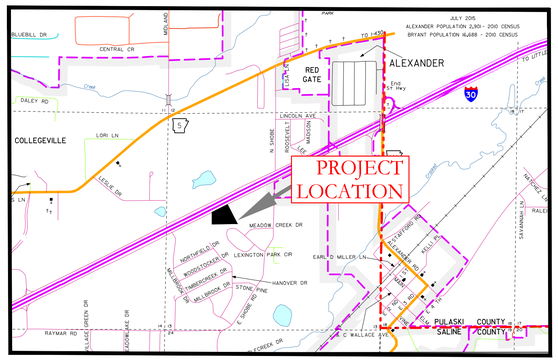
CONSTRUCTION PLANS
OUTDOOR STORAGE YARD

I-30 FRONTAGE ROAD, BRYANT, AR



VICINITY MAP

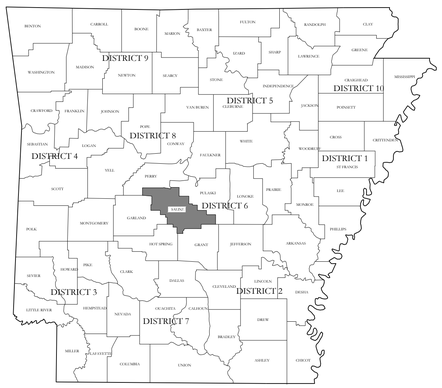
PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY SURVEY
C-1.0	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	DETENTION PLAN
C-4.0	EROSION CONTROL PLAN



CIVIL ENGINEER
HOPE CONSULTING INC
129 N. Main Street,
Benton, Arkansas 72015

ARCHITECT
N/A

STRUCTURAL ENGINEER
N/A

GEOTECHNICAL ENGINEER

OWNER:
Name: Knoedl Investments, LLC
Address: 406 Beachview Circle
Hot Springs, AR 71913

DEVELOPER:
Name: Knoedl Investments, LLC
Address: 406 Beachview Circle
Hot Springs, AR 71913

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

OUTDOOR STORAGE YARD
COVER SHEET
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025		C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-1109			
SHEET:		SCALE:					
500	01S	14W	0	13	420	62	1664

A:\HOPE CONSULTING\0 PROJECTS\23-1109 EXPANSION ON I-30\DWG\C-01 (05-15-2025)_23-1109 PARKING EXTENSION_05-15-2025_FINAL.DWG

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

BASIS OF BEARINGS:
GRID NORTH, ARK SPCS
(NAD83), SOUTH ZONE (0302)

0 30' 60' 120'
SCALE: 1" = 60'

FND. ALLUMINUM CAP
P.L.S. 1695

STORM MANHOLE
RIM ELEV. 363.38

18" PIPE
FL ELEV. 360.97'

I-30 FRONTAGE RD.

N65°08'04"E 400.20' (M)
N67°03'05"E 400.26' (D)

CONCRETE
APRRON

18" PIPE
FL ELEV. 359.42'

20' SEWER EASEMENT
PER DEED 2005-123732

18" PIPE
FL ELEV. 360.99'

CONCRETE
APRRON

18" PIPE
FL ELEV. 361.72'

FND. 1/2" REBAR

KNOEDL INVESTMENTS LLC
840-11647-000

ASPHALT
PARKING

FFE. 352.24

BUILDING

S25°22'44"E 504.86' (M)
S23°25'42"E 504.83' (D)

840-11647-001
4.19 AC
182582.9 SF

LEXINGTON PARK INC
840-11640-002

N02°35'12"E 275.60' (M)
N04°31'58"E 275.51' (D)

POND

FND. 1/2" REBAR
SW CORNER
SE 1/4 , NW 1/4
SEC 13, T01S-R14W

N86°51'12"W 591.93' (D)
N88°47'12"W 592.06' (M)

FND. 1/2" REBAR

SEWER MANHOLE
RIM ELEV. 349.36'

SEWER MANHOLE
RIM ELEV. 343.15'

