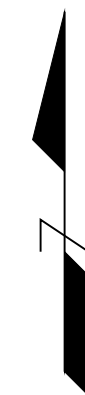
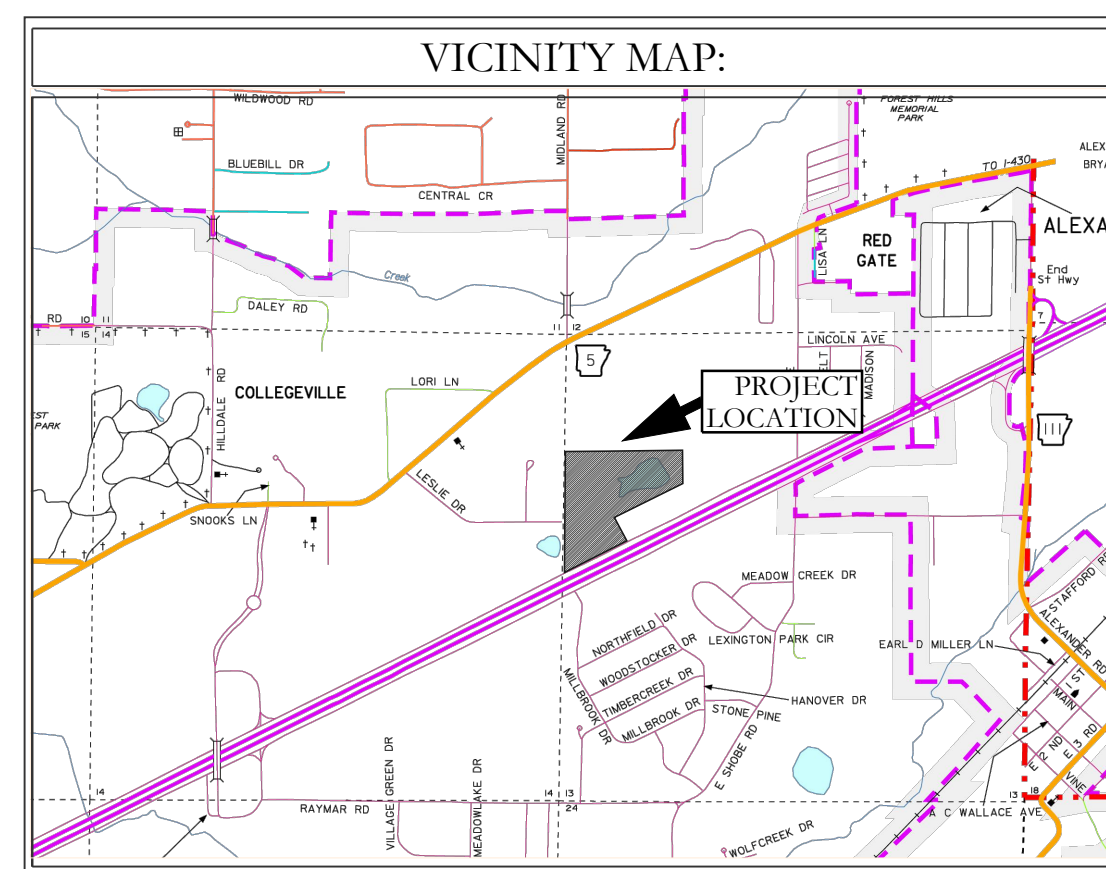


# CONSTRUCTION PLANS ARKANSAS STORAGE CENTER BRYANT, AR



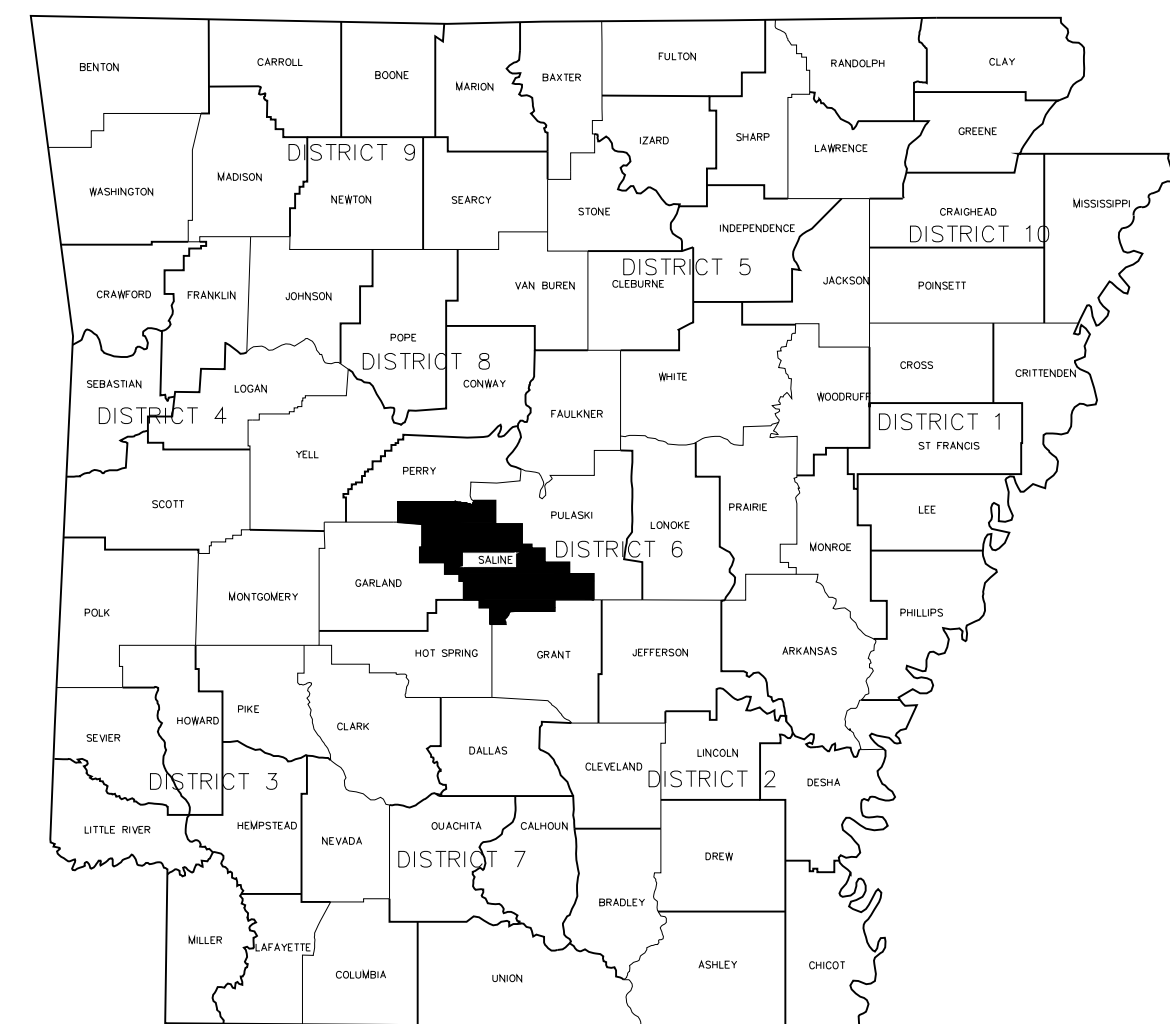
PREPARED BY:



129 North Main St,  
Benton, Arkansas 72015  
PH. (501)315-2626  
FAX (501) 315-0024  
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## DRAWING INDEX

SHEET NO.	TITLE
	COVER
C-1.0	SITE PLAN
C-2.0	ROAD PLAN & PROFILE
C-3.0	UTILITY PLAN
C-4.0	GRADING PLAN
C-4.1	DRAINAGE PLAN
C-4.2	DRAINAGE PLAN & PROFILE
C-4.3	DRAINAGE PLAN & PROFILE
C-4.4	DRAINAGE PLAN & PROFILE
C-4.5	RETENTION PLAN
C-4.6	PRE-DEVELOPMENT FLOW
C-5.0	POST-DEVELOPMENT FLOW
C-6.0	LANDSCAPE PLAN
C-7.0	EROSION CONTROL PLAN

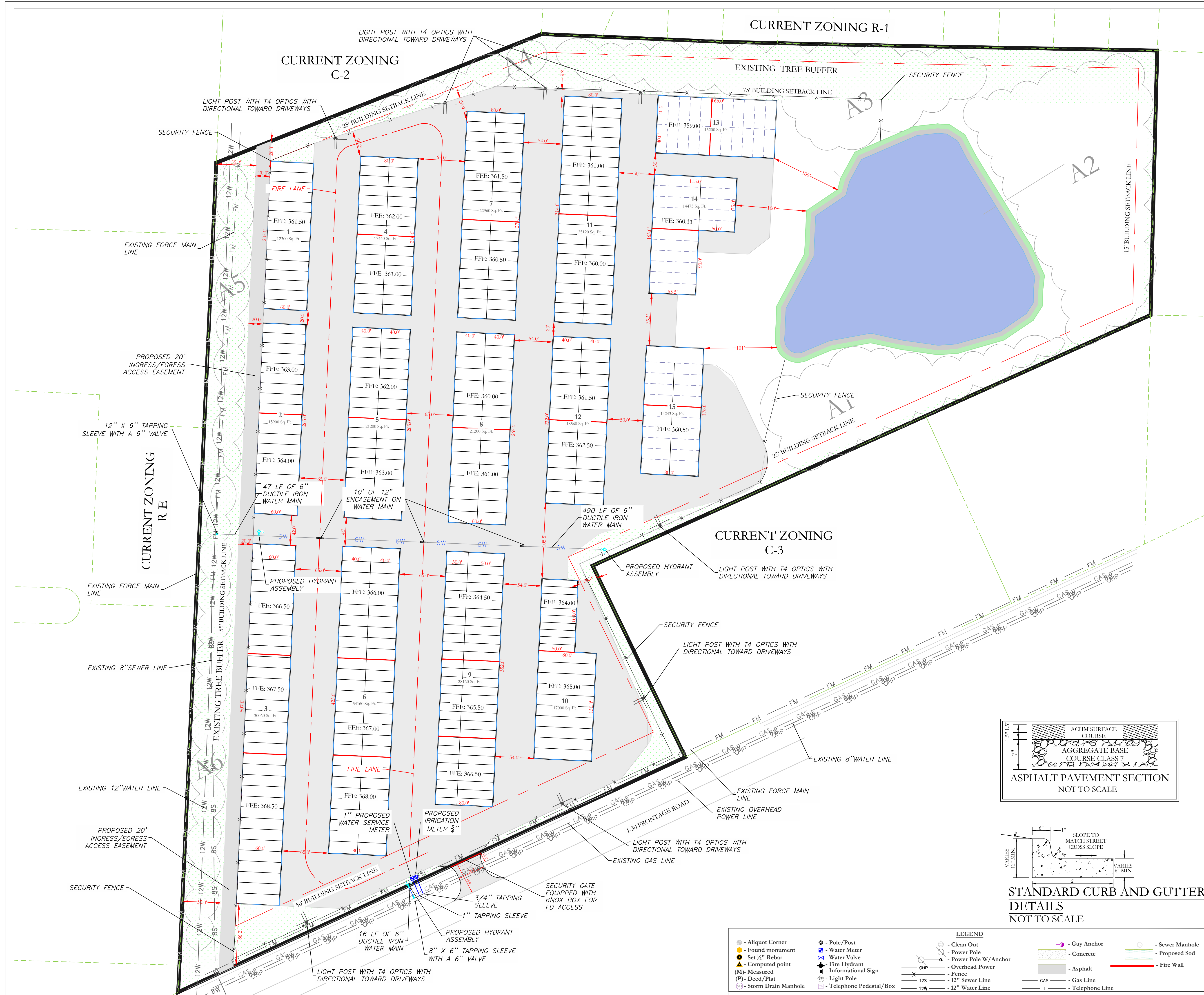


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HOPE CONSULTING INC  
129 NORTH MAIN STREET  
BENTON, AR 72015

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ARKANSAS STORAGE CENTER BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 12/06/2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-0024
SHEET:	SCALE:	

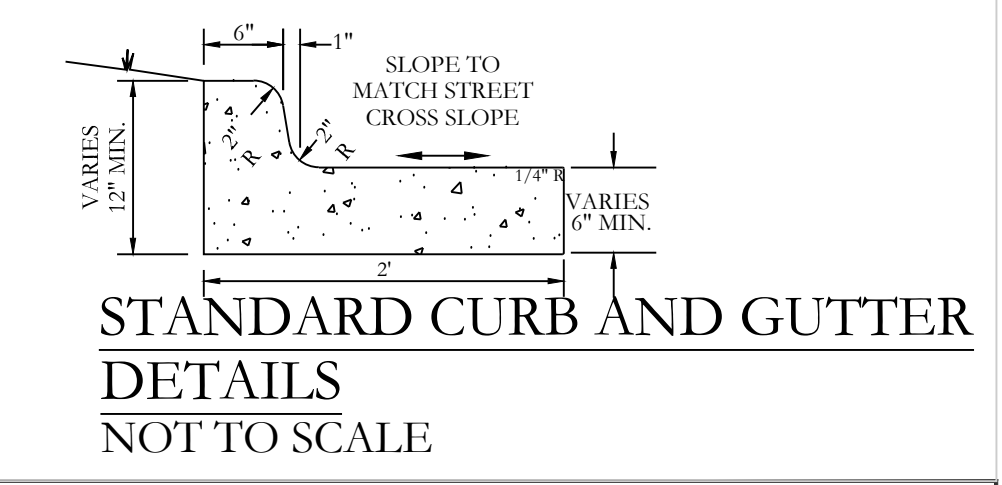
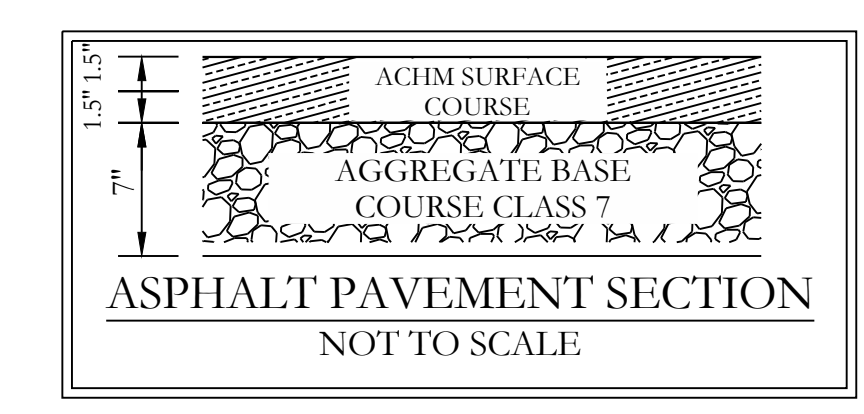
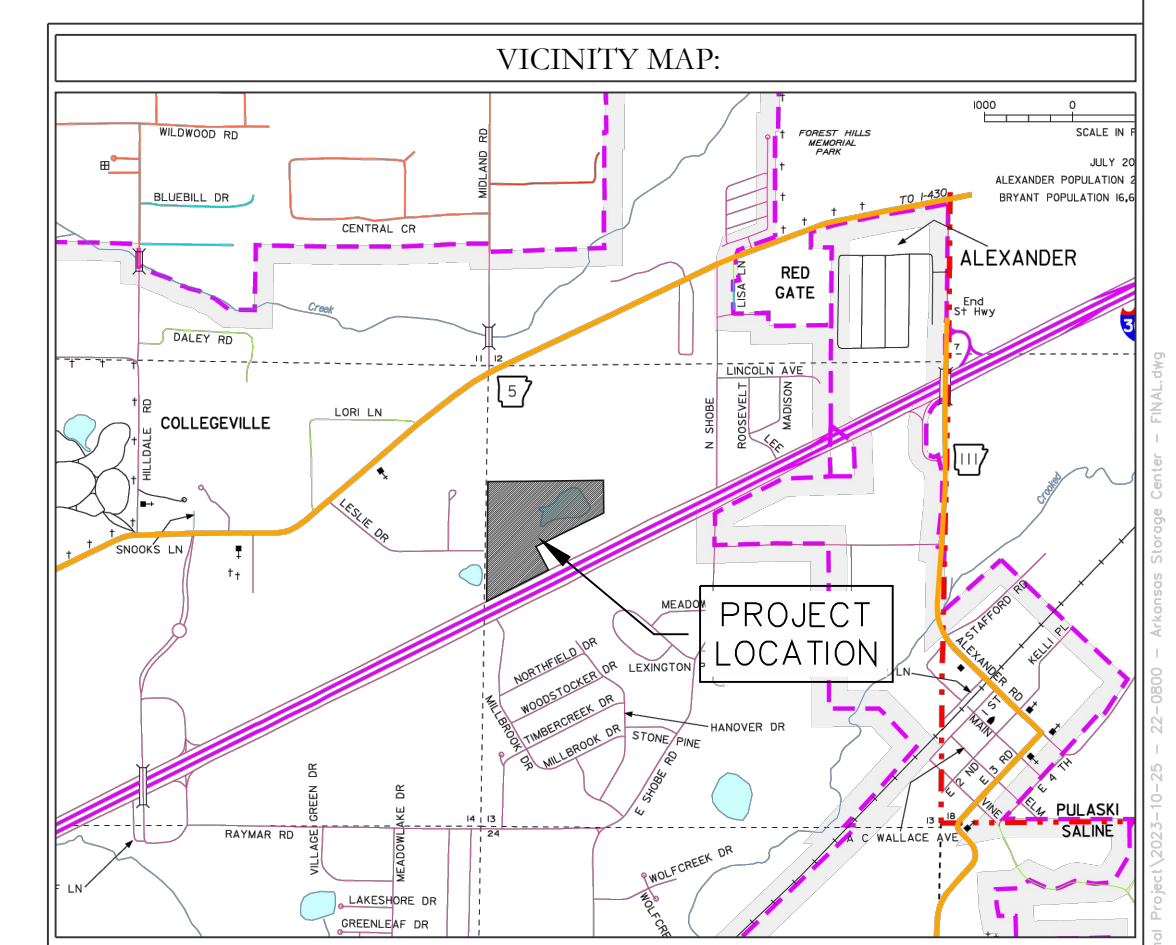
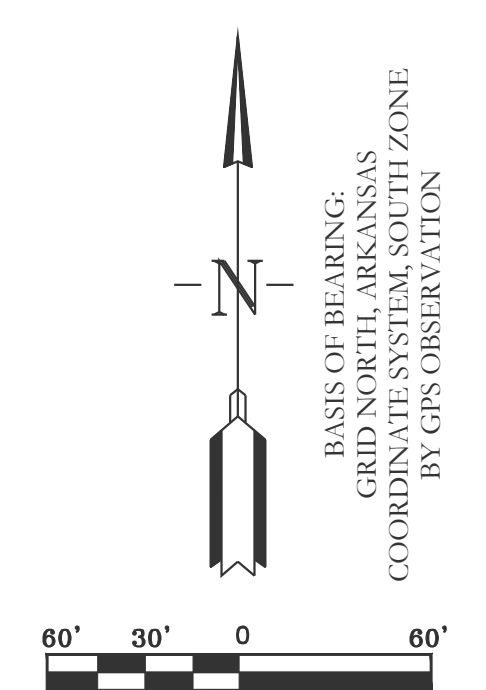




SITE DATA	
TOTAL SITE AREA	24.32 ACRES
TOTAL DEVELOPMENT AREA	14.79 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 305,978 SF
BUILDING HEIGHTS	20'
BUILDING COVERAGE PERCENTAGE	305,978/1,059,263.30=0.29=29.0%
BUSINESS TYPE	MINI STORAGE

- NOTES:
1. ALL FIRE LANE WILL BE PRIVATE.
  2. NO SEWER SERVICE IS PROPOSED.
  3. GATE POST MUST BE CONSTRUCTED NO CLOSER THAN 7.5' OF UTILITY LINES.

