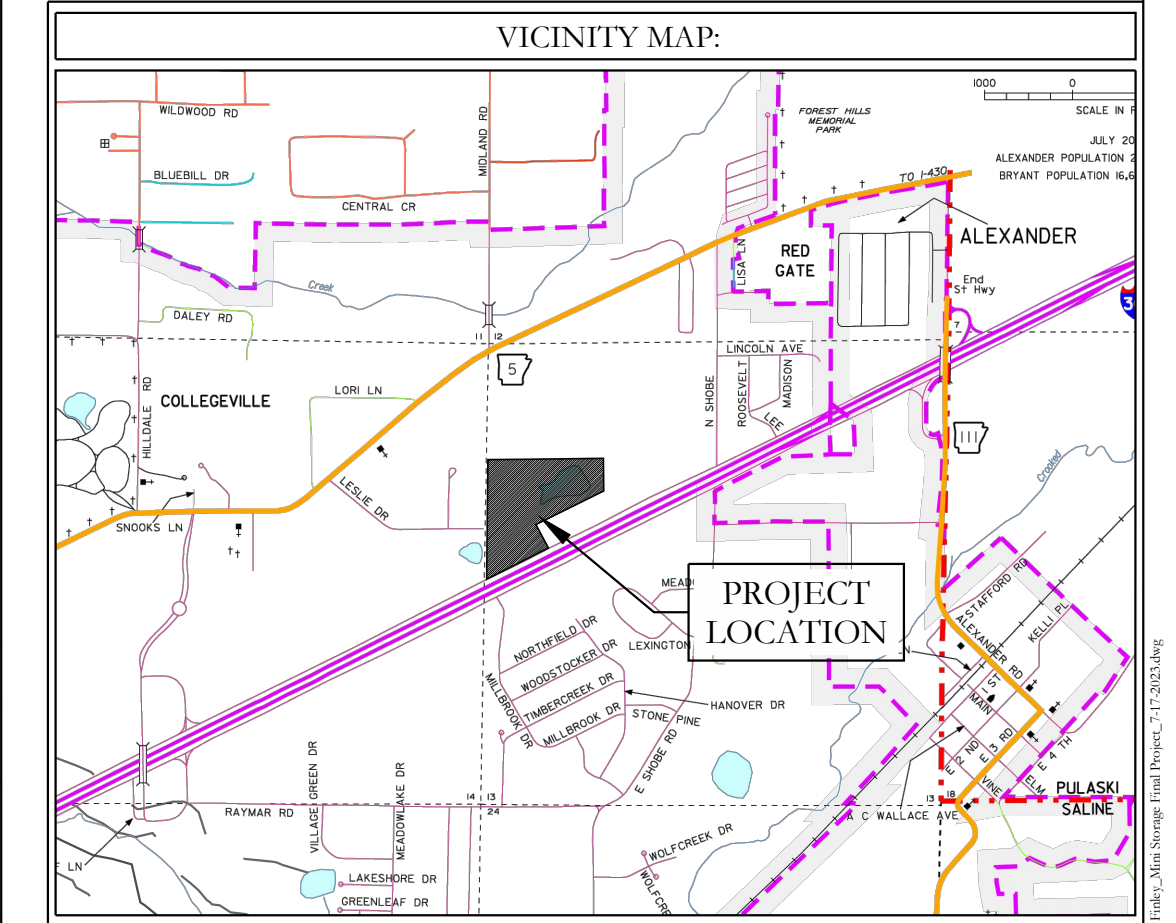
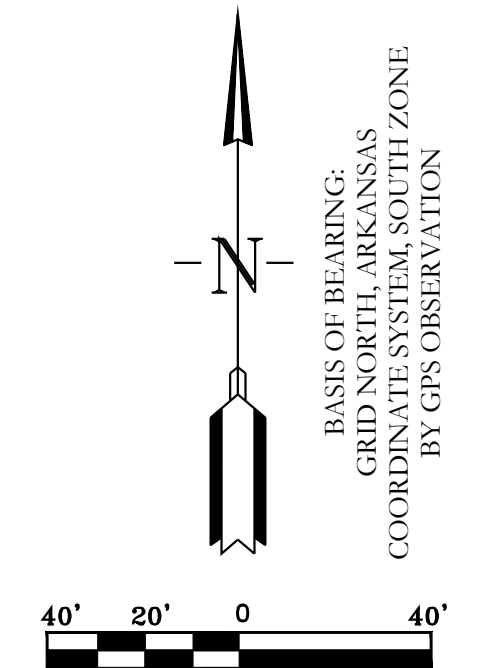


FUTURE DEVELOPMENT
AREA

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
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129 N. MAIN STREET
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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

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	○ - Proposed Sod
(M) - Measured	○ - Informational Sign	○ - Fence	
(P) - Deed/Plat	○ - Light Pole	○ - 12" Sewer Line	
○ - Storm Drain Manhole	○ - Telephone Pedestal/Box	○ - 12" Water Line	