FND. 1/2" REBAR

FND. 5/8" REBAR
P.L.S. 1141
POINT OF BEGINING

N88°47'06"W 713.45' (M)
N86°51'12"W 713.52' (D)

FND. SURVEY NAIL
SE CORNER
SE 1/4, NW 1/4
SECTION 13, T01S-R14W

18" PIPE

STORM MANHOLE
RIM ELEV. 331.05

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT DEED 2005-123732

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A COTTON PICKER PICKER SPINDLE IN THE CENTER OF SHOBE ROAD, ACCEPTED AS THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 86 DEG. 51 MIN. 12 SEC. WEST LEAVING SAID ROAD AND ALONG THE SOUTH LINE THEREOF, ALSO BEING ALONG A LINE COMMON WITH THE NORTH LINE OF LEXINGTON PARK SUBDIVISION PHASE ONE, AS FILED IN DEED BOOK 379, PAGE 170 FOR 713.52 FEET TO A REBAR AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEG. 51 MIN. 12 SEC. WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 591.93 FEET TO A REBAR AND THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 04 DEG. 30 MIN. 13 SEC. EAST ALONG THE WEST LINE THEREOF 275.40 FEET TO A REBAR IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 30; THENCE NORTH 67 DEG. 03 MIN. 03 SEC. EAST ALONG SAID INTERSTATE HIGHWAY, 400.40 FEET TO A REBAR; THENCE SOUTH 23 DEG. 25 MIN. 42 SEC. EAST LEAVING SAID HIGHWAY, 504.78 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 20 FOOT SEWER EASEMENT ALONG THE NORTH LINE HEREIN.

REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
PINNACLE LAND SURVEYORS (PS #1695), FOR KNOEDL INVESTMENTS, LLC, DATED JUNE 07, 2022

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: KNOEDL TOM & BRENDA
PHYSICAL ADDRESS: I-30 SOUTH
COUNTY PARCEL TAX ID: 840-11647-001

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
SIGNATURE
11/17/2023
PROFESSIONAL LAND SURVEYOR
CORBITT R. SHOFFNER

ORIGINAL SIGNATURE ON FILE

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
- (M)- As Measured
- (P) - Per Deed or Plat Records
- ESMT - Easement
- B.S.L. - Building Setback Lines
- Clean Out
- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line

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ENGINEERS • SURVEYORS
129 North Main Street | Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TOPO SURVEY

