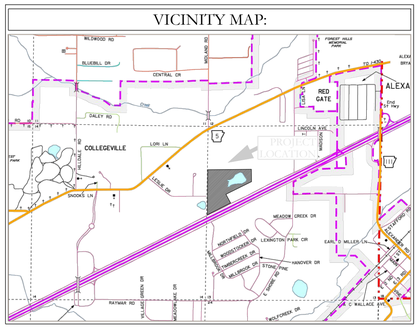
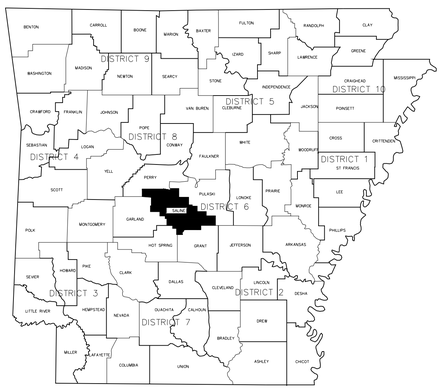
CONSTRUCTION PLANS
ARKANSAS STORAGE CENTER

BRYANT, AR

VICINITY MAP:





PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

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

DRAWING INDEX

SHEET NO.	TITLE
	COVER
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-3.0	GRADING PLAN
C-4.0	DRAINAGE PLAN
C-4.1	DRAINAGE PLAN & PROFILE
C-4.2	DRAINAGE PLAN & PROFILE
C-4.3	DRAINAGE PLAN & PROFILE
C-4.4	RETENTION PLAN
C-4.5	PRE-DEVELOPMENT FLOW
C-4.6	POST-DEVELOPMENT FLOW
C-5.0	LANDSCAPE PLAN
C-6.0	EROSION CONTROL PLAN

CIVIL ENGINEER
HOPE CONSULTING INC
129 NORTH MAIN STREET
BENTON, AR 72015

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ENGINEERS - SURVEYORS
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FOR USE AND BENEFIT OF:
STUART FINLEY

ARKANSAS STORAGE CENTER
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10/25/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	23-0024
SHEET:		SCALE:	

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CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING R-E

CURRENT ZONING C-3

EXISTING TREE BUFFER

SECURITY FENCE

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

LIGHT POST WITH T4 OPTICS WITH DIRECTIONAL TOWARD DRIVEWAYS

RETENTION POND
2.36 ACRES
102848 Sq. Ft.

POND

EXISTING FORCE MAIN LINE

EXISTING 8"SEWER LINE

EXISTING 12"WATER LINE

EXISTING 8"WATER LINE

EXISTING OVERHEAD POWER LINE

EXISTING GAS LINE

I-30 FRONTAGE ROAD

12" X 6" TAPPING SLEEVE WITH A 6" VALVE

47 LF OF 6" WATER MAIN

10' OF 18" ENCASEMENT ON WATER MAIN

490 LF OF 6" WATER MAIN

PROPOSED HYDRANT ASSEMBLY

TWO PROPOSED WATER METERS

SECURITY GATE EQUIPPED WITH KNOX BOX FOR FD ACCESS

16 LF OF 6" WATER MAIN

8" X 6" TAPPING SLEEVE WITH A 6" VALVE

SITE DATA	
TOTAL SITE AREA	24.32 ACRES
TOTAL DEVELOPMENT AREA	14.79 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 305,978 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	305,978/1059263.30=0.29=29.0%
BUSINESS TYPE	MINI STORAGE

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

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

N

60' 30' 0 60'

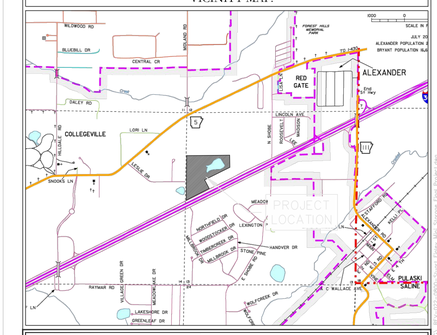
ACHM SURFACE COURSE
AGGREGATE BASE COURSE CLASS 7
1.5" 1.5" 7"
ASPHALT PAVEMENT SECTION
NOT TO SCALE

SLOPE TO MATCH STREET CROSS SLOPE
6" 1" 1/4" R VARIES 6" MIN. VARIES 12" MIN.
STANDARD CURB AND GUTTER DETAILS
NOT TO SCALE

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

VICINITY MAP:



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FOR USE AND BENEFIT OF:
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ARKANSAS STORAGE CENTER
SITE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:	DRAWING NUMBER:	22-0800
REVISED:	CHECKED BY:		
SHEET: C-1.0	SCALE: 1" = 60'		

500	01S	14W	0	21	300	62	1762

CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING R-E

CURRENT ZONING C-3

LIGHT POST WITH T4 OPTICS WITH DIRECTIONAL TOWARD DRIVEWAYS

EXISTING TREE BUFFER

SECURITY FENCE

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

RETENTION POND
2.36 ACRES
102848 Sq. Ft.

POND

EXISTING FORCE MAIN LINE

EXISTING 8"SEWER LINE

EXISTING 12"WATER LINE

EXISTING 8"WATER LINE

EXISTING OVERHEAD POWER LINE

EXISTING GAS LINE

I-30 FRONTAGE ROAD

12" X 6" TAPPING SLEEVE WITH A 6" VALVE

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PROPOSED HYDRANT ASSEMBLY

TWO PROPOSED WATER METERS

SECURITY GATE EQUIPPED WITH KNOX BOX FOR FD ACCESS

16 LF OF 6" WATER MAIN

8" X 6" TAPPING SLEEVE WITH A 6" VALVE

FFE: 364.25	1	0.26 ACRES 11341 Sq. Ft.	
FFE: 364.4	2	0.27 ACRES 11591 Sq. Ft.	
FFE: 365.25	3	0.31 ACRES 13600 Sq. Ft.	
FFE: 362.23	4	0.30 ACRES 13140 Sq. Ft.	
FFE: 364.13	5	0.30 ACRES 13100 Sq. Ft.	
FFE: 363.68	6	4776 ACRES 208100 Sq. Ft.	
FFE: 360.00	7	0.33 ACRES 14390 Sq. Ft.	
FFE: 361.34	8	0.30 ACRES 13100 Sq. Ft.	
FFE: 361.75	9	0.31 ACRES 13600 Sq. Ft.	
FFE: 362.00	10	0.31 ACRES 13600 Sq. Ft.	
FFE: 368.60	11	0.30 ACRES 13100 Sq. Ft.	
FFE: 368.75	12	0.30 ACRES 13100 Sq. Ft.	
FFE: 368.87	13	0.30 ACRES 13100 Sq. Ft.	
FFE: 357.86	14	0.33 ACRES 14475 Sq. Ft.	
FFE: 367.25	15	0.31 ACRES 13600 Sq. Ft.	
FFE: 369.75			
FFE: 361.00			
FFE: 362.75			
FFE: 364.68			
FFE: 365.25			

WATER UTILITY NOTES:

1. ALL NEW 6-INCH WATER MAINS TO BE CLASS 900.
2. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
3. WATER LINES UNDER CULVERTS, CREEKS, CONCRETE CHANNELS, RETAINING WALLS, OR OTHER DIFFICULT AND /OR DANGEROUS TO MAINTAIN AREAS SHALL BE ENCASED IN A SMOOTH STEEL ENCASEMENT PIPE. THE STEEL ENCASEMENT SHALL EXTEND FIVE FEET EITHER SIDE OF THE AREA.
4. EACH WATER SERVICE METER MUST HAVE ITS OWN SERVICE LINE CONNECTION TO THE MAIN (INCLUDES DOUBLE METERS DISPLAYED AS ONE SERVICE LINE ON THE PLAT.
5. CASING SPACERS: SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO., OR APPROVED EQUAL.

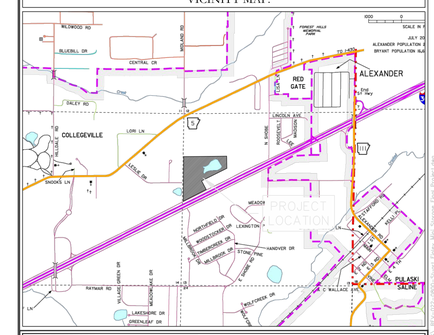
CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

-N-

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

60' 30' 0 60'

VICINITY MAP:



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FOR USE AND BENEFIT OF:
STUART FINLEY

ARKANSAS STORAGE CENTER

UTILITY PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-25-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	22-0800
SHEET:	C-2.0	SCALE: 1" = 60'	

500	01S	14W	0	21	300	62	1762

CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING R-E

CURRENT ZONING C-3

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

EXISTING TREE BUFFER

RETENTION POND
2.36 ACRES
102848 Sq. Ft.

POND

1 — FFE: 364.25 — 0.28 ACRES 12266 Sq. Ft.
2 — FFE: 364.4 — 0.33 ACRES 14395 Sq. Ft.
3 — FFE: 365.25 — 0.63 ACRES 27447 Sq. Ft.
4 — FFE: 362.23 — 0.41 ACRES 17868 Sq. Ft.
5 — FFE: 364.13 — 0.33 ACRES 14395 Sq. Ft.
6 — FFE: 363.68 — 0.78 ACRES 33978 Sq. Ft.
7 — FFE: 360.00 — 0.53 ACRES 23086 Sq. Ft.
8 — FFE: 361.34 — 0.40 ACRES 17424 Sq. Ft.
9 — FFE: 361.75 — 0.63 ACRES 27447 Sq. Ft.
10 — FFE: 362.00 — 0.58 ACRES 25265 Sq. Ft.
11 — FFE: 368.60 — 0.50 ACRES 21800 Sq. Ft.
12 — FFE: 369.75 — 0.33 ACRES 14395 Sq. Ft.
13 — FFE: 368.87 — 0.30 ACRES 13200 Sq. Ft.
14 — FFE: 357.86 — 0.33 ACRES 14472 Sq. Ft.
15 — FFE: 367.25 — 0.33 ACRES 14435 Sq. Ft.

I-30 FRONTAGE ROAD

LEGEND

EXISTING CONTOUR LINE — 363
PROPOSED CONTOUR LINE — 363
PROPOSED HDPE STORM PIPE
PROPOSED RCP STORM PIPE

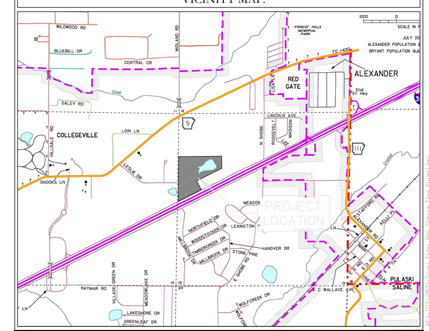
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BASIS OF BEARING:
GRID NORTH, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

60' 30' 0 60'

CERTIFICATE OF AUTHORIZATION
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FOR USE AND BENEFIT OF:
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ARKANSAS STORAGE CENTER

GRADING PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-3.0	SCALE: 1" = 60'		

500	01S	14W	0	21	300	62	1762

CURRENT ZONING R-1

CURRENT ZONING C-2

EXISTING TREE BUFFER

SECURITY FENCE

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

SPILLWAY ELEV. 355'

5' WIDE LEVEE

SPILLWAY(5')

FLOW ELEV.= 349'

69 LF OF 18" RCP

RETENTION POND
2.36 ACRES
102848 Sq. Ft.

POND

15' BUILDING SETBACK LINE

FFE: 368.87
13
0.41 ACRES
17890 Sq. Ft.

FFE: 360.00
7
0.33 ACRES
14375 Sq. Ft.

FFE: 362.23
4
0.44 ACRES
19166 Sq. Ft.

FFE: 364.25
1
0.28 ACRES
12191 Sq. Ft.

FFE: 368.60
11
0.44 ACRES
19166 Sq. Ft.

FFE: 357.86
14
0.33 ACRES
14477 Sq. Ft.

CB - 112
STA:0+00.00 OFF:0.00
RIM:360.09
INV. OUT:353.50 18"

CB - 111
STA:0+00.00 OFF:0.00
RIM:359.91
INV. OUT:353.41 18"

CB - 109
STA:0+00.00 OFF:0.00
RIM:360.78
INV. OUT:350.28 18"

CB - 110
STA:0+82.63 OFF:-0.03L
RIM:359.31
INV IN:353.75 30"
INV IN:353.86 24"
INV IN:354.62 18"
INV OUT:353.35 36"

142' OF 18" HDPE @ 0.50%

177' OF 18" HDPE @ 0.50%

148' OF 18" HDPE @ 0.87%

135' OF 24" HDPE @ 0.50%

270' OF 36" HDPE @ 1.18%

FFE: 364.4
2
0.57 ACRES
25000 Sq. Ft.

FFE: 364.13
5
0.44 ACRES
19166 Sq. Ft.

FFE: 361.34
8
0.40 ACRES
17390 Sq. Ft.

FFE: 368.75
12
0.44 ACRES
19166 Sq. Ft.

FFE: 367.25
15
0.33 ACRES
14375 Sq. Ft.

CB - 106
STA:1+47.50 OFF:0.00
RIM:359.50
INV IN:354.70 18"
INV IN:353.00 18"
INV OUT:354.56 36"

CB - 107
STA:0+00.00 OFF:0.00
RIM:359.78
INV OUT:354.56 36"

CB - 108
STA:0+00.00 OFF:0.00
RIM:360.78
INV OUT:354.56 36"

CB - 105
STA:2+47.19 OFF:0.00
RIM:362.99
INV IN:356.50 18"
INV IN:356.50 18"
INV OUT:356.26"

CB - 104
STA:2+00.00 OFF:0.00
RIM:364.00
INV IN:359.50 18"
INV OUT:359.50 18"

CB - 103
STA:1+00.00 OFF:0.00
RIM:364.00
INV IN:359.99 18"
INV OUT:359.99 18"

CB - 102
STA:0+00.00 OFF:0.00
RIM:364.00
INV OUT:361.50 18"

145' OF 18" HDPE @ 1.05%

147' OF 24" HDPE @ 1.15%

292' OF 36" HDPE @ 1.17%

132' OF 18" HDPE @ 1.17%

260' OF 18" HDPE @ 1.00%

212' OF 18" HDPE @ 1.47%

FFE: 363.68
6
0.78 ACRES
34000 Sq. Ft.

FFE: 365.25
3
0.61 ACRES
26600 Sq. Ft.

FFE: 364.68

FFE: 365.25

FFE: 361.75
9
0.77 ACRES
33500 Sq. Ft.

FFE: 362.75

FFE: 361.00

FFE: 362.00
10
0.39 ACRES
17000 Sq. Ft.

CB - 101
STA:0+00.00 OFF:0.00
RIM:364.05
INV. OUT:350.50 18"

CB - 100
STA:0+00.00 OFF:0.00
RIM:366.78
INV. OUT:361.50 18"

12" X 6" TAPPING SLEEVE WITH A 6" VALVE

10' OF 18" ENCASEMENT ON WATER MAIN

47 LF OF 6" WATER MAIN

490 LF OF 6" WATER MAIN

PROPOSED HYDRANT ASSEMBLY

PROPOSED HYDRANT ASSEMBLY

SECURITY FENCE

SECURITY FENCE

SECURITY GATE EQUIPPED WITH KNOX BOX FOR FD ACCESS

TWO PROPOSED WATER METERS

EXISTING 8"WATER LINE

I-30 FRONTAGE ROAD

CURRENT ZONING R-E

75' BUILDING SETBACK LINE

EXISTING TREE BUFFER

50' BUILDING SETBACK LINE

SECURITY FENCE

PROPOSED HYDRANT ASSEMBLY

16 LF OF 6" WATER MAIN

8" X 6" TAPPING SLEEVE WITH A 6" VALVE

LEGEND

PROPOSED CONTOUR LINE — 363 —

PROPOSED HDPE STORM PIPE

PROPOSED RCP STORM PIPE

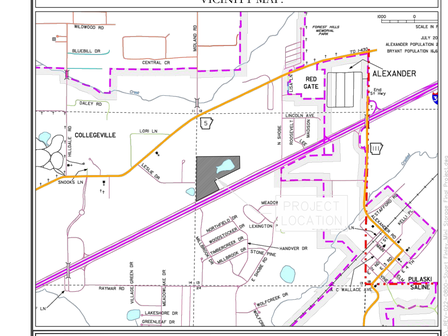
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60' 30' 0 60'

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

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

VICINITY MAP:



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FOR USE AND BENEFIT OF:

STUART FINLEY

ARKANSAS STORAGE CENTER

DRAINAGE PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-4.0	SCALE: 1" = 60'		

500	01S	14W	0	21	300	62	1762



STORM WATER LINE 1 PROFILE

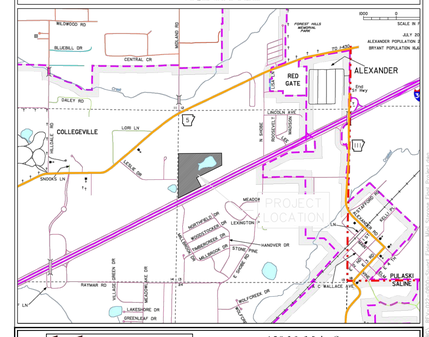
LEGEND

EXISTING CONTOUR LINE — 363
PROPOSED CONTOUR LINE — 363
PROPOSED HDPE STORM PIPE
PROPOSED RCP STORM PIPE

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BASIS OF BEARING:
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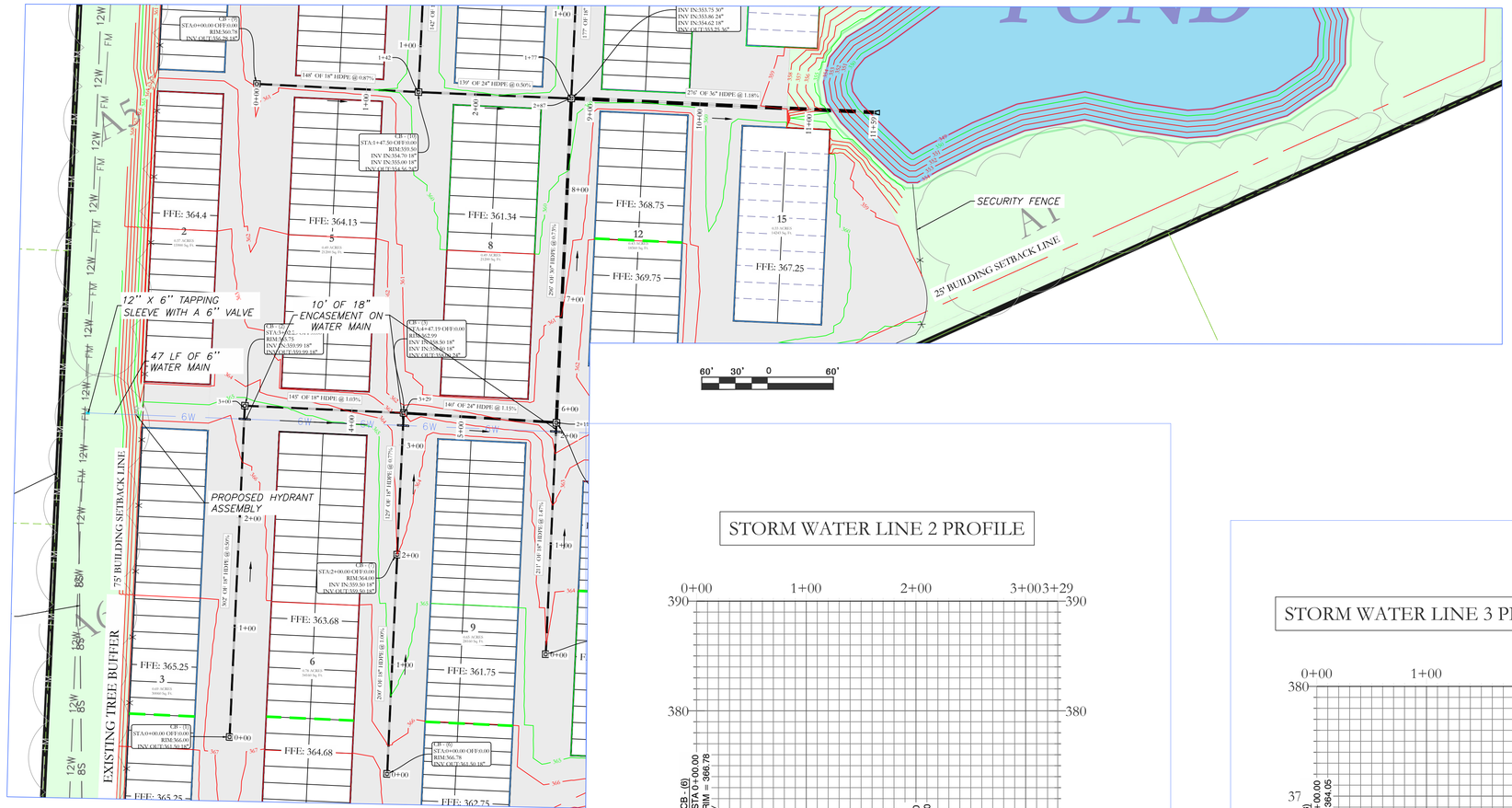
DRAINAGE PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-4.1	SCALE:		

500	01S	14W	0	21	300	62	1762

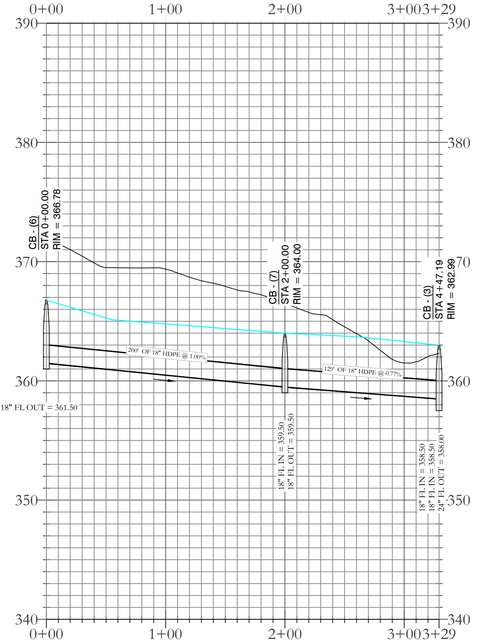
THESE PLANS ARE THE PROPERTY OF HOPE CONSULTING, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HOPE CONSULTING, INC.



LEGEND

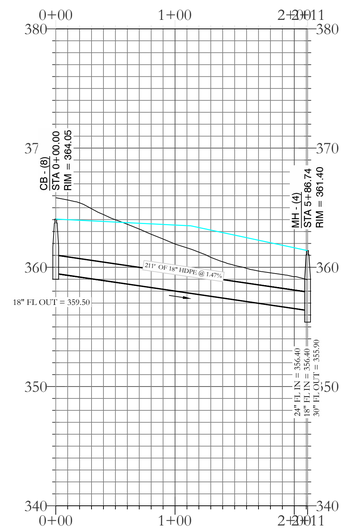
EXISTING CONTOUR LINE — — 363 — —
PROPOSED CONTOUR LINE ——— 363 ———
PROPOSED HDPE STORM PIPE — — — — —
PROPOSED RCP STORM PIPE ———

STORM WATER LINE 2 PROFILE

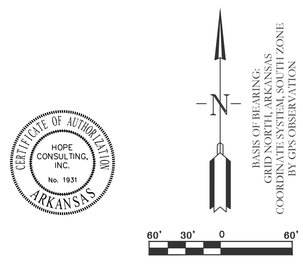


60' 30' 0 60'

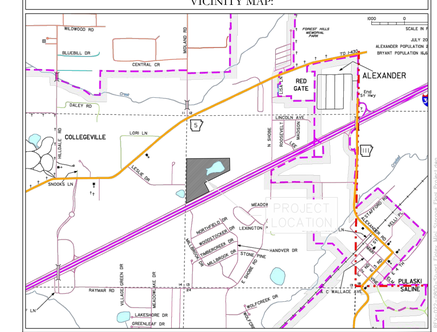
STORM WATER LINE 3 PROFILE



60' 30' 0 60'



VICINITY MAP:



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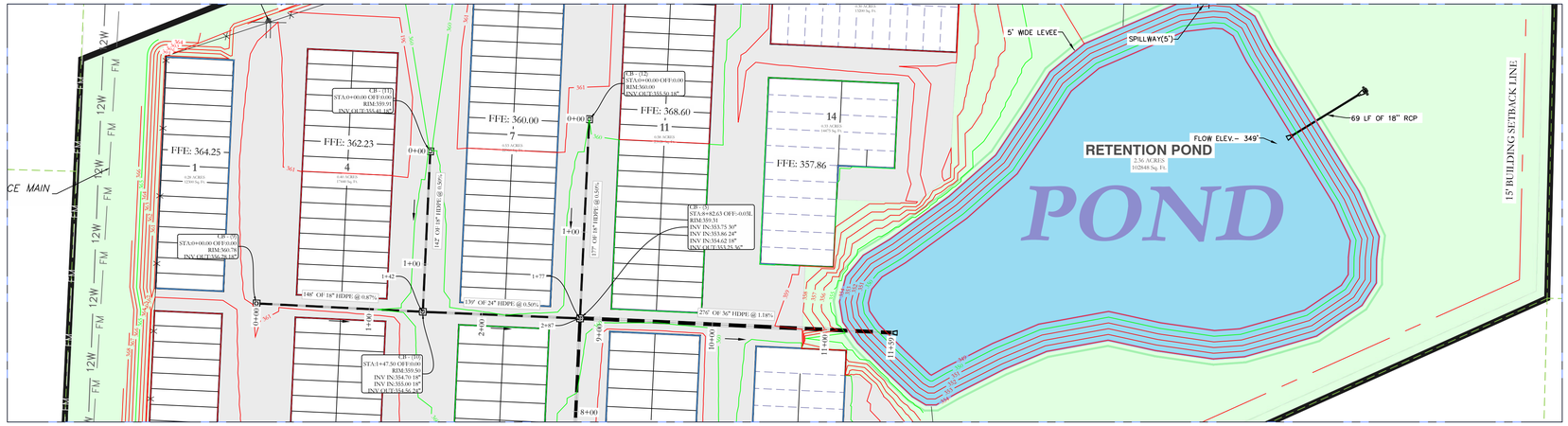
ARKANSAS STORAGE CENTER

DRAINAGE PLAN

BRYANT, SALINE COUNTY, ARKANSAS

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SHEET: C-4.2	SCALE:		

