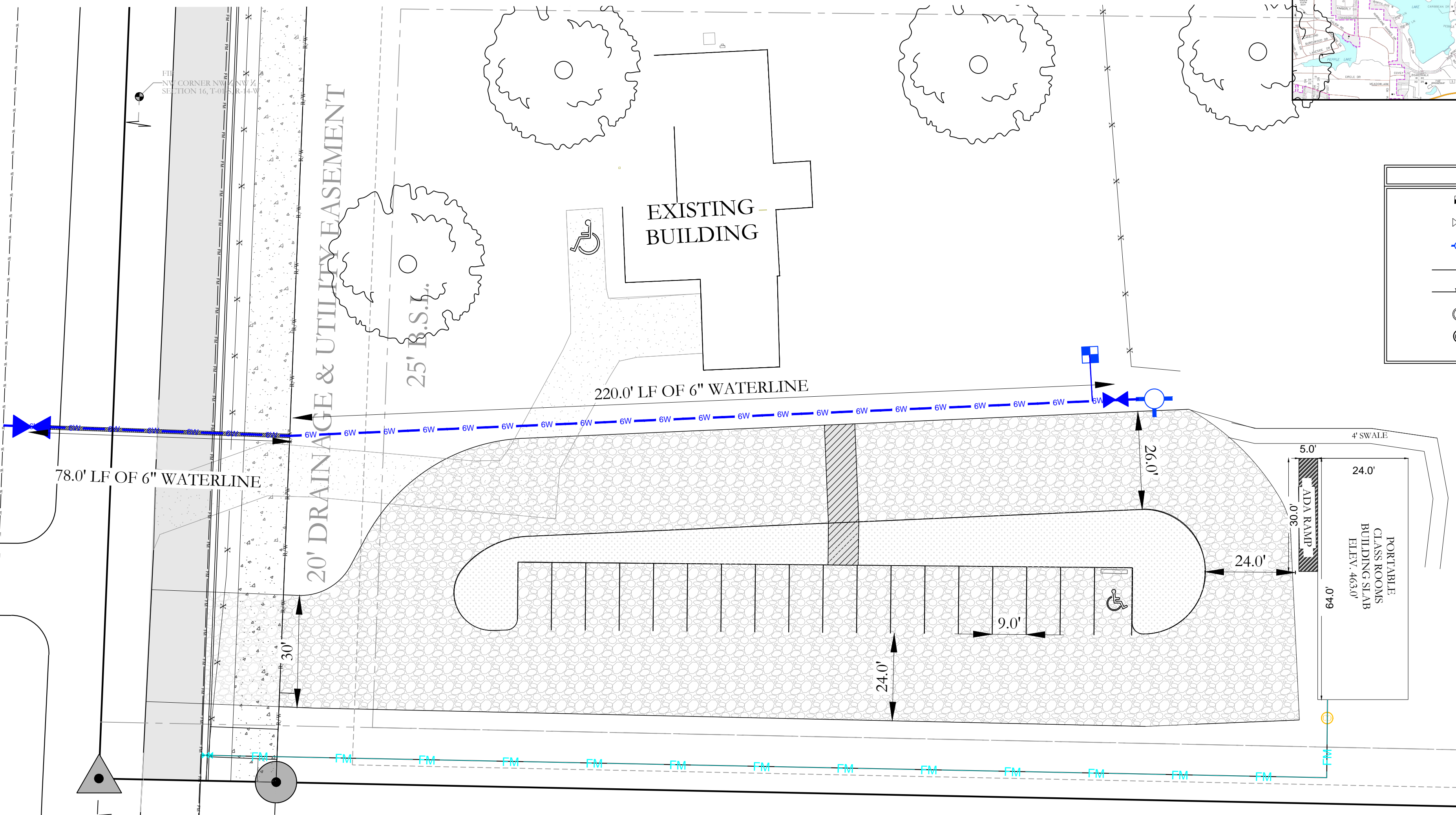


UTILITY PLAN LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	WATER LINE
	SEWER MANHOLE
	SANITARY SEWER CLEANOUT



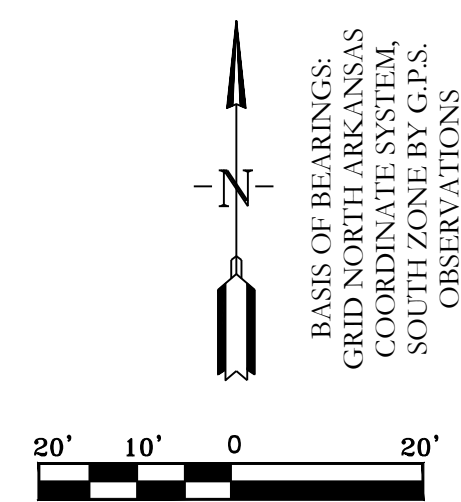
LEGAL DESCRIPTION:
 PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S2°15'35"W ALONG WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 819.14 FEET TO THE POINT OF BEGINNING; THENCE S89°26'33"E, A DISTANCE OF 333.66 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 2" 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 2" 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

