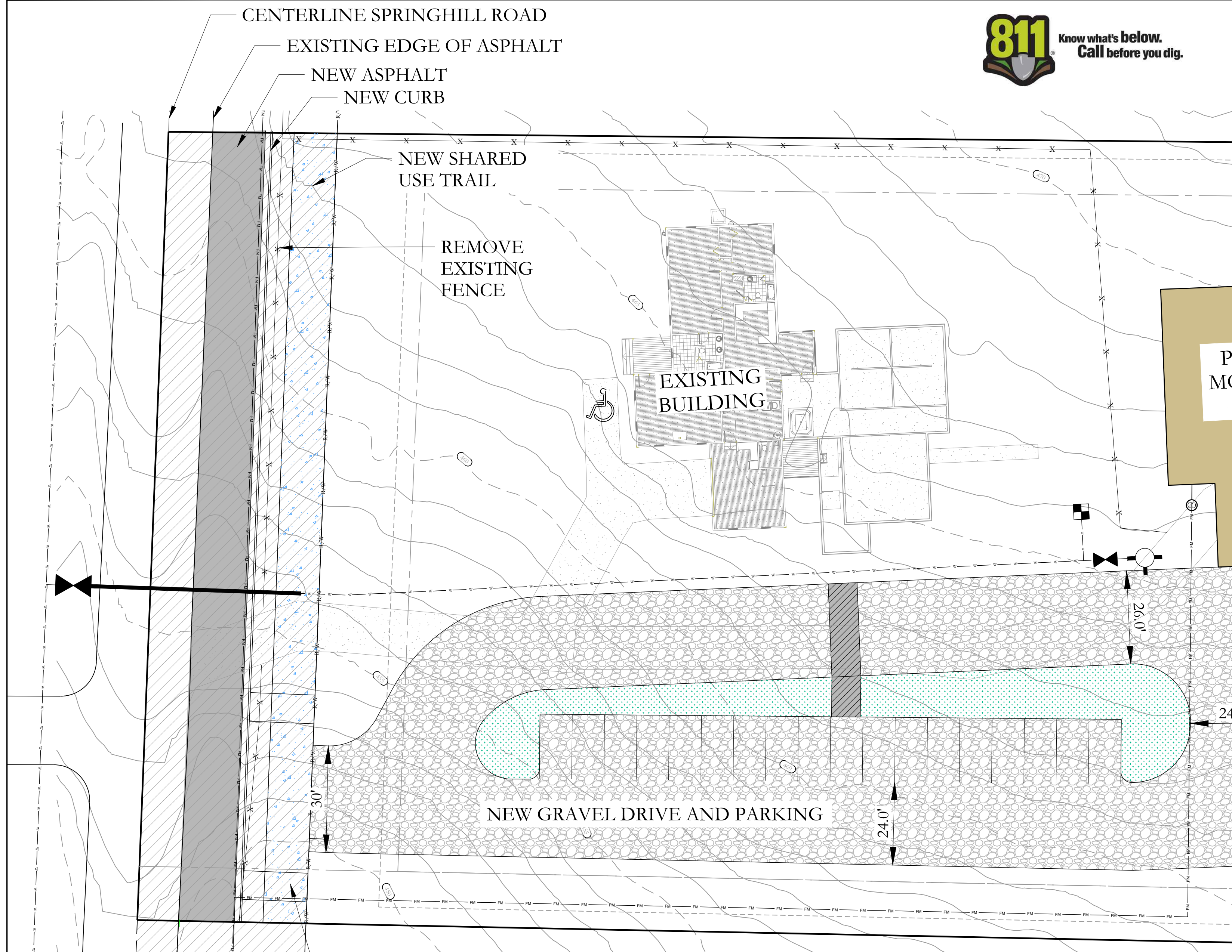
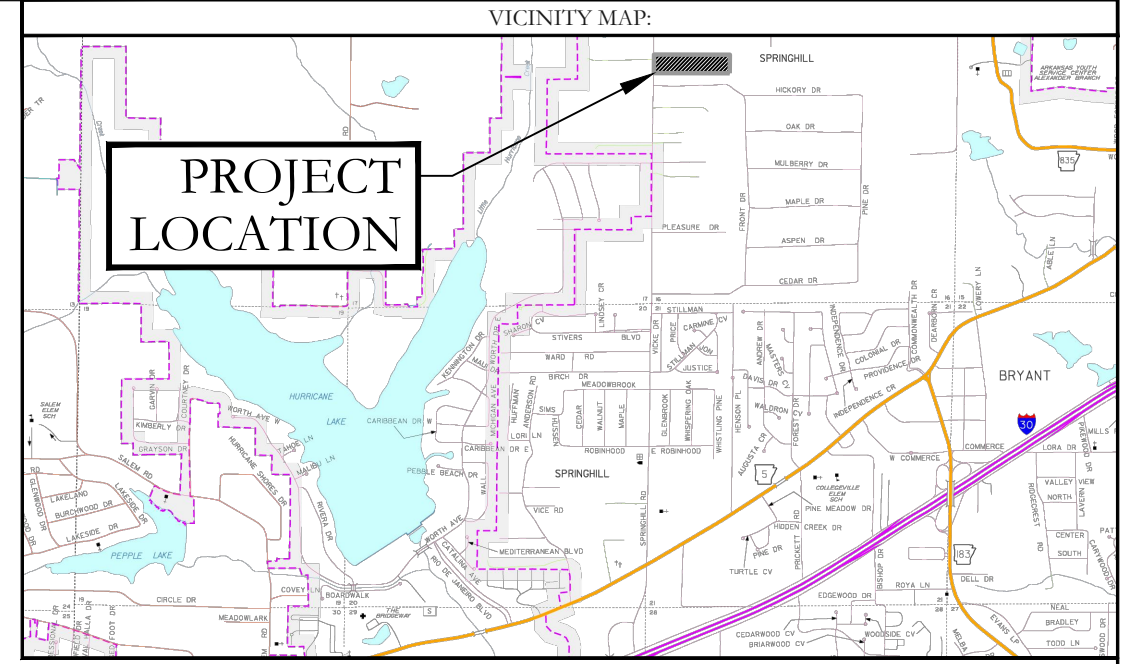
- LEGEND**
- ⊙ - Found Aliquot Corner
 - - Found monument
 - ⊕ - Set 1/2" Rebar
 - ⊕ - Computed point
 - (M) - Measured
 - (P) - Plat/Deed
 - — — - Fence

