

**POLK  
STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

CONSULTANTS:  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.

CIVIL ENGINEER:  
MCLELLAND CONSULTING  
ENGINEERS INC.

LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH

STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.

MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.

SUSTAINABLE CONSULTANT:  
BNIM / ELEMENTS

GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES

INTERIOR DESIGNER:  
POLK STANLEY YEARY

GENERAL CONTRACTOR:  
CDI CONTRACTORS, INC.

GENERAL NOTES:

NOTES:

ISSUE DATE:  
STRUCTURAL FOUNDATION  
BID PACKAGE #4  
NOVEMBER 17, 2003

REVISIONS:

#	DATE	DESCRIPTION
1	7-01-04	PKG 7 100% ROLL UP

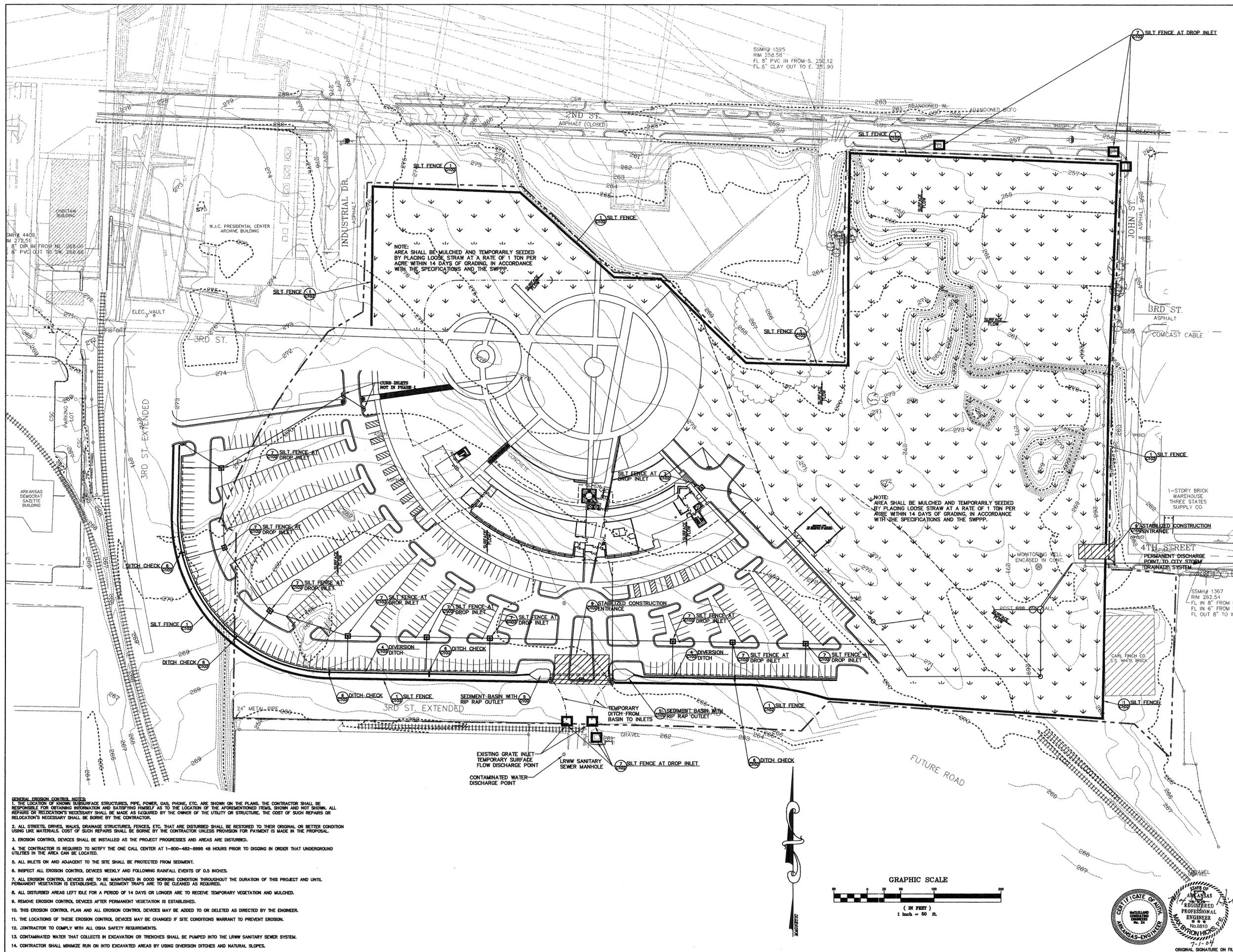
**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

CONTENTS:  
**SITE EROSION  
CONTROL PLAN**

SHEET NUMBER:

**C101**



**GENERAL EROSION CONTROL NOTES:**

1. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFORESAID STRUCTURES, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATION'S NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATION'S NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
6. INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FOLLOWING RAINFALL EVENTS OF 0.5 INCHES.
7. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING CONDITION THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED. ALL SEDIMENT TRAPS ARE TO BE CLEANED AS REQUIRED.
8. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
9. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.
10. THIS EROSION CONTROL PLAN AND ALL EROSION CONTROL DEVICES MAY BE ADDED TO OR DELETED AS DIRECTED BY THE ENGINEER.
11. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
12. CONTRACTOR TO COMPLY WITH ALL OSHA SAFETY REQUIREMENTS.
13. CONTAMINATED WATER THAT COLLECTS IN EXCAVATION OR TRENCHES SHALL BE PUMPED INTO THE LRWW SANITARY SEWER SYSTEM.
14. CONTRACTOR SHALL MINIMIZE RUN ON INTO EXCAVATED AREAS BY USING DIVERSION DITCHES AND NATURAL SLOPES.



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CROMWELL ENGINEERS INC.

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BNIM / ELEMENTS

**GLOBAL VILLAGE CONSULTANT:**  
CAMBRIDGE SEVEN ASSOCIATES

**INTERIOR DESIGNER:**  
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**GENERAL CONTRACTOR:**  
CDI CONTRACTORS, INC.

**GENERAL NOTES:**

**NOTES:**

ISSUE DATE:  
CORE / SHELL  
BID PACKAGE #5  
DECEMBER 15, 2003

**REVISIONS:**

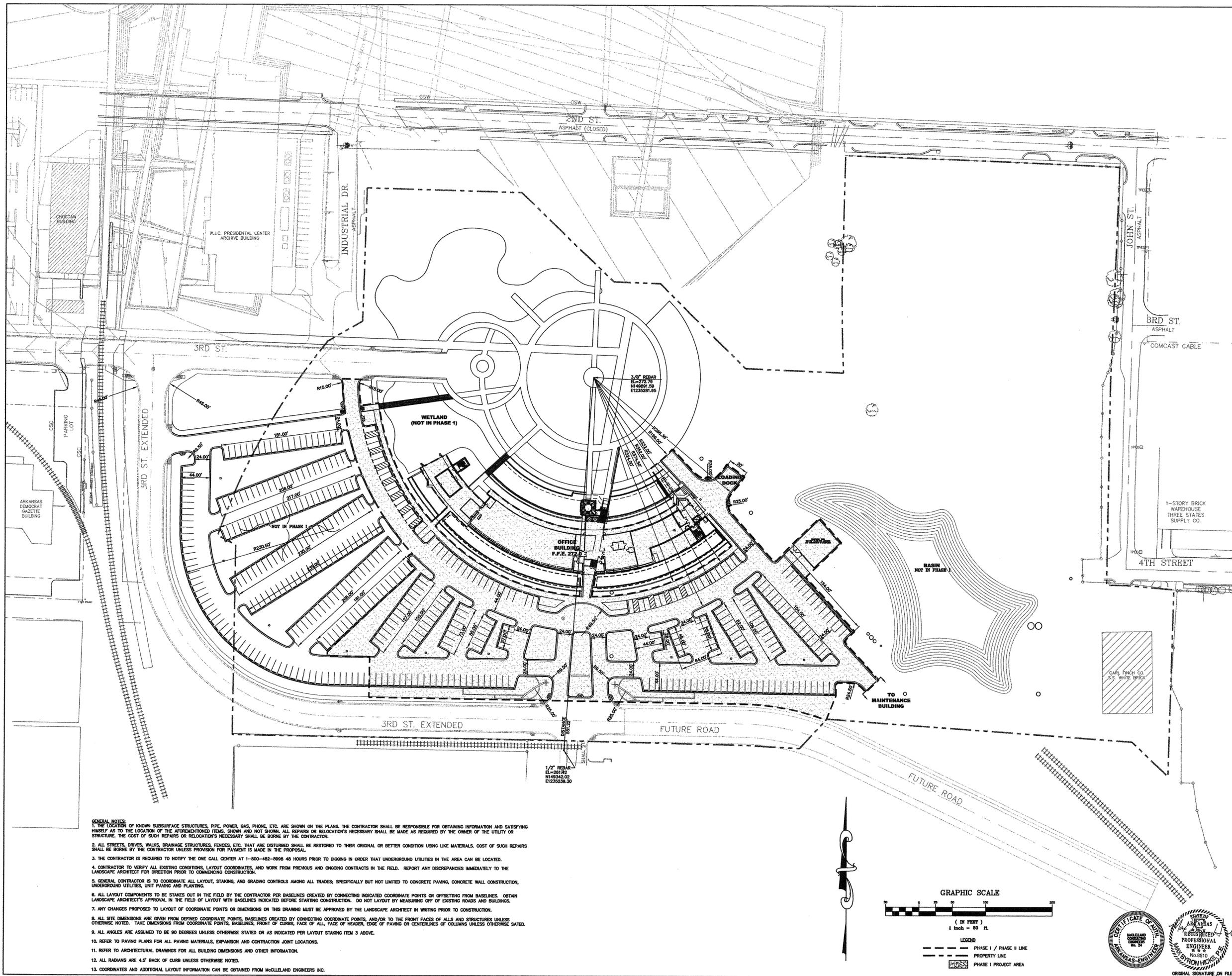
#	DATE	DESCRIPTION
1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP

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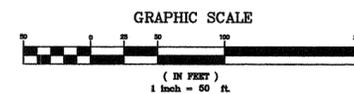
PSY PROJECT NUMBER:  
431C

**CONTENTS:**  
SITE LAYOUT PLAN

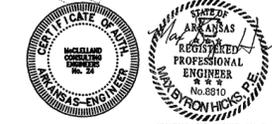
SHEET NUMBER:  
**C201**



- GENERAL NOTES:**
1. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFORESAID ITEMS. SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATION'S NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATION'S NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
  2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
  3. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
  4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, LAYOUT COORDINATES, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO COMMENCING CONSTRUCTION.
  5. GENERAL CONTRACTOR IS TO COORDINATE ALL LAYOUT, STAKING, AND GRADING CONTROLS AMONG ALL TRADES; SPECIFICALLY BUT NOT LIMITED TO CONCRETE PAVING, CONCRETE WALL CONSTRUCTION, UNDERGROUND UTILITIES, UNIT PAVING AND PLANTING.
  6. ALL LAYOUT COMPONENTS TO BE STAKED OUT IN THE FIELD BY THE CONTRACTOR PER BASELINES CREATED BY CONNECTING INDICATED COORDINATE POINTS OR OFFSETTING FROM BASELINES. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL IN THE FIELD OF LAYOUT WITH BASELINES INDICATED BEFORE STARTING CONSTRUCTION. DO NOT LAYOUT BY MEASURING OFF OF EXISTING ROADS AND BUILDINGS.
  7. ANY CHANGES PROPOSED TO LAYOUT OF COORDINATE POINTS OR DIMENSIONS ON THIS DRAWING MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
  8. ALL SITE DIMENSIONS ARE GIVEN FROM DEFINED COORDINATE POINTS, BASELINES CREATED BY CONNECTING COORDINATE POINTS, AND/OR TO THE FRONT FACES OF ALLS AND STRUCTURES UNLESS OTHERWISE NOTED. TAKE DIMENSIONS FROM COORDINATE POINTS, BASELINES, FRONT OF CURBS, FACE OF ALL, FACE OF HEADER, EDGE OF PAVING OR CENTERLINES OF COLUMNS UNLESS OTHERWISE SATD.
  9. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED OR AS INDICATED PER LAYOUT STAKING ITEM 3 ABOVE.
  10. REFER TO PAVING PLANS FOR ALL PAVING MATERIALS, EXPANSION AND CONTRACTION JOINT LOCATIONS.
  11. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND OTHER INFORMATION.
  12. ALL RADIANs ARE 4.5' BACK OF CURB UNLESS OTHERWISE NOTED.
  13. COORDINATES AND ADDITIONAL LAYOUT INFORMATION CAN BE OBTAINED FROM McCLELLAND ENGINEERS INC.



