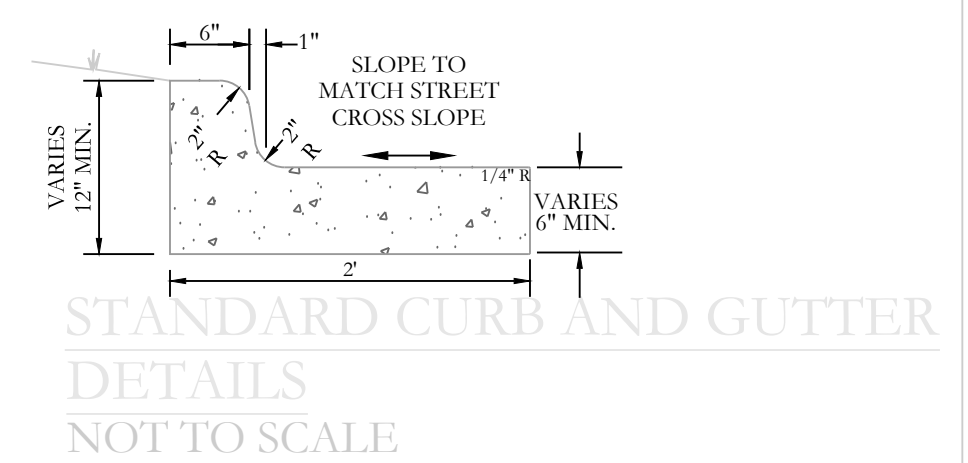
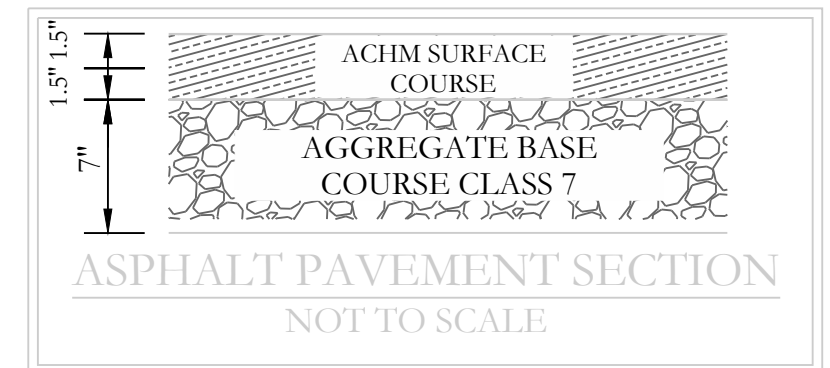
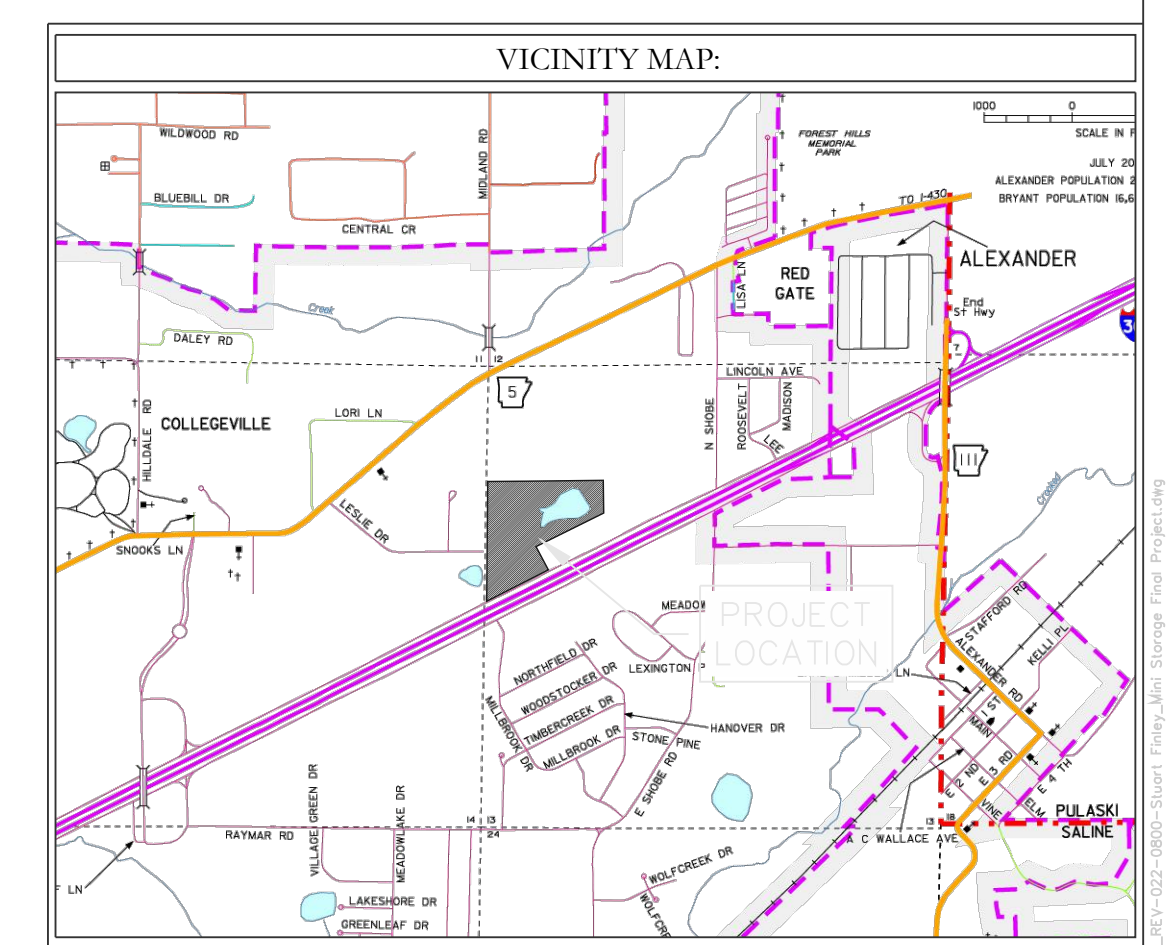
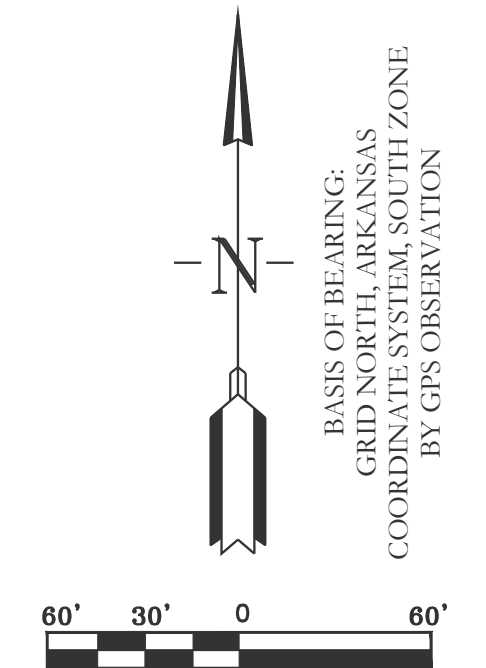


SITE DATA	
TOTAL SITE AREA	24.32 ACRES
TOTAL DEVELOPMENT AREA	14.79 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 305,978 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	305,978/1,059,263.30=0.29=29.0%
BUSINESS TYPE	MINI STORAGE

CIVIL ENGINEER
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 BENTON, AR 72015
 CONTACT: KAZI TAMZIDUL ISLAM
 PHONE: 504-315-2626
 EMAIL: kazi@hopeconsulting.com



LEGEND			
● - Aliquot Corner	○ - Pole/Post	○ - Clean Out	○ - Guy Anchor
● - Found monument	○ - Water Meter	○ - Power Pole	○ - Concrete
● - Set 1/2" Rebar	○ - Water Valve	○ - Power Pole W/Anchor	○ - Asphalt
● - Computed point	○ - Fire Hydrant	○ - Overhead Power	○ - Gas
(M) - Measured	○ - Informational Sign	○ - Fence	○ - Gas Line
(P) - Deed/Plat	○ - Light Pole	○ - 12" Sewer Line	○ - Telephone
○ - Storm Drain Manhole	○ - Telephone Pedestal/Box	○ - 12" Water Line	○ - Sewer Manhole
			○ - Proposed Sod

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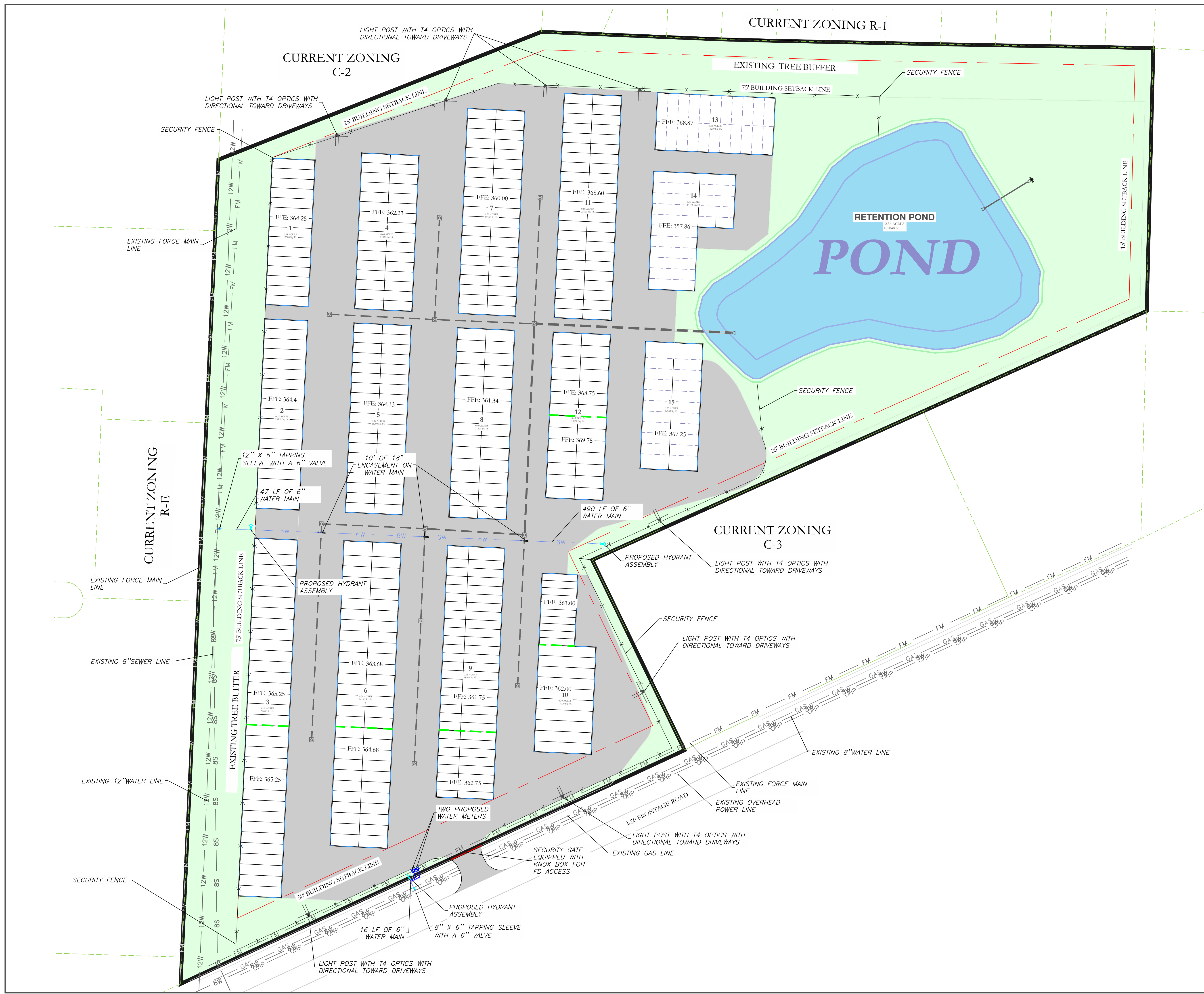
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 FAX (501) 315-0024
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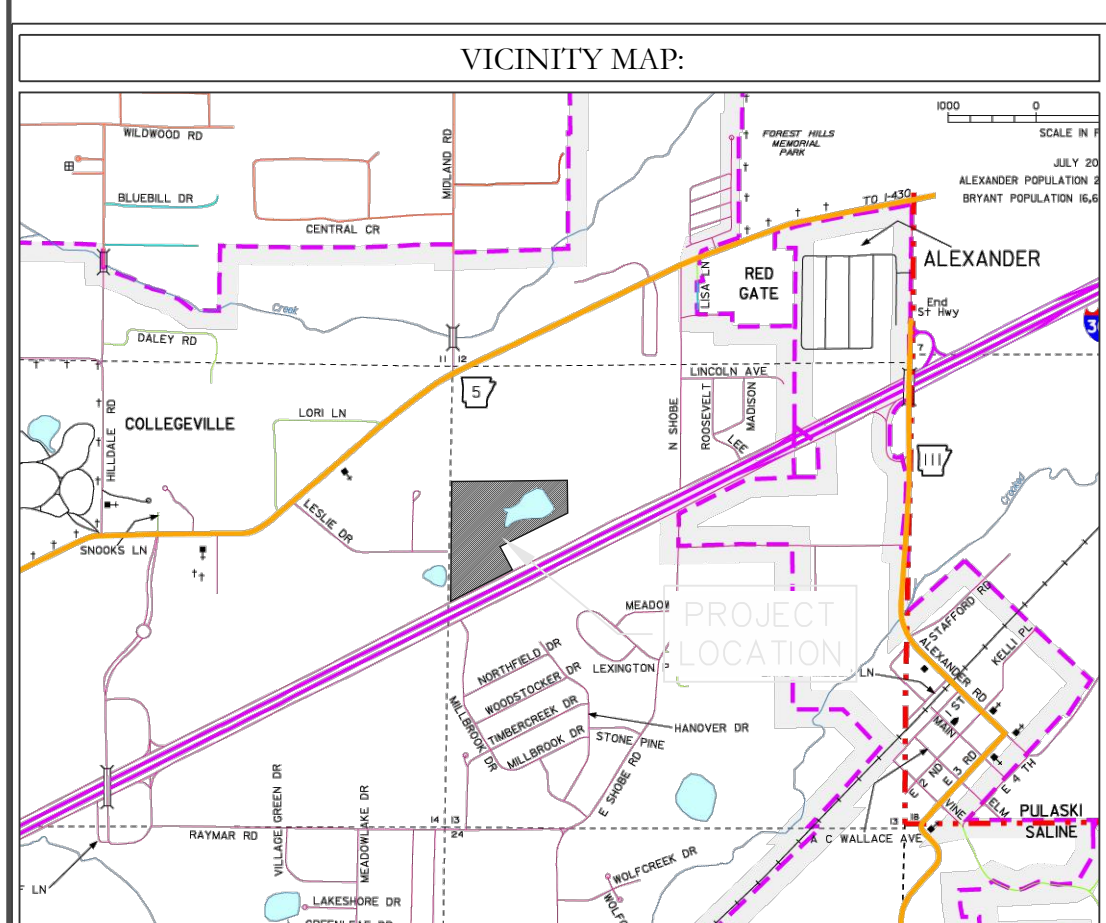
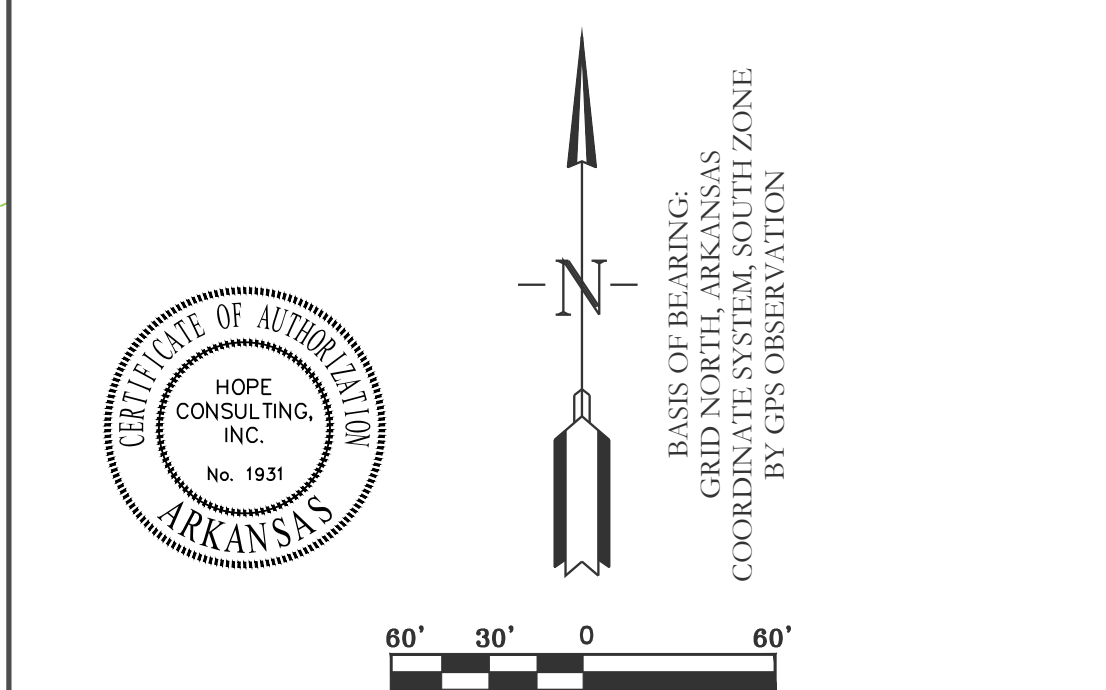
ARKANSAS STORAGE CENTER
 SITE PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

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

500 01S 14W 0 21 300 62 1762



- 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 ENCASUREMENT PIPE. THE STEEL ENCASUREMENT 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 PLAN).
 5. CASING SPACERS SHALL BE STAINLESS STEEL, CASCADE MODEL CCS AS MANUFACTURED BY CASCADE WATER MFG. CO, OR APPROVED EQUAL.