FUTURE DEVELOPMENT
AREA

25' BUILDING SETBACK

75' BUILDING SETBACK LINE

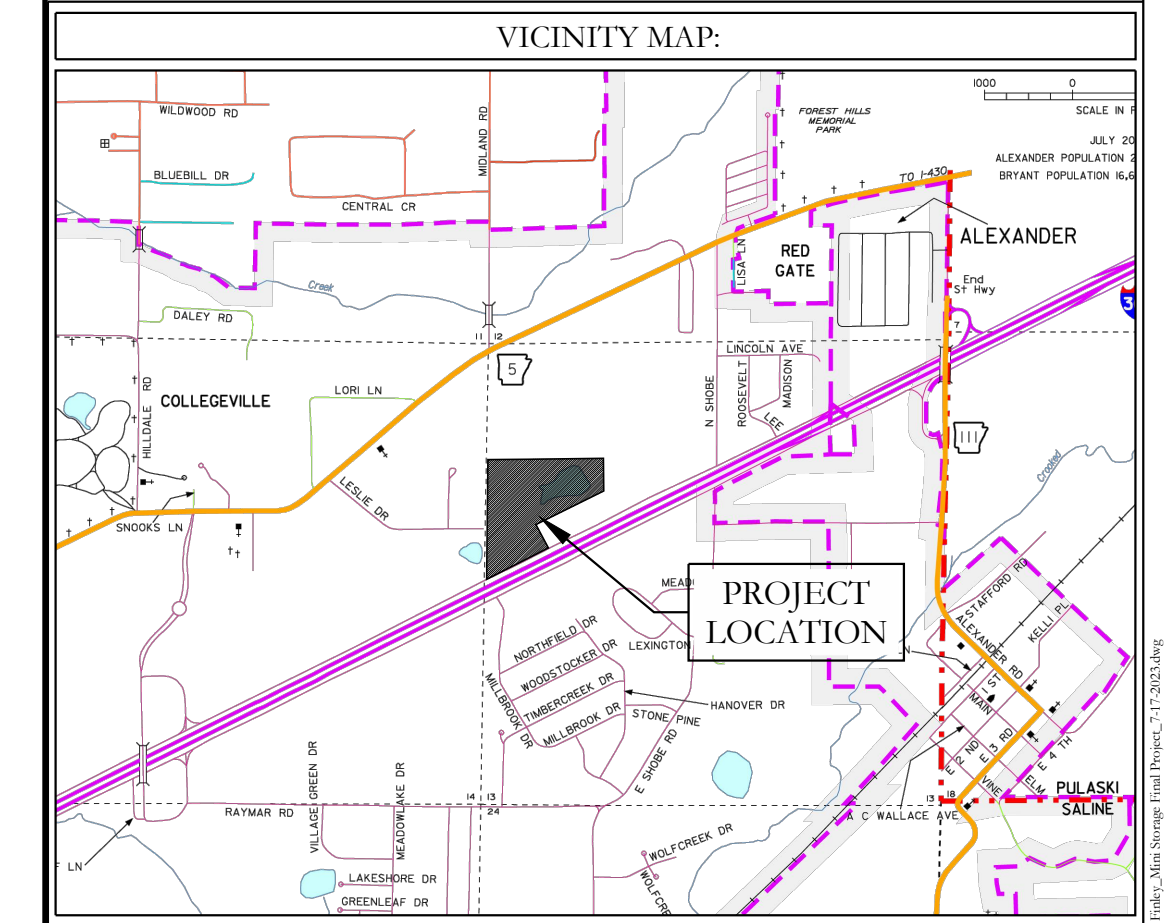
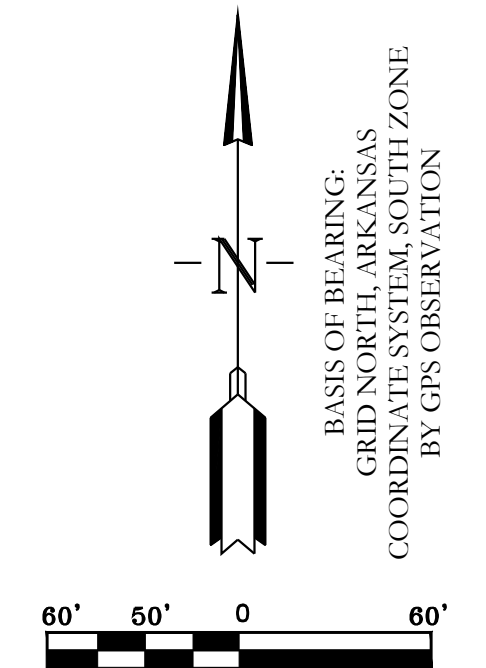
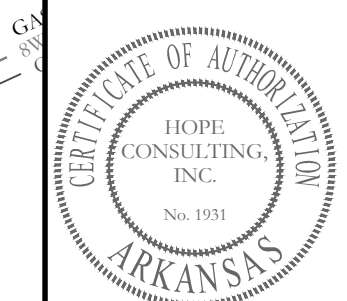
ADVERTISEMENT SIGN
EASEMENT

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
POST-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

