SITE DEVELOPMENT PLAN
FOR GOOD DAY FARM DISPENSARY

A TRACT OF LAND BEING PART OF THE SE 1/4 OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 14 WEST
CITY OF BRYANT, SALINE COUNTY, ARKANSAS

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- ELECTRIC BREAKER
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

LINE TYPE LEGEND

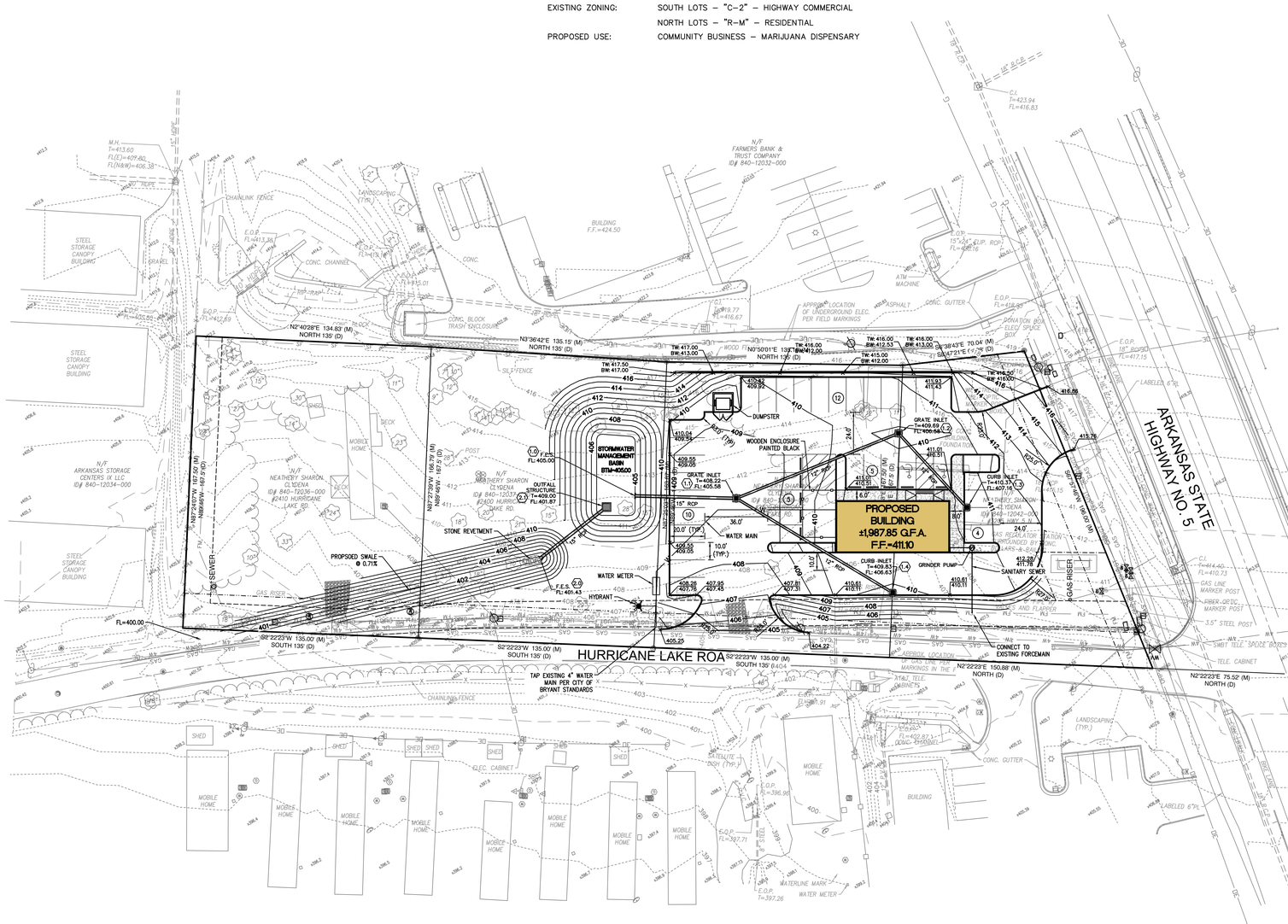
- EX CONT MJR
- EX CONT MNR
- TREE LINE
- FEMA ELEV
- FEMA LIMIT
- PAVEMENT
- WALL
- GUARD RAIL
- CHAINLINK/WIRE FENCE
- WOOD/VINYL FENCE
- GAS
- UNDER GROUND ELEC
- OVERHEAD ELEC
- TELEPHONE LINE
- FIBER OPTIC LINE
- WATERLINE
- FLOODWAY
- SLOPE/LEVEE