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



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

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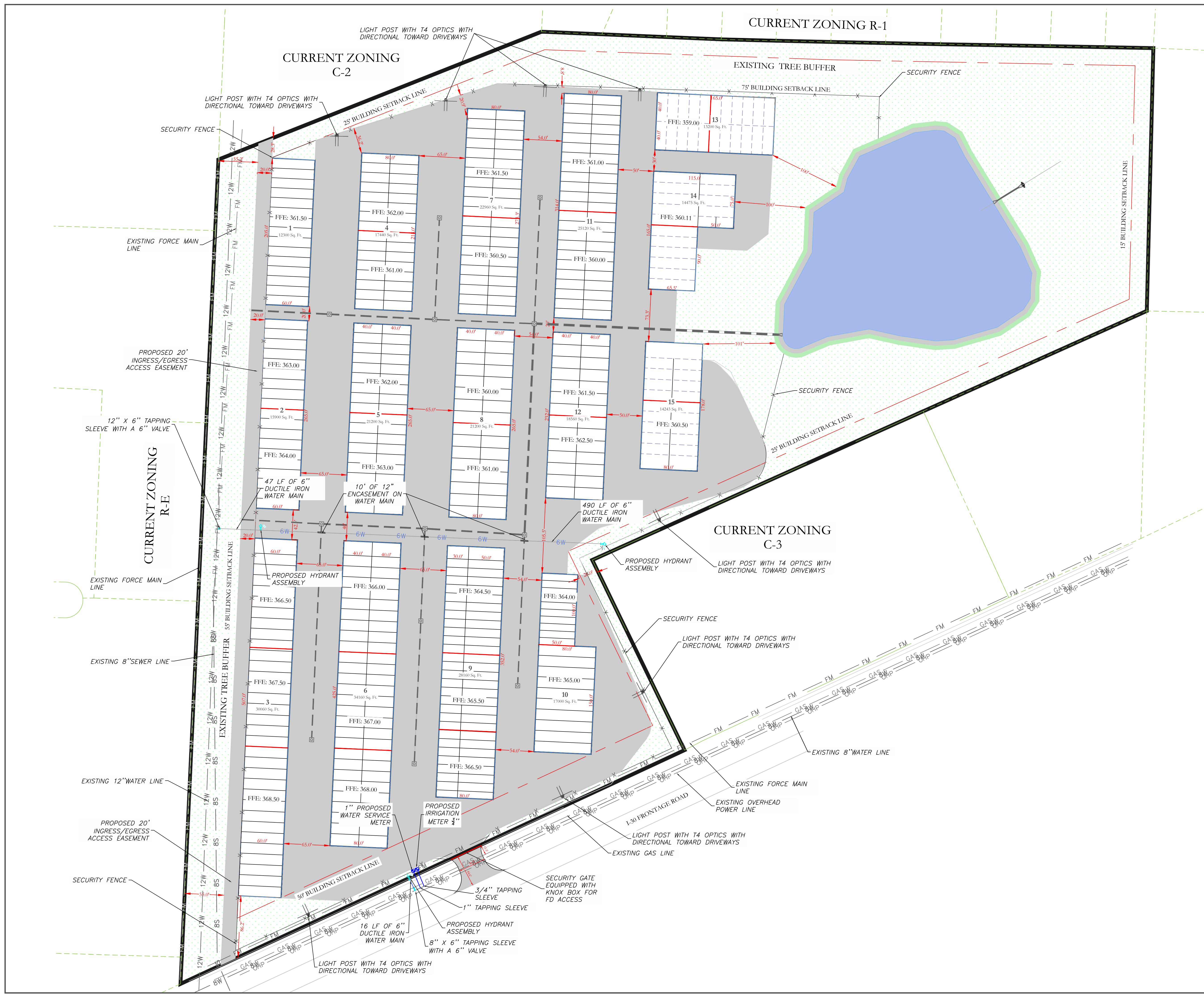
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**ARKANSAS STORAGE CENTER**  
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12-06-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-1.0	SCALE: 1" = 60'	
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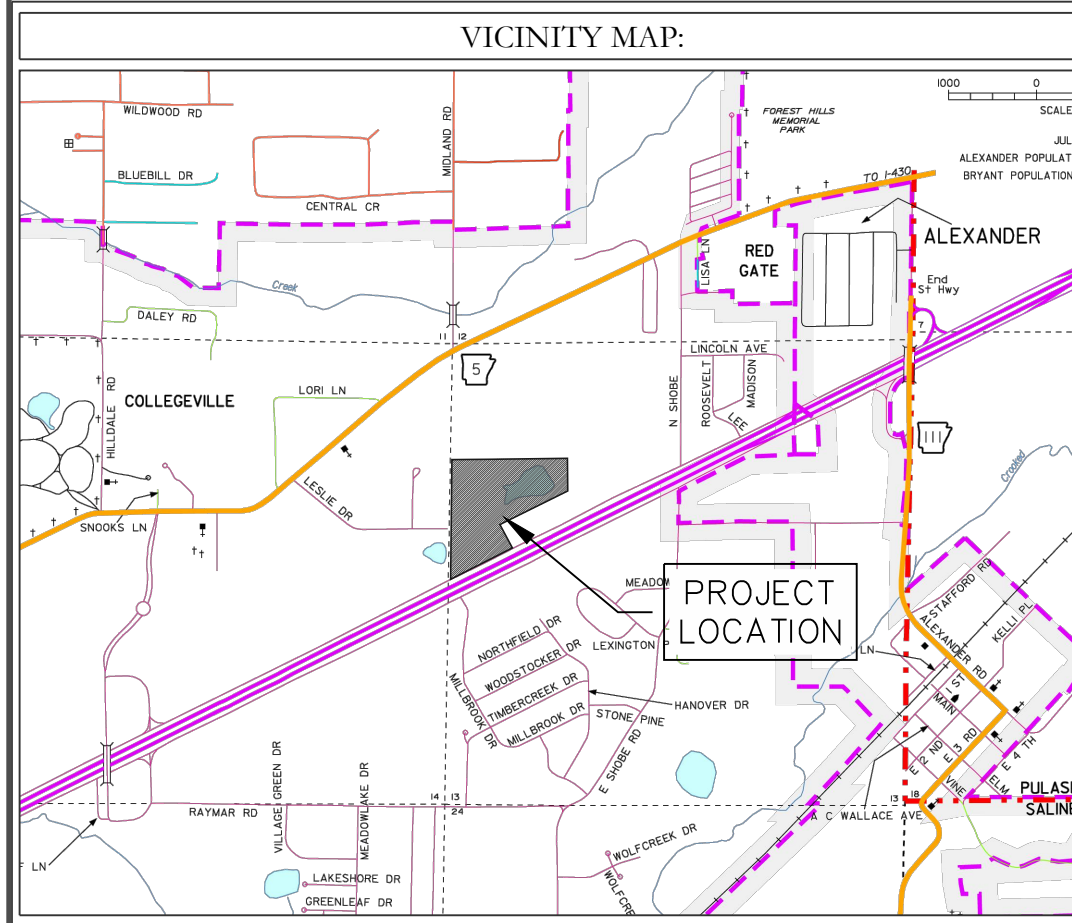
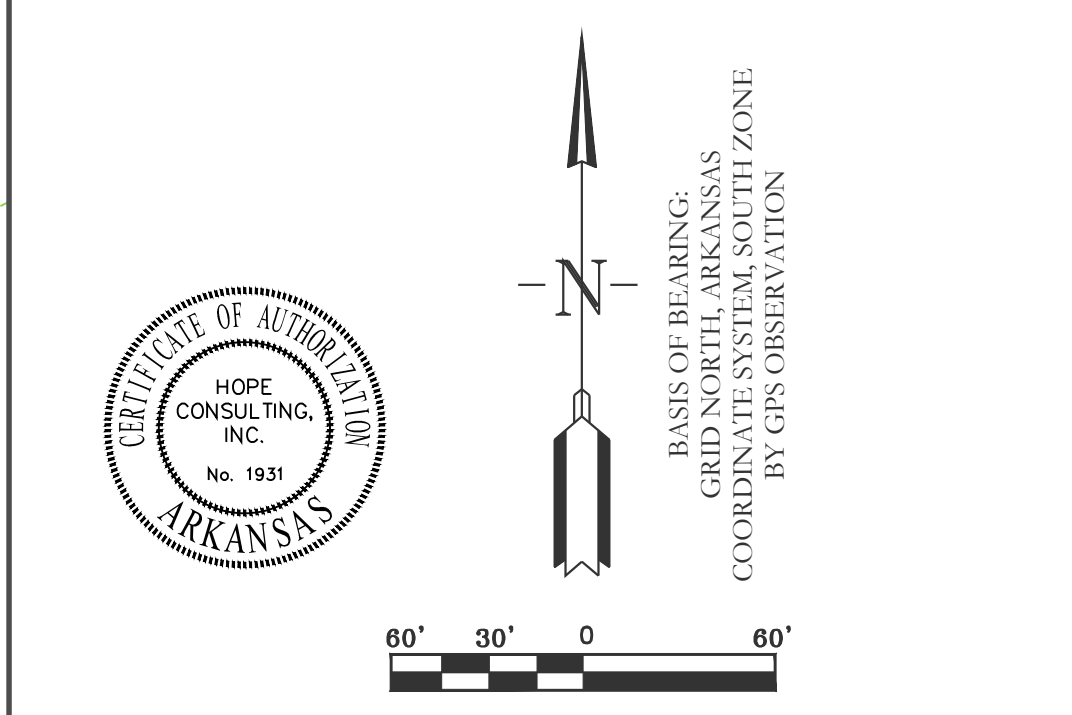






- NOTES:
1. ALL FIRE LINE WILL BE PRIVATE.
  2. NO SEWER SERVICE IS PROPOSED.
  3. GATE POST MUST BE CONSTRUCTED NO CLOSER THAN 7.5' OF UTILITY LINES.

- WATER UTILITY NOTES:
1. ALL NEW 6-INCH WATER MAINS TO BE DUCTILE IRON.
  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.



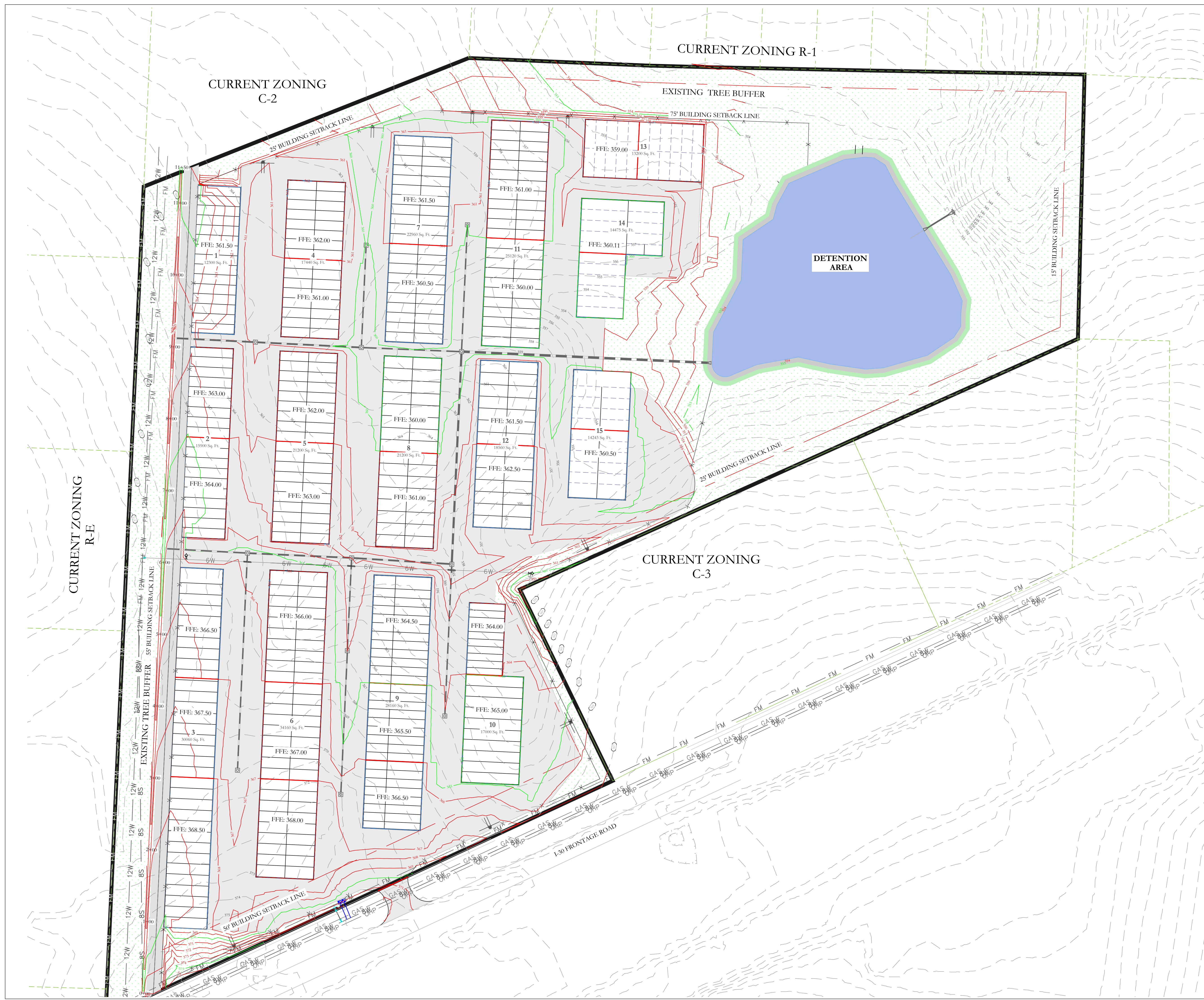
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UTILITY PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