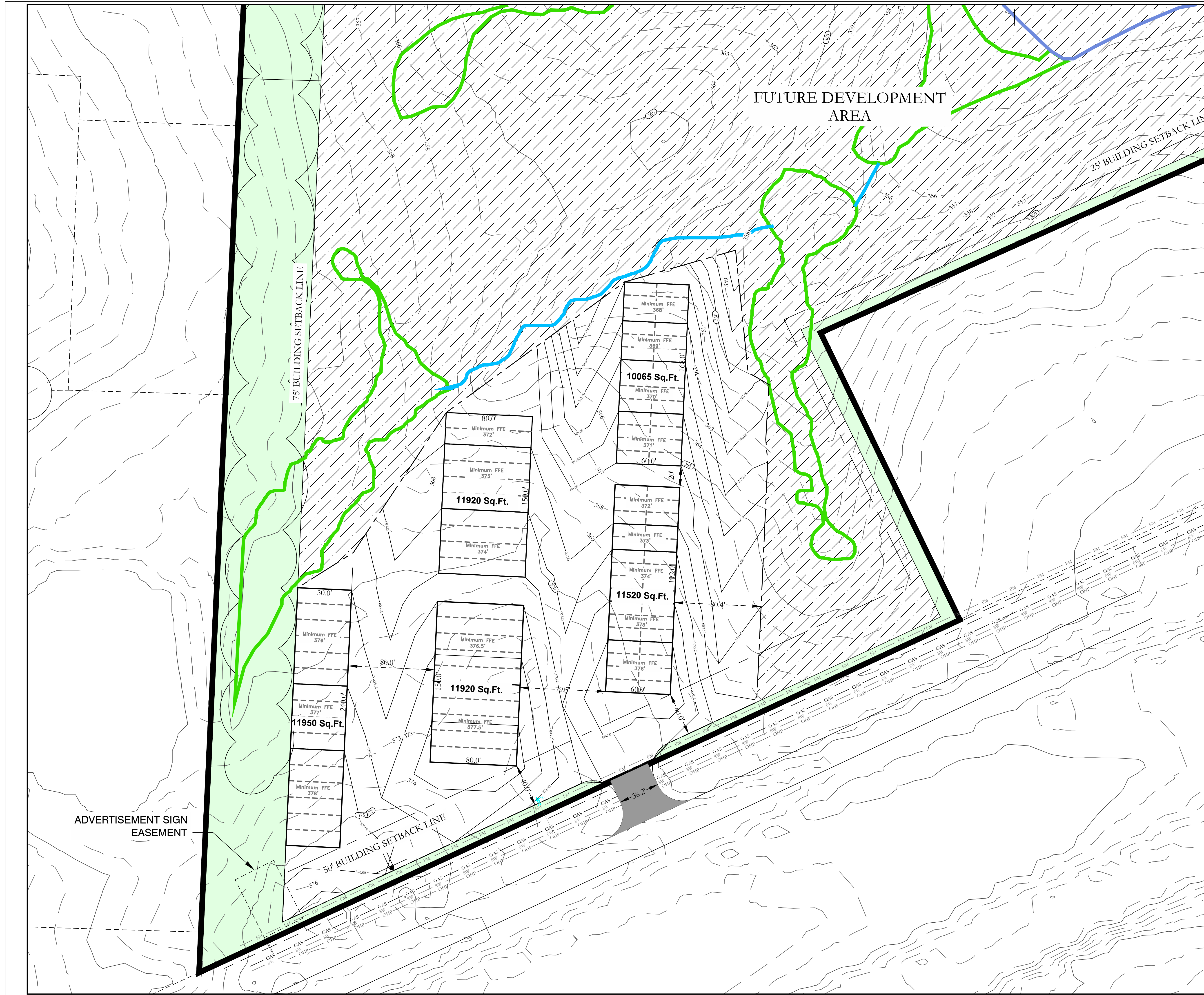
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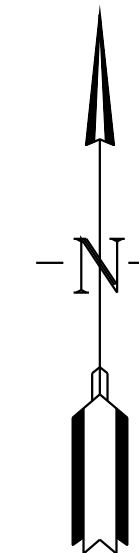
I-30 SELF STORAGE
DRAINAGE PLAN & CALCULATIONS
BRYANT, SALINE COUNTY, ARKANSAS


DATE: 07-26-2023	C.A.D. BY: M.G.	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	22-0800
SHEET: C-3.0	SCALE: 1" = 40'	
500	01S	14W 0 21 300 62 1762

