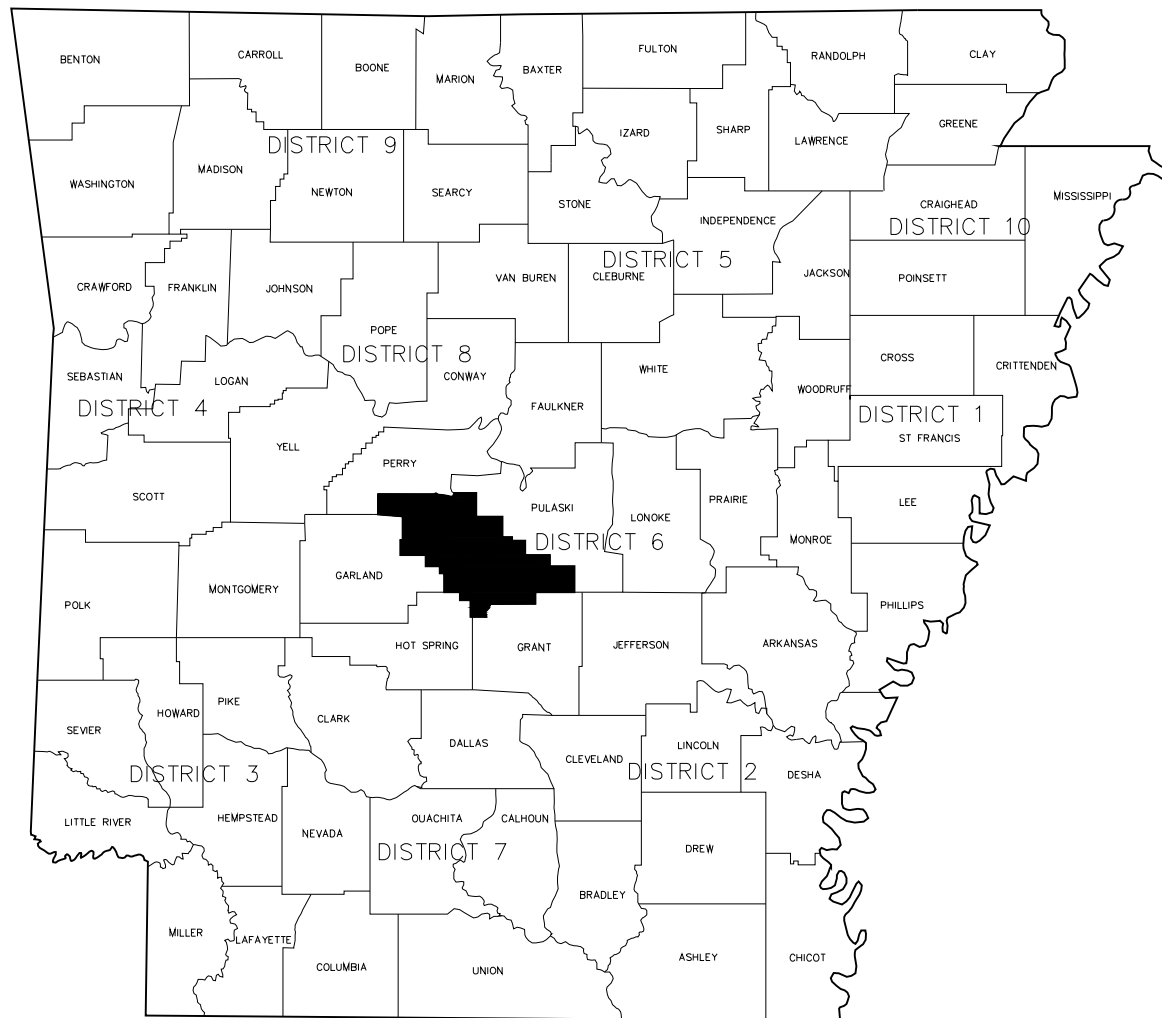


CONSTRUCTION PLANS
25300 I30N COMMERCIAL
BRYANT, AR



VICINITY MAP



PREPARED BY:

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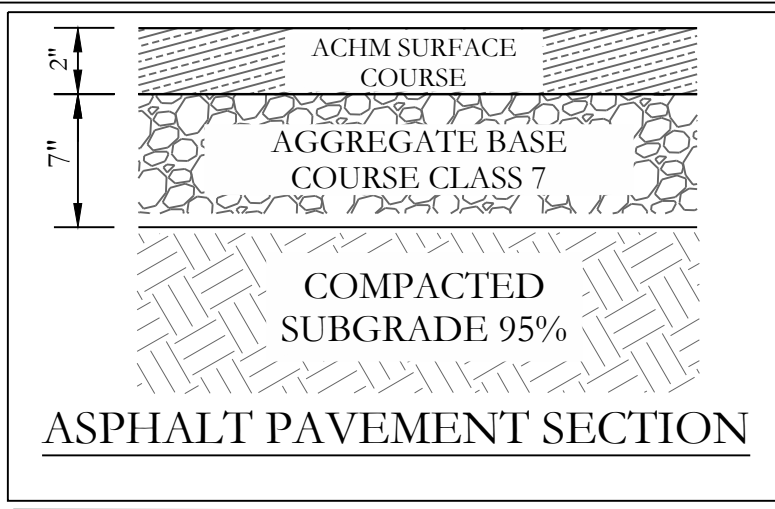
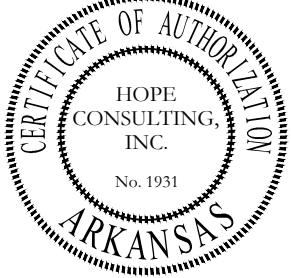
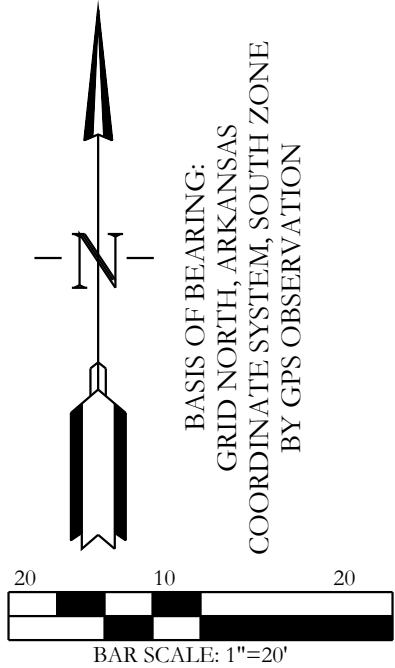
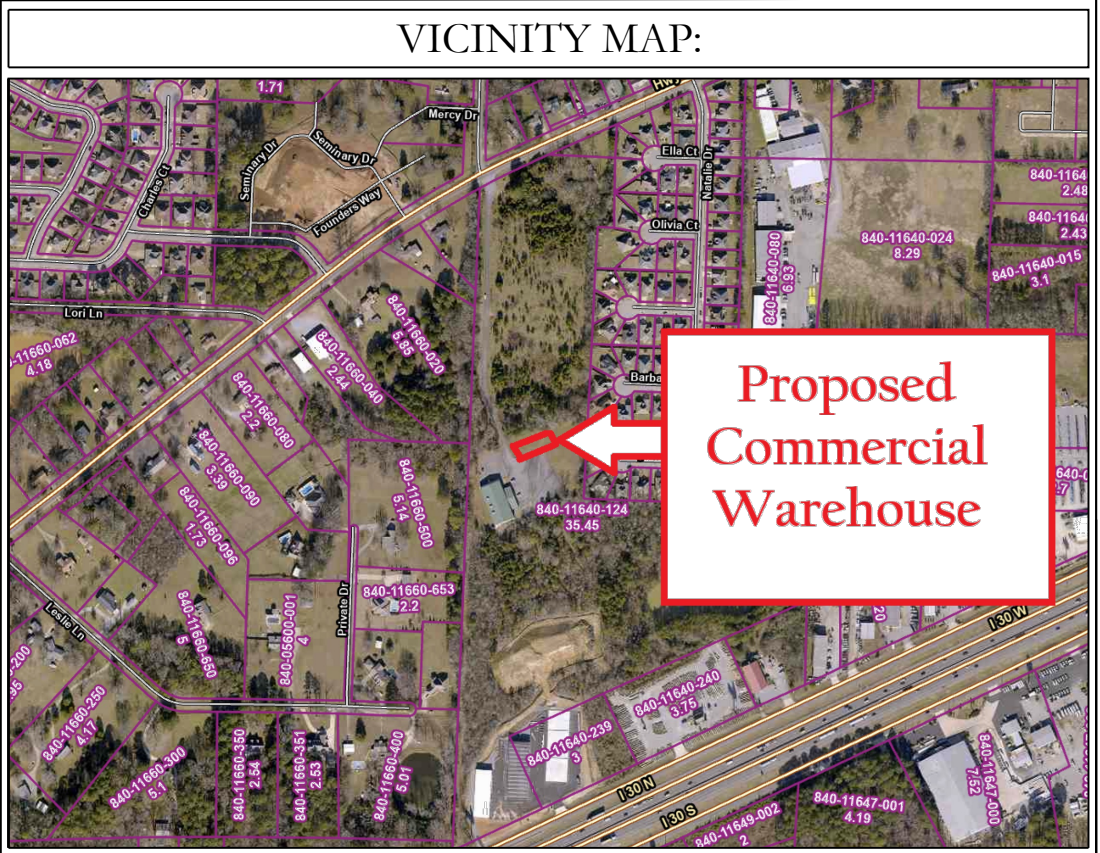
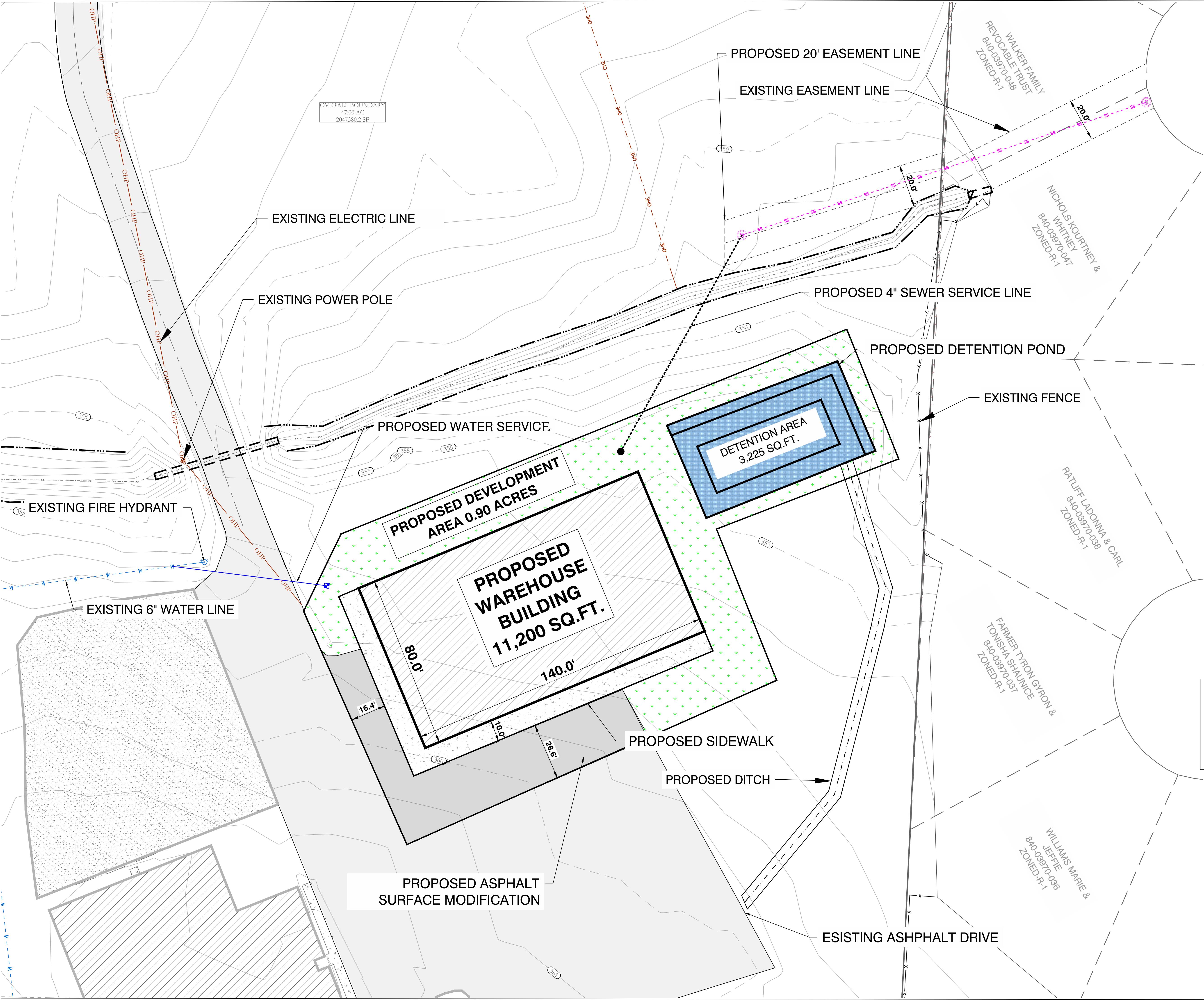
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FAX (501) 315-0024
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DRAWING INDEX	
SHEET NO.	TITLE
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-2.1-2.2	BRYANT WATER UTILITIES
C-2.3-2.4	BRYANT SEWER UTILITIES
C-3.0	NORTH EAST DETENTION POND
C-4.0	EROSION CONTROL PLAN
C-5.0	GRADING PLAN

OWNER
STUART FINLEY
FINLEY & COMPANY
P.O. BOX 10, BRYANT, AR 72089

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Benton, Arkansas 72015
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FOR USE AND BENEFIT OF:			
STUART FINLEY			
25300 I30 N COMMERCIAL			
BRYANT, SALINE COUNTY, AR			
DATE:	11/05/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:		CHECKED BY:	25-1210
SHEET:		SCALE:	
500	01S	14W	0 13 400 62 1664



ZONING INFORMATION	
CURRENT ZONING	C-2 HIGHWAY COMMERCIAL DISTRICT
MINIMUM LOT WIDTH (FT)	N/A
FRONT YARD SETBACK (FT)	N/A
REAR YARD SETBACK (FT)	N/A
SIDE YARD SETBACK (FT)	N/A
MAXIMUM BUILDING COVERAGE (SF)	11,200
SITE DATA	
TOTAL SITE AREA	3.95 ACRES
TOTAL DEVELOPMENT AREA	0.90 ACRES
GROSS BUILDING AREA	11,200 SQ. FT.
BUILDING HEIGHTS	1 STORY
BUSINESS TYPE	WAREHOUSE, BUILDING

OWNER:	DEVELOPER:
Name: <u>STUART FINLEY</u>	Name: <u>FINLEY & COMPANY</u>
Address: <u>P.O. BOX 10</u>	Address: <u>P.O. BOX 10</u>
<u>BRYANT, AR 72089</u>	<u>BRYANT, AR 72089</u>
Phone: <u>501-666-1300 or 501-258-9646</u>	Phone: <u>501-666-1300 or 501-258-9646</u>
Email: <u>stuart@finleyandcompany.com</u>	Email: <u>stuart@finleyandcompany.com</u>

LEGEND		
● - PLS Aliquot Corner	■ - Clean Out	—x—x— - Fence
● - Find. Corner Monument	■ - Water Meter	—OHP— - Overhead Power
○ - Set 1/2" Rebar/Cap (1664)	⚡ - Power Pole	—SS— - Sewer Line
△ - Computed Point	⚡ - Sewer Manhole	—W— - Water Line
(M) - As Measured	⚡ - Light Pole	—UCT— - Telephone Line
(P) - Per Deed or Plat Records	⚡ - Telephone Pedestal	—E— - Electric Line
ESMT - Easement	⚡ - Drainage Manhole	—G— - Gas Line
B.S.L. - Building Setback Lines	⚡ - Gas Meter	→ - Water Flow Path