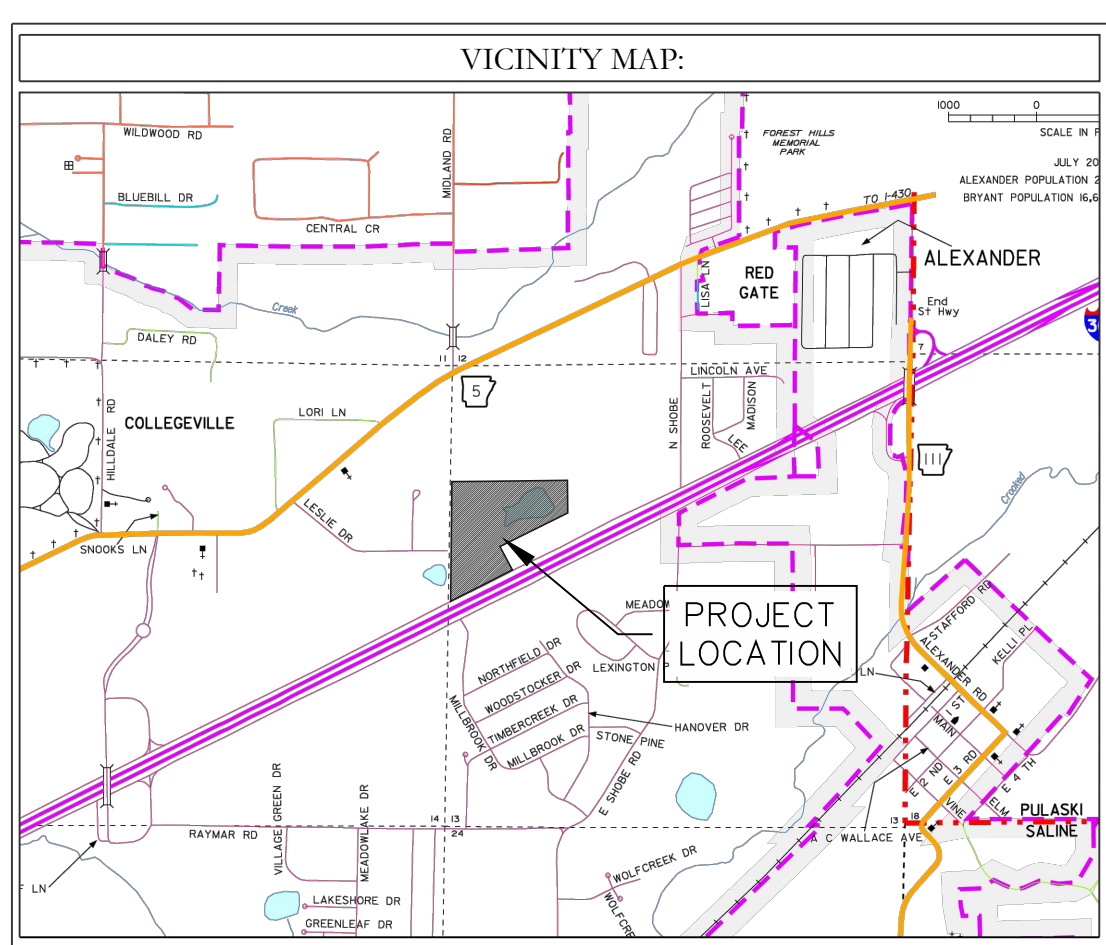
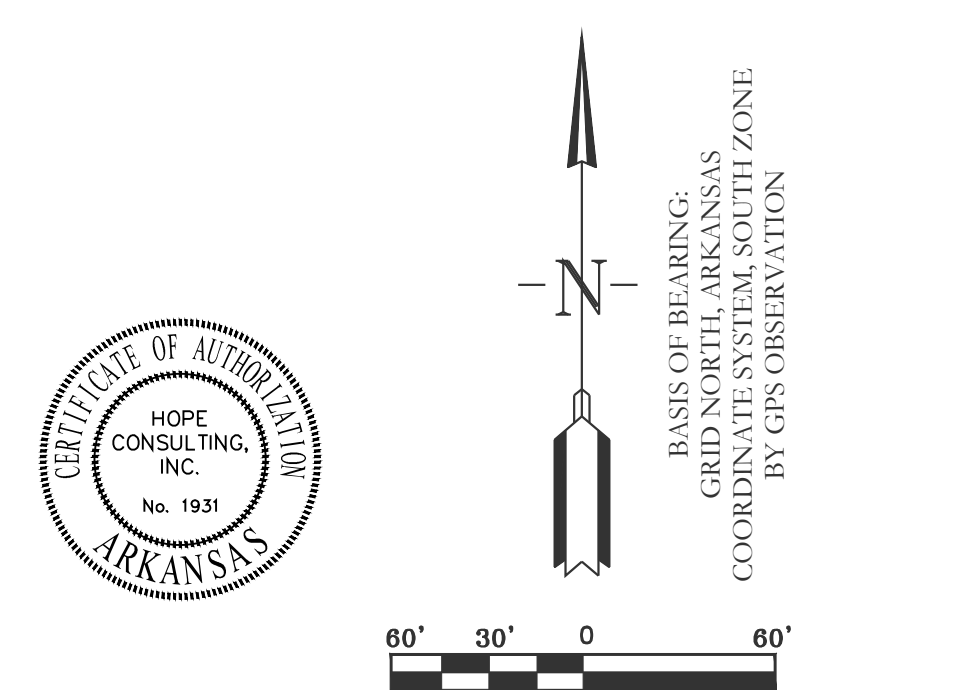
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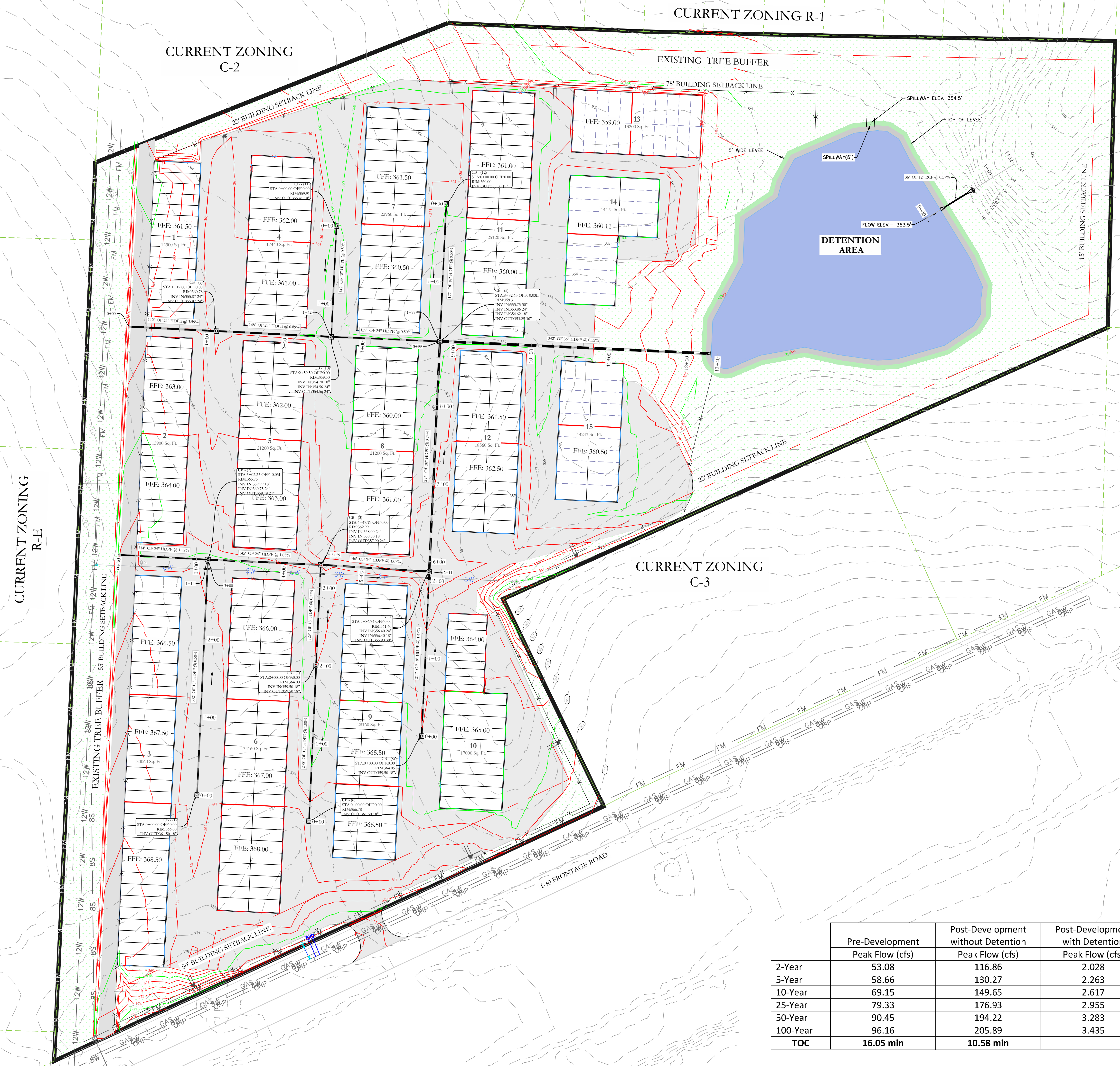
**LEGEND**

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



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<b>ARKANSAS STORAGE CENTER</b> GRADING PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE:	12-06-2023	C.A.D. BY:	DRAWING NUMBER:
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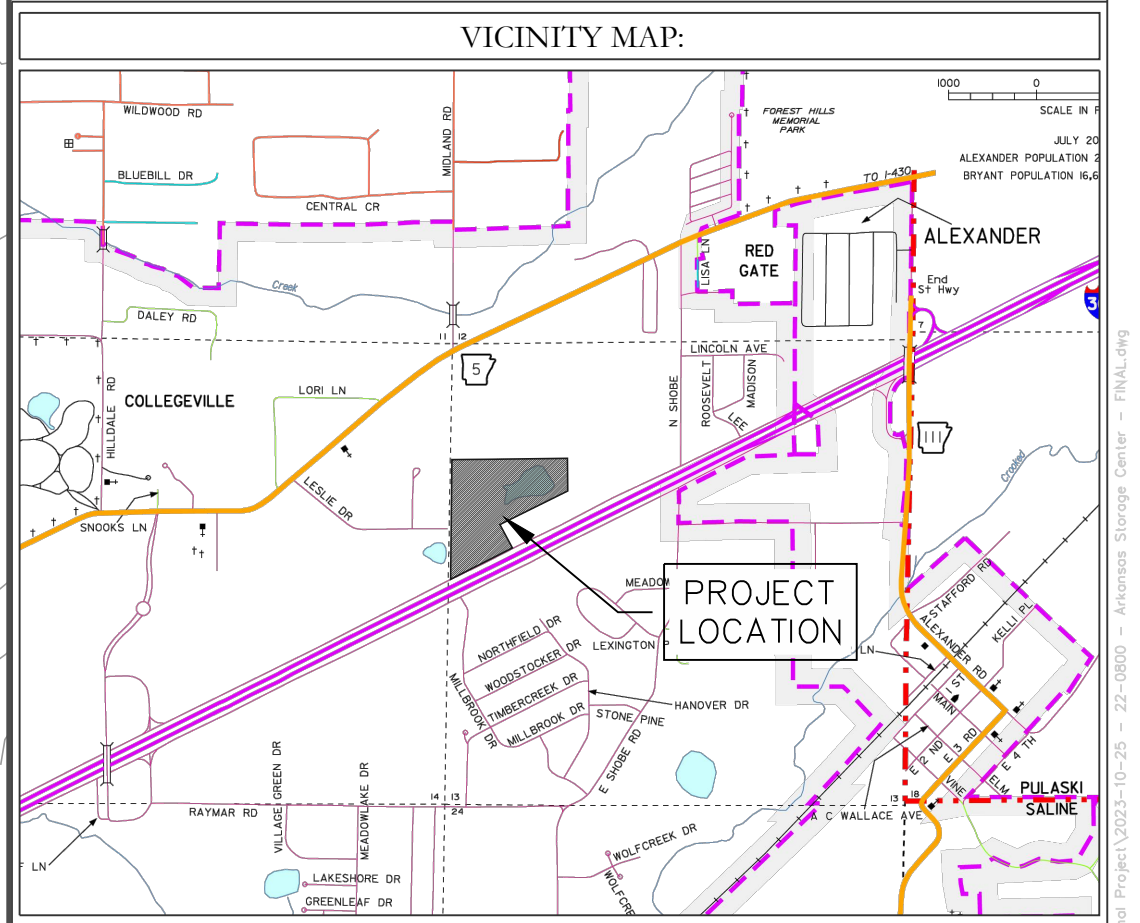
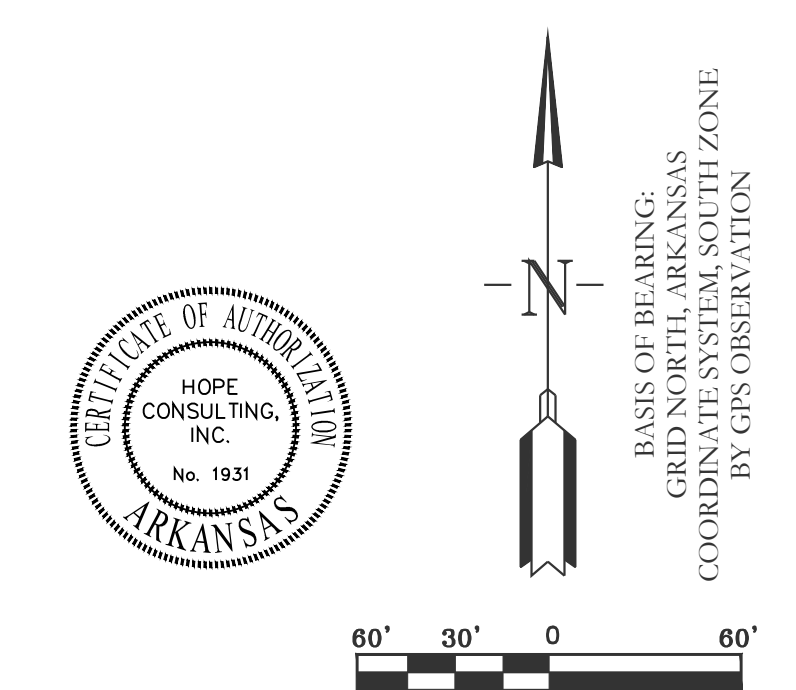


**LEGEND**

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	116.86	2.028
5-Year	58.66	130.27	2.263
10-Year	69.15	149.65	2.617
25-Year	79.33	176.93	2.955
50-Year	90.45	194.22	3.283
100-Year	96.16	205.89	3.435
<b>TOC</b>	<b>16.05 min</b>	<b>10.58 min</b>	

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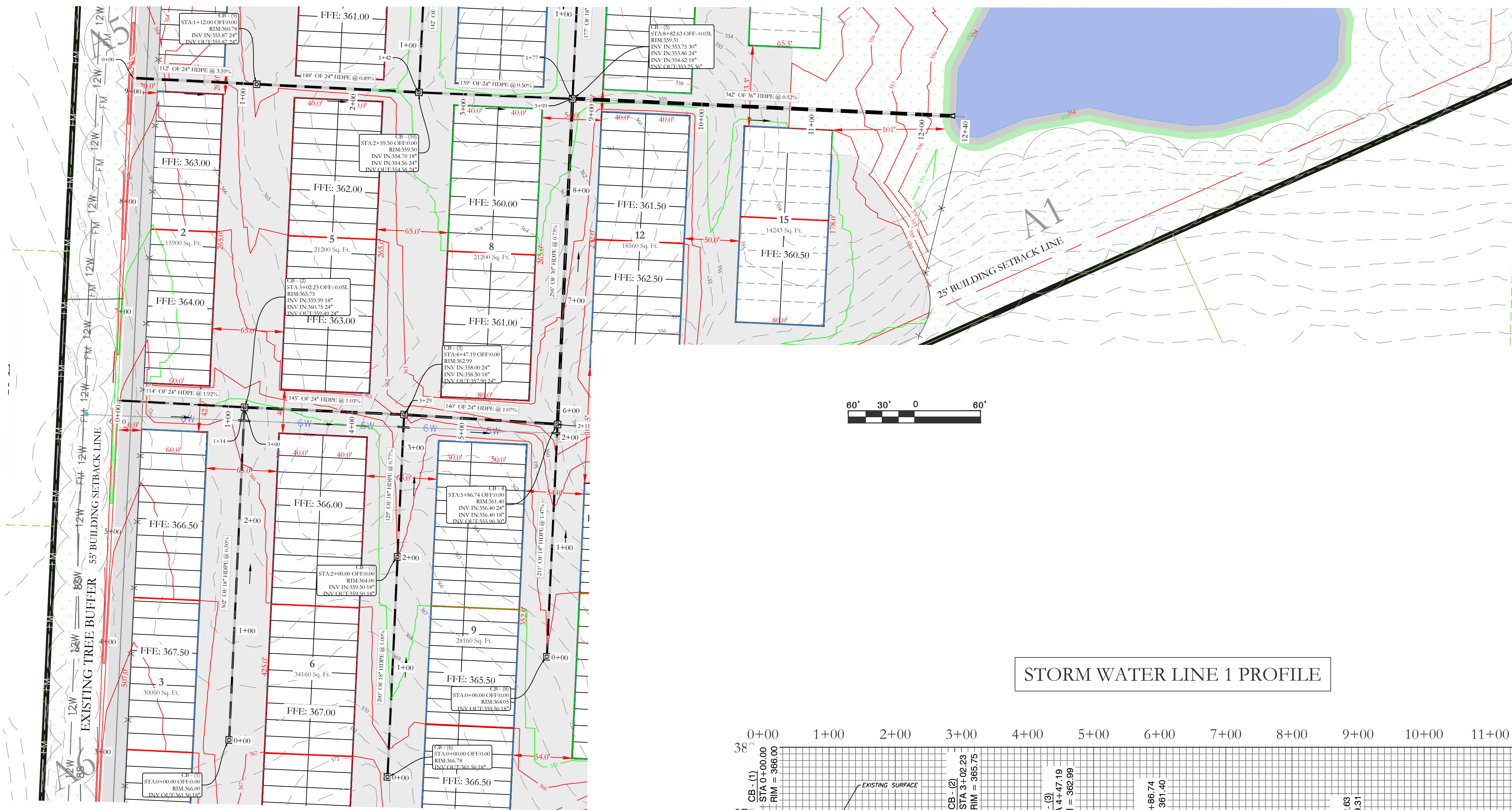
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DRAINAGE PLAN**  
BRYANT, SALINE COUNTY, ARKANSAS

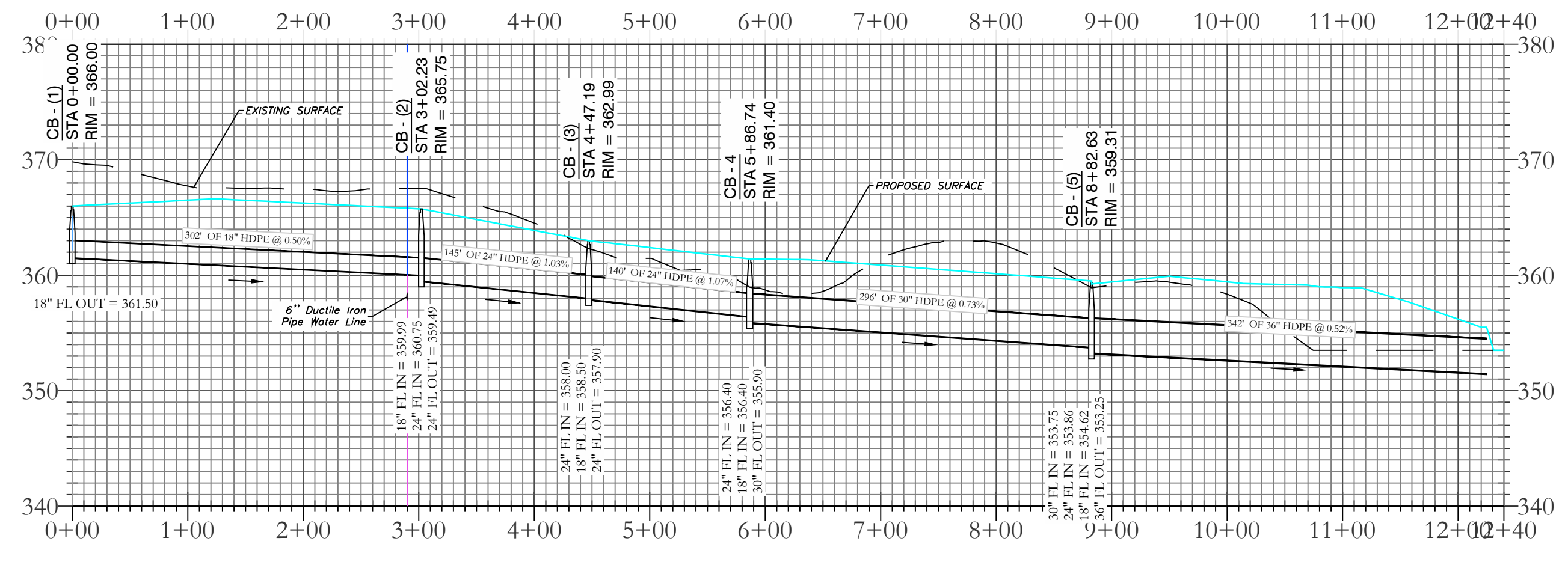
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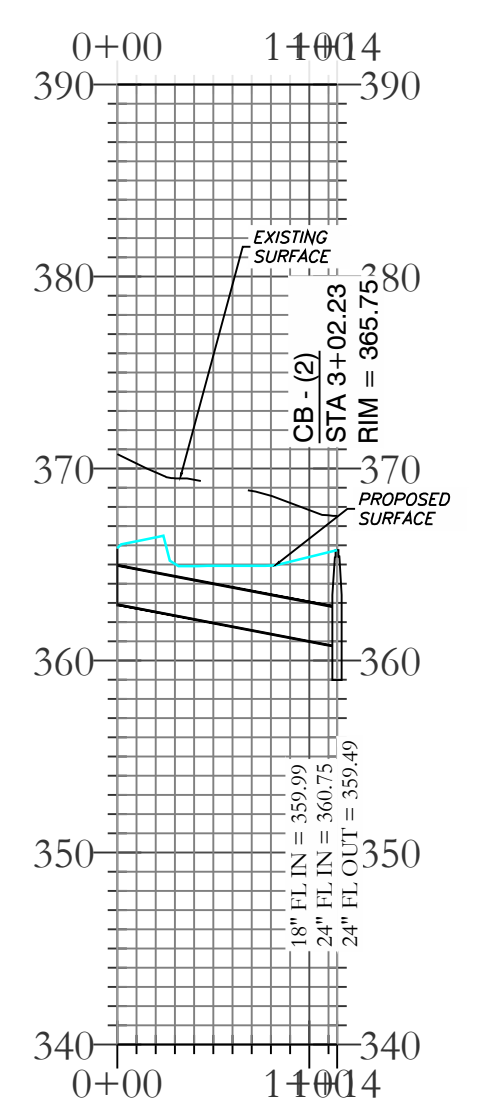




