

# GLADIOLUS BUSINESS PARK

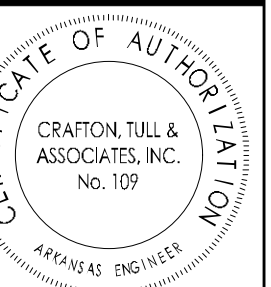
## JONESBORO, ARKANSAS 72401

2520 Alexander Drive Suite C  
Jonesboro, AR 72401-7194



870.203.7876  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

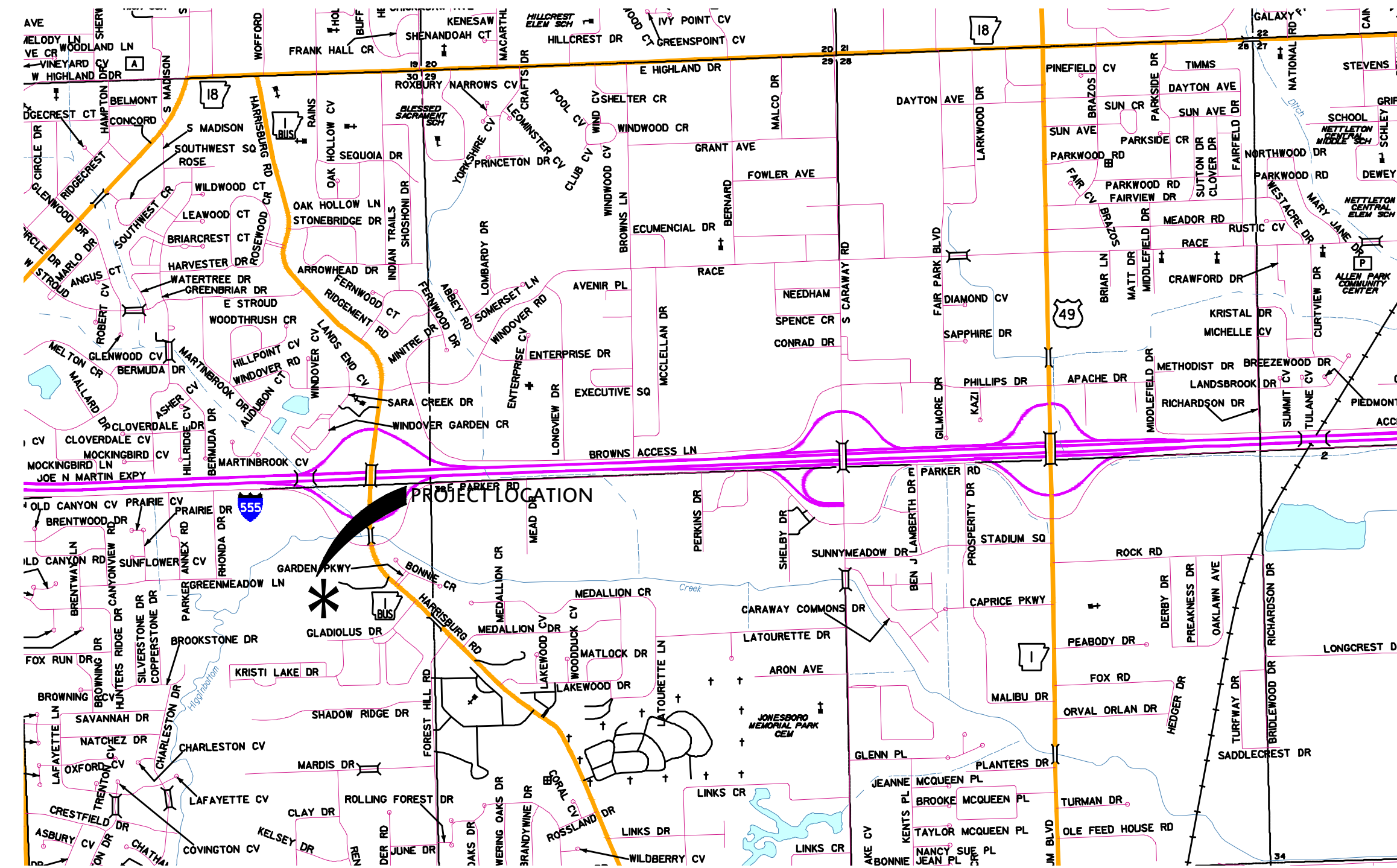


### LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UGT
	UNDERGROUND TELEPHONE
	UGT
	UGT
	UGT
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### LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT
	UGT



### GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

### PROJECT INFORMATION

MINIMUM LOT SIZE:	60' WIDTH
BUILDING SETBACK:	FRONT: 25 FT REAR: 20 FT SIDE: 10 FT
SITE AREA:	2.5 ACRES
SITE DISTURBED AREA:	2.0 ACRES
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
ZONING:	C-3
PROPERTY USAGE:	GLADIOLUS BUSINESS PARK
OWNER/DEVELOPER:	GLENWOOD LIMITED PARTNERSHIP
SITE ENGINEER/SURVEYOR:	CRAFTON TULL & ASSOCIATES 2520 ALEXANDER DR., SUITE C JONESBORO, AR 72401 870.203.7876
PHONE:	870.203.7876
FAX:	501.664.6704

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	CONTROL SHEET
1 OF 1	RECORD PLAT
C-100	DEMOLITION PLAN
C-101 to C-103	SITE PLAN
C-104 to C-106	GRADING & DRAINAGE PLAN
C-107 to C-108	STREET PLAN & PROFILE
C-109	EROSION CONTROL PLAN
C-200 to C-201	UTILITY PLAN & PROFILE
C-202 to C-203	UTILITY DETAILS
C-500	EROSION CONTROL NOTES & DETAILS
C-501 to C-502	CONSTRUCTION DETAILS
C-503	TREE PRESERVATION DETAILS

**FLOOD PLAIN STATEMENT**  
**FLOOD NOTE:**  
 THIS PROPERTY IS NOT IN A FLOOD ZONE AREAS THAT ARE 0.2% ANNUAL CHANCE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; IS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05031C0262D, EFFECTIVE DATE SEPTEMBER 26, 2024.

No.	Description	Date

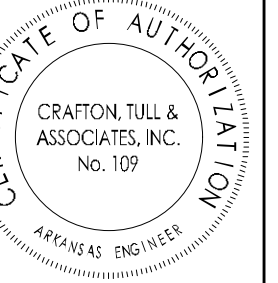
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PROJECT NO: 23902700  
 ISSUE DATE: 11/25/2024  
 CONTACT: M. BOGGS  
 REG. NO: 14026  
 ISSUED FOR CONSTRUCTION  
 ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS  
 11/25/2024

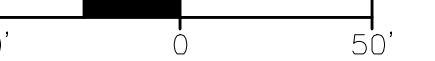


Know what's below.  
Call before you dig.

CERTIFICATE OF AUTHORIZATION



GRAPHIC SCALE IN FEET



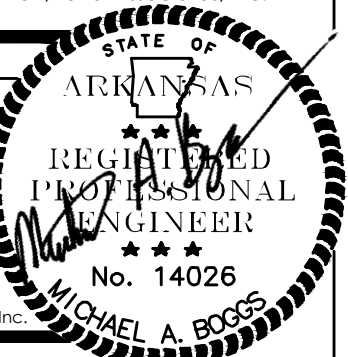
**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan

No.	Description	Date

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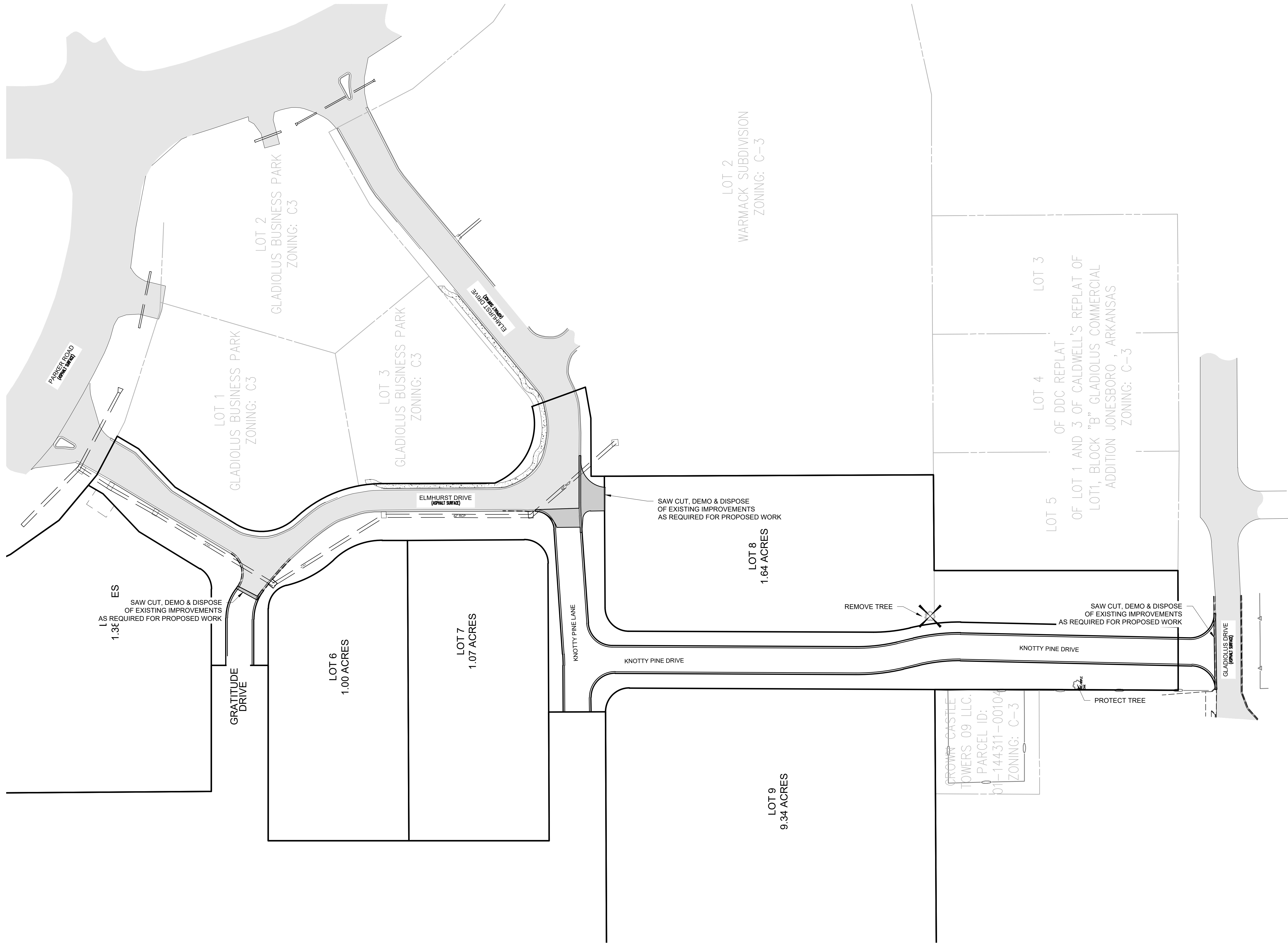


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CONSTRUCTION  
No. 14026

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DEMOLITION PLAN

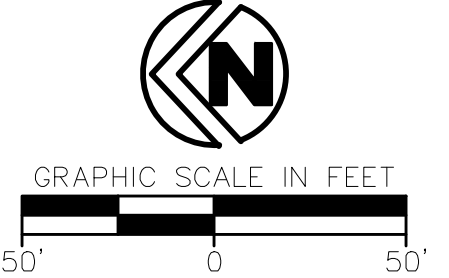
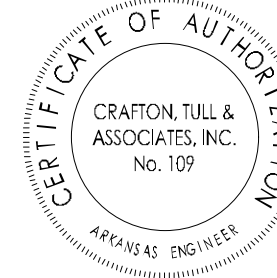
C-100



DRAWING: C-100, DEMOLITION PLAN, GLADIOLUS BUSINESS PARK, JONESBORO, ARKANSAS. DATE: 11/25/2024. SCALE: AS SHOWN. DESIGNED BY: MICHAEL BOGGS. CHECKED BY: MICHAEL BOGGS. 11/25/2024. 1:00 PM.



CERTIFICATE OF AUTHORIZATION



GLADIOLUS BUSINESS PARK  
JONESBORO, ARKANSAS

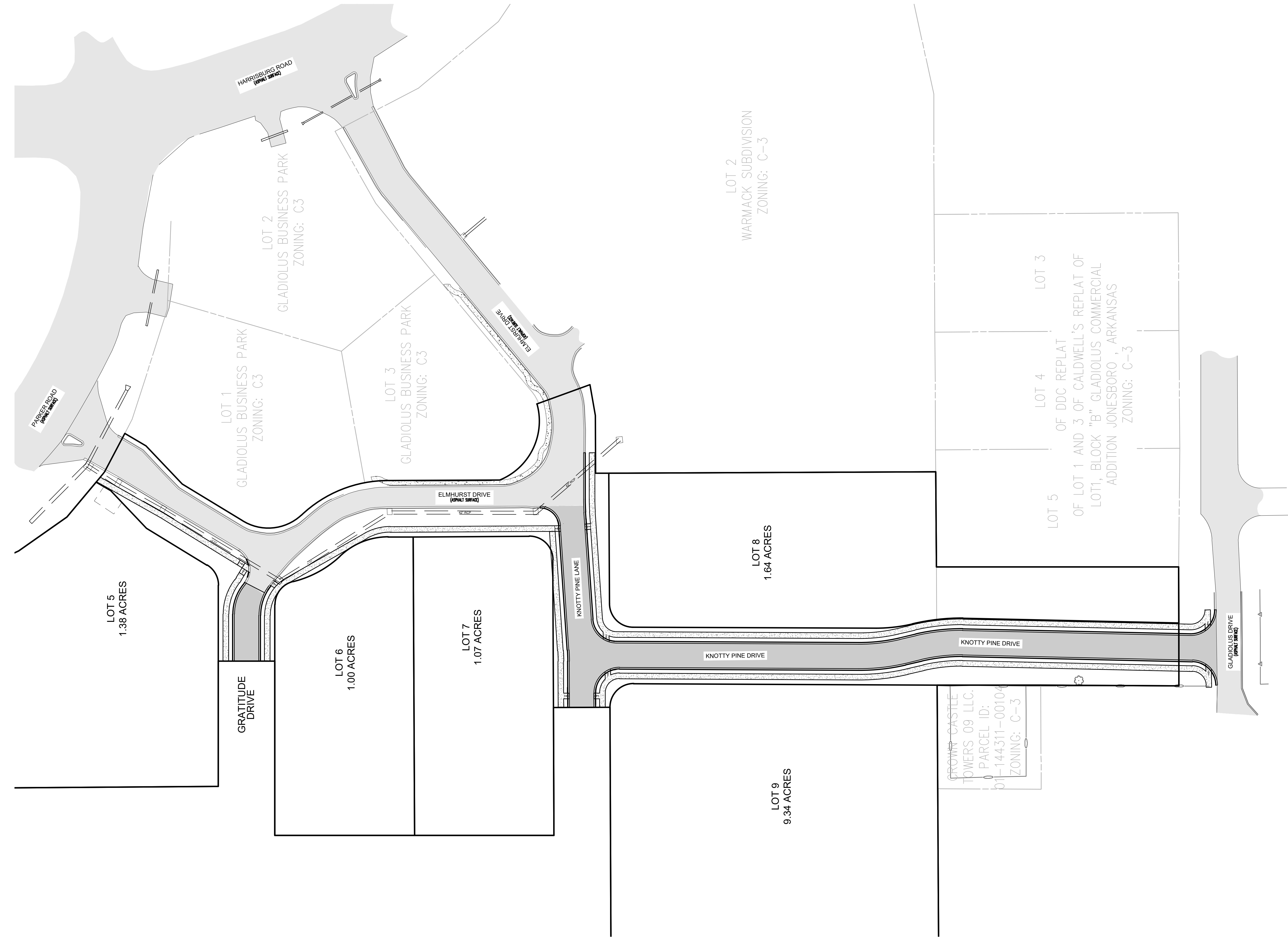
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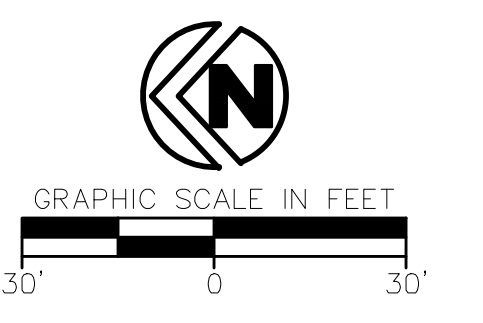
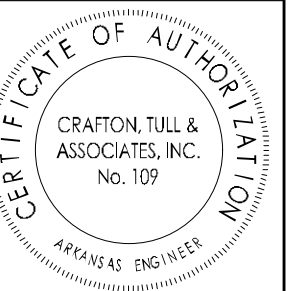
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 DATE:                        
 STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS

DRAWING: C-101 (OVERALL) GLADIOLUS BUSINESS PARK (CITY OF JONESBORO) C-101 (OVERALL) SITE PLAN  
 DATE PLOTTED: 11/25/2024 11:29:28 AM





**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

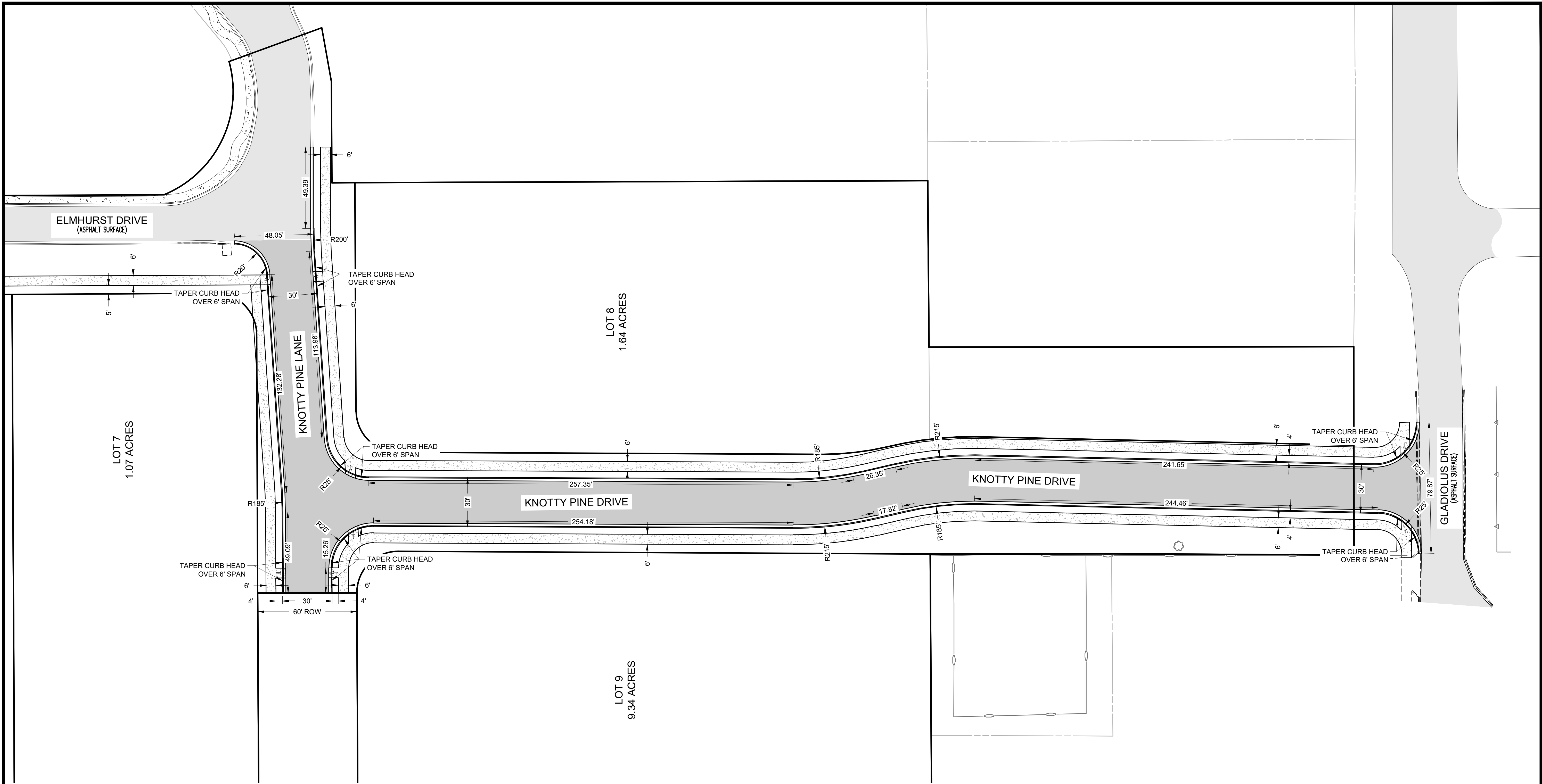
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MICHAEL A. BOGGS  
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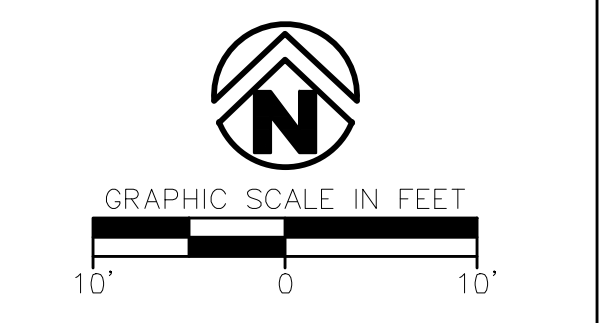
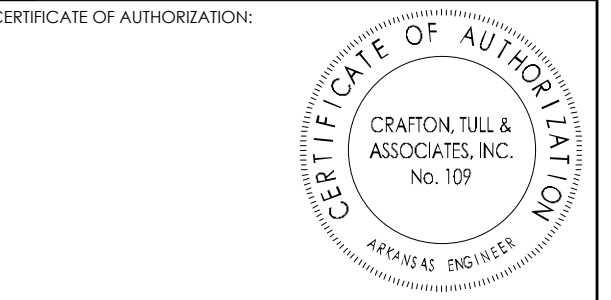
SITE PLAN - SOUTH



**SITE NOTES**

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

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DATE PLOTTED: 11/25/2024 11:26:04 AM  
PLOT BY: MICHAEL BOGGS



**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan

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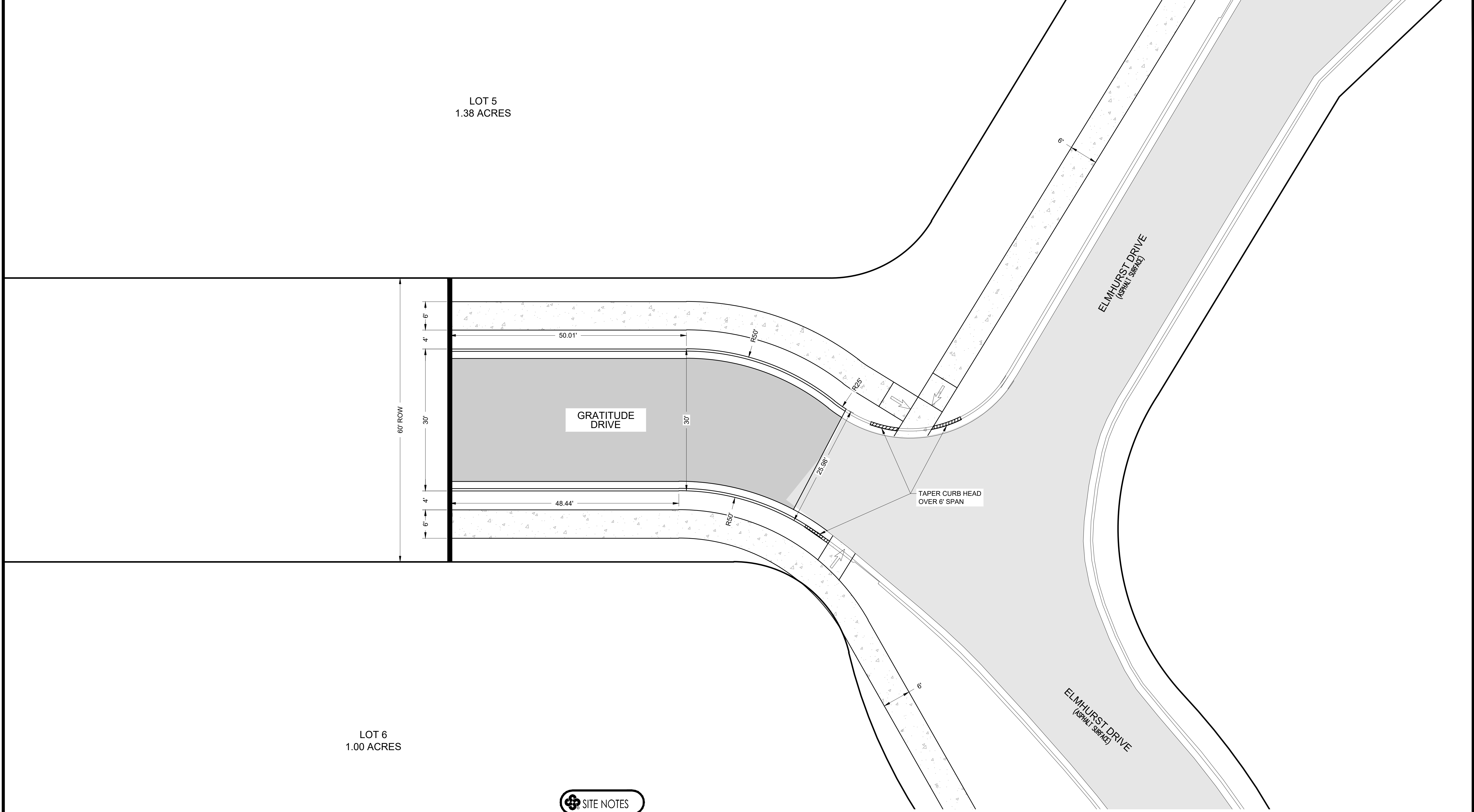
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 DESIGNER: MICHAEL A. BOGGS  
 LICENSE NO: 14026  
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11/25/2024

SITE PLAN - NORTH

**LOT 5**  
1.38 ACRES

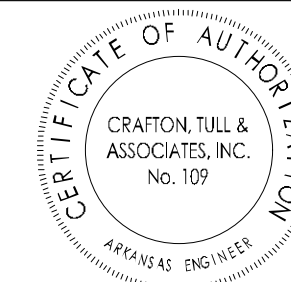
**LOT 6**  
1.00 ACRES



**SITE NOTES**

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7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

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 DATE PLOTTED: 11/27/2024 11:06:04 AM  
 PLOT BY: MICHAEL BOGGS



GRAPHIC SCALE IN FEET  
50' 0 50'

GLADIOLUS  
BUSINESS PARK  
JONESBORO, ARKANSAS

Key Plan

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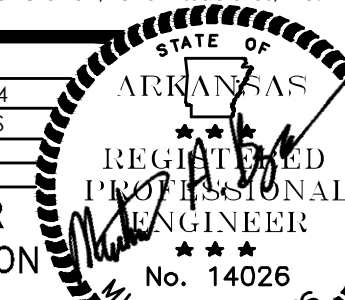
ISSUE DATE: 11/25/2024

CONTACT: M. BOGGS

DWG. NO:

DWG. DATE:

ISSUED FOR CONSTRUCTION



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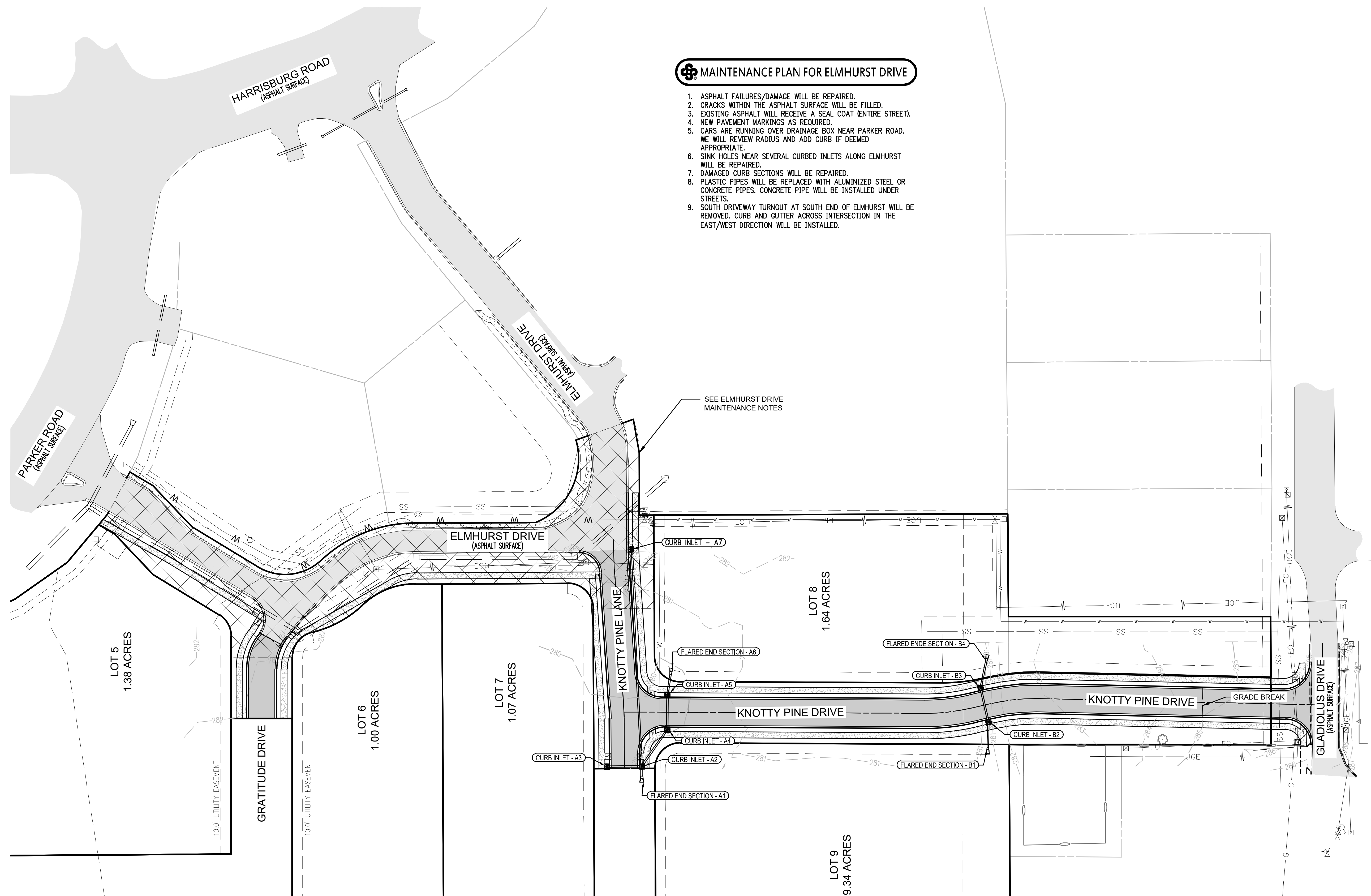
11/25/2024

GRADING & DRAINAGE PLAN  
OVERALL

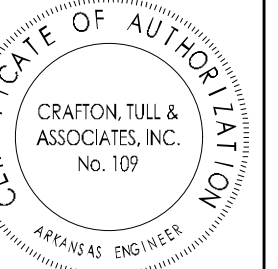
C-104

**MAINTENANCE PLAN FOR ELMHURST DRIVE**

1. ASPHALT FAILURES/DAMAGE WILL BE REPAIRED.
2. CRACKS WITHIN THE ASPHALT SURFACE WILL BE FILLED.
3. EXISTING ASPHALT WILL RECEIVE A SEAL COAT (ENTIRE STREET).
4. NEW PAVEMENT MARKINGS AS REQUIRED.
5. CARS ARE RUNNING OVER DRAINAGE BOX NEAR PARKER ROAD. WE WILL REVIEW RADIUS AND ADD CURB IF DEEMED APPROPRIATE.
6. SINK HOLES NEAR SEVERAL CURBED INLETS ALONG ELMHURST WILL BE REPAIRED.
7. DAMAGED CURB SECTIONS WILL BE REPAIRED.
8. PLASTIC PIPES WILL BE REPLACED WITH ALUMINIZED STEEL OR CONCRETE PIPES. CONCRETE PIPE WILL BE INSTALLED UNDER STREETS.
9. SOUTH DRIVEWAY TURNOUT AT SOUTH END OF ELMHURST WILL BE REMOVED. CURB AND GUTTER ACROSS INTERSECTION IN THE EAST/WEST DIRECTION WILL BE INSTALLED.

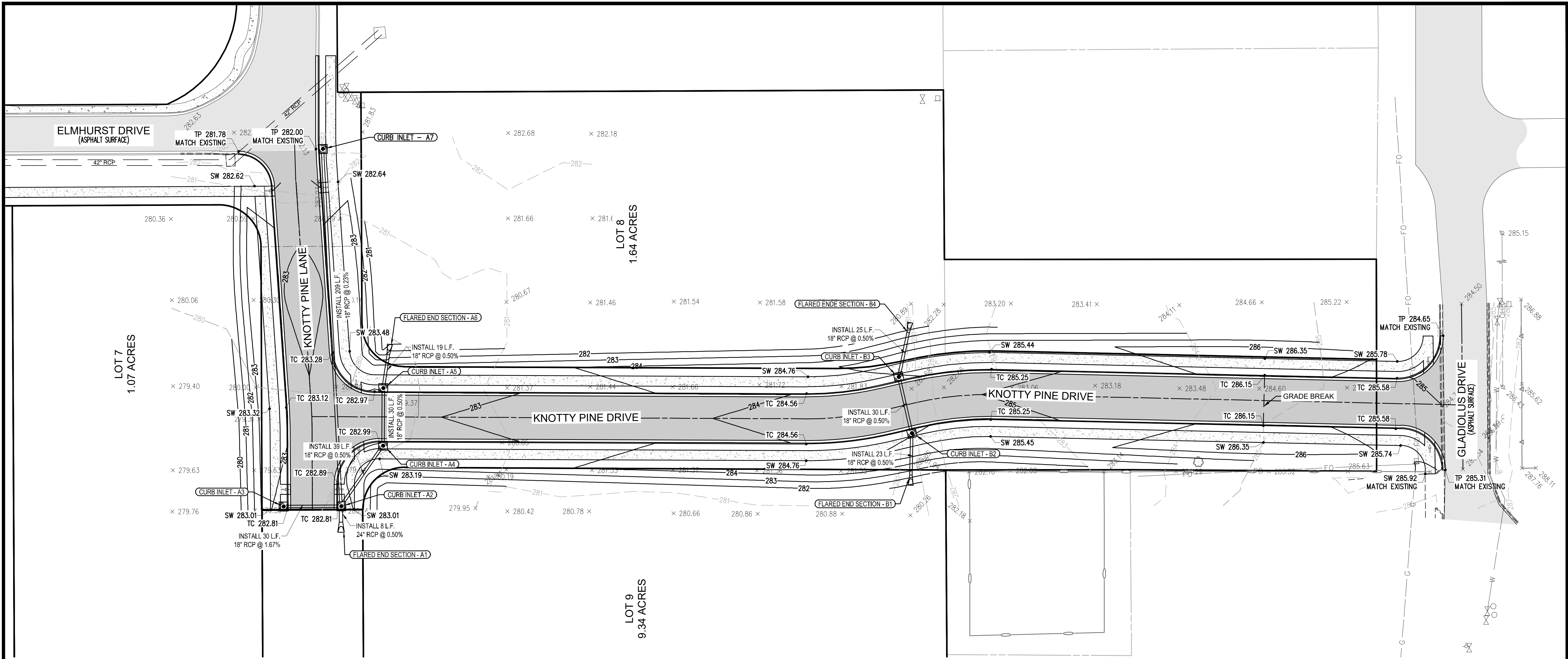


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**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan



**GRADING AND DRAINAGE NOTES**

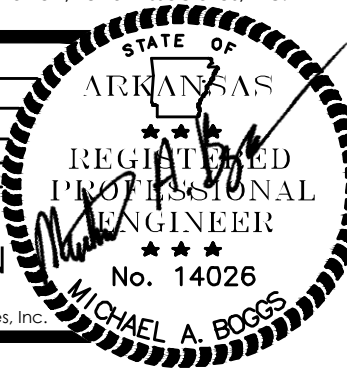
- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE CROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
- SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
CURB INLET - A2	RIM = 282.82 DEPTH = 4.30 INV IN = 279.02 INV IN = 279.02 INV IN = 279.02 INV OUT = 278.52	A3-A2, 18" RCP INV IN =279.02 A4-A2, 18" RCP INV IN =279.02 A7-A2, 18" RCP INV IN =279.02	A2-A1, 24" RCP INV OUT =278.52
CURB INLET - A3	RIM = 282.82 DEPTH = 3.30 INV OUT = 279.52		A3-A2, 18" RCP INV OUT =279.52
CURB INLET - A4	RIM = 283.00 DEPTH = 3.77 INV IN = 279.23 INV OUT = 279.23	A5-A4, 18" RCP INV IN =279.23	A4-A2, 18" RCP INV OUT =279.23
CURB INLET - A5	RIM = 283.00 DEPTH = 3.62 INV IN = 279.38 INV OUT = 279.38	A6-A5, 18" RCP INV IN =279.38	A5-A4, 18" RCP INV OUT =279.38
CURB INLET - A7	RIM = 282.50 DEPTH = 3.00 INV OUT = 279.50		A7-A2, 18" RCP INV OUT =279.50
CURB INLET - B2	RIM = 284.93 DEPTH = 4.47 INV IN = 280.46 INV OUT = 280.46	B3-B2, 18" RCP INV IN =280.46	B2-B1, 18" RCP INV OUT =280.46
CURB INLET - B3	RIM = 284.93 DEPTH = 4.31 INV IN = 280.62 INV OUT = 280.62	B4-B3, 18" RCP INV IN =280.62	B3-B2, 18" RCP INV OUT =280.62
FLARED END SECTION - A1	RIM = 280.81 DEPTH = 0.00 INV IN = 278.47	A2-A1, 24" RCP INV IN =278.47	
FLARED END SECTION - A6	RIM = 281.26 DEPTH = 280.00 INV OUT = 279.47		A6-A5, 18" RCP INV OUT =279.47
FLARED END SECTION - B1	RIM = 282.14 DEPTH = 280.26 INV IN = 280.34	B2-B1, 18" RCP INV IN =280.34	
FLARED ENDE SECTION - B4	RIM = 283.08 DEPTH = 280.85 INV OUT = 280.75		B4-B3, 18" RCP INV OUT =280.75

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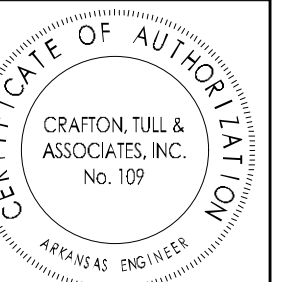
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PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DATE: 11/25/2024  
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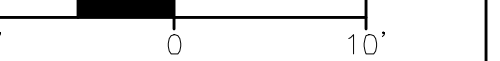




CERTIFICATE OF AUTHORIZATION



GRAPHIC SCALE IN FEET



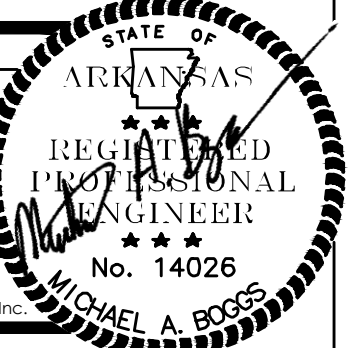
### GLADIOLUS BUSINESS PARK JONESBORO, ARKANSAS

Key Plan

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ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DESIGNED BY: M. BOGGS  
DATE: 11/25/2024

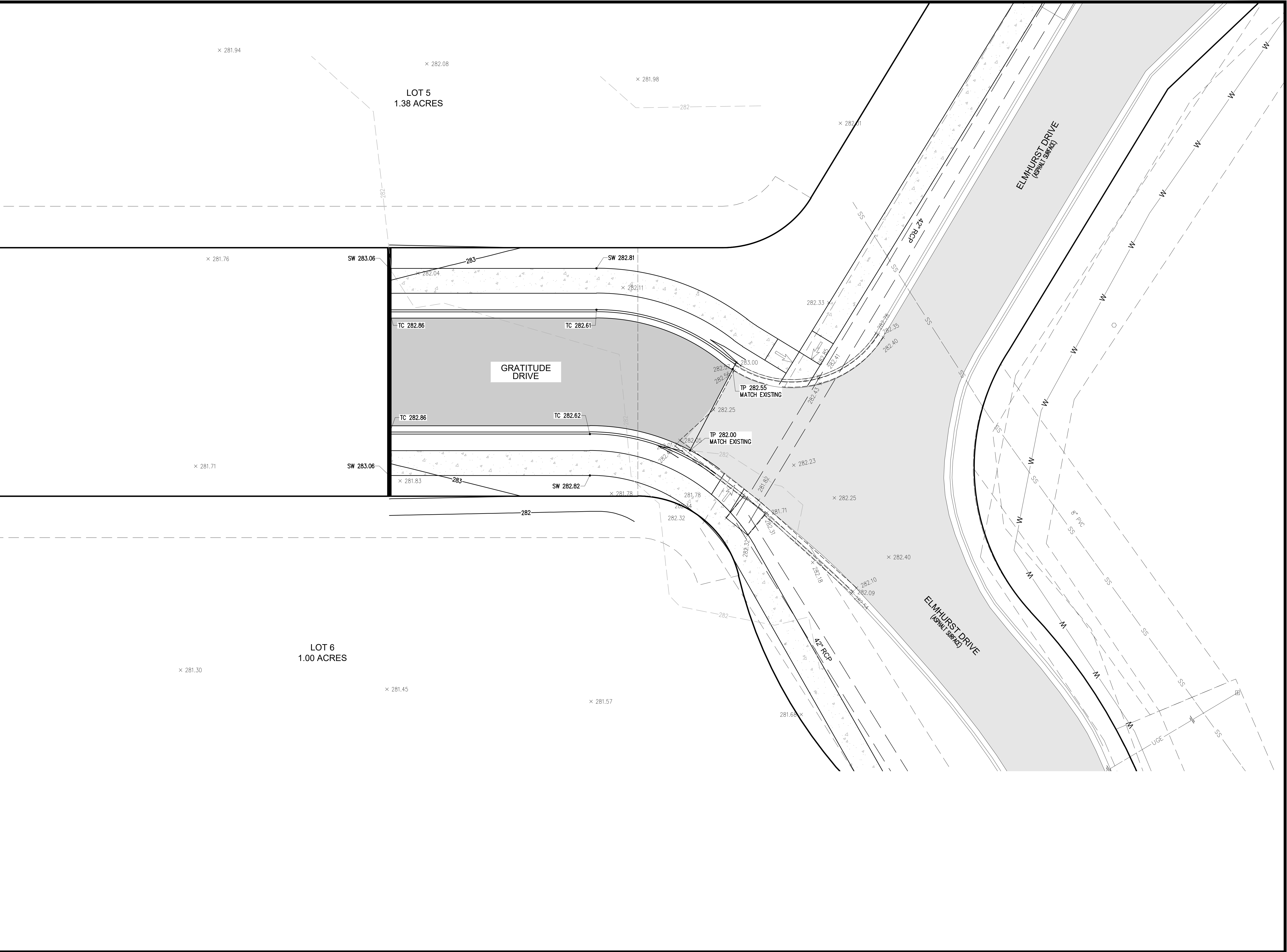


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11/25/2024

#### GRADING & DRAINAGE PLAN NORTH

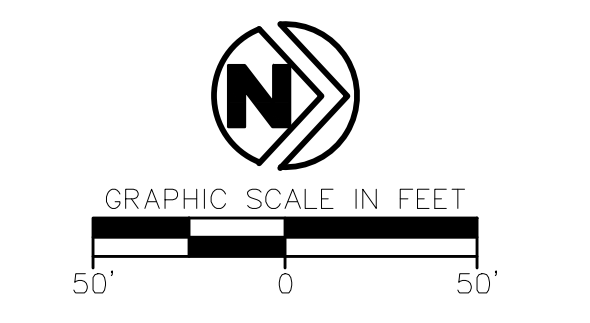
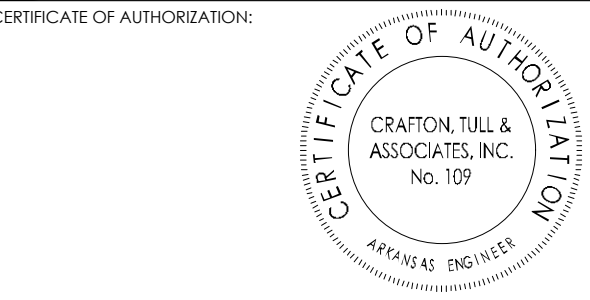
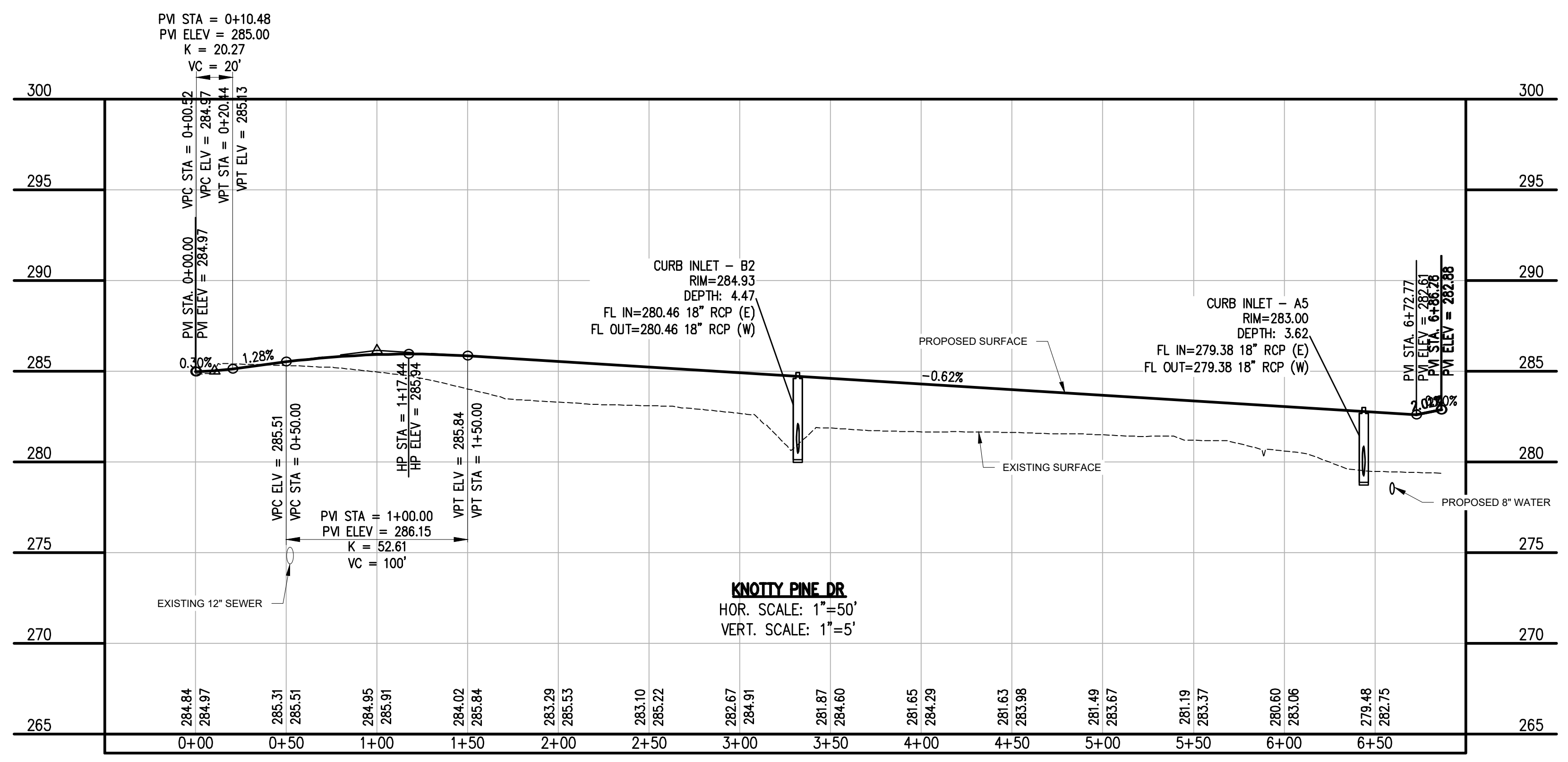
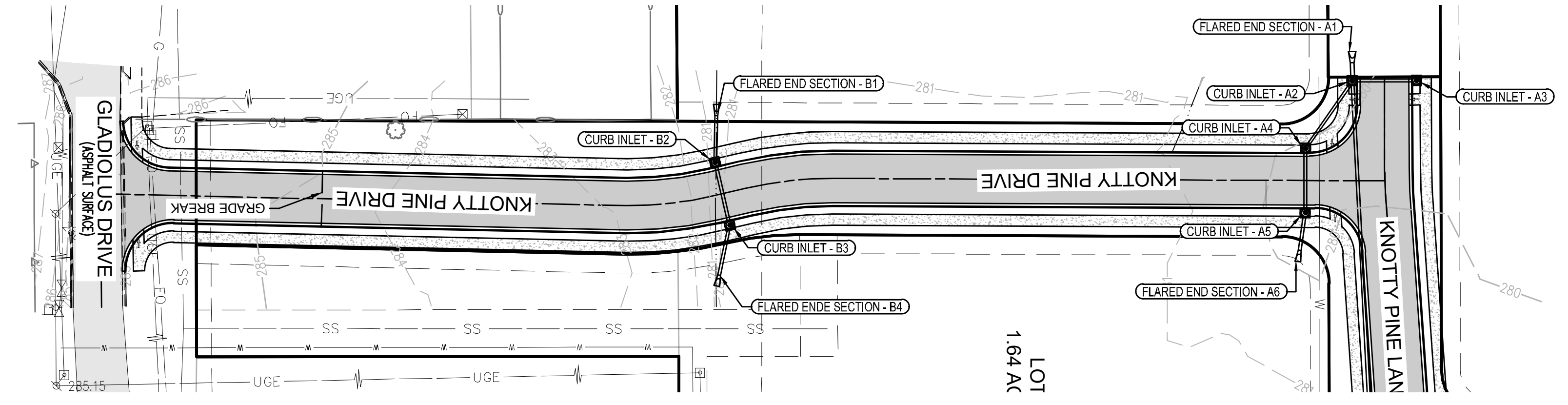
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DRAWN BY: M. BOGGGS  
CHECKED BY: M. BOGGGS  
DESIGNED BY: M. BOGGGS  
APPROVED BY: M. BOGGGS



**GLADIOLUS BUSINESS PARK**  
JONESBORO, ARKANSAS

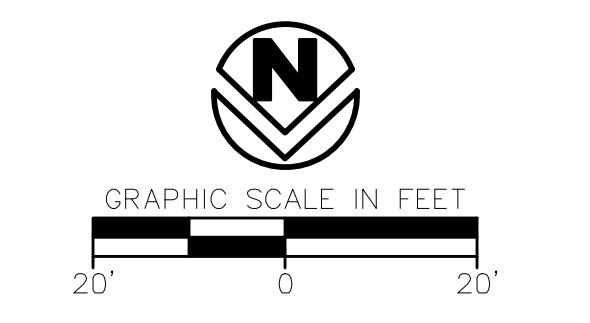
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No.	Description	Date

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DATE: 11/25/2024  
ISSUED FOR CONSTRUCTION  
MICHAEL A. BOGGGS  
No. 14026



**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

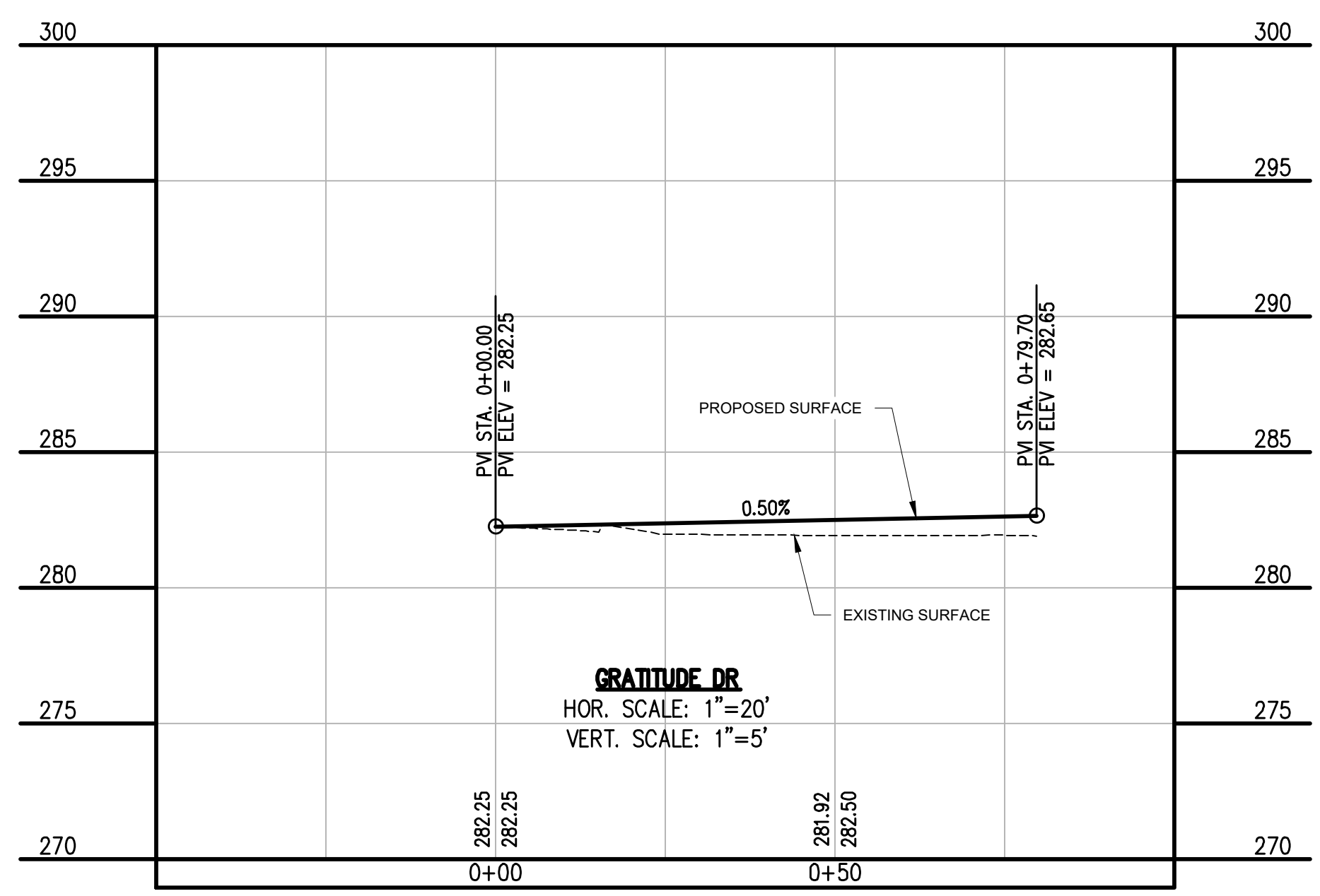
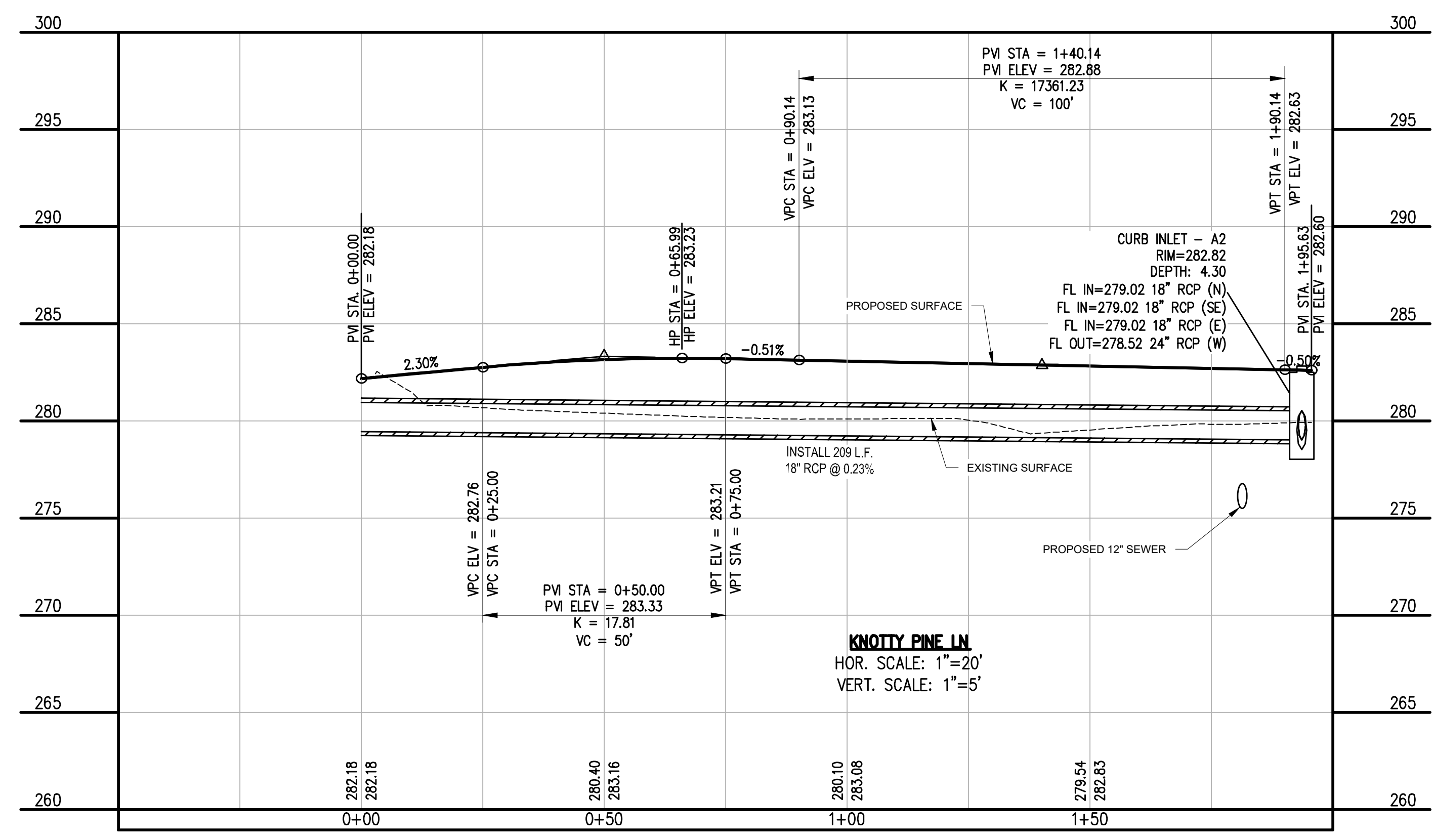
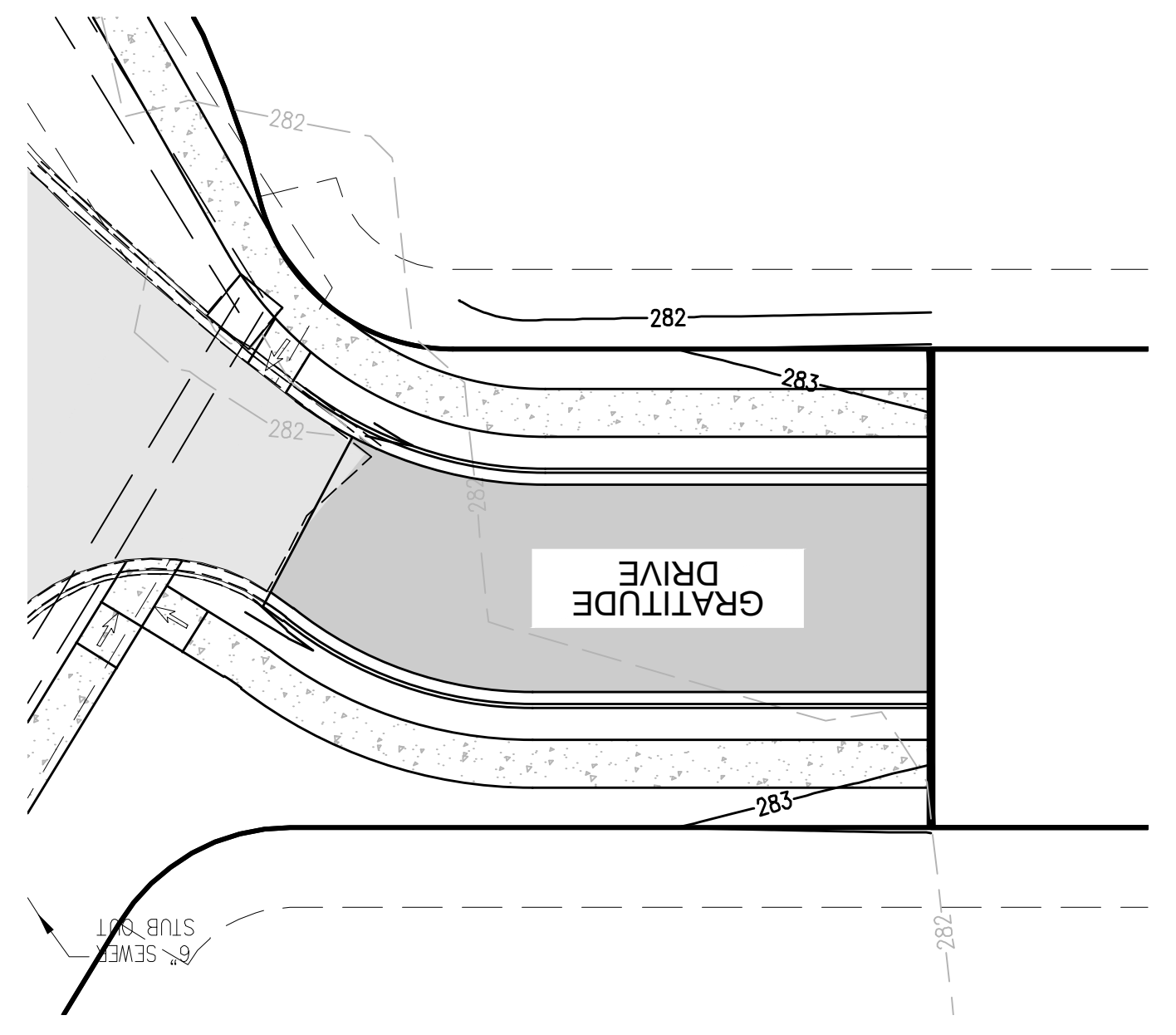
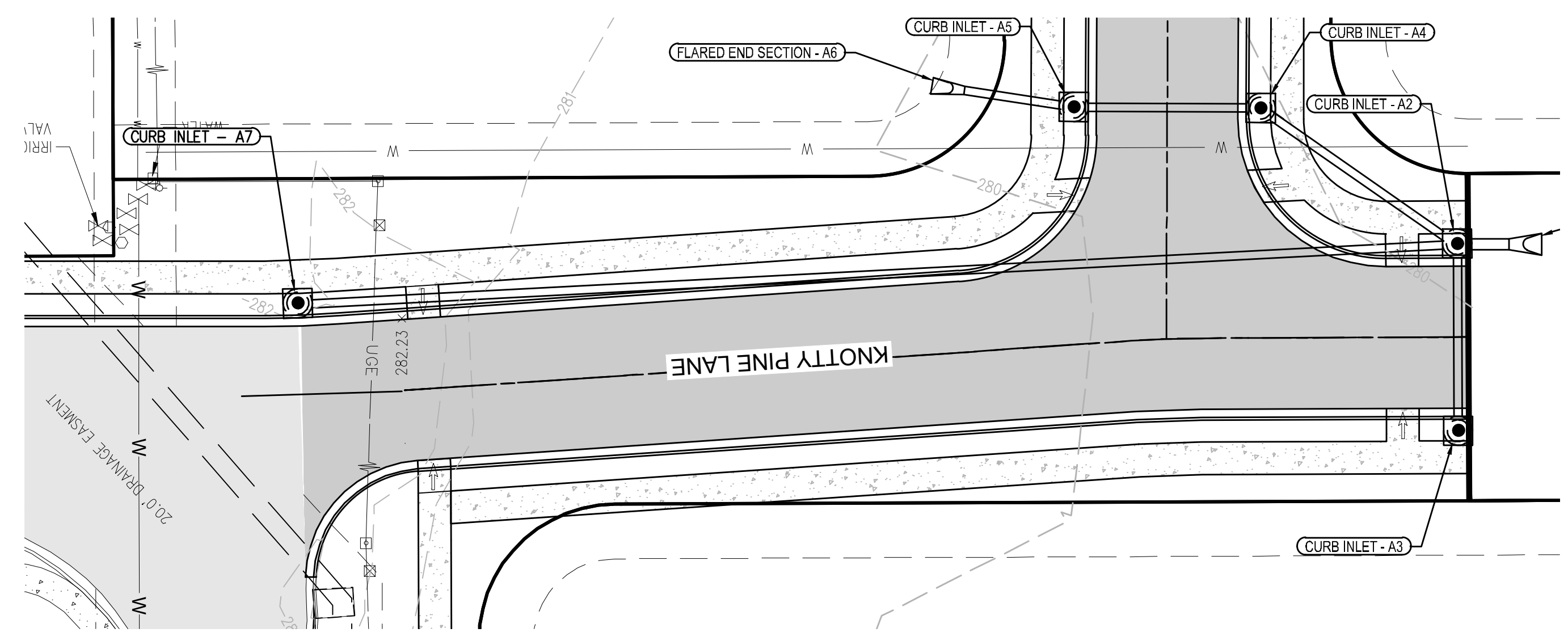
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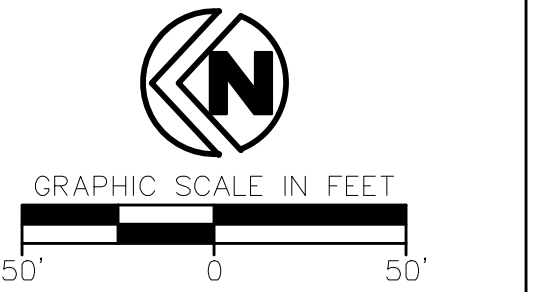
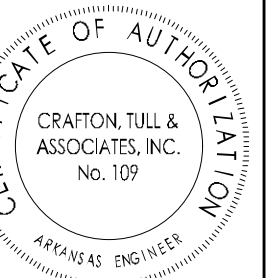
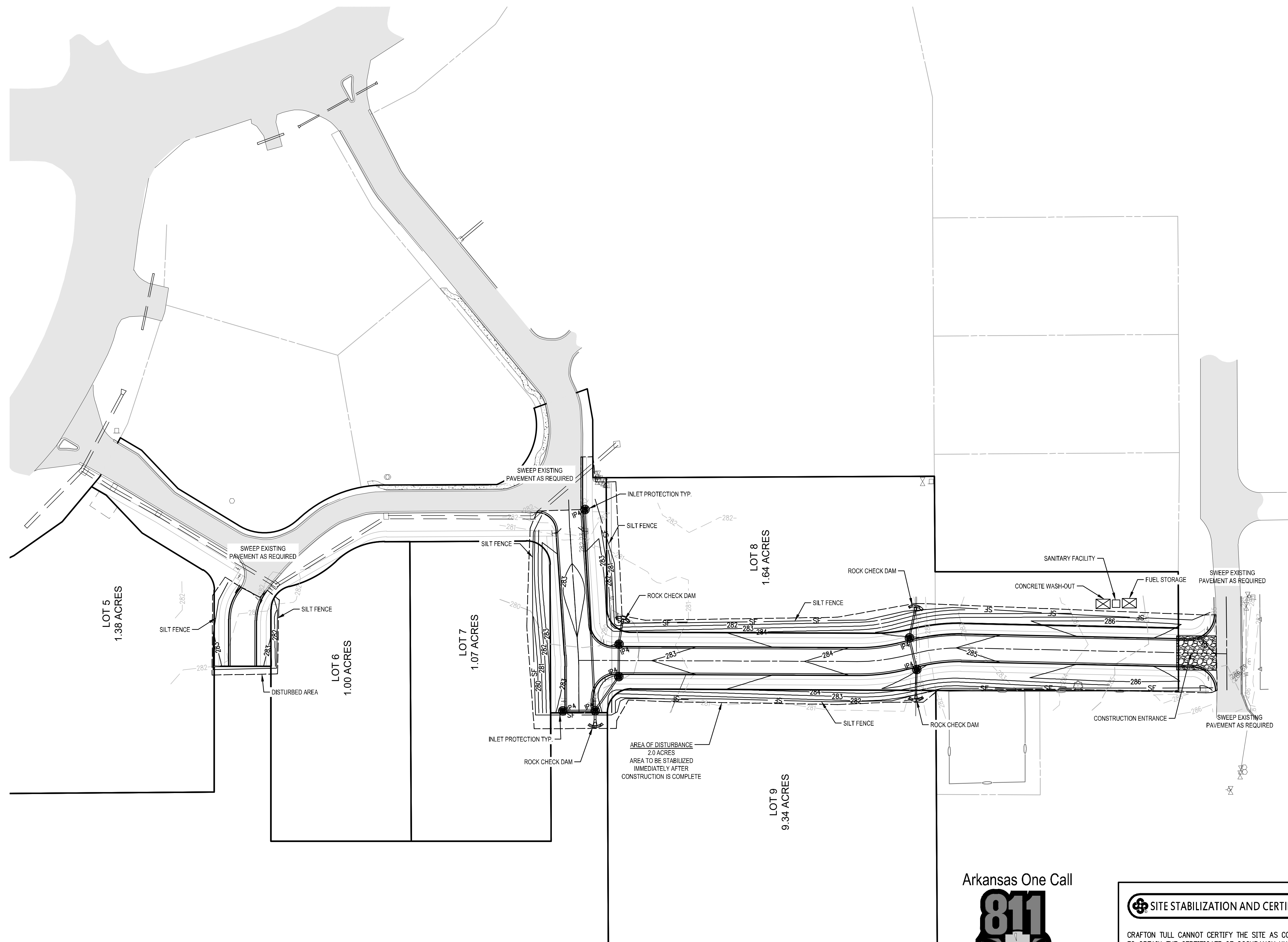
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PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DATE: 11/25/2024  
ISSUED FOR CONSTRUCTION  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS  
11/25/2024

STREET PLAN & PROFILE



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**GLADIOLUS  
BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan

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CONTACT: M. BOGGS  
P.L.L.C.  
P.E. No. 14026  
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EROSION CONTROL PLAN

C-109

Arkansas One Call

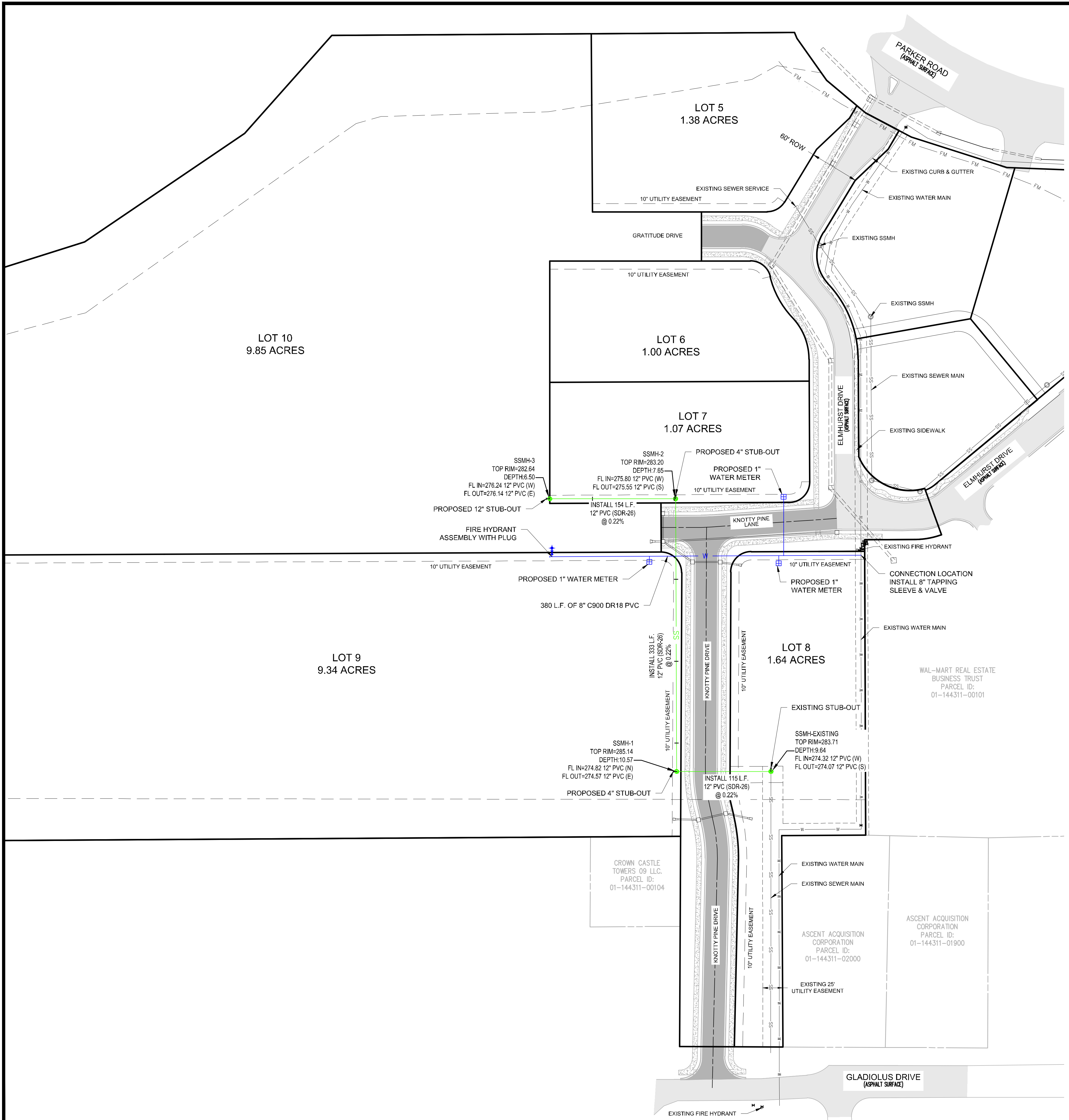


Know what's below.  
Call before you dig.

**SITE STABILIZATION AND CERTIFICATION**

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

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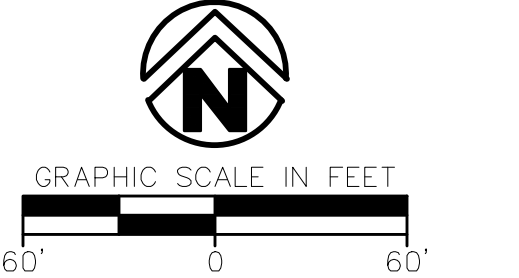
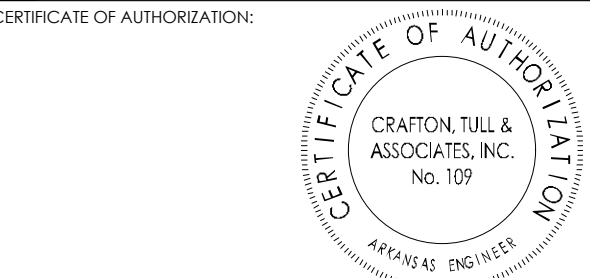


### UTILITY NOTES

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE THE IN-S/CONNECTIONS WITH ALL UTILITY COMPANIES.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINANT OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEM. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.). EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
- GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
- CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

### UTILITY NOTES

- CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY UTILITY SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
- IF UNSAFE PRACTICES ARE DISCOVERED BY CWL DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CWL WILL NOTIFY OSHA. THIS IN NO WAY OBLIGATES CWL FOR THE CONTRACTOR SAFETY PRACTICES AND RESPONSIBILITIES.
- CONSTRUCTION INSPECTION FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF CRAFTON TULL.
- CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE PROVIDED BY CRAFTON TULL.
- ALL SEWER WYES SHALL BE A MINIMUM OF 10' AWAY FROM PROPERTY CORNERS.
- SEPARATION BETWEEN SEWER MAIN & WATER MAIN SHALL BE A MINIMUM OF 10'.



### GLADIOLUS BUSINESS PARK JONESBORO, ARKANSAS

Key Plan

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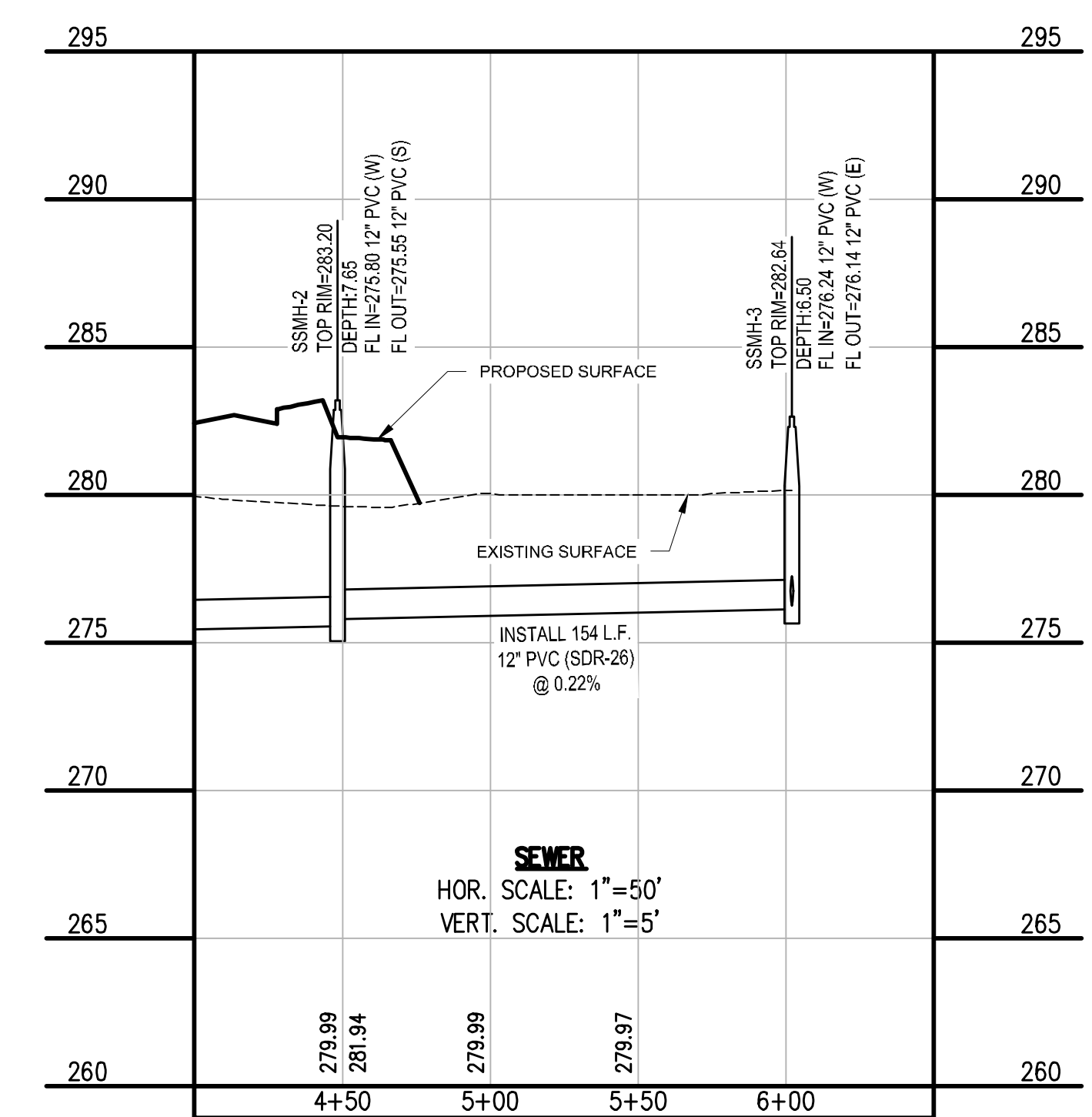
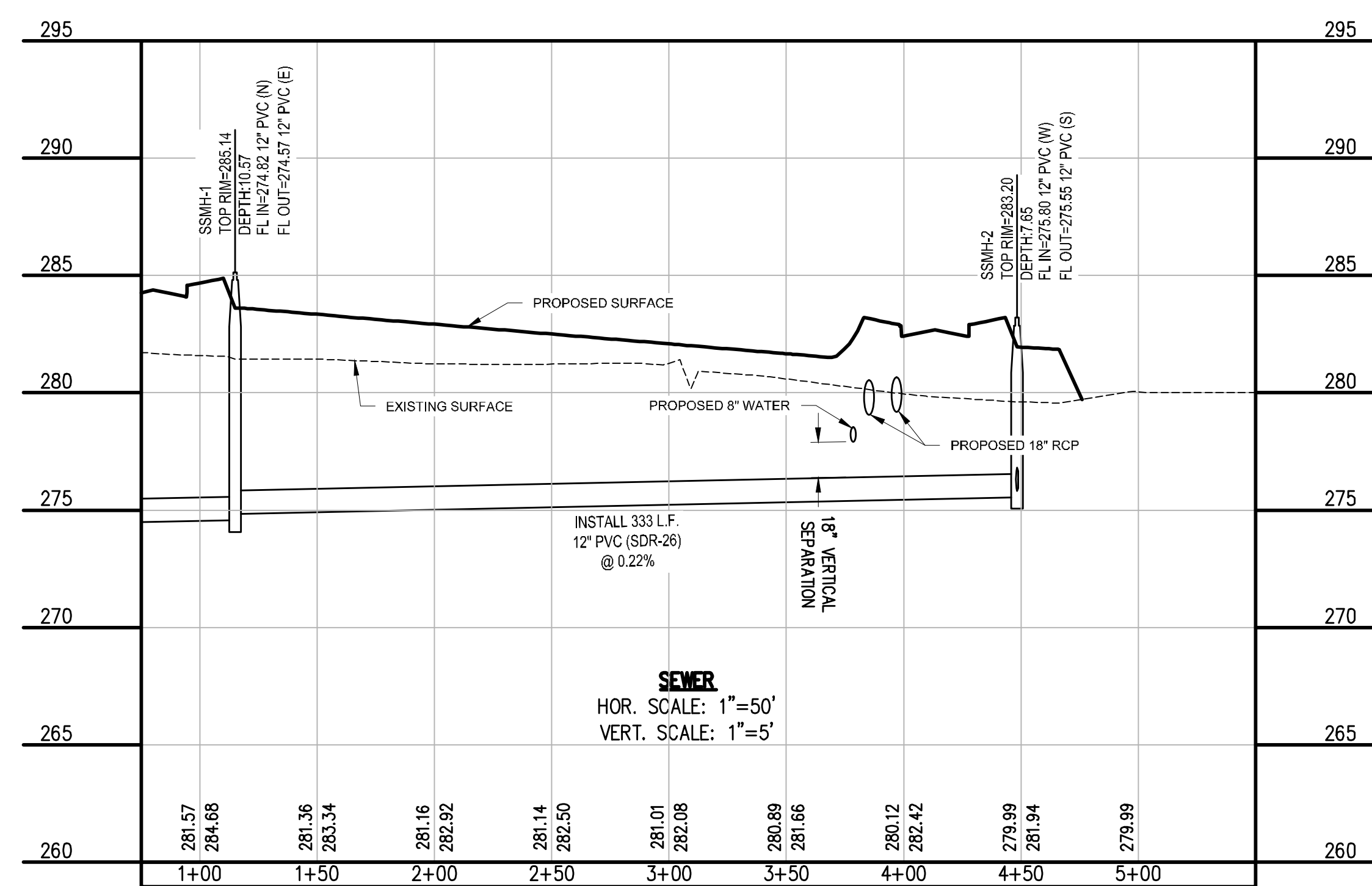
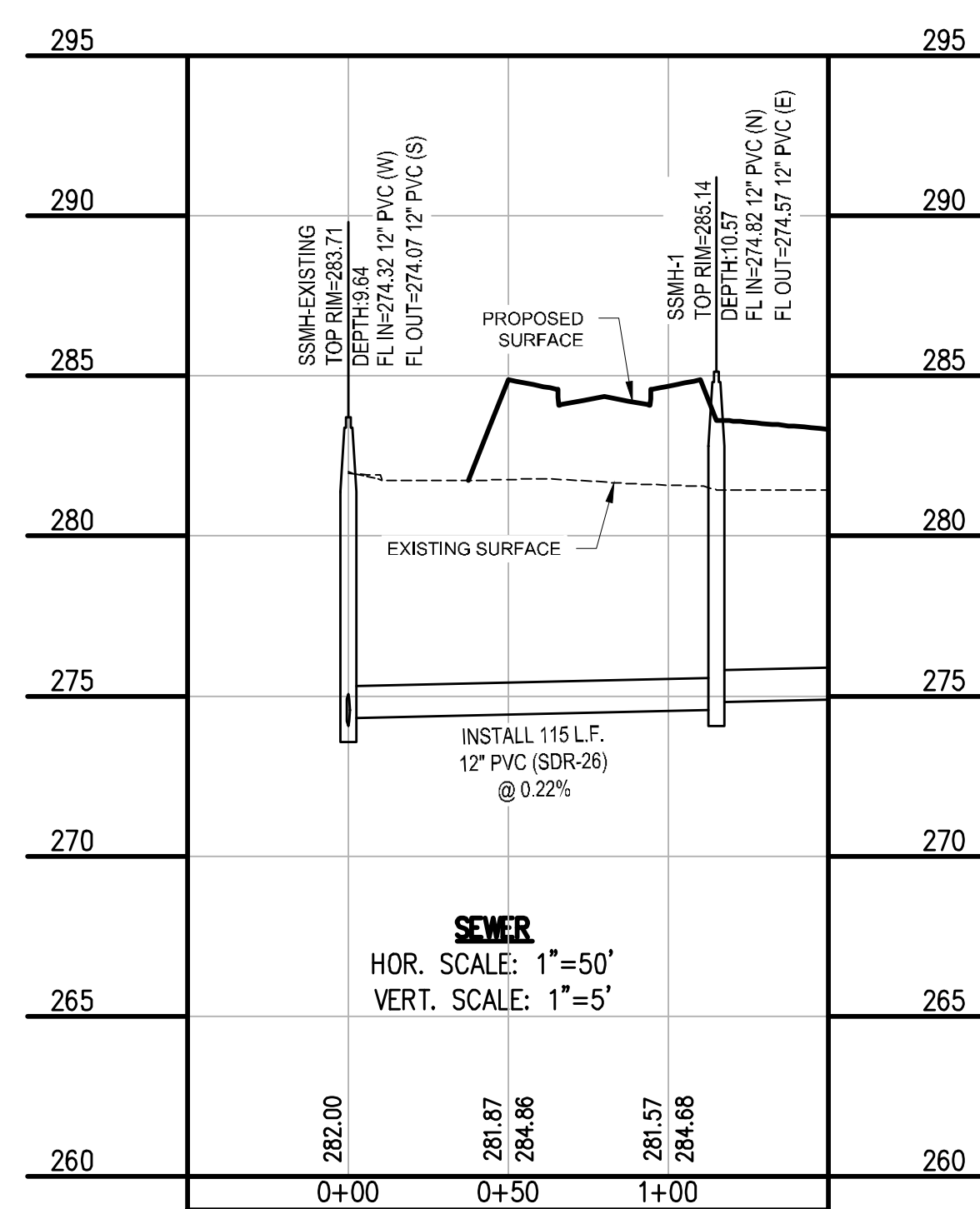
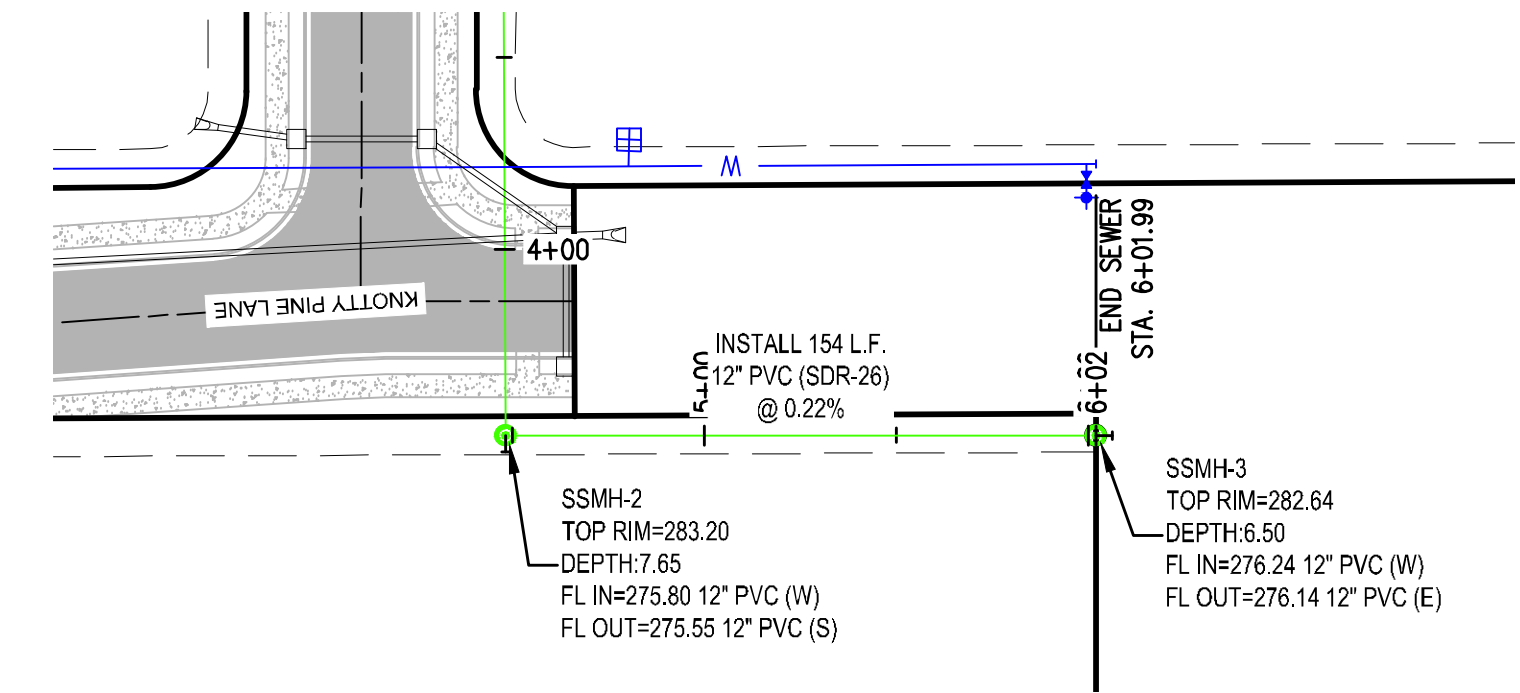
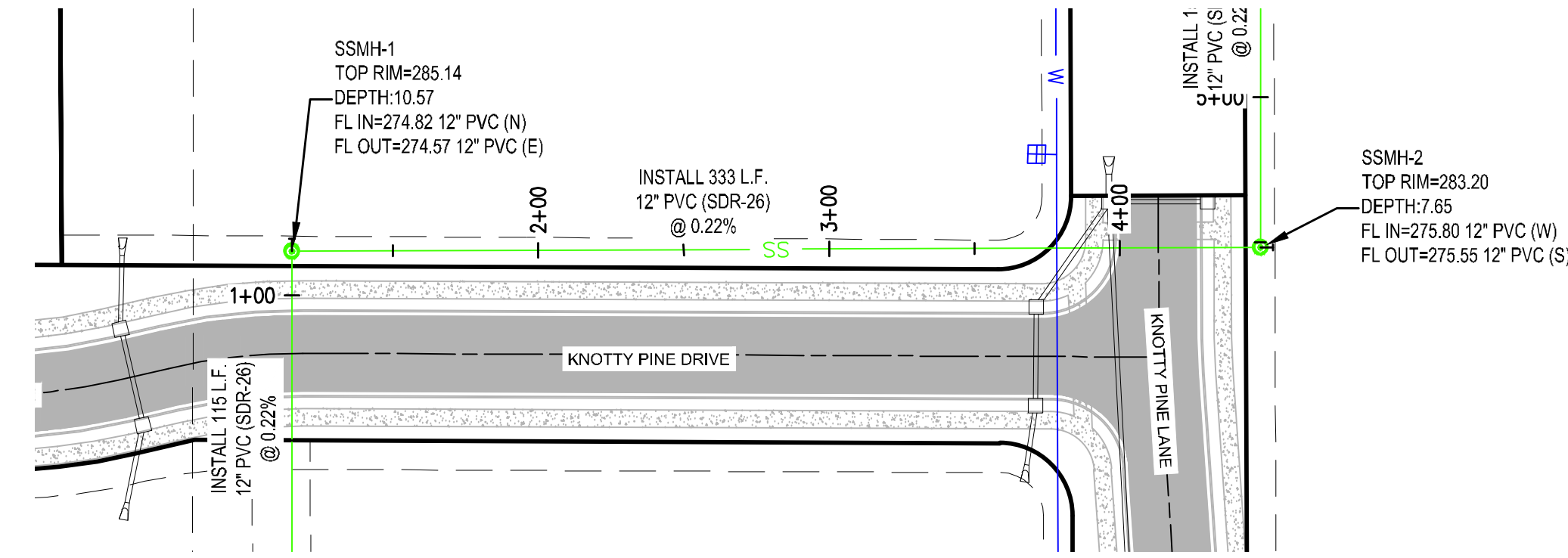
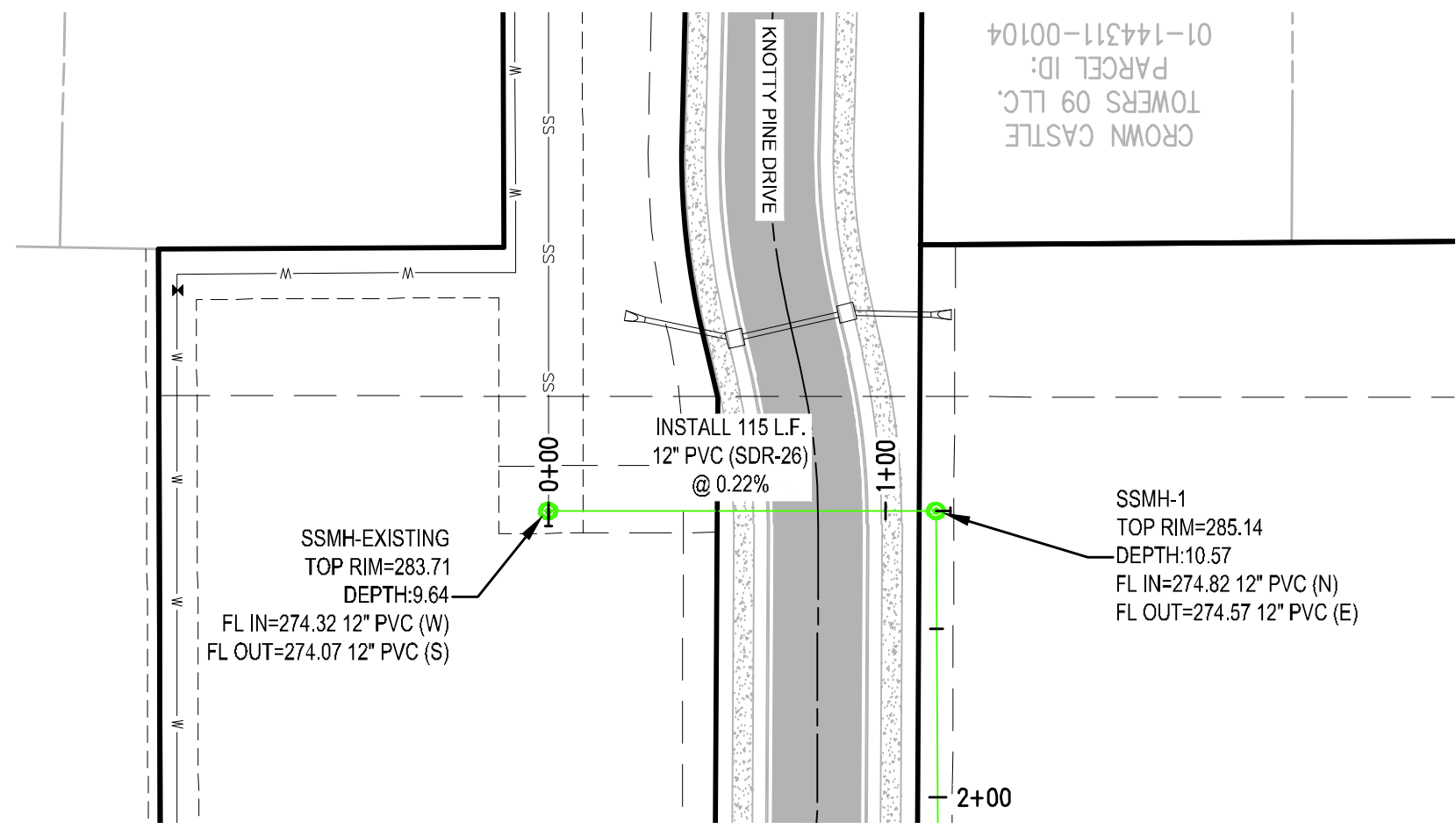
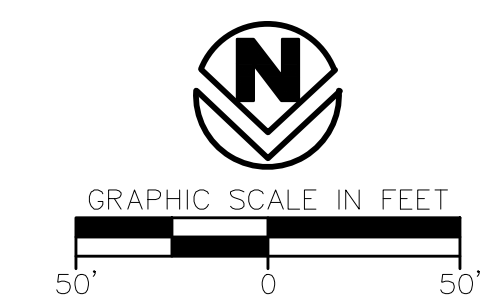
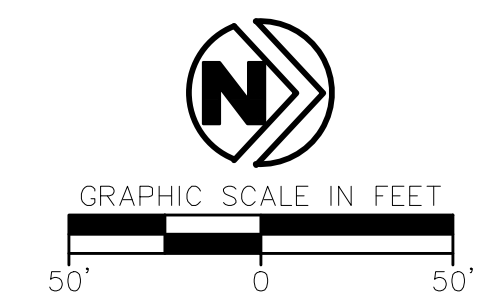
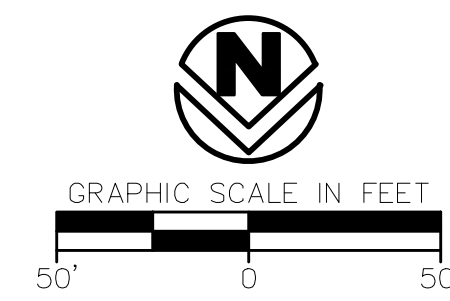
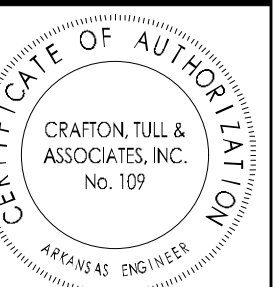
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ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
SCALE:  
DATE:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS

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GLADIOLUS  
BUSINESS PARK  
JONESBORO, ARKANSAS

Key Plan

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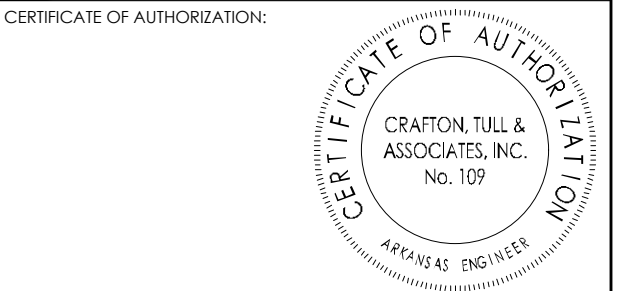
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CONTACT: M. BOGGS  
PIC:   
QC Date:   
**ISSUED FOR CONSTRUCTION**  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS

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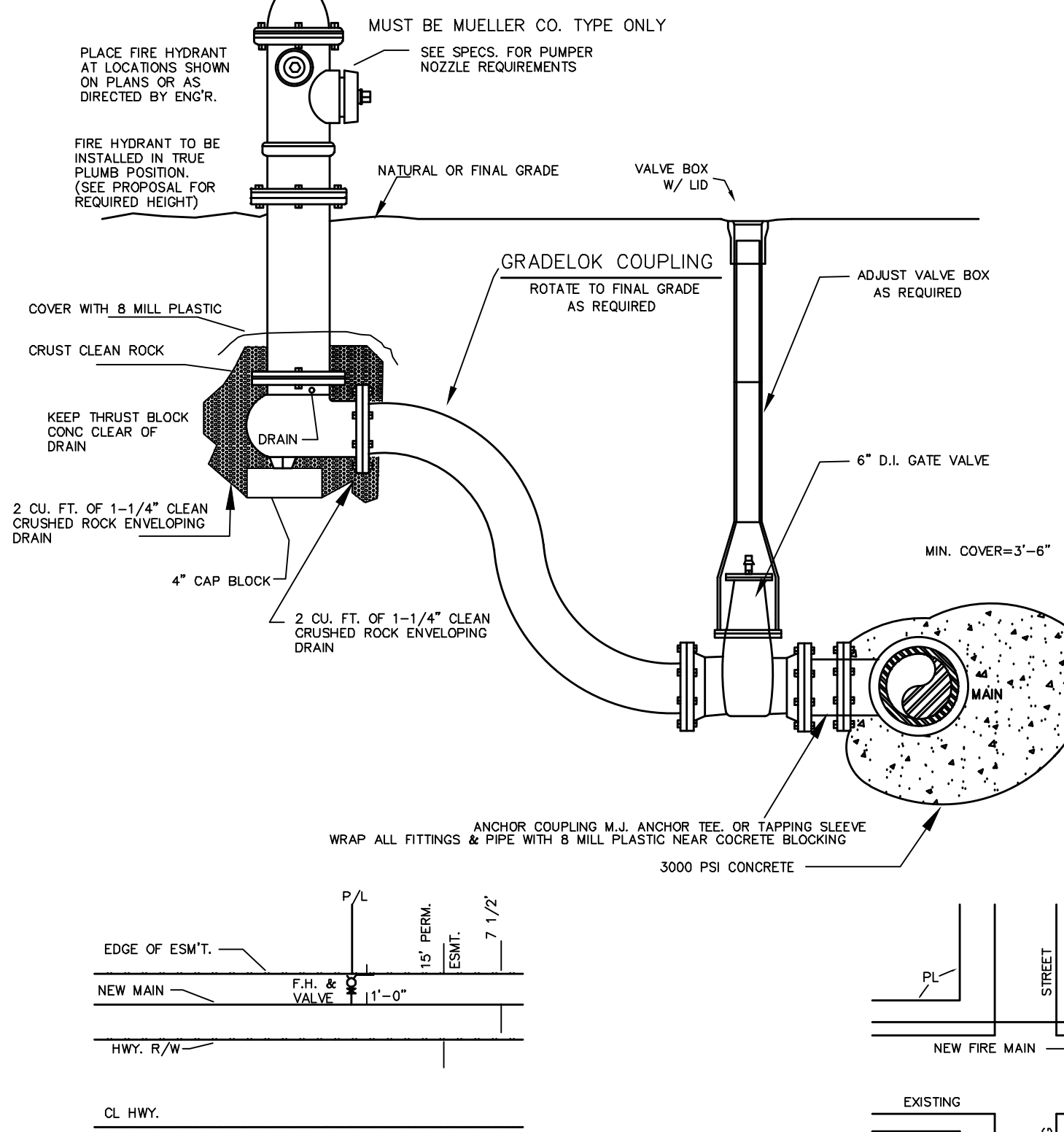
SEWER PLAN & PROFILE

C-201

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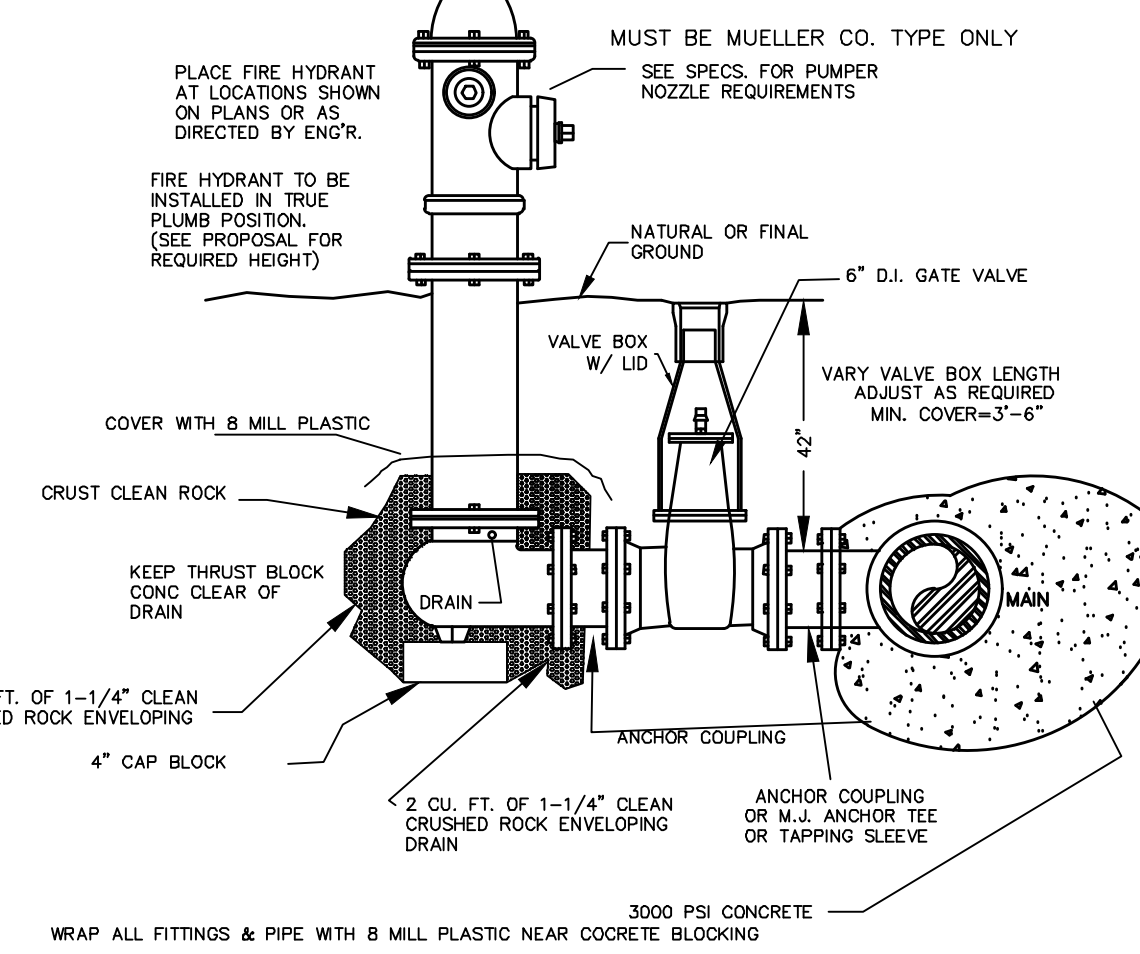


**FIRE HYDRANT DETAIL WITH GRADELOK COUPLING**



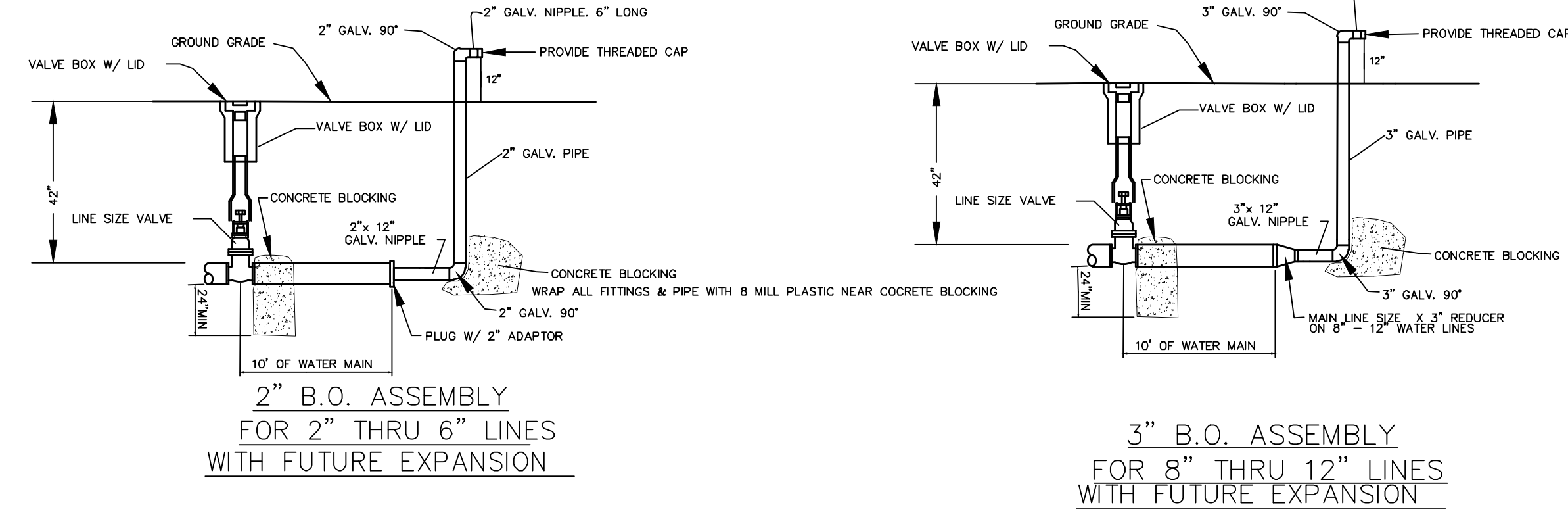
TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY

**FIRE HYDRANT DETAIL WITH ANCHOR COUPLING**

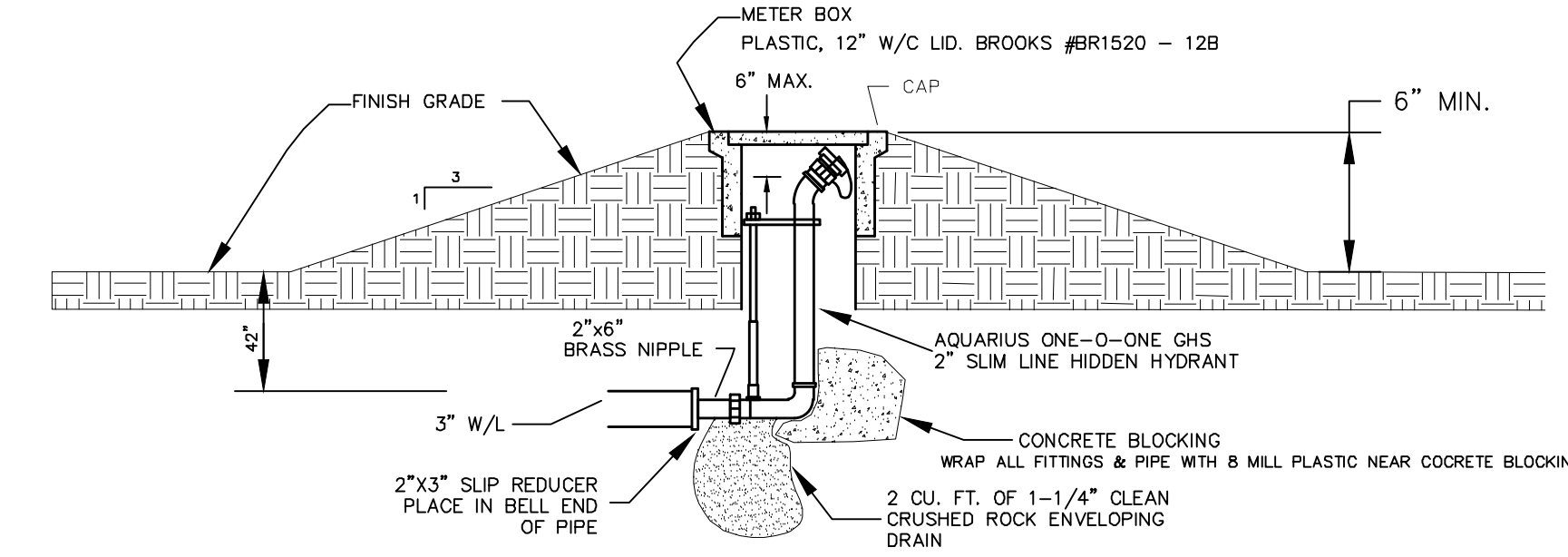


TYPICAL FIRE HYDRANT LOCATION

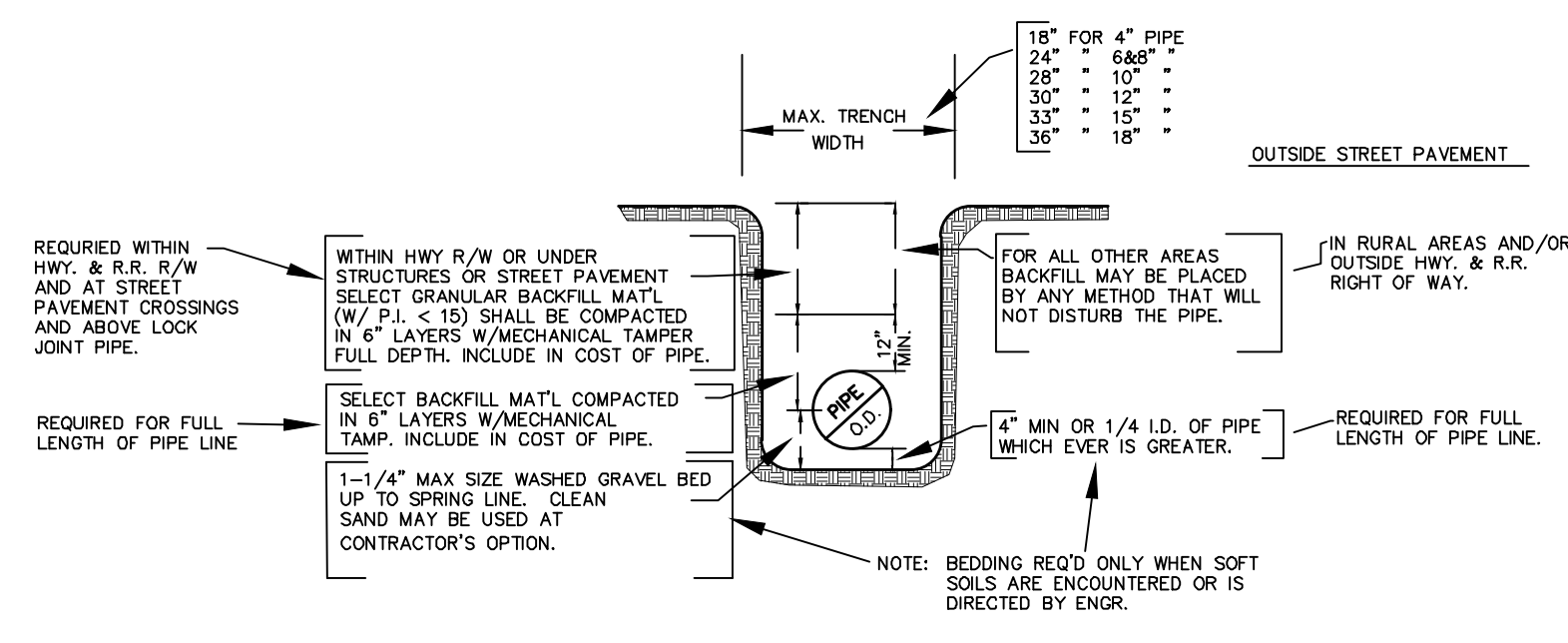
**BLOW-OFF ASSEMBLY DETAILS**



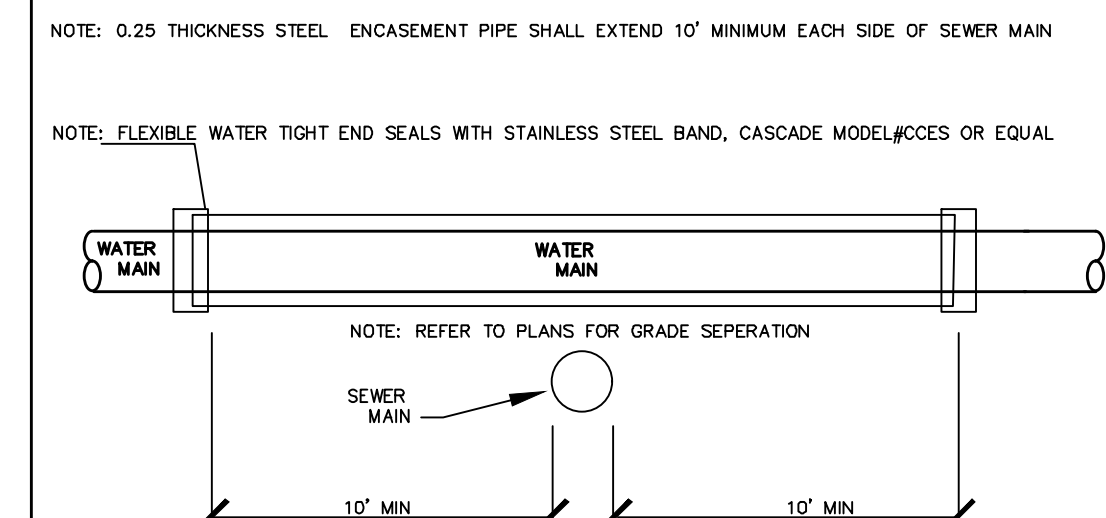
NOTE: OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.



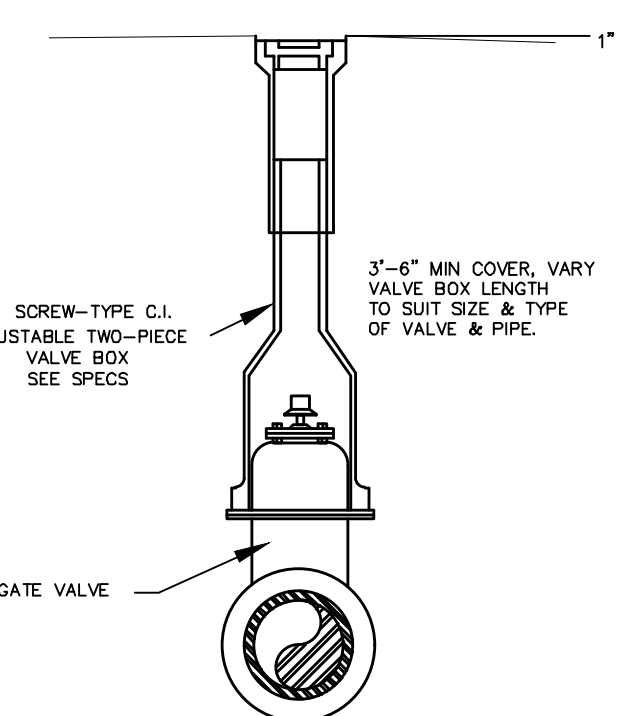
UNDERGROUND WASHOUT ASSEMBLY FOR COVES AND DEAD END LINES WITH NO FUTURE EXTENSION



TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL



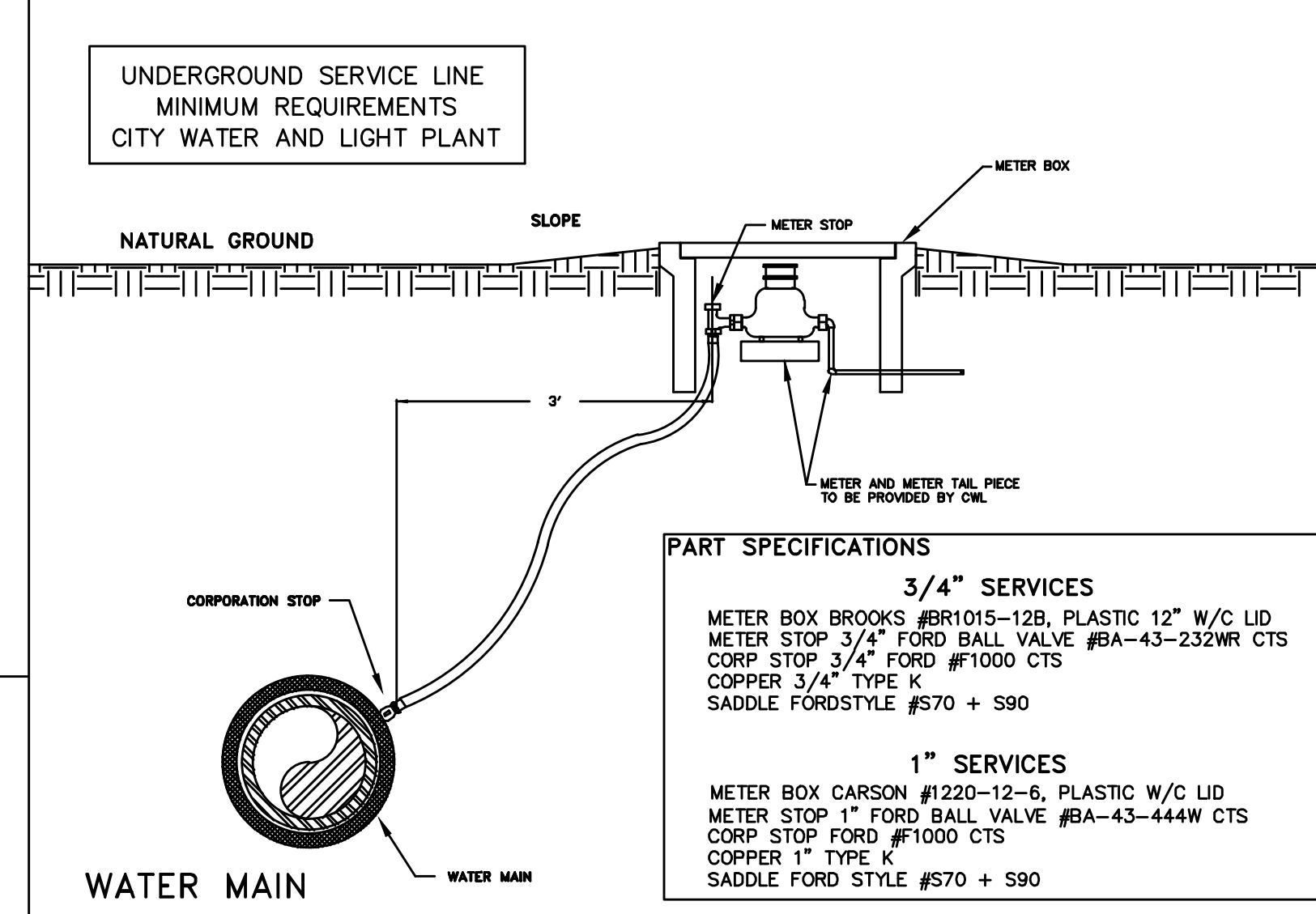
ENCASEMENT FOR WATER MAINS AT SEWER CROSSINGS



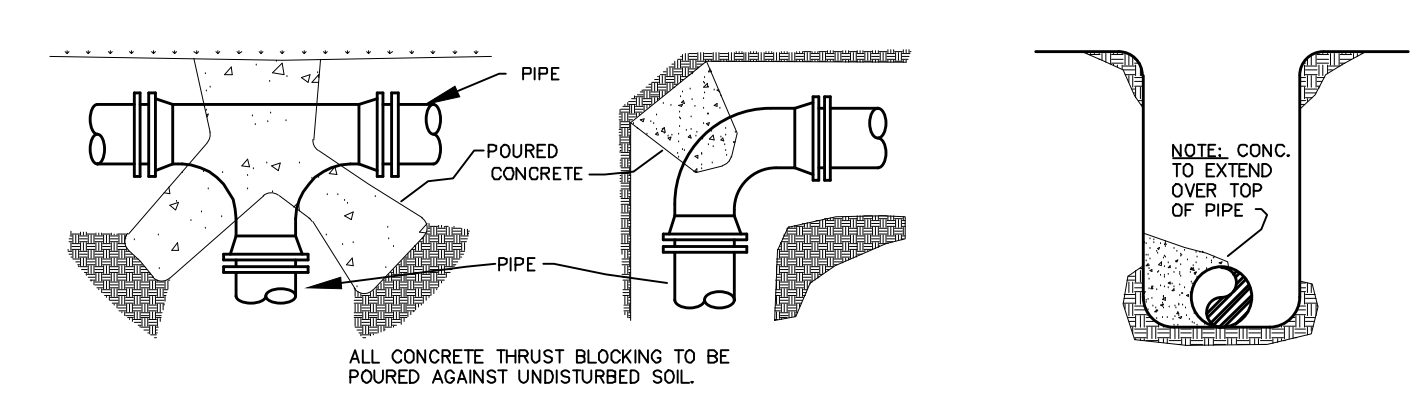
VALVE BOX DETAIL

**SERVICE CONNECTION AND METER SETTING**

NOTE: ONLY 3/4\"/>

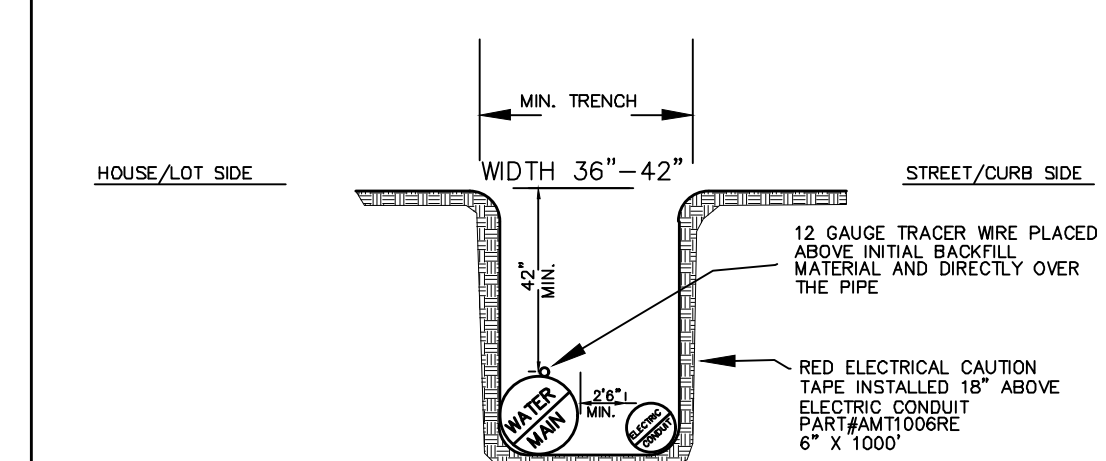


No.	Description	Date

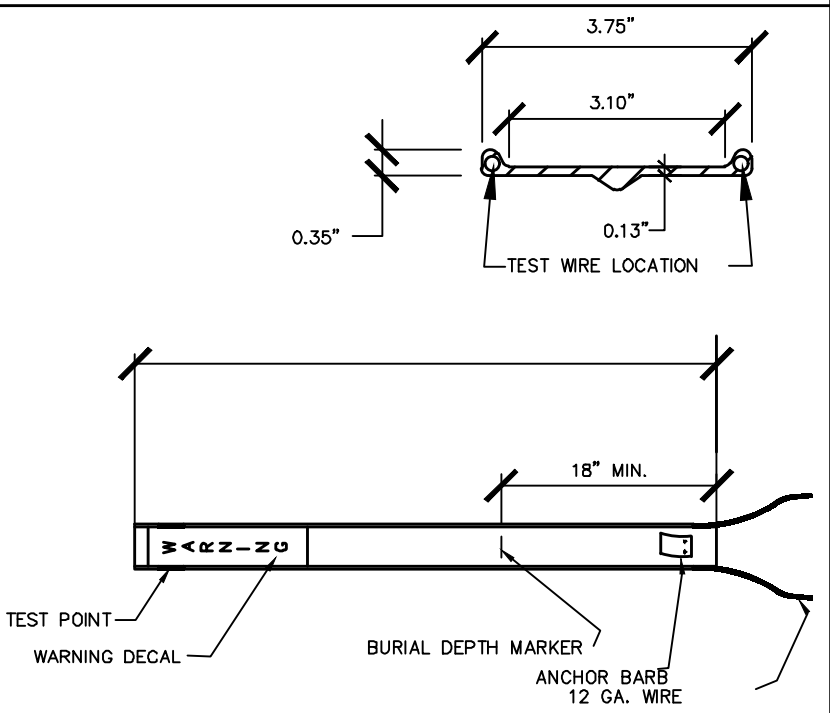


THRUST BLOCK DETAILS

- NOTES:
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
  2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
  3. ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MILL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
  4. WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
  5. COVER SHALL BE A MINIMUM OF 3\"/>



TYPICAL WATER/ELECTRIC COMBO DETAIL



WATER LINE & FORCE MAIN MARKER DETAIL

**GLADIOLUS BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan

No.	Description	Date

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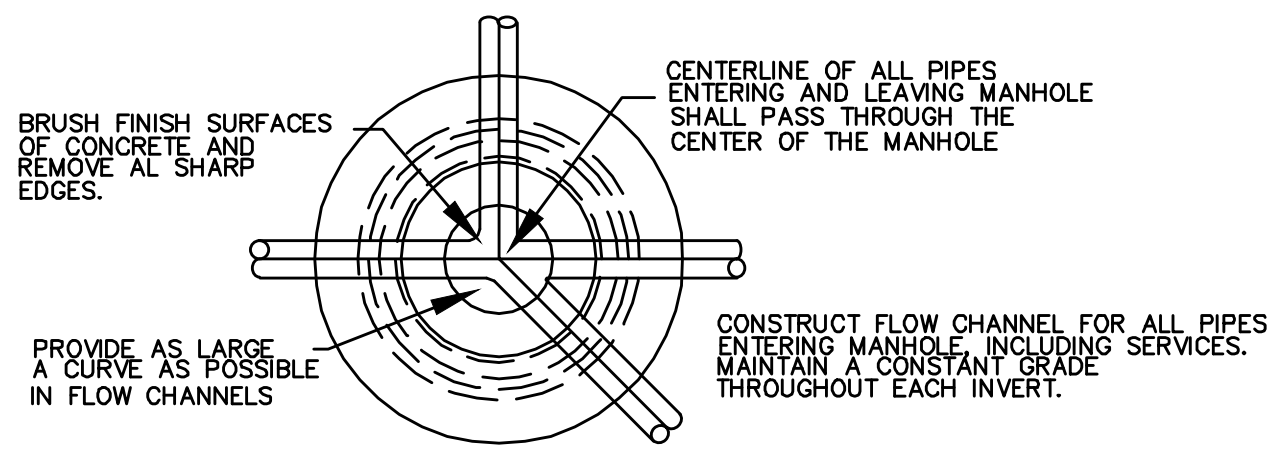
PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DTC No:  
CIC Date:  
**ISSUED FOR CONSTRUCTION**  
REGISTERED PROFESSIONAL ENGINEER  
MICHAEL A. BOGGS  
No. 14026  
11/25/2024

DRAWING: C:\WORKING\PROJECTS\CONSTRUCTION\DWG\WATER\WATER DETAILS.DWG  
LAST PLOTTED BY: MICHAEL BOGGS, 11/27/2024 10:18 PM

**1 MANHOLE DETAILS**

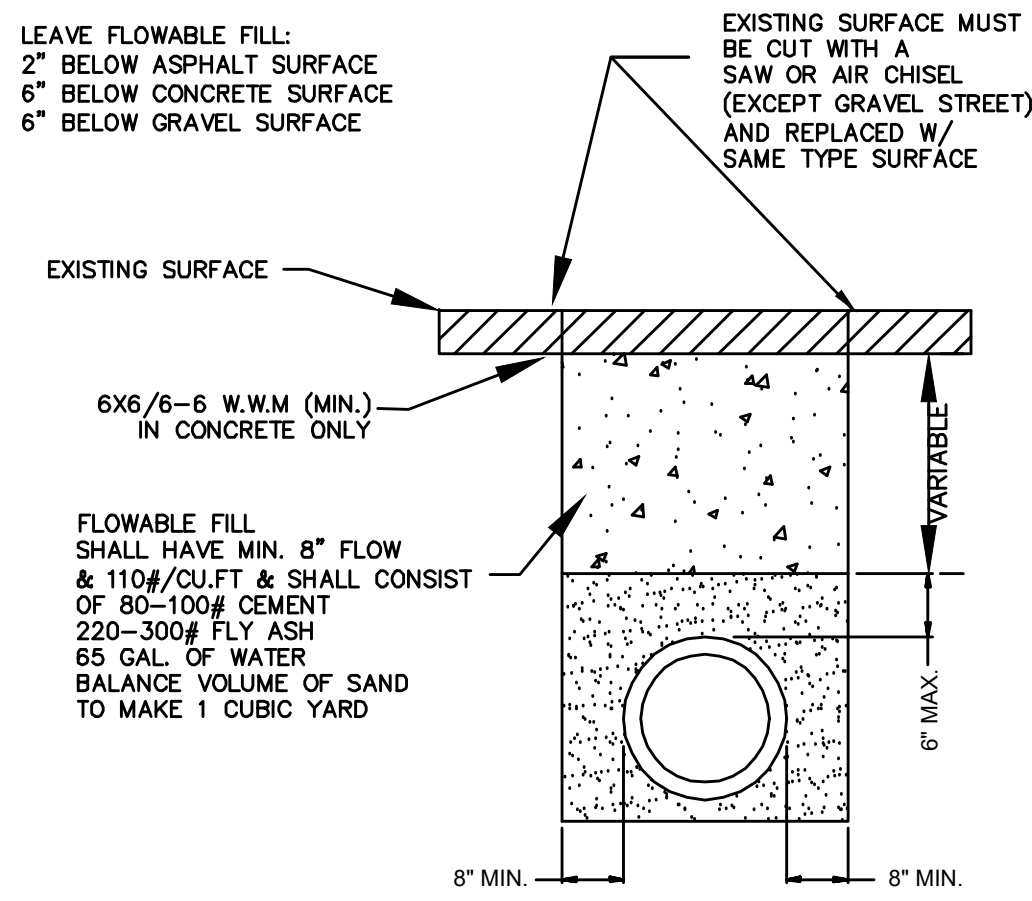
- MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
- MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
  - 4" I.D. FOR SEWER SIZES 6" THRU 24"
  - 5" I.D. FOR SEWER SIZES 24" THRU 30"
  - 6" I.D. FOR SEWER SIZES 36" THRU 42"
- SET MANHOLE TOPS AS FOLLOWS:
  - IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
  - UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC.: 12" ABOVE GROUND.
  - OTHER AREAS: 1" ABOVE GROUND.
- MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.

**STANDARD MANHOLE**



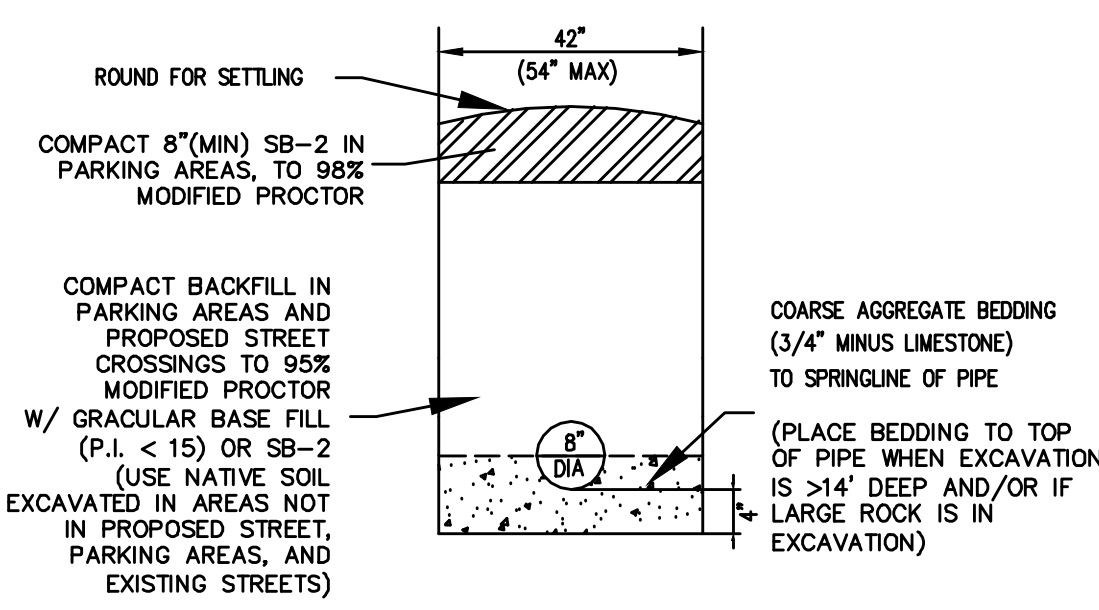
**2 EXISTING STREET LOCATIONS**

- NOTE:* (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY PRIOR TO CUTTING STREET.  
 (2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.  
 (3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



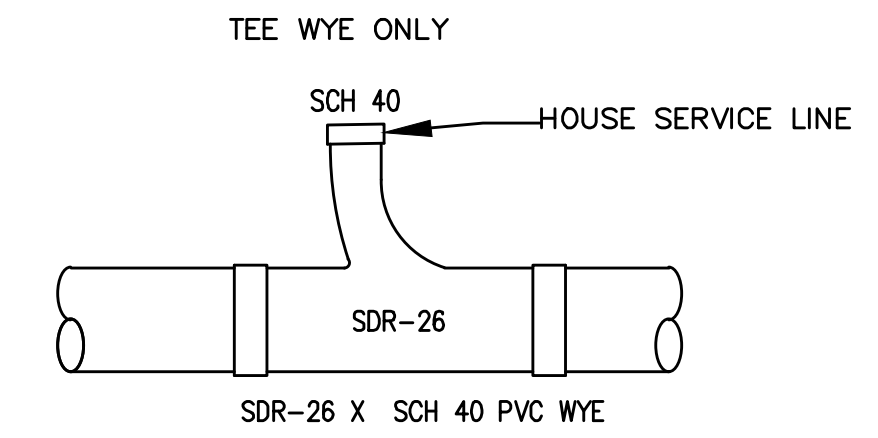
**3 NON-EXISTING STREET LOCATIONS SDR-26 PVC TRENCH DETAIL**

- NOTES:*  
 1. COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.  
 2. PIPE IN TRENCH SHALL BE PLACED ON NO LESS THAN 4" OF 3/4" MINUS LIMESTONE. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.  
 3. PVC PIPE SHALL BE SDR-26 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.

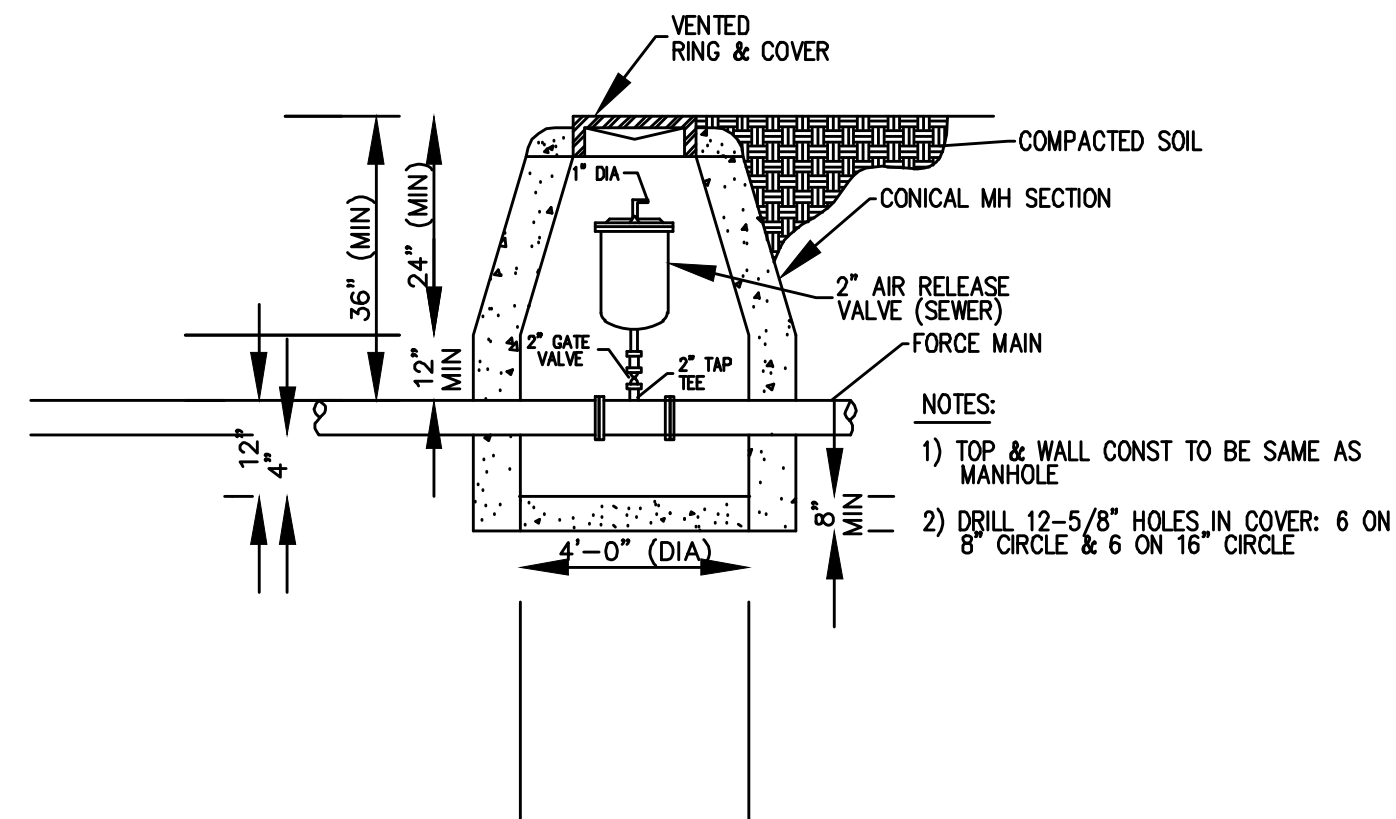


**4 SINGLE WYE**

ALL SERVICE LINES UNDER PAVEMENT SHALL BE PVC SCH 40 PIPE W/ PVC SCH 40 COUPLINGS

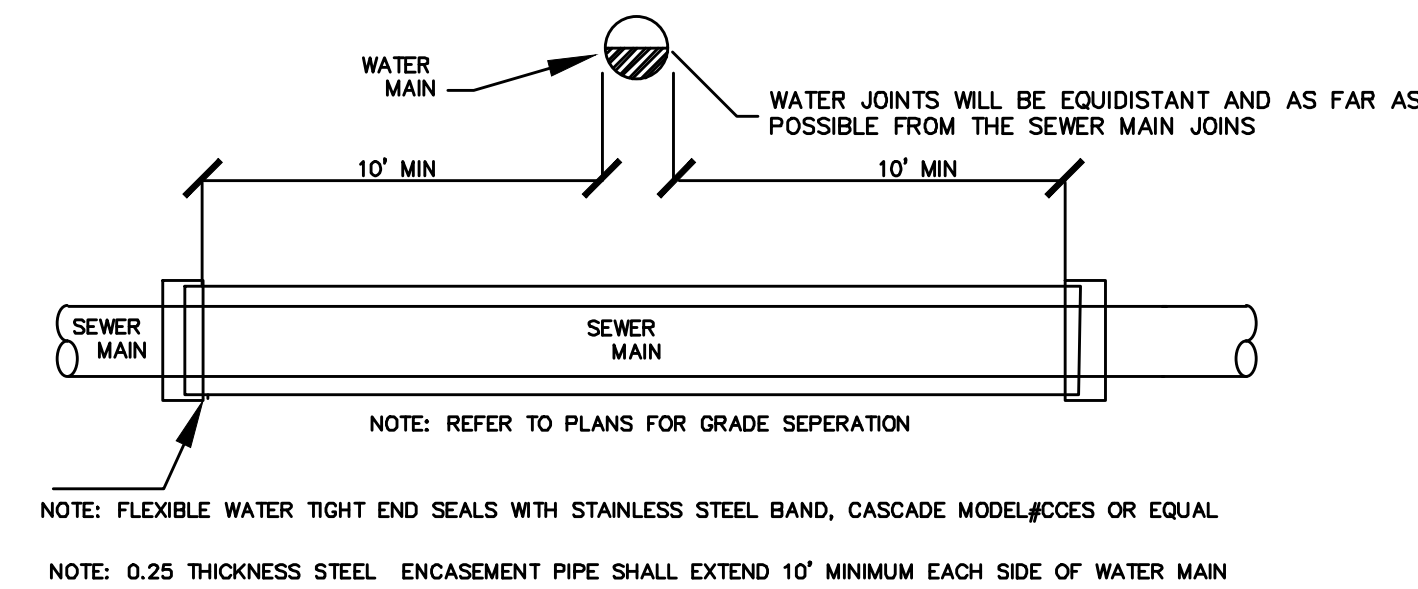


**5 AIR/VACUUM RELEASE VALVE DETAIL**

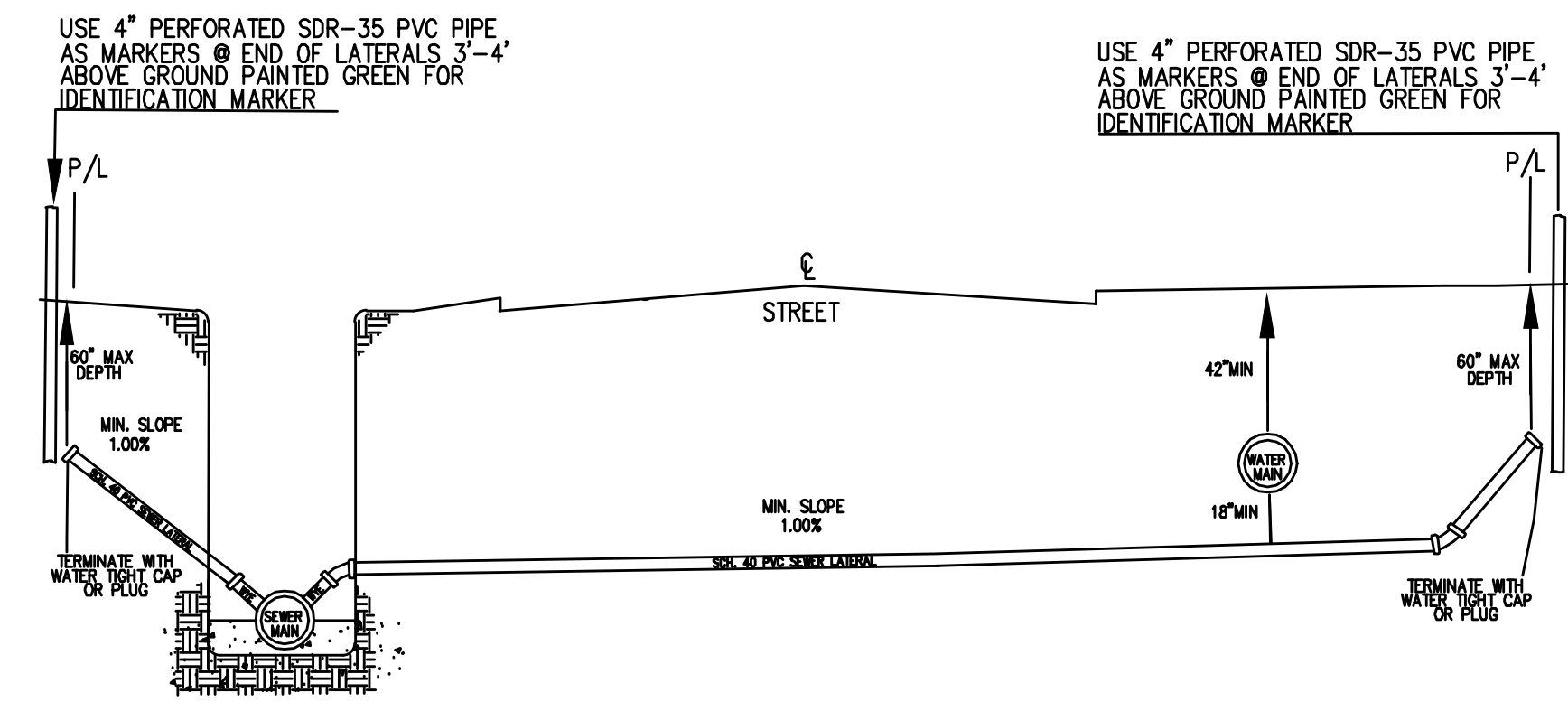


**6 ENCASEMENT FOR SEWER MAINS AT WATER CROSSINGS**

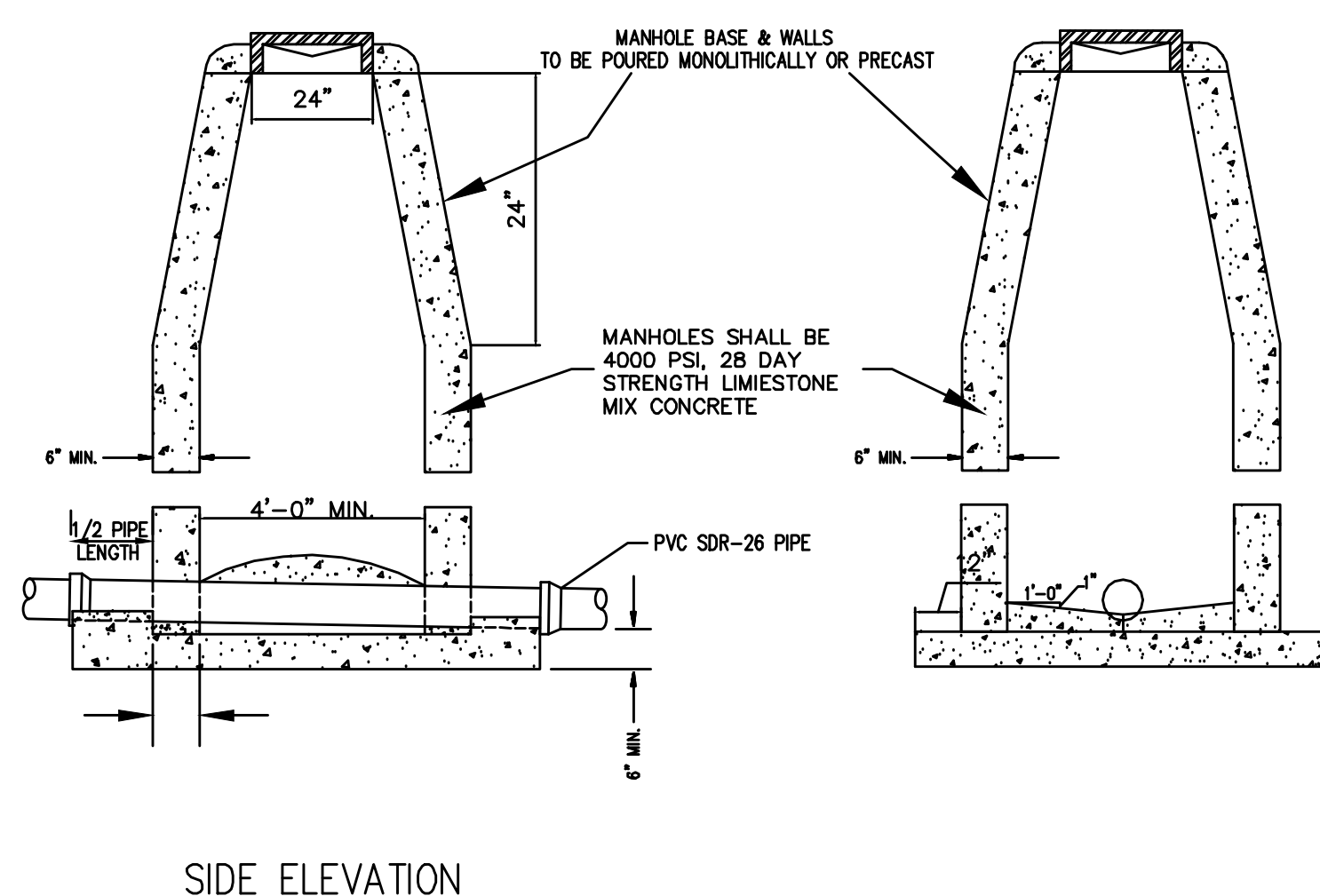
*NOTE:* WHEN 18" VERTICAL SEPERATION CANNOT BE MAINTAINED, JOINTS SHALL BE LOCATED SUCH THAT THEY ARE EQUAL DISTANCE BEFORE AND AFTER CROSSING.



**7 PERMITS REQUIRED BEFORE INSTALLATION**

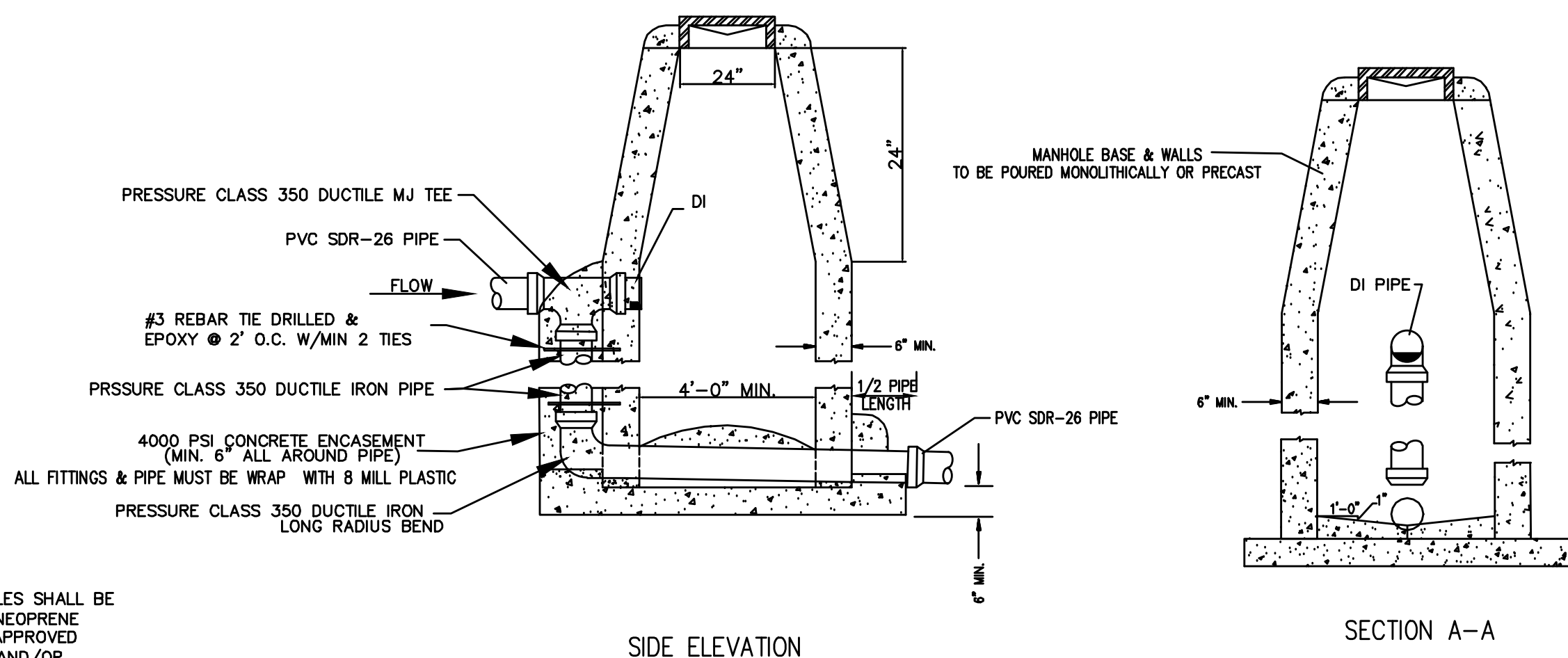


**8 STANDARD MANHOLE**



SIDE ELEVATION

**9 DROP MANHOLE**

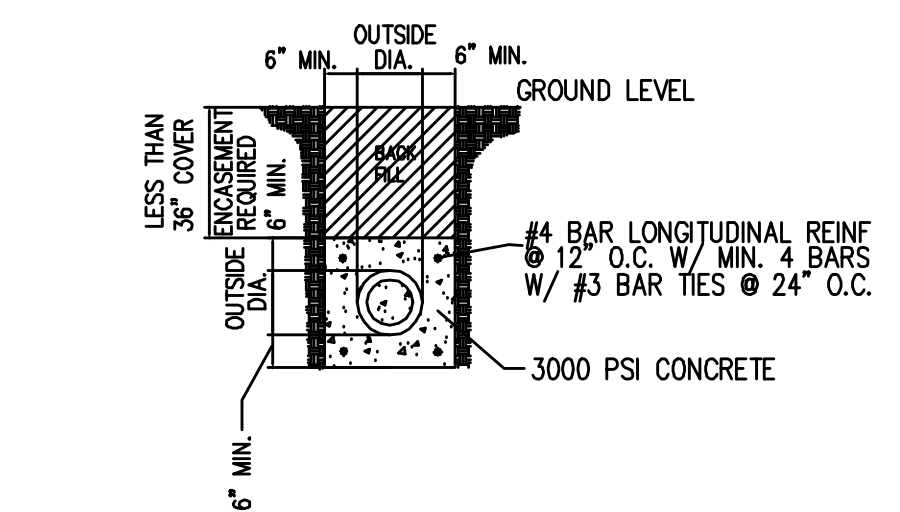


SIDE ELEVATION

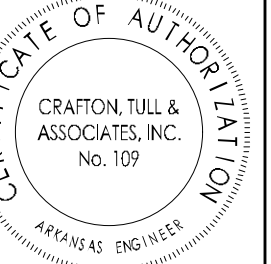
SECTION A-A

*NOTE:* MANHOLES SHALL BE PRECAST W/ NEOPRENE GASKETS AS APPROVED BY ENGINEER AND/OR UTILITY COMPANY

**10 CONCRETE ENCACEMENT FOR DITCH CROSSINGS**



*NOTE:* ENCASCMENT PIPE MUST BE PRESSURE CLASS 350 DUCTILE IRON AND WRAP DUCTILE IRON PIPE WITH 8 MILL PLASTIC

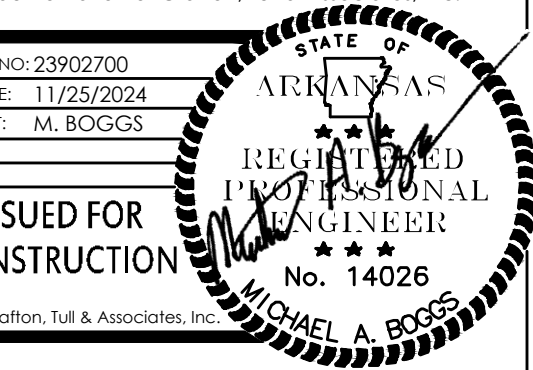


GLADIOLUS BUSINESS PARK  
 JONESBORO, ARKANSAS

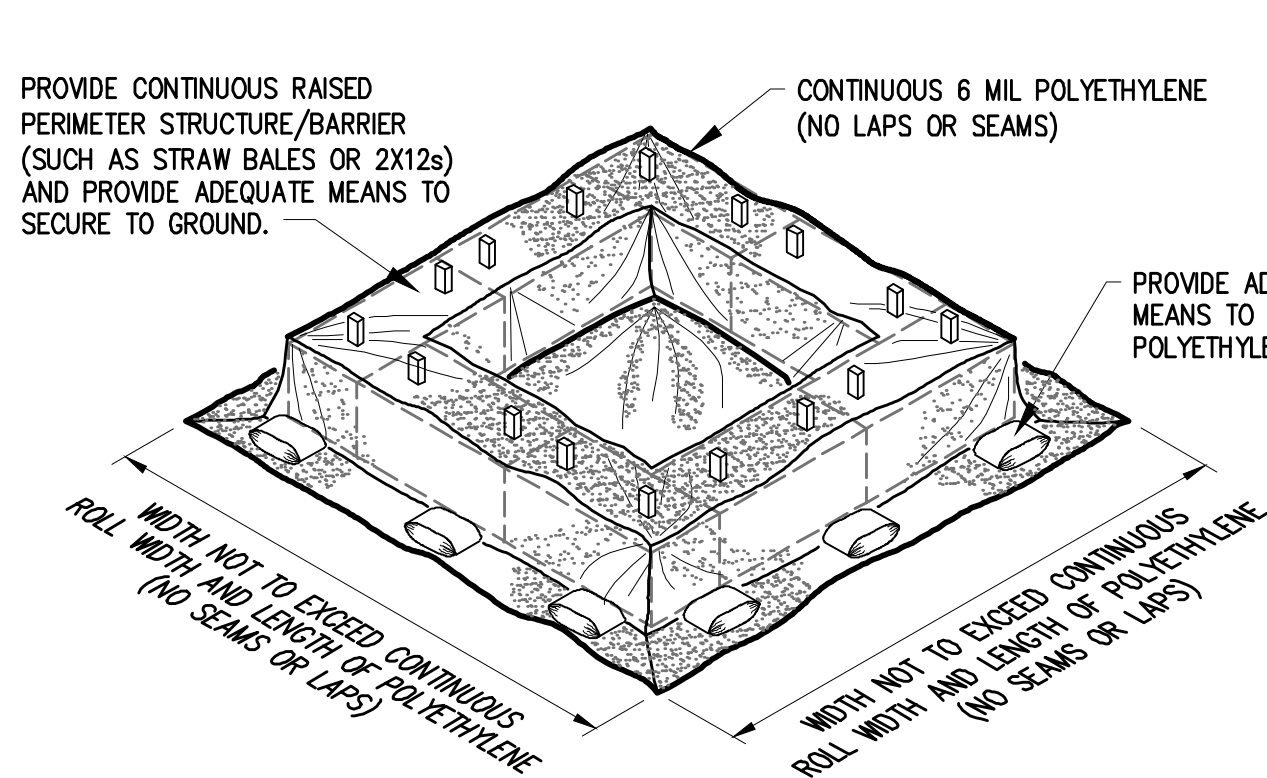
No.	Description	Date

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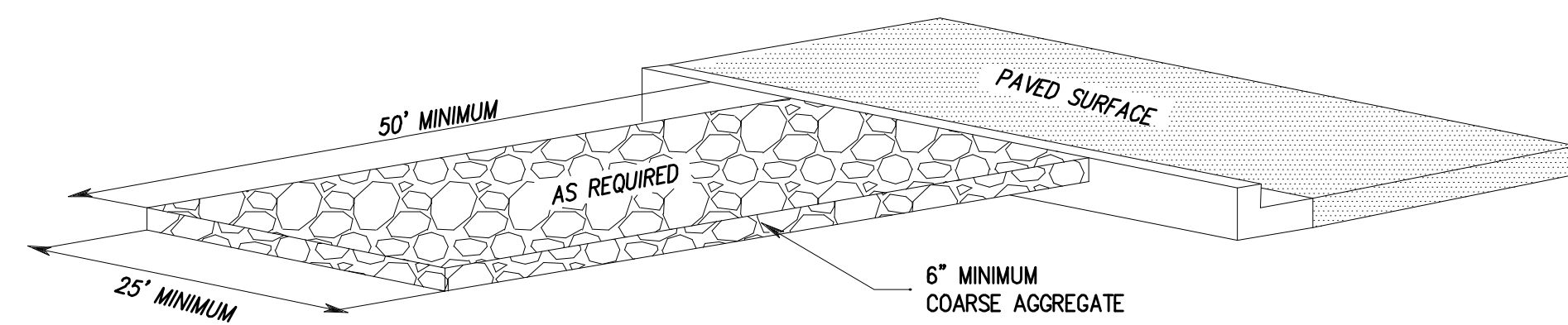
PROJECT NO: 23902700  
 ISSUE DATE: 11/25/2024  
 CONTACT: M. BOGGS  
 REG. PROFESSIONAL ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS



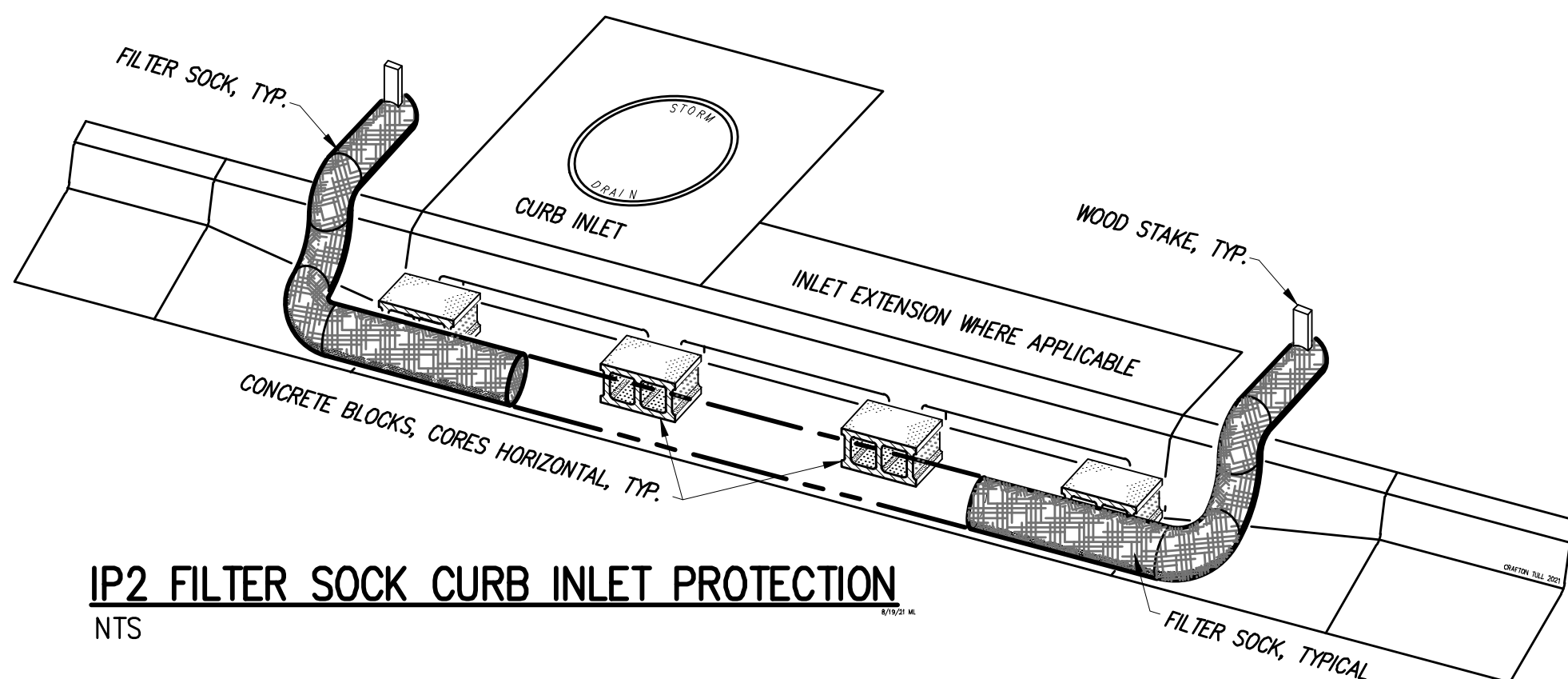
SEWER DETAILS



**CONCRETE WASH-OUT BASIN**  
NTS

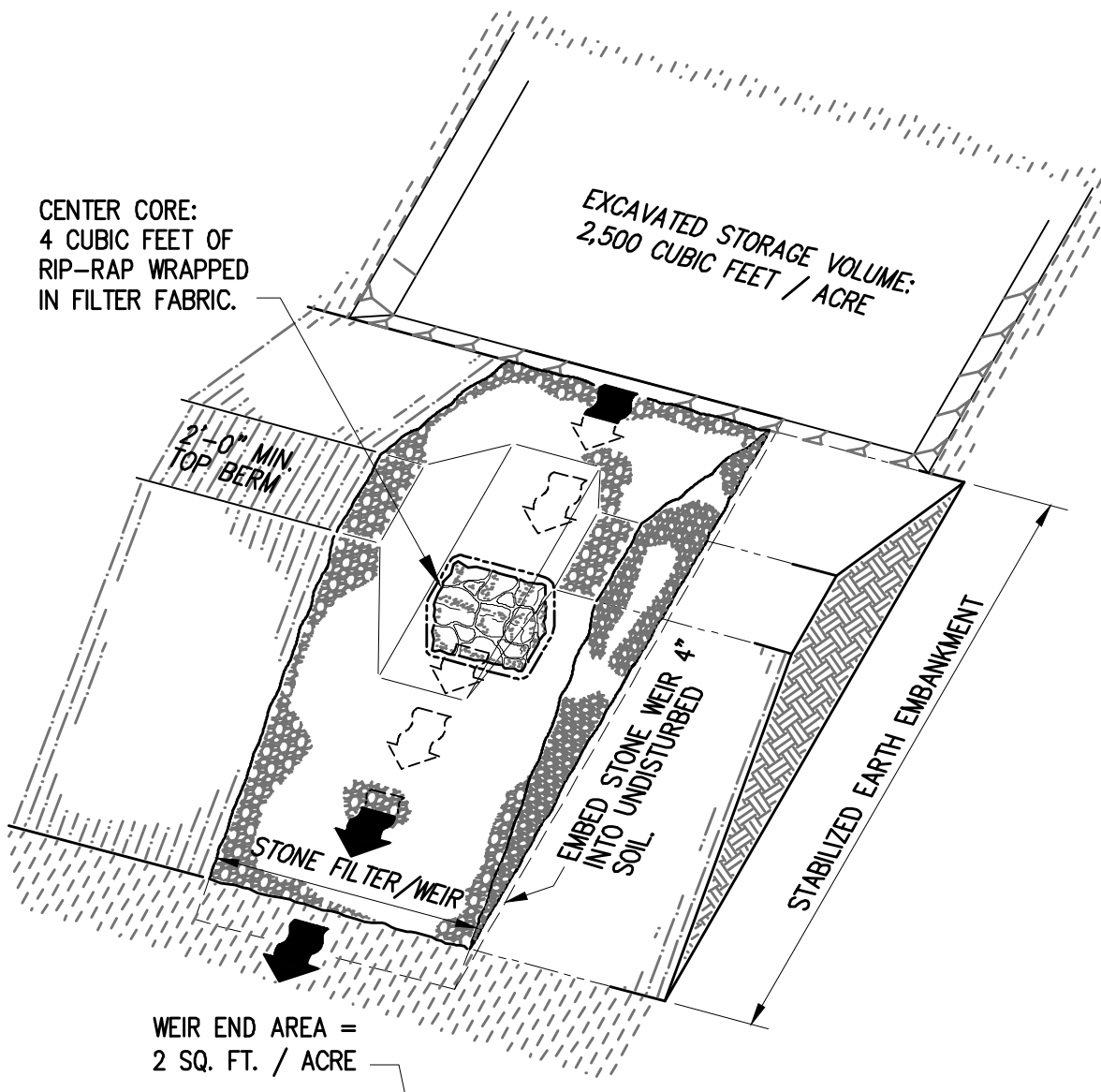


**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

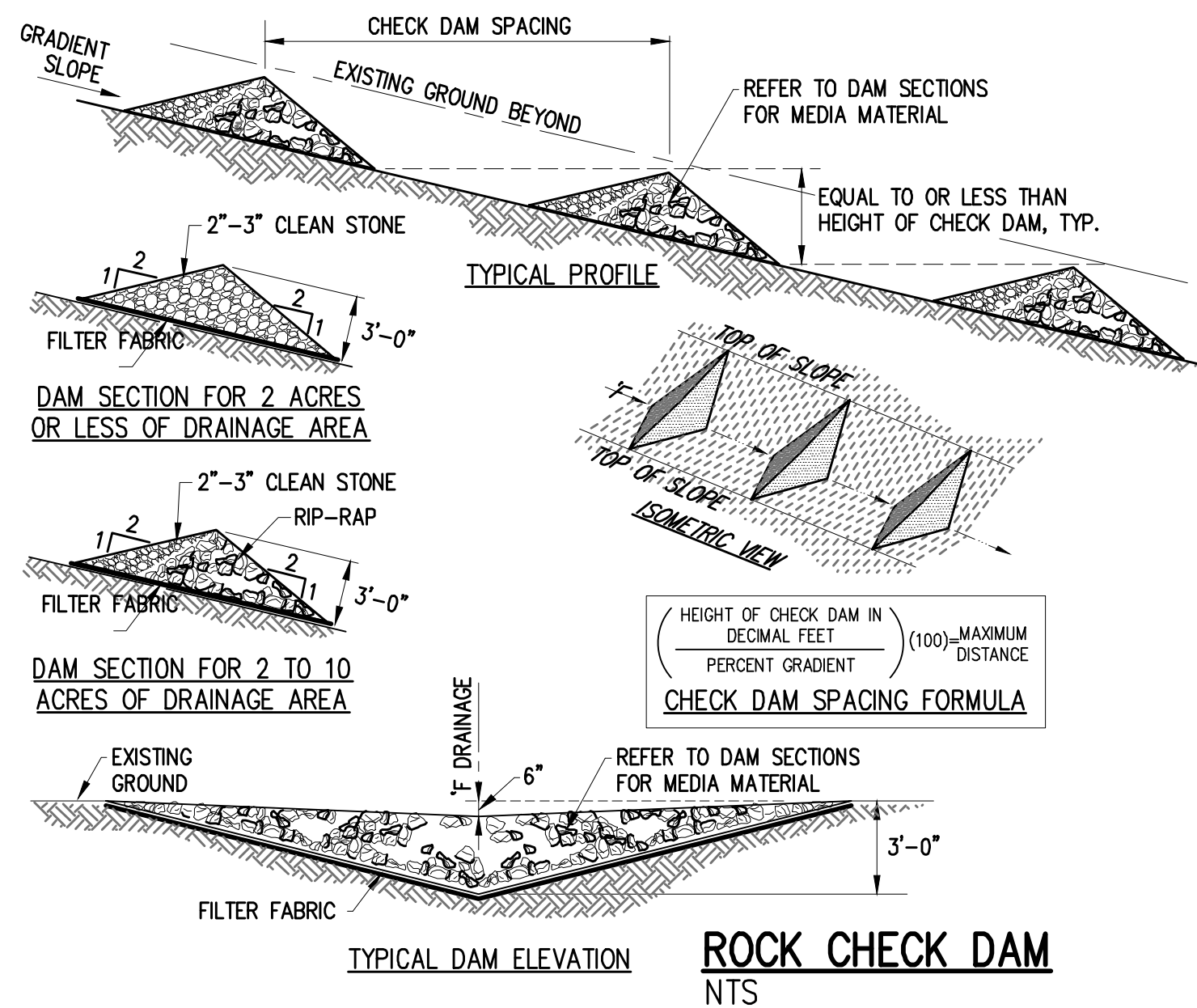


**IP2 FILTER SOCK CURB INLET PROTECTION**  
NTS

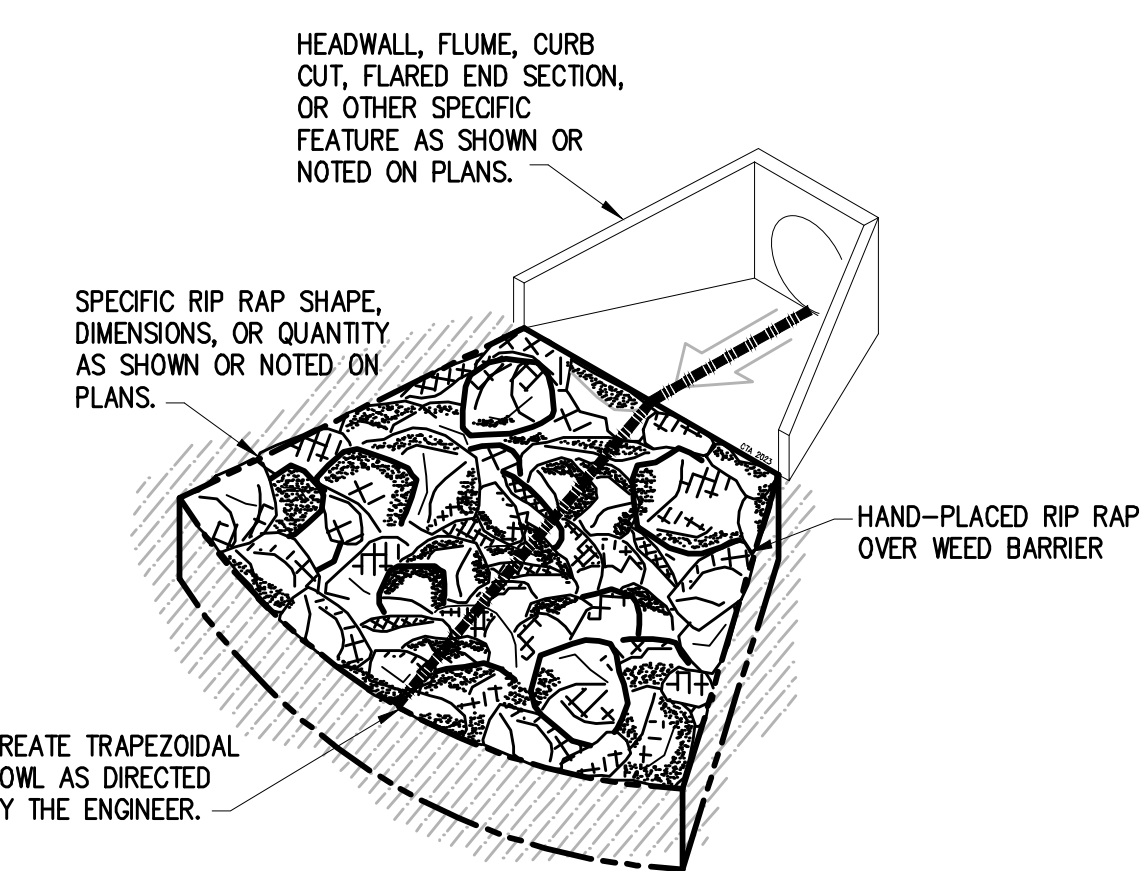
- INSTALL FILTER SOCK IN FRONT OF CURB OPENINGS TO A MINIMUM OF 12" BEYOND THE OPENING, EACH SIDE.
- ANCHOR THE FILTER SOCK BEHIND THE CURB WITH WOODEN STACKS 12" MINIMUM INTO SOIL.
- USE 8" DIAMETER FILTER SOCK FOR STANDARD CURB INLET. SLIGHTLY COMPACT TO CURB HEIGHT DURING CURB INSTALLATION.
- MAINTAIN FREE OF DEBRIS AND SEDIMENT TO ENSURE PROPER FLOW AND FUNCTION. OVERFLOW OF FILTER IS ACCEPTABLE DURING SEVERE STORM EVENTS.
- FILTER SOCK SHALL BE POSITIONED TO PROVIDE A PERMEABLE BARRIER TO THE DRAIN AND COLLECT SEDIMENT OUTSIDE THE SOCK.
- CONCRETE BLOCKS SHALL BE PLACED WITH CORES HORIZONTAL AT EACH END AND EVERY FOUR FEET MAXIMUM WITHIN.



**SEDIMENT BASIN WITH STONE OUTLET**  
FOR DRAINAGE AREAS GREATER THAN TEN ACRES

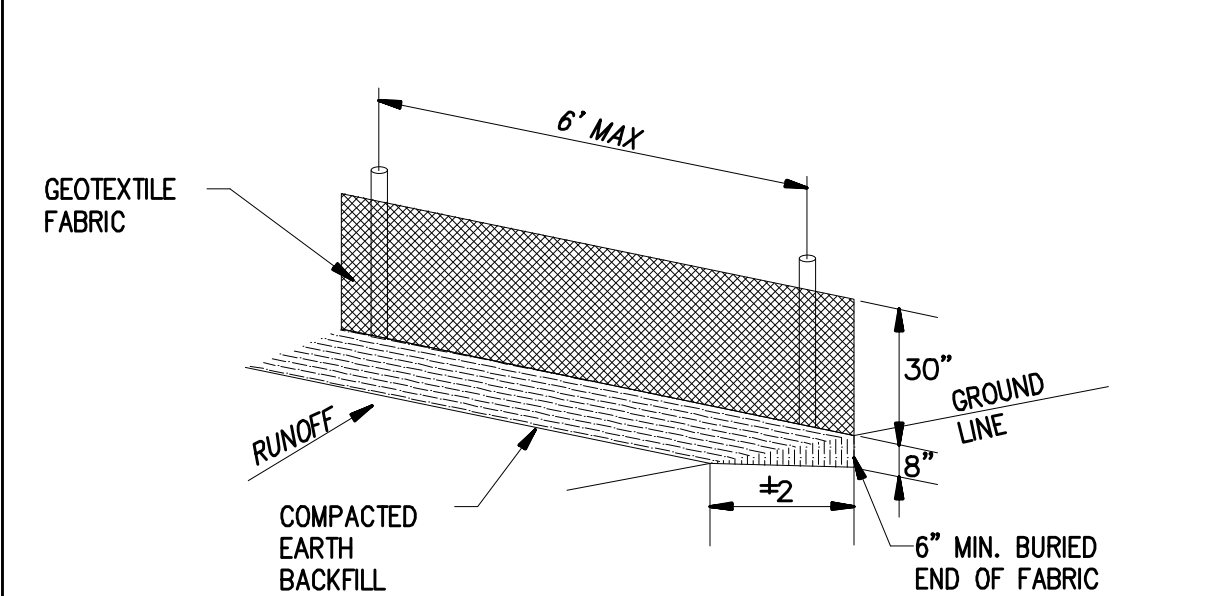


**ROCK CHECK DAM**  
NTS

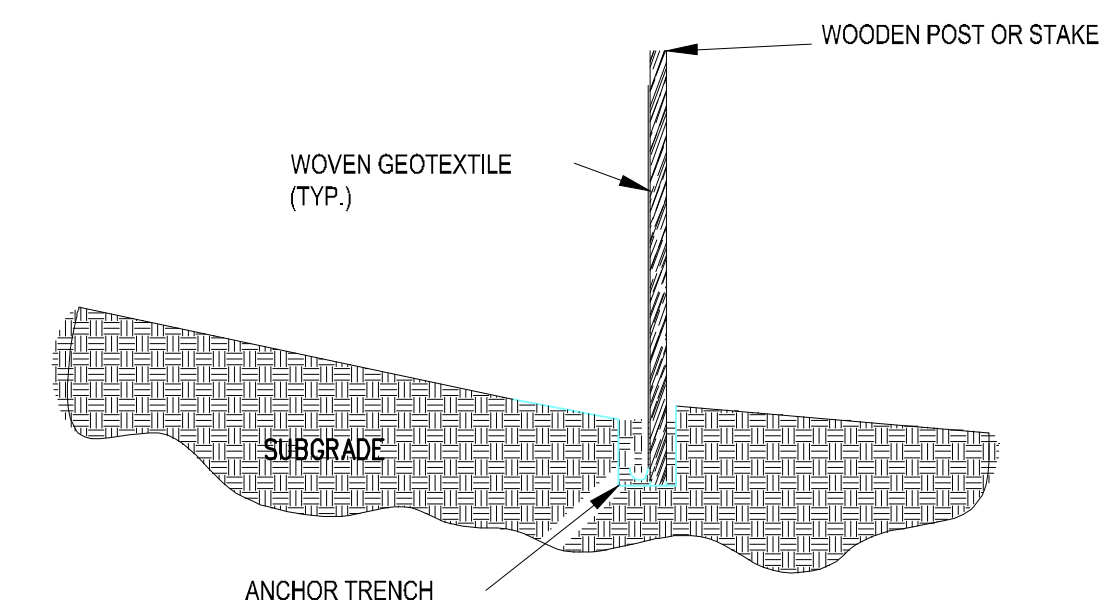


- NOTES:**
- FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
  - STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
  - STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
  - ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
  - STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
  - CREATE TRAPEZOIDAL BOWL AS DIRECTED BY THE ENGINEER.
  - RIP-RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

**RIP-RAP SLOPE PROTECTION**  
NTS

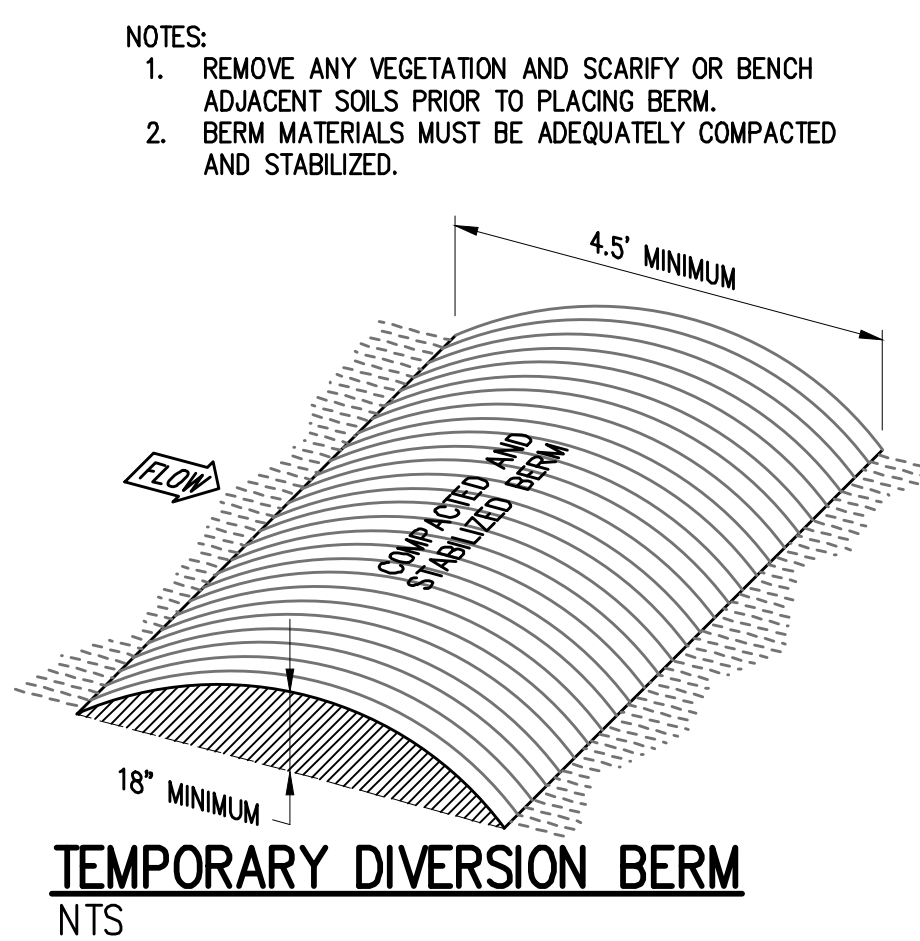


GEOTEXTILE FABRIC SHALL BE SPICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.

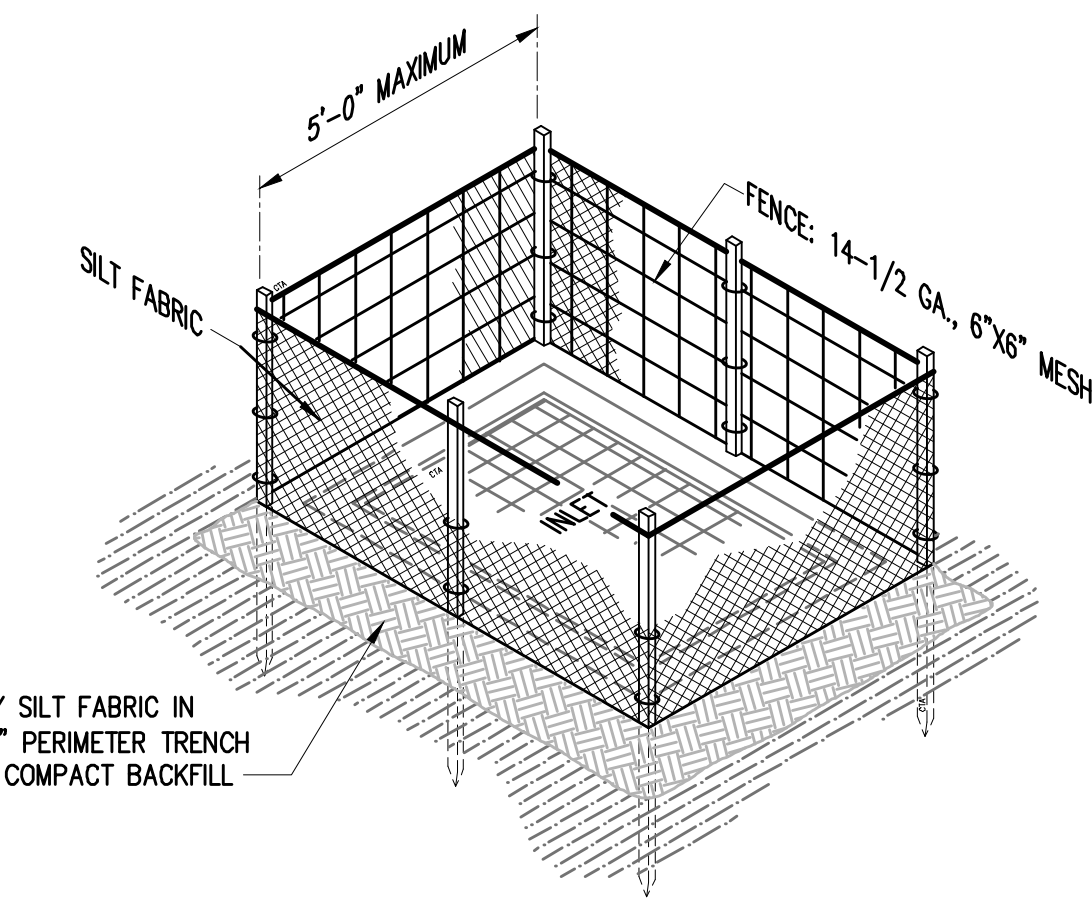


- NOTES:**
- GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 15 CM (6 IN). TRENCH BACKFILLED WITH TAMPED NATURAL SOIL.
  - DEPENDING UPON CONFIGURATION, ATTACH GEOTEXTILE TO STEEL POST WITH THE WIRES OR WOOD POSTS WITH STAPLES.

**SILT FENCE DETAIL**  
N.T.S.



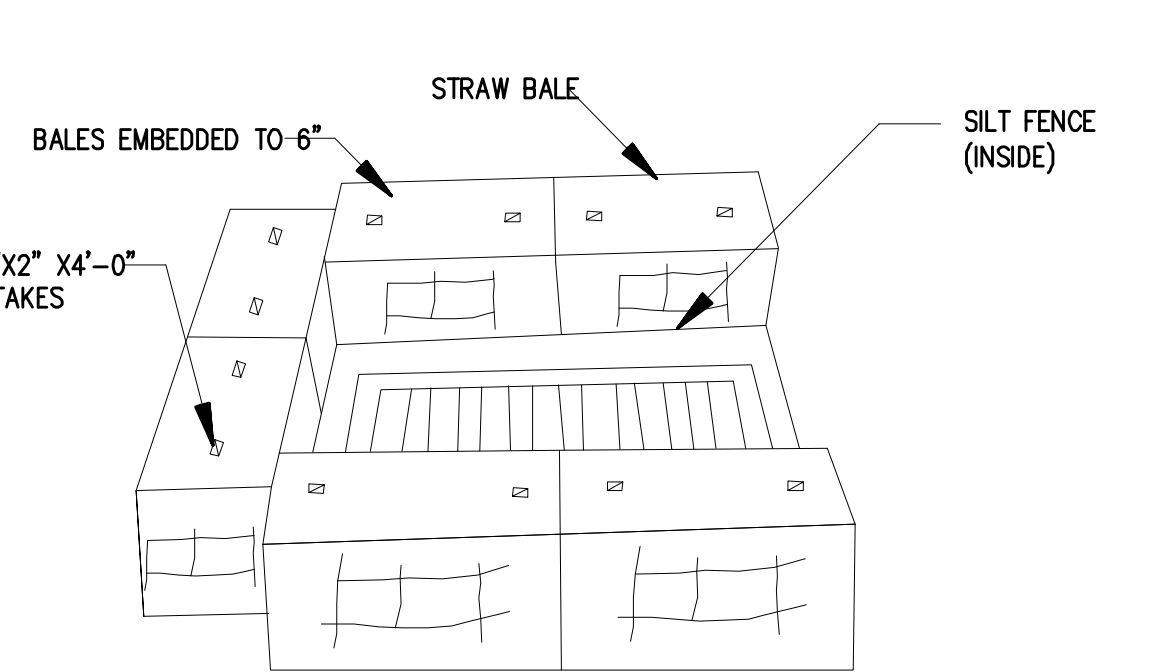
**TEMPORARY DIVERSION BERM**  
NTS



**IP4 SILT FENCE INLET PROTECTION**  
NTS

**GENERAL EROSION NOTES:**

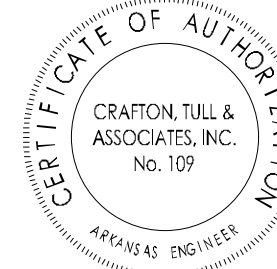
- THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



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

**INLET TRAP DETAILS**  
N.T.S.

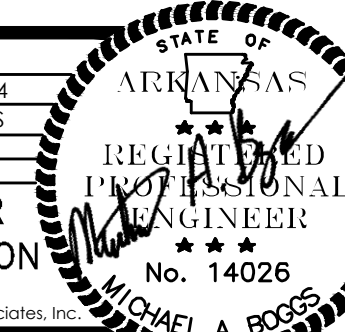
**SINGLE INSTALLATION**



No.	Description	Date

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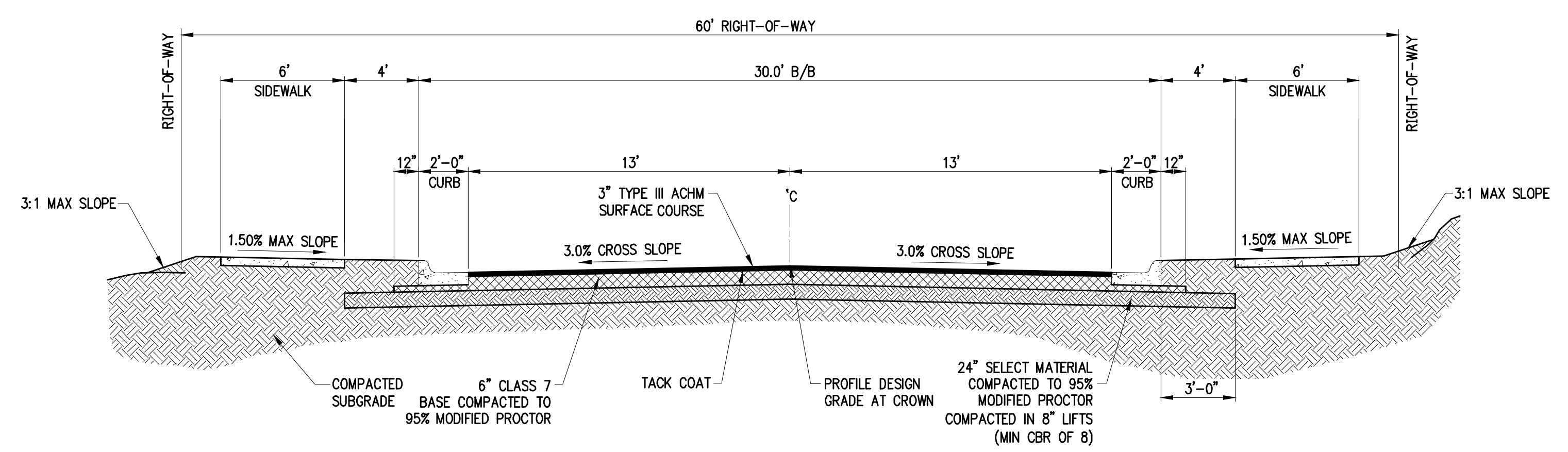
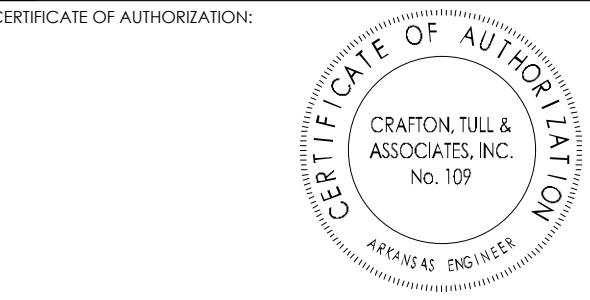
PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS



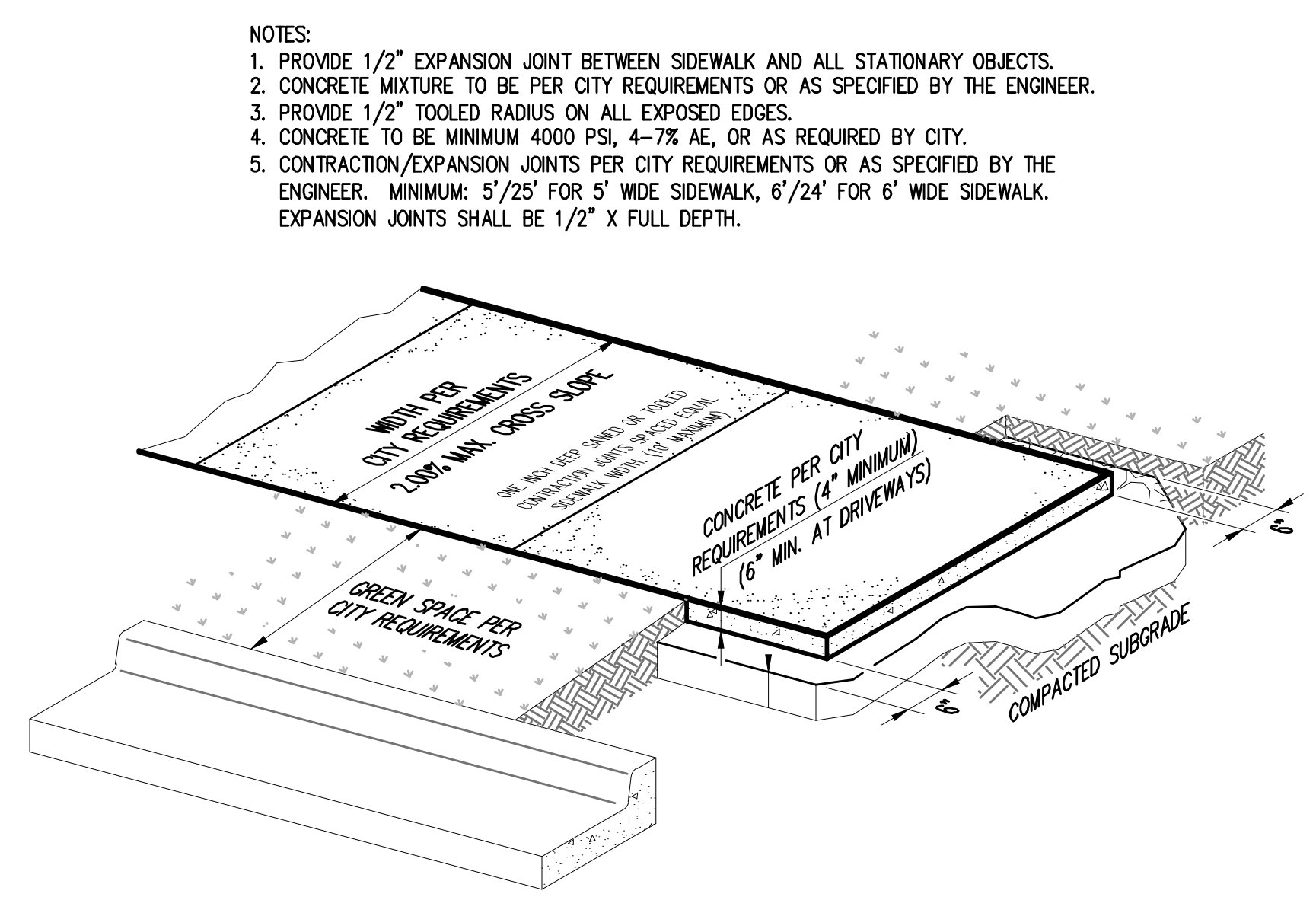
**ISSUED FOR  
CONSTRUCTION**  
No. 14026  
MICHAEL A. BOGGS  
REGISTERED PROFESSIONAL ENGINEER

11/25/2024



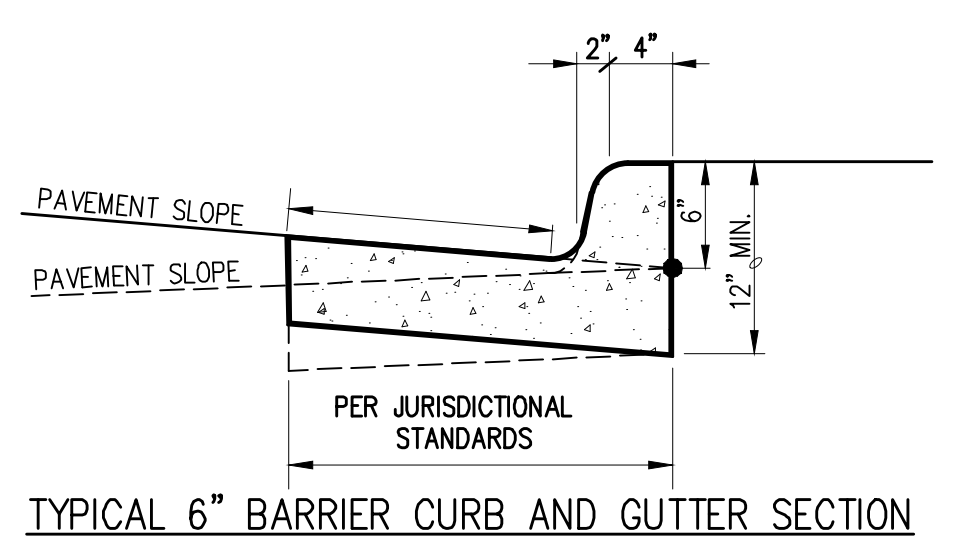


**TYPICAL 2-LANE ASPHALT STREET SECTION**  
NTS

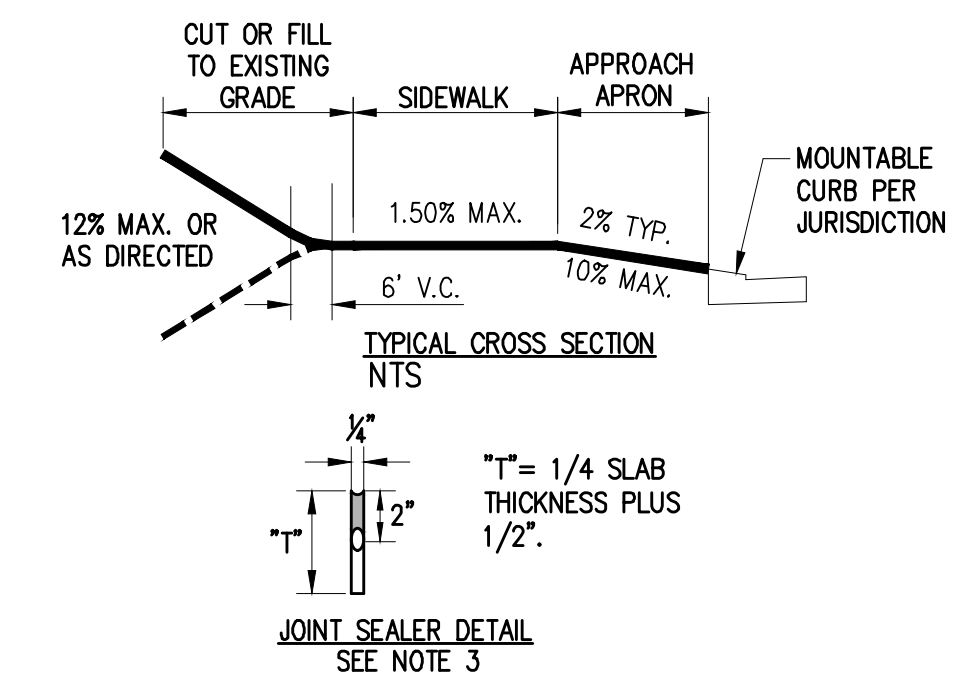


**PUBLIC CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY**  
NTS

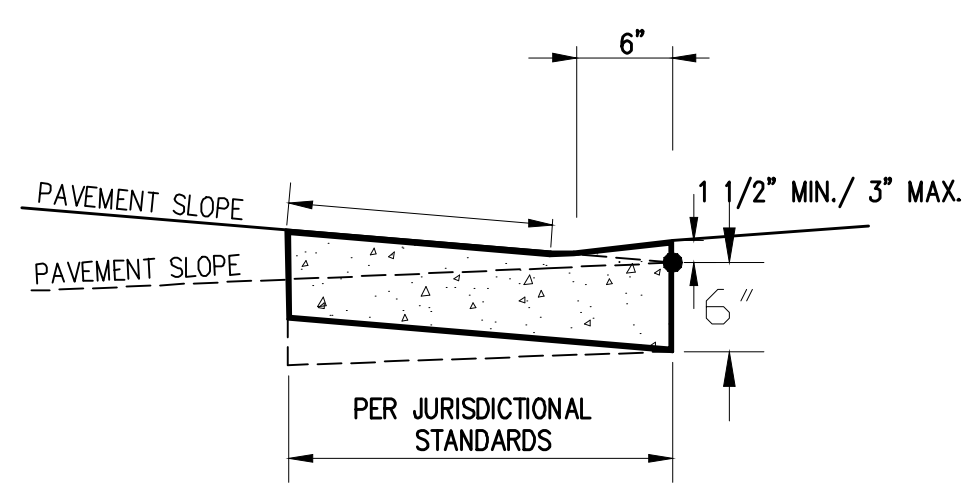
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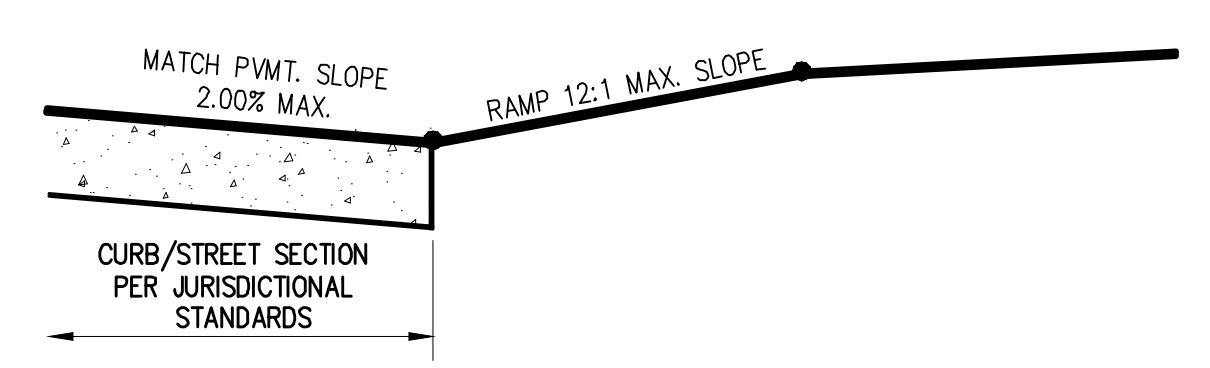
**TYPICAL 6" BARRIER CURB AND GUTTER SECTION**  
NTS



**TYPICAL CROSS SECTION**  
NTS  
\*T\* = 1/4 SLAB THICKNESS PLUS 1/2"

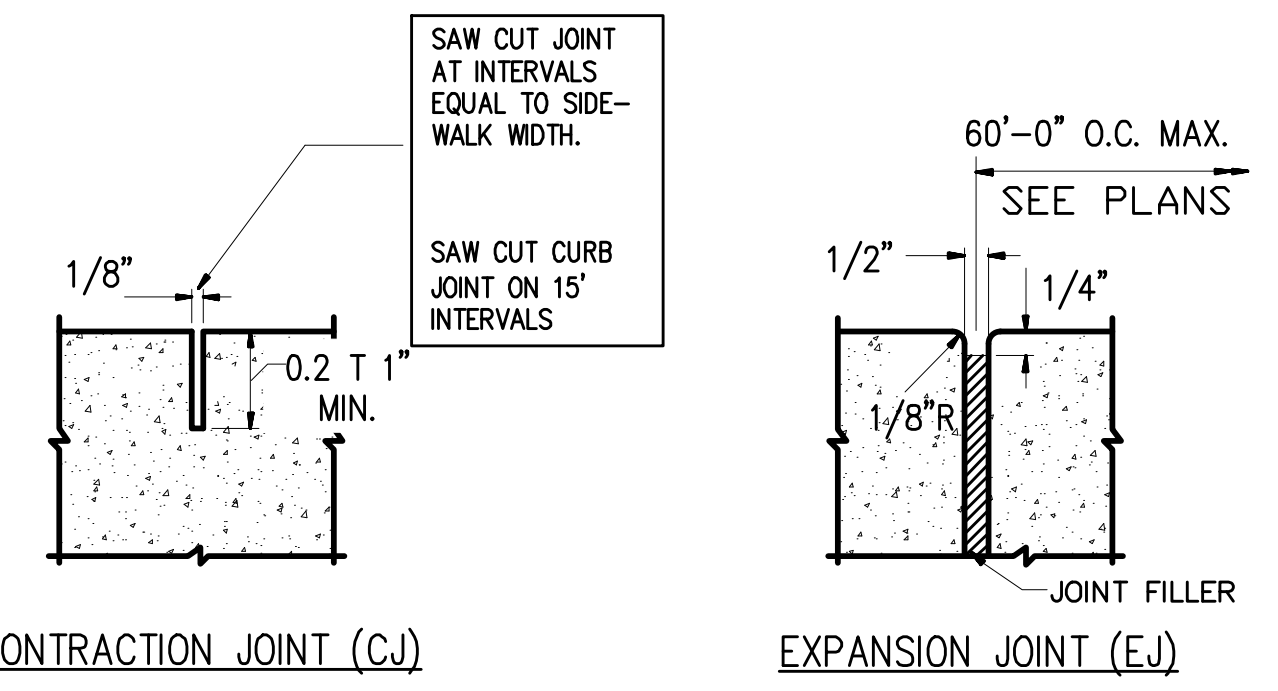


**TYPICAL MOUNTABLE CURB SECTION AT DRIVEWAYS**  
NTS



**STREET GUTTER AT RAMP TYP. SECTION**  
NTS

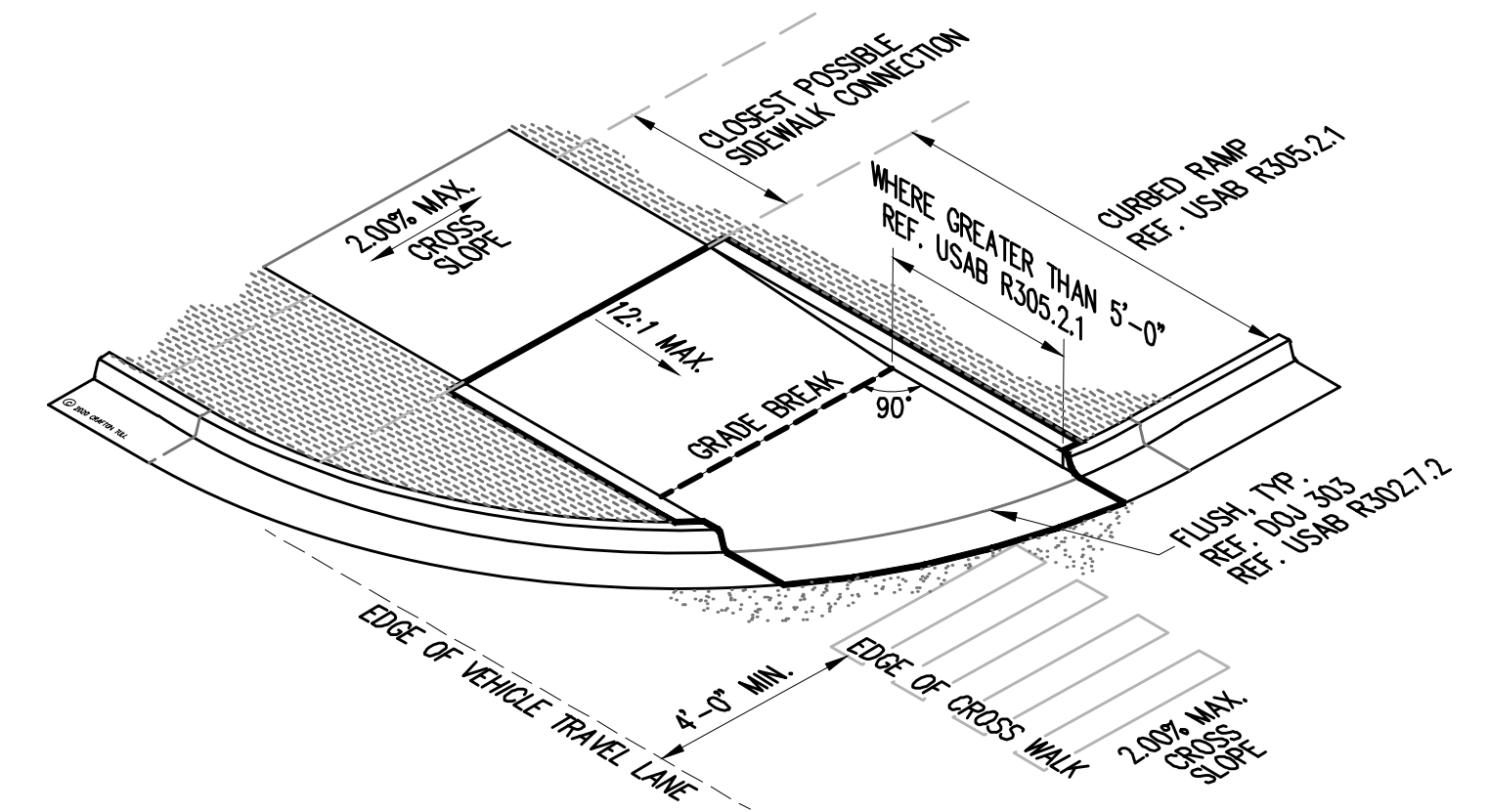
**TYPICAL CURB AND GUTTER SECTIONS**  
NTS



**CONTRACTION JOINT (CJ)**  
**EXPANSION JOINT (EJ)**

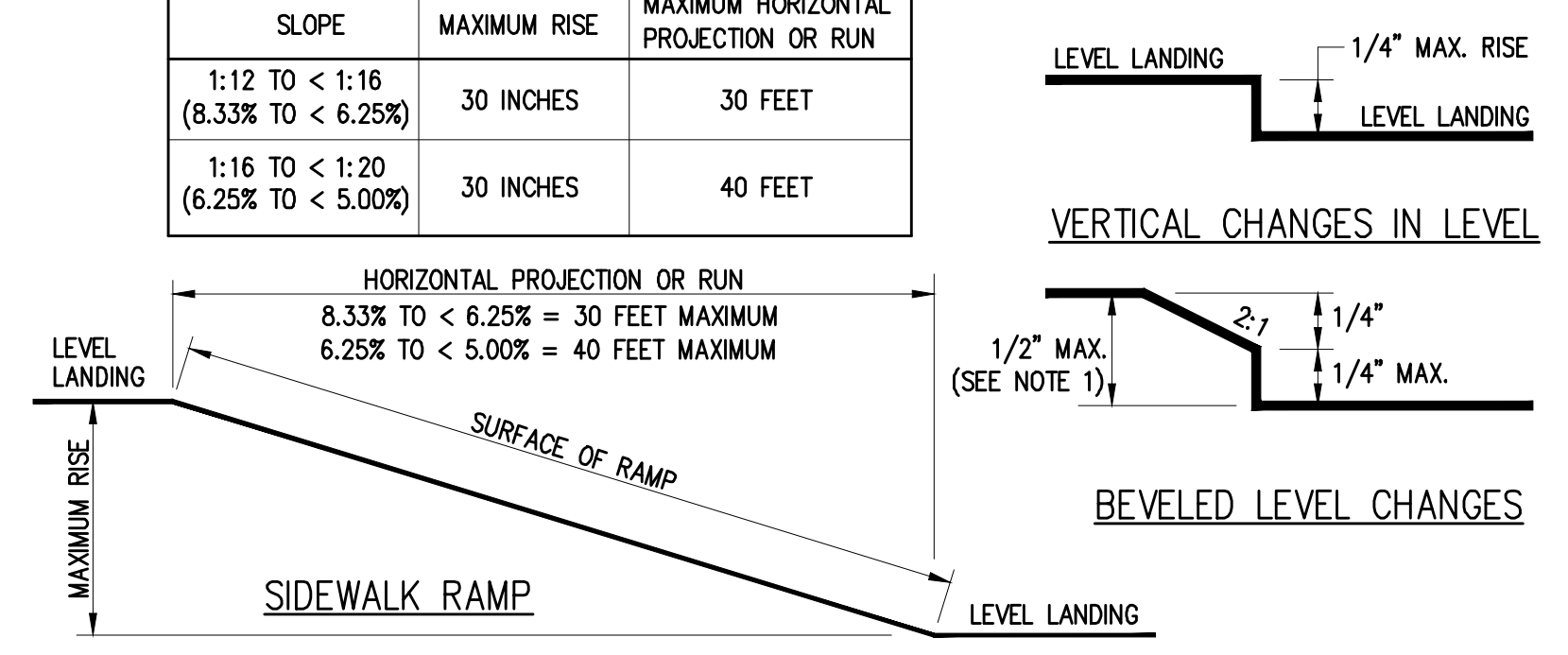
NOTE: PROVIDE EXPANSION JOINT WHERE CURB ABUTTS STRUCTURES. PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTTS CURB AND NEXT TO STRUCTURES AND DRIVEWAYS. USE SELF LEVELING SEALANT ON ALL JOINTS

**JOINTS FOR CURB & WALKS**  
N.T.S.



**CURBED SINGLE ACCESSIBLE RAMP**  
NTS LARGER RADIUS / WIDER SIDEWALK

SLOPE	MAXIMUM RISE	MAXIMUM HORIZONTAL PROJECTION OR RUN
1:12 TO < 1:16 (8.33% TO < 6.25%)	30 INCHES	30 FEET
1:16 TO 1:20 (6.25% TO < 5.00%)	30 INCHES	40 FEET



**VERTICAL CHANGES IN LEVEL**  
**BEVELED LEVEL CHANGES**

NOTES:  
1. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.  
2. RAMP RUNS GREATER THAN SIX FEET IN HORIZONTAL PROJECTION SHALL HAVE HANDRAILS ON BOTH SIDES, EXCEPT CURB RAMPS.  
3. HANDRAILS SHALL BE 34" TO 38" HIGH AND A MINIMUM OF 36" APART AND MUST EXTEND 12" BEYOND TOP AND BOTTOM OF THE RAMP SEGMENT. SEE HANDRAIL DETAILS.

**IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL**  
NTS

AUG. 25, 2020

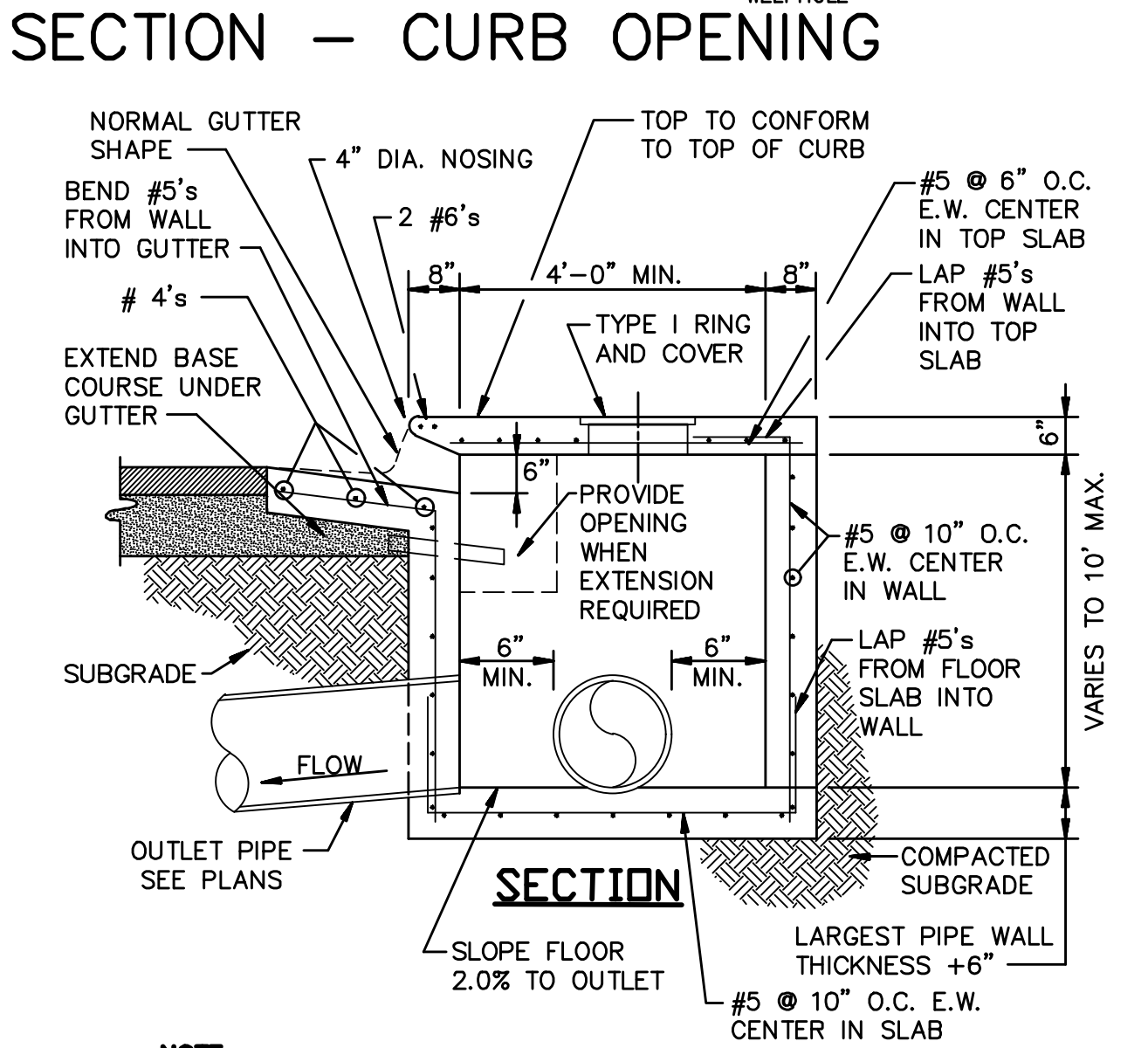
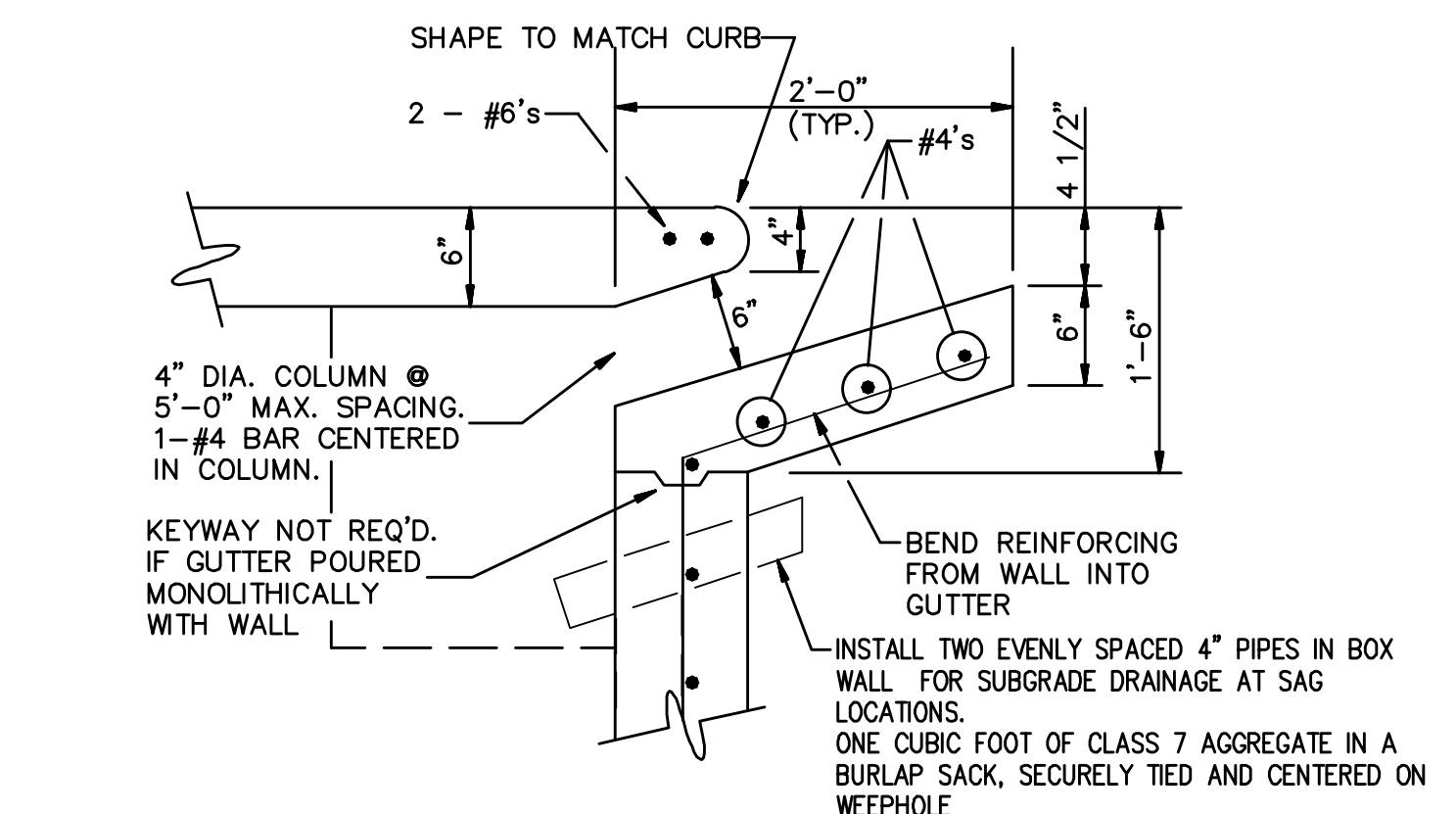
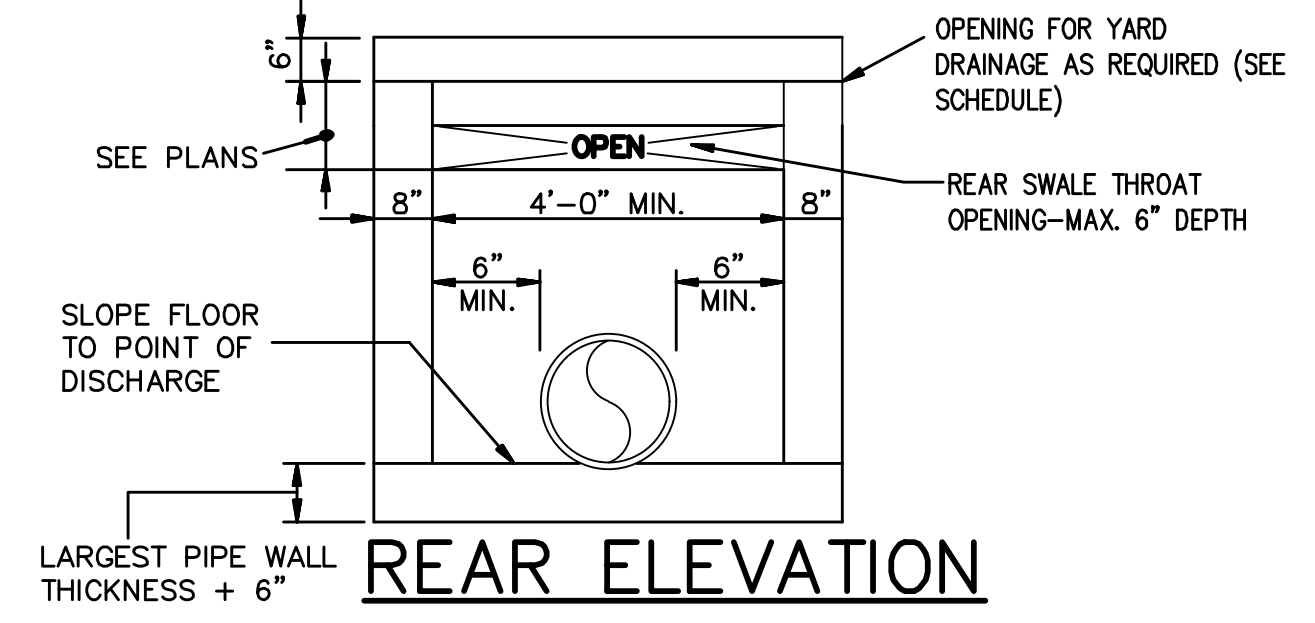
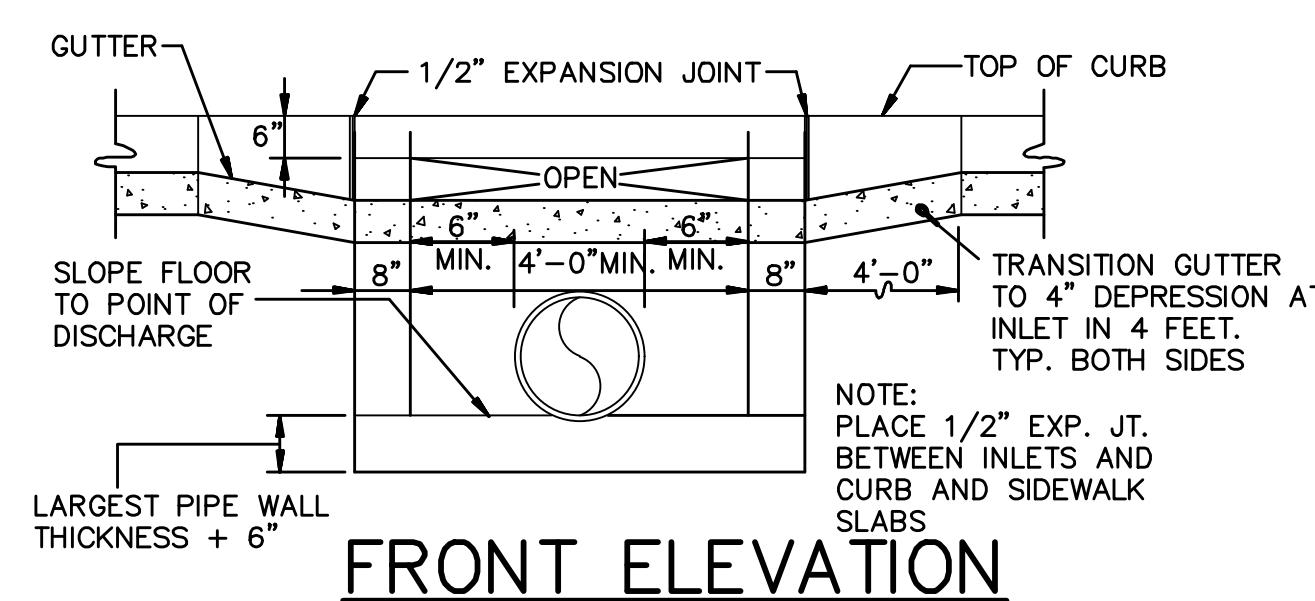
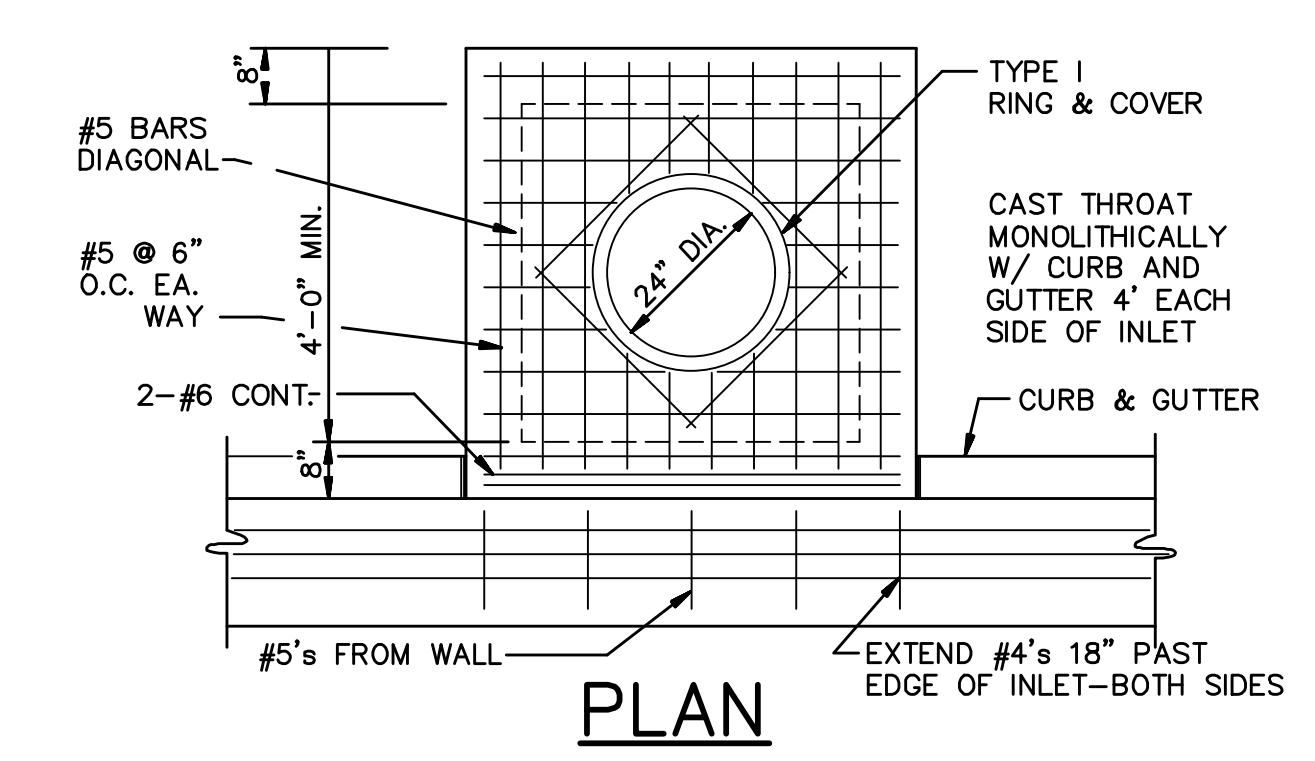
**GLADIOLUS BUSINESS PARK**  
JONESBORO, ARKANSAS

Key Plan

No.	Description	Date

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