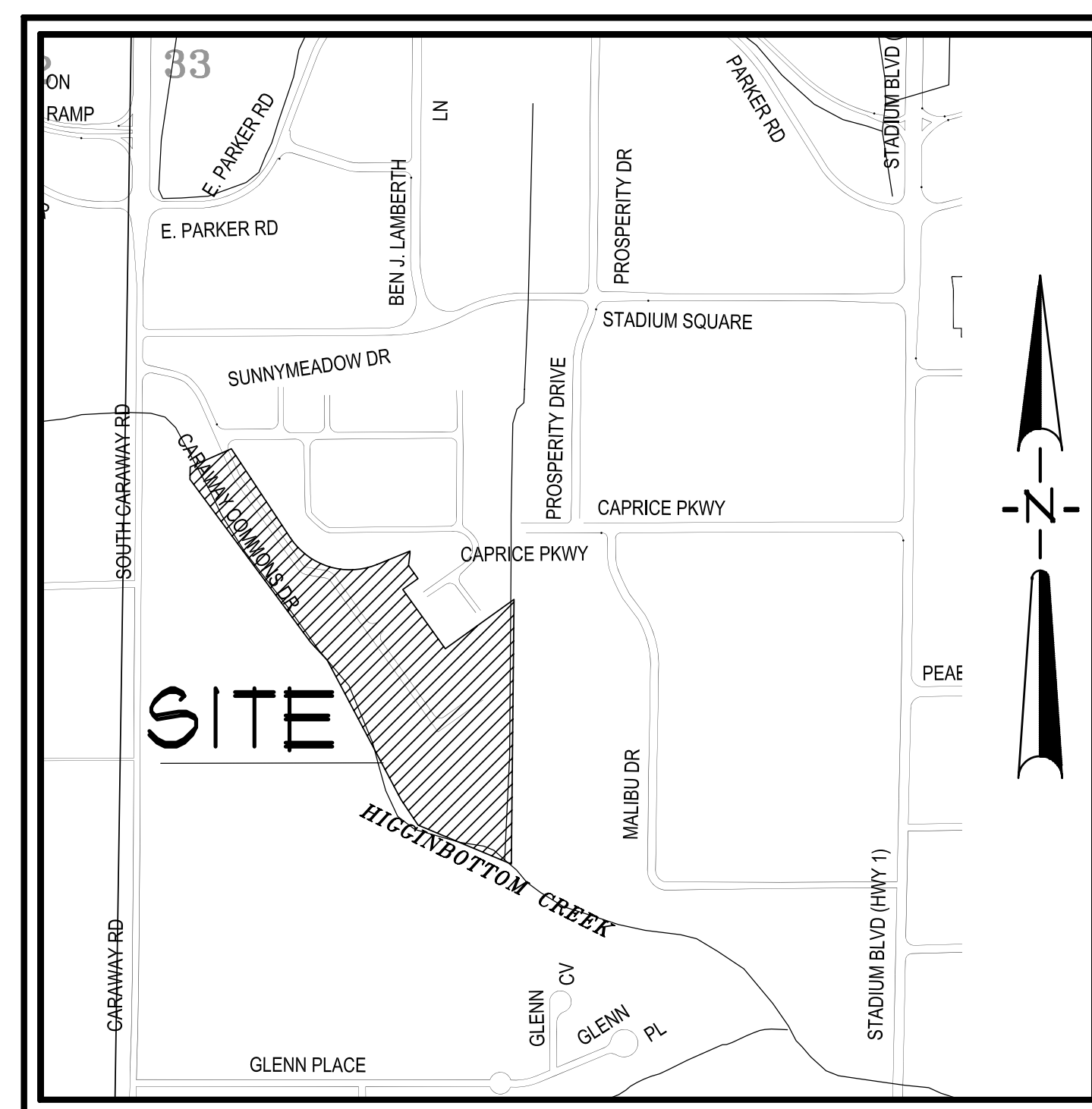


SITE DEVELOPMENT PLANS

CARAWAY COMMONS/CRAIGHEAD COMMONS PHASE 2

SOUTH CARAWAY ROAD

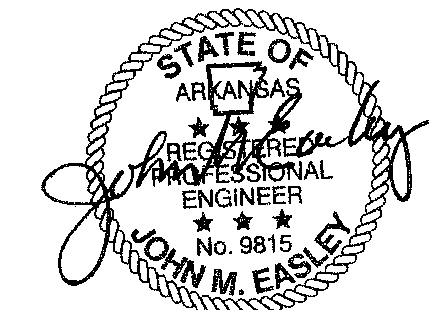
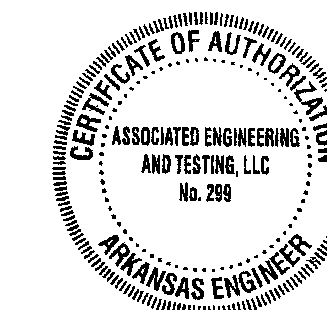
PREPARED FOR
CESAR & BECKY ISLAS
JONESBORO, ARKANSAS
AUGUST, 2013



VICINITY MAP
SCALE: 1" = 500'

INDEX TO SHEETS

- 1 OF 10 INDEX SHEET
- 2 OF 10 GENERAL NOTES & AREA MAP
- 3 OF 10 TOPOGRAPHIC SURVEY
- 4 OF 10 DEMOLITION PLAN
- 5 OF 10 SITE PLAN
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- 9 OF 10 STANDARD DETAILS
- 10 OF 10 EROSION CONTROL DETAILS



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

INDEX SHEET
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
016 SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
870-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
RON BOUEN, P.E. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-5588, FAX: 870-930-3303
RANDY SPYKINS - CHIEF ENGINEER
870-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-931-3750
6. AT&T
723 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-912-1821, FAX: 870-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-912-1581, FAX: 870-912-1533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8429 EXT. 212, FAX: 870-912-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. COMMON OPEN SPACE AND AMENITIES ARE NOT APPLICABLE.
5. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
6. CLOSEST EXISTING FIRE HYDRANT IS WITHIN SUBJECT PROPERTY, APPROXIMATELY 414 FEET WEST AND 228 FEET SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
7. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 IS TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 188 FEET WEST AND 263 FEET NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEV. = 262.19 (NAVD 88).

LEGEND

---	BOUNDARY LINE	⊕	FIRE HYDRANT	▣	GRADED INLET
---	LOT LINES	⬇	VALVE BOX	⊙	DOWNSPOUT
○ R.P.	FOUND IRON PIPE	⬆	FIRE PROTECTION	⊙	SPRINKLER CONTROL
⊙ RCP&A	FOUND COTTON-PICKER SPINDLE	---	EXISTING OVERHEAD ELECTRICAL LINE	⊙	MAILBOX
△ R.P.	FOUND REBAR	---	EXISTING UNDERGROUND ELECTRICAL LINE	⊙	TRASH COMPACTOR
⊙ R.P.	FOUND IRON PIPE W/ PL6 *XXX CAP	---	ELECTRIC TRANSFORMER/ELECTRIC METER	⊙	COLUMN
⊙ RCP&A XXX	CITY OF JONESBORO G.P.S. MONUMENT	---	POWER POLE	⊙	BOLLARD
⊕ B.M.	BENCHMARK	---	POWER JUNCTION, COMM. BOX	⊙	HANDICAP SIGN
△ R.P.	R/W MONUMENT	---	SIGN LIGHTS/FLOOR LIGHTS	---	EXISTING FENCE LINE
⊙ R.P.	SET 1 1/4" IRON PIPE W/ PL6 *B49 CAP	---	LIGHT POLE (SINGLE)	---	EXISTING GROUND CONTOUR
---	EXISTING SANITARY SEWER LINE	---	LIGHT POLE (BACK-BACK)	---	FINISHED GROUND CONTOUR
---	PROPOSED SANITARY SEWER LINE	---	LIGHT POLE (3 * 90')	---	EXISTING TREE/SHRUB
⊙ SPPH	EXISTING SANITARY SEWER MANHOLE	---	TRAFFIC SIGN	---	BASIN BOUNDARY
⊙	PROPOSED SANITARY SEWER MANHOLE	---	TRAFFIC SIGNAL	---	DRAINAGE FLOW
⊙	EXISTING SANITARY SEWER CLEANOUT	---	TRAFFIC LIGHT CONTROL	---	GENERAL DRAINAGE FLOW
⊙	PROPOSED SANITARY SEWER CLEANOUT	---	TRAFFIC SIGNAL W/ POLE	---	SUALE FLOW DIRECTION
---	PROPOSED SANITARY SEWER SERVICE LINE	---	EXISTING OVERHEAD COMMUNICATION LINE	---	SILT FENCE
---	EXISTING WATER LINE	---	EXISTING UNDERGROUND COMMUNICATION LINE	---	ROCK CHECK DAM
---	PROPOSED WATER LINE	---	TELEPHONE PEDESTAL	---	RIP RAP AREA
⊙ U.P.	EXISTING WATER METER	---	EXISTING GAS LINE	---	INLET PROTECTION
⊙	PROPOSED WATER METER	---	⊙ G.P.	---	GAS METER
⊙	WATER VALVE	---	⊙ SPPH	---	EXISTING STORM WATER MANHOLE



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GENERAL NOTES & AREA MAPS
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

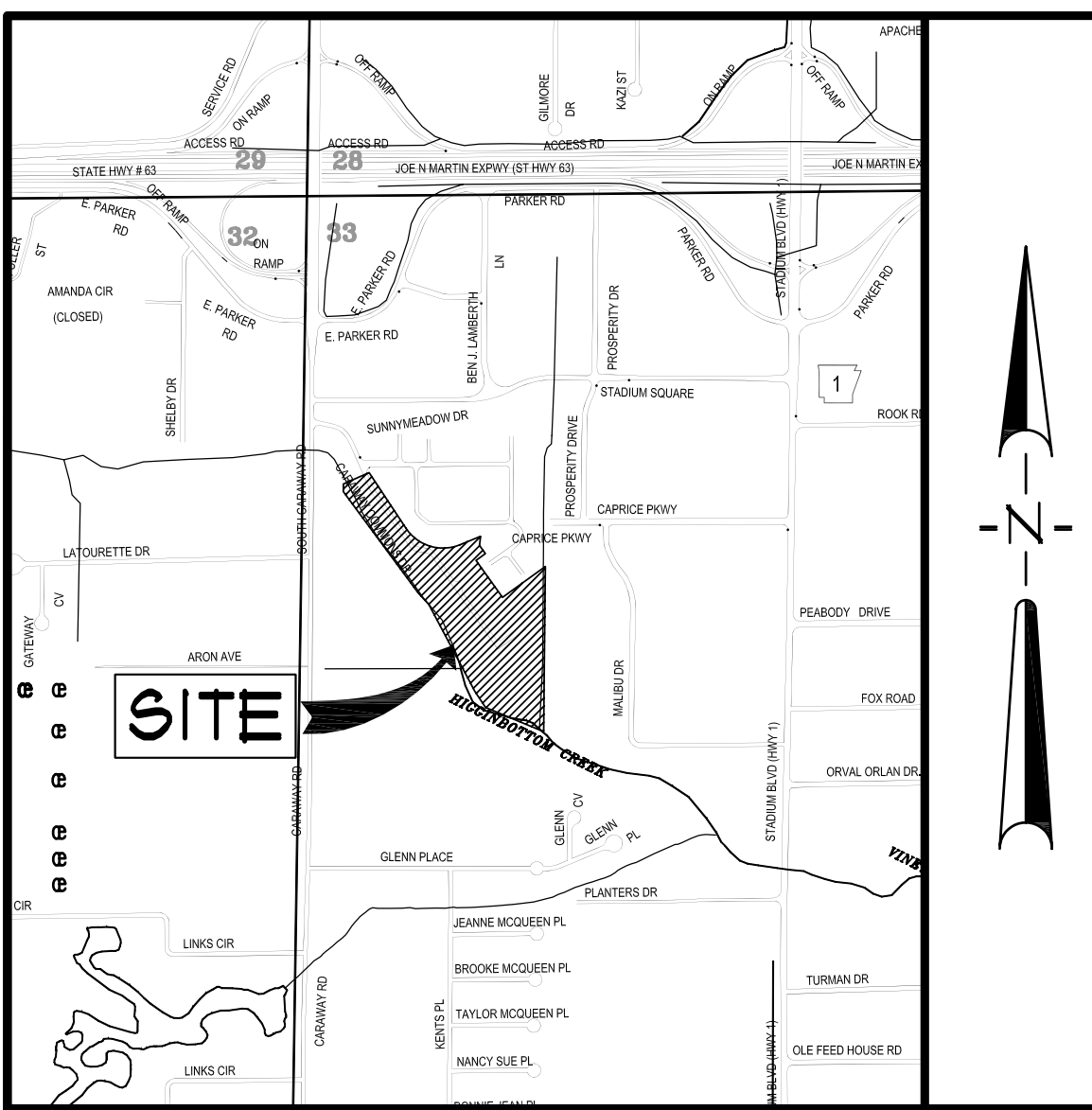
STATE OF ARKANSAS
 PROFESSIONAL ENGINEER
 No. 9816
 JOHN M. EASLEY

DATE: 08/28/13
 SCALE: 1" = 200'
 CHECKED: JHE
 CADD FILE: 1302-8DP
 DRAWN: JHE/CCH
 DRAWN: CHKD

REVISIONS

REV DATE

2 OF 10



VICINITY SKETCH
NOT TO SCALE

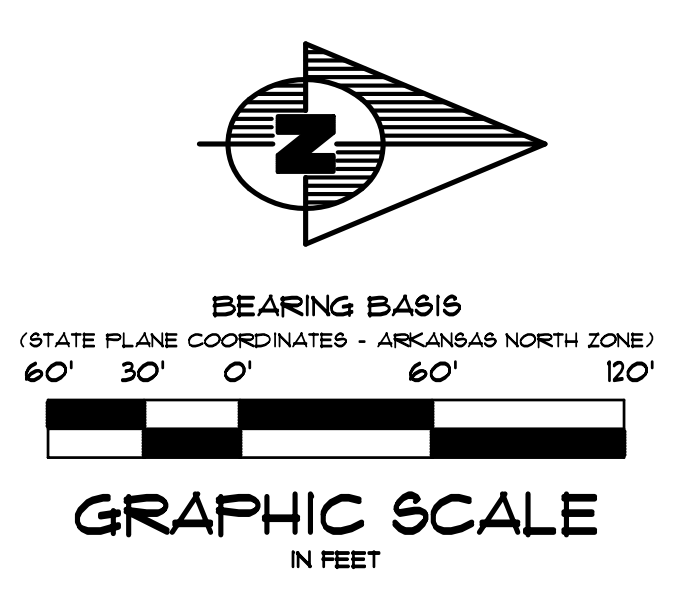
DESCRIPTION

A PORTION OF LOT 1 AS SHOWN ON THE RECORD PLAT OF CARAWAY COMMONS/CRAIGHEAD COMMONS, RECORDED IN PLAT CABINET "C", PAGE 103 IN THE CRAIGHEAD COUNTY PUBLIC RECORDS AT JONESBORO, ARKANSAS, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°39'23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 369.10 FEET TO A POINT; THENCE NORTH 61°22'02" WEST ALONG THE CENTERLINE OF HIGGINSBOTTOM CREEK, A DISTANCE OF 346.68 FEET TO A POINT; THENCE NORTH 33°49'16" WEST A DISTANCE OF 105.08 FEET TO A POINT; THENCE NORTH 21°52'19" WEST A DISTANCE OF 542.58 FEET TO A POINT; THENCE NORTH 43°02'54" WEST A DISTANCE OF 82.95 FEET TO A POINT; THENCE NORTH 36°29'01" WEST A DISTANCE OF 696.08 FEET TO A POINT; THENCE NORTH 00°18'18" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 422.3 FEET TO A POINT; THENCE NORTH 66°01'03" EAST A DISTANCE OF 154.43 FEET TO A POINT; THENCE SOUTH 33°21'35" EAST A DISTANCE OF 361.70 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 336.60 FEET; THENCE NORTH 61°45'25" EAST A DISTANCE OF 122.30 FEET TO A POINT; THENCE SOUTH 00°18'18" EAST A DISTANCE OF 92.23 FEET TO A POINT; THENCE SOUTH 01°19'39" WEST A DISTANCE OF 404.62 FEET TO A POINT; THENCE SOUTH 35°41'09" EAST A DISTANCE OF 39.91 FEET TO A POINT; THENCE SOUTH 54°18'51" WEST A DISTANCE OF 64.29 FEET TO A POINT; THENCE SOUTH 35°41'09" EAST A DISTANCE OF 290.06 FEET TO A POINT; THENCE NORTH 54°18'51" EAST A DISTANCE OF 290.13 FEET TO A POINT; THENCE SOUTH 00°35'12" WEST A DISTANCE OF 539.51 FEET TO THE POINT OF BEGINNING.

