FUTURE DEVELOPMENT AREA

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

ADVERTISEMENT SIGN EASEMENT

SITE DATA	
TOTAL SITE AREA	3.97 ACRES
TOTAL DEVELOPMENT AREA	3.97 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 58830 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	58830/172879=0.3403=34.03%
BUSINESS TYPE	MINI STORAGE
WATER	CITY OF BRYANT

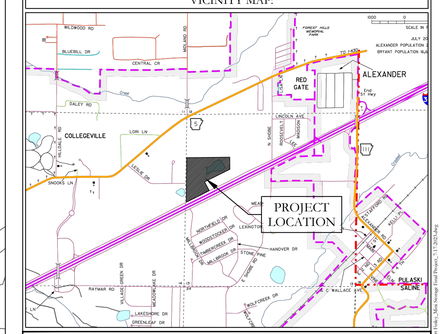
CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI TAMZIDUL ISLAM
PHONE: 504-315-2626
EMAIL: kazi@hopeconsulting.com

-N-

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

40' 20' 0 40'

VICINITY MAP:



LEGEND

- Aliquot Corner
- Found monument
- Set ½" Rebar
- Computed point
- (M)- Measured
- (P)- Deed/Plat
- Storm Drain Manhole
- Pole/Post
- Water Meter
- Water Valve
- Fire Hydrant
- Informational Sign
- Light Pole
- Telephone Pedestal/Box
- Clean Out
- Power Pole
- Power Pole W/Anchor
- Overhead Power
- Fence
- 12" Sewer Line
- 12" Water Line
- Guy Anchor
- Concrete
- Asphalt
- Gas Line
- Telephone Line
- Sewer Manhole
- Proposed Sod

HOPE CONSULTING
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FOR USE AND BENEFIT OF:
STUART FINLEY

I-30 SELF STORAGE
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	07-26-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	22-0800
SHEET:	C-1.0	SCALE: 1" = 40'	

500	01S	14W	0	21	300	62	1762

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FUTURE DEVELOPMENT AREA

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

80.0'
Minimum FFE 372'
Minimum FFE 373'
11920 Sq.Ft.
150.0'
Minimum FFE 374'

Minimum FFE 368'
Minimum FFE 369'
10065 Sq.Ft.
108.0'
Minimum FFE 370'
Minimum FFE 371'
60.0'

20'

Minimum FFE 372'
Minimum FFE 373'
Minimum FFE 374'
11520 Sq.Ft.
122.0'
Minimum FFE 375'
Minimum FFE 376'
60.0'

80.4'

50.0'
Minimum FFE 376'
80.0'
Minimum FFE 377'
240.0'
11950 Sq.Ft.
Minimum FFE 378'

Minimum FFE 376.5'
150.0'
11920 Sq.Ft.
Minimum FFE 377.5'
80.0'

70.5'

40.0'

38.2'

ADVERTISEMENT SIGN EASEMENT

50' BUILDING SETBACK LINE

PROPOSED HYDRANT

VALVE CONNECTOR

EXISTING 8"WATER LINE

LIGHT POST WITH T4 OPTICS WITH DIRECTIONAL TOWARD DRIVEWAYS

DRAINAGE CALCULATIONS	
PRE-DEVELOPMENT AREA	*8.80 ACRES*
POST-DEVELOPMENT AREA	*7.65 ACRES*
PRE-DEVELOPMENT RUN-OFF COEFFICIENT	*0.47*
PODT-DEVELOPMENT RUN-OFF COEFFICIENT	*0.70*

	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (cfs)
2-Year	15.27	23.75
10-Year	20.02	30.52
25-Year	23.00	34.89
50-Year	26.23	39.69
100-Year	27.94	42.09

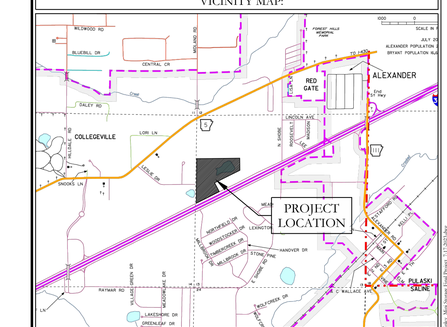
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HOPE CONSULTING, INC.
No. 1931
ARKANSAS

N

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

60' 50' 0 60'

VICINITY MAP:



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FOR USE AND BENEFIT OF:
STUART FINLEY

