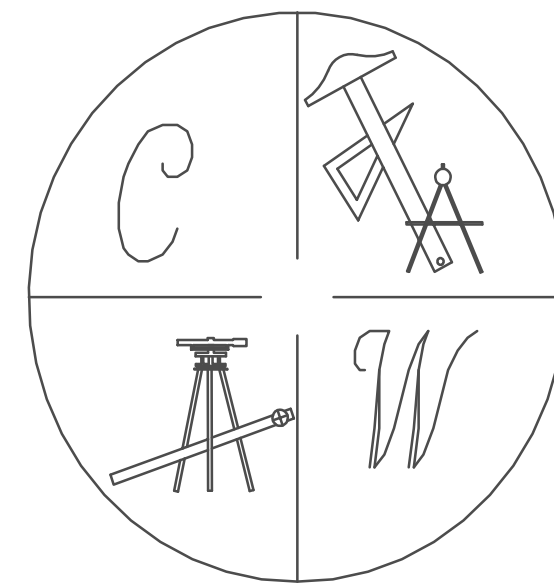


KELLY COPELAND APARTMENT VILLAGE

JONESBORO, ARKANSAS

SITE PLAN

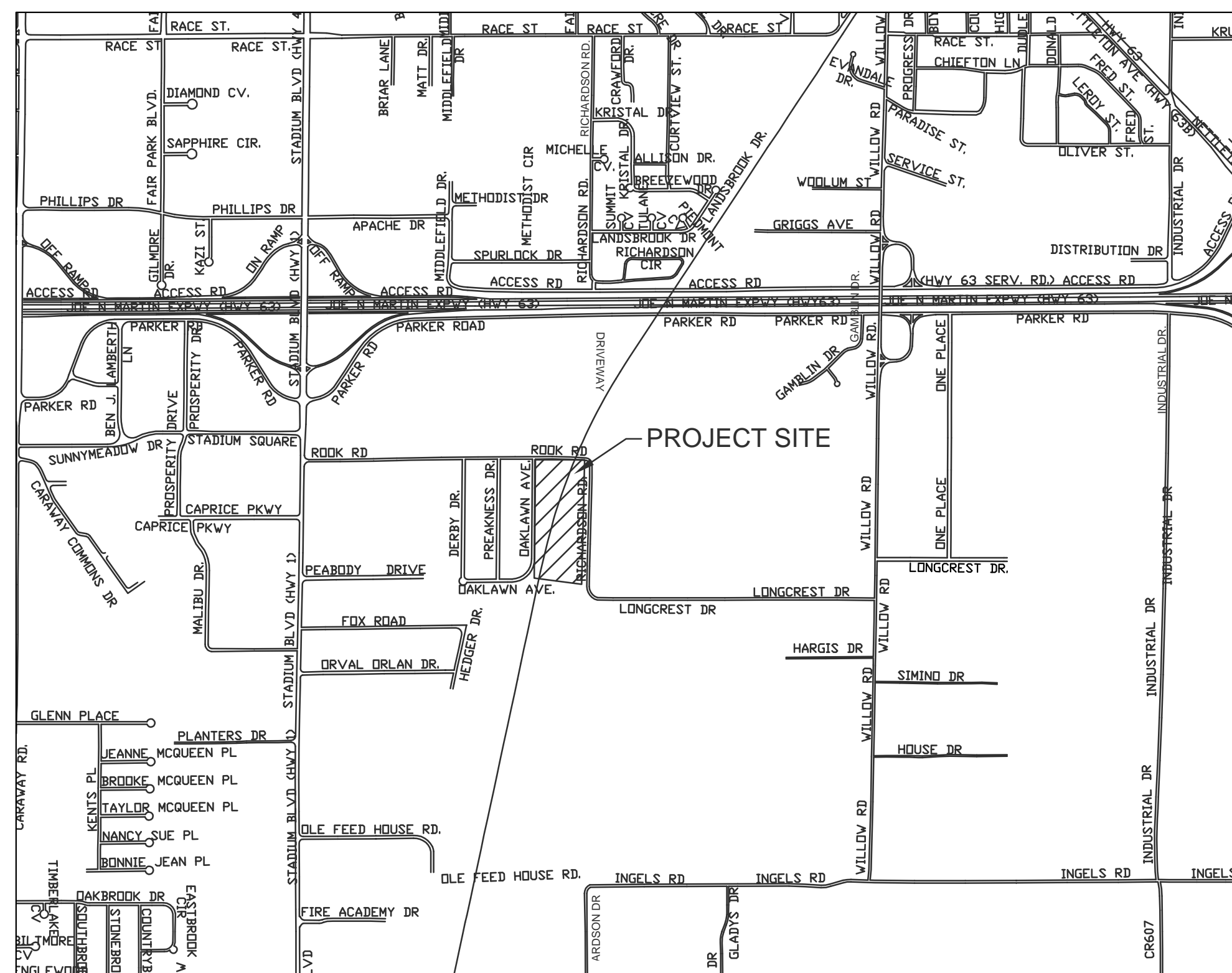
JANUARY, 2008



CARLOS WOOD, P.E.
 ENGINEERING CONSULTANT
 PMB 261
 2704-L S. CULBERHOUSE
 JONESBORO, AR 72401
 PHONE/FAX: (870) 972-8335
 EMAIL: WOODENGR@SBCGLOBAL.NET

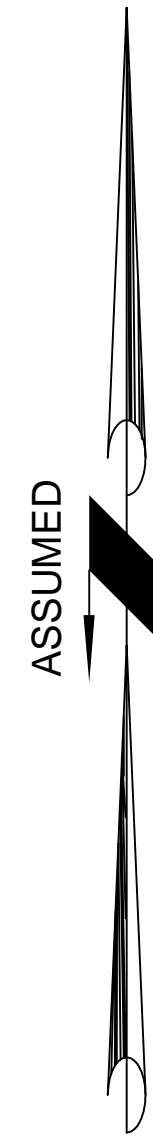
VICINITY MAP

SCALE: 1" = 1000'



ARKANSAS ONE-CALL SYSTEM, INC.
 1-800-482-8998

SHEET LAYOUT	Page Number
PLAT	PL-1
TOPO AND DRAINAGE PLAN PHASE 1	ST-1.1
DIMENSION & UTILITY PLAN PHASE 1	ST-1.2
GRADING PLAN PHASE 1	ST-1.3
EROSION CONTROL MAP PHASE 1	ECM-1
TOPO AND DRAINAGE PLAN PHASE 2	ST-2.1
DIMENSION & UTILITY PLAN PHASE 2	ST-2.2
GRADING PLAN PHASE 2	ST-2.3
EROSION CONTROL MAP PHASE 2	ECM2
TOPO AND DRAINAGE PLAN PHASE 2	ST-3.1
DIMENSION & UTILITY PLAN PHASE 3	ST-3.2
GRADING PLAN PHASE 3	ST-3.3
EROSION CONTROL MAP PHASE 3	ECM-3
OVERALL LAYOUT PLAN	ST-4
TYPICAL STREET DETAILS	DET-1



SW COR. SE 1/4,
NE 1/4, SEC. 33,
T14N-R4E

884.33'
N 89°24'38" E

50ft
N 12°18'22" E 301.80'
S 89°24'38" W 451.24'

N 01°50'34" W
103.10'

BRIDLEWOOD PHASE 1 R-1

BOX CULVERT
UNDER R.R.

MISSOURI PACIFIC RAILROAD

7.86 ACRES
342423.69 SQ. FT.

ROOK ROAD

N 85°16'09" W
61.92'

N 88°53'06" E
70.60' NE COR. SE 1/4,
NE 1/4, SEC. 33,
T14N-R4E

END OF POWER LINE

18" TILE

RICHARDSON ROAD

UNPLATTED FARM R-1

25.0' BUILDING SETBACK

1154.34'
N 01°31'12" E
1330.50'
S 00°44'19" W

FIRE HYDRANT

LONGCREST DRIVE

SE COR. SE 1/4,
NE 1/4, SEC. 33,
T14N-R4E

BRIDLEWOOD DR.

LEGAL DESCRIPTION
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, T14N-R4E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 33; THENCE S 00°44'19" W 1330.5 FEET TO THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33; THENCE S 89°24'38" W 451.24 FEET TO THE EAST RIGHT-OF-WAY OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY N 12°18'22" E 301.80 FEET; THENCE ON A CURVE TO RIGHT (RADIUS 5698.68 DELTA ANGLE 10°59'11") A CURVE LENGTH OF 1092.67 FEET; THENCE N 88°53'06" E 70.6 FEET TO THE POINT OF BEGINNING, CONTAINING 8.76 ACRES, MORE OR LESS, AND BEING SUBJECT TO ROAD RIGHT-OF-WAY ACROSS THE NORTH AND EAST SIDES.

LEGEND

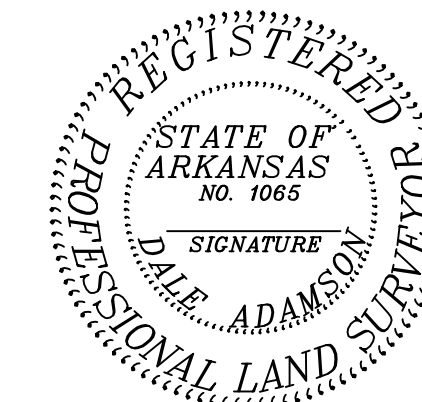
These standard symbols will be found in the drawing.

- SET 1/2" REBAR
- ◆ FND. PIPE
- ◆ POWER POLE
- FIRE HYDRANT
- CALC. CORNER
- ⊙ LIGHT ON POLE

C-1 L=1034.08'
R=5698.68'
C LEN=1032.66'
Δ=10°23'49"
BRG=S 17°30'08" W

C-2 L=19.69'
R=13.00'
C LEN=17.86'
Δ=86°47'21"
BRG=N 41°52'29" W

Adamson Land Surveying
1504 Branchwood Lane
Jonesboro, Arkansas
PH: 870.932-5900



PLAT OF SURVEY

**KELLEY COPELAND
JONESBORO, ARKANSAS**

ADAMSON LAND SURVEYING-1504 BRANCHWOOD LANE
JONESBORO, ARKANSAS 72404 PH: 932-5900

REVISION	DATE 08/14/2006	SHEET OF
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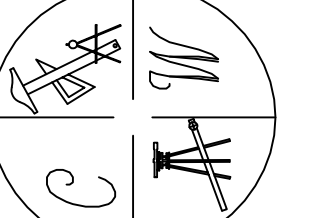


KELLY COPELAND APT. VILLAGE
JONESBORO, AR
PHASE 1
TOPOGRAPHY & DRAINAGE PLAN

DATE: 12/13/06
REV: 1/16/07
1/22/07
2/14/07
1/16/08

DRAWN BY: MBM

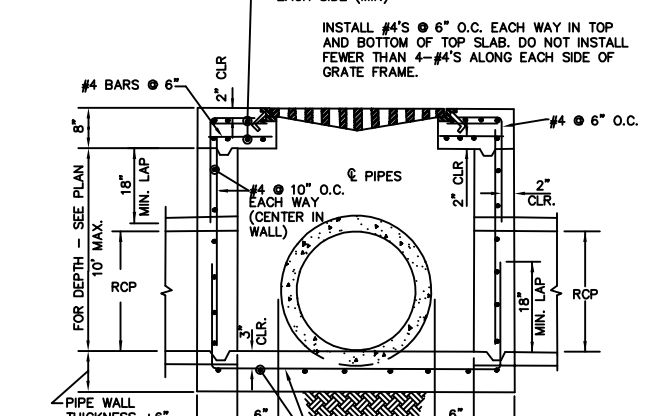
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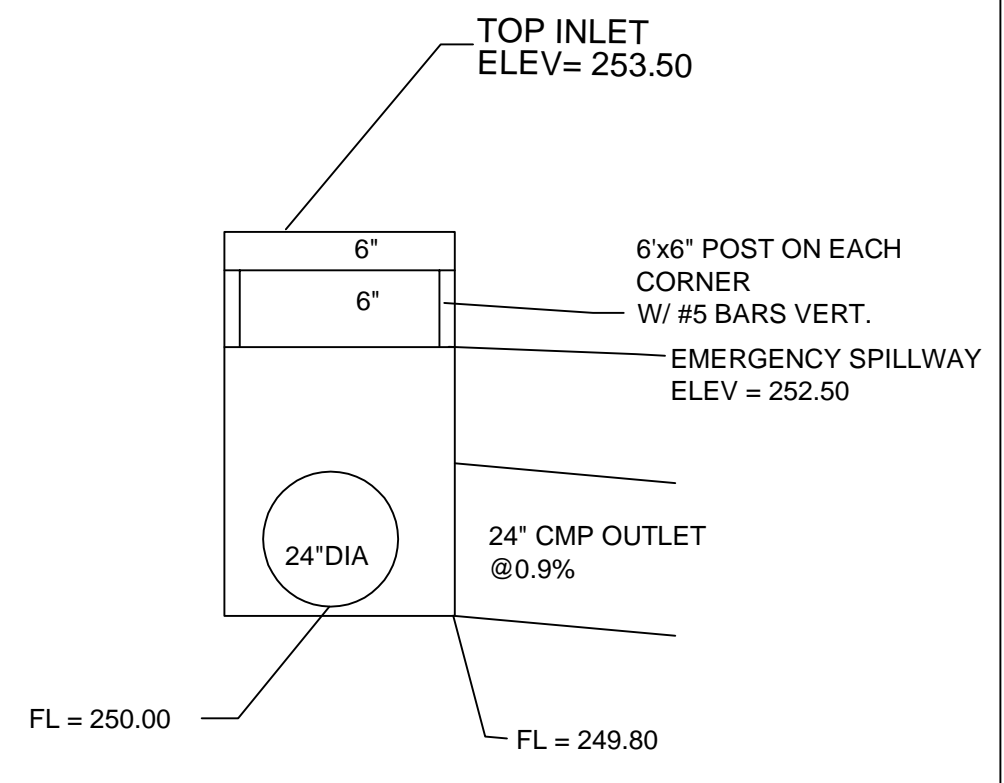
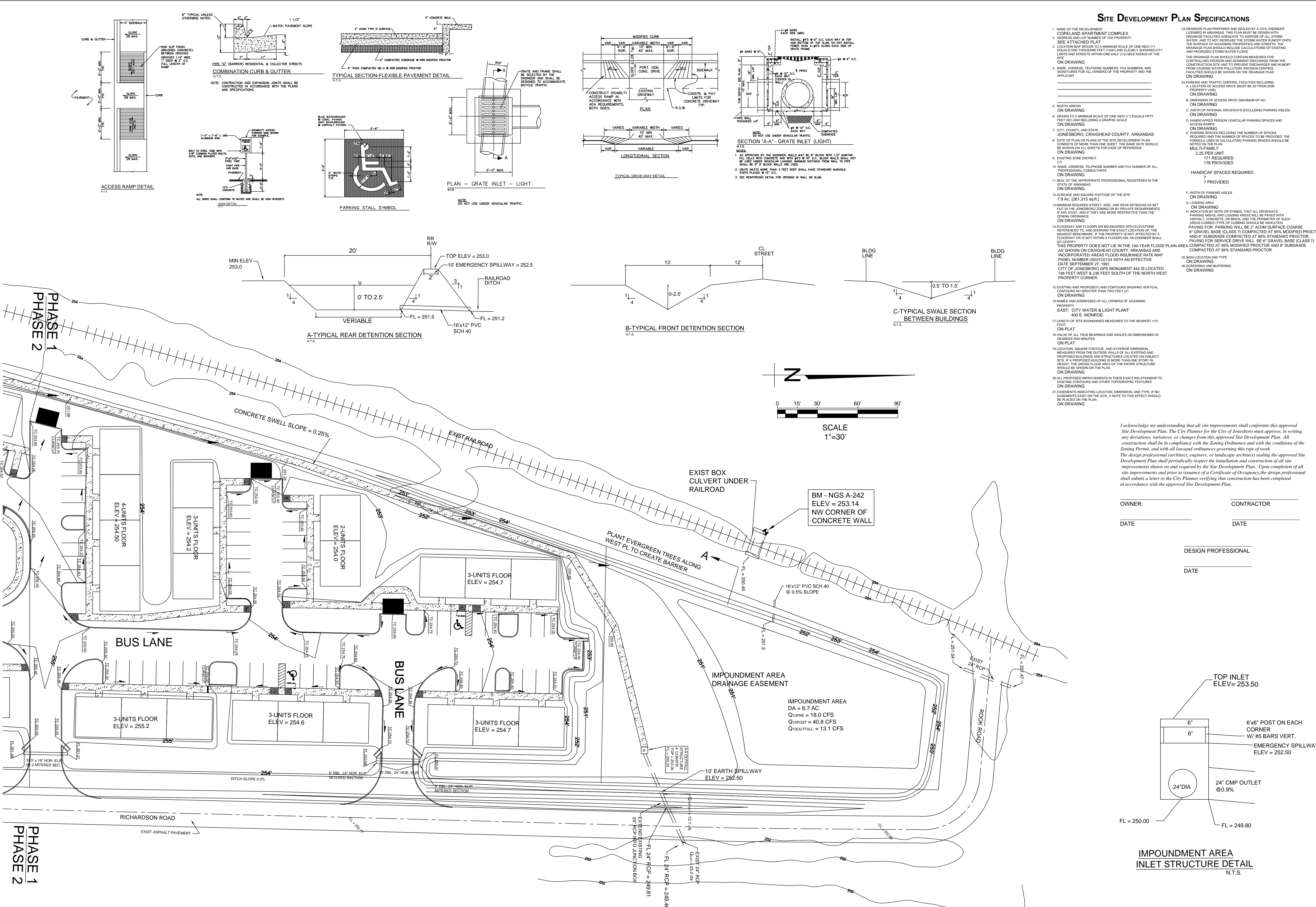
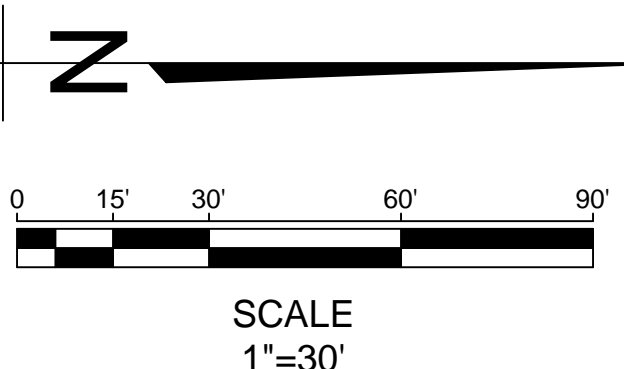
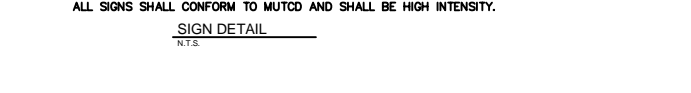
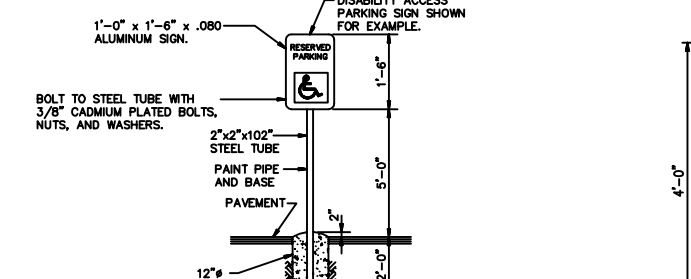
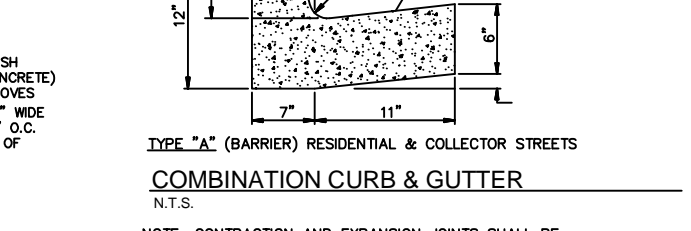
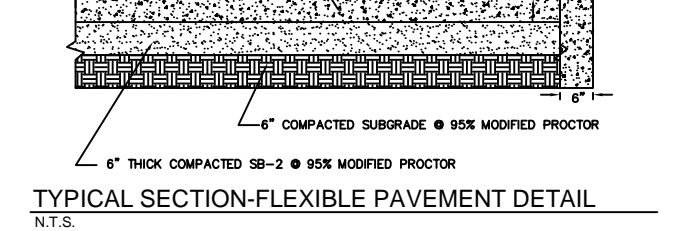
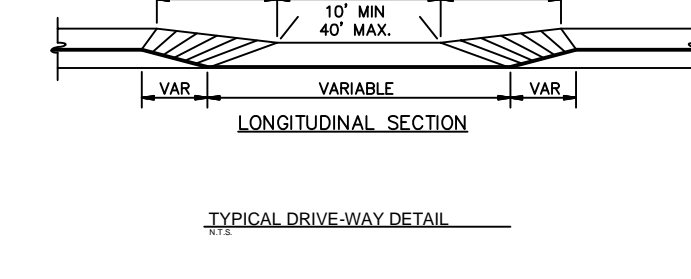
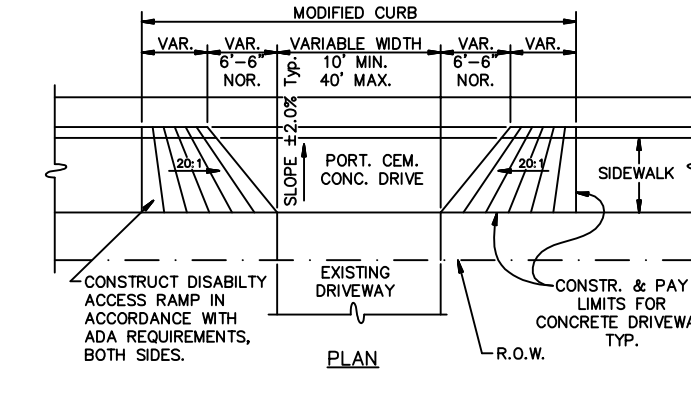
SITE DEVELOPMENT PLAN SPECIFICATIONS

- NAME OF THE DEVELOPMENT: COPELAND APARTMENT COMPLEX
- ADDRESS AND LOT NUMBER OF THE PROPERTY: SEE ATTACHED PLAT
- LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS ONE THOUSAND FEET (1000') AND LAYOUT SHOWING CITY LIMITS AND STREETS WITHIN ONE-HALF (1/2) MILE RADIUS OF THE SITE
- NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND SIGNATURES FOR ALL OWNERS OF THE PROPERTY AND THE APPLICANT
- NORTH ARROW
- DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') AND INCLUDING A GRAPHIC SCALE
- CITY, COUNTY, AND STATE: JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
- DATE OF PLAN OR PLANS (IF THE SITE DEVELOPMENT PLAN CONSISTS OF MORE THAN ONE SHEET, THE SAME DATE SHOULD BE SHOWN ON ALL SHEETS FOR EACH OF REFERENCE)
- EXISTING ZONE DISTRICT: I-1
- NAME, ADDRESS, TELEPHONE NUMBER AND FAX NUMBER OF ALL PROFESSIONAL CONSULTANTS
- SEAL OF THE APPROPRIATE PROFESSIONAL REGISTERED IN THE STATE OF ARKANSAS
- ACRES AND SQUARE FOOTAGE OF THE SITE: 7.9 AC. (261,315 sq. ft.)
- MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET OUT IN THE JONESBORO ZONING ORDINANCES, IF ANY EXIST, AND IF THEY ARE MORE RESTRICTIVE THAN THE ZONING ORDINANCE
- LOADWAY AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS REFERENCED TO AND SHOWING THE EXACT LOCATION OF THE NEAREST BENCHMARK. IF THE PROPERTY IS NOT AFFLICTED BY A FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL SO CERTIFY. THIS PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN AREA AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 05031C0134 WITH AN EFFECTIVE DATE SEPTEMBER 27, 1991. CITY OF JONESBORO GPS MONUMENT #42 IS LOCATED 198 FEET WEST & 236 FEET SOUTH OF THE NORTH WEST PROPERTY CORNER.
- EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL CURVATURE NO GREATER THAN TWO FEET (2')
- NAMES AND ADDRESSES OF ALL OWNERS OF ADJOINING PROPERTY
- EAST: CITY WATER & LIGHT PLANT 400 E. MONROE
- LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10 FOOT
- VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONED IN DEGREES AND MINUTES
- LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION, MEASURED FROM THE OUTSIDE WALLS OF ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES LOCATED ON SUBJECT SITE. IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE SHOULD BE SHOWN ON THE PLAN
- ALL PROPOSED IMPROVEMENTS IN THEIR EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES
- EASEMENTS INDICATING LOCATION, DIMENSION, AND TYPE. IF NO EASEMENTS EXIST ON THE SITE, A NOTE TO THIS EFFECT SHOULD BE PLACED ON THE PLAN

- 23 DRAINAGE PLAN PREPARED AND SEALED BY A CIVIL ENGINEER LICENSED IN ARKANSAS. THIS PLAN MUST BE DESIGN WITH DRAINAGE FACILITIES ADEQUATE TO DISPOSE OF ALL STORM WATER AND TO NOT INCREASE THE STORM WATER RUNOFF ONTO THE SURFACE OF ADJOINING PROPERTIES AND STREETS. THE DRAINAGE PLAN SHOULD INCLUDE CALCULATIONS OF EXISTING AND PROPOSED STORM WATER FLOWS
- THE DRAINAGE PLAN SHOULD CONTAIN MEASURES FOR CONTROLLING EROSION AND SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE AND TO PREVENT DISCHARGES AND RUNOFF FROM CAUSING WATER POLLUTION. EROSION CONTROL FACILITIES SHOULD BE SHOWN ON THE DRAINAGE PLAN
- ON DRAWING
- 24 PARKING AND TRAFFIC CONTROL FACILITIES INCLUDING:
 - LOCATION OF ACCESS DRIVE (MAXIMUM OF 40')
 - DIMENSION OF ACCESS DRIVE
 - CURVE RADIUS OF ACCESS DRIVE (MAXIMUM OF 40')
 - CURVE WIDTH OF INTERNAL DRIVEWAYS (EXCLUDING PARKING AISLES)
 - ON DRAWING
 - HANDICAPPED PERSON VEHICULAR PARKING SPACES AND ACCESS RAMP
 - ON DRAWING
 - PARKING SPACES INCLUDING THE NUMBER OF SPACES REQUIRED AND THE NUMBER OF SPACES TO BE PROVIDED. THE FORMULA USED IN CALCULATING PARKING SPACES SHOULD BE NOTED ON THE PLAN
 - MULTI-FAMILY: 2.25 PER UNIT
 - 171 REQUIRED
 - 178 PROVIDED
 - HANDICAP SPACES REQUIRED: 7 PROVIDED
 - F. WIDTH OF PARKING AISLES
 - ON DRAWING
 - G. LOADING AREA
 - ON DRAWING
 - H. INDICATION BY WHITE OR SYMBOL THAT ALL DRIVEWAYS, PARKING AREAS, AND LOADING AREAS WILL BE PAVED WITH PORTLAND CEMENT CONCRETE OR BRICK, AND THE PERMITS OF SUCH AREAS CURBED (TYPE OF CURBING SHOULD BE INDICATED)
 - ON DRAWING
 - I. PAVING FOR PARKING WILL BE 2" ACMA SURFACE COURSE OF GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR. PAVING FOR SERVICE DRIVE WILL BE 6" GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR.
 - ON DRAWING
 - J. SIGN LOCATION AND TYPE
 - ON DRAWING
 - K. SCREENING AND BUFFERING
 - ON DRAWING



- AS APPROVED BY THE ENGINEER, WALLS MAY BE 8" BLOCK WITH 1/2" MORTAR FILL CELLS WITH CONCRETE AND WITH #3 @ 16" O.C. BLOCK WALLS SHALL NOT BE USED UNDER VEHICULAR LOADING. MINIMUM DISTANCE FROM WALL TO PIPE SHALL BE 4" IF BLOCK WALLS ARE USED
- GRATE INLETS MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STOPS PLACED @ 15' O.C.
- SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



IMPONMENT AREA INLET STRUCTURE DETAIL N.T.S.



