

DEVELOPMENT PLANS

THE EVERYDAY CHEF, LLC

COMMERCIAL DEVELOPMENT

2945 PARKWOOD

PREPARED FOR
THE EVERYDAY CHEF, LLC.

JONESBORO, ARKANSAS
MARCH 2014

LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT
307 Vine Street PH-870-932-0406
Jonesboro, AR 72401
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT
307 Vine Street
Jonesboro, AR 72401
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CITY OF JONESBORO - FIRE SAFETY DEPARTMENT
3215 East Johnson
Jonesboro, AR 72401
PH-870-932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT
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ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS
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ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
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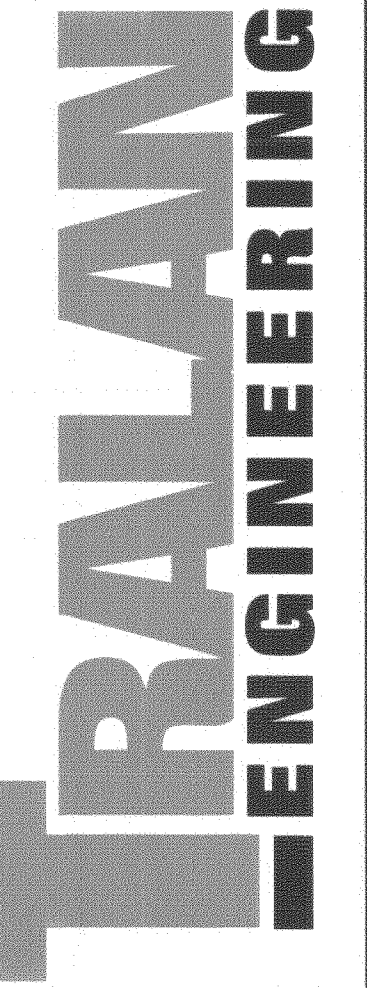
SUDDENLINK
1520 South Caraway
Jonesboro, AR 72401
PH-870-219-1355

VICINITY MAP



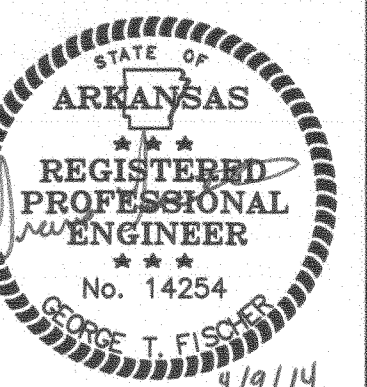
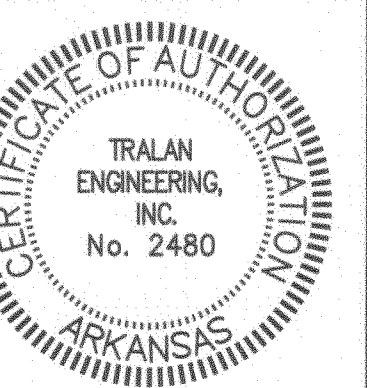
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PROJECT:
Commercial Development-2945 Parkwood