HOPE CONSULTING ENGINEERS - SURVEYORS		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: SHANNON NUCKOLS			
SITE PLAN CORNERSTONE CITY OF BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/21/2022	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:	500	SCALE:	1" = 100'
	01S		14W 0 16 400 62 1762
		DRAWING NUMBER:	20-0673

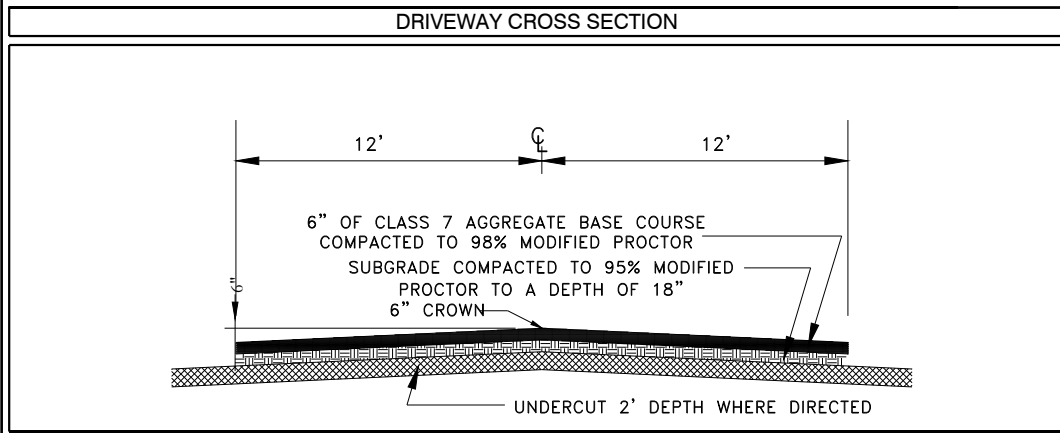
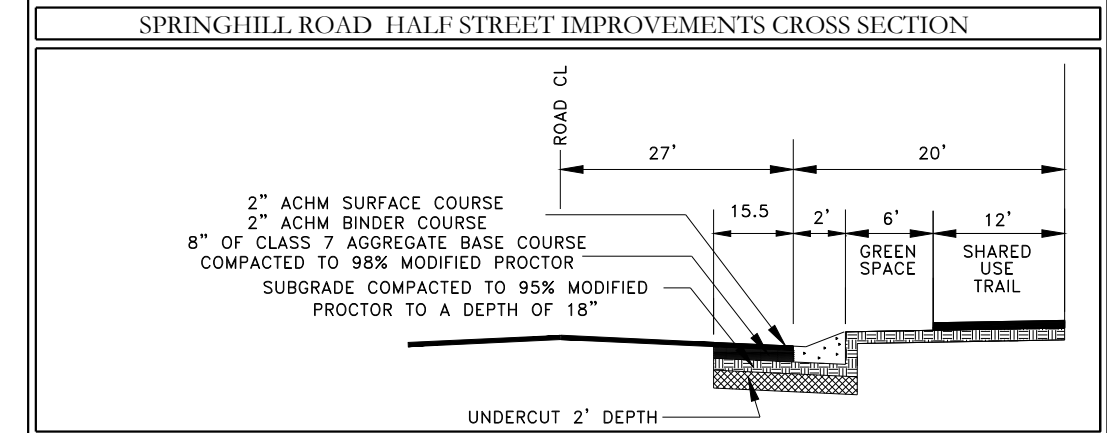


SOUND IN PAVEMENT
SW CORNER SW 1/4 SW 1/4
SECTION 16, T-01-S, R-14-W



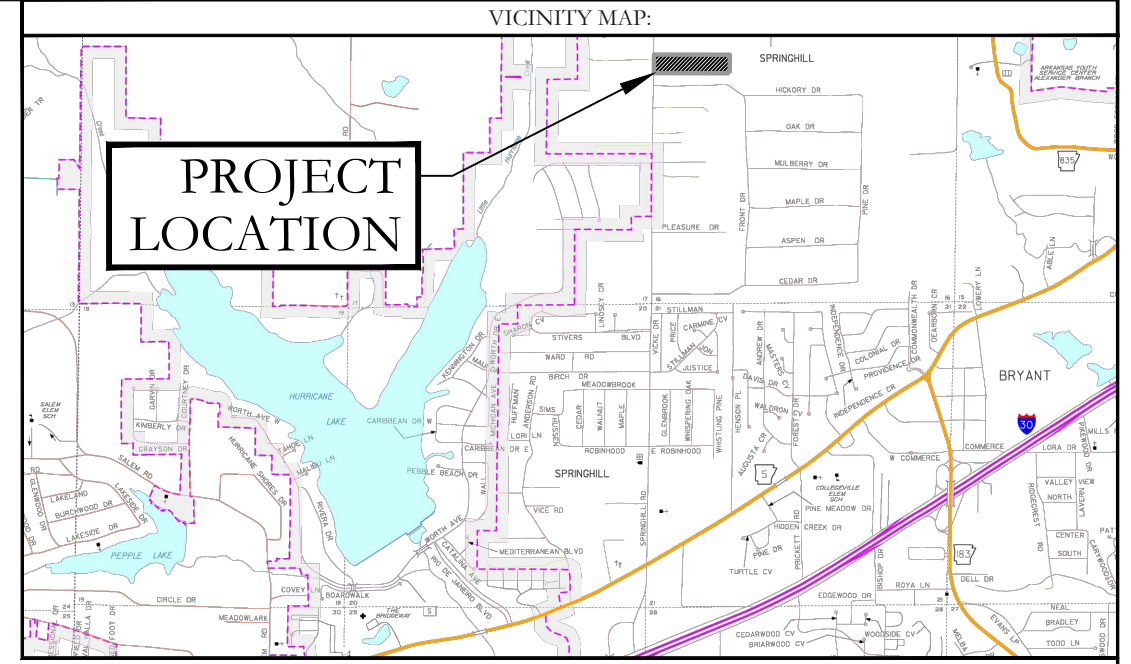


BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS



		129 North Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com	
FOR USE AND BENEFIT OF: SHANNON NUCKOLS			
CONSTRUCTION PLAN CORNERSTONE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/21/2022	C.A.D. BY:	B. JOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER:		20-0673	

K:\Land Projects\2010\Survey\2010\2010071 M&M\Site 4910 Springhill Road\210673.dwg - Plan 06-28-22 - phase 1 - cornerstone



