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 PH-870-932-2438

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

CITY WATER & LIGHT - ENGINEERING DEPARTMENT 400 East Monroe Jonesboro, AR 72401 PH-870-935-5581

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS 2510 Hwy. 412 West P.O. BOX 98 Paragould, AR 72451 PH-870-239-9511

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PH-800-555-6322

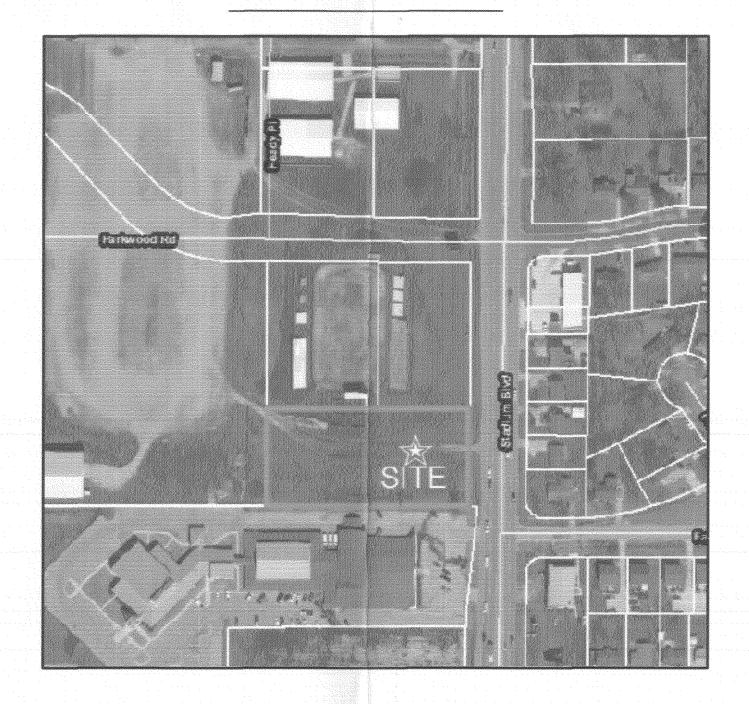
RITTER COMMUNICATIONS
2109 Fowler Ave.
Jonesboro, AR 72401
Jonesboro, AR 72401

SUDDENLINK
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Jonesboro, AR 72401
Jonesboro, AR 72401

