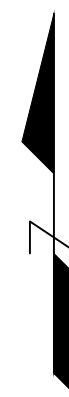


I-30 FRONTAGE ROAD, BRYANT, AR



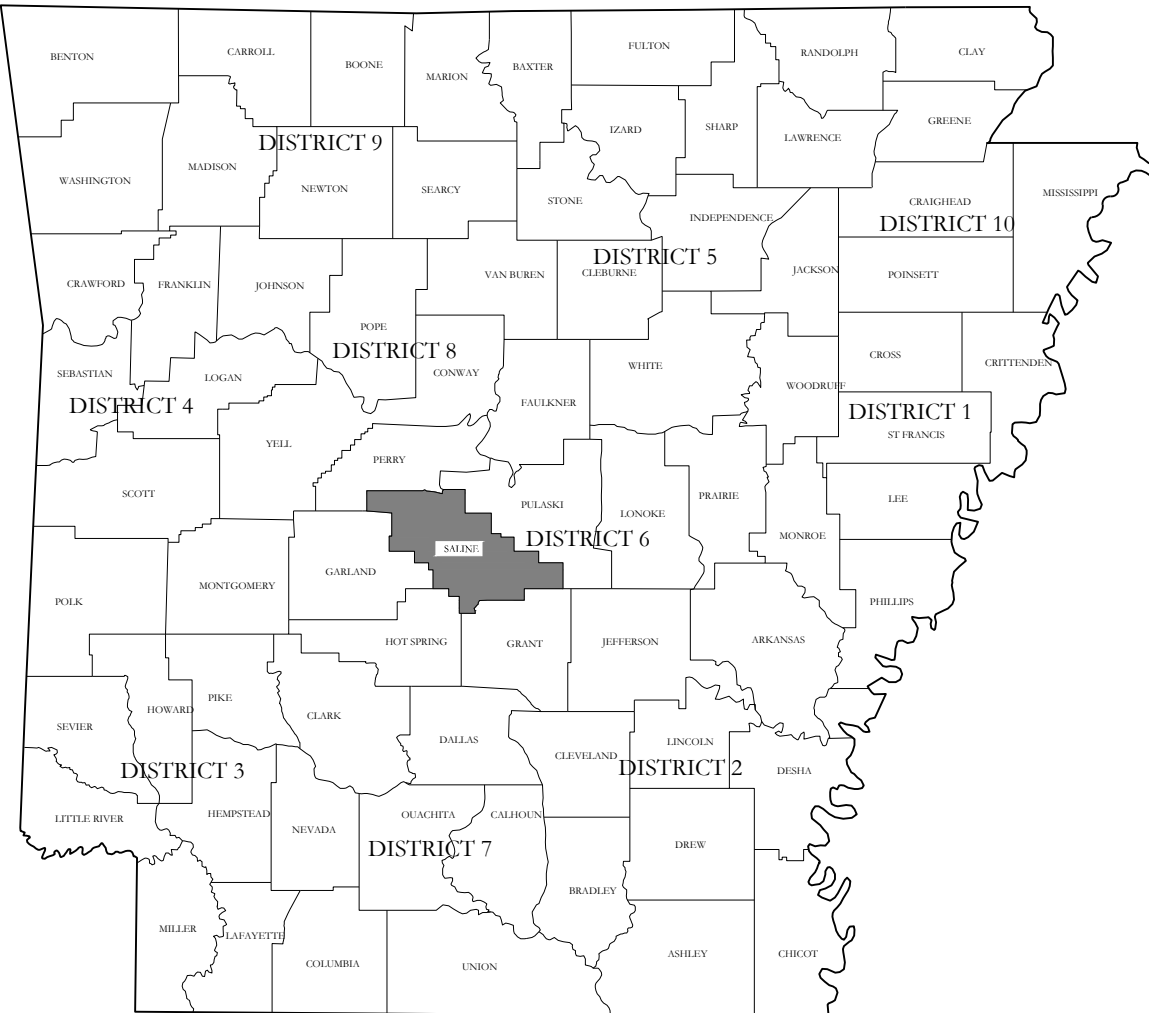
PREPARED BY:



HOPE
CONSULTING
ENGINEERS - SURVEYORS

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

SHEET NO.	TITLE
	BOUNDARY SURVEY
C-1.0	SITE PLAN
C-2.0	GRADING PLAN
C-3.0	DETENTION PLAN
C-4.0	EROSION CONTROL PLAN




CIVIL ENGINEER
HOPE CONSULTING INC
129 N. Main Street,
Benton, Arkansas 72015

STRUCTURAL ENGINEER
N/A

ARCHITECT
N/A

GEOTECHNICAL ENGINEER

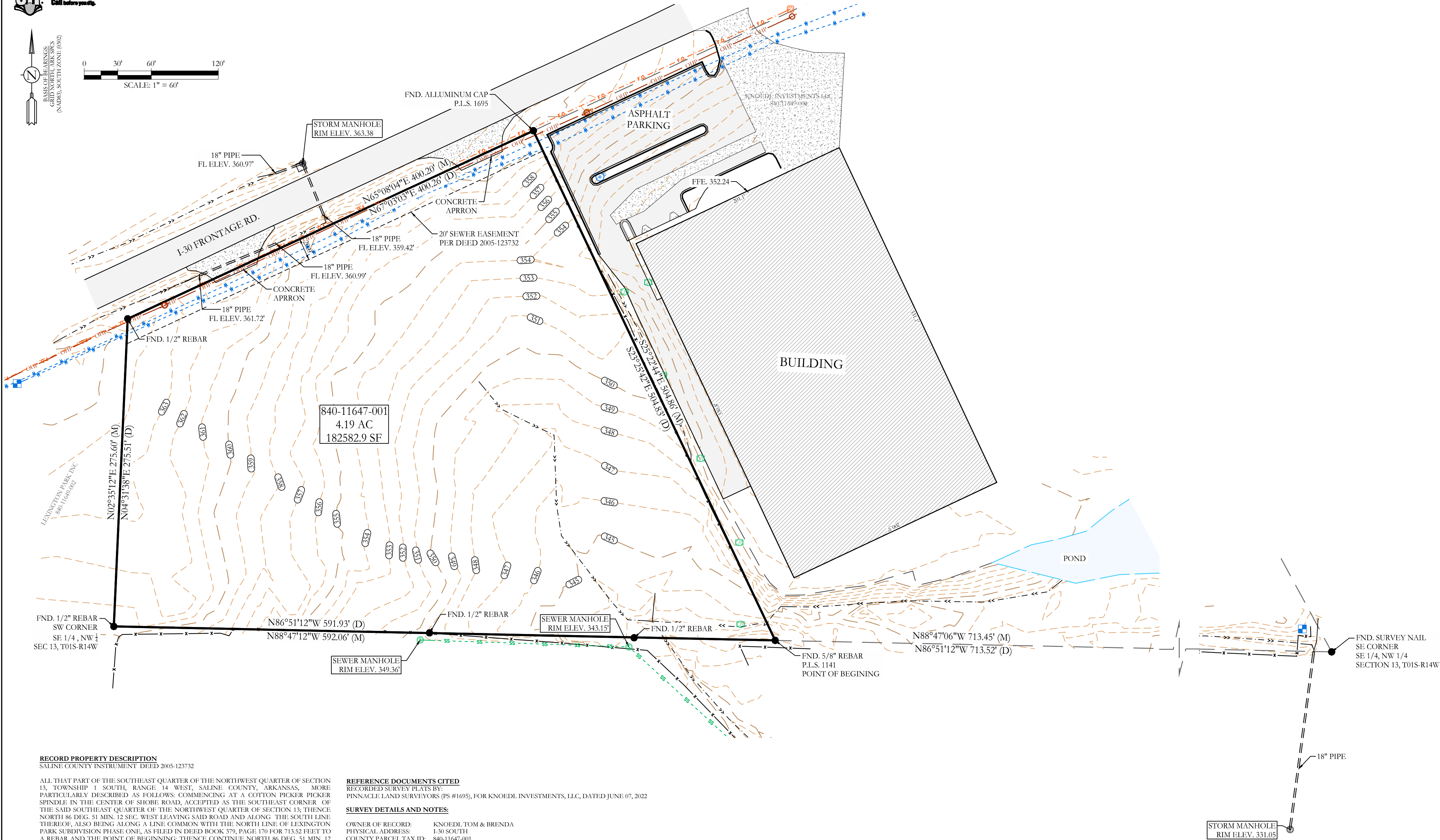
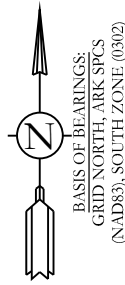
OWNER: Name: <u>Knoedl Investments, LLC</u> Address: <u>406 Beachview Circle</u> <u>Hot Springs, AR 71913</u>	DEVELOPER: Name: <u>Knoedl Investments, LLC</u> Address: <u>406 Beachview Circle</u> <u>Hot Springs, AR 71913</u>
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FOR USE AND BENEFIT OF: KNOEDL INVESTMENTS, LLC	
OUTDOOR STORAGE YARD COVER SHEET	
I-30 FRONTAGE ROAD, BRYANT, AR	

DATE: 05/16/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-1109
SHEET:	SCALE:	
500	01S	14W
0	13	420
62	1664	



RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT DEED 2005-123732

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A COTTON PICKER PICKER SPINDLE IN THE CENTER OF SHOBE ROAD, ACCEPTED AS THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 86 DEG. 51 MIN. 12 SEC. WEST LEAVING SAID ROAD AND ALONG THE SOUTH LINE THEREOF, ALSO BEING ALONG A LINE COMMON WITH THE NORTH LINE OF LEXINGTON PARK SUBDIVISION PHASE ONE, AS FILED IN DEED BOOK 379, PAGE 170 FOR 713.52 FEET TO A REBAR AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEG. 51 MIN. 12 SEC. WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 591.93 FEET TO A REBAR AND THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 04 DEG. 30 MIN. 13 SEC. EAST ALONG THE WEST LINE THEREOF 275.40 FEET TO A REBAR IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NUMBER 30; THENCE NORTH 67 DEG. 03 MIN. 03 SEC. EAST ALONG SAID INTERSTATE HIGHWAY, 400.40 FEET TO A REBAR; THENCE SOUTH 23 DEG. 25 MIN. 42 SEC. EAST LEAVING SAID HIGHWAY, 504.78 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 20 FOOT SEWER EASEMENT ALONG THE NORTH LINE HEREIN.

