



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, July 15, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-25:061](#)

Minutes: June 17, 2025 BZA Meeting

Attachments: [6.17.25 BZA Minutes](#)

4. Appeal Cases

[VR-25-21](#)

Variance: 2020 Fair Park Blvd.

Ray Flake is requesting a variance for a five-foot-wide sidewalk. The property is in the C-3, general commercial district.

*Certified mail receipts to be attached once received by applicant.

Attachments: [Application](#)
[C03.0-SITE PLAN](#)
[L01.0-LANDSCAPE PLAN](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:061

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes: June 17, 2025 BZA Meeting



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, June 17, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 4 - Rick Miles; Casey Caples; Kevin Bailey and Matthew Millerd

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-25:050](#)

BZA Minutes: May 20, 2025

Attachments: [5.20.25 BZA Minutes](#)

A motion was made by Matthew Millerd, seconded by Casey Caples, that this matter be Approved. The motion PASSED with the following vote.

Aye: 3 - Casey Caples; Kevin Bailey and Matthew Millerd

Absent: 1 - Doug Gilmore

4. Appeal Cases

[VR-25-15](#)

Variance: 1100 E. Craighead Forest Rd

Naga Nandipati is requesting a variance for installation of an 8-foot-tall fence. The property is in the R-3, multifamily high-density district.

Attachments: [Variance Application](#)
[Narrative Letter](#)
[Fence Plan](#)
[Certified Mail](#)

Rick Miles (Chair): Would you come please sir? Come up to the podium state your name and address.

Naga Nandipati (Proponent): My name is Naga, I live at 1100 East Craighead Forest Road.

Rick Miles: Okay. Explain to us what you would like to do sir.

Naga Nandipati: So, I have a slope on the ground, so even if I build a six foot fence people from the road can see my pool, so I'd like to build a fence that is 8 feet up. I have a 20 foot slope, so I would like to add the extra feet, to have some privacy there. On the side, I'm not replacing that, but it is also an 8 foot

fence. Which is facing the road, this is the backside of the fence. If you go up, I can show on the back. You see on the left side of the fence the left side, which is also 8 feet of fence, which was built before I came to the home. So, it matches the height and I can have some privacy there.

Board: So there is an 8 foot fence that's already on the property now?

Naga Nandipati: Yes, on the left side of the fence. The fence for the 72 foot in the back is going to slope from 8 to 6 feet. So, I can have some privacy there.

Board: So, you're wanting to enclose two sides, or three?

Naga Nandipati: Just the one side, the 72 feet in the back.

Board: Okay. The existing fence is how tall? There's one to either side.

Naga Nandipati: So, the left one is 8 feet, the right one is 6 feet to my neighbor.

Board: But you're not going to do anything to that fence?

Naga Nandipati: No, just the one that I marked.

Board: Just the one across the back?

Board: Really just a portion of that right?

Naga Nandipati: Yes, just the portion so when I built the 52 length of, 6 feet, and the remaining 20 feet, so it matches the height.

Board: You're going from 6 to 8 is what you're saying.

Naga Nandipati: Yes.

Board: And the 8 feet in height is just to fill in right? To fill in the top more than the bottom, because you're keeping the top level. That's what he's trying to do somewhat. That makes sense.

Rick Miles (Chair): Any further questions?

A motion was made by Casey Caples, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Casey Caples; Kevin Bailey and Matthew Millerd

Absent: 1 - Doug Gilmore

[VR-25-16](#)

Variance: 1625 W. Parker Rd

Ozark Civil Engineering Inc. is requesting a variance waive the requirement for joint/cross access to the properties located to the south and east. The property is in the C-3, general commercial district.

Attachments: [Application](#)
 [Variance Letter](#)
 [Site](#)

Rick Miles (Chair): Okay, Ozark Civil Engineering.

Todd Butler (Proponent): Hey, I'm Todd Butler with Ozark Civil Engineering, representing for the variance for the cross access. Our requirements to the east and to the south of our property. We're going to provide access to the west side for the other lot over there. The issues that we have with taking it to the east is that there is 35 feet of fall going across the property and visiting with engineering, right now it shows a deep slope going through there but they're concerned about the length of it so I have to go back in there and start benching it. I've got a ditch going all the way around the property to collect all the water, so it makes it difficult to go to the east and plus on the south side there, is an existing neighborhood that I really don't have a way of connecting anything to either.

Kevin Bailey (Board): Derrel, question for planning. That's the big ditch that's to the south and then to the east of it, that's been improved and so when this

site plan came before MAPC, can you tell us what comments we had on that? When it came to MAPC? It came because of the square footage size.

Derrel Smith (City Planner): Square footage, right. We hadn't addressed it at that time. As far as the connection. We knew it was going to be hard to get a connection in there with the amount of grade chains there is.

Kevin Bailey: On the south and east, not on the west?

Derrel Smith: Right, on the south. I mean, that's not going to matter because that's residential. And we just require a commercial property to extend to the other commercial portions. So, on the west side, they did extend. They've got an extension on the west side. If they made a connection over there, I don't know if you could get a truck up in it. So, it'd be really hard to make that connection.

Kevin Bailey: One of the things we talked about at MAPC, if I'm not mistaken, was that the limited access, number of drives on Parker Road and so this drive that's on the northwest corner of this development it will be a shared drive for the west development.

Derrel Smith: Correct.