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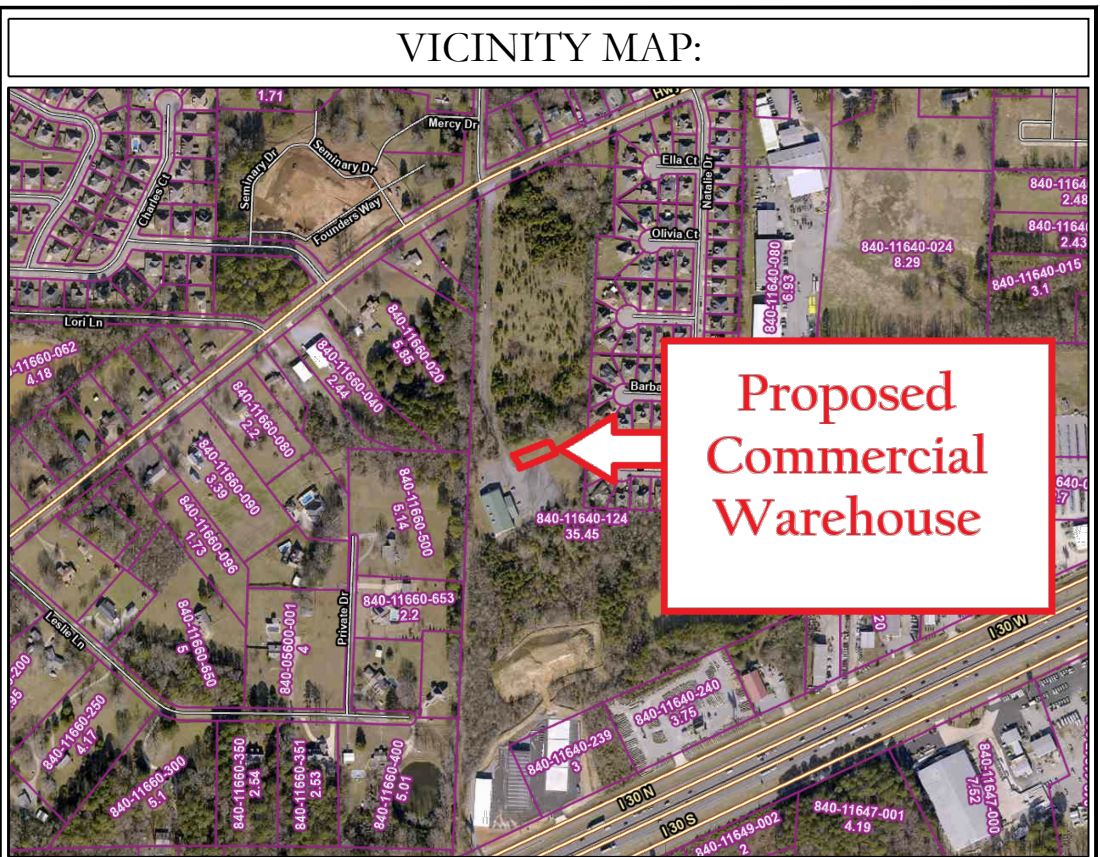
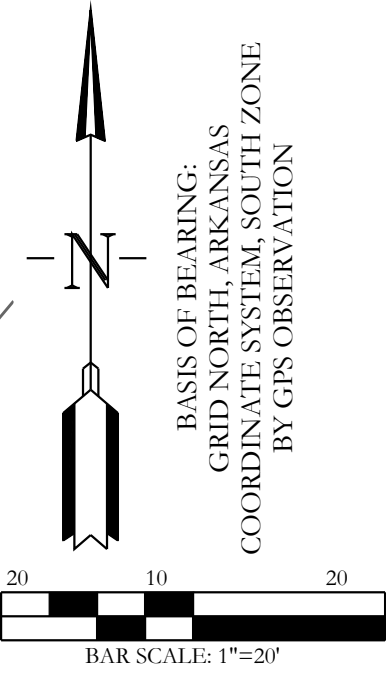
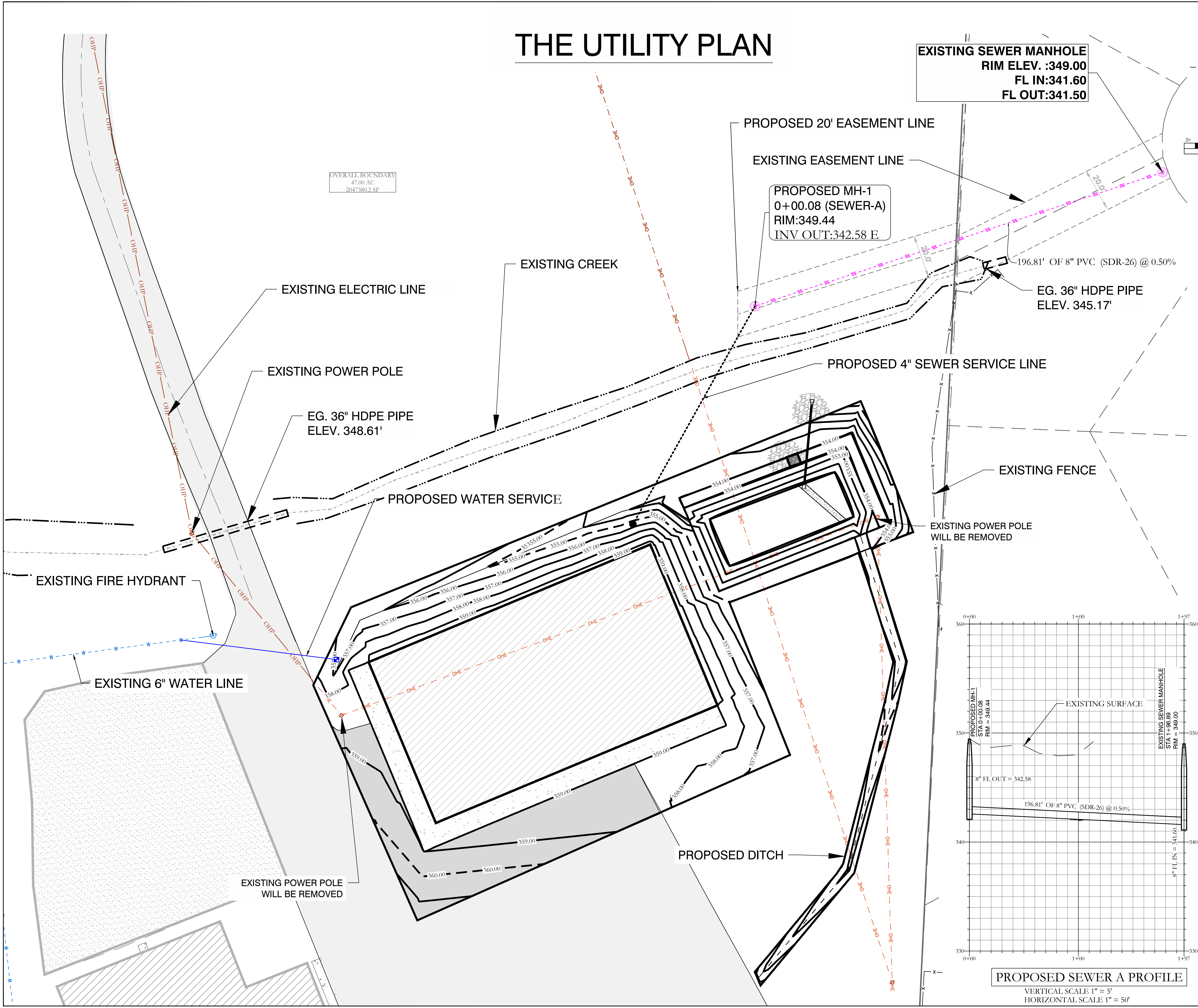
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FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 130N
SITE PLAT
IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS

DATE: 11/05/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	CHECKED BY:	25-1210
SHEET: C-1.0	SCALE: 1"=20'	
500	01S	14W
0	13	400
62	1664	

THE UTILITY PLAN



WATER UTILITY NOTES:

- ALL WATER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BRYANT UTILITIES' "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.
- ALL SERVICE CROSSINGS SHALL BE 1" DRISCO SERVICE LINE ENCASED IN A 2" PVC SLEEVE.

UTILITY NOTES:

- MINIMUM DEPTH OF ALL WATER SERVICE LINES FROM THE MAIN TO THE WATER METER SHALL BE 30-INCHES.
- FOR THE PROTECTION OF THE SANITARY SEWER LINES FROM DAMAGE CAUSED BY UTILITIES INSTALLED AFTER THE SANITARY SEWER HAS BEEN CONSTRUCTED, THE MINIMUM DEPTH TO CROWN OF ALL GRAVITY SANITARY SEWERS SHALL BE 30-INCHES FOR PVC, AND 24-INCHES FOR DUCTILE IRON.THE MINIMUM DEPTH TO CROWN OF ALL FORCE MAIN SANITARY SEWERS SHALL BE 30-INCHES.
- ALL WATER AND SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT SPECIFICATIONS "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION FOR WATER LINES AND SEWER LINES" 2015 EDITION.
- EASEMENTS SHOWN ARE UTILITY EASEMENTS.
- PRIOR TO CONSTRUCTION PROVIDE APPROVAL LETTERS FROM HEALTH DEPARTMENT AND ALL UTILITIES SERVING THIS PROJECT.

WATER LEGEND:

SINGLE WATER METER

SEWER LEGEND:

SEWER SERVICE

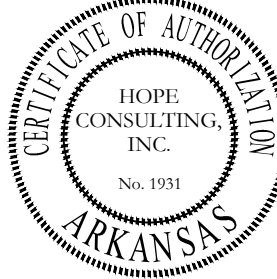
SEWER MAIN

SEWER MANHOLE

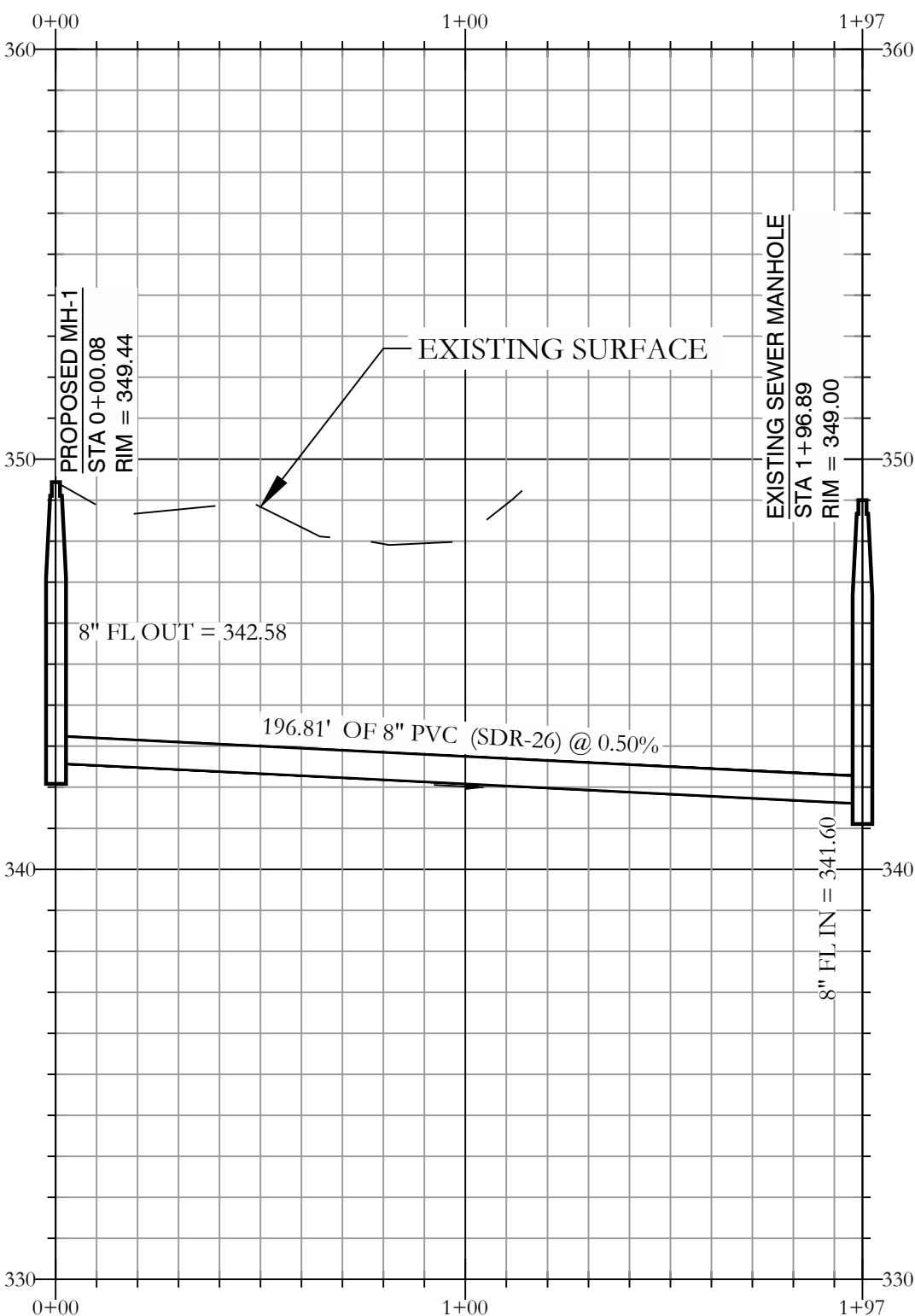
NOTE:
USE SDR-26 PVC SEWER PIPE EXCEPT WHERE DUCTILE IRON PIPE REQUIRED FOR COVER. USE DUCTILE IRON PIPE WHERE 3' MINIMUM COVER CANNOT BE MAINTAINED.
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.



LEGEND			
PLSS Aliquot Corner	Clean Out	Fence	Overhead Power
Find. Corner Monument	Water Meter	OHP	Water Line
Set 1/2" Rebar/Cap (1664)	Power Pole	SS	Water Line
Computed Point	Sewer Manhole	W	Telephone Line
As Measured	Light Pole	UT	Electric Line
Per Deed or Plat Records	Telephone Pedestal	UG	Electric Line
ESMT - Easement	Drainage Manhole	GS	Gas Line
B.S.L. - Building Setback Lines	Gas Meter	WFLP	Water Flow Path



PROPOSED SEWER A PROFILE

VERTICAL SCALE 1" = 5'
HORIZONTAL SCALE 1" = 50'

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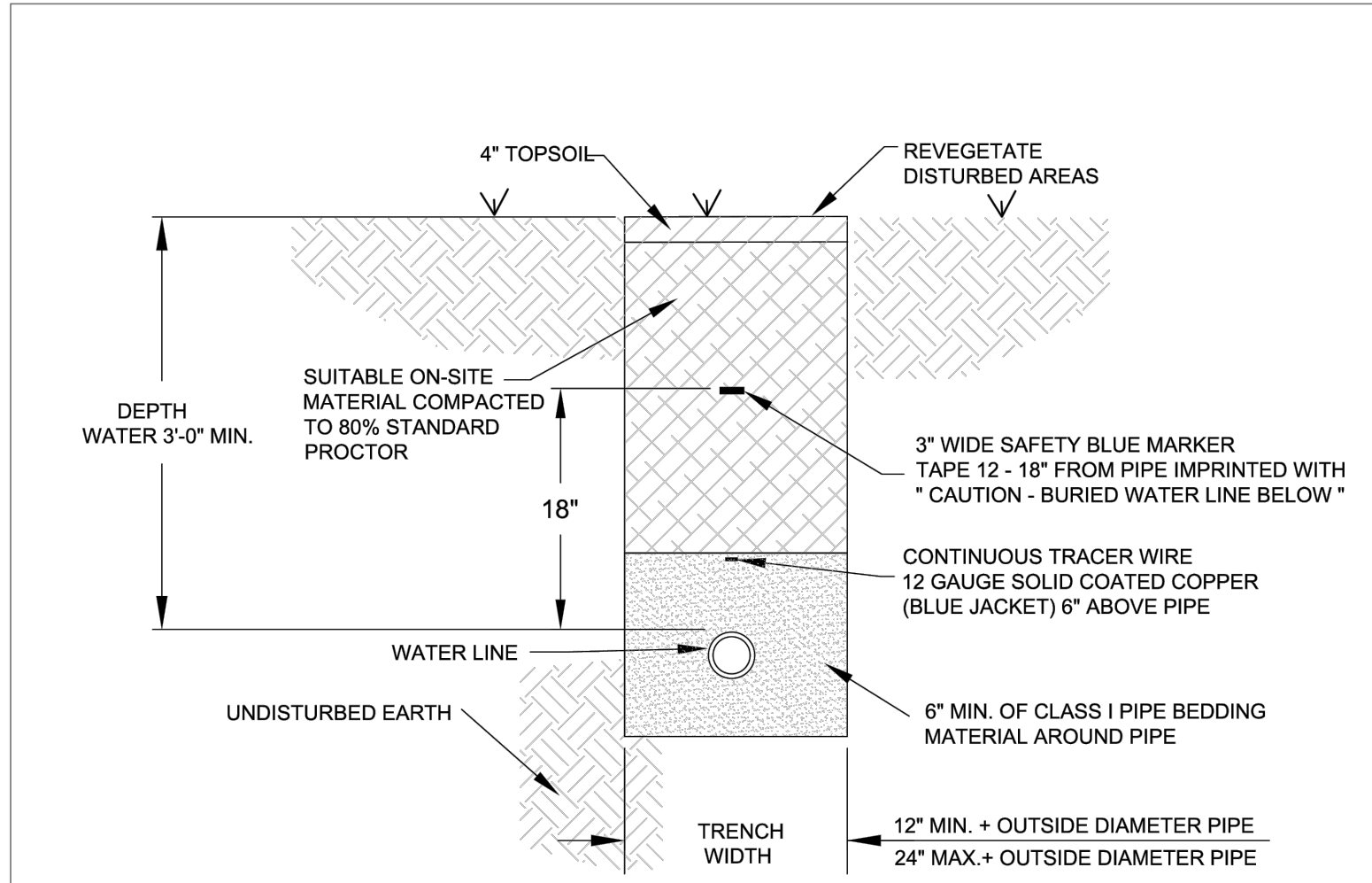
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COMM./25300 I30 N
UTILITY PLAN