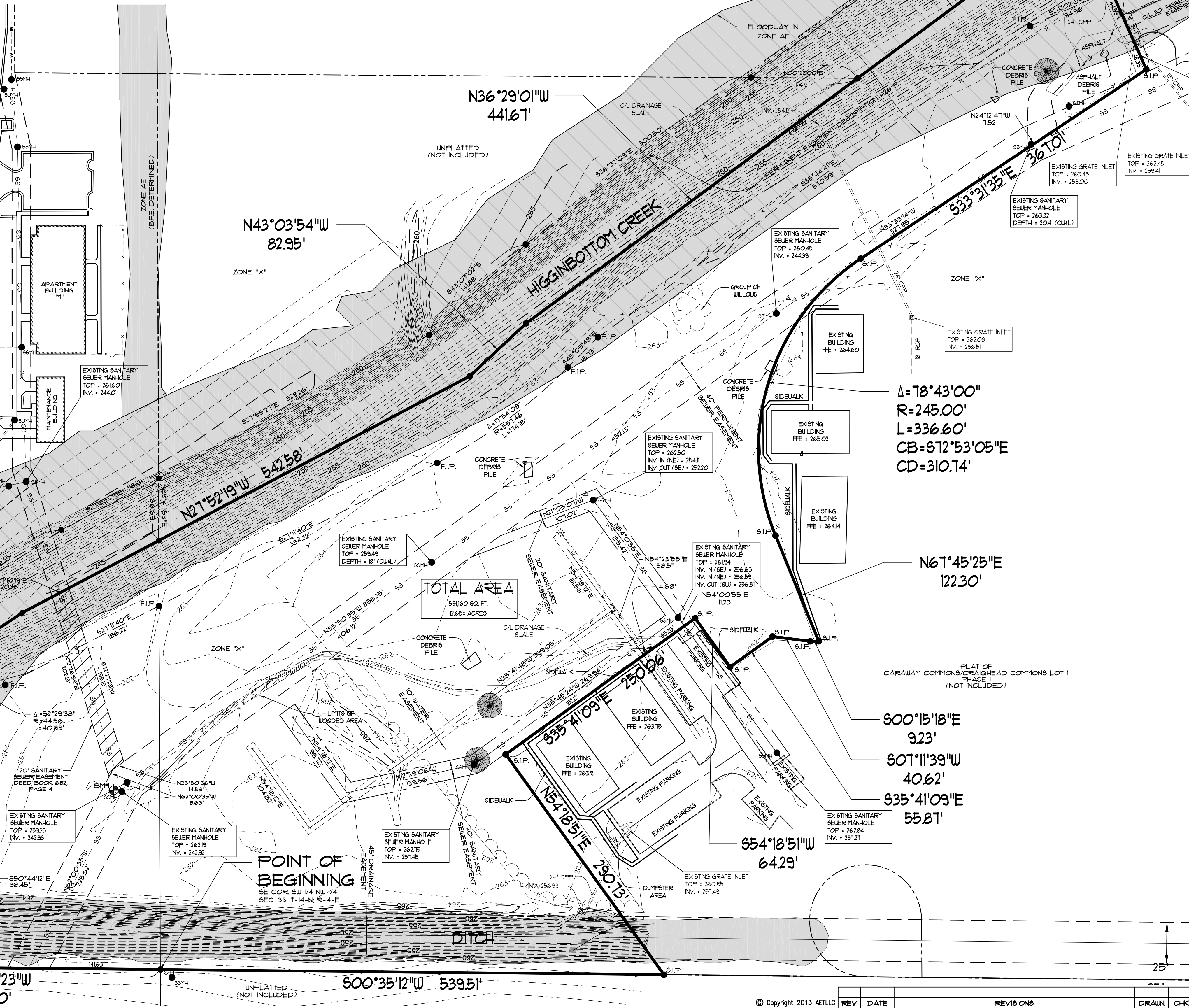
CONTAINING IN ALL 5916.0 SQ. FT. OR 12.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR XXXXXX ISLAS. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS, ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE, ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. THE BUILDING SETBACKS FOR C-3 ZONING ARE:
FRONT: 25' SIDE: 10' REAR: 20'
MAXIMUM HEIGHT LIMITATION IS 45 FEET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM. BENCHMARK # IS TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 188 FEET WEST AND 263 FEET NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 262.19 (NAVD 88).
- SUBJECT PROPERTY IS LOCATED WITHIN "ZONE AE" SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATION DETERMINED) AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMPANY PANEL 8 0903020342 (PANEL 134 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991. REVISION DATE - JANUARY 18, 2006. FLOODWAY FOR HIGGINSBOTTOM CREEK LIES WITHIN THE BANKS.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. GLO MAP NOTES FOR 14N R4E, CRAIGHEAD COUNTY, ARKANSAS.
B. RECORD PLAT OF CARAWAY COMMONS/CRAIGHEAD COMMONS, RECORDED IN PLAT CABINET "C", PAGE 103 AT JONESBORO, ARKANSAS.



LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT LOT LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	FOUND 5/8" REBAR
---	SET 1-1/4" IRON PIPE W/ PS #66 CAP
---	EXISTING SANITARY SEWER LINE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATER LINE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING POWER POLE
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEPHONE POLE
---	EXISTING FIBER OPTIC PULLBOX
---	EXISTING 6" OR 8" SEWER MANHOLE
---	EXISTING STREET SIGN
---	EXISTING FENCE
---	EXISTING CONTOUR
---	EXISTING TREE
---	BENCHMARK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 08/28/13

ASSOCIATED ENGINEERING AND TESTING, LLC
STATE OF ARKANSAS
REGISTERED PROFESSIONAL SURVEYOR
KENNETH L. CRAWFORD, P.S.
PROFESSIONAL CERTIFICATE NO. 166
SIGNATURE AND SURVEYOR'S SEAL

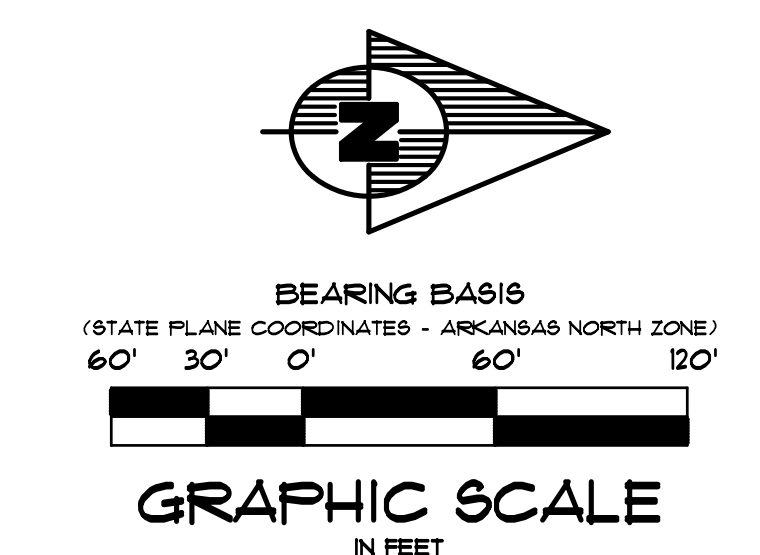
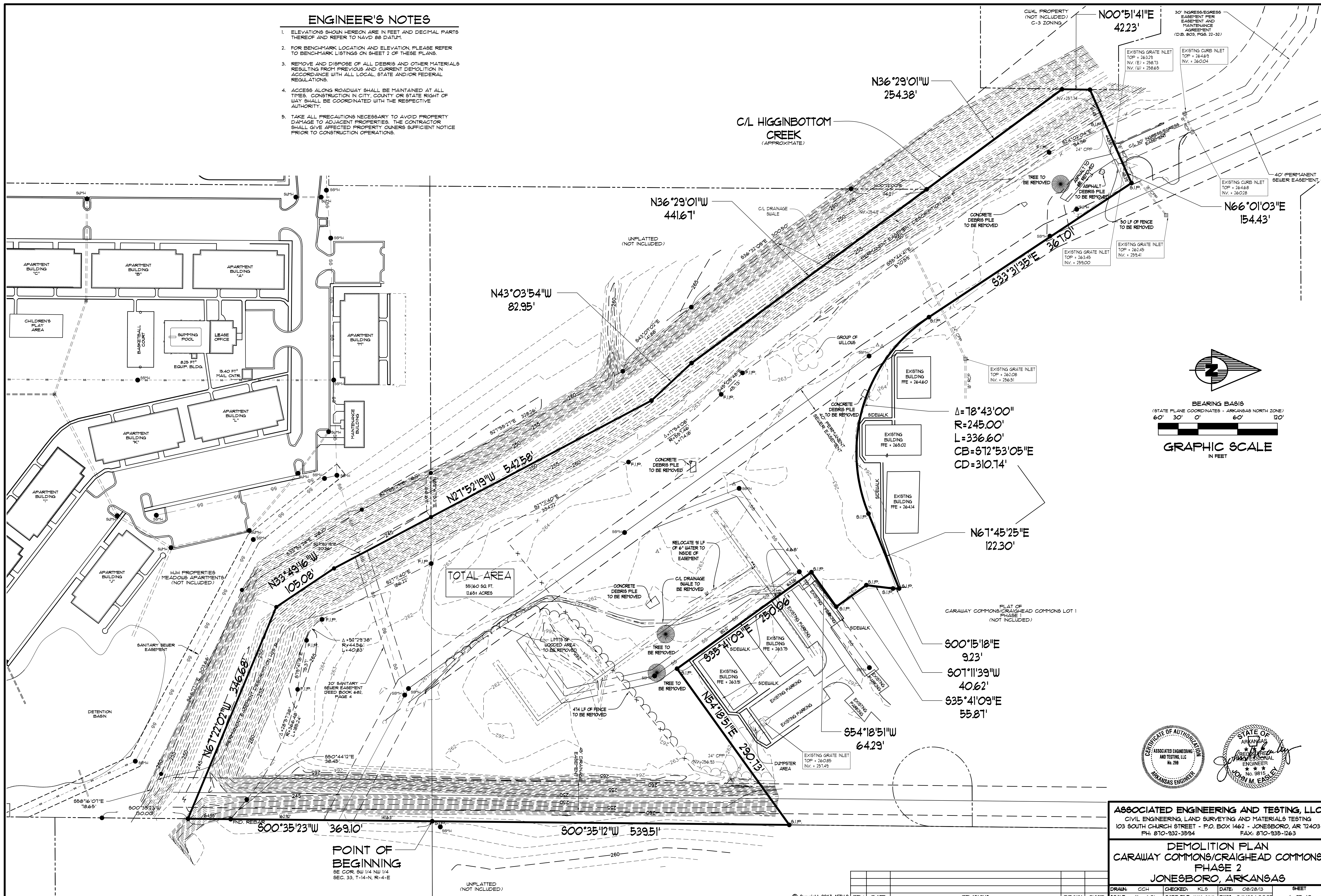
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 1, PHASE 2 OF
CARAWAY COMMONS/CRAIGHEAD COMMONS
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: KLS	DATE: 08/28/13	SHEET: 1 OF 1
SCALE: 1" = 60'	CADD FILE: 1312-001	DWG#: 0414334.0004	

ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
- TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



$\Delta = 78^{\circ}43'00''$
 $R = 245.00'$
 $L = 336.60'$
 $CB = 672^{\circ}53'05''E$
 $CD = 310.74'$

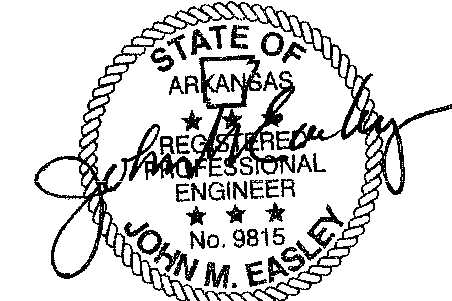
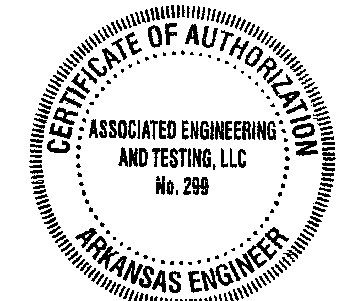
TOTAL AREA
 5916.0 SQ. FT.
 12.651 ACRES

ASSOCIATED ENGINEERING AND TESTING, LLC
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DEMOLITION PLAN
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

