

JONESBORO "C" STORE EXPANSION PROJECT

3109 DR. MARTIN LUTHER KING JR. DRIVE

JONESBORO, ARKANSAS

DECEMBER 14TH, 2023

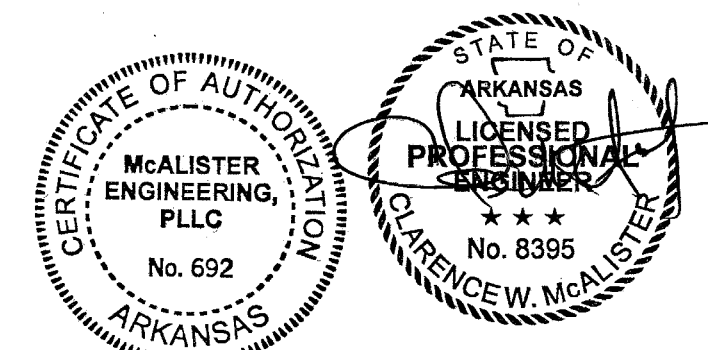
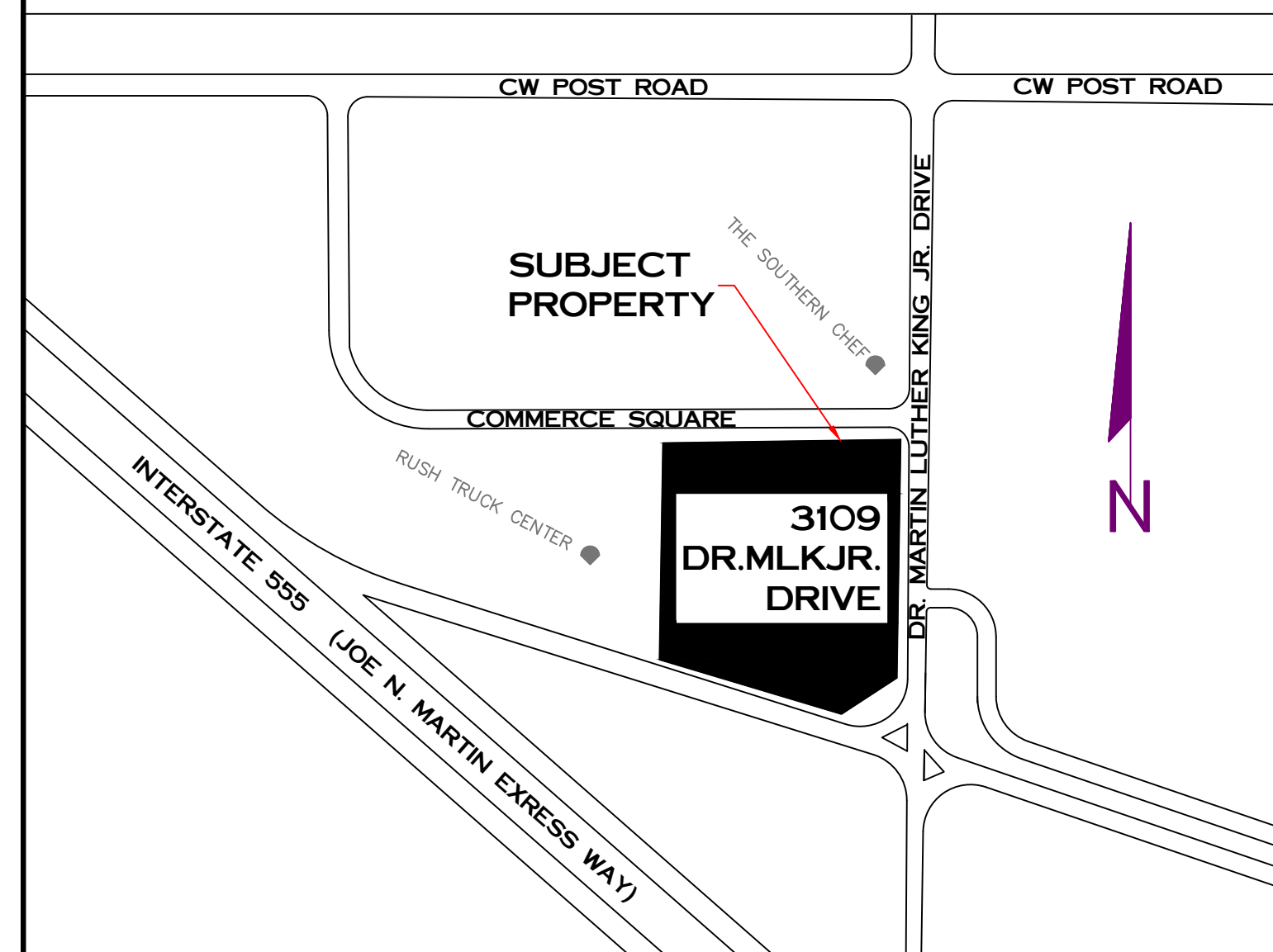
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- 3 OF 6 – EROSION CONTROL PLAN
- 4 OF 6 – GRADING AND DRAINAGE
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- 6 OF 6 – DETAIL SHEET

GENERAL NOTES:

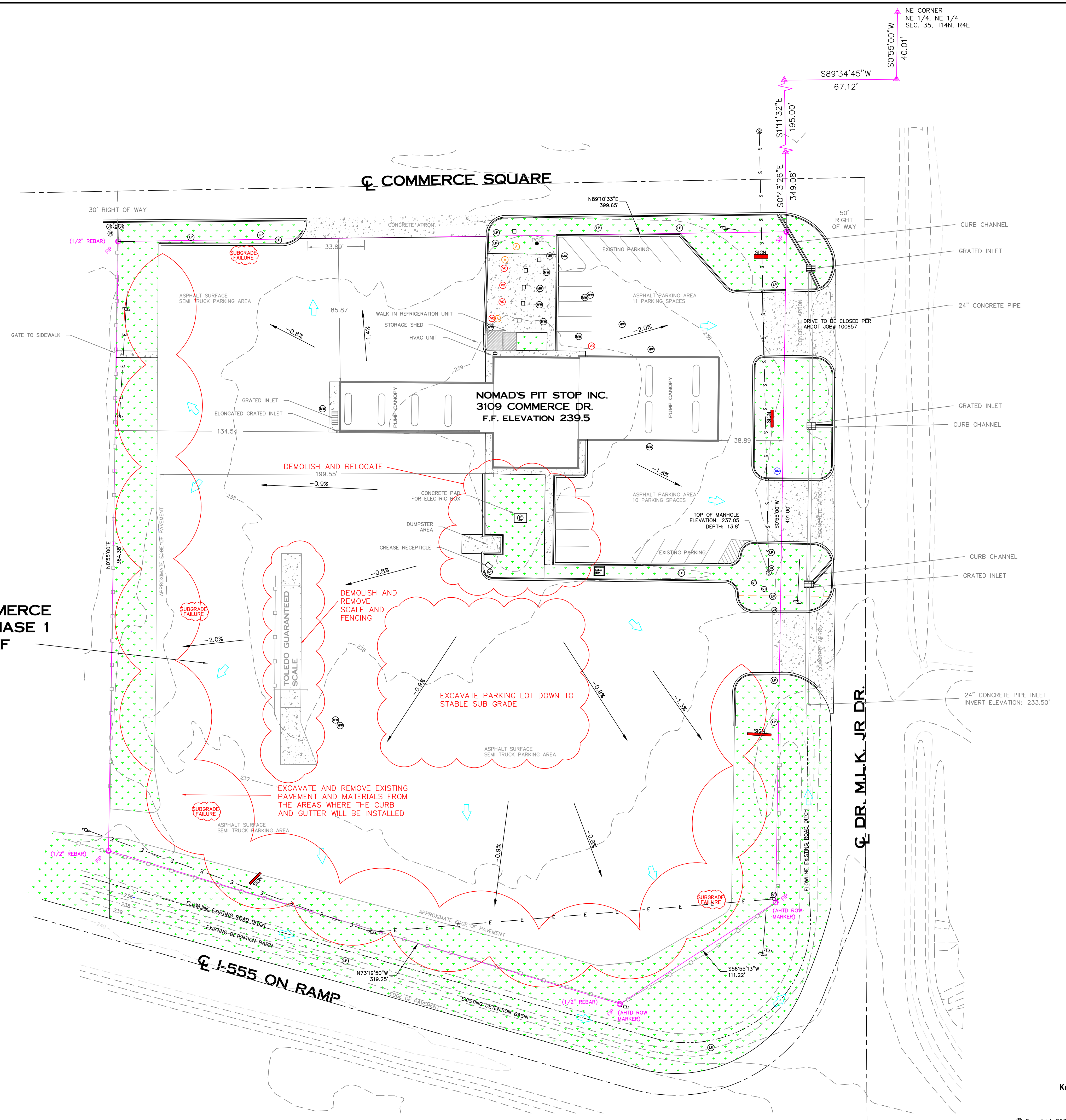
1. CLIENT: MIRZALI LAHKANI
2. THERE WAS NO SUBSURFACE UTILITY INVESTIGATION, UTILITIES REFERENCED HEREON WERE MADE FROM ABOVE GROUND LOCATES AND UTILITY MAPS PROVIDED BY CITY WATER AND LIGHT.
3. ALL SEWER, ELECTRIC, WATER, AND COMMUNICATION LINES ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH LOCAL SERVICE PROVIDERS.
4. CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE SAFETY LAWS AND REGULATIONS OF THE RELEVANT GOVERNING AUTHORITIES, THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL MEASURES WITHIN AND AROUND THE CONSTRUCTION SITE.
5. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND REPAIRED AND REPLACED AS NECESSARY.
6. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE PER THE STANDARD PROCTOR METHOD (ASTM D 698)
7. ALL CUT SLOPES SHALL BE STABILIZED BY HYDROSEEDING/ SOD OR OTHER ACCEPTABLE METHODS UPON COMPLETION.
8. THIS PROJECT IS LOCATED ALONG DR. MARTIN LUTHER KING JR DRIVE WHICH WILL BE SUBJECT TO ARDOT JOB #100657. THE NORTHERN MOST DRIVE ALONG DR. MLK JR DRIVE IS TO BE CLOSED PER THIS JOB AND ARDOT WILL BE INSTALLING SIDEWALKS ALONG THE ENTIRETY OF THE DR. MLK JR. DRIVE STREET FRONTAGE OF THIS PROPERTY AS PART OF THE ROADWAY IMPROVEMENTS. IN LIEU SIDEWALK FEE TO BE PAID BY OWNER.

VICINITY MAP N.T.S.

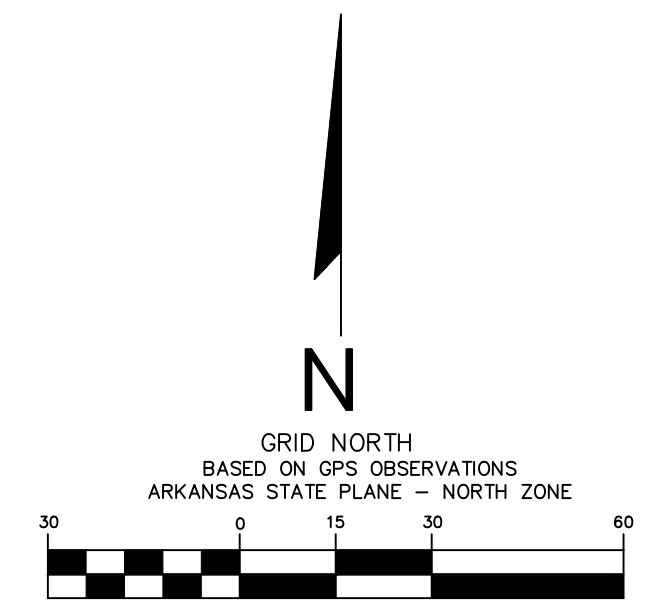


NUMBER	DATE	REVISION	BY
1	9-18-24	REMOVED DRMLK SIDEWALKS ADDED NOTE	TM
	9-11-24	ADDED DRIVE THRU	TM

JONESBORO "C" STORE EXPANSION	
JONESBORO, ARKANSAS	
McALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING	DRAWN BY: TM CHECKED BY: CWM
4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	SCALE: 1" = 40' DATE: 14DEC23
CLARENCE W. "MAC" McALISTER, PE, PS	CAD FILE: LOT1COMMERCE SQUARE
	DWG REF: 35-14N-04E
	JOB NO.: 23132398 SHEET: 1/6
	FILE: PROJECTS 2023



LOT 1 COMMERCE SQUARE PHASE 1
166,422.70SF
3.82 ac



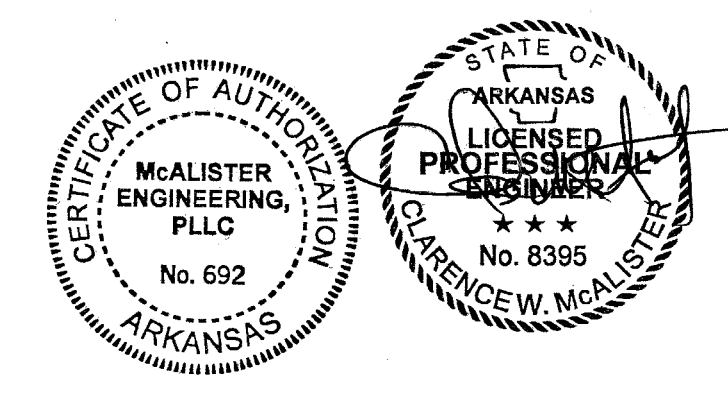
(IN FEET)
 1 inch = 30 ft.

LEGEND

- SET IRON PIN
- 1/2" REBAR W/ 1303 CAP
- FOUND IRON PIN 1/2 INCH REBAR
- CALCULATED POINT
- LIGHT POLE
- MONITORING WELL
- SEWER MANHOLE
- UNDERGROUND UTILITY MARKER
- VALVE COVER
- WATER METER
- ACCESS LID
- UTILITY POLE W/ GUY WIRE
- ELECTRIC BOX
- SQUARE ACCESS LID
- GENERAL DRAINAGE DIRECTION
- CONCRETE SURFACE
- GREEN SPACE
- DITCH LINE
- BOUNDARY LINE
- FENCE LINE
- OVERHEAD ELECTRIC
- LOCATED GAS LINE
- SEWER LINE
- 1" INTERVAL CONTOURS

NOTES:

1. CLIENT: MIRZA LAKHANI
2. THERE WERE NO SUBSURFACE INVESTIGATIONS MADE, UNDERGROUND REFERENCES ARE MADE FROM UTILITY MAPS SUPPLIED BY CWL AND ABOVE GROUND UTILITY MARKERS OBSERVED IN THE PROCESS OF THE FIELD WORK.
3. THIS PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON FEMA FIRM MAP NUMBER 05031C0151 C, EFFECTIVE DATE SEPTEMBER 27, 1991.
4. BASIS OF BEARING - GPS OBSERVATION, NAD83, THIRD ORDER CLASS ARKANSAS SPC NORTH ZONE.
5. PROPERTY ZONED C-3 (GENERAL COMMERCIAL DISTRICT)
 STREET SETBACK - 25'
 REAR SETBACK - 20'
6. PRIOR TO DEMOLITION THE CONTRACTOR WILL COORDINATE WITH ALL UTILITY COMPANIES SERVICING THE SITE TO FIND EXACT LOCATIONS OF UNDERGROUND UTILITIES BEFORE EXCAVATING.



EXISTING CONDITION - DEMO PLAN

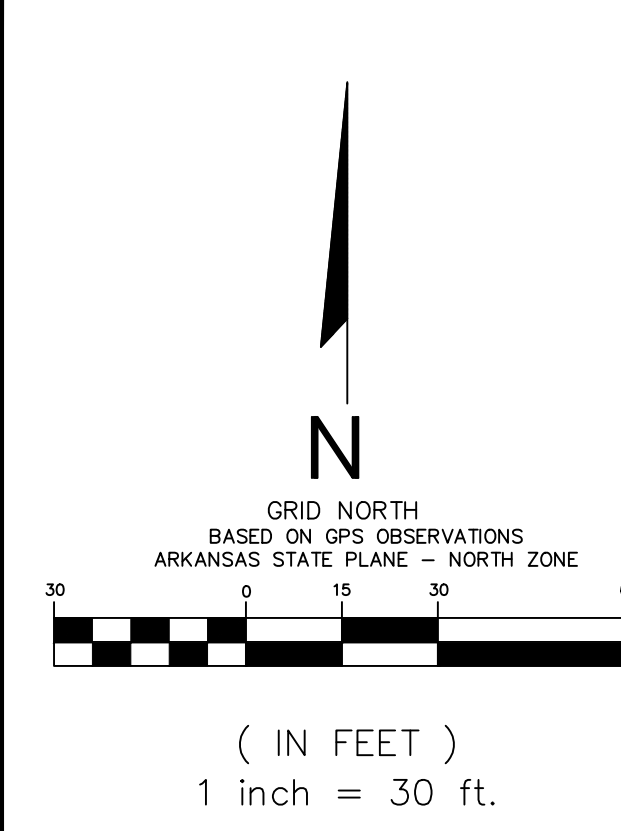
JONESBORO "C" STORE EXPANSION
JONESBORO, ARKANSAS



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DATE	REVISION	BY

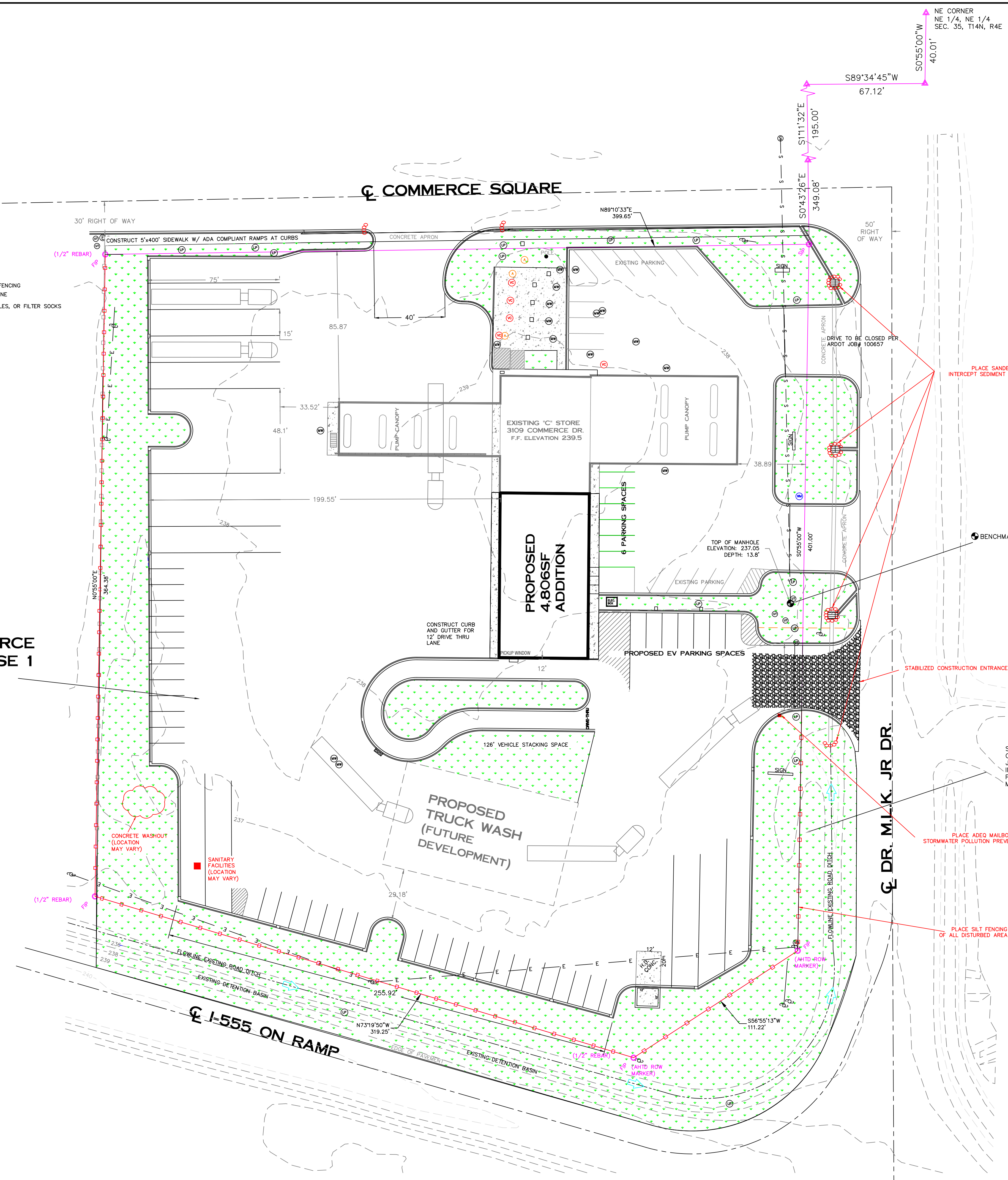
MALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD, STE D, JONESBORO, AR 72404 870-931-1420	DRAWN BY: TM SCALE: 1" = 30' DATE: 14DEC23 DWG REF: 04E-14N-35	CHECKED BY: CWM PROJECT: PROJECTS23 FILE: LOT1COMMERCE.SQR SHEET 2/6
CLARENCE W. "MAC" McALISTER, PE, PS		500-14N-04E-0-35-102-16-1303



LEGEND

- PLACE SILT FENCING
- BOUNDARY LINE
- PLACE WADDLES, OR FILTER SOCKS

LOT 1 COMMERCE SQUARE PHASE 1
166,422.70SF
3.82 ac

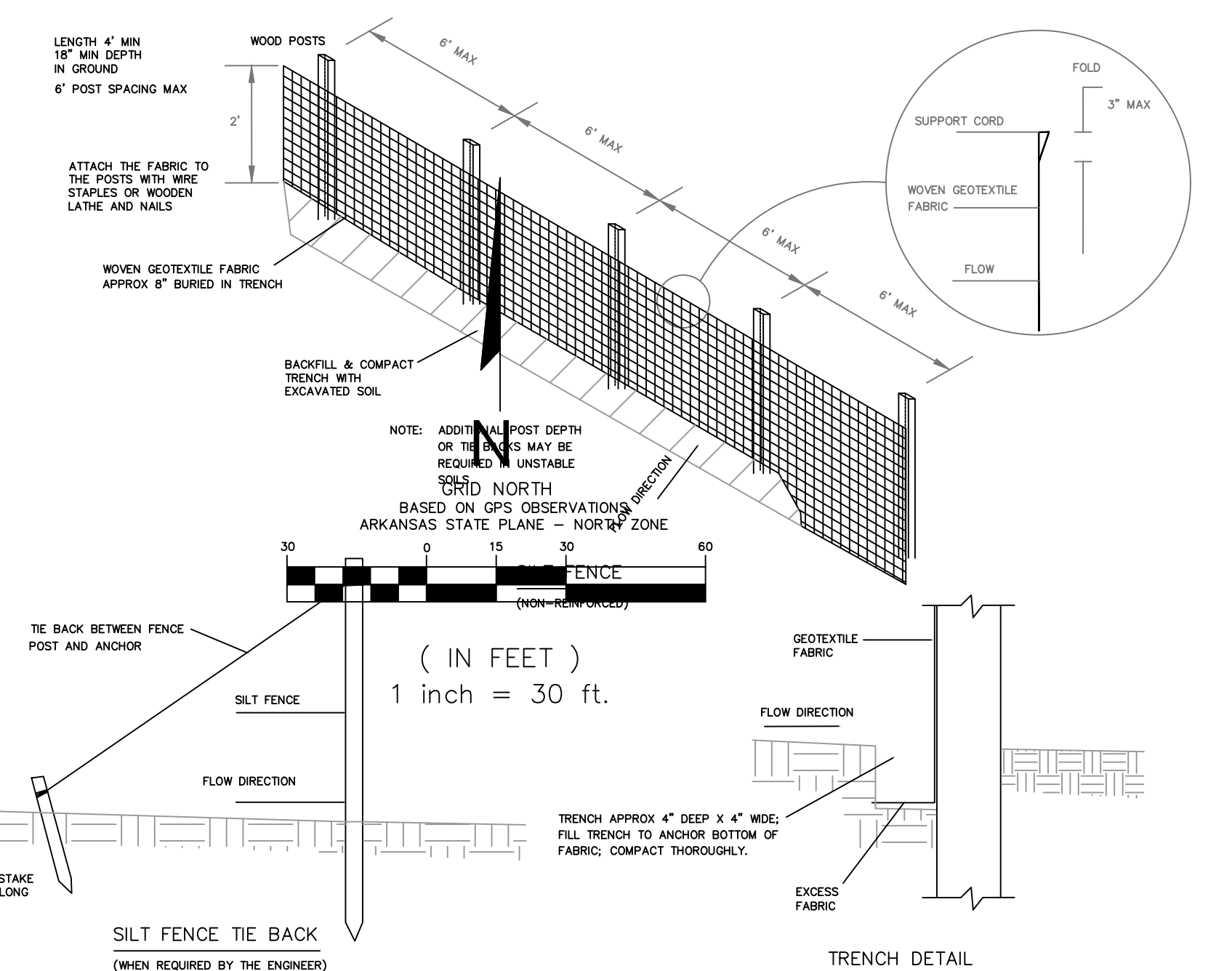


PLACE SANDBAGS, WADDLES, OR FILTER SOCKS TO INTERCEPT SEDIMENT BEFORE IT ENTERS THE STORM DRAIN

BENCHMARK - TOP OF MANHOLE ELEVATION: 237.05'

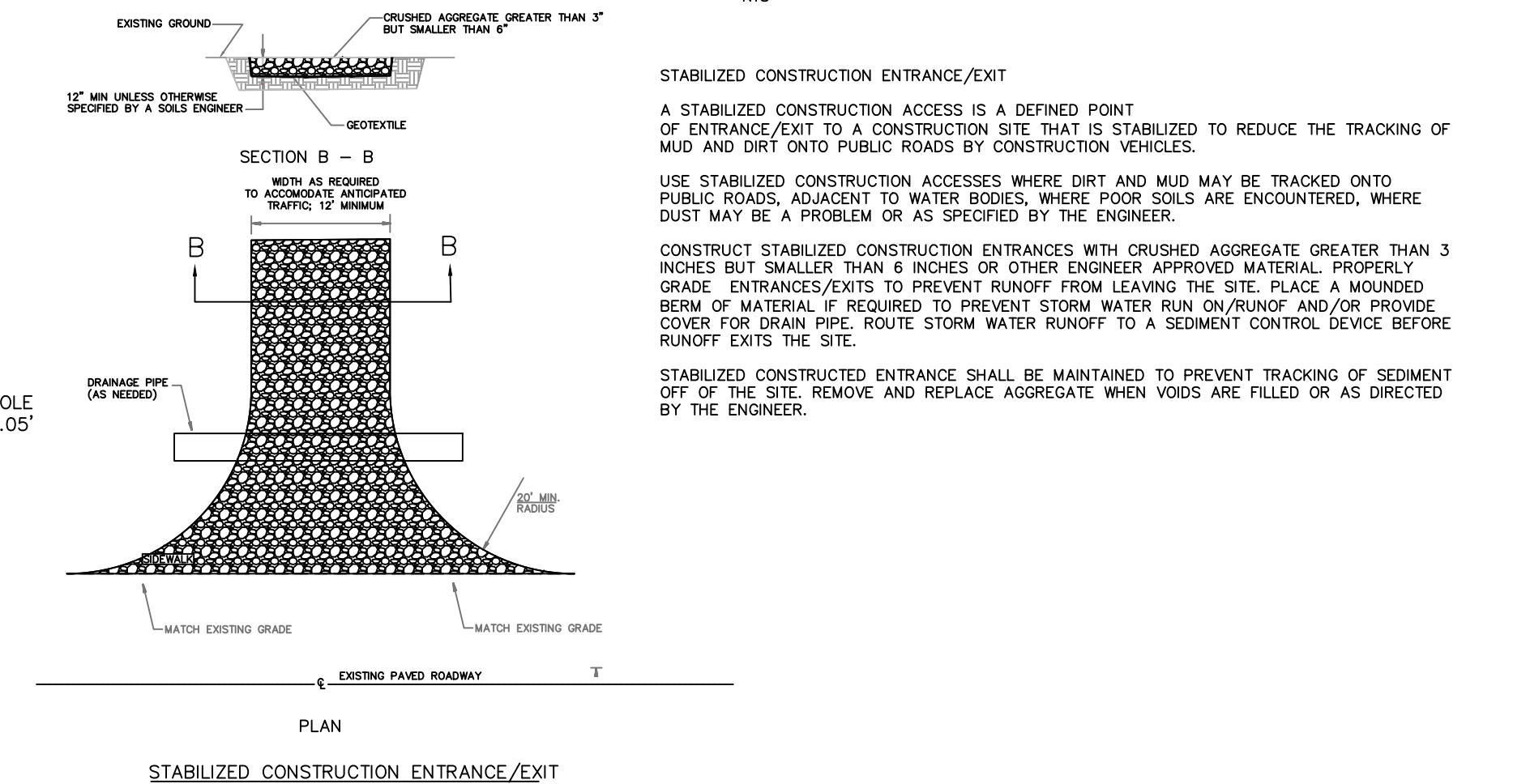
SIDEWALKS ALONG DR. MILK, JR. DR. TO BE CONSTRUCTED BY ARDOT PER ARDOT JOB#100657 IN LIEU FEE TO BE PAID BY OWNER PENDING MAPC APPROVAL

PLACE SILT FENCING AROUND THE BOUNDARY OF ALL DISTURBED AREA TO INTERCEPT SEDIMENT



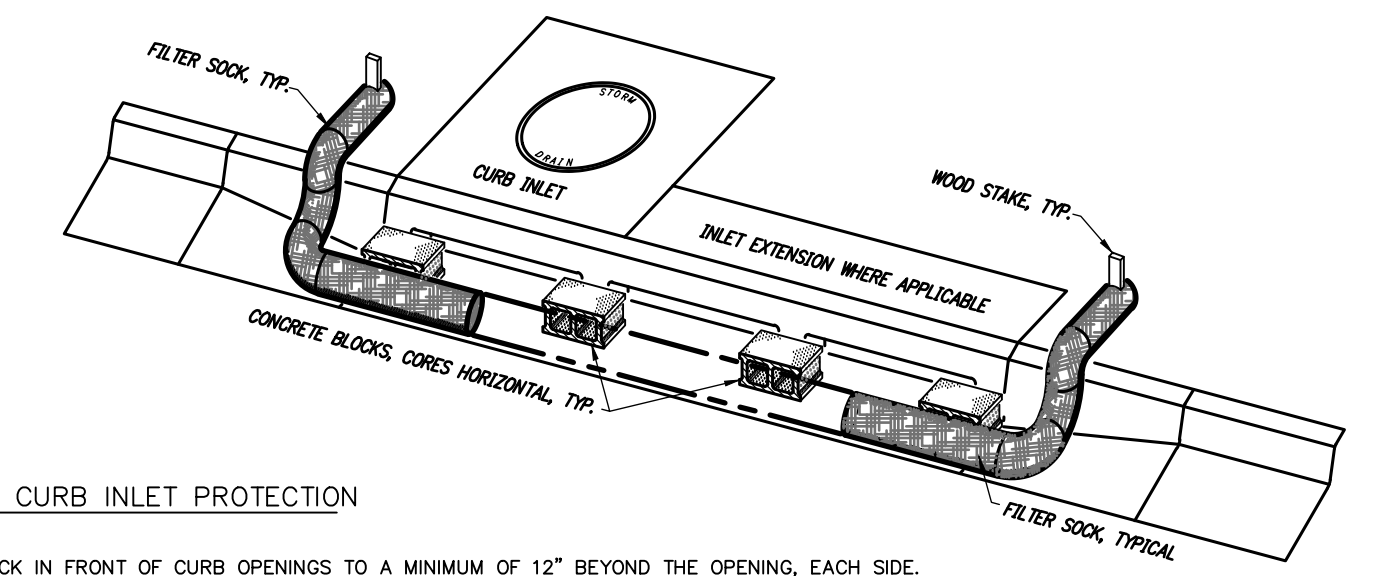
SILT FENCE

NTS



STABILIZED CONSTRUCTION ENTRANCE/EXIT

NTS



IP2 FILTER SOCK CURB INLET PROTECTION

NTS

1. INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
2. ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STAKES 12" MINIMUM INTO SOIL.
3. USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
4. MAINTAIN FREE FLOW OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
5. FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
6. CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.

NOTES

1. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
2. CONSTRUCTION WASTE MUST BE DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT SITE AND NOT BE BURIED OR BURNT ON SITE.
3. CONCRETE TRUCK WASHOUT CANNOT MAKE CONTACT WITH STORM WATERS OR NATURAL STREAMS. ALL CONCRETE WASHOUT MUST BE CONTAINED ON SITE OR A DESIGNATED AREA WITHIN THE DEVELOPMENT.
4. MAINTAIN PORTABLE SANITARY WASTE UNITS THROUGH A STATE LICENSED WASTE MANAGEMENT CONTRACTOR
5. PLACE ADEQ MAILBOX TO STORE STORM WATER POLLUTION PREVENTION PLAN.
6. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS.
7. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE TO CLEAN UP FUEL OR CHEMICAL SPILLS ON SITE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

EROSION CONTROL PLAN

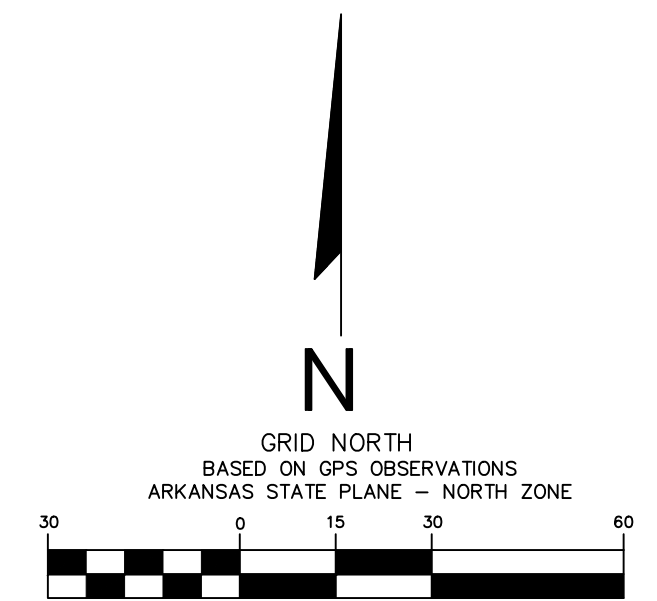
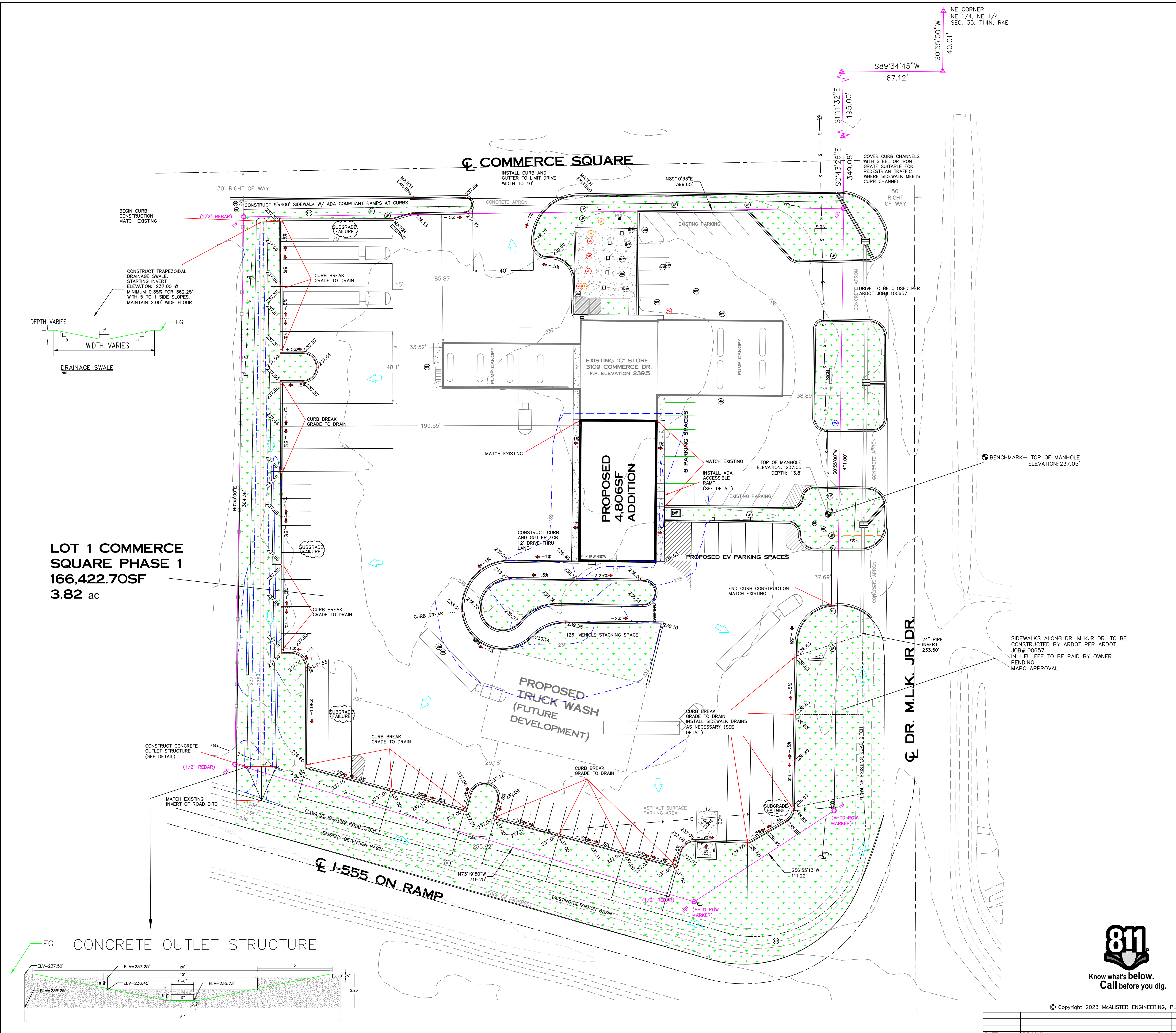
JONESBORO "C" STORE EXPANSION
JONESBORO, ARKANSAS



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McALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD, STE D, JONESBORO, AR 72404 870-931-1420	DRAWN BY: TM SCALE: 1" = 30' DATE: 14DEC23	CHECKED BY: CWM PROJECT: PROJECTS23 FILE: LOT1COMMERCESSQR
CLARENCE W. "Mac" McALISTER, PE, PS	DWG REF: 04E-14N-35 JOB NO. 23132398	SHEET 3/6
		500-14N-04E-0-35-102-16-1303

DATE	REVISION	BY



(IN FEET)
1 inch = 30 ft.

LEGEND

- 237.50 TOP OF CURB OR SIDEWALK SPOT ELEVATION
- ◆ -5% PROPOSED GRADES
- DRAINAGE DIRECTION
- GRADE BREAK
- BENCHMARK
- FINISH CONTOUR
- EXISTING GROUND CONTOUR

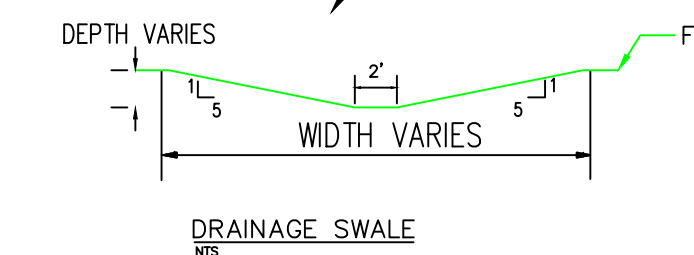
CONSTRUCTION NOTES:

1. THE SUB-GRADE HAS FAILED AT MANY LOCATIONS ALONG THE PERIMETER OF THE EXISTING PARKING LOT CAUSING MAJOR CRACKING AND DEFORMATION. THESE AREAS TO BE REMOVED DOWN TO STABLE SUB-GRADE AND REPLACED AND COMPACTED WITH CLASS 7 AGGREGATE BASE COURSE AND SURFACE COURSE ACHM AND SEALED WITH HEAVY DUTY ASPHALT SEALER TO MATCH EXISTING GRADES. (SEE DETAIL)
2. ROUGHLY 800 LINEAR FEET OF CURB AND GUTTER TO BE INSTALLED ALONG PERIMETER OF EXISTING PARKING LOT WITH 2" CURB BREAKS EVERY 60 +/- FEET, AND 5/4 LINEAR FEET OF CURB AND GUTTER TO BE CONSTRUCTED FOR THE DRIVE-THRU LANE.
3. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6-INCH) AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698)
4. MAINTAIN MINIMUM 3' TO 1' SIDE SLOPES, STABILIZE ALL CUT SLOPES WITH SEEDING OR SOD.
5. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MINIMUM SLOPES
CROSS SLOPES 1:50 (2%)
ACCESSIBLE ROUTE 1:20 (5%)
RAMPS 1:12 (1"/1')
6. TOTAL IMPERVIOUS AREA FOR THIS SITE WILL BE REDUCED BY 6,159SF +/- WITH THE PROPOSED EXPANSION.

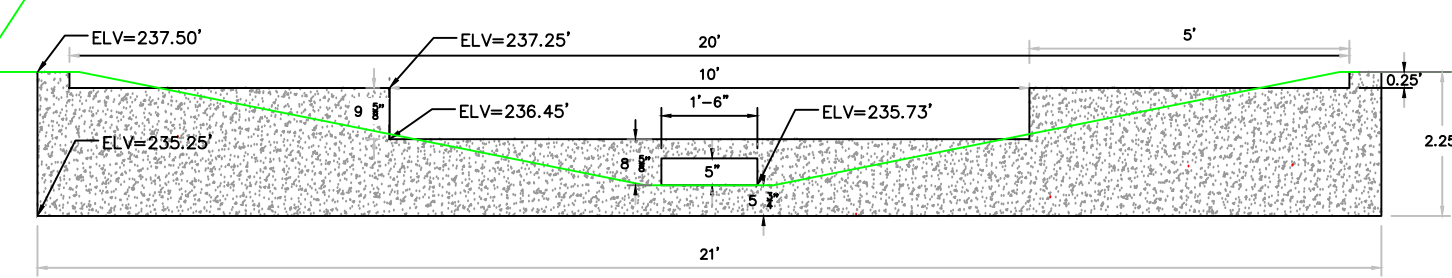
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REAR SETBACK - 20'

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FG CONCRETE OUTLET STRUCTURE



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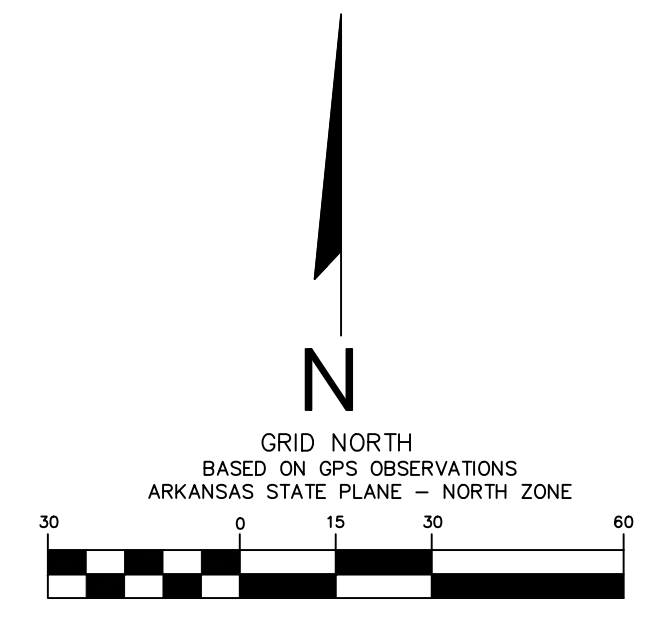
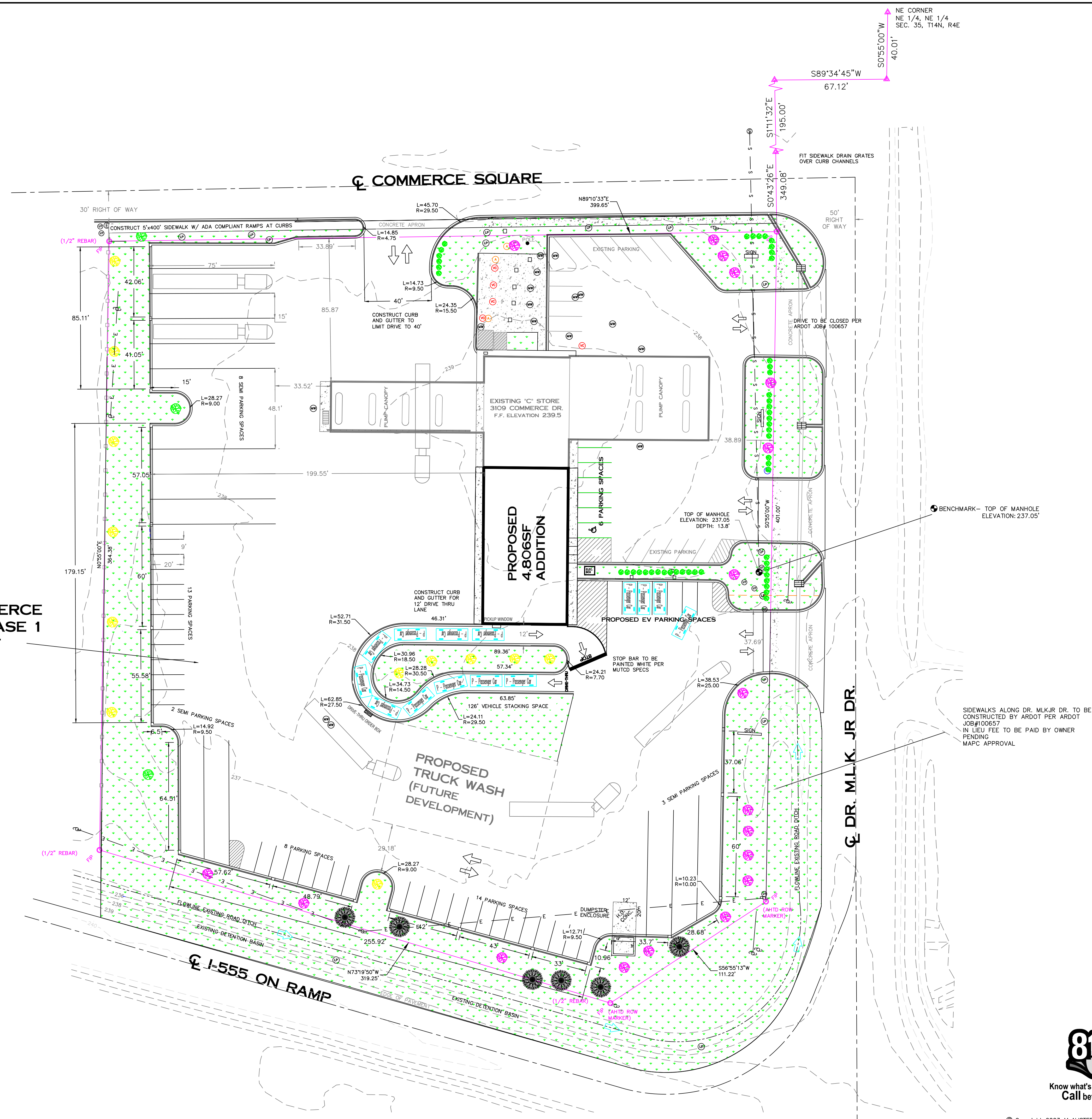
DATE	REVISION	BY

GRADING AND DRAINAGE

JONESBORO "C" STORE EXPANSION
JONESBORO, ARKANSAS

DRAWN BY: TM	CHECKED BY: CWM
SCALE: 1" = 30'	PROJECT: PROJECTS23
DATE: 14DEC23	FILE: LOT1COMMERCE.SQR
DWG REF: 04E-14N-35	JOB NO: 23132398
CLARENCE W. "MAC" McALISTER, PE, PS	SHEET: 4 / 6
	PROJECT: 500-14N-04E-0-35-102-16-1303

LOT 1 COMMERCE SQUARE PHASE 1
166,422.70SF
3.82 ac



(IN FEET)
 1 inch = 30 ft.

- PLANT NATIVE SPECIES SHADE TREE SUCH AS, KENTUCKY COFFEE TREE, RED MAPLE OR OTHER CITY APPROVED SPECIES.
- PLANT CRAPE MYRTLE, EASTERN REDBUD, DWARF JUNIPER, NELLE STEVENS HOLLY OR OTHER CITY APPROVED SMALL TREE/LARGE SHRUB SPECIES.
- PLANT AMERICAN HORNBEAM, COMMON WITCHHAZEL, OR OTHER CITY APPROVED FOCAL TREE.
- EXISTING TREE GREATER THAN 4" DIAMETER TO REMAIN ON PROPERTY
- PLANT ARROWWOOD VIBURNUM, WILD HYDRANGEA, KOREAN SPICE VIBURNUM, OR OTHER CITY APPROVED SHRUBBERY.
- TRAFFIC FLOW DIRECTION

THIS DEVELOPMENT IS NOT EXPECTED TO CREATE 100 OR MORE PEAK HOUR TRIPS.

LANDSCAPING REQUIREMENTS

1. REQUIRED TREES 3.82 ACRES (43650)/2000 = 83.19 TREES
 33 NEW TREES PROVIDED, 50 NEW SHRUBS
 6 EXISTING TREES 4" OR GREATER = 95 TREE CREDITS
2. MORE THAN REQUIRED 25% OF FOLIAGE ARE TREES
3. REQUIRED 40% OF TREES TO BE A NATIVE SPECIES
4. DECIDUOUS ORNAMENTAL TREES MUST BE BALLED AND BURLAPPED, HAVE AT LEAST TWO AND ONE-HALF INCH CALIPER, AND BE AT LEAST EIGHT FEET TALL. DECIDUOUS SHADE TREES MUST BE BALLED AND BURLAPPED, HAVE AT LEAST TWO AND ONE-HALF INCH CALIPER BY AT LEAST EIGHT FEET TALL. EVERGREEN TREES MUST BE BALLED AND BURLAPPED AND BE AT LEAST TEN FEET IN HEIGHT ABOVE NATURAL GRADE.
5. NO MORE THAN 25 PERCENT OF THE TOTAL NUMBER OF TREES MAY BE ORNAMENTAL TREES, AND AT LEAST 10 PERCENT OF THE TREES SHALL BE EVERGREEN.
6. SHRUBS TO BE FIVE GALLON SIZE, MINIMUM.
7. ALL TREES USED FOR CREDIT ARE OF GOOD HEALTH.
8. REQUIRED 20% GREEN SPACE (54.15% OF THIS DEVELOPED PROPERTY WILL BE GREEN SPACE.)
9. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
10. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING OR OTHER MAINTENANCE, AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
11. EXISTING TREES TO BE COUNTED FOR TREE CREDITS SHALL BE PROTECTED DURING CONSTRUCTION WITH 4" CHAIN LINK, POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL.
12. CONTRACTOR TO COORDINATE WITH OWNER ON IRRIGATION DESIGN AND CONSTRUCTION AND LONG TERM LANDSCAPING MAINTENANCE.

PARKING REQUIREMENTS

1. (CONVENIENCE STORE) 1 PER 200SF, 14,204SF/200= 71 REQUIRED - 71 PROVIDED

PARKING/LANDSCAPING LAYOUT

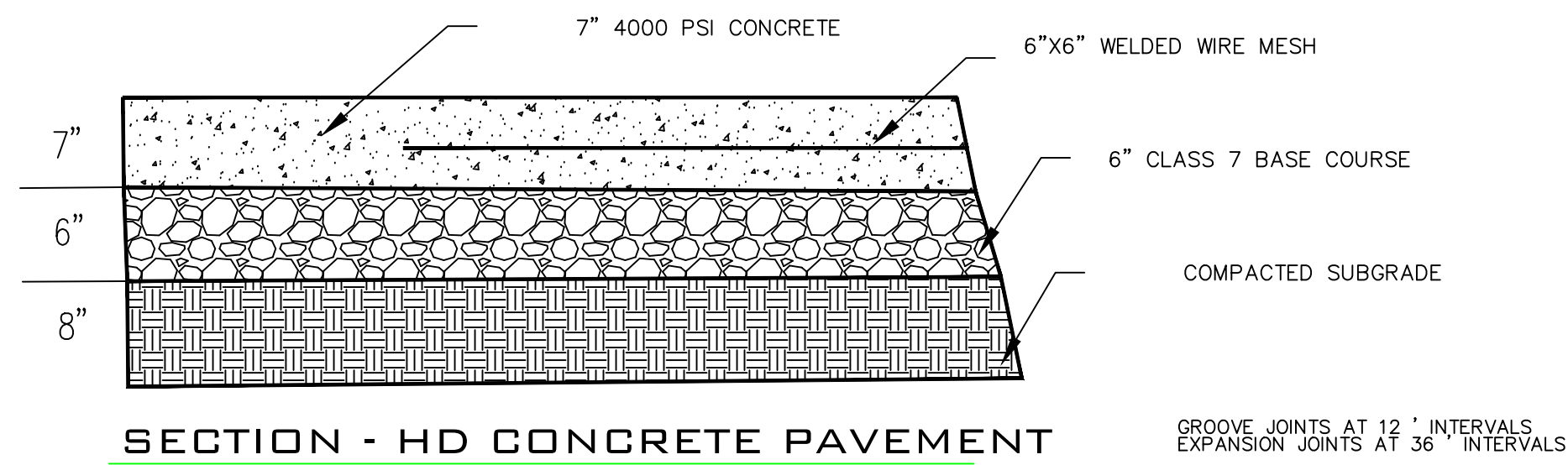
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JONESBORO, ARKANSAS



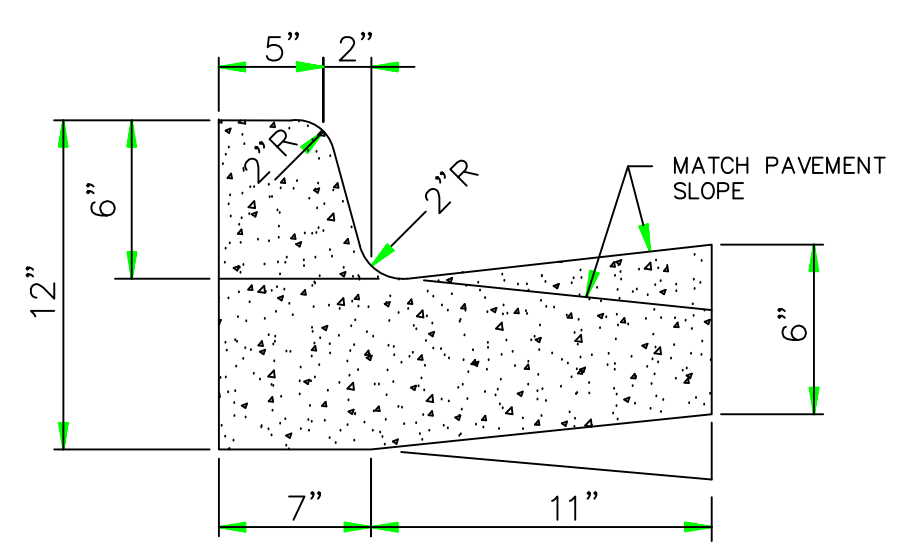
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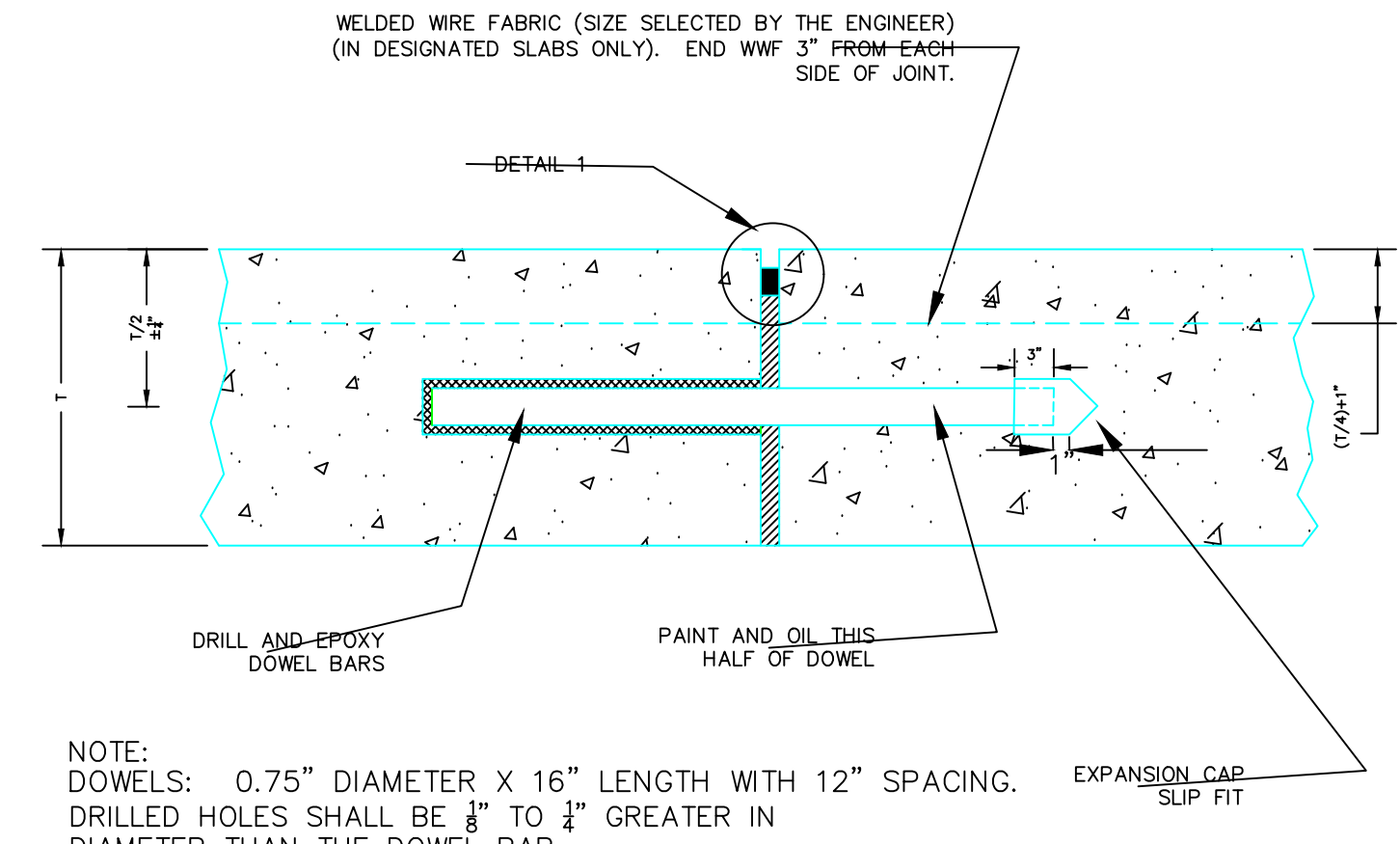
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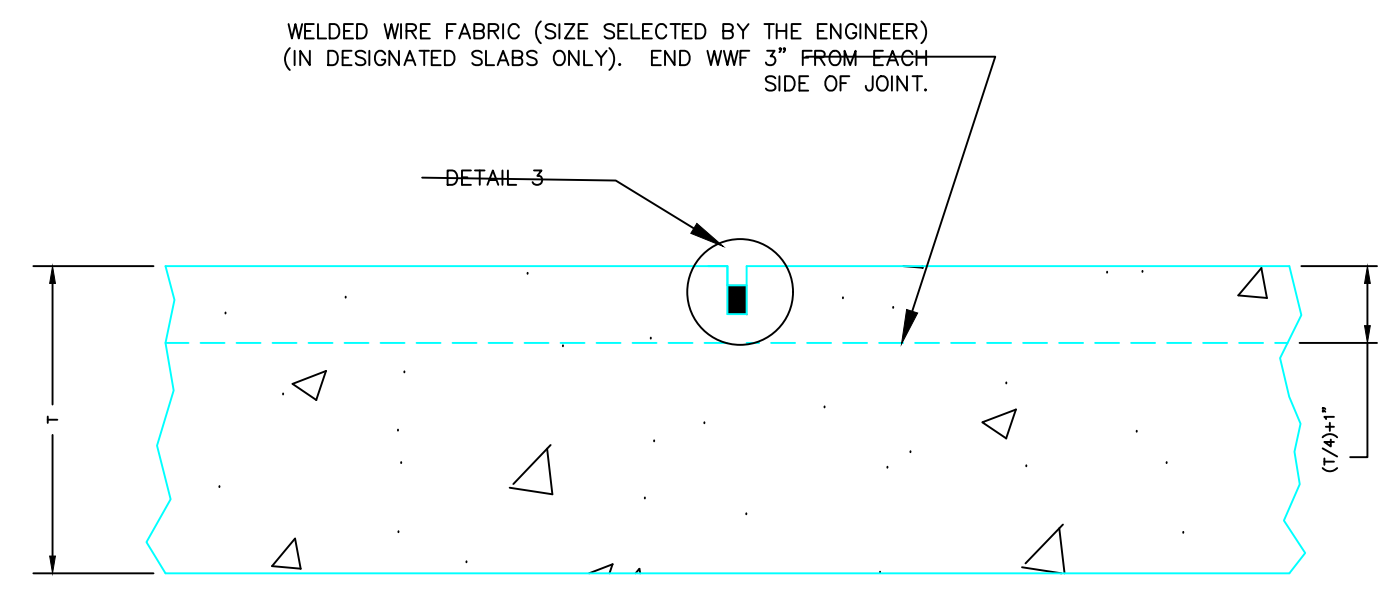
SECTION - HD CONCRETE PAVEMENT
N.T.S.



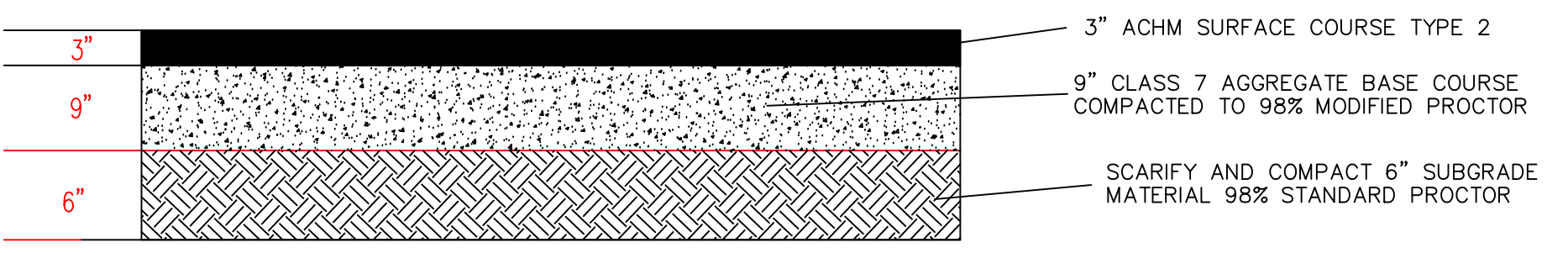
BARRIER CURB
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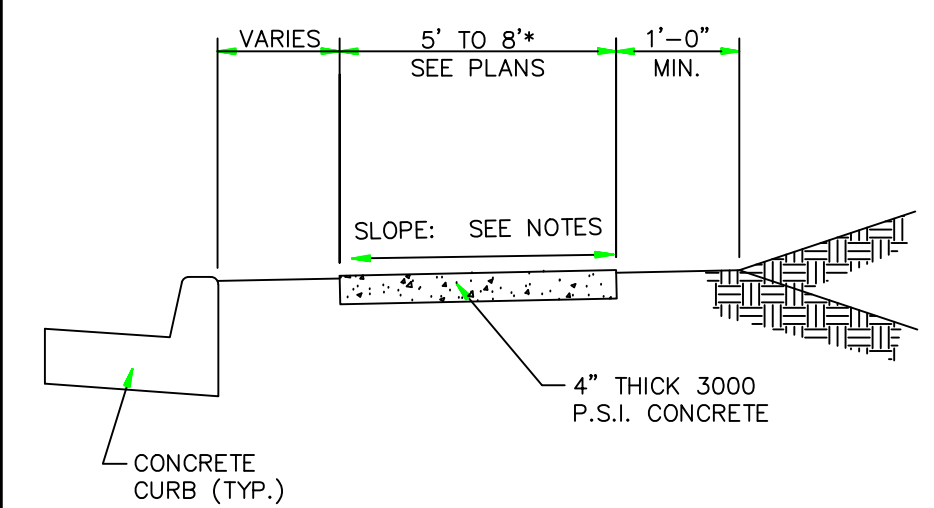
EXPANSION JOINT TYPE A - DOWELED
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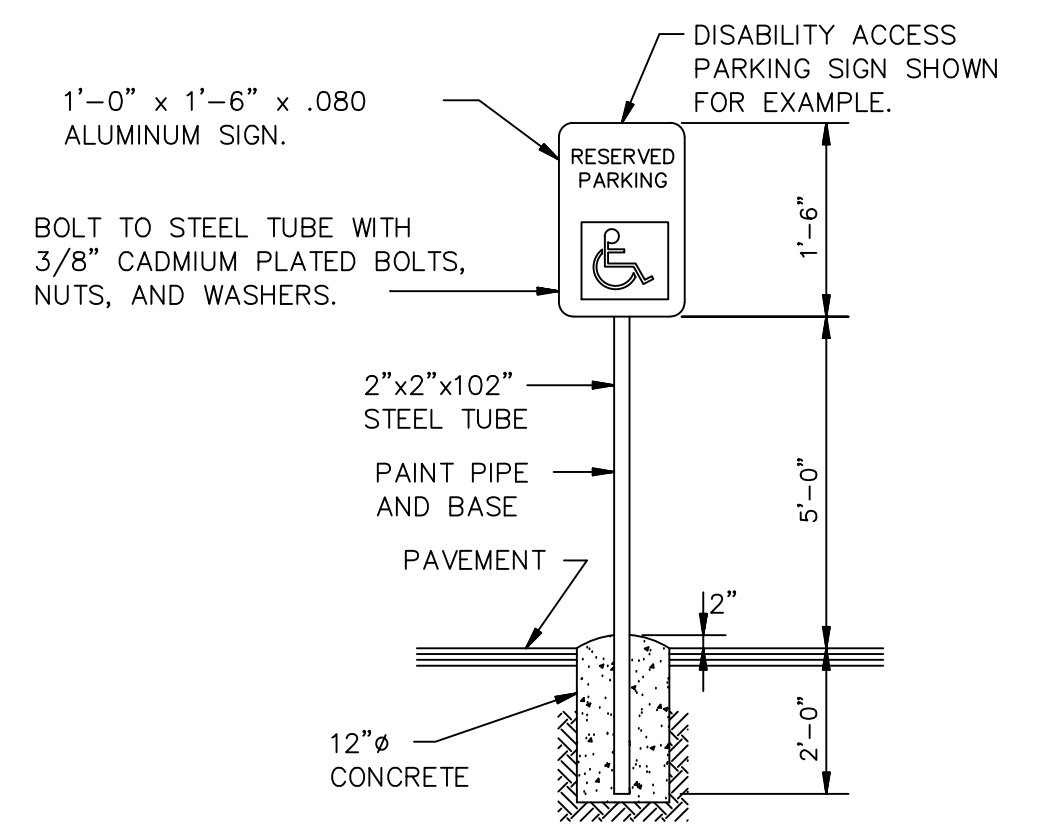
CONTRACTION JOINT TYPE H - DUMMY
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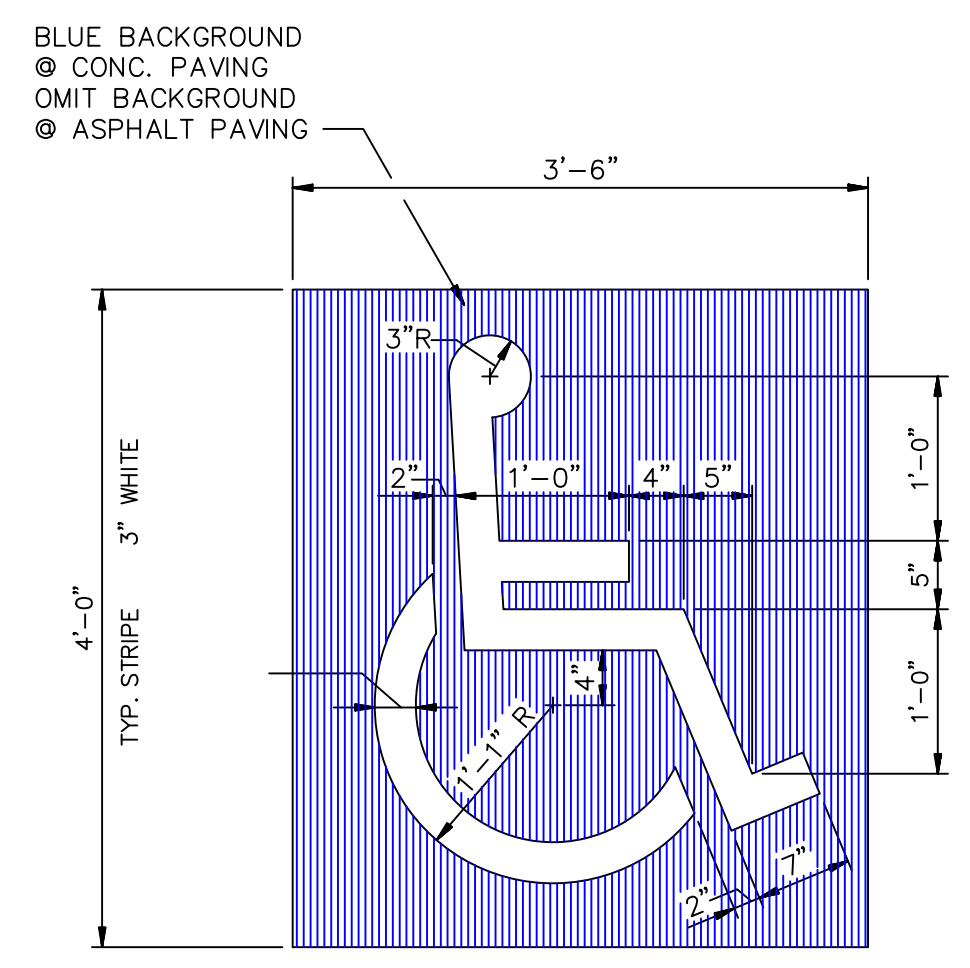
SECTION - HEAVY DUTY ASPHALT
N.T.S.



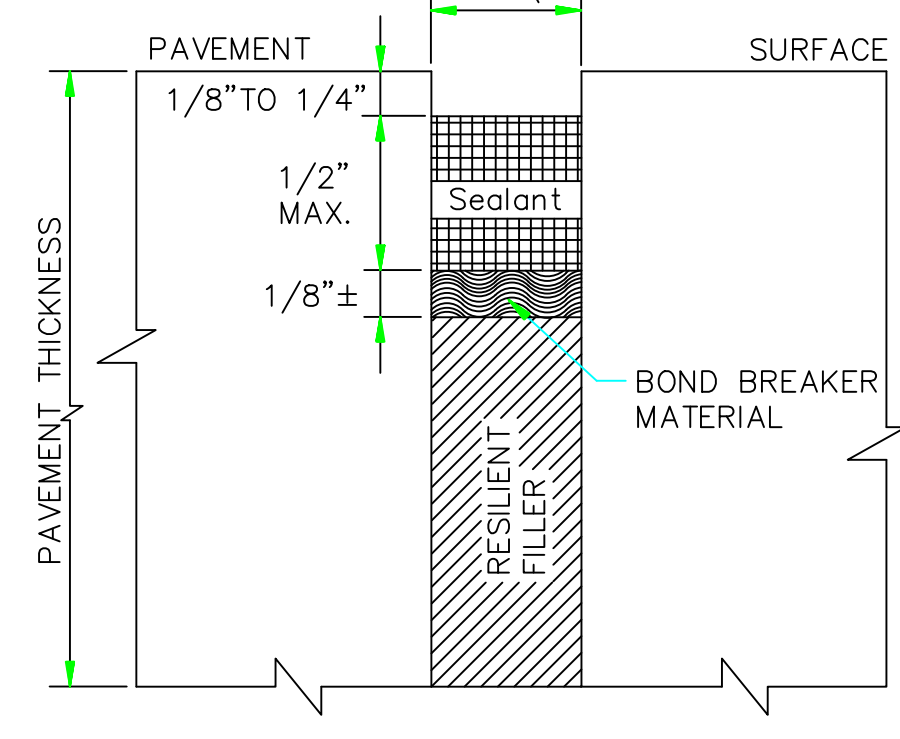
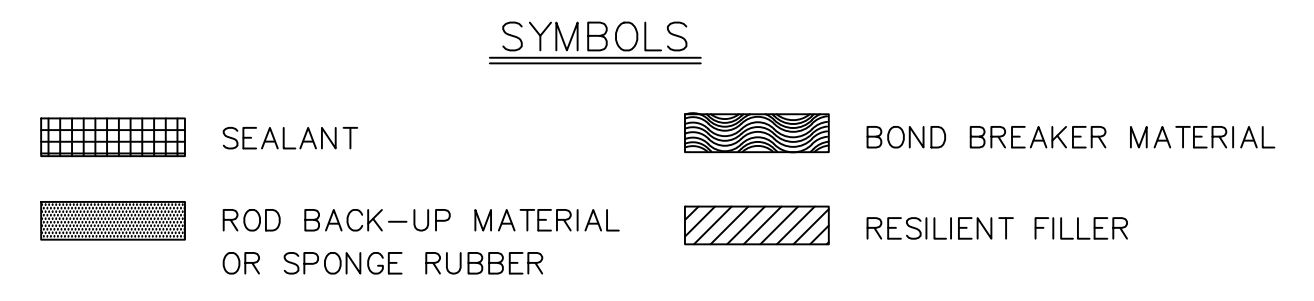
TYPICAL SECTION - SIDEWALK
N.T.S.



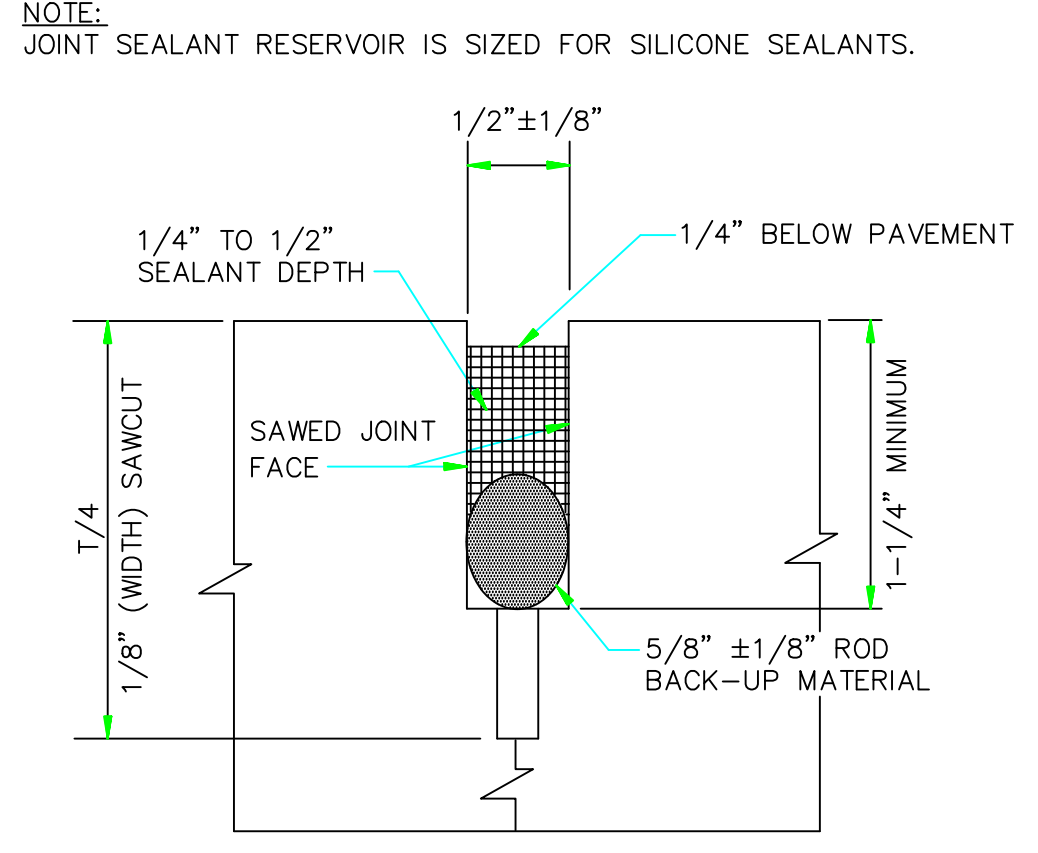
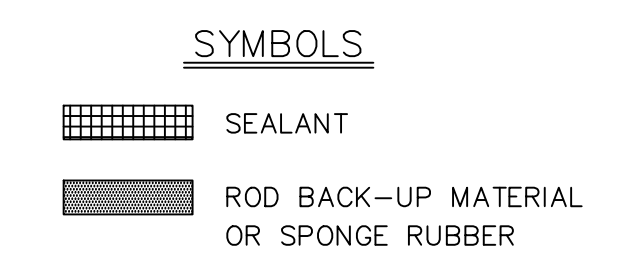
HANDICAP PARKING SIGN
N.T.S.



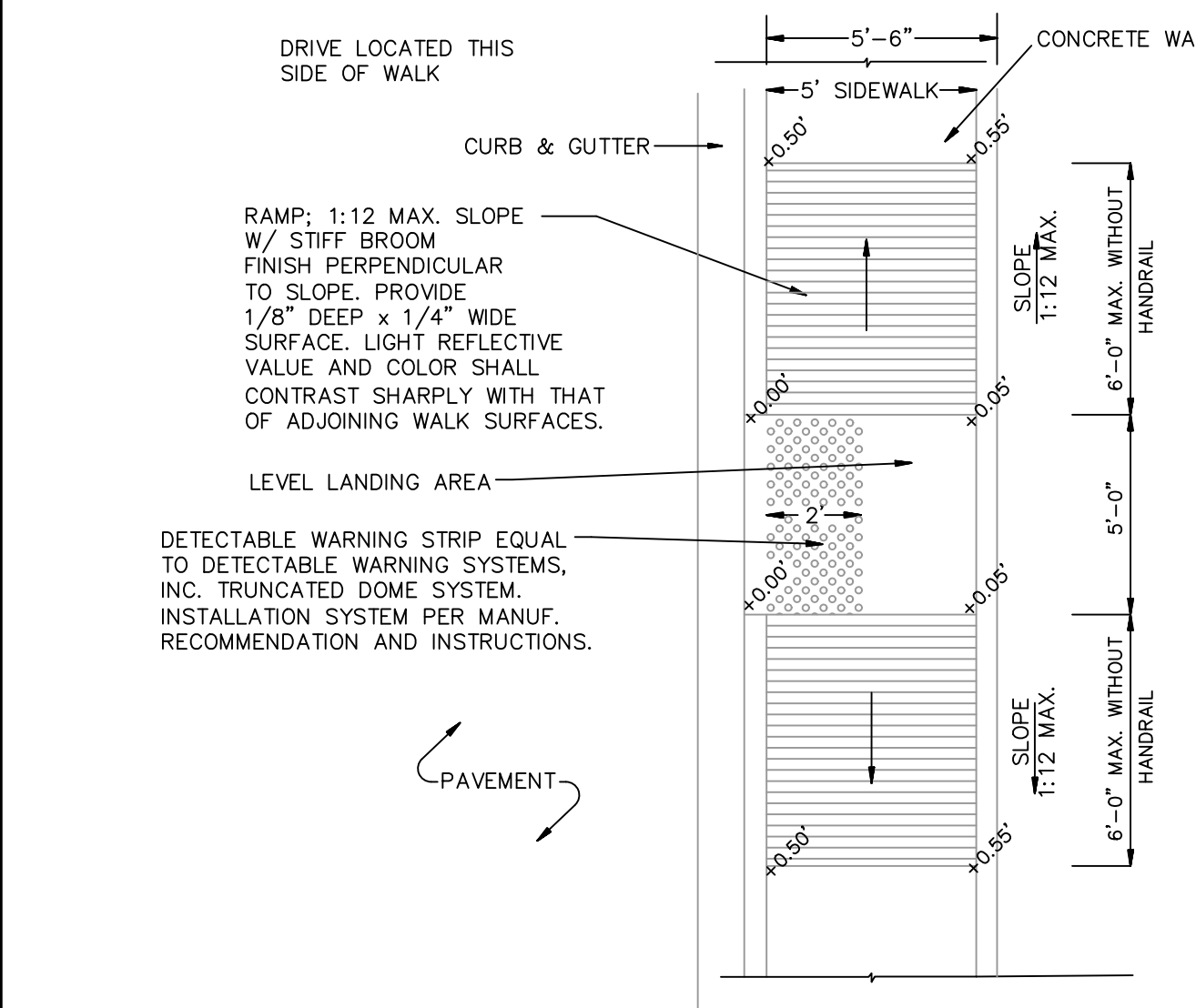
PARKING STALL SYMBOL
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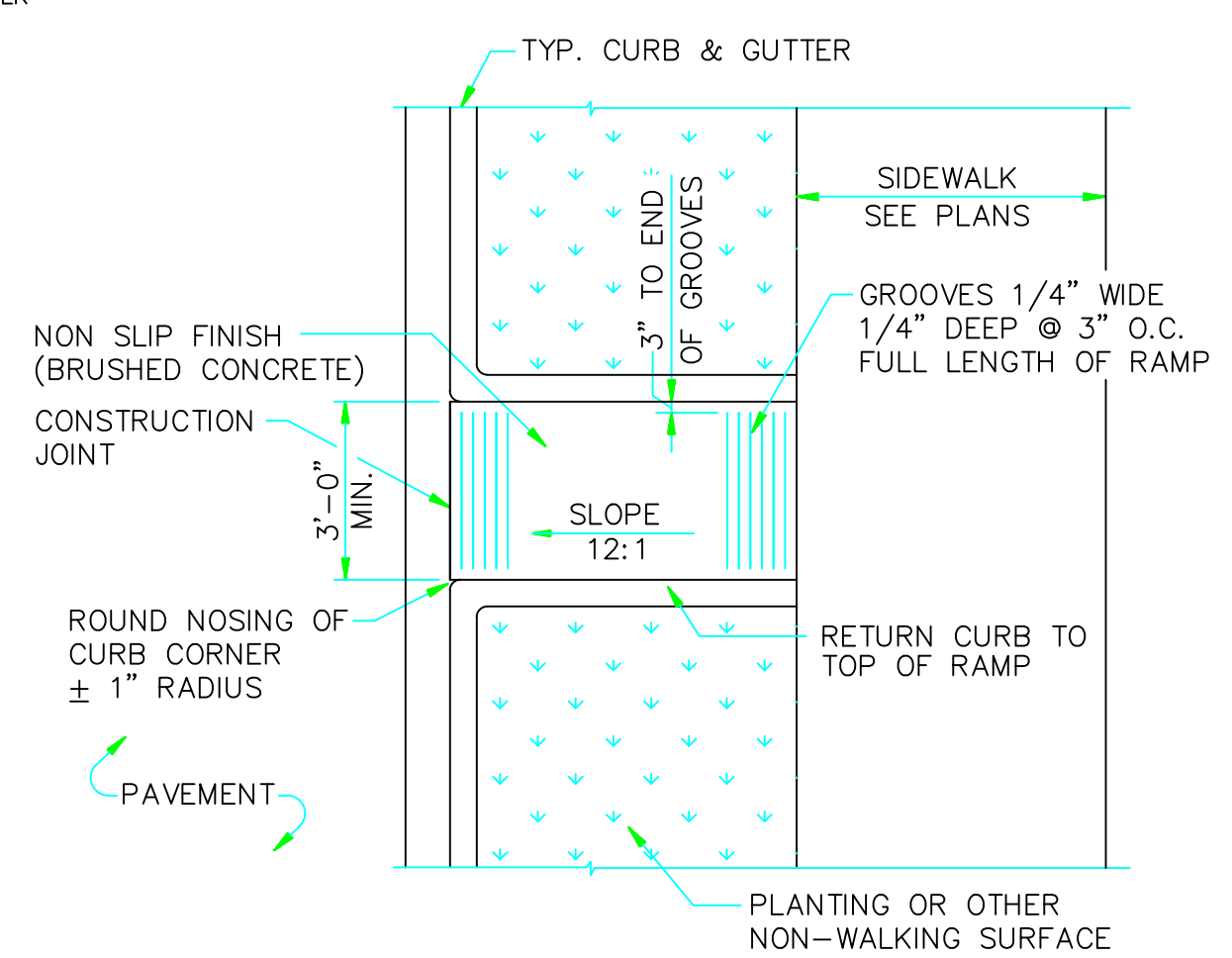
DETAIL 1 - EXPANSION JOINTS TYPE A AND B
N.T.S.



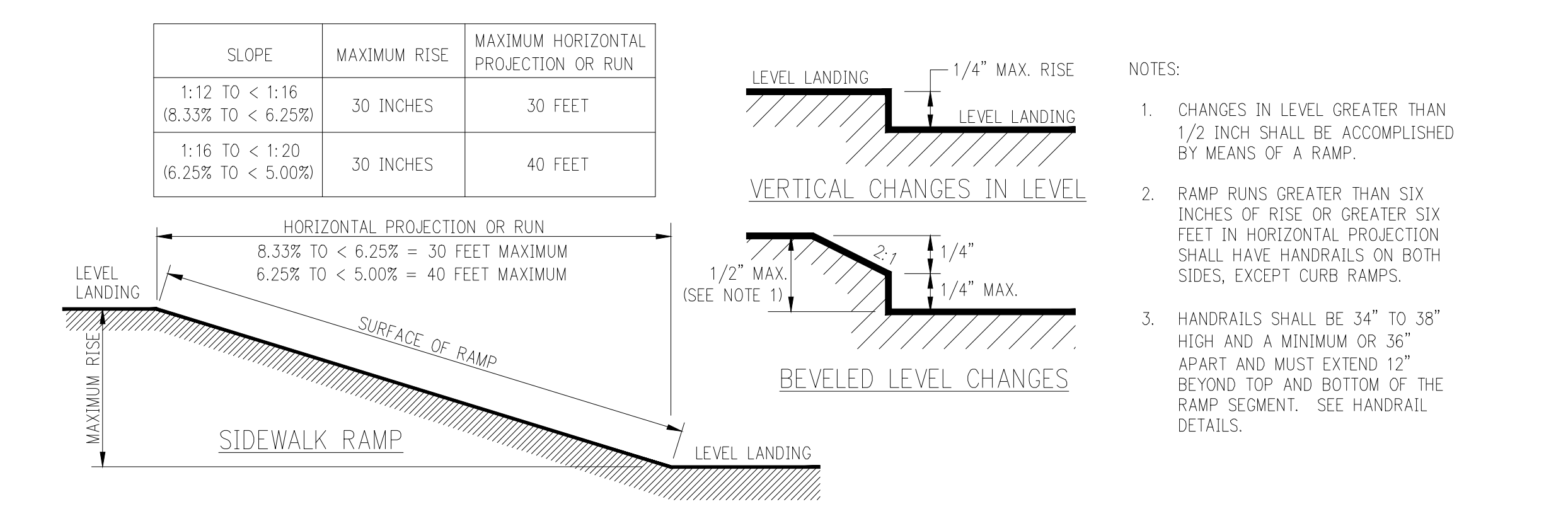
DETAIL 3 - CONTRACTION JOINTS TYPE F, G, AND H
N.T.S.



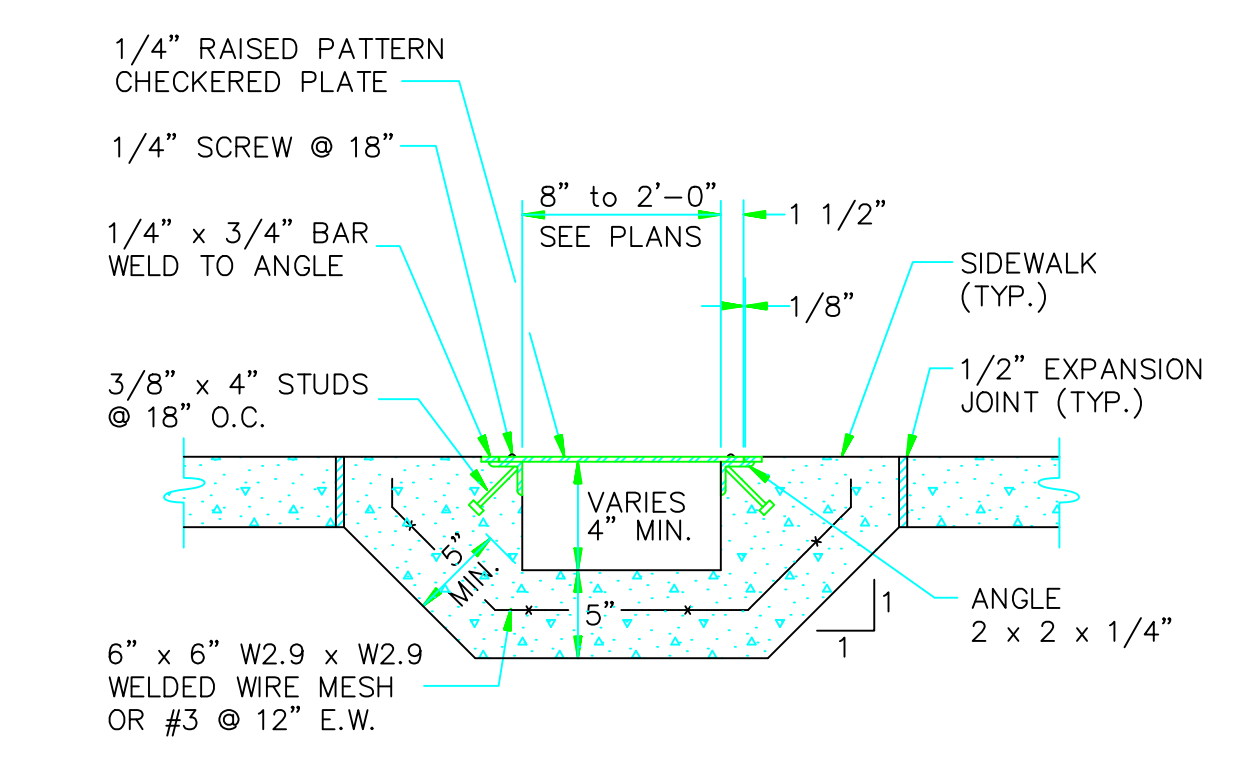
HANDICAP RAMP
N.T.S.



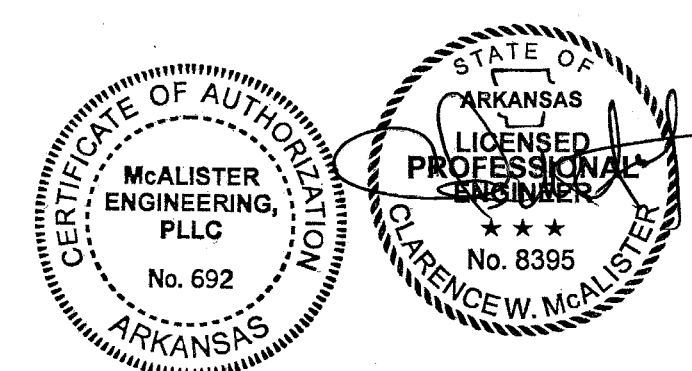
TYPE 'B' ACCESS RAMP
N.T.S.



IN-LINE ACCESSIBLE ROUTE/ SIDEWALK RAMP - CHANGES IN LEVEL
N.T.S.



SIDEWALK DRAIN
N.T.S.



JONESBORO "C" STORE EXPANSION
JONESBORO, ARKANSAS

McALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: TM DW SCALE: 1" = 40' CAD FILE: LOT1COMMERCE SQUARE DWG REF: 35-14N-04E JOB NO. 23132398 FILE: PROJECTS 2023	CHECKED BY: CWM DATE: 14DEC23 SHEET 6/6
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CLARENCE W. "MAC" McALISTER, PE, PS