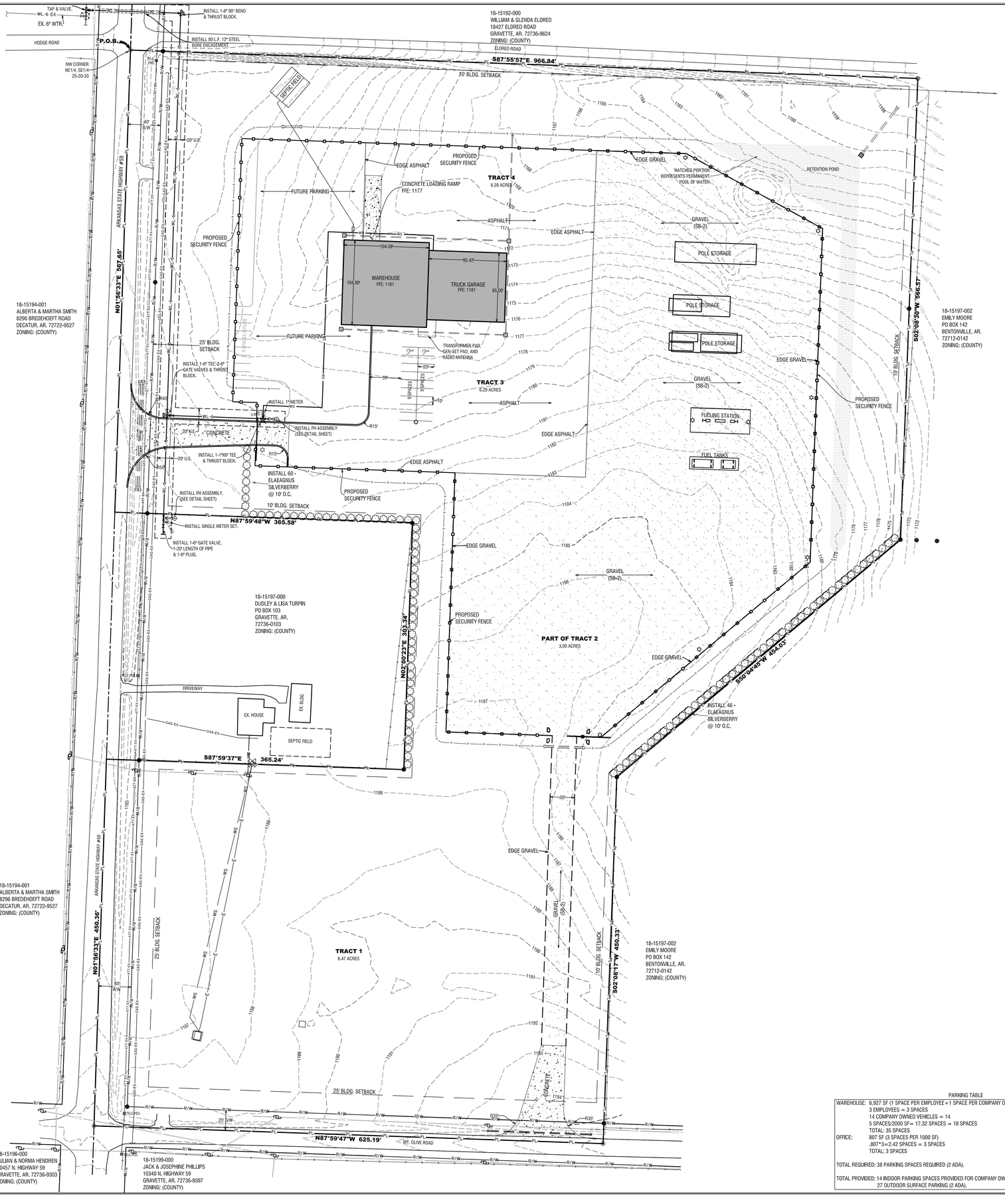
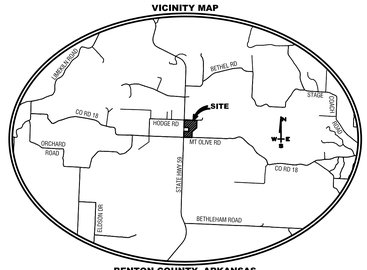


VICINITY MAP



BENTON COUNTY, ARKANSAS

ENGINEER

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER

CARROLL ELECTRIC
COOPERATIVE CORPORATION
707 SE WALTON BLVD
BENTONVILLE, AR 72712

N
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LEGAL DESCRIPTION:

A part of the NE1/4 of the SE1/4 of Section 25, T20N, R33W in Benton County, Arkansas and also know as Tract 1, 3, 4 and a part of Tract 2 of the Tract Split for Tim Huntington recorded as plat record P3 at pages 143 and 143A and being described as follows: Beginning at the NW Corner of said NE1/4, SE1/4, said point being the POINT OF BEGINNING, thence S87°55'57"E 966.84 feet, thence S02°08'30"W 566.57 feet, thence S50°04'45"W 454.03 feet, thence S02°08'17"W 450.33 feet, thence N87°59'47"W 625.19 feet, thence N01°56'33"E 450.36 feet, thence S87°59'37"E 365.24 feet, thence N02°00'23"E 303.34 feet, thence N87°59'48"W 365.58 feet, thence N01°56'33"E 567.65 feet to the POINT OF BEGINNING: Containing 22.0431 acres more or less subject to easements and right of way of record.