CLIENT:
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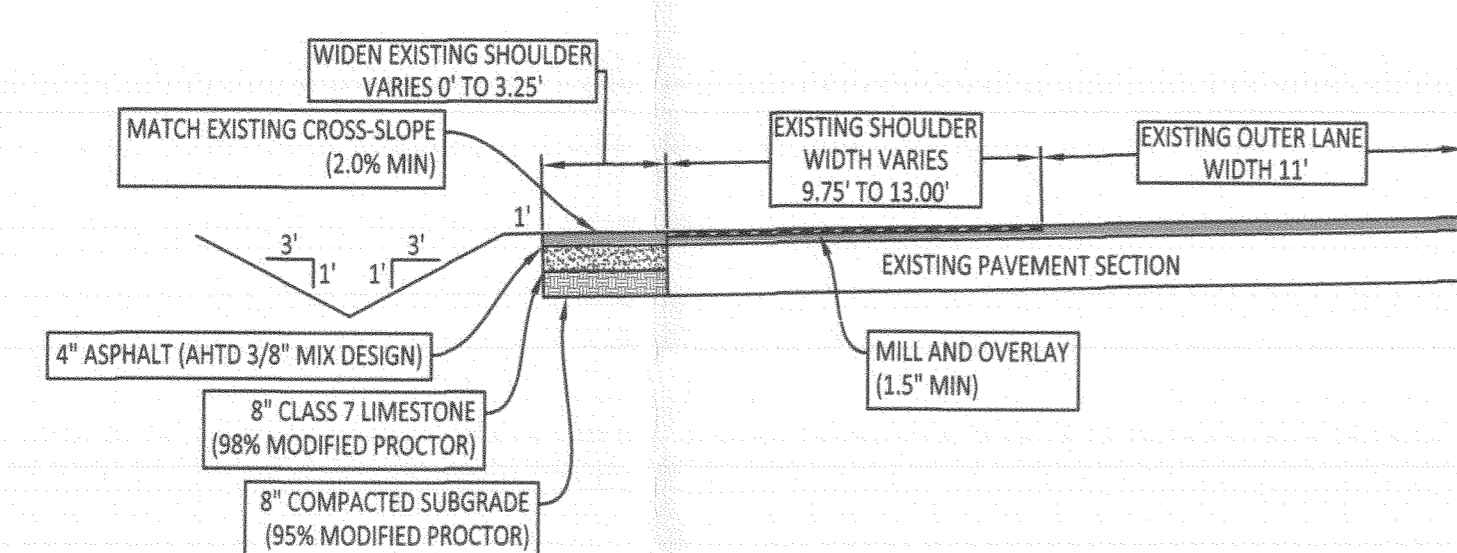
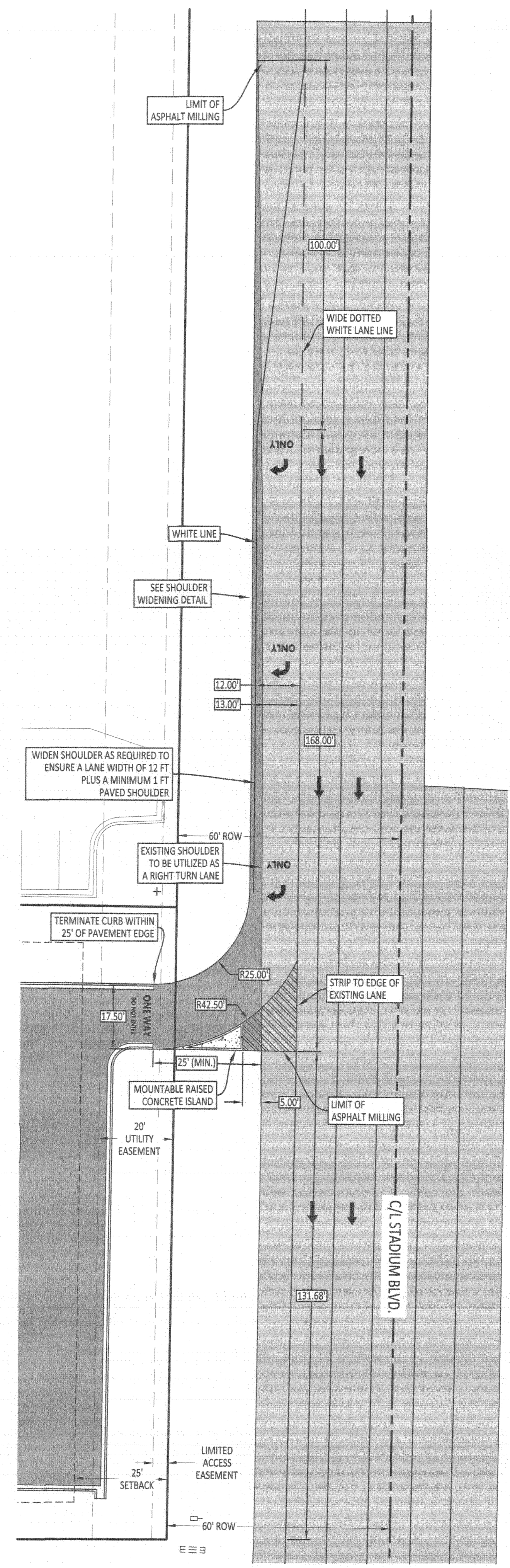
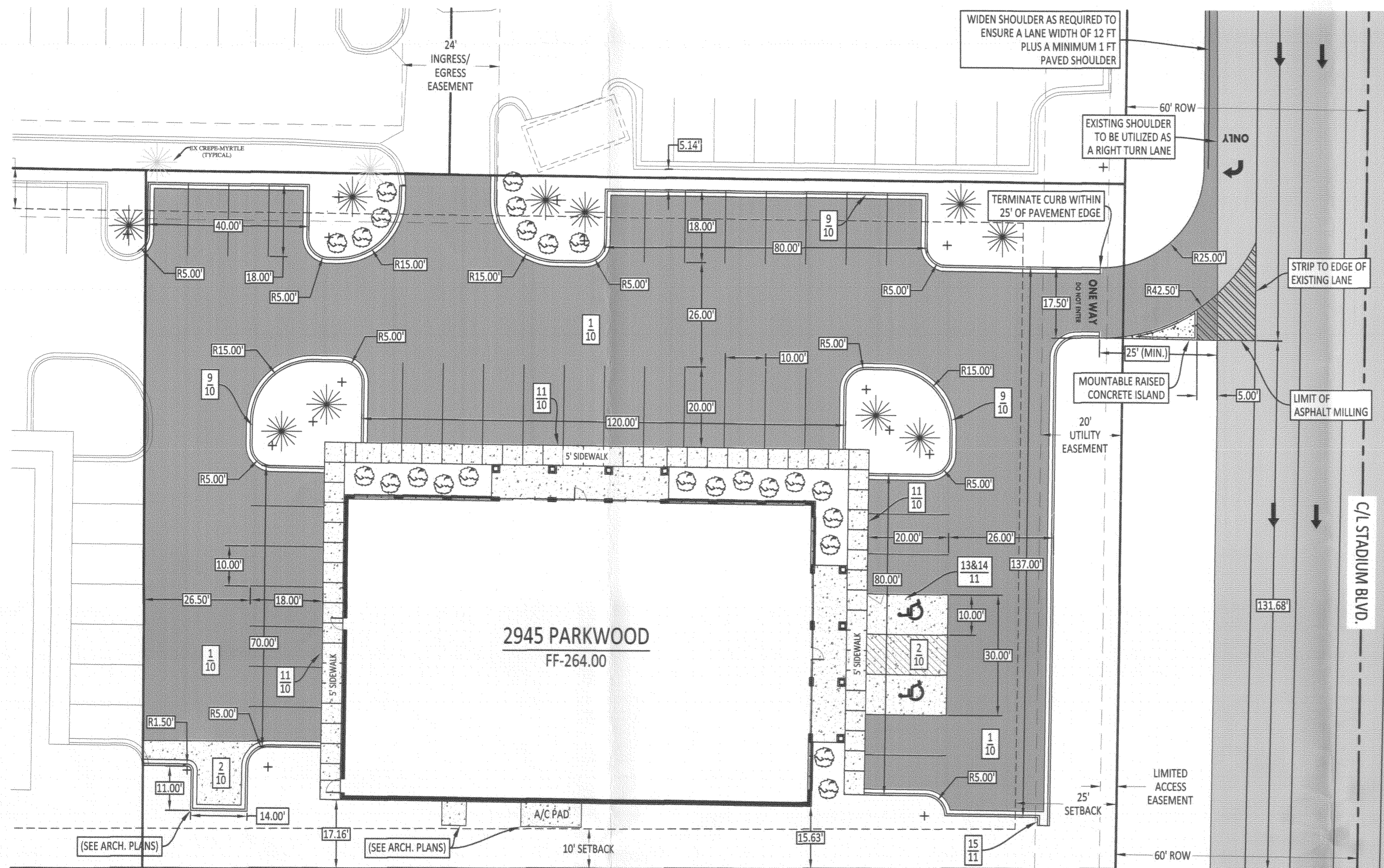