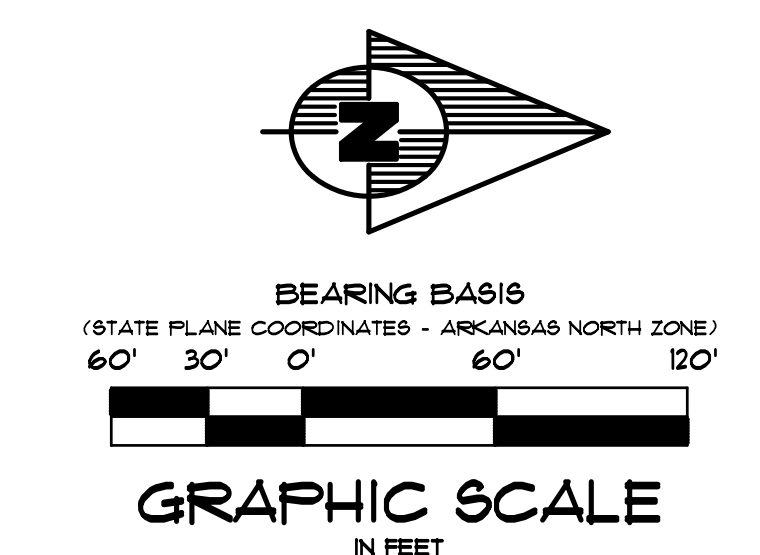
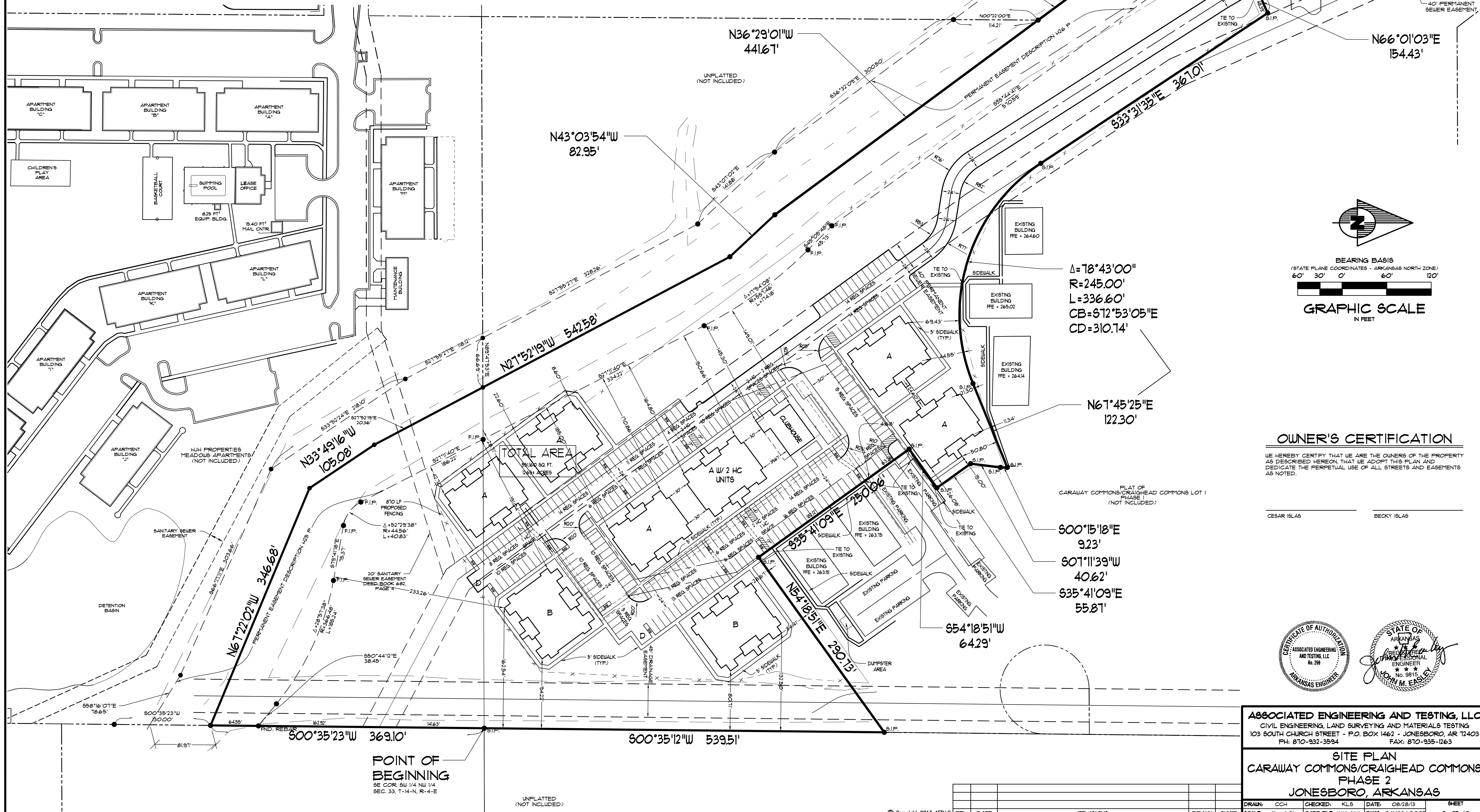
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REV	DATE	REVISIONS	DRAWN	CHK'D



ENGINEER'S NOTES

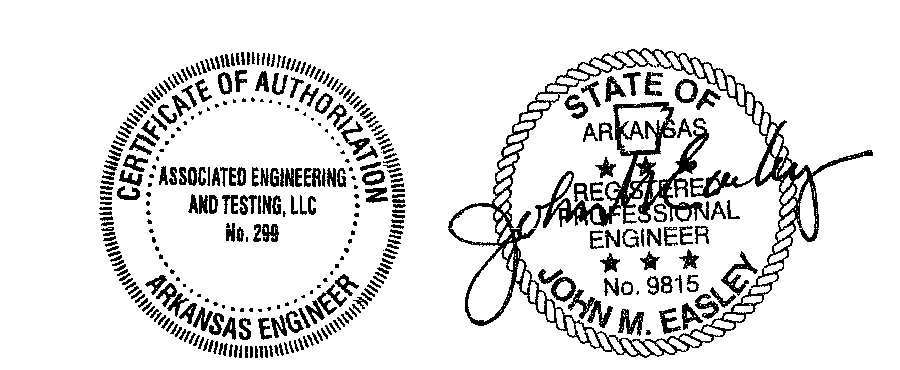
1. PARKING SPACES REQUIRED:
 BUILDING TYPE "A" - 8 TWO-BEDROOM UNITS + 16 SPACES AND 4 ONE-BEDROOM UNITS + 1 SPACES WHICH EQUALS 25 SPACES PER BUILDING TYPE
 BUILDING TYPE "B" - 8 THREE-BEDROOM UNITS + 24 SPACES AND 4 ONE-BEDROOM UNITS + 1 SPACES WHICH EQUALS 31 SPACES PER BUILDING TYPE
 TOTAL REQUIRED = 162 SPACES (6 HANDICAP ACCESSIBLE)
 PARKING SPACES PROVIDED: 174 (6 HANDICAP ACCESSIBLE)
 REGULAR PARKING SPACE SIZE: 9' X 20'
2. BUILDING LAYOUT BASED ON ARCHITECT PLANS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
5. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
6. PRIOR TO DRIVEWAY CONSTRUCTION, CONTACT THE PERMIT OFFICER, ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT FOR PERMIT APPLICATION.
7. PROJECT SITE IS CURRENTLY VACANT.
8. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
9. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON THAT WE ADOPT THIS PLAN AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

CEGAR ISLAS BECKY ISLAS



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SITE PLAN
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

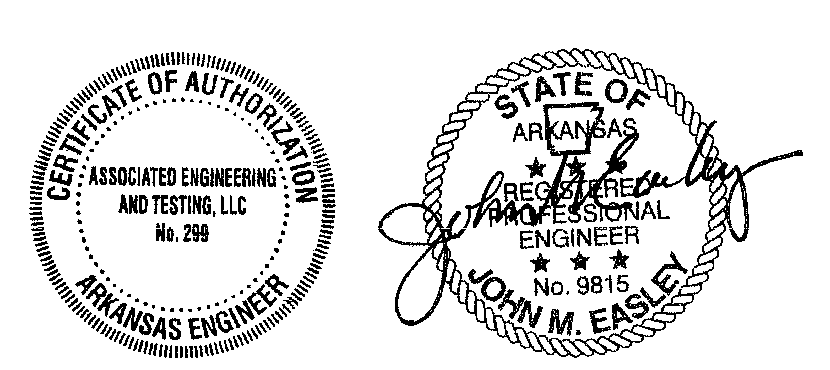
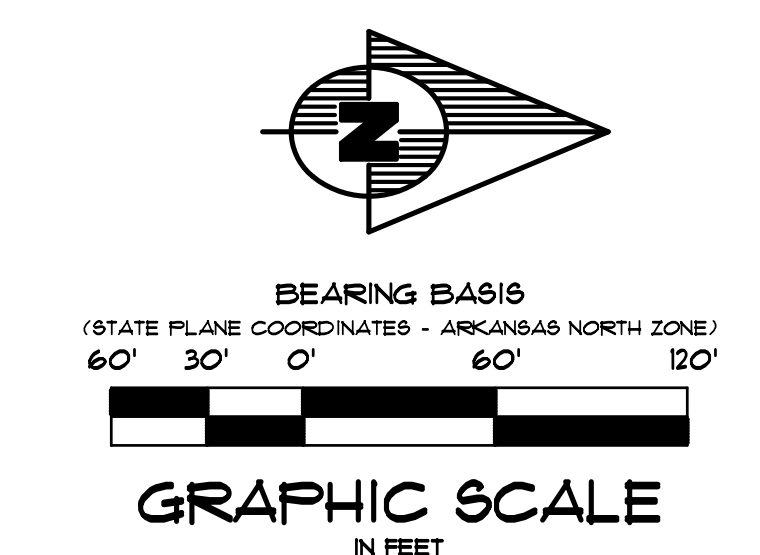
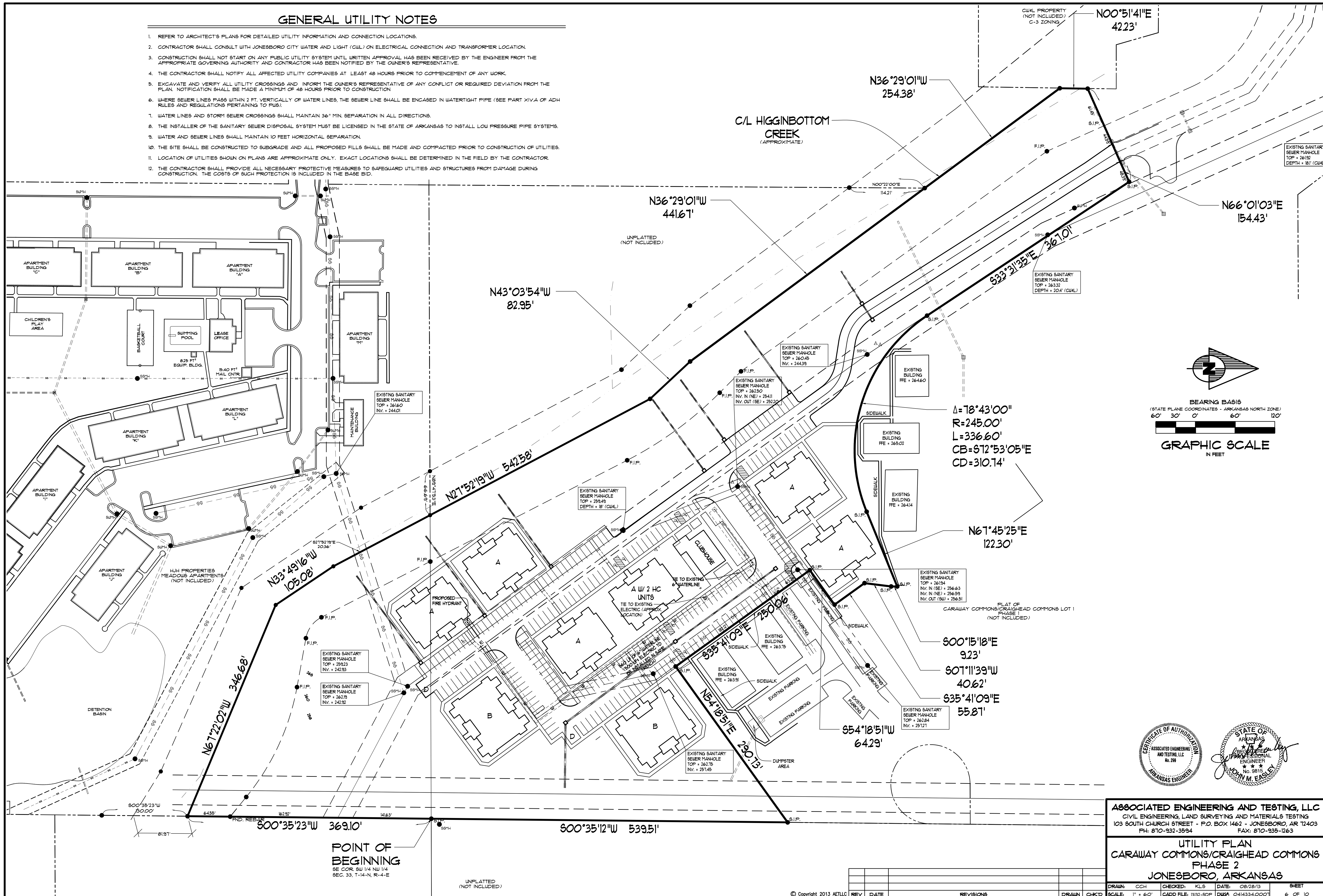
DRAWN: CCH CHECKED: KLS DATE: 08/28/13 SHEET: 5 OF 10
 SCALE: 1" = 60' CADD FILE: 1312-SDP.DWG DATE: 04/13/14

REV	DATE	REVISIONS	DRAWN	CHK'D

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GENERAL UTILITY NOTES

- REFER TO ARCHITECT'S PLANS FOR DETAILED UTILITY INFORMATION AND CONNECTION LOCATIONS.
- CONTRACTOR SHALL CONSULT WITH JONESBORO CITY WATER AND LIGHT (CWL) ON ELECTRICAL CONNECTION AND TRANSFORMER LOCATION.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV.A OF ADH RULES AND REGULATIONS PERTAINING TO FUS).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
- WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
- THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
- LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.



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UTILITY PLAN
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

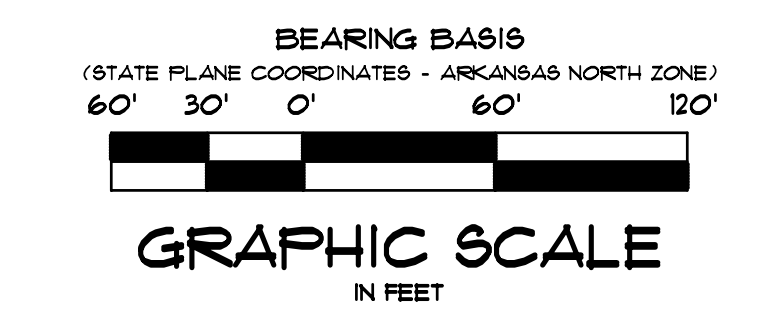
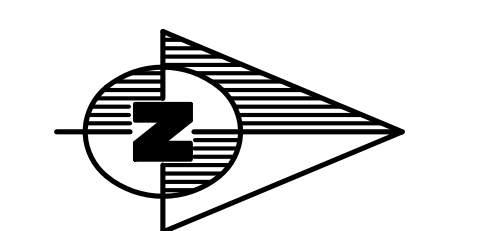
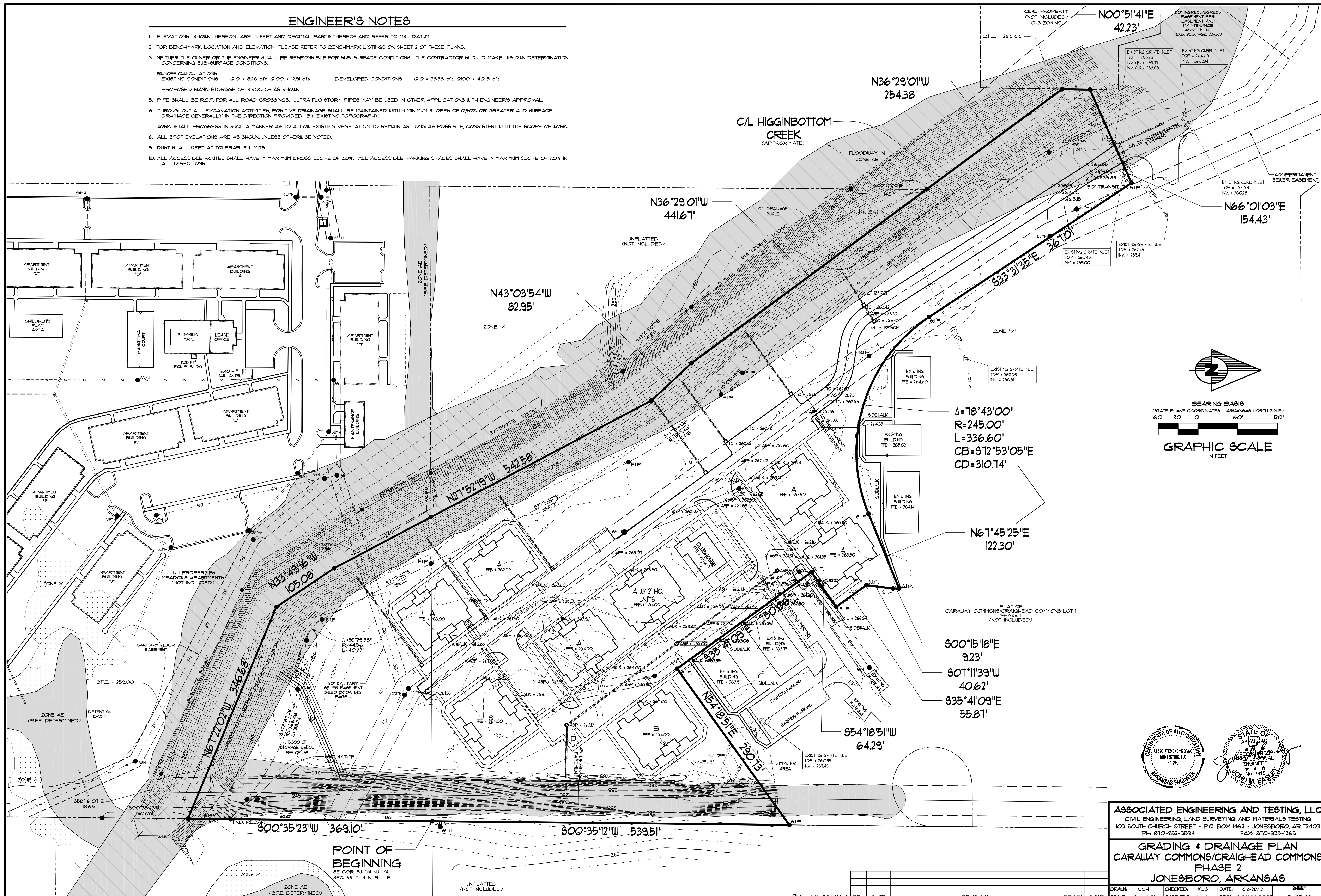
REVISIONS	DATE	BY	CHKD

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POINT OF BEGINNING
 SE COR. SW 1/4 NW 1/4
 SEC. 33, T-14-N, R-4-E

ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- RUNOFF CALCULATIONS:
EXISTING CONDITIONS: $Q_{10} = 8.26$ cfs, $Q_{100} = 12.91$ cfs DEVELOPED CONDITIONS: $Q_{10} = 28.38$ cfs, $Q_{100} = 40.15$ cfs
PROPOSED BANK STORAGE OF 13,500 CF AS SHOWN.
- PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL SPOT ELEVATIONS ARE AS SHOWN, UNLESS OTHERWISE NOTED.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.

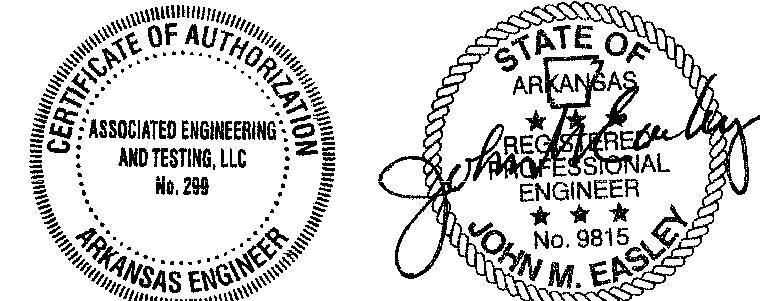


$\Delta = 78^{\circ}43'00''$
 $R = 245.00'$
 $L = 336.60'$
 $CB = 672^{\circ}53'05''E$
 $CD = 310.74'$

$N67^{\circ}45'25''E$
 122.30'

$S00^{\circ}15'18''E$
 92.3'
 $S07^{\circ}11'39''W$
 40.62'
 $S35^{\circ}41'03''E$
 55.81'

POINT OF BEGINNING
 SE COR. SW 1/4 NW 1/4
 SEC. 33, T-14-N, R-4-E



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GRADING & DRAINAGE PLAN
 CARAWAY COMMONS/CRAIGHEAD COMMONS
 PHASE 2
 JONESBORO, ARKANSAS

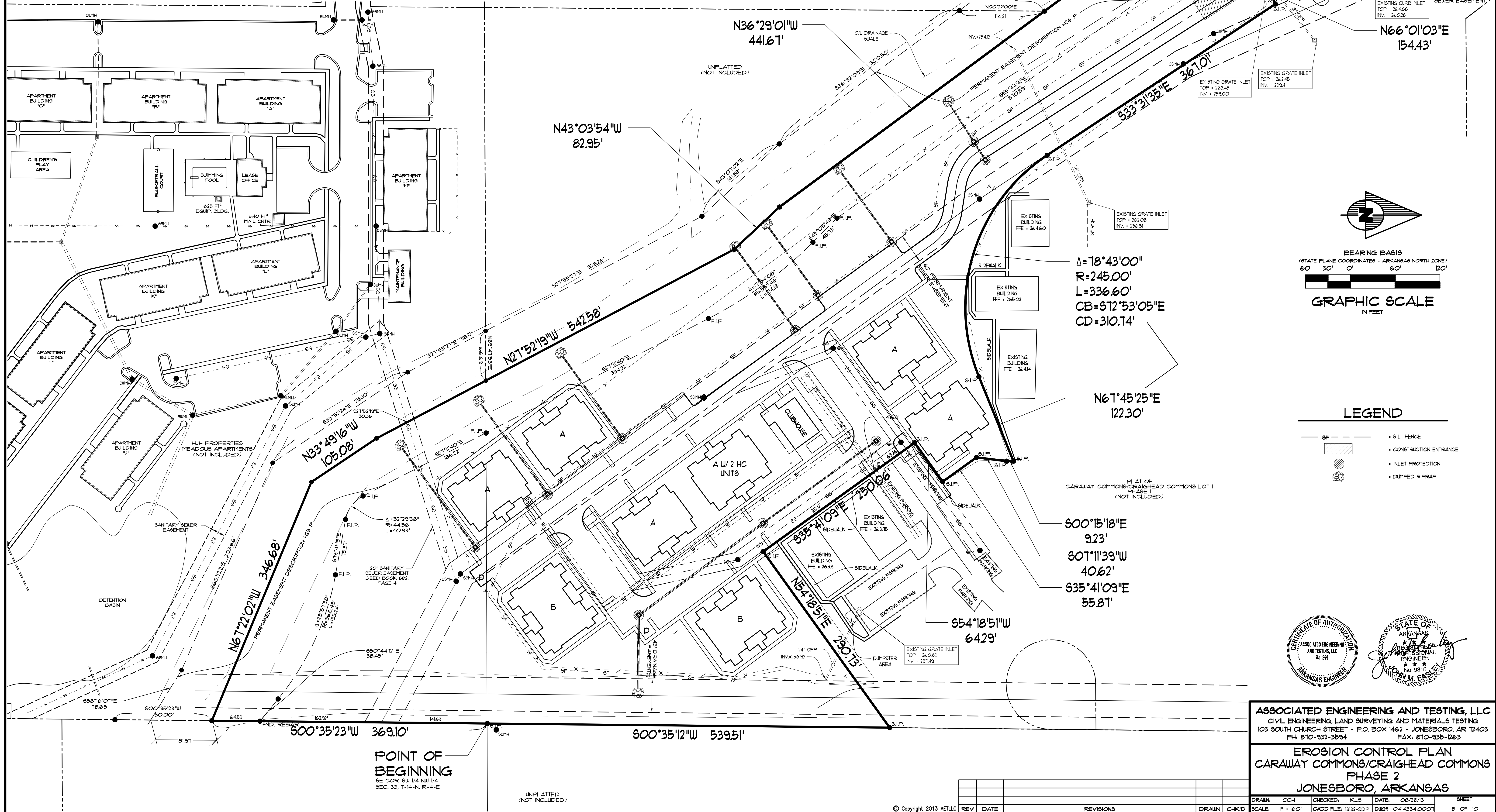
REV	DATE	REVISIONS	DRAWN	CHK'D

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DRAIN: CCH CHECKED: KLS DATE: 08/28/13 SHEET
 SCALE: 1" = 60' CADD FILE: 1312-BDP DWG: 0414334.000 1 OF 10

EROSION CONTROL MEASURES

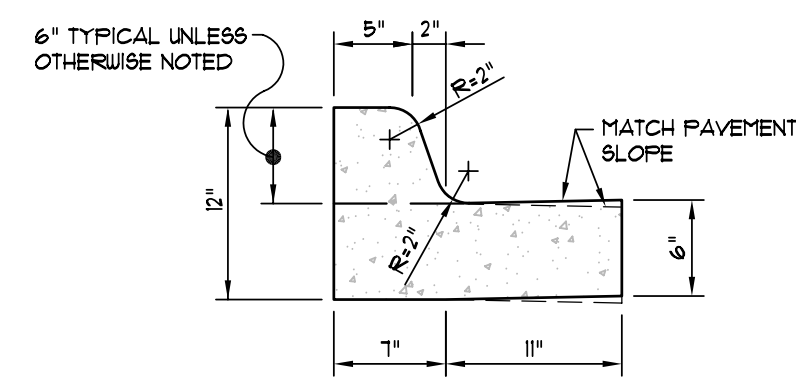
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.



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EROSION CONTROL PLAN
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

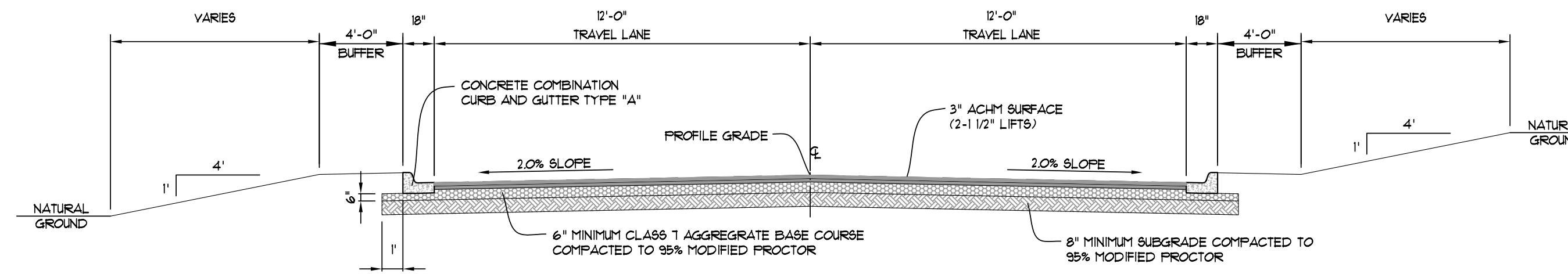
DRAIN: CCH CHECKED: KLS DATE: 08/28/13 SHEET: 8 OF 10
SCALE: 1" = 60' CADD FILE: 1312-BDP DWG: 0414334.000



NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

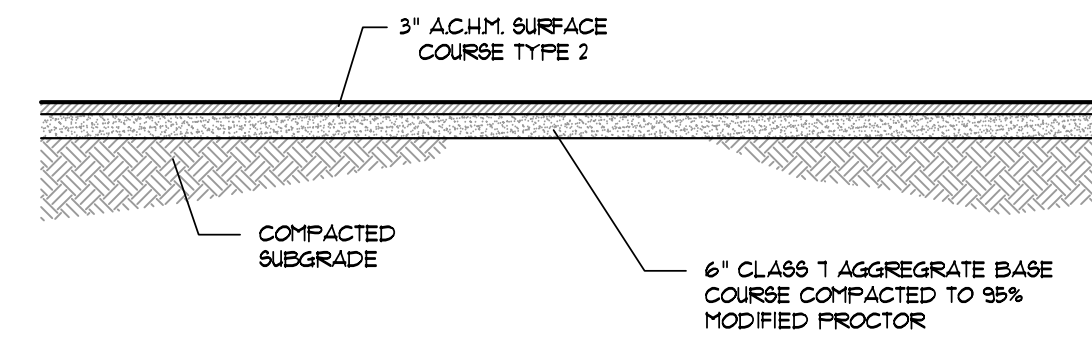
TYPICAL CURB & GUTTER TYPE "A-18"

(NOT TO SCALE)



LOCAL STREET SECTION

SCALE: NONE



SECTION - ASPHALT PARKING - LIGHT

N.T.S.

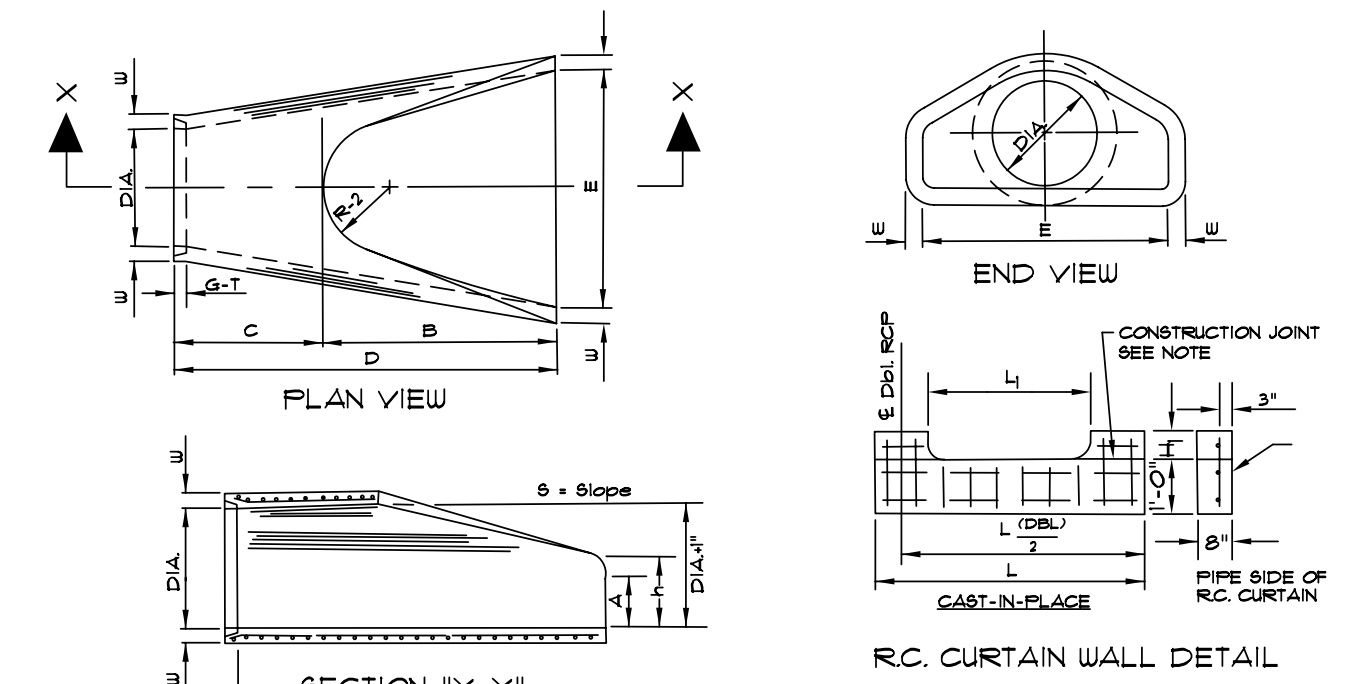


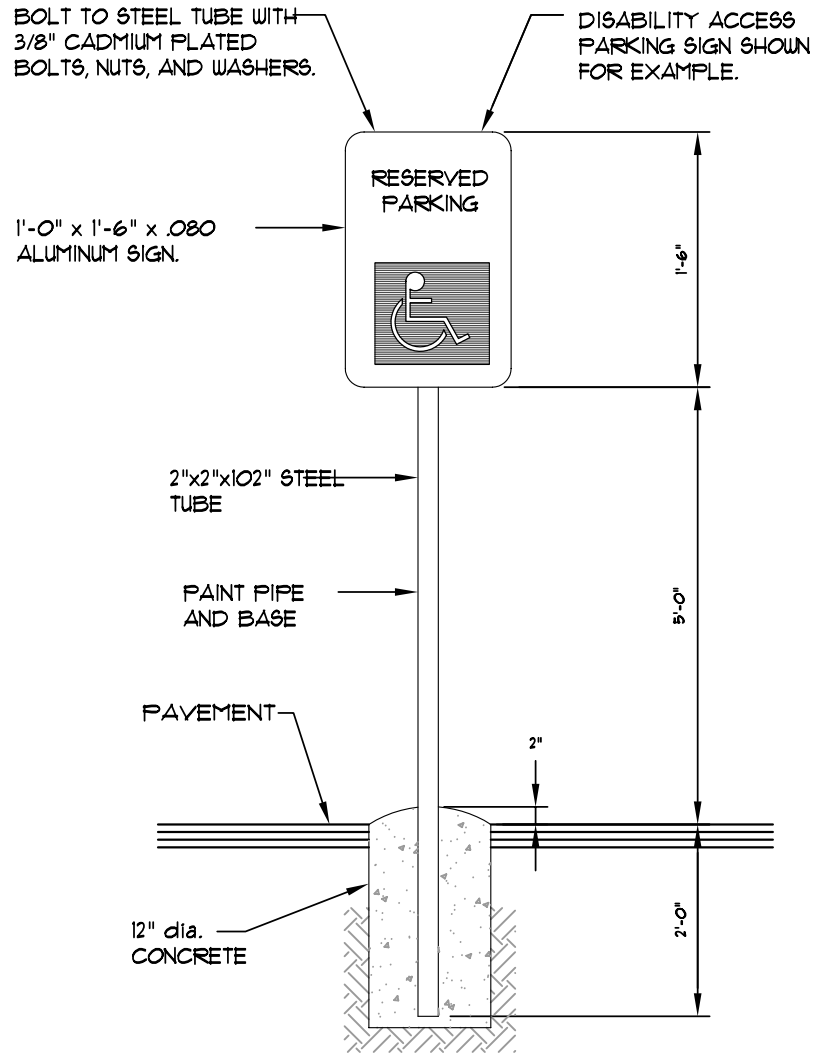
TABLE OF DIMENSIONS

PIPE WALL	A	B	C	D	E	F	G	H	I	J	K	L	M	N
18"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
24"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
30"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
36"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
42"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
48"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"	7'-0"
54"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
60"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
66"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
72"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"

- NOTES:
- The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. 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 DETAILS FOR REINFORCED CONCRETE PIPE CULVERT

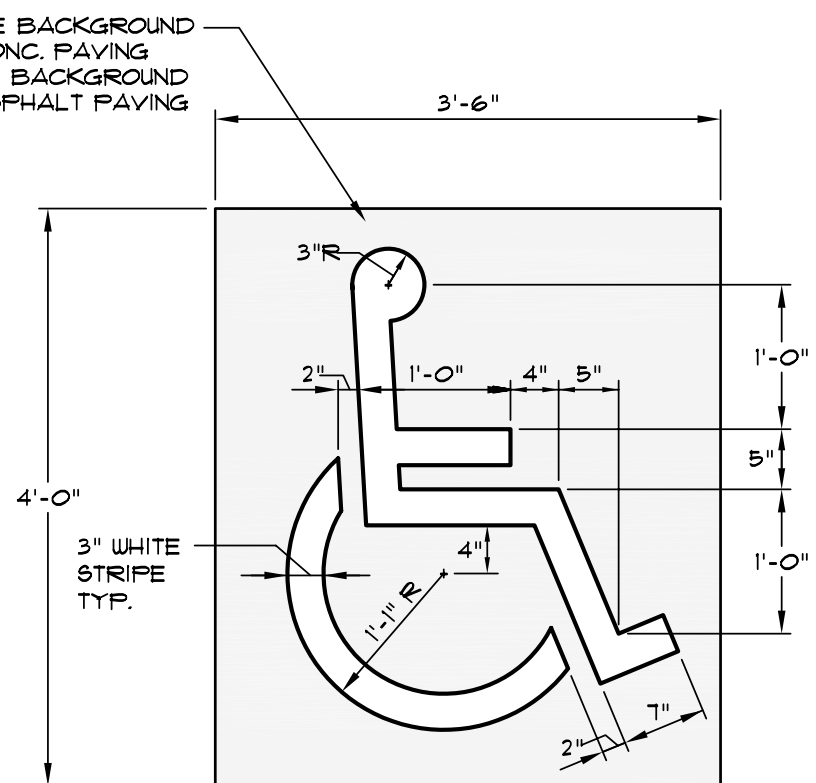
N.T.S.



NOTE: ALL SIGNS SHALL CONFORM TO MUTCD AND SHALL BE HIGH INTENSITY.

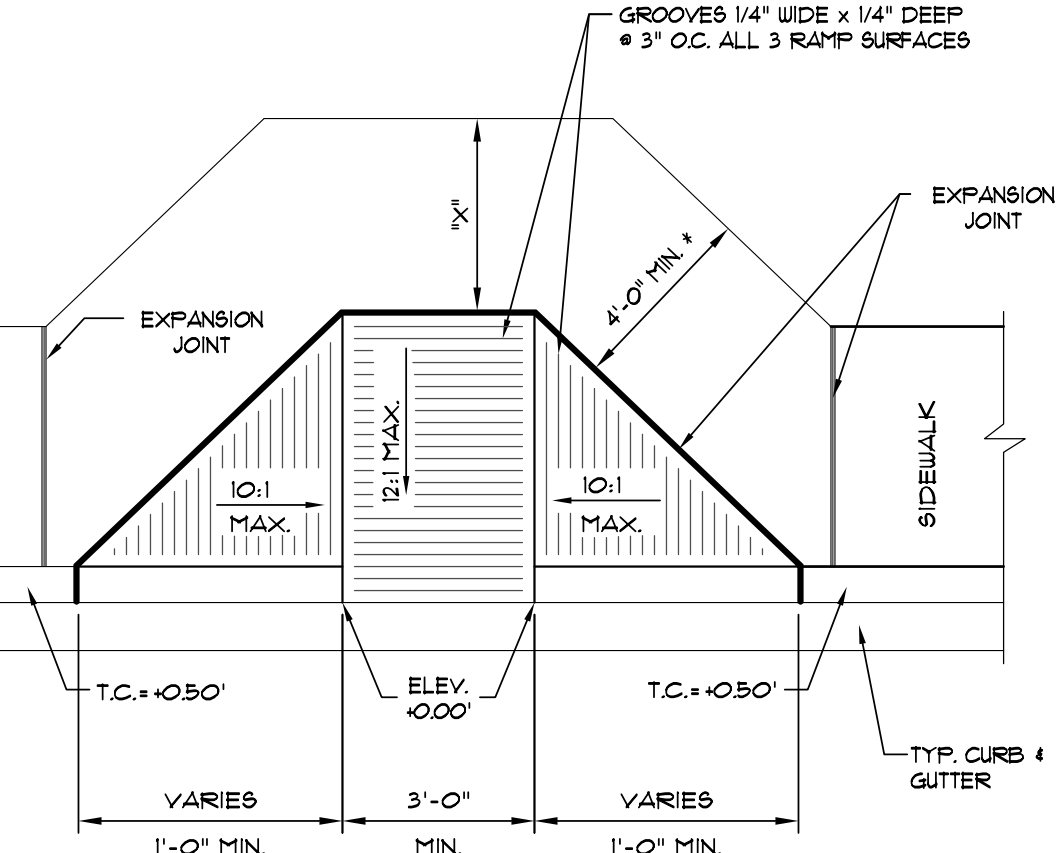
SIGN DETAIL

SCALE: 1/2" = 1'-0"



PARKING STALL SYMBOL

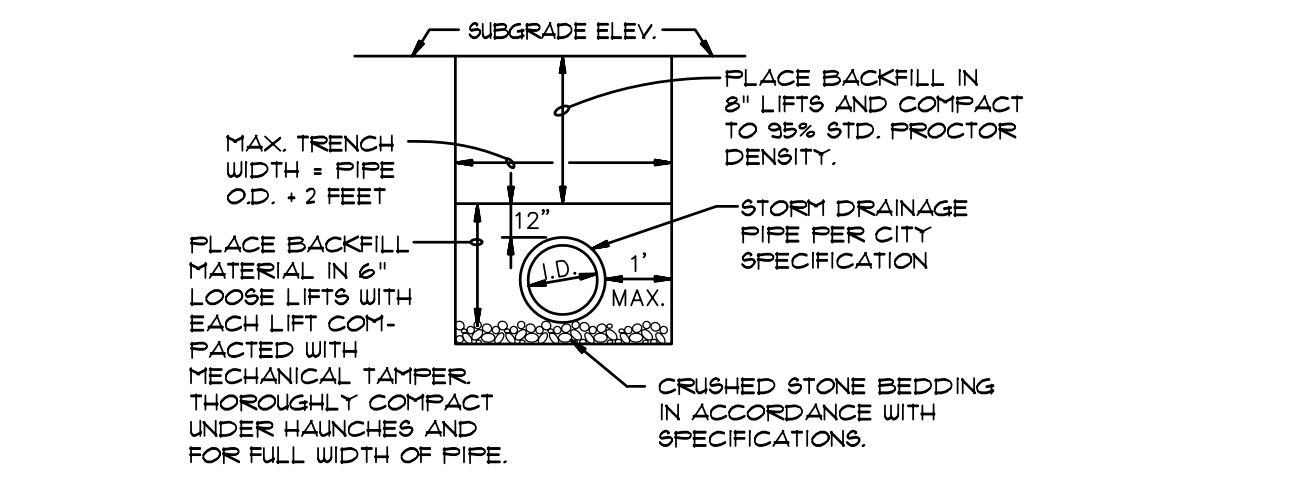
SCALE: 3/4" = 1'-0"



* NOTE: IF "X" IS LESS THAN 48", AS APPROVED BY THE CITY, THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:1.

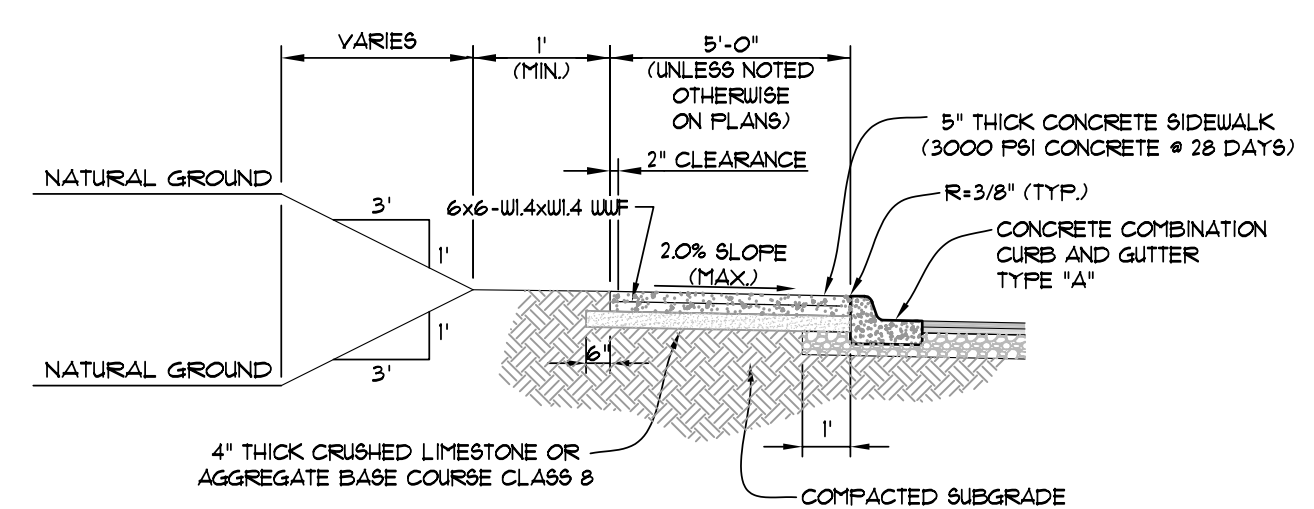
TYPE "A" ACCESS RAMP

SCALE: 1/4" = 1'-0"



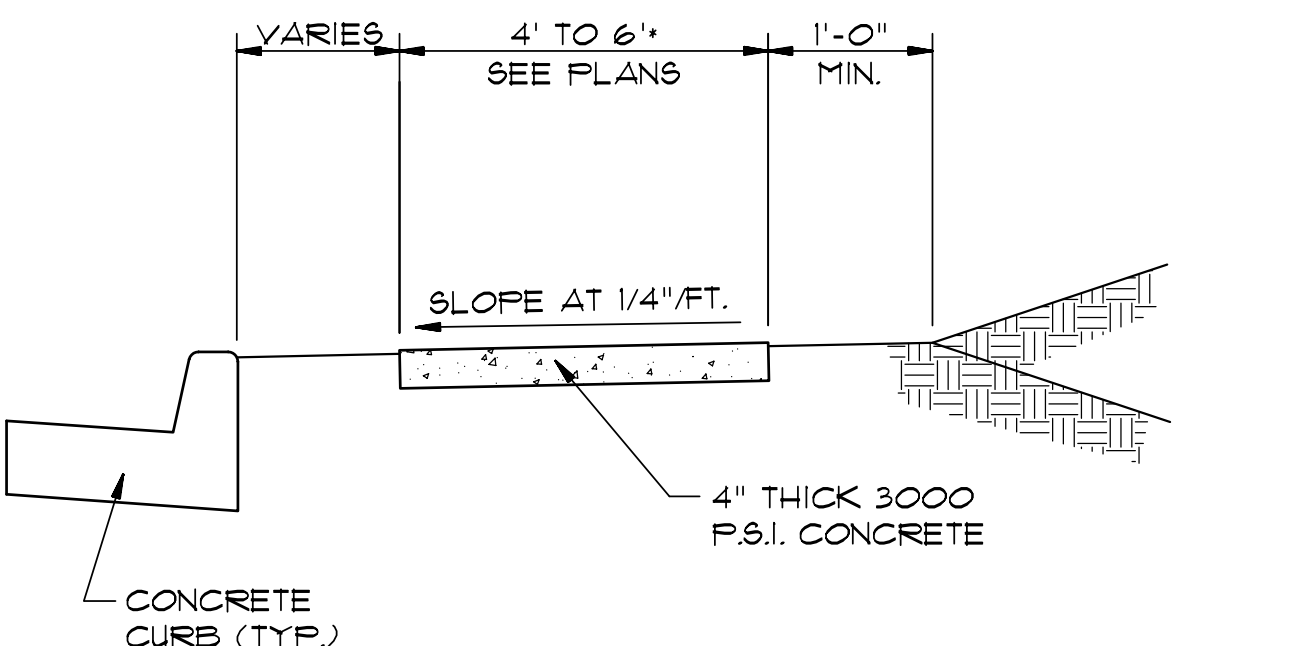
DRAINAGE PIPE TRENCH DETAIL

NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



TYPICAL SECTION - SIDEWALK AT CURB

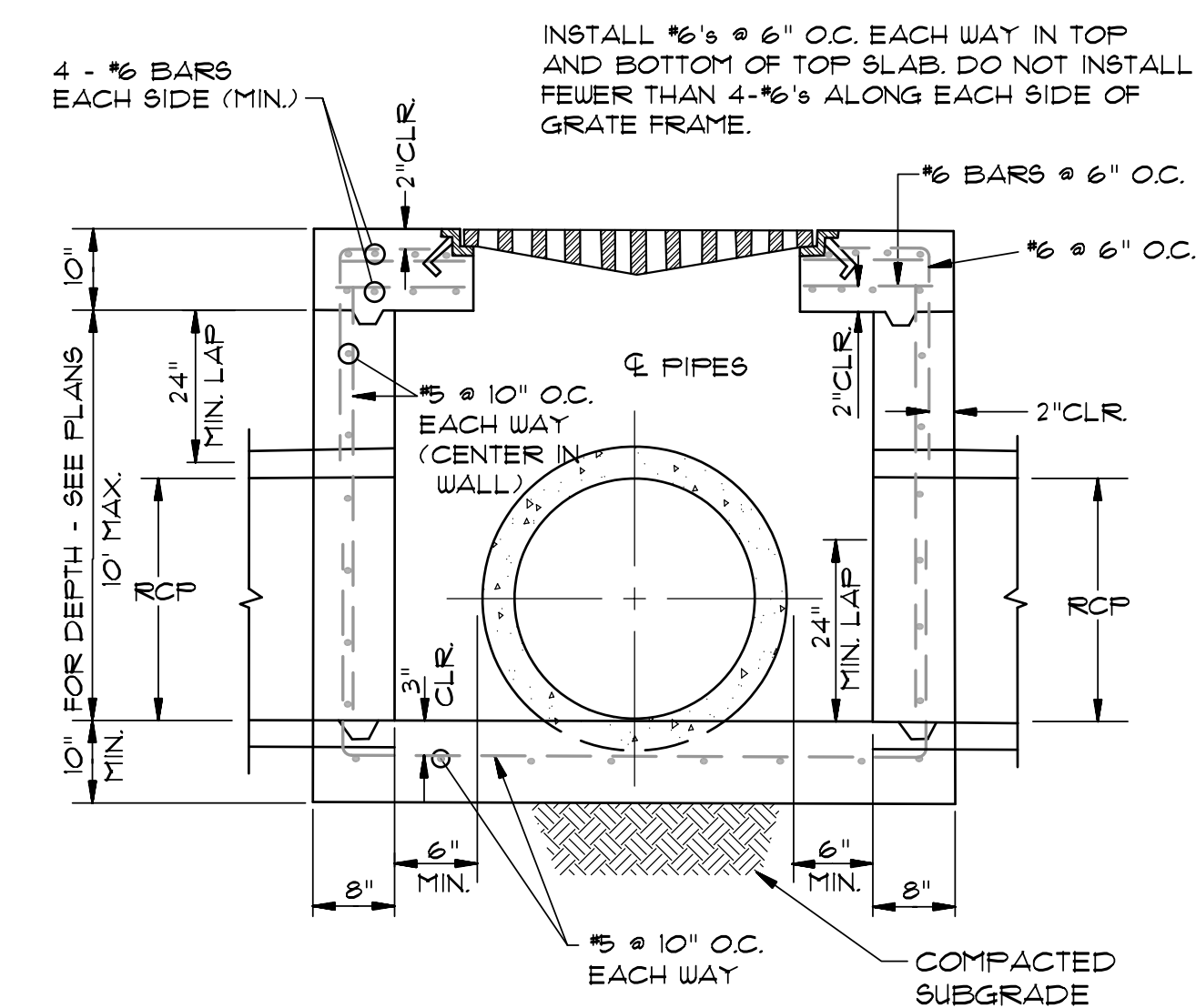
(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK

N.T.S.

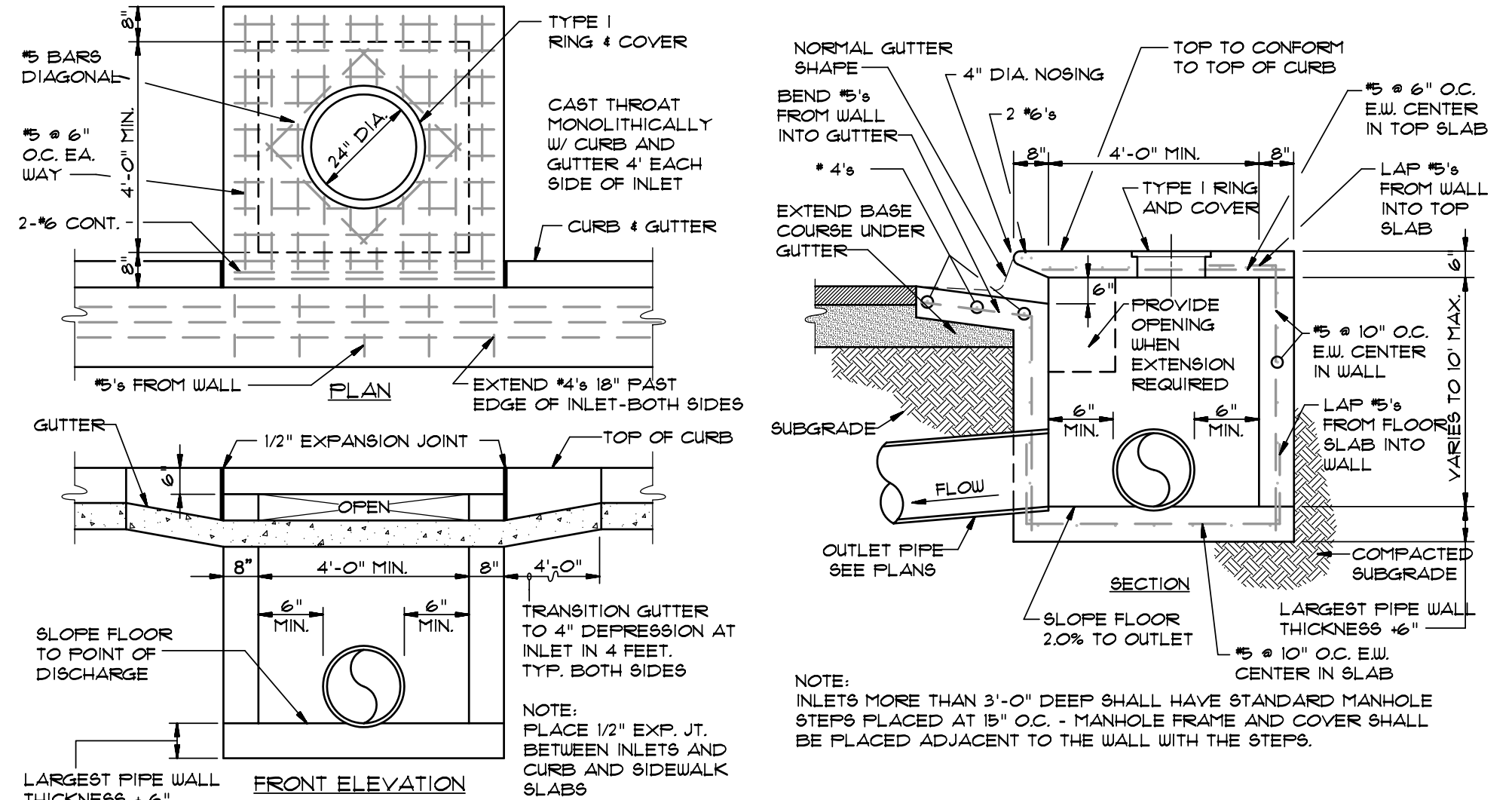
* MINIMUM WIDTH FOR SIDEWALK ADJACENT TO CURB IS 5' FOR CITY STREETS AND 6' FOR STATE OR U.S. HIGHWAYS.



SECTION "A-A" - GRATE INLET - HEAVY

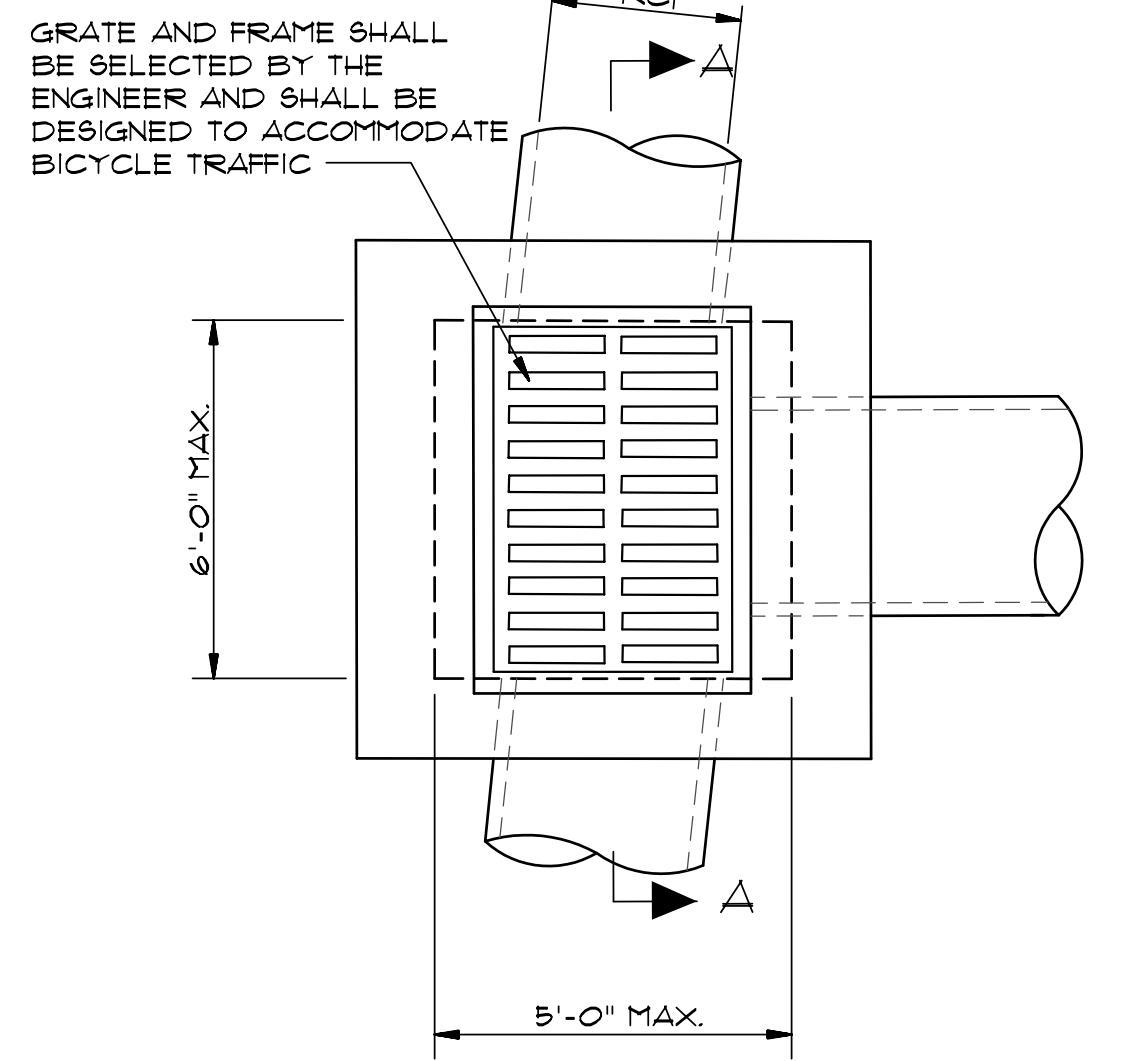
N.T.S.

- NOTES:
- SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
 - JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 - SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



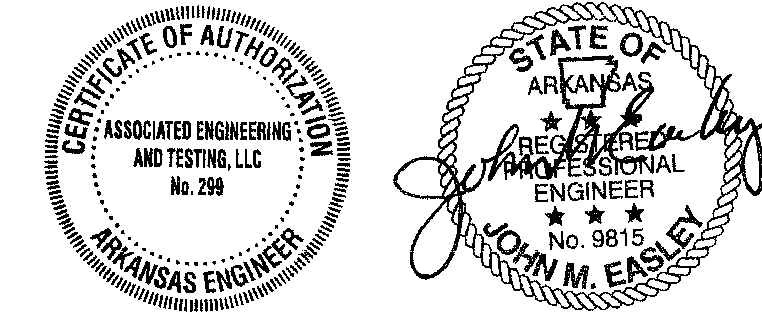
CURB INLET DETAIL

NOT TO SCALE



PLAN - GRATE INLET - HEAVY

N.T.S.



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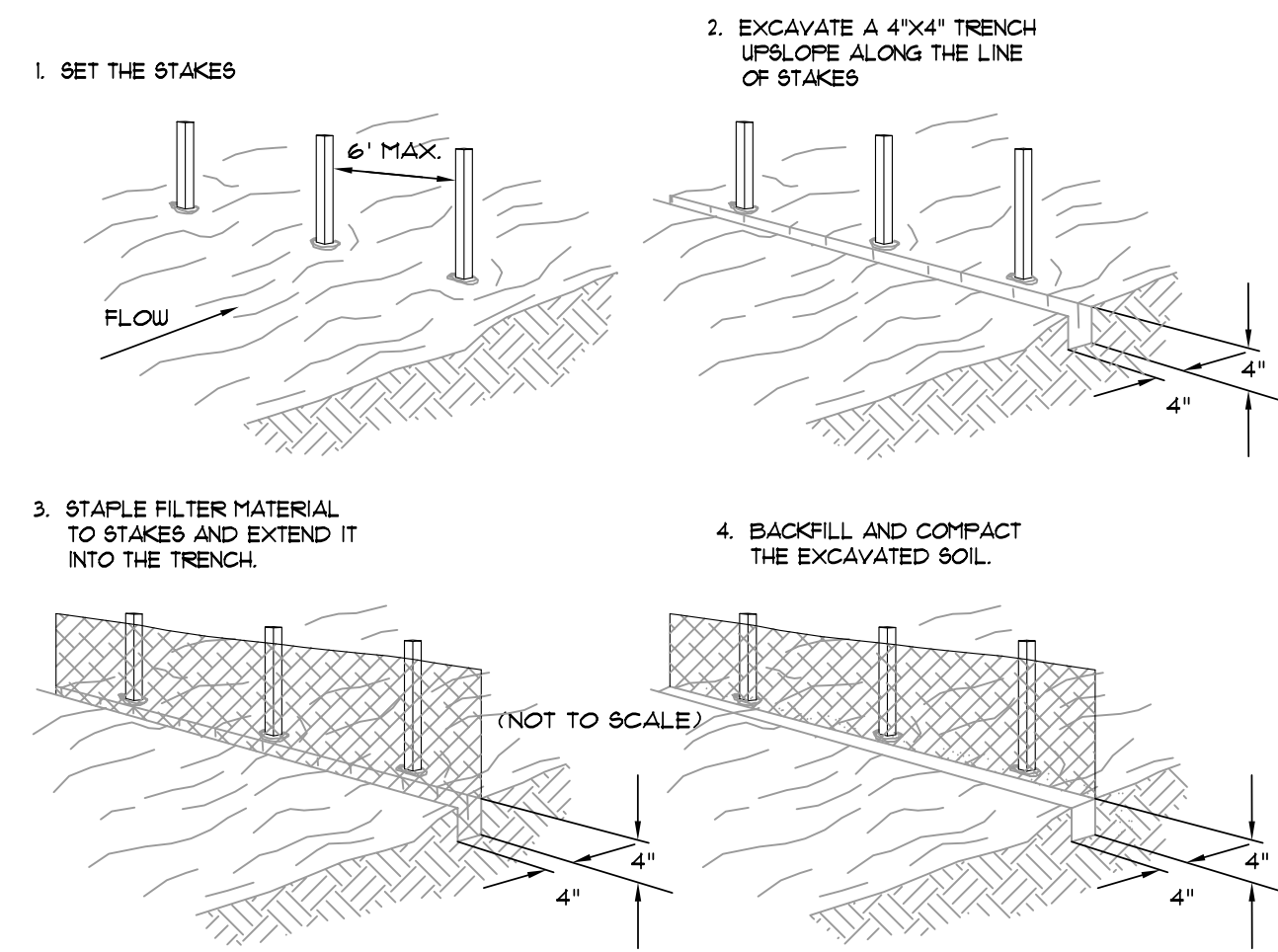
STANDARD DETAILS

CARAWAY COMMONS/CRAIGHEAD COMMONS

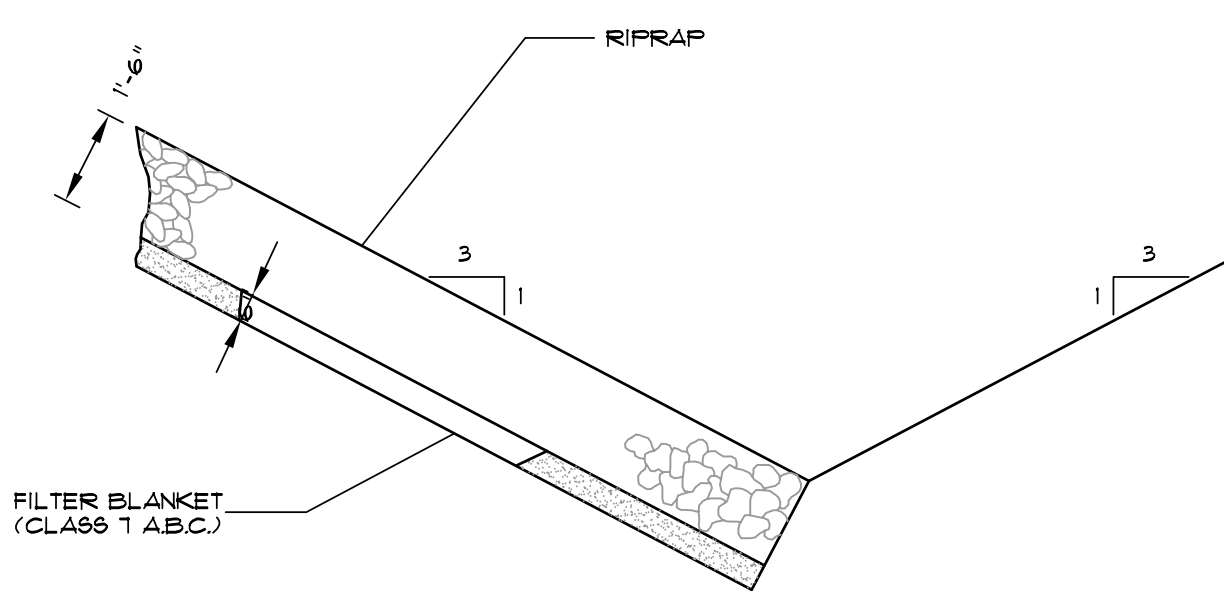
PHASE 2

JONESBORO, ARKANSAS

DRAWN	JME/CH	CHECKED	JME	DATE	08/28/13	SHEET	
SCALE	AS SHOWN	CADD FILE	1032-SDP	DWG#	0414334.C001	9	OF 10

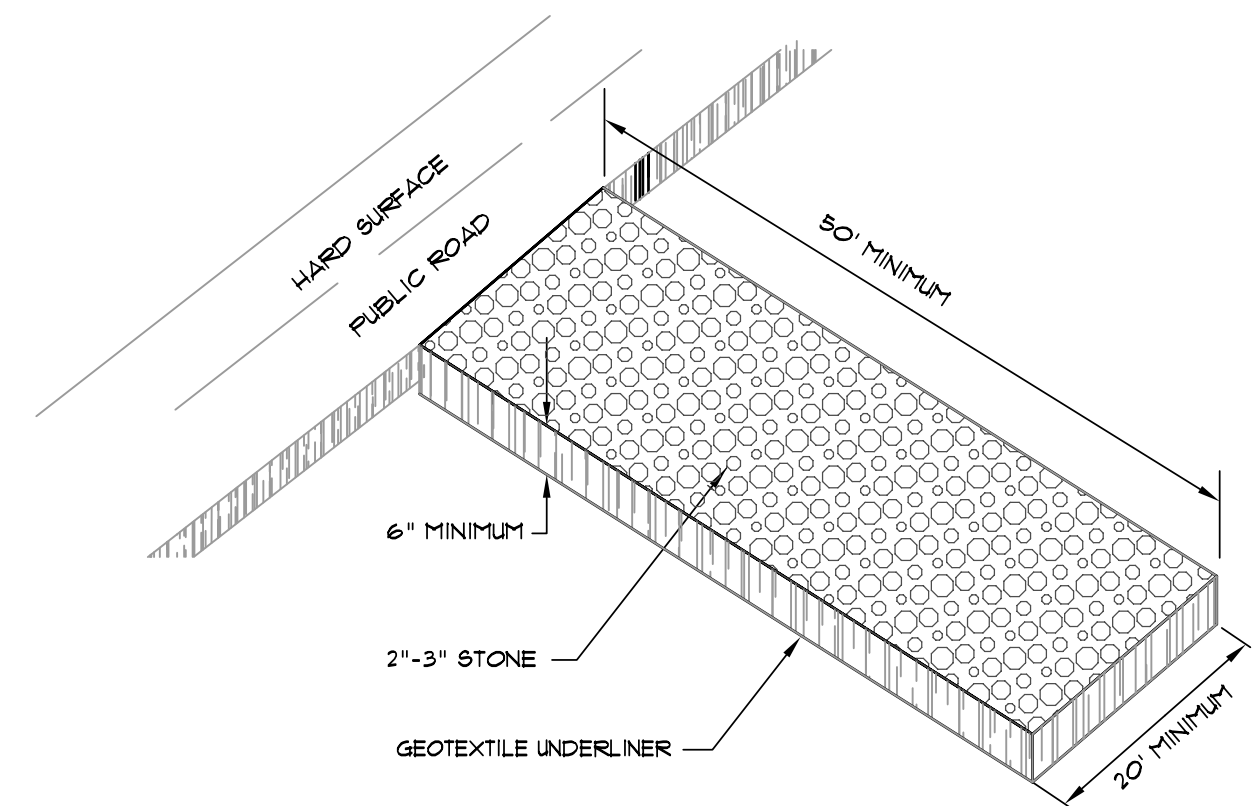


FILTER BARRIER
SCALE: 1/4" = 1'-0"

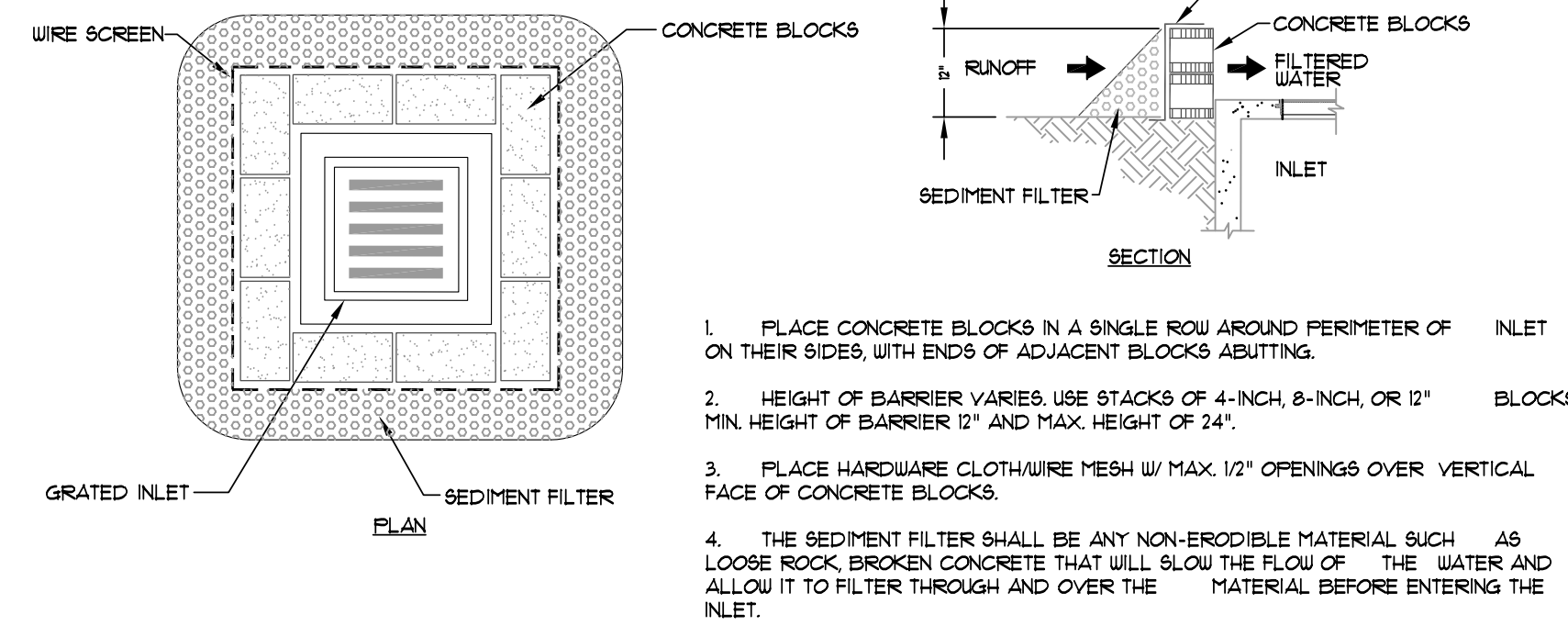


NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL

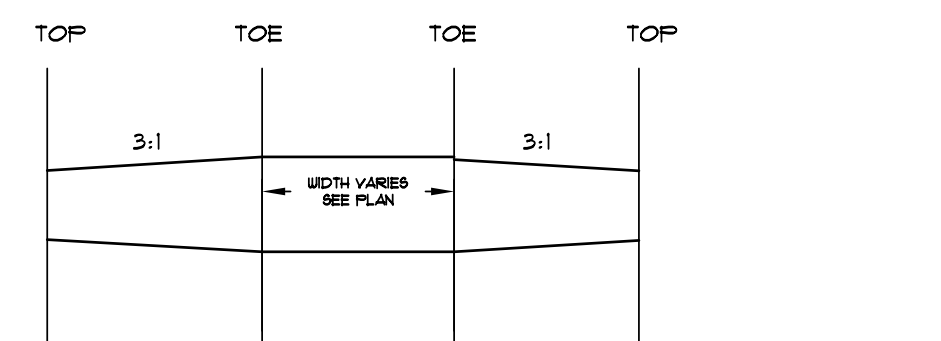


CONSTRUCTION ENTRANCE
NOT TO SCALE

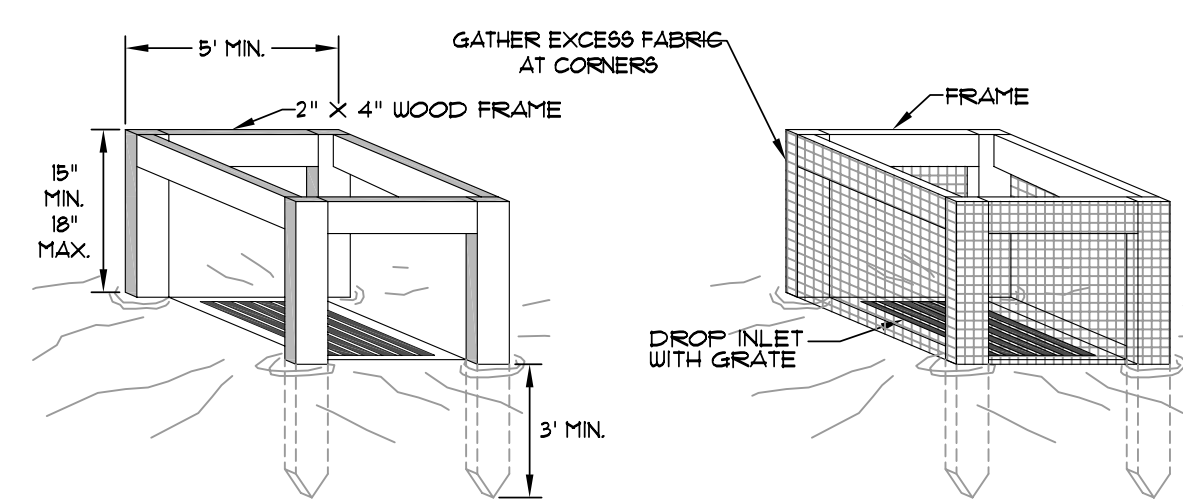
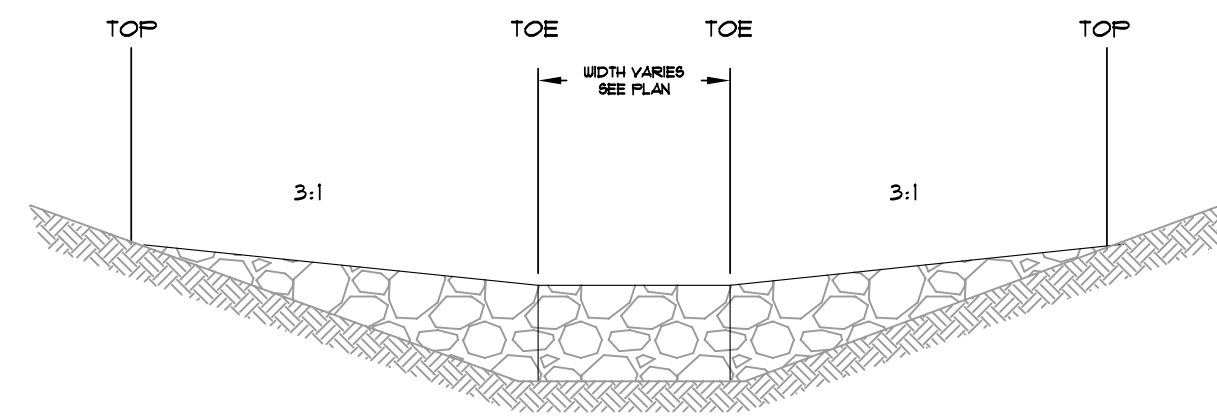


BLOCK AND AGGREGATE INLET SEDIMENT FILTER
SCALE: 1/2" = 1'-0"

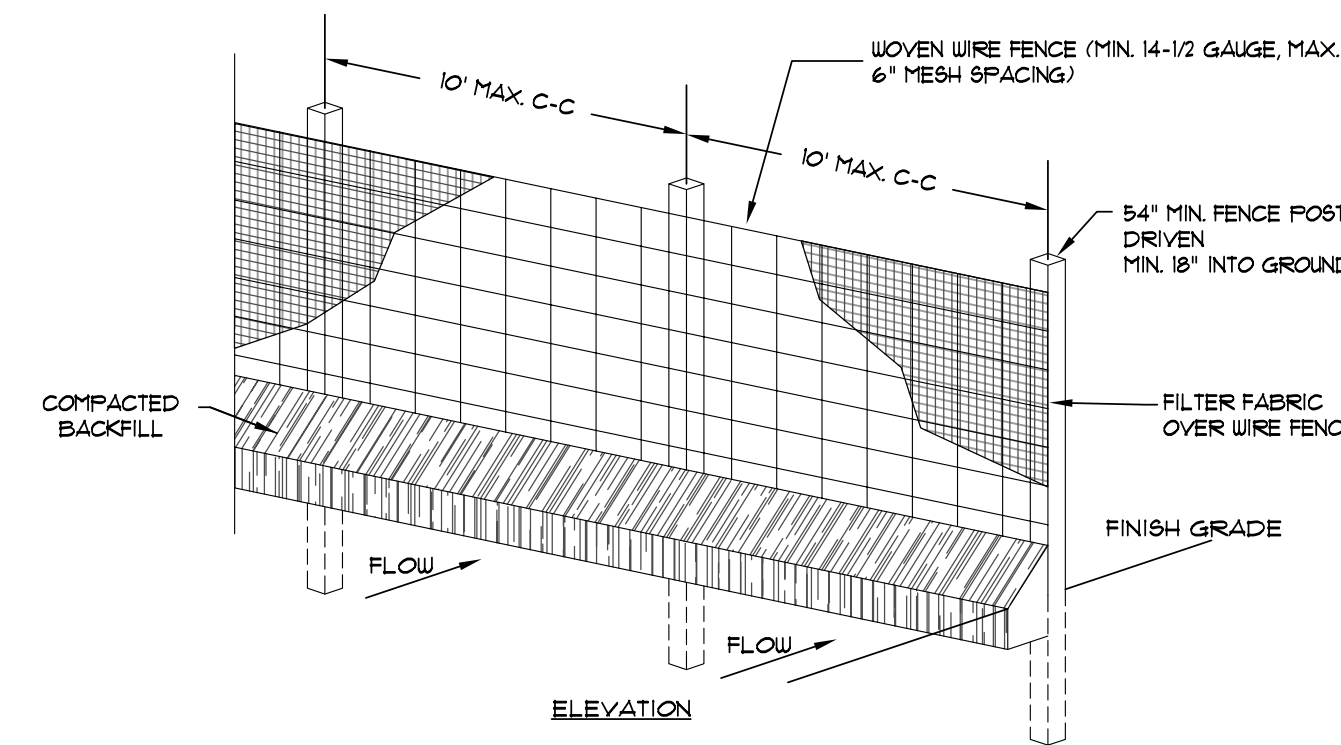
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL, SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.



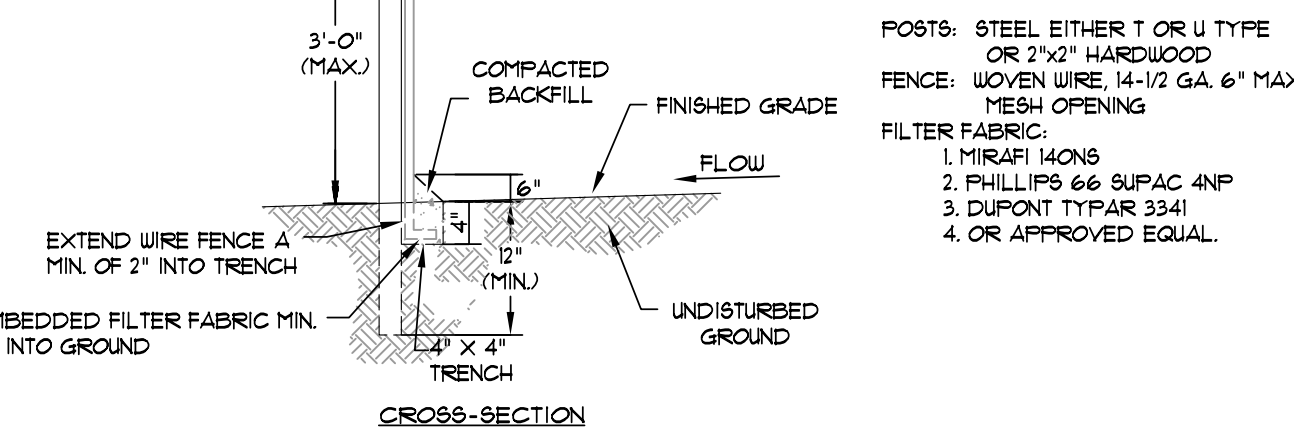
ROCK CHECK DAM
SCALE: 1/2" = 1'-0"



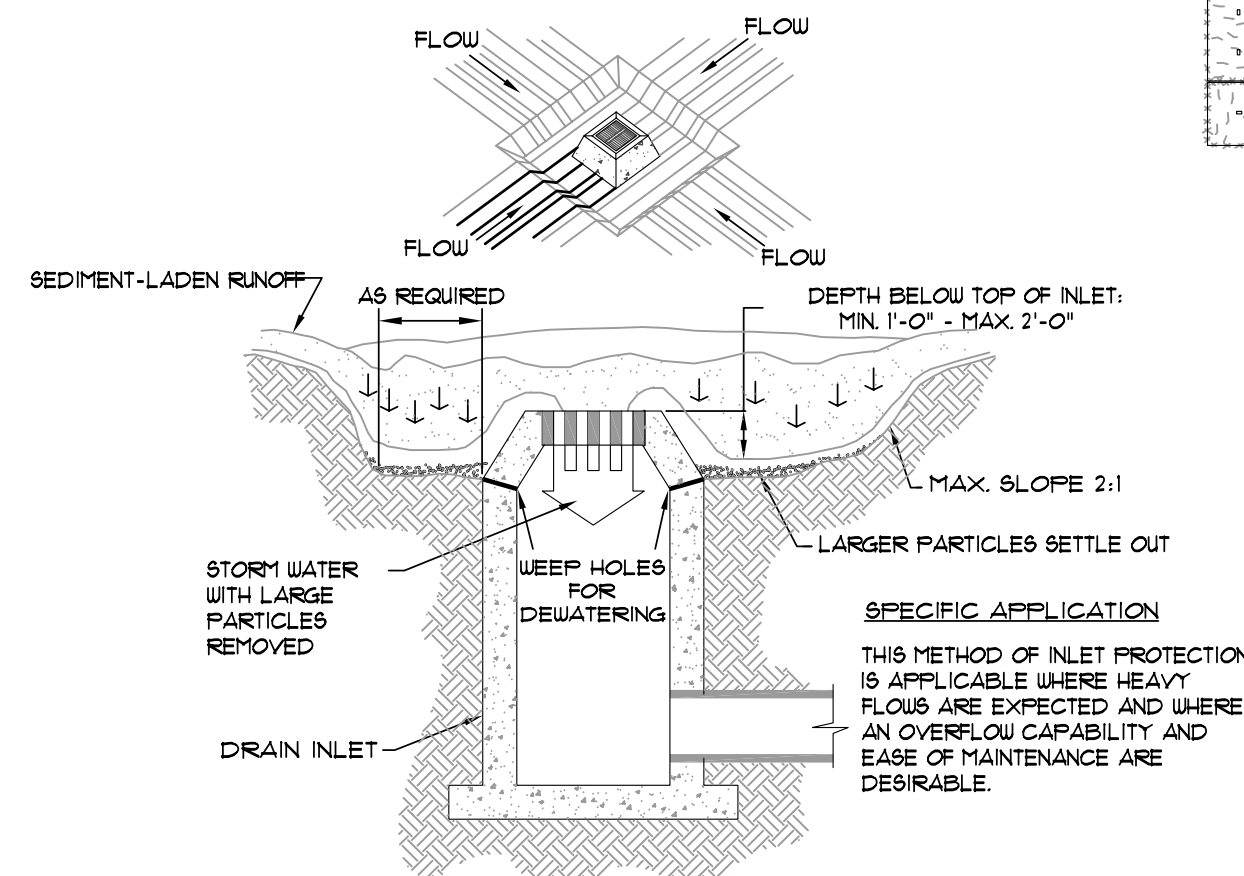
SILT FENCE INLET PROTECTION
SCALE: 1/2" = 1'-0"



SILT FENCE
NOT TO SCALE

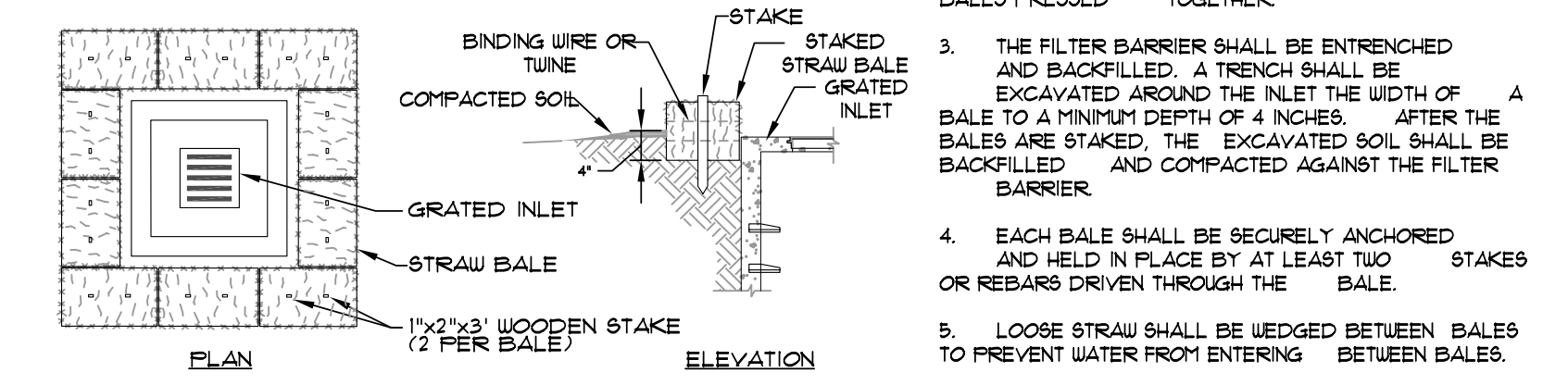


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJON EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.



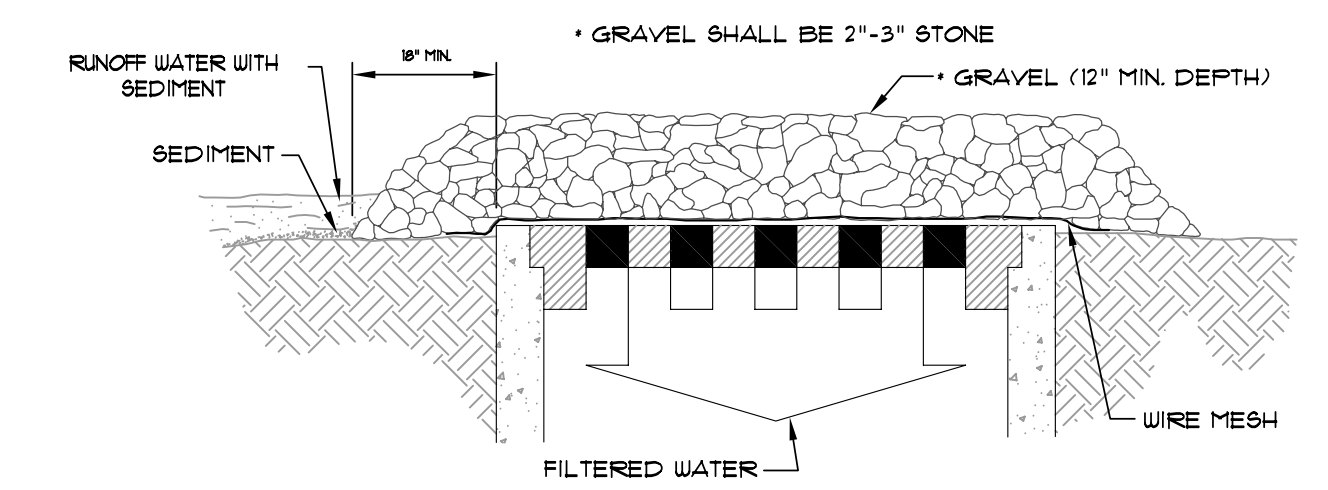
EXCAVATED INLET SEDIMENT TRAP
SCALE: 1/4" = 1'-0"

SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.



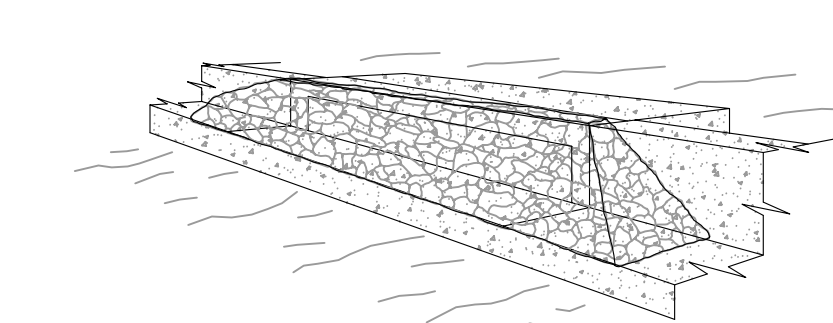
STRAW BALE INLET SEDIMENT FILTER
SCALE: 1/2" = 1'-0"

- GENERAL NOTES:**
1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
 2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
 3. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
 4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
 5. LOOSE STRAW SHALL BE LEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
SCALE: 1/2" = 1'-0"

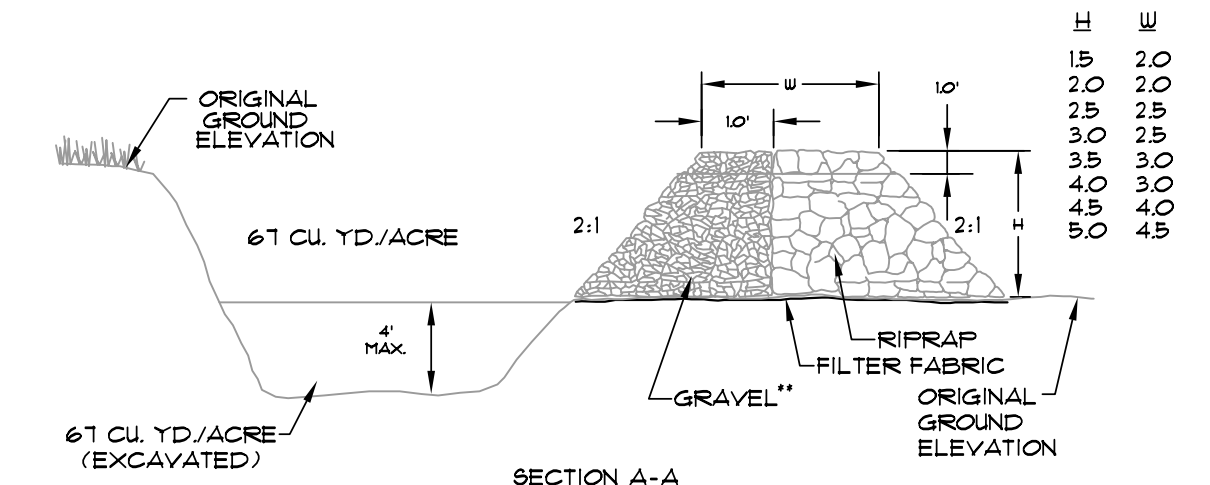
SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE FLOODING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.



GRAVEL CURB INLET SEDIMENT FILTER
SCALE: 1/2" = 1'-0"

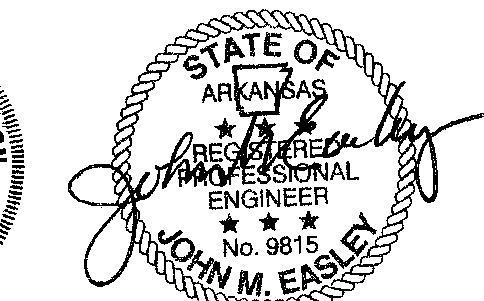
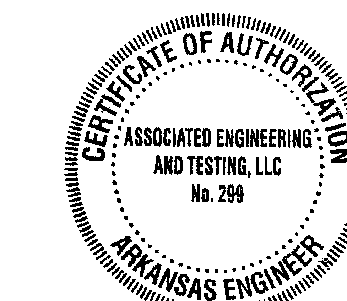
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE FLOODING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE 2"-3" STONE



TEMPORARY SEDIMENT TRAP
SCALE: 3/8" = 1'-0"

** GRAVEL SHALL BE 2"-3" STONE OUTLET (PERSPECTIVE)



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EROSION CONTROL DETAILS
CARAWAY COMMONS/CRAIGHEAD COMMONS
PHASE 2
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	DRAWN	CHK'D