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
PINNACLE LAND SURVEYORS (PS #1695), FOR KNOEDL INVESTMENTS, LLC, DATED JUNE 07, 2022

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: KNOEDL TOM & BRENDA
PHYSICAL ADDRESS: 1-30 SOUTH
COUNTY PARCEL TAX ID: 840-11647-001

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.



ORIGINAL SIGNATURE ON FILE

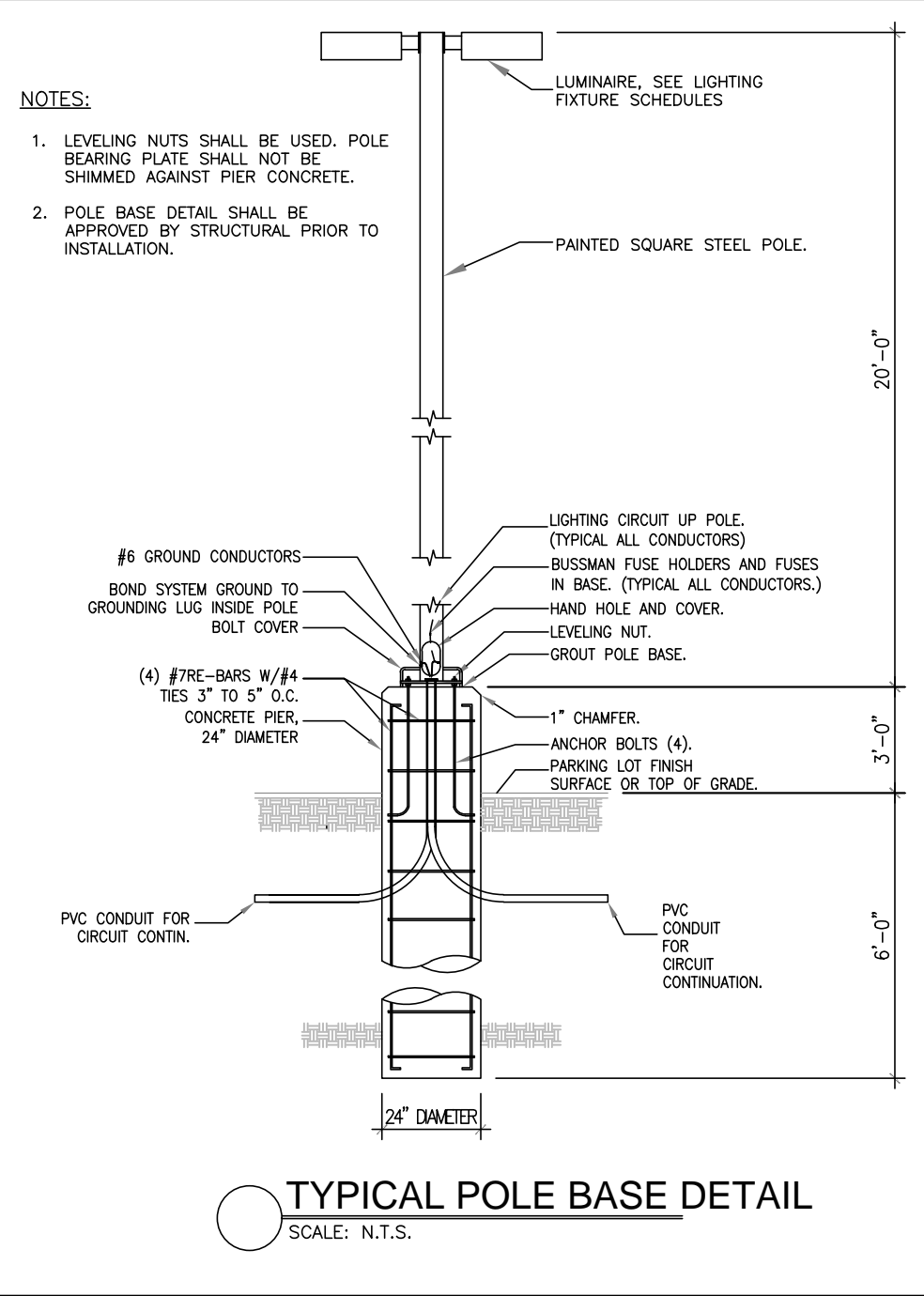
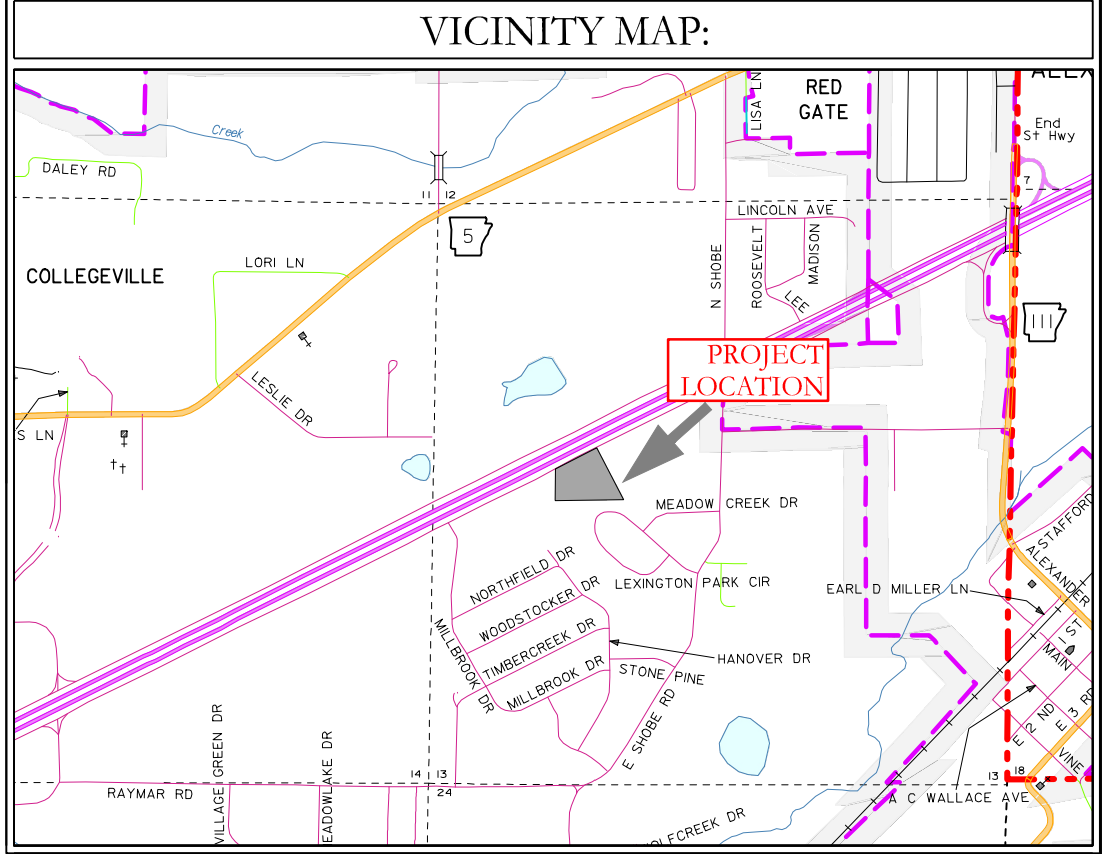
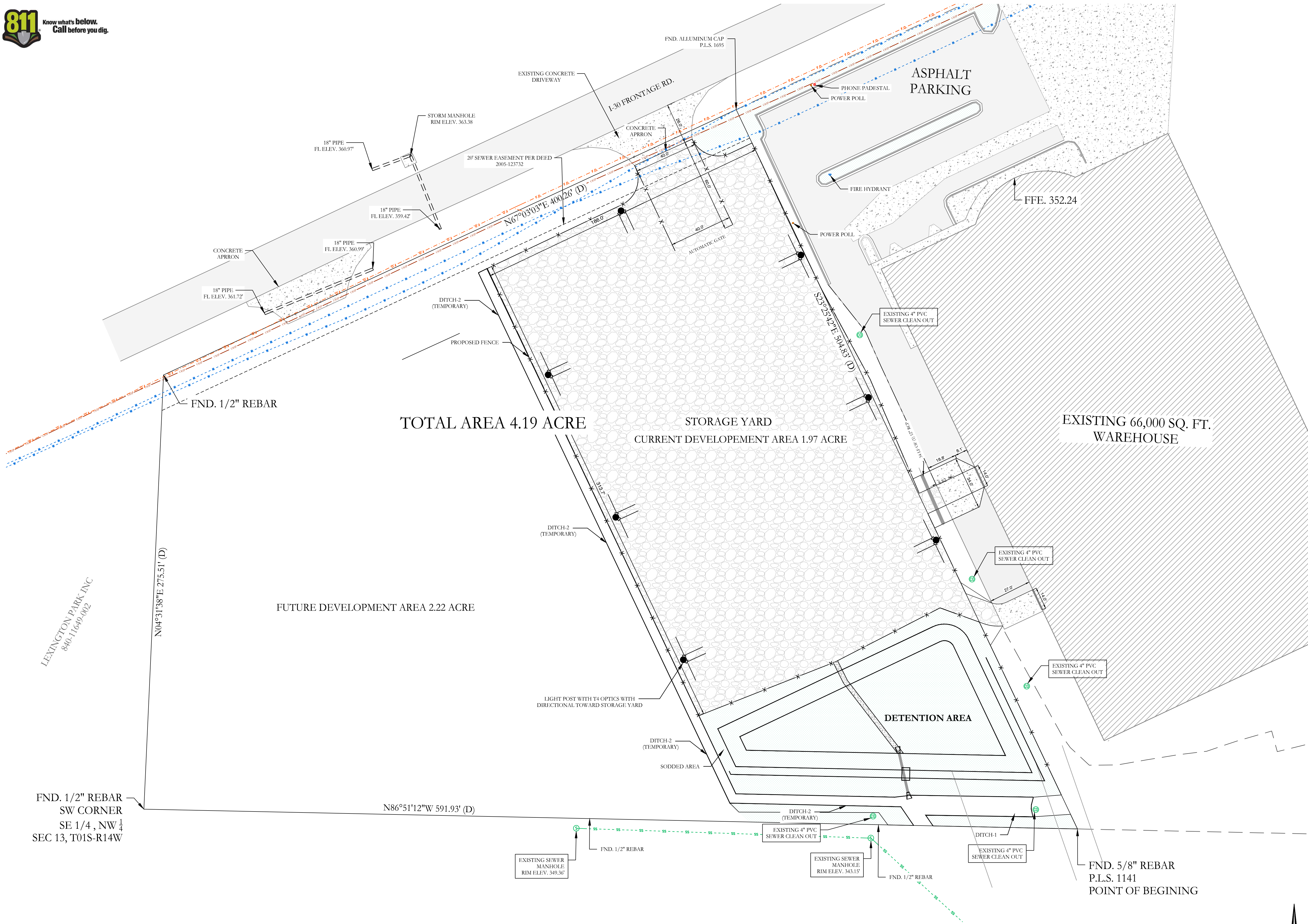
LEGEND		
● - PLSS Aliquot Corner	Ⓢ - Sewer Manhole	— x — x — - Fence
● - Fnd. Corner Monument	Ⓢ - Sewer Manhole	— OHP — OHP — Overhead Power
⊙ - Set 1/2" Rebar/Cap (1664)	Ⓢ - Sewer Manhole	— SS — SS — Sewer Line
△ - Computed Point	Ⓢ - Sewer Manhole	— W — W — Water Line
(M) - As Measured	Ⓢ - Sewer Manhole	— TEL — TEL — Telephone Line
(P) - Per Deed or Plat Records	Ⓢ - Sewer Manhole	— E — E — Electric Line
ESMT - Easement	Ⓢ - Sewer Manhole	— G — G — Gas Line
B.S.L. - Building Setback Lines	Ⓢ - Sewer Manhole	