NOTES:

1) CURRENT ZONING = COUNTY

2) PARCEL NUMBER: 18-15197-001

3) BASIS OF BOUNDARY - TRACT SPLIT FOR TIM HUNTINGTON RECORDED AS PLAT RECORD P3 AT PAGES 143 & 143A.

4) BASIS OF ROTATION - ARKANSAS STATE PLANE COORDINATE SYSTEM.

5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FRM #05007C0040J DATED SEPTEMBER 28, 2007.

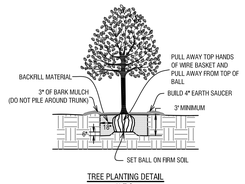
6) ALL LIGHTING TO BE FULL CUT OFF.

BUILDING SETBACK TABLE	
FRONT	25'
REAR	10'
SIDE	10'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

PLANTED TREES TO CONSIST OF: WHITE PINES

ALL PLANT BEDS SHALL BE EDGED AND TREATED WITH A WEED BARRIER, AND A MINIMUM OF 4" ORGANIC MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE AN ORGAMIC MULCH SAUCER PER DETAIL.

PARKING TABLE

WAREHOUSE: 6,927 SF (1 SPACE PER EMPLOYEE+1 SPACE PER COMPANY OWNED VEHICLE+5 SPACES PER 2000 SF)
3 EMPLOYEES = 3 SPACES
14 COMPANY OWNED VEHICLES = 14
5 SPACES/2000 SF= 17.32 SPACES = 18 SPACES
TOTAL: 35 SPACES
OFFICE: 807 SF (3 SPACES PER 1000 SF)
.807*3=2.42 SPACES = 3 SPACES
TOTAL: 3 SPACES

TOTAL REQUIRED: 38 PARKING SPACES REQUIRED (2 ADA).

TOTAL PROVIDED: 14 INDOOR PARKING SPACES PROVIDED FOR COMPANY OWNED VEHICLES
27 OUTDOOR SURFACE PARKING (2 ADA).

RIGID PAVEMENT DESIGN:

RIGID PAVEMENT SECTION ALTERNATIVE:	CLASS 5(AE) CONCRETE	CLASS 7 BASE	APPLICATION
HEAVY DUTY	8.0"	4.0"	ENTRY/LOADING DOCK

FLEXIBLE PAVEMENT DESIGN:

FLEXIBLE PAVEMENT SECTION ALTERNATIVE:	TYPE 2 HMAC SURFACE COURSE	TYPE 2 HMAC BINDER COURSE	CLASS 7 BASE	APPLICATION
HEAVY-DUTY	2.0"	3.0"	6.0"	PARKING AREAS

GEOTECHNICAL NOTES:

1) ASPHALT COURSE TO MEET SECTION 407-1 PG 64-22 75 GYRATIONS, OR MEET AHTD ED, 1996 TYPE 2 MARSHALL ASPHALT MIXTURES.

2) CONCRETE TO MEET AHTD ED 2003 SECTION 501 AND CLASS 7 BASE TO MEET SECTION 303. JOINTED, PLAIN UNREINFORCED CONCRETE

LEGEND

- CALCULATED POINT
- FOUND NAIL
- SET IRON PIN & CAP
- FOUND IRON PIN
- POWER POLE
- CENTERLINE MARKER
- EX. FIRE HYDRANT
- NEW FIRE HYDRANT
- WATER FITTING
- GATE VALVE
- EXISTING WATERLINE
- PROPOSED 6" WATER LINE
- PROPOSED WATER SERVICE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EX CONTOUR
- CONTOUR PROPOSED
- BARBWIRE FENCE
- SECURITY FENCE
- SILT FENCE
- OVERHEAD ELECTRIC
- NEW LIGHT POLE

KEN SHIREMAN & ASSOCIATES, P.A.
ARCHITECT
1689 East Mission Blvd.
Fayetteville, AR 72703
Phone 479.521.7794

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JORGENSEN +ASSOCIATES
Civil Engineering • Surveying
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

CARROLL ELECTRIC COOPERATIVE CORPORATION

SERVICE CENTER

BENTON COUNTY, ARKANSAS

DATE: 9-1-15
DRAWN BY: SEM/PMM/BEJ/BJR
PROJECT # 2014003
FILE PATH: Z:\LSD\2014003\PLANS
SIZE: 24" x 36"
SCALE: 1"=50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.13843
BLAKE E. JORGENSEN

SHEET REVISION DATE

SHEET ISSUE DATE
xx.xx.14

PROJECT NUMBER
1100413

SHEET NUMBER
C1.0

SHEET TITLE
LARGE SCALE DEVELOPMENT PLAT

April 8, 2011 - 9:39 AM - USER: ADAM SIMPSON - FILE LOCATION Z:\1100413 Service Centers\Pea Ridge\Consultants\Jorgensen\Sent\2014.2.20 - Title Block\Sheet -42x30.dwg