LEGEND	
	- Found Aliquot Corner
	- Found monument



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



HOPE CONSULTING
 ENGINEERS - SURVEYORS

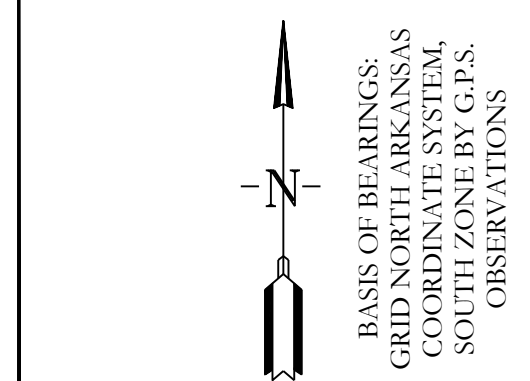
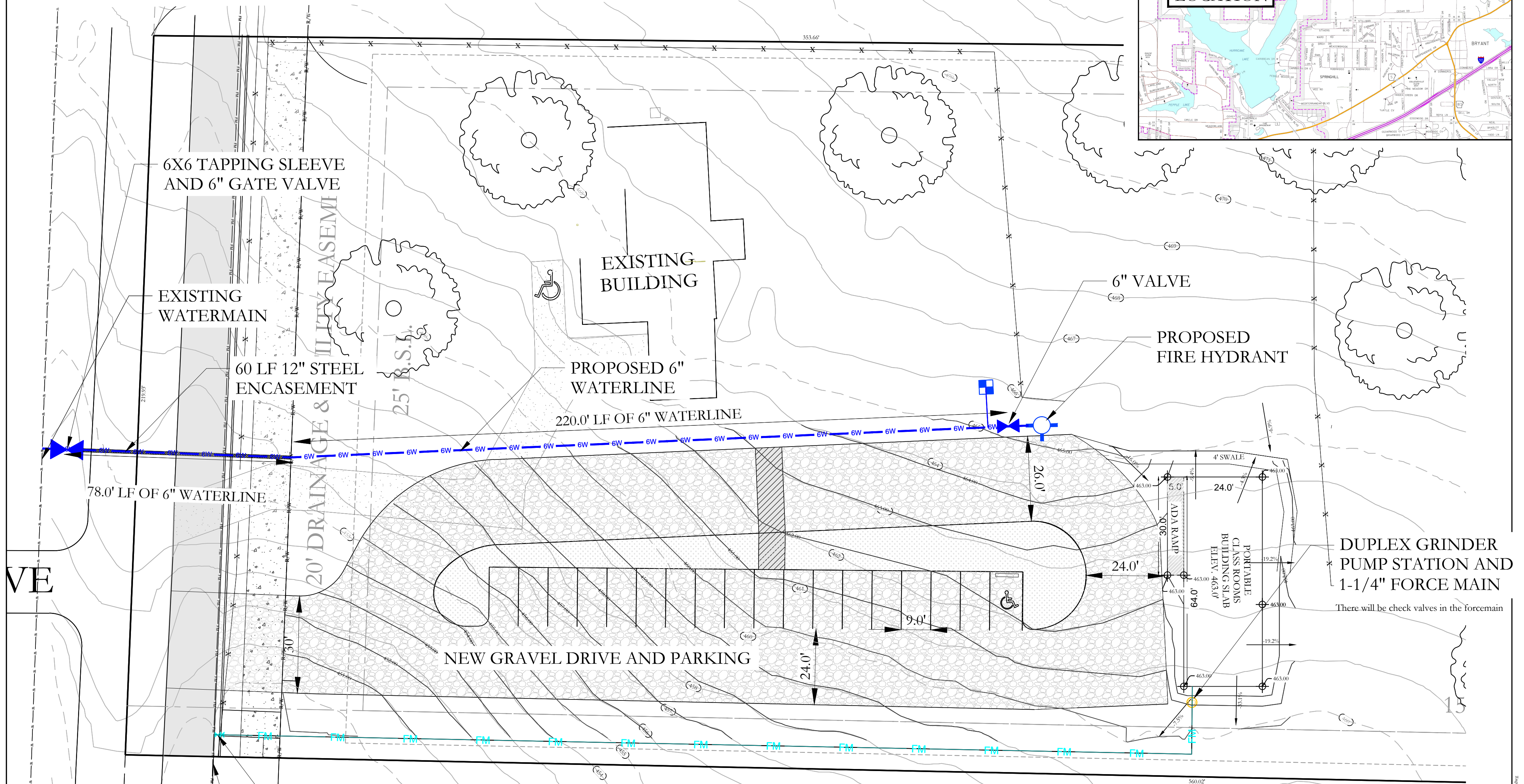
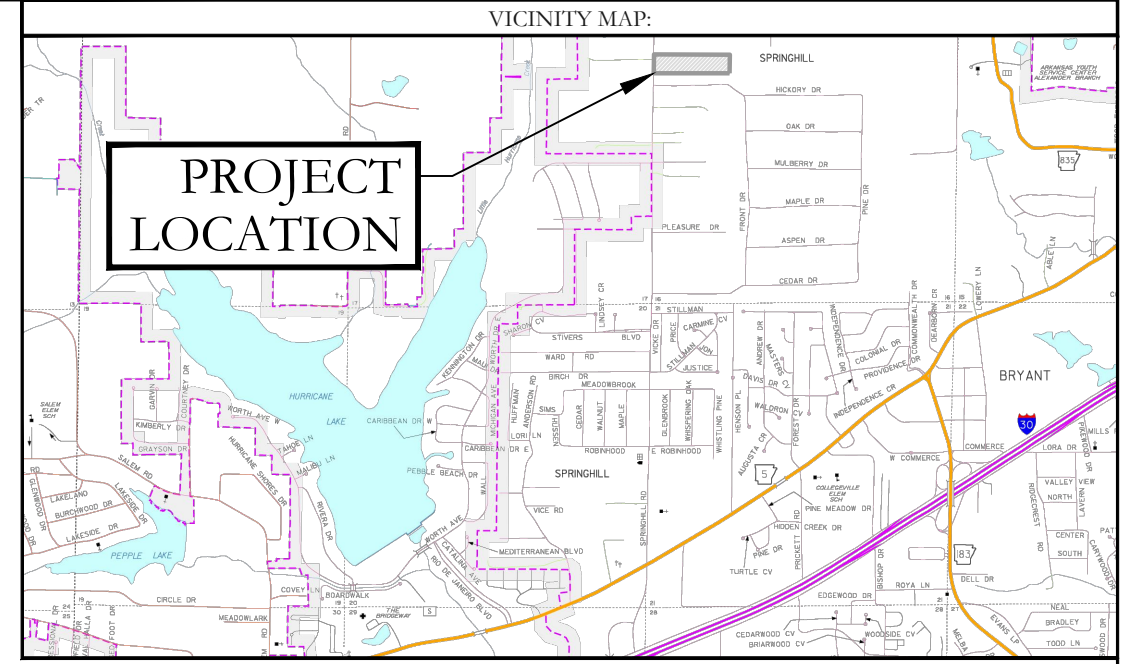
129 North Main Street,
 Benton, Arkansas 72015
 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

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: BJOHNSON	DRAWING NUMBER:
REVISED:	CHECKED BY:	20-0673
SHEET: 500	SCALE: 1" = 100'	

K:\Land Projects\2019\Commercial\2019\0603_Sprindhill\road\Generative\Homesite\20\0673_Site Plan - 09.06.2023.dwg