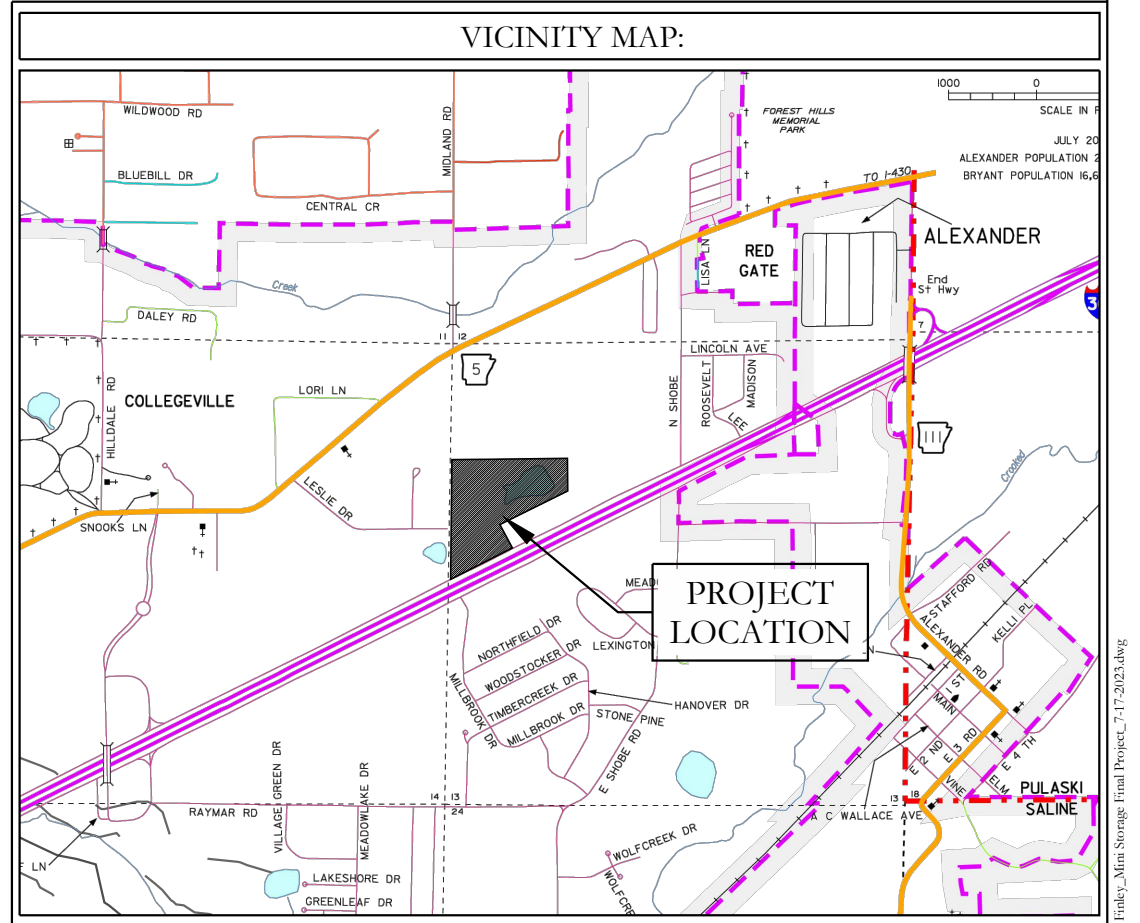


GRADING NOTES:

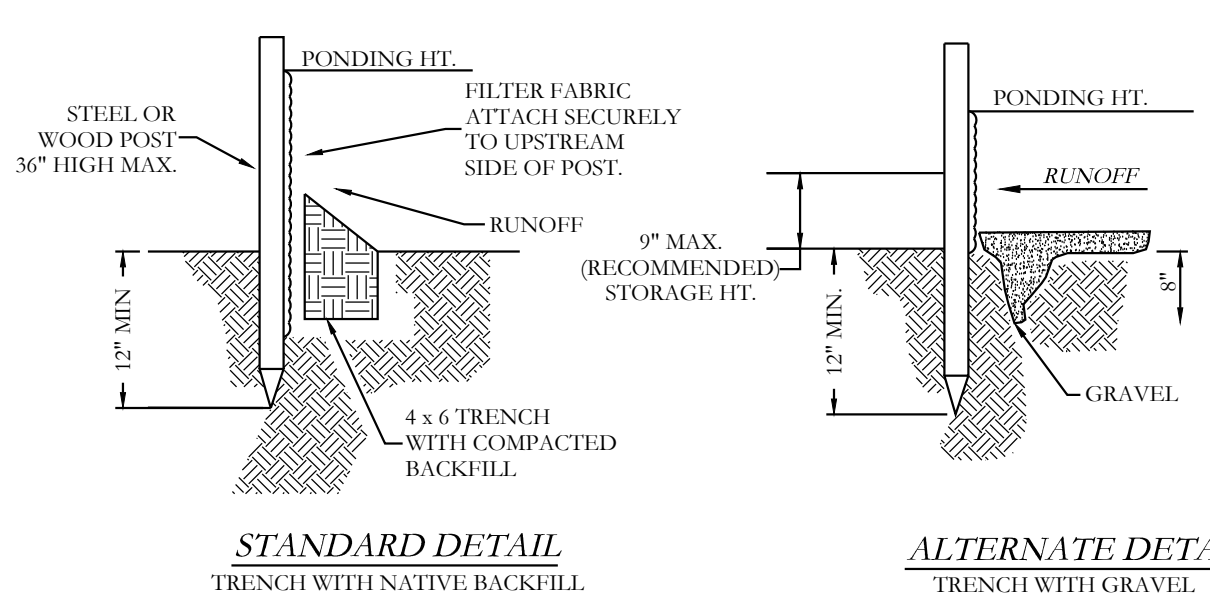