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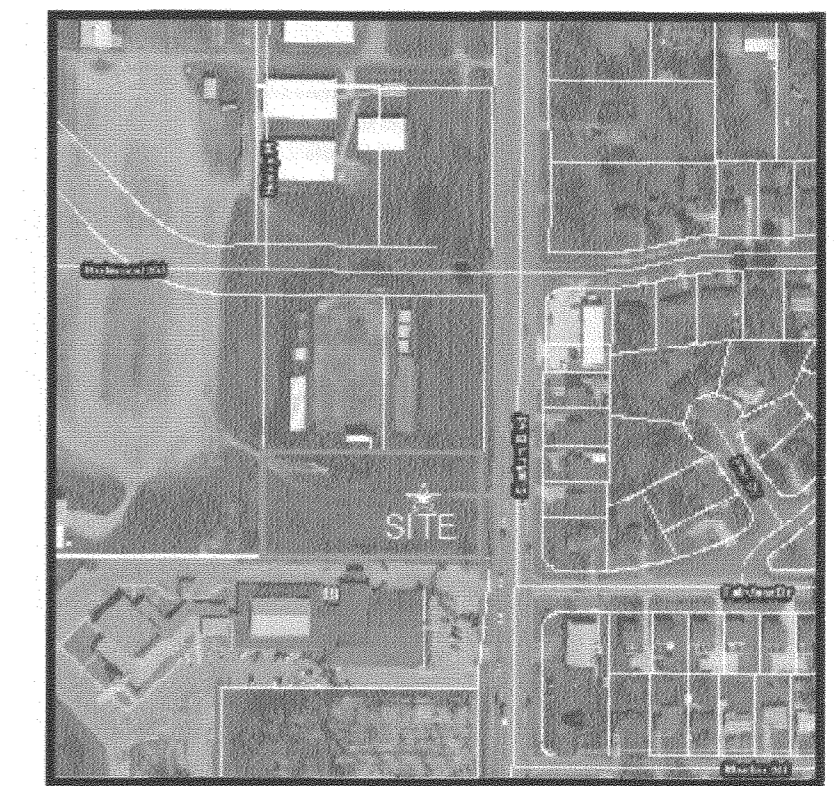
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SHOULDER WIDENING DETAIL
SCALE 1"=5'



VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES:

- ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
- PARKING REQUIRED IS 1 SPACES PER 250 SQUARE FEET OF BUILDING
PARKING REQUIRED - 8700/250 = 35 SPACES
PARKING AVAILABLE - 38 SPACES
- ALL SIDEWALK AND PATIO CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH A 6X6 W2.9/2.9 WELDED WIRE MESH.
- SITE WILL UTILIZE MULTIPLE DUMPSTERS. REFER TO ARCHITECTURAL DRAWINGS FOR ENCLOSURE DETAILS.
- REFER TO DETAIL SHEETS FOR CONSTRUCTION MATERIAL SPECIFICATIONS.
- ALL STRIPPING, DIRECTIONAL ARROWS, AND CONCRETE ISLANDS SHALL MEET AHTD SPECIFICATIONS. REFER TO AHTD STANDARD DRAWINGS.

LANDSCAPING NOTES:

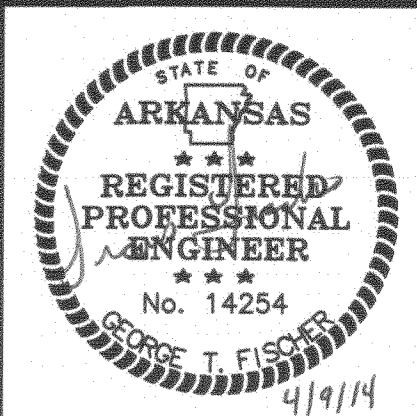
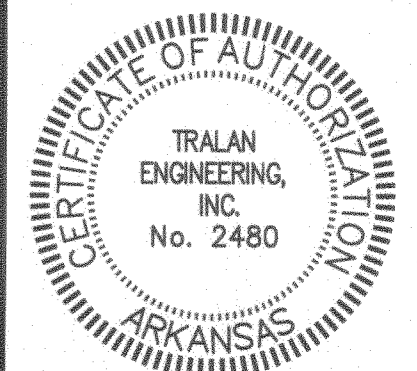
- AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES.
38 PARKING SPACES AVAILABLE
38 SPACES / (1 TREE/10 SPACES) = 4 TREES REQUIRED
38 SPACES / (3 SHRUBS/10 SPACES) = 12 SHRUBS REQUIRED
- TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
- ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
- LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
- ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
- CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