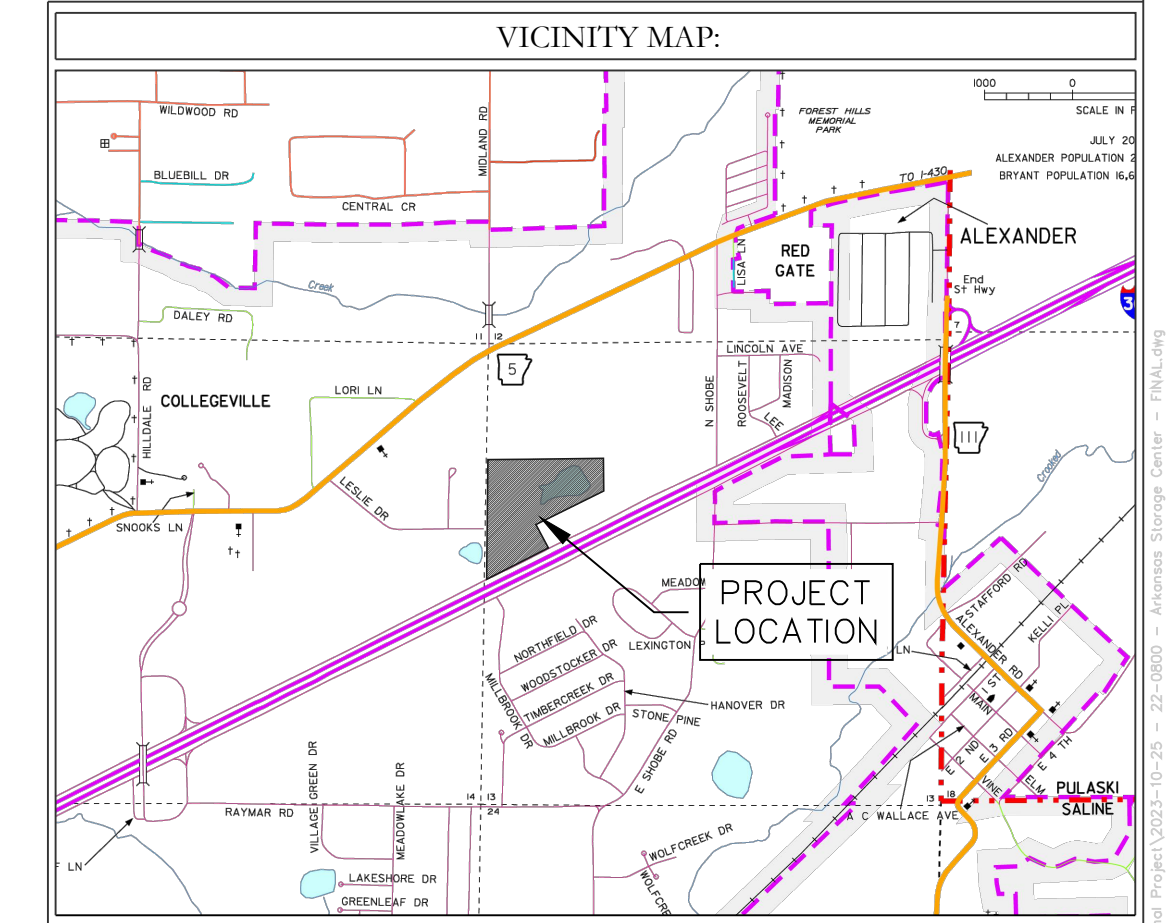
STORM WATER LINE 1 PROFILE



STORM WATER LINE 7 PROFILE



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



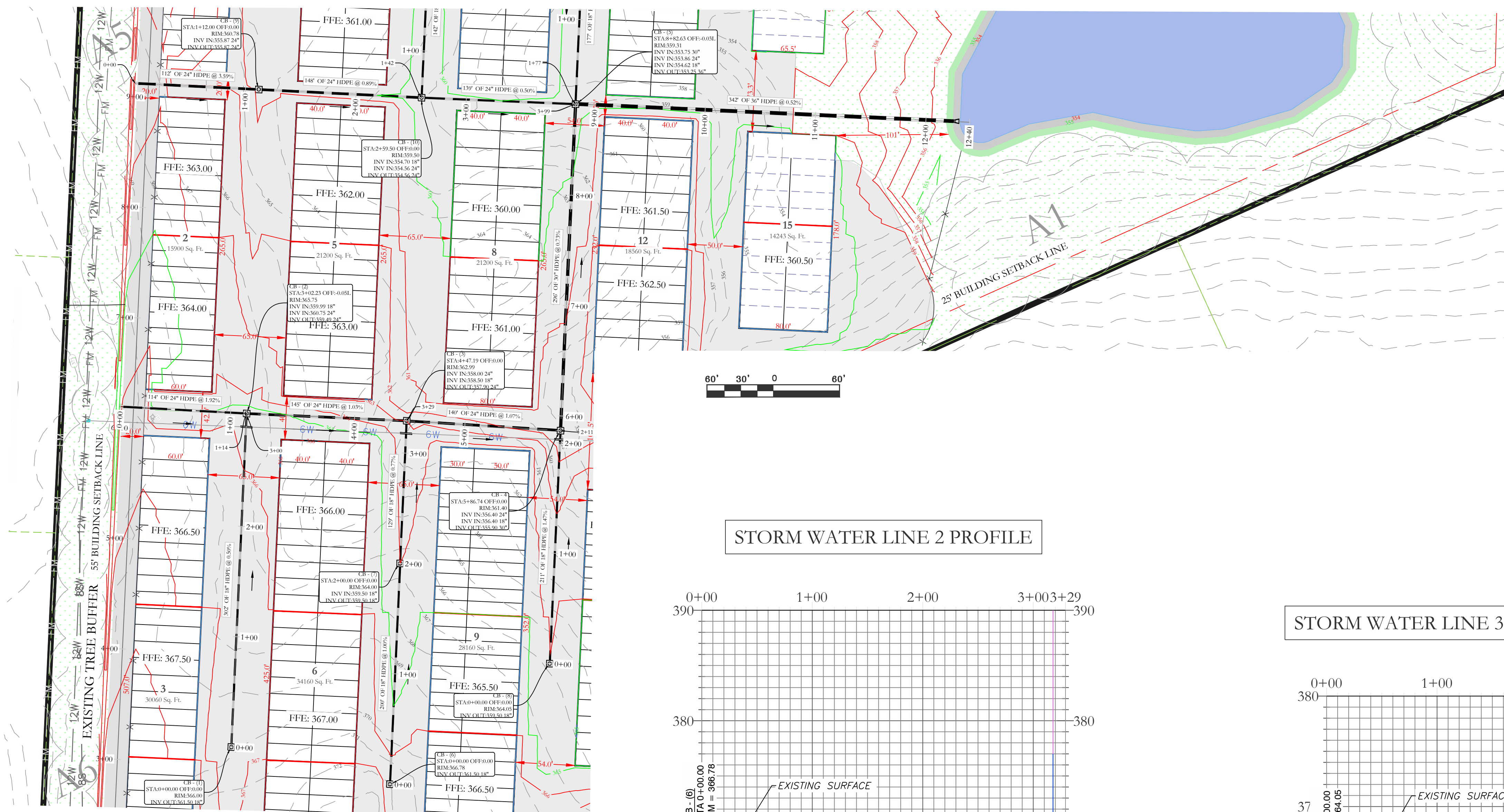
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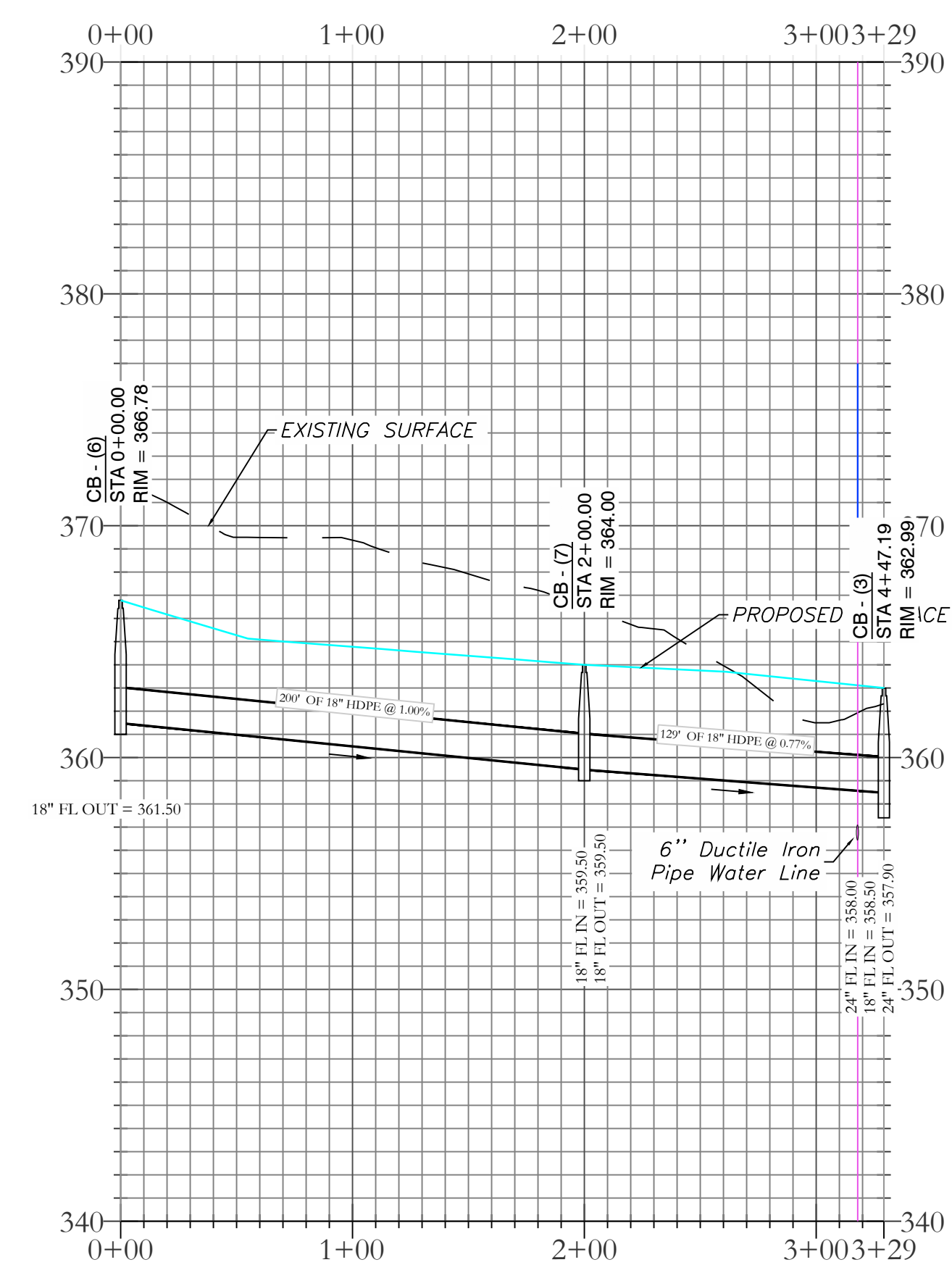
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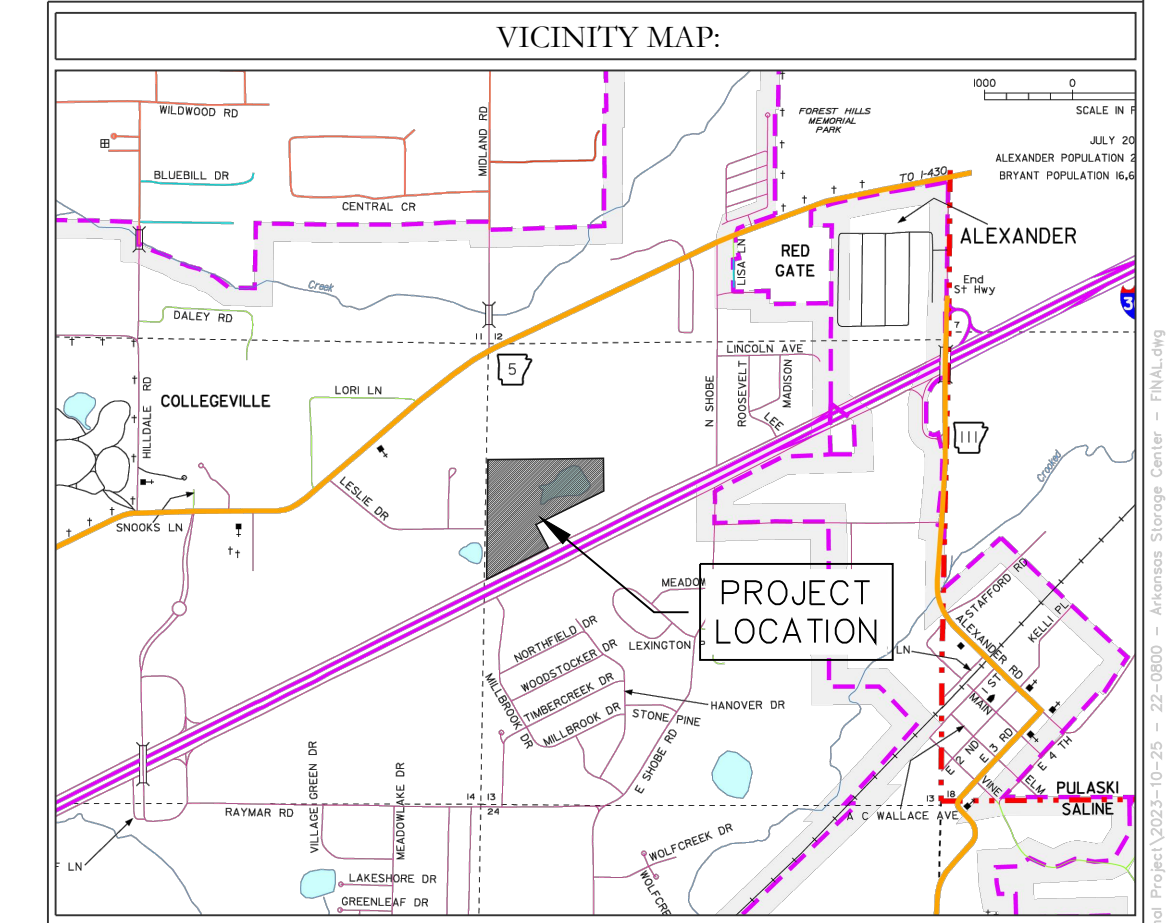
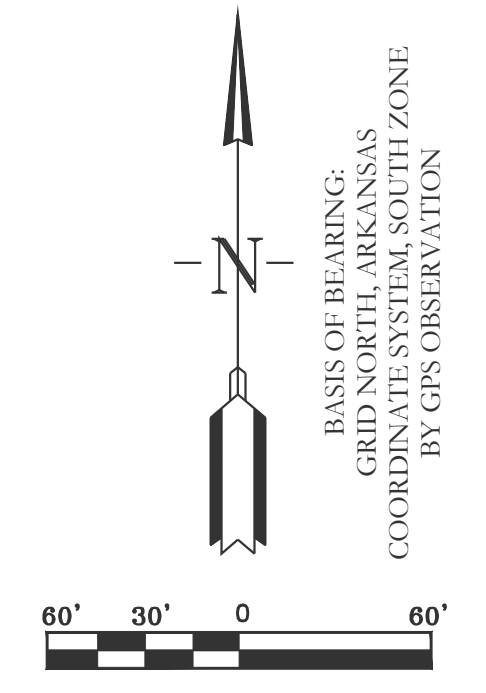
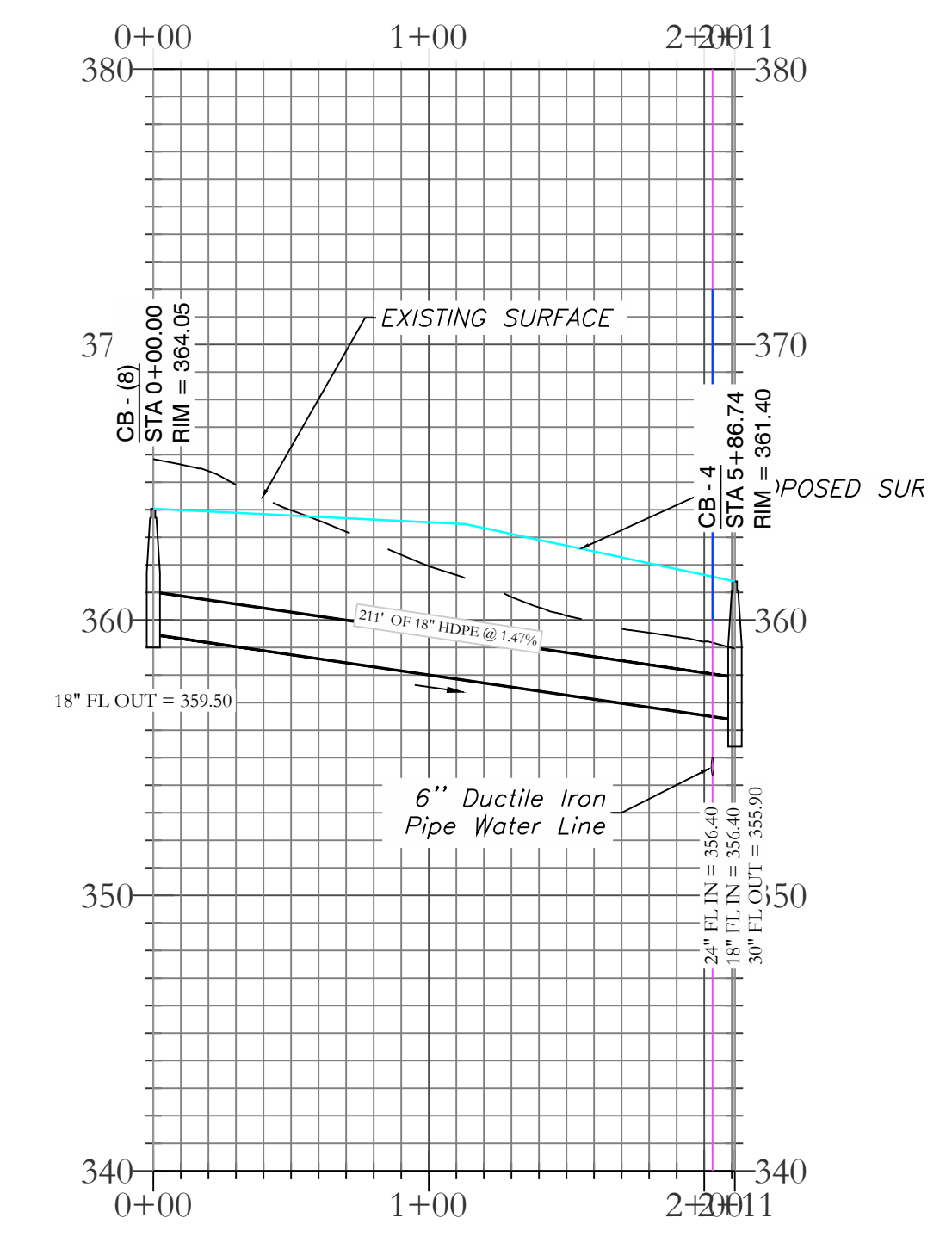