I-30 SELF STORAGE
DRAINAGE PLAN & CALCULATIONS
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	07-26-2023	C.A.D. BY: M.G.	DRAWING NUMBER:
REVISED:		CHECKED BY:	22-0800
SHEET:	C-3.0	SCALE: 1" = 40'	

500	01S	14W	0	21	300	62	1762

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FUTURE DEVELOPMENT AREA

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

ADVERTISEMENT SIGN EASEMENT

11950 Sq.Ft.
80.0' x 240.0'
Minimum FFE 377'
Minimum FFE 378'

11920 Sq.Ft.
80.0' x 150.0'
Minimum FFE 372'
Minimum FFE 373'
Minimum FFE 374'

11920 Sq.Ft.
80.0' x 150.0'
Minimum FFE 376.5'
Minimum FFE 377.5'

11520 Sq.Ft.
80.4' x 122.0'
Minimum FFE 372'
Minimum FFE 373'
Minimum FFE 374'
Minimum FFE 375'
Minimum FFE 376'

10065 Sq.Ft.
60.0' x 167.0'
Minimum FFE 368'
Minimum FFE 369'
Minimum FFE 370'
Minimum FFE 371'

GRADING NOTES:

* ALL EXISTING CONTOURS ARE LIGHT GRAY LINE
* ALL PROPOSED CONTOURS ARE THICKER BLACK LINE

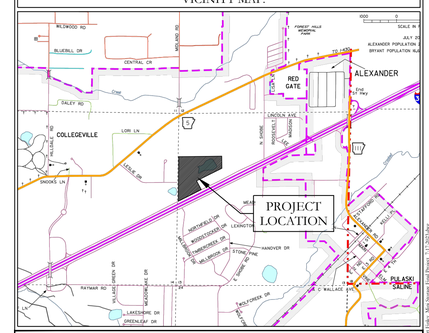
CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

N

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

60' 30' 0 60'

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS

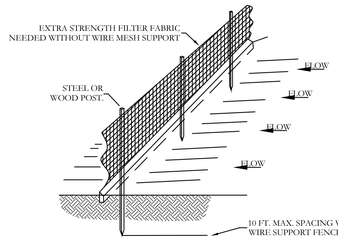
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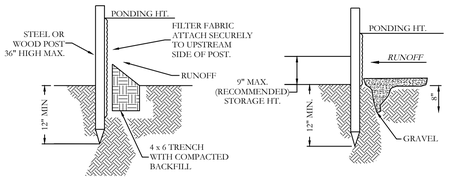
FOR USE AND BENEFIT OF:
STUART FINLEY

I-30 SELF STORAGE
GRADING PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07-26-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-3.0	SCALE: 1" = 40'		

500	01S	14W	0	21	300	62	1762





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

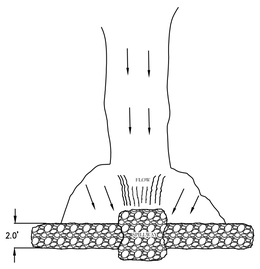
ALTERNATE DETAIL
TRENCH WITH GRAVEL

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.

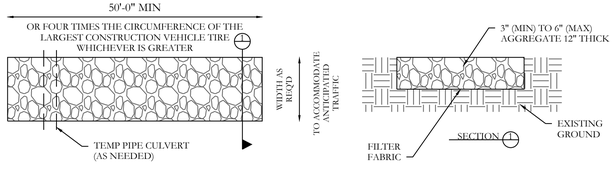
3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