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TRALAN ENGINEERING

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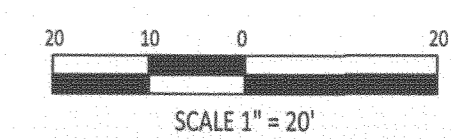
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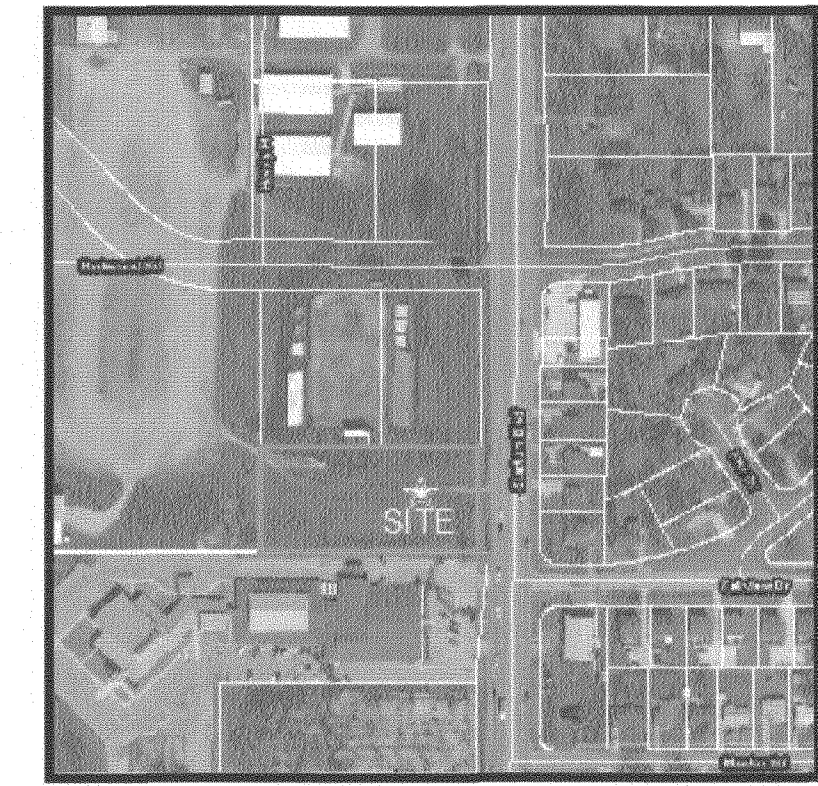
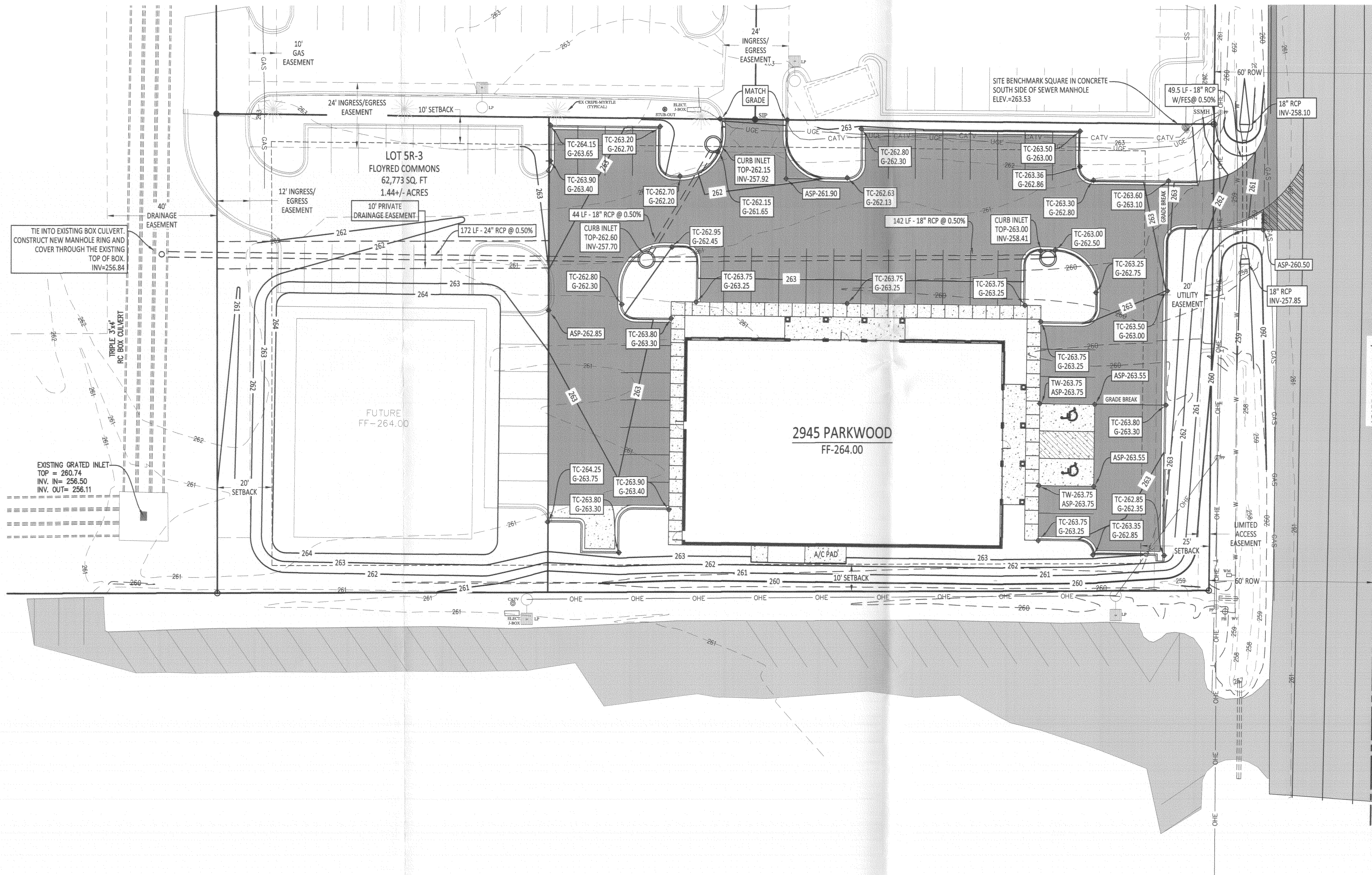
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SITE DIMENSION PLAN