Unable to transcribe

Rick Miles: Where's the other access?

Kevin Bailey: Not developed, it's not a part of this.

Rick Miles: Okay.

Kevin Bailey: I just wanted to bring everybody up to what we talked about at MAPC. And I truly don't know how you would get access to the east.

Rick Miles: Derrel, what's the city's feelings on this?

Derrel Smith: This is kind of why we have a variance process, there's an actual hardship here to meet the code and so we would recommend that y'all grant it.

Rick Miles: So, if we do this, the city's in favor of it to make this fly?

Derrel Smith: Yes, sir.

Rick Miles: Alright, questions gentleman?

A motion was made by Casey Caples, seconded by Matthew Millerd, that this matter be Approved . The motion PASSED with the following vote.

Aye: 3 - Casey Caples; Kevin Bailey and Matthew Millerd

Absent: 1 - Doug Gilmore

[VR-25-17](#)

Variance: 4009 Covington Dr

Jeffrey Madden is requesting a variance to increase fence height to 7 feet along the southwest side yard and replace pickets with the smooth side facing towards the owner's yard. The property is in the R-1, single family medium-density district.

Attachments: [Application, Letter & Signed Notification Letters](#)
 [Site Plan](#)
 [2010 Variance Approval - Rear](#)

Rick Miles (Chair): Mr. Madden, please state your name and address for the record please.

Jeffrey Madden (Proponent): Yes, sir. My name is Jeffrey Madden, I live at 4009 Covington Drive in Jonesboro.

Rick Miles: Okay, and tell us what you're wanting to do sir.

Jeffrey Madden: Looking at the drawing, do you see the 28 and a half foot line? The fence was there when I moved into the property in 2003. The fence

pickets were dilapidated and so I intended to replace those pickets as I started my neighbor asked me if we can make it taller because his house is uphill. He has a deck behind his house, so he asked for our mutual privacy if I can make it taller. He wanted me to make it eight, I though seven would look better because I'm not replacing the post. I'm not replacing the two by four stringers. It seems to make since. I understood that afterwards, there was a complaint filed for me building it backwards with the smooth side toward my property. It was built that way to begin with. All I did was put pickets up on 28 and half feet of fence. I already had a variance if you look at the back line, I'd already requested in 2010, a variance for the same purpose. I've got an 11-foot fence there. It's quite an impressive fence if you ask me, I'm really proud of it but had no problems with that. All my neighbors approved of that. But this is just, I'm asking if I can go a foot taller. I didn't rebuild the entire thing, I even have some pickets I didn't put on there but you know, this is. I understand you guys have a job to do but an editorial comment that I probably shouldn't make but I can't help is, I'm paying \$200 dollars to replace 28 and a half foot of boards that I paid less for. So, it's just hard. I didn't build the fence to start with, I'm just trying to make it better.

Matthew Millerd (Board): It says rebuild 6 foot fence, 84 feet. So you're going to rebuild that too?

Jeffrey Madden: That was a different project and I already have that one permitted. I haven't started on it yet, I just got the permit. I'm gonna mark it and do it next but it was built previously before I got there, but it was built off the property line and needs to move to be on the property line. My neighbor, decided 4 or 5 years ago to attach to it and I said that's fine if you're gonna attach to it, but if your gonna do that, I need to move my fence to put on the property line. I just got the permit back for that, I guess last week.

Kevin Bailey (Board): I suggest you turn the pickets out on that fence replacement.

Jeffrey Madden: I'm sorry?

Kevin Bailey: When you do that project I suggest that you put the pickets on the outside of it.

Jeffrey Madden: They're already built that way so yes sir, I intend to do that.

Kevin Bailey: Okay.

Jeffrey Madden: And I would have done this other one right to begin with, because it's a mess how they attached to it. It was my fence but there are two other line that are attached to it and it looks terrible. But to rework it now, I just wanted to do pickets so it'd look better. Everyone to the south is considerably uphill if you look at that neighborhood, when I requested the variance back in 2010 I actually took a photograph of me holding another 6 foot picket on top of the one that was there. To help them visualize but it's like the guy before me, you know, they can see my feet and I could see there's.

Rick Miles: Any other questions gentlemen?

Casey Caples (Board): What's the rule of thumb as far as just repairing pickets?

Derrel Smith: If it's more than two sections you gotta get a permit.

Casey Caples: I'm going to guess that your neighbor where you're wanting that seven foot, the rest of the pickets are facing outward or the pickets are facing all the way inside of his space. I'm guessing.

Jeffrey Madden: I don't know, I guess I worked on his at the back line but I don't know what the rest is. It makes his look uniform but I didn't build it that way to start with. His has all the pickets to the outside of his property even though one of them is on my line. So, I don't know why they built it that way. He didn't live there when they built it and I didn't either. But it is my fence.

Casey Caples: Did you change out the two by four runners too?

Jeffrey Madden: No. All I'm doing is pickets. Posts were fine, runners were fine, I probably had one that could've stood to be replaced but it was fine.

Rick Miles: Any other questions?

Kevin Bailey: Yeah, I'd like to hear again, tell me why you want 7 foot pickets and not 6 foot pickets.

