

SH & B INVESTMENTS

4-PLEX APARTMENTS

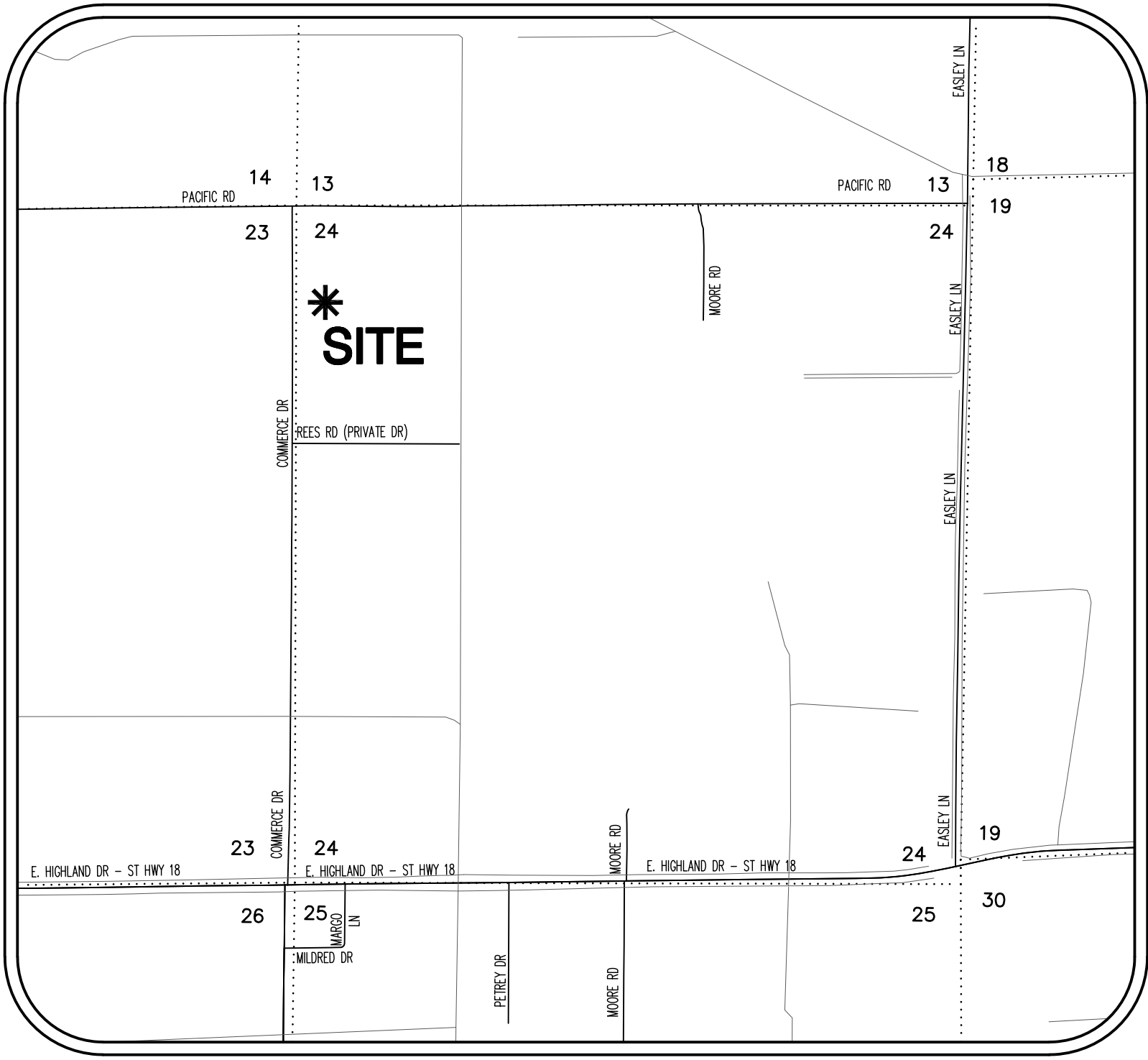
COMMERCE DRIVE

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



ARKANSAS

LOCAL CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	307 VINE STREET JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	307 VINE STREET JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
ITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682



VICINITY MAP
(NOT TO SCALE)

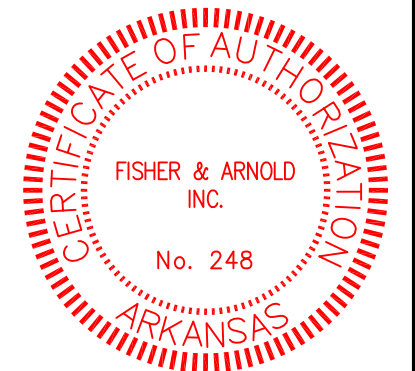
SHEET INDEX		
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Know what's below.
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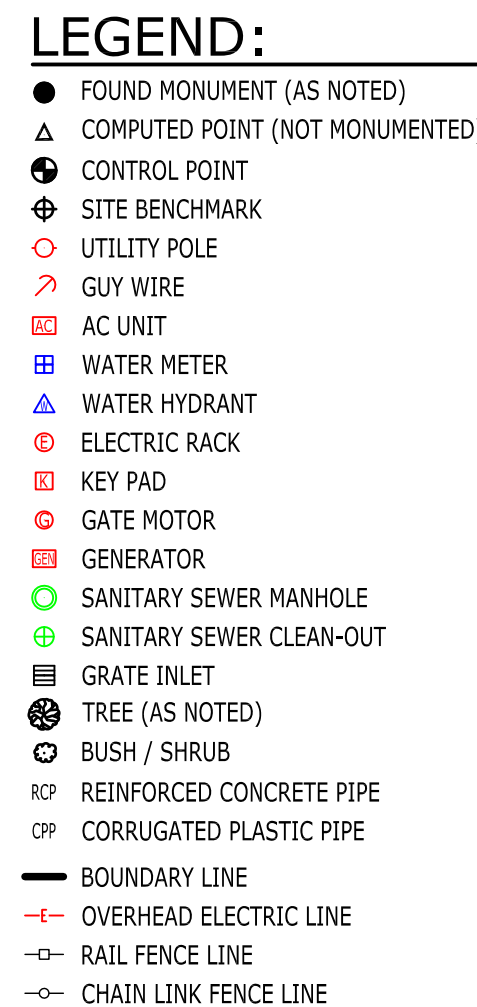


JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC.
ARKANSAS - 248
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REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO. SHBINVST.0001JB		
DRAWN BY DK	CHECKED BY JAB	
SHEET C1	SCALE N.T.S.	
DATE 7/22/2019	DRAWING NO. 42-14	



1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. CONTROL POINTS:
 - A. N - 549328.76, E - 1720284.22
 - B. N - 549000.40, E - 1720490.76
4. VERTICAL DATUM: NAVD 88.
5. BENCHMARK IS A SANITARY SEWER MANHOLE TOP (ELEVATION = 241.84), LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
6. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY, BY ROBERT W. NEWELL, P.S. 23, RECORDED IN BOOK H, PAGE 82, DATED APRIL 08, 1993.
 - WARRANTY DEED, MCILLWAIN TO CITY WATER AND LIGHT PLANT OF JONESBORO, RECORDED IN BOOK 789, PAGE 49, DATED JANUARY 21, 2009.
 - WARRANTY DEED, RICKMAN TO SH8B INVESTMENTS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2018R-014561, DATED JULY 25, 2018.
7. THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. RIDGE SURVEYING & CONSULTING, PLLC, MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
8. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0151C, EFFECTIVE DATE: SEPTEMBER 27, 1991.
9. STORM DRAINAGE PIPE SIZE, PIPE TYPE AND CONNECTIVITY ARE BASED ON THE CITY OF JONESBORO PIPE INVENTORY MAPS.
10. FIELD WORK WAS COMPLETED ON MAY 28, 2019.

1. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY LOW DENSITY DISTRICT AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
3. R-2 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 40%
4. ZONING DISTRICT DIVISION LINE LOCATION SHOWN PER ORDINANCE FILE NO. ORD-86-1581, DATED APRIL 07, 1986. SAID ORDINANCE PROVIDED BY THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°13'34" WEST, ALONG THE WEST LINE OF SAID SECTION 24, 239.00 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°56'22" EAST, LEAVING SAID WEST LINE, 428.35 FEET; THENCE SOUTH 02°30'36" WEST, 450.45 FEET; SOUTH 89°56'22" WEST, 410.40 FEET TO THE WEST LINE OF SAID SECTION 24; THENCE NORTH 00°13'34" EAST, ALONG SAID WEST LINE, 450.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 43 ACRES, (188,717.50 SQ. FT.), MORE OR LESS, SUBJECT TO THE USUAL EASEMENTS DRIVE RIGHT-OF-WAY ALONG THE WEST SIDE THEREOF AND ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.

ELECTRIC, WATER & SEWER: CITY WATER & LIGHT 400 EAST MONROE JONESBORO, AR 72401 (870)-935-5581	TELECOMMUNICATIONS: AT&T ARKANSAS 723 SOUTH CHURCH JONESBORO, AR 72401 1-800-464-7928
NATURAL GAS: CENTERPOINT ENERGY 3013 OLD FEED HOUSE ROAD JONESBORO, AR 72404 (870)-972-6682	SUDDENLINK COMMUNICATIONS 1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401 (870)-935-3615 RITTER COMMUNICATIONS 2400 RITTER DRIVE (870)-336-3434



TOPOGRAPHIC SURVEY
CLIENT: SH&B INVESTMENTS, LLC
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 14 NORTH, RANGE 04 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**RIDGE SURVEYING
& CONSULTING PLLC**