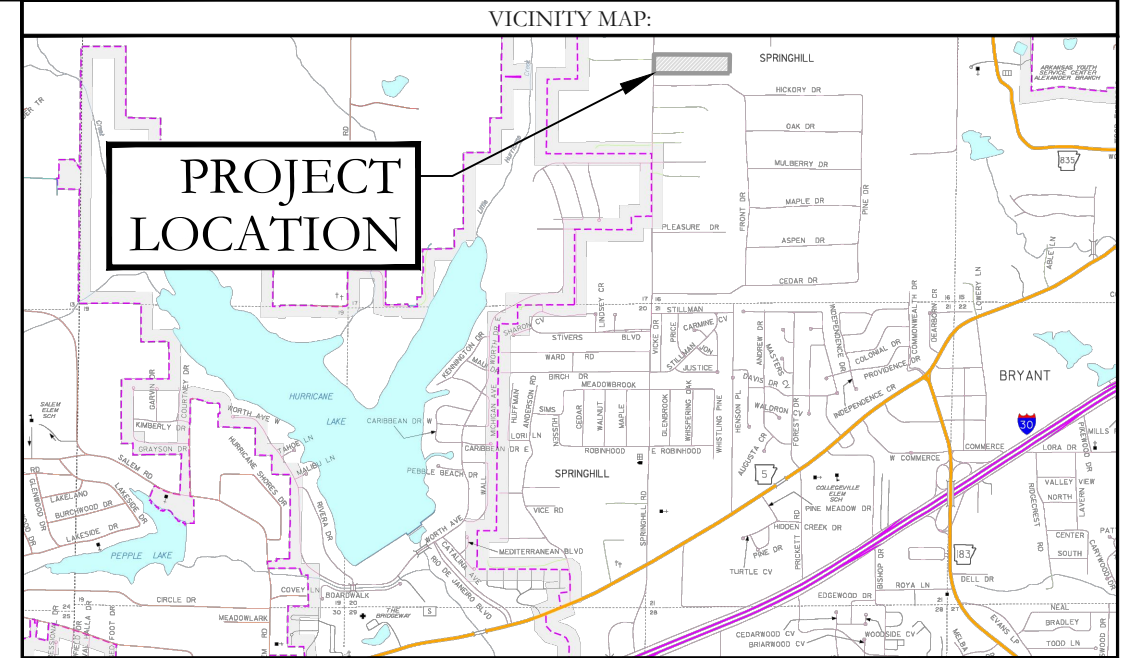


BASIS OF BEARINGS:
 GRID NORTH ARKANSAS
 COORDINATE SYSTEM,
 SOUTH ZONE BY G.P.S.
 OBSERVATIONS

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 BUILDING ADDITION CORNERSTONE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	10/2/2023	C.A.D. BY:	B. JOHNSON
REVISED:		CHECKED BY:	
SHEET:	500	SCALE:	1" = 100'
		DRAWING NUMBER:	20-0673
500	01S	14W	0 16 400 62 1762

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CENTERLINE SPRINGHILL ROAD
 EXISTING EDGE OF ASPHALT
 NEW ASPHALT
 NEW CURB