25631 I-30
BRYANT, ARKANSAS, 72022

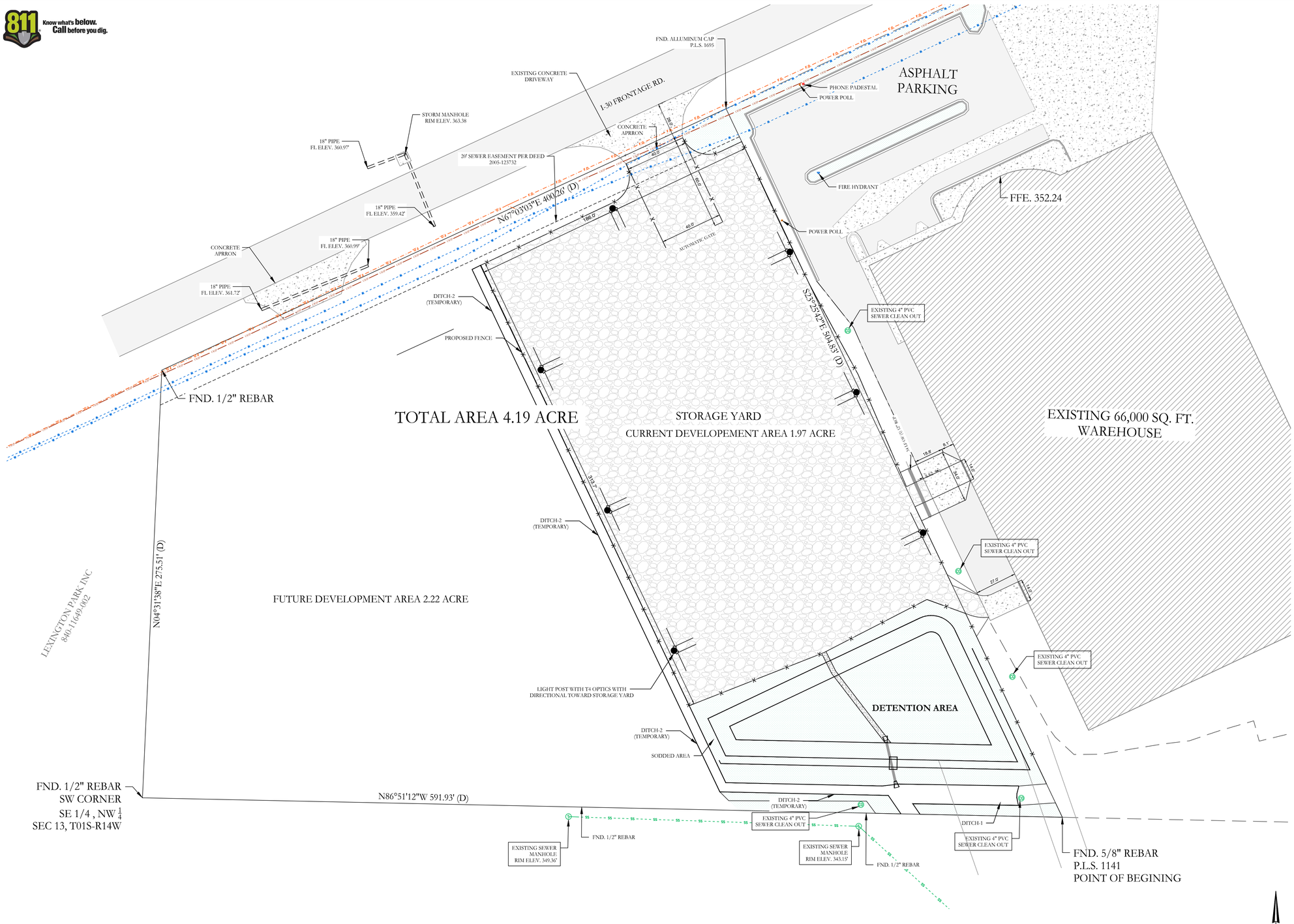
FOR USE AND BENEFIT OF:
TODD KNOEDLE

DATE: 11/17/2023	CAD BY: OV	PROJECT NUMBER: 23-1109
REVISED:	CHECKED BY:	
SHEET: 1 OF 1	SCALE: 1" = 60'	

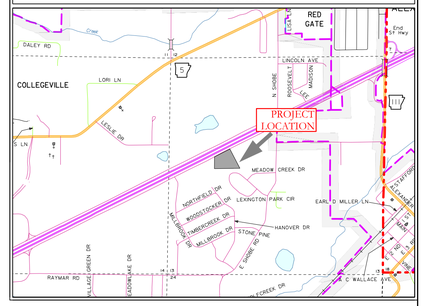
ARKANSAS STATE LAND SURVEY CODE: 500 - 01S - 14W - 0 - 13 - 420 - 62 - 1664

K:\Land Projects 2094\Surveys\2023\23-1109 SHI 25631 I-30, Bryant\SURVEY\4 DWG\23-1109 Boundary 25631 I-30, Bryant.dwg | Pentail:11/17/2023 2:43 PM | ©2023 Hope Consulting, Inc.

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

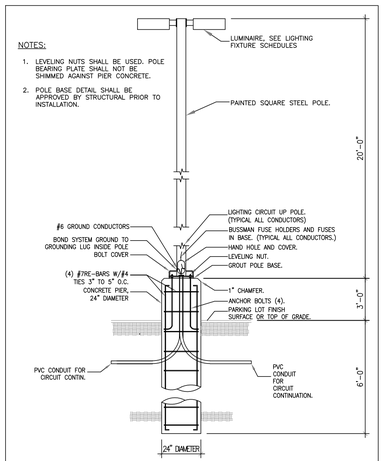


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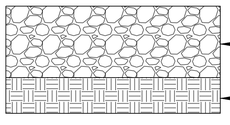


NOTES:

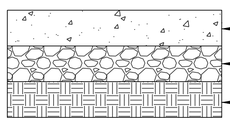
1. LEVELING NUTS SHALL BE USED. POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST PIER CONCRETE.
2. POLE BASE DETAIL SHALL BE APPROVED BY STRUCTURAL PRIOR TO INSTALLATION.