- LEGEND**
- PHASE 1 / PHASE 2 LINE
  - - - - - PROPERTY LINE
  - ▨ PHASE 1 PROJECT AREA



ORIGINAL SIGNATURE ON FILE

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**GENERAL NOTES:**

**NOTES:**

ISSUE DATE:  
CORE / SHELL  
BID PACKAGE #5  
DECEMBER 15, 2003

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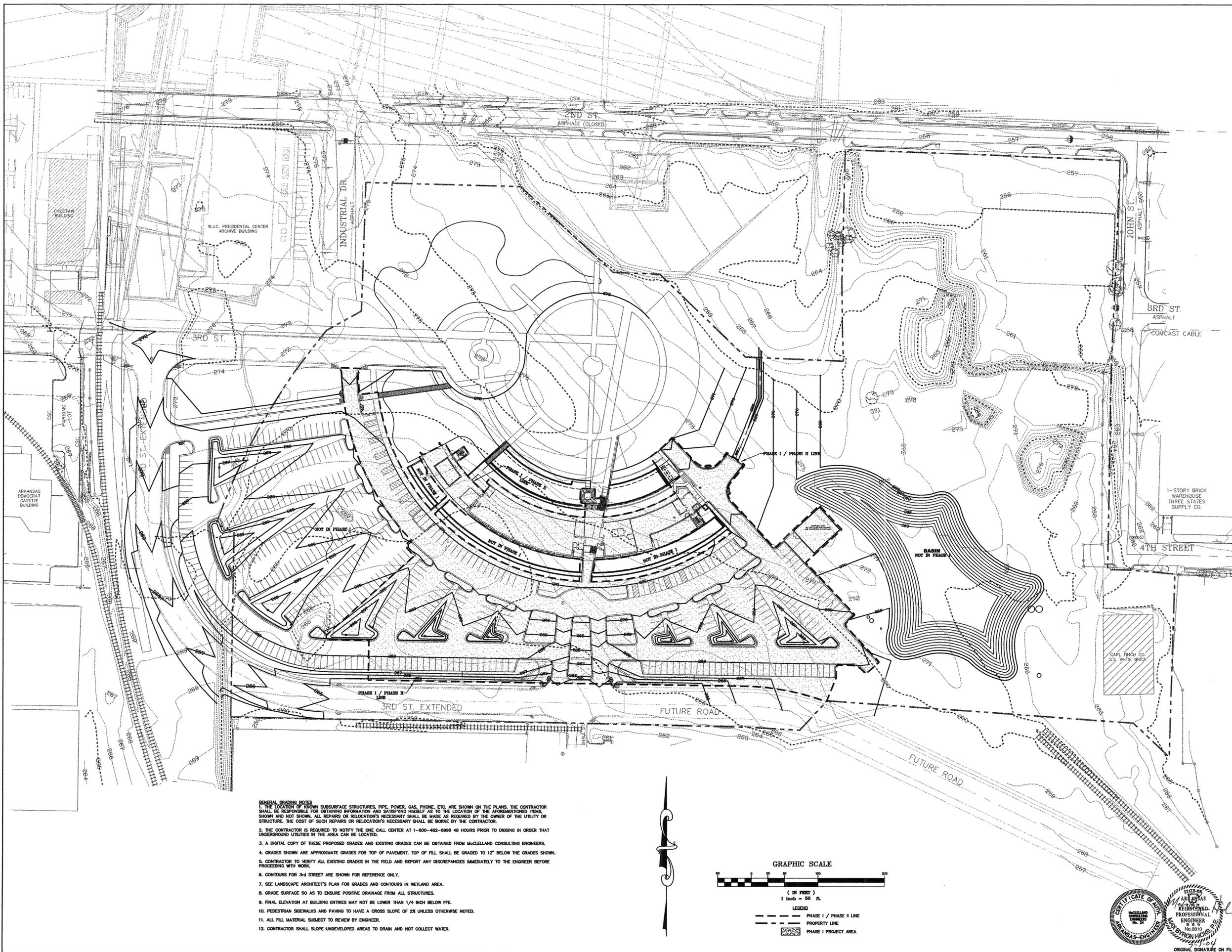
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1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP

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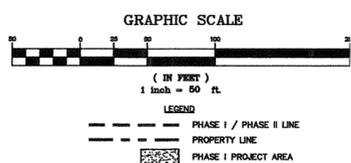
PSY PROJECT NUMBER:  
431C

**CONTENTS:**  
SITE GRADING PLAN

SHEET NUMBER:  
**C301**



- GENERAL GRADING NOTES**
1. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFORESAID ITEMS. SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATION'S NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATION'S NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
  2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
  3. A DIGITAL COPY OF THESE PROPOSED GRADES AND EXISTING GRADES CAN BE OBTAINED FROM MCLELLAND CONSULTING ENGINEERS.
  4. GRADES SHOWN ARE APPROXIMATE GRADES FOR TOP OF PAVEMENT. TOP OF FILL SHALL BE GRADED TO 12" BELOW THE GRADES SHOWN.
  5. CONTRACTOR TO VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
  6. CONTOURS FOR 3RD STREET ARE SHOWN FOR REFERENCE ONLY.
  7. SEE LANDSCAPE ARCHITECT'S PLAN FOR GRADES AND CONTOURS IN WETLAND AREA.
  8. GRADE SURFACE SO AS TO ENSURE POSITIVE DRAINAGE FROM ALL STRUCTURES.
  9. FINAL ELEVATION AT BUILDING ENTRIES MAY NOT BE LOWER THAN 1/4 INCH BELOW FFE.
  10. PEDESTRIAN SIDEWALKS AND PAVING TO HAVE A CROSS SLOPE OF 2% UNLESS OTHERWISE NOTED.
  11. ALL FILL MATERIAL SUBJECT TO REVIEW BY ENGINEER.
  12. CONTRACTOR SHALL SLOPE UNDEVELOPED AREAS TO DRAIN AND NOT COLLECT WATER.



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2. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-480-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
3. A DIGITAL COPY OF THESE PROPOSED GRADES AND EXISTING GRADES CAN BE OBTAINED FROM MCLELLAND CONSULTING ENGINEERS.
4. GRADES SHOWN ARE APPROXIMATE GRADES FOR TOP OF PAVEMENT. TOP OF FILL SHALL BE GRADED TO 1" BELOW THE GRADES SHOWN.
5. CONTRACTOR TO VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
6. CONTOURS FOR 3rd STREET ARE SHOWN FOR REFERENCE ONLY.
7. SEE LANDSCAPE ARCHITECT'S PLAN FOR GRADES AND CONTOURS IN WETLAND AREA.
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**NOTES:**

ISSUE DATE:  
CORE / SHELL  
BID PACKAGE #5  
DECEMBER 15, 2003

**REVISIONS:**

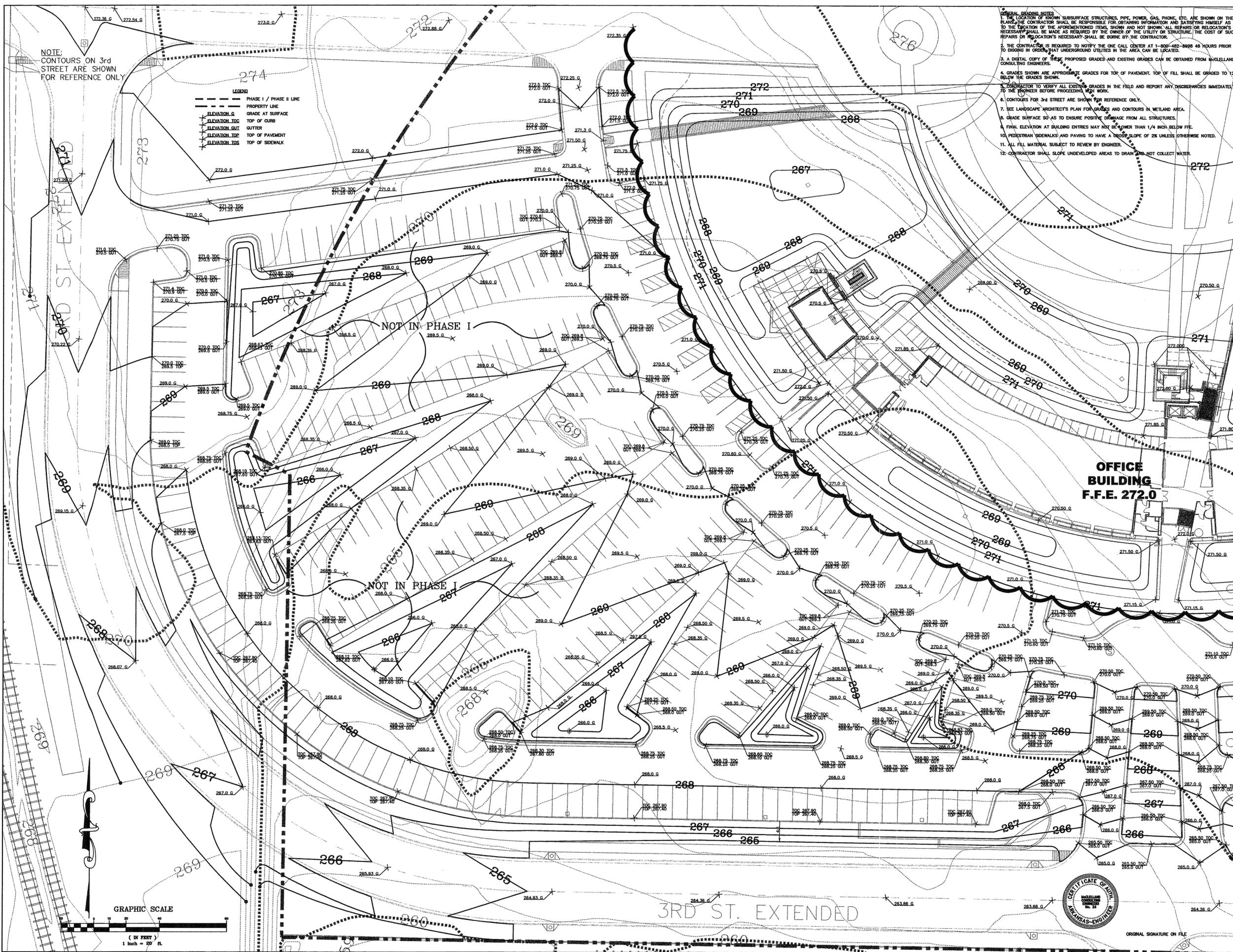
#	DATE	DESCRIPTION
1	7-1-04	PKG 7 100% ROLL UP
2	11-11-04	ASI #11/15