KELLY COPELAND APT. VILLAGE

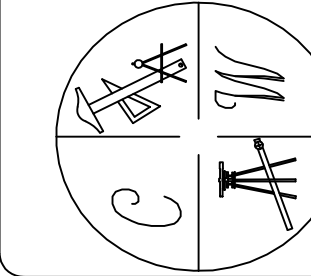
JONESBORO, AR

PHASE 1
DIMENSION & UTILITY PLAN

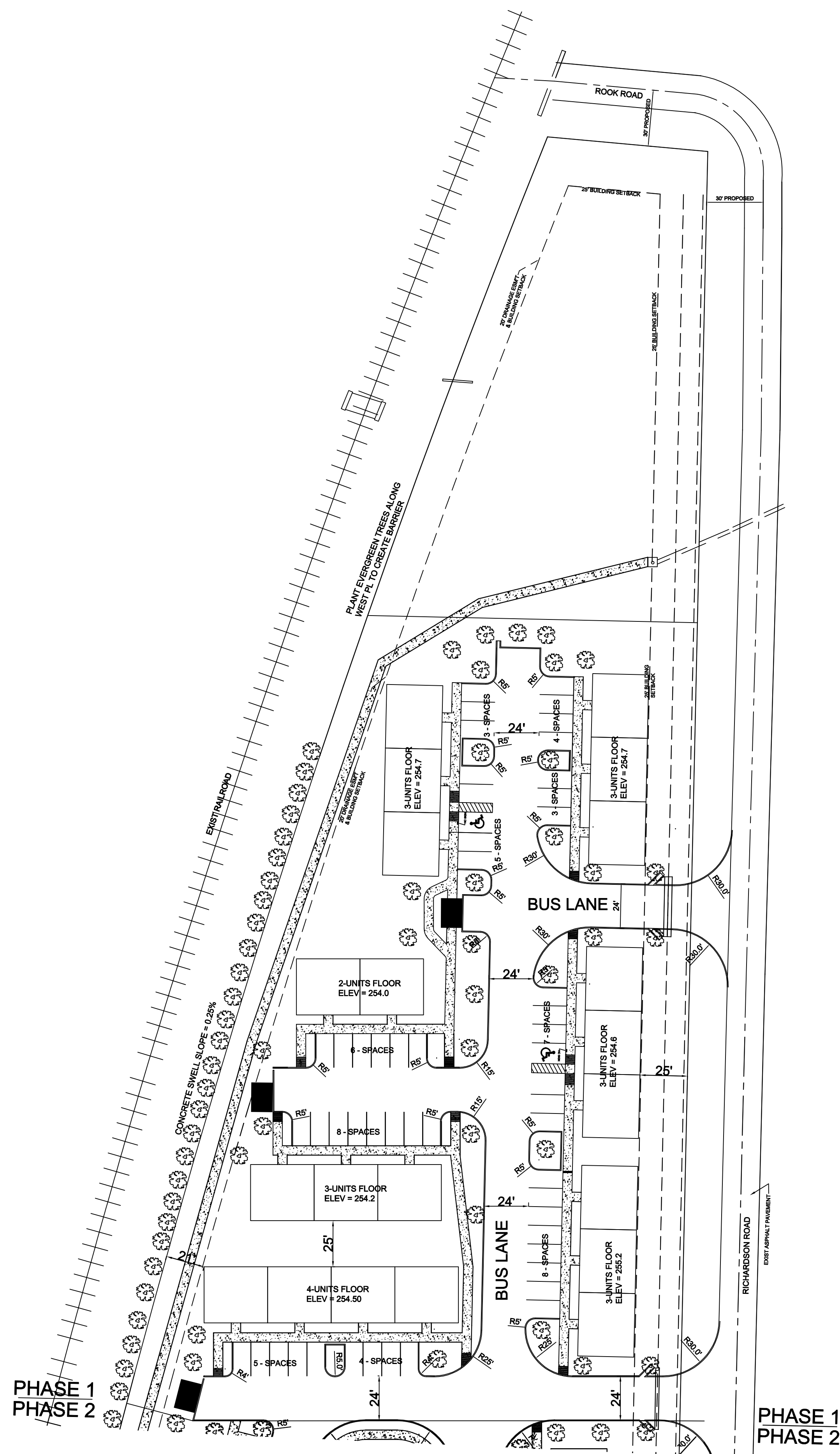
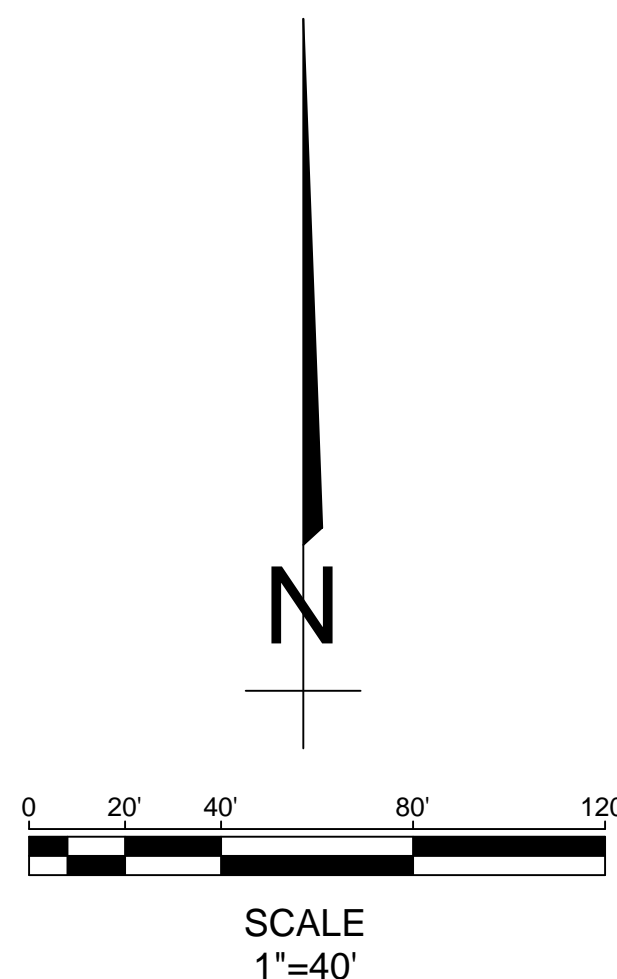
DATE: 12/13/07
REV: 1/16/08

DRAWN BY: MBM

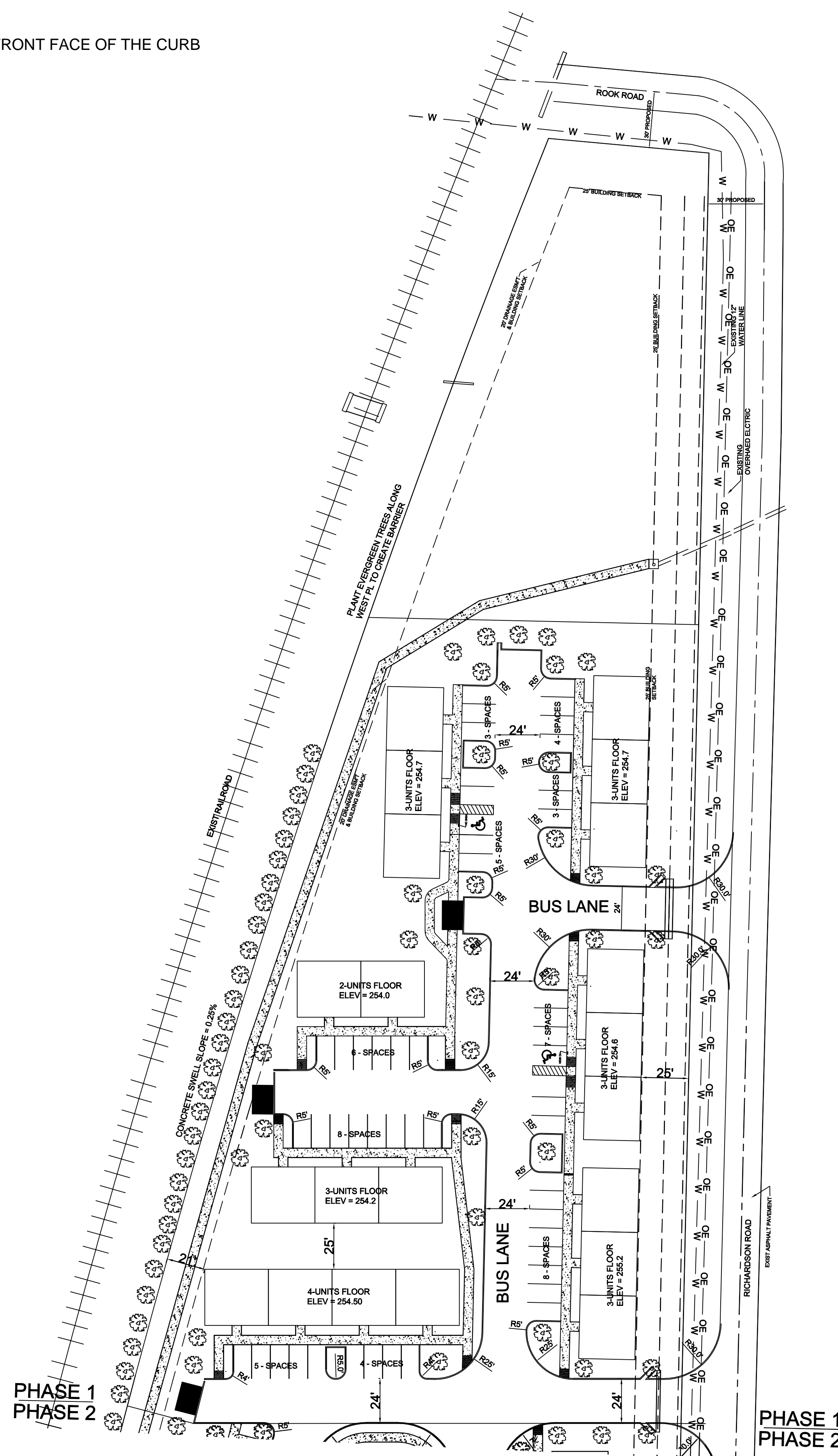
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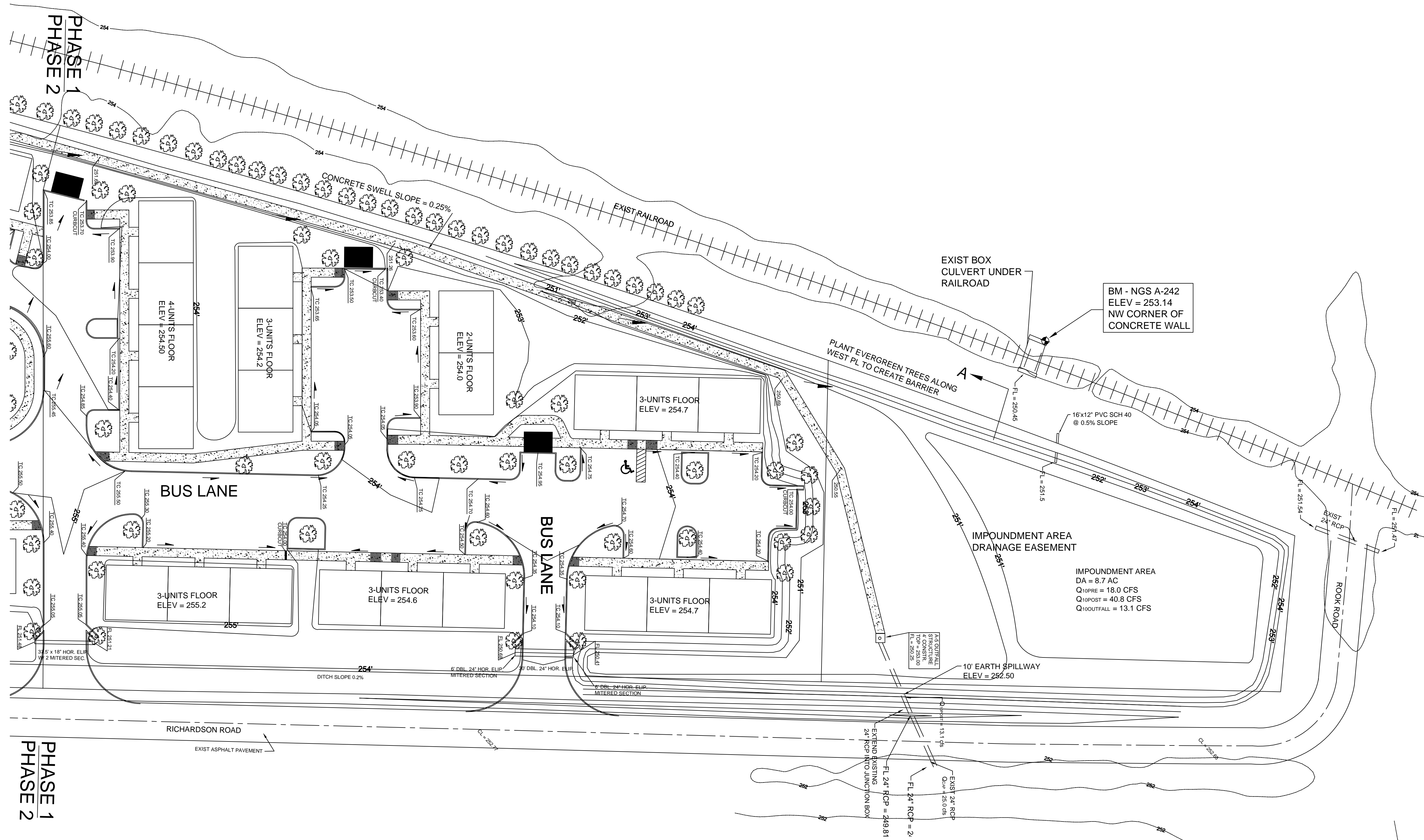
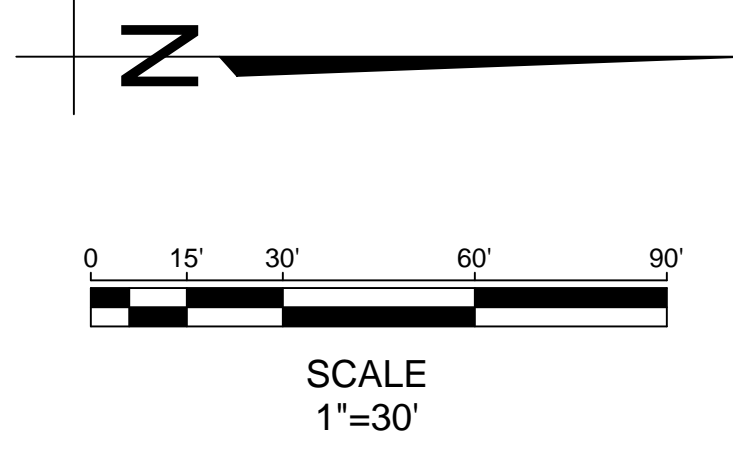
ALL DIMENSIONS ARE MEASURED FROM THE FRONT FACE OF THE CURB
ALL REGULAR PARKING SPACES ARE 10' x 18'.
ALL HANDICAP SPACES ARE 11' x 18'.



DIMENSION LAYOUT PLAN



UTILITY PLAN



PHASE 1
PHASE 2

ST-1.3



KELLY COPELAND APT. VILLAGE

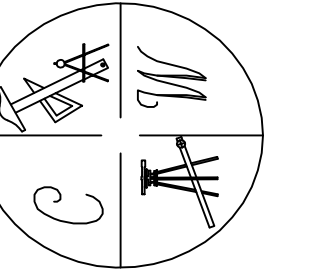
JONESBORO, AR

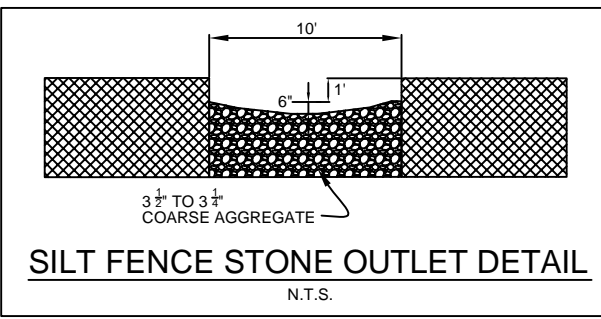
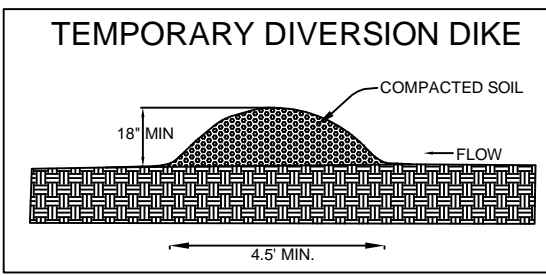
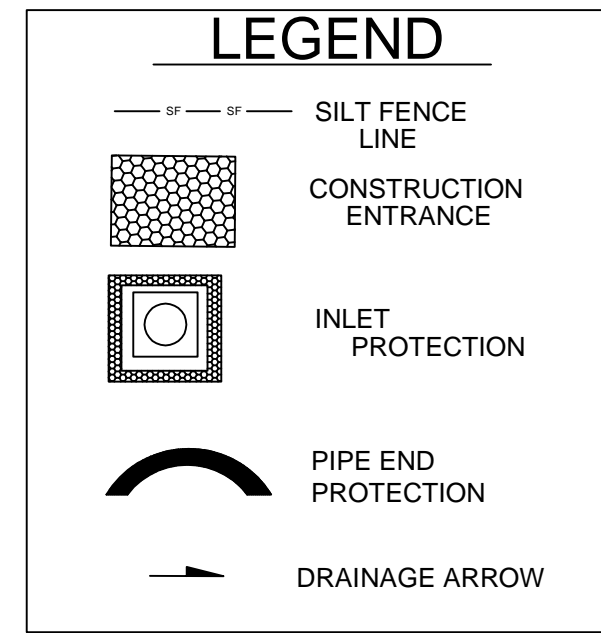
PHASE 1
GRADING PLAN

DATE: 12/13/06
 REV: 1/16/07
 1/22/07
 2/14/07
 1/16/08

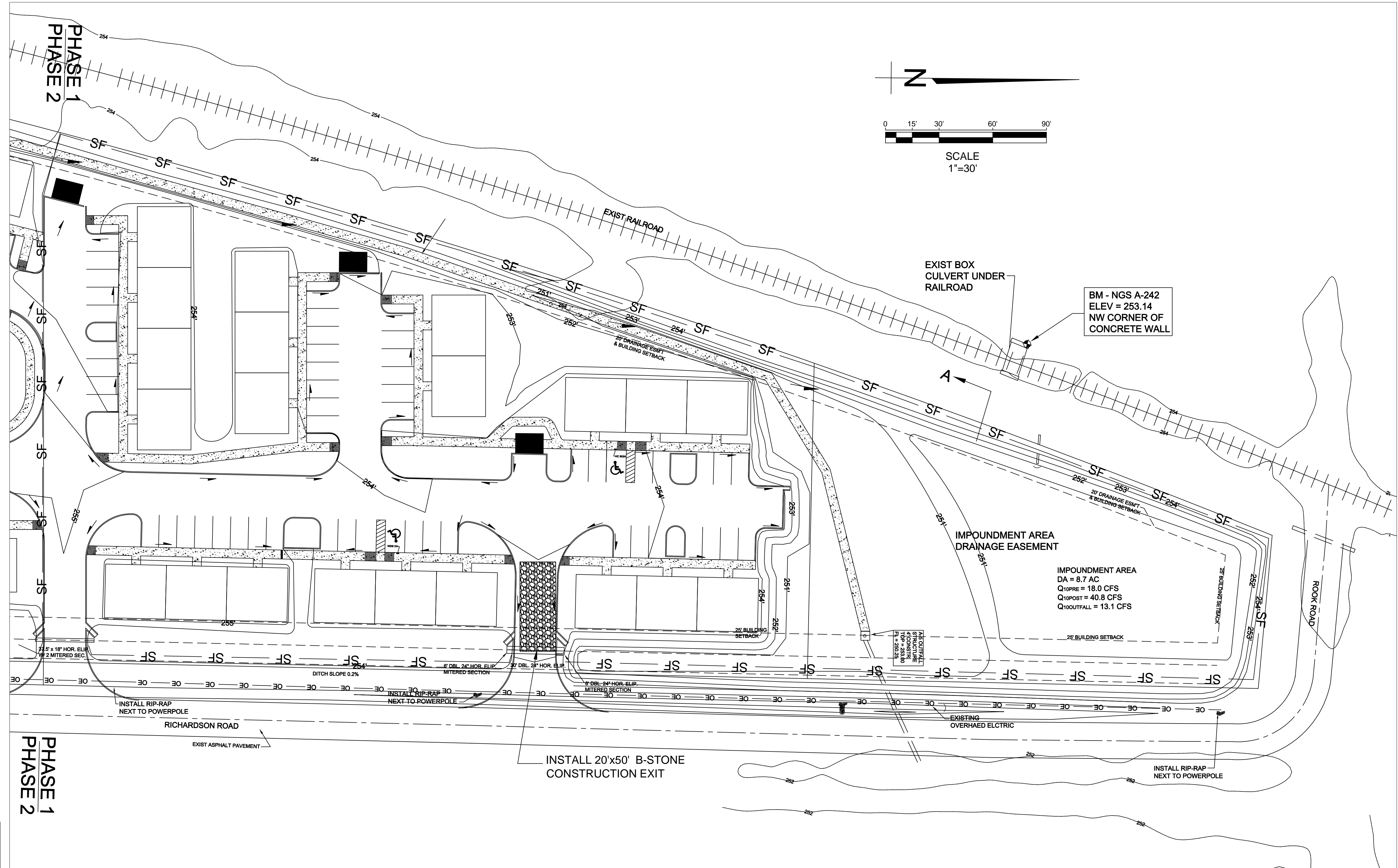
DRAWN BY: MBM

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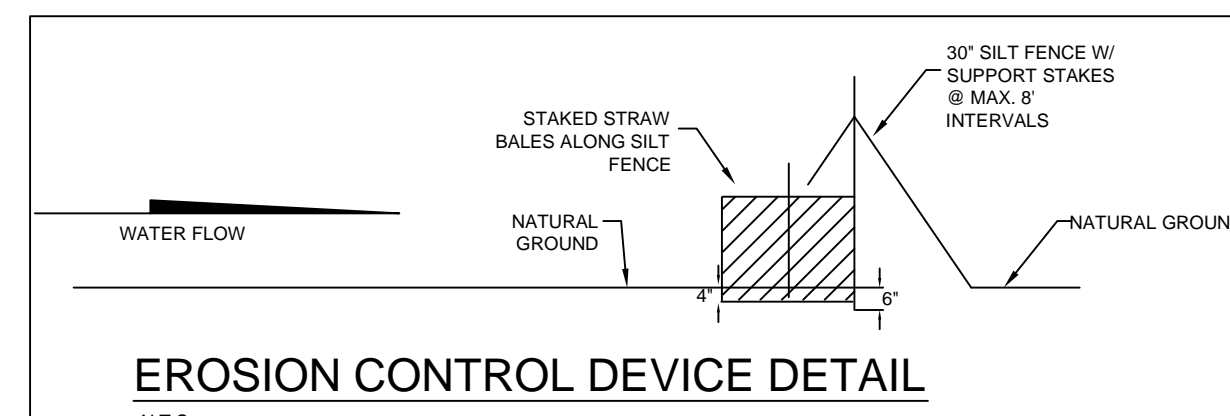
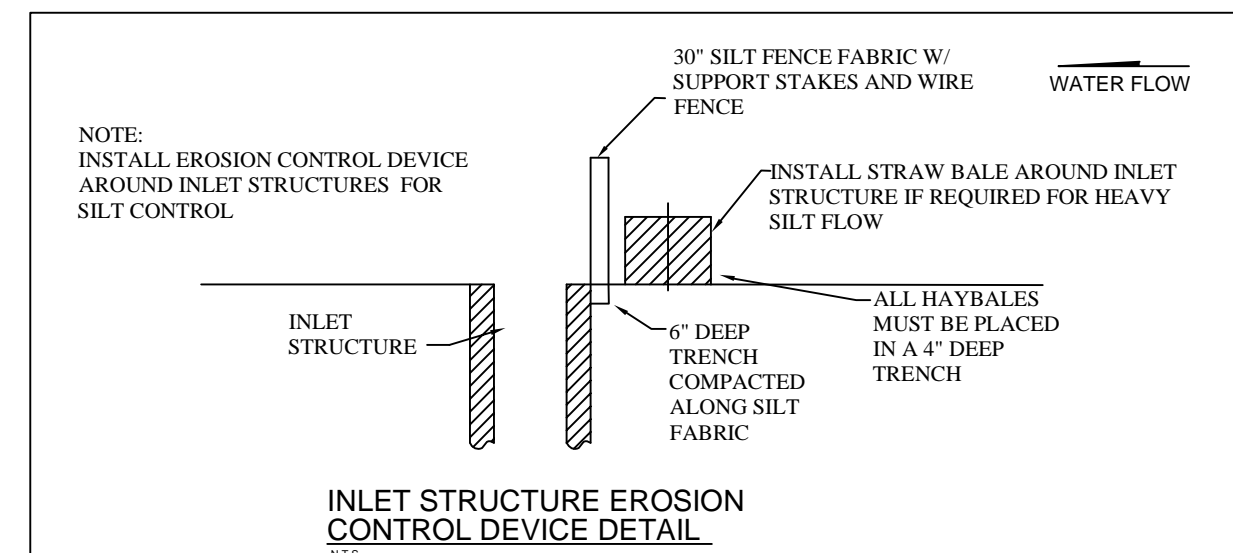
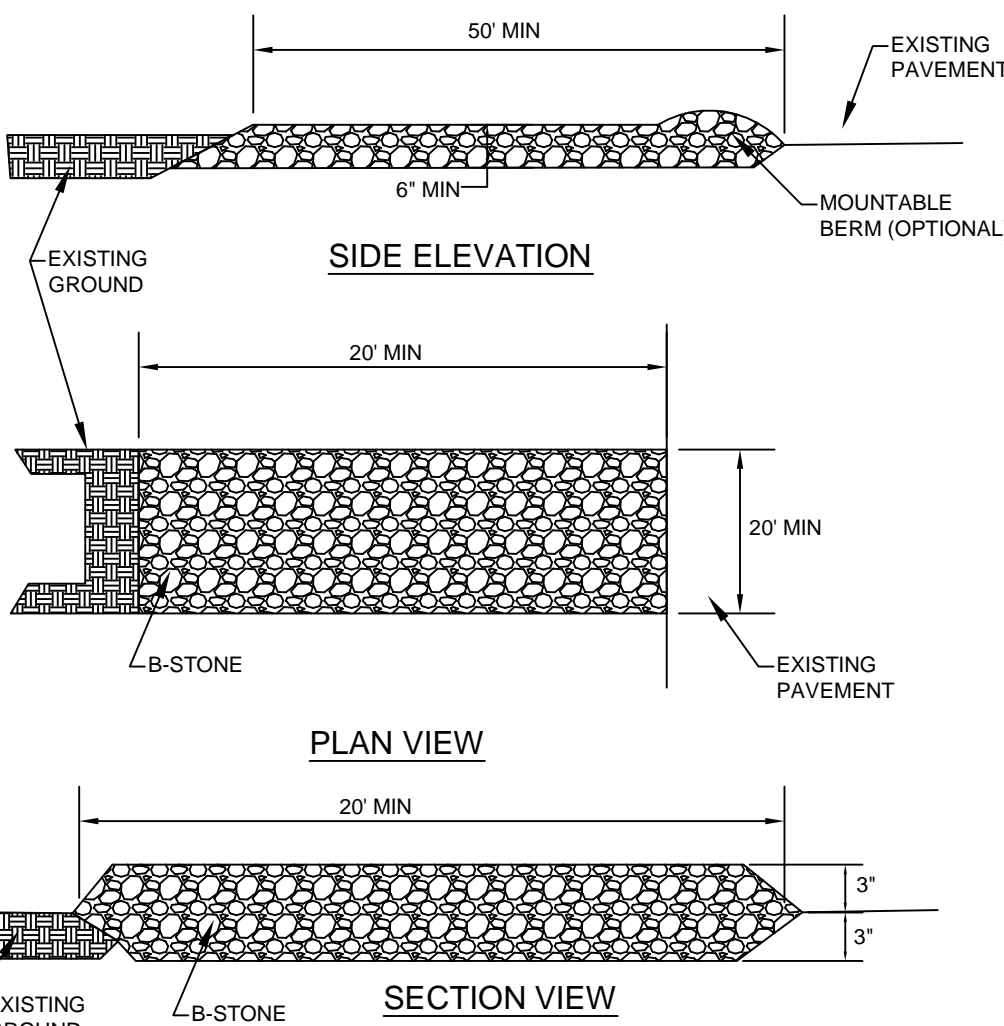




NOTE:
SILT FENCE WHERE SHOWN ON EROSION CONTROL MAP TO BE INSTALLED ALONG TOP OF BANK, TO ENSURE THAT THE EXISTING DITCHES ARE NOT CONTAMINATED WITH SEDIMENT DURING CONSTRUCTION. ENTIRE AREA WILL BE DISTURBED BY CONSTRUCTION AND WILL BE TEMPORARILY SEEDED IN AREAS WHERE CONSTRUCTION CEASES FOR 14 DAYS AND PERMANENTLY SEEDED WITHIN 14 DAYS OF THE COMPLETION OF EACH LOT.



STONE CONSTRUCTION EXIT



KELLY COPELAND APT. VILLAGE

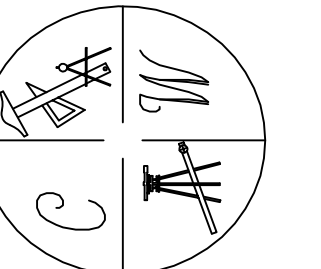
JONESBORO, AR

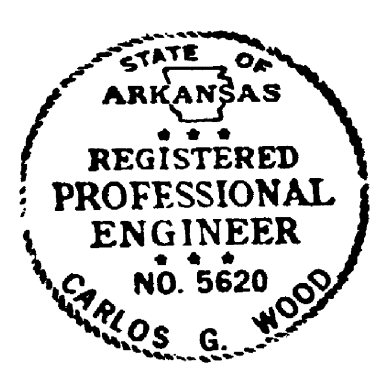
PHASE 1
EROSION CONTROL MAP

DATE: 12/11/06
REV: 12/18/06
1/16/07
2/14/07
1/16/08

DRAWN BY: BAC / BGW

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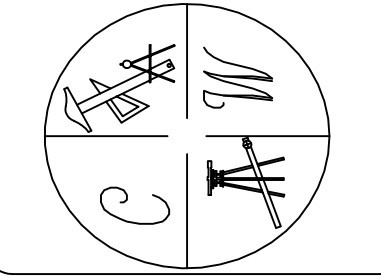




KELLY COPELAND APT. VILLAGE
 PHASE 2
 JONESBORO, AR
 TOPOGRAPHY & DRAINAGE PLAN

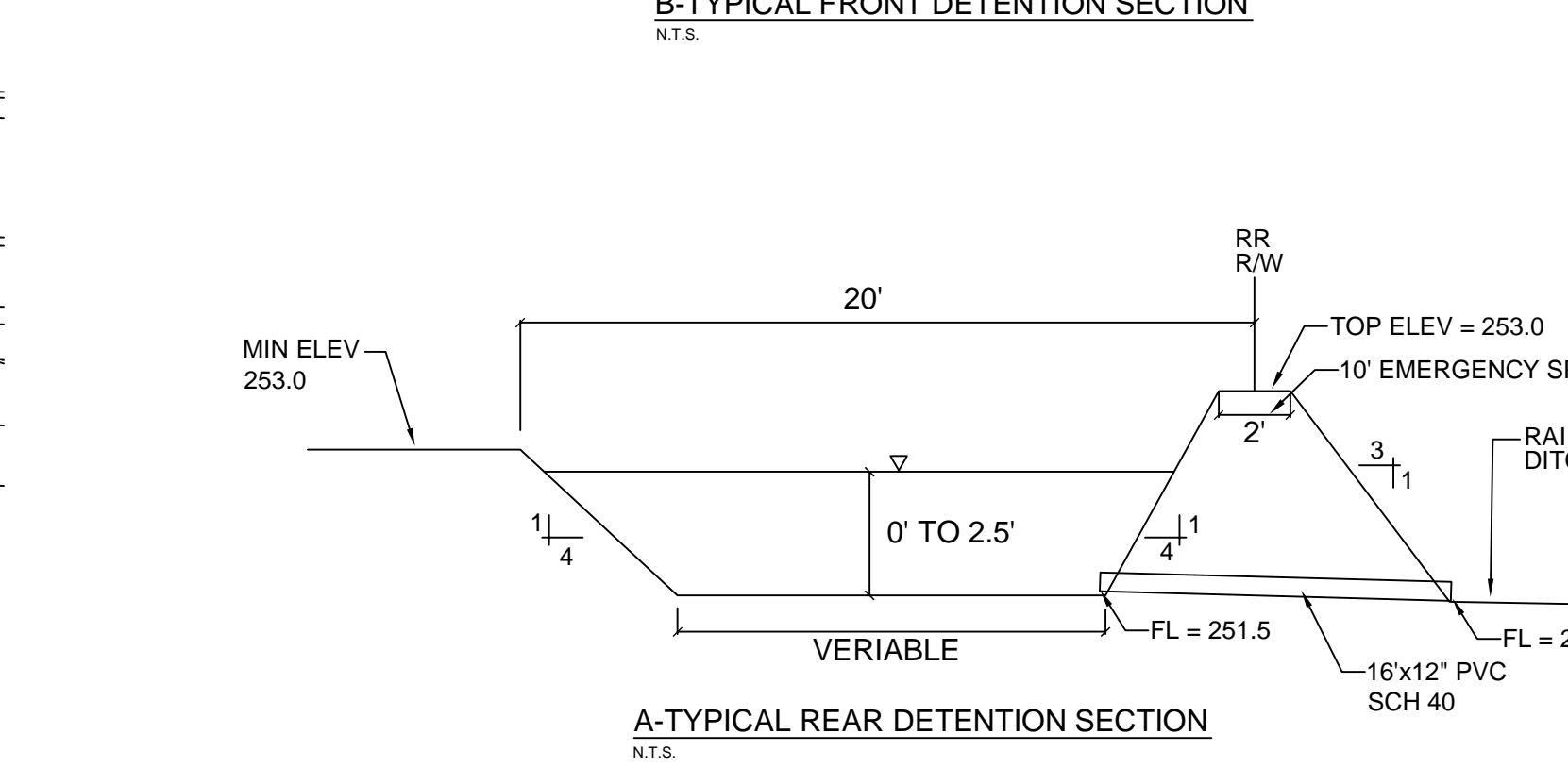
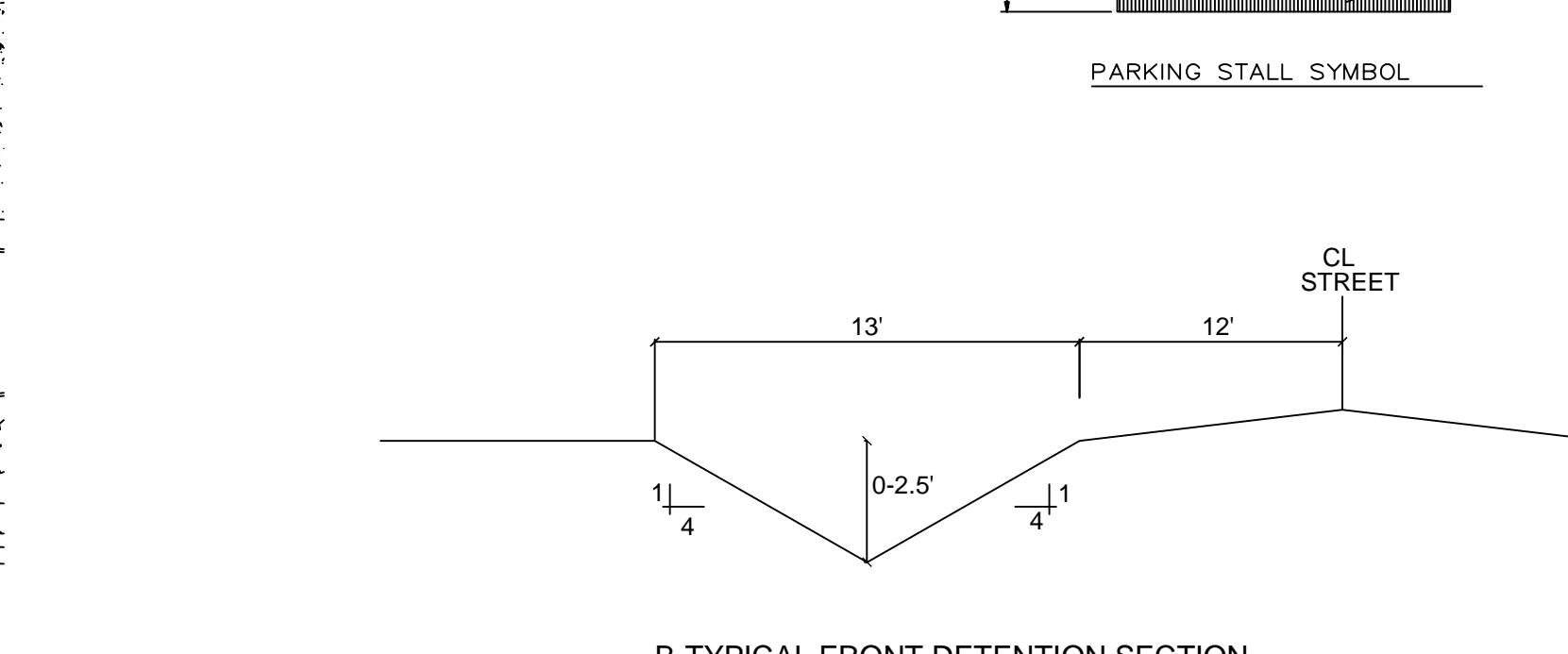
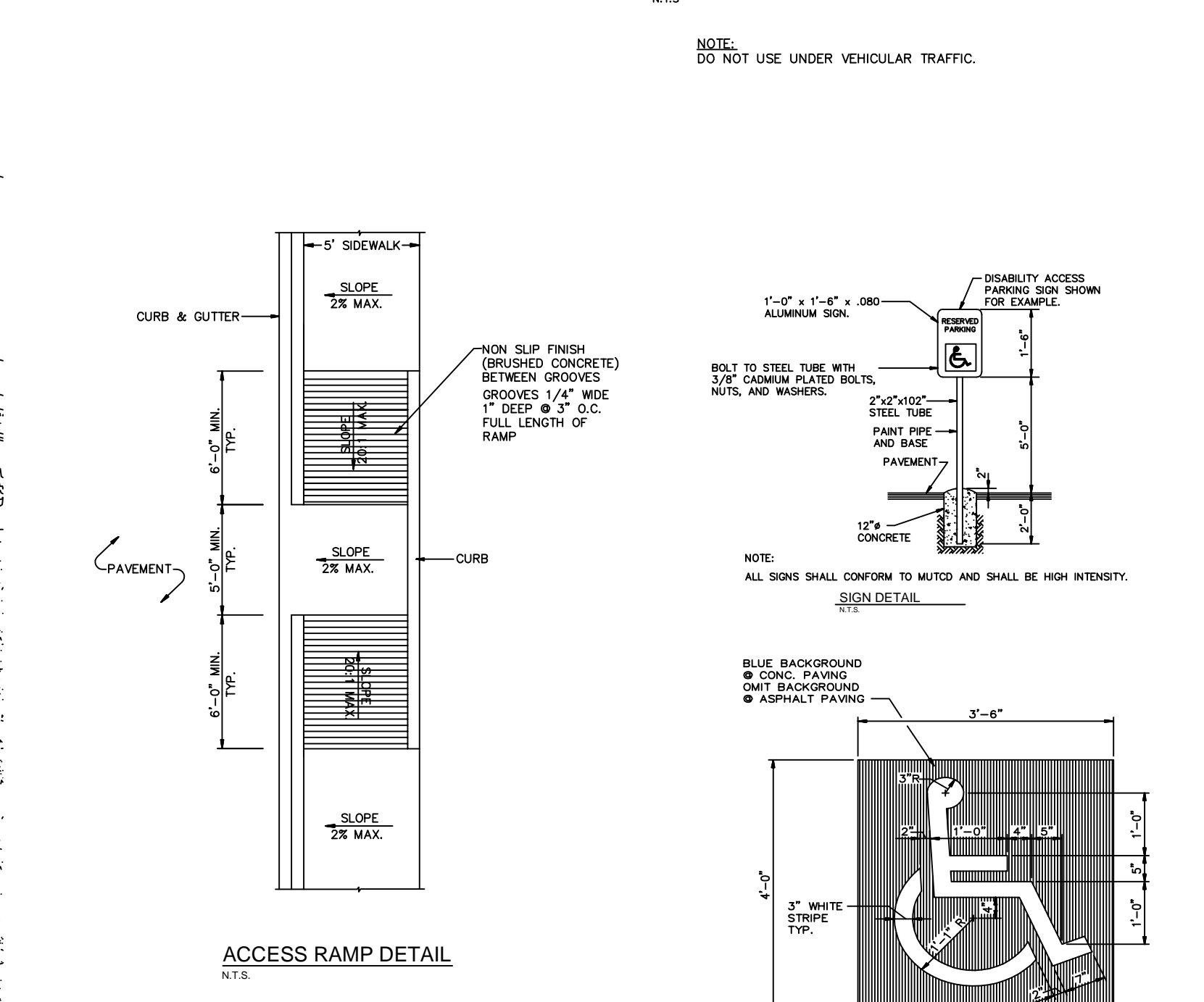
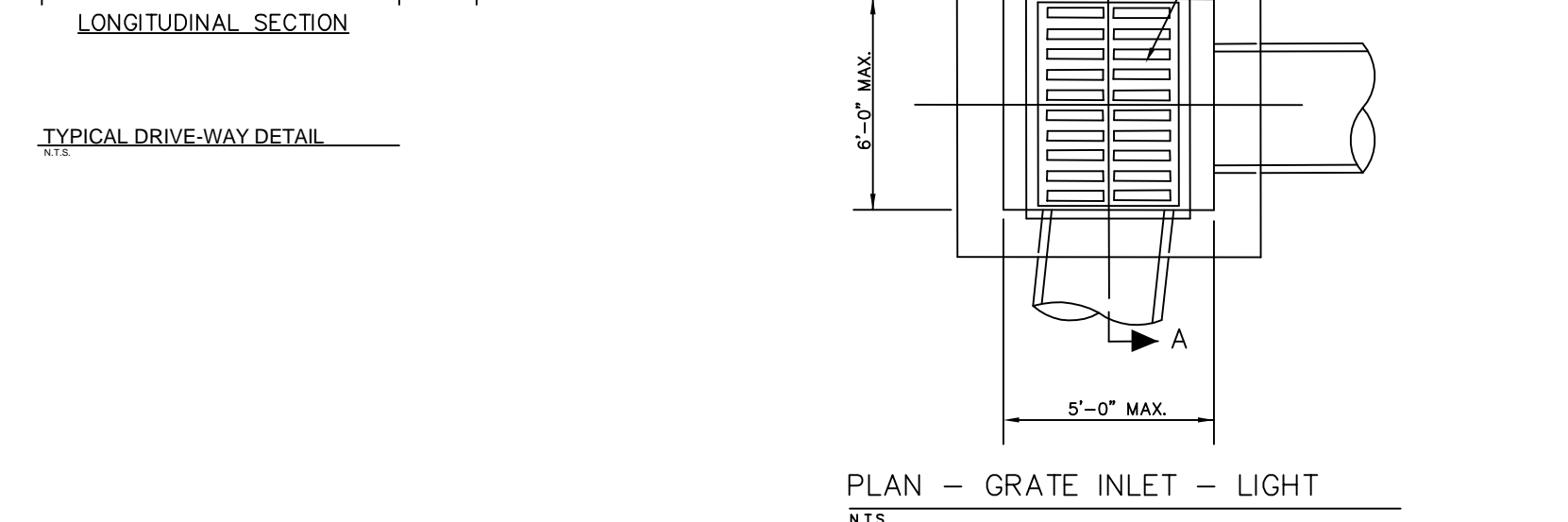
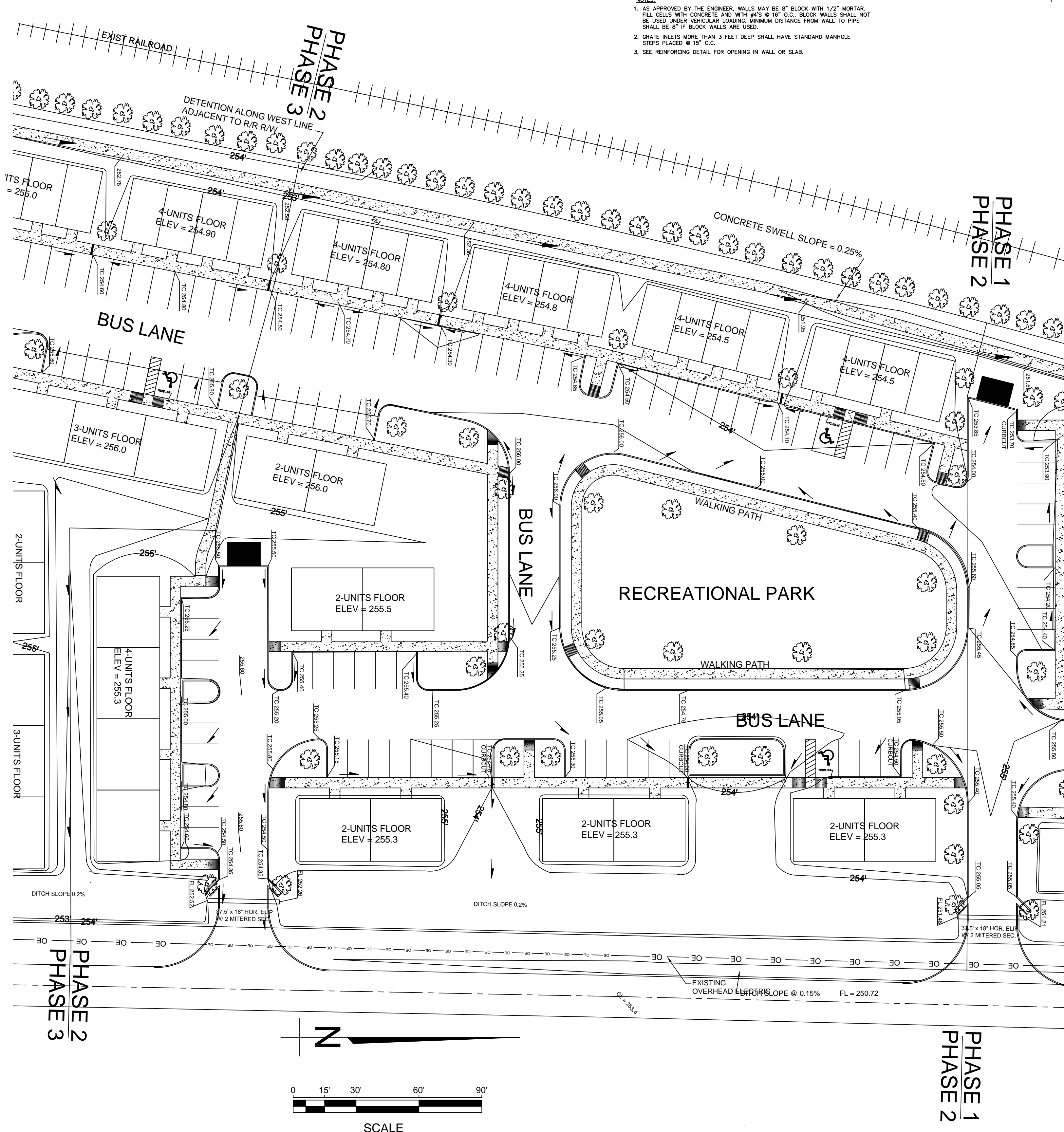
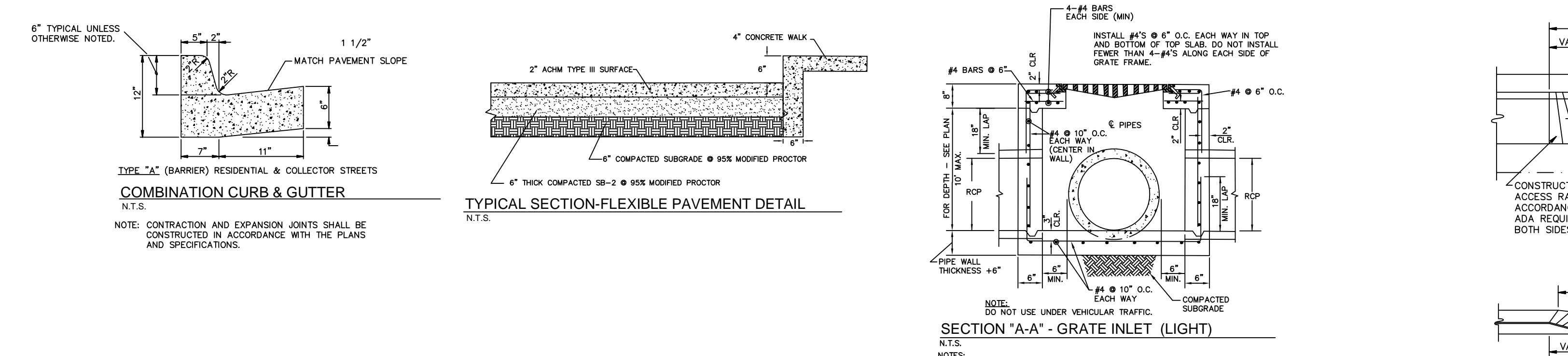
DATE: 12/13/06
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 2/14/07
 1/16/08
 DRAWN BY: MBM

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SITE DEVELOPMENT PLAN SPECIFICATIONS

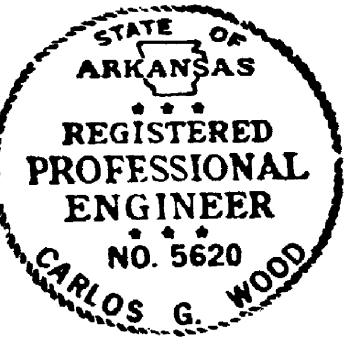
- NAME OF THE DEVELOPMENT
COPELAND APARTMENT COMPLEX
- ADDRESS AND LOT NUMBER OF THE PROPERTY
SEE ATTACHED PLAT
- LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS ONE THOUSAND FEET (1000') AND CLEARLY SHOWING CITY LIMITS AND STREETS WITHIN ONE HALF (1/2) MILE RADIUS OF THE SITE
ON DRAWING
- NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND SIGNATURES FOR ALL OWNERS OF THE PROPERTY AND THE APPLICANT
ON DRAWING
- NORTH ARROW
ON DRAWING
- DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') AND INCLUDING A GRAPHIC SCALE
ON DRAWING
- CITY, COUNTY, AND STATE
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
- DATE OF PLAN OR PLANS IF THE SITE DEVELOPMENT PLAN CONSISTS OF MORE THAN ONE SHEET, THE SAME DATE SHOULD BE SHOWN ON ALL SHEETS FOR EASE OF REFERENCE
ON DRAWING
- EXISTING ZONE DISTRICT
I-1
- NAME, ADDRESS, TELEPHONE NUMBER AND FAX NUMBER OF ALL PROFESSIONAL CONSULTANTS
ON DRAWING
- SEAL OF THE APPROPRIATE PROFESSIONAL REGISTERED IN THE STATE OF ARKANSAS
ON DRAWING
- ACRES AND SQUARE FOOTAGE OF THE SITE
7.9 AC. (281,315 sq.ft.)
- MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET OUT BY THE JONESBORO ZONING OR BY PRIVATE REQUIREMENTS, IF ANY EXIST, AND IF THEY ARE MORE RESTRICTIVE THAN THE ZONING ORDINANCE
ON DRAWING
- FLOODWAY AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS REFERENCED TO, AND SHOWING THE EXACT LOCATION OF THE NEAREST BENCHMARK, IF THE PROPERTY IS NOT AFFECTED BY A FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL SO CERTIFY
THIS PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN AREA AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NUMBER 05031C0134 WITH AN EFFECTIVE DATE SEPTEMBER 27, 1991.
CITY OF JONESBORO GPS MONUMENT #42 IS LOCATED 198 FEET WEST & 236 FEET SOUTH OF THE NORTH WEST PROPERTY CORNER.
- EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL CONTOURS NO GREATER THAN TWO FEET (2')
ON DRAWING
- NAMES AND ADDRESSES OF ALL OWNERS OF ADJOINING PROPERTY
EAST: CITY WATER & LIGHT PLANT
400 E. MONROE
- LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10 FOOT
ON PLAT
- VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONED IN DEGREES AND MINUTES
ON PLAT
- LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION, 18 FEET FROM THE OUTLINE, VALUE OF ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES LOCATED ON SUBJECT SITE, IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE SHOULD BE SHOWN ON THE PLAN
ON DRAWING
- ALL PROPOSED IMPROVEMENTS IN THEIR EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES
ON DRAWING
- EASEMENTS INDICATING LOCATION, DIMENSION, AND TYPE, IF NO EASEMENTS EXIST ON THE SITE, A NOTE TO THIS EFFECT SHOULD BE PLACED ON THE PLAN
ON DRAWING
- DRAINAGE PLAN PREPARED AND SEALED BY A CIVIL ENGINEER LICENSED IN ARKANSAS. THIS PLAN MUST BE DESIGNED WITH DRAINAGE FACILITIES ADEQUATE TO DISPOSE OF ALL STORM WATER, AND TO NOT INCREASE THE STORM WATER RUNOFF ON THE SURFACE OF ADJOINING PROPERTIES AND STREETS. THE DRAINAGE PLAN SHOULD INCLUDE CALCULATIONS OF EXISTING AND PROPOSED STORM WATER FLOWS
ON DRAWING
- THE DRAINAGE PLAN SHOULD CONTAIN MEASURES FOR CONTROLLING EROSION AND SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE AND TO PREVENT DISCHARGES AND RUNOFF FROM CAUSING WATER POLLUTION, EROSION CONTROL FACILITIES SHOULD BE SHOWN ON THE DRAINAGE PLAN
ON DRAWING
- PARKING AND TRAFFIC CONTROL FACILITIES INCLUDING:
A. LOCATION OF ACCESS DRIVE (MUST BE 20' FROM SIDE PROPERTY LINE)
ON DRAWING
B. DIMENSION OF ACCESS DRIVE (MAXIMUM OF 40')
ON DRAWING
C. WIDTH OF INTERNAL DRIVEWAYS (EXCLUDING PARKING AISLES)
ON DRAWING
D. HANDICAPPED PERSON VEHICULAR PARKING SPACES AND ACCESS DRIVES
ON DRAWING
E. PARKING SPACES INCLUDING THE NUMBER OF SPACES REQUIRED AND THE NUMBER OF SPACES TO BE PROVIDED, THE FORMULA USED IN CALCULATING PARKING SPACES SHOULD BE NOTED ON THE PLAN
MULTI-FAMILY
2.25 PER UNIT
171 REQUIRED
178 PROVIDED
HANDICAP SPACES REQUIRED
7
7 PROVIDED
F. WIDTH OF PARKING AISLES
ON DRAWING
G. LOADING AREAS
ON DRAWING
H. INDICATION BY NOTE OR SYMBOL THAT ALL DRIVEWAYS, PARKING AREAS, AND LOADING AREAS WILL BE PAVED WITH ASPHALT, CONCRETE, OR BRICK, AND THE PERMETER OF SUCH AREAS CURBED TYPE OF CURBING SHOULD BE INDICATED
PAVING FOR PARKING WILL BE 2" ACMA SURFACE COARSE #6 GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR
PAVING FOR SERVICE DRIVE WILL BE 6" GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR.
- SIGN LOCATION AND TYPE
ON DRAWING
- SCREENING AND BUFFERING
ON DRAWING



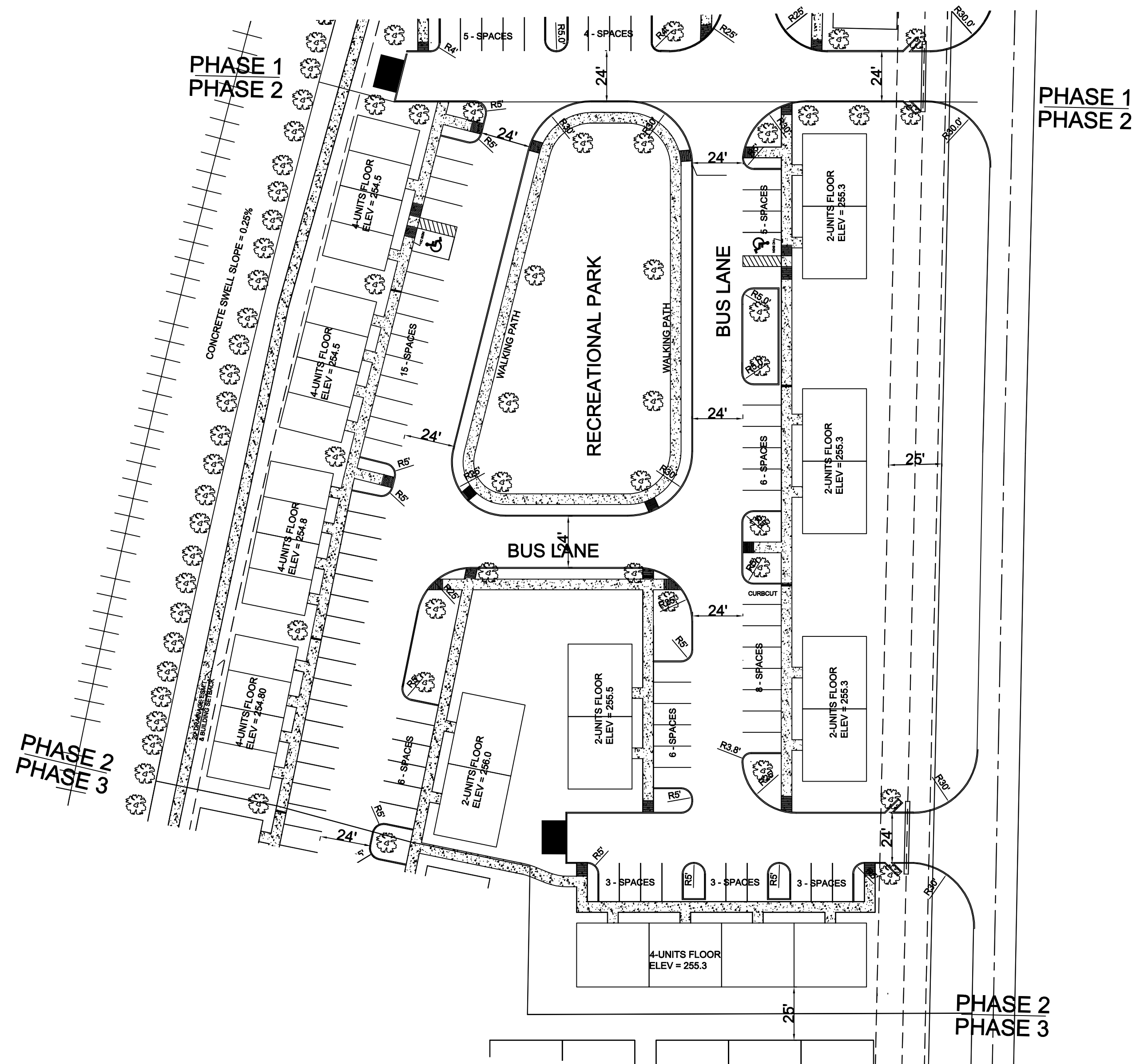
C-TYPICAL SWALE SECTION BETWEEN BUILDINGS
N.T.S.

OWNER: _____ CONTRACTOR: _____
DATE: _____ DATE: _____
DESIGN PROFESSIONAL: _____
DATE: _____

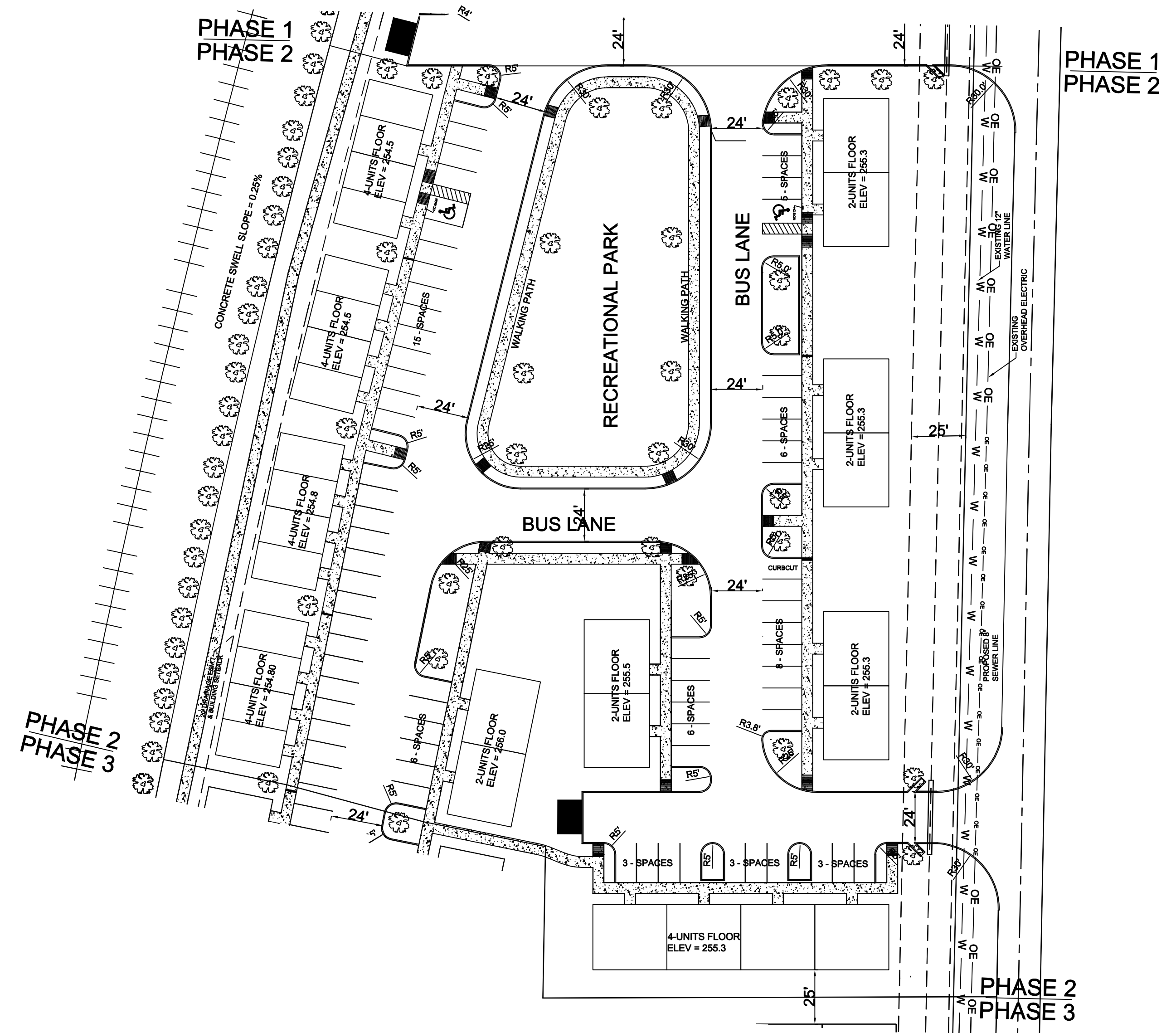
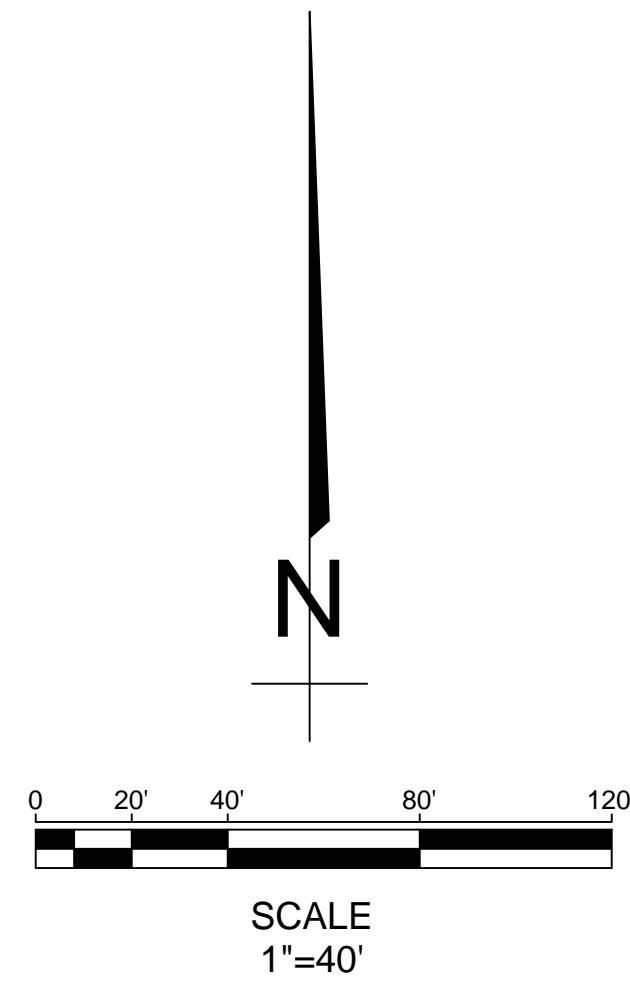
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ALL DIMENSIONS ARE MEASURED FROM THE FRONT FACE OF THE CURB
ALL REGULAR PARKING SPACES ARE 10' x 18'.
ALL HANDICAP SPACES ARE 11' x 18'.



DIMENSION LAYOUT PLAN



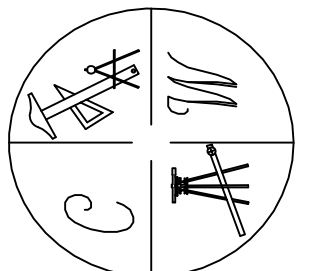
UTILITY PLAN

KELLY COPELAND APT. VILLAGE
JONESBORO, AR
PHASE 1
DIMENSION & UTILITY PLAN

DATE: 12/13/07
REV: 1/16/08

DRAWN BY: MBM

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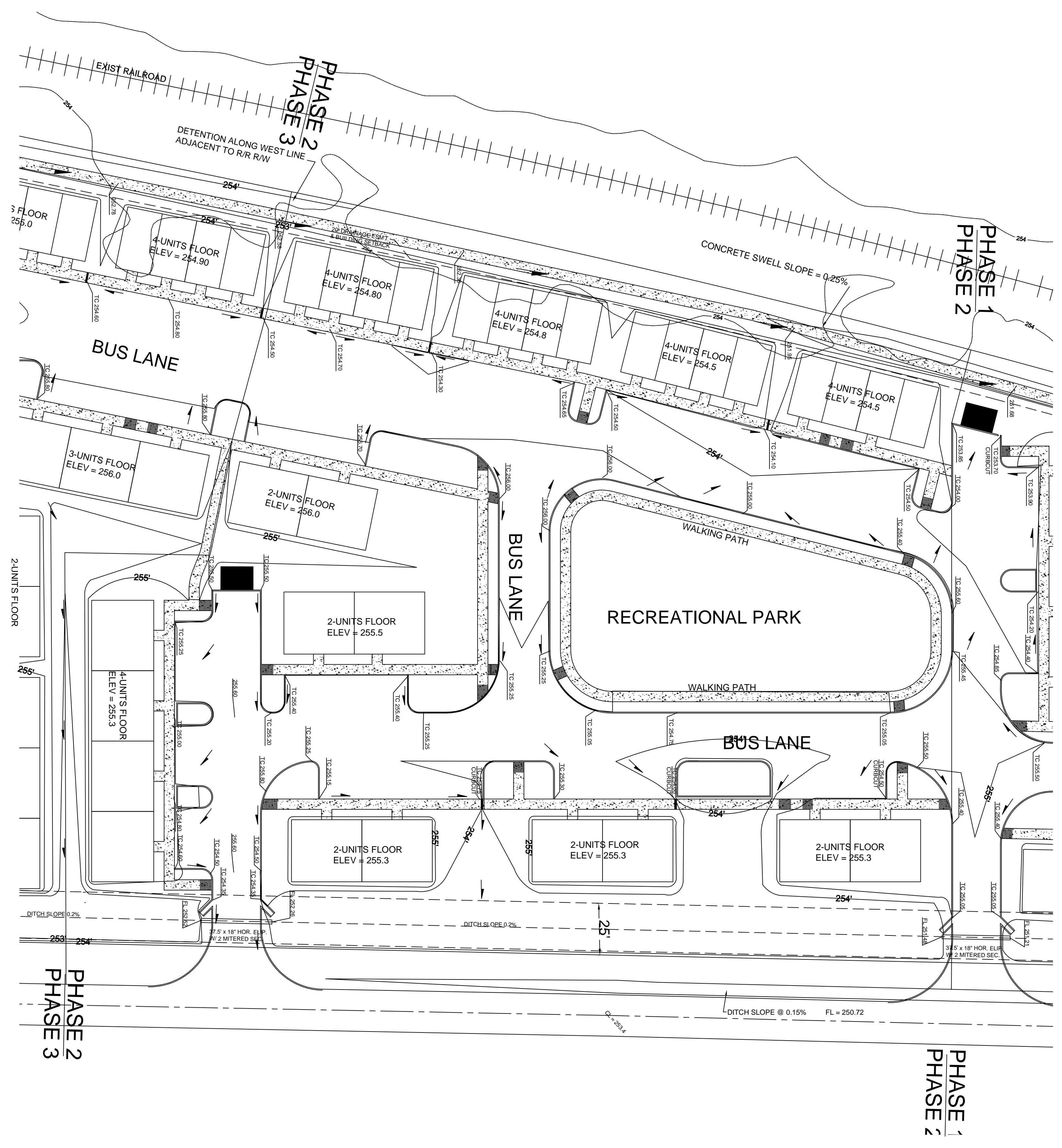
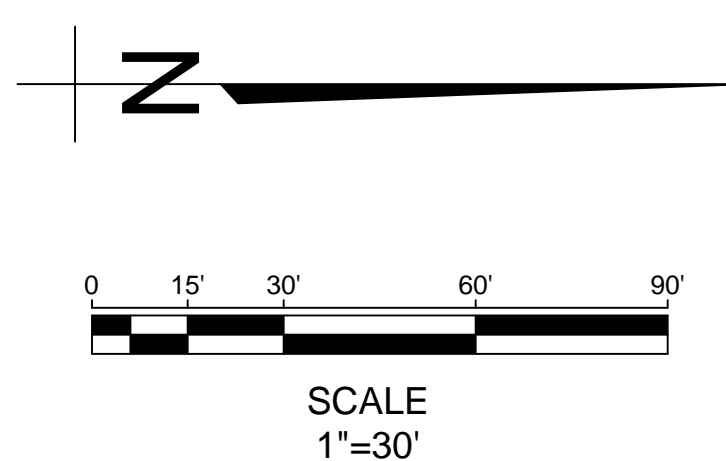
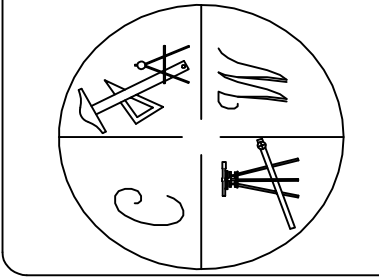
KELLY COPELAND APT. VILLAGE

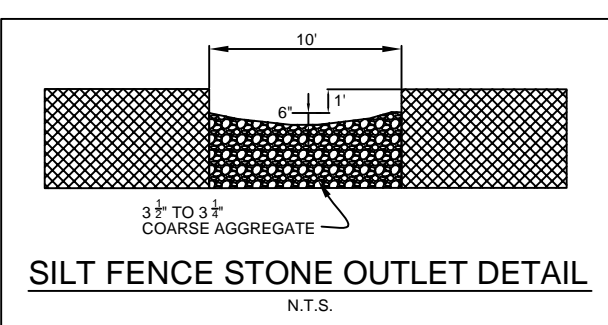
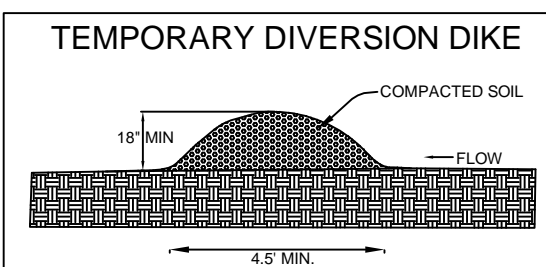
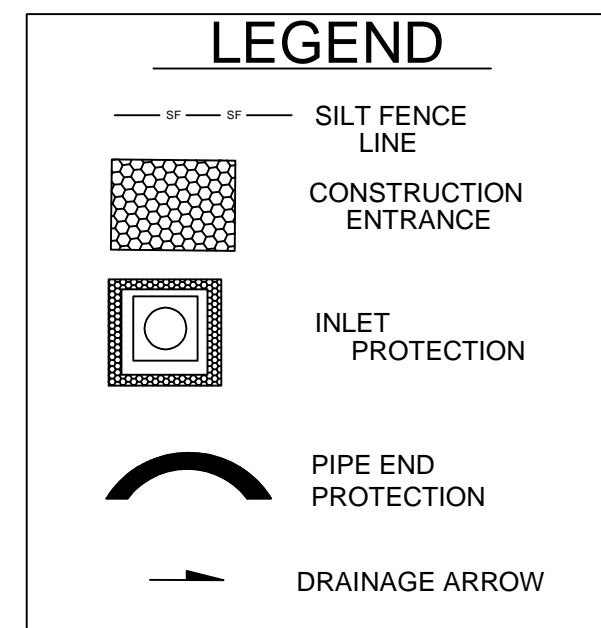
JONESBORO, AR
PHASE 2
GRADING PLAN

DATE: 12/13/06
REV: 1/16/07
1/22/07
2/14/07
1/16/08

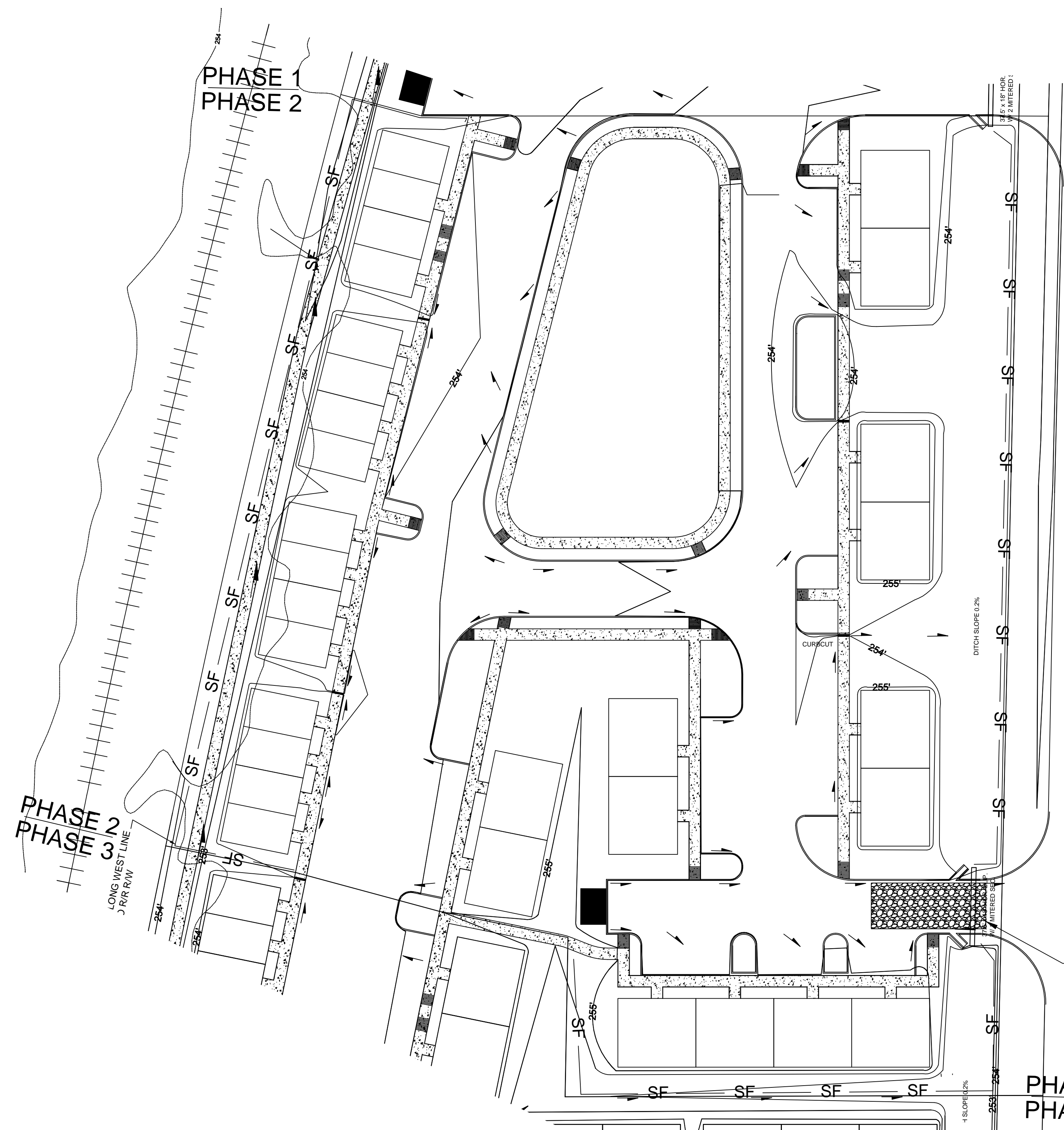
DRAWN BY: MBM

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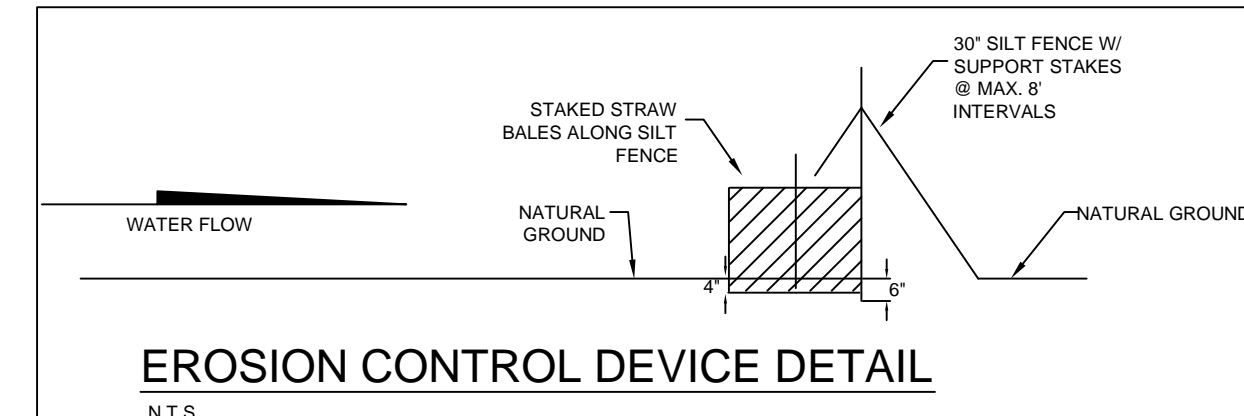
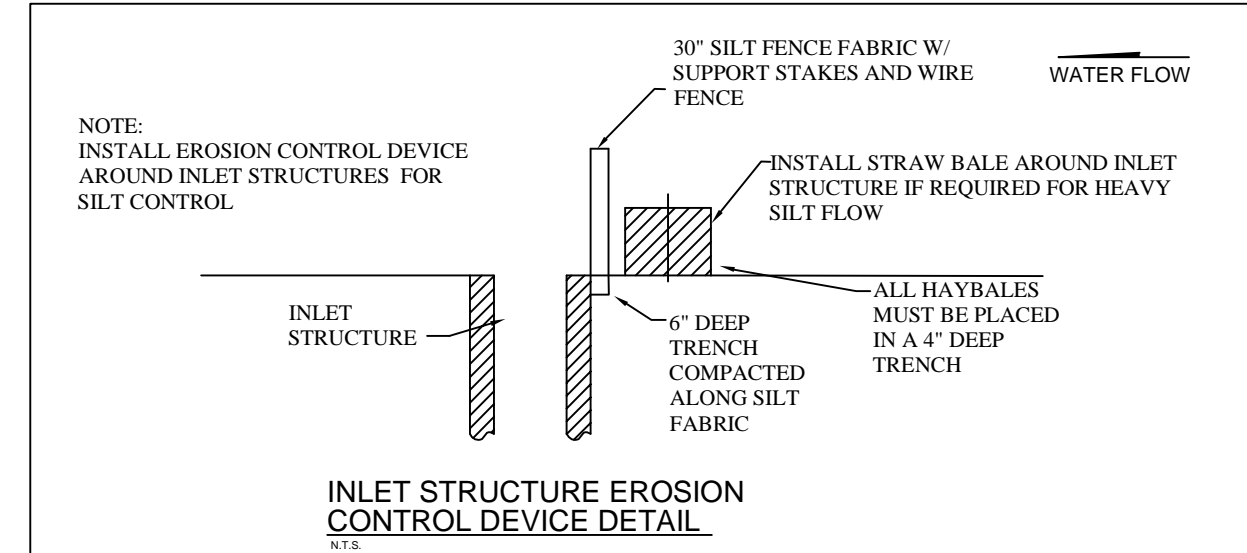
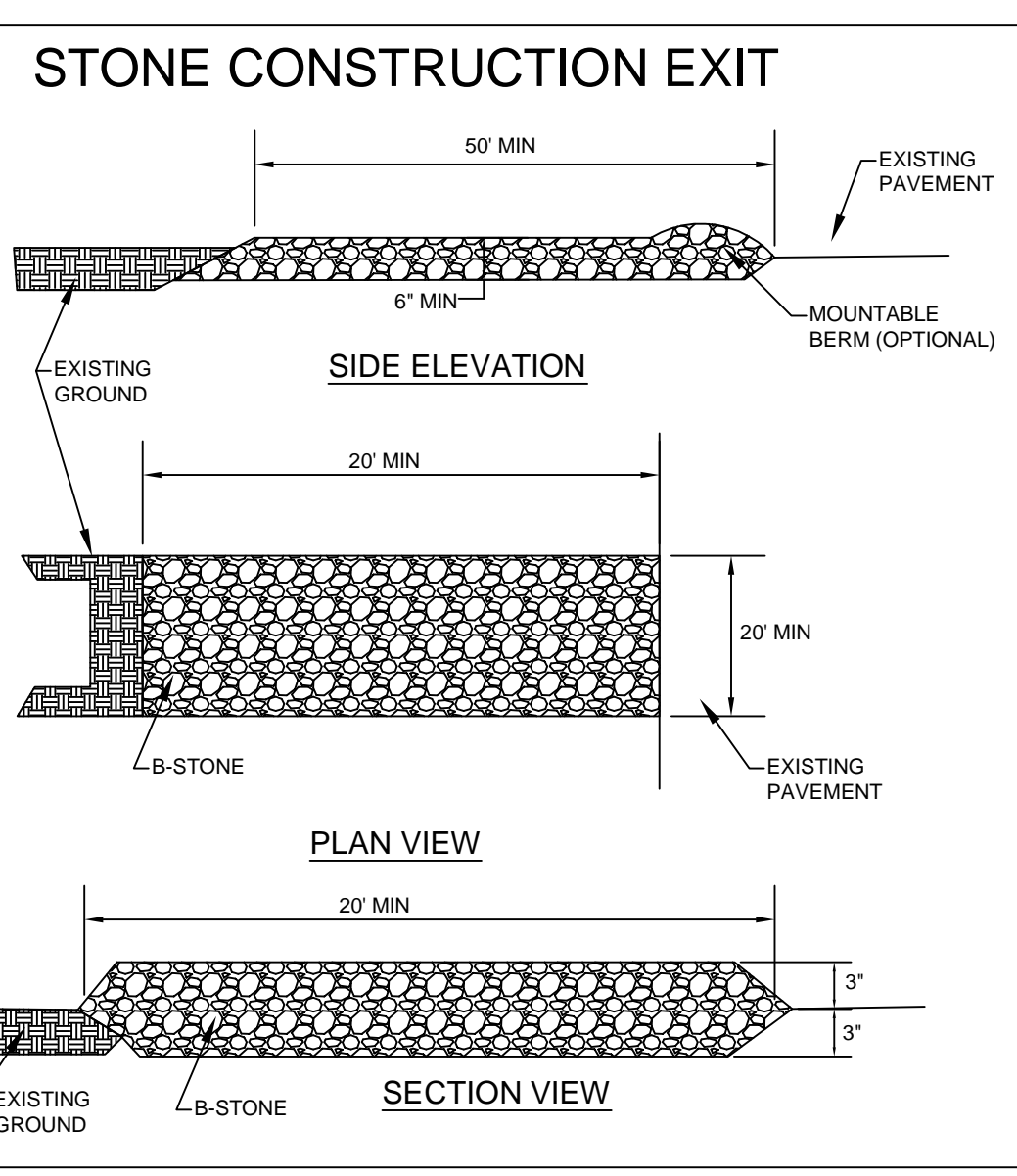
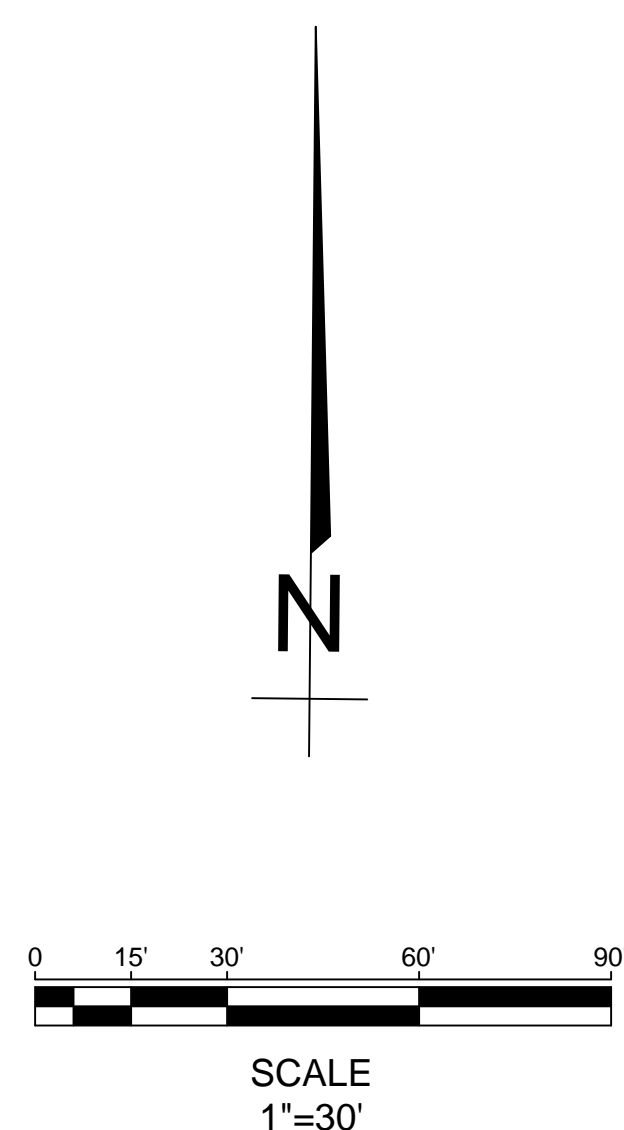




NOTE:
SILT FENCE WHERE SHOWN ON EROSION CONTROL MAP TO BE INSTALLED ALONG TOP OF BANK, TO ENSURE THAT THE EXISTING DITCHES ARE NOT CONTAMINATED WITH SEDIMENT DURING CONSTRUCTION. ENTIRE AREA WILL BE DISTURBED BY CONSTRUCTION AND WILL BE TEMPORARILY SEEDED IN AREAS WHERE CONSTRUCTION CEASES FOR 14 DAYS AND PERMANENTLY SEEDED WITHIN 14 DAYS OF THE COMPLETION OF EACH LOT.



PHASE 1
PHASE 2

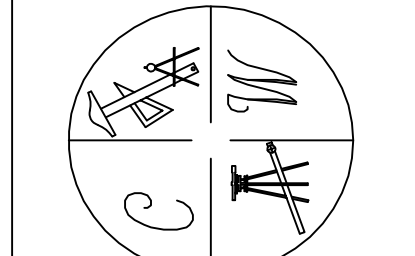


INSTALL 20'x50' B-STONE CONSTRUCTION EXIT

KELLY COPELAND APT. VILLAGE
JONESBORO, AR
PHASE 2
EROSION CONTROL MAP

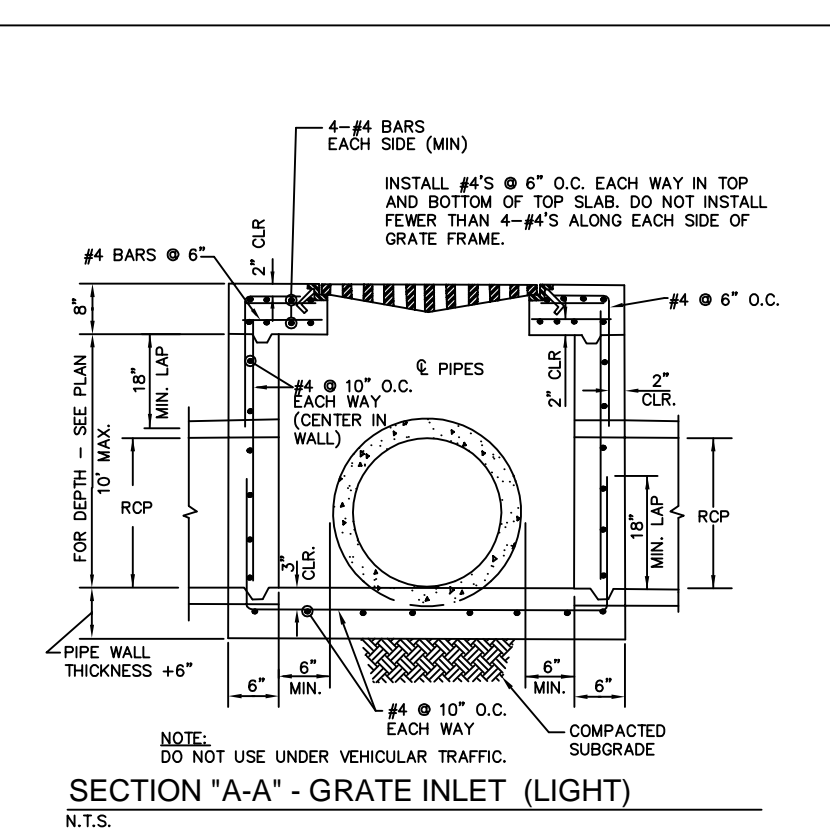
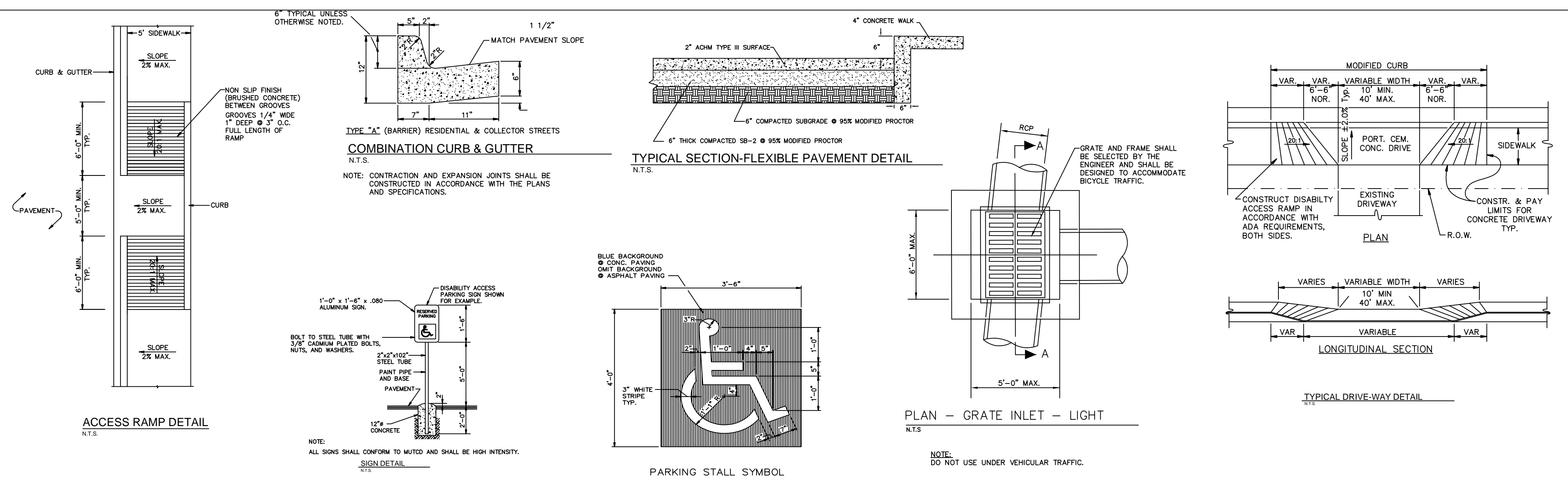
DATE: 12-11-06
REV: 12-18-06
1/16/07
2/14/07
1/16/08
DRAWN BY: BAC

CARLOS WOOD, P.E.
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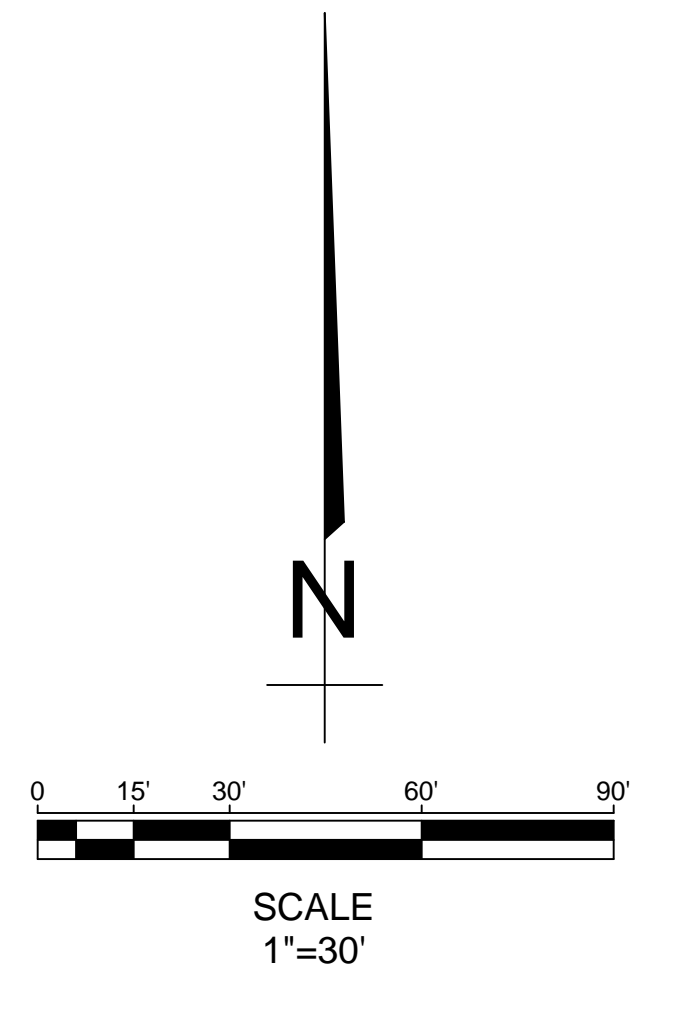
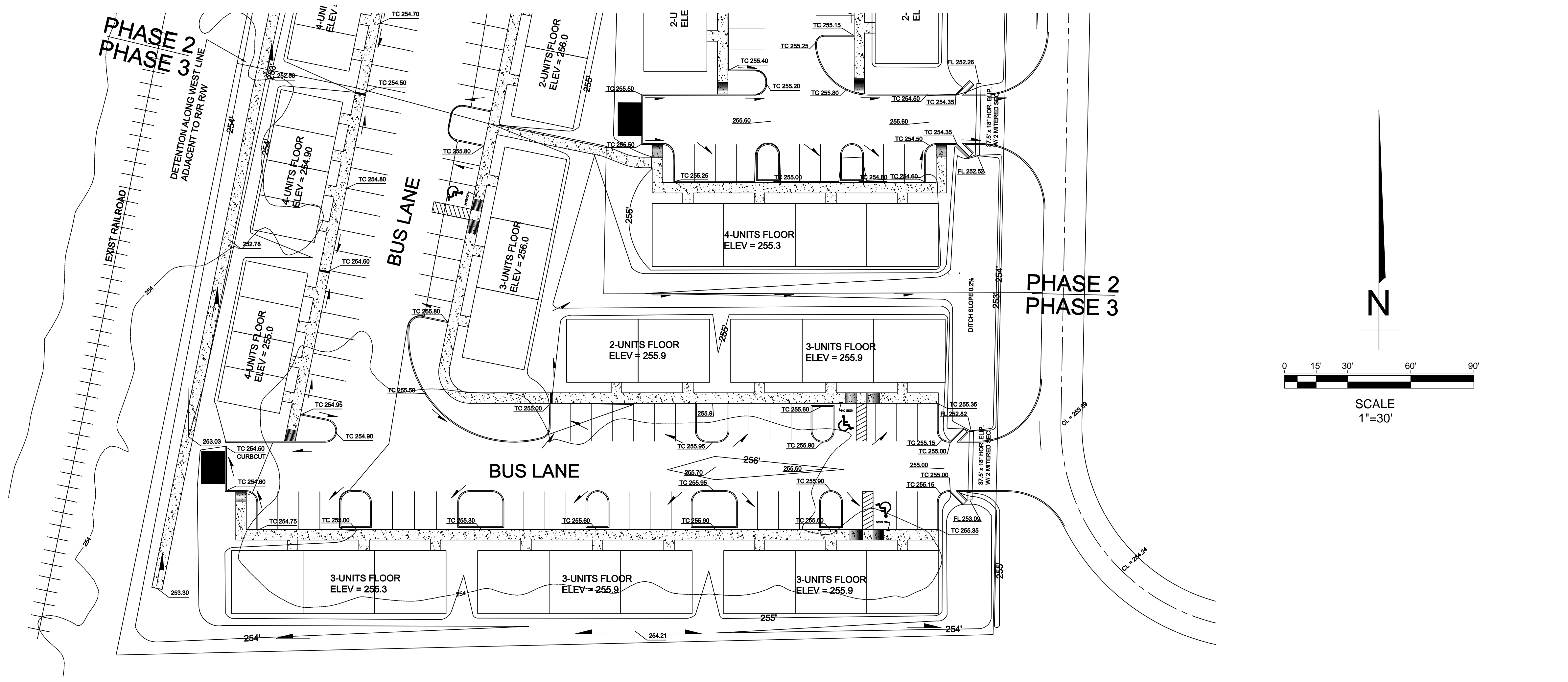
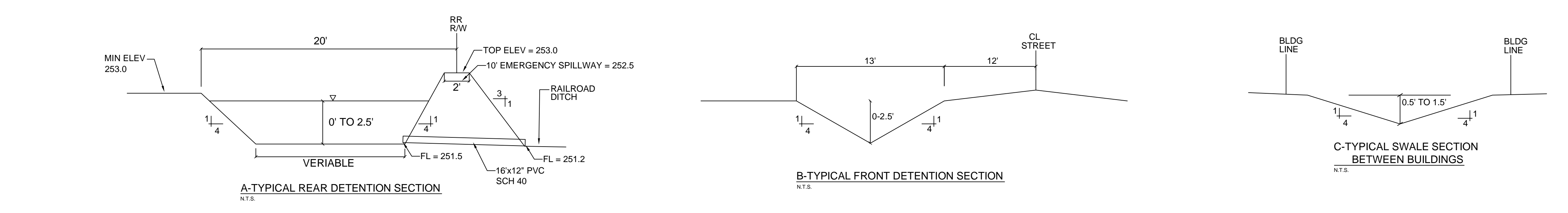


KELLY COPELAND APT. VILLAGE PHASE 3 JONESBORO, AR TOPOGRAPHY & DRAINAGE PLAN



SITE DEVELOPMENT PLAN SPECIFICATIONS

- 1. NAME OF THE DEVELOPMENT
2. ADDRESS AND LOT NUMBER OF THE PROPERTY
3. LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS ONE THOUSAND FEET (1000') AND CLEARLY SHOWING CITY LIMITS AND STREETS WITHIN ONE-HALF (1/2) MILE RADII OF THE SITE
4. NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND SIGNATURES FOR ALL OWNERS OF THE PROPERTY AND THE APPLICANT
5. NORTH ARROW ON DRAWING
6. DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') AND INCLUDING A GRAPHIC SCALE ON DRAWING
7. CITY, COUNTY, AND STATE: JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
8. DATE OF PLAN OR PLANS IF THE SITE DEVELOPMENT PLAN CONSISTS OF MORE THAN ONE SHEET, THE SAME DATE SHOULD BE SHOWN ON ALL SHEETS FOR EASE OF REFERENCE
9. EXISTING ZONE DISTRICT: I-1
10. NAME, ADDRESS, TELEPHONE NUMBER AND FAX NUMBER OF ALL PROFESSIONAL CONSULTANTS ON DRAWING
11. SEAL OF THE APPROPRIATE PROFESSIONAL, REGISTERED IN THE STATE OF ARKANSAS ON DRAWING
12. ACREAGE AND SQUARE FOOTAGE OF THE SITE: 7.9 AC. (281,315 SQ. FT.)
13. MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET OUT IN THE JONESBORO ZONING OR BY PRIVATE REQUIREMENTS, IF ANY EXIST, AND IF THEY ARE MORE RESTRICTIVE THAN THE ZONING ORDINANCE ON DRAWING
14. FLOODPLAIN AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS REFERENCED TO AND SHOWING THE EXACT LOCATION OF THE NEAREST BENCHMARK, IF THE PROPERTY IS NOT AFFECTED BY A FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL SO CERTIFY. THIS PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN AREA AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NUMBER 05031 D0134 WITH AN EFFECTIVE DATE SEPTEMBER 27, 1991. CITY OF JONESBORO GPS MONUMENT #42 IS LOCATED 198 FEET WEST & 236 FEET SOUTH OF THE NORTH WEST PROPERTY CORNER.
15. EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL CONTOURS NO GREATER THAN TWO FEET (2') ON DRAWING
16. NAMES AND ADDRESSES OF ALL OWNERS OF ADJOINING PROPERTY: EAST: CITY WATER & LIGHT PLANT 400 E. MONROE.
17. LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10 FOOT ON PLAT
18. VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONED IN DEGREES AND MINUTES ON PLAT
19. LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION, MEASURED FROM THE OUTSIDE WALLS OF ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES LOCATED ON SUBJECT SITE, IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE SHOULD BE SHOWN ON THE PLAN ON DRAWING
20. ALL PROPOSED IMPROVEMENTS IN THEIR EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES ON DRAWING
21. EASEMENTS INDICATING LOCATION, DIMENSION, AND TYPE, IF NO EASEMENTS EXIST ON THE SITE, A NOTE TO THIS EFFECT SHOULD BE PLACED ON THE PLAN ON DRAWING
22. DRAINAGE PLAN PREPARED AND SEALED BY A CIVIL ENGINEER LICENSED IN ARKANSAS. THIS PLAN MUST BE DESIGNED WITH DRAINAGE FACILITIES ADEQUATE TO DISPOSE OF ALL STORM WATER AND TO NOT INCREASE THE STORM WATER RUNOFF ONTO THE SURFACE OF ADJOINING PROPERTIES AND STREETS. THE DRAINAGE PLAN SHOULD REFLECT CALCULATIONS OF EXISTING AND PROPOSED STORM WATER FLOWS. THE DRAINAGE PLAN SHOULD CONTAIN MEASURES FOR CONTROLLING EROSION AND SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE AND TO PREVENT DISCHARGES AND RUNOFF FROM CAUSING WATER POLLUTION. EROSION CONTROL FACILITIES SHOULD BE SHOWN ON THE DRAINAGE PLAN ON DRAWING
23. PARKING AND TRAFFIC CONTROL FACILITIES INCLUDING: A. LOCATION OF ACCESS DRIVE MUST BE 20' FROM SIDE PROPERTY LINE ON DRAWING B. DIMENSION OF ACCESS DRIVE (MINIMUM OF 40') ON DRAWING C. WIDTH OF INTERNAL DRIVEWAYS (EXCLUDING PARKING AISLES) REQUIRED AND THE NUMBER OF SPACES TO BE PROVIDED ON DRAWING D. HANDICAPPED PERSON VEHICULAR PARKING SPACES AND ACCESS RAMPS ON DRAWING E. PARKING SPACES INCLUDING THE NUMBER OF SPACES REQUIRED AND THE NUMBER OF SPACES TO BE PROVIDED, THE FORMULA USED IN CALCULATING PARKING SPACES SHOULD BE NOTED ON THE PLAN MULTI-FAMILY 2.25 PER UNIT 171 REQUIRED 178 PROVIDED HANDICAP SPACES REQUIRED 7 7 PROVIDED
24. WIDTH OF PARKING AISLES ON DRAWING
25. LOADING AREA ON DRAWING
26. H. INDICATION BY NOTE OR SYMBOL THAT ALL DRIVEWAYS, PARKING AREAS, AND LOADING AREAS WILL BE PAVED WITH ASPHALT, CONCRETE, OR BRICK, AND THE PERIMETER OF SUCH AREAS CURBED (TYPE OF CURBING SHOULD BE INDICATED) PAVING FOR PARKING WILL BE 2" ACIMUM SURFACE COARSE 6" GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR. PAVING FOR SERVICE DRIVE WILL BE 6" GRAVEL BASE (CLASS 7) COMPACTED AT 95% MODIFIED PROCTOR AND 6" SUBGRADE COMPACTED AT 95% STANDARD PROCTOR.
27. SIGN LOCATION AND TYPE ON DRAWING
28. SCHEDING AND BUFFERING ON DRAWING

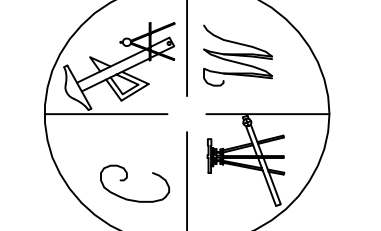


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Table with columns for OWNER, CONTRACTOR, DATE, and DESIGN PROFESSIONAL.

DATE: 12/13/06
REV: 1/16/07
2/14/07
1/16/08
DRAWN BY: MBM

CARLOS WOOD, P.E.
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KELLY COPELAND APT. VILLAGE

PHASE 1

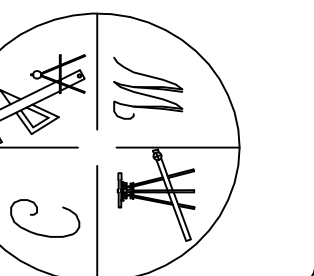
DIMENSION & UTILITY PLAN

JONESBORO, AR

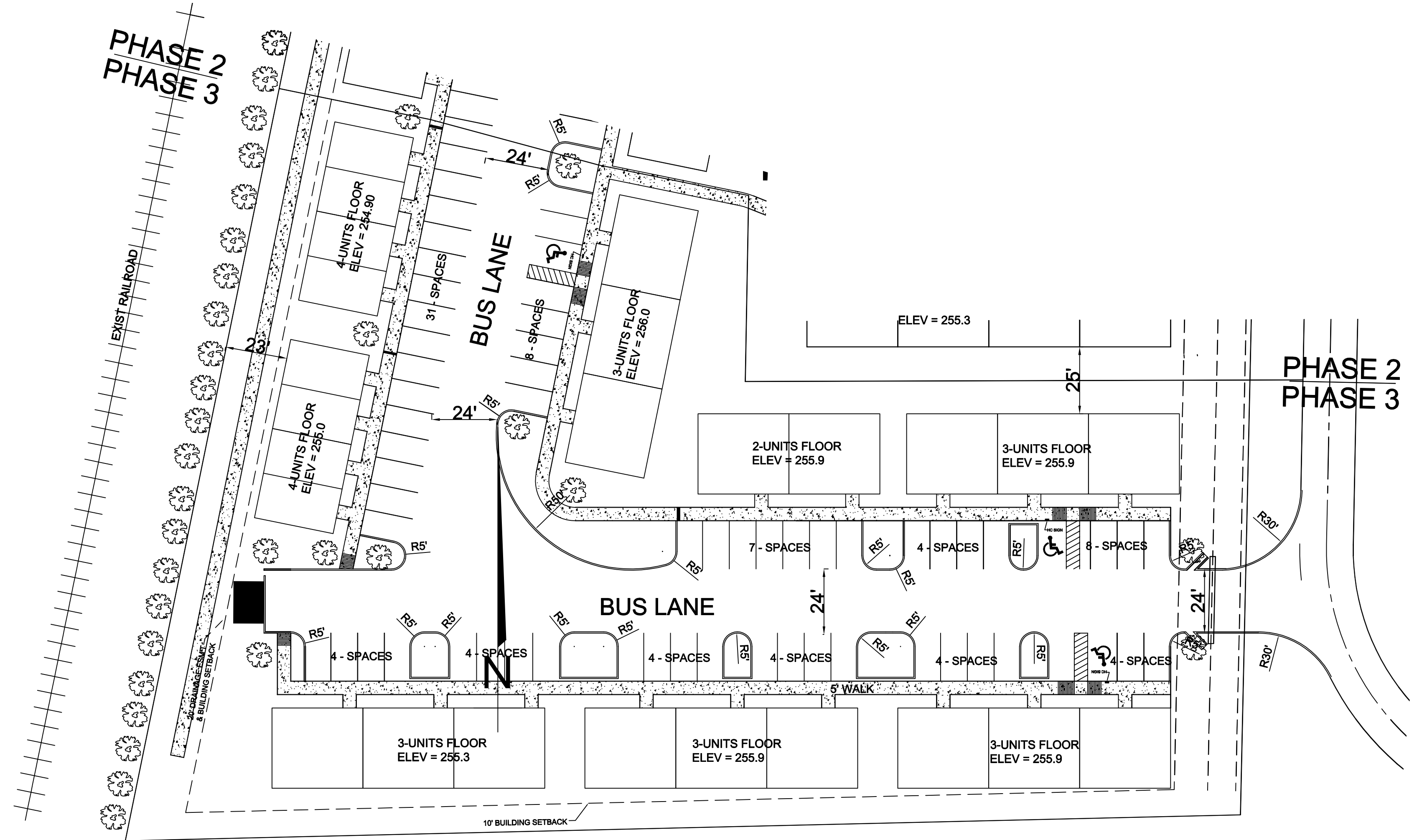
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REV: 1/16/08

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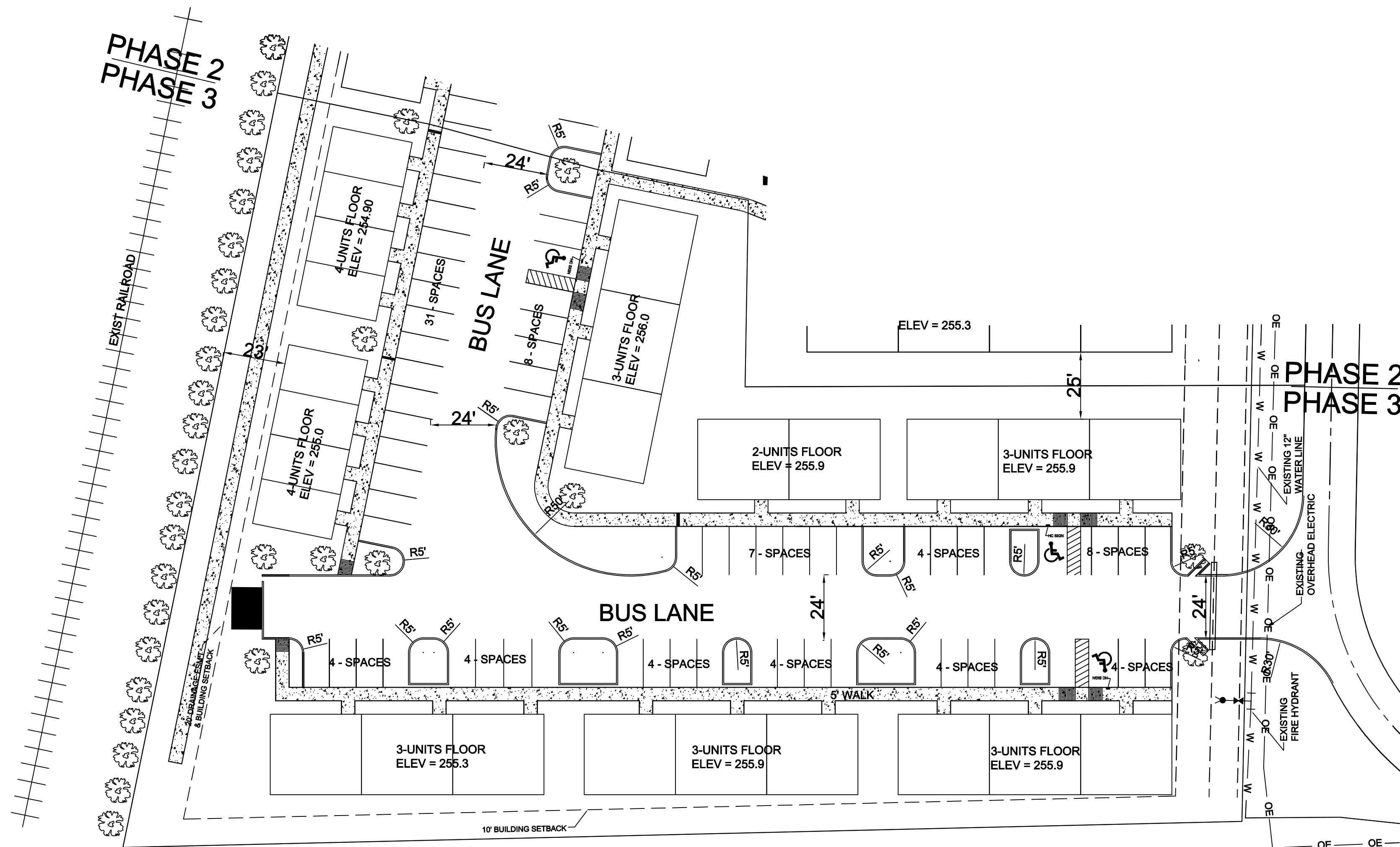
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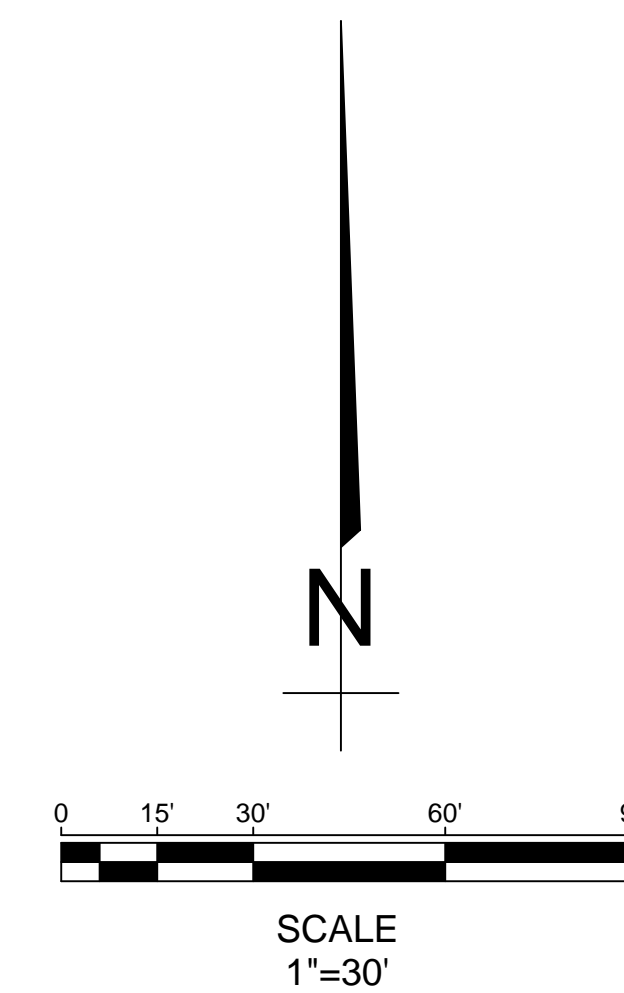
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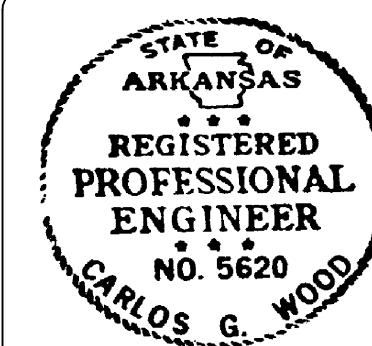


DIMENSION LAYOUT PLAN



UTILITY PLAN





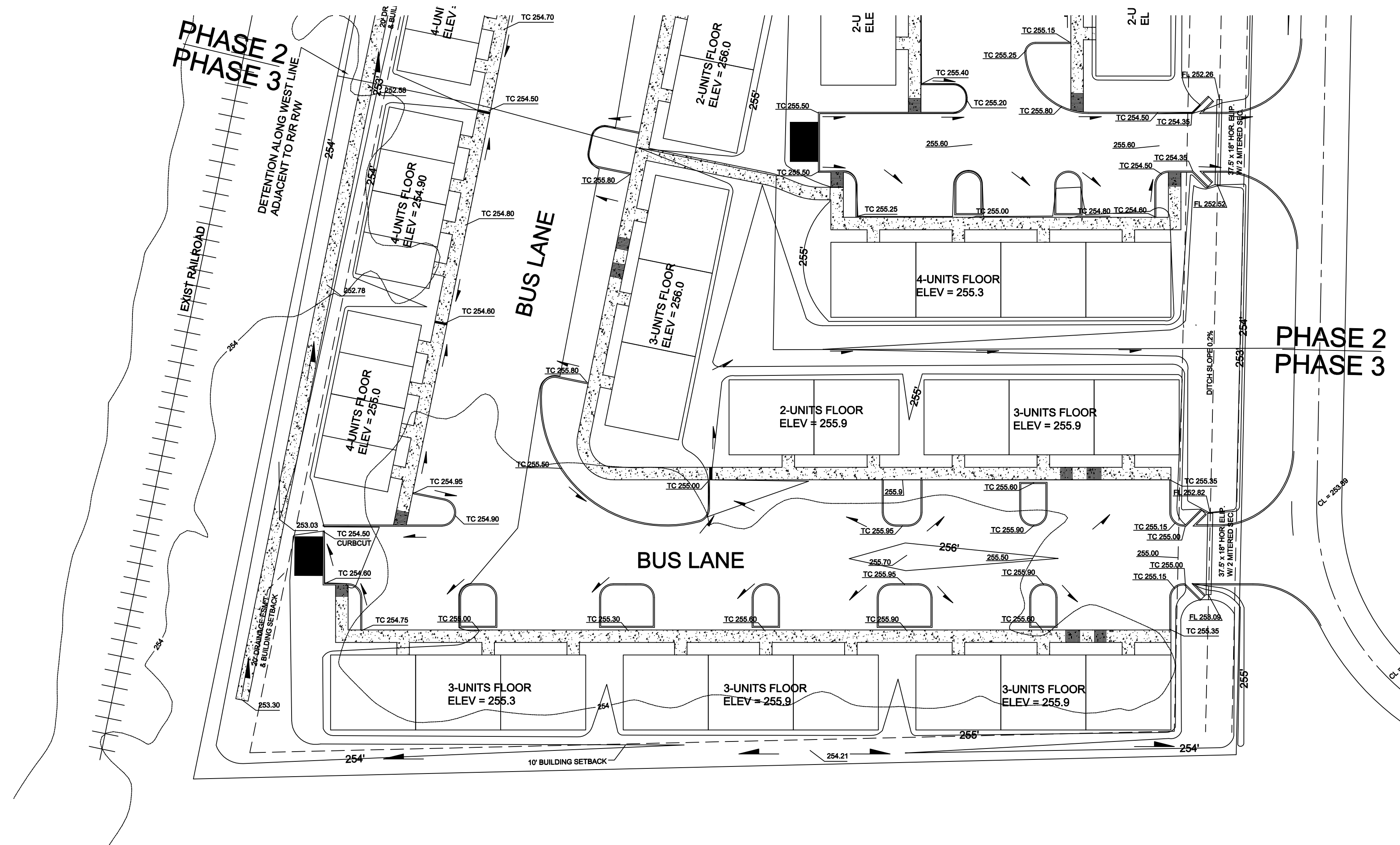
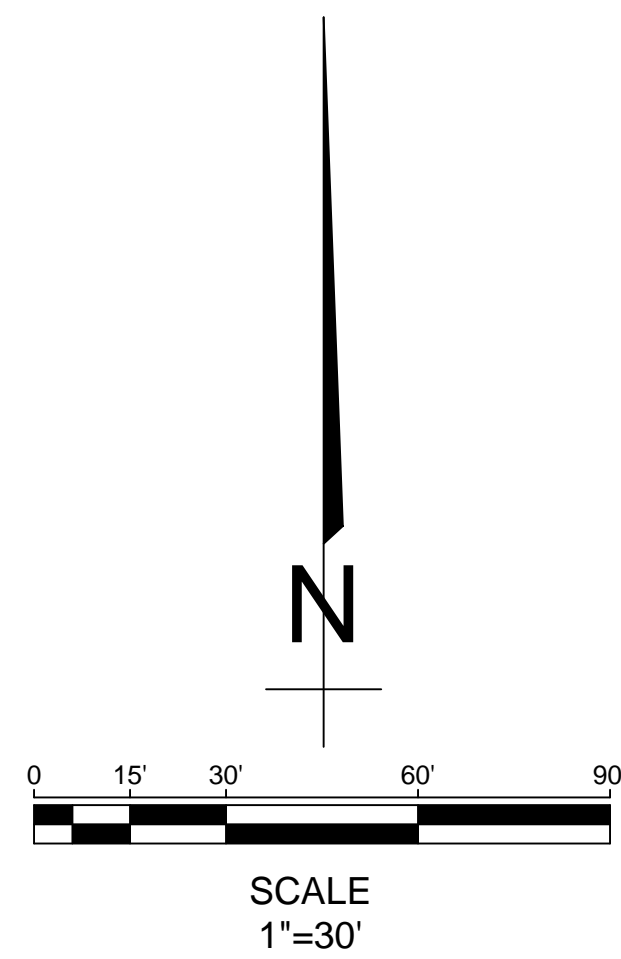
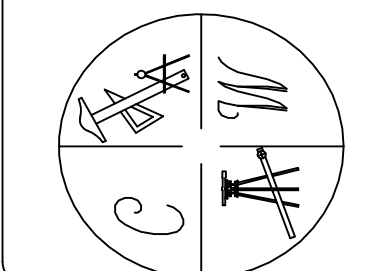
KELLY COPELAND APT. VILLAGE

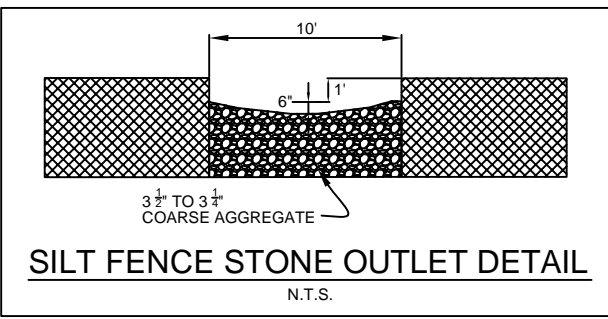
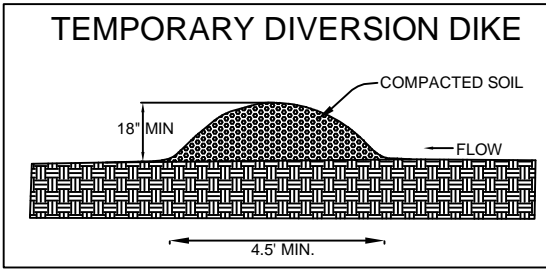
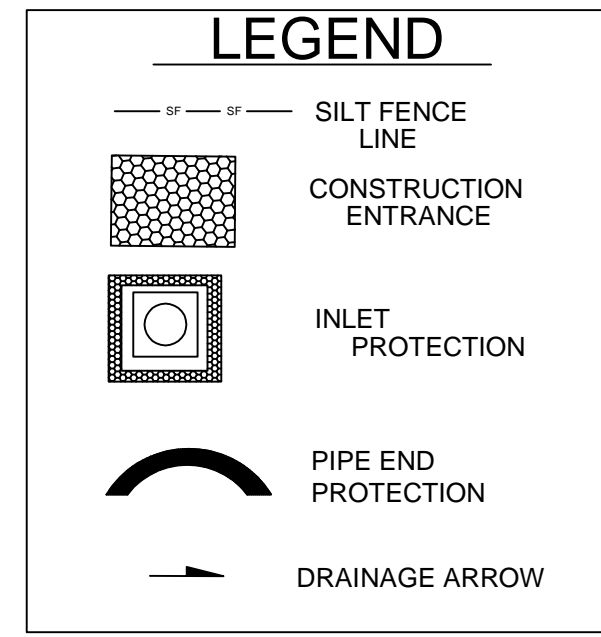
JONESBORO, AR
PHASE 3
GRADING PLAN

DATE: 12/13/06
REV: 1/16/07
1/22/07
2/14/07
1/16/08

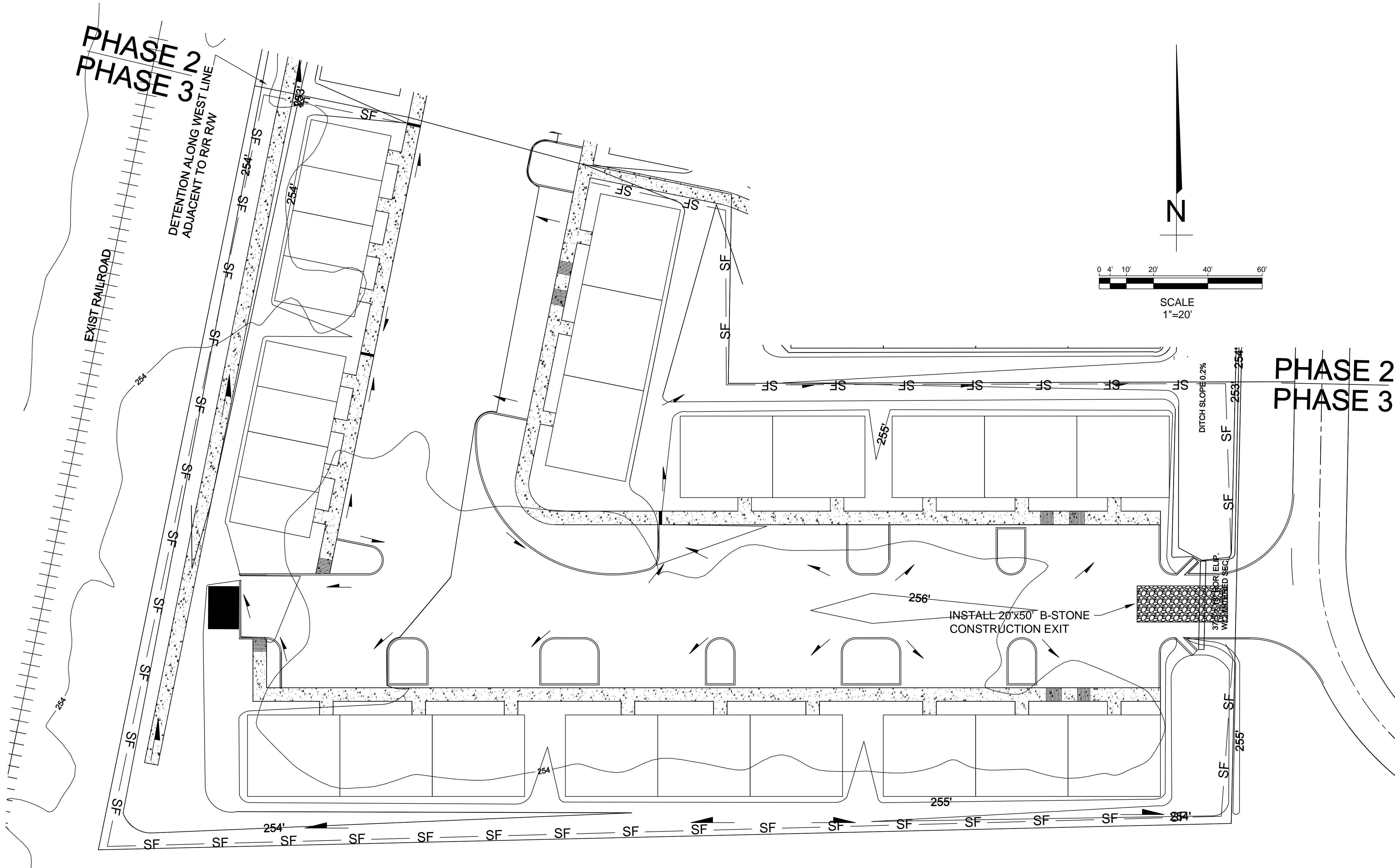
DRAWN BY: MBM

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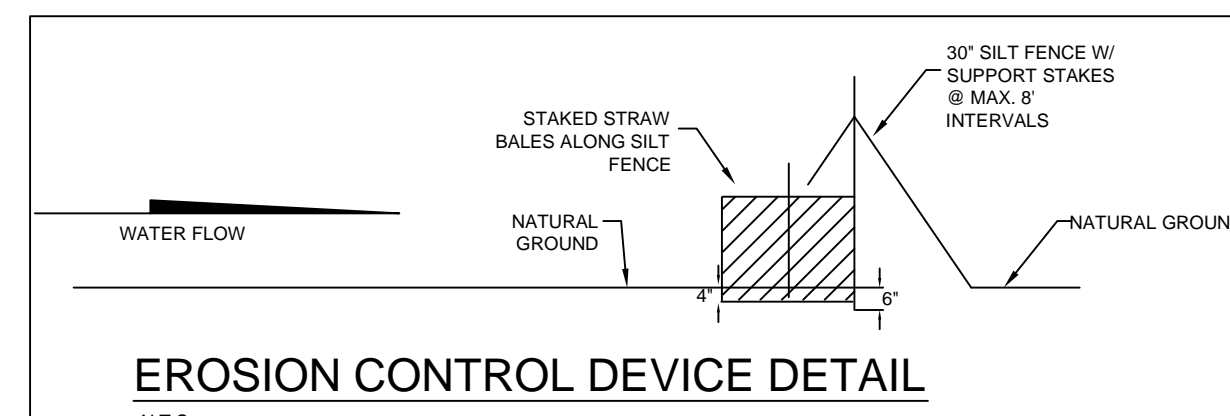
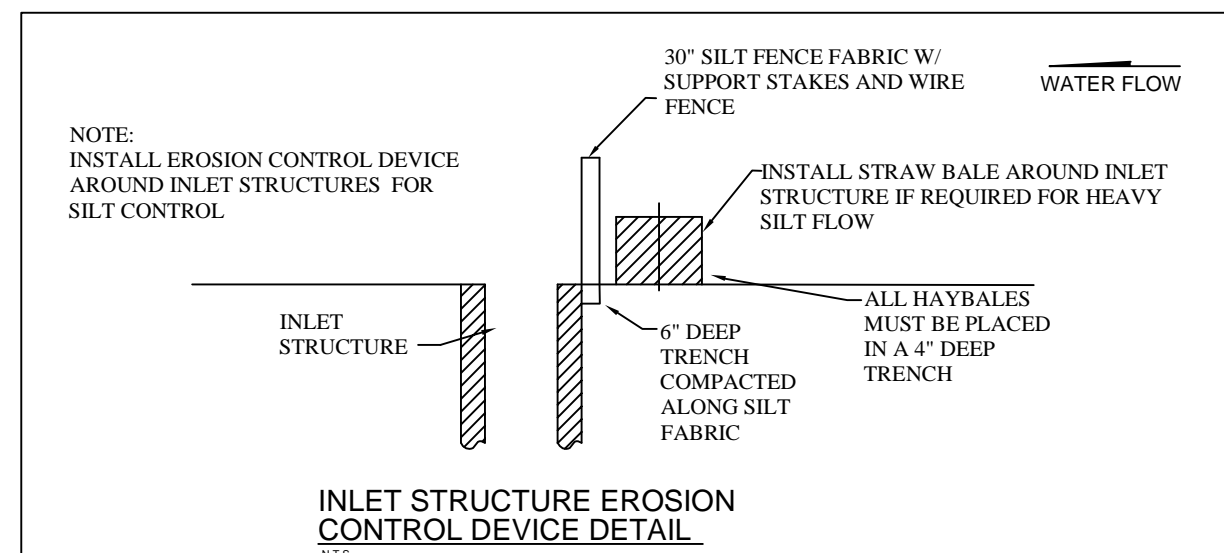
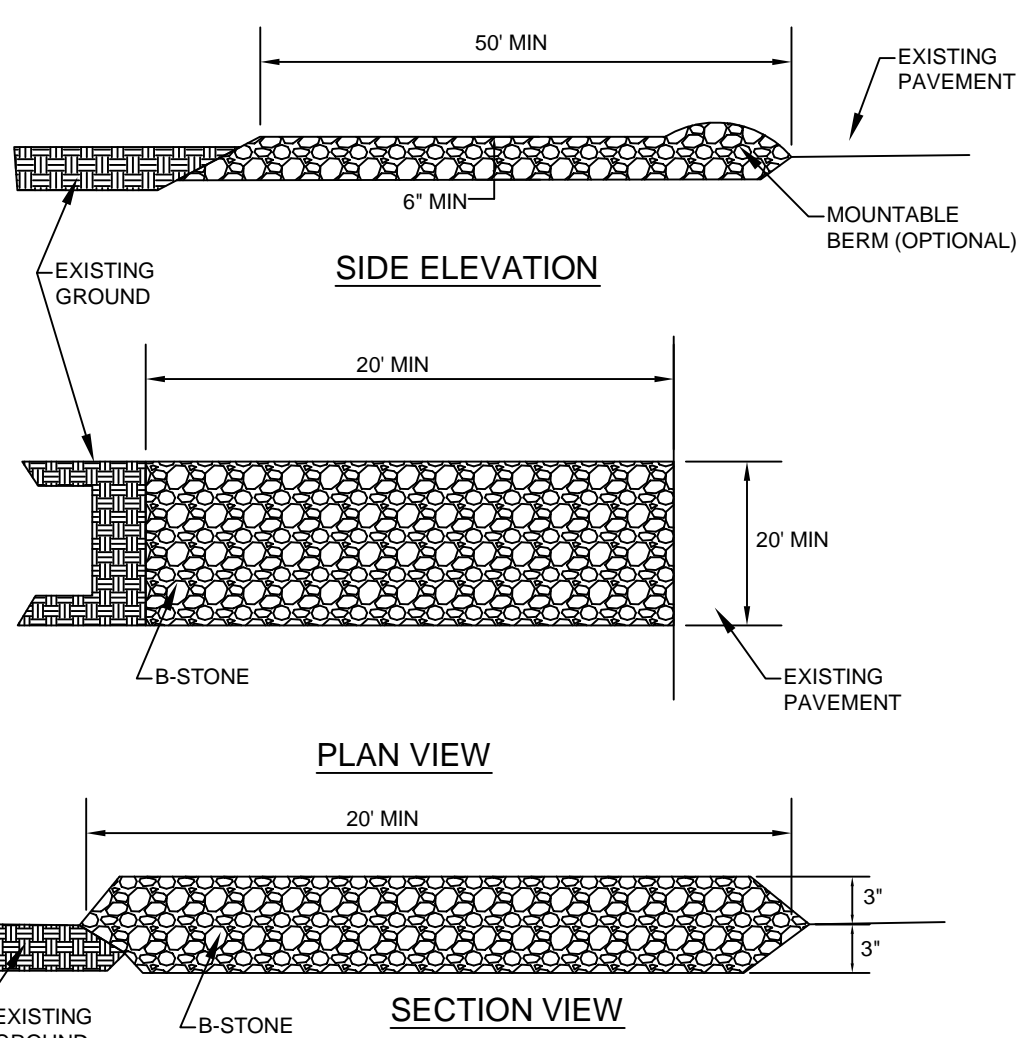




NOTE:
SILT FENCE WHERE SHOWN ON EROSION CONTROL MAP TO BE INSTALLED ALONG TOP OF BANK, TO ENSURE THAT THE EXISTING DITCHES ARE NOT CONTAMINATED WITH SEDIMENT DURING CONSTRUCTION. ENTIRE AREA WILL BE DISTURBED BY CONSTRUCTION AND WILL BE TEMPORARILY SEEDED IN AREAS WHERE CONSTRUCTION CEASES FOR 14 DAYS AND PERMANENTLY SEEDED WITHIN 14 DAYS OF THE COMPLETION OF EACH LOT.



STONE CONSTRUCTION EXIT



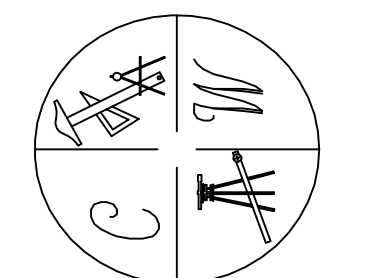
KELLY COPELAND APT. VILLAGE
JONESBORO, AR

PHASE 3
EROSION CONTROL MAP

DATE: 12-11-06
REV: 12-18-06
1/16/07
2/14/07

DRAWN BY: BAC

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KELLY COPELAND APT. VILLAGE

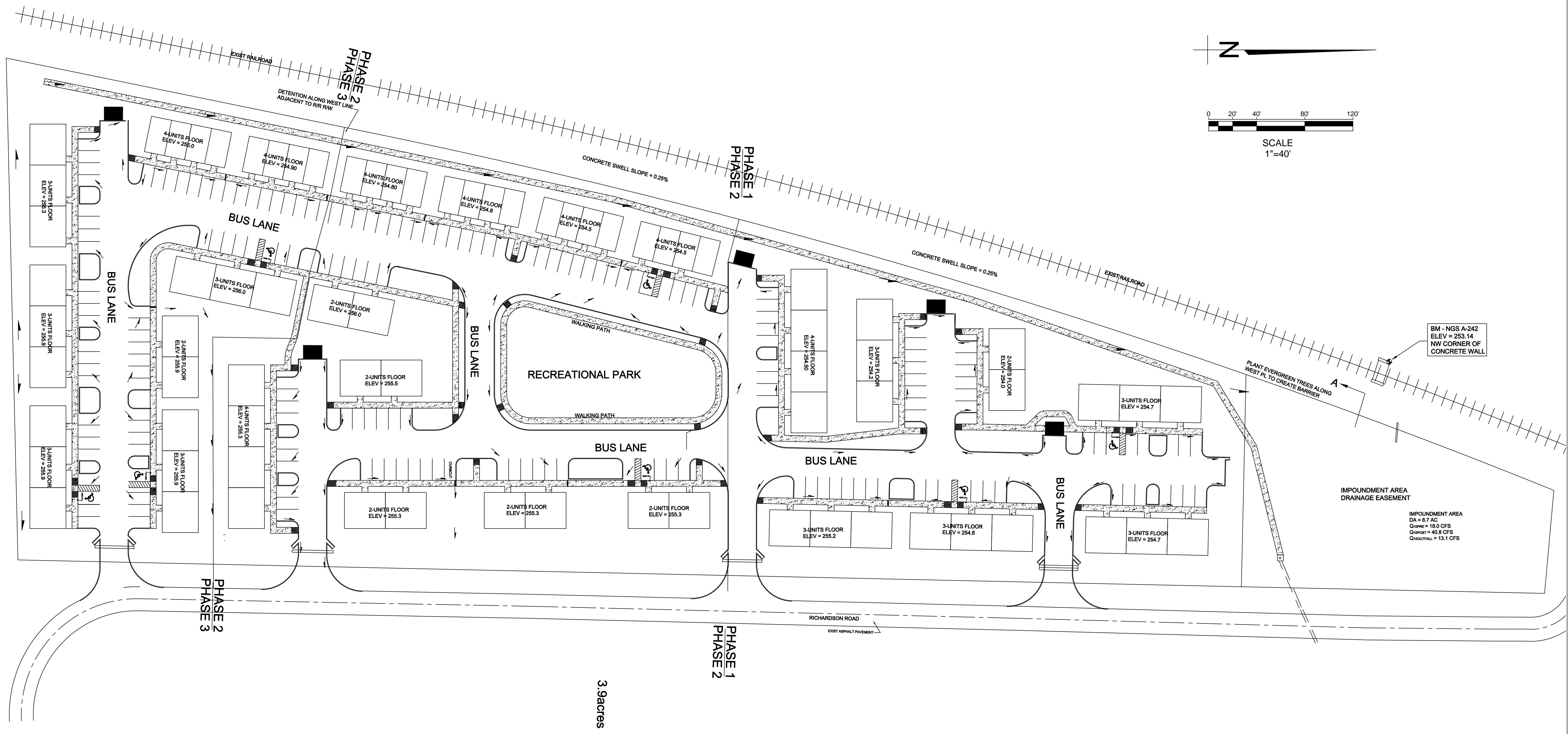
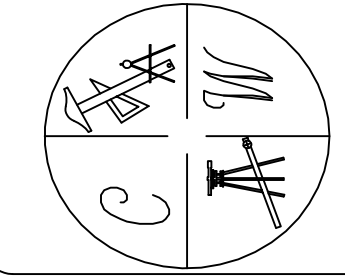
JONESBORO, AR

PHASE 3
TOPOGRAPHY & DRAINAGE PLAN

DATE: 1/16/08
REV:

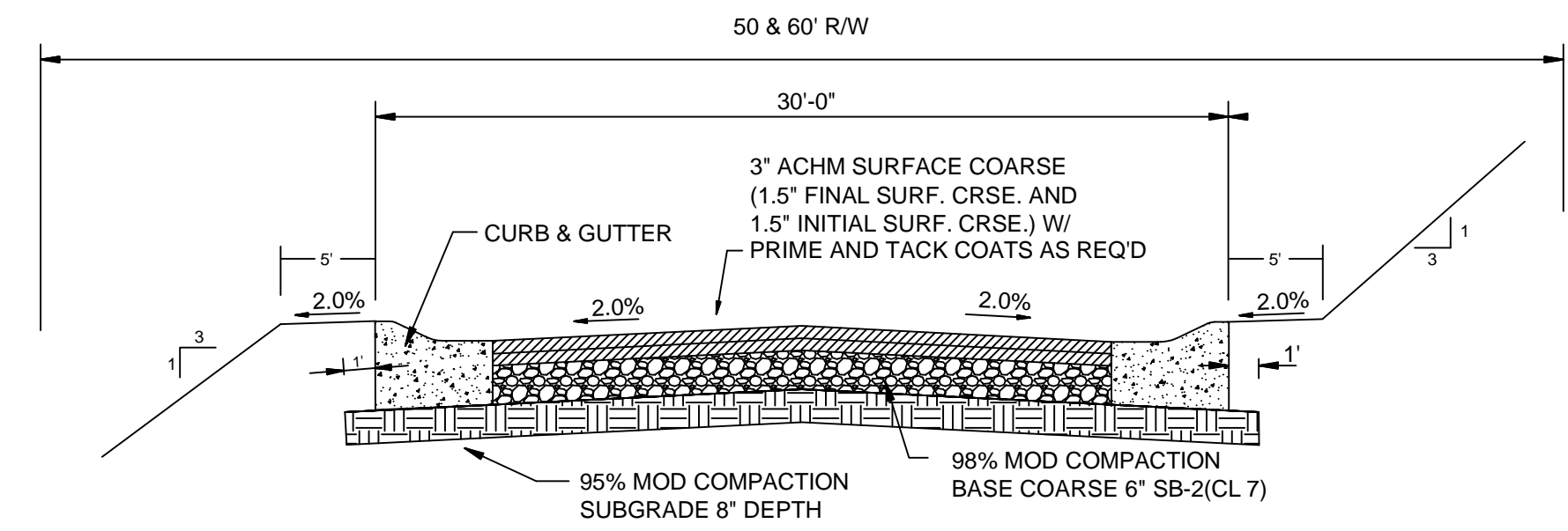
DRAWN BY: BCW

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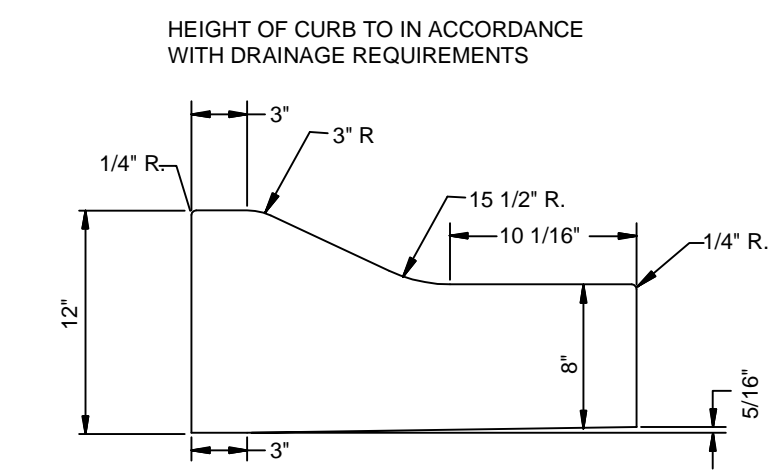


3.9acres

IMPOUNDMENT AREA
DRAINAGE EASEMENT
DA = 6.7 AC
Q_{10YR} = 18.0 CFS
Q_{5YR} = 40.8 CFS
Q_{1YR}FALL = 13.1 CFS



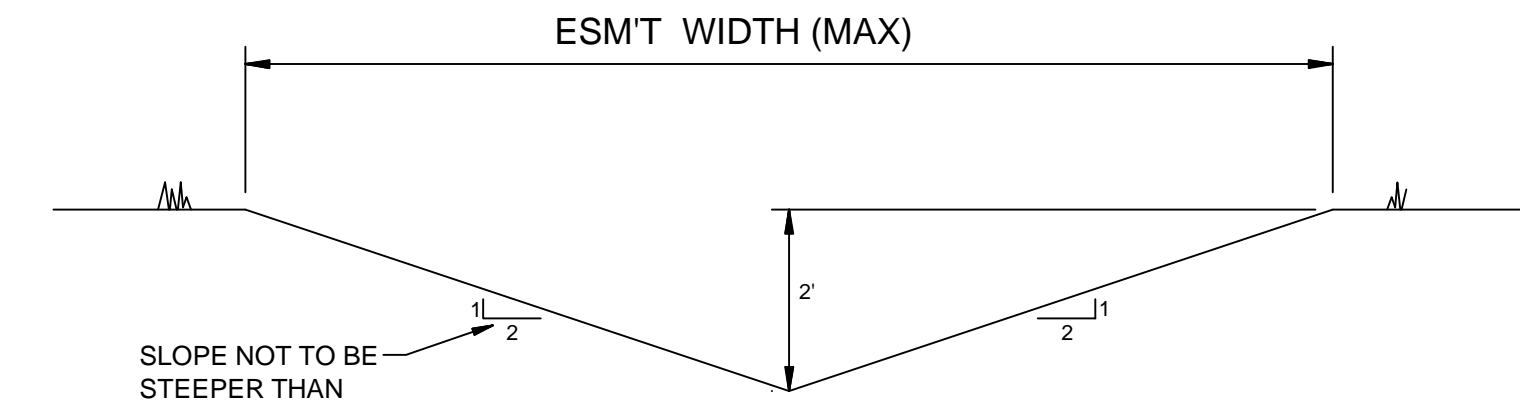
TYPICAL SECTION - INTERIOR STREETS
N.T.S.



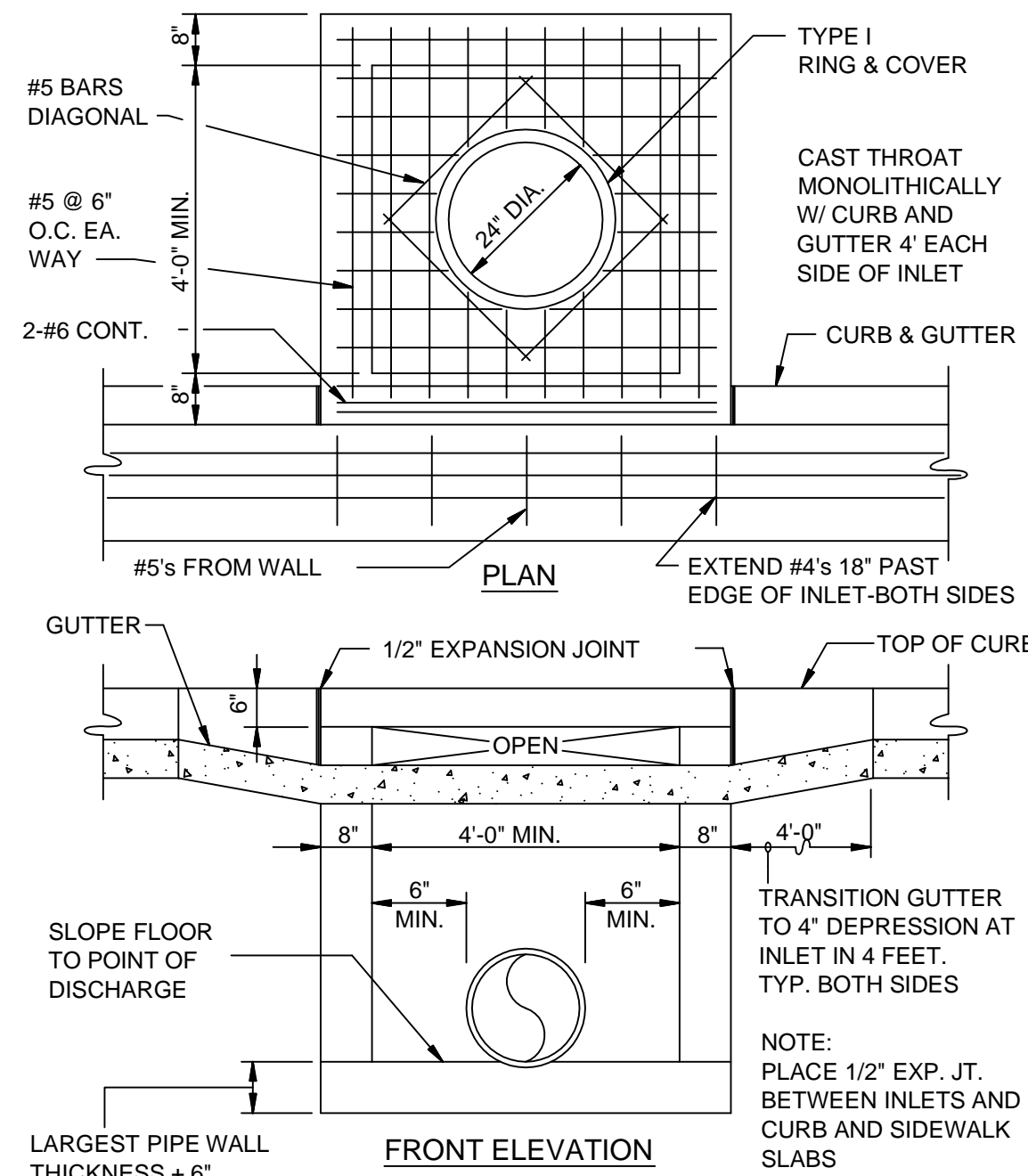
TYPE "B" CURB & GUTTER
N.T.S.

NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JONESBORO SPECIFICATIONS

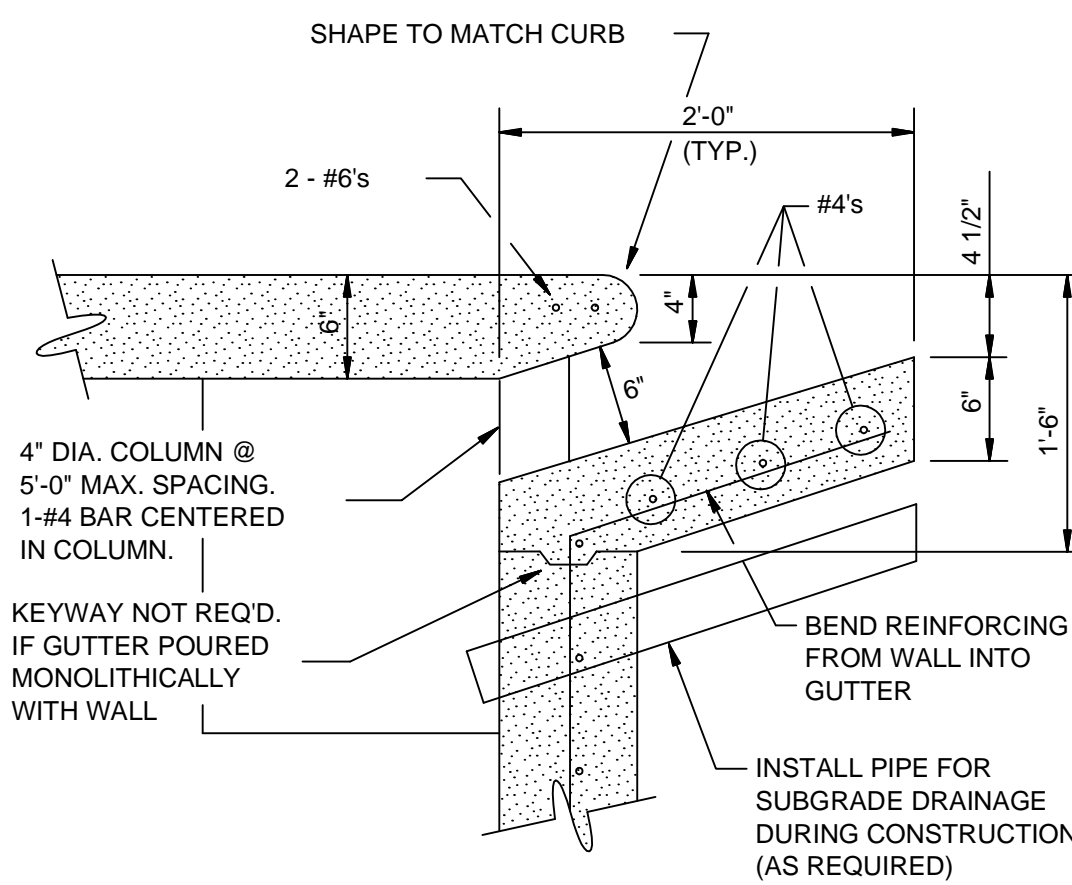
NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB



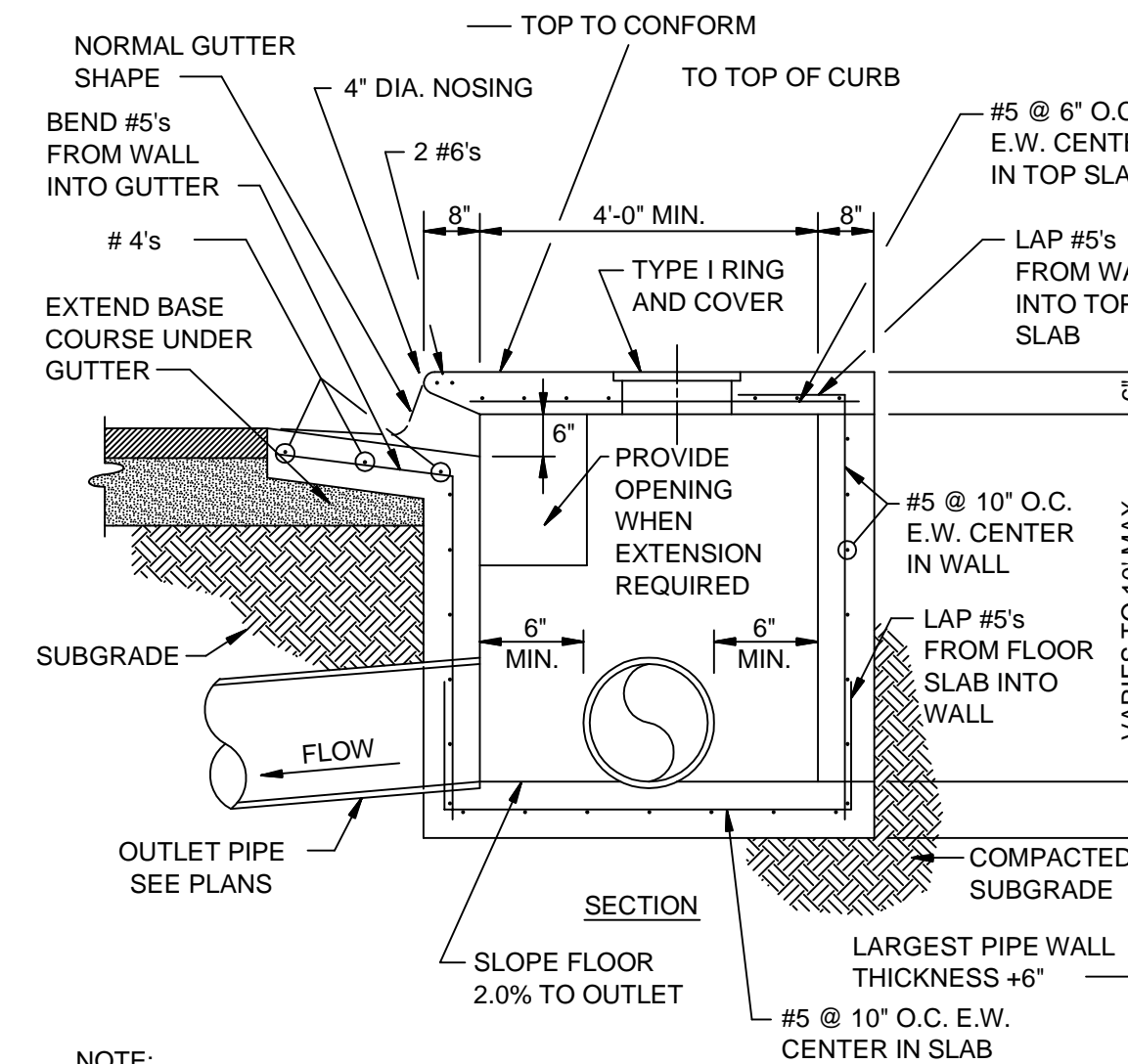
'A' TYPICAL DITCH DETAIL
N.T.S.



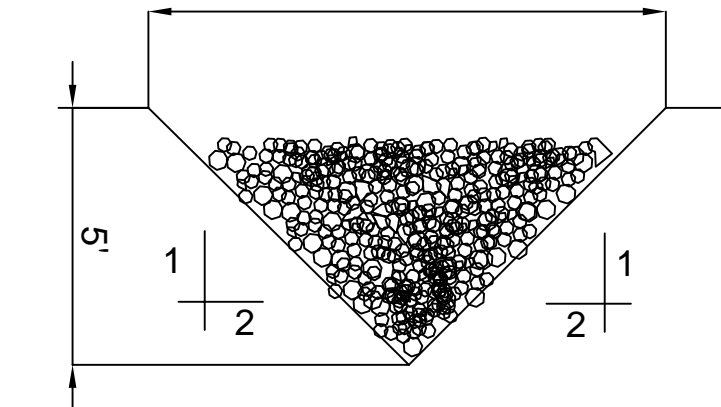
CURB INLET TYPE 'A'
N.T.S.



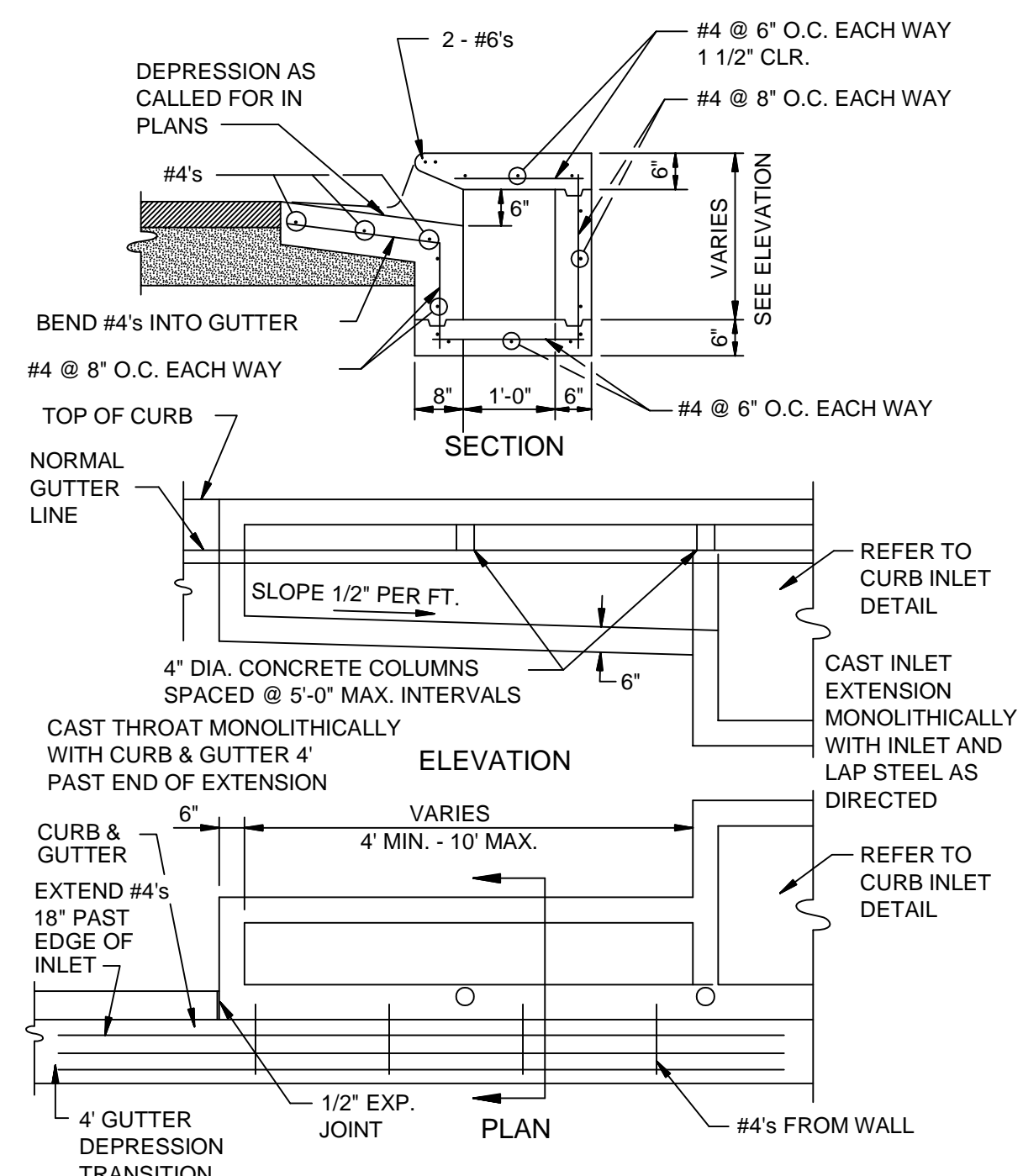
CURB OPENING
N.T.S.



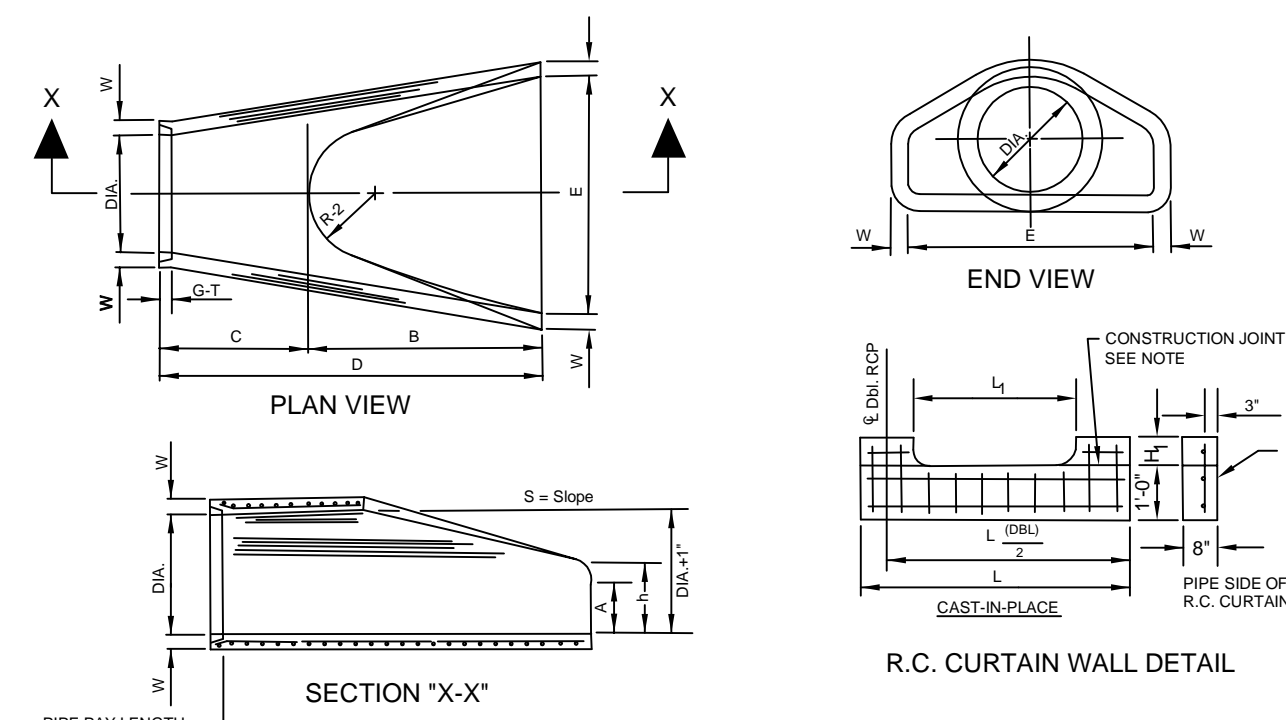
SECTION - TYPICAL CURB INLET - TYPE 'A'
N.T.S.



'E' TYPICAL DITCH DETAIL
N.T.S.



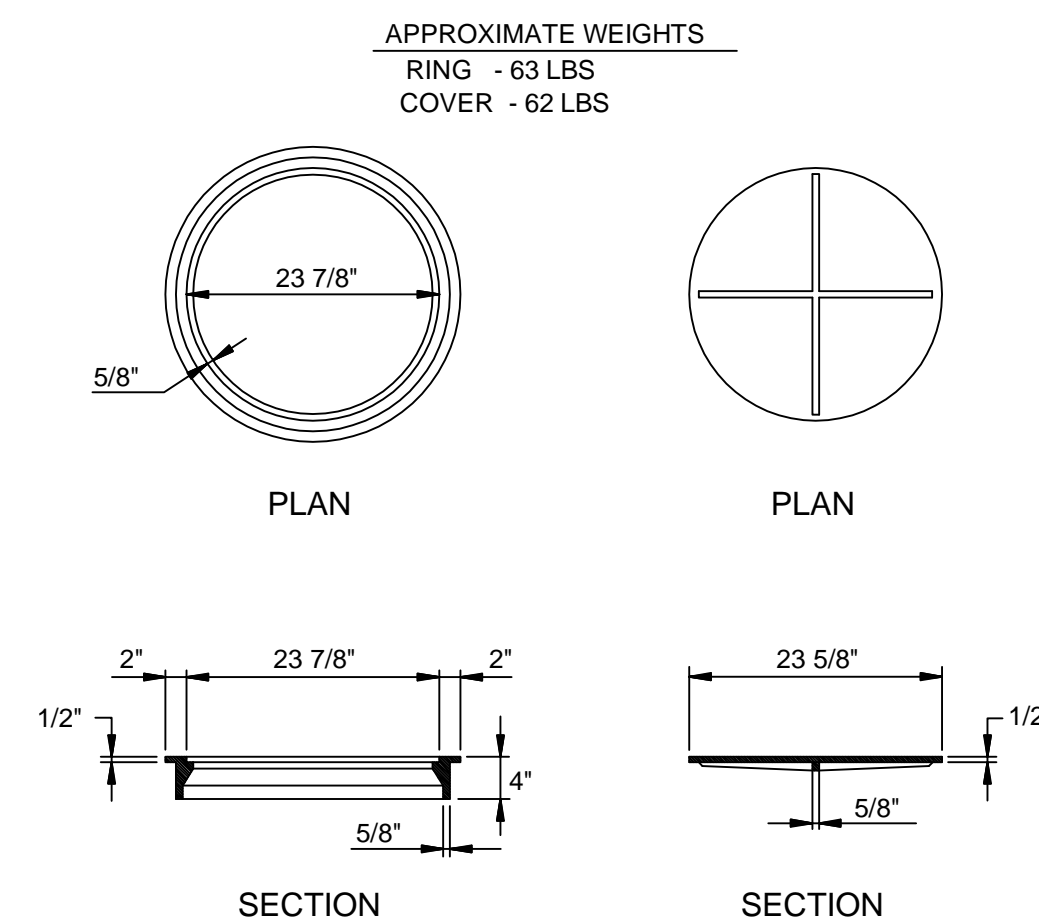
CURB INLET EXTENSION
N.T.S.



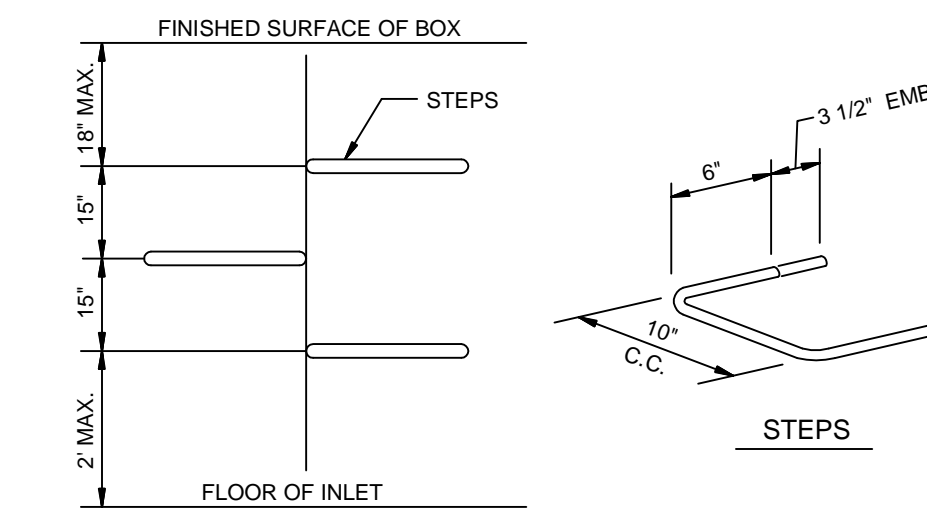
PIPE PAY LENGTH	DIA.	WALL	A	B	C	D	E	S	DIA+1"	P	R-1	R-2	G-T	WT	h
15'	24"	4"	2.0'	3.10'	3.10'	6.1'	3.0'	3.1	19"	20"	18.12'	12'	2'	1860	1.4-1.0'
20'	30"	4"	2.10'	3.20'	3.20'	6.20'	3.1'	20"	24"	24"	19.12'	14'	2.12'	1960	1.4-1.0'
25'	36"	4"	2.20'	3.30'	3.30'	6.30'	3.2'	21"	27"	27"	20.12'	16'	2.22'	2060	1.4-1.0'
30'	42"	4"	2.30'	3.40'	3.40'	6.40'	3.3'	22"	30"	30"	21.12'	18'	2.32'	2160	1.4-1.0'
35'	48"	4"	2.40'	3.50'	3.50'	6.50'	3.4'	23"	33"	33"	22.12'	20'	2.42'	2260	1.4-1.0'
40'	54"	4"	2.50'	3.60'	3.60'	6.60'	3.5'	24"	36"	36"	23.12'	22'	2.52'	2360	1.4-1.0'
45'	60"	4"	2.60'	3.70'	3.70'	6.70'	3.6'	25"	39"	39"	24.12'	24'	2.62'	2460	1.4-1.0'
50'	66"	4"	2.70'	3.80'	3.80'	6.80'	3.7'	26"	42"	42"	25.12'	26'	2.72'	2560	1.4-1.0'
55'	72"	4"	2.80'	3.90'	3.90'	6.90'	3.8'	27"	45"	45"	26.12'	28'	2.82'	2660	1.4-1.0'

- NOTES:
- The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically with the Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.
 - All reinforcing steel are #4 Bars at 6" O.C.
 - No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
 - Tongue End On Upstream Section. Groove End On Downstream Section.

FLARED END SECTION DETAIL FOR REINFORCED CONCRETE PIPE CULVERT
N.T.S.



TYPE I RING & COVER
N.T.S.



MANHOLE / INLET STEPS
N.T.S.

- STEPS SPECIFICATIONS:
- MANHOLE STEPS: CORROSION RESISTANT, COATED AND REINFORCED WITH STEEL PER ASTM C-478. STEEL REINFORCING MINIMUM 1/2" DIAMETER.
 - CAPABLE OF SUPPORTING MINIMUM 300 lb. LOAD.
 - NON-SLIP TEXTURED TREADS
 - REQUIRED IN ALL STRUCTURES 3'-0" DEEP OR DEEPER, UNLESS SPECIFIED OTHERWISE.

KELLY COPELAND APT. VILLAGE
STREET
DETAILS
JONESBORO, AR

DATE: 1/16/08
REV:
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