500	01S	14W	0	21	300	62	1762



LEGEND

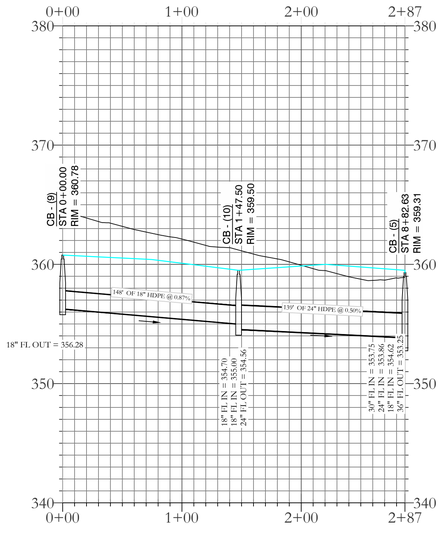
EXISTING CONTOUR LINE — 363 —

PROPOSED CONTOUR LINE — 363 —

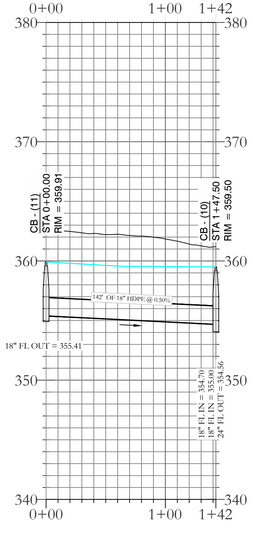
PROPOSED HDPE STORM PIPE

PROPOSED RCP STORM PIPE

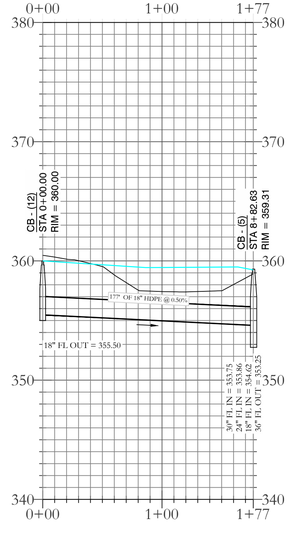
STORM WATER LINE 4 PROFILE



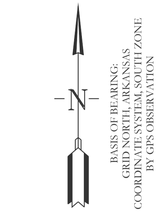
STORM WATER LINE 5 PROFILE



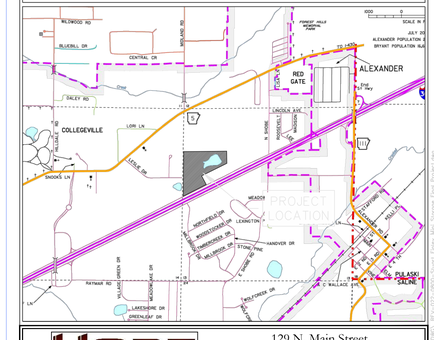
STORM WATER LINE 6 PROFILE

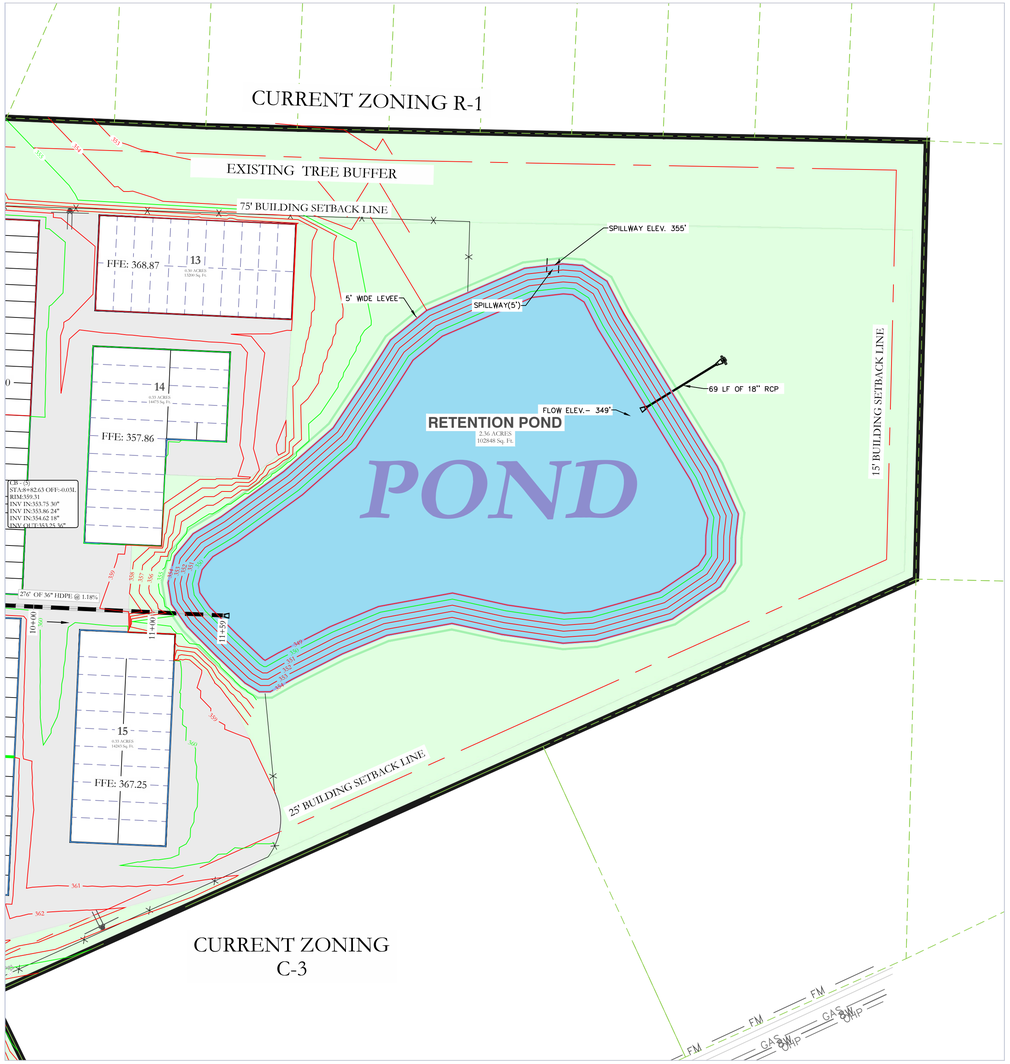


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No. 1931
ARKANSAS



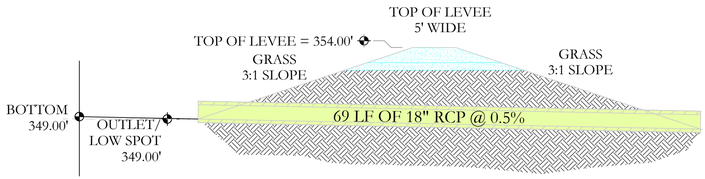
VICINITY MAP:


ALEXANDER
RED GATE
COLLEGEVILLE
PROJECT LOCATION
MEADOW
CLOVERDALE DR
HANOVER DR
STONE PINE
E WALLACE LN
PULASKI SALINE
BELLWOOD RD
BLUEBELL DR
CENTRAL DR
BALEY RD
LOW LN
SNOWS LN
LEDGE AVE
N SPRING
WOODSIDE DR
LEDGE DR
LEDGE RD
CLIFFORD
ASHLEY DR
WHITEHOUSE DR
WOODCREST DR
WILLIAMSON DR
RATHMAR RD
VILLAGE GREEN DR
WOODCREST DR
LAKESHORE DR
GREENLEAF DR
WILLOWOOD DR
MILLWOOD DR
MILLWOOD RD
MEADOWS DR
MEADOWS RD
ROLLING HILLS DR
ROLLING HILLS RD
ROLLING HILLS CIR
ROLLING HILLS CT
ROLLING HILLS LN
ROLLING HILLS PL
ROLLING HILLS TER
ROLLING HILLS WAY
ROLLING HILLS CV

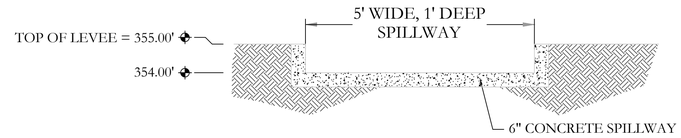


LEGEND

EXISTING CONTOUR LINE	363
PROPOSED CONTOUR LINE	363
PROPOSED HDPE STORM PIPE	
PROPOSED RCP STORM PIPE	



OUTLET SECTION
NTS



SPILLWAY END VIEW
NTS

DETENTION POND MAINTENANCE PLAN

Background
There will be one retention pond in this project.The retention pond is located at the North-East of the subject property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.

Routine Maintenance
The property owners association will maintain the drainage easements. 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.

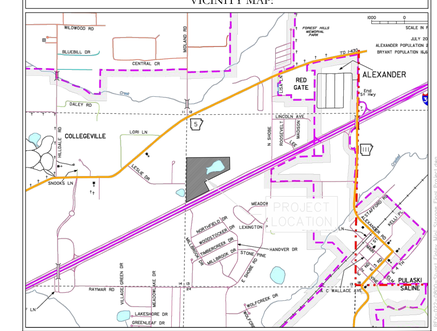
CERTIFICATE OF AUTHORIZATION
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No. 1931
ARKANSAS

N

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

60' 30' 0 60'

VICINITY MAP:



HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
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www.hopeconsulting.com

FOR USE AND BENEFIT OF:
STUART FINLEY

ARKANSAS STORAGE CENTER
RETENTION POND PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-4.4	SCALE:		

500	01S	14W	0	21	300	62	1762

THESE PLANS ARE THE PROPERTY OF HOPE CONSULTING, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF HOPE CONSULTING, INC.

CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING R-E

CURRENT ZONING C-3

EXISTING TREE BUFFER

25' BUILDING SETBACK LINE

75' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

EXISTING TREE BUFFER

RETENTION POND
2.36 ACRES
102848 Sq. Ft.

POND

A1 A2 A3 A4 A5 A6

FFE: 364.25 — 1 — 0.81 ACRES — 35306 Sq. Ft.

FFE: 362.23 — 4 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 360.00 — 7 — 0.81 ACRES — 35306 Sq. Ft.

FFE: 368.60 — 11 — 0.80 ACRES — 35129 Sq. Ft.

FFE: 368.87 — 13 — 0.56 ACRES — 24393 Sq. Ft.

FFE: 357.86 — 14 — 0.33 ACRES — 14475 Sq. Ft.

FFE: 364.4 — 2 — 0.81 ACRES — 35306 Sq. Ft.

FFE: 364.13 — 5 — 0.80 ACRES — 35129 Sq. Ft.

FFE: 361.34 — 8 — 0.80 ACRES — 35129 Sq. Ft.

FFE: 368.75 — 12 — 0.81 ACRES — 35306 Sq. Ft.

FFE: 367.25 — 15 — 0.33 ACRES — 14475 Sq. Ft.

FFE: 365.25 — 3 — 0.81 ACRES — 35306 Sq. Ft.

FFE: 363.68 — 6 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 364.68 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 361.75 — 9 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 362.75 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 361.00 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 362.00 — 10 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 369.75 — 0.80 ACRES — 34848 Sq. Ft.

FFE: 365.25 — 0.80 ACRES — 34848 Sq. Ft.

PRE-DEVELOPMENT WATER-FLOW

PRE-DEVELOPMENT CATCHING AREA

L-30 FRONTAGE ROAD

LEGEND

EXISTING CONTOUR LINE — 363

PROPOSED CONTOUR LINE — 363

PROPOSED HDPE STORM PIPE

PROPOSED RCP STORM PIPE

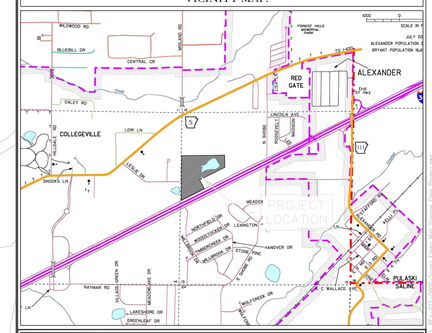
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HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

60' 30' 0 60'

VICINITY MAP:



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FOR USE AND BENEFIT OF:

STUART FINLEY

ARKANSAS STORAGE CENTER

PRE-DEVELOPMENT FLOW

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	22-0800	
SHEET: C-4.5	SCALE: 1" = 60'		

500	01S	14W	0	21	300	62	1762

CURRENT ZONING R-1

CURRENT ZONING C-2

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

5' WIDE LEVEE

SPILLWAY ELEV. 355'

SPILLWAY(5')

69 LF OF 18" RCP

FLOW ELEV.= 349'

RETENTION POND

2.36 ACRES
102848 Sq. Ft.

POND

15' BUILDING SETBACK LINE

A1

A2

A3

A4

A5

POST-DEVELOPMENT WATER-FLOW

POST-DEVELOPMENT CATCHING AREA

CURRENT ZONING C-3

CURRENT ZONING R-E

EXISTING TREE BUFFER

50' BUILDING SETBACK LINE

I-30 FRONTAGE ROAD

FFE: 364.25 — 1 — 0.66 ACRES — 13500 Sq. Ft.

FFE: 362.23 — 4 — 0.60 ACRES — 13068 Sq. Ft.

FFE: 360.00 — 7 — 0.53 ACRES — 23086 Sq. Ft.

FFE: 368.60 — 11 — 0.56 ACRES

FFE: 368.87 — 13 — 0.56 ACRES — 13504 Sq. Ft.

FFE: 357.86 — 14 — 0.33 ACRES — 14371 Sq. Ft.

FFE: 364.4 — 2 — 0.57 ACRES — 13500 Sq. Ft.

FFE: 364.13 — 5 — 0.60 ACRES — 21200 Sq. Ft.

FFE: 361.34 — 8 — 0.48 ACRES — 21200 Sq. Ft.

FFE: 368.75 — 12 — 0.60 ACRES — 14371 Sq. Ft.

FFE: 367.25 — 15 — 0.33 ACRES — 14371 Sq. Ft.

FFE: 365.25 — 3 — 0.65 ACRES — 28300 Sq. Ft.

FFE: 363.68 — 6 — 0.76 ACRES — 33030 Sq. Ft.

FFE: 364.68

FFE: 361.75 — 9 — 0.65 ACRES — 28300 Sq. Ft.

FFE: 362.75

FFE: 361.00

FFE: 362.00 — 10 — 0.40 ACRES — 17000 Sq. Ft.

LEGEND

EXISTING CONTOUR LINE 363

PROPOSED CONTOUR LINE 363

PROPOSED HDPE STORM PIPE

PROPOSED RCP STORM PIPE

	Pre-Development Peak Flow (cfs)	Post-Development without Detention Peak Flow (cfs)	Post-Development with Detention Peak Flow (cfs)
2-Year	53.08	131.14	2.99
5-Year	58.66	147.91	3.498
10-Year	69.15	166.14	4.020
25-Year	79.33	189.21	4.600
50-Year	90.45	213.91	5.051
100-Year	96.16	226.82	5.157

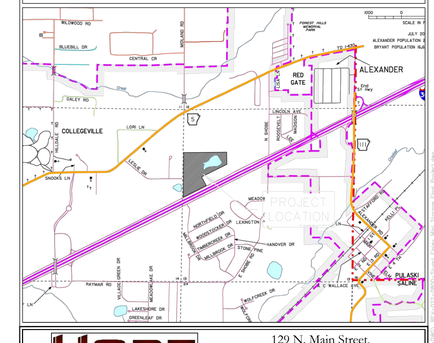
CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

-N-

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

60' 30' 0 60'

VICINITY MAP:



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FOR USE AND BENEFIT OF:
STUART FINLEY

ARKANSAS STORAGE CENTER

POST-DEVELOPMENT FLOW

BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:		DRAWING NUMBER:
REVISED:	CHECKED BY:		22-0800
SHEET: C-4.6	SCALE: 1" = 60'		

500	01S	14W	0	21	300	62	1762

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CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING R-E

CURRENT ZONING C-3

EXISTING TREE BUFFER

25' BUILDING SETBACK LINE

75' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

50' BUILDING SETBACK LINE

A1

A2

A3

A4

A5

POND

FFE: 364.25 — 1 — 0.26 ACRES (11304 Sq. Ft.)

FFE: 364.4 — 2 — 0.03 ACRES (1000 Sq. Ft.)

FFE: 365.25 — 3 — 0.03 ACRES (1000 Sq. Ft.)

FFE: 362.23 — 4 — 0.06 ACRES (2340 Sq. Ft.)

FFE: 364.13 — 5 — 0.06 ACRES (2520 Sq. Ft.)

FFE: 363.68 — 6 — 0.76 ACRES (3600 Sq. Ft.)

FFE: 364.68

FFE: 365.25

FFE: 360.00 — 7 — 0.03 ACRES (1000 Sq. Ft.)

FFE: 361.34 — 8 — 0.06 ACRES (2520 Sq. Ft.)

FFE: 361.75 — 9 — 0.03 ACRES (1000 Sq. Ft.)

FFE: 362.75

FFE: 368.60 — 11 — 0.06 ACRES (2340 Sq. Ft.)

FFE: 368.75 — 12 — 0.02 ACRES (1000 Sq. Ft.)

FFE: 369.75

FFE: 361.00

FFE: 362.00 — 10 — 0.16 ACRES (7000 Sq. Ft.)

FFE: 368.87 — 13 — 0.06 ACRES (2500 Sq. Ft.)

FFE: 357.86 — 14 — 0.03 ACRES (1407 Sq. Ft.)

FFE: 367.25 — 15 — 0.02 ACRES (1000 Sq. Ft.)

142' OF 18" HDPE @ 0.50%

139' OF 24" HDPE @ 0.50%

177' OF 18" HDPE @ 0.50%

276' OF 36" HDPE @ 1.18%

148' OF 18" HDPE @ 0.87%

145' OF 18" HDPE @ 1.03%

140' OF 24" HDPE @ 1.15%

256' OF 30" HDPE @ 0.77%

127' OF 18" HDPE @ 0.50%

128' OF 18" HDPE @ 0.77%

260' OF 18" HDPE @ 1.03%

211' OF 18" HDPE @ 1.47%

6W — 6" WATER LINE

8S — 8" SEWER LINE

12W — 12" WATER LINE

12S — 12" SEWER LINE

FM — FORCE MAIN

GAS — GAS LINE

OHP — OVERHEAD POWER

I-30 FRONTAGE ROAD

CALCULATION CHART:	
GREEN SPACE	TOTAL SITE AREA: 1,059,380 SF IMPERVIOUS AREA: 1059263.30 SF GREEN SPACE: 414894.10 SF (414894.10 / 644369.20 = 0.64)
TREES	24.32 ACRES @ 2 TREES PER ACRE =48.64 = 49 TREES.
EVERGREEN SHRUBS	1/2000 SF OF BUILDING AREA. 1,059,380/2000 = 530 EVERGREEN SHRUBS

LANDSCAPE

SYMBOL:	QTY:	COMMON NAME:	SPECIFIED SIZE:	
	25	PIN OAK QUERCUS PALUSTRIS	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH BELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE.
	24	HONEY LOCUST GLEDITSIA TRIACANTHOS 'INERMIS'	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH BELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE.
	530	EVERGREEN SHRUBS DWARF YAUPON HOLLY ILEX VOMITORIA 'NANA' BERMUDA	3 GAL 24" T X 24"	SYMMETRICAL WITH BELL BRANCHED, SPACED AT 2-3' O.C.
		PLANTER/FLOWER BED	SOD (INCLUDES MULCH BEDS) MULCH BEDS (OPTIONAL)	

EXISTING TREES			
ZONE	CONDITION	DENSITY	SIZE
A1	GOOD	THICK	24"-36" - 130
A2	GOOD	THICK	24"-36" -89
A3	MIXED	MODERATE	24"-36" - 45
A4	GOOD	SPARSE	24"-36" - 25
A5	GOOD	MODERATE	15"-30" -20
A6	GOOD	SPARSE	15"-30" - 40

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

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

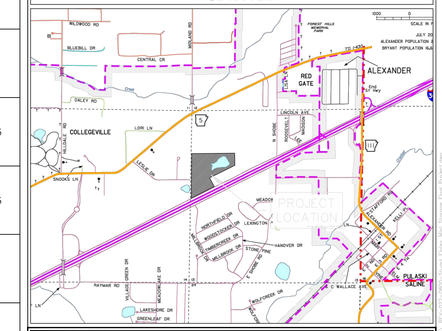
N

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

60' 30' 0 60'

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
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ARKANSAS

VICINITY MAP:



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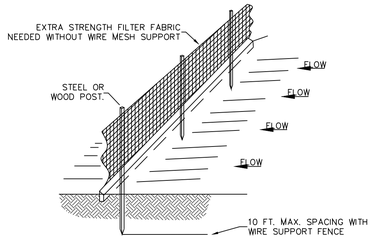
ARKANSAS STORAGE CENTER

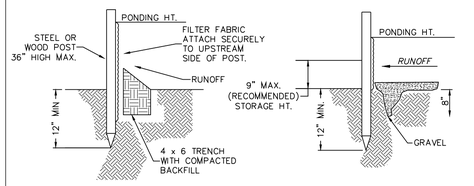
LANDSCAPE PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-25-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	22-0800
SHEET:	C-5.0	SCALE:	1" = 60'

500	01S	14W	0	21	300	62	1762





STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

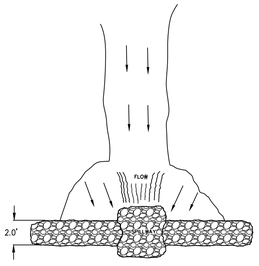
ALTERNATE DETAIL
TRENCH WITH GRAVEL

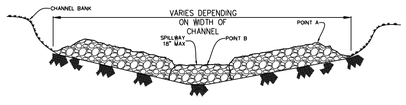
NOTE:
1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

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

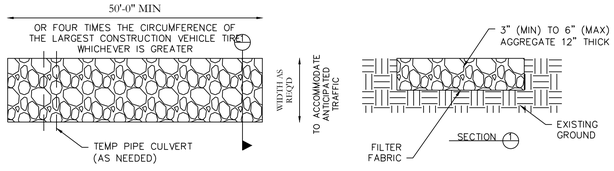




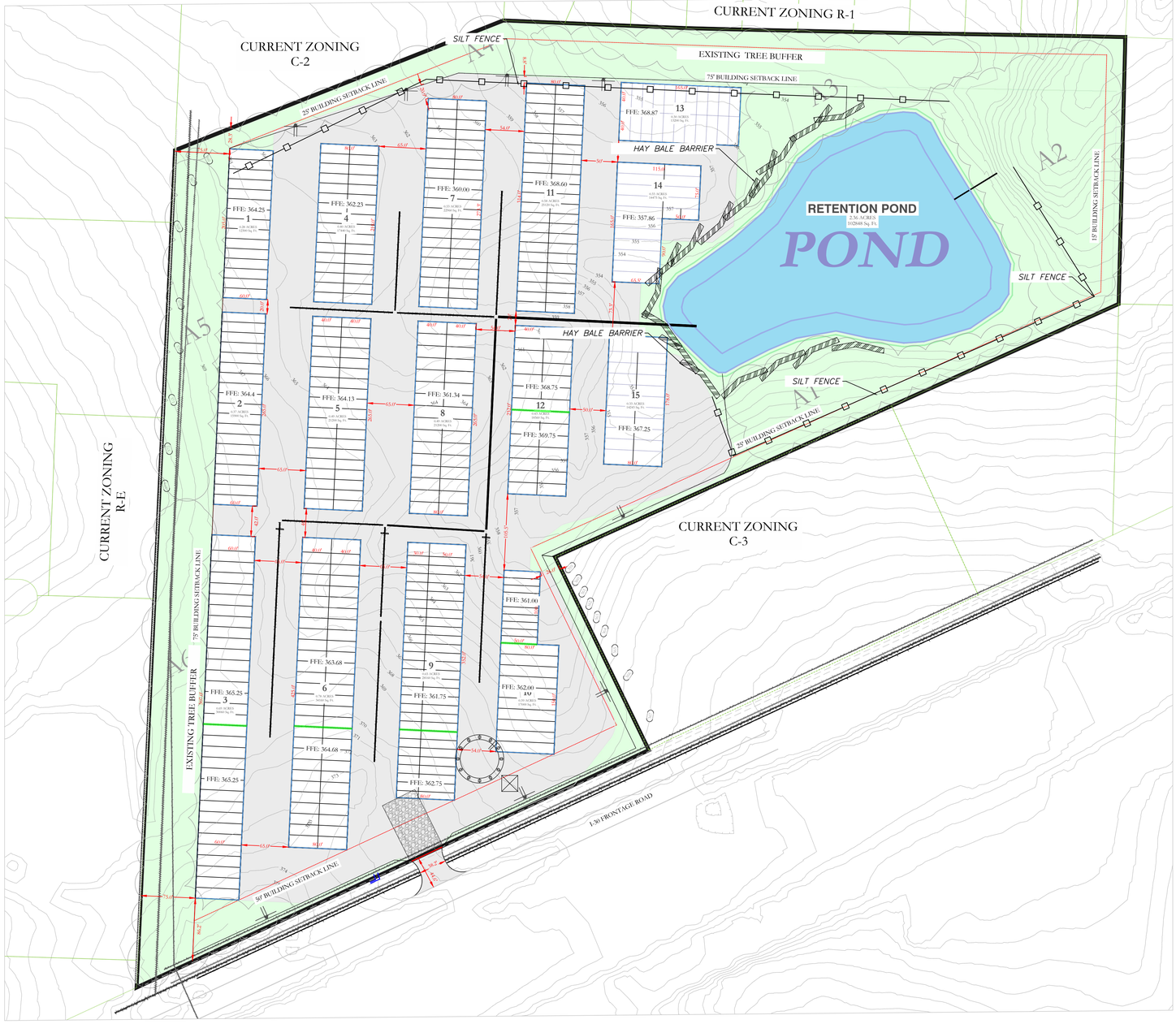
VIEW LOOKING UPSTREAM

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 TOE ANY GAPS AND "FAIR" 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, ARKANSAS
COORDINATE SYSTEM, SOUTH ZONE
BY GPS OBSERVATION

80' 40' 0 80'

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

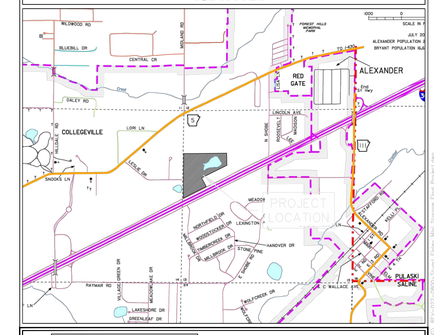
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

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
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI TAMZIDUL ISLAM
PHONE: 504-315-2626
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VICINITY MAP:



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FOR USE AND BENEFIT OF:
STUART FINLEY

ARKANSAS STORAGE CENTER

EROSION CONTROL PLAN

BRYANT, SALINE COUNTY, ARKANSAS

DATE:	10-25-2023	C.A.D. BY:				DRAWING NUMBER:	
REVISED:		CHECKED BY:				22-0800	
SHEET:	C-6.0	SCALE:	1" = 80'				
500	01S	14W	0	21	300	62	1762