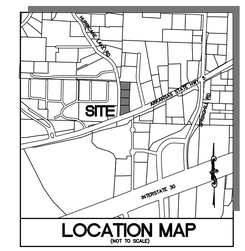
ABBREVIATIONS

C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.B.	–	RADIAL BEARING
R.C.P.	–	REINFORCED CONCRETE PIPE
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VETRIFIED CLAY PIPE
W	–	WATER
(80'W)	–	RIGHT-OF-WAY WIDTH

PERTINENT DATA

TRACT AREA:	1.99 ± AC. (86,509 S.F.)
CURRENT OWNER:	NEATHERY SHARON CLYDENA
SITE ADDRESS:	3205 HWY 5 N, BRYANT, AR 72019 2320 HURRICANE LAKE RD, BRYANT, AR 72019
PARCEL ID:	840-12036-000, 840-12037-000, 840-12038-000, 840-12042-000
FEMA FLOOD MAP:	05125C0360E (REVISED JUNE 05, 2020)
EXISTING ZONING:	SOUTH LOTS – "C-2" – HIGHWAY COMMERCIAL NORTH LOTS – "R-M" – RESIDENTIAL
PROPOSED USE:	COMMUNITY BUSINESS – MARIJUANA DISPENSARY





PARKING CALCS.

MINIMUM PARKING FOR C-2 DISTRICT:
1.0 SPACES PER 300 SF
(1,960 SF/300 SF) * 1.0 SPACE = 6.53 OR A MINIMUM OF 7 SPACES

PARKING SPACES PROVIDED = 36 SPACES (2 ADA)

STORMWATER MANAGEMENT

TABLE 2
Peak Discharge - Post-Developed Conditions

Flood Frequency	Allowable Discharge (cfs)	Post-Developed Discharge (cfs)
2 Year	4.98	1.31
5 Year	7.34	5.41
10 Year	9.57	6.70
25 Year	11.35	8.32
50 Year	14.73	10.53
100 Year	15.78	11.16

TABLE 3
Stormwater Detention Summary

Flood Frequency	Basin Discharge (cfs)	Basin WSEL (feet)	Basin Freeboard (feet)
2 Year	1.31	407.38	2.62
5 Year	5.41	407.78	2.22
10 Year	6.70	408.12	1.88
25 Year	8.32	408.37	1.63
50 Year	10.53	408.84	1.16
100 Year	11.16	409.00	1.00

STORMWATER DIFFERENTIAL RUNOFF

PRE-DEVELOPED	ACRES	PI FACTOR (CFS/AC)	TOTAL Q(15)
GRASS	1.81	1.70	3.07
PVMT/ROOF	0.18	3.54	0.63
		TOTAL Q(15) =	3.71

POST-DEVELOPED	ACRES	PI FACTOR (CFS/AC)	TOTAL Q(15)
GRASS	1.30	1.70	2.22
PVMT/ROOF	0.68	3.54	2.41
		TOTAL Q(15) =	4.63
		DIFFERENTIAL = POST - PRE =	+ 0.93

USGS BENCHMARK

BENCHMARK# R 338 ELEV.=405.60 (NAVD88)
DESCRIBED BY ARKANSAS DEPARTMENT OF TRANSPORTATION 2013 THE STATION IS LOCATED ABOUT 5.9 MI (9.5 KM) EAST-SOUTHEAST OF CONGO, 3.0 MI (4.8 KM) WEST OF ALEXANDER AND 1.8 MI (2.9 KM) NORTH OF BRYANT.
TO REACH FROM THE INTERSECTION OF BASELINE ROAD AND NORTH FRONTAGE ROAD PARALLELING I-30, GO WEST ON NORTH FRONTAGE ROAD FOR 7.48 MITO THE STATION ON THE RIGHT, IN THE CENTER OF A HEADWALL.
IT IS 85 FT (25.9 M) WEST OF A COMBINATION POLE AND 20 FT (6.1 M) NORTH OF THE CENTERLINE OF NORTH FRONTAGE ROAD.