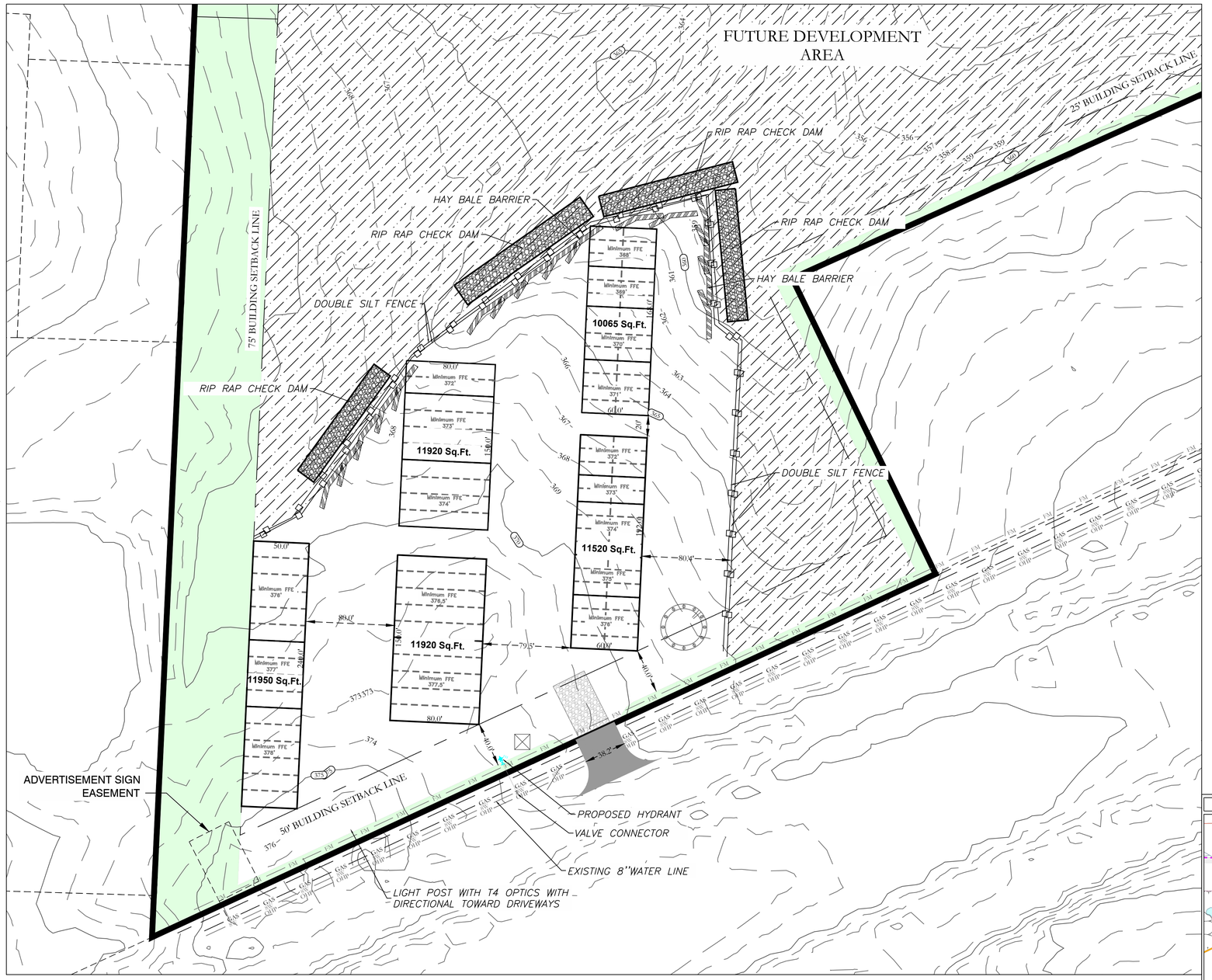


NOTES:
1.) POINT "A" MUST BE HIGHER THAN POINT "B" (SPILLWAY HEIGHT).
2.) PLACE RIP RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND THE DAM.
3.) SPILLWAY HEIGHT SHALL NOT EXCEED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

RIP-RAP
CHECK DAM



STABILIZED CONSTRUCTION ENTRANCE
N.T.S



ERC LEGEND

- *SITE POSTING*
- *CONC. WASHOUT DETENTION AREA*
- *SILT FENCE*
- *RIP RAP CHECK DAM*
- *CONSTRUCTION ENTRANCE*
- *DISTURBED AREA*

BASIS OF BEARING: GRID NORTH AS ESTABLISHED BY GPS OBSERVATION COORDINATE SYSTEM, SOUTH ZONE

60' 50' 0 60'

EROSION CONTROL NOTES

SOD OR SEED DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

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

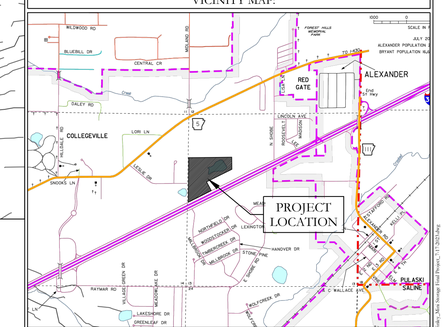
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL ROW CLEARING BUT MAY BE NEEDED ONCE LOT CLEARING AND COMMERCIAL BUILDING BEGINS

EXISTING VEGETATION WILL ONLY BE REMOVED INSIDE ROW AND WITHIN BUILDING FOOTPRINTS AS THEY ARE CONSTRUCTED. ADDITIONAL SILT FENCING WILL BE ADDED TO INDIVIDUAL LOTS AS COMMERCIAL CONSTRUCTION TAKES PLACE.