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

CONTENTS:  
SITE GRADING PLAN

SHEET NUMBER:  
**C302**



ORIGINAL SIGNATURE ON FILE



**POLK  
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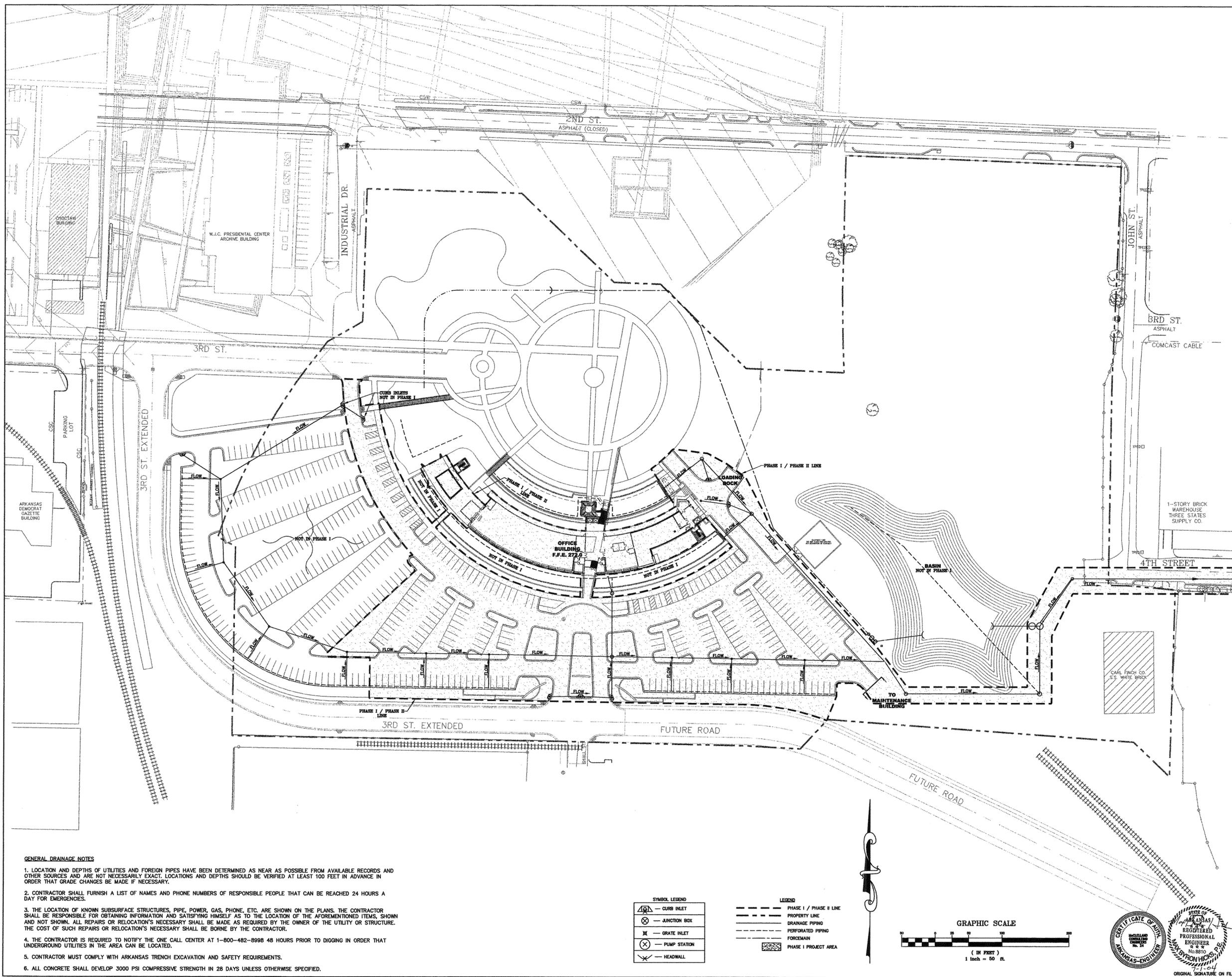
#	DATE	DESCRIPTION
1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

**CONTENTS:**  
SITE DRAINAGE  
LAYOUT

SHEET NUMBER:  
**C401**



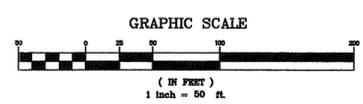
- GENERAL DRAINAGE NOTES**
1. LOCATION AND DEPTHS OF UTILITIES AND FOREIGN PIPES HAVE BEEN DETERMINED AS NEAR AS POSSIBLE FROM AVAILABLE RECORDS AND OTHER SOURCES AND ARE NOT NECESSARILY EXACT. LOCATIONS AND DEPTHS SHOULD BE VERIFIED AT LEAST 100 FEET IN ADVANCE IN ORDER THAT GRADE CHANGES BE MADE IF NECESSARY.
  2. CONTRACTOR SHALL FURNISH A LIST OF NAMES AND PHONE NUMBERS OF RESPONSIBLE PEOPLE THAT CAN BE REACHED 24 HOURS A DAY FOR EMERGENCIES.
  3. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATION'S NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATION'S NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
  4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
  5. CONTRACTOR MUST COMPLY WITH ARKANSAS TRENCH EXCAVATION AND SAFETY REQUIREMENTS.
  6. ALL CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS OTHERWISE SPECIFIED.

**SYMBOL LEGEND**

- CURB INLET
- JUNCTION BOX
- GRATE INLET
- PUMP STATION
- HEADWALL

**LEGEND**

- PHASE I / PHASE II LINE
- PROPERTY LINE
- DRAINAGE PIPING
- PERFORATED PIPING
- FOREMAIN
- PHASE I PROJECT AREA



**REGISTERED PROFESSIONAL ENGINEER**  
No. 8870  
7-1-04  
ORIGINAL SIGNATURE ON FILE

**POLK  
STANLEY  
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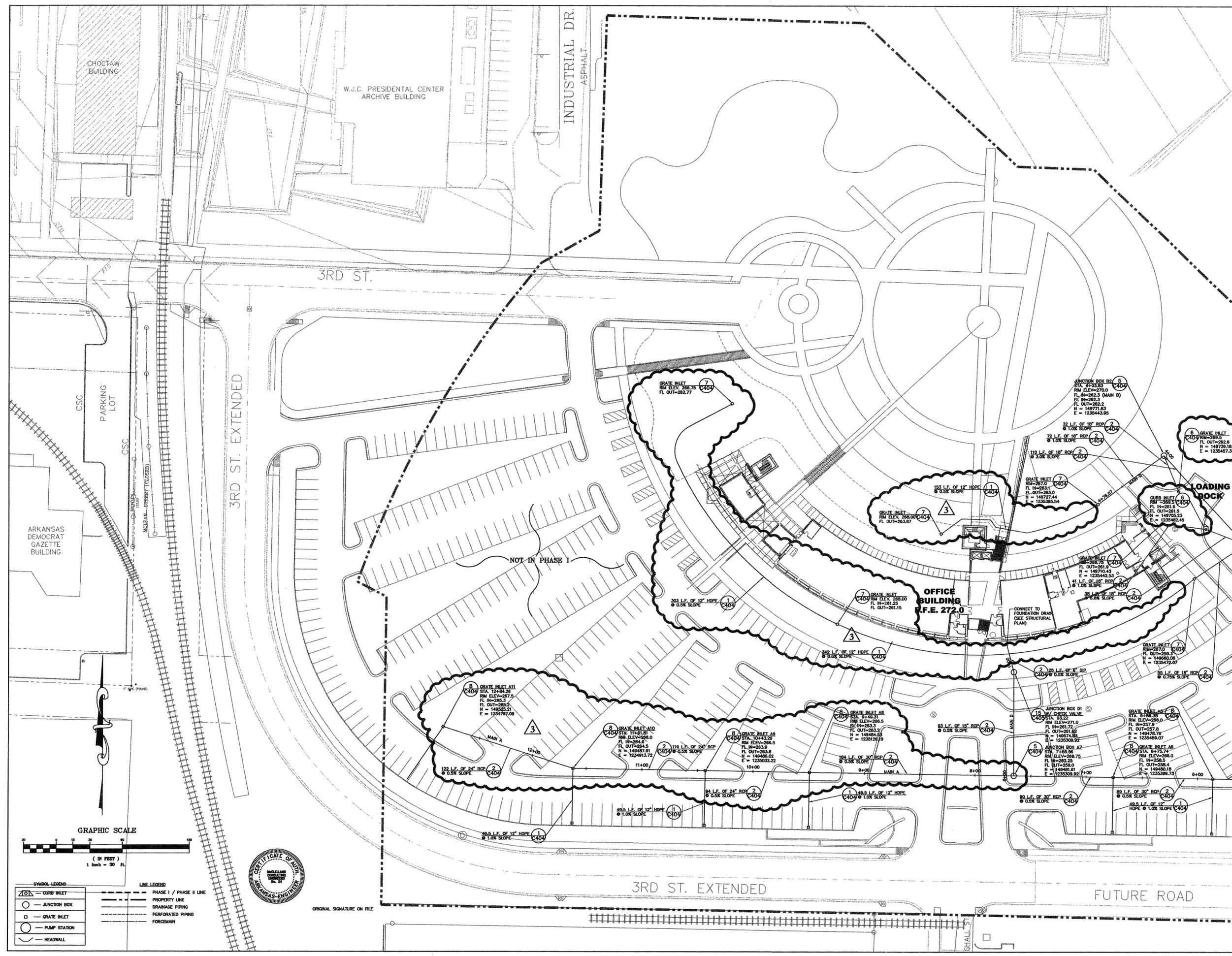
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1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP
3	11-11-04	ASI #88 1/2