A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

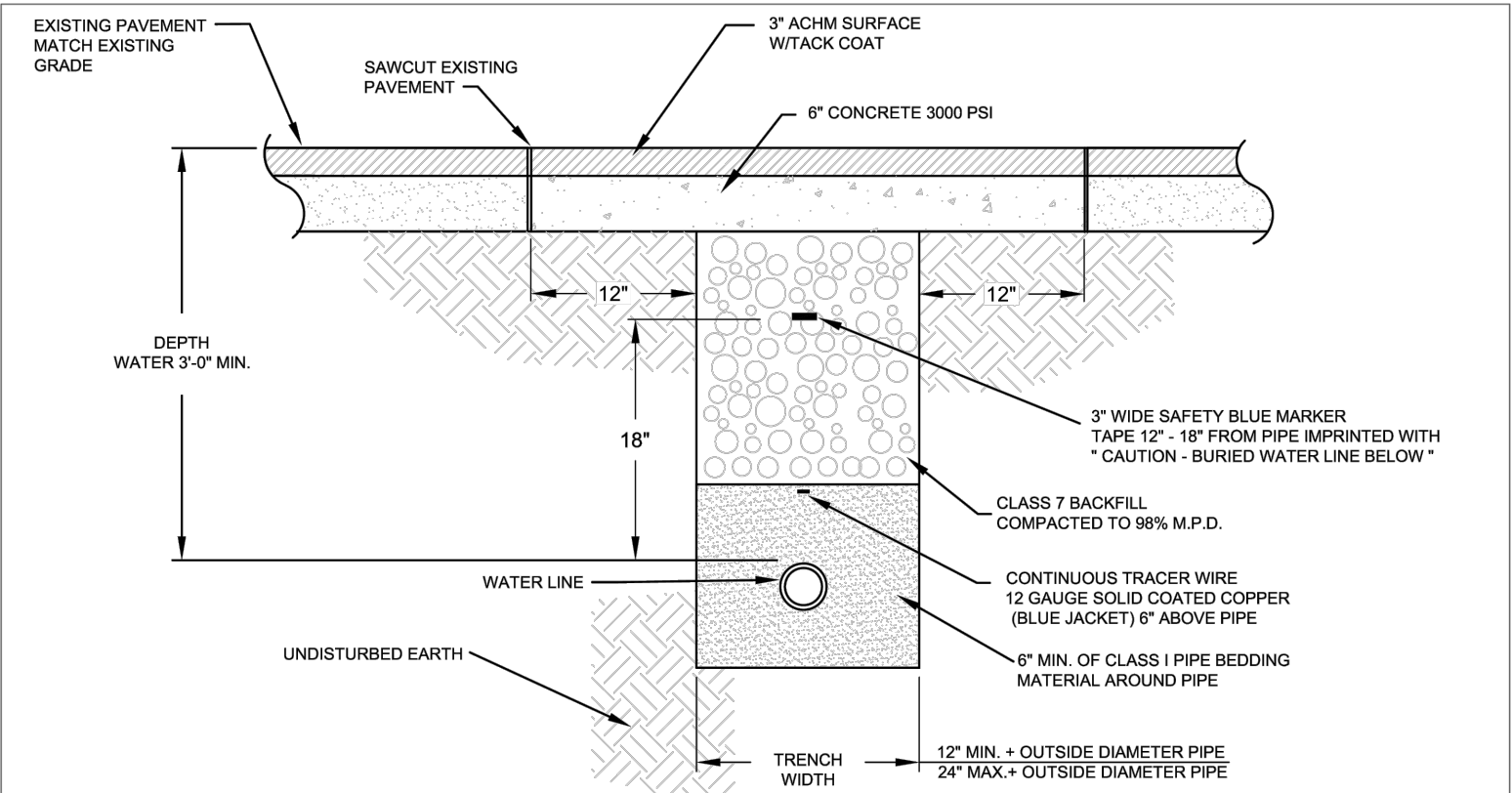
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SHEET:	C-2.0	SCALE:	1"=20'
500	01S	14W	0 13 400 62 1664



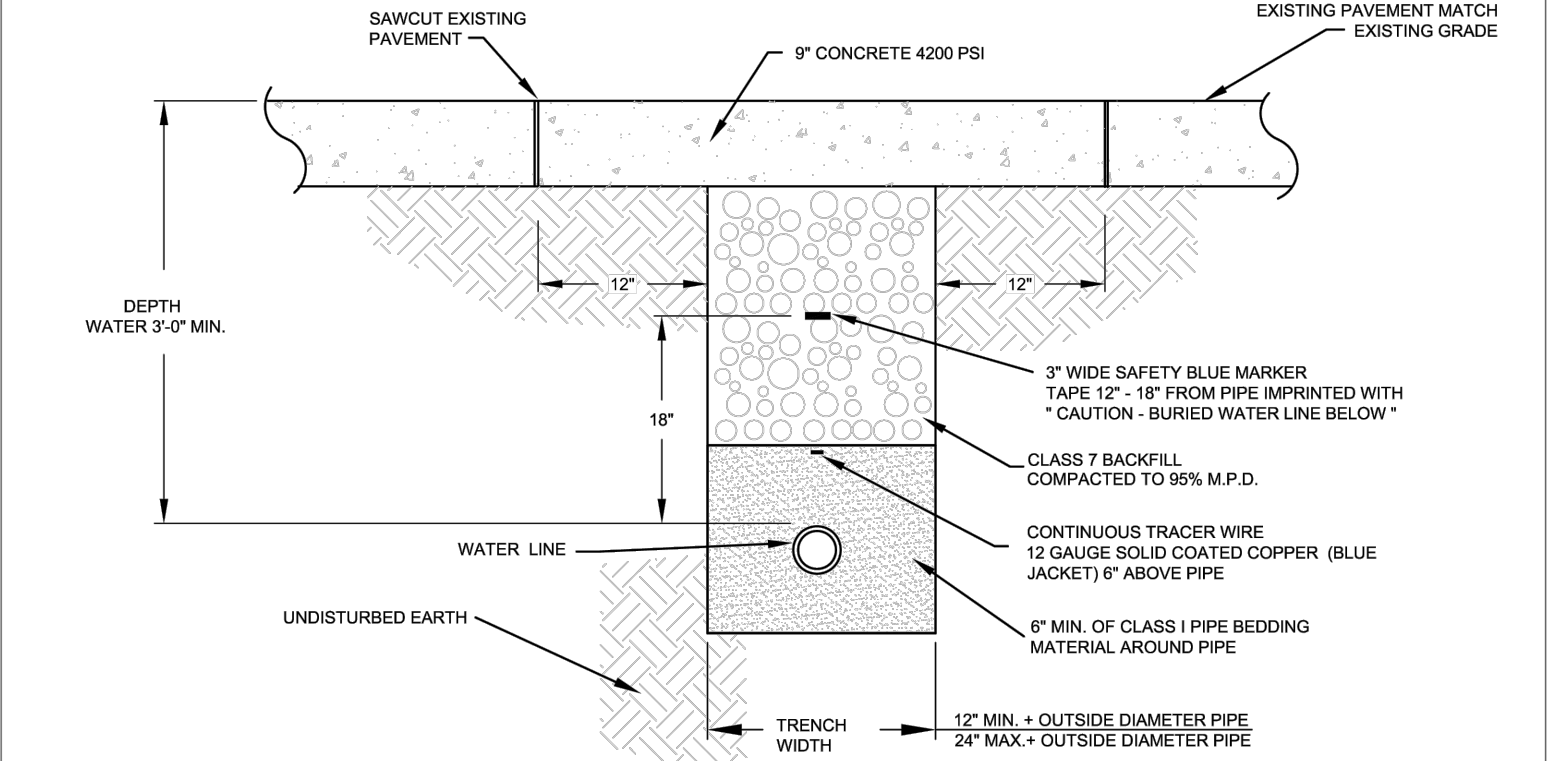
- NOTES:
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
 2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
 3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
 4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
 5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

WATER MAIN TRENCH (NON-PAVED AREA)

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 842-2468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION: WATER MAIN TRENCH (NON-PAVED AREA)	REVISED: _____	W1
DRAWN BY: _____		CHECKED BY: _____	FILE: W1-Water Trench (Non-Paved Area).dwg	



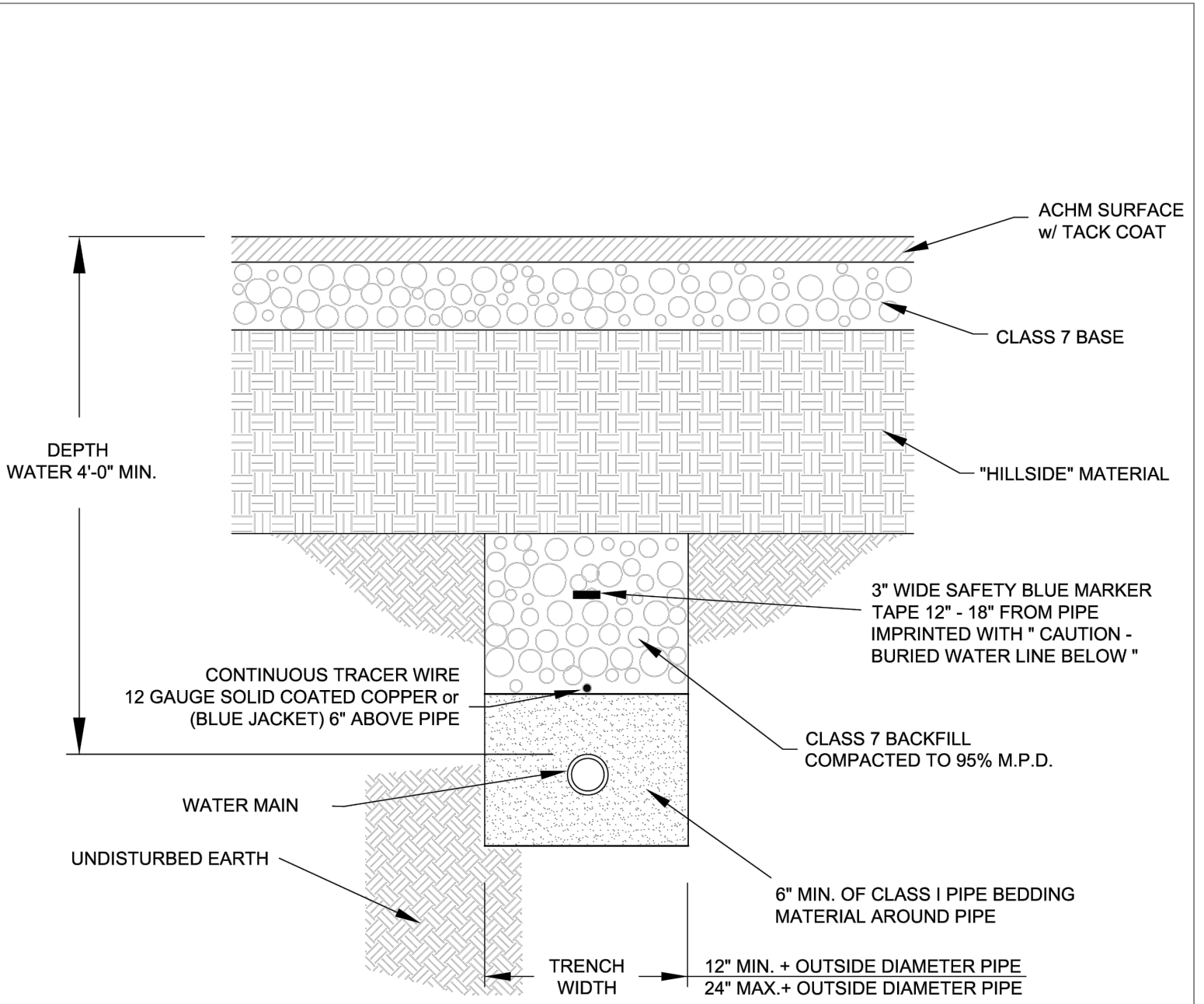
WATER MAIN TRENCH (UNDER ASPHALT)



WATER MAIN TRENCH (UNDER CONCRETE)

- NOTES:
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
 2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
 3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
 4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
 5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

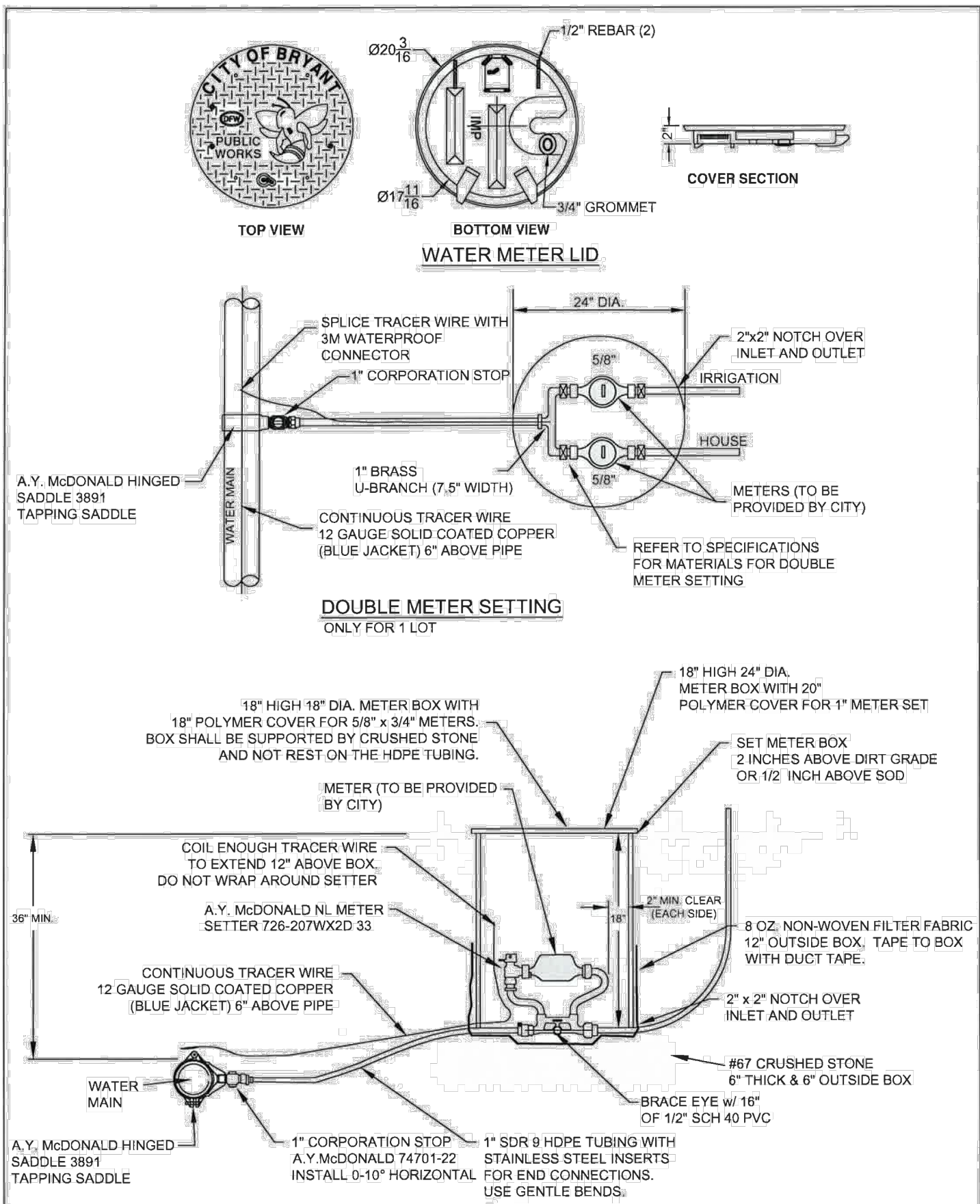
	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 842-2468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION: WATER MAIN TRENCH (UNDER PAVEMENT)	REVISED: _____	W2
DRAWN BY: _____		CHECKED BY: _____	FILE: W2-Water Trench (Under Pavement).dwg	



WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION

- NOTES:
1. ALL VALVES, BENDS, ETC. SHALL BE RESTRAINED.
 2. THE CONTRACTOR SHALL PROVIDE ALL ITEMS NECESSARY TO CONNECT WITH ANY PART OF THE EXISTING WATER SYSTEM THAT WILL REMAIN IN ORDER TO ESTABLISH A SATISFACTORY AND ACCEPTABLE WATER SYSTEM.
 3. CONTRACTOR TO CONSTRUCT ALL TRENCH EXCAVATION IN ACCORDANCE WITH ALL OSHA REGULATIONS (29 CFR CH.XVII, SUBPART B)
 4. TRENCH SHALL BE EXCAVATED BELOW GRADE REQUIRED TO PROVIDE A MINIMUM 36" OF PIPE COVER.
 5. MAXIMUM PIPE COVER SHALL BE 60" UNDER NORMAL CONDITIONS. COVER GREATER THAN 60" MAY BE ALLOWED FOR SHORT DISTANCES WHERE REQUIRED BY FIELD CONDITIONS. NO HYDRANT SHALL BE ALLOWED WHERE LINES ARE GREATER THAN 60" DEEP.

	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 842-2468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION: WATER MAIN INSTALLATION PRIOR TO ROADWAY CONSTRUCTION	REVISED: _____	W3
DRAWN BY: _____		CHECKED BY: _____	FILE: W3-Water Main Installation Prior to Roadway Const.dwg	



	CITY OF BRYANT, AR WATER UTILITIES 210 S.W. 3rd. STREET BRYANT, AR PHONE: (501) 842-2468	TITLE: WATER DETAILS	DATE: APRIL 2015	SHEET:
		DESCRIPTION: METER SETTINGS	REVISED: _____	W10
DRAWN BY: _____		CHECKED BY: _____	FILE: W10-Meter Settings.dwg	



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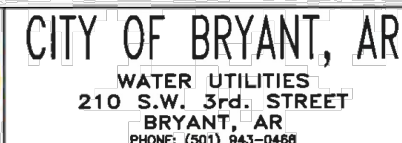
COMM./25300 130'N
BRYANT WATER UTILITIES

A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE: 11/05/2025	C.A.D. BY: _____	DRAWING NUMBER: 25-1210
REVISED: ##	CHECKED BY: _____	
SHEET: C-2.1	SCALE: _____	
500	01S	14W 0 13 400 62 1664



- NOTES:**
1. ALL WATER & SANITARY SEWER TRENCHES WHICH ARE UNDER THE PROCEEDING STREETS MUST BE BACKFILLED AS SHOWN ON THE TRENCHING, BEDDING, AND BACKFILL STANDARD SPECIFICATIONS.
 2. WATER AND SEWER LINES SHALL MAINTAIN A MINIMUM OF HORIZONTAL SEPARATION DISTANCE OF 10 FEET AT ALL TIMES.
 3. WITH THE WATER LINE CROSSING ABOVE THE SEWER LINE.
 4. ALL CORR. STOPS SHALL BE INSTALLED AT 14°-40° ANGLE FROM HORIZONTAL.
 5. ALL CORR. STOPS SHALL BE INSTALLED ON THE INSIDE OF THE WATER MAIN.
 6. ALL METRIC BOXES SHALL BE INSTALLED ON NON-PAVED AREAS. ANY METRIC BOX THAT GETS RELOCATED AT THE OWNER'S DISCRETION BEFORE A WATER MAIN WILL BE INSTALLED.



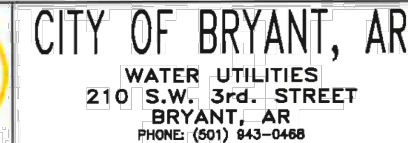
TITLE:			WATER DETAILS		
DESCRIPTION:			METER SERVICE LINE UNDER PAVEMENT		
ORIGINAL BY:	CHECKED BY:	FILE:	W11-Water Sander Line Used		

DATE: APRIL 2015	SHEET:
REVISED	
100-100-100-100	
100-100-100-100	
100-100-100-100	
100-100-100-100	
100-100-100-100	



- NOTES:

1. COORDINATE INSTALLATION AND CONFIGURATION OF ALL 1'-1/2" AND LARGER METER SETTINGS WITH THE CITY.
2. ALL METER BOXES SHALL BE INSTALLED IN NON-PAVED AREAS. ANY METER BOX THAT GETS PLACED IN A PAVED AREA SHALL BE RELOCATED AT THE OWNER'S EXPENSE BEFORE A WATER METER WILL BE INSTALLED.
3. SUPPORT METER INSTALLATION WITH 1"x24" SCH40 PVC THROUGH EACH BRACE EYE.



TITLE:	WATER DETAILS		
DESCRIPTION:	2" WATER METER		
DRAWN BY:	CHECKED BY:	FILE: W12-2 Inch Water Meter.dwg	

DATE: APRIL 2015 SHEET: **W12**



METHOD 'A' USES ONE LENGTH OF POLYETHYLENE TUBE, OVERLAPPED AT THE JOINTS A MINIMUM OF 2 FEET.



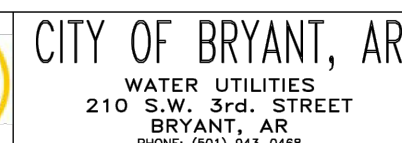
METHOD 'B' USES SEPARATE PIECES OF POLYETHYLENE TUBE FOR THE BARREL OF THE PIPE AND THE JOINTS. SHORT PIECES SHALL BE APPROXIMATELY 6' LONG AND OVERLAP BARREL SECTION BY A MINIMUM OF 2 FEET.



METHOD 'C' - USED FOR PIPE-SHAPED AND ODD- SHAPED APPURTENANCES SUCH AS BENDS, REDUCERS, OFFSETS, VALVES, TEES, ETC.

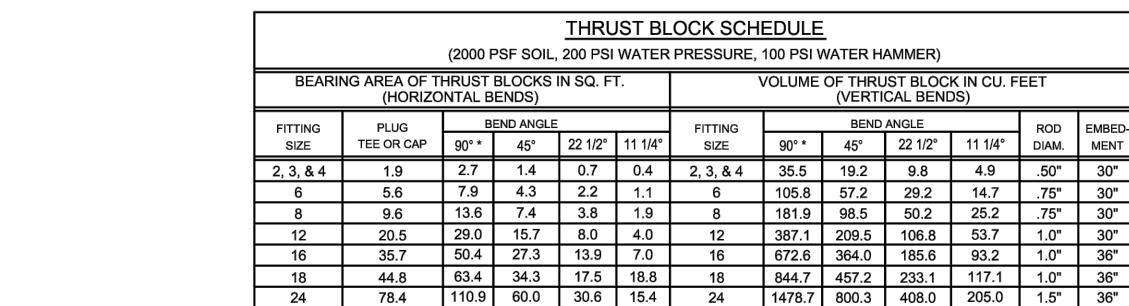
ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY WRAPPED.

THE ANSI/AWWA C105/A21.5 STANDARD OUTLINES THREE METHODS OF INSTALLING POLYETHYLENE ENCASMENT/ SLEEVING.



TITLE: WATER DETAILS		
DESCRIPTION: POLYETHYLENE PROTECTION MATERIAL		
DESIGN: 01	LOCATION: 01	SECTION: 01

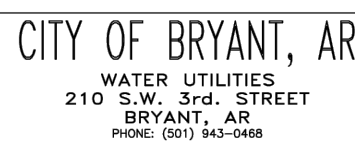
DATE: APRIL 2015	SHEET:
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REVISED	



THRUST BLOCK NOTES:

1. CONCRETE FOR THRUST BLOCKS - CLASS A CONCRETE SHALL DEVELOP NOT LESS THAN 3000 PSI. COMPRESSIVE STRENGTH AT 28 DAYS AND BE PLACED AGAINST UNDISTURBED SOIL.
2. 1/2" HORIZONTAL AND VERTICAL TIES WITH CONCRETE - VERTICAL BENDS SHALL BE PLACED ON CONCRETE BENDS WHERE BENDS TURN UP, OR LOADED WHERE BENDS TURN DOWN.
3. JOINTS IN CONCRETE SHALL BE POLYETHYLENE SHEETED.
4. BEARING AREA SHOWN IN TABLE IS BASED UPON A 2000 LB/SQ. SOIL BEARING, AND UPON A PIPELINE PRESSURE OF 200 psi. PLUS 100 psi. WATER - HAMMER. AREAS SHOWN SHALL BE ADJUSTED. SHOULD FIELD CONDITIONS VARY.
5. USE LONG-RADIUS RIGIDIZERS WHEREVER POSSIBLE.
6. ALL BOLTS FOR FITTINGS SHALL BE 316 STAINLESS STEEL.
7. ALL DUCTILE IRON FITTINGS SHALL BE FUSION-BONDED EPOXY COATED INSIDE AND OUT IN ACCORDANCE WITH ANSI A16.1.
8. UNIT WEIGHT OF CONCRETE FOR VERTICAL THRUST BLOCKS IS 150 LB/SQ. FT.