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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



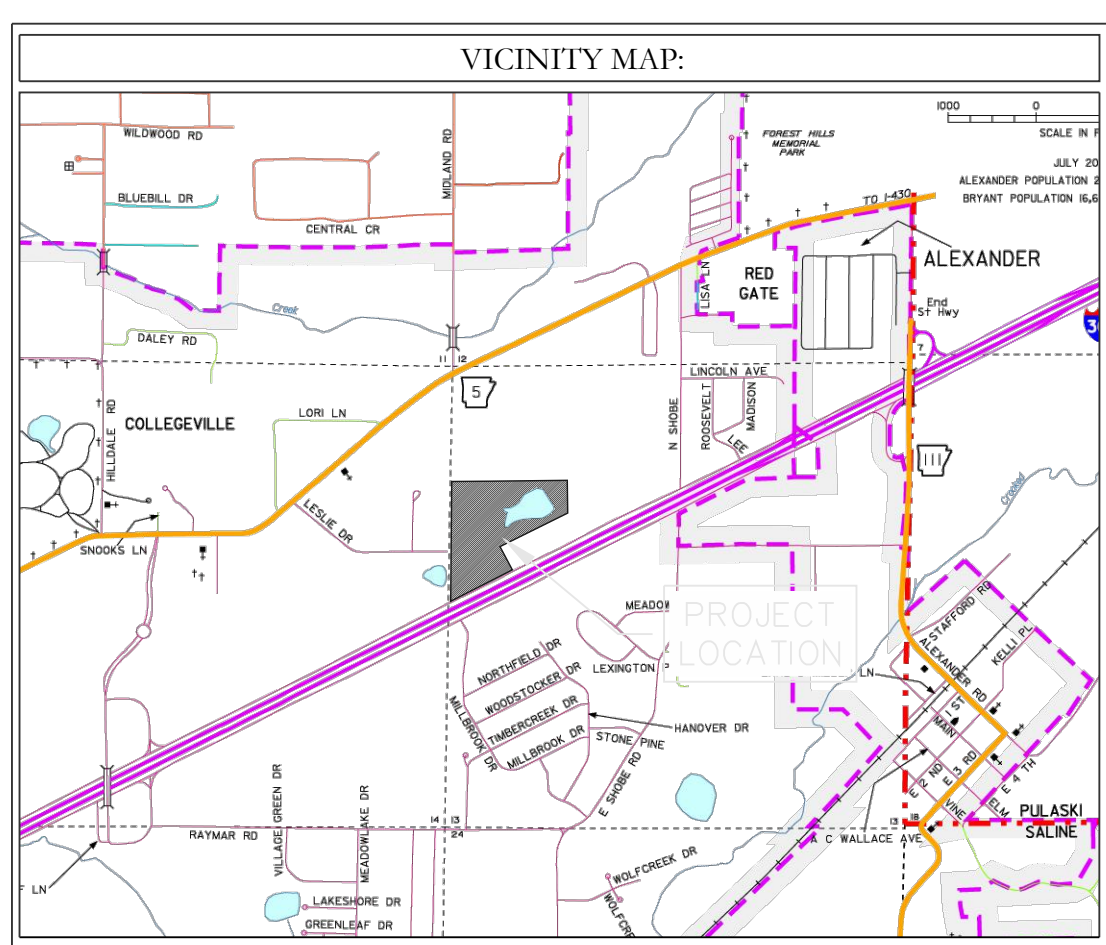
LEGEND

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

CERTIFICATE OF AUTHORIZATION
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 No. 1931
ARKANSAS

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

60' 30' 0 30' 60'



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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'	
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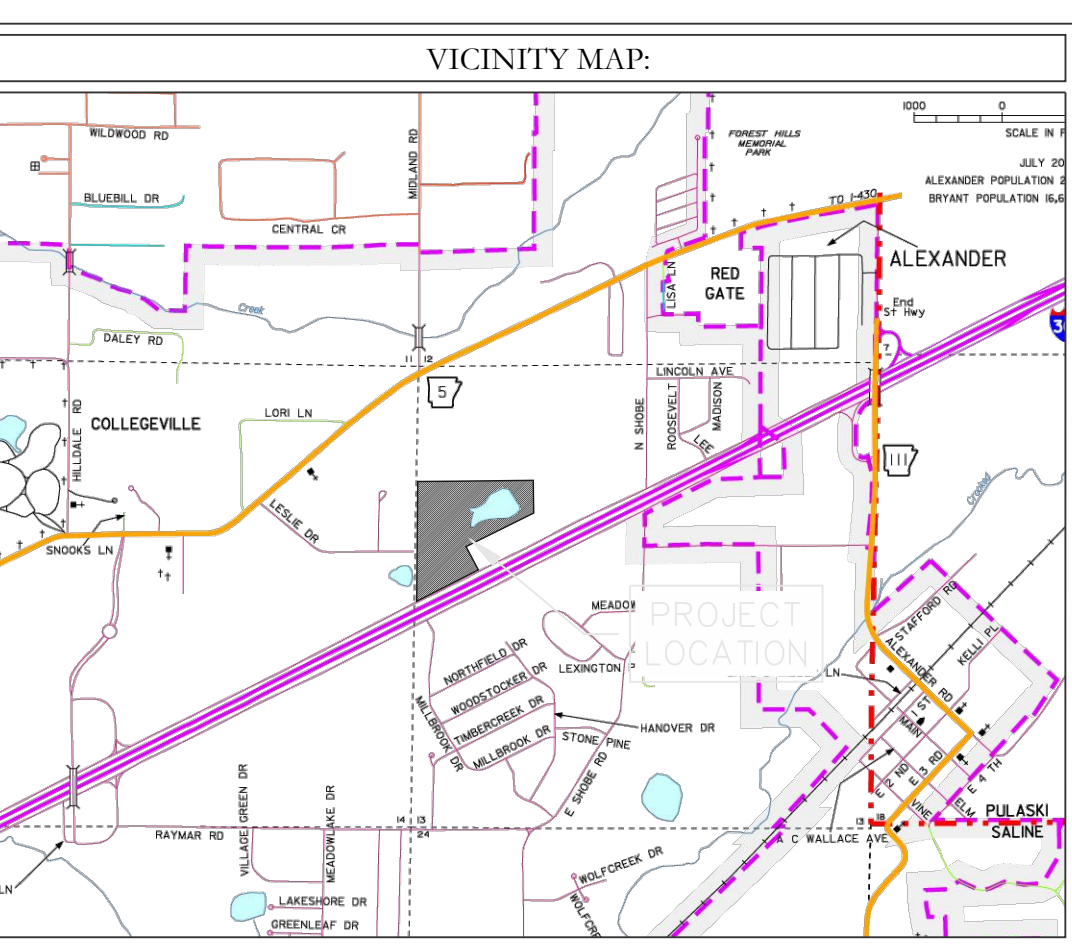
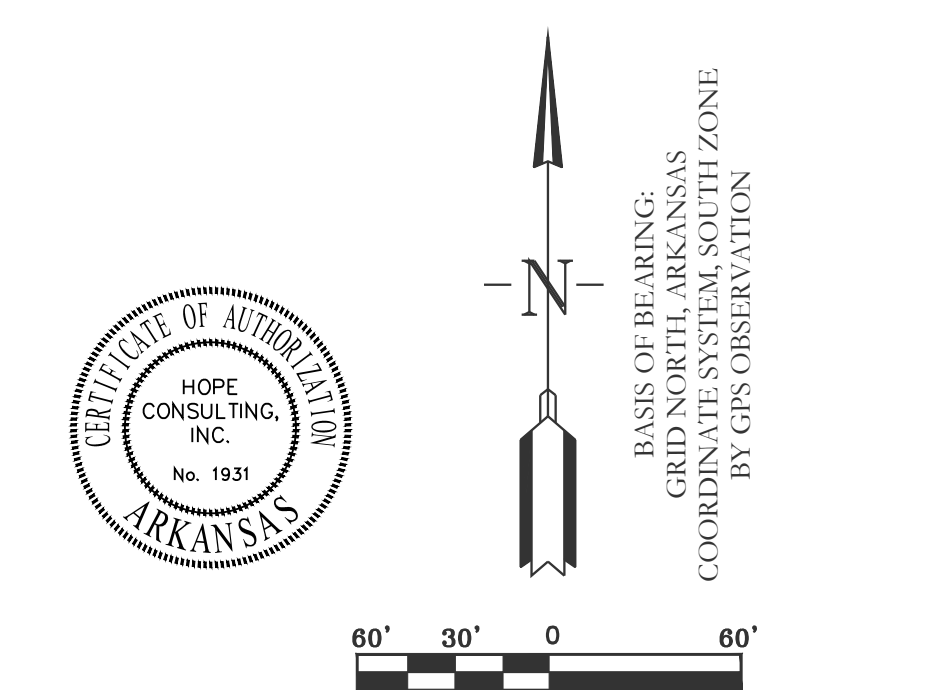


LEGEND

PROPOSED CONTOUR LINE ——— 363 ———

PROPOSED HDPE STORM PIPE - - - - -

PROPOSED RCP STORM PIPE ———



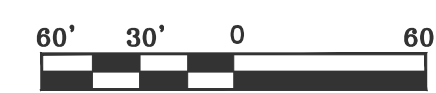
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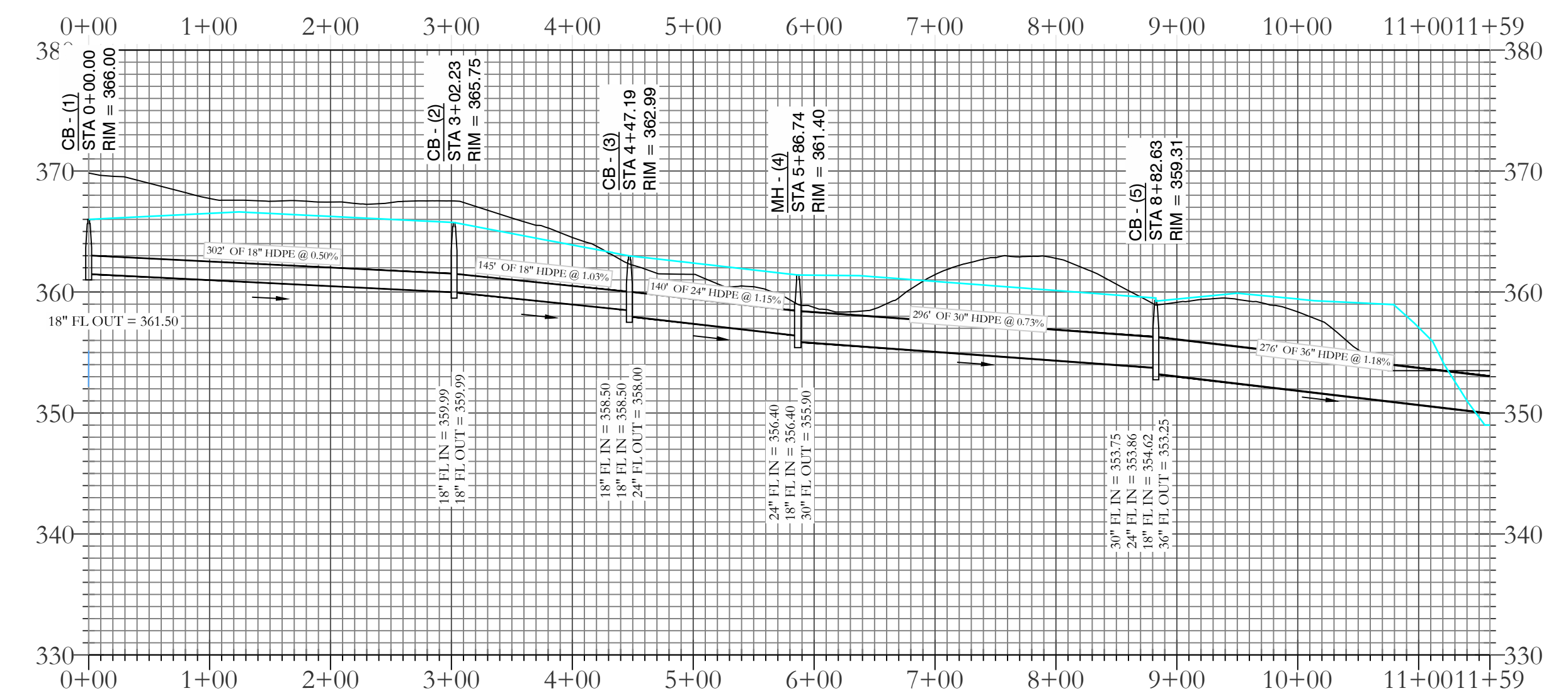
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ARKANSAS STORAGE CENTER
DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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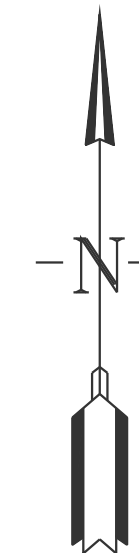