- LEGEND**
- EXISTING CONTOUR LINE --- 363 ---
  - PROPOSED CONTOUR LINE --- 363 ---
  - PROPOSED HDPE STORM PIPE - - - - -
  - PROPOSED RCP STORM PIPE ————

**STORM WATER LINE 2 PROFILE**



**STORM WATER LINE 3 PROFILE**



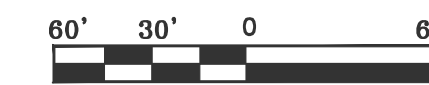
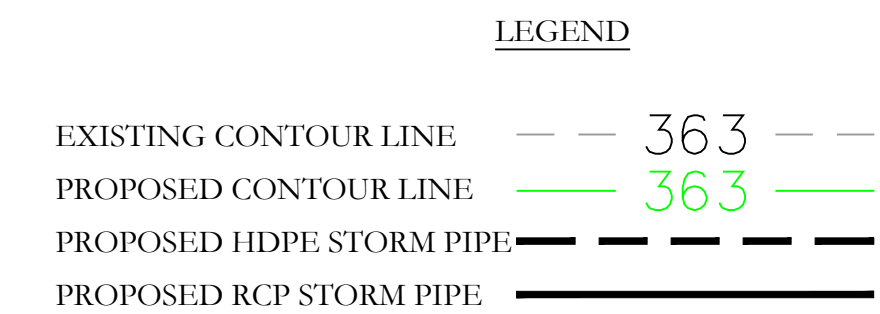
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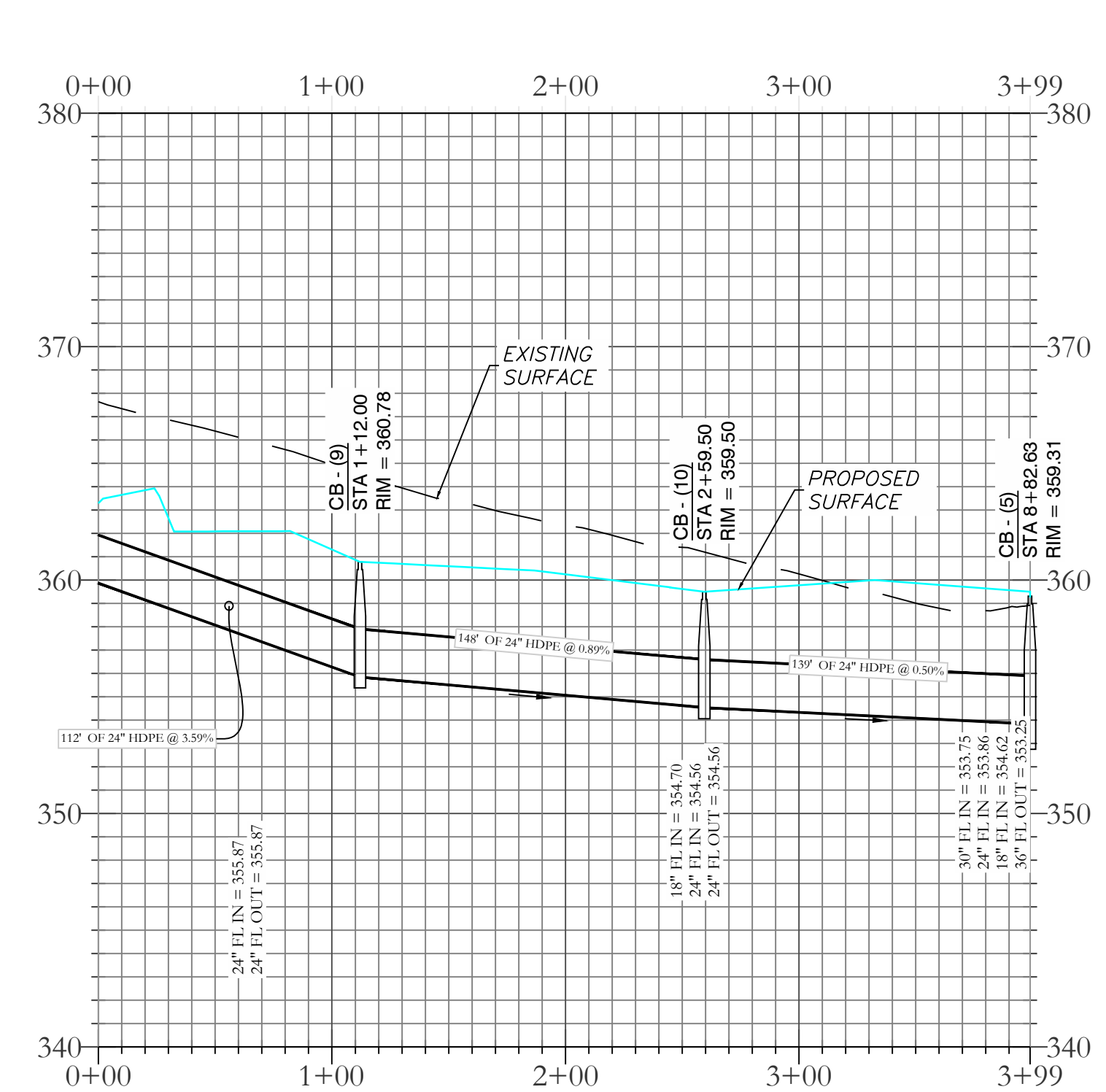
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DRAINAGE PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

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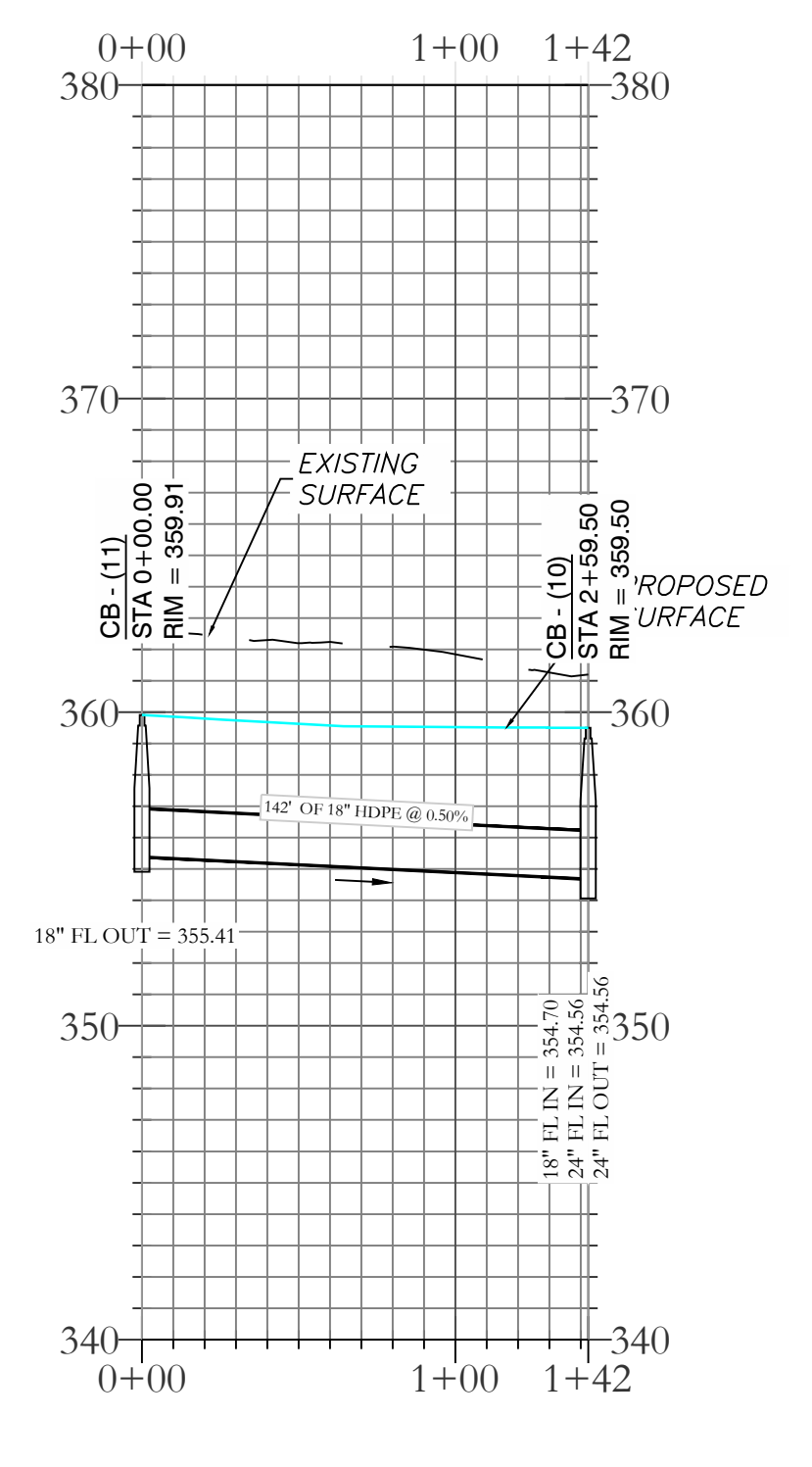




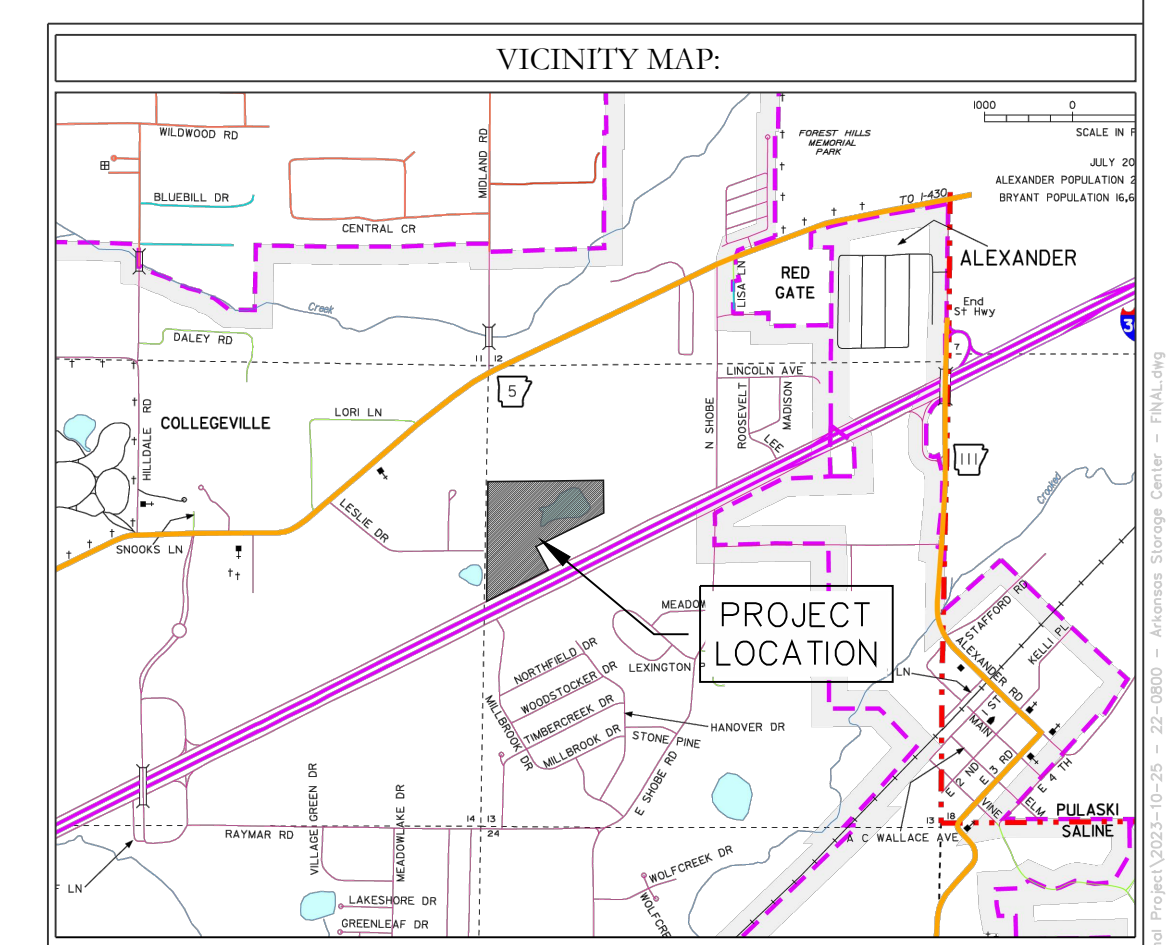
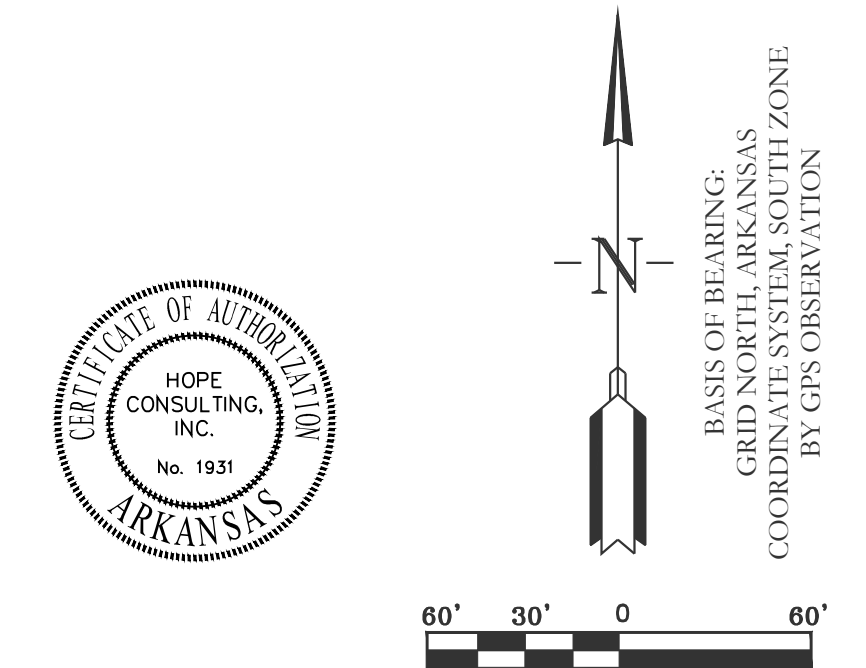
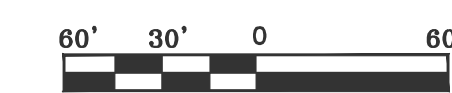
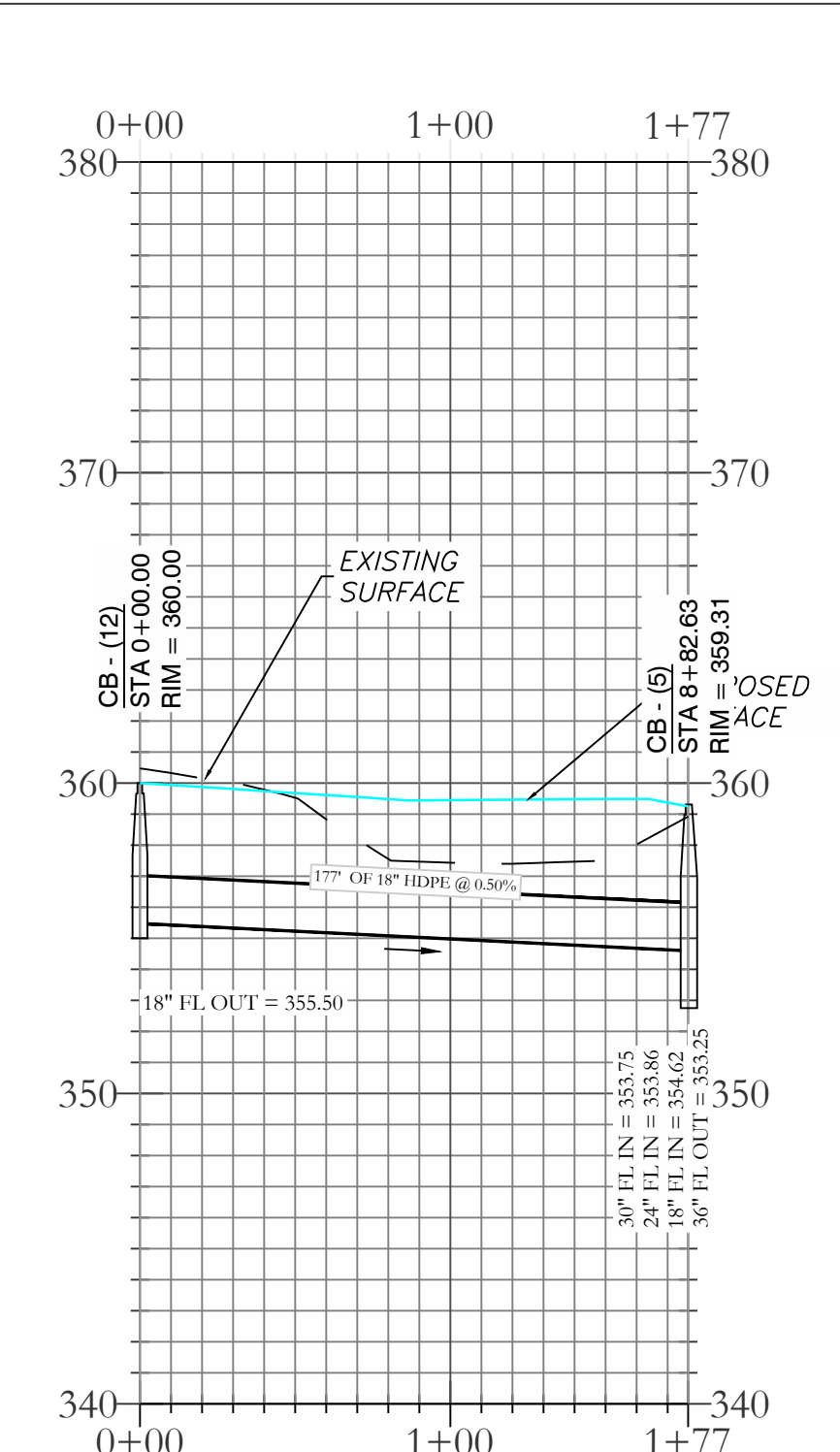
**STORM WATER LINE 4 PROFILE**