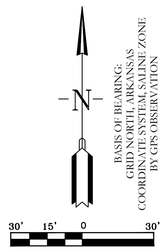
TYPICAL POLE BASE DETAIL
SCALE: N.T.S.



GRAVEL SECTION
NTS



CONCRETE SECTION
NTS



BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SAUINE ZONE BY GPS OBSERVATION

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

LEGEND

- PLSS Aliquot Corner
- Fnd. Corner Monument
- Set 1/2" Rebar/Cap (1664)
- Computed Point
(M)- As Measured
(P)- Per Deed or Plat Records
ESMT - Easement
B.S.L. - Building Setback Lines
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- Water Meter
- Power Pole
- Sewer Manhole
- Light Pole
- Telephone Pedestal
- Drainage Manhole
- Gas Meter
- Fence
- Overhead Power
- Sewer Line
- Water Line
- Telephone Line
- Electric Line
- Gas Line
- Asphalt
- Concrete
- Sod
- Gravel

HDPE
RCP

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

FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

OUTDOOR STORAGE YARD
SITE PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025	C.A.D. BY:	DRAWING NUMBER:	23-1109
REVISED:	CHECKED BY:		
SHEET: C-1.0	SCALE: 1" = 30"		

500	01S	14W	0	13	420	62	1664

OWNER:
Name: Knoedl Investments, LLC
Address: 406 Beachview Circle
Hot Springs, AR 71913

DEVELOPER:
Name: Knoedl Investments, LLC
Address: 406 Beachview Circle
Hot Springs, AR 71913

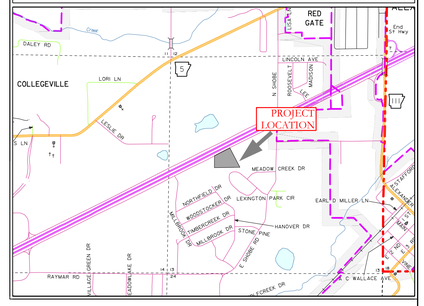
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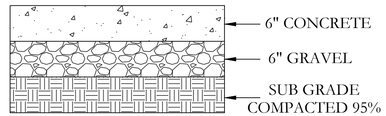
811 Know what's below. Call before you dig.

GRADING PLAN NOTES

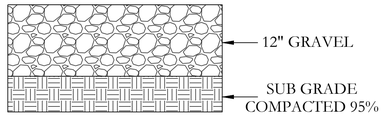
1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
5. THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
6. SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
7. ALL UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
8. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.

VICINITY MAP:

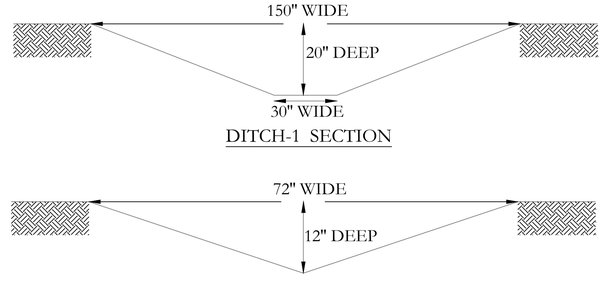




CONCRETE SECTION
NTS



GRAVEL SECTION
NTS



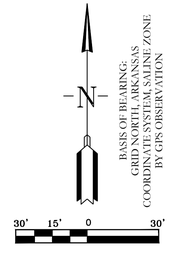
DITCH-1 SECTION

DITCH-2 (TEMPORARY) SECTION
NTS

HOPE CONSULTING, INC. No. 1931 CERTIFICATE OF AUTHORIZATION ARKANSAS

FG = FINISH GRADE
EG = EXISTING GRADE
FL = FLOW LINE

HDPE
RCP



BASIS OF BEARING: GRID NORTH, ARKANSAS COORDINATE SYSTEM, SAME ZONE BY GPS OBSERVATION

HOPE CONSULTING ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
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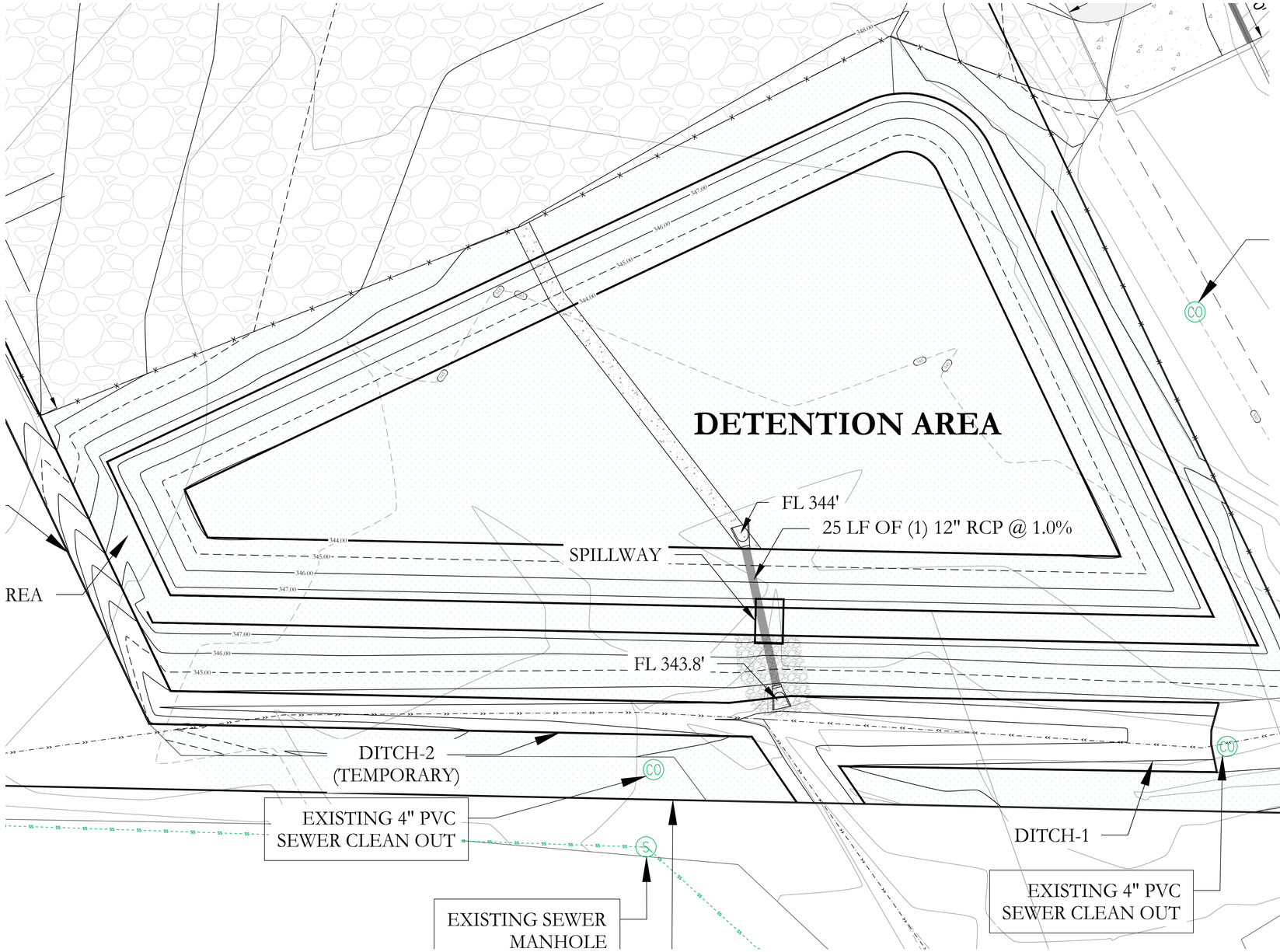
FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