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TOPO SURVEY
25631 I-30
BRYANT, ARKANSAS, 72022

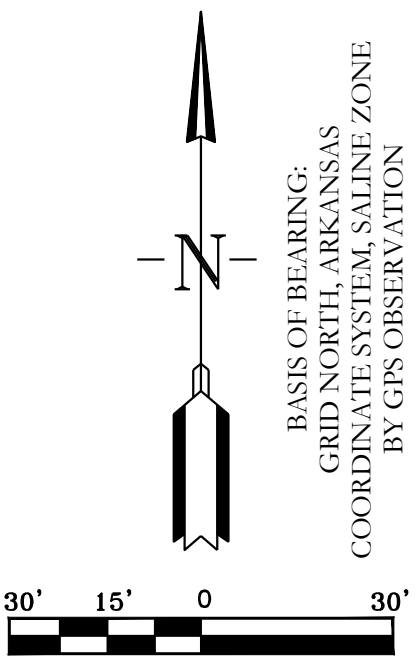
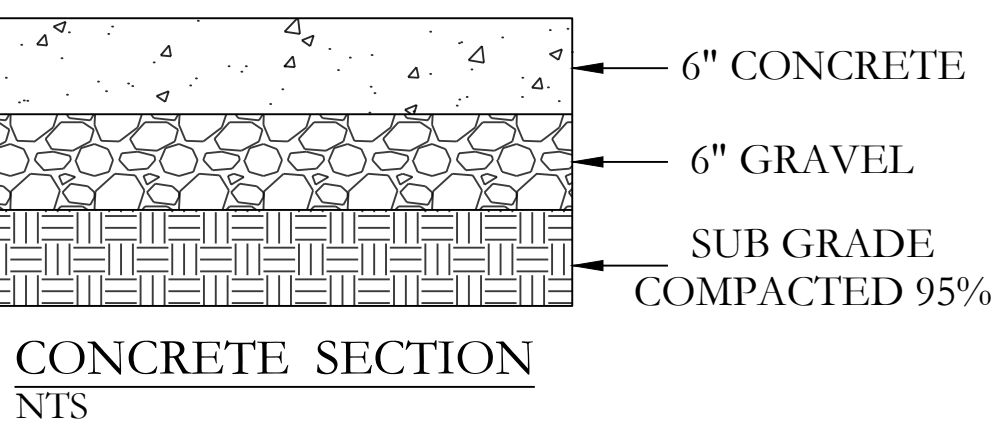
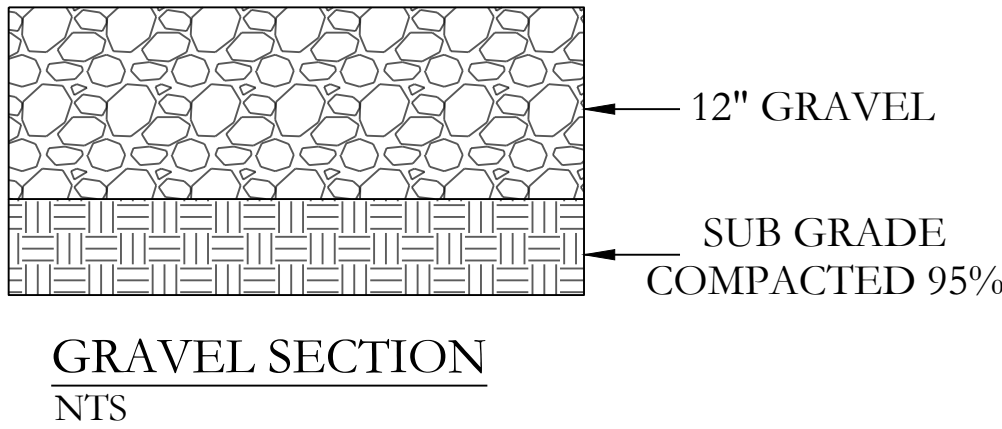
FOR USE AND BENEFIT OF:
TODD KNOEDLE

DATE: 11/17/2023	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	23-1109
SHEET: 1 OF 1	SCALE: 1" = 60'	
ARKANSAS STATE LAND SURVEY CODE: 500 - 01S - 14W - 0 - 13 - 420 - 62 - 1664		



LEGEND		
PLSS Aliquot Corner	Clean Out	Fence
Fnd. Corner Monument	Water Meter	Overhead Power
Set 1/2" Rebar/Cap (1664)	Power Pole	Sewer Line
Computed Point	Sewer Manhole	Water Line
As Measured	Light Pole	Telephone Line
Per Deed or Plat Records	Telephone Pedestal	Electric Line
Easement	Drainage Manhole	Gas Line
B.S.L. - Building Setback Lines	Gas Meter	
Asphalt	Concrete	Sod
Gravel		

HDPE
RCP



OWNER:		DEVELOPER:	
Name:	Knoedl Investments, LLC	Name:	Knoedl Investments, LLC
Address:	406 Beachview Circle Hot Springs, AR 71913	Address:	406 Beachview Circle Hot Springs, AR 71913

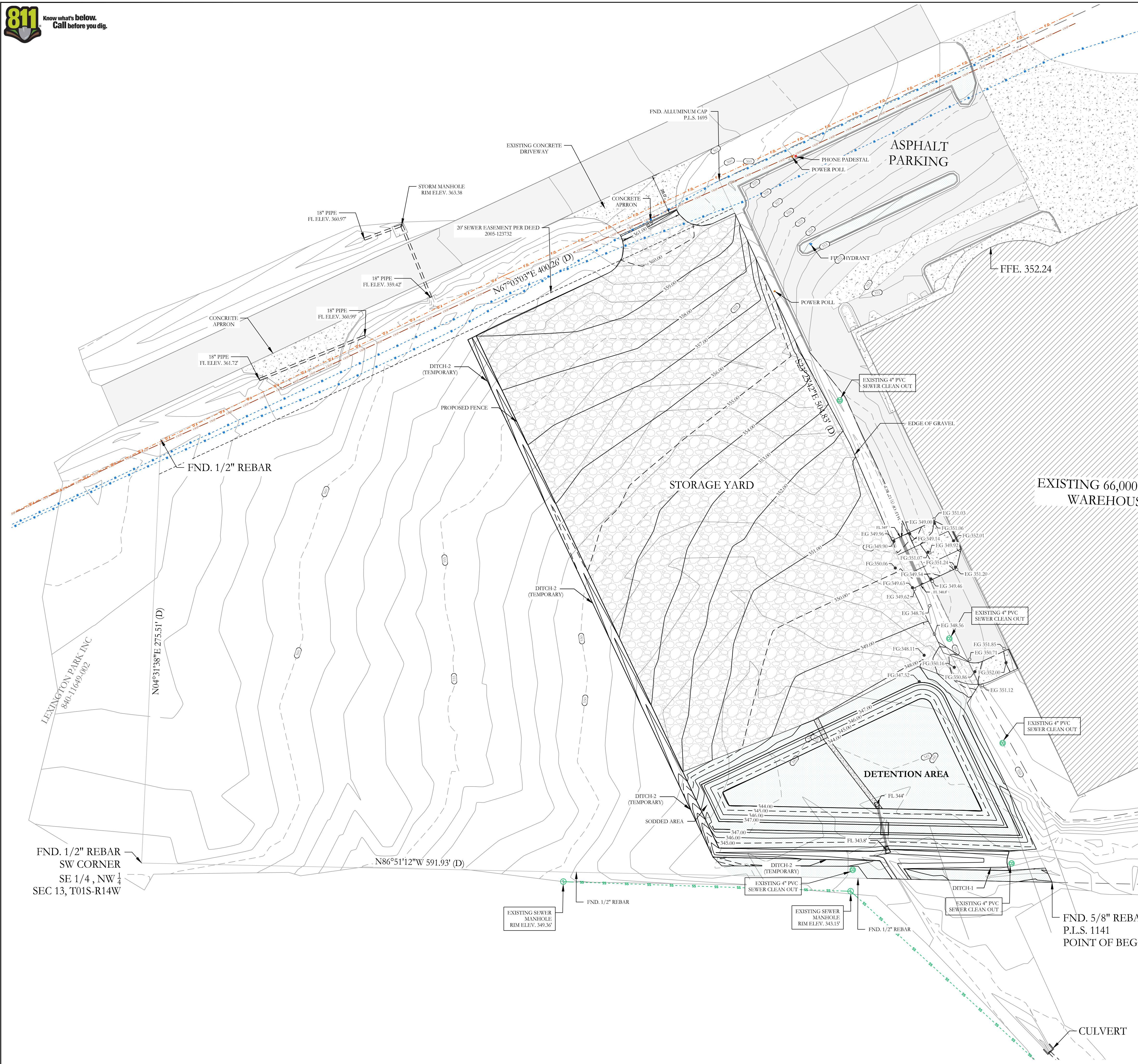
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FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

