





BCH	SIC
DRAWN BY:	CHECKED:
JOB #	DATE:
REVISIONS	
DATE	DESCRIPTION

# Landscape Plan

Project Name  
Address  
City, State

CHC Design Group, LLC  
510 Azalea Drive Ste. 300 Oxford, MS  
Phone: (662) 513-0995  
Fax: (662) 513-0906

**MATERIALS SCHEDULE**

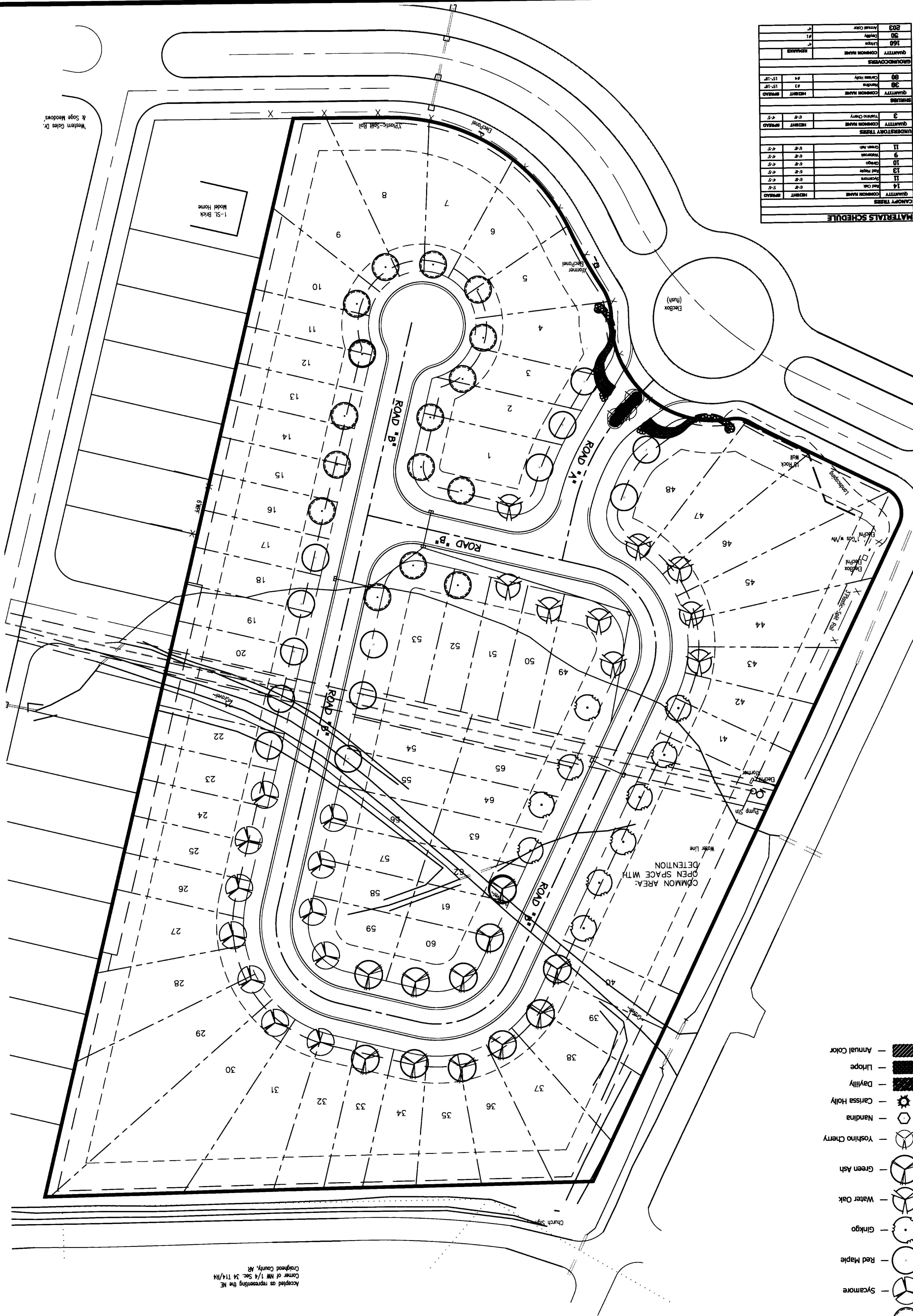
CANOPY TREES	QUANTITY	COMMON NAME	HEIGHT	SPREAD
14	5-4'	Red Oak	6'-8"	5-4'
15	6'-8"	Sycamore	6'-8"	5-4'
16	6'-8"	Red Maple	6'-8"	5-4'
17	6'-8"	Ginkgo	6'-8"	5-4'
18	6'-8"	Water Oak	6'-8"	5-4'
19	6'-8"	Green Ash	6'-8"	5-4'
20	6'-8"	Yoshino Cherry	6'-8"	5-4'
21	6'-8"	Nandina	6'-8"	5-4'
22	6'-8"	Carissa Holly	6'-8"	5-4'
23	6'-8"	Daylily	6'-8"	5-4'
24	6'-8"	Litopse	6'-8"	5-4'
25	6'-8"	Annual Color	6'-8"	5-4'

UNDERSTORY TREES	QUANTITY	COMMON NAME	HEIGHT	SPREAD
3	6'-8"	Tomato Cherry	6'-8"	5-4'
4	6'-8"	Tomato Cherry	6'-8"	5-4'

GROUNDCOVERS	QUANTITY	COMMON NAME	REMARKS
160	6'-8"	Litopse	
161	6'-8"	Litopse	
162	6'-8"	Litopse	



Accepted as representing the NE  
Corner of NW 1/4 Sec. 34 T14/R4  
Craighead County, AR

Western Gates Dr.  
Sage Meadows



PROPOSED STORM DRAINAGE STRUCTURES							
NUMBER	NORTHING	EASTING	STATION	OFFSET	TYPE	RIM ELEV.	FLOW LINE ELEV.
A-01	570058.06	1712921.05	20+74.62	OFFSTREET	CONNECT TO EXISTING	N/A	353.98
A-02	570280.63	1712855.10	19+23.71	OFFSTREET	3X3 INLET	359.50	355.00
A-03	570086.25	1712808.00	20+73.84	OFFSTREET	DMH	361.06	350.52
A-04	569944.06	1712773.54	22+20.17	OFFSTREET	3X3 INLET	353.50	348.10
A-05	569974.06	1712649.63	22+20.17	OFFSTREET	CURB INLET	354.04	348.21
A-06	569939.40	1712641.23	22+55.84	OFFSTREET	CURB INLET	353.90	347.56
A-07	569946.46	1712612.07	22+55.84	OFFSTREET	CURB INLET	353.90	347.16
A-08	569828.97	1712583.60	23+76.73	OFFSTREET	CURB INLET	355.51	350.51
A-09	569879.84	1712552.02	10+57.67	OFFSTREET	CURB INLET	355.03	348.61
A-10	569908.99	1712559.09	10+57.67	OFFSTREET	CURB INLET	355.03	348.61
A-11	569973.02	1712575.60	12+69.11	OFFSTREET	DMH	354.62	345.01
A-12	570045.40	1712339.71	13+51.17	OFFSTREET	CURB INLET	351.78	347.28
A-13	570032.36	1712666.72	13+51.17	OFFSTREET	CURB INLET	351.78	344.95
A-14	570111.95	1712424.21	14+47.84	OFFSTREET	3X3 INLET	350.50	346.00
A-15	570117.45	1712407.82	14+45.67	OFFSTREET	3X3 INLET	350.50	343.78
A-16	570301.15	1712463.23	16+35.18	OFFSTREET	CURB INLET	350.57	350.87
A-17	570130.50	1712380.81	14+45.67	OFFSTREET	CURB INLET	350.57	343.44
A-18	570140.07	1712361.00	14+45.67	OFFSTREET	HEADWALL	N/A	343.22
A-19	570164.52	1712283.44	14+33.96	OFFSTREET	HEADWALL	N/A	342.50
A-20	570166.69	1712277.85	14+33.48	OFFSTREET	3X3 INLET	346.50	342.37
A-21	570174.69	1712257.18	14+31.70	OFFSTREET	HEADWALL	N/A	342.15

PROPOSED SANITARY SEWER STRUCTURES							
NUMBER	NORTHING	EASTING	STATION	OFFSET	TYPE	RIM ELEV.	FLOW LINE ELEV.
SS-1	569659.75	1712579.44	17+32.89	N/A	SMH	360.51	352.51
SS-2	569786.44	1712614.75	24+30.17	-30.00	SMH	357.87	348.42
SS-3	570252.36	1712732.50	19+35.54	-31.59	SMH	360.28	354.28
SS-4	570041.42	1712681.38	21+47.23	-30.00	SMH	355.81	347.01
SS-5	570304.37	1712720.95	18+97.39	-30.00	SMH	360.85	354.85
SS-6	570359.06	1712658.83	18+36.62	-30.00	SMH	360.95	352.68
SS-7	570380.77	1712533.70	17+23.35	-30.00	SMH	358.78	349.41
SS-8	570336.18	1712463.49	16+62.59	-31.02	SMH	356.53	347.23
SS-9	569921.84	1712355.08	12+47.49	-30.00	SMH	355.33	349.33
SS-10	569958.44	1712325.02	12+82.19	-30.00	SMH	354.44	347.30
SS-11	570031.03	1712316.11	13+34.23	-32.12	SMH	352.89	344.32
SS-12	570117.50	1712357.87	14+23.99	-30.00	SMH	351.26	341.20

PROPOSED STORM DRAINAGE PIPE										
NAME	FROM	INV. ELEV.	TO	INV. ELEV.	DIA., in	SLOPE, %	LENGTH	DESIGN Q	CAPACITY Q	VELOCITY, fps
A01-A03	A-01	353.98	A-03	350.62	18	2.88%	116.51	15.92	17.84	11.41
A02-A03	A-02	355.00	A-03	350.87	15	2.08%	200.00	3.60	9.28	7.09
A03-A04	A-03	350.52	A-04	349.20	24	0.90%	146.33	19.52	21.46	7.74
A04-A05	A-04	349.10	A-05	348.31	30	0.62%	127.50	28.01	32.33	7.41
A05-A06	A-05	348.21	A-06	347.68	30	1.54%	35.67	30.84	50.98	10.88
A06-A07	A-06	347.56	A-07	347.26	30	1.00%	30.00	35.73	41.02	9.41
A07-A10	A-07	347.16	A-10	346.37	30	1.21%	64.89	37.65	45.19	10.30
A08-A09	A-08	350.51	A-09	348.71	15	3.00%	59.87	2.50	11.19	7.34
A09-A10	A-09	348.61	A-10	347.62	15	3.31%	30.00	5.38	11.76	9.37
A10-A11	A-10	346.27	A-11	345.11	36	0.60%	194.33	43.61	51.66	8.20
A11-A13	A-11	345.01	A-13	344.65	36	0.80%	60.00	43.61	51.66	8.20
A12-A13	A-12	347.28	A-13	346.39	15	2.97%	30.00	3.79	11.13	8.20
A13-A15	A-13	343.88	A-15	343.55	36	0.70%	94.50	48.90	55.80	8.90
A14-A15	A-14	346.00	A-15	345.63	15	2.14%	17.28	2.44	9.45	6.46
A15-A17	A-15	343.78	A-17	343.54	36	0.80%	30.00	53.06	59.66	9.54
A16-A17	A-16	350.87	A-17	345.29	15	2.94%	189.51	3.00	11.08	7.88
A17-A18	A-17	343.44	A-18	343.22	36	1.00%	22.00	59.68	66.70	10.67
A19-A20	A-19	342.50	A-20	342.47	24	0.50%	6.00	15.80	16.00	5.80
A20-A21	A-20	342.37	A-21	342.15	36	1.00%	22.17	66.50	66.70	10.76

PROPOSED SANITARY SEWER PIPE							
NAME	FROM	INV. ELEV.	TO	INV. ELEV.	DIA., in	SLOPE, %	LENGTH
SS1-SS2	SS-1	352.51	SS-2	348.52	8	3.55%	112.38
SS2-SS4	SS-2	348.42	SS-4	347.01	8	0.50%	282.94
SS3-SS4	SS-3	354.28	SS-4	347.00	8	3.35%	217.06
SS5-SS6	SS-5	354.85	SS-6	352.78	8	2.50%	82.76
SS6-SS7	SS-6	352.68	SS-7	349.51	8	2.50%	127.01
SS7-SS8	SS-7	349.41	SS-8	347.33	8	2.50%	83.16
SS8-SS10	SS-8	349.23	SS-10	341.20	8	2.48%	242.86
SS9-SS10	SS-9	349.33	SS-10	347.40	8	4.00%	48.14
SS10-SS11	SS-10	347.30	SS-11	344.42	8	4.00%	72.15
SS11-SS12	SS-11	344.32	SS-12	341.20	8	3.25%	96.02

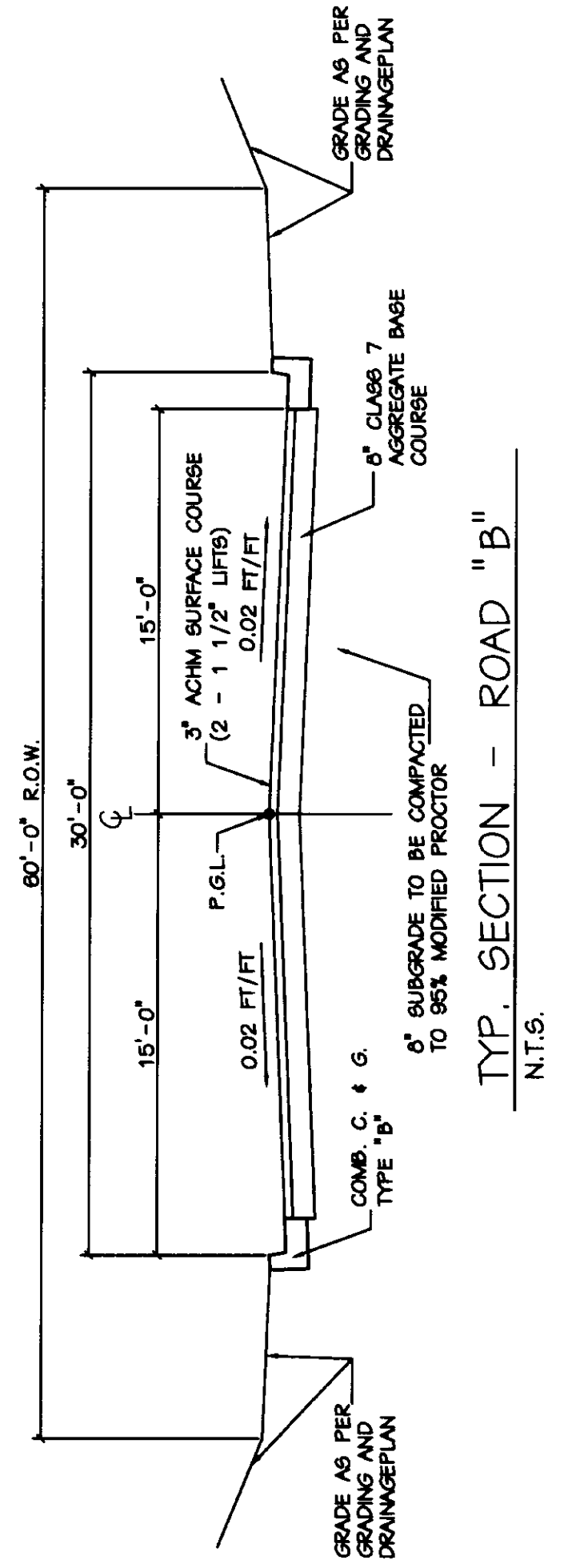
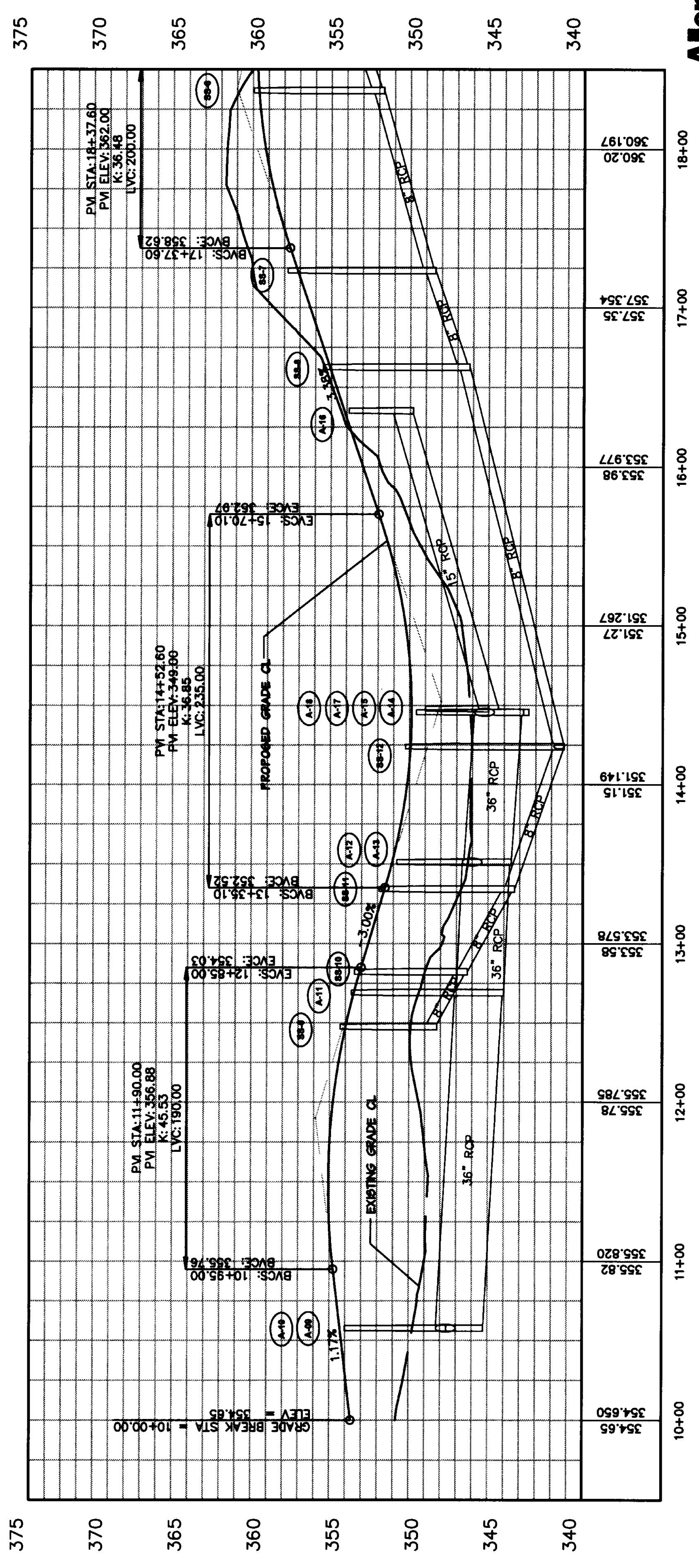
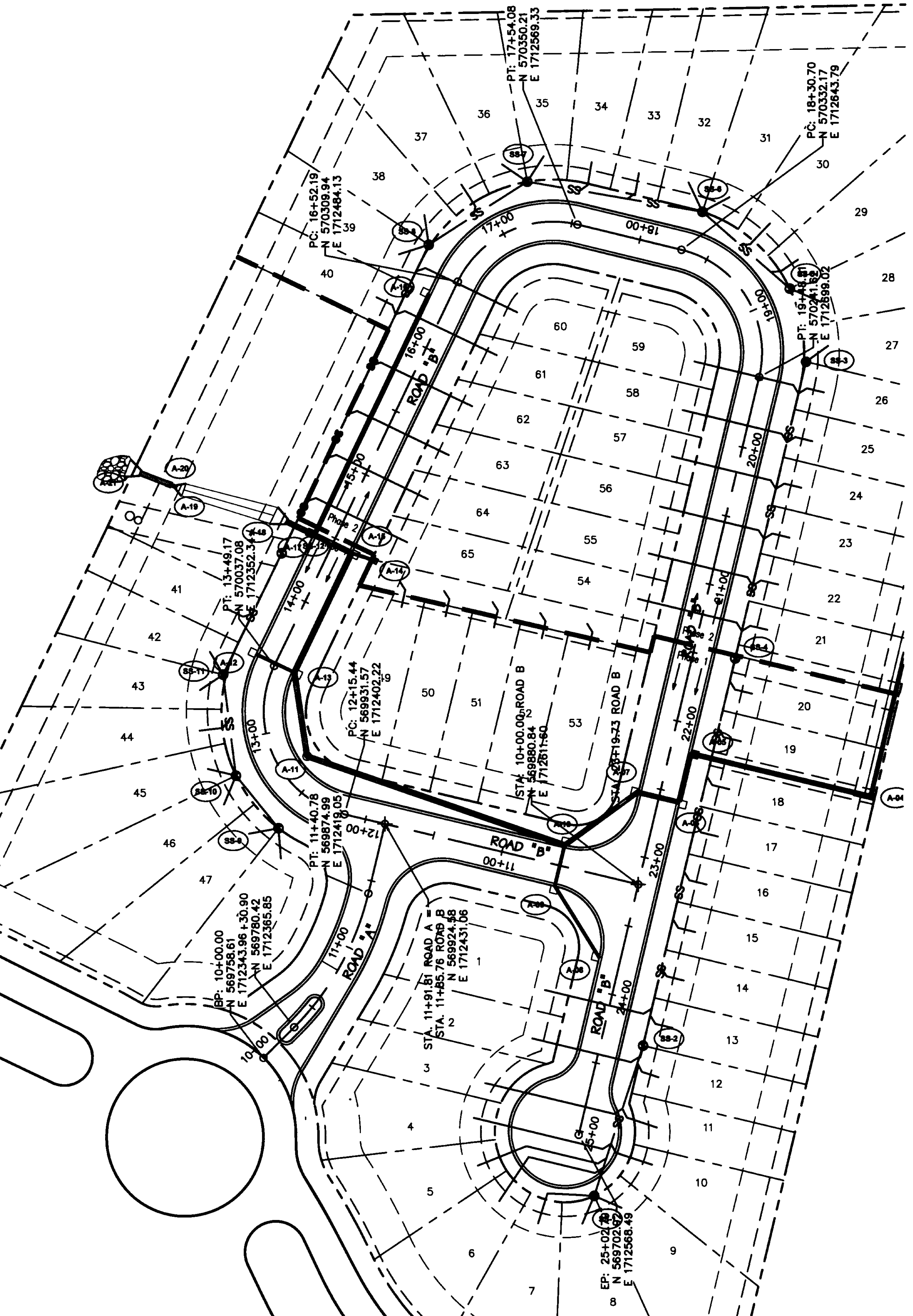
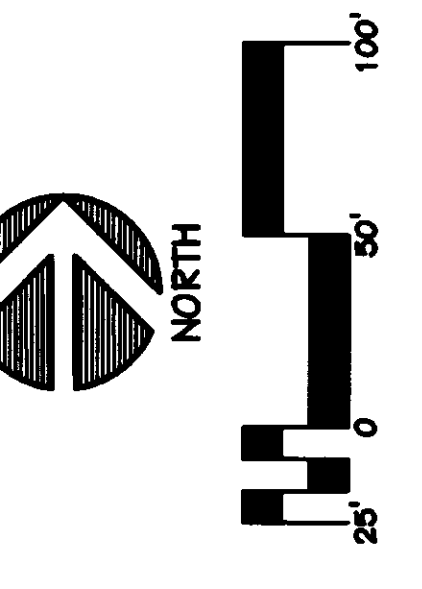
REV. NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



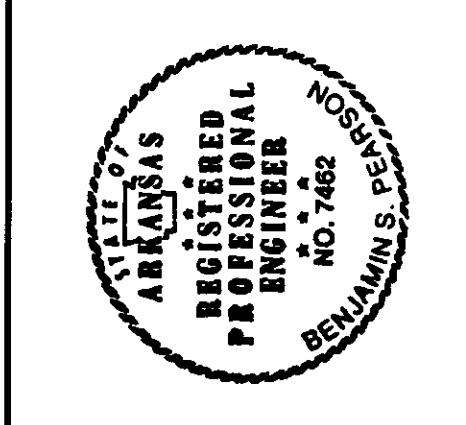
SOLEIL AT SAGE MEADOWS  
PHASE ONE  
DEVELOPER: SAGE MEADOWS DEVELOPMENT, INC.

STORM DRAINAGE & SANITARY SEWER DATA  
ENGINEERING DEPARTMENT  
JONESBORO, ARKANSAS  
DATE: 04.15.08  
PROJECT NO.:  
DESIGN BY: DATE: 04.29.08  
DRAWN BY: DATE: 04.29.08  
SCALE:  
REVIEWED



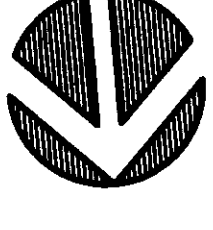


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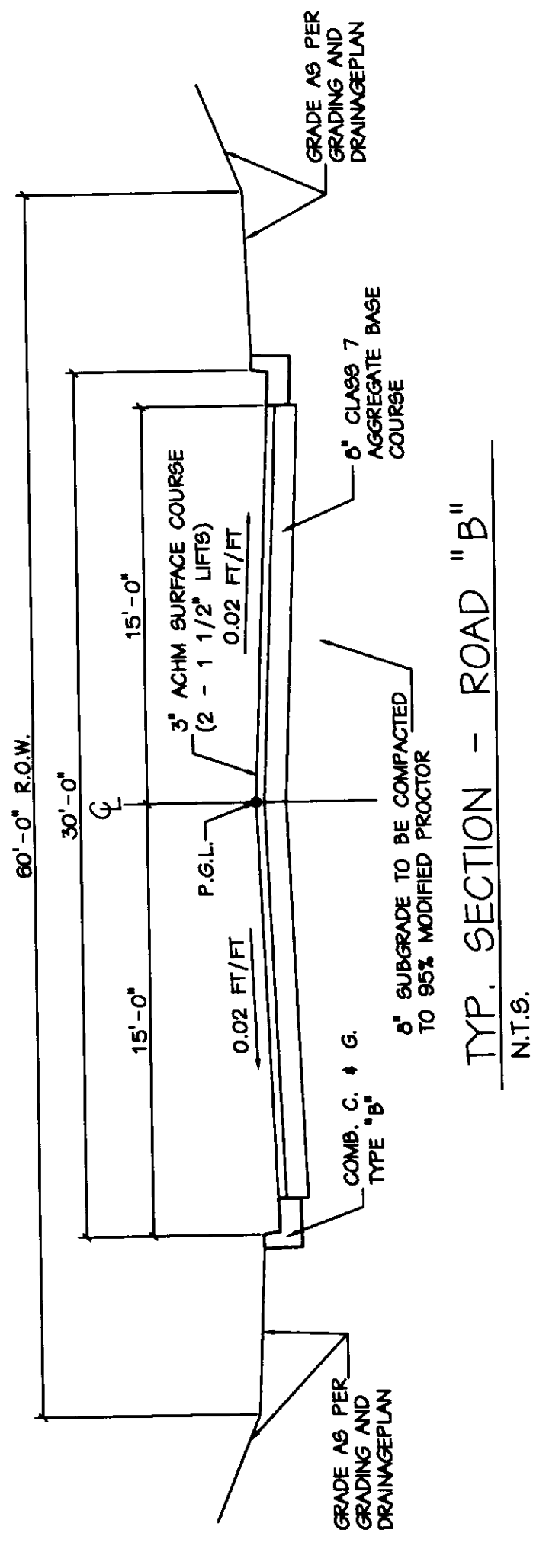
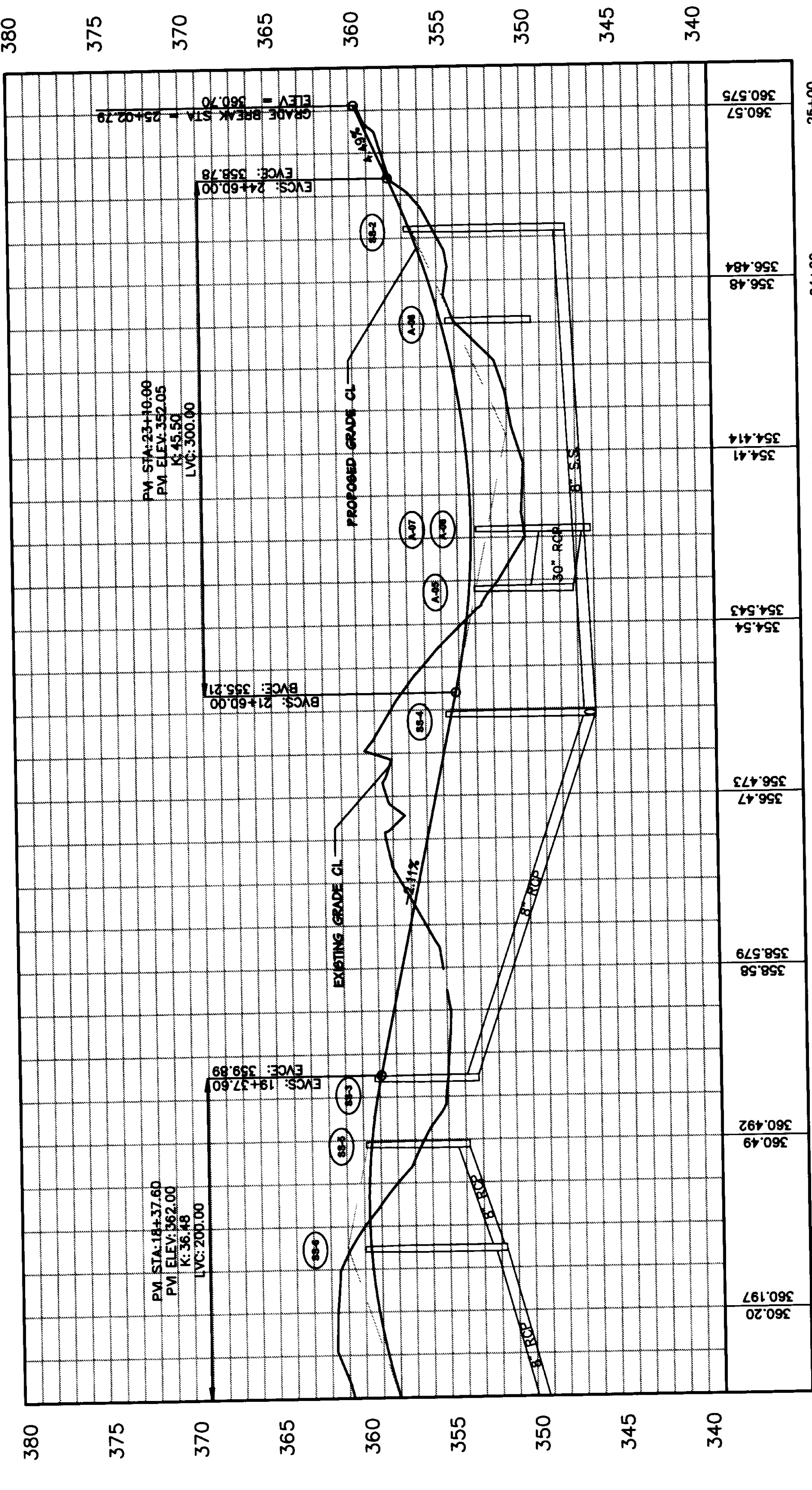
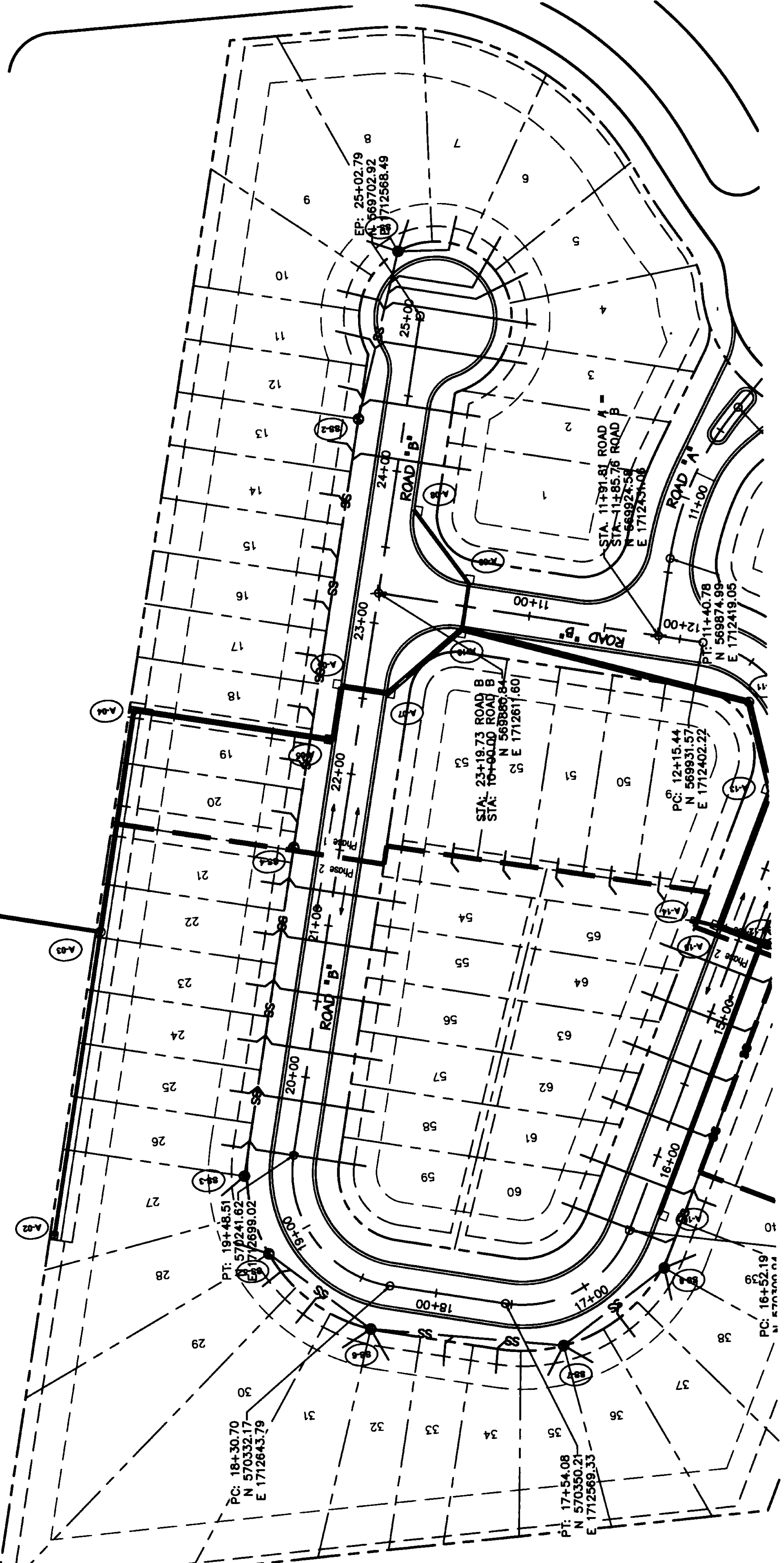
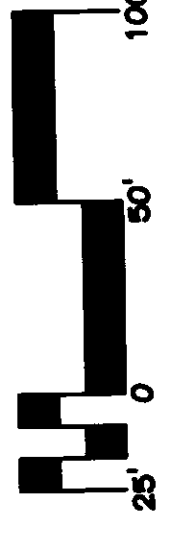


ENGINEERING DEPARTMENT  
**ROAD "B" PLAN & PROFILE 1**  
 STA 10+00 - 18+00  
 JONESBORO, ARKANSAS  
 SURVEY: PROJECT NO.:  
 DESIGN BY: DATE: 04.15.08  
 DRAWN BY: DATE: 04.29.08  
 SCALE: BOOK:  
 REVIEWED: DATE: 04.29.08

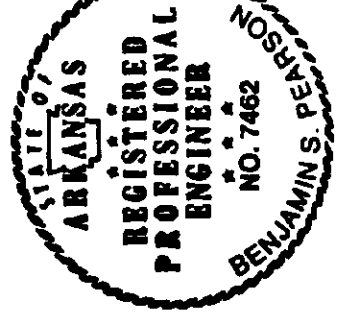
SOLEIL AT SAGE MEADOWS  
 PHASE ONE  
 DEVELOPER: SAGE MEADOWS DEVELOPMENT, INC.



NORTH



REVISION NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

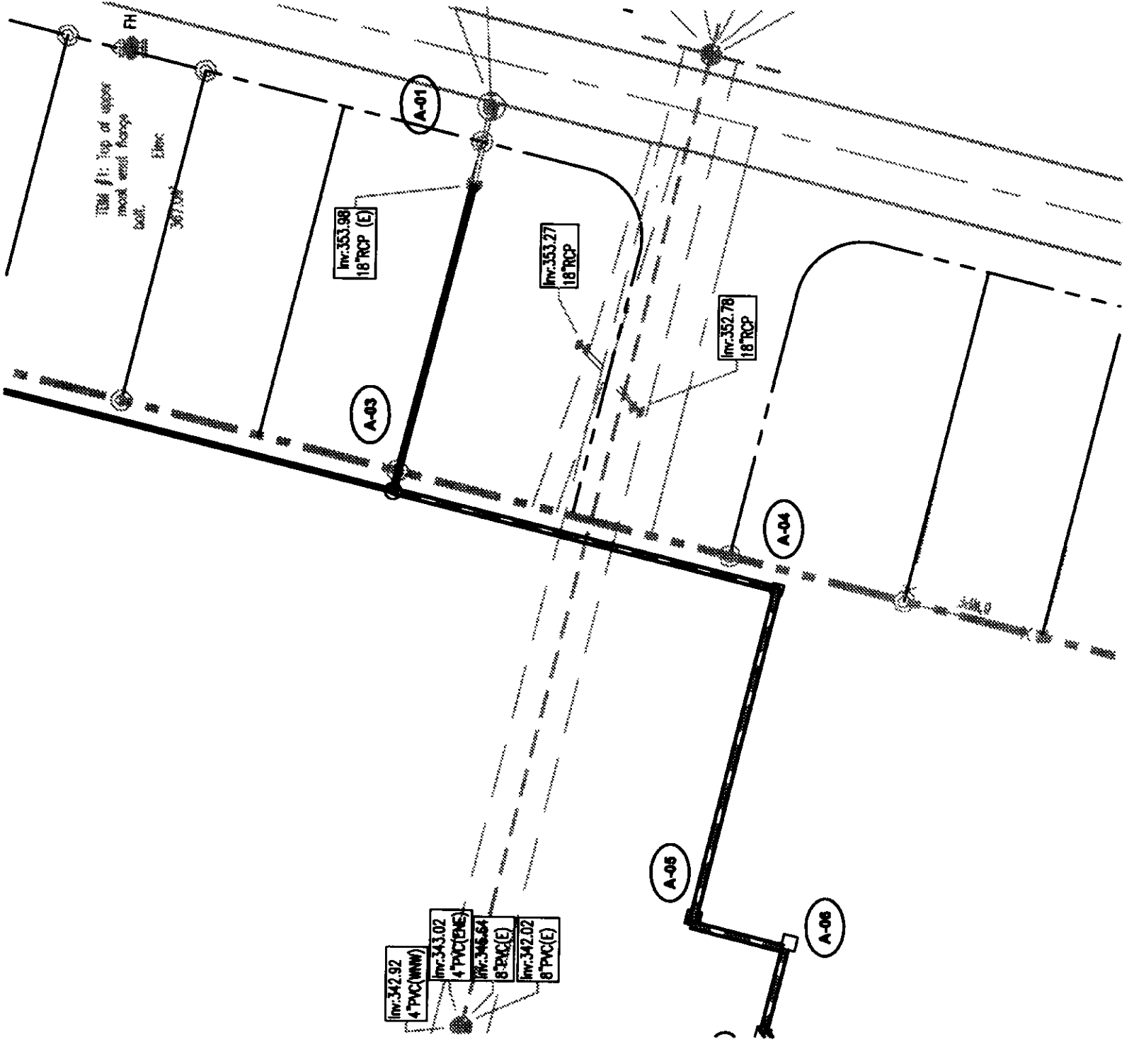


SHEET 7 OF 11  
 ENGINEERING DEPARTMENT  
**ROAD "B" PLAN & PROFILE 2**  
 STA 18+00 - 25+02.79  
 JONESBORO, ARKANSAS

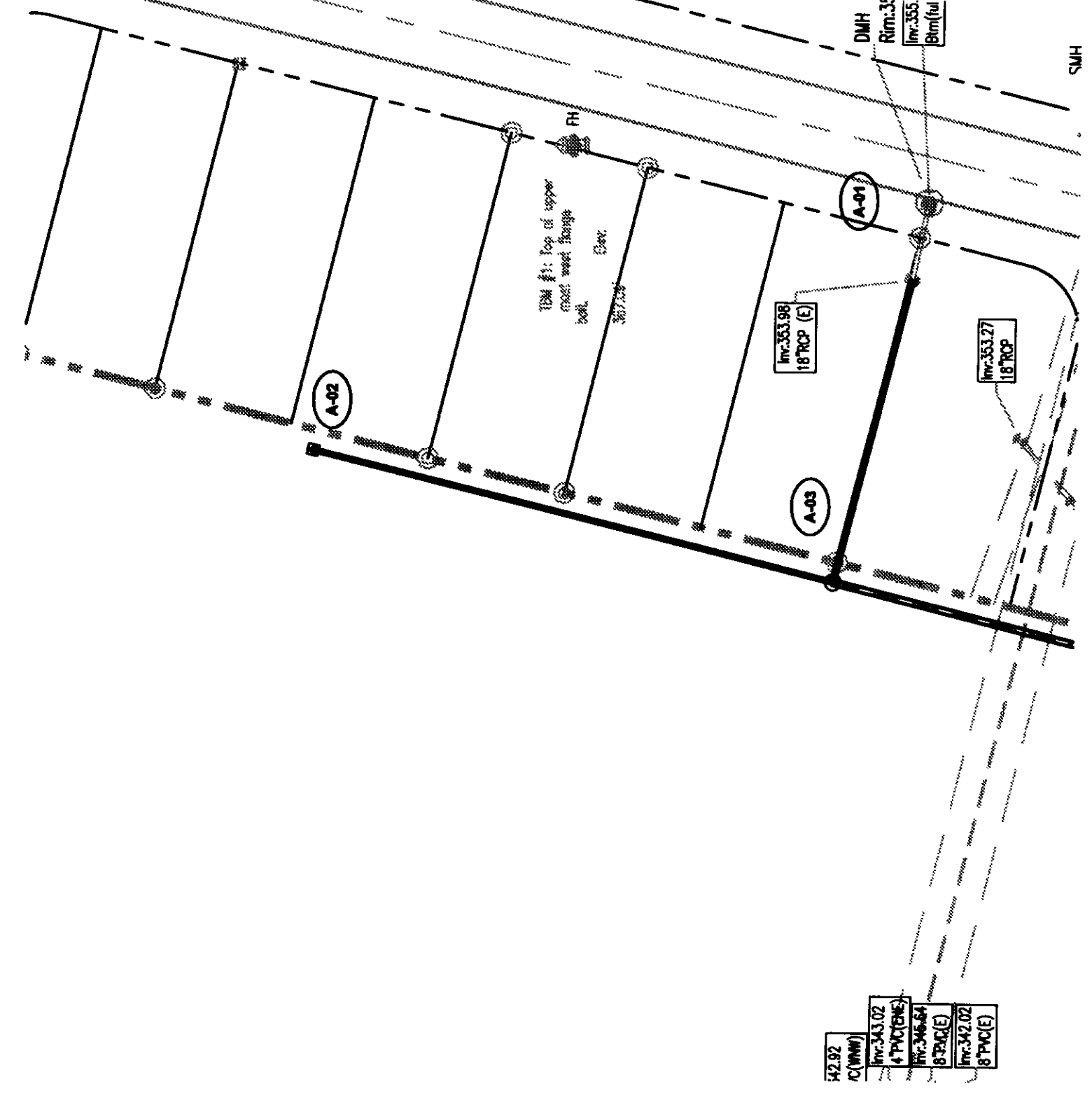
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 DATE: 04.15.08  
 BOOK:  
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 SCALE:  
 SURVEY: [blank]  
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SOLEIL AT SAGE MEADOWS  
 PHASE ONE  
 DEVELOPMENT INC

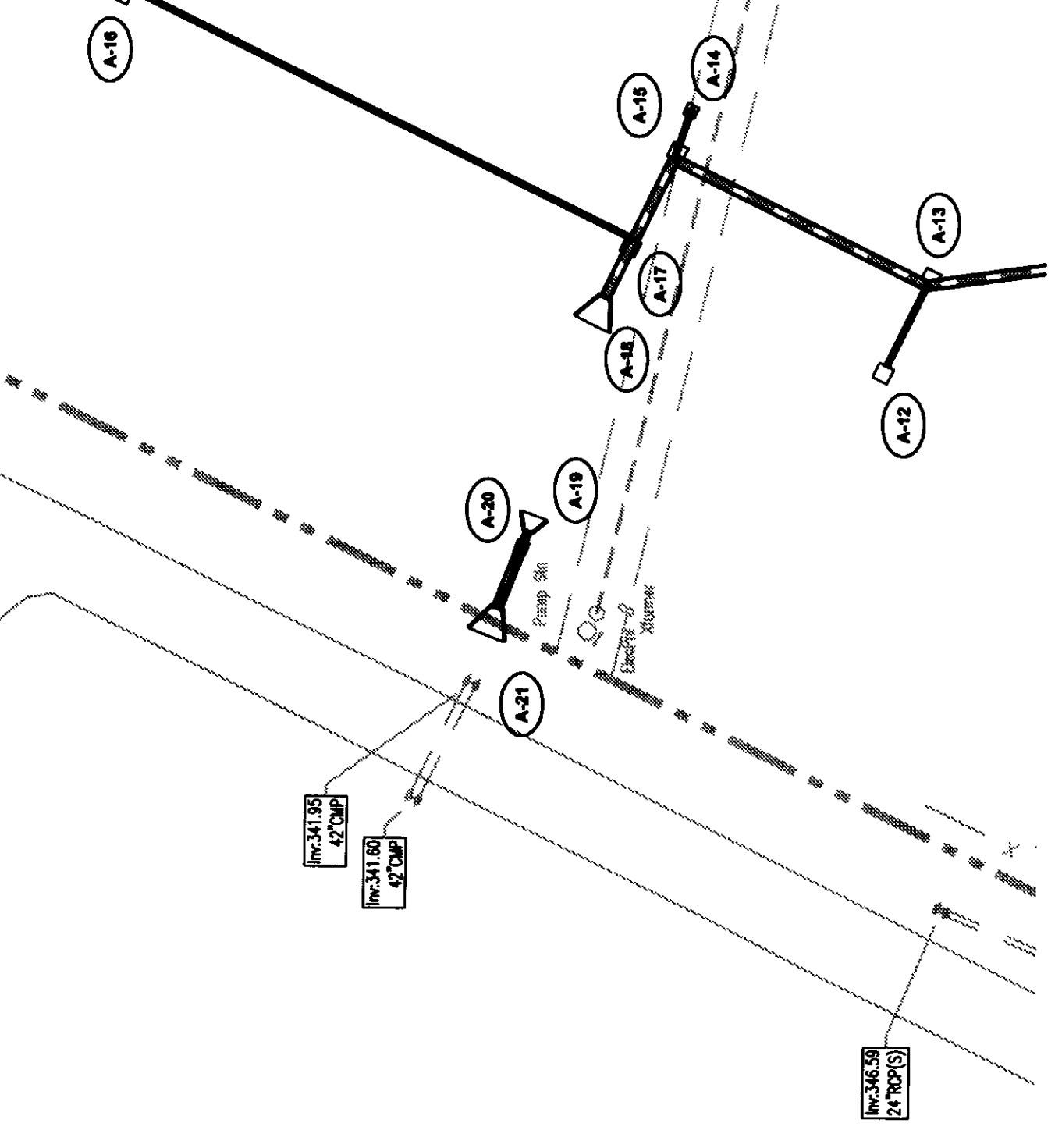




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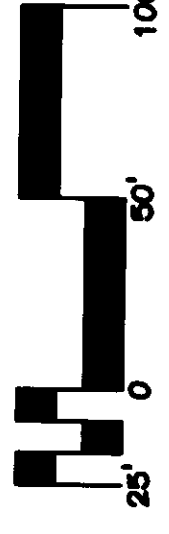
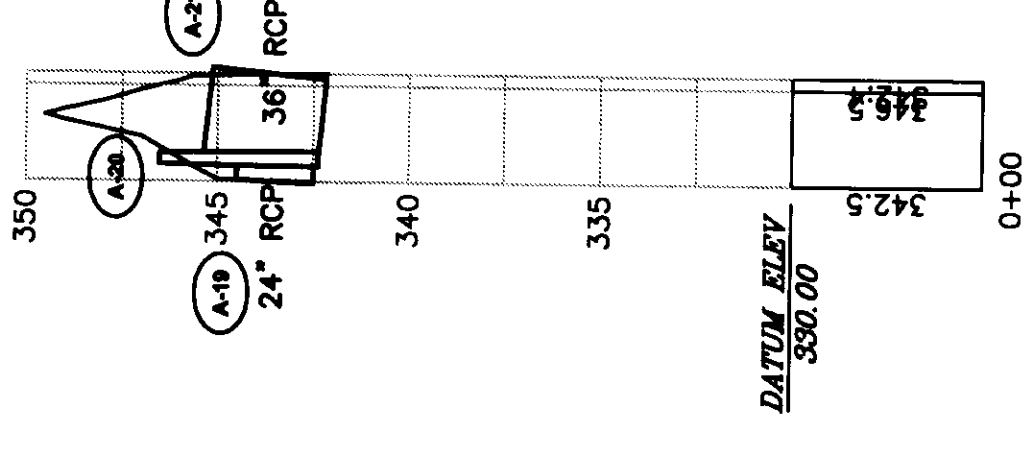
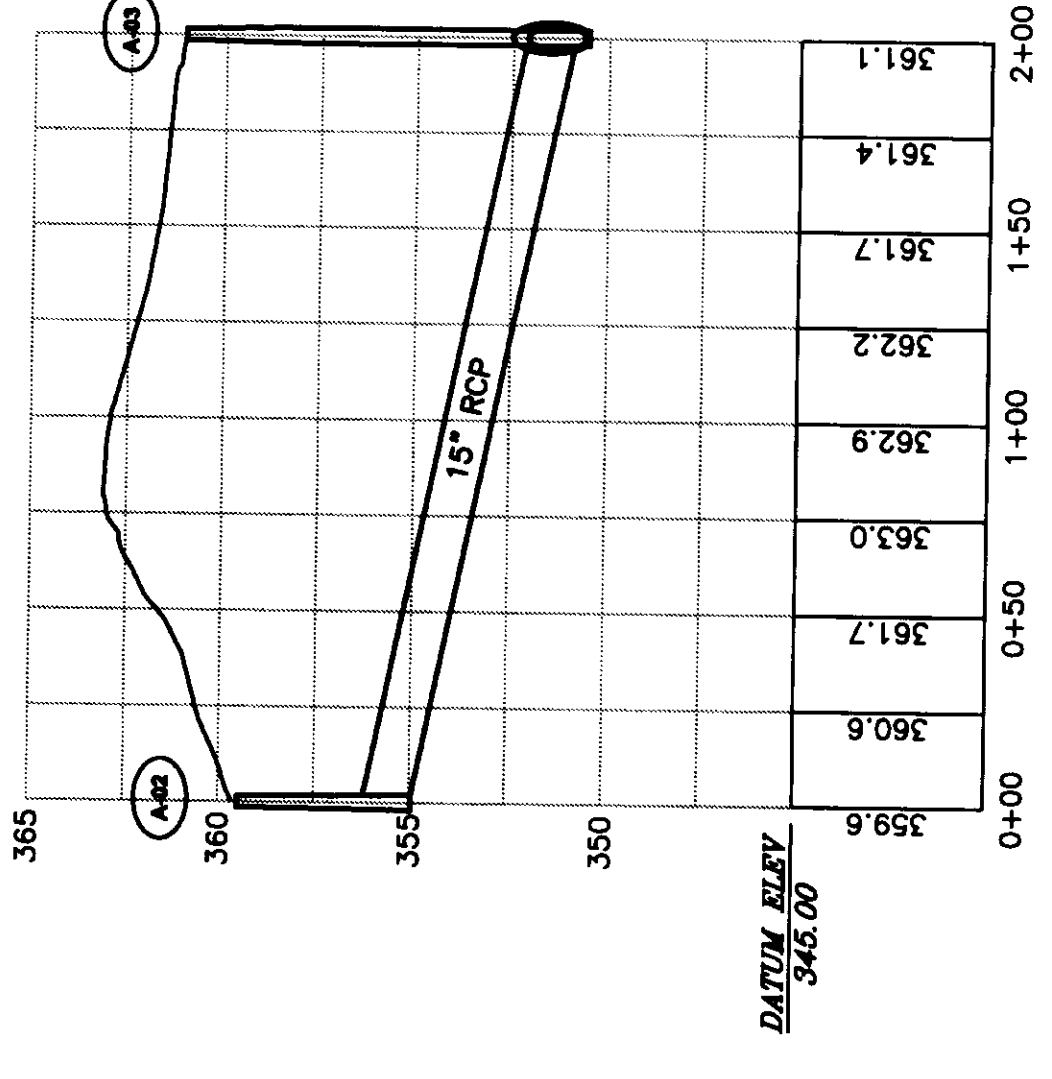
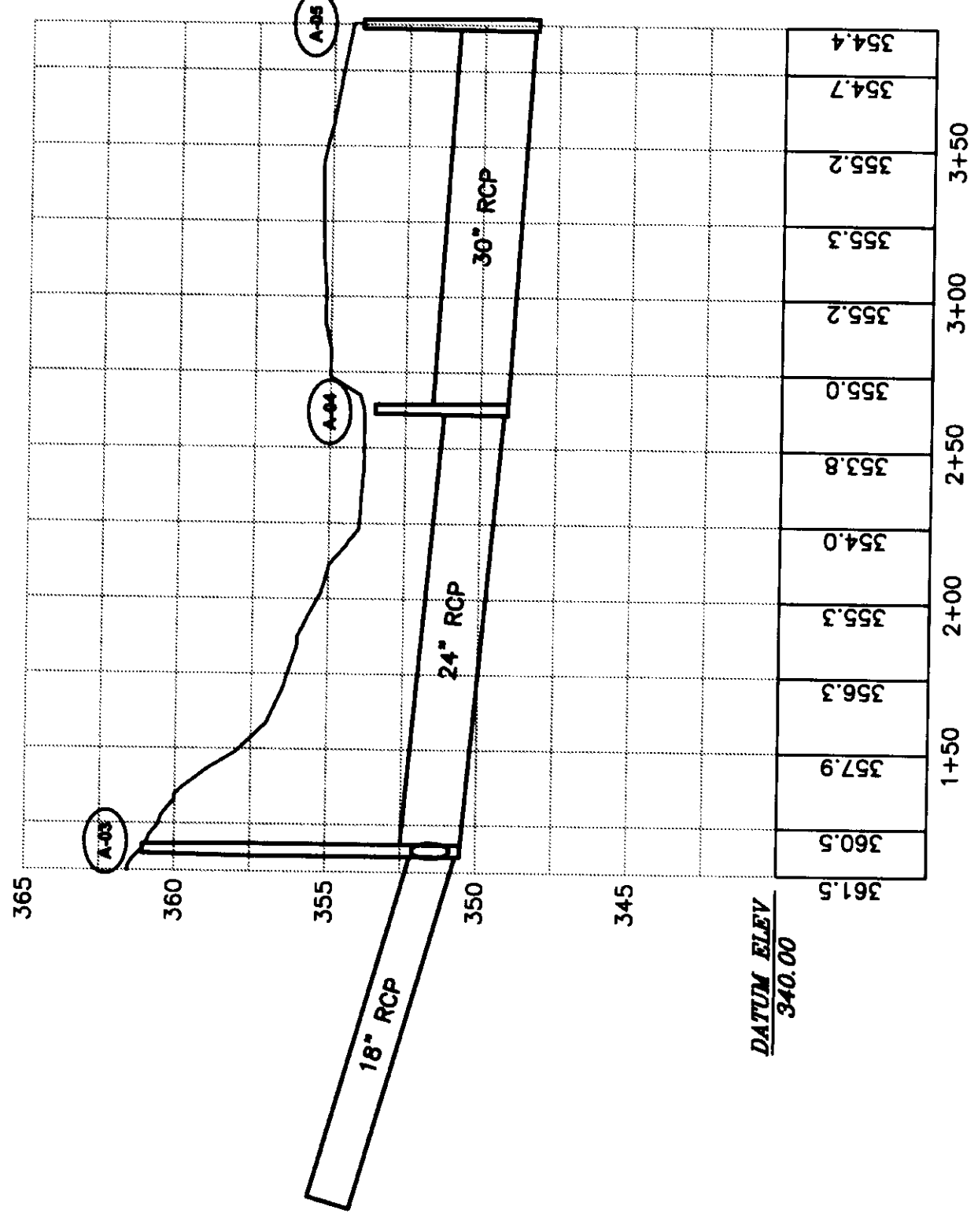


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SHEET 8 OF 11

ENGINEERING DEPARTMENT

OFFSTREET DRAINAGE PROFILES

JONESBORO, ARKANSAS

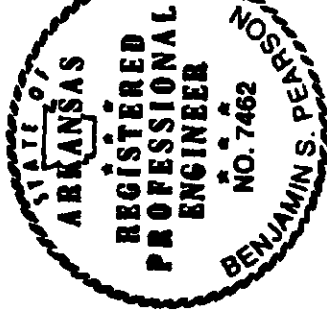
PROJECT NO.:

DATE: 04.15.08

BOOK: SCALE:

DATE: 04.28.08

DRAWN BY: REVIEWED

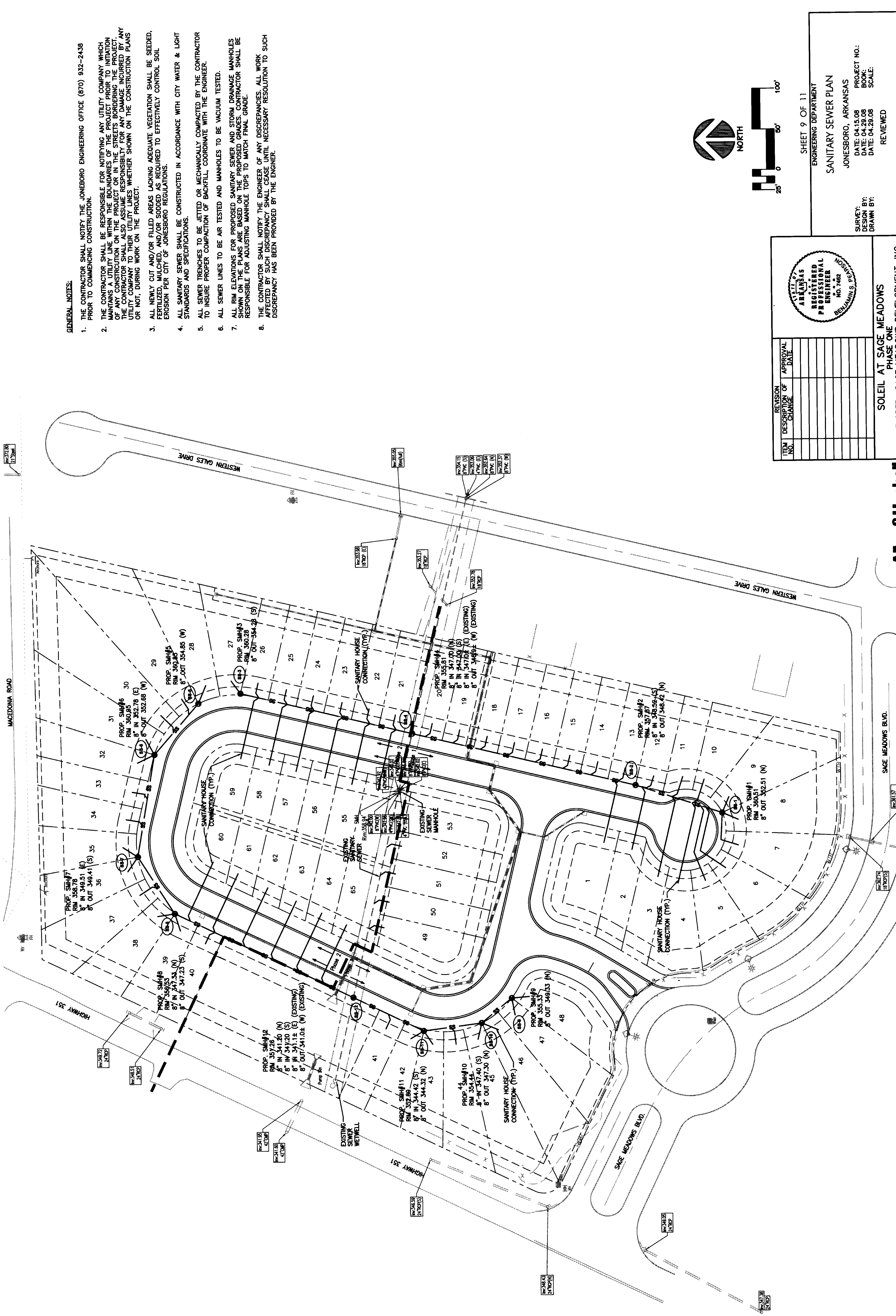


ITEM NO.	REVISION DESCRIPTION OF CHANGE	APPROVAL DATE

SOLEIL AT SAGE MEADOWS

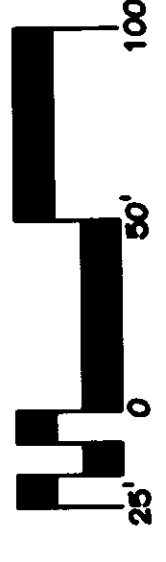
PHASE ONE DEVELOPMENT, INC.

ALLEN & HOSHALL

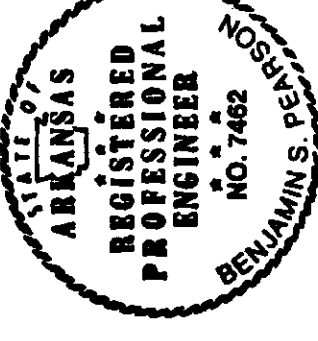


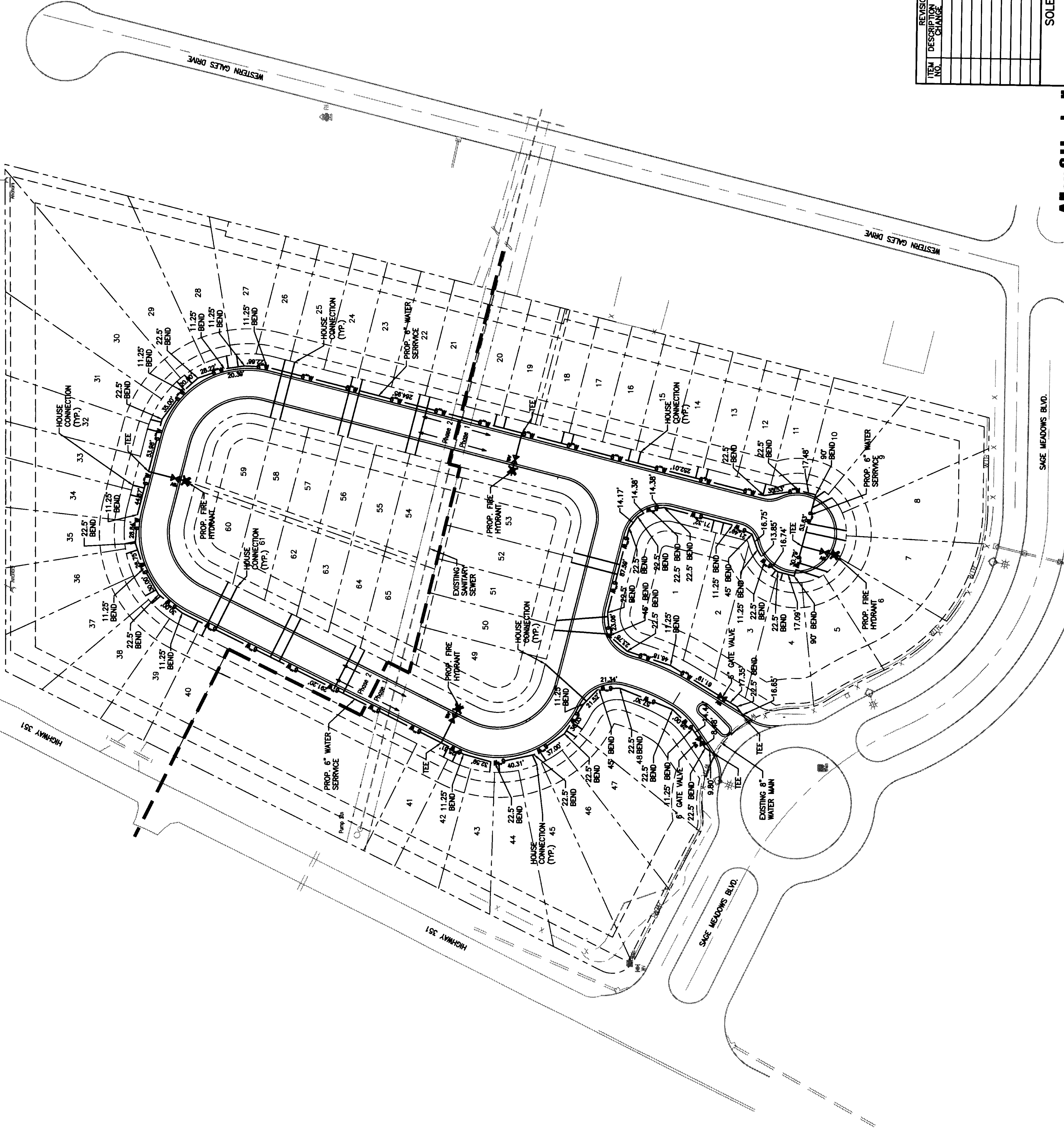
**GENERAL NOTES:**

1. THE CONTRACTOR SHALL NOTIFY THE JONESBORO ENGINEERING OFFICE (870) 932-2438 PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. ANY DAMAGE TO ANY UTILITY LINE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
3. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SOODED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION PER CITY OF JONESBORO REGULATIONS.
4. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY WATER & LIGHT STANDARDS AND SPECIFICATIONS.
5. ALL SEWER TRENCHES TO BE JETTED OR MECHANICALLY COMPACTED BY THE CONTRACTOR TO INSURE PROPER COMPACTION OF BACKFILL, COORDINATE WITH THE ENGINEER.
6. ALL SEWER LINES TO BE AIR TESTED AND MANHOLES TO BE VACUUM TESTED.
7. ALL RIM ELEVATIONS FOR PROPOSED SANITARY SEWER AND STORM DRAINAGE MANHOLES SHOWN ON THE PLANS ARE BASED ON THE PROPOSED GRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING MANHOLE TOPS TO MATCH FINAL GRADE.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. ALL WORK AFFECTED BY SUCH DISCREPANCY SHALL CEASE UNTIL NECESSARY RESOLUTION TO SUCH DISCREPANCY HAS BEEN PROVIDED BY THE ENGINEER.



REVISION NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



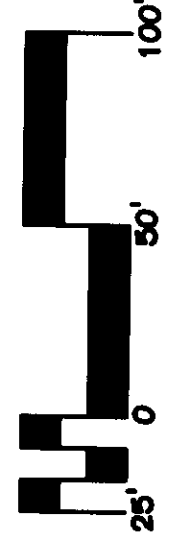
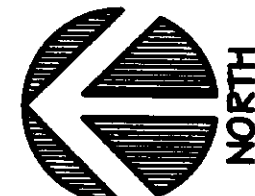


**GENERAL NOTES:**

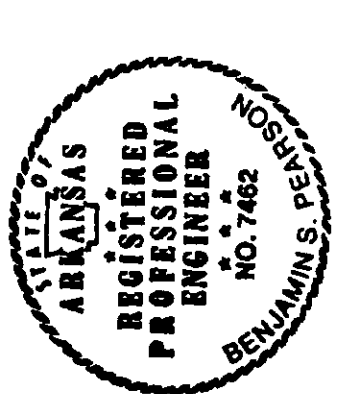
1. THE CONTRACTOR SHALL NOTIFY THE JONESBORO ENGINEERING OFFICE (870) 932-2438 PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
3. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION PER CITY OF JONESBORO REGULATIONS.
4. ALL CONSTRUCTION SHALL MEET THE CITY OF JONESBORO STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
6. FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-482-8998 FOR THE LOCATION OF UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
8. ALL FILL LIFTS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D-698) WITH SUITABLE FILL MATERIAL IN ACCORDANCE WITH CITY OF JONESBORO SPECIFICATIONS. MAXIMUM LOOSE LIFT TO BE 8".

**WATER SPECIFICATIONS:**

1. A 3/4" SERVICE CONNECTION SHALL BE PROVIDED FOR EACH LOT.
2. METERS AND METER BOXES WILL BE PROVIDED BY CITY WATER & LIGHT. CONTRACTOR SHALL INSTALL THE METER BOXES.
3. ALL MATERIALS AND INSTALLATION SHALL CONFORM WITH THE STANDARD SPECIFICATIONS OF CITY WATER & LIGHT AND THE STATE OF ARKANSAS.
4. BLOCKING OF FIRE HYDRANTS, TEES AND BENDS REQUIRED AS PER CITY WATER & LIGHT SPECIFICATIONS.
5. WATER LINES, VALVES, FITTINGS AND HYDRANTS SHALL BE INSTALLED, DISINFECTED, PRESSURE TESTED AND LEAK TESTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
6. ALL EXCAVATED TRENCHES TO BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY (ASTM D-698) WITH SUITABLE FILL MATERIAL IN ACCORDANCE WITH CITY OF JONESBORO SPECIFICATIONS.
7. FIRE HYDRANTS, TEES AND VALVES TO BE FURNISHED BY CITY WATER & LIGHT. CONTRACTOR TO INSTALL THE MATERIAL.



REVISION NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



SOLEIL AT SAGE MEADOWS  
 PHASE ONE  
 DEVELOPER: SAGE MEADOWS DEVELOPMENT, INC.

SHEET 10 OF 11  
 ENGINEERING DEPARTMENT

**WATER DISTRIBUTION PLAN**

JONESBORO, ARKANSAS  
 SURVEY: DATE: 04.15.08 PROJECT NO.:  
 DESIGN BY: DATE: 04.29.08 BOOK:  
 DRAWN BY: DATE: 04.29.08 SCALE:  
 REVIEWED

SAGE MEADOWS BLVD.

HIGHWAY 351

HIGHWAY 351

SAGE MEADOWS BLVD.

WESTERN GALES DRIVE

WESTERN GALES DRIVE