Jeffrey Madden: My neighbor asked me to because he's uphill from me and he has a wooden deck behind his house and so he's looking down into my backyard and into my pool. He likes to sit out and drink his coffee in the morning and he suggested it. And I asked him do I need to permit that? And he said naw, you'll be fine. I didn't know, I thought because when I talked to him before, when I did the eleven the instructions that I got was you could go taller all the way around. So, I just assumed 7 foot that's no big deal but, bad assumption.

Rick Miles: Don't listen to your neighbor.

Jeffrey Madden: Yeah, well he has some connections in the city that I thought he know. So, anyway, he didn't so. Before you make your motion can I ask a question? If the fence was built before I moved in the house and it was built before the code required 6 foot, my question is, is it allowed 8 when the fence was built and it's not a complete and total replacement. Why would seven not be allowed today?

Derrel Smith: Can I answer that?

Kevin Bailey: Please.

Derrel Smith: If it's built before the code changes and you don't touch it, it's a non-conforming use, a legal non-conforming use.

Jeffrey Madden: Okay.

Derrel Smith: Once you make the change, you have to bring it into the current codes.

Jeffrey Madden: I understand. Okay, I thought there was a reason but I just had to ask.

Rick Miles: It's not that we're trying to pick on you.

Kevin Bailey: And we're not, I want you to know. It's we have seen dozens of variance requests for taller than six foot and we've turned down dozens, we're trying to be consistent with what we're doing.

Derrel Smith: If y'all wanna do two separate motions you can.

Kevin Bailey: How about this? I would move to approve the variance allowing the pickets that are outward facing that were replaced. Let me do that one motion. First motion I would move to vote that we grant the variance for the inward facing pickets.

Matthew Millerd: Second that.

A motion was made by Kevin Bailey, seconded by Matthew Millerd, that the variance be approved, the motion was PASSED with the following vote:

Aye (3): Matthew Millerd, Kevin Bailey, Casey Caples

Nay (0)

Kevin Bailey (Board): I would move that we put the variance request for the 7 foot height on the floor for a vote.

A motion was made by Kevin Bailey, seconded by Matthew Millerd, that this matter be Approved . The motion FAILED with the following vote. (The variance allowing inward facing pickets was approved).

Nay: 3 - Casey Caples; Kevin Bailey and Matthew Millerd

Absent: 1 - Doug Gilmore

Kenneth O'Connell is requesting a variance to allow use of a chat area adjacent to the existing parking lot. The property is in the C-3, general commercial district.

Attachments: [Application](#)
 [Current and Future Site Plans](#)
 [Certified Mail](#)

Rick Miles (Chair): Okay, Kenneth O'Connell, please state your name and address sir for the record.

Kenneth O'Connell (Proponent): Good afternoon, my name is Kenneth O'Connell I'm here representing Sanctuary Church at 3119 Rook Road. We have chat down and the picture you're looking at, right there you see there was some extra chat at one point and we wanted to create a multi-purpose space that would allow us to do several things and so we did add to that. And last year we added to it a little more because we had a big event where we had tents and different things as well. And we're trying to create a space where people could walk on it without getting in the mud. We are planning to build our next facility on this property. The plan is within the next two years to begin to build that. And so, we would like to keep that chat where it is at this particular time just because it gives us space to do what we're wanting to do and you can change your picture if you need to or anything. It gives us space to do what we're wanting to do right now. But when we build our next building it will be going into that space and so, if we try to put down asphalt or something like that in order to create the space that we need for multipurpose, we're going to have to rip it out when it comes time to do that. So, we're seeking a variance that we can allow that chat to remain in that central part of our property for this particular period of time.

Unable to transcribe

Rick Miles: Yes, come on up and state your name, please.

John Fane (Public): My name is John Fane, I'm with System Services Broadband, we're adjacent to their property. We did not have the opportunity to give you guys this form but we have our shop that is just below that on Peabody Drive, 3026 Peabody. You can see that it's literally right t in the middle and yes, that property right there. When we got that property, there was nothing to the east of us and nothing to the north of us. It was just a field the business to the east of us, when they built it, they built their parking lot up a good foot and a half above us, which seriously limited our ability for water to drain and then when this church came along and they built their property, as you can see that concrete drain pipe for their run off to go to the ditch that is on the east of our property. They built a berm at the back of our fence. So, I as well as 3022 Peabody and the business to the east, I don't know if they're here or not, but we're dealing with flooding. There's nowhere on either side with heavy rain, for the water to go and while we support what they want to do with that church, that great. We are just trying to find somebody to give us some help with the runoff because we can't elevate our property anymore, otherwise the building would be the lowest point. I have a suggestion which is along the property line that green line between our property and theirs where their berm is, if we could get a ditch running along the outside of our fence over to the city's creek, that would give somewhere for the water to go. But at this point, I've been meaning to try to get ahold of somebody to look at this anyway and then we got this letter. So, I thought this would be a great opportunity to bring it to y'all's attention.

Rick Miles: Alright sir, anything else?

John Fane: No, that's it. If you would like we got it drawn up here as to the dilemma. Basically, what you have if you guys would like this.

Rick Miles: Yeah, that'd be great.

Kenneth O' Connell: And gentlemen that wasn't something that we were aware of.

John Fane: Yeah sure, like I said, we support what you're doing.

Kenneth O' Connell: We want to be a good neighbor though.

John Fane: Yes, sir.

Unable to transcribe

Board: Where are you in terms of the additional building?

Kenneth O' Connell: We have design plans that are done and so we've made significant strides toward it. We're in the middle of a capital campaign right now.