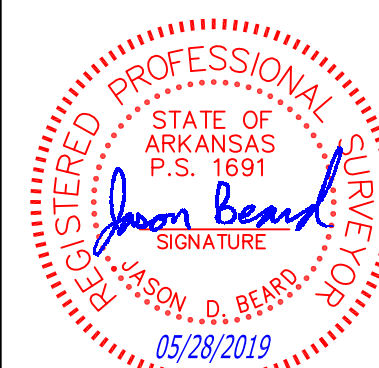
870-203-9943
www.ridgesurveying.net

3111 S. Church St., Suite H
Jonesboro, AR 72401

DRAWING INFO		REVISONS	
DRAWN BY:	DATE	BY	DESCRIPTION
DATE:	05/28/2019		
SCALE:	1" = 30'		
SHEET NO.	10106		

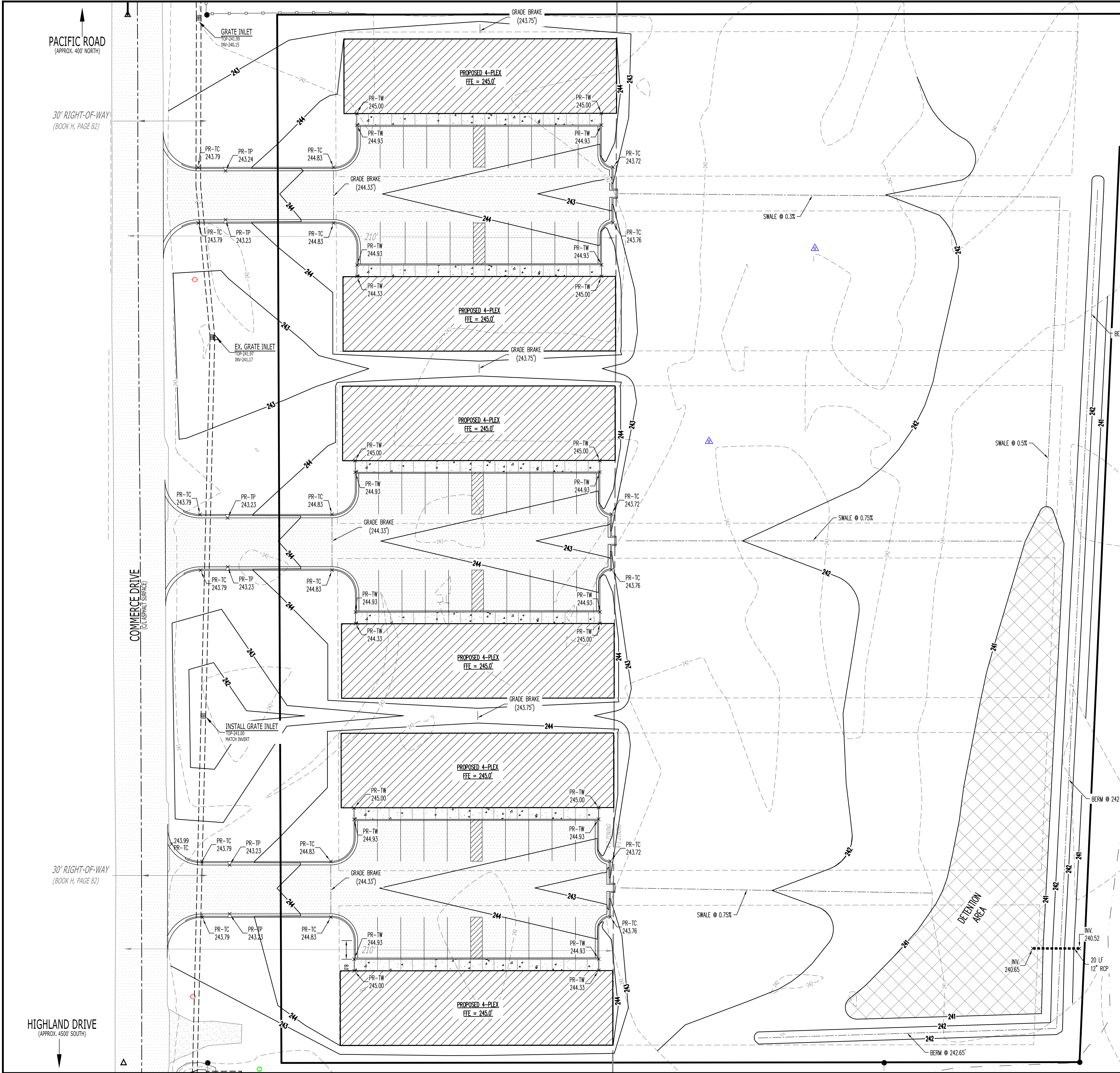


RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



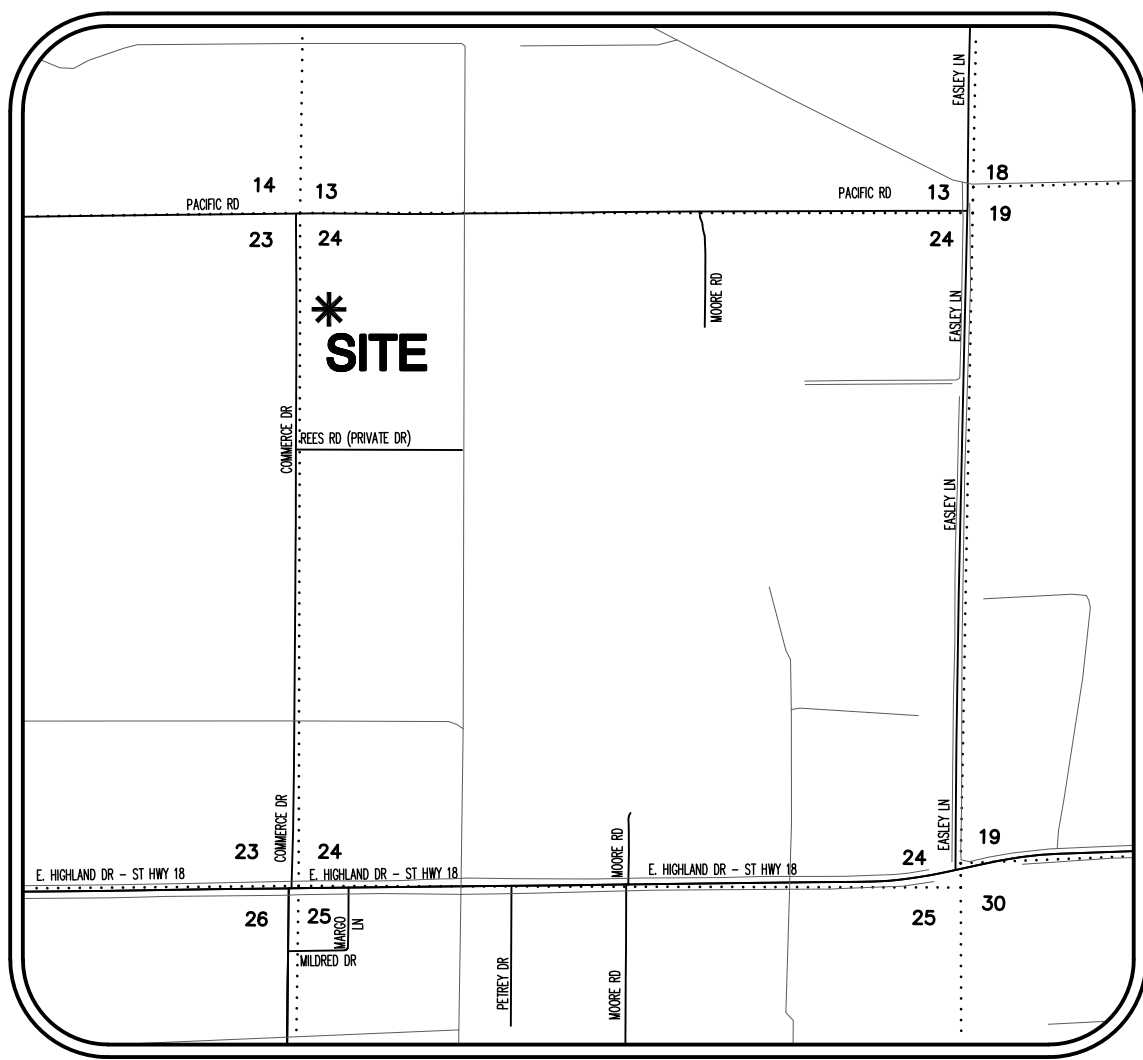
JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

