

PROJECT CONTACTS:

Owner/Developer: Kevin Barnes Quattro Development, LLC 1100 Jorie Boulevard, Suite 238 Oak Brook, IL 60523 Tel: 630.891.6476 Fax: 866.832.0578

Email: kevin@quattrodevelopment.com

Engineer: Brett J. Dahlman, P.E. Larson Engineering, Inc. 1488 Bond Street Naperville, IL 60563 Tel: 630.357.0540 Fax: 630.357.0164 Email: bdahlman@larsonengr.com

Architect: Jay Johnson Excel Engineering, Inc. 100 Camelot Drive Fond Du Lac, WI 54935 Tel: 920.926.9800 Fax: 920.926.9801 Email: jay.j@excelengineer.com

Surveyor: Buckley D. Blew, P.L.S. Blew & Associates 524 W. Sycamore Street, #4 Fayetteville, AR 72703 Tel: 479.443.4506 Fax: 479.582.1883 Email: buckley@blewinc.com

SITE DATA:

Zoning: C-5 (Commercial Heavy)
Site Area: 2.46 Acres
Proposed Building #1: 10,809 S.F. (One-Story)
Proposed Building #2: 2,824 S.F. (One-Story)

Parking:

Mattress Firm: 1 / 200 S.F. of G.F.A. = 28

Cox Communications: 1 / 300 S.F. of G.F.A. = 12

Jimmy John's: 1 / 3 Seats + 1 / Employee = 18

Popeye's: 1 / 3 Seats + 1 / Employee = 31

89 Parking Spaces Required 116 Parking Spaces Provided (Including 5 Accessible Parking Spaces)

Setbacks: Front Yard: 25'-0" Side Yard: 20'-0" Rear Yard: 20'-0" **Buildings Front on Rogers Avenue**

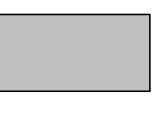
PAVEMENT NOTES:

- 1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- 2. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3. ALL PARKING STALL STRIPING TO BE 4" WIDE YELLOW OR WHITE PAINT. MEETING ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS.
- 4. ALL NON PAVED AREAS DISTURBED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED, FERTILIZED AND MULCHED.
- 5. TIE NEW CURB TO EXISTING CURB WITH 2-#4 REBARS (24" LONG, 12" ON EITHER SIDE) EPOXIED INTO EXISTING.

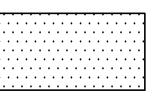
SURFACE LEGEND



ASPHALT PARKING LOT PAVEMENT 1.5" HOT MIX ASPHALT SURFACE COURSE 2.25" HOT MIX ASPHALT BINDER COURSE 8" AGGREGATE BASE COURSE



CONCRETE PARKING LOT PAVEMENT (ALTERNATE) 6" P.C. CONCRETE 4" AGGREGATE BASE COURSE (VERIFY WITH GEOTECHNICAL REPORT)



CONCRETE SIDEWALK 5" P.C. CONCRETE 4" AGGREGATE BASE COURSE



CONCRETE PAVEMENT 8" P.C. CONCRETE 6" AGGREGATE BASE COURSE Larson Engineering, 1488 Bond Street, Suite Naperville, IL. 60563-69 630.357.0540 (f) 630.3

Ö

QUATTRO /ELOPMENT, **DE**

SED PR

Date: October 7, 2013

Expires: December 31, 2013 Rev. Date Description 1 08.30.13 Property Line Correcti 2 09.04.13 City Revisions

3 09.17.13 City Revisions 4 10.07.13 Revised Retail Bldg

Project #: 22130038.000

Drawn By: BJD Checked By: JBT Issue Date: 07.29.13 Sheet Title:

> **GEOMETRIC** PAVING PLAN