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VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES:

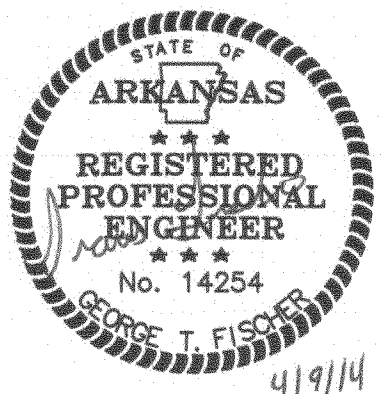
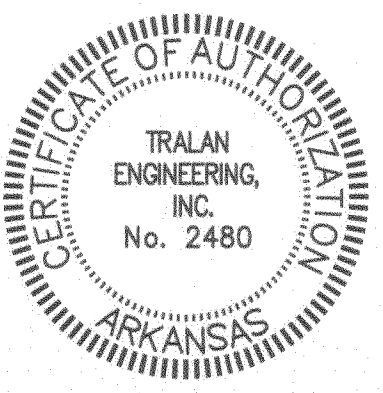
- ALL HANDICAP SPACES AND UNLOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
- THE SITE VERTICAL BENCHMARK IS THE TOP OF THE SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF THE SITE AS SHOWN ON PLANS. ELV = 263.53
VERTICAL CONTROL - NAVD 88
HORIZONTAL CONTROL - AR STATE PLANE NORTH ZONE-NAD 83
- ALL PIPE SHALL BE REINFORCED CONCRETE PIPE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE GRADES SHOWN ON THIS PLAN. ALL COMBINATION CURB AND GUTTER SECTIONS SHALL HAVE THE GUTTER PORTION PITCHED IN THE SAME DIRECTION OF THE INTENDED FLOW.
- THROUGHOUT ALL SITE GRADING AND EXCAVATING ACTIVITIES, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN CONFORMANCE WITH THE GRADES AND SLOPES SHOWN HEREON.
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITY.
- CONTRACTOR SHALL NOT CONSTRUCT A DRIVEWAY OF ANY TYPE UNTIL THE OWNER HAS SECURED A DRIVEWAY ACCESS PERMIT FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKEOUT. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THESE PLANS.

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GRADING & DRAINAGE PLAN

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