Matthew Millerd (Board): What's your anticipated period of time you would need the chat parking lot?

Kenneth O' Connell: Within the next couple of years, yeah.

Matthew Millerd: And you will asphalt it?

Kenneth O' Connell: Yes, sir. It'll be asphalt, curb, all of that good stuff.

Kevin Bailey (Board): Derrel in the past we've approved chat areas for future expansion and put a sunset date on it. I don't personally think that is a problem. I know that the site has been graded for the next building already, the entire site has been graded and developed. I actually was the contractor who built this building I don't know that I'm the contractor for their next phase there's no animosity or anything but, so that's the reason I didn't excuse myself from today's meeting, for hearing that but I know that the entire site, has been developed for that future building and whoever builds it. The church is going to move forward with that next phase and that if we put a timeline on the chat we've done that in the past. And to address the drainage at the back, back there. I believe that Michael is aware of that, that the city's ditch, our ditch that runs to the right up there. I believe it needs a little TLC in that back corner to gain the water that's draining off of them. That's blocked, pastor by your burner, it wouldn't take much to grab that water and take it to our ditch, the city's ditch. I truly believe that between the pastor and y'all, you could talk after this and the pastor would accommodate.

Kenneth O' Connell: I was going to tell them when this was over, I would love to visit this with them.

Kevin Bailey: The entire site Derrel, has been graded for stormwater retention and phased for a complete build out already, guys. I'll make a motion for twenty-four months.

A motion was made by Kevin Bailey, seconded by Matthew Millerd, that this matter be Approved for 24 months. The motion PASSED with the following vote.

Aye: 3 - Casey Caples; Kevin Bailey and Matthew Millerd

Absent: 1 - Doug Gilmore

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-21

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Variance: 2020 Fair Park Blvd.


Ray Flake is requesting a variance for a five-foot-wide sidewalk. The property is in the C-3, general commercial district.

*Certified mail receipts to be attached once received by applicant.



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: <u>CFT NV DEVELOPMENTS LLC</u>	Applicant: <u>RAY FLAKE</u>
Address: <u>1120 N. Town Center Dr., Suite 150, Las Vegas, NV 89144</u>	Address: <u>PO BOX 1302 FAIRVIEW TN 37062</u>
Phone: <u>626-799-9898</u>	Phone: <u>6156267670</u>
Email: <u>Ray.Silverstein@Pandarg.com</u>	Email: <u>RAY@CIVILENGINEERINGSERVICES.NET</u>
Signature: <u><small>Signed by:</small> Raymond Silverstein <small>FBA9E6C14EE749F...</small></u>	Signature: <u></u>

Description of Requested Variance:

SIDEWALK REQUIREMENT IS 6' OFF CURB AND 6' ONTO SITE. APPLICANT REQUESTS SIDEWALK BE ALLOWED 5' OF SIDEWALK INSTEAD OF 6' WIDE.

Circumstances Necessitating Variance Request:

A PLANNING COMMISSION COMMENT ABOUT A 6' VS 5' WIDE SIDEWALK WAS NOT RESOLVED ON PLANS. DRAWINGS WERE APPROVED AND PROJECT CONSTRUCTED. THERE EXISTS NOW 150' X 5' SIDEWALK ALONG THE SITE, THE ONLY SIDEWALK WITHIN THE ENTIRE VICINITY OF THE SITE AND ONE OF THE FEW SIDEWALKS ALONG FAIR PARK BLVD ADJACENT OVERALL. THE ONLY WAY TO BRING INTO COMPLIANCE IS BY TEARING OUT THE WHOLE SIDEWALK WHICH WILL BE AT GREAT COST TO THE CONSULTANTS THAT HAD THIS APPROVED THROUGH THE CITY. CONSULTANTS WENT THROUGH GREAT LENGTHS TO GET THIS SITE APPROVED BY PROVIDING NEW STORM STRUCTURES/EXTENSIONS FOR CITY INFRASTRUCTURE SO THIS MINOR COMMENT ON THE PLANS WAS MISSED AMIDST ALL THE OTHER DESIGN COMMENTS. PLANS WERE REVIEWED BY CITY PRIOR TO ISSUANCE AND THE SIDEWALK LENGTH WAS PROBABLY OVERLOOKED. THIS IS AROUND 35 THOUSAND DOLLARS OF REWORK ON THE SITE AND LIES AT THE COST OF THE CONSULTANTS THAT HAD THE SITE APPROVED.

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____
BZA Deadline: _____ BZA Meeting Date: _____

SITE DATA TABLE

ZONING:
C-3 GENERAL COMMERCIAL DISTRICT
REQUIRED BUILDING SETBACKS:
FRONT (USEW) = 25'
REAR (S) = 20'
SIDE (W) = 10'
SIDE (E) = 10'