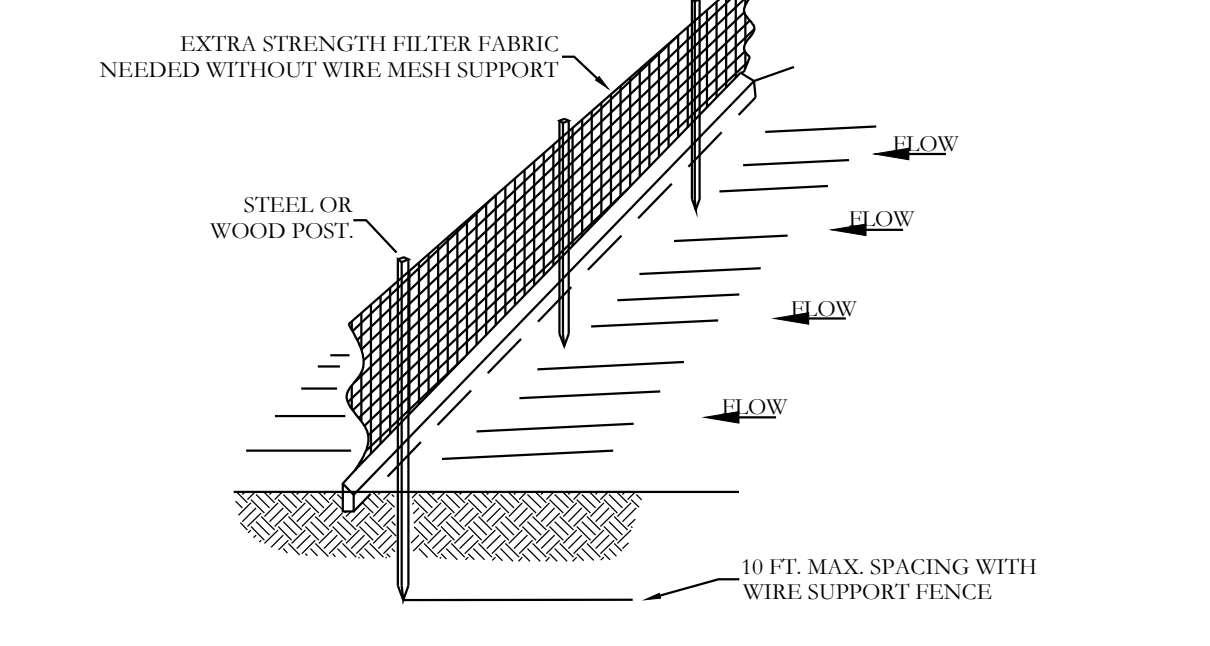
- * ALL EXISTING CONTOURS ARE LIGHT GRAY LINE
- * ALL PROPOSED CONTOURS ARE THICKER BLACK LINE