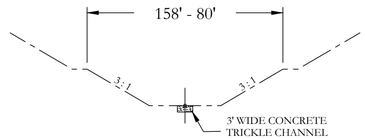
OUTDOOR STORAGE YARD
GRADING PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:		23-1109
SHEET: C-2.0	SCALE: 1" = 30"		

500	01S	14W	0	13	420	62	1664

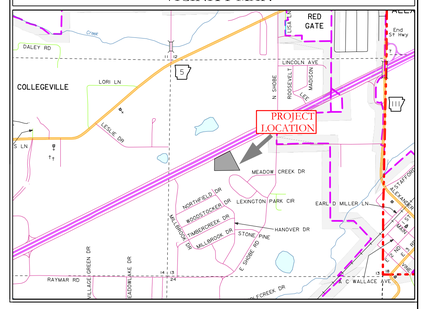
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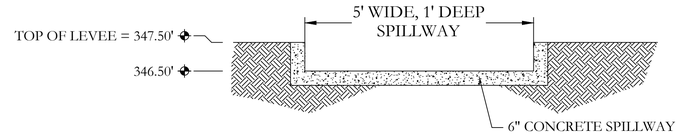




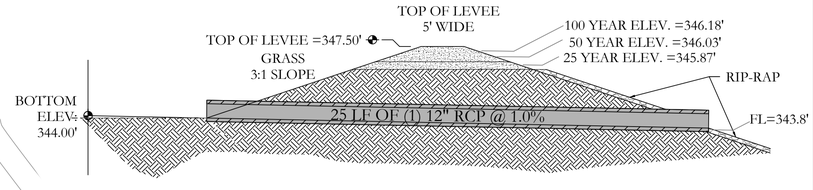
DETENTION PROPOSED SECTION
NTS

VICINITY MAP:

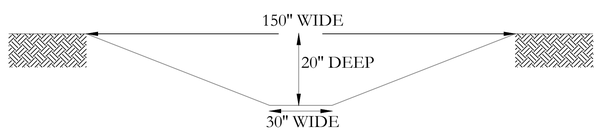




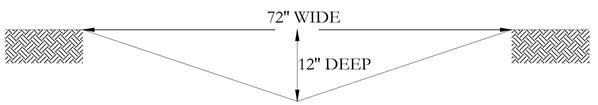
SPILLWAY END VIEW
NTS



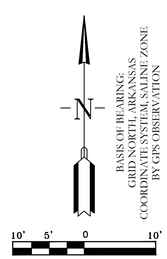
OUTLET SECTION
NTS



DITCH-1 SECTION



DITCH-2 SECTION (TEMPORARY)



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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

HDPE
RCP

DETENTION POND MAINTENANCE PLAN

Background
The detention pond is located at the **South** of the subjected property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
Routine maintenance will include but not be limited to:
-Mowing of the bank slopes and area around the pond on a monthly basis during the growing season and as needed during the cooler months.

-The outlet pipe from the pond and other areas will be inspected monthly for debris which could inhibit the proper flow of discharge. Any debris will be removed immediately and disposed of or placed in a location to prevent future maintenance and to not cause impact up or downstream of the structure.

-Trash will be removed from around the pond to prevent entering the pond. Generally, the site should be kept free of loose trash which could be carried off site by wind or rain.

-Inspect the pond and outlet pipe for non-routine maintenance need.

Periodic or Non-Routine Maintenance
The routine inspection of the pond area and discharge pipe will identify needed repairs and non-routine maintenance. These items may include but not be limited to:

-Re-growth of trees on or around the pond bank. These should be cut and removed from the pond area.

-Sediment from the site may accumulate in the pond bottom and reduce the pond to below design volume requirements. The pond should be excavated if the pond bottom elevation reached a level that allows excessive aquatic growth or reduces the pond efficiency such, that the sediments are passing the discharge structure and release off site.