SITE ACREAGE:
PANDA EXPRESS = 46,607.28 SF / 1.069 ACRES

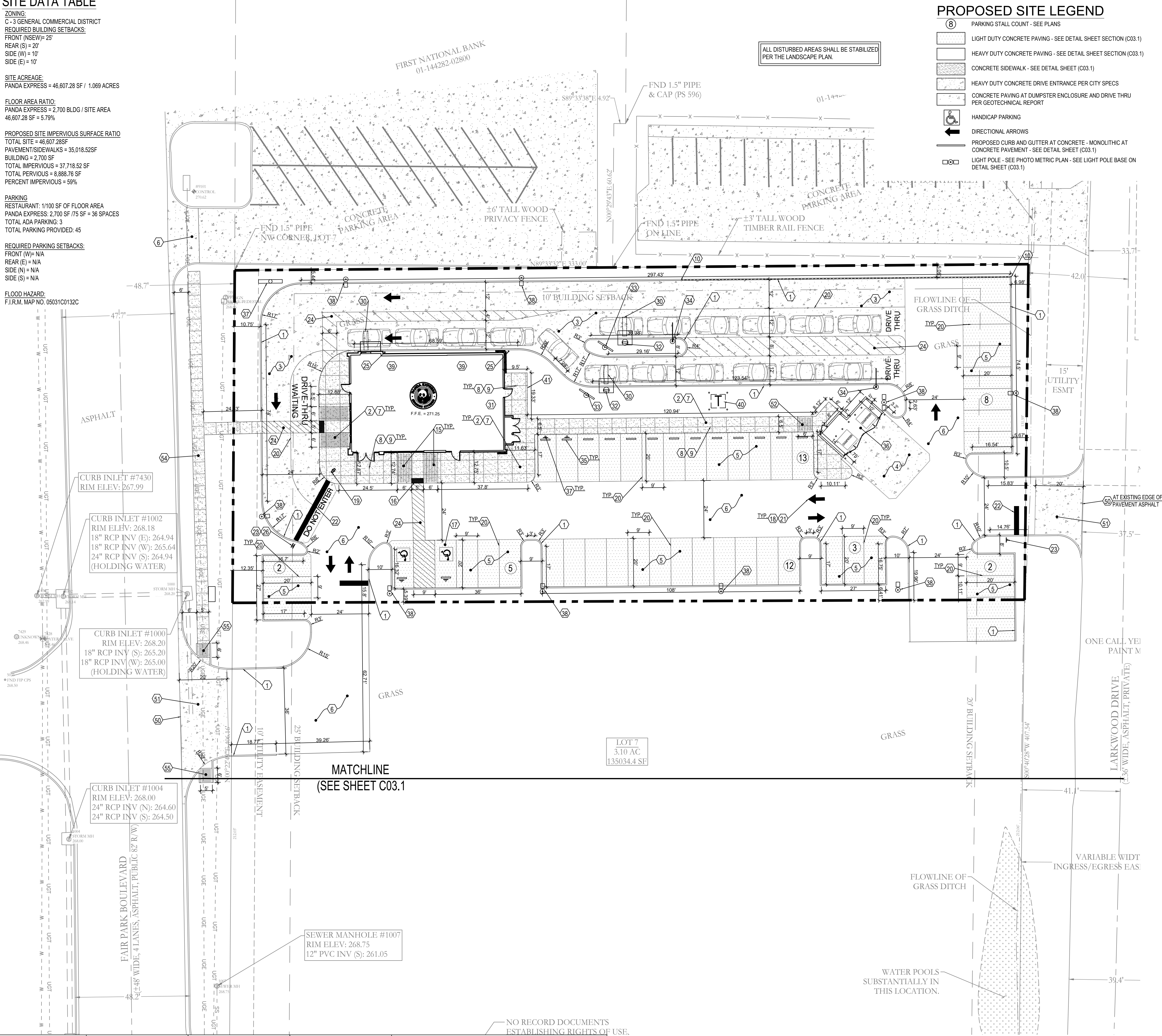
FLOOR AREA RATIO:
PANDA EXPRESS = 2,700 BLDG / SITE AREA
46,607.28 SF = 5.79%

PROPOSED SITE IMPERVIOUS SURFACE RATIO
TOTAL SITE = 46,607.28SF
PAVEMENT/SIDEWALKS = 35,018.52SF
BUILDING = 2,700 SF
TOTAL IMPERVIOUS = 37,718.52 SF
TOTAL PERVIOUS = 8,888.76 SF
PERCENT IMPERVIOUS = 59%

PARKING
RESTAURANT: 1100 SF OF FLOOR AREA
PANDA EXPRESS: 2,700 SF / 75 SF = 36 SPACES
TOTAL ADA PARKING: 3
TOTAL PARKING PROVIDED: 45

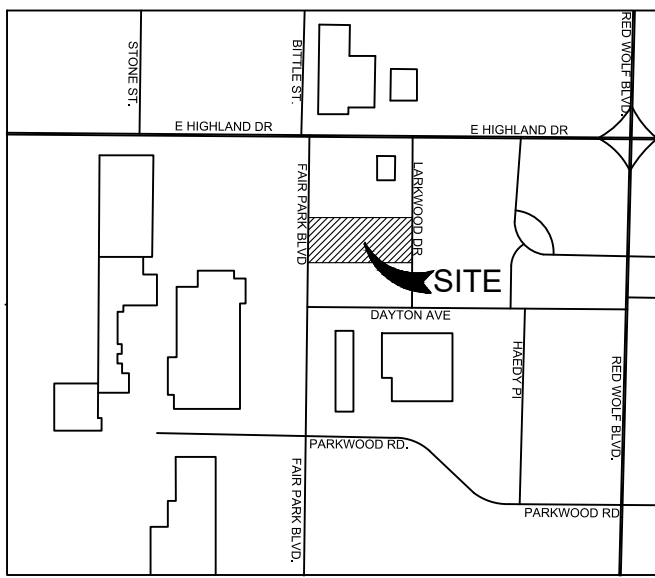
REQUIRED PARKING SETBACKS:
FRONT (W) = N/A
REAR (E) = N/A
SIDE (N) = N/A
SIDE (S) = N/A