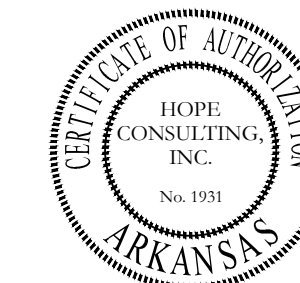
THRUST BLOCKING



TITLE:	WATER DETAILS		
DESCRIPTION:	THRUST BLOCKING		
DRAWN BY:	CHECKED BY:	FILE: M16-Thrust	

DATE: APRIL 2015	SHEET:
REVISED	

W16



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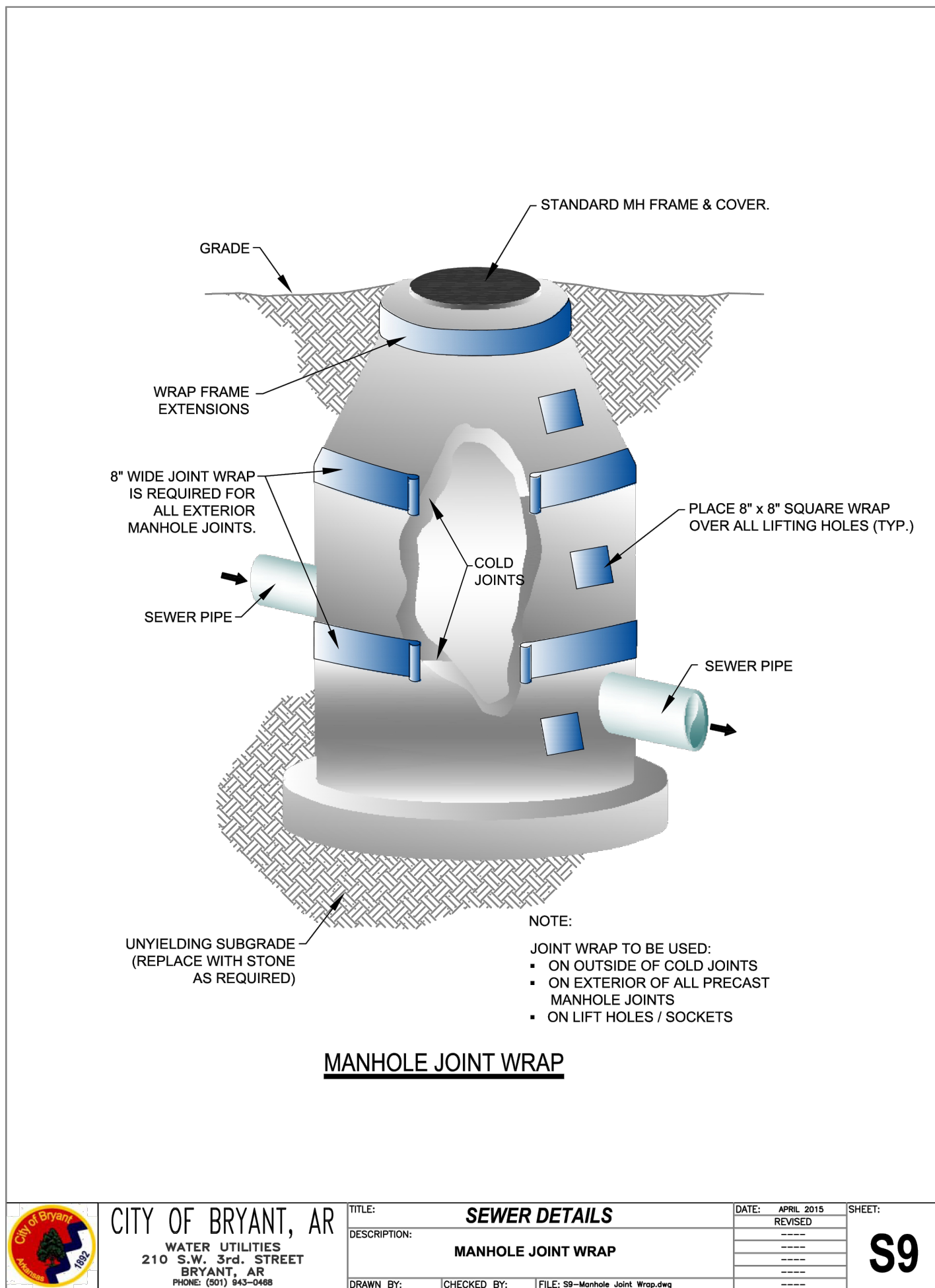
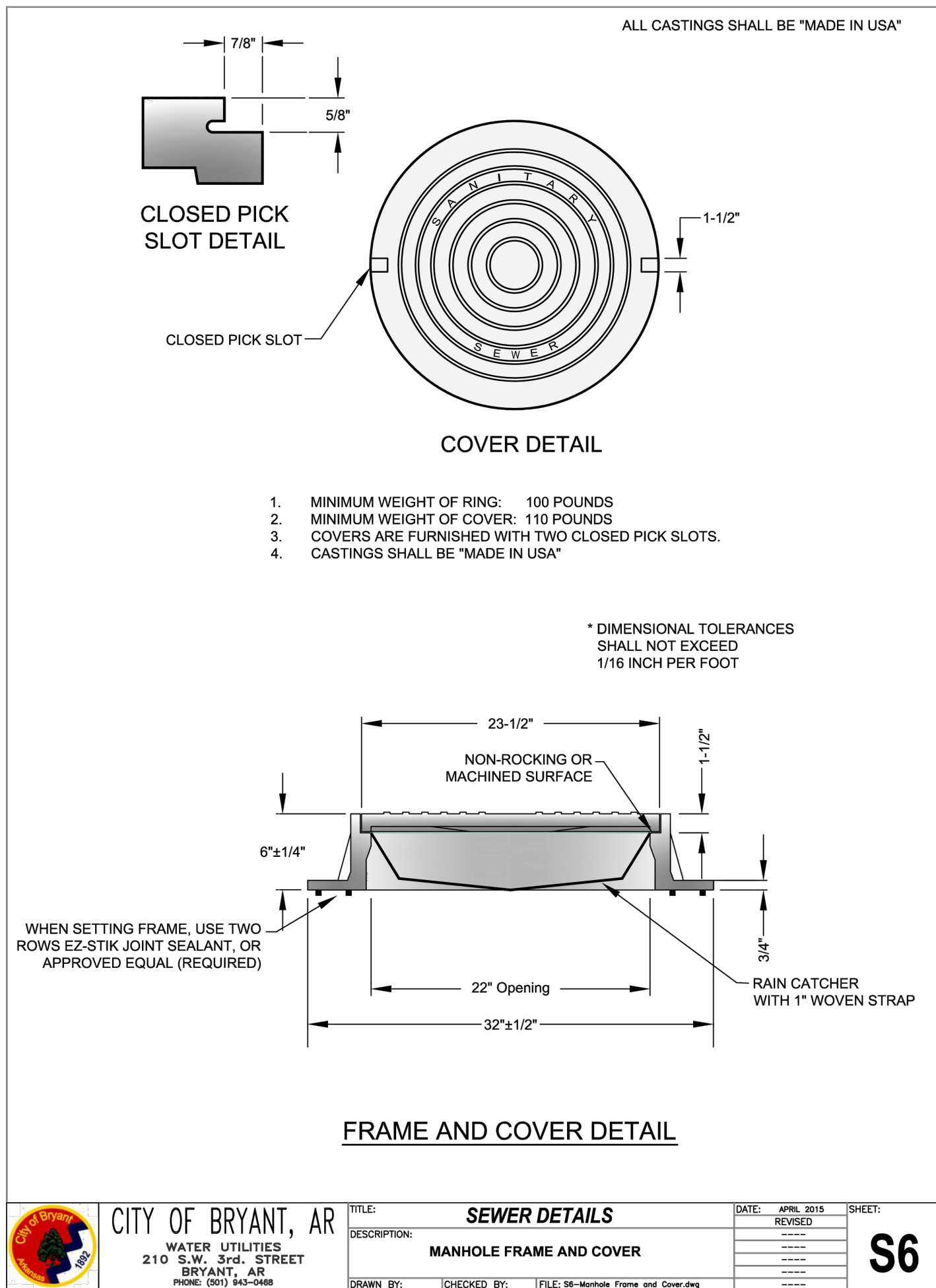
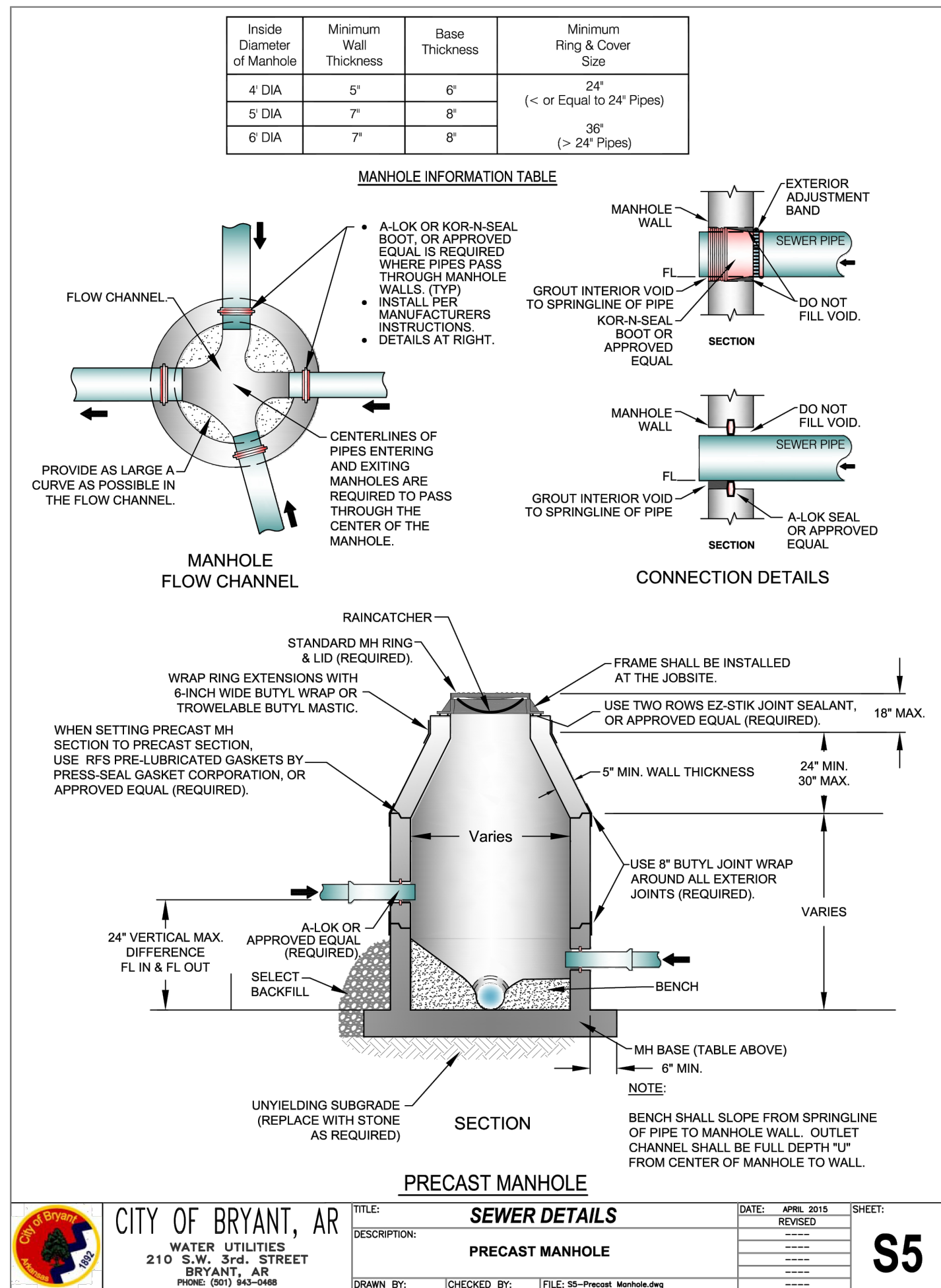
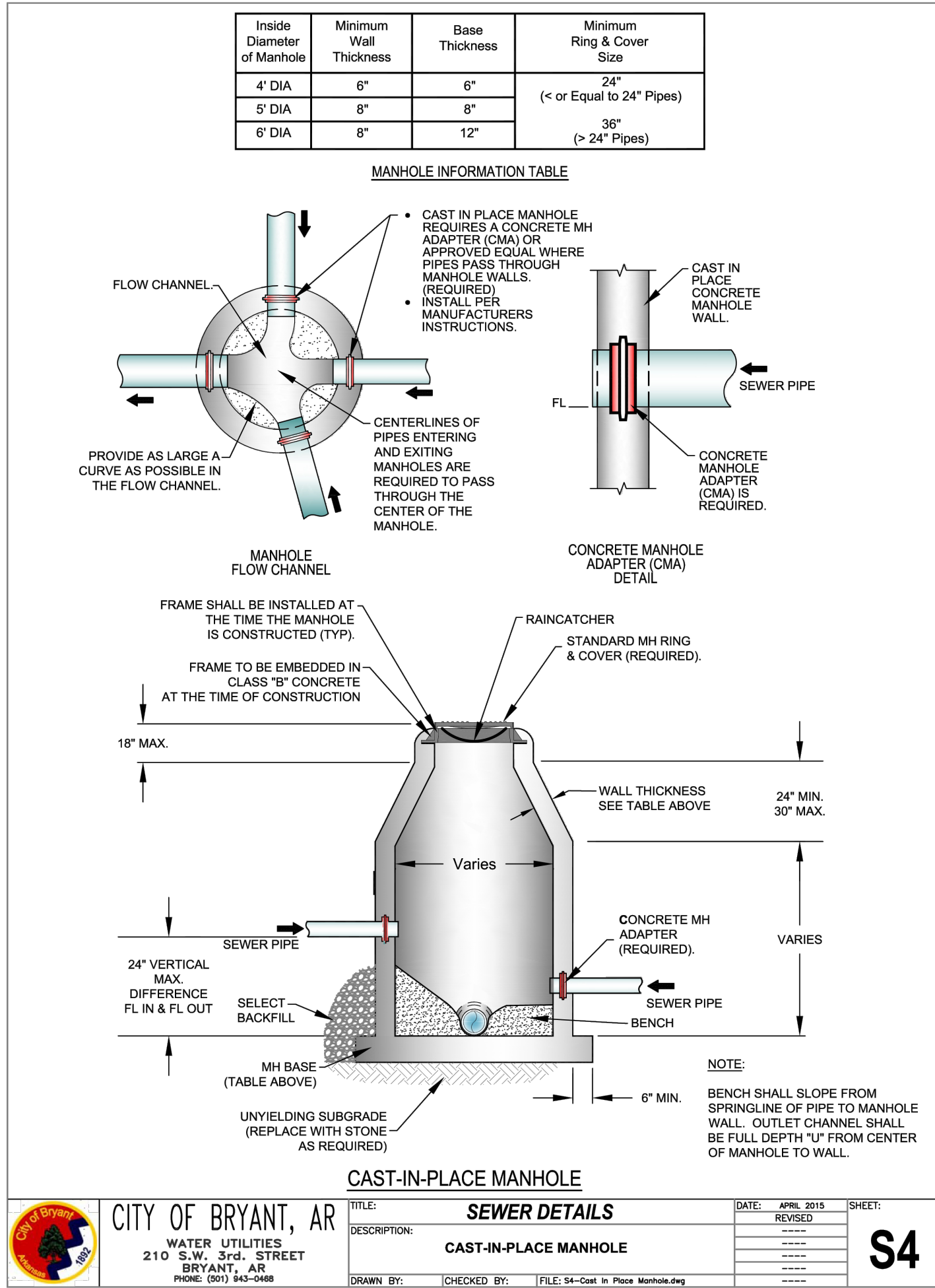
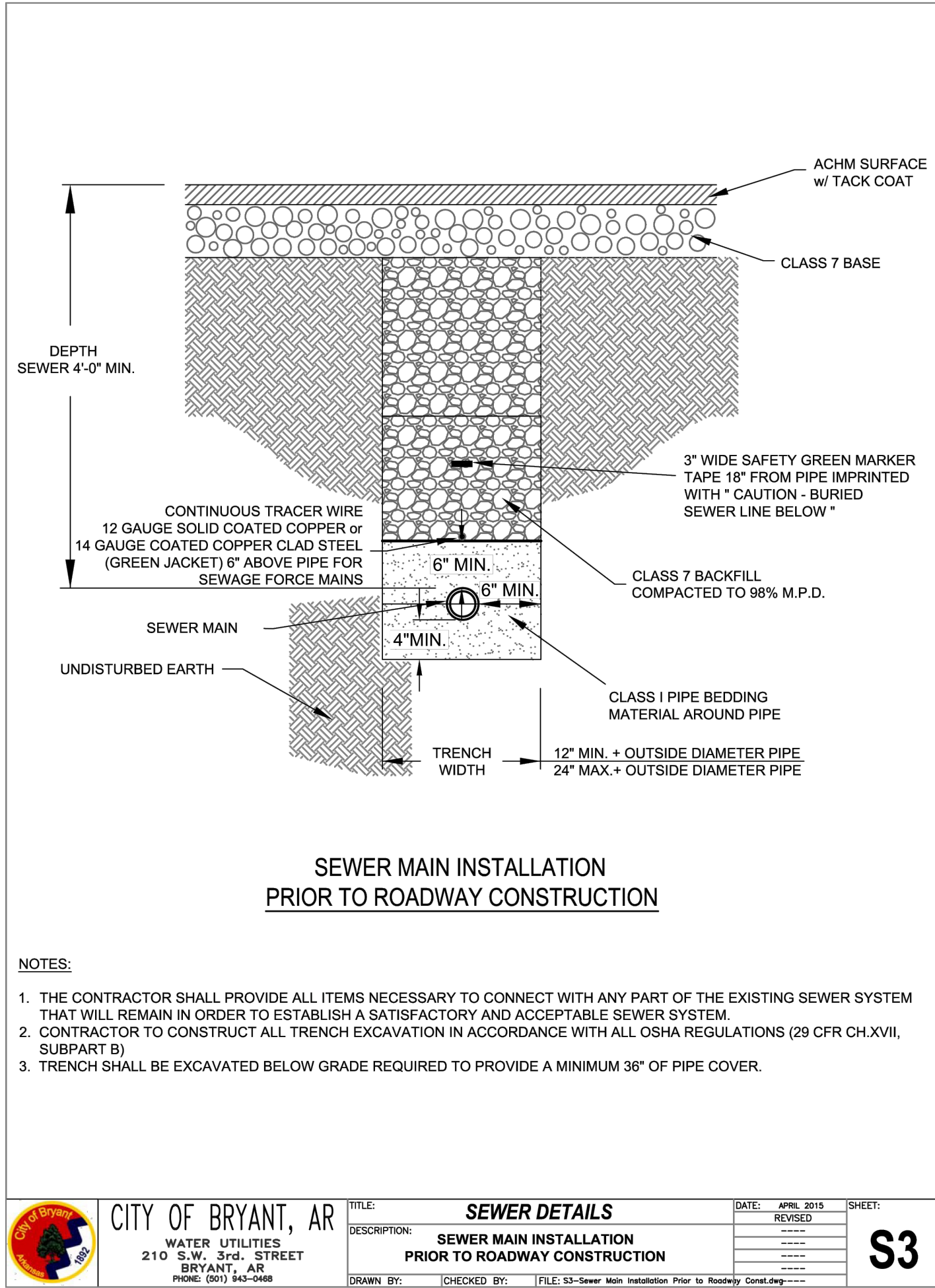
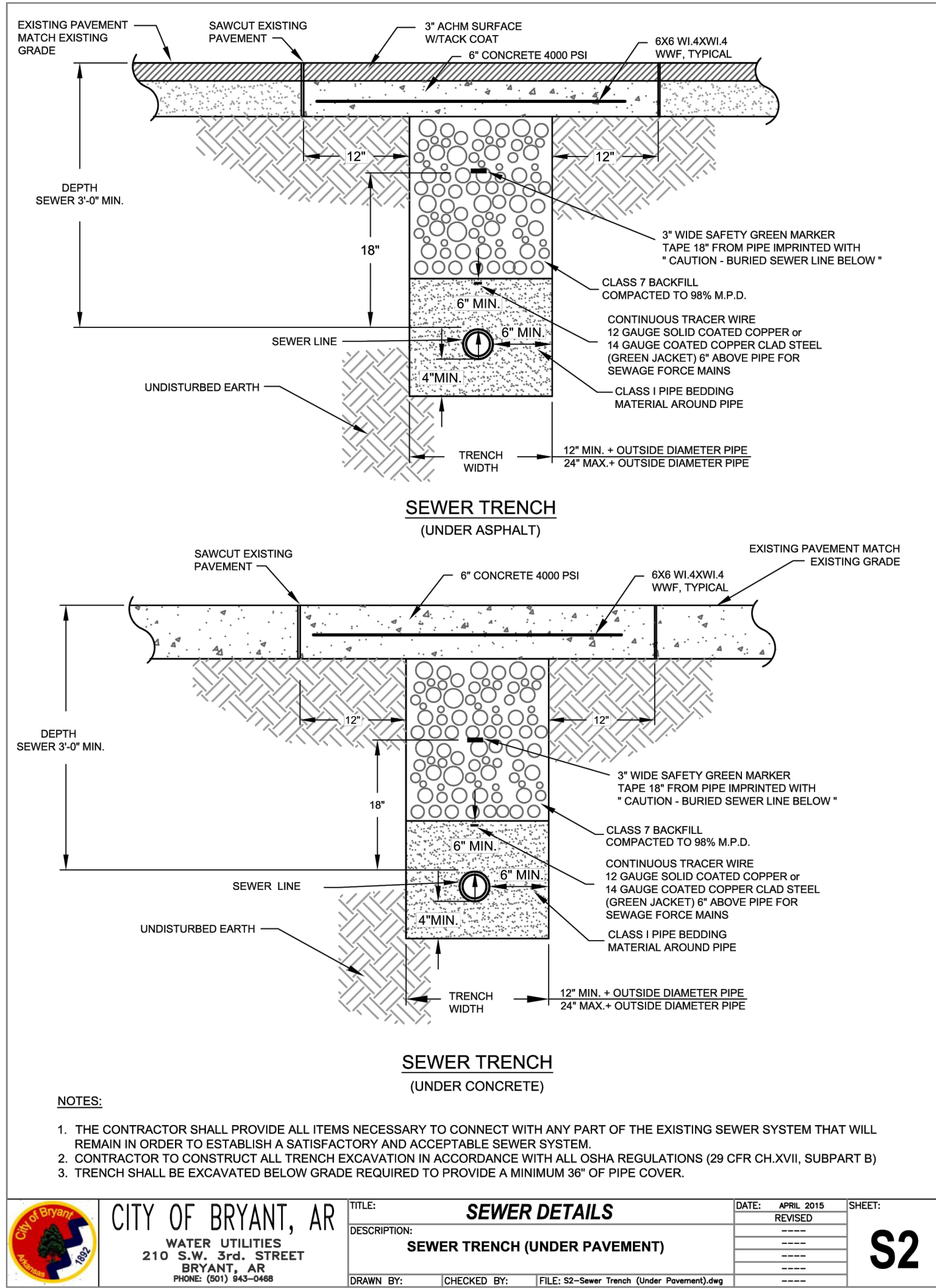
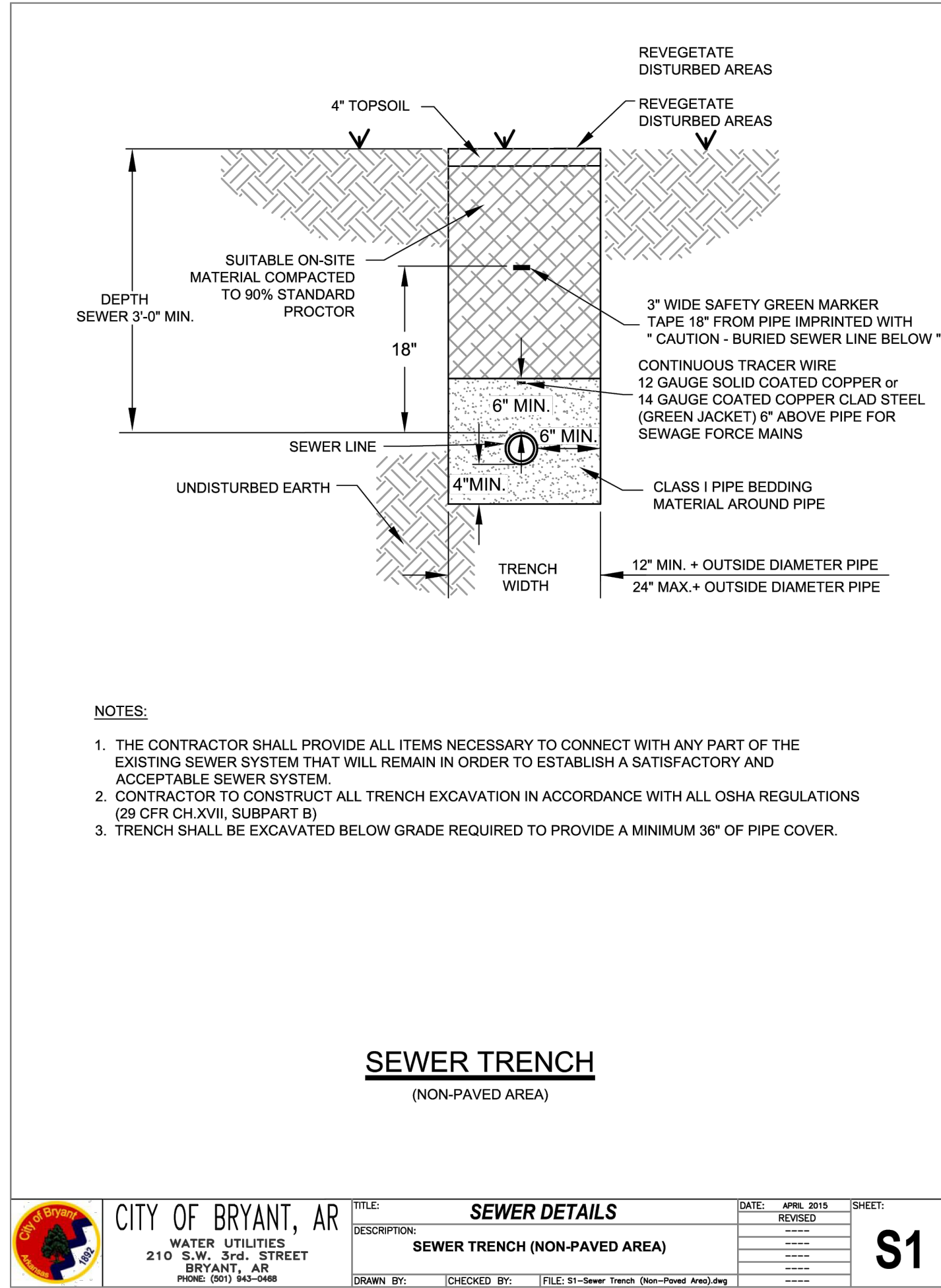
FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 I30 N
BRYANT WATER UTILITIES

A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE:	11/05/2025	C.A.D. BY:	DRAWING NUMBER: 25-1210
REVISED:	##	CHECKED BY:	
SHEET:	C-22	SCALE:	