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

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

DUMPSTER AND ENCLOSURE

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

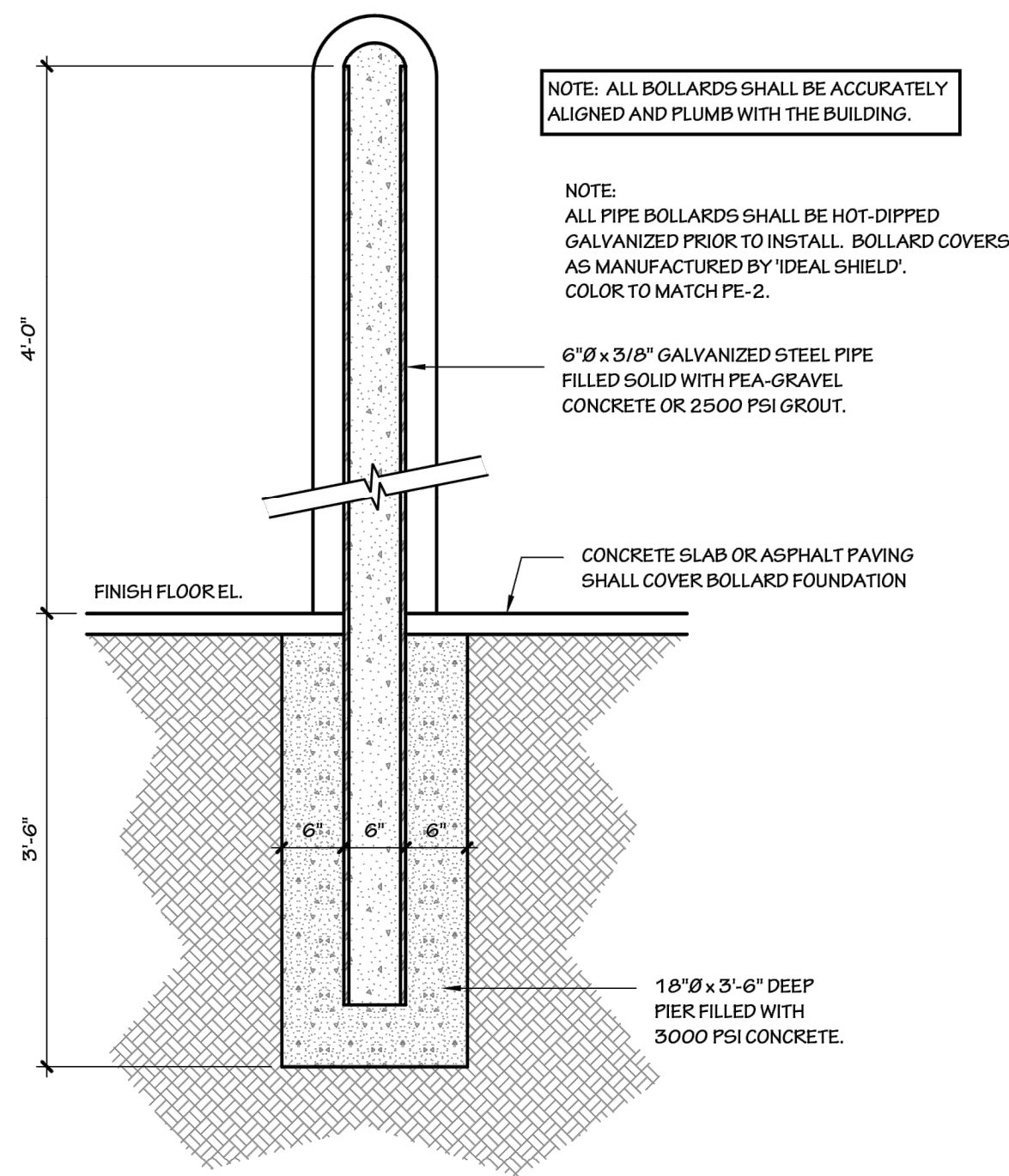
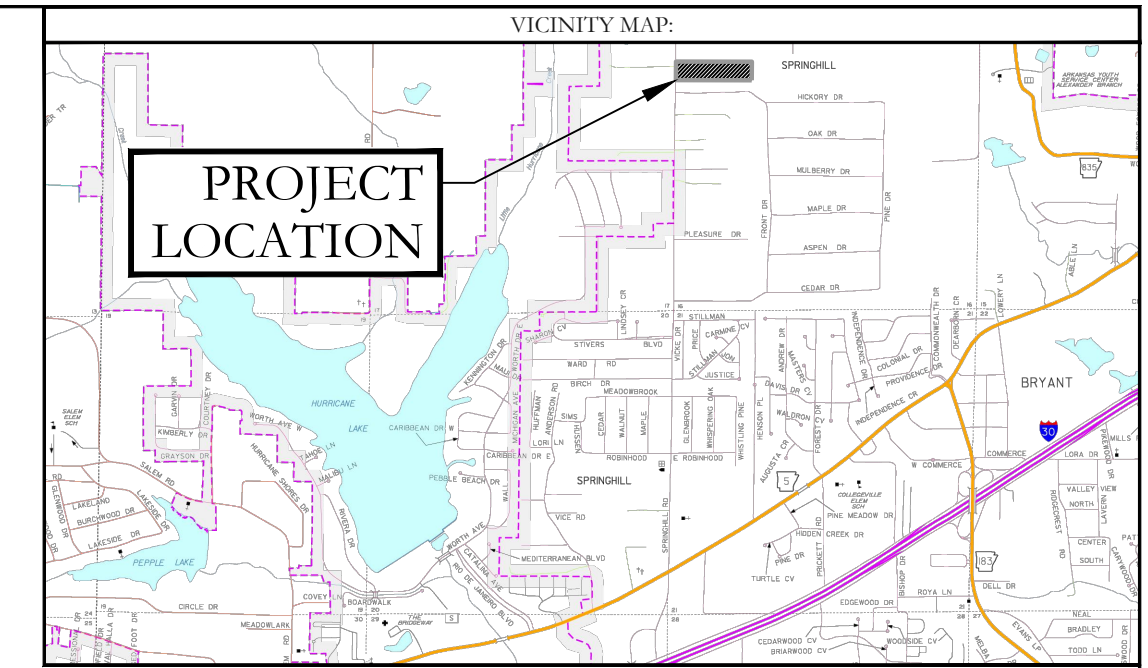
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS



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

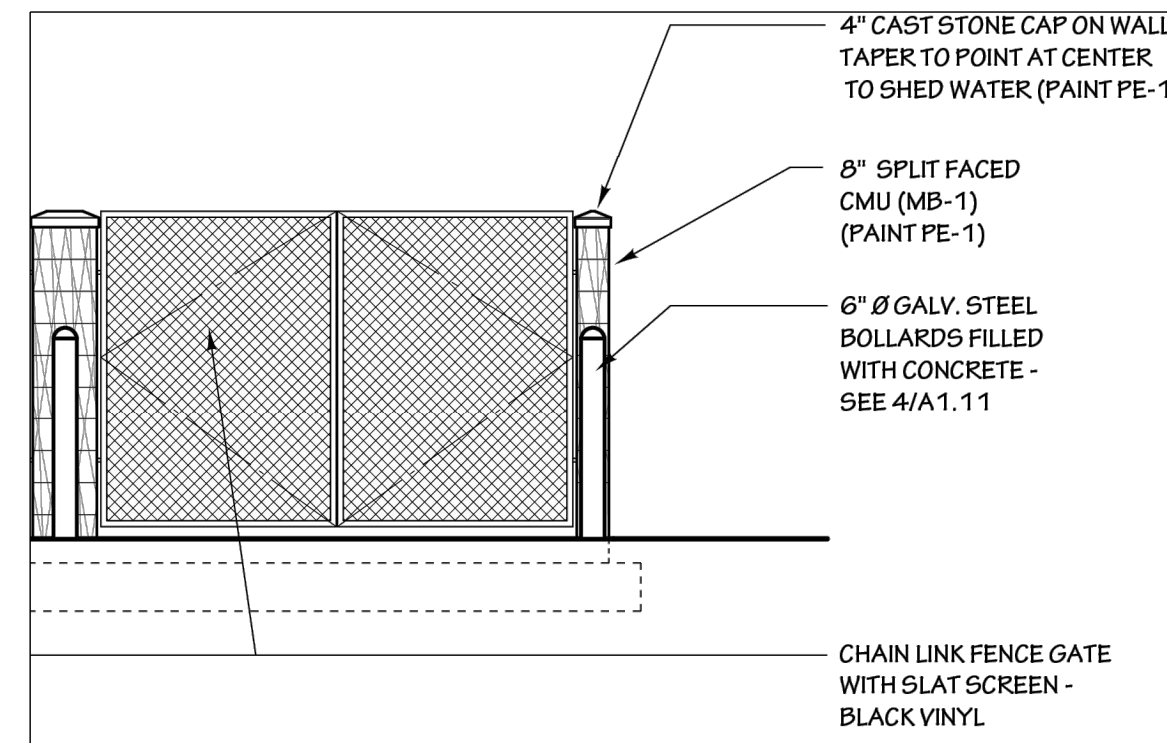
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FOR USE AND BENEFIT OF: SHANNON NUCKOLS			
UTILITY PLAN CORNERSTONE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/21/2022	C.A.D. BY:	B. JOHNSON
REVISION:		CHECKED BY:	
SHEET:		SCALE:	1" = 100'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER:		20-0673	

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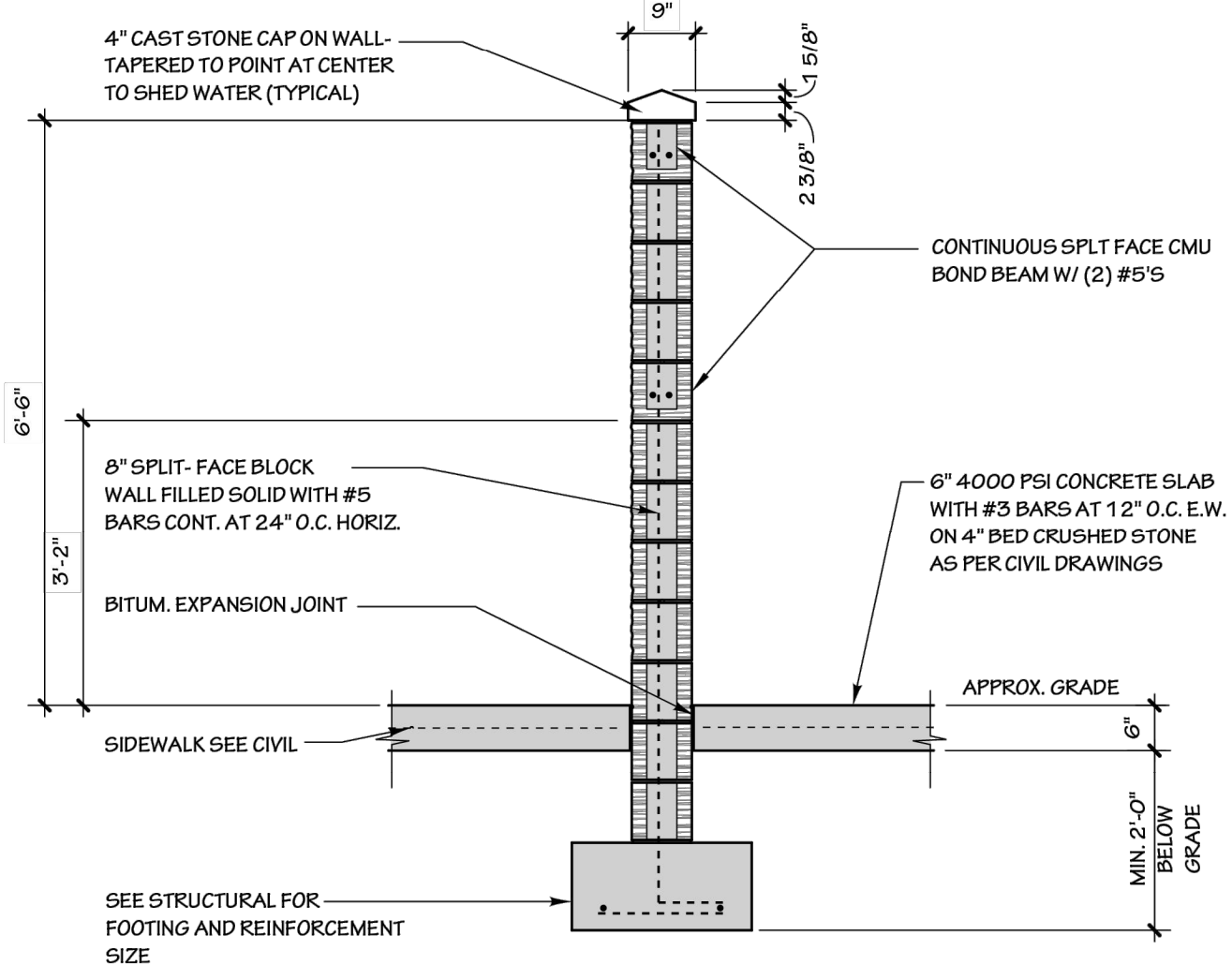
SECTION DETAILS AT PIPE BOLLARD

Scale: 1 1/2" = 1'-0"



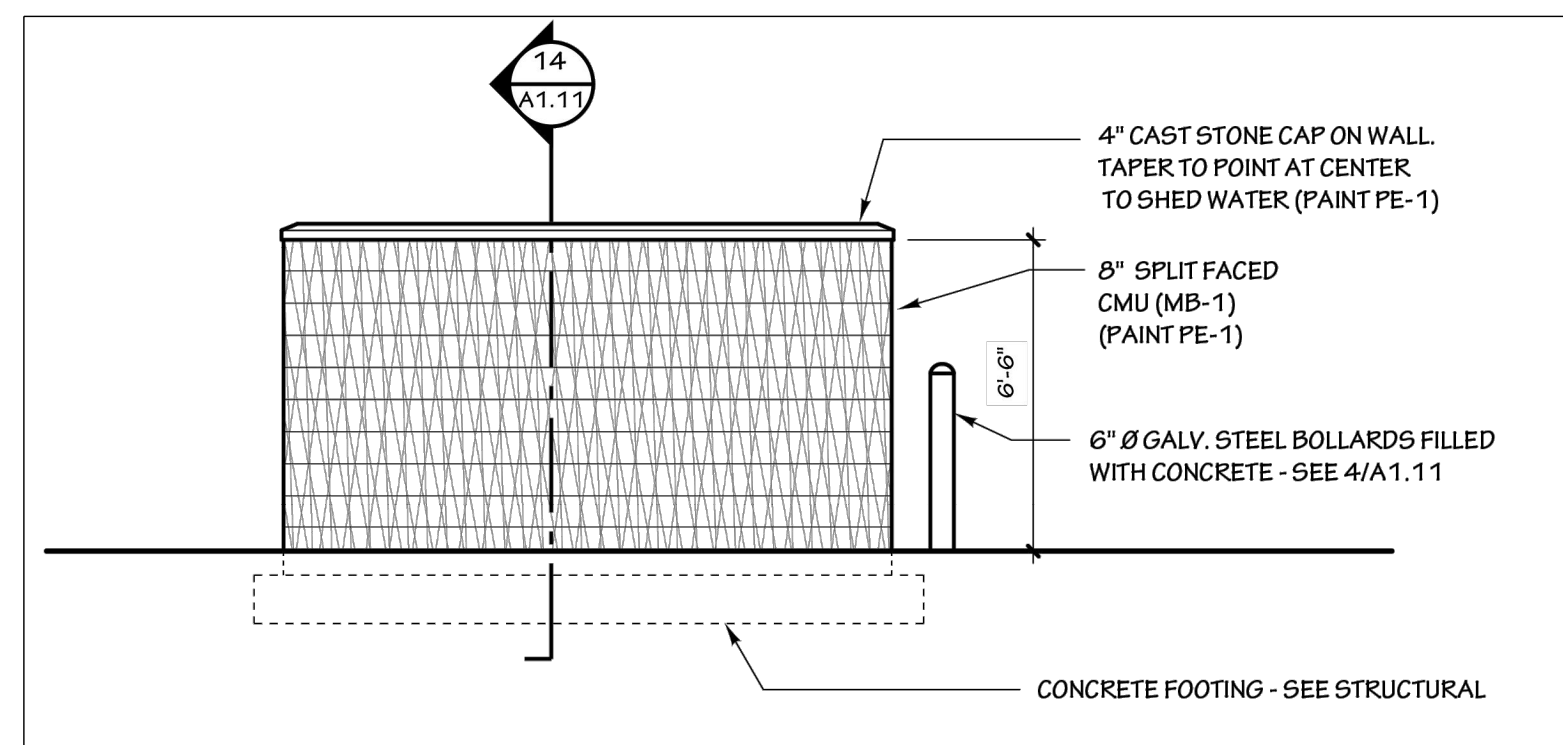
FRONT ELEVATION

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



TRASH ENCLOSURE WALL DETAIL

Scale: 1/2" = 1'-0"



SIDE ELEVATION

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

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CONSULTING
ENGINEERS - SURVEYORS

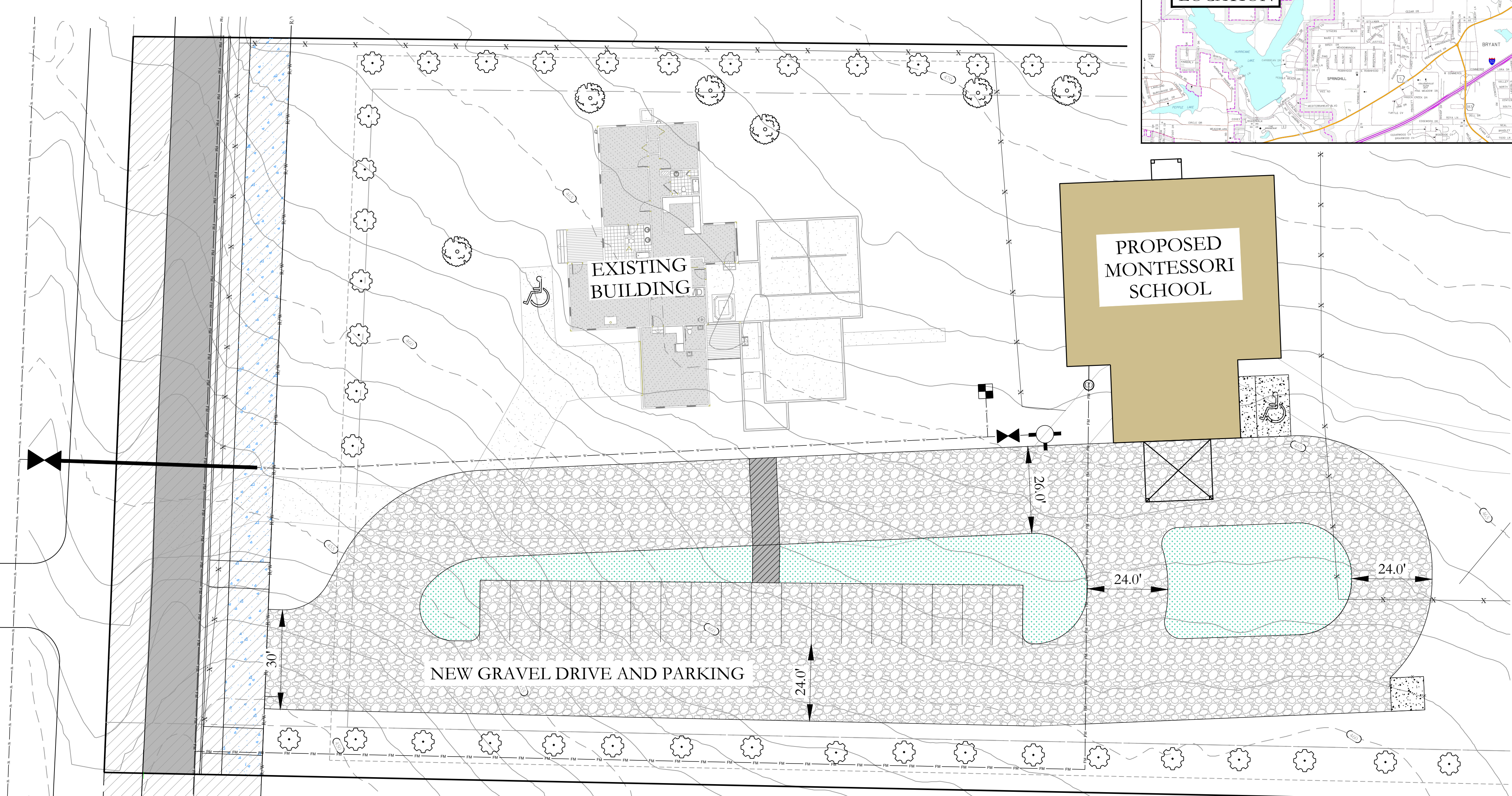
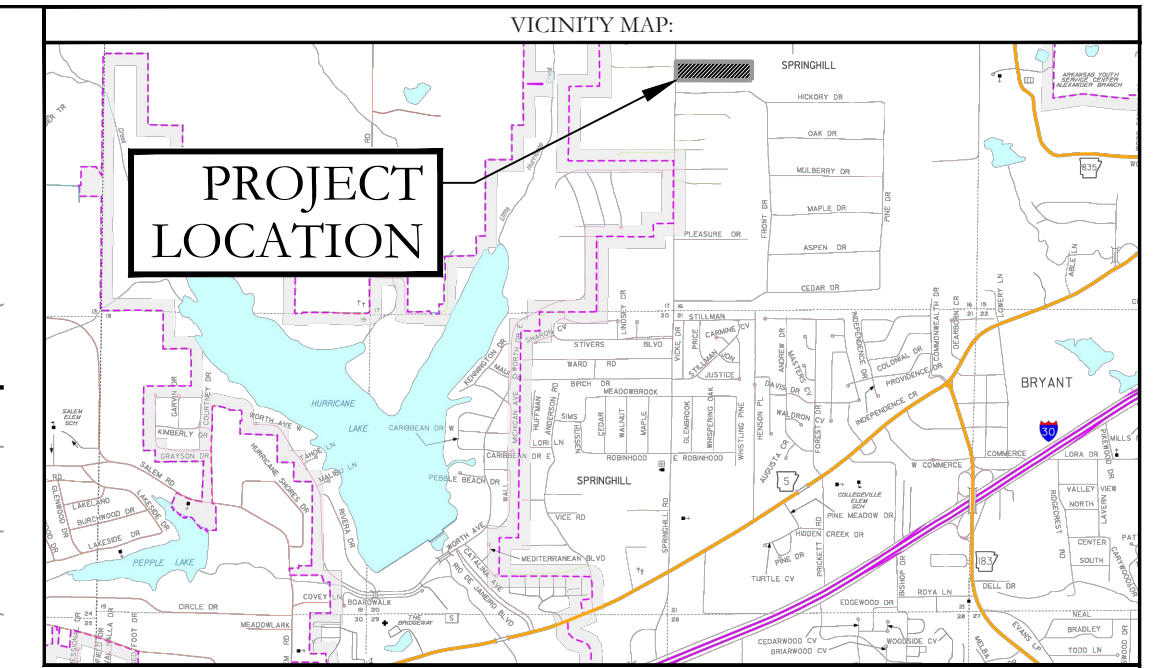
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FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

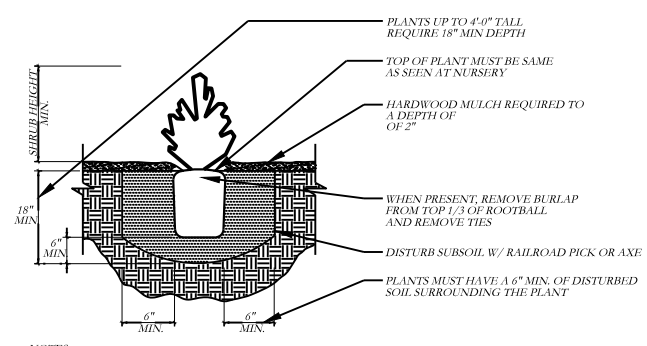
DUMPSTER ENCLOSURE DETAILS
CORNERSTONE

BRYANT, SALINE COUNTY, ARKANSAS

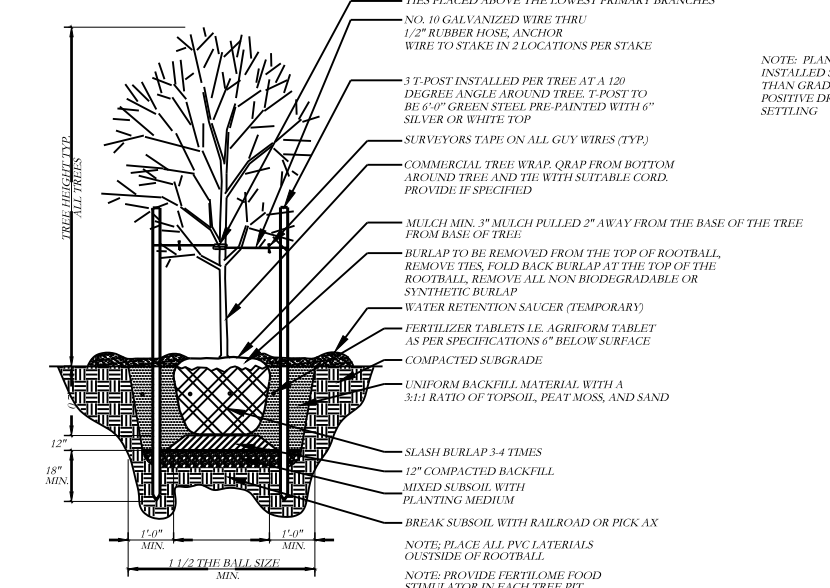
DATE:	12/21/2022	C.A.D. BY:	BJOHNSON	DRAWING NUMBER:	
REVISED:		CHECKED BY:		20-0673	
SHEET:		SCALE:	1" = 100'		
500	01S	14W	0 16	400	62 1762



MAINTENANCE OF LANDSCAPING
 THE OWNER, TENANT, OR AGENT, IF ANY SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING 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.

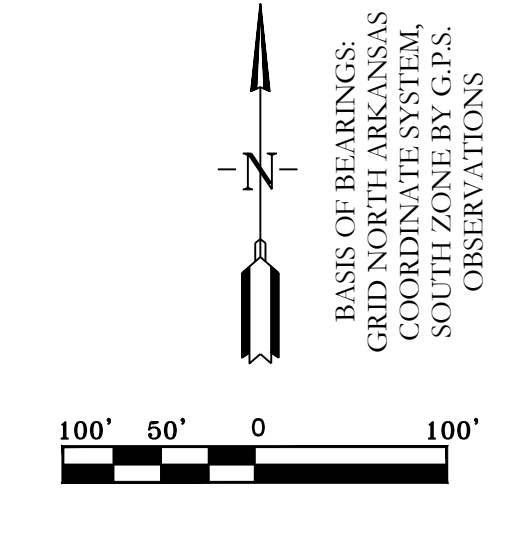


2 SHRUB PLANTING DETAIL
 NOTES:
 1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
 2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COORDINATE WITH SEASONAL CONCERNS AND THE GROWING PERIOD.
 3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURER'S RECOMMENDATIONS.
 4. PROVIDE BURLAP BACKFILL PLANTING MEDIUM TO BE 1/2\"/>



1 TREE PLANTING DETAIL
 NOTES: PLANTS TO BE INSTALLED 6\"/>

LANDSCAPE LEGEND			
COMMON NAME	SCIENTIFIC NAME	HEIGHT AT MATURITY	QTY (REQUIRED)
EVERGREEN/2000SF	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	38'	38
SHRUBS	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	6'-6"	0
CANOPY TREE	CHOOSE FROM LIST OF SPECIES INCLUDED IN CITY OF BRYANT LANDSCAPING CODE	6'	6
SOD	BERMUUDA		4300.0 SF
PLANTERS	N/A		0



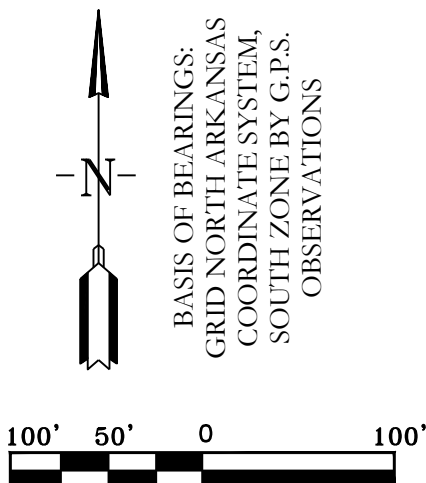
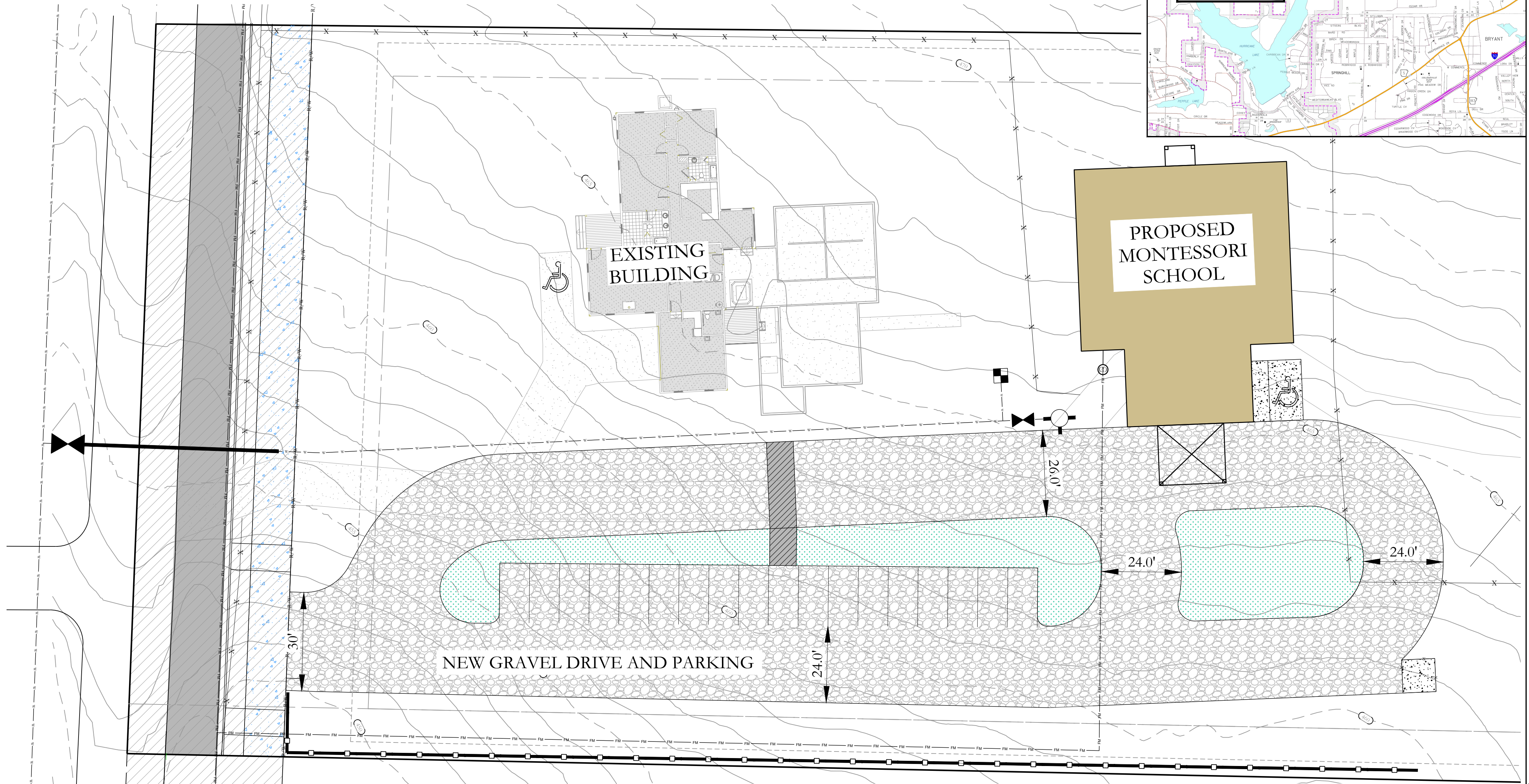
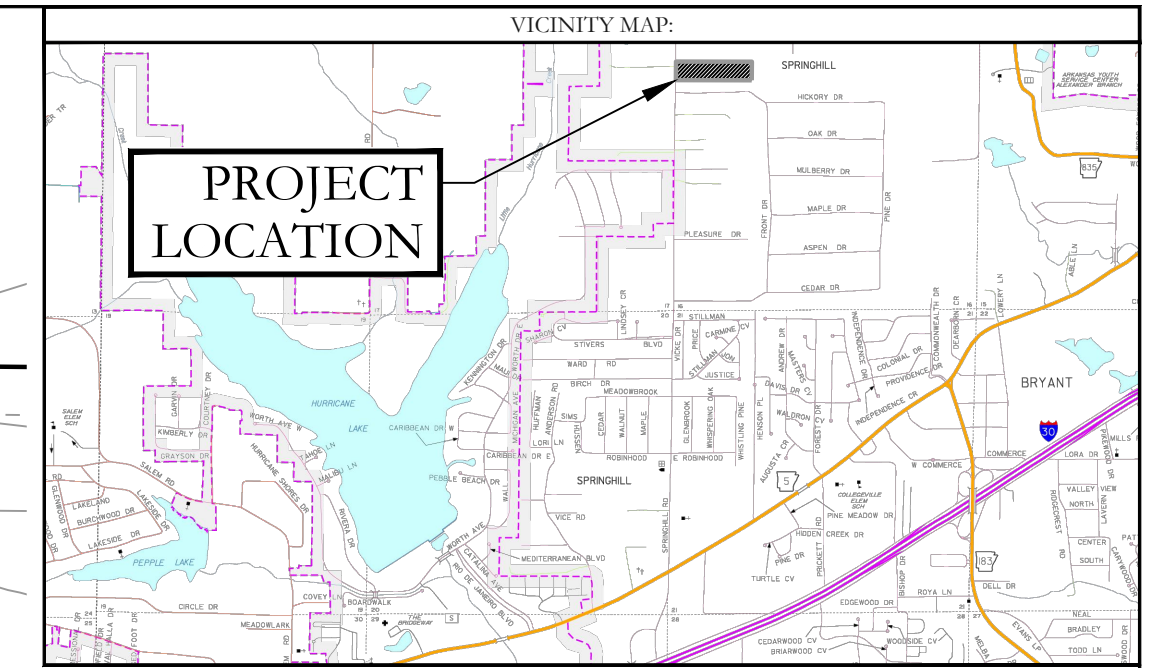
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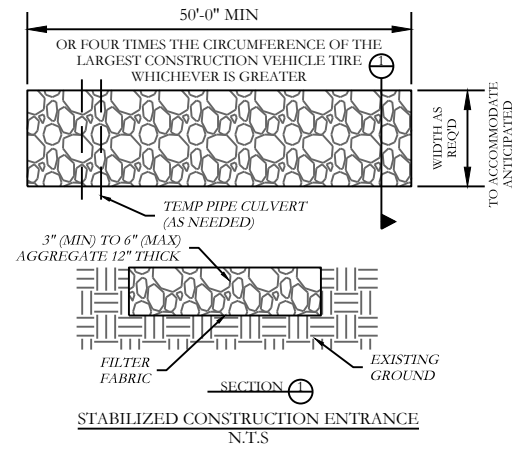
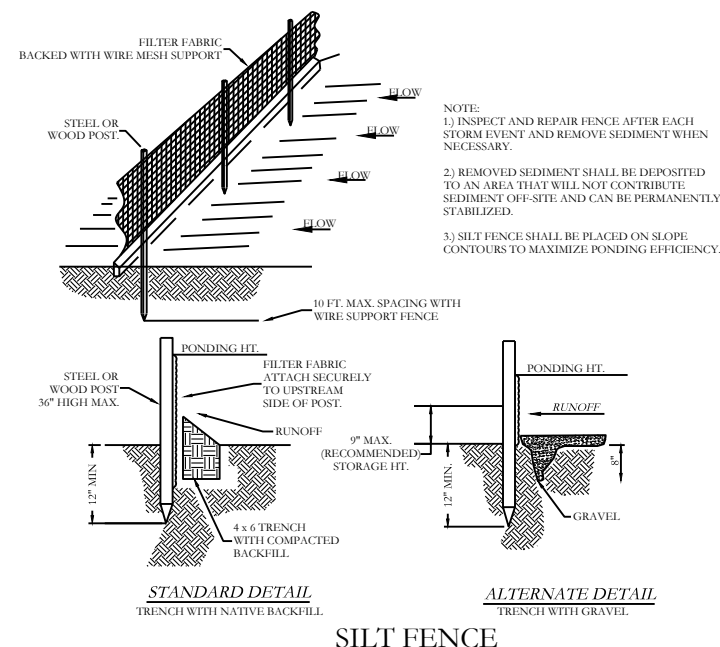
FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

LANDSCAPE PLAN
CORNERSTONE
 BRYANT, SALINE COUNTY, ARKANSAS

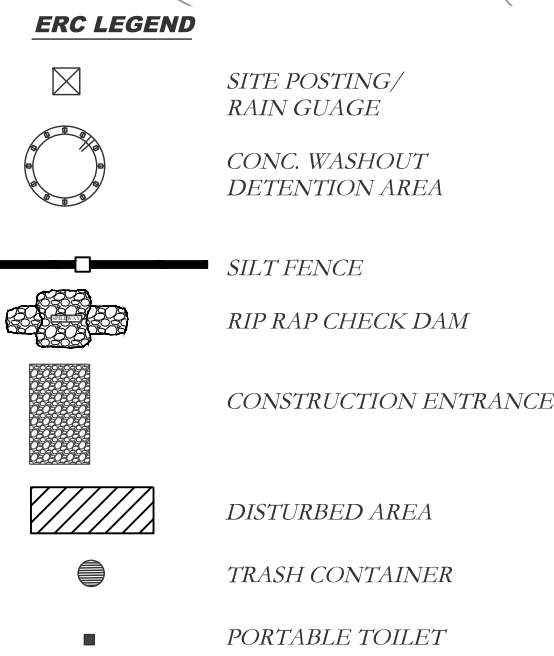
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	01S	14W	0 16	400	62 1762



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



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.
DEADLINES 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: SHANNON NUCKOLS			
EROSION CONTROL PLAN CORNERSTONE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12/21/2022	C.A.D. BY:	BJOHNSON
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