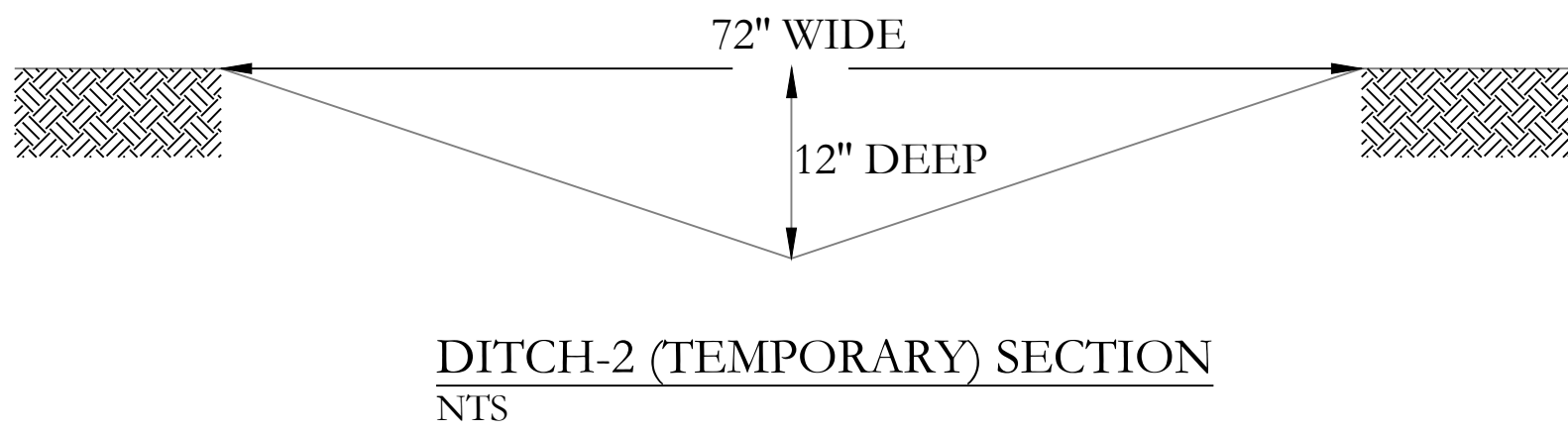
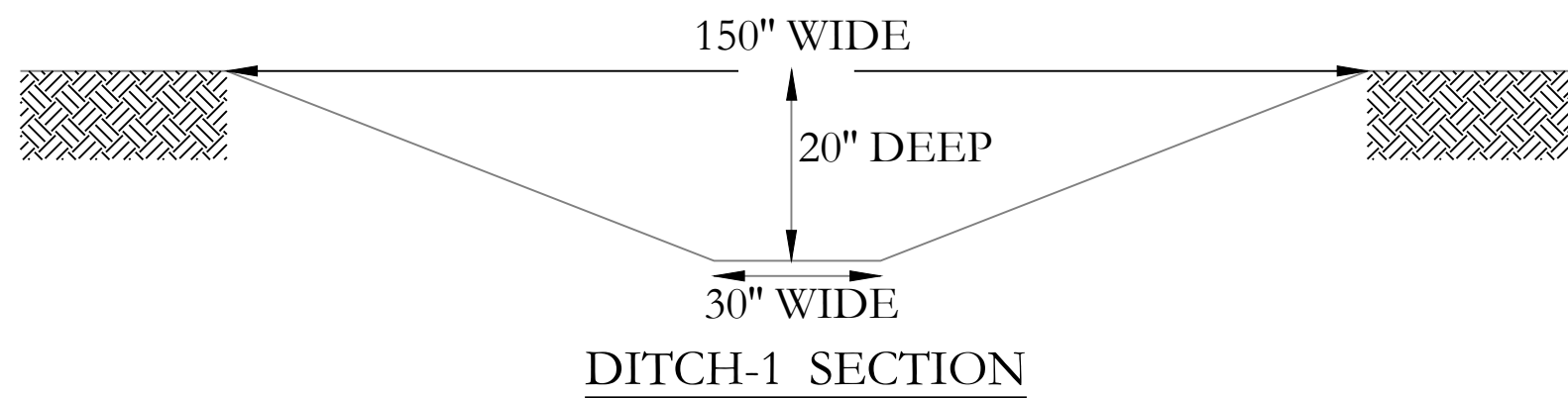
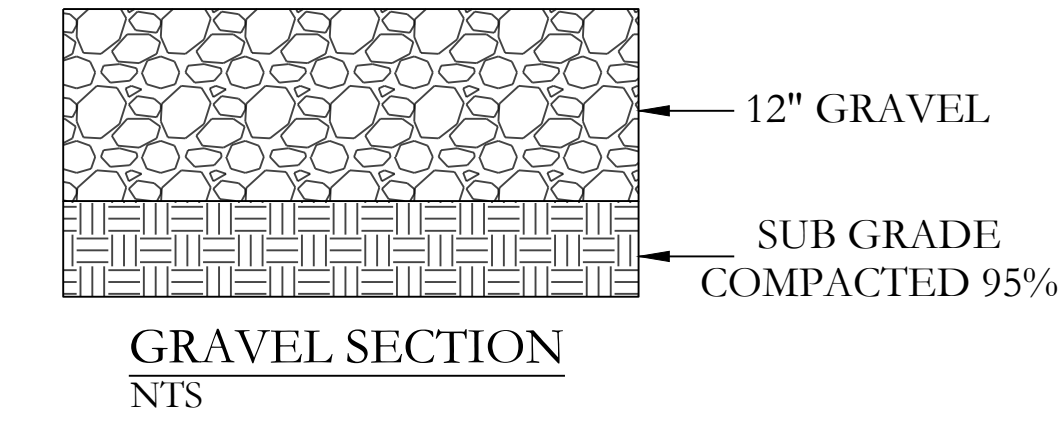
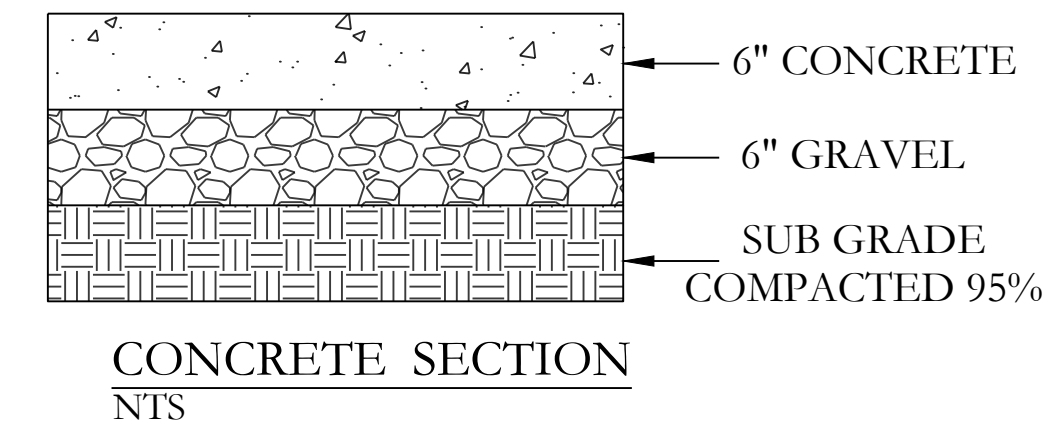
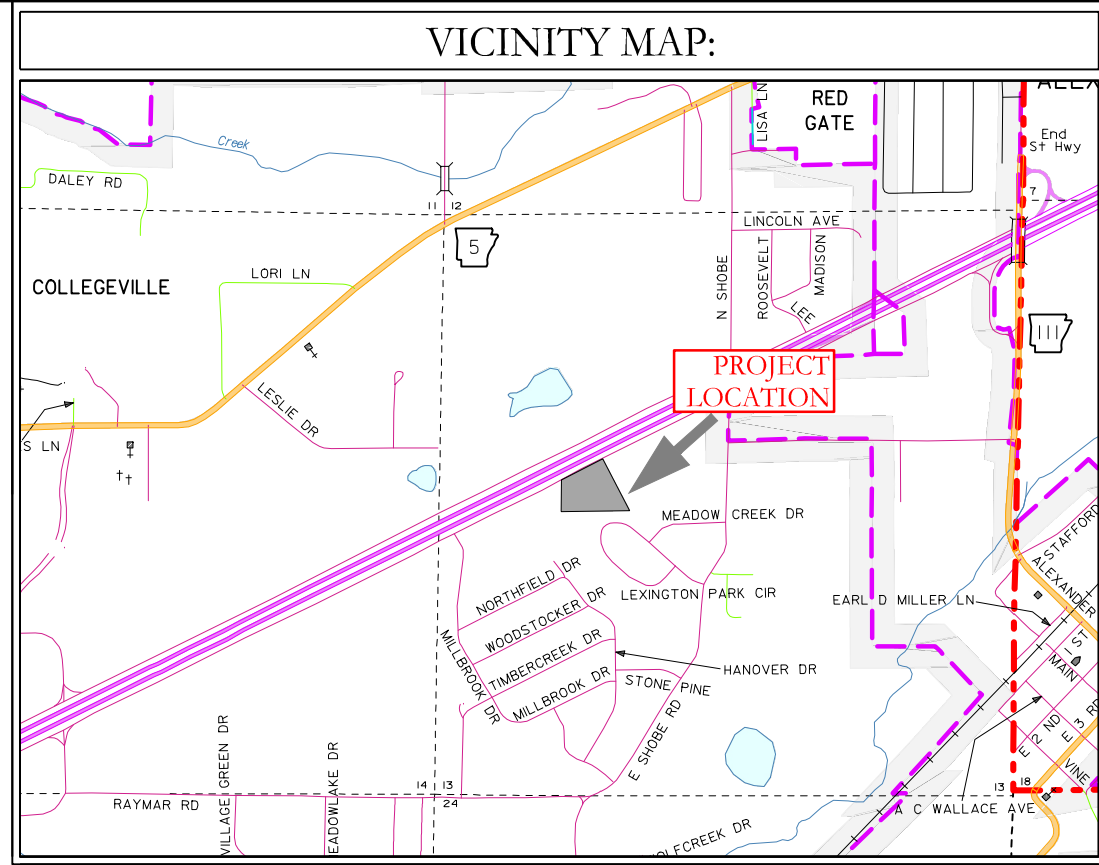
OUTDOOR STORAGE YARD
SITE PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-1109
SHEET: C-1.0	SCALE: 1" = 30'	
500	01S	14W
0	13	420
62	1664	