PH-870-219-1355

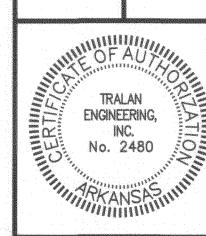
PH-870-336-3421

VICINITY MAP



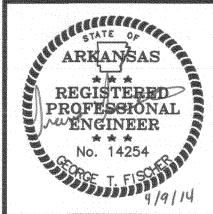
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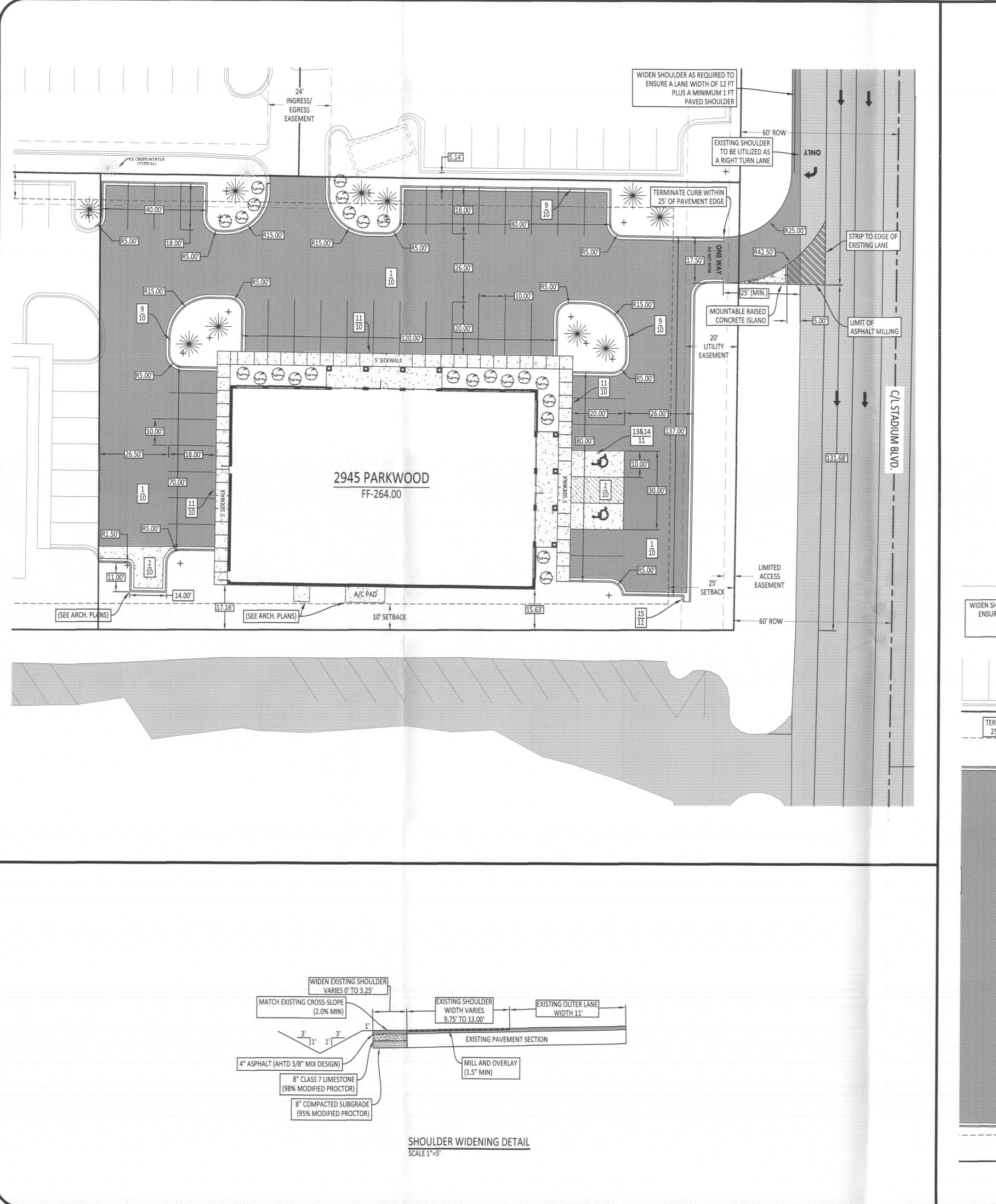
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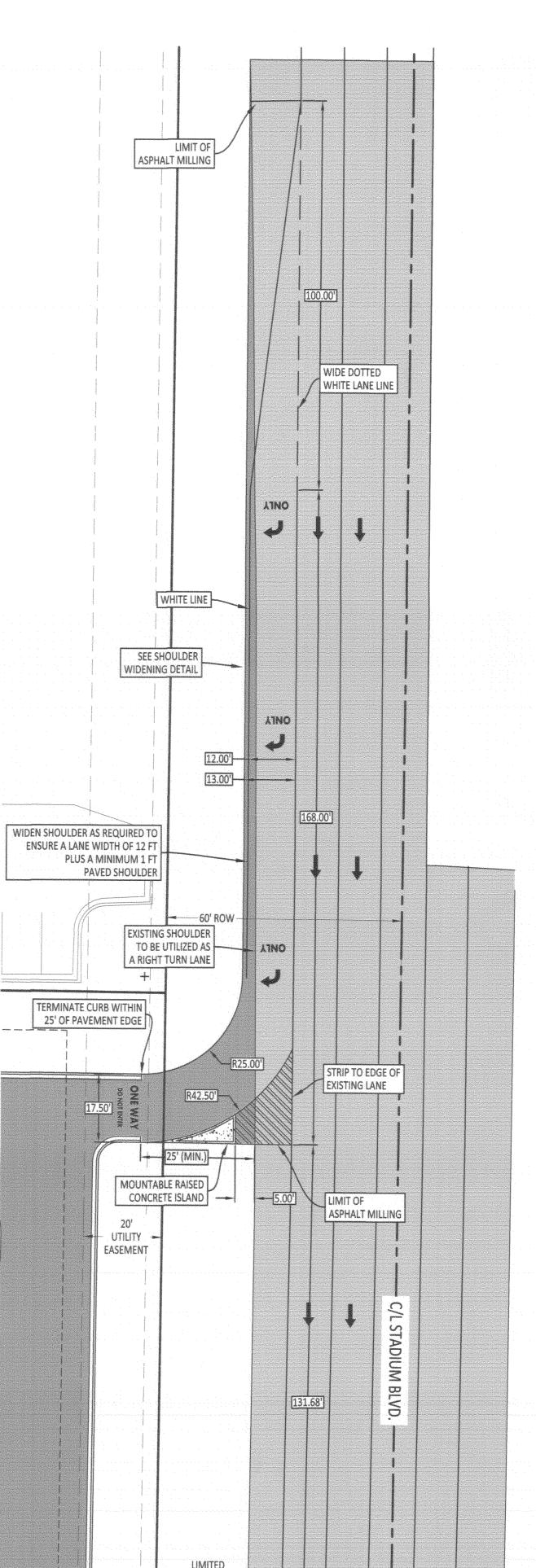
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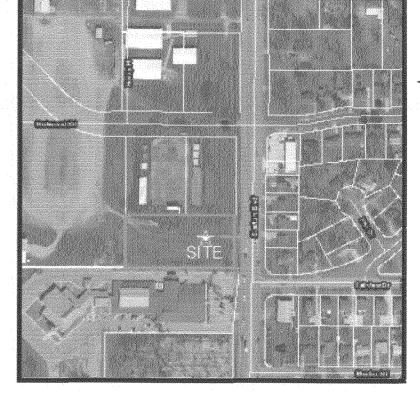