500	01S	14W	0	13	400	62	1664
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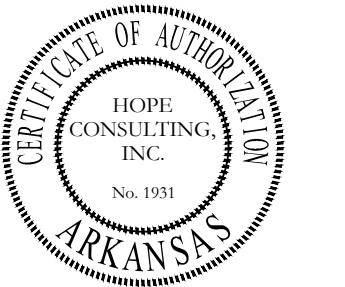
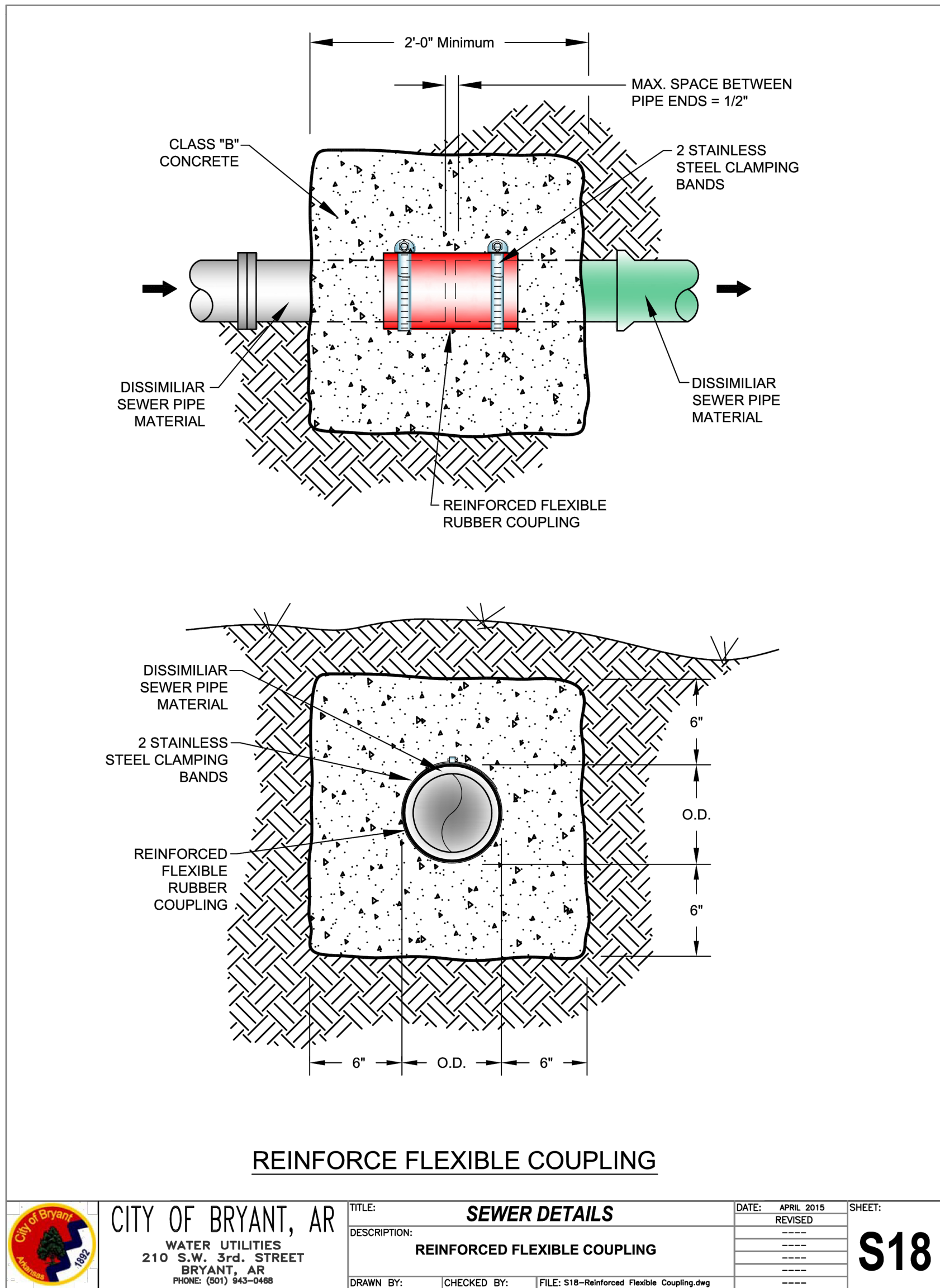
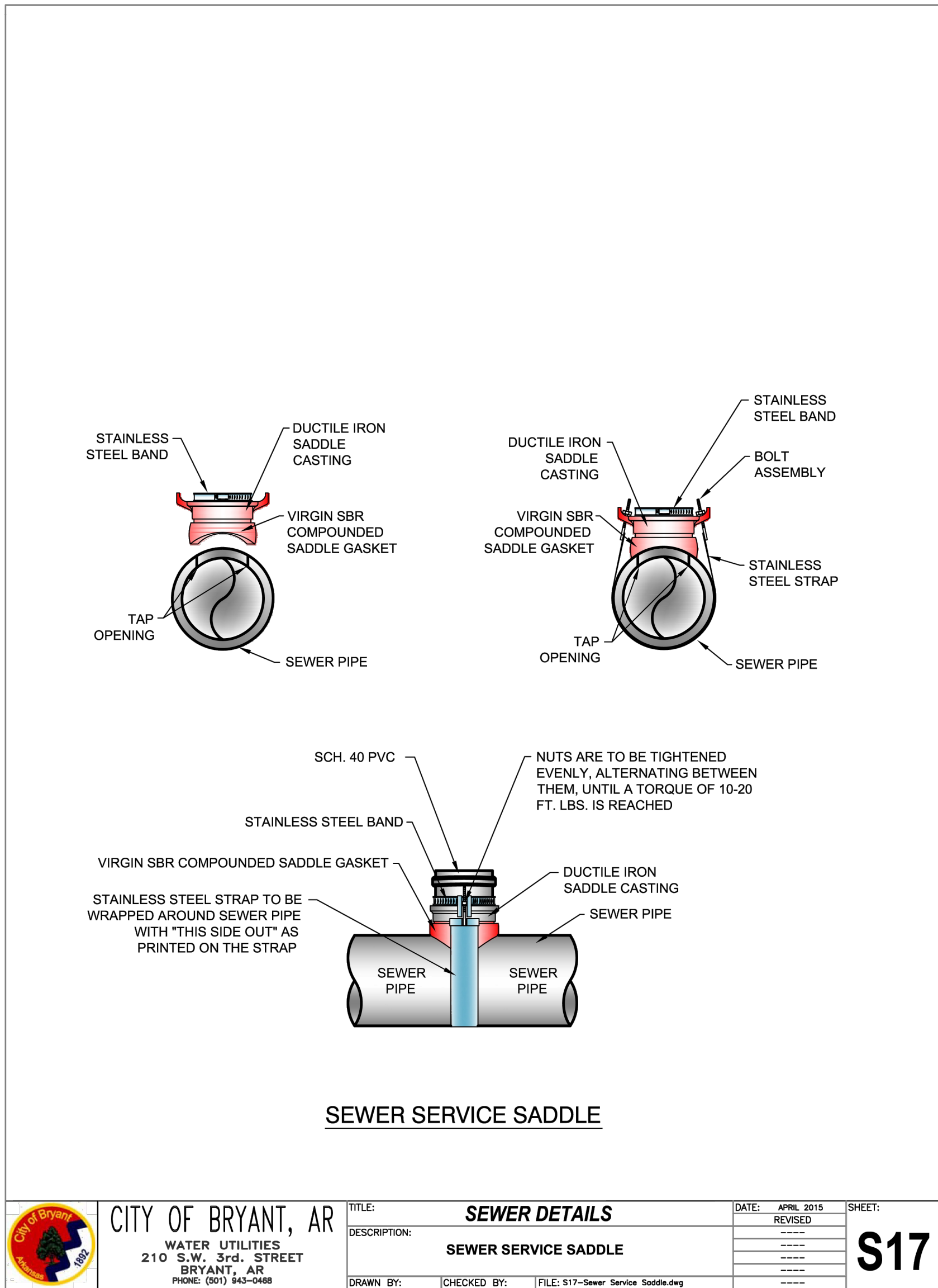
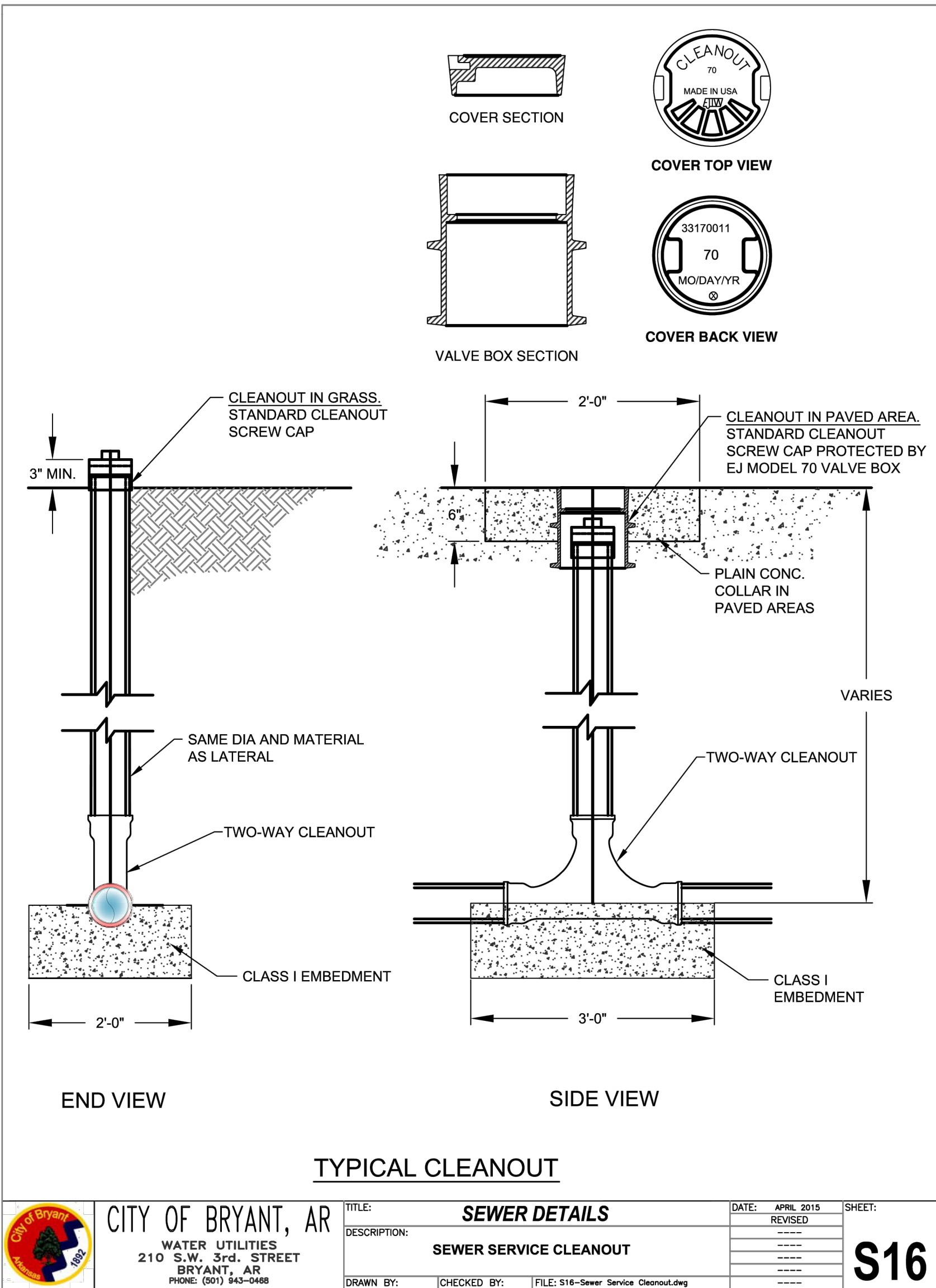
COMM./25300 I30 N
BRYANT SEWER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

DATE: 11/05/2025
REVIS: ##
SHEET: C-2.3

C.A.D. BY:
CHECKED BY:
SCALE:

DRAWING NUMBER:
25-1210

500 01S 14W 0 13 400 62 1664



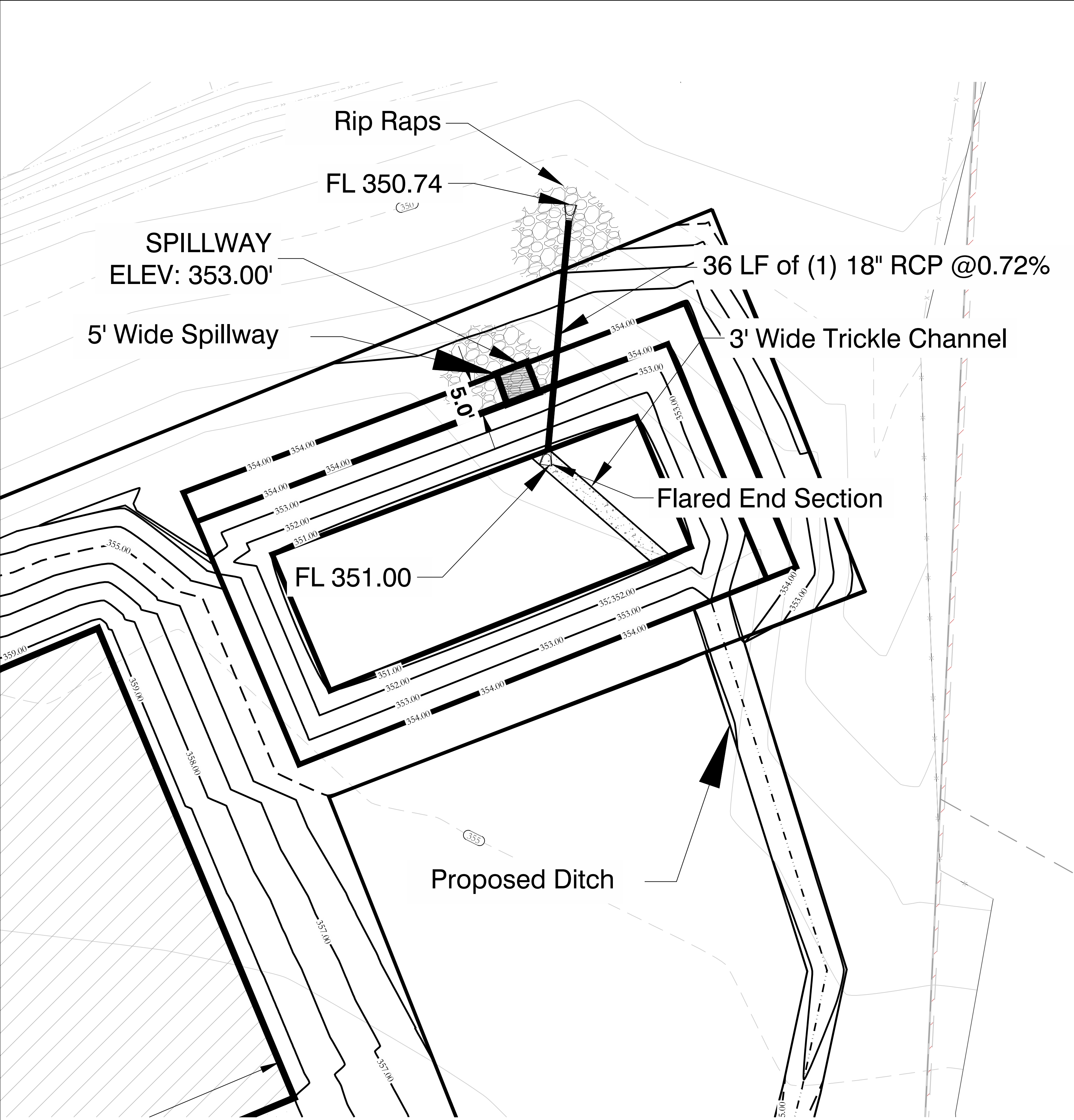
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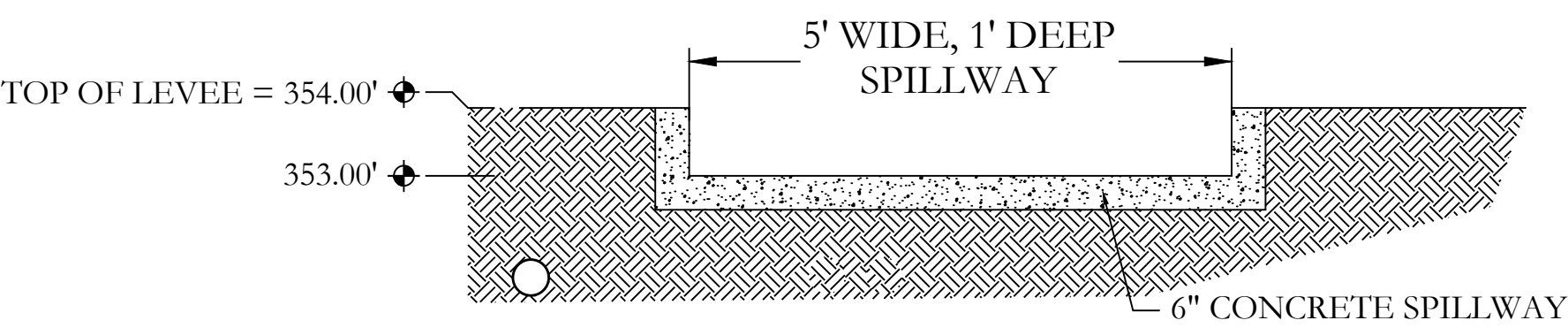
FOR USE AND BENEFIT OF:
STUART FINLEY

COMM./25300 I30 N
BRYANT SEWER UTILITIES
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS

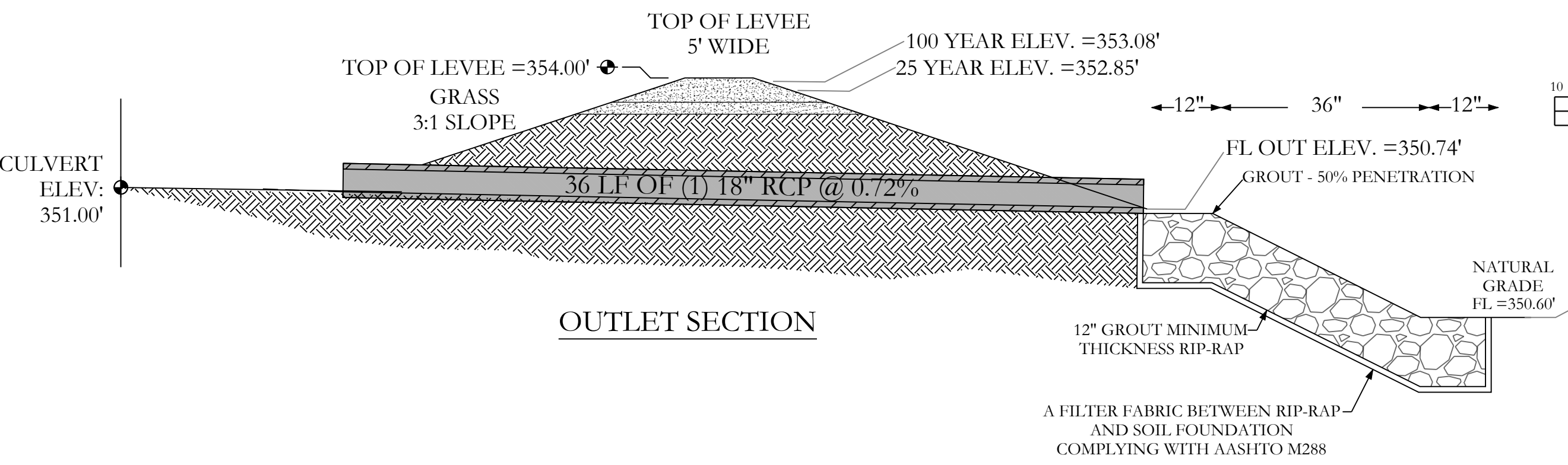
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SHEET:	C-24	SCALE:		
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NORTH EAST DETENTION POND



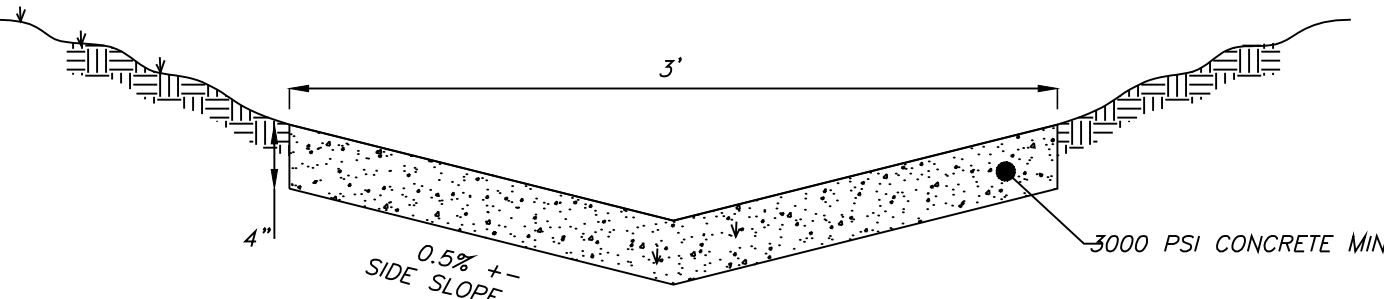
SPILLWAY END VIEW
NTS



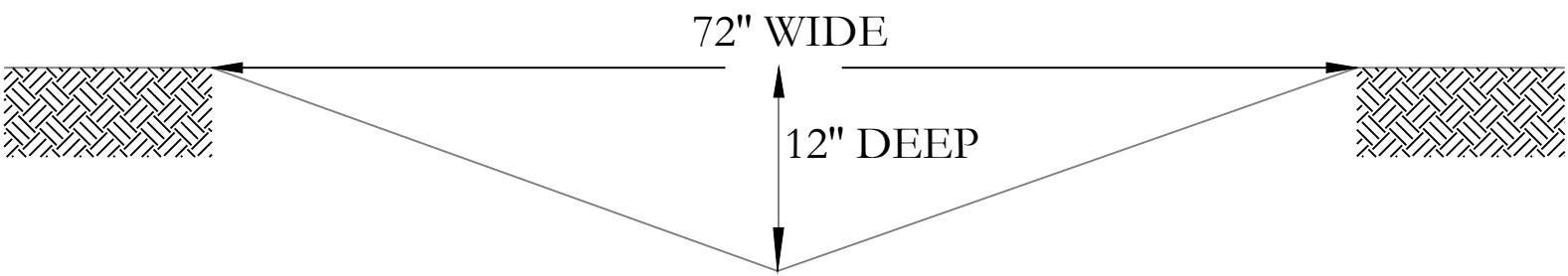
OUTLET SECTION

EARTHEN SLOPE NOTE:
EARTHEN DETENTION POND SLOPES ON BOTH
THE INTERIOR AND EXTERIOR OF THE POND
SHALL HAVE A MAXIMUM SLOPE OF 3:1.

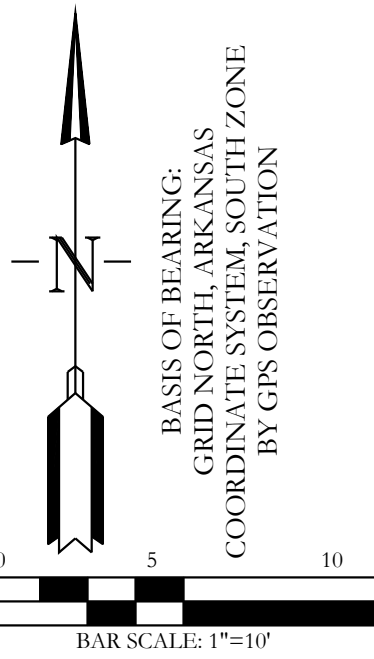
- NOTE:
1. DETENTION POND WILL BE REQUIRED TO BE STABILIZED WITH SOLID SOD/SEED STABILIZATION PER THE STORM WATER MANAGEMENT MANUAL.
 2. DETENTION POND WILL HAVE A 5' WIDE LEVEE.



DETAIL (NTS)
TRICKLE CHANNEL SECTION



DITCH SECTION



DETENTION POND MAINTENANCE PLAN

Background
The Detention pond is located at the North East 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:
-Moving 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.

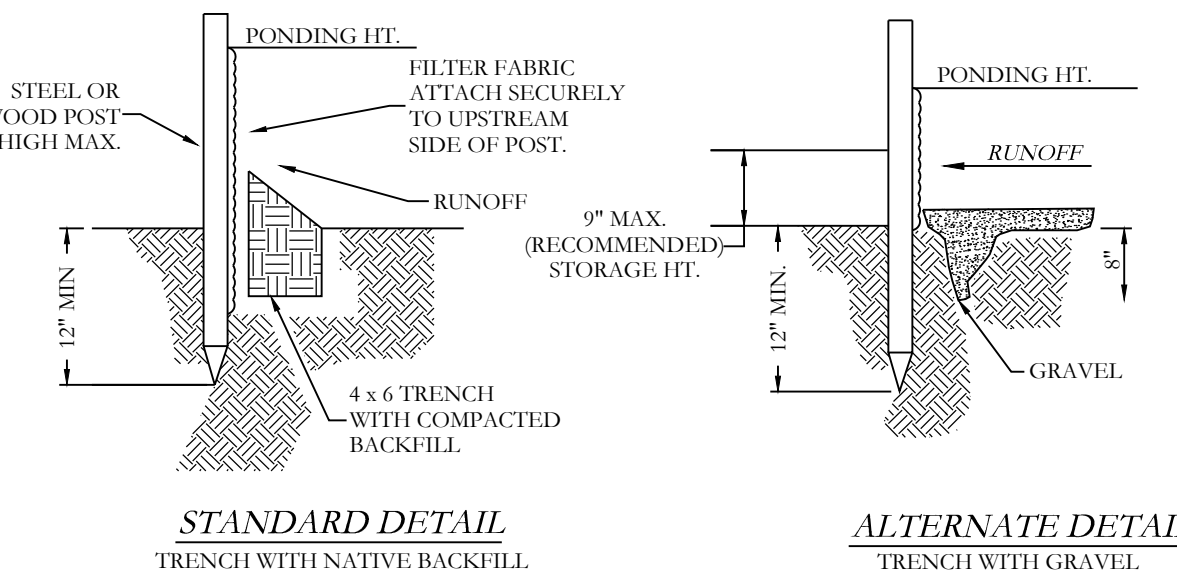
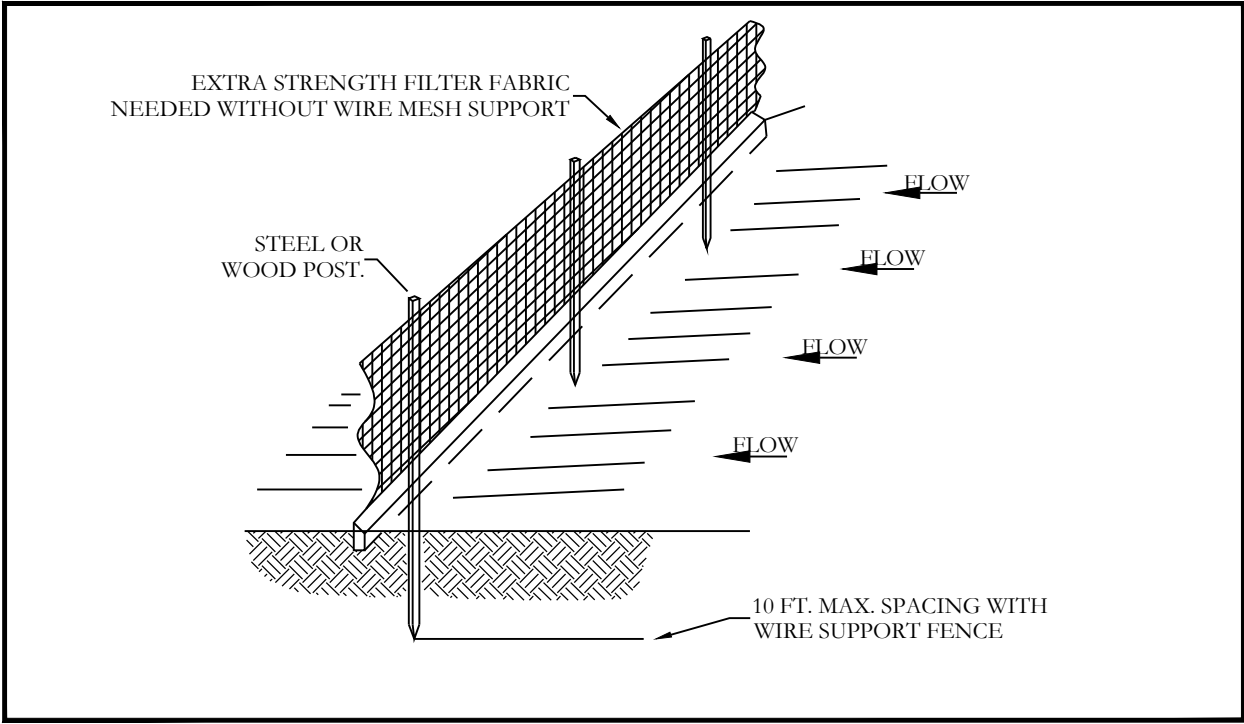
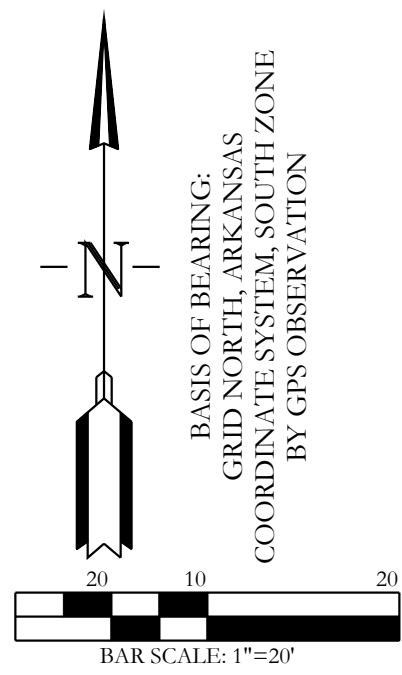
-Any other maintenance or repairs which would minimize other maintenance to the pond or outfall structures.

For questions or concerns about Tract "A", contact at (501)315-2626.

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FOR USE AND BENEFIT OF: STUART FINLEY							
25-1210 Comm./ 25300 I30 N NORTH EAST DETENTION POND A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS							
DATE:	11/05/2025	C.A.D. BY:		DRAWING NUMBER:			
REVISED:	##	CHECKED BY:		25-1210			
SHEET:	C-3.0	SCALE:	1"=10'				
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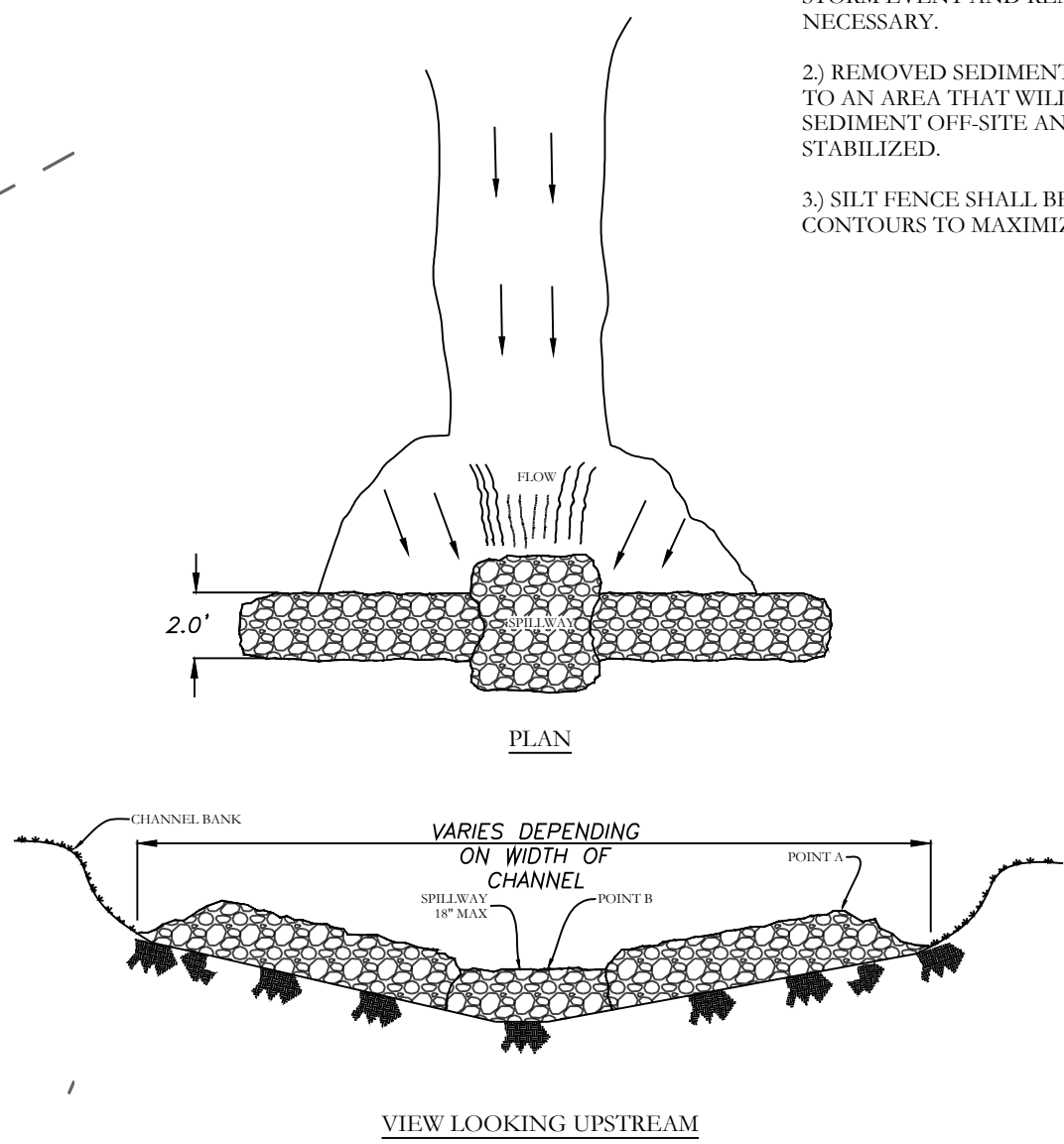
NOTE:

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



NOTES:

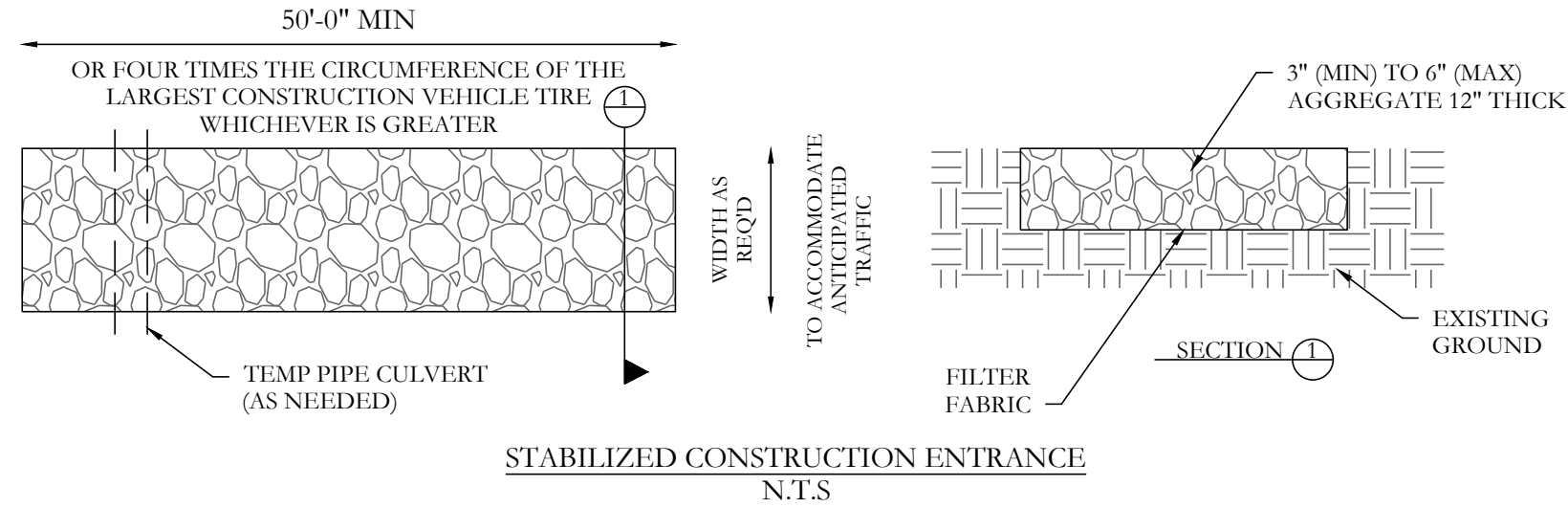
1) POINT 'A' MUST BE HIGHER THAN POINT 'B' BY AT LEAST 2 FEET.

2) PLACE RIP-RAP BARRIER PERPENDICULAR TO THE FLOW WITH TIGHT GROUPING. USE STONE, ROCKS OR FILL FABRIC TO FILL ANY GAPS AND FORM BACKFILL MATERIAL TO PREVENT BLOWNS OR FLOW AROUND THE DAM.

3) SILENT FENCE SHALL NOT EXCEED 10'-20'.

4) INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

RIP-RAP
CHECK DAM



EROSION CONTROL NOTES

SOD OR GRASS DETENTION AREA POST-CONSTRUCTION (IF APPLICABLE)

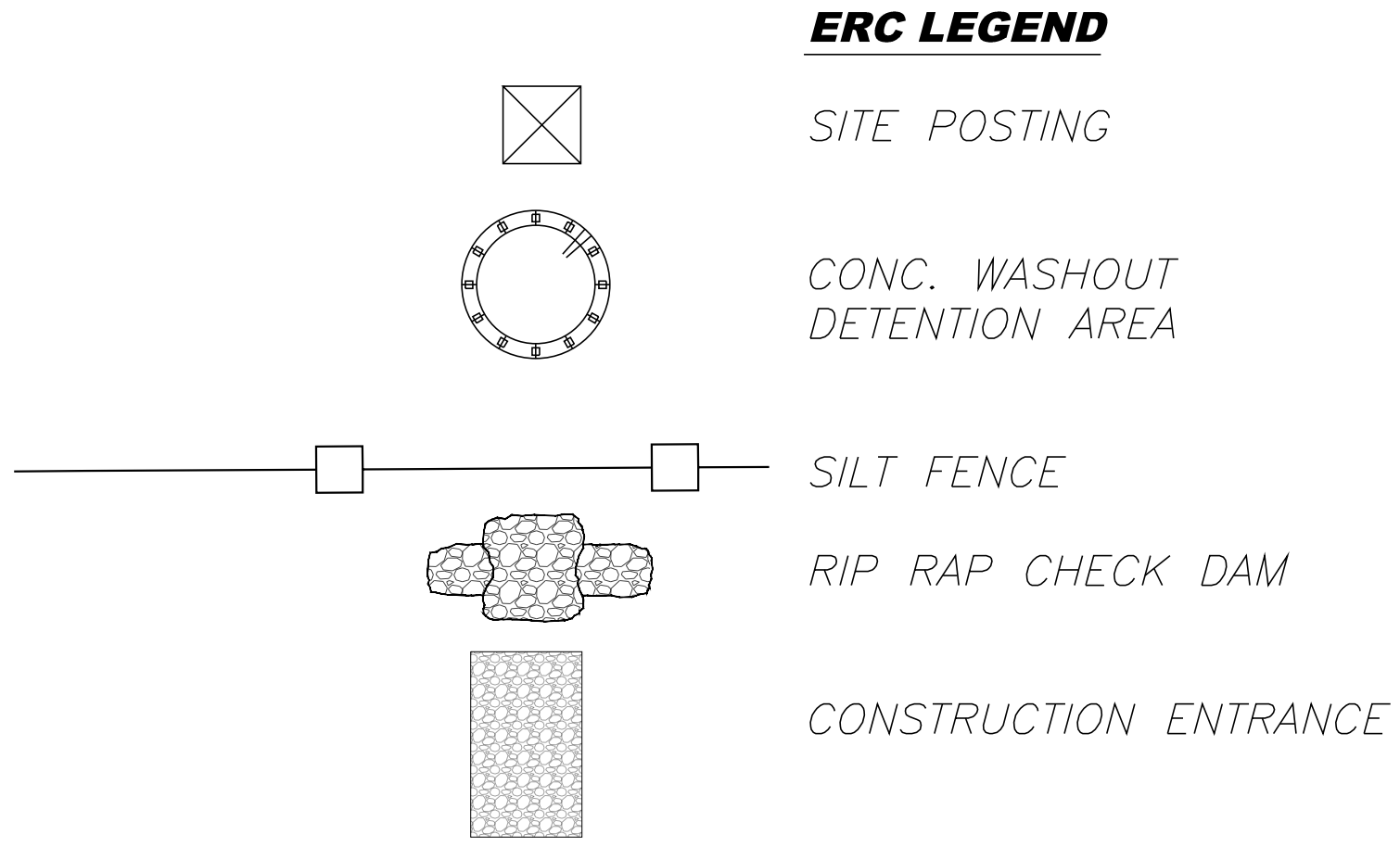
MAXIMUM SLOPE OF 3H:1V ON DETENTION POND LEVEES

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

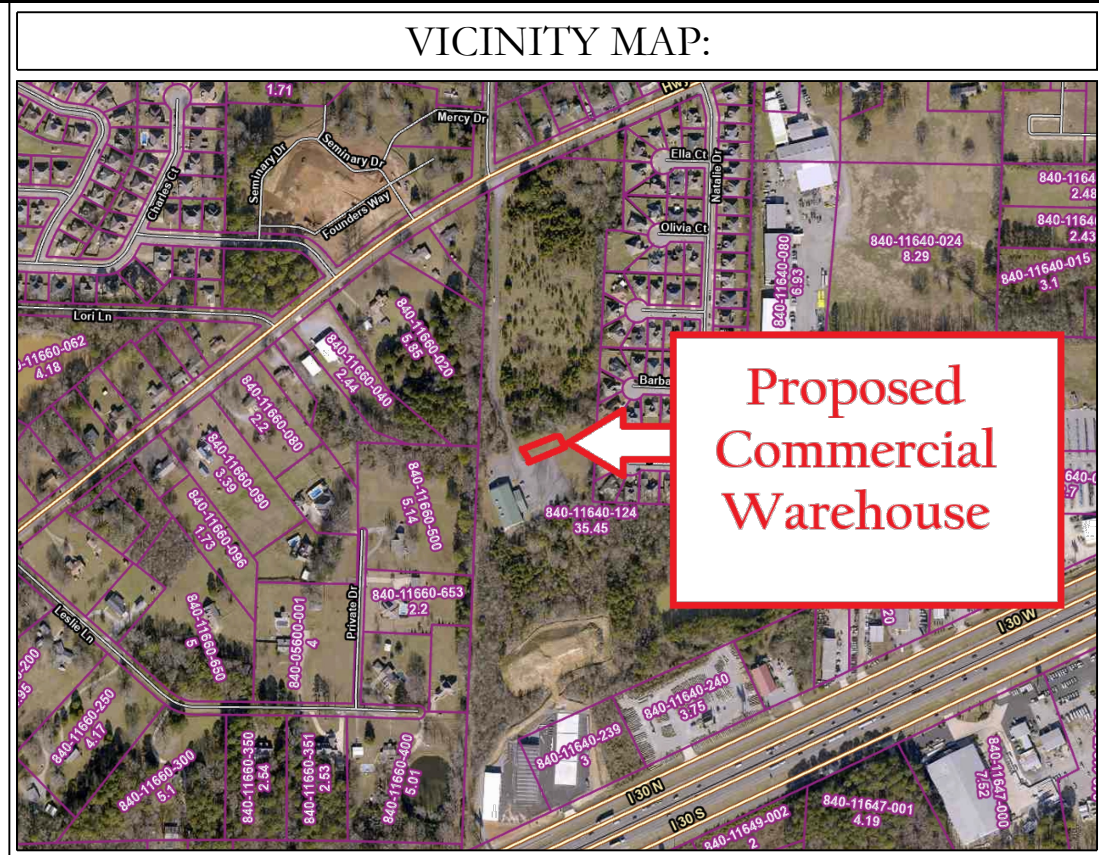
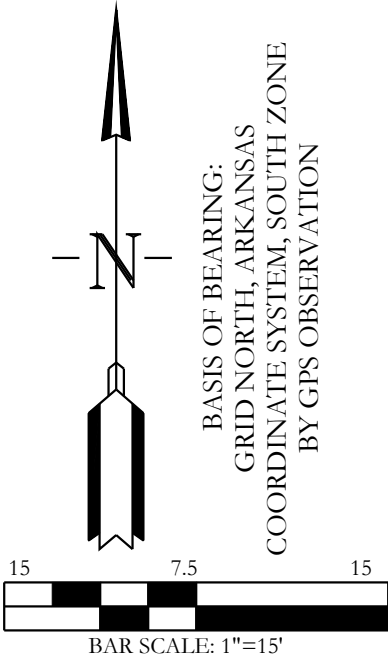
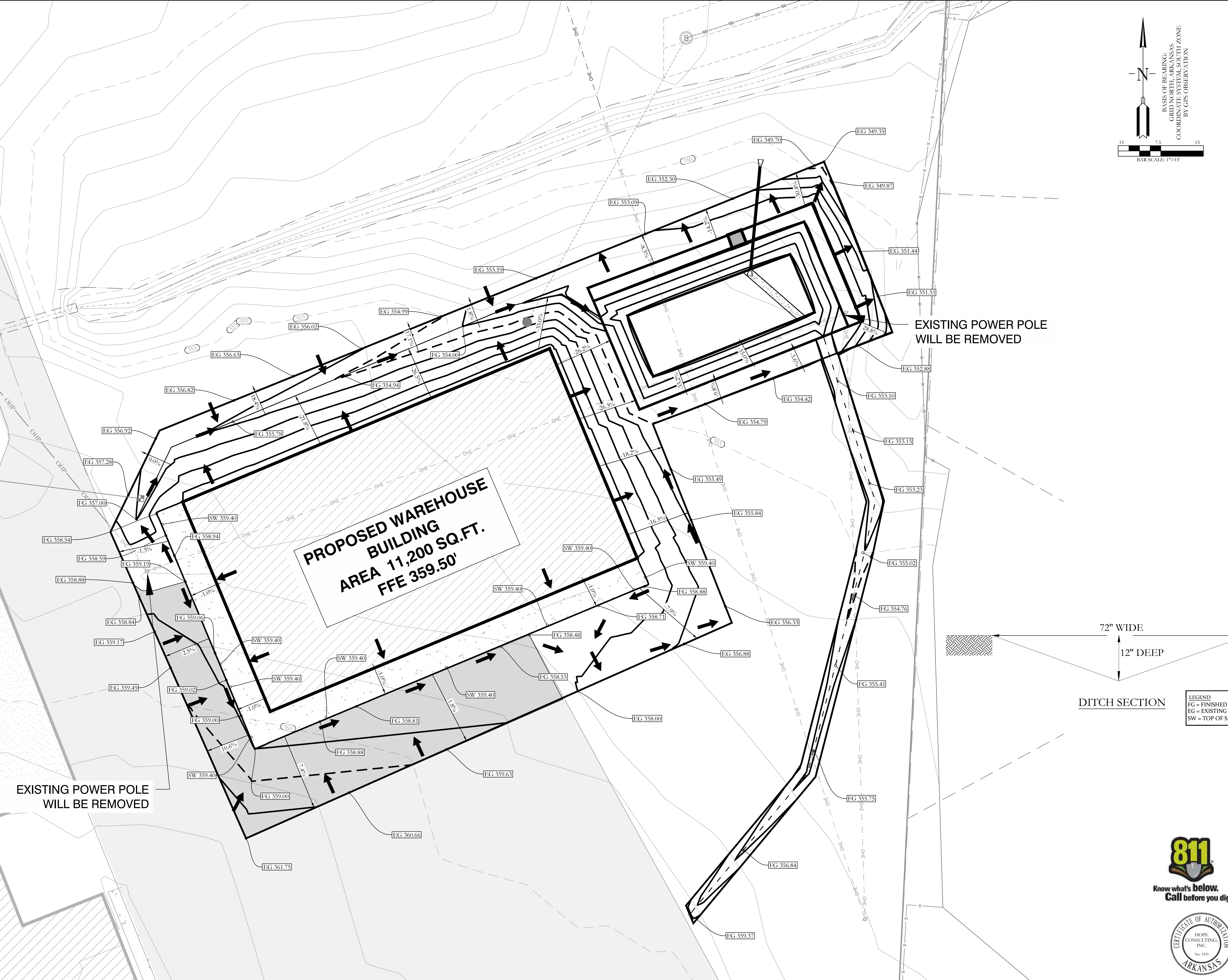
CONTRACTOR SHOULD WORK WITH ENGINEER TO ESTABLISH EFFECTIVE AND EFFICIENT PLAN TO PREVENT SEDIMENT RUNOFF BY DETERMINING WHERE SILT FENCING OR OTHER TYPES OF CONTROLS ARE NECESSARY

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 HOME BUILDING BEGINS



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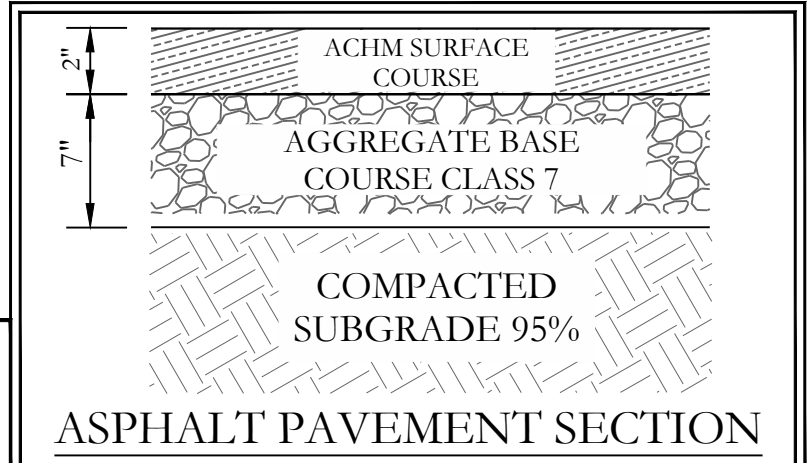
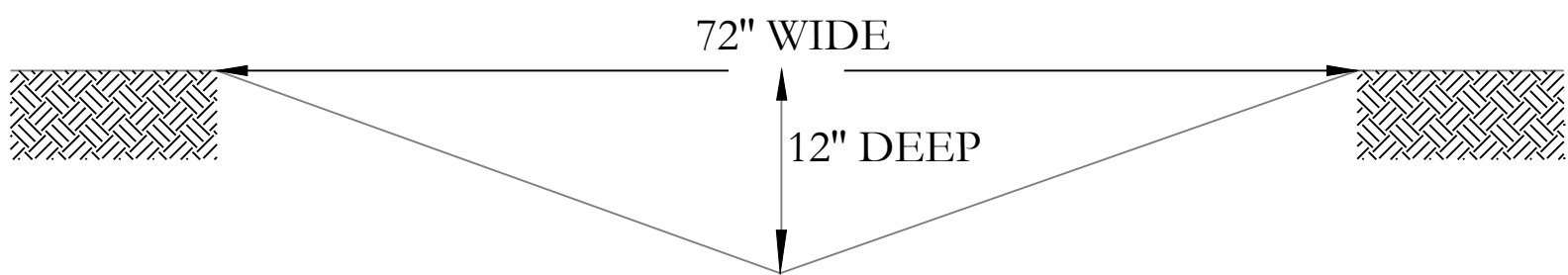
FOR USE AND BENEFIT OF: STUART FINLEY			
25-1210 Comm./ 25300 130 N EROSION CONTROL PLAN A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS			
DATE:	11/05/2025	C.A.D. BY:	DRAWING NUMBER:
REVISED:	##	CHECKED BY:	25-1210
SHEET:	C-4.0	SCALE:	1"=20'
500	01S	14W	0 13 400 62 1664



GRADING PLAN NOTES

1. DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
2. SPOT ELEVATIONS SHOWN ARE FINISHED GROUND, SIDEWALK ELEVATIONS, EXISTING GROUND.
3. CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
4. FILL SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY.
5. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN THE RANGE OF 1% BELOW TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.
6. SUBGRADES 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 UNUSABLE SOILS SHALL BE USED ON SITE FOR FILL PURPOSES OUTSIDE THE AREAS OF BUILDING AND PAVEMENT CONSTRUCTION.
8. OWNER IS RECOMMENDED TO HAVE FENCE AROUND DETENTION POND.

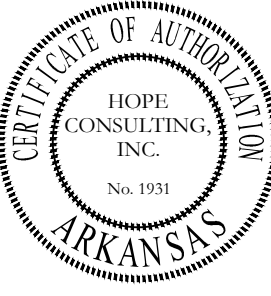
Note: Detention pond will be built before construction



LEGEND
FG = FINISHED GRADE
EG = EXISTING GRADE
SW = TOP OF SIDEWALK

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

EXISTING POWER POLE
WILL BE REMOVED



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FOR USE AND BENEFIT OF:					
STUART FINLEY					
25-1210 Comm./ 25300 130 N					
GRADING PLAN					
A COMMERCIAL IN BRYANT CITY, SALINE COUNTY, ARKANSAS					
DATE:	11/05/2025	C.A.D. BY:		DRAWING NUMBER:	
REVISED:	##	CHECKED BY:		25-1210	
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