CIVIL ENGINEER
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EMAIL: kazi@hopeconsulting.com

VICINITY MAP:


ALEXANDER
COLLEGEVILLE
RED GATE
PROJECT LOCATION
PULASKI SALINE
I-30
WILDWOOD RD
BLUEBELL DR
CENTRAL DR
MIDLAND RD
FOREST HILLS MEMORIAL PARK
ALEXANDER POPULATION 7
BRYANT POPULATION 18,
JULY 20
SALEY RD
CROCKETT AVE
LORI LN
SHOWS LN
LESLIE DR
N. BOWIE
ROSWELL DR
MARION DR
LEE DR
CHRISTOPHER DR
JENNIFER DR
TIMBERCREEK DR
MILLSTONE DR
STONELYNE DR
LEXINGTON DR
HANOVER DR
E. BOWIE RD
E. WALLACE
RATHAM RD
SYLVAN GREEN DR
WOODHAVEN DR
LANCSHIRE DR
GREENLEAF DR
TWELFORNER DR
ROSEWOOD DR
ROSEWOOD CIR
ROSEWOOD CT
ROSEWOOD PL
ROSEWOOD LN
ROSEWOOD TER
ROSEWOOD WAY
ROSEWOOD PKWY
ROSEWOOD ST
ROSEWOOD AVE
ROSEWOOD BLVD
ROSEWOOD RD

CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING C-3

CURRENT ZONING R-E

CURRENT ZONING C-3

LIGHT POST WITH T4 OPTICS WITH DIRECTIONAL TOWARD DRIVEWAYS

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

DETENTION AREA

11960 Sq. Ft.

11960 Sq. Ft.

8640 Sq. Ft.

11340 Sq. Ft.

11920 Sq. Ft.

10577 Sq. Ft.

11920 Sq. Ft.

11700 Sq. Ft.

11340 Sq. Ft.

9520 Sq. Ft.

11920 Sq. Ft.

11700 Sq. Ft.

12000 Sq. Ft.

11950 Sq. Ft.

11920 Sq. Ft.

11520 Sq. Ft.

11340 Sq. Ft.

10080 Sq. Ft.

11920 Sq. Ft.

11965 Sq. Ft.

10065 Sq.Ft.

2400 Sq. Ft.

11920 Sq.Ft.

10720 Sq. Ft.

11520 Sq.Ft.

11920 Sq.Ft.

11950 Sq.Ft.

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

ADVERTISEMENT SIGN EASEMENT

50' BUILDING SETBACK LINE

I-30 FRONTAGE ROAD

PROPOSED HYDRANT

VALVE CONNECTOR

EXISTING 8"WATER LINE

LIGHT POST WITH T4 OPTICS WITH DIRECTIONAL TOWARD DRIVEWAYS

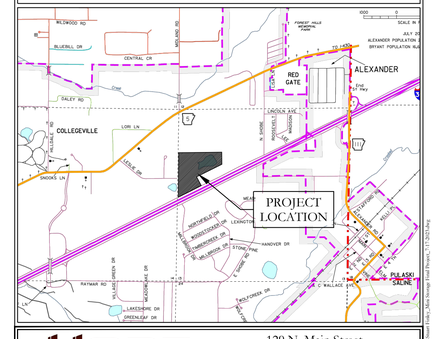
SITE DATA	
TOTAL SITE AREA	24 ACRES
TOTAL DEVELOPMENT AREA	24 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA: 287087 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	287087/1058943.6=0.27=27.11%
BUSINESS TYPE	MINI STORAGE

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

60' 50' 0 60'

VICINITY MAP:



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LEGEND

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- Clean Out
- Power Pole
- Power Pole W/Anchor
- OHP - Overhead Power
- Fence
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- Concrete
- Asphalt
- GAS - Gas Line
- T - Telephone Line
- Sewer Manhole
- Proposed Sod

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