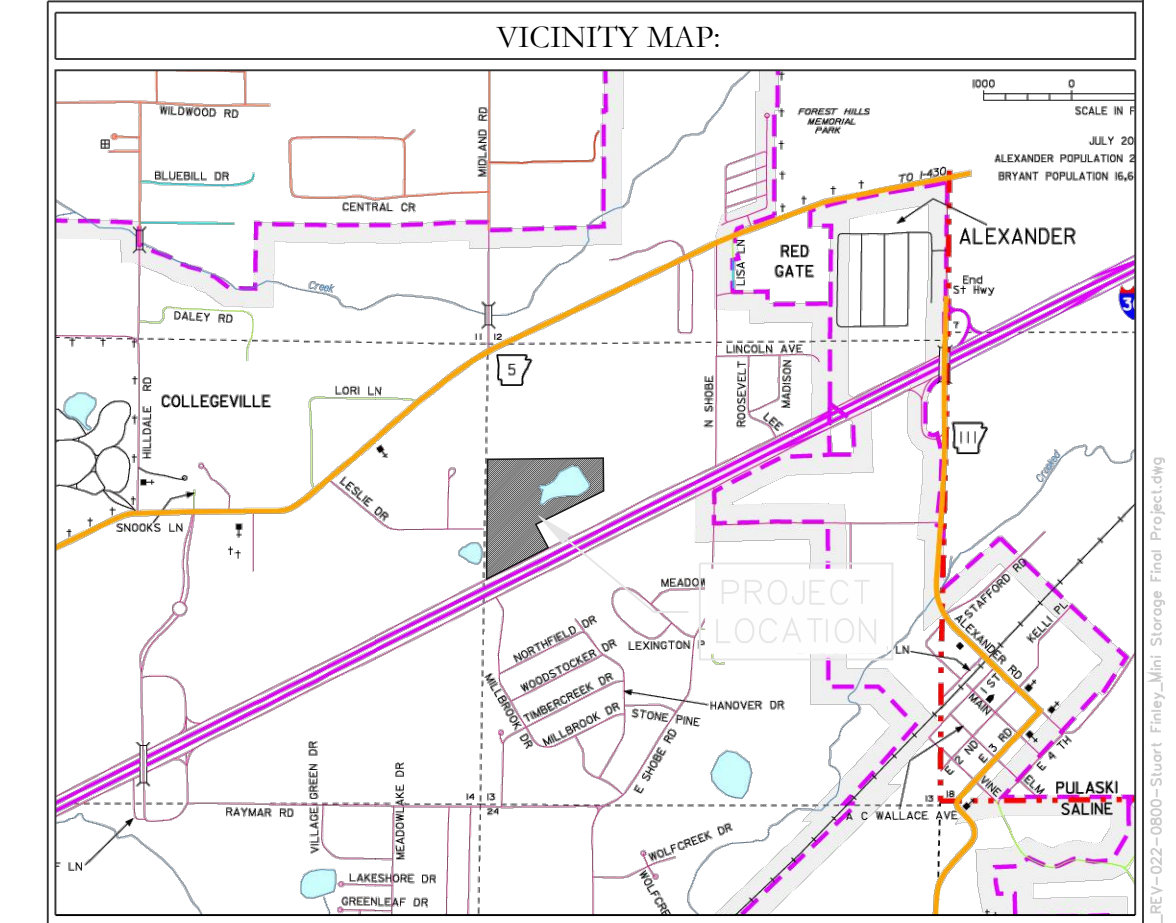
STORM WATER LINE 1 PROFILE



- LEGEND**
- EXISTING CONTOUR LINE 363
 - PROPOSED CONTOUR LINE 363
 - PROPOSED HDPE STORM PIPE ---
 - PROPOSED RCP STORM PIPE ---



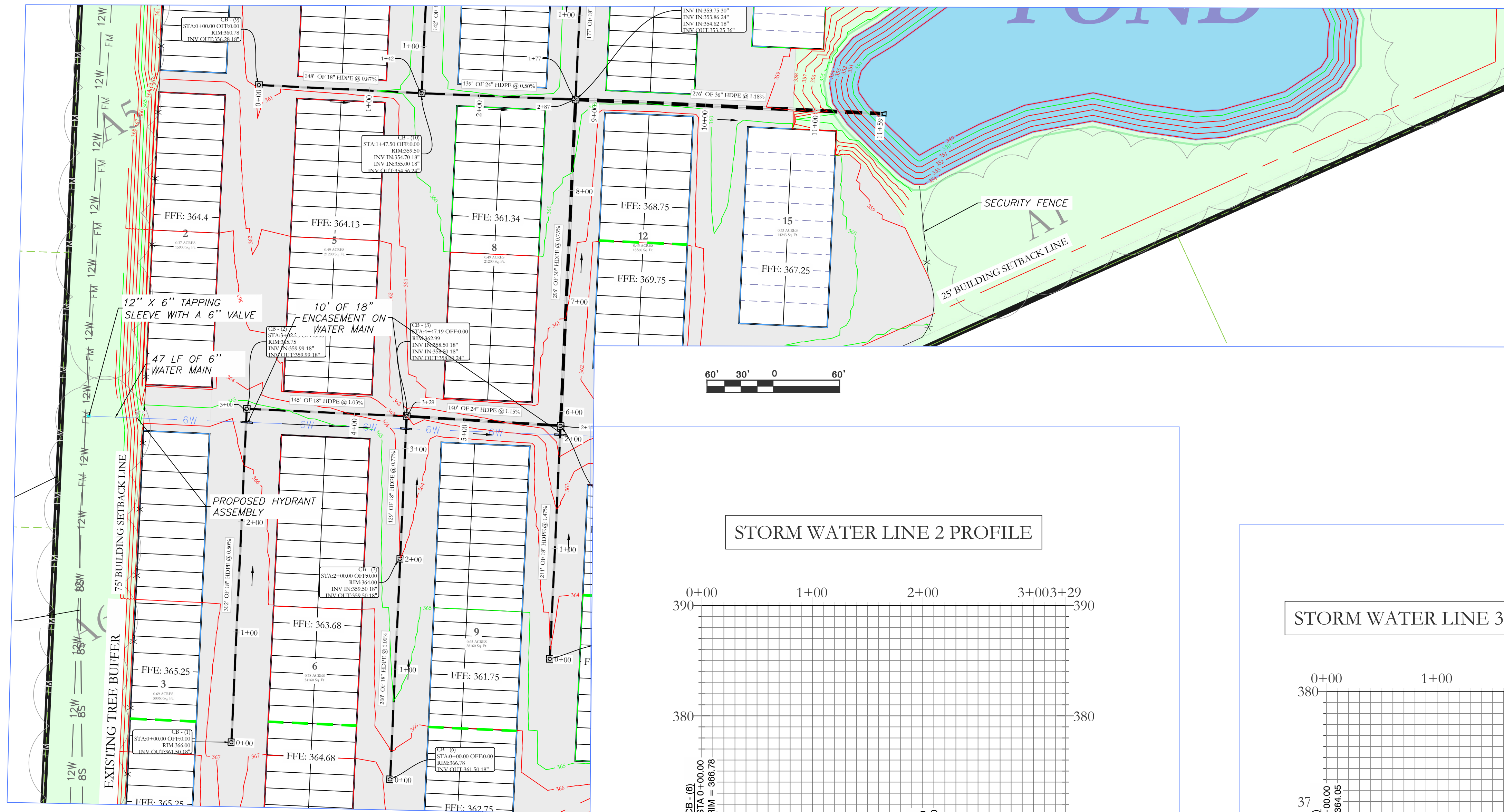

 BASIS OF BEARING:
 GRID NORTH, ARKANSAS
 COORDINATE SYSTEM, SOUTH ZONE
 BY GIS OBSERVATION



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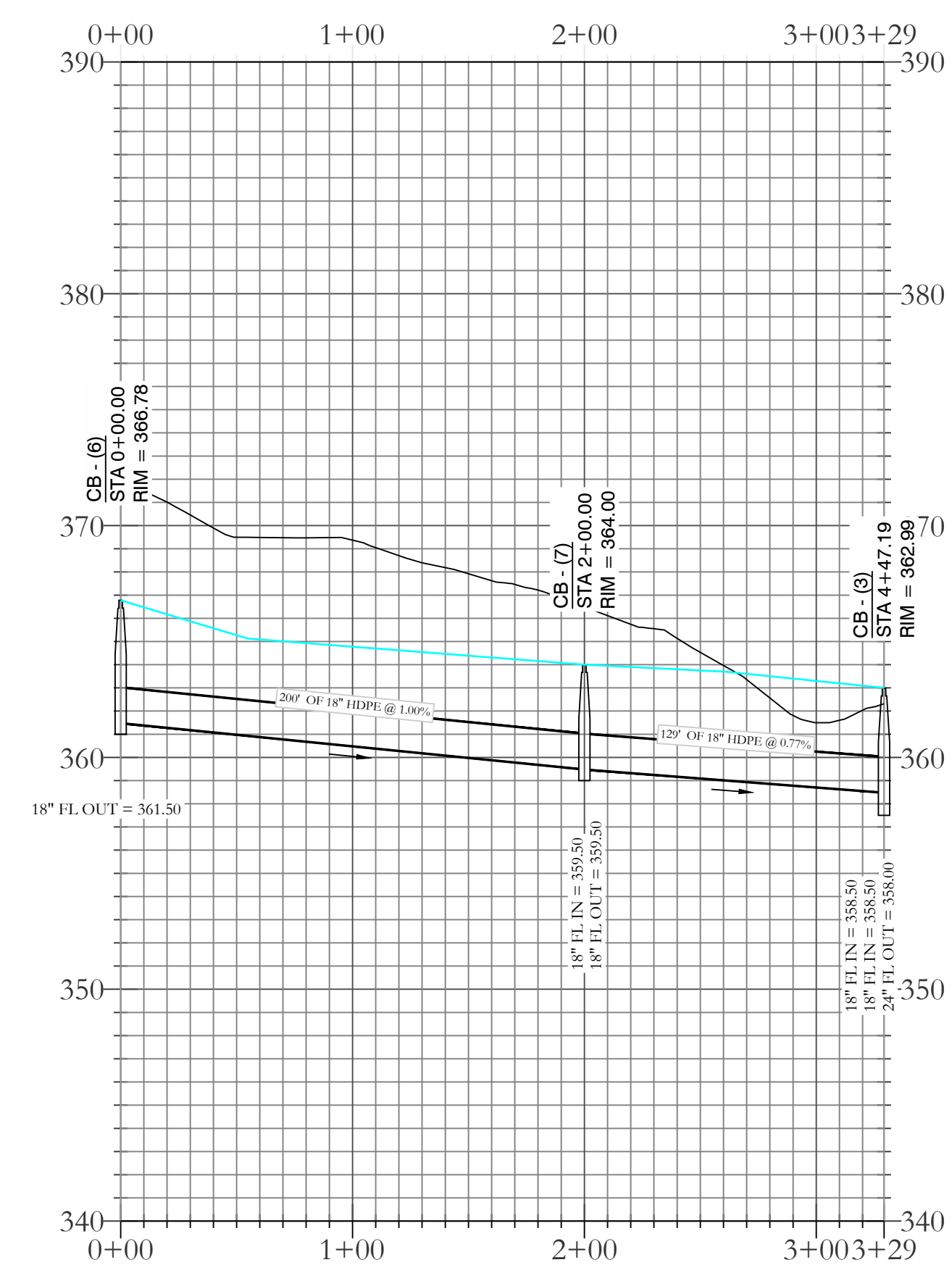
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 DRAINAGE PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

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

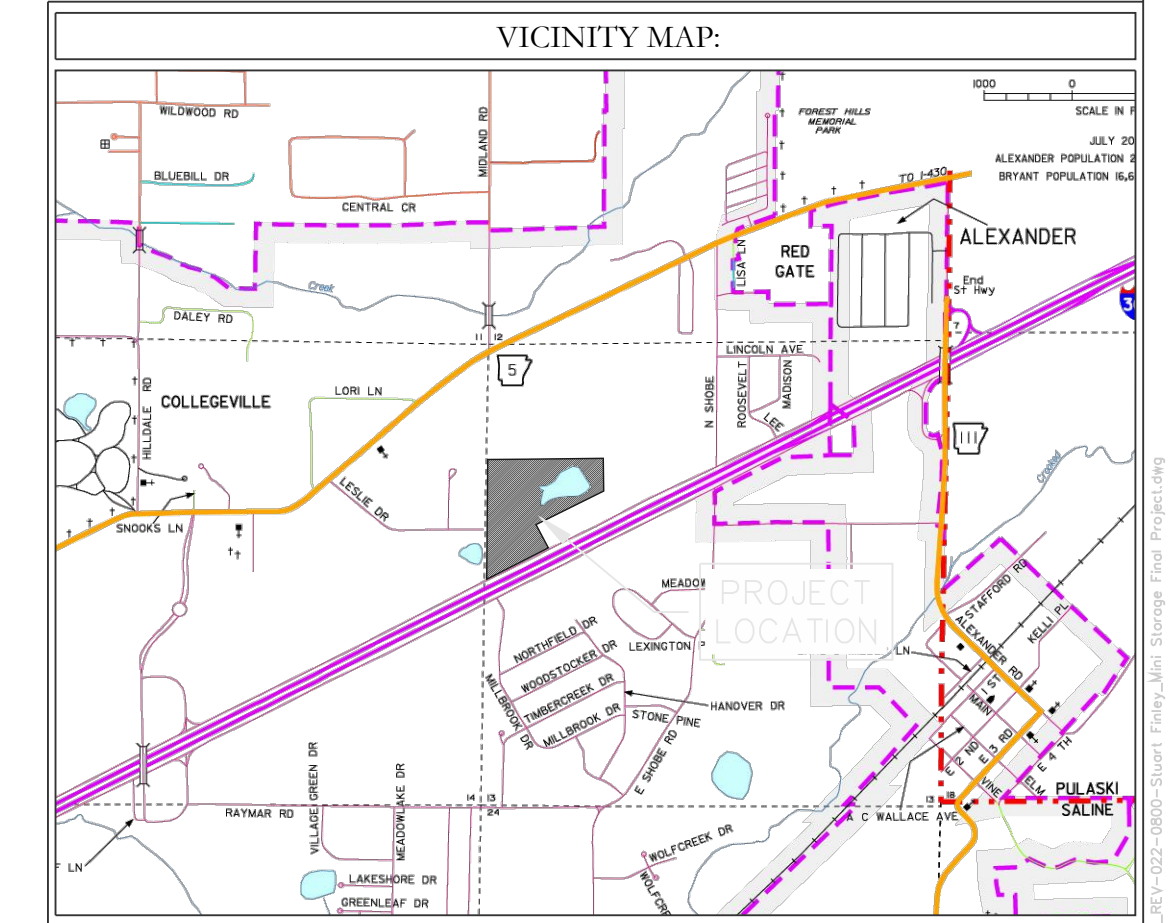
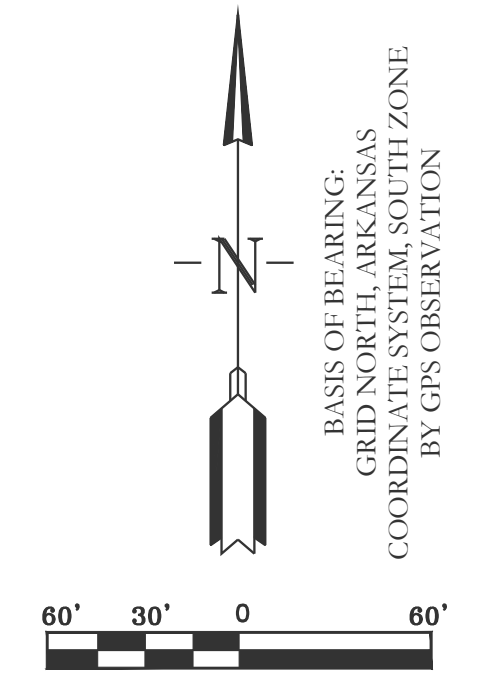
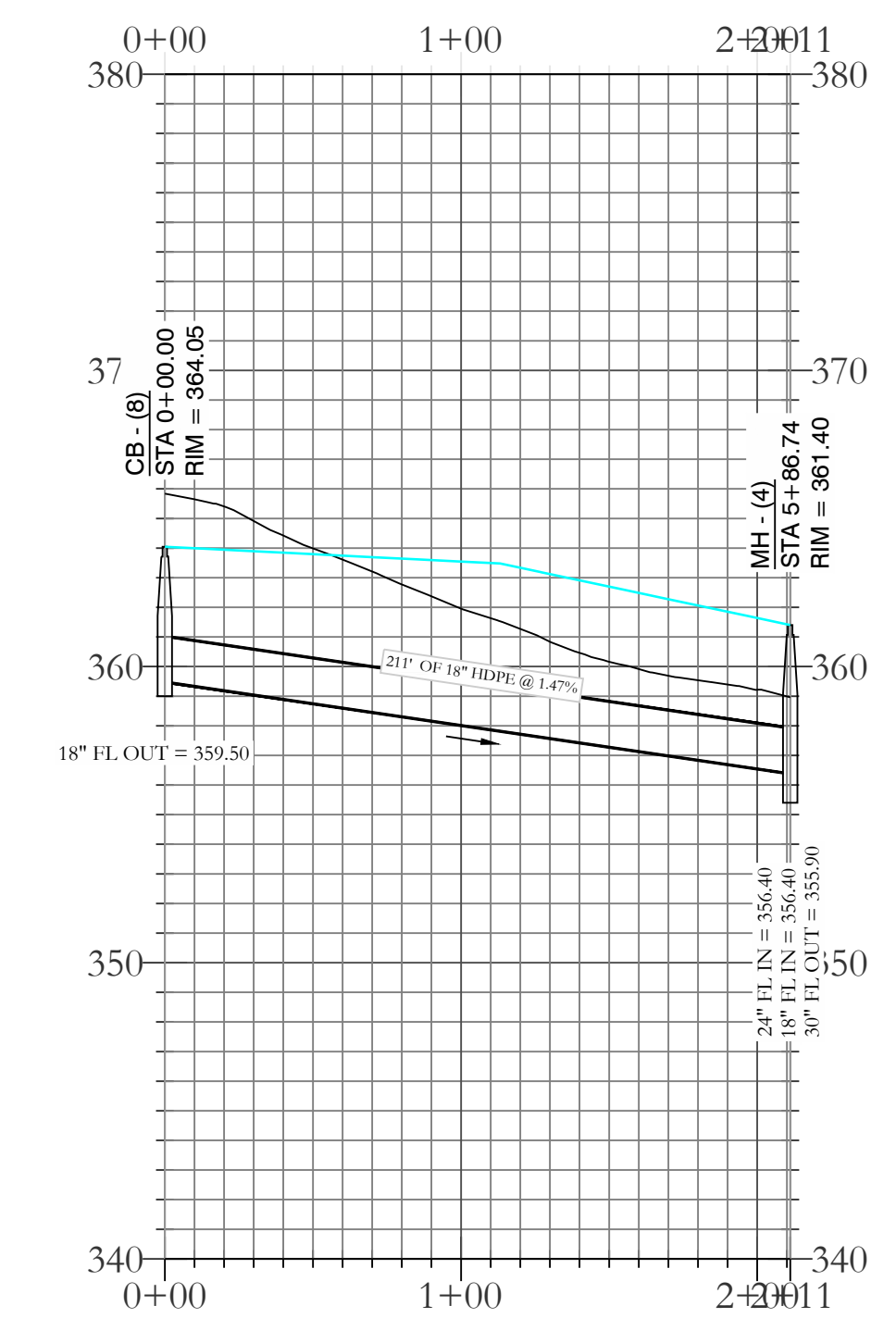