GRADING PLAN NOTES

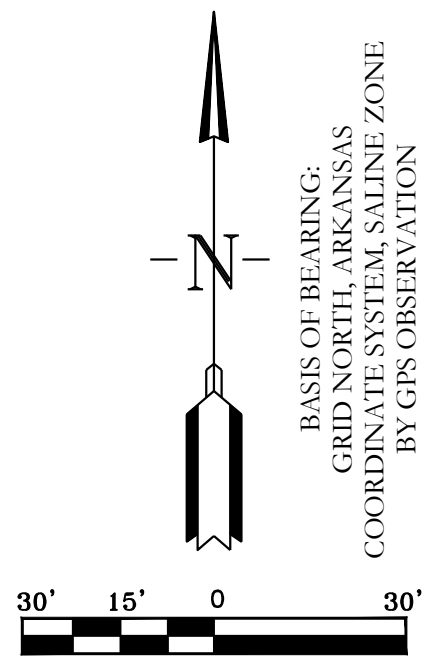
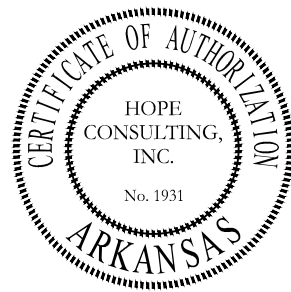
1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. FILL SHALL BE COMPACTED AT LEAST 98% OF THE MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY.
5. THE MOISTURE CONTENT OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
6. SUB-GRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
7. ALL UNSUABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
8. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT.



FG = FINISH GRADE
EG = EXISTING GRADE
FL = FLOW LINE

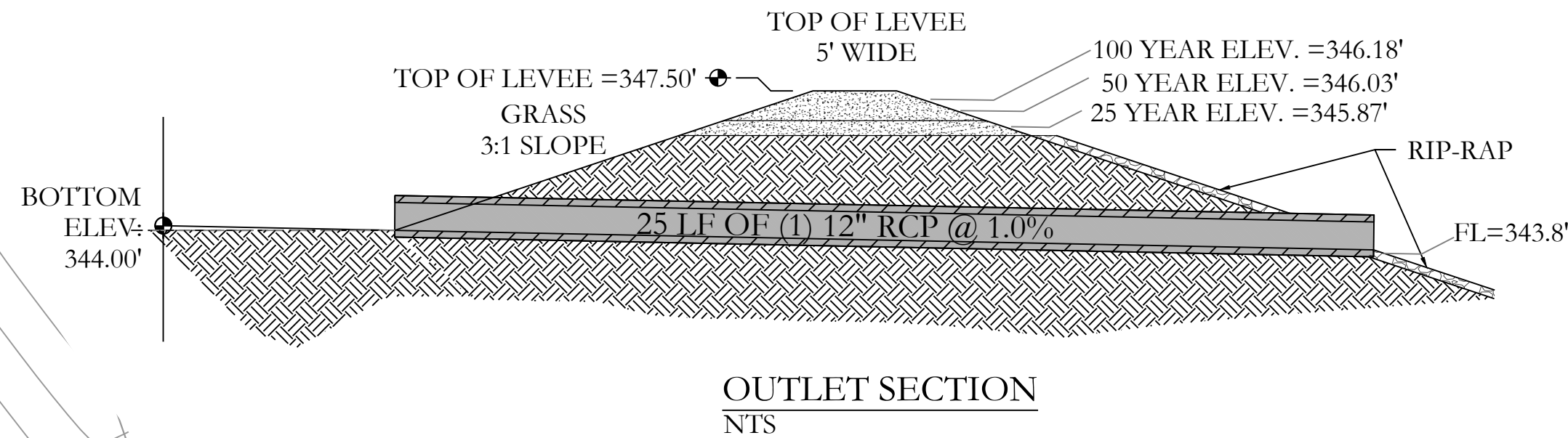
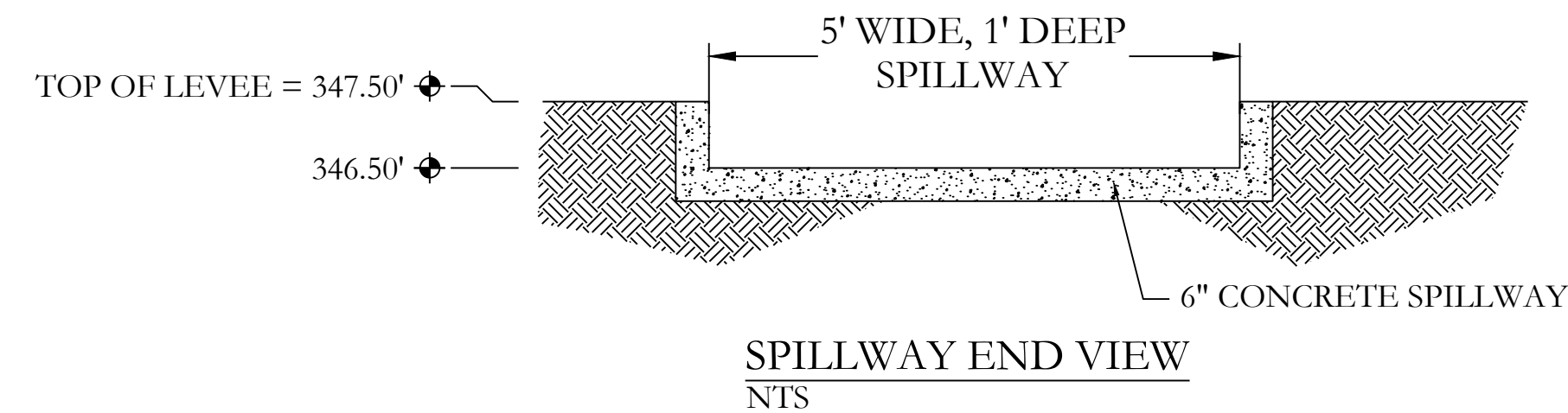
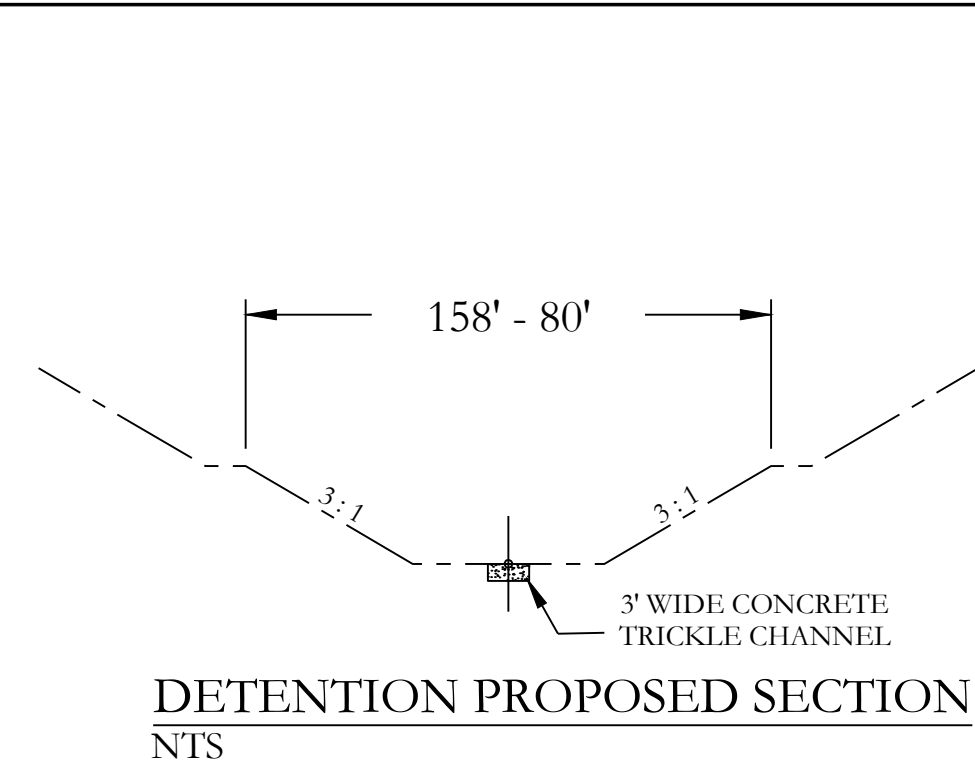
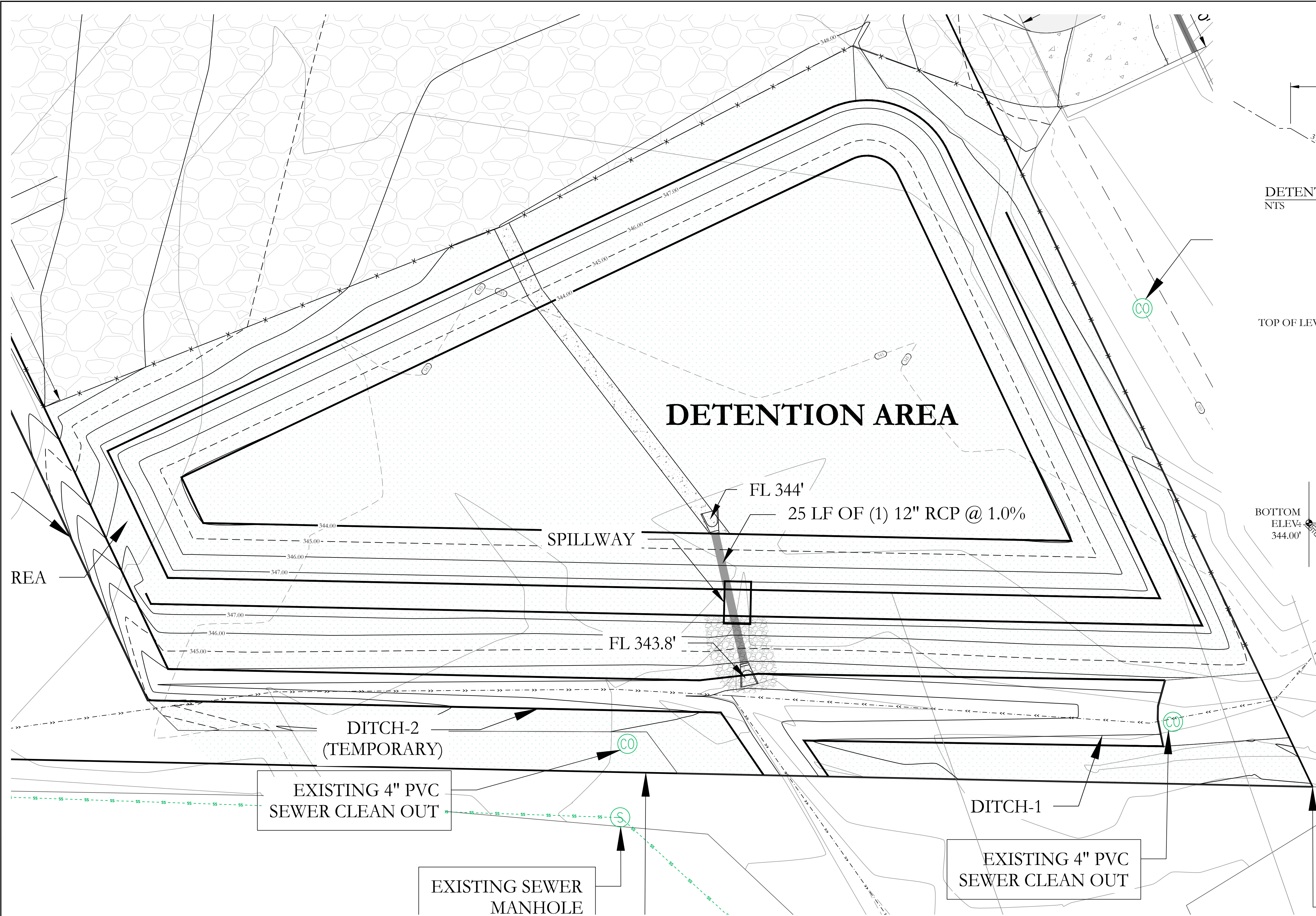
HDPI