FLOOD HAZARD:
F.I.R.M. MAP NO. 05031C0132C



PROPOSED SITE LEGEND

- ⑧ PARKING STALL COUNT - SEE PLANS
- LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET SECTION (C03.1)
- CONCRETE SIDEWALK - SEE DETAIL SHEET (C03.1)
- HEAVY DUTY CONCRETE DRIVE ENTRANCE PER CITY SPECS
- CONCRETE PAVING AT DUMPSTER ENCLOSURE AND DRIVE THRU PER GEOTECHNICAL REPORT
- HANDICAP PARKING
- DIRECTIONAL ARROWS
- PROPOSED CURB AND GUTTER AT CONCRETE - MONOLITHIC AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- LIGHT POLE - SEE PHOTO METRIC PLAN - SEE LIGHT POLE BASE ON DETAIL SHEET (C03.1)



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

SEE NOTES ON SHEET C01.1

SITE KEY NOTES:

PAVEMENT AND CURBING

- ① PROVIDE CURB AND GUTTER AT ASPHALT - MONOLITHIC CURB AT CONCRETE PAVEMENT - SEE DETAIL SHEET (C03.1)
- ② PROVIDE CONCRETE SIDEWALKS PER DETAIL SHEET (C03.2) - PROVIDE CONCRETE SIDEWALK WITH INTEGRAL CURB AT BUILDING AND PARKING PER DETAIL SHEET (C03.1)
- ③ HEAVY DUTY CONCRETE PAVING AT DRIVE THRU ISLE - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT (GRAY COLOR, LIGHT BROOM FINISH)
- ④ NEW HEAVY DUTY CONCRETE APRON AT DUMPSTER ENCLOSURE - SEE ARCHITECTURAL DETAIL SHEET - SEE DETAIL SHEET (C03.1)
- ⑤ LIGHT DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- ⑥ HEAVY DUTY CONCRETE PAVING - SEE DETAIL SHEET (C03.1) & GEOTECHNICAL REPORT
- ⑦ SEALED CONC. SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
- ⑧ EXPANSION JOINT - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- ⑨ CONTROL JOINTS - SEE GEOTECHNICAL REPORT FOR SPACING - SEE DETAIL SHEET (C03.1)
- ⑩ PROVIDE EXPOSED BACK OF CURB - SEE GRADING PLAN

PAVEMENT STRIPING / ADA FEATURES / TRAFFIC SIGNAGE

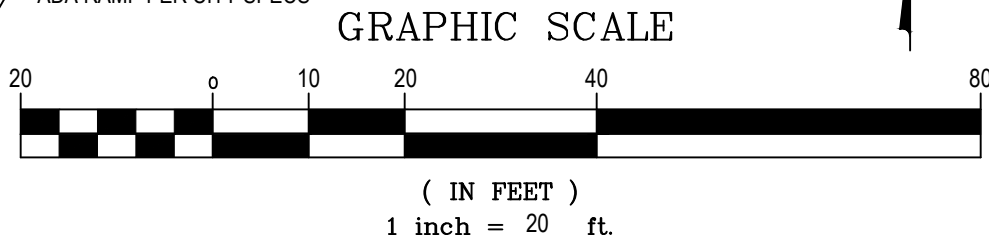
- ⑮ ADA ACCESSIBLE RAMP AT BUILDING - SEE GRADING PLAN FOR ELEVATIONS - SEE HANDICAP PARKING ON DETAIL SHEET (C03.1)
- ⑯ ADA DETECTABLE WARNING AT EDGE OF PAVEMENT - SEE HANDICAP PARKING DETAIL ON DETAIL SHEET (C03.1)
- ⑰ HANDICAP AND VAN ACCESSIBLE PARKING LAYOUT, SIGNAGE, AND STRIPING - SEE DETAIL SHEET (C03.1)
- ⑱ ALL SITE DIRECTIONAL SIGNAGE, PAVEMENT STRIPING AND MARKINGS SHALL BE COORDINATED WITH PRG'S PROJECT MANAGER.
- ⑲ "THANK YOU / DO NOT ENTER" SIGN - PER MUTCD / LOCAL SPECS.
- ⑳ 4" WIDE PARKING STRIPE PAINTED YELLOW PER MUTCD SPECS.
- ㉑ TRAFFIC ARROW PAINTED YELLOW - SEE DETAIL SHEET (C03.1)
- ㉒ STOP BAR PAINTED WHITE PER MUTCD SPECS.
- ㉓ "STOP" SIGN PER MUTCD/LOCAL MUNICIPALITY SPECIFICATIONS
- ㉔ 4" WIDE PARKING STRIPE, SPACED AT 2' O.C. AT 45° PAINTED YELLOW PER CITY SPECS.
- ㉕ BOLLARD PLAN - SEE DETAIL (C03.2)
- ㉖ "DO NOT ENTER" SIGN PER MUTCD SPECS.