- LEGEND**
- EXISTING CONTOUR LINE --- 363 ---
 - PROPOSED CONTOUR LINE --- 363 ---
 - PROPOSED HDPE STORM PIPE - - - - -
 - PROPOSED RCP STORM PIPE —————

STORM WATER LINE 2 PROFILE



STORM WATER LINE 3 PROFILE



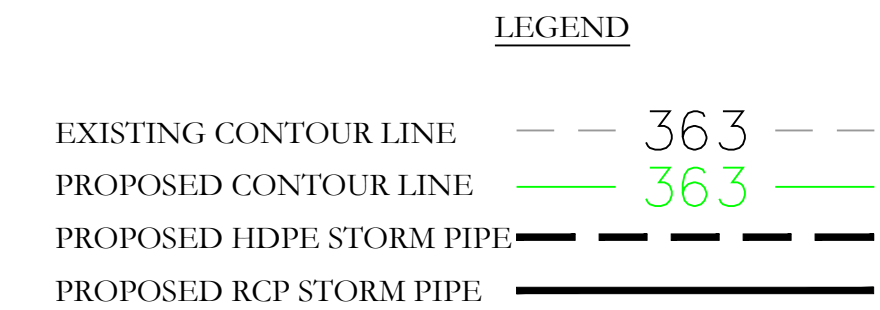
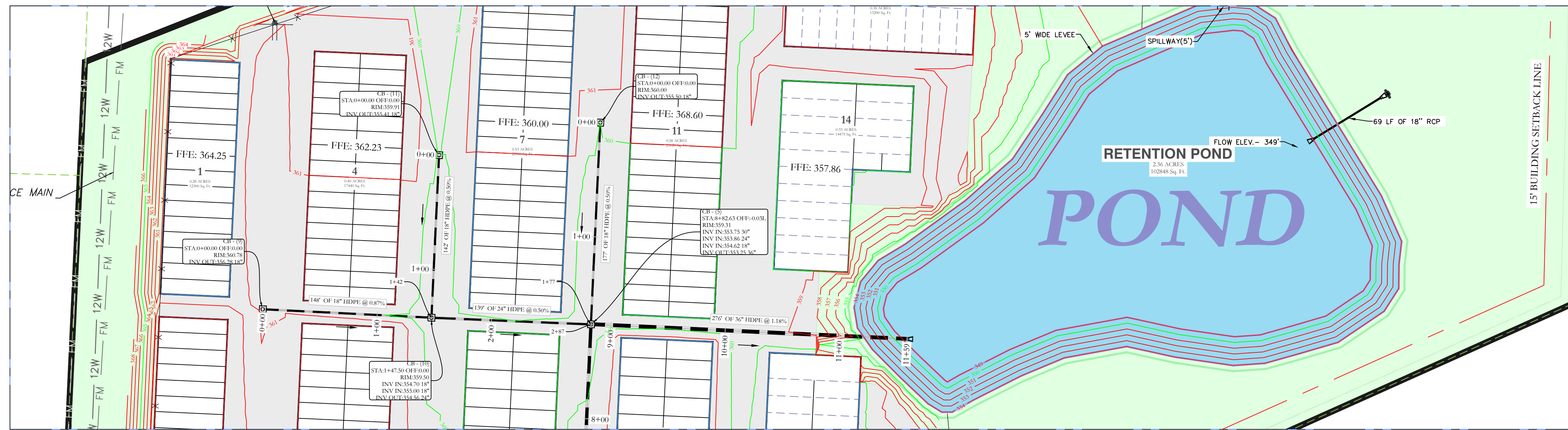
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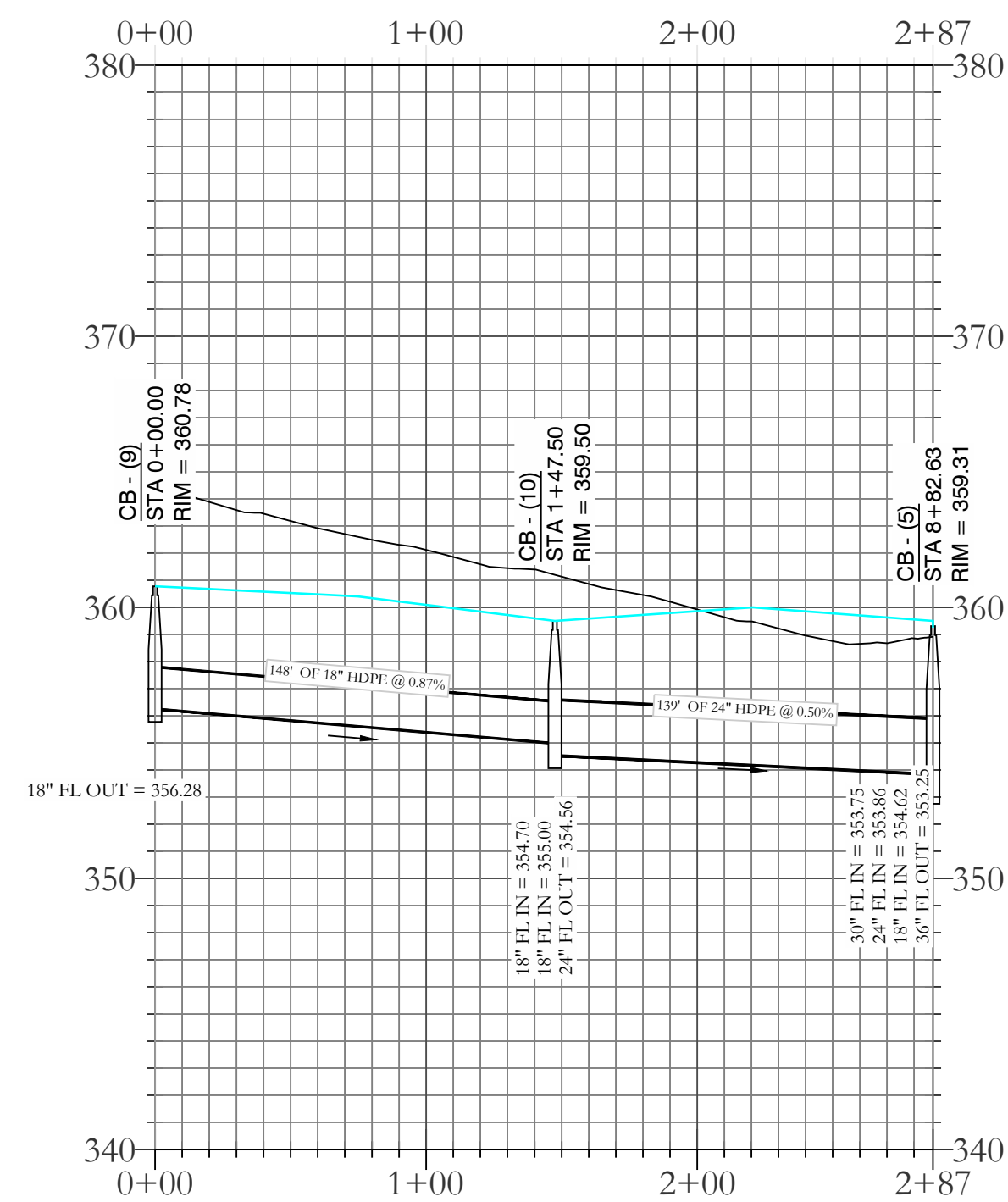
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DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

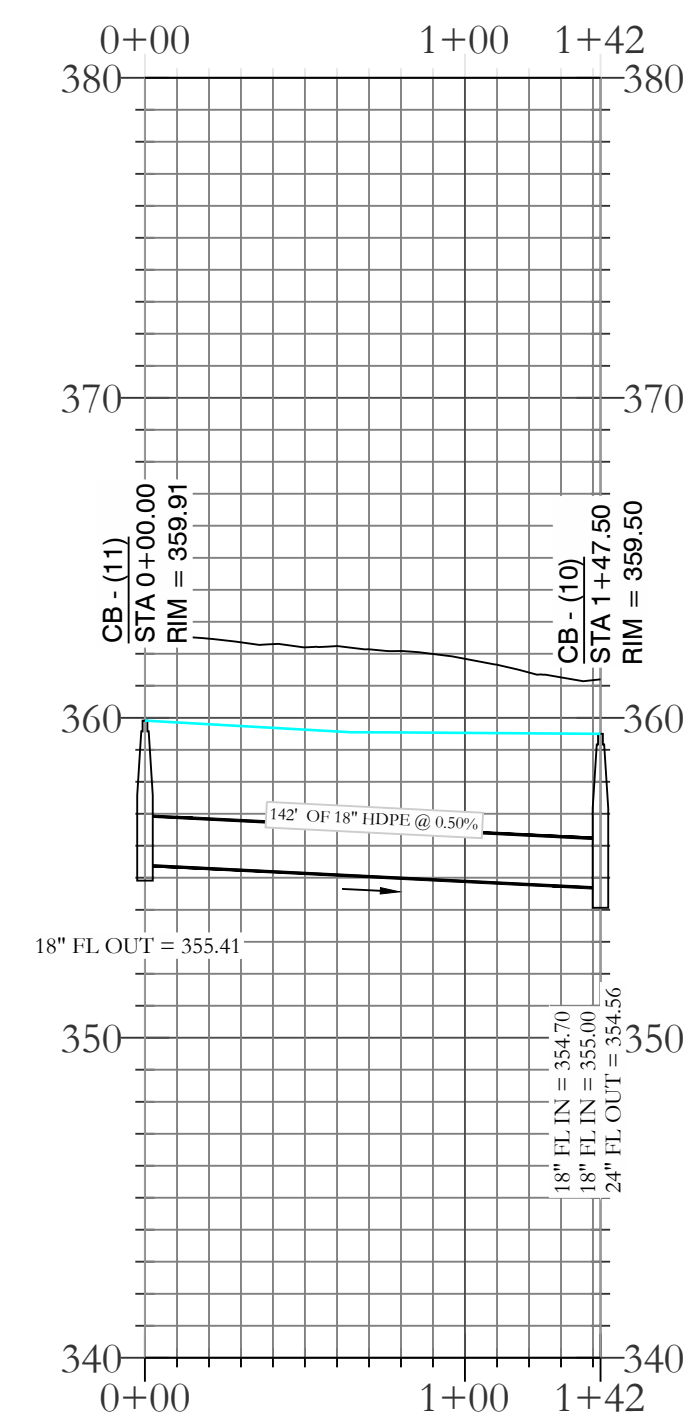
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REVISED:	CHECKED BY:	22-0800
SHEET: C-4.2	SCALE:	
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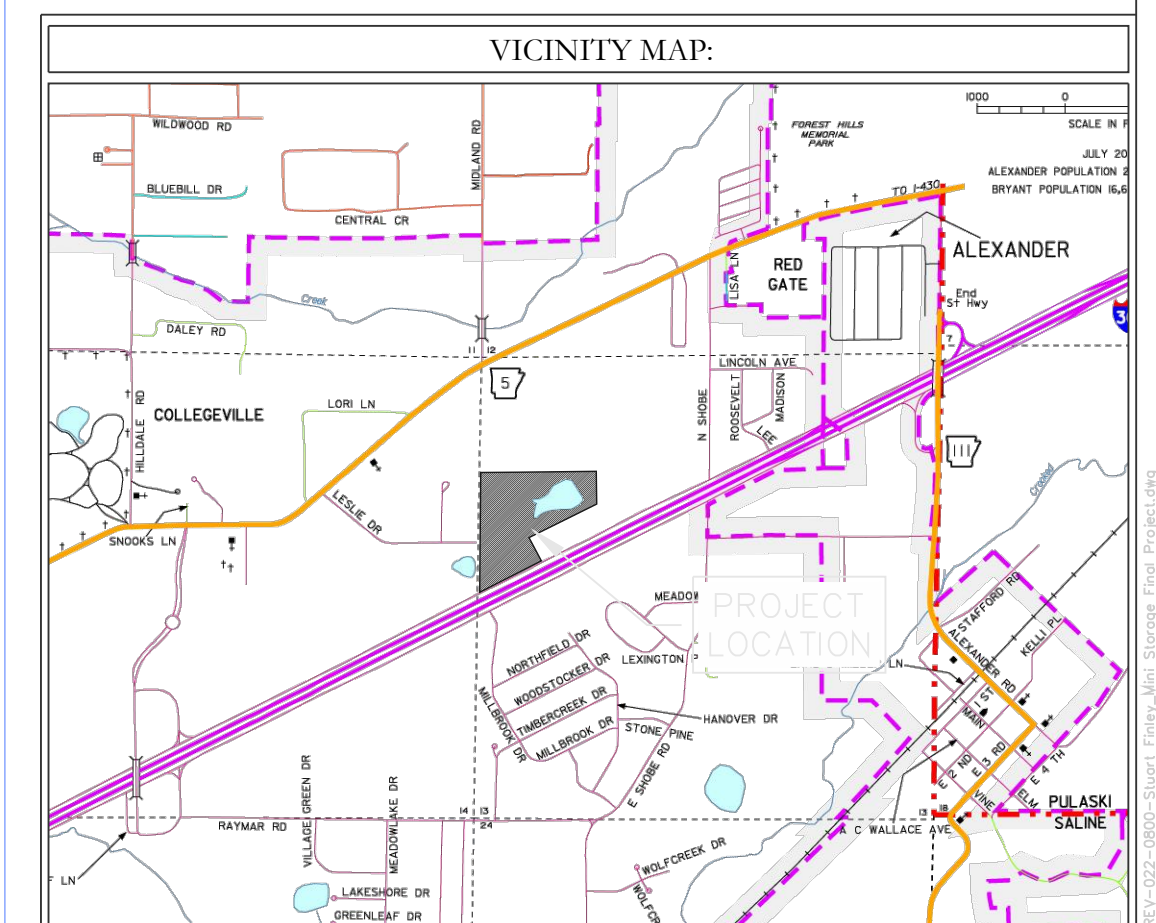
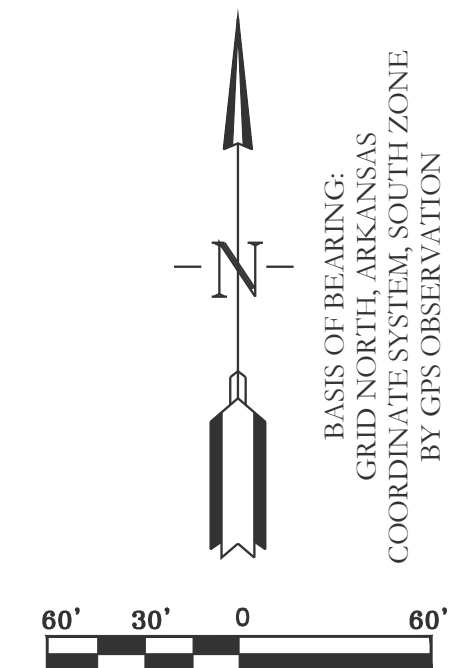
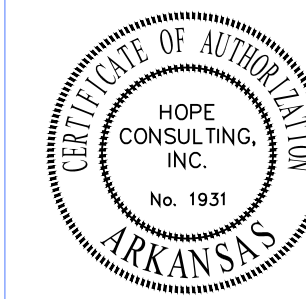
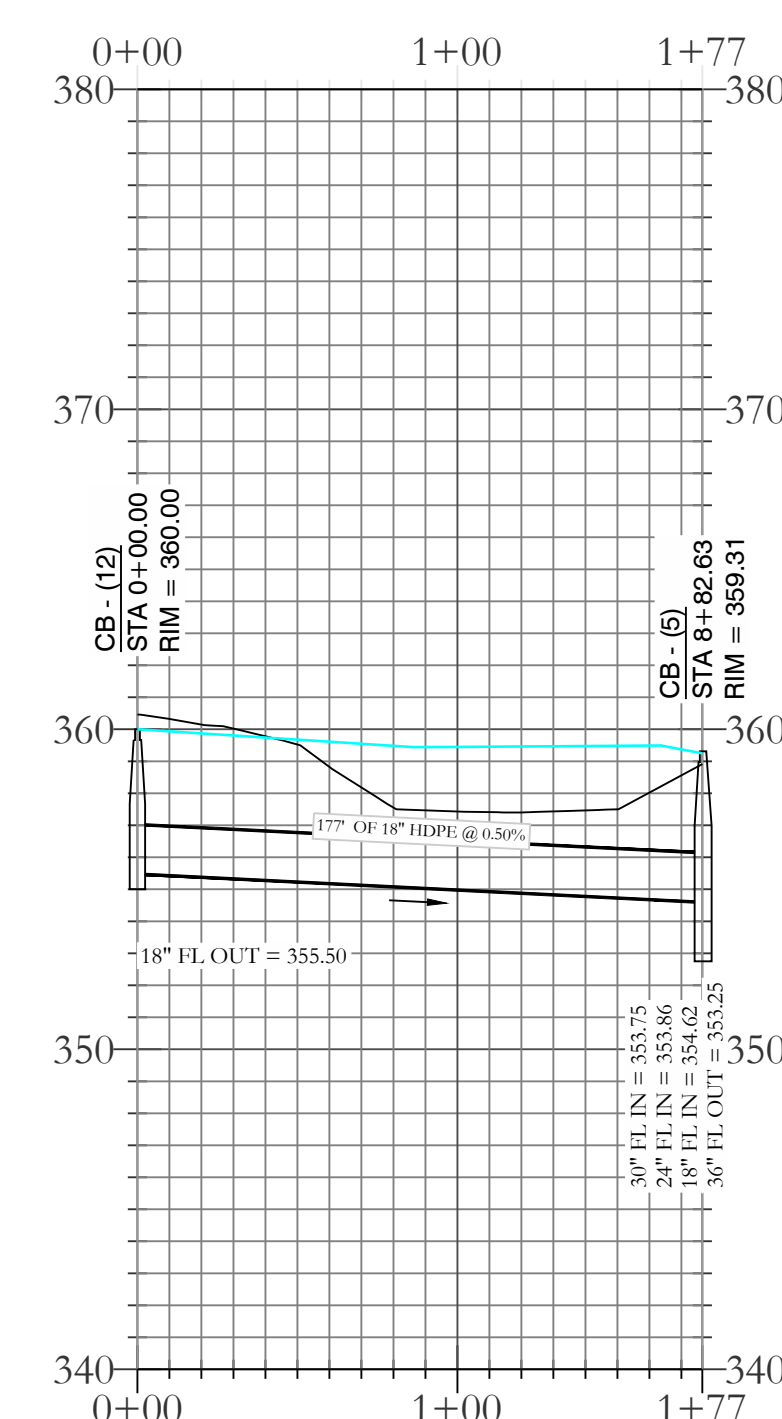
STORM WATER LINE 4 PROFILE