BCP



<h1 style="margin: 0;">HOPE</h1> <h2 style="margin: 0;">CONSULTING</h2> <h3 style="margin: 0;">ENGINEERS - SURVEYORS</h3>	129 N. Main Street, Benton, Arkansas 72015 PH. (501) 315-2626 FAX (501) 315-0024 www.hopeconsulting.com
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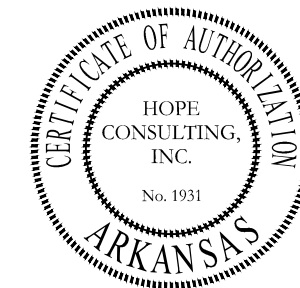
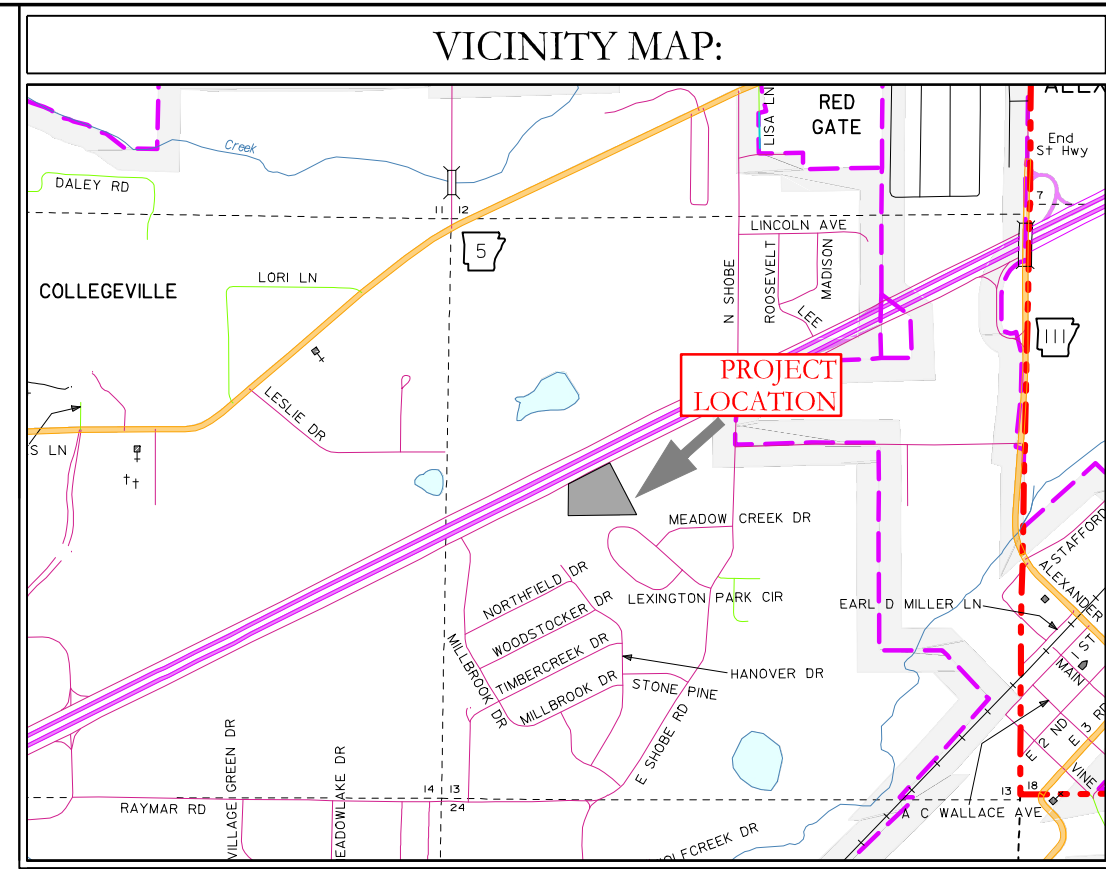
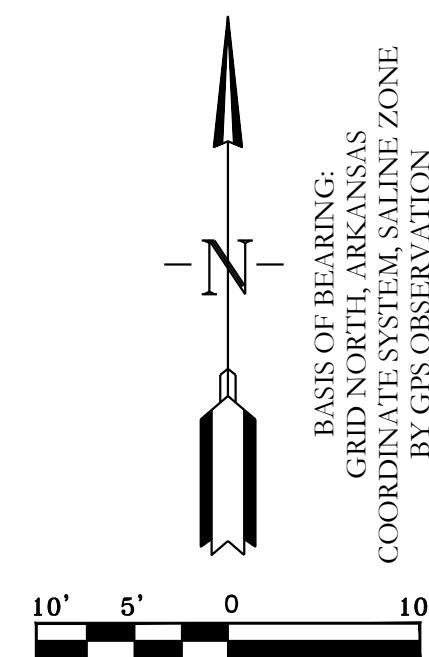
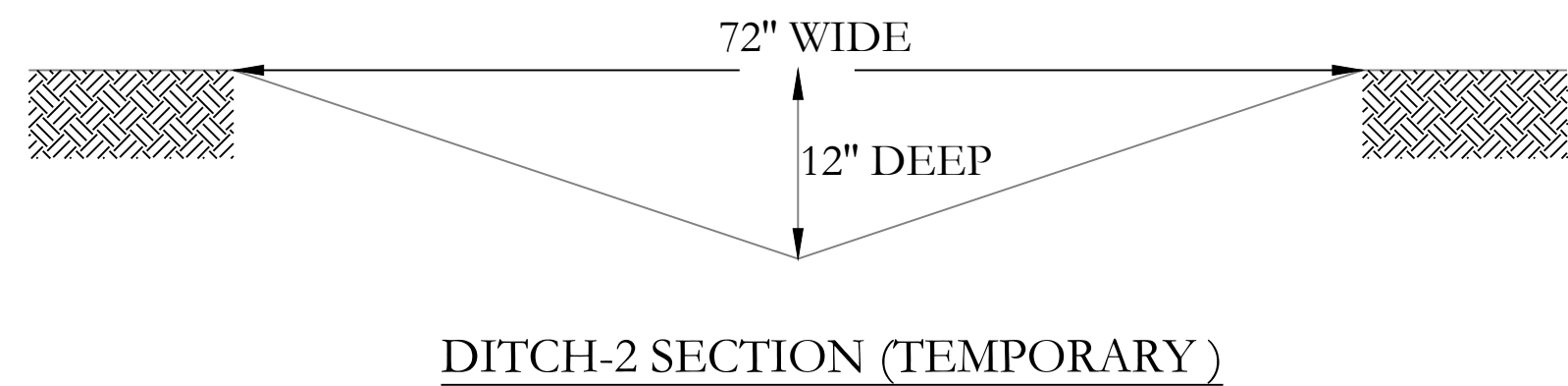
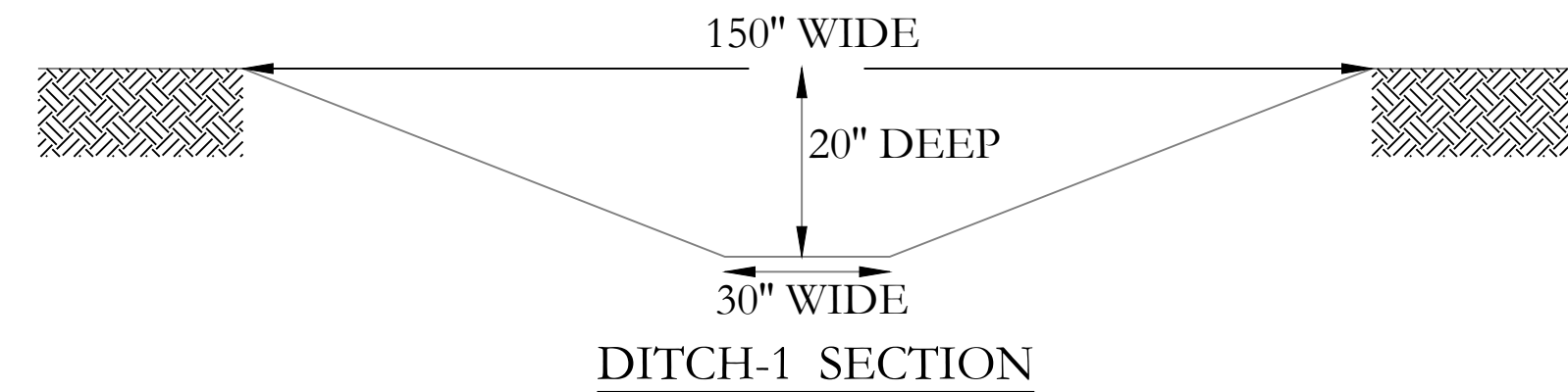
A:\HOPE CONSULTING\9. PROJECTS\3. 23-1100 EXPANSION ON I-30\DWG 03.10.25\SAL 23-1100 PARKING EXTENSION 05-15-2025 FINAL.DWG