-Stabilization or re-grading of side slopes may be required periodically or after excessive rain events. Any disturbance of slopes should be reseeded or may require installation of erosion control materials until seeding can reestablish adequate grasses to prevent future erosion.

-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about Tract "A", contact at 501-.

HOPE CONSULTING
ENGINEERS - SURVEYORS
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Benton, Arkansas 72015
PH. (501)315-2626
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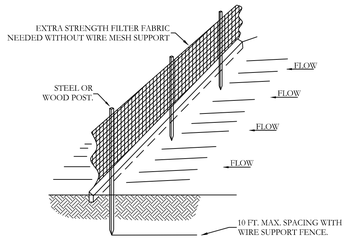
FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

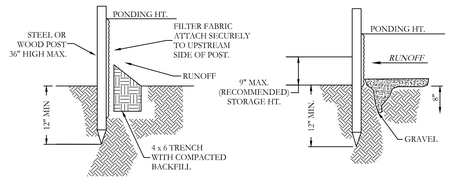
OUTDOOR STORAGE YARD
DETENTION PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE:	05/16/2025	C.A.D. BY:		DRAWING NUMBER:	23-1109
REVISED:		CHECKED BY:			
SHEET:	C-3.0	SCALE:	1" = 10"		

500	01S	14W	0	13	420	62	1664

A:\HOPE CONSULTING\PROJECTS\23-1109 EXPANSION ON LOS\DWG\11025\SAL_23-1109 PARKING EXTENSION_05-15-2025_FINAL.DWG





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

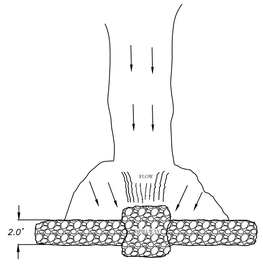
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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

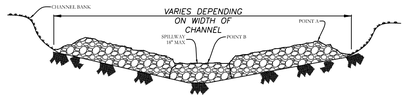
2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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

SILT FENCE



PLAN



VIEW LOOKING UPSTREAM

NOTES:
1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' SPILLWAY HEIGHT.
2.) PLACE RIP RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING.
USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND EMP
BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18" (24").
4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