ACCESS

EASEMENT

__ 60' ROW -



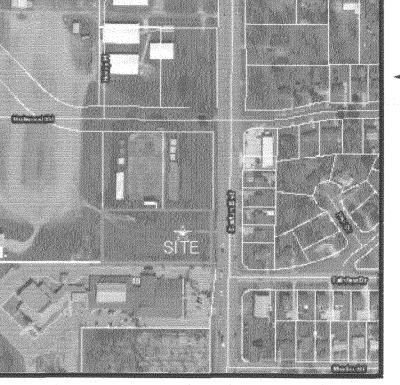
NOT TO SCALE

ENGINEER'S NOTES:

- 1. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII
- 2. PARKING REQUIRED IS 1 SPACES PER 250 SQUARE FEET OF BUILDING
- PARKING REQUIRED 8700/250 = 35 SPACES
- 3. 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.
- 4. SITE WILL UTILIZE MULTIPLE DUMPSTERS. REFER TO ARCHITECTURAL DRAWINGS FOR ENCLOSURE DETAILS.
- 5. REFER TO DETAIL SHEETS FOR CONSTRUCTION MATERIAL SPECIFICATIONS.
- 6. ALL STRIPPING, DIRECTIONAL ARROWS, AND CONCRETE ISLANDS SHALL MEET AHTD SPECIFICATIONS. REFER TO AHTD STANDARD DRAWINGS.

AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES.

- 2. TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY
- 4. LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A
- 5. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
- 6. CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
- 7. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- 8. THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED



VICINITY MAP

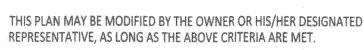
- NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.

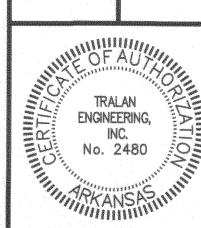
PARKING AVAILABLE - 38 SPACES

LANDSCAPING NOTES:

38 PARKING SPACES AVAILABLE 38 SPACES/ (1 TREE/10 SPACES) = 4 TREES REQUIRED 38 SPACES/ (3 SHRUBS/10 SPACES) = 12 SHRUBS REQUIRED

- RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
- 3. ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS
- 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.





Parkwood

2945

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PROJECT:

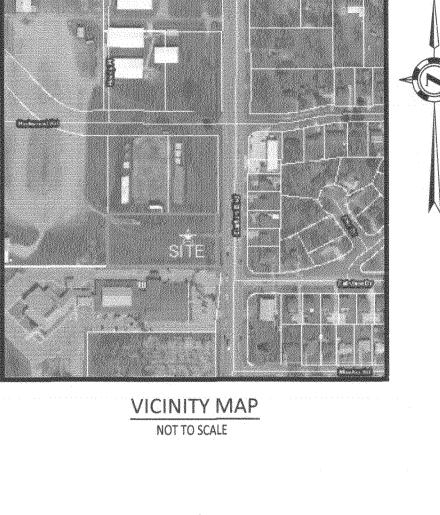
STATE OF CO. ARKANSAS REGISTERED PROFESSIONAL No. 14254

	denomination de la company	* * *			
REVISIONS					
DATE	BY	DESCRIPTION			
DRAWING INCO					

DRAWING INFO. 3/17/14 SCALE: 1"=20' JOB NO.: CAD NO.:

> SITE DIMENSION PLAN

SHEET NUMBER



ENGINEER'S NOTES:

11 111 111 11

11 111 111 11

1 manual 1 m

III EASEMENT

|| ||| iii 40'

N III III II

261

SETBACK

INV=256.84 || || ||

TIE INTO EXISTING BOX CULVERT.