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



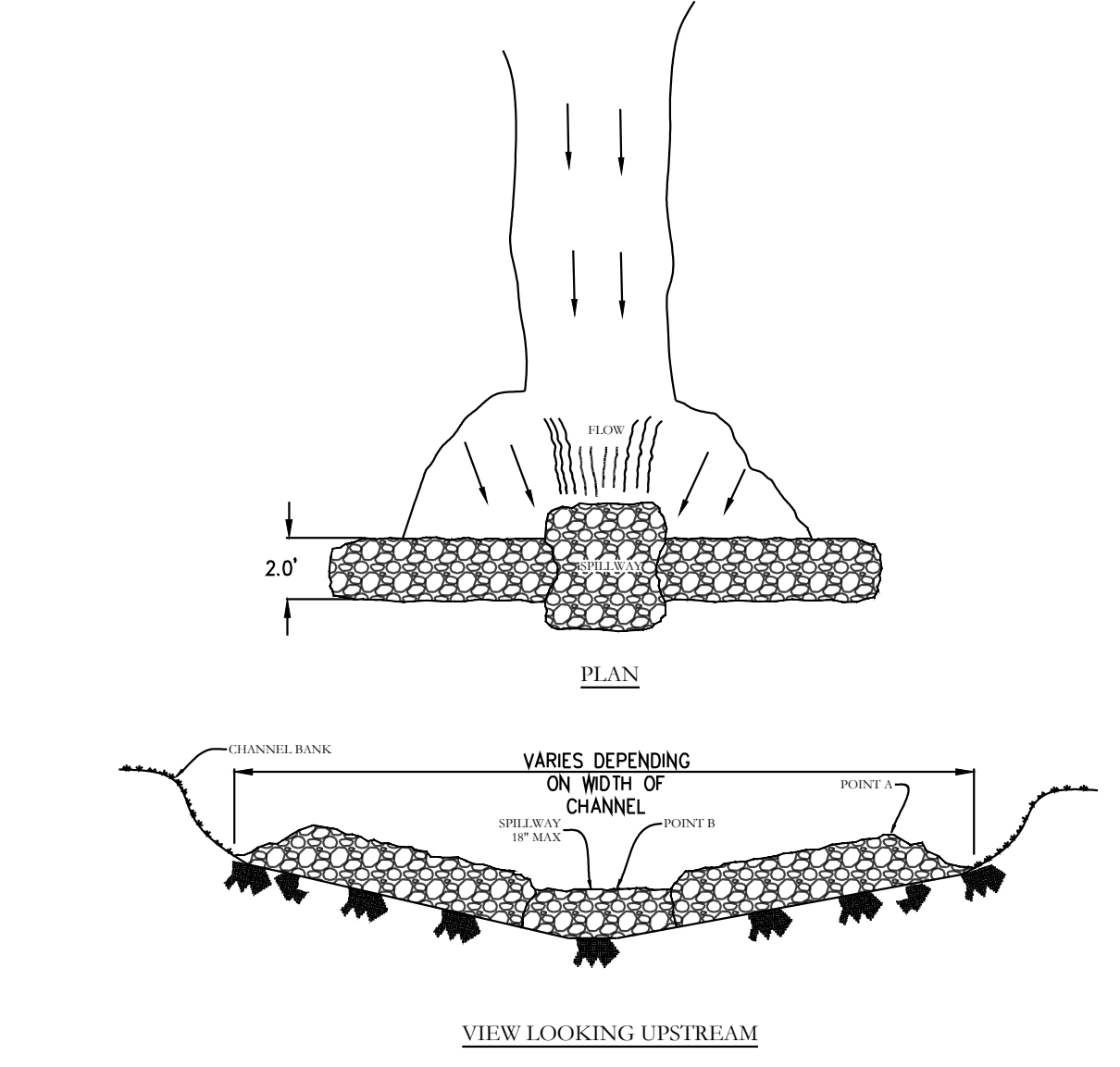


HOPE CONSULTING ENGINEERS - SURVEYORS		129 N. Main Street, Benton, Arkansas 72015 PH. (501)315-2626 FAX (501) 315-0024 www.hopeconsulting.com
FOR USE AND BENEFIT OF: STUART FINLEY		
I-30 SELF STORAGE GRADING PLAN BRYANT, SALINE COUNTY, ARKANSAS		
DATE: 07-26-2023	C.A.D. BY:	DRAWING NUMBER:
REVISIONS:	CHECKED BY:	22-0800
SHEET: C-3.0	SCALE: 1" = 40'	
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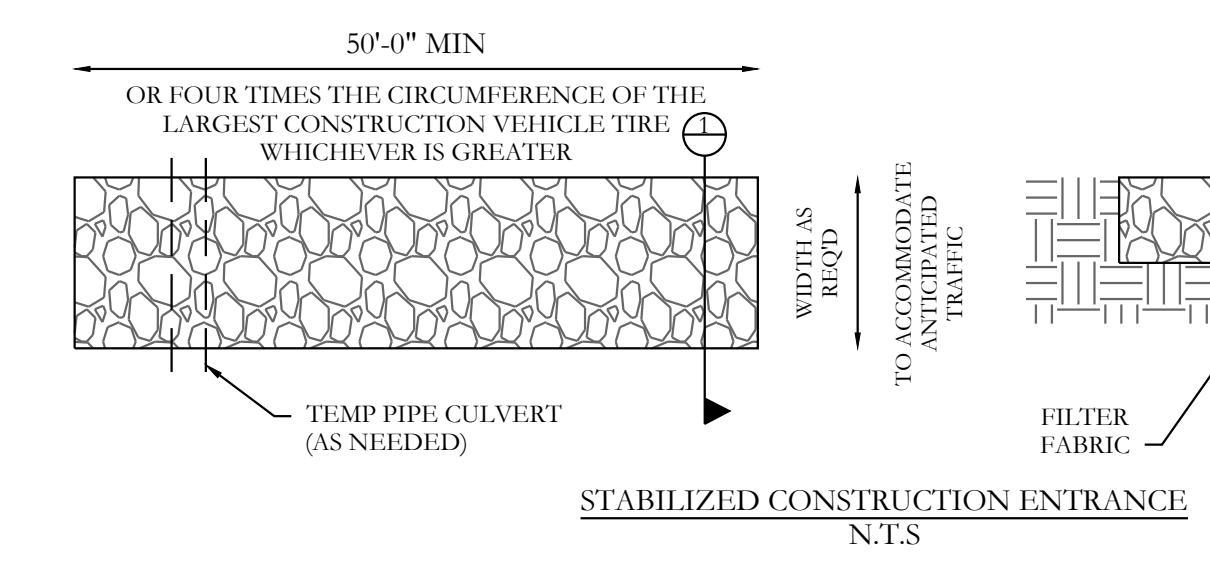
NOTE:
 1) INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2) REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3) SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