STORM WATER LINE 5 PROFILE



STORM WATER LINE 6 PROFILE



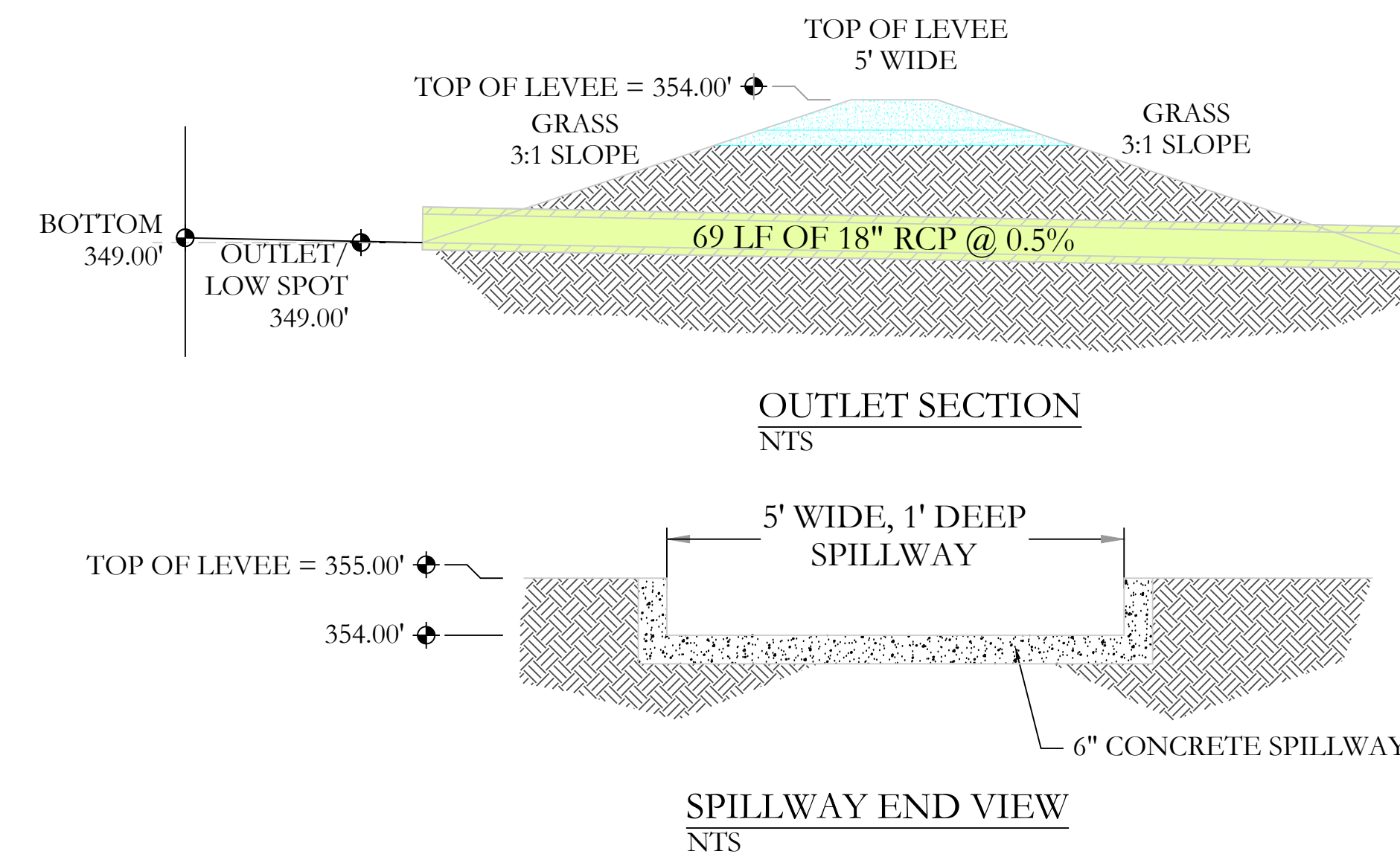
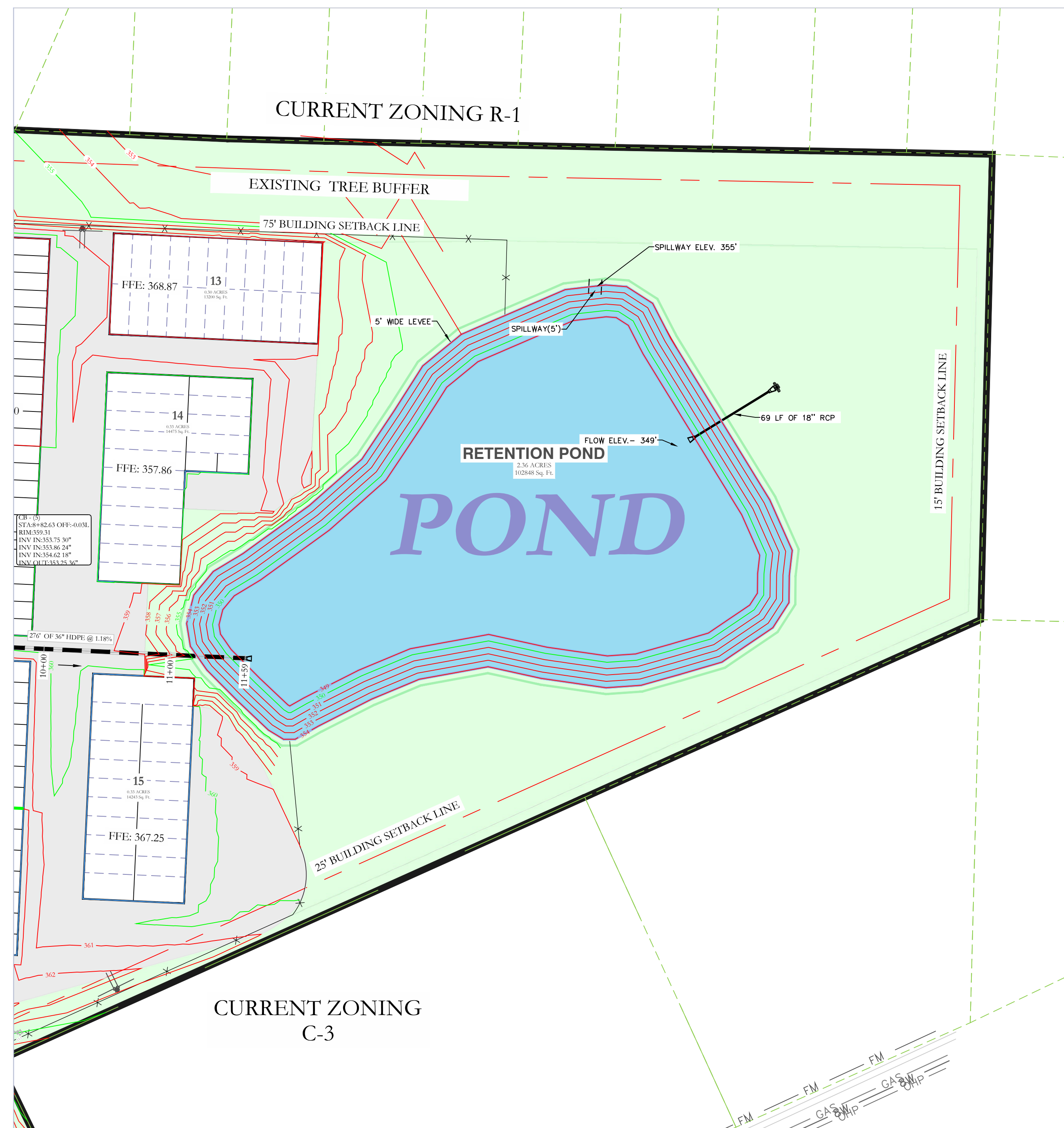
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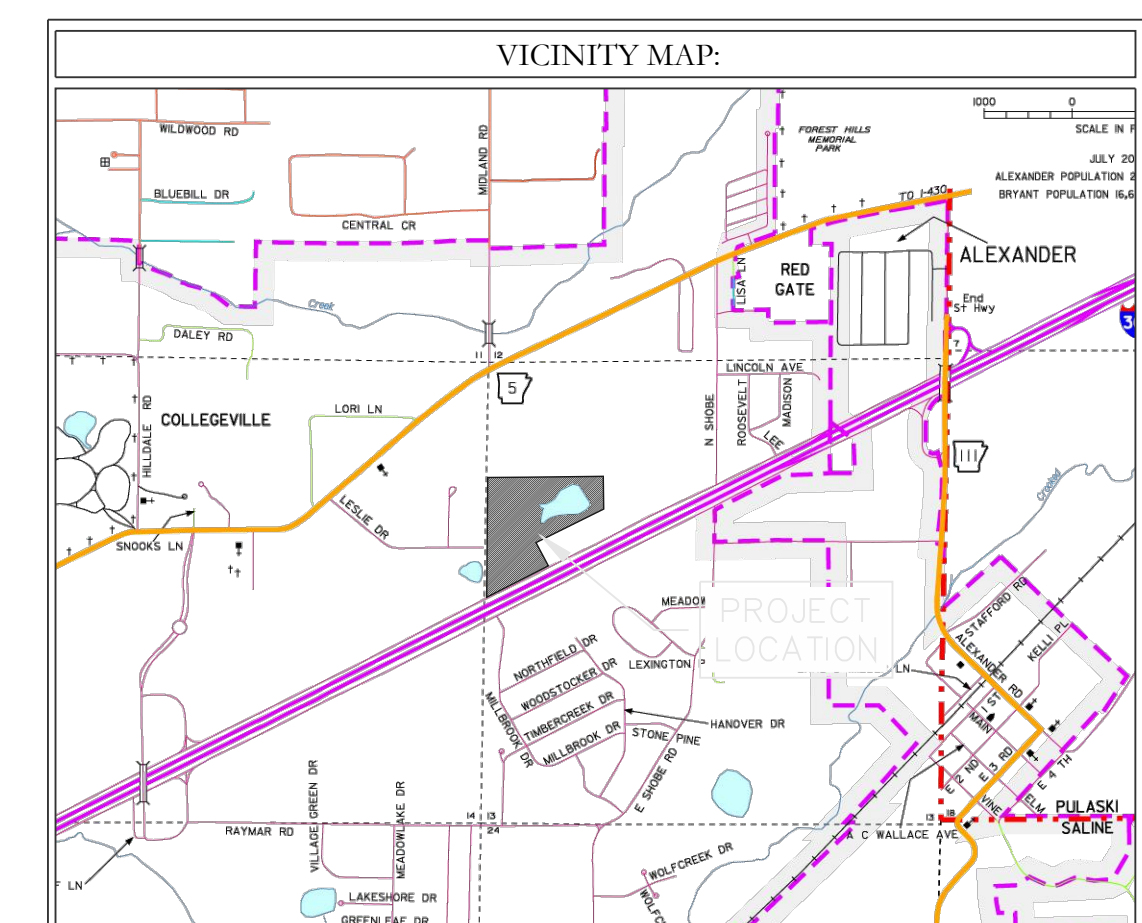
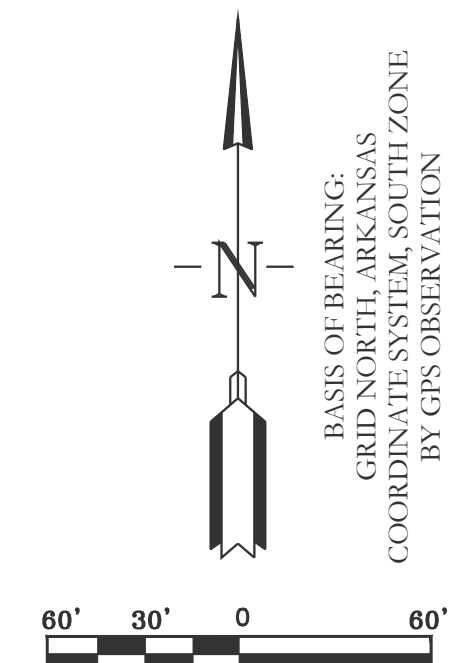
ARKANSAS STORAGE CENTER
DRAINAGE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-4.3	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	---		---



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.

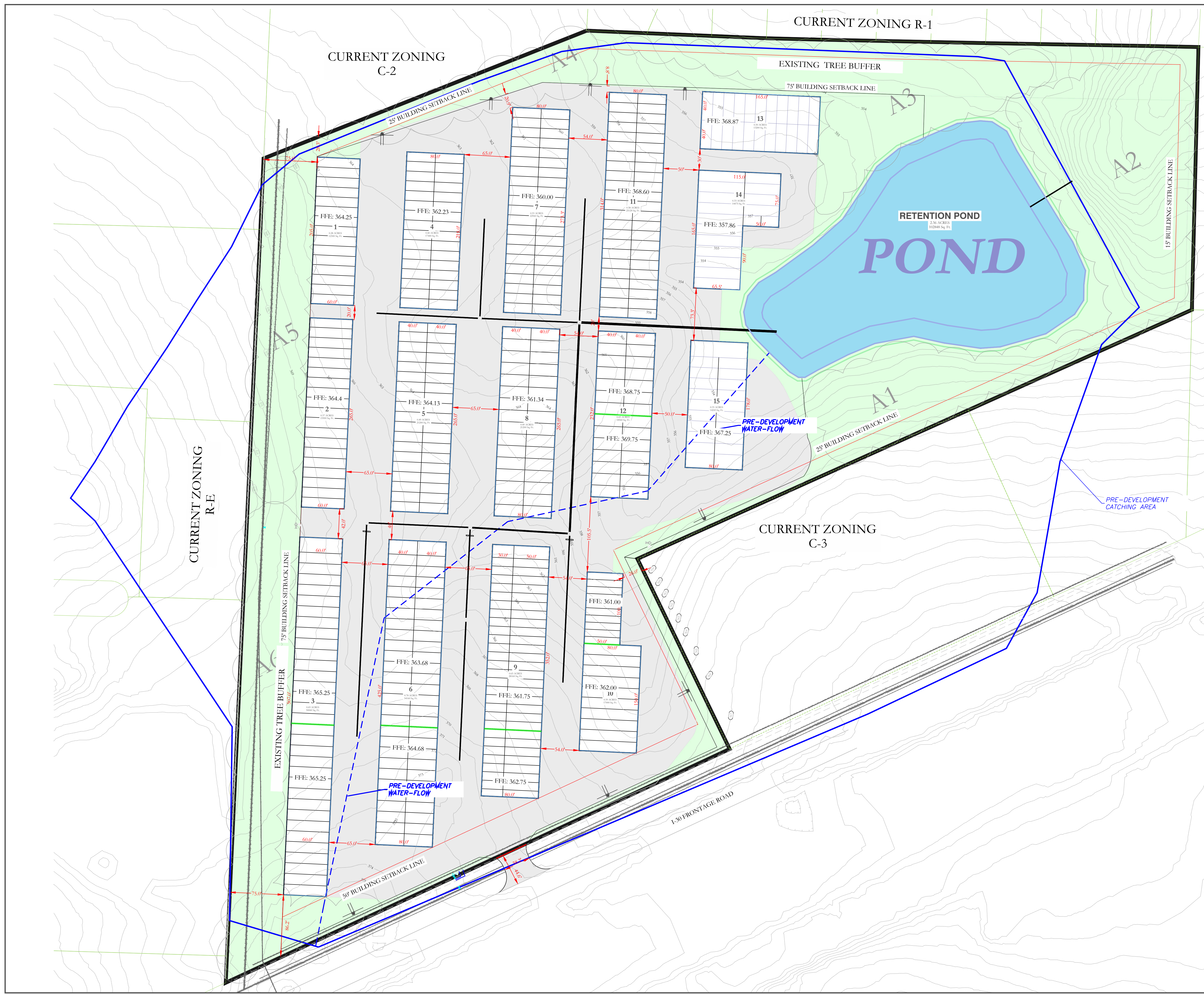
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

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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



LEGEND

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

CERTIFICATE OF AUTHORIZATION
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 No. 1931
 ARKANSAS

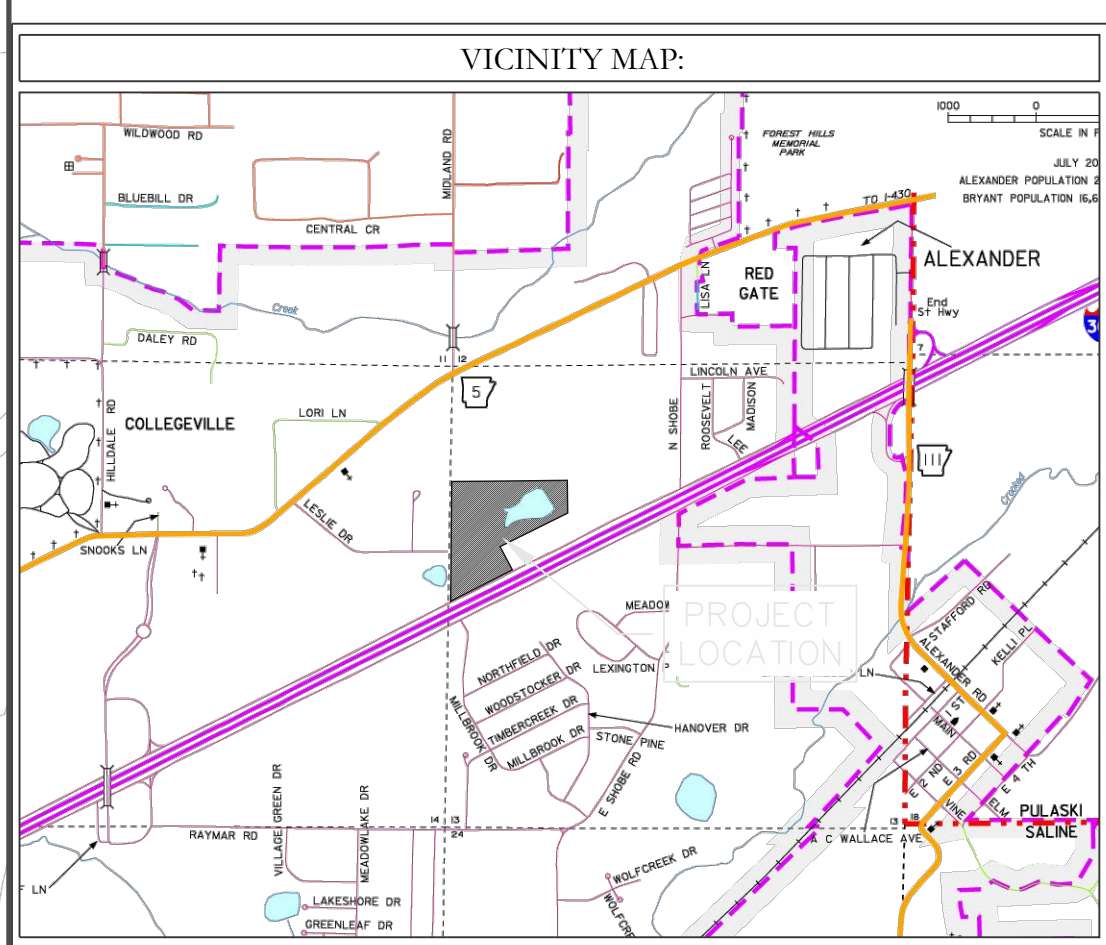
LEGEND

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

VICINITY MAP:

60' 30' 0 60'

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



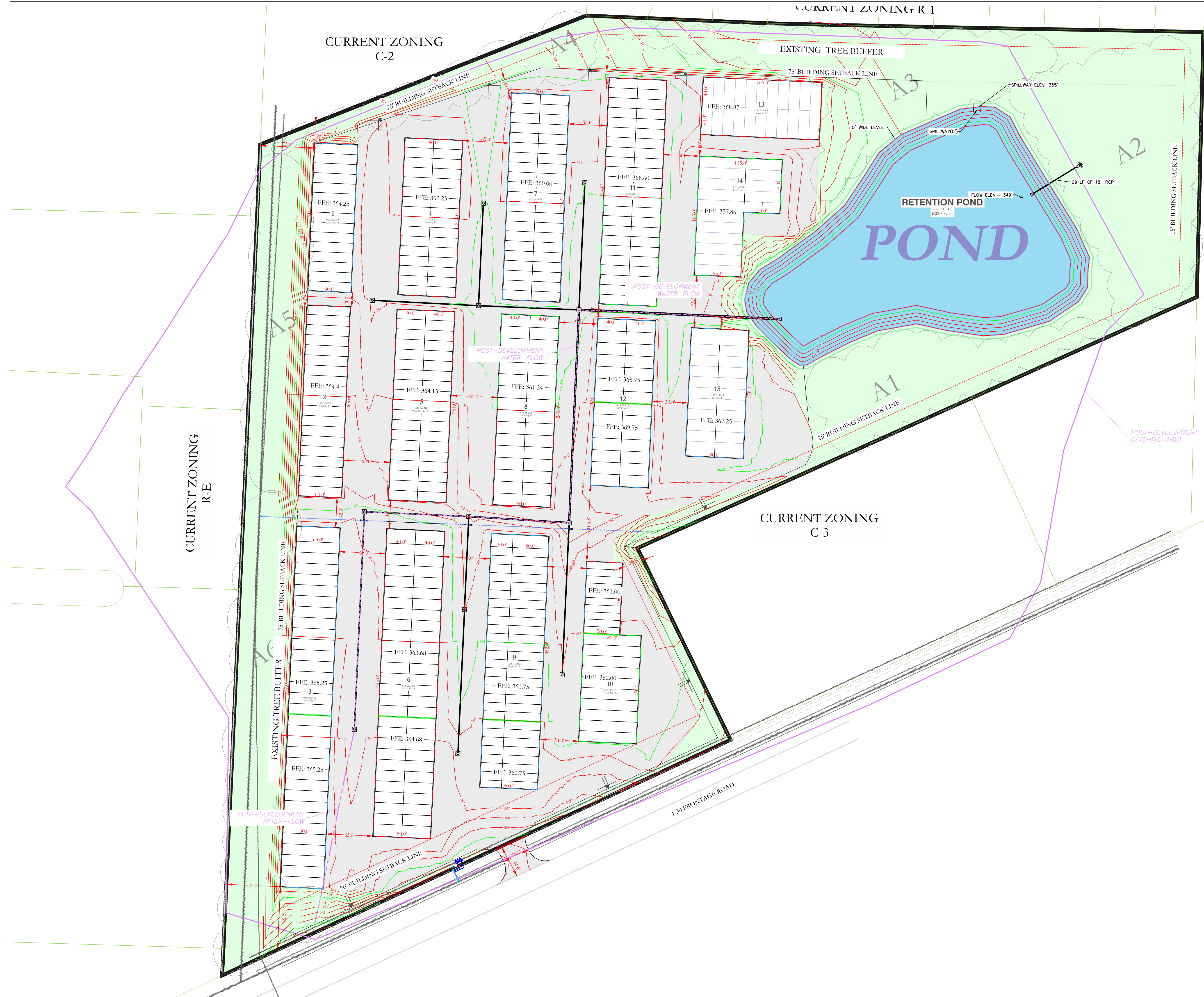
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FOR USE AND BENEFIT OF:
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ARKANSAS STORAGE CENTER
 PRE-DEVELOPMENT FLOW
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 10-25-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-4.5	SCALE: 1"=0'	
500	01S	14W 0 21 300 62 1762



LEGEND

EXISTING CONTOUR LINE --- 363 ---

PROPOSED CONTOUR LINE --- 363 ---

PROPOSED HDPE STORM PIPE - - - - -

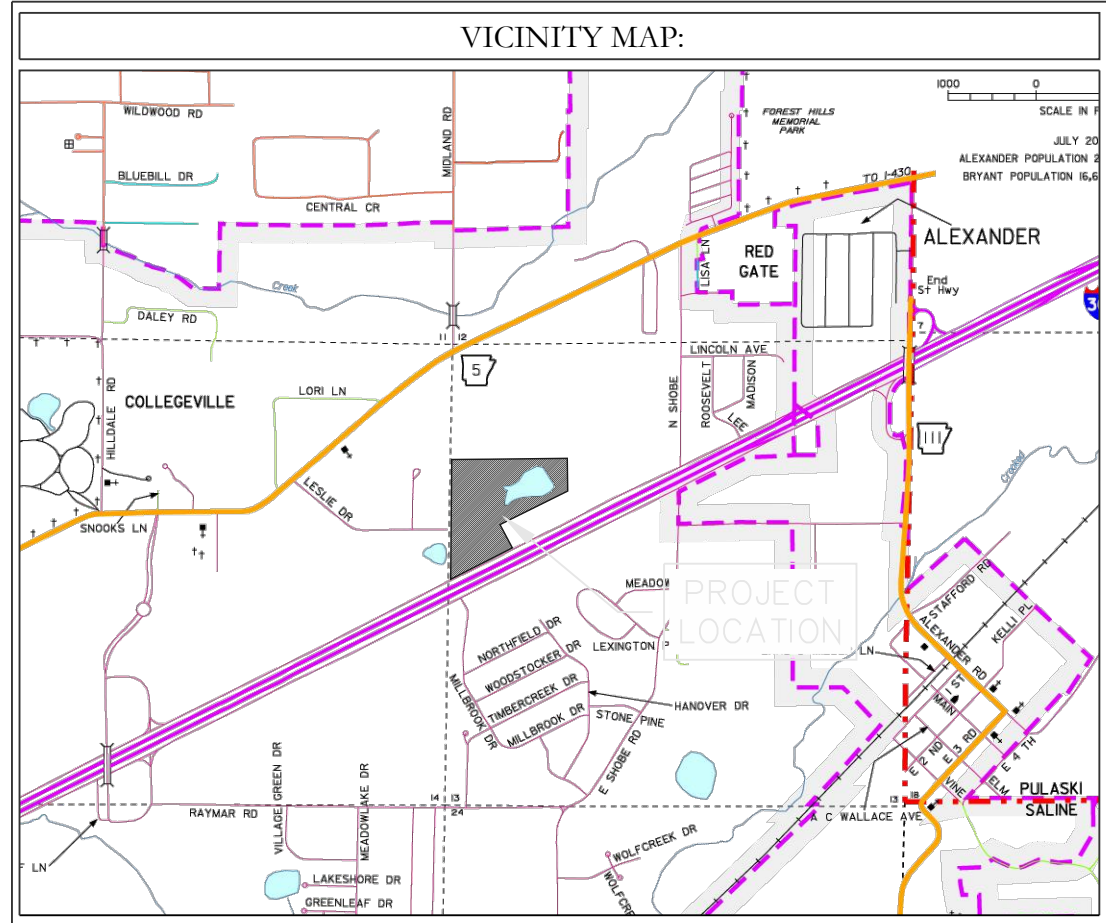
PROPOSED RCP STORM PIPE = = = = =

	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

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 No. 1931
 ARKANSAS

60' 30' 0 60'