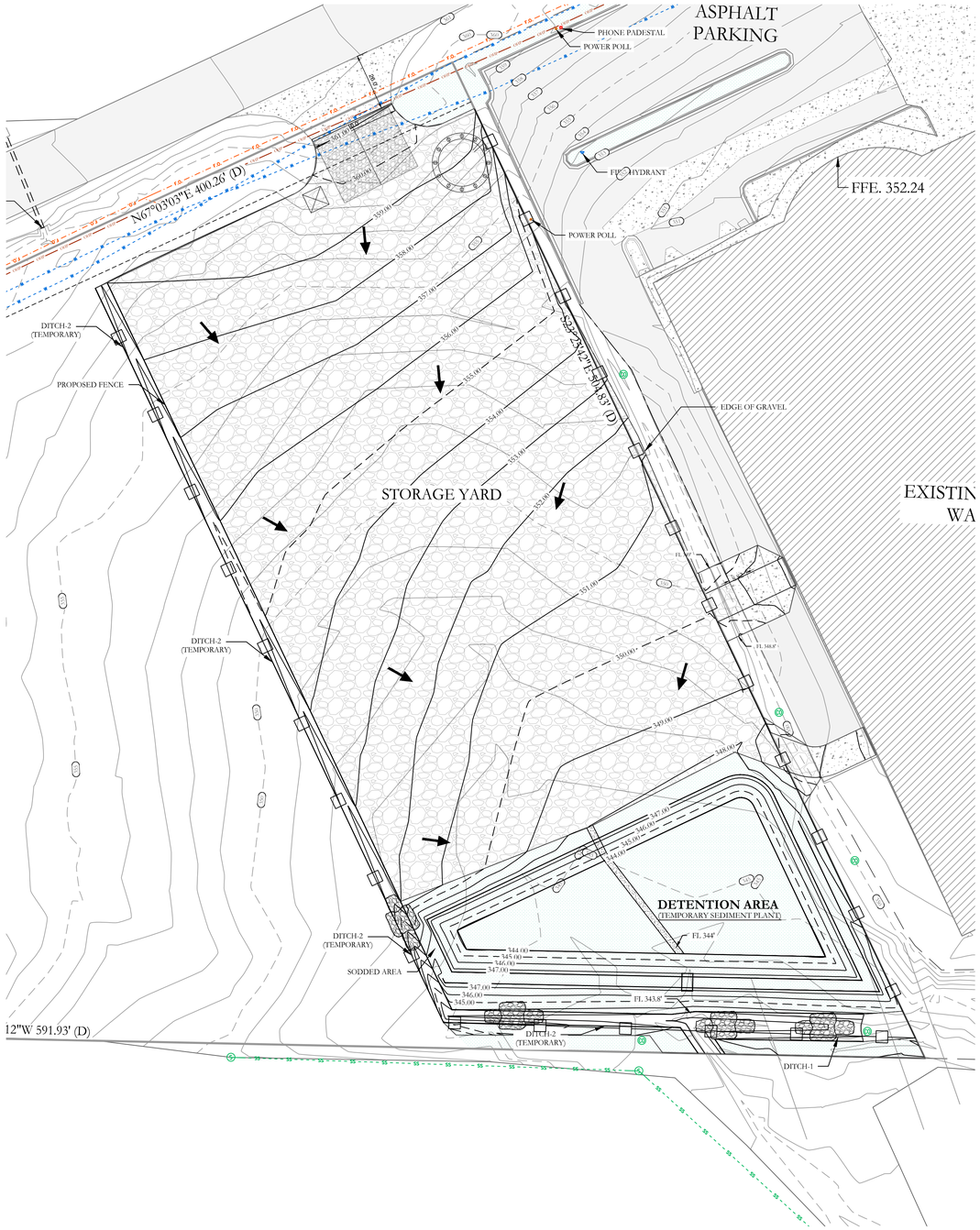
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

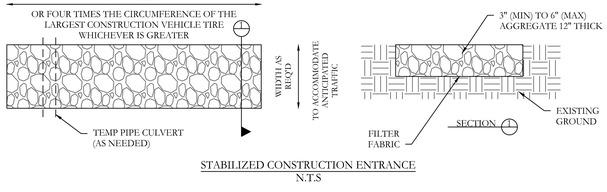
RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL SITE CLEARING BUT MAY BE NEEDED ONCE DIRT WORK BEGINS.

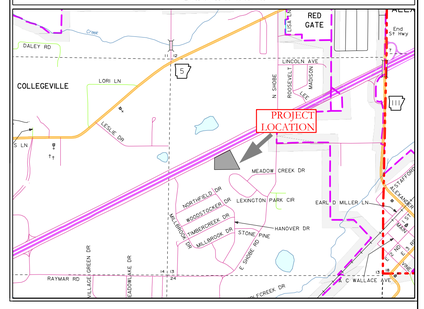
EXISTING VEGETATION WILL ONLY BE REMOVED WITHIN CONSTRUCTION AREA AS THEY ARE DEVELOPED. ADDITIONAL SILT FENCING WILL BE ADDED AS CONSTRUCTION TAKES PLACE IF NECESSARY.





STABILIZED CONSTRUCTION ENTRANCE
N.T.S

VICINITY MAP:



ERC LEGEND

SITE POSTING

CONC. WASHOUT DETENTION AREA

SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA

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

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SALINE ZONE
BY GPS OBSERVATION

30' 15' 0 30'

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

OUTDOOR STORAGE YARD
EROSION CONTROL PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025		C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-1109
SHEET: C-4.0		SCALE: 1" = 30"	

500	01S	14W	0	13	420	62	1664

A:\HOPE CONSULTING\C PROJECTS\I-30 FRONTAGE ROAD\23-1109 EXPANSION ON L\DWG\23-1109 PARKING EXTENSION_05-15-2025_FINAL.DWG