PREPARED BY:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
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EMAIL: GENERAL@STOCKASSOC.COM
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PREPARED FOR:
GOOD DAY FARM
C/O REGAN ETHERIDGE
SENIOR PROJECT MANAGER–
STORE DEVELOPMENT, DESIGN & CONSTRUCTION
425 W. CAPITOL AVE.,
LITTLE ROCK, AR 72201

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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SITE DEVELOPMENT PLAN FOR:
GOOD DAY FARM - BRYANT
3205 HIGHWAY 5 N.
BRYANT, ARKANSAS 72019

GEORGE M. STOCK
ARKANSAS
10/19/16
REGISTERED PROFESSIONAL ENGINEER
GEORGE M. STOCK
No. 9168
5/21/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

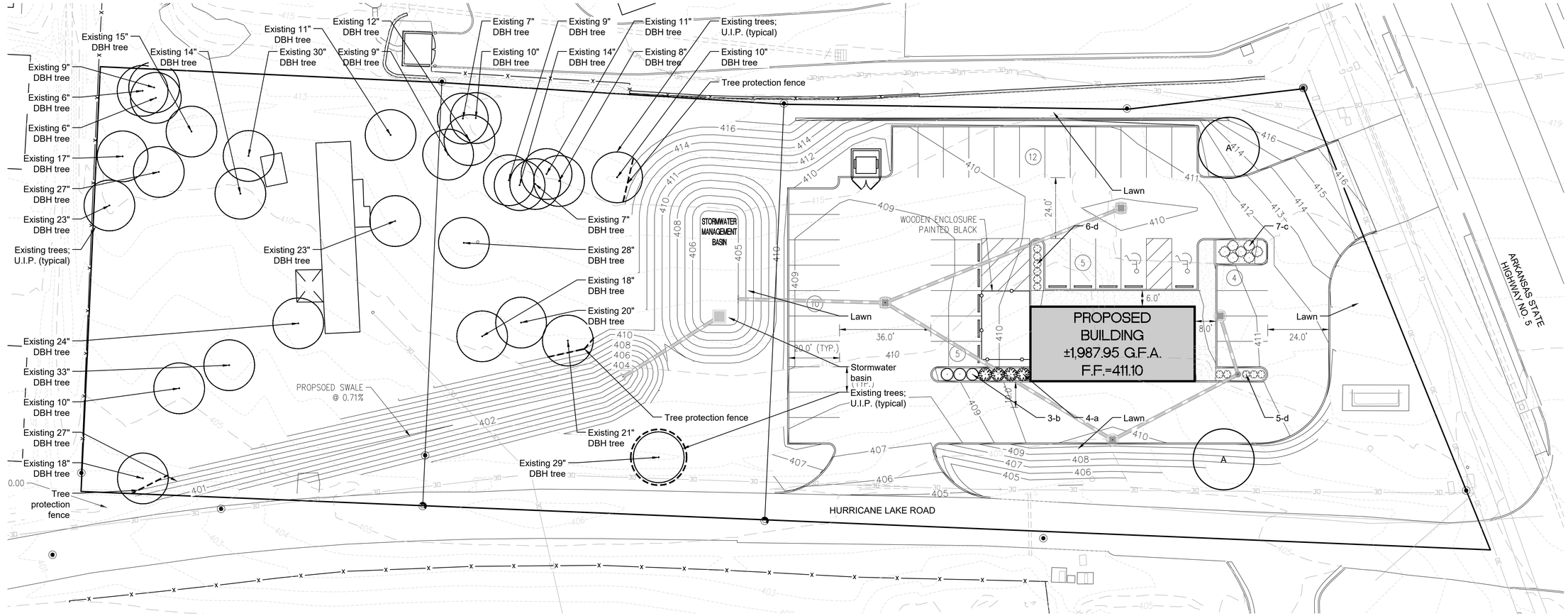
REVISIONS:

DRAWN BY: L.C.W.	CHECKED BY: G.M.S.
DATE: 05-21-2025	JOB NO: 2025-7775
M.S.D. P #:	BASE MAP #:
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE: SITE DEVELOPMENT PLAN

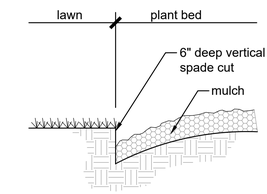
SHEET NO.: 1.0

Updated: 5/21/2025 10:57:00 AM By: LWCW File Name: P:\2025\7775\SDP\Drawings\7775 Base.dwg LAYOUT: 11x17 Plotted: May 21, 2025 - 2:37pm PLOTTED BY: lwcw

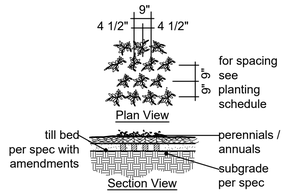


Landscape Plan
SCALE 1"=20'

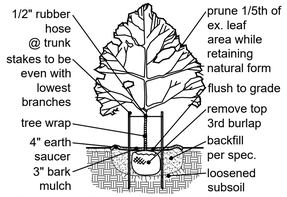
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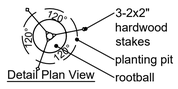
Spade Cut Bed Edge

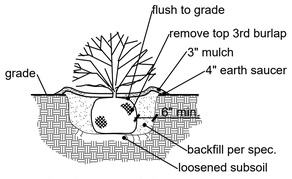


Typical Perennial Planting

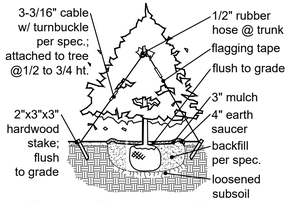


Typical Canopy Tree Planting

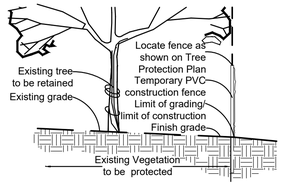




Typical Shrub Planting



Typical Evergreen Planting



Tree Protection Detail

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	2	Acer saccharum 'Bailsta'	Fall Fiesta Sugar Maple	3" caliper	B & B

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	4	Ilex x meserveae meserveae 'Heckenstar'	Castle Wall Blue Holly	18" tall	60" o.c.
b	3	Ilex x meserveae 'SMNIFA'	Castle Keep Blue Holly	18" tall	60" o.c.
c	6	Abelia x grandiflora 'Radiance'	Radiance Abelia	18" tall	48" o.c.
d	11	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	18" tall	36" o.c.

Landscape Summary:

- Minimum landscaping criteria:
  - C-2 zoning = 1 tree per ½ acre
    - 41,666 s.f. / 2 = 1.91 half-acre units x 1 tree = **2** trees required
  - C-2 zoning = 1 evergreen per 2,000 s.f.
    - 1,988 s.f. / 2,000 s.f. = **1** evergreen required

Landscape Notes:

1) Provide lawn in all disturbed areas.
All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.

2) Topsoil in all disturbed lawn areas at 6" depth.

3) Soil mix in all shrub beds at 8" depth.

4) All mulch to be double ground bark mulch.

5) Bed edges to be spade cut.

Tree Protection Notes:

1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.

2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.

3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.

4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

5) Tree protection measures to be maintained throughout construction.

Licensed Landscape Architect
LEE HESS
Arkansas
5-20-25

Lee Hess - Landscape Architect
AR License # LA-712056

Consultants:

GOOD DAY FARMS

3205 HIGHWAY 5 N
BRYANT, ARKANSAS 72019

Revisions:

Date	Description	No.

Drawn: RS
Checked: LH

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Sheet Title: LANDSCAPE PLAN

Sheet No: L1.01

Date: 5/20/25
Job #: 813.150