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



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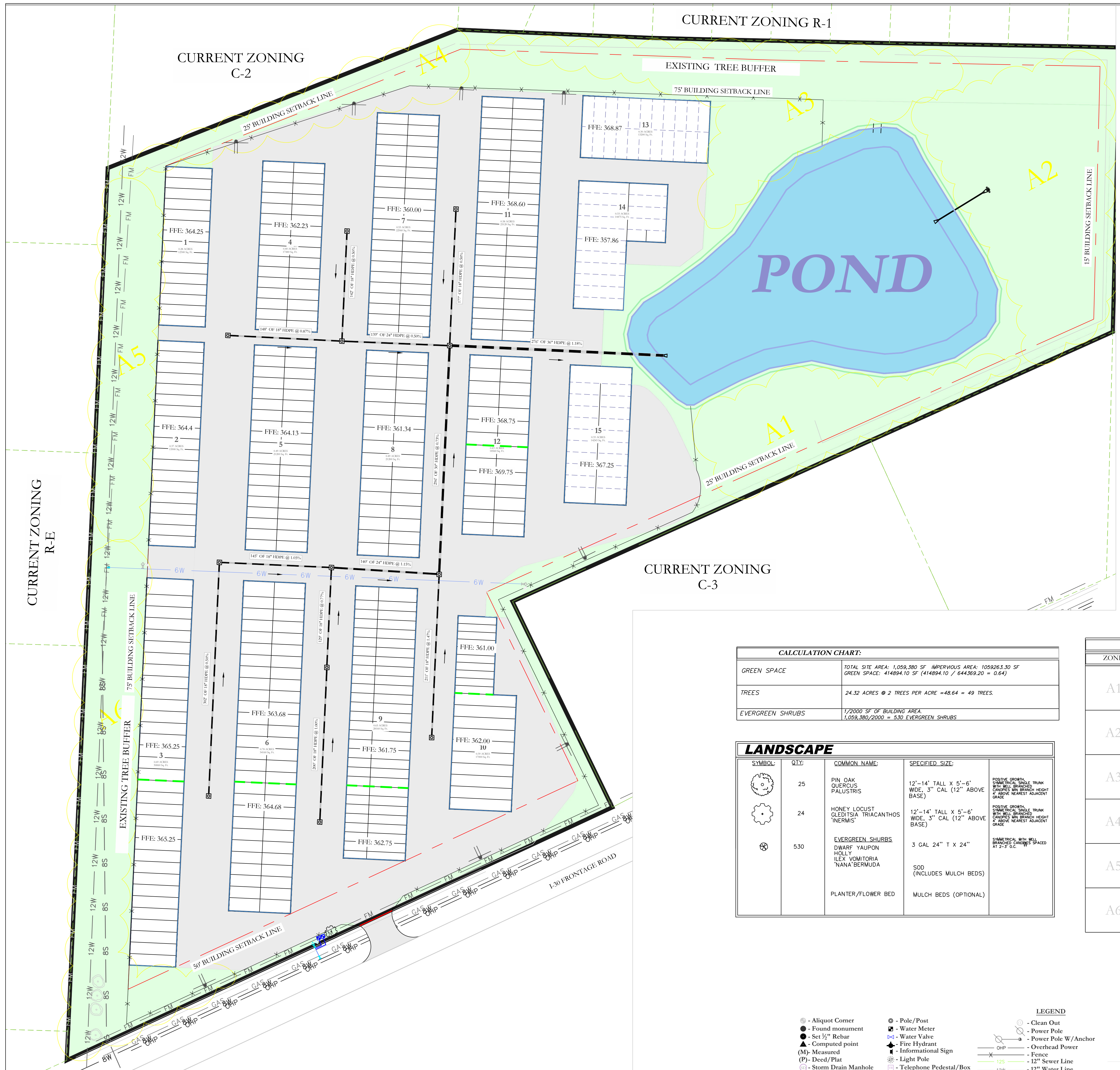
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FOR USE AND BENEFIT OF:
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ARKANSAS STORAGE CENTER
 POST-DEVELOPMENT FLOW
 BRYANT, SALINE COUNTY, ARKANSAS

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



CURRENT ZONING R-1

CURRENT ZONING C-2

CURRENT ZONING C-3

CURRENT ZONING R-E

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

POND

A1

A3

A2

25' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

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	NOTES
	25	PIN OAK QUERCUS PALUSTRIS	12"-14" TALL X 5'-6" WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SPINDLING, SINGLE TRUNK WITH WELL BRANCHED CANOPY 4' ABOVE NEAREST ADJACENT GRADE
	24	HONEY LOCUST GLEDTISIA TRIACANTHOS 'INERMIS'	12"-14" TALL X 5'-6" WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SPINDLING, SINGLE TRUNK WITH WELL BRANCHED CANOPY 4' ABOVE NEAREST ADJACENT GRADE
	530	EVERGREEN SHRUBS DWARF YAUPON HOLLY ILEX VOMITORIA NANA BERMUDA	3 GAL 24" T X 24"	SPINDLING, WELL BRANCHED CANOPY SPACED AT 2'-3' O.C.
		PLANTER/FLOWER BED	MULCH BEDS (OPTIONAL)	

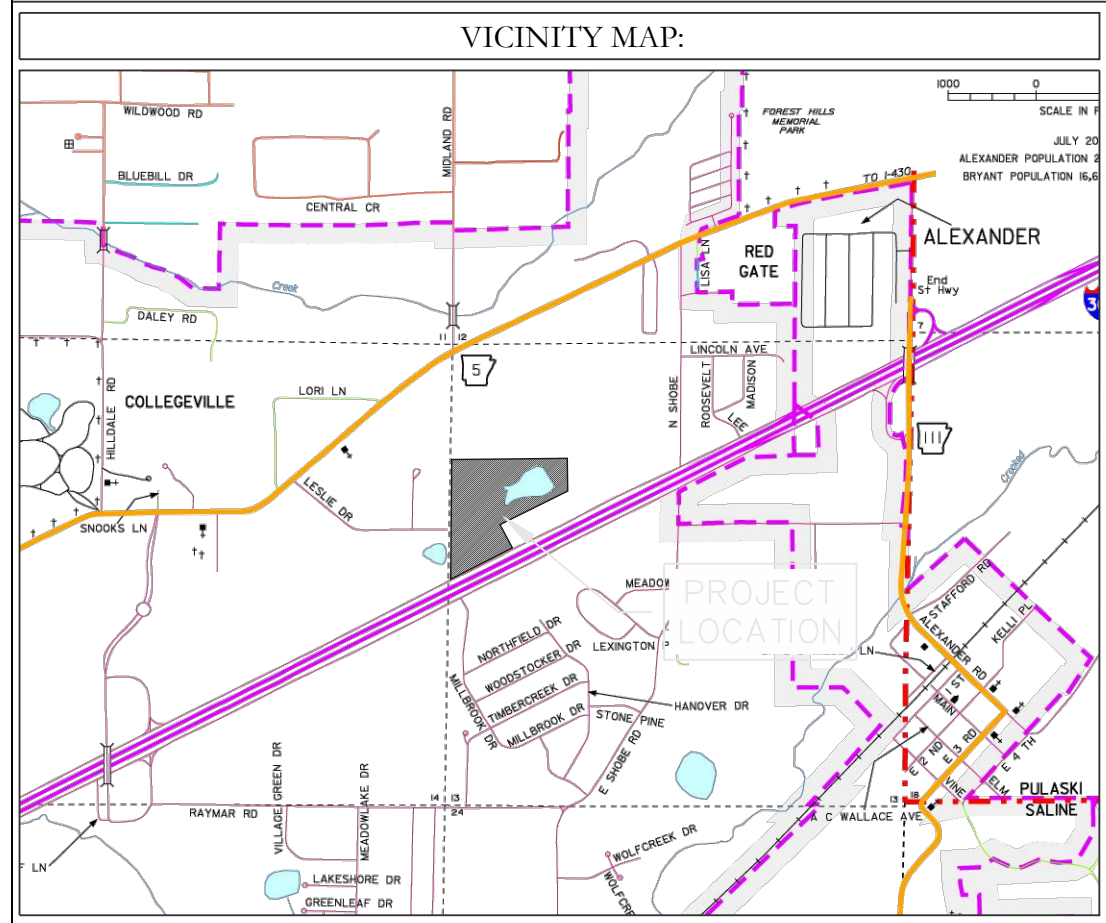
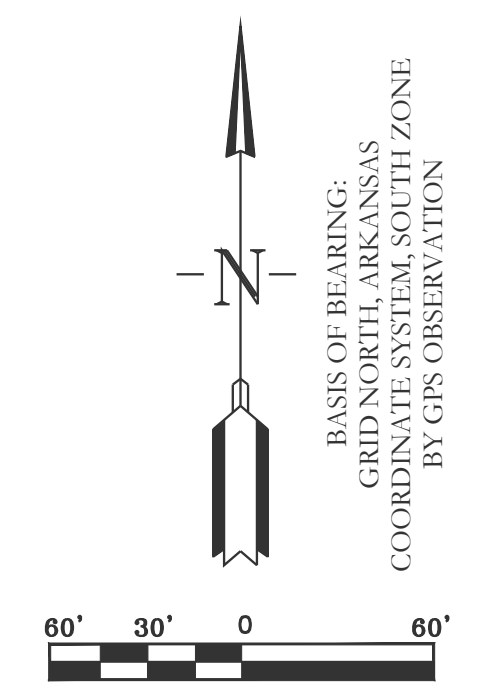
EXISTING TREES

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		- Pole/Post		- Clean Out		- Guy Anchor
	- Found monument		- Water Meter		- Power Pole		- Concrete
	- Set 1/2" Rebar		- Water Valve		- Power Pole W/Anchor		- Asphalt
	- Computed point		- Fire Hydrant		- Fence		- Gas Line
	(M) - Measured		- Informational Sign		- 12" Sewer Line		- Telephone Line
	(P) - Deed/Plat		- Light Pole		- 12" Water Line		- Proposed SOD
	- Storm Drain Manhole		- Telephone Pedestal/Box				

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

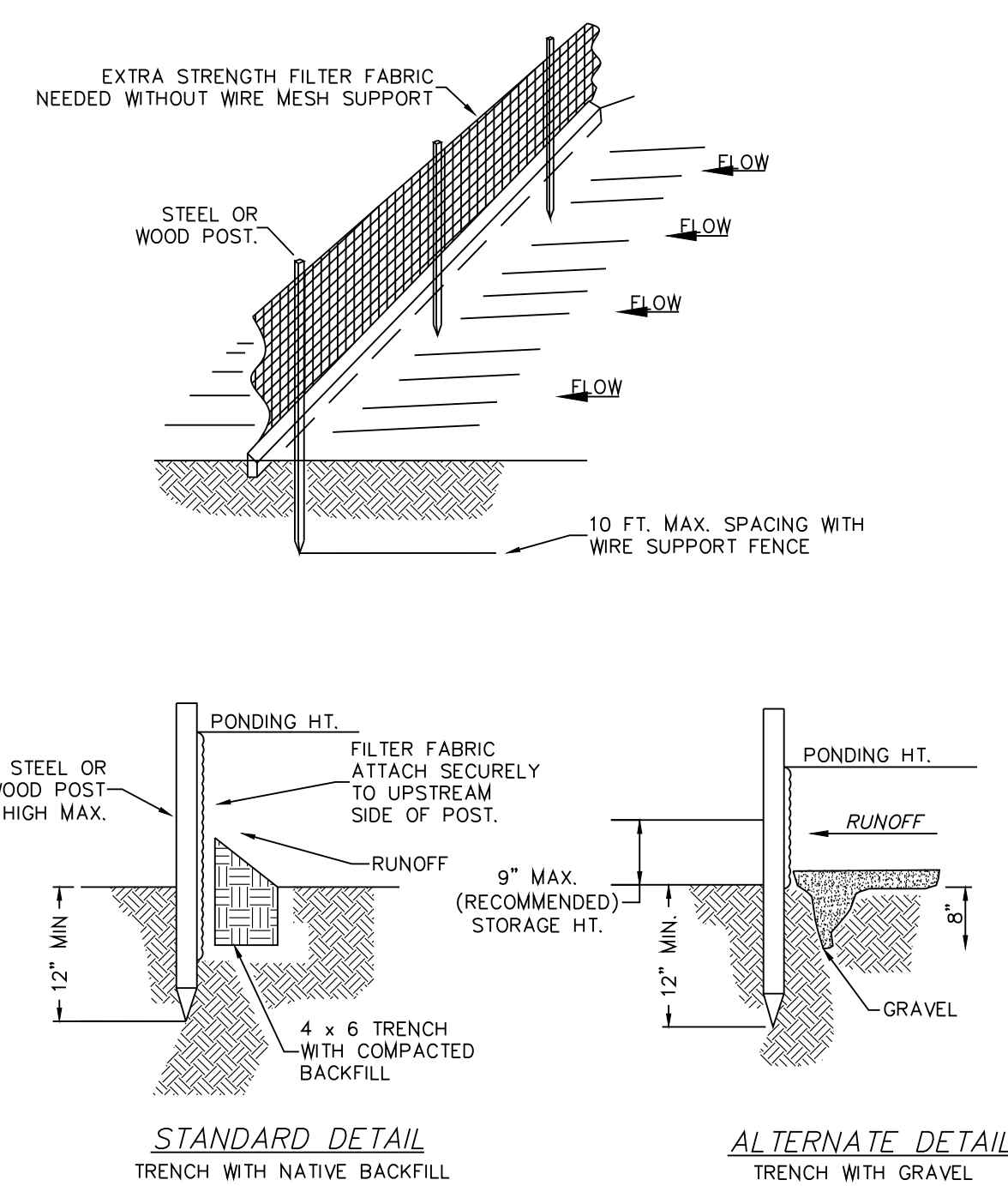


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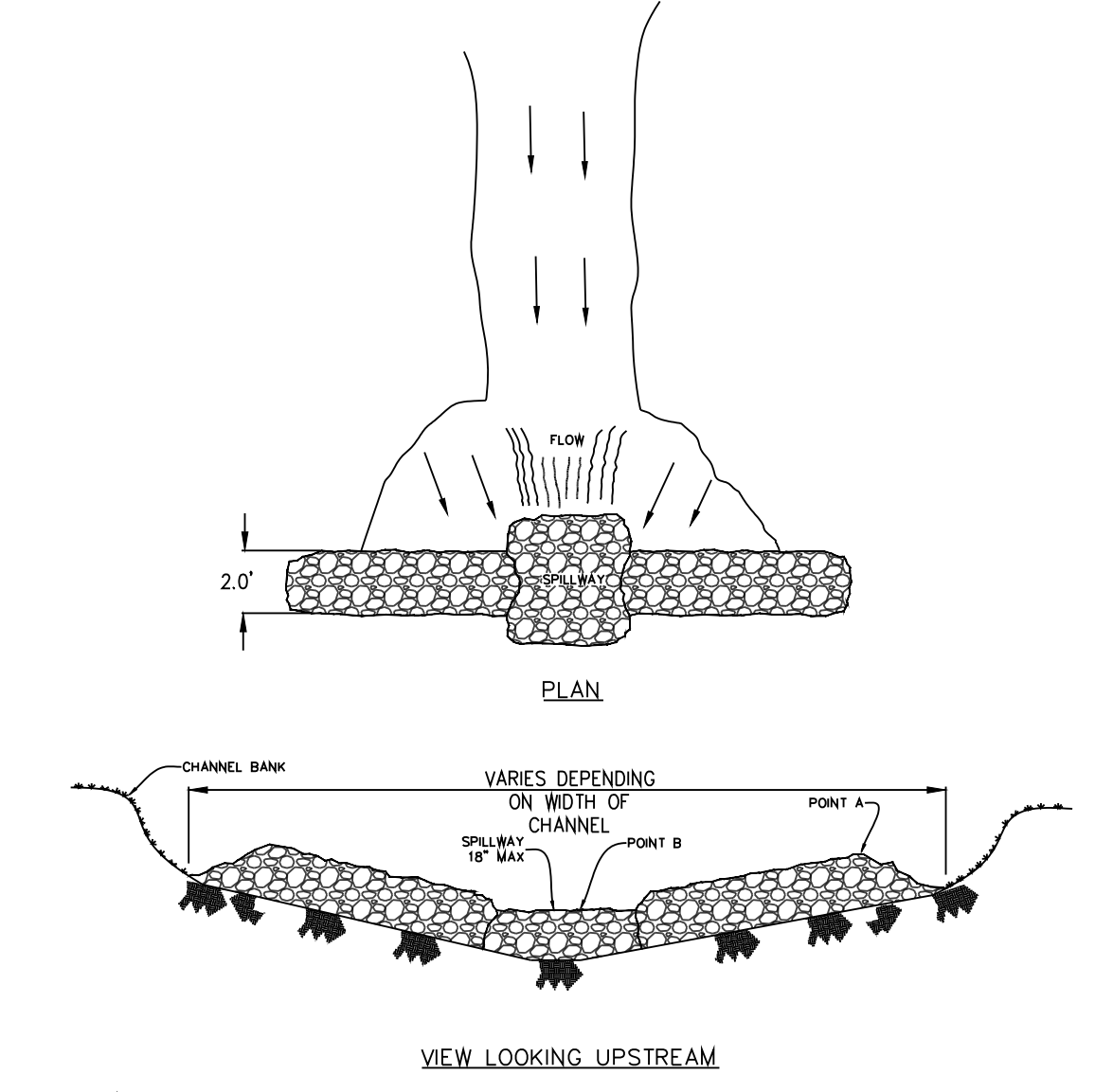
FOR USE AND BENEFIT OF:
STUART FINLEY
ARKANSAS STORAGE CENTER
LANDSCAPE PLAN
BRYANT, SALINE COUNTY, ARKANSAS