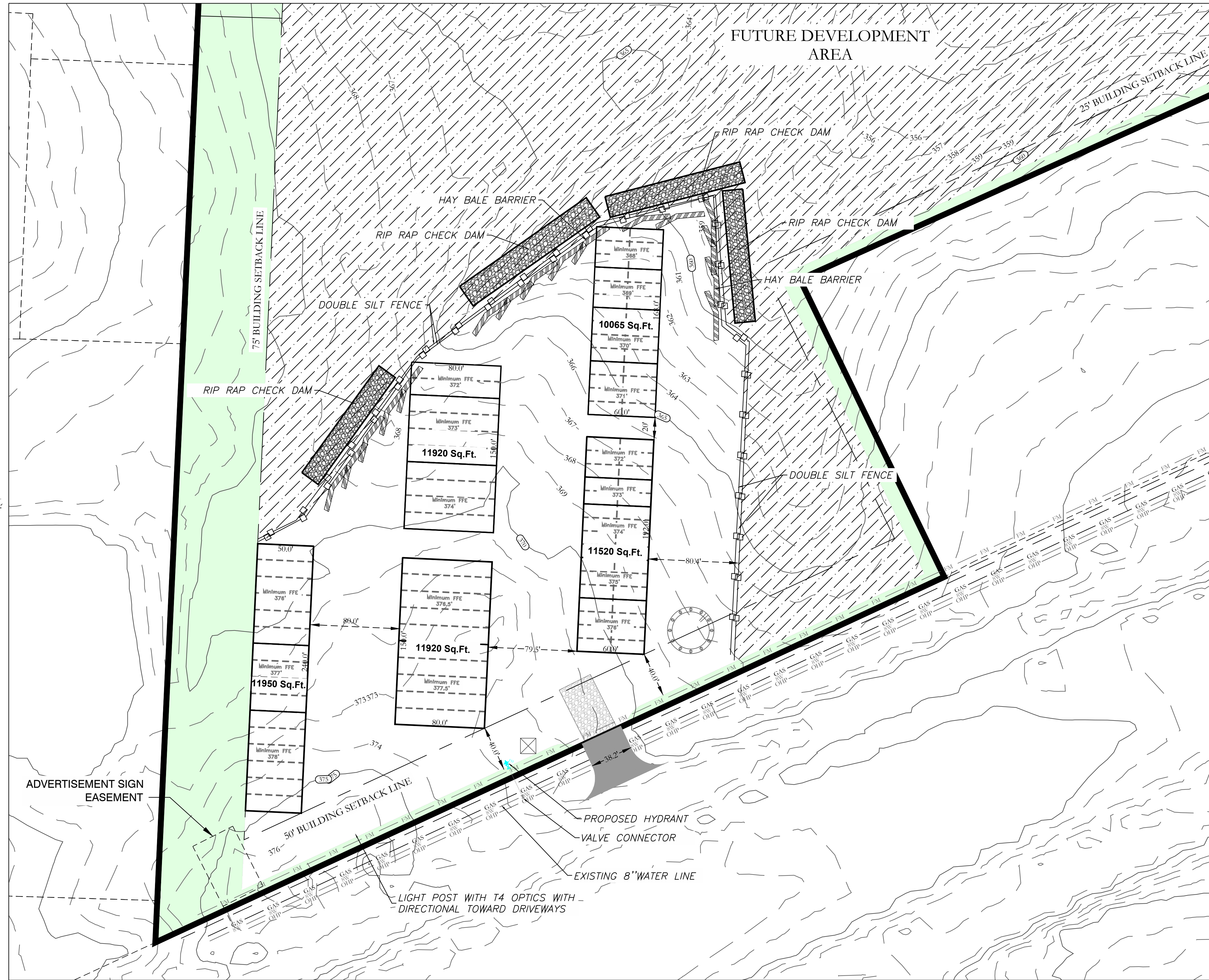


RIP-RAP CHECK DAM

NOTES:
 1) POINT 'A' MUST BE HIGHER THAN POINT 'B' (SPILLWAY HEIGHT).
 2) THE TOP OF RIP-RAP STRUCTURE SHALL BE WITHIN 10\"/>



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

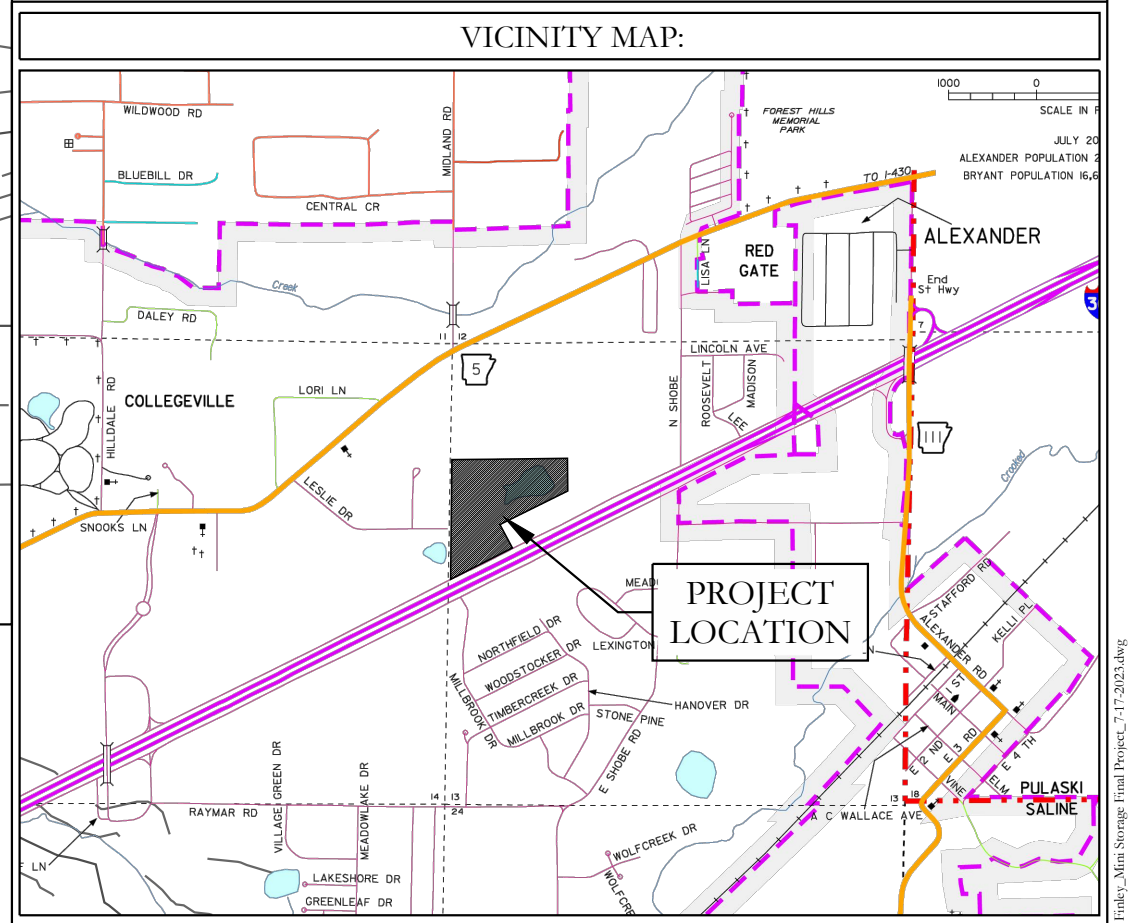
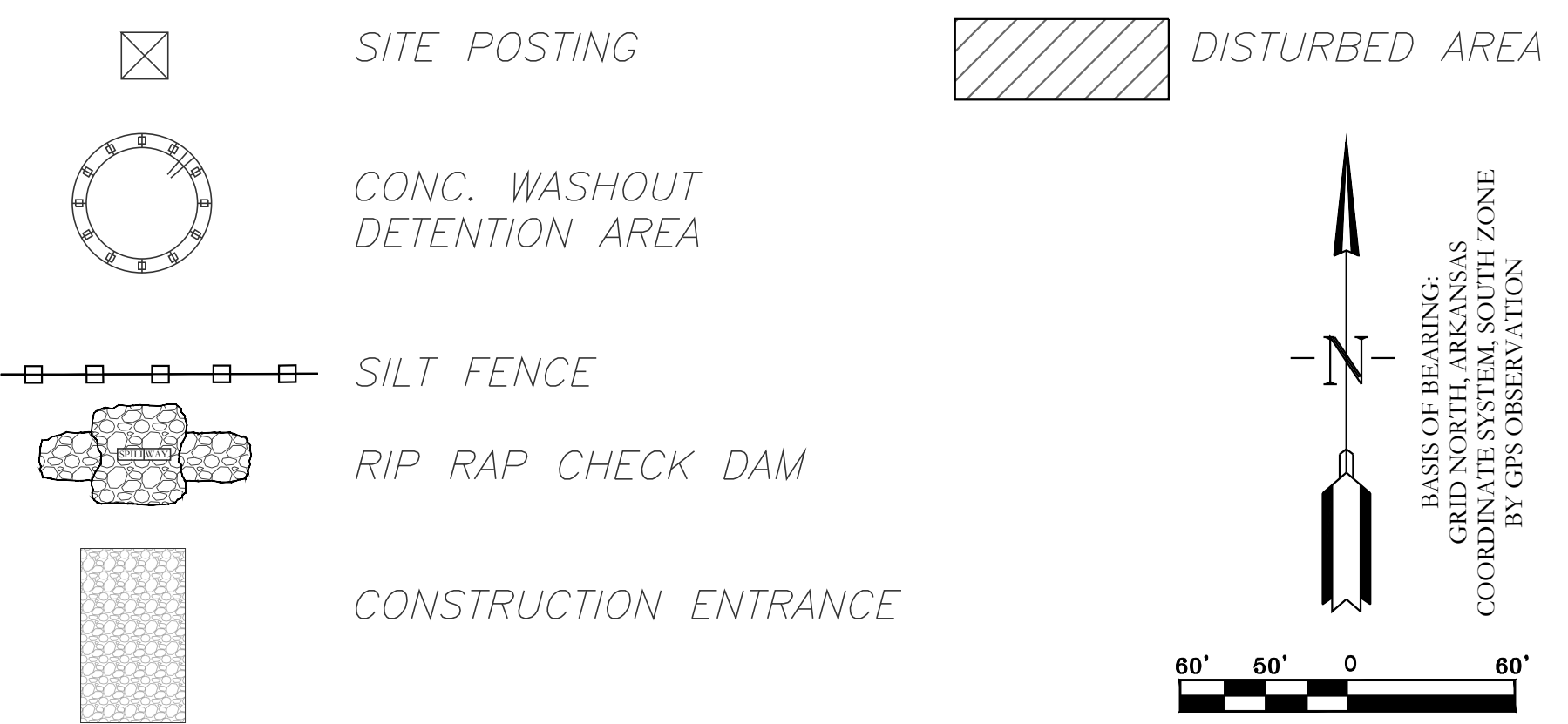


EROSION CONTROL NOTES

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



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I-30 SELF STORAGE
 EROSION CONTROL PLAN
 BRYANT, SALINE COUNTY, ARKANSAS

DATE: 07-26-2023	C.A.D. BY:	DRAWING NUMBER:
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