**HEIFER  
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LITTLE ROCK, ARKANSAS

**PSY PROJECT NUMBER:**  
431C

**CONTENTS:**  
SITE DRAINAGE PLAN

**SHEET NUMBER:**  
C402 1 2 3



**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 30 ft.

**SYMBOL LEGEND**

- CURB INLET
- JUNCTION BOX
- GRATE INLET
- PUMP STATION
- HEADWALL

**LINE LEGEND**

- PHASE I / PHASE II LINE
- PROPERTY LINE
- DRAINAGE PIPING
- PERFORATED PIPING
- FORCEMAIN



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3-8-04 ASI 13

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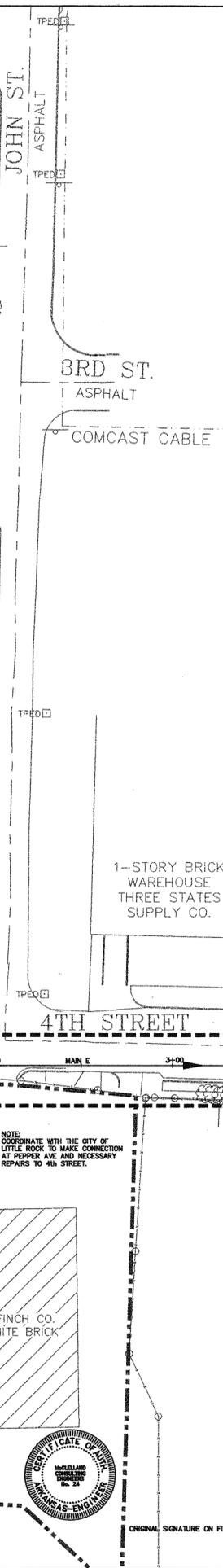
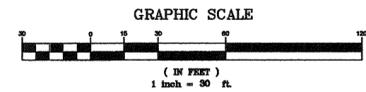
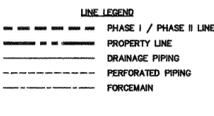
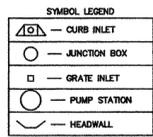
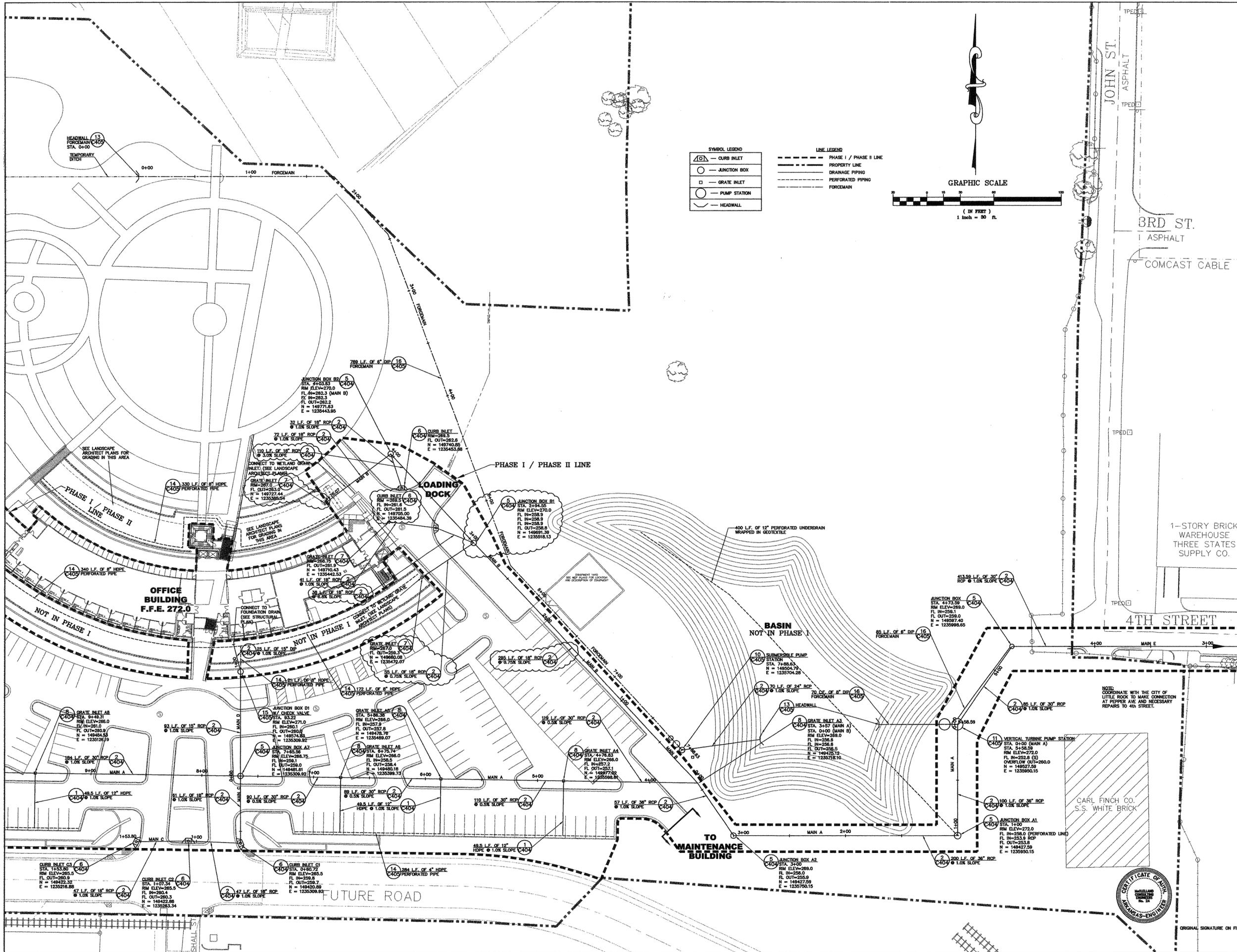
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1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP
3	8-18-04	ASI 13

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

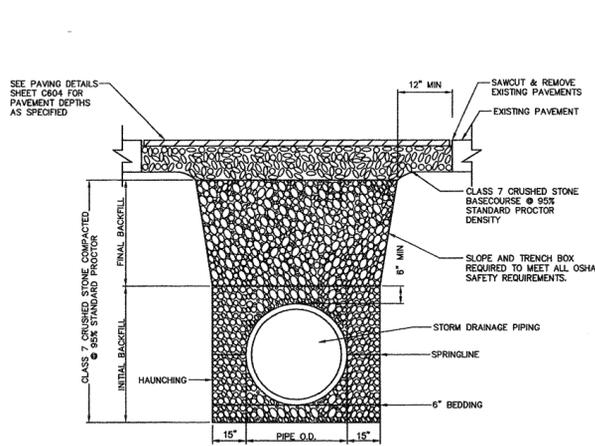
PSY PROJECT NUMBER:  
431C

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**SITE DRAINAGE PLAN**

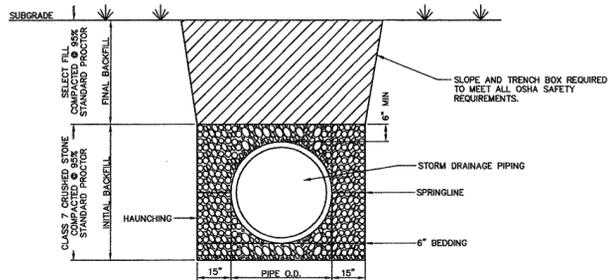
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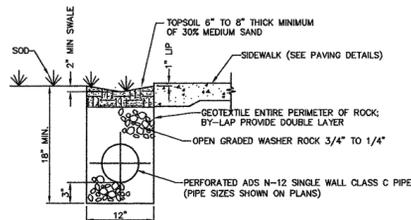
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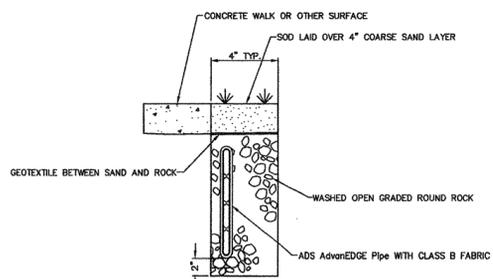
1 STORM DRAINAGE TRENCH DETAIL (UNDER EXISTING ROADWAY)  
N.T.S.



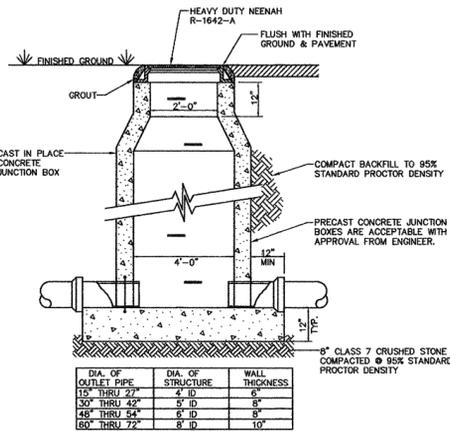
2 STORM DRAINAGE TRENCH DETAIL  
N.T.S.



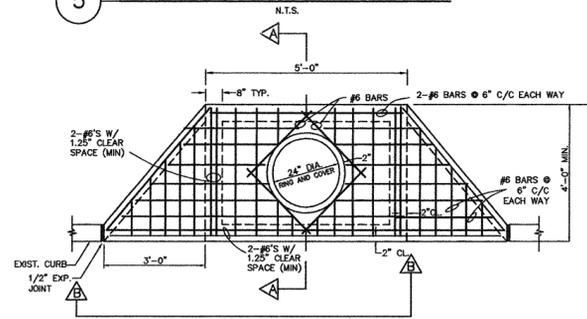
3 PERFORATED SUBSURFACE DRAINAGE DETAIL  
N.T.S.



4 EDGE DRAIN DETAIL  
N.T.S.

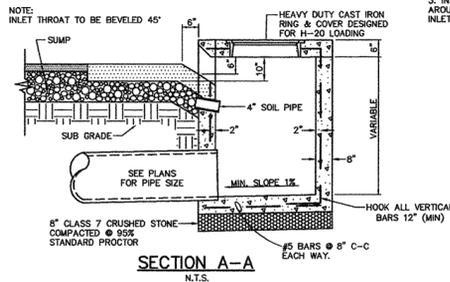


5 CAST IN PLACE JUNCTION BOX DETAIL  
N.T.S.

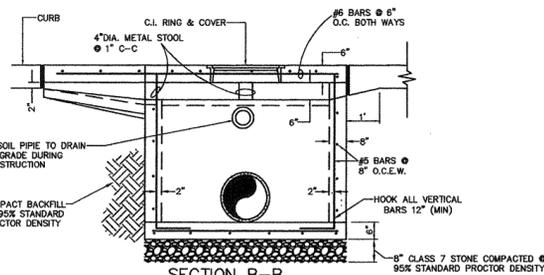


6 (DOUBLE WING CURB INLET DETAIL)  
N.T.S.

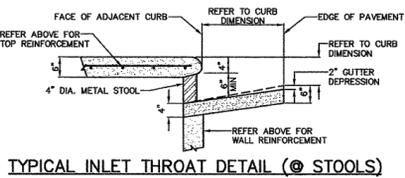
- NOTES ON CURB INLETS
1. C.I. RING & COVER TO BE 24" HEAVY DUTY, NEEHAH R-1642-A, OR EQUAL.
  2. INSTALL DOUBLE THROAT INLET AS SHOWN ON THE PLANS.
- NOTES:
1. C.I. RING & COVER TO BE 24" HEAVY DUTY TYPE IN PAVED AREAS.
  2. INLETS 3' DEEP & GREATER SHALL HAVE STANDARD MANHOLE STEPS.
  3. INSTALL SILT FENCE PER EROSION CONTROL PLAN AROUND ALL JUNCTION BOXES, CURB INLETS, GRATE INLETS, ETC. DURING CONSTRUCTION.



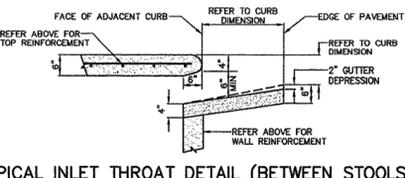
SECTION A-A  
N.T.S.



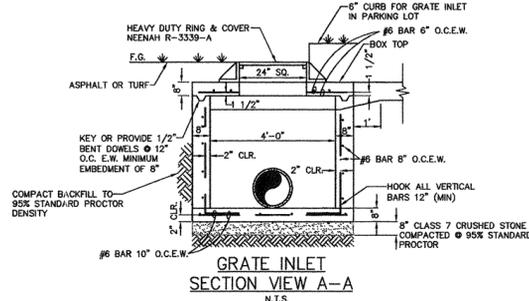
SECTION B-B  
N.T.S.



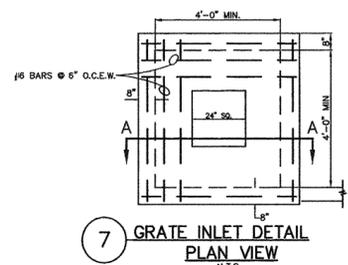
TYPICAL INLET THROAT DETAIL (AT STOOLS)  
N.T.S.



TYPICAL INLET THROAT DETAIL (BETWEEN STOOLS)  
N.T.S.

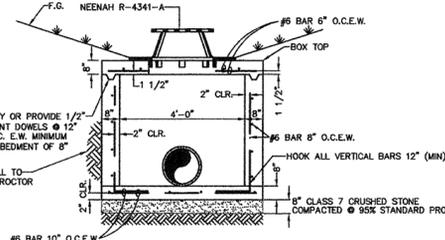


GRATE INLET SECTION VIEW A-A  
N.T.S.

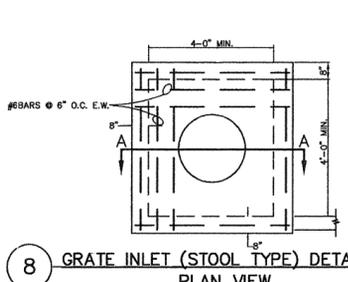


7 GRATE INLET DETAIL PLAN VIEW  
N.T.S.

- NOTES:
1. C.I. RING & COVER TO BE 24" HEAVY DUTY TYPE IN PAVED AREAS.
  2. INLETS 3' DEEP & GREATER SHALL HAVE STANDARD MANHOLE STEPS.
  3. INSTALL WEEP HOLES IN ALL 4 SIDES OF THE GRATE INLETS LOCATED WITHIN THE BIOSWALES.
  4. INSTALL SILT FENCE PER EROSION CONTROL PLAN AROUND ALL JUNCTION BOXES, CURB INLETS, GRATE INLETS, ETC. DURING CONSTRUCTION.