PANDA EXPRESS SITE FEATURES

- ⑳ DRIVE THRU LANE SENSOR LOOP SEE DETAIL - SEE ARCH DETAIL SHEET
- ㉑ NEW PAINTED SWITCHGEAR LOCATION - SEE ELECTRICAL PLANS
- ㉒ ORDER CONFIRMATION BOARD - SEE ARCH DETAIL SHEET
- ㉓ DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA P.M. - SEE ARCH DETAIL SHEET
- ㉔ CLEARANCE BAR INSTALLED BY SIGN VENDOR - RE: ELECTRICAL DRAWING FOR REQUIREMENTS, G.C. TO COORDINATE LOCATION WITH PRG P.M.
- ㉕ WHEEL STOP - GNR TECHNOLOGIES, "PARK-IT" 6" PARKING CURB #16201R (BLACK AND YELLOW) OR OWNER APPROVED EQUAL
- ㉖ TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) - SEE ARCH DETAIL SHEET
- ㉗ ONLINE PICKUP SIGNAGE - SEE ARCHITECTURAL DETAILS
- ㉘ LIGHT POLE - SEE PHOTO METRIC PLAN - SEE STRUCTURAL PLANS FOR DETAIL
- ㉙ TIE TO ROOF DRAIN COLLECTOR FROM BUILDING - SEE PLUMBING PLANS FOR UNDERGROUND CONNECTION AT BUILDING - SEE ELEVATION THIS SHEET - OVERFLOW PIPE FROM ROOF DRAIN TO DAYLIGHT UNDER CONCRETE FLATWORK AT FACE OF CURB - SEE PLUMBING PLANS FOR LOCATION
- ㉚ APPROXIMATE LOCATION OF PAD MOUNTED TRANSFORMER PAD PER SERVICE PROVIDER SPECS - COORDINATE WITH SERVICE PROVIDER PRIOR TO CONSTRUCTION
- ㉛ EDGE OF CONCRETE SIDEWALK AT PLANTER BED - SEE LANDSCAPE PLAN (L01.0)

ADDITIONAL SITE FEATURES

- ㉜ MATCH EXISTING GRADE
- ㉝ HEAVY DUTY CONCRETE DRIVE ENTRANCE PER CITY SPECS
- ㉞ ADA RAMP - SEE DETAIL SHEET C03.2
- ㉟ SEE ONLINE PICKUP SIGN - SEE DESIGN BY OTHERS
- ㊱ SIDEWALK PER CITY SPECS
- ㊲ ADA RAMP PER CITY SPECS



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REVISIONS:

ISSUE DATE:

1ST PERMIT/BID SET 04-05-24
2ND PERMIT/BID SET 05-01-24

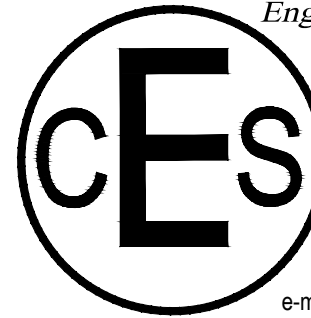
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PANDA PROJECT #: S8-24-D28472
PANDA STORE #: D28472
ARCH PROJECT #: XXX