DETENTION POND MAINTENANCE PLAN

- Background**
The detention pond is located at the **South** of the subjected property. It is designed to temporarily detain stormwater to meet water quantity criteria before discharging off the property.
- Routine Maintenance**
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.
- For questions or concerns about Tract "A", contact at 501-.



--- HDPE
--- RCP

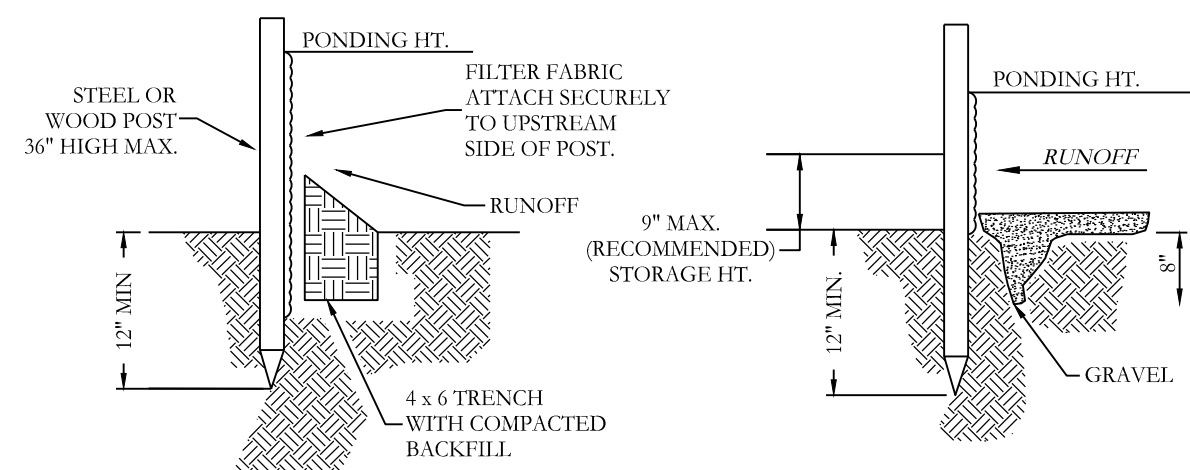
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FOR USE AND BENEFIT OF:
KNOEDL INVESTMENTS, LLC

OUTDOOR STORAGE YARD
DETENTION PLAN
I-30 FRONTAGE ROAD, BRYANT, AR

DATE: 05/16/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	23-1109
SHEET: C-3.0	SCALE: 1" = 10'	
500	01S	14W
0	13	420
62	1664	



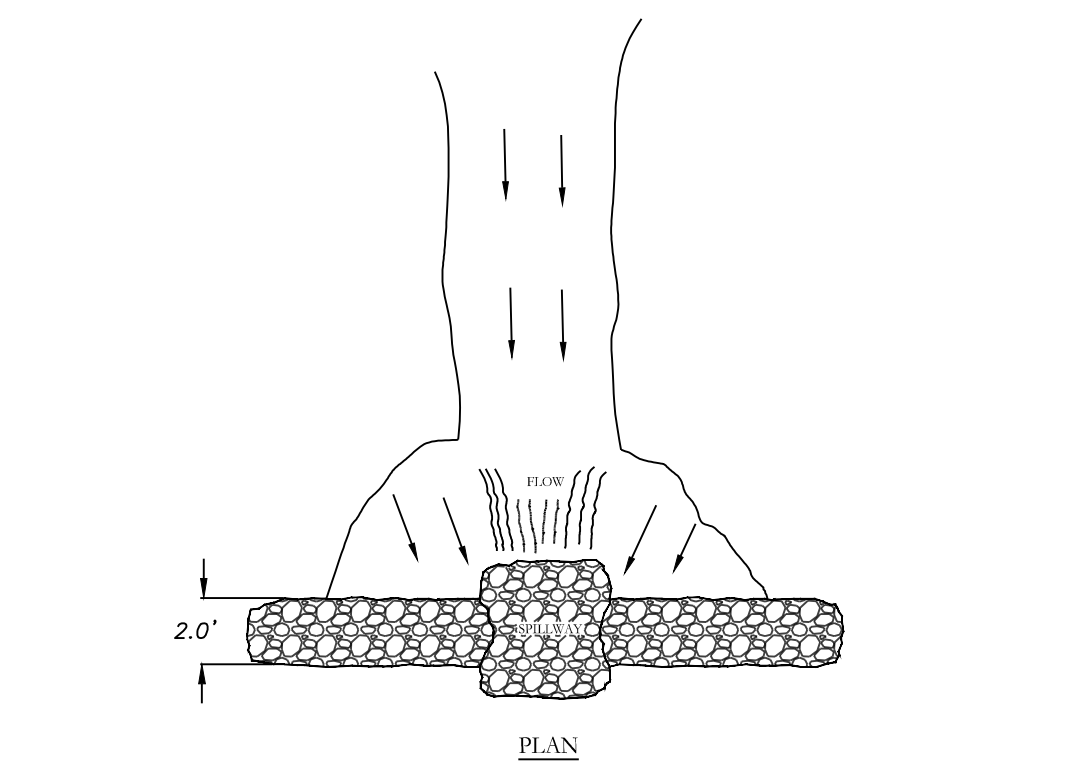
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

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



PLAN

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 GROUTING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL ANY GAPS AND TAMP BACKFILL MATERIAL TO PREVENT EROSION OR FLOW UNDER THE DAM.
- 3) SPILLWAY HEIGHT SHALL NOT EXCEED 18" 24".
- 4) INSPECT AFTER EACH SIGNIFICANT STORM. MAINTAIN AND REPAIR PROMPTLY.

EROSION CONTROL NOTES

SOD DETENTION AREA POST-CONSTRUCTION

MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

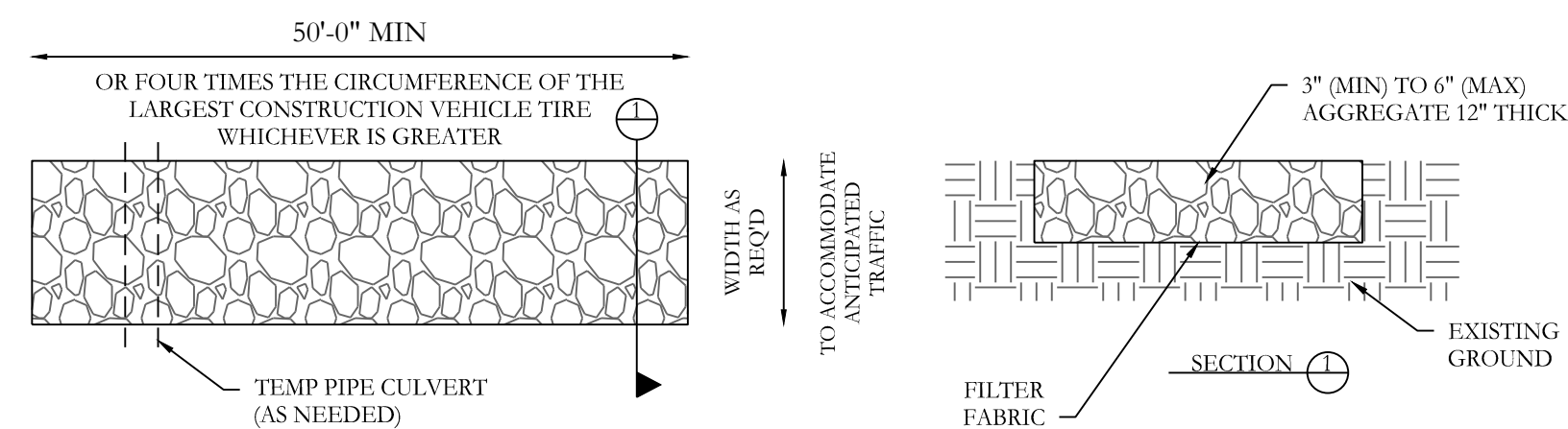
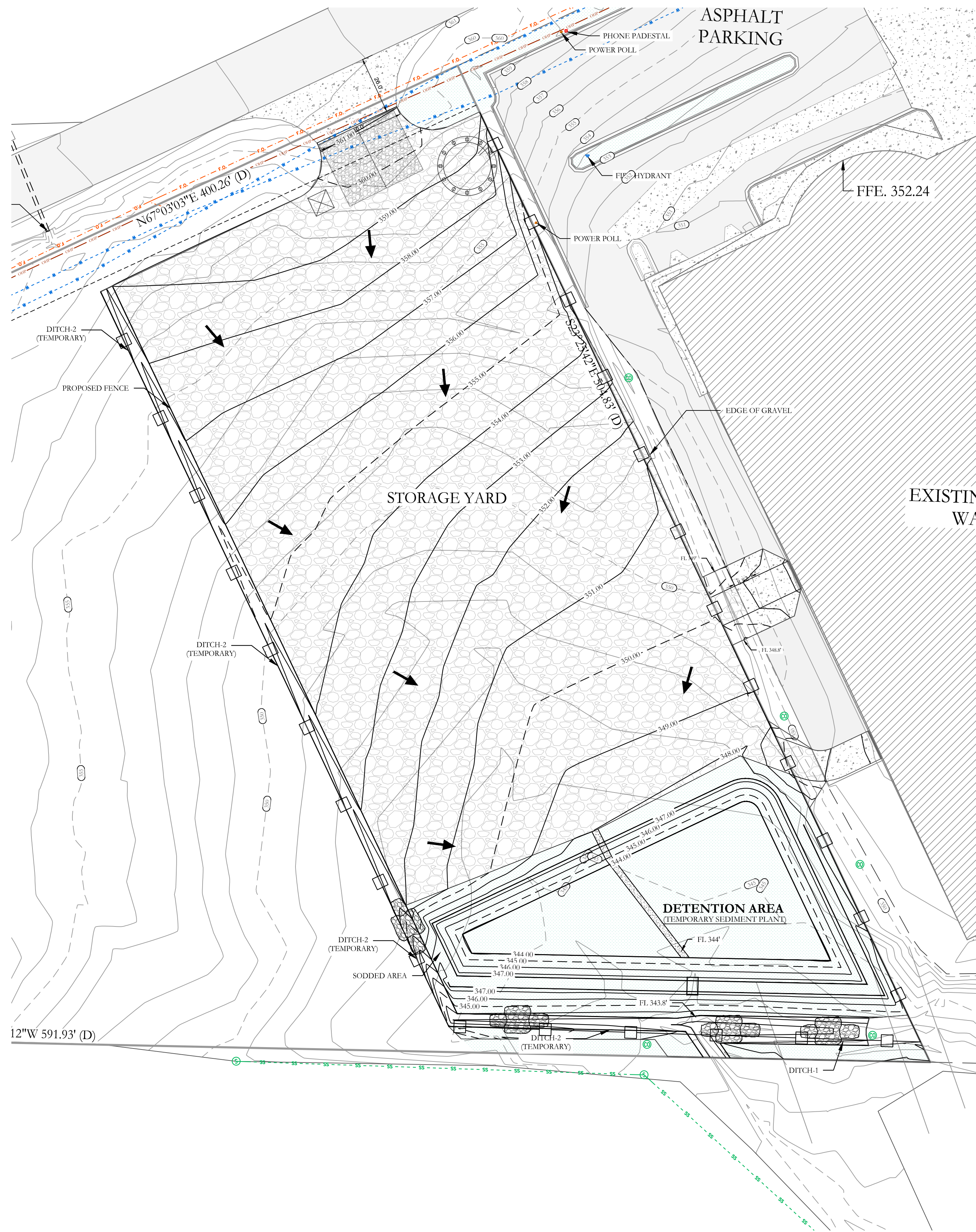
CONTRACTOR MUST HAVE INLET PROTECTION MEASURES
INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF DRAINAGE
INLETS/STRUCTURES IS COMPLETE. SEDIMENT BARRIERS SHALL
BE MAINTAINED THROUGHOUT AND INSPECTED THROUGHOUT
CONSTRUCTION PROCESS UNTIL PROJECT IS COMPLETE

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

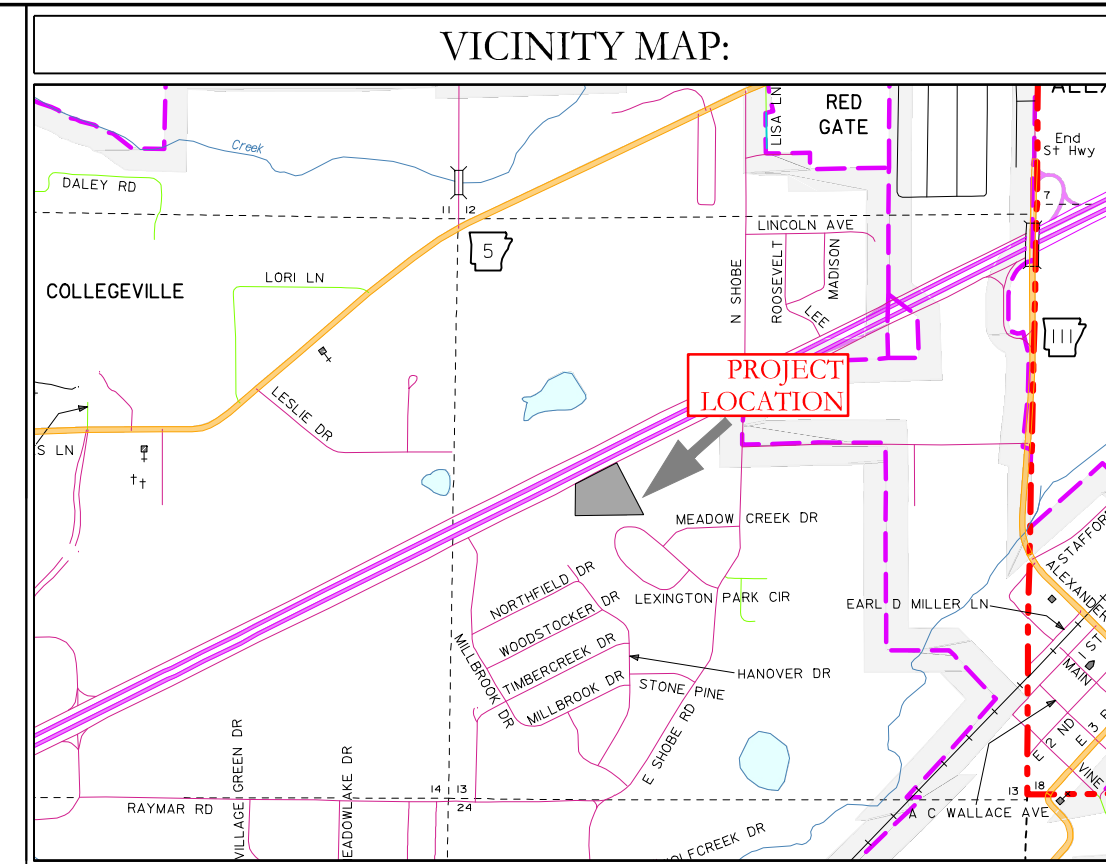
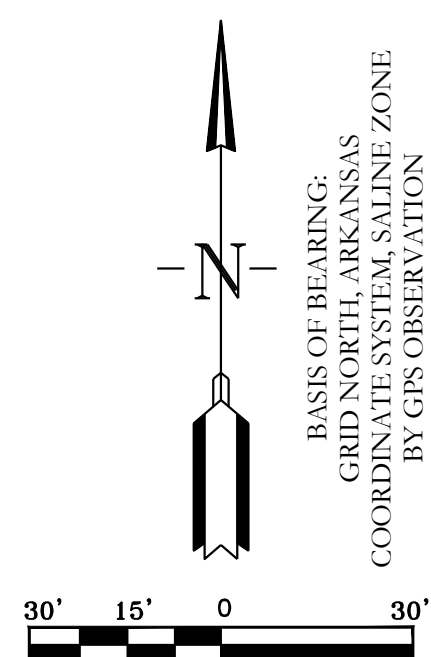
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

SOME EROSION CONTROL MEASURES, SILT FENCING, OR CHECK DAMS MAY NOT BE NECESSARY DURING INITIAL SITE CLEARING BUT MAY BE NEEDED ONCE DIRT WORK BEGINS.

EXISTING VEGETATION WILL ONLY BE REMOVED WITHIN CONSTRUCTION AREA AS THEY ARE DEVELOPED. ADDITIONAL SILT FENCING WILL BE ADDED AS CONSTRUCTION TAKES PLACE IF NECESSARY.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S

**ERC LEGEND**

SITE POSTING

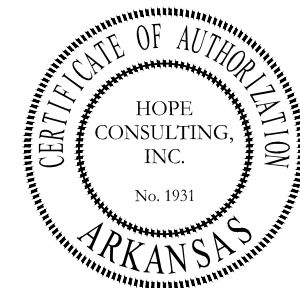
CONC. WASHOUT
DETENTION AREA


SILT FENCE

RIP RAP CHECK DAM

CONSTRUCTION ENTRANCE

DISTURBED AREA



	<p>129 N. Main Street, Benton, Arkansas 72015 PH. (501) 315-2626 FAX (501) 315-0024 www.hopeconsulting.com</p>
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