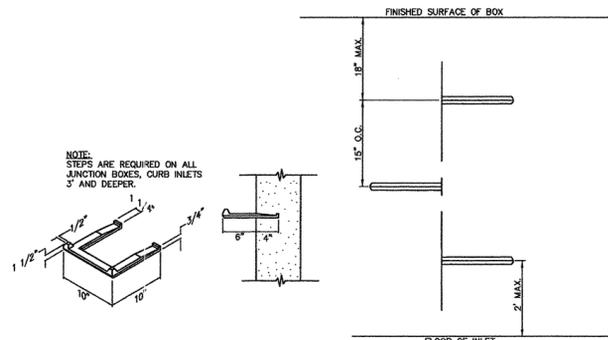


GRATE INLET (STOOL TYPE) DETAIL SECTION VIEW A-A  
N.T.S.



8 GRATE INLET (STOOL TYPE) DETAIL PLAN VIEW  
N.T.S.

- NOTES:
1. C.I. RING & COVER TO BE 24" HEAVY DUTY TYPE IN PAVED AREAS.
  2. INLETS 3' DEEP & GREATER SHALL HAVE STANDARD MANHOLE STEPS.
  3. INSTALL WEEP HOLES IN ALL 4 SIDES OF THE GRATE INLETS LOCATED WITHIN THE BIOSWALES.
  4. INSTALL SILT FENCE PER EROSION CONTROL PLAN AROUND ALL JUNCTION BOXES, CURB INLETS, GRATE INLETS, ETC. DURING CONSTRUCTION.



9 MANHOLE STEP DETAIL  
N.T.S.

- NOTES:
- NOTE: STEPS ARE REQUIRED ON ALL JUNCTION BOXES, CURB INLETS 3' AND DEEPER.
- MANHOLE STEPS: CORROSION RESISTANT, COATED, AND REINFORCED WITH STEEL PER ASTM C-478. STEEL REINFORCING MINIMUM 1/2" DIAMETER.
  - ACCEPTABLE MANUFACTURERS:
    1. UTILITY PRODUCTS INC. PERMA STEP 100-2
    2. ICA INC. POLYPROPYLENE COATED STEPS.
    3. H.A. INDUSTRIES, INC. POLYPROPYLENE COATED STEPS.
    4. BOWCO, BY H. BOWEN CO.
    5. NEEHAH
  - CAPABLE OF SUPPORTING MINIMUM 300 LB. LOAD.
  - NON-SLIP TEXTURED TREADS.
  - REQUIRED IN ALL STRUCTURES 3'-0" DEEP OR GREATER.



ORIGINAL SIGNATURE ON FILE

**POLK STANLEY YEARY ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

CONSULTANTS:  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.

CIVIL ENGINEER:  
MCLELLAND CONSULTING ENGINEERS INC.

LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH

STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.

MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.

SUSTAINABLE CONSULTANT:  
BNIM / ELEMENTS

GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES

INTERIOR DESIGNER:  
POLK STANLEY YEARY

GENERAL CONTRACTOR:  
CDI CONTRACTORS, INC.

GENERAL NOTES:

NOTES:

ISSUE DATE:  
CORE / SHELL  
BID PACKAGE #5  
DECEMBER 15, 2003

REVISIONS:

#	DATE	DESCRIPTION
1	7-1-04	PKG 7 100% ROLL UP

**HEIFER INTERNATIONAL CENTER OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

CONTENTS:  
SITE DRAINAGE DETAILS

SHEET NUMBER:

**C404**





**POLK  
STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

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McCLELLAND CONSULTING  
ENGINEERS INC.  
  
LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH  
  
STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.  
  
MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.  
  
SUSTAINABLE CONSULTANT:  
BNIM / ELEMENTS  
  
GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES  
  
INTERIOR DESIGNER:  
POLK STANLEY YEARY  
  
GENERAL CONTRACTOR:  
CDI CONTRACTORS, INC.

**GENERAL NOTES:**

**NOTES:**

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CORE / SHELL  
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DECEMBER 15, 2003

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2	7-1-04	PKG 7 100% ROLL UP

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

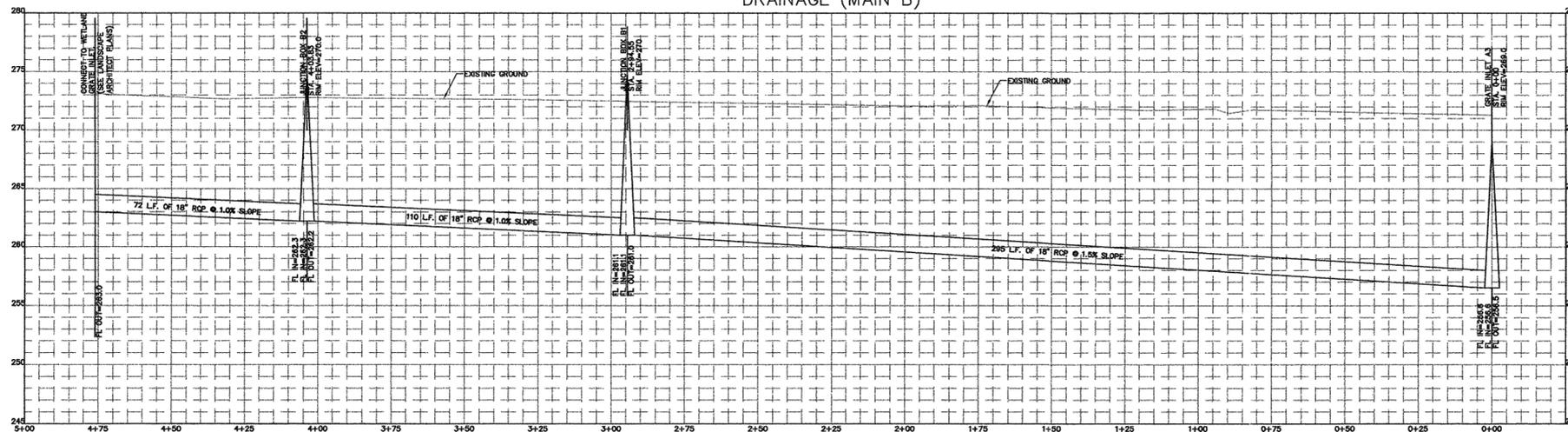
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**SITE DRAINAGE  
PROFILES**

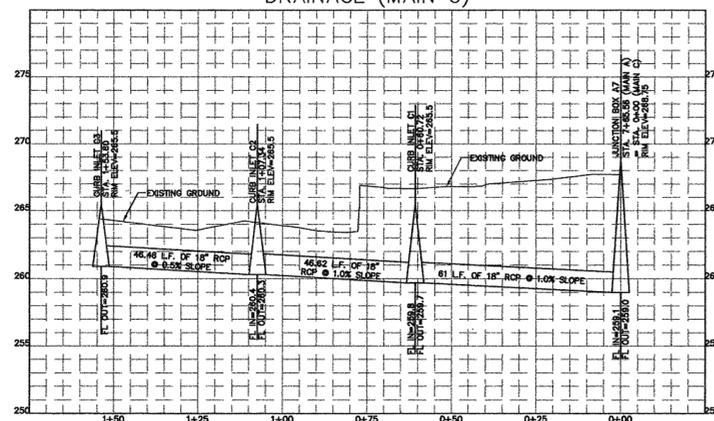
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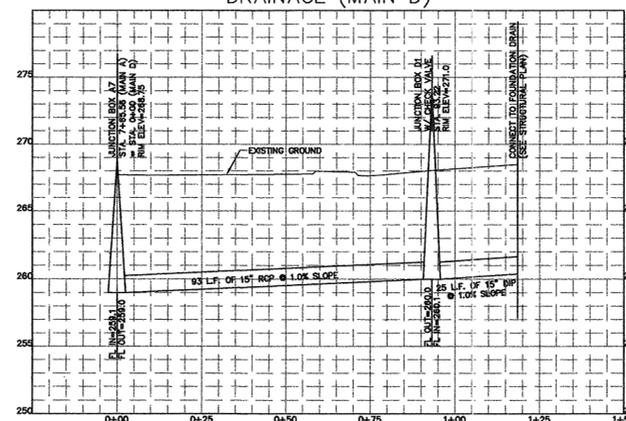
DRAINAGE (MAIN B)



DRAINAGE (MAIN C)



DRAINAGE (MAIN D)



SCALE:  
1" = 5' VERT.  
1" = 20' HORIZ.



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STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

**CONSULTANTS:**  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.

CIVIL ENGINEER:  
McCLELLAND CONSULTING  
ENGINEERS INC.

LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH

STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.

MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.

SUSTAINABLE CONSULTANT:  
BNIM / ELEMENTS

GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES

INTERIOR DESIGNER:  
POLK STANLEY YEARY

GENERAL CONTRACTOR:  
CDI CONTRACTORS, INC.

**GENERAL NOTES:**

**NOTES:**  
\_\_\_\_\_  
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\_\_\_\_\_  
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DECEMBER 15, 2003

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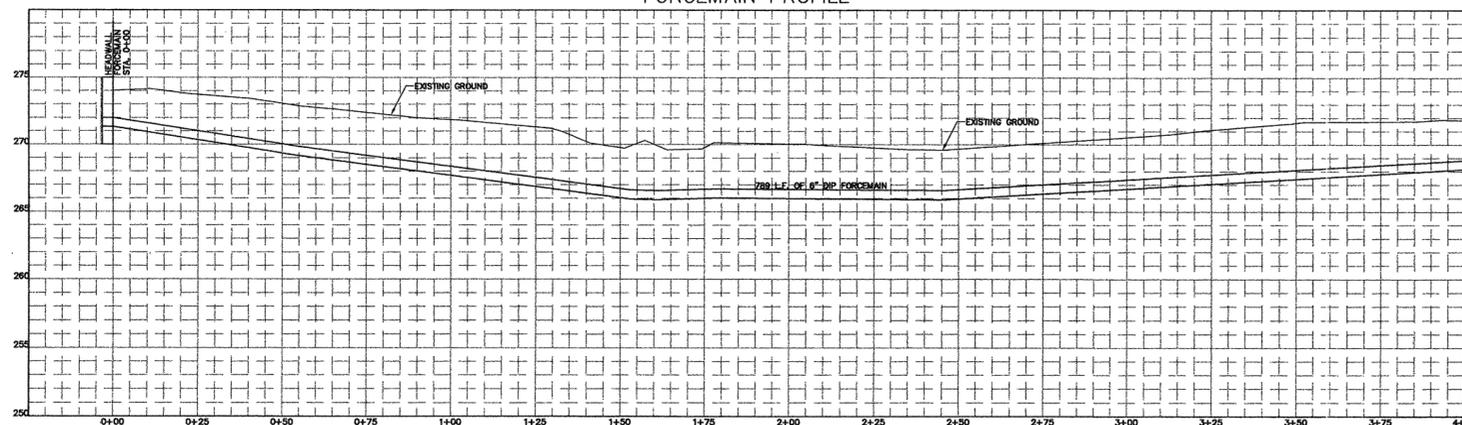
**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

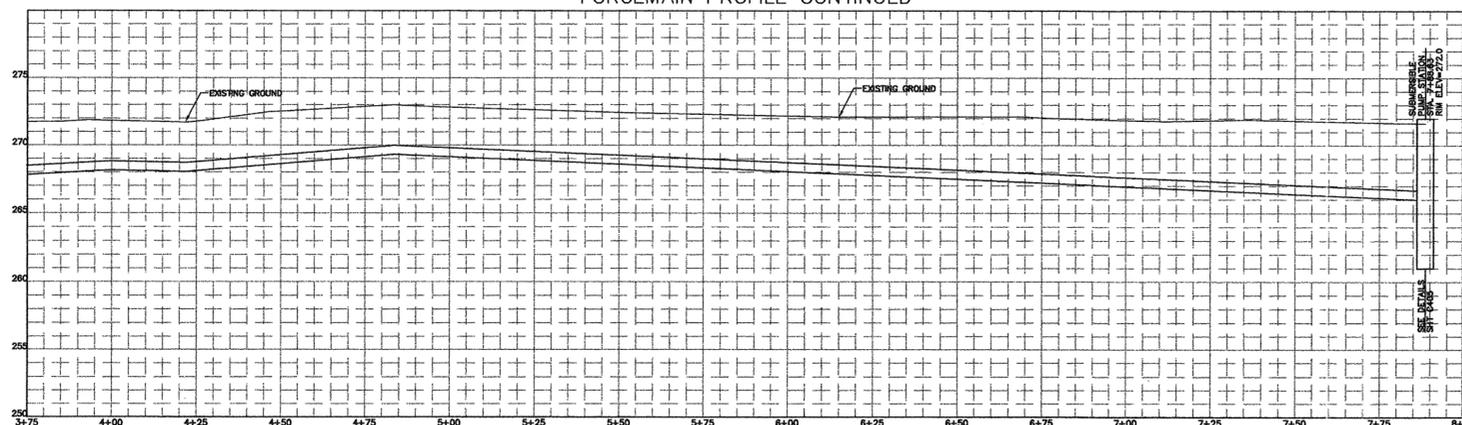
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SITE DRAINAGE  
FORCEMAIN  
PROFILE  
SHEET NUMBER:

**C408**

FORCEMAIN PROFILE



FORCEMAIN PROFILE CONTINUED



1 PROFILE SHOWN IS FOR REFERENCE ONLY AND IS NOT IN THE SCOPE OF WORK FOR PHASE I.

SCALE:  
1"=5' VERT.  
1"=20' HORZ.



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STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

**CONSULTANTS:**  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.

**CIVIL ENGINEER:**  
MCLELLAND CONSULTING  
ENGINEERS INC.

**LANDSCAPE ARCHITECT:**  
LARSON BURNS SMITH

**STRUCTURAL ENGINEER:**  
CROMWELL ENGINEERS INC.

**MECH., ELEC., PLUMB. ENGINEER:**  
CROMWELL ENGINEERS INC.

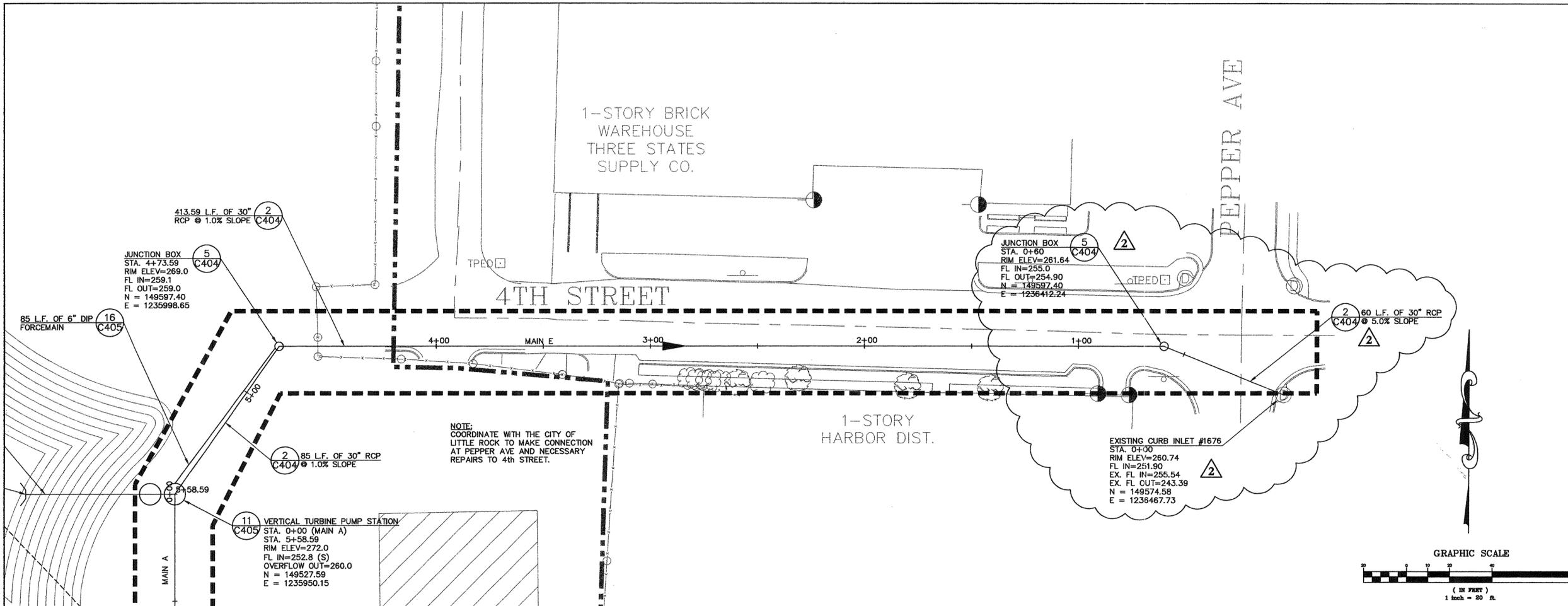
**SUSTAINABLE CONSULTANT:**  
BNIM / ELEMENTS

**GLOBAL VILLAGE CONSULTANT:**  
CAMBRIDGE SEVEN ASSOCIATES

**INTERIOR DESIGNER:**  
POLK STANLEY YEARY

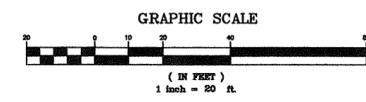
**GENERAL CONTRACTOR:**  
CDI CONTRACTORS, INC.

**GENERAL NOTES:**



NOTE:  
COORDINATE WITH THE CITY OF  
LITTLE ROCK TO MAKE CONNECTION  
AT PEPPER AVE AND NECESSARY  
REPAIRS TO 4th STREET.

EXISTING CURB INLET #1676  
STA. 0+00  
RIM ELEV.=260.74  
FL IN=251.90  
EX. FL IN=255.54  
EX. FL OUT=243.39  
N = 149574.58  
E = 1235467.73



**NOTES:**

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CORE / SHELL  
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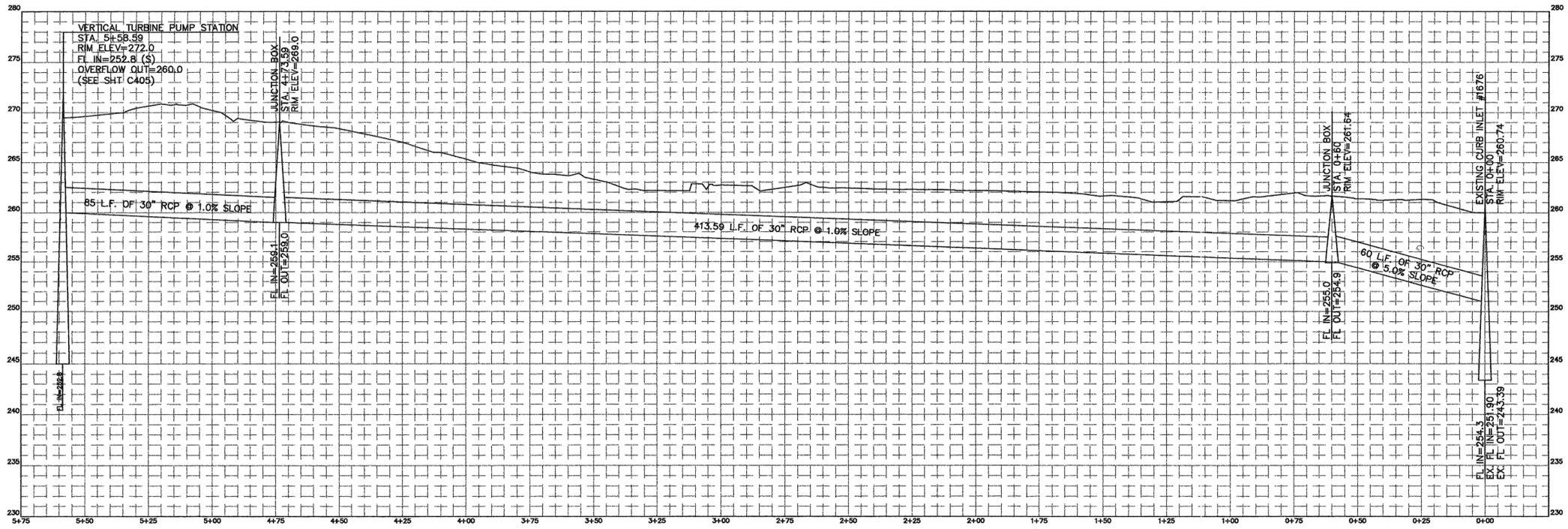
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**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

**PSY PROJECT NUMBER:**  
431C

**CONTENTS:**  
SITE DRAINAGE  
PLAN & PROFILE

**SHEET NUMBER:**  
**C409**



SCALE  
1"=5' VERT  
1"=20' HORZ



ORIGINAL SIGNATURE ON FILE

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STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

**CONSULTANTS:**  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.

CIVIL ENGINEER:  
MCCLELLAND CONSULTING  
ENGINEERS INC.

LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH

STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.

MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.

SUSTAINABLE CONSULTANT:  
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**GENERAL NOTES:**

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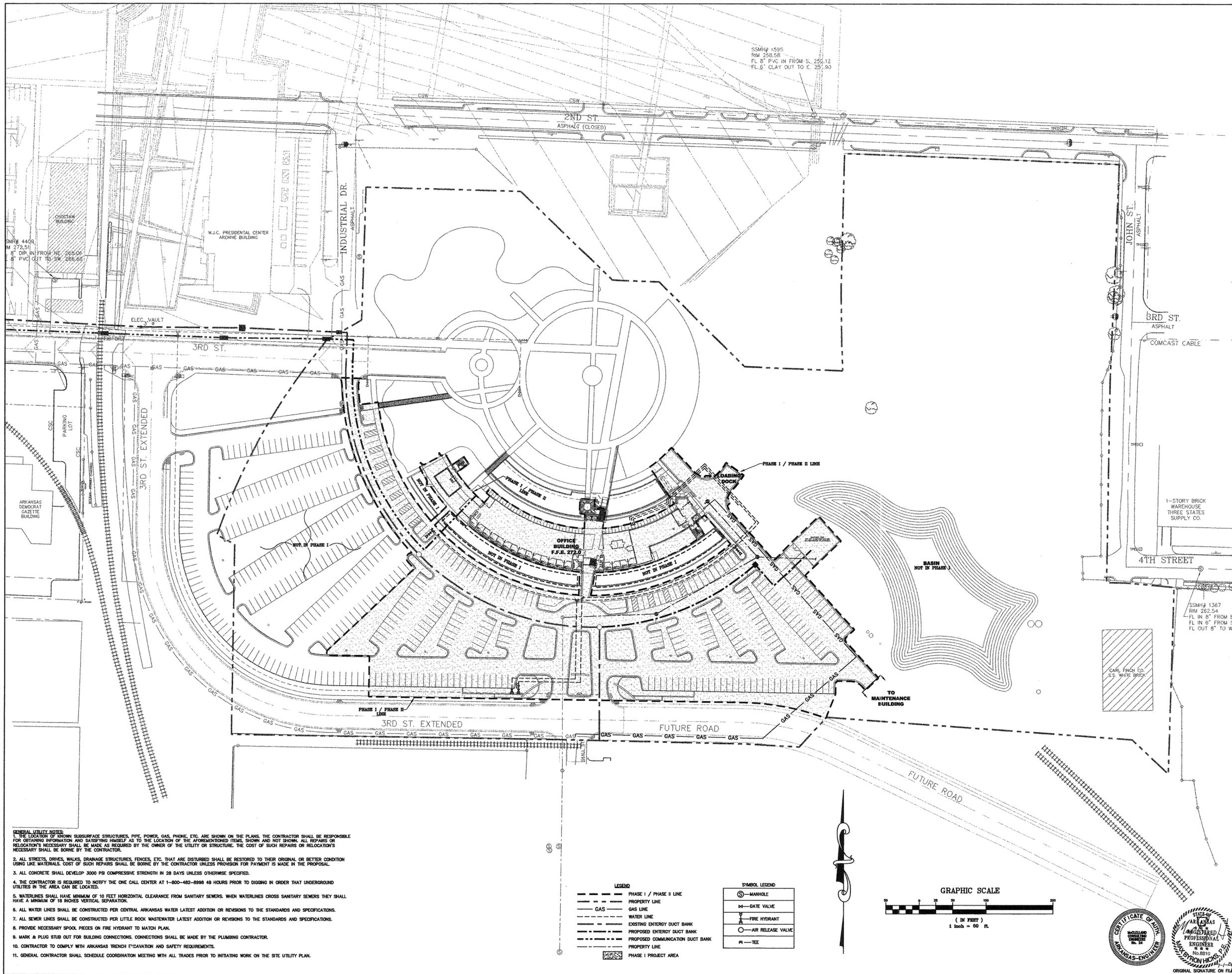
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**HEIFER  
INTERNATIONAL  
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LITTLE ROCK, ARKANSAS

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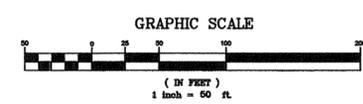
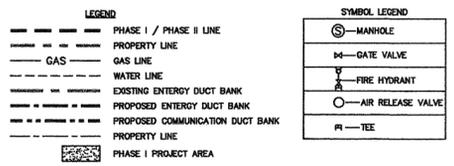
**CONTENTS:**  
SITE UTILITY  
LAYOUT

SHEET NUMBER:  
**C501**



**GENERAL UTILITY NOTES:**

1. THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFORESAID ITEMS. SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATIONS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
2. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
3. ALL CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
5. WATERLINES SHALL HAVE MINIMUM OF 10 FEET HORIZONTAL CLEARANCE FROM SANITARY SEWERS. WHEN WATERLINES CROSS SANITARY SEWERS THEY SHALL HAVE A MINIMUM OF 18 INCHES VERTICAL SEPARATION.
6. ALL WATER LINES SHALL BE CONSTRUCTED PER CENTRAL ARKANSAS WATER LATEST ADDITION OR REVISIONS TO THE STANDARDS AND SPECIFICATIONS.
7. ALL SEWER LINES SHALL BE CONSTRUCTED PER LITTLE ROCK WASTEWATER LATEST ADDITION OR REVISIONS TO THE STANDARDS AND SPECIFICATIONS.
8. PROVIDE NECESSARY SPOOL PIECES ON FIRE HYDRANT TO MATCH PLAN.
9. MARK & PLUG STUB OUT FOR BUILDING CONNECTIONS. CONNECTIONS SHALL BE MADE BY THE PLUMBING CONTRACTOR.
10. CONTRACTOR TO COMPLY WITH ARKANSAS TRENCH EXCAVATION AND SAFETY REQUIREMENTS.
11. GENERAL CONTRACTOR SHALL SCHEDULE COORDINATION MEETING WITH ALL TRADES PRIOR TO INITIATING WORK ON THE SITE UTILITY PLAN.









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700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
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21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

- CONSULTANTS:**  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.  
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MCLELLAND CONSULTING  
ENGINEERS INC.  
LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH  
STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.  
MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.  
SUSTAINABLE CONSULTANT:  
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GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES  
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**GENERAL NOTES:**

**NOTES:**

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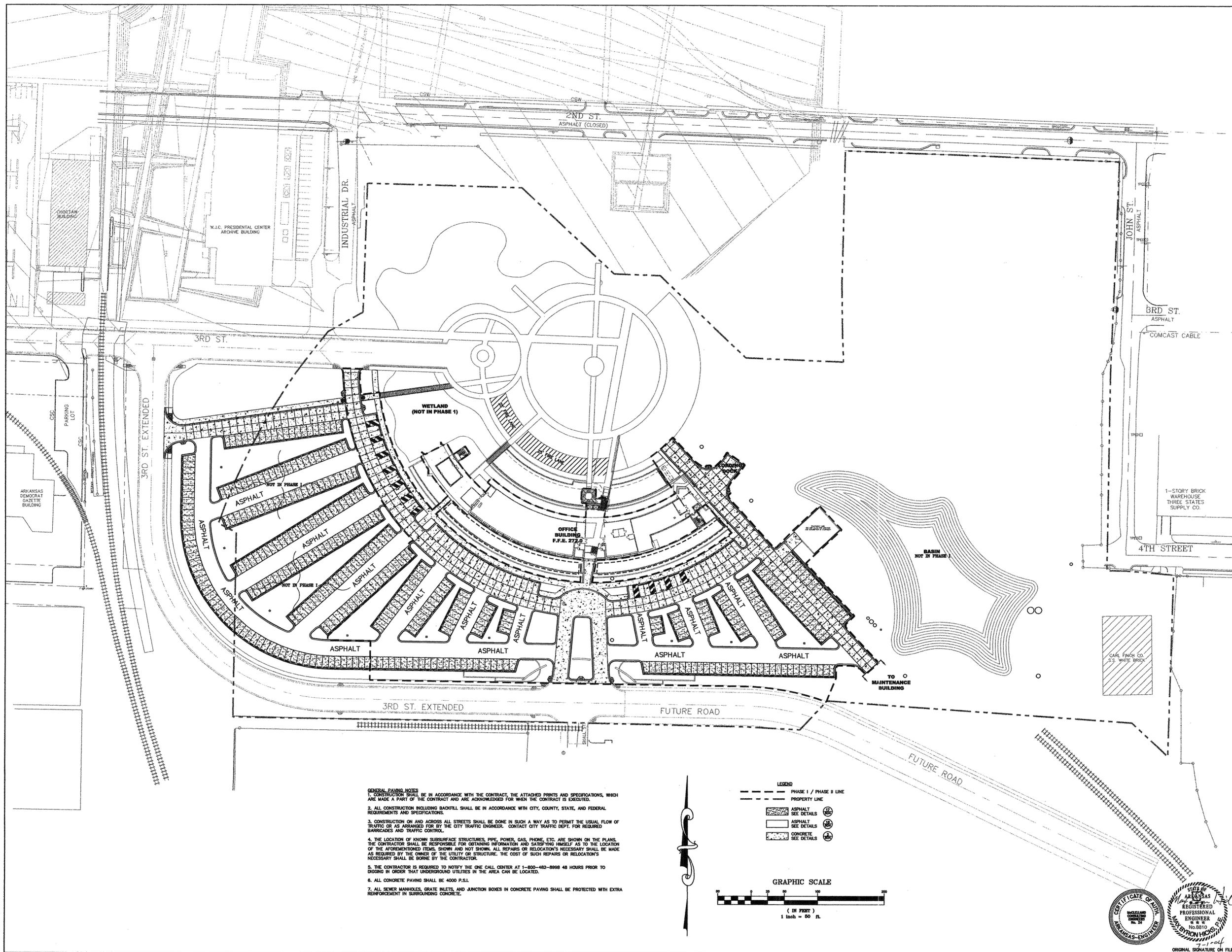
**HEIFER  
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OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

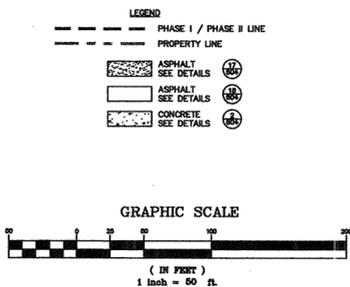
CONTENTS:  
SITE PAVING  
LAYOUT

SHEET NUMBER:

**C601**



- GENERAL PAVING NOTES**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACT, THE ATTACHED PRINTS AND SPECIFICATIONS, WHICH ARE MADE A PART OF THE CONTRACT AND ARE ACKNOWLEDGED FOR WHEN THE CONTRACT IS EXECUTED.
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  - THE LOCATION OF KNOWN SUBSURFACE STRUCTURES, PIPE, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION AND SATISFYING HIMSELF AS TO THE LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN. ALL REPAIRS OR RELOCATION'S NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE. THE COST OF SUCH REPAIRS OR RELOCATION'S NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
  - ALL CONCRETE PAVING SHALL BE 4000 P.S.I.
  - ALL SEWER MANHOLES, GRATE INLETS, AND JUNCTION BOXES IN CONCRETE PAVING SHALL BE PROTECTED WITH EXTRA REINFORCEMENT IN SURROUNDING CONCRETE.



**GENERAL NOTES**

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**POLK  
STANLEY  
YEARY  
ARCHITECTS, LTD.**

700 SOUTH SCHILLER  
LITTLE ROCK, AR 72201  
501 378-0878  
FAX 372-7629

21 W. MOUNTAIN, SUITE 227  
FAYETTEVILLE, AR 72701  
479-444-0473

**CONSULTANTS:**  
OWNER'S PROJECT ADVISOR:  
MOSES TUCKER REAL ESTATE, INC.  
CIVIL ENGINEER:  
MCLELLAND CONSULTING  
ENGINEERS INC.  
LANDSCAPE ARCHITECT:  
LARSON BURNS SMITH  
STRUCTURAL ENGINEER:  
CROMWELL ENGINEERS INC.  
MECH., ELEC., PLUMB. ENGINEER:  
CROMWELL ENGINEERS INC.  
SUSTAINABLE CONSULTANT:  
BNIM / ELEMENTS  
GLOBAL VILLAGE CONSULTANT:  
CAMBRIDGE SEVEN ASSOCIATES  
INTERIOR DESIGNER:  
POLK STANLEY YEARY  
GENERAL CONTRACTOR:  
CDI CONTRACTORS, INC.

**GENERAL NOTES:**

**NOTES:**

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ISSUE DATE:  
CORE / SHELL  
BID PACKAGE #5  
DECEMBER 15, 2003

**REVISIONS:**

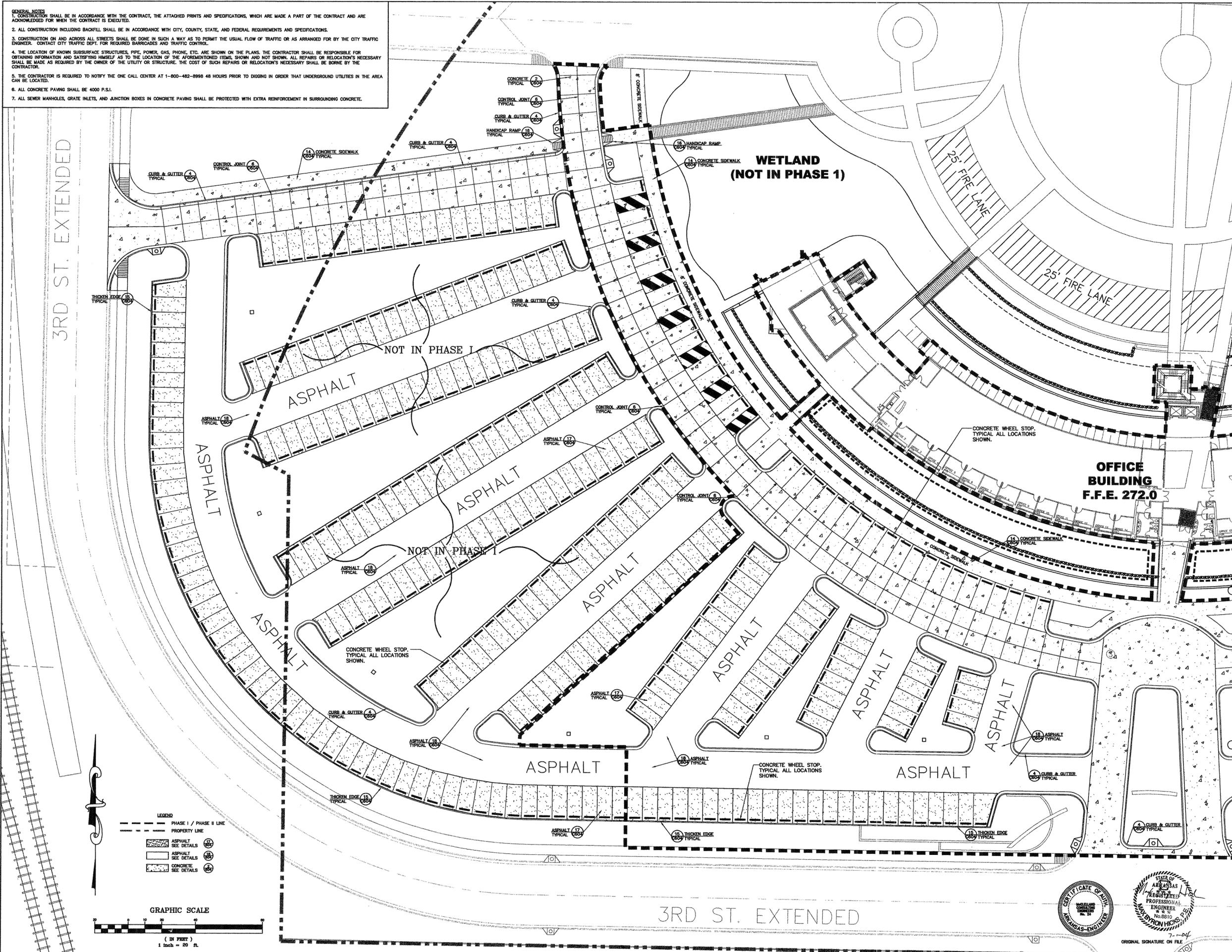
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1	7-1-04	PKG 7 100% ROLL UP

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

PSY PROJECT NUMBER:  
431C

**CONTENTS:**  
SITE PAVING PLAN

**SHEET NUMBER:**  
**C602**



**LEGEND**

--- PHASE I / PHASE II LINE	
- - - PROPERTY LINE	
[Pattern] ASPHALT SEE DETAILS	16, 17, 18, 19
[Pattern] ASPHALT SEE DETAILS	16, 17, 18, 19
[Pattern] CONCRETE SEE DETAILS	16, 17, 18, 19

**CERTIFICATE OF AUTHORITY**  
POLK STANLEY YEARY  
REGISTERED PROFESSIONAL ENGINEER  
No. 8810  
7-1-24

ORIGINAL SIGNATURE ON FILE

**POLK  
STANLEY  
YEARY  
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**GENERAL NOTES:**

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1	1-16-04	ADDENDUM #1
2	7-1-04	PKG 7 100% ROLL UP

**HEIFER  
INTERNATIONAL  
CENTER  
OFFICE BUILDING**  
LITTLE ROCK, ARKANSAS

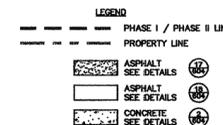
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431C

**CONTENTS:**  
SITE PAVING PLAN

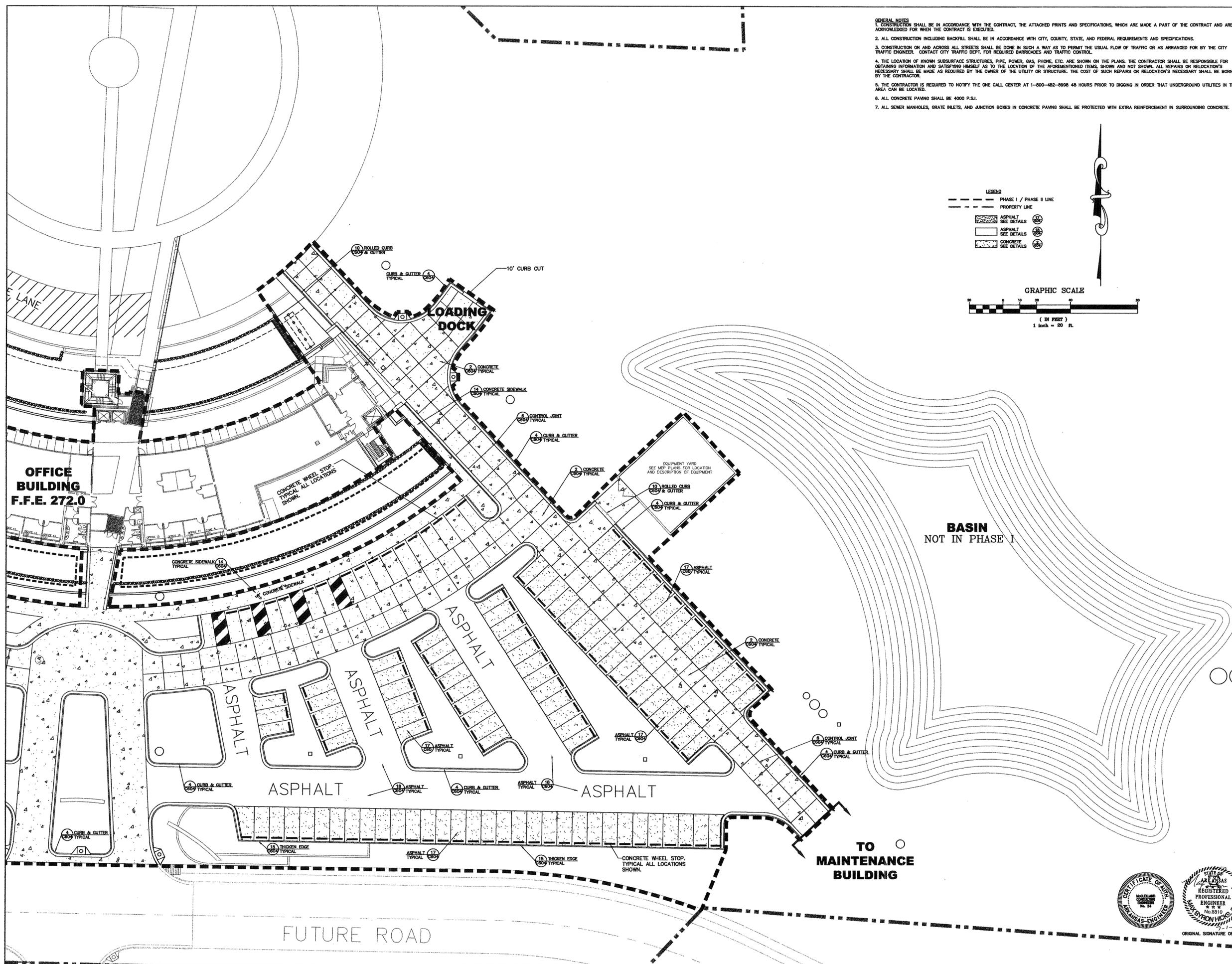
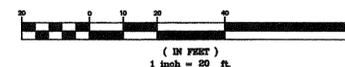
SHEET NUMBER:  
C603A

2

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**GRAPHIC SCALE**



ORIGINAL SIGNATURE ON FILE

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**POLK  
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YEARY  
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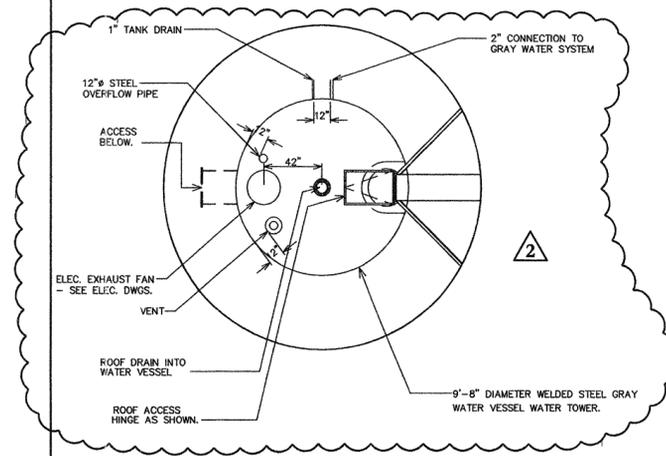
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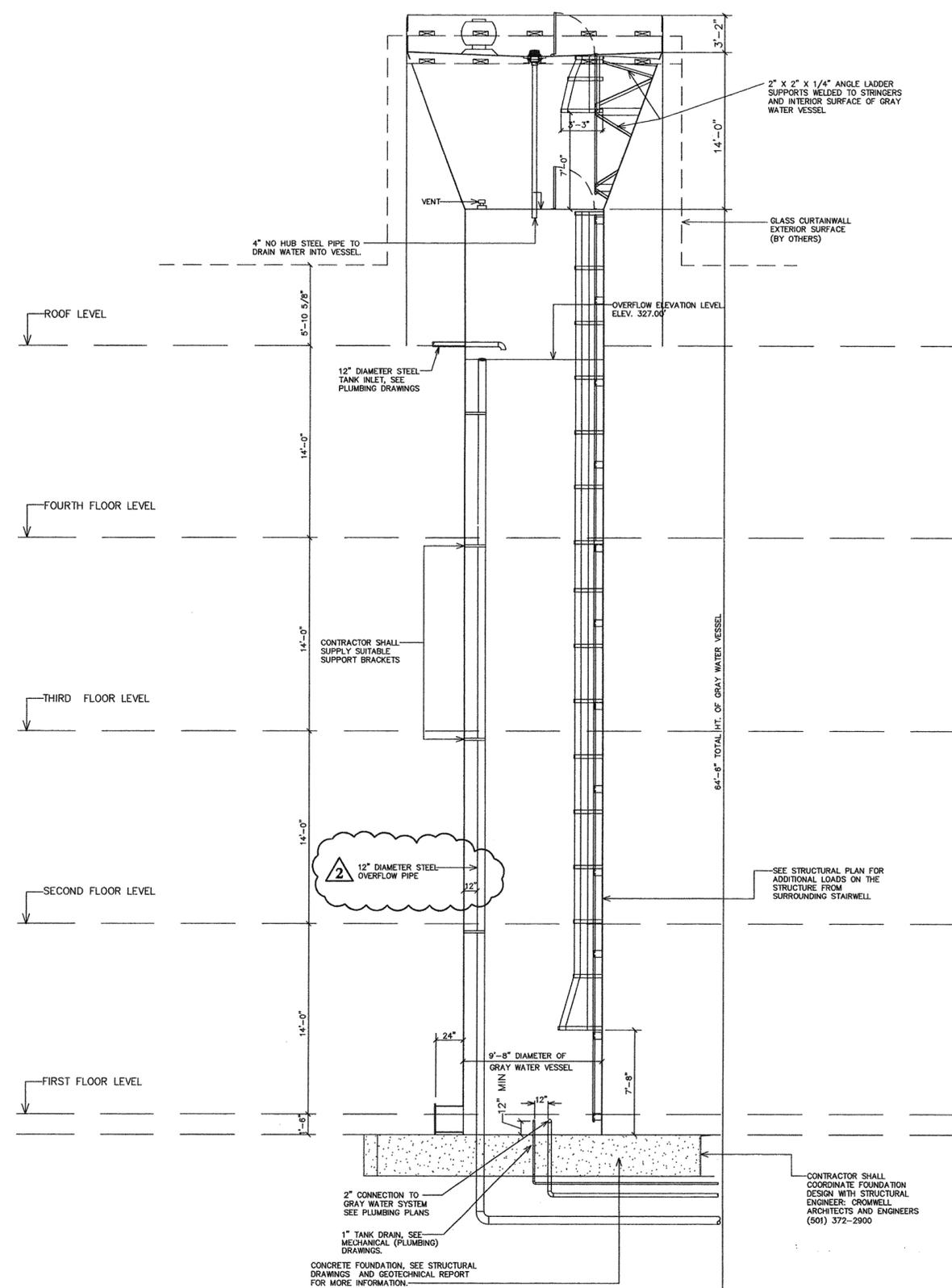
PSY PROJECT NUMBER:  
431C

**CONTENTS:**  
GRAY WATER  
VESSEL PLAN

SHEET NUMBER:  
**C701**



GRAY WATER VESSEL PIPING PLAN  
SCALE: N.T.S.



SECTION THRU GRAY VESSEL  
SCALE: N.T.S.