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



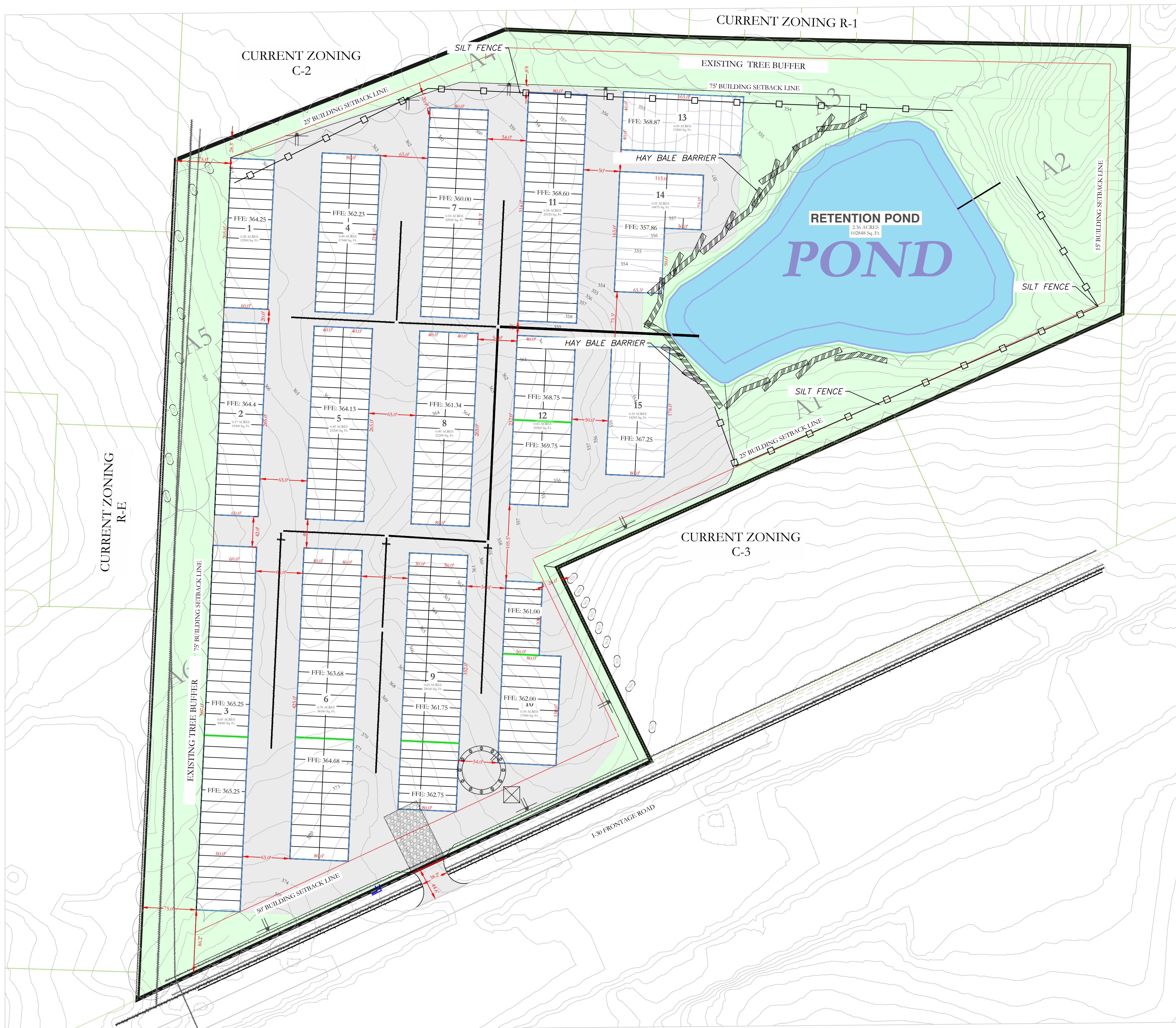
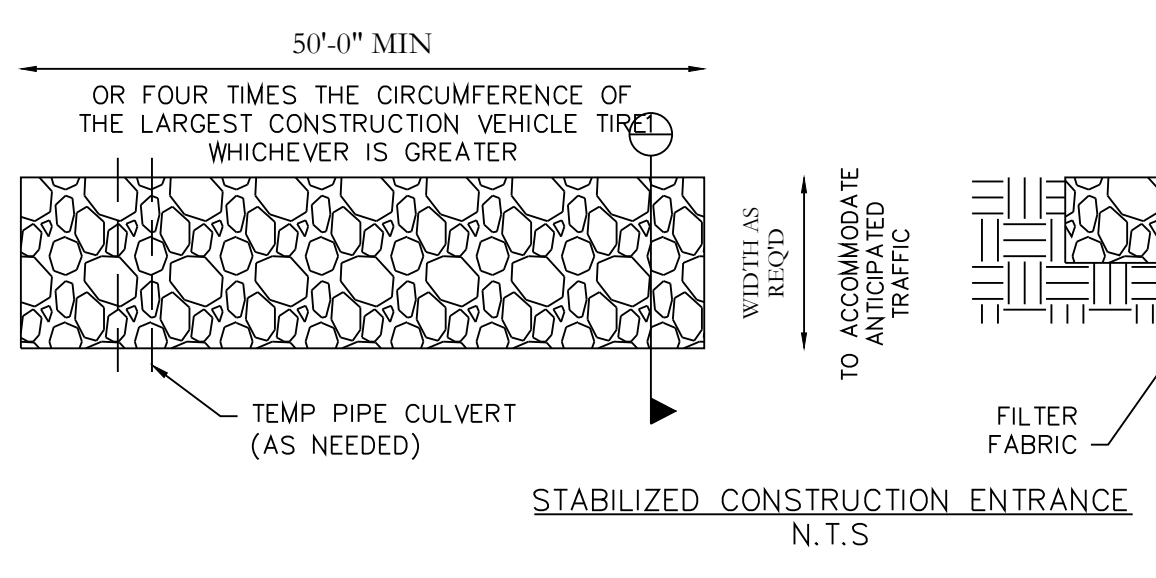
- NOTE:
- 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

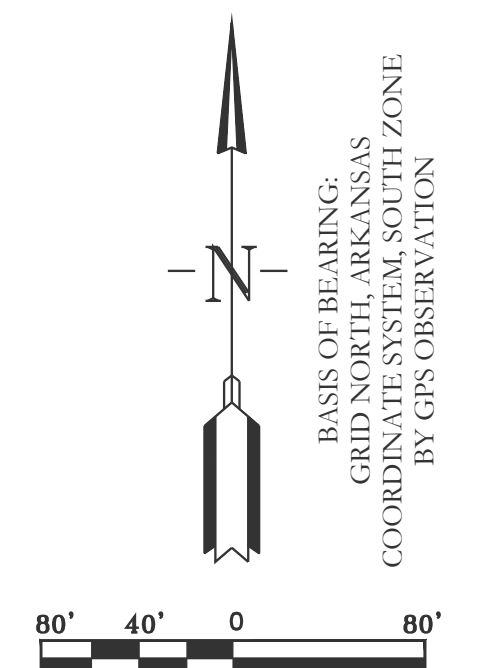
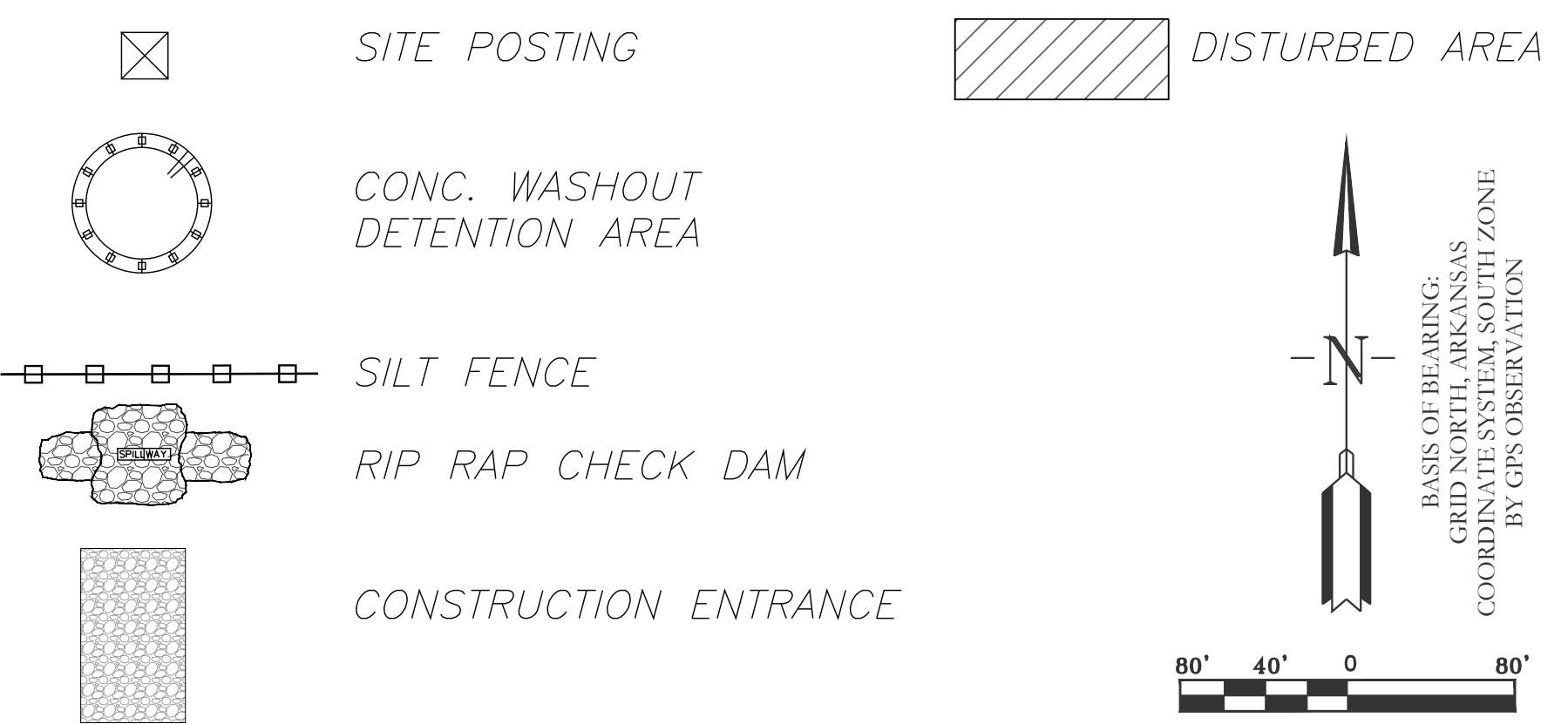


- NOTES:
- 1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
 - 2.) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH RIGHT GROUPING. USE STRAIN ROCKS, OR FILTER FABRIC TO PREVENT SOILS AND SAND FROM SPILLING MATERIAL TO PREVENT EROSION OF SPILLWAY SOLES TO THE DAM.
 - 3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24".
 - 4.) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP CHECK DAM



ERC LEGEND



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.

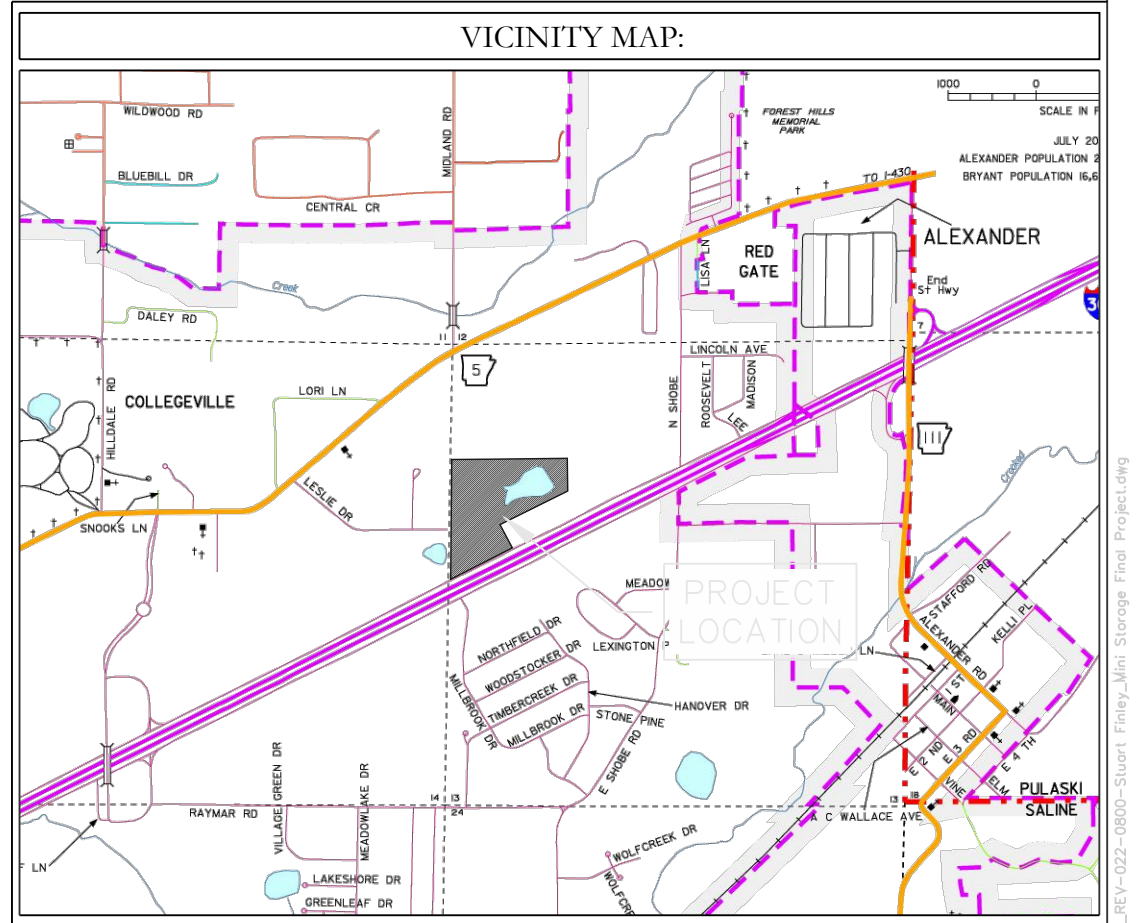
RIP RAP SEDIMENT BARRIERS SHALL BE USED AT ALL STORMWATER DISCHARGE POINTS SHOWN ON PLANS ASAP

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
EMAIL: kazi@hopeconsulting.com



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: 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		