COVER THROUGH THE EXISTING

TOP OF BOX.

EXISTING GRATED INLET

TOP = 260.74

INV. IN= 256.50

INV. OUT= 256.11

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ASSET PRODUCTS CONTROL TO THE PRODUCT CONTROL

TOTALE DISSIDITE AMERICA CONTROL OF THE PROPERTY OF THE PROPER

Special specials agreement specials agreement specials agreement specials agreement ag

CONSTRUCT NEW MANHOLE RING AND

GAS

EASEMENT

12' INGRESS/

EASEMENT

24' INGRESS/EGRESS

Be have seemed designed where seemed marries reporter requires require seemed reporter regions arrived regions of the region of

10' SETBACK -

G-263,40

TC-262.80 -G-262.30

ASP-262.85

G-263.75

172 LF - 24" RCP @ 0.50%

44 LF - 18" RCP @ 0.50%

CURB INLET

TOP-262.60

INV-257.70

TC-262.70 G-262.20

TC-263,80

G-263.30

G-263.40

LOT 5R-3

FLOYRED COMMONS

62,773 SQ. FT

1.44+/- ACRES

10' PRIVATE

FUTURE

FF-264.00

on plan since since since since since since since 263 since since since since

DRAINAGE EASEMENT

INGRESS/

EGRESS

EASEMENT_3_

GRADE

CURB INLET

TOP-262.15

INV-257.92

TC-262.15

G-261.65

ASP-261.90

2945 PARKWOOD

FF-264.00

SITE BENCHMARK SQUARE IN CONCRETE -

49.5 LF - 18" RCP

EASEMENT

W/FES@ 0.50% 出

18" RCP

INV-258.10

ASP-260.50

H 18" RCP

LIMITED

ACCESS

EASEMENT

INV-257.85

SOUTH SIDE OF SEWER MANHOLE

- TC-263.50

TC-263.36

G-262.86

G-263.00

TC-263.30 G-262.80

TC-263.00 G-262.50

G-263.10

G-262.75

TC-263.50

ASP-263.55

TC-263.80

G-263.30

ASP-263.55

G-263.00

ELEV.=263.53

CURB INLET

TOP-263.00

INV-258.41

G-262.30

142 LF - 18" RCP @ 0.50%

3-262.13

- 1. ALL HANDICAP SPACES AND UNLOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN
- 2. ALL HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2%
- 3. THE SITE VERTICAL BENCHMARK IS THE TOP OF THE SANITARY SEWER MANHOLE AT THE NORHTEAST CORNER OF THE SITE AS SHOWN ON PLANS. ELV = 263.53

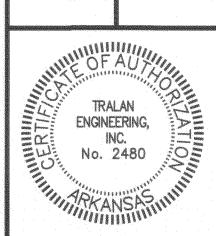
HORIZONTAL CONTROL - AR STATE PLANE NORTH ZONE-NAD 83

- 4. 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.
- MAINTAIN POSITIVE DRAINAGE IN CONFORMANCE WITH THE GRADES AND SLOPES SHOWN
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS.
- ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY
- 10. CONTRACTOR SHALL NOT CONSTRUCT A DRIVEWAY OF ANY TYPE UNTIL THE OWNER HAS SECURED A DRIVEWAY ACCESS PERMIT FROM THE ARKANSAS HIGHWAY AND
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKEOUT. CONTRACTOR MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- 12. 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

- ALL DIRECTIONS.
- AND A MAXIMUM RUNNING SLOPE OF 5%.

VERTICAL CONTROL - NAVD 88

- THROUGHOUT ALL SITE GRADING AND EXCAVATING ACTIVITIES, THE CONTRACTOR SHALL
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC, MAKES 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 **EXCAVATION ACTIVITY.**
- TRANSPORTATION DEPARTMENT.
- SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT
- THESE PLANS.



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Parkwo

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Commercial

CLIENT: Everyday Chef,

SUITE B JONESBORO, PH: 1-870-2 CELL: 1-870-8

ARKANSAS REGISTERED \PROFESSIONAL ENGINEER No. 14254

ATE	BY	DESCRIPTION		
DRAWING INFO.				
AWN BY:		GTF		
TE:		3/17/14		

1"=20'

REVISIONS

CAD NO .: **GRADING &** DRAINAGE PLAN

SCALE:

JOB NO.:

SHEET NUMBER:

