



**SITE WORK QUANTITIES**  
HARP'S FOOD STORES, INC. - DE SOTO, KANSAS  
June 25, 2015

Street and Storm Drainage			
Item No.	Approx. Quantity	Unit	Item Description
1	20	CY	Cur
2	7	CY	Fill
3	12	LF	Alphalt Paving
4	3	LF	Concrete Combination Curb and Gutter
5	400	SF	Fuel Island Concrete Paving
6	1	LF	Retaining Wall
7	2	LF	24" PVC (Deck Well Drainage)
8	4	LF	24" RCP
9	405	LF	24" RCP
10	1	LF	48" CMP - Underground Detention
11	1	LF	5' X 75' Concrete Header - Underground Detention
12	6	EA	Drop Well
13	2	EA	Manhole Box
14	1	EA	Grated Inlet (Back Well)

  

Water and Sanitary Sewer			
Item No.	Approx. Quantity	Unit	Item Description
1	1	EA	Passing Sleeve and Valve
2	2	EA	6" Fire Hydrant Assembly
3	600	LF	8" Ductile Iron Water Main
4	2	EA	8" Gate Valve
5	2	EA	Domestic Meter
6	2	EA	Regulation Meter
7	50	LF	Bare w/ Steel Encasement
8	150	LF	6" Class 50 Ductile Iron Fire Line
9	150	LF	12" Ductile Iron Water Line
10	400	LF	8" Sanitary Sewer Service Line
11	1	EA	Sanitary Sewer Service Line Cleanout

**DEVELOPER:** HARP'S FOOD STORES, INC.  
P.O. BOX 48  
SPRINGDALE, AR 72768

**ENGINEER:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI RD.  
P.O. BOX 282  
SPRINGDALE, AR 72765-0282

**GROSS AREA:** 6.50 ACRES

**PROPOSED BUILDING SIZE:** PROPOSED BUILDING - 32,700 SQ. FT.

CRITERIA CHECKLIST	
<b>PROJECT DATA</b>	
PARKING PROVIDED	165 Spaces
PARKING REQUIRED	164 Spaces (1 Space per 200 ft <sup>2</sup> )
LOADING AREA PROVIDED	2 Loading Spaces
LOADING AREA REQUIRED	N/A
<b>LAND INFORMATION</b>	
BOUNDARY SURVEY	Boundary Survey not completed
TOPOGRAPHIC SURVEY	Completed by ESI
ENVIRONMENTAL REPORT (PHASE I)	Phase I not completed
GEOTECHNICAL REPORT	Geotech Field Work Completed - No Report
DETENTION FACILITIES	Underground Detention Shown
OFF-SITE IMPROVEMENTS	In-lieu of Detention
EASEMENTS	Utility Easements will be required
<b>ZONING INFORMATION</b>	
EXIST'G ZONING	M-1 (INDUSTRIAL - LIGHT DISTRICT)
PROPOSED ZONING	C-2 (BUSINESS - GENERAL DISTRICT)
ADJACENT ZONING	M-1 & R-1 ZONINGS
BUILDING HEIGHT LIMIT	10'
<b>OPERATIONS INFORMATION</b>	
DRIVE-THROUGH ALLOWED	Yes
BEER/WINE SALES ALLOWED	Yes
WALL SIGNS	5 Permitted
GASOLINE PRICE SIGN	1 Permitted
ELEVATED OR MOUNTAIN SIGN	1 Permitted
<b>LANDSCAPE INFORMATION</b>	
PERMETER PARKING AREA	5' Landscape Strip (40 plant units per 100 L.F.)
INTERIOR PARKING AREA	25' per parking space
REAR LANDSCAPING BUFFER	20' Landscape Strip (30 trees with 30 plant units per 100 L.F.)
SIDE LANDSCAPING BUFFER	10' Landscape Strip (10 trees with 70 plant units per 100 L.F.)
HIGHWAY BUFFER	10' LS Strip (1 tree every 75' of frontage)
<b>ACCESS INFORMATION</b>	
CURB CUT INSTALLATION	One 3-Lane curb cut along Commerce Dr.
DATE PAVEMENT LAYED	Not anticipated
LINES OF SIGHT	Clear lines of site
IMMEDIATE LOCAL CONTROL	City of De Soto
<b>STORM AND UTILITY INFORMATION</b>	
STORM AVAILABLE	Available along Commerce Drive
SEWER AVAILABLE	Available along the north property line
WATER AVAILABLE	Available along the north property line
GAS AVAILABLE	Available along the north side of Commerce
STEAM AVAILABLE	Available along the north side of Commerce
NO GAS AVAILABLE	No Gas Information Available at this time

REVISION	DATE	DESCRIPTION

SCALE: 1" = 40'  
DATE: JUNE 2015  
DRAWN BY: [Signature]  
W.O. #: 15235