500-14N-04E-0-24-440-16-1691



ENGINEERING NOTES:

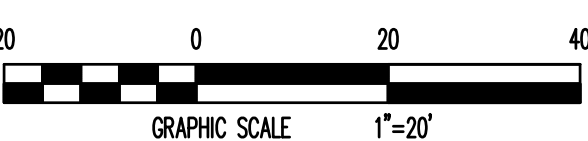
1. AFTER SITE STRIPPING, THE SUBGRADE WILL BE SCARIFIED, MOISTURE CONDITIONED, & RECOMPACTED. THE PROJECT AREA WILL BE PROOF-ROLLED IN ORDER TO IDENTIFY SOFT SOILS BEFORE FILL MATERIALS ARE PLACED.
2. ALL SOIL FILL (PI 5-20) SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND OFF OF PAVED DRIVEWAYS WHERE APPLICABLE. CLEAN UP IS REQUIRED DAILY.
5. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK, CURB AND GUTTER AND/OR ASPHALT/CONCRETE DAMAGED DURING CONSTRUCTION.
6. DEVIATION FROM ENGINEERING DESIGN PLANS IS NOT PERMITTED. ANY CHANGE IN THE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED BY THE ENGINEER WILL RESULT IN CONSTRUCTION TERMINATION UNTIL A RESOLUTION IS MET. MODIFICATION NEEDED TO UPDATE DESIGN PLANS WILL RESULT IN DESIGN EXPENSES FOR THE CONTRACTOR.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.
8. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS UPON COMPLETION OF EARTHWORK (SEE SPECIFICATION).
9. CONTRACTOR IS RESPONSIBLE FOR ALL CITY, STATE, OR FEDERAL PERMIT FEES ASSOCIATED WITH CONSTRUCTION.



VICINITY MAP
(NOT TO SCALE)



**Know what's below.
Call before you dig.**



GRADING AND DRAINAGE

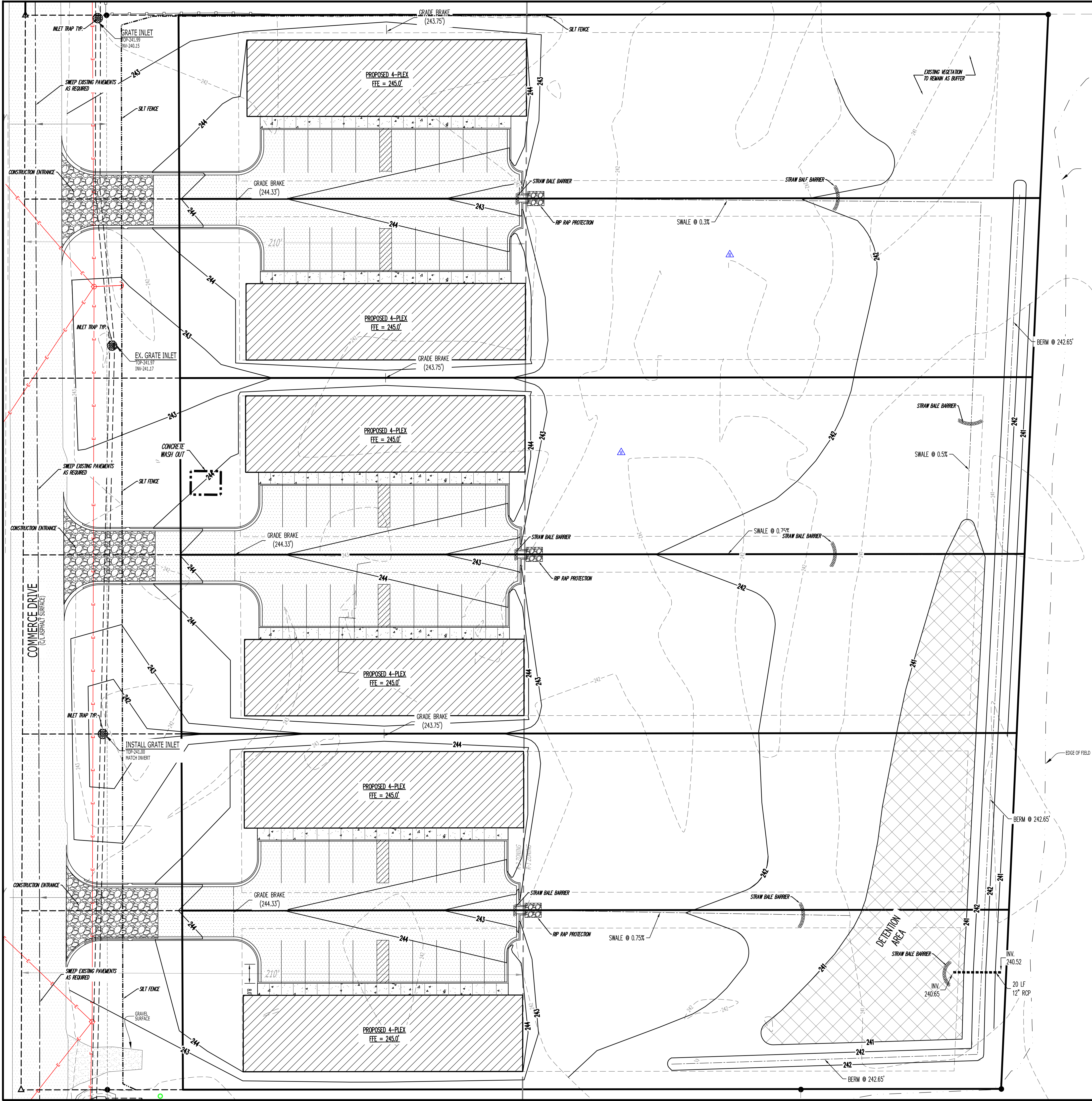
FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
1801 Latourrette Drive | Jonesboro, Arkansas 72404
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

GRADING AND DRAINAGE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13420
JEREMY A. BEVILL
7/22/2019
JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

CERTIFICATE OF AUTHORITY
FISHER & ARNOLD, INC.
No. 248
ARKANSAS

PROJECT NO. SHBINVST.0001JB		
CLIENT: SH & B INVESTMENTS		
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REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO. SHBINVST.0001JB		
DRAWN BY DM	CHECKED BY JAB	
SHEET C5	SCALE 1"=20'	
DATE 7/22/2019	DRAWING NO. 42 - 14	



GENERAL NOTES:

1. AFTER COMPLETION OF CONSTRUCTION THE NEW RUNOFF COEFFICIENT SHALL BE 0.80.
2. THE STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN ARE INTENDED TO MINIMIZE POLLUTANT LOADS OCCURRING IN STORM WATER DISCHARGES, FROM THE CONSTRUCTION SITE. THE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BEYOND THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND UNTIL 100% OF THE SITE HAS BEEN STABILIZED.
3. IMPLEMENTATION, INSTALLATION, APPLICATION AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH APPLICABLE STATE OR LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS.
4. ALL DISTURBED AREAS ARE TO BE STABILIZED.

EROSION AND SEDIMENT CONTROL NOTES:

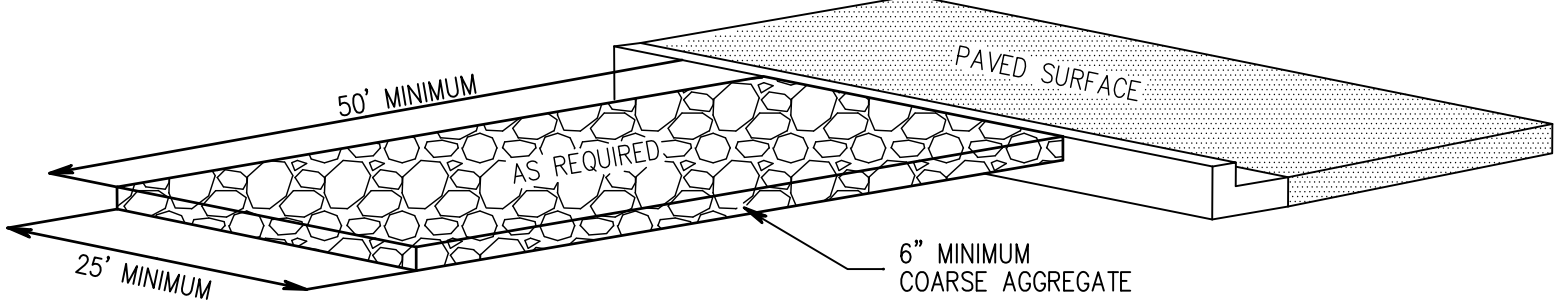
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES ON SITE AND AT LEAST 20' FROM THE DISTURBED AREAS.

GENERAL NOTES: EROSION BALES

1. DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES, AS EROSION CHECKS IN DITCHES, AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATORS FOR HIGH VELOCITY RUNOFF.
2. CONSTRUCTION: BALES SHALL BE LAID TO MAINTAIN TIGHT JOINTS. EROSION BALES WILL NOT FILTER SEDIMENT OUT OF WATER IF THE WATER IS ALLOWED TO FLOW BETWEEN, AROUND, OR UNDERNEATH THE BALES. THE BALES SHOULD BE ENTRENCHED 6 INCHES AND ANCHORED SECURELY.
3. MAINTENANCE: EROSION BALES REQUIRE FREQUENT INSPECTION AS THEY DEGRADE QUICKLY AND MAY NEED TO BE REPLACED. WHEN NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE SPREAD, SEDED, AND MULCHED WITH THE EROSION BALES AS APPROVED BY COR.
4. HAY BALES ARE A TEMPORARY MEASURE ONLY. THEY SHALL BE INSTALLED, REPAIRED OR REPLACED AT THE DIRECTION OF COR.

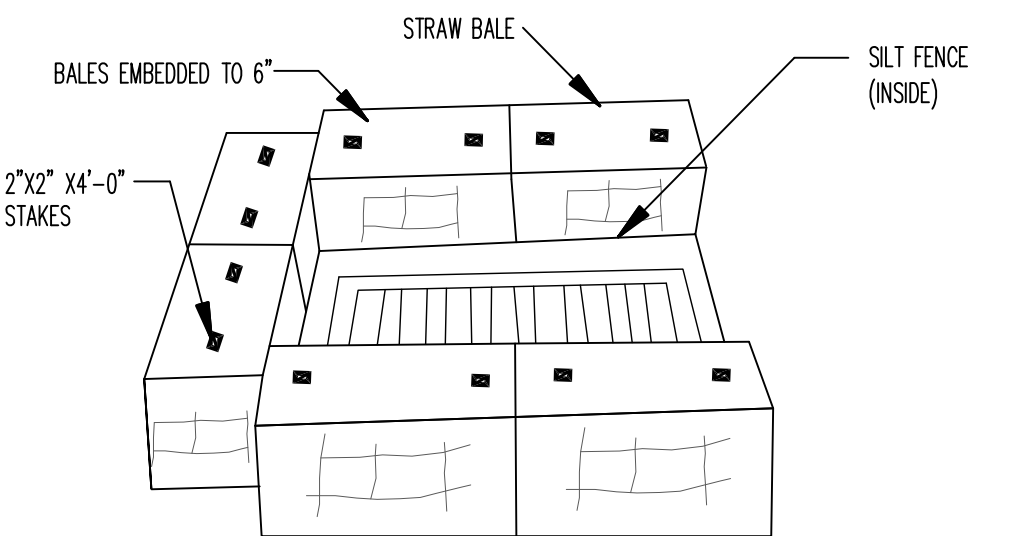
MAINTENANCE AND OPERATION NOTES:

1. AN INSPECTION SHALL BE MADE EVERY 7 DAYS.
2. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP's) WILL BE RECORDED.
3. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALES.



CONSTRUCTION ENTRANCE DETAIL

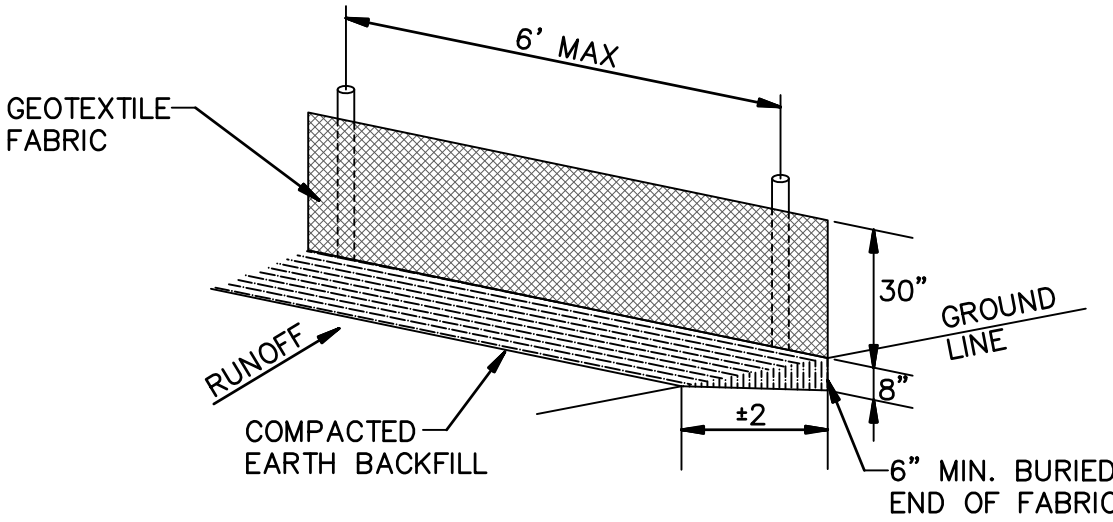
N.T.S.



- NOTES:
1. INSTALL SILT FENCE AFTER CONSTRUCTION OF INLET ACCORDING TO TYPICAL SILT FENCE DETAIL.
 2. INSTALL STRAW BALES OUTSIDE OF SILT FENCE ACCORDING TO THE TYPICAL STRAW BALE DETAIL.

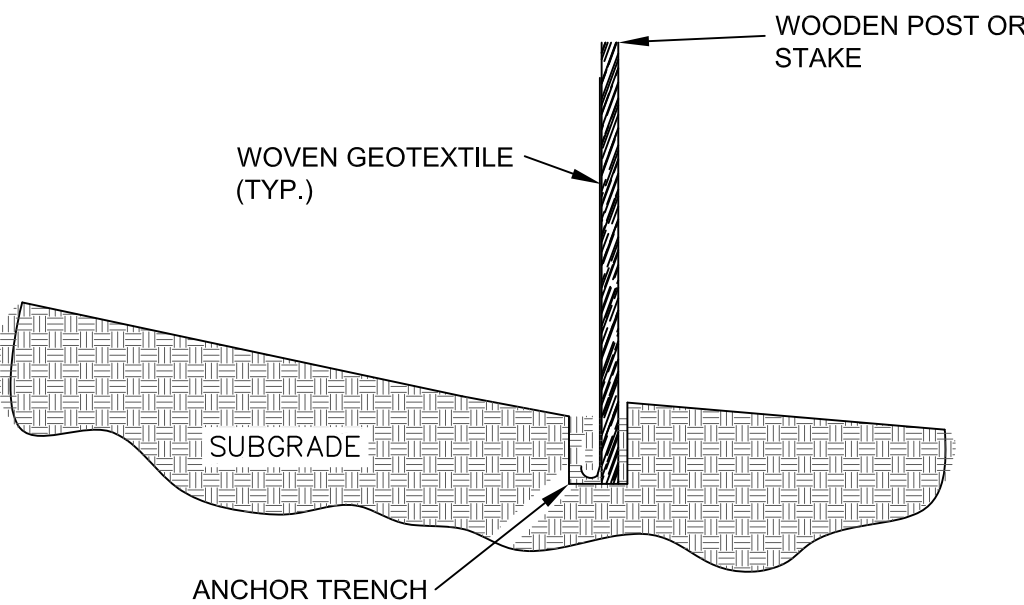
INLET TRAP DETAILS

N.T.S.



SILT FENCE NOTES:

GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.



- NOTES:
1. GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 15 CM (6 IN). TRENCH BACKFILLED WITH TAMPED NATURAL SOIL.
 2. DEPENDING UPON CONFIGURATION, ATTACH GEOTEXTILE TO STEEL POST WITH THE WIRES OR WOOD POSTS WITH STAPLES.

SILT FENCE DETAIL

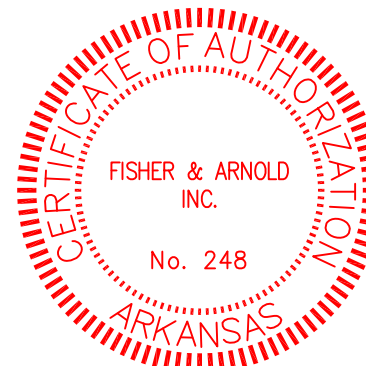
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EROSION CONTROL PLAN

EROSION CONTROL PLAN



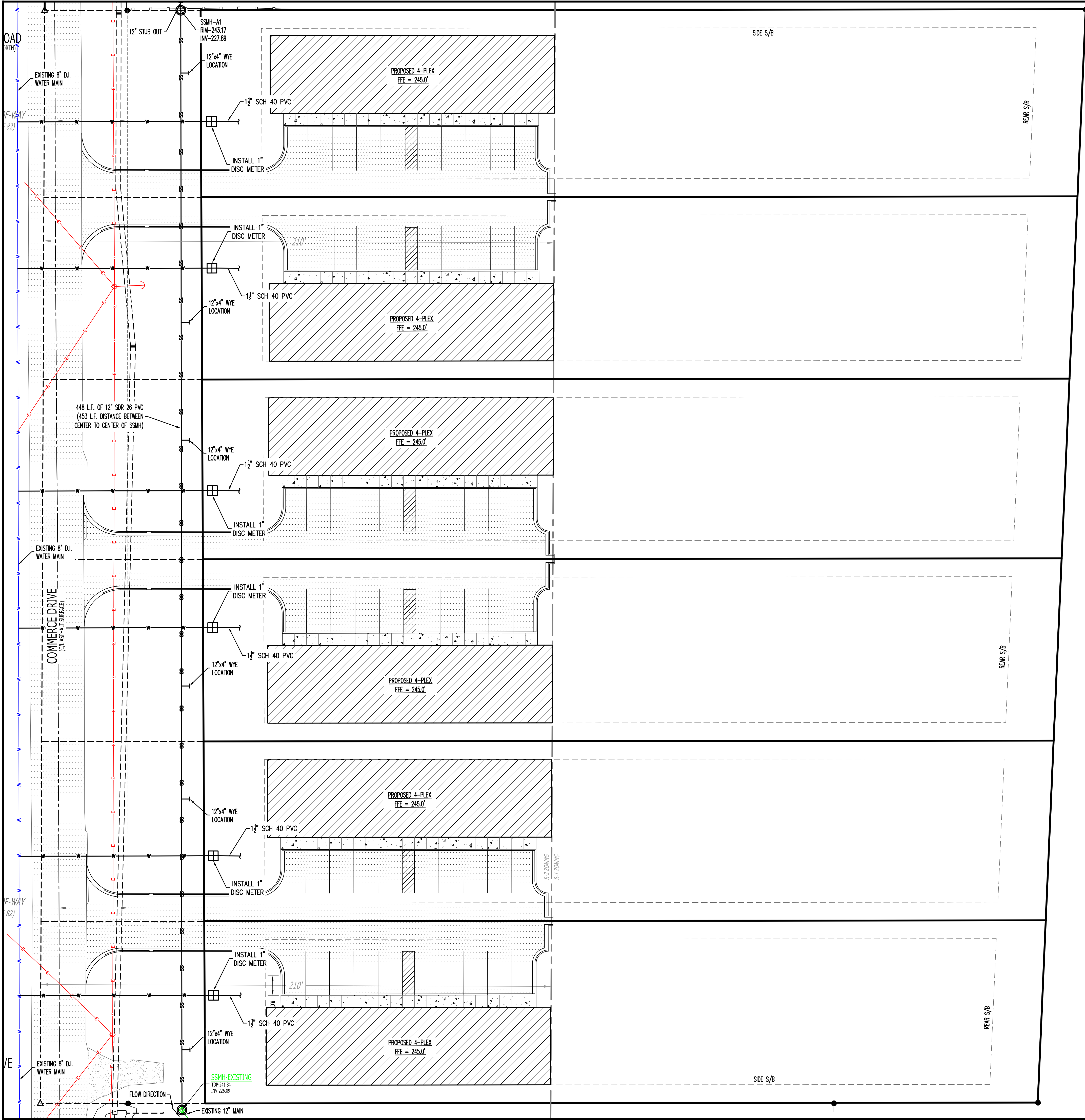
JEREMY A. BEVIL - CIVIL ENGINEER
ARKANSAS - PE # 13420



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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. SHBINVST.0001JB	
DRAWN BY DK	CHECKED BY JAB
SHEET C6	SCALE 1"=20'
DATE 7/22/2019	DRAWING NO. 42-14



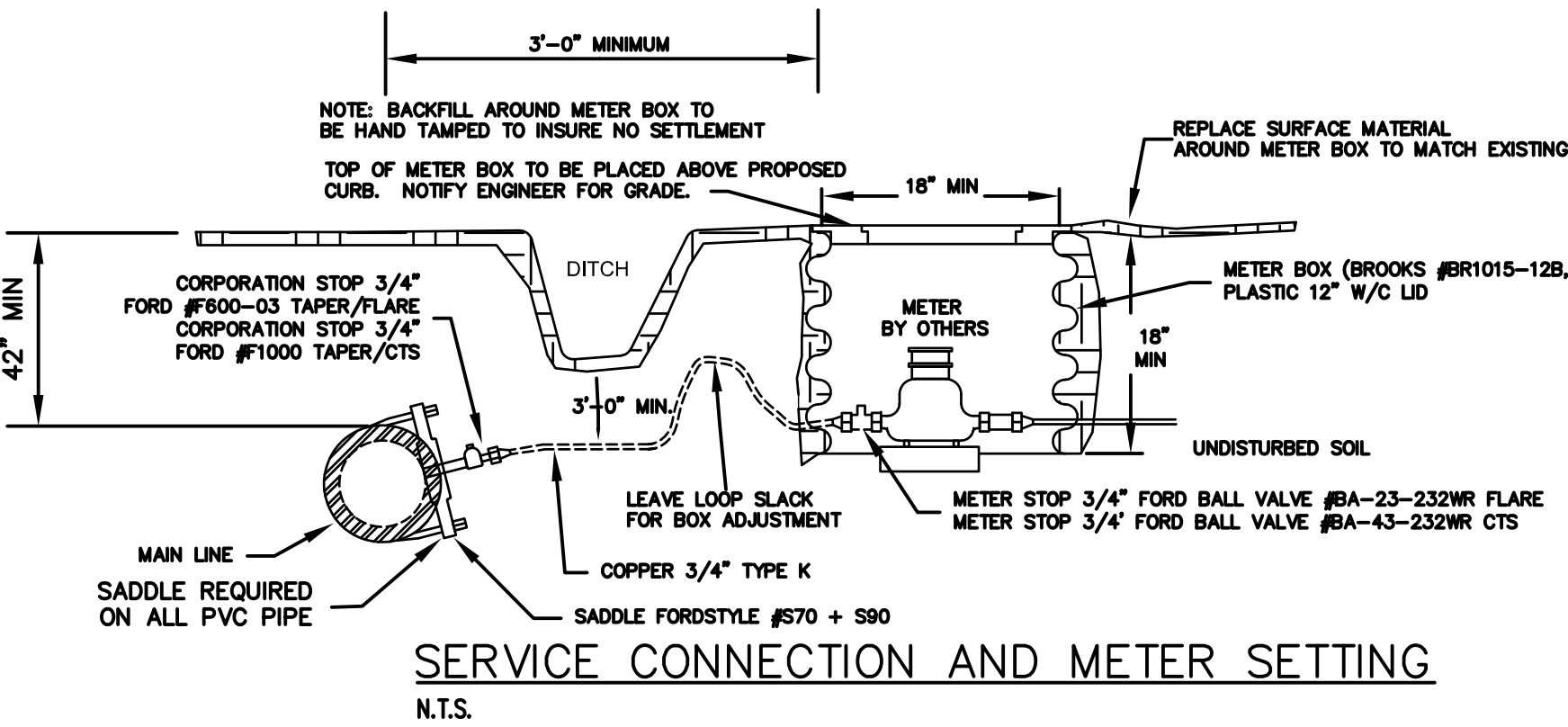
QUANTITY NOTES:

1. 453 L.F. 12" SDR-26 PVC PIPE
2. 1 - SANITARY SEWER MAN HOLE
3. 6 - 12"x 4" SANITARY SEWER WYE(S)
4. 6 - 1" WATER METER(S)
5. 6 - LONG SERVICE(S)

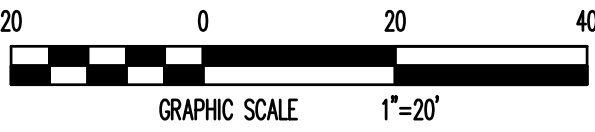
UTILITY CONTRACTOR NOTES:

1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER.
2. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
3. UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND SEWER MAINS AND WATER AND SEWER SERVICES.
4. FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
5. ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED 3/4" MINUS LIMESTONE.
6. WATER PRESSURE IS APPROX. 83 PSI WORKING PRESSURE.
7. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH.
8. NO TRANSFORMERS, JUNCTION BOXES, OR PULL BOXES TO BE PLACED OVER WATER FITTINGS.
9. (1) 1" SHORT METER SVC
10. CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD
11. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICTS THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT THE DEVELOPER OR ENGINEERS EXPENSE
12. IF UNSAFE PRACTICES ARE DISCOVERED BY CML DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CML WILL NOTIFY THE OSHA. THIS IN NO WAY OBLIGATES CML FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.

NOTE: SERVICE LINE MIN 24" COVER UNDER STREET.
2' MIN UNDER STORM DRAIN WHEN POSSIBLE



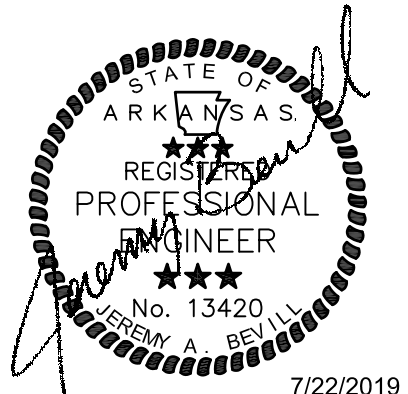
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UTILITY PLAN

UTILITY PLAN

COMMERCE DRIVE 4-PLEX PROJECT
JONESBORO, ARKANSAS



JEREMY A. BEVELL - CIVIL ENGINEER
ARKANSAS - PE # 13420



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