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TRUE WARM & WELCOME
2020 FAIR PARK BLVD.
JONESBORO, AR 72401

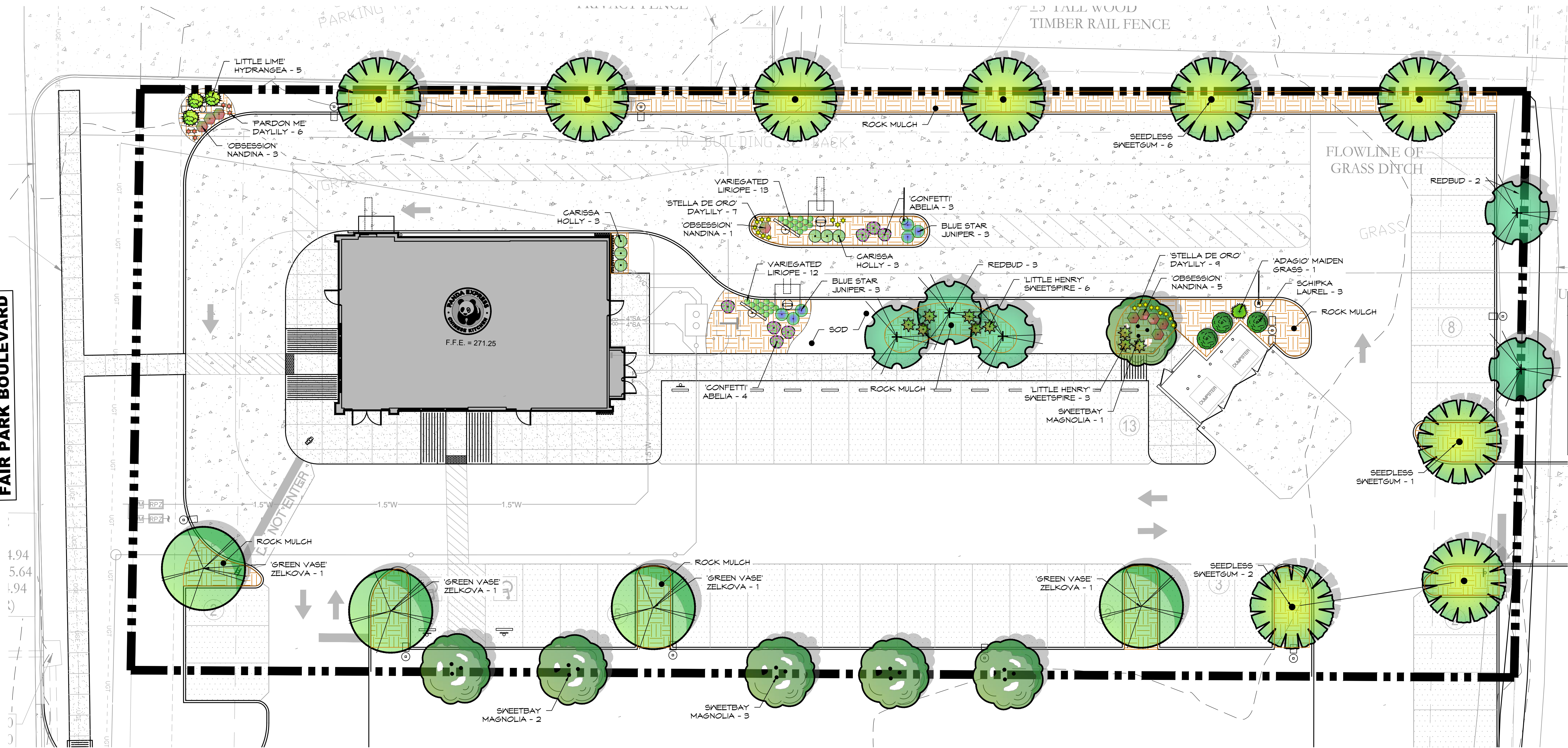
SITE PLAN

C03.0

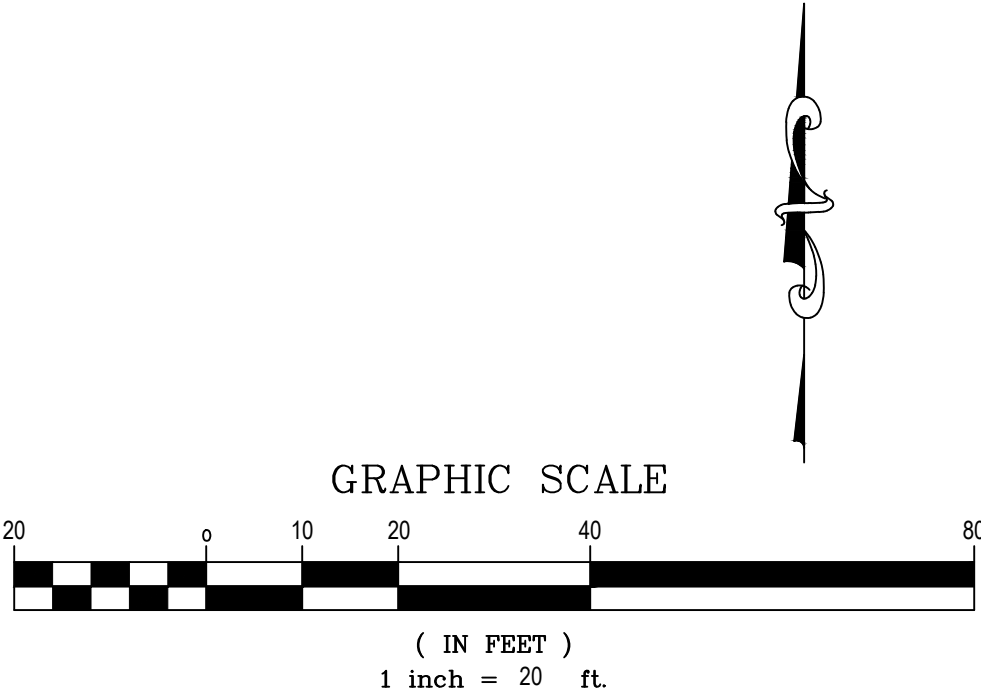
TRUE WARM & WELCOME 2500 RX

FAIR PARK BOULEVARD

LARKWOOD DRIVE



LANDSCAPE CALCULATIONS		
SITE AREA:	46,566 SF	(1.07 AC)
	REQUIRED	PROVIDED
1 TREE OR SHRUB / 1,000 SF	46.6	67
PARKING SPACES:	-	45
1 TREE / 15 SPACES:	3	3
NATIVE TREES: (40% Min.)	18.6%	
NATIVE TREES	18.6	20
EVERGREEN TREES: (10% Min.)	10% (MIN.)	
EVERGREEN TREES	4.7	6



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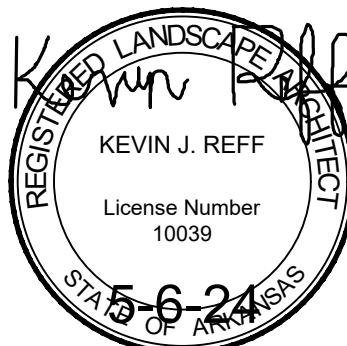
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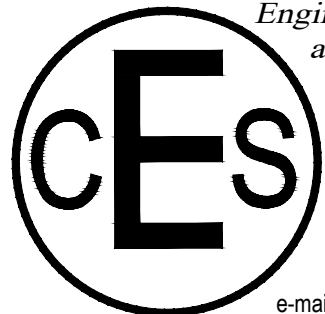
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LANDSCAPE PLAN

L01.0

TRUE WARM & WELCOME 2500 RX