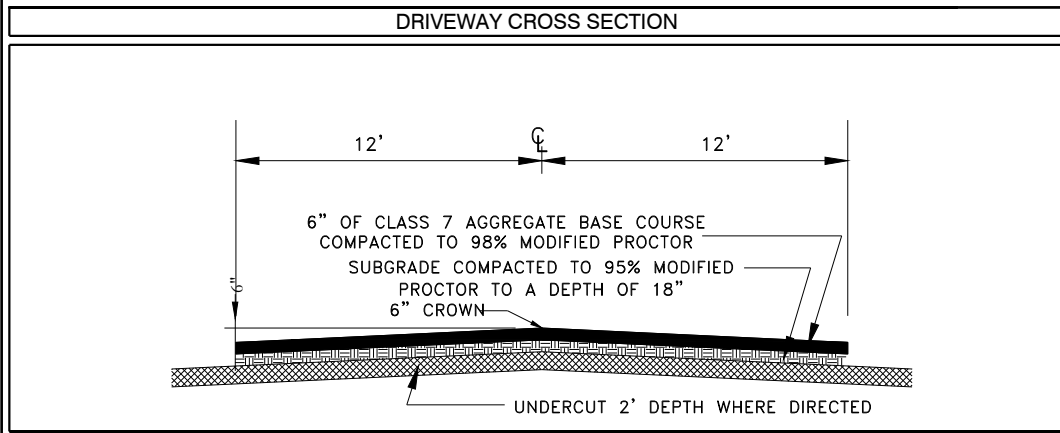
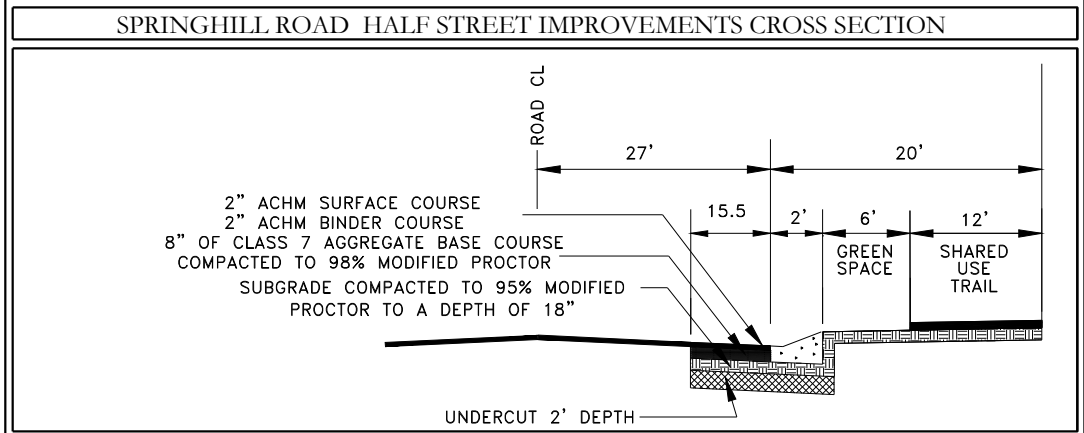
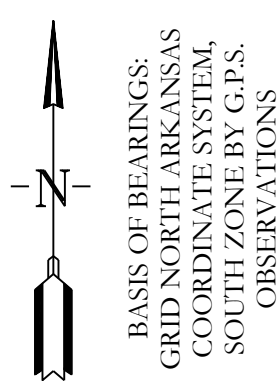
NEW SHARED
 USE TRAIL

REMOVE
 EXISTING
 FENCE

EXISTING
 BUILDING

NEW GRAVEL DRIVE (6" GRAVEL)
 AND PARKING

4' SWALE
 24.0'
 ADA RAMP
 PORTABLE
 CLASS ROOMS
 BUILDING SLAB
 ELEV. 463.0'



HOPE
CONSULTING
 ENGINEERS - SURVEYORS

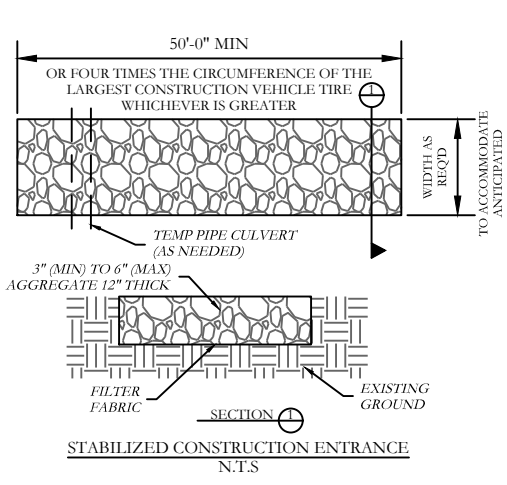
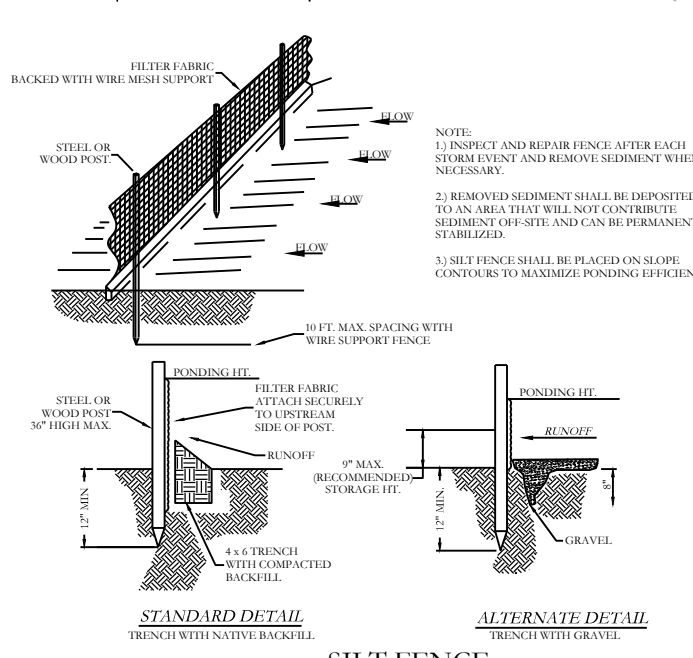
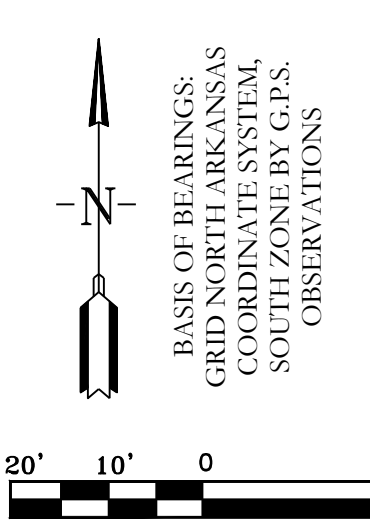
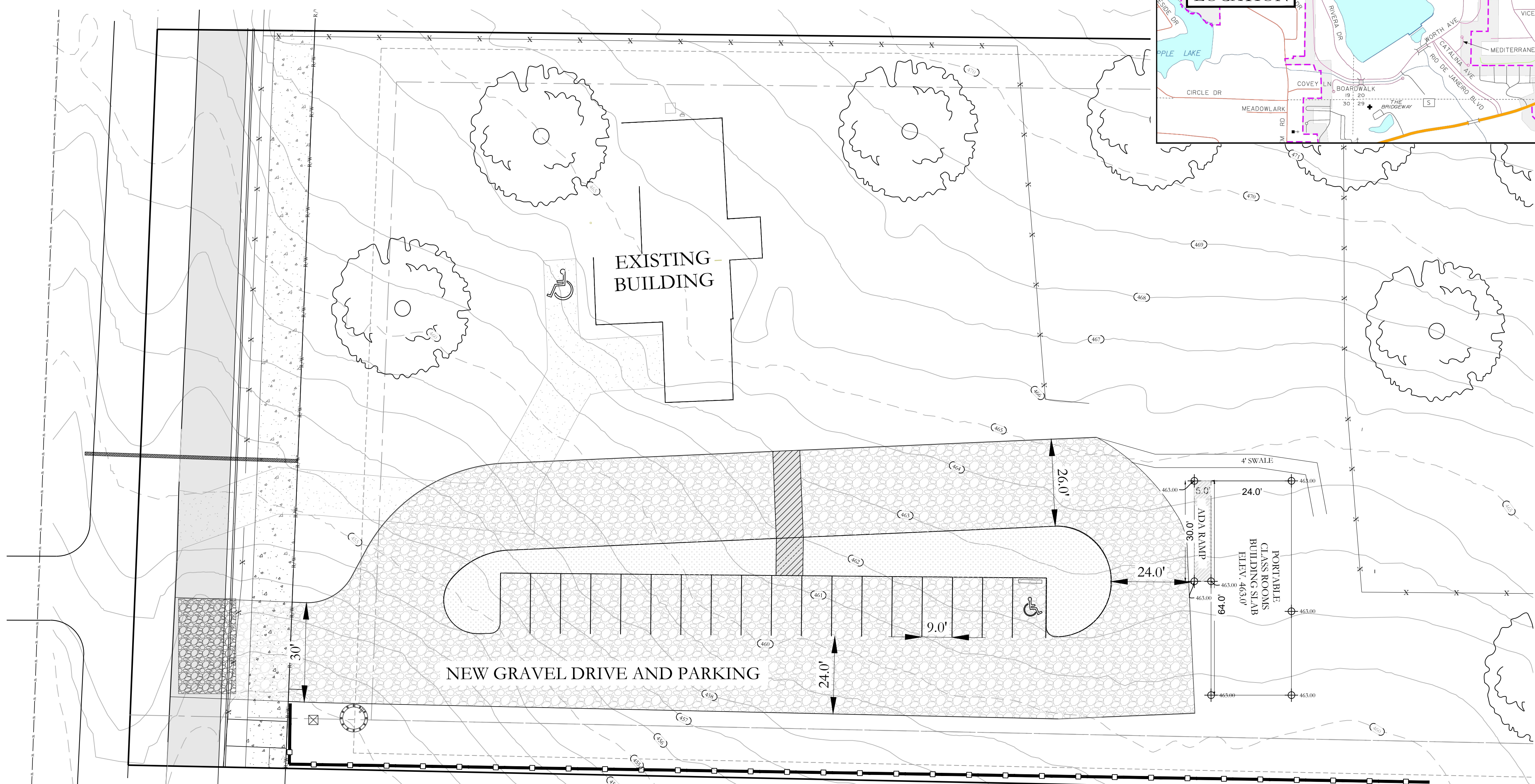
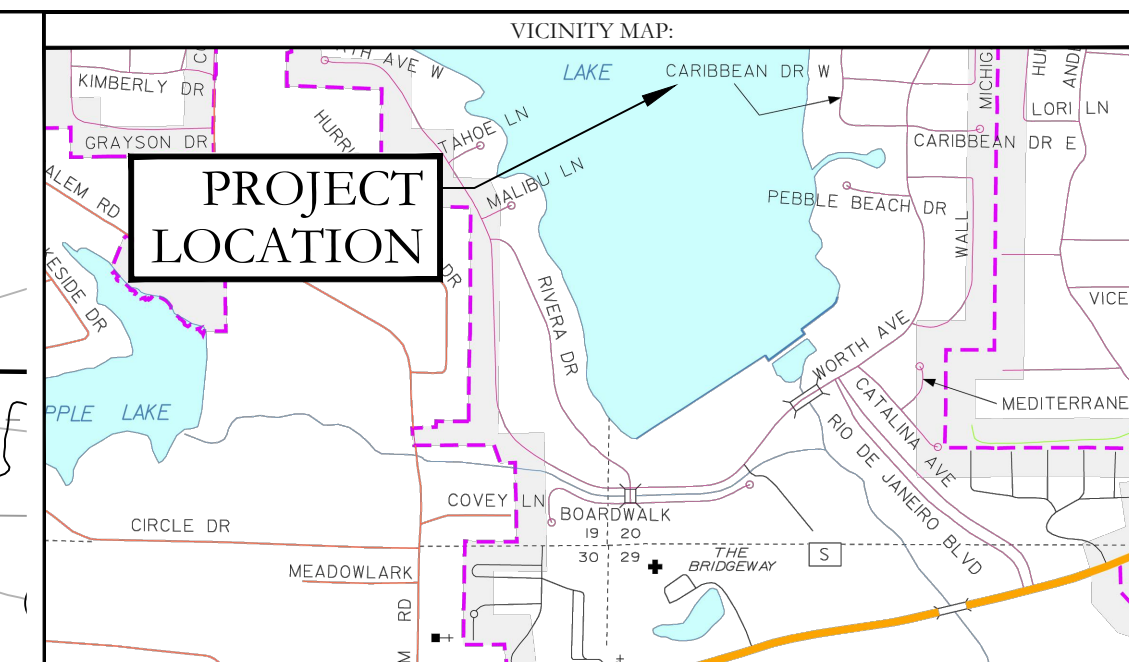
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 PH. (501)315-2626
 FAX (501) 315-0024
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SHANNON NUCKOLS

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

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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.

ERC LEGEND

- ☒ SITE POSTING/ RAIN GAUGE
- CONC. WASHOUT DETENTION AREA
- SILT FENCE
- ⊕ RIP RAP CHECK DAM
- ▨ CONSTRUCTION ENTRANCE
- ▨ DISTURBED AREA
- TRASH CONTAINER
- PORTABLE TOILET

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			
EROSION CONTROL PLAN BUILDING ADDITION CORNERSTONE BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	10/2/2023	C.A.D. BY:	BJOHNSON
REVISED:		CHECKED BY:	
SHEET:		SCALE:	1" = 20'
500	01S	14W	0 16 400 62 1762
DRAWING NUMBER: 20-0673			

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