**STORM WATER LINE 5 PROFILE**



**STORM WATER LINE 6 PROFILE**



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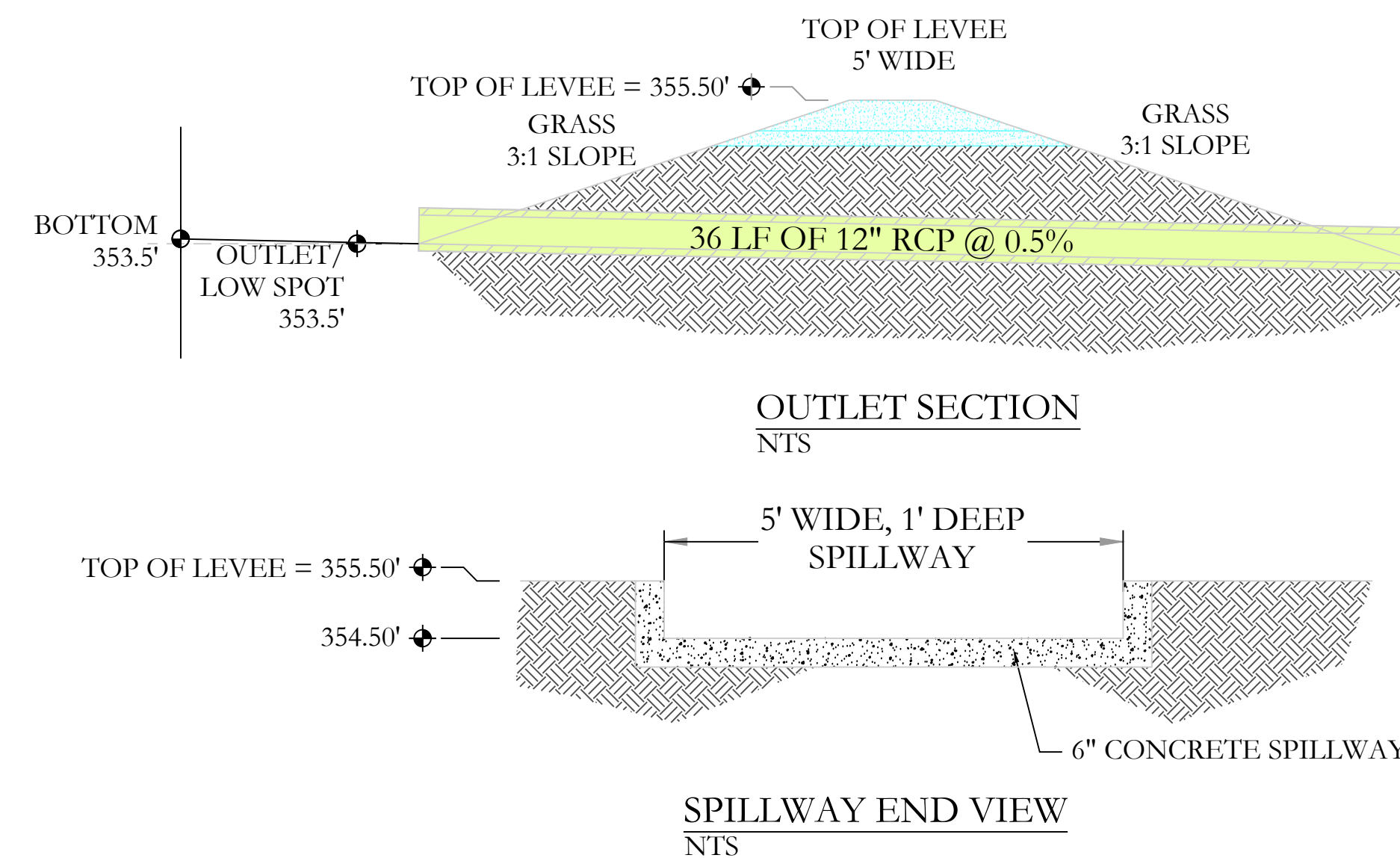
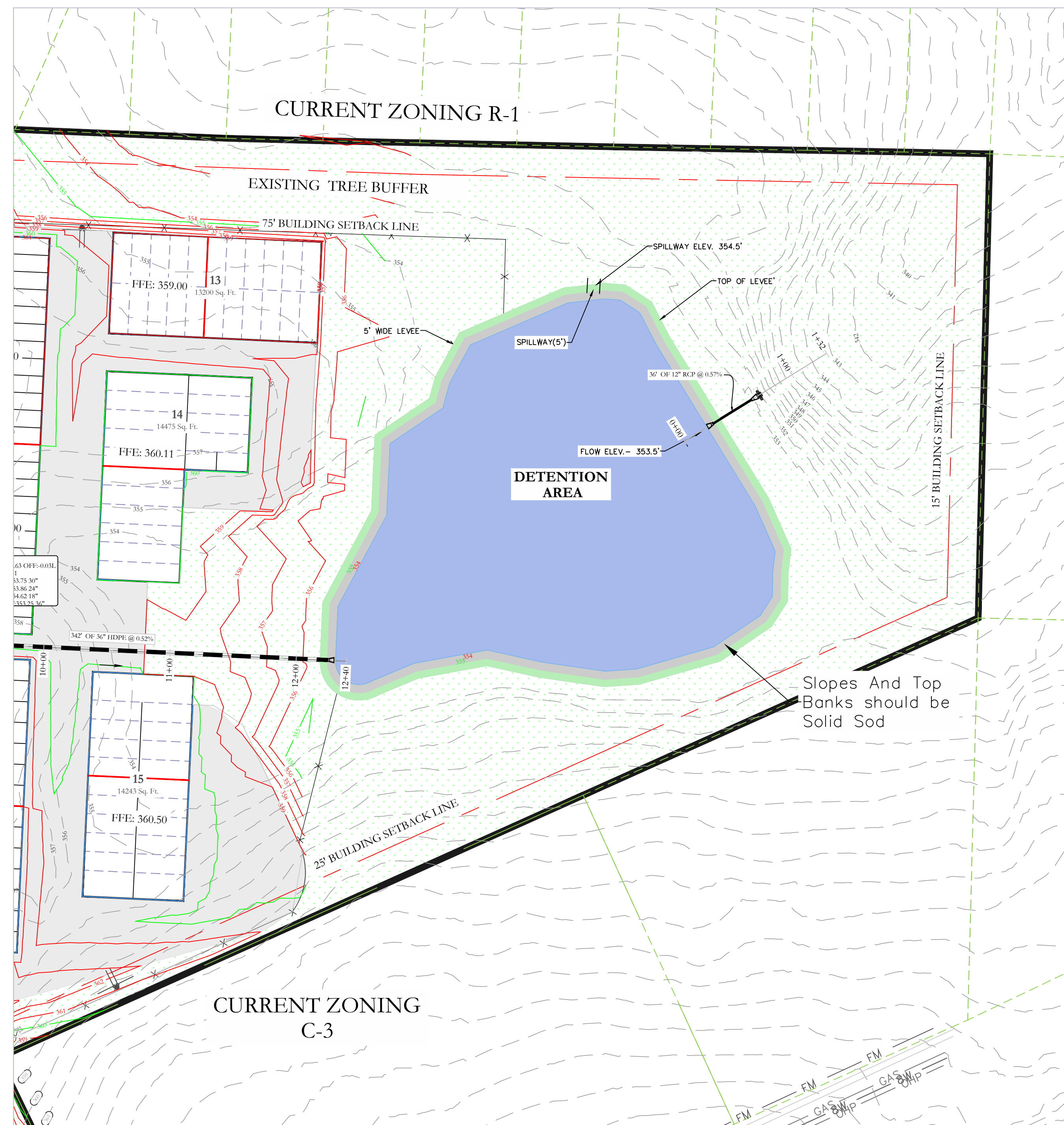
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DRAINAGE PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

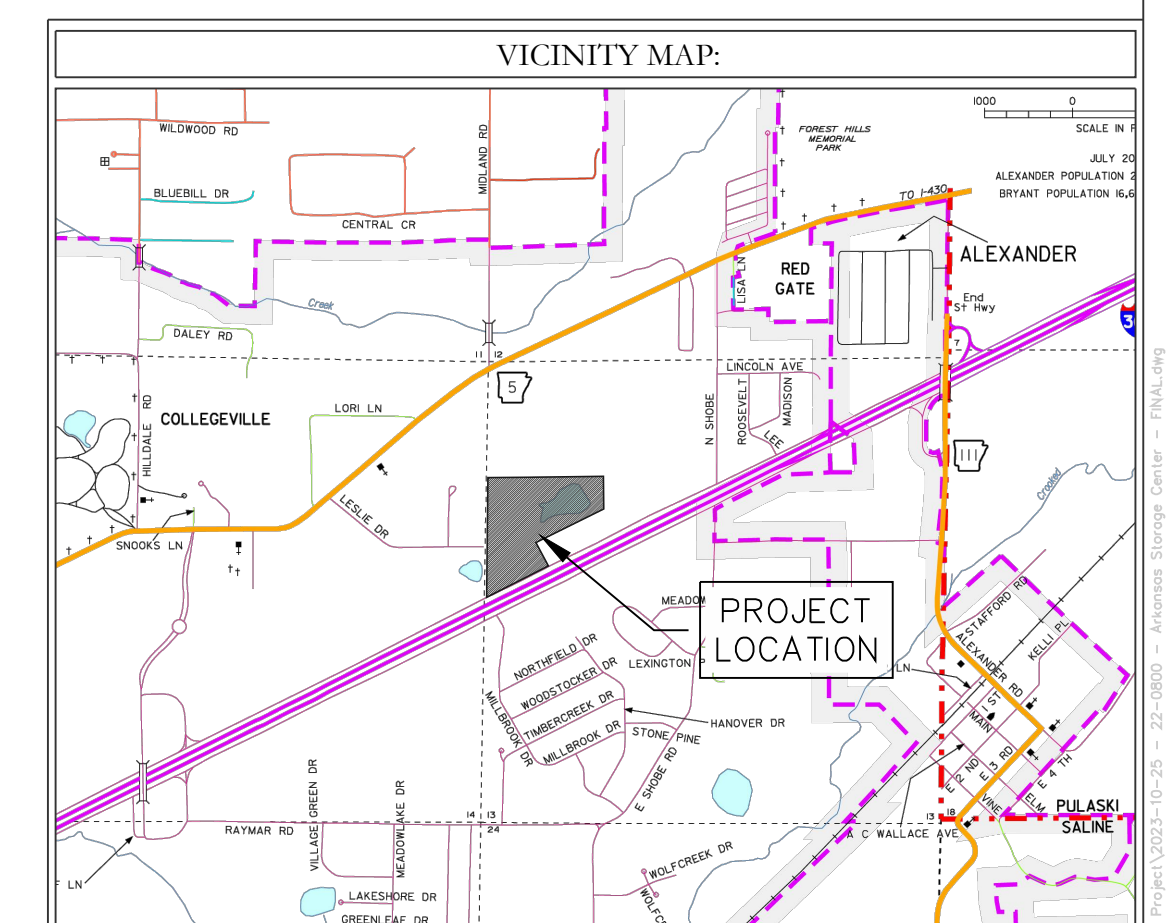
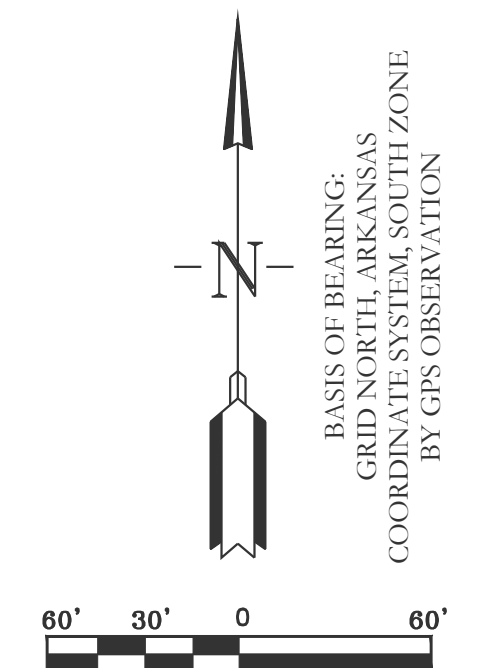
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**LEGEND**

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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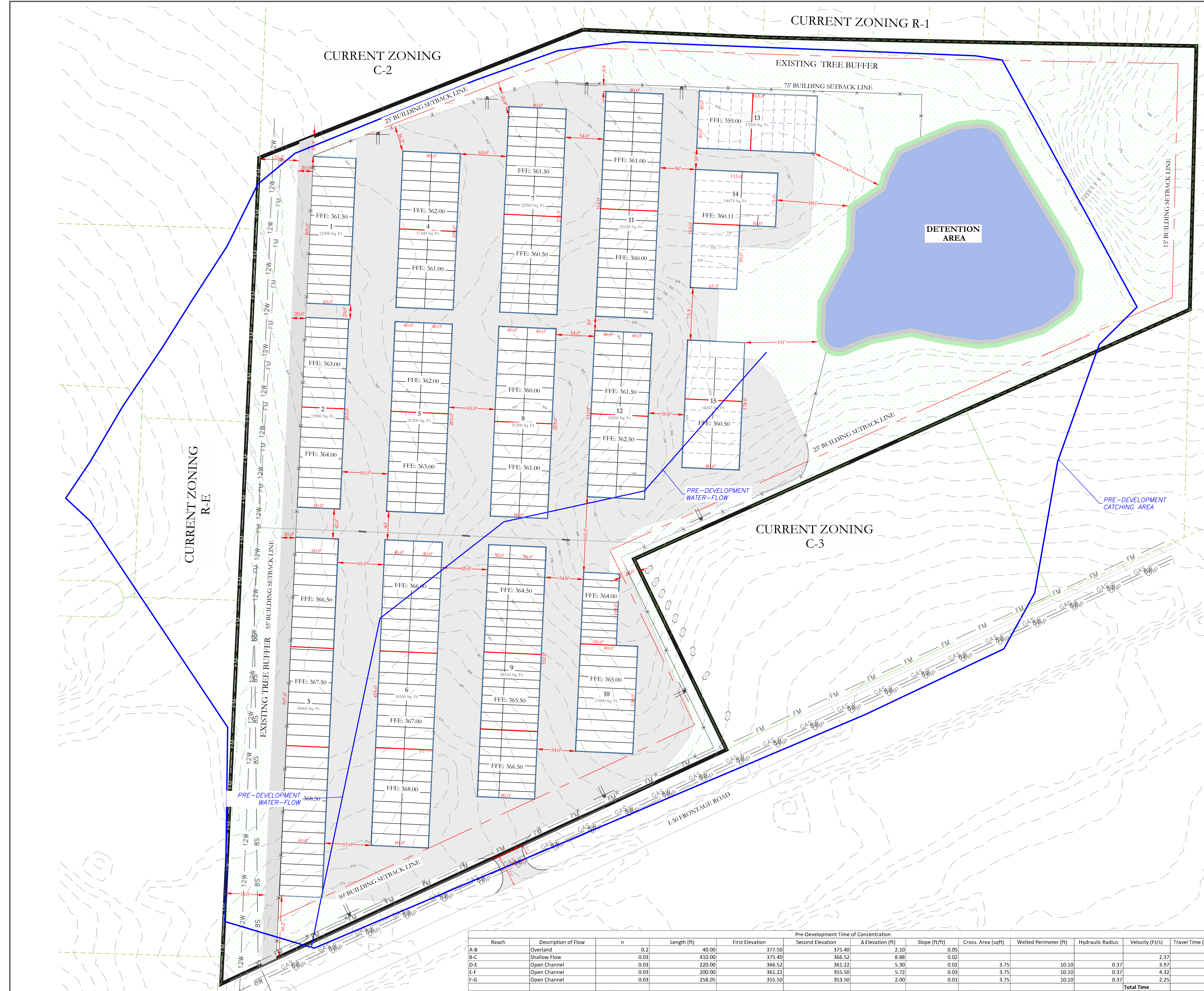
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RETENTION POND PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

DATE:	12-06-2023	C.A.D. BY:		DRAWING NUMBER:	
REVISED:		CHECKED BY:			22-0800
SHEET:	C-5.4	SCALE:			
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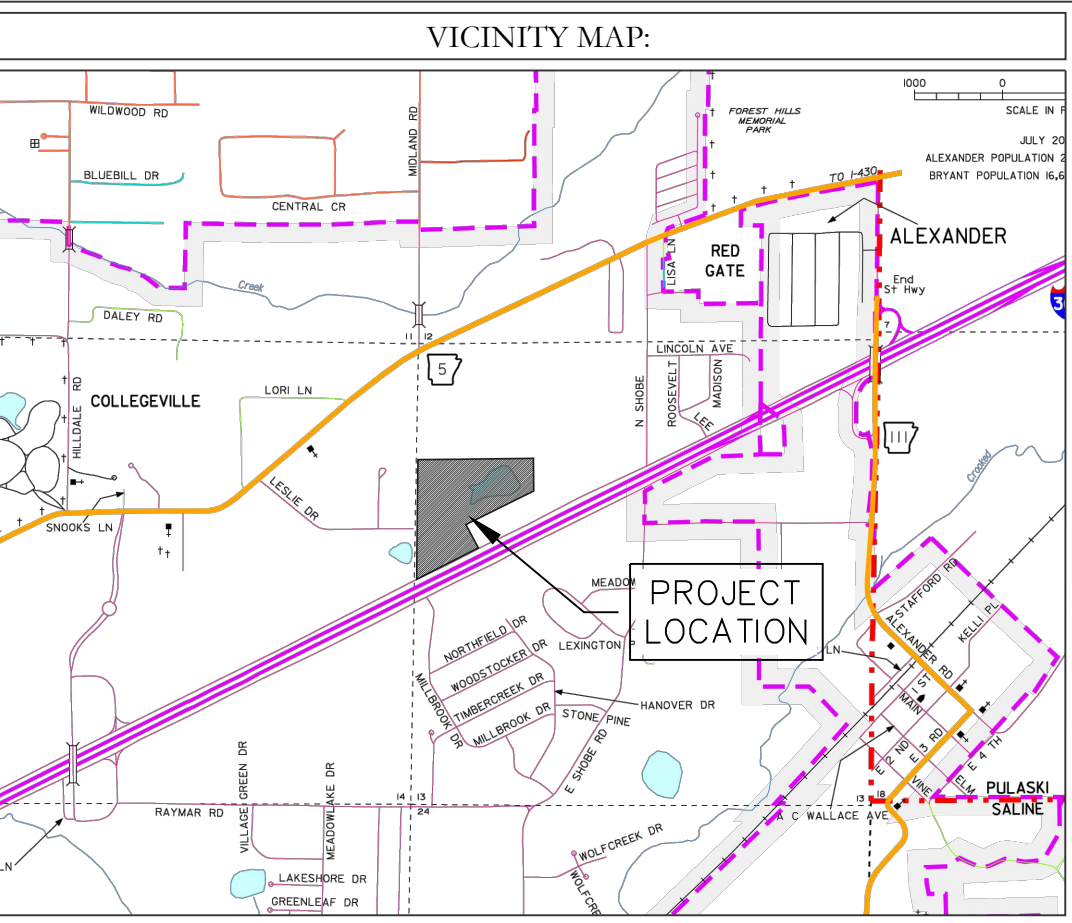
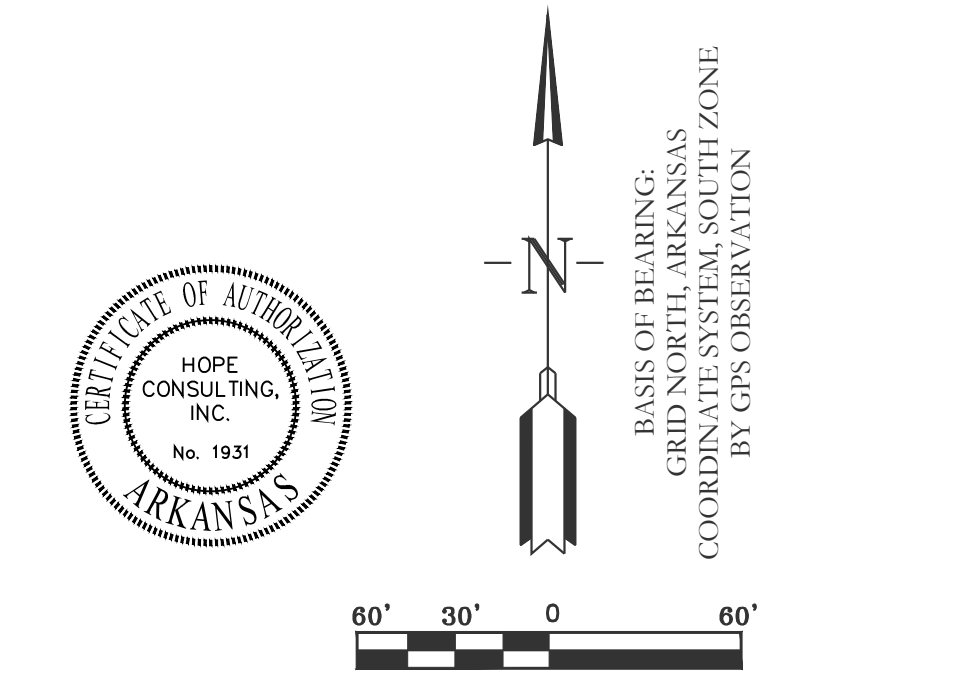




	Pre-Development Peak Flow (cfs)	Post-Development without Detention Peak Flow (cfs)	Post-Development with Detention Peak Flow (cfs)
2-Year	53.08	116.86	1.831
5-Year	58.66	130.27	3.033
10-Year	69.15	149.65	5.315
25-Year	79.33	176.93	8.288
50-Year	90.45	194.22	11.98
100-Year	96.16	205.89	13.95
<b>TOC</b>	<b>16.05 min</b>	<b>10.58 min</b>	

**LEGEND**

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



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

Reach	Description of Flow	n	Length (ft)	First Elevation	Second Elevation	Δ Elevation (ft)	Slope (ft/ft)	Cross. Area (sqft)	Wetted Perimeter (ft)	Hydraulic Radius	Velocity (ft/s)	Travel Time (min)
A-B	Overland	0.2	40.00	377.50	375.40	2.10	0.05				9.57	
B-C	Shallow Flow	0.03	410.00	375.40	366.52	8.88	0.02				2.37	2.88
D-E	Open Channel	0.03	220.00	366.52	361.22	5.30	0.02	3.75	10.10	0.37	3.97	0.92
E-F	Open Channel	0.03	200.00	361.22	355.50	5.72	0.03	3.75	10.10	0.37	4.32	0.77
F-G	Open Channel	0.03	258.05	355.50	353.50	2.00	0.01	3.75	10.10	0.37	2.25	1.91
											<b>Total Time</b>	<b>16.05</b>

DATE: 12-06-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-5.5	SCALE: 1"=60'	
500	01S	14W
		0 21
		300
		62
		1762





**LEGEND**

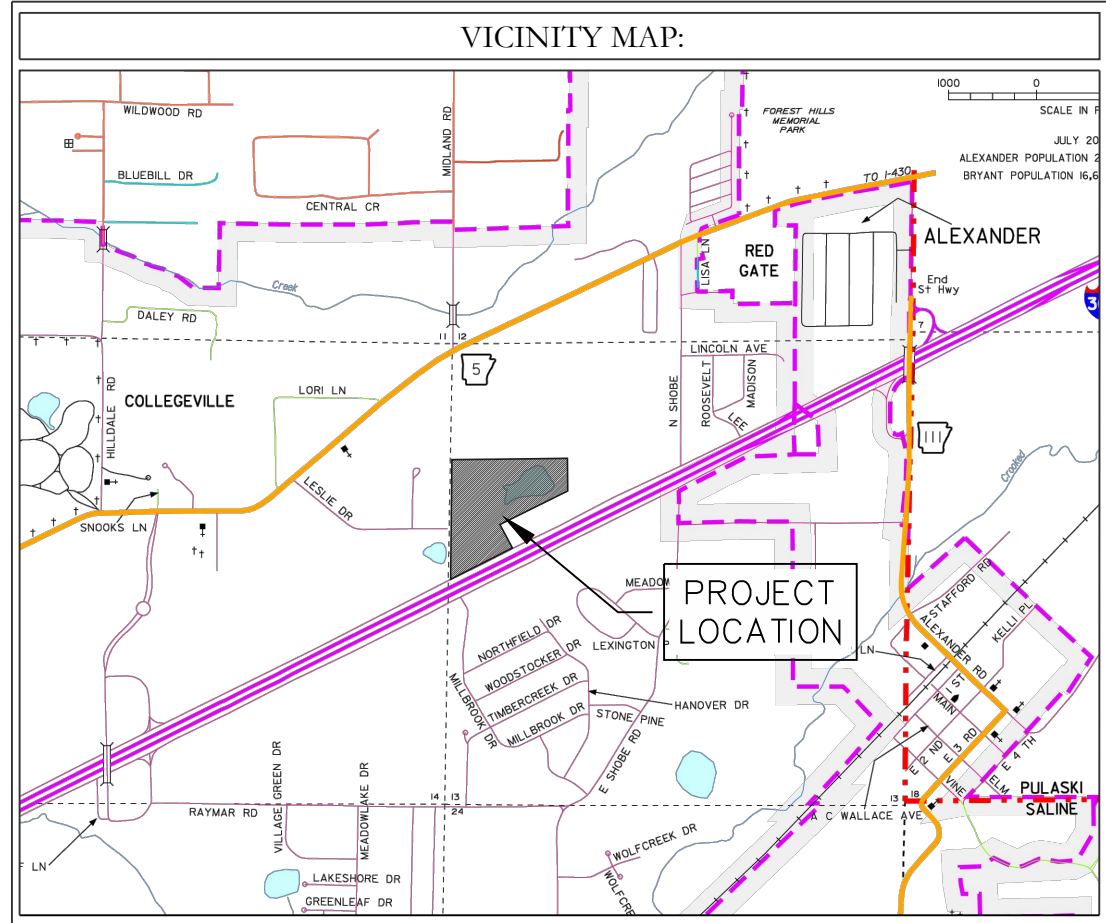
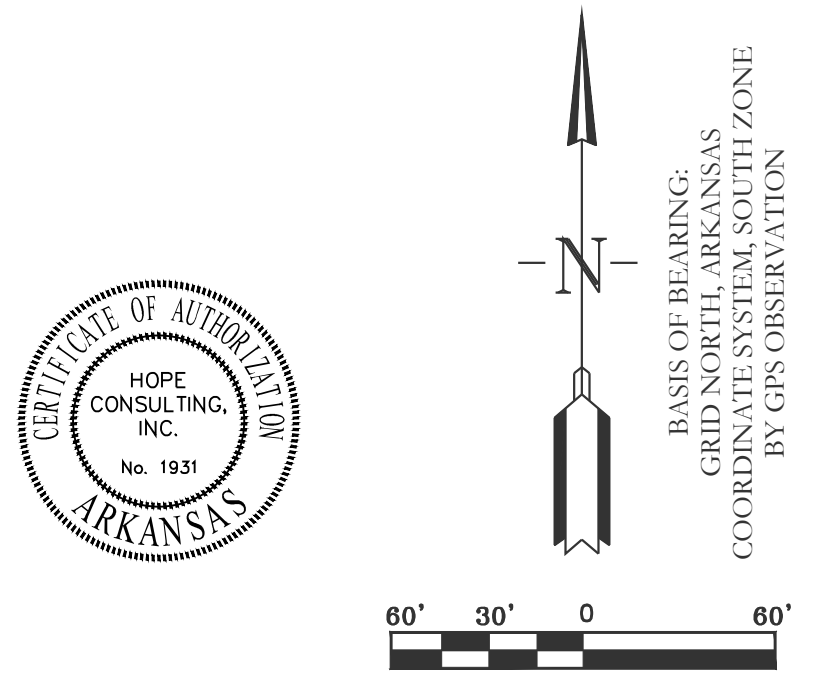
EXISTING CONTOUR LINE --- 363 ---

PROPOSED CONTOUR LINE --- 363 ---

PROPOSED HDPE STORM PIPE - - - - -

PROPOSED RCP STORM PIPE = = = = =

	Pre-Development		Post-Development without Detention		Post-Development with Detention	
	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)	Peak Flow (cfs)
2-Year	53.08	116.86	130.27	2.028	2.263	2.263
5-Year	58.66	130.27	149.65	2.617	2.955	2.955
10-Year	69.15	149.65	176.93	3.283	3.435	3.435
25-Year	79.33	176.93	194.22	3.283	3.435	3.435
50-Year	90.45	194.22	205.89	3.435	3.435	3.435
100-Year	96.16	205.89				
<b>TOC</b>	<b>16.05 min</b>	<b>10.58 min</b>				



**HOPE CONSULTING**  
ENGINEERS - SURVEYORS

129 N. Main Street,  
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FOR USE AND BENEFIT OF:  
**STUART FINLEY**

**ARKANSAS STORAGE CENTER**  
POST-DEVELOPMENT FLOW  
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12-05-2023 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

Post-Development Time of Concentration

Reach	Description of Flow	n	Length (ft)	First Elevation	Second Elevation	Δ Elevation (ft)	Slope (ft/ft)	Cross. Area (sqft)	Diameter (ft)	Wetted Perimeter (ft)	Hydraulic Radius	Velocity (ft/s)	Travel Time (min)
A-B	Overland	0.02	40.00				0.020					2.87	5.29
B-C	Shallow Flow		234.00	375.82	372.04	3.78	0.020					3.64	1.36
C-D	18" Pipe	0.015	302.00				0.005		1.50		0.38	2.87	1.38
D-E	18" Pipe	0.015	145.00				0.010		2.00		0.50	6.34	0.38
E-F	24" Pipe	0.015	140.00				0.012		2.00		0.50	6.70	0.35
F-G	24" Pipe	0.015	296.00				0.007		2.50		0.63	6.19	0.80
G-H	36" Pipe	0.015	357.00				0.005		3.00		0.75	5.79	1.03
<b>Total Time</b>												<b>10.58</b>	





CURRENT ZONING R-1

CURRENT ZONING C-2

EXISTING TREE BUFFER

75' BUILDING SETBACK LINE

CURRENT ZONING C-3

CURRENT ZONING R-E

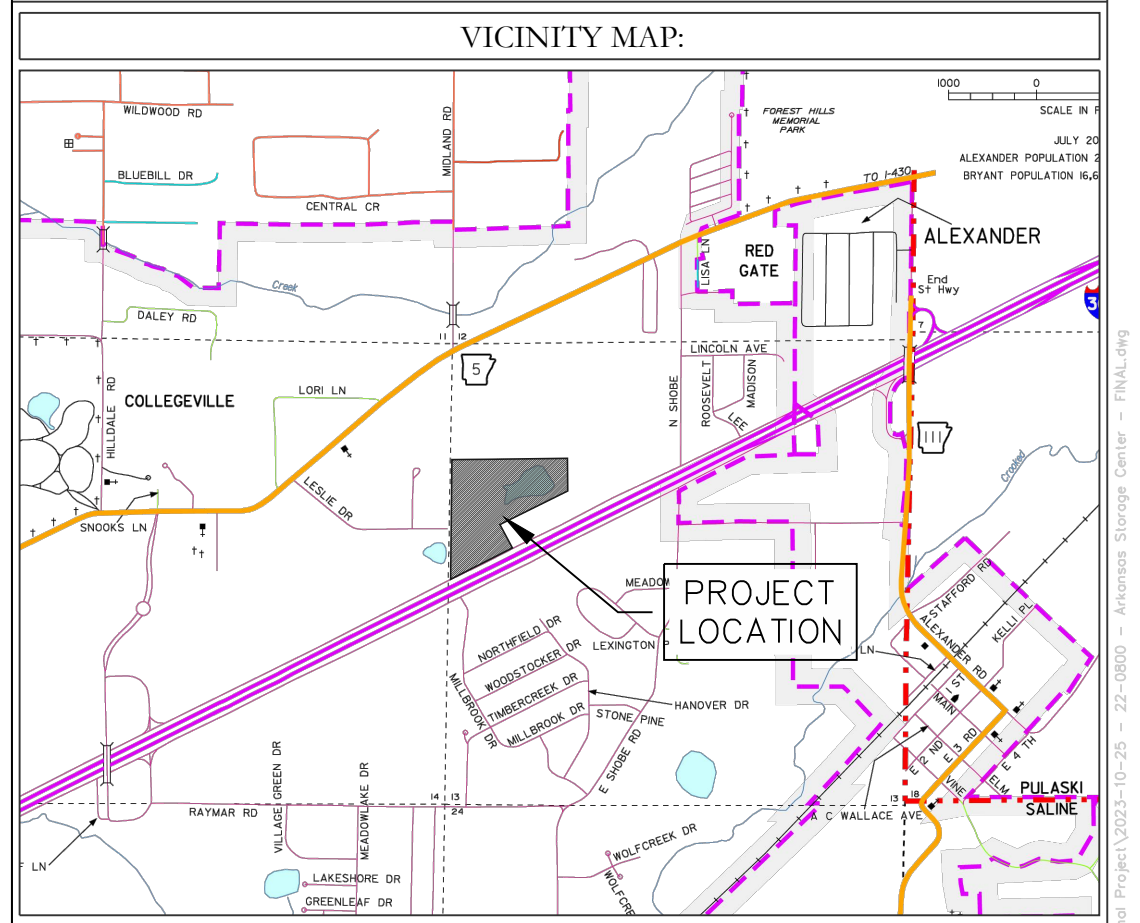
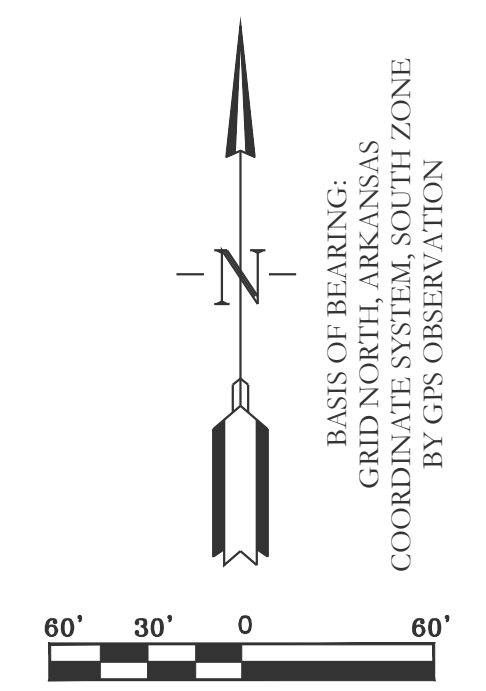
**REQUIRED CALCULATION CHART:**

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

**ESTIMATED EXISTING TREES ON SITE PER AREA**

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

CIVIL ENGINEER  
HOPE CONSULTING INC  
129 N. MAIN STREET  
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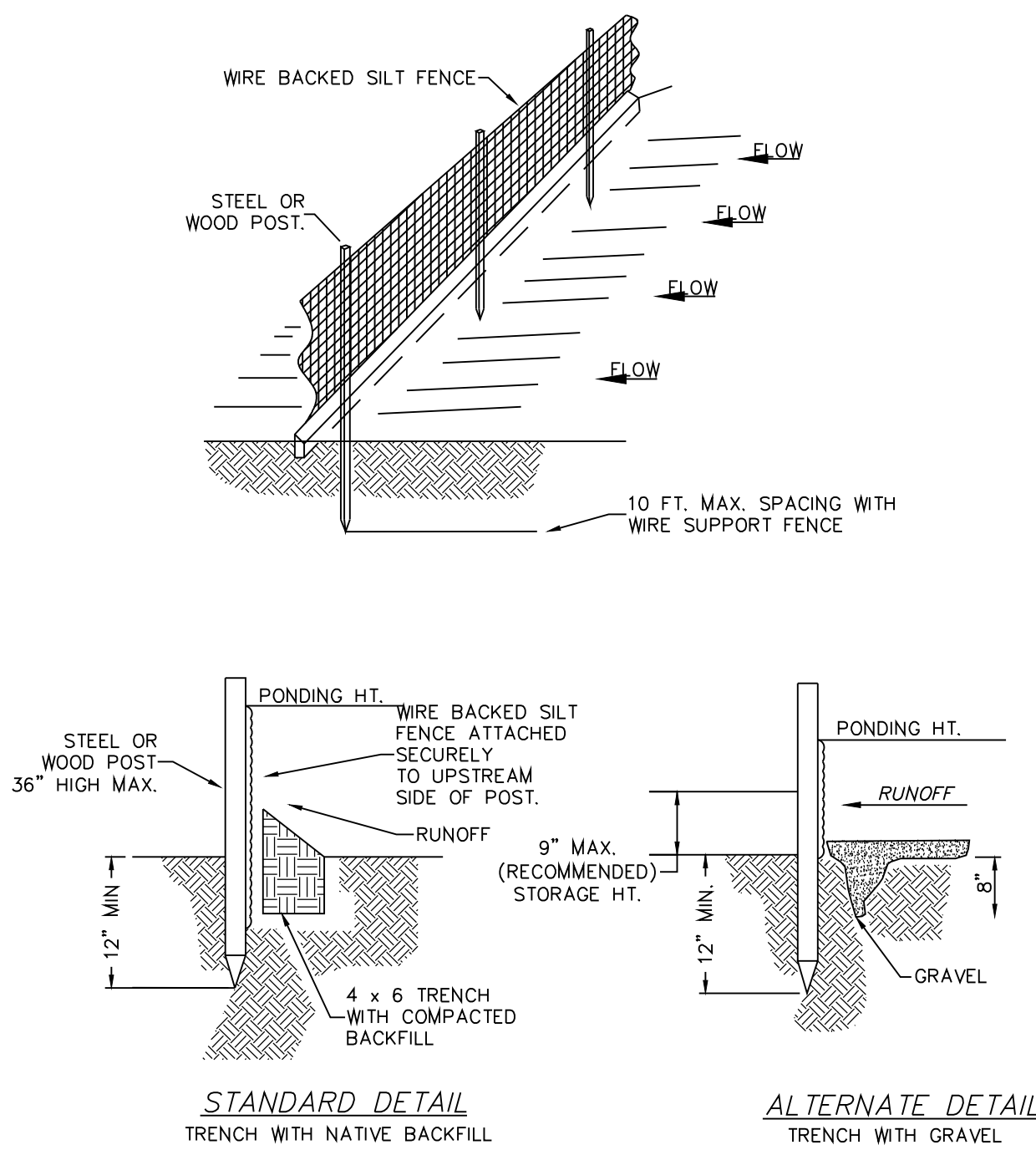
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FOR USE AND BENEFIT OF:  
**STUART FINLEY**  
**ARKANSAS STORAGE CENTER**  
LANDSCAPE PLAN  
BRYANT, SALINE COUNTY, ARKANSAS

DATE: 12-06-2023	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	22-0800
SHEET: C-6.0	SCALE: 1"=60'	
500	01S	14W   0   21   300   62   1762

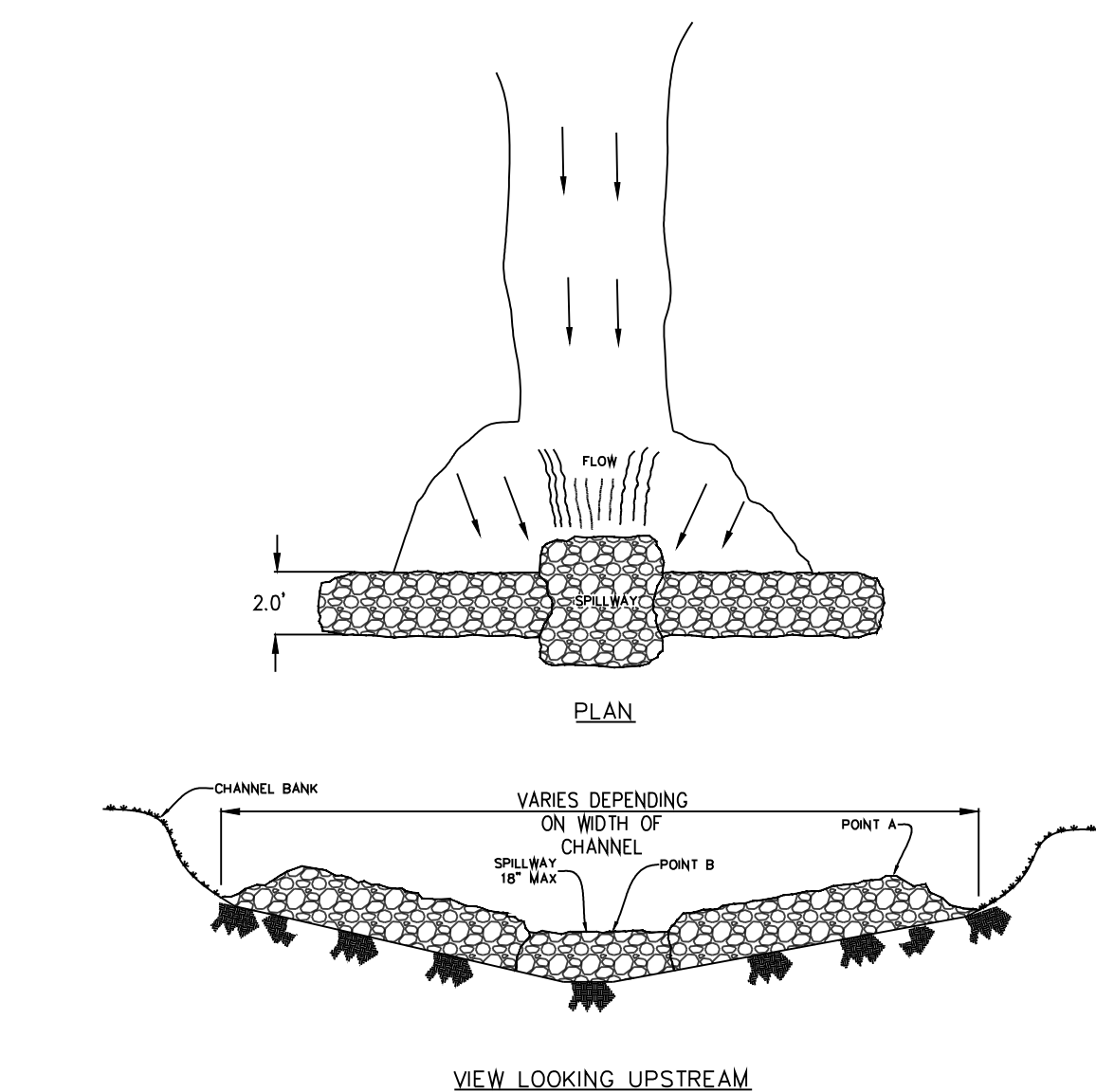
- LEGEND**
- - Aliquot Corner
  - - Found monument
  - - Set 1/2" Rebar
  - ▲ - Computed point
  - (M) - Measured
  - (P) - Deed/Plat
  - ⊙ - Storm Drain Manhole
  - - Pole/Post
  - ⊠ - Water Meter
  - ⊠ - Water Valve
  - ⊠ - Fire Hydrant
  - ⊠ - Informational Sign
  - ⊠ - Light Pole
  - ⊠ - Telephone 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





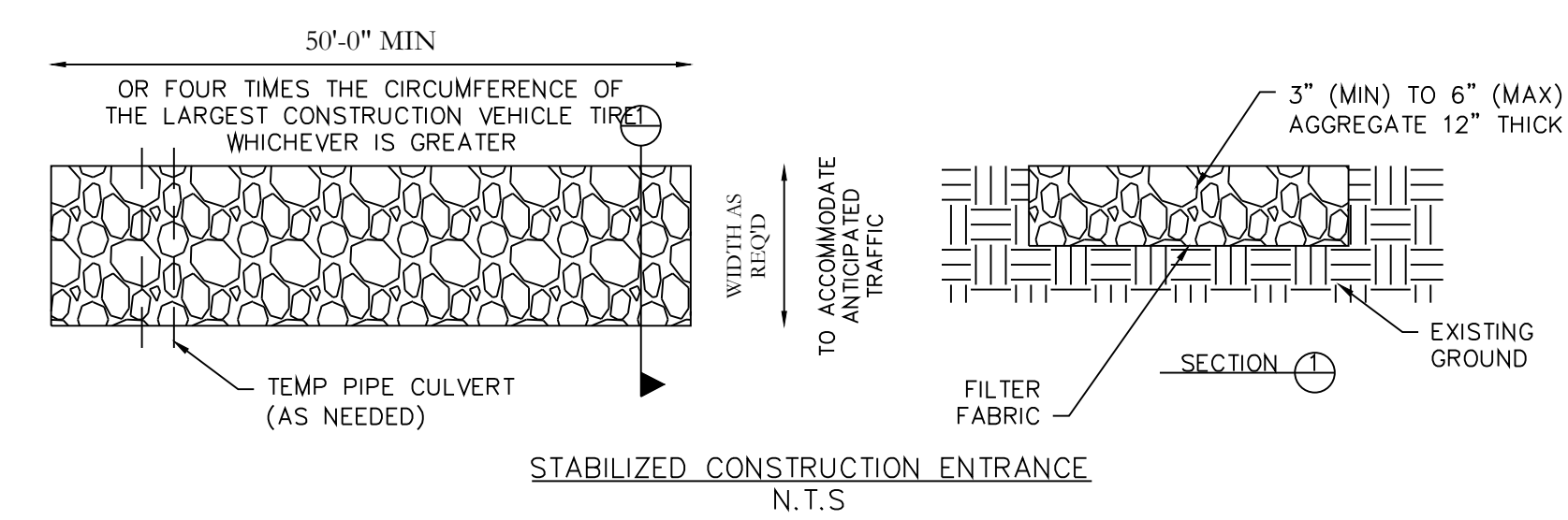
- NOTE:**
- 1.) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - 2.) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - 3.) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING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

**SILT FENCE**



- NOTE:**
- 1.) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT)
  - 2.) PLACE RIP-RAP BARRIERS PERPENDICULAR TO THE FLOW WITH RIGHT GRADING. USE STRAIN, ROCKS, OR FIBER FABRIC TO PREVENT SCOUR AND TAMING. SPECIFY MATERIAL TO PREVENT BARRIERS FROM BEING SWAYED BY THE DAM.
  - 3.) SPILLWAY HEIGHT SHALL NOT EXCEED 18"-24".
  - 4.) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

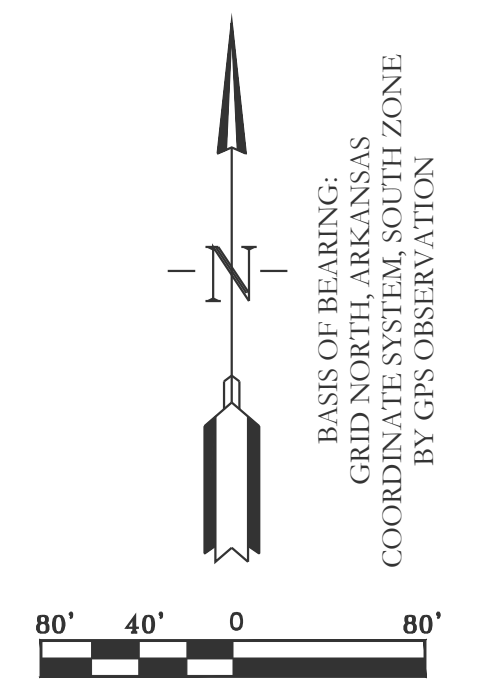
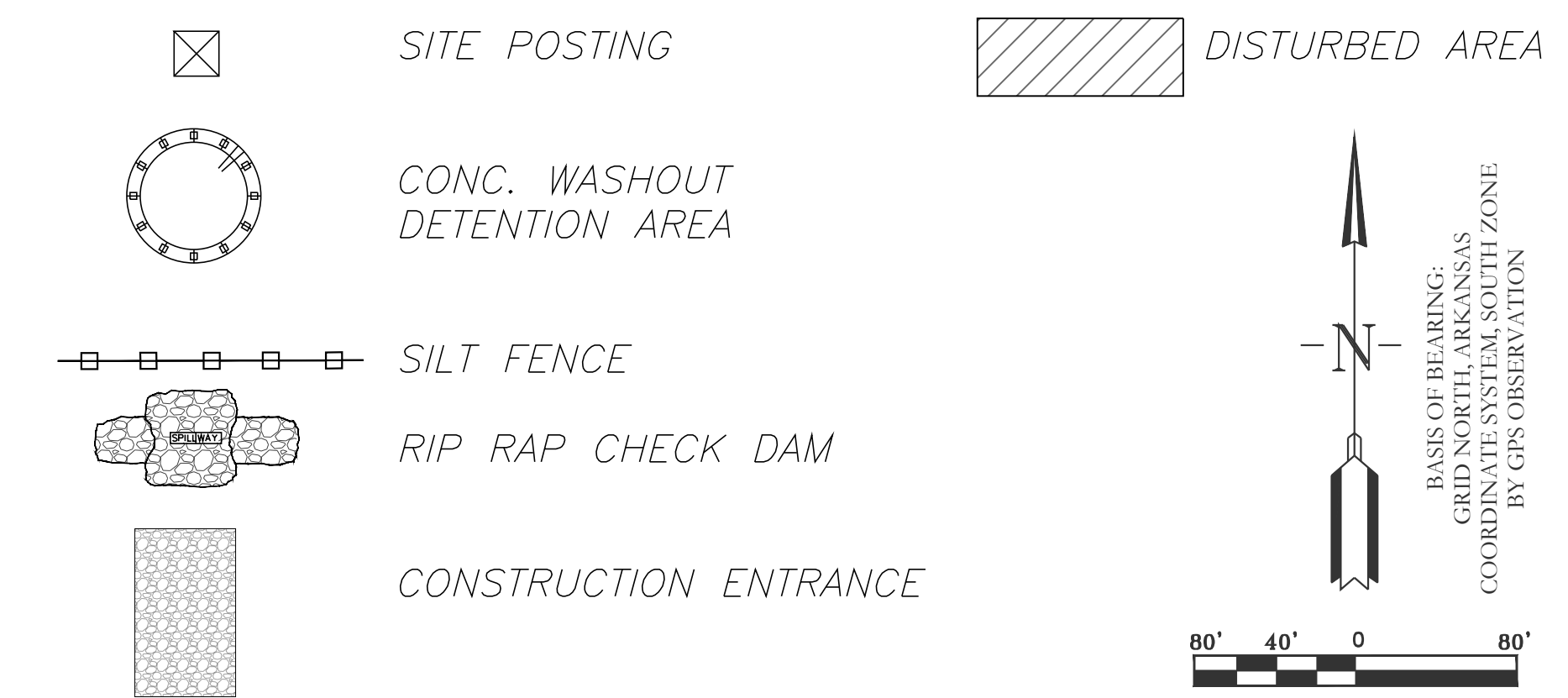
**RIP-RAP CHECK DAM**



**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



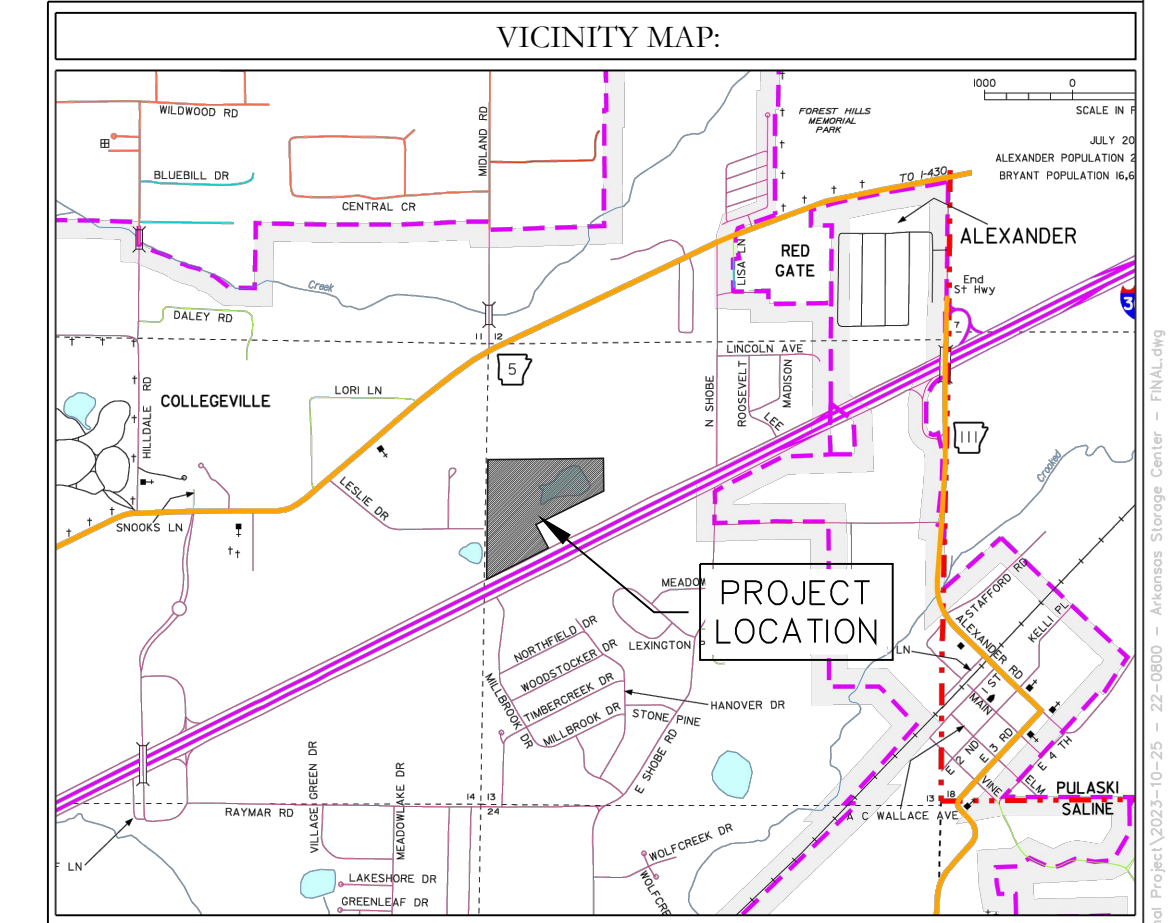
**ERC LEGEND**



**EROSION CONTROL NOTES**

- SOD DETENTION AREA POST-CONSTRUCTION IS REQUIRED  
MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVES
- 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, WIRE BACKED 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.

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FOR USE AND BENEFIT OF: <b>STUART FINLEY</b>			
<b>ARKANSAS STORAGE CENTER</b> EROSION CONTROL PLAN BRYANT, SALINE COUNTY, ARKANSAS			
DATE: 12-06-2023	C.A.D. BY:	DRAWING NUMBER:	
REVISED:	CHECKED BY:	22-0800	
SHEET: C-7.0	SCALE: 1"=80'		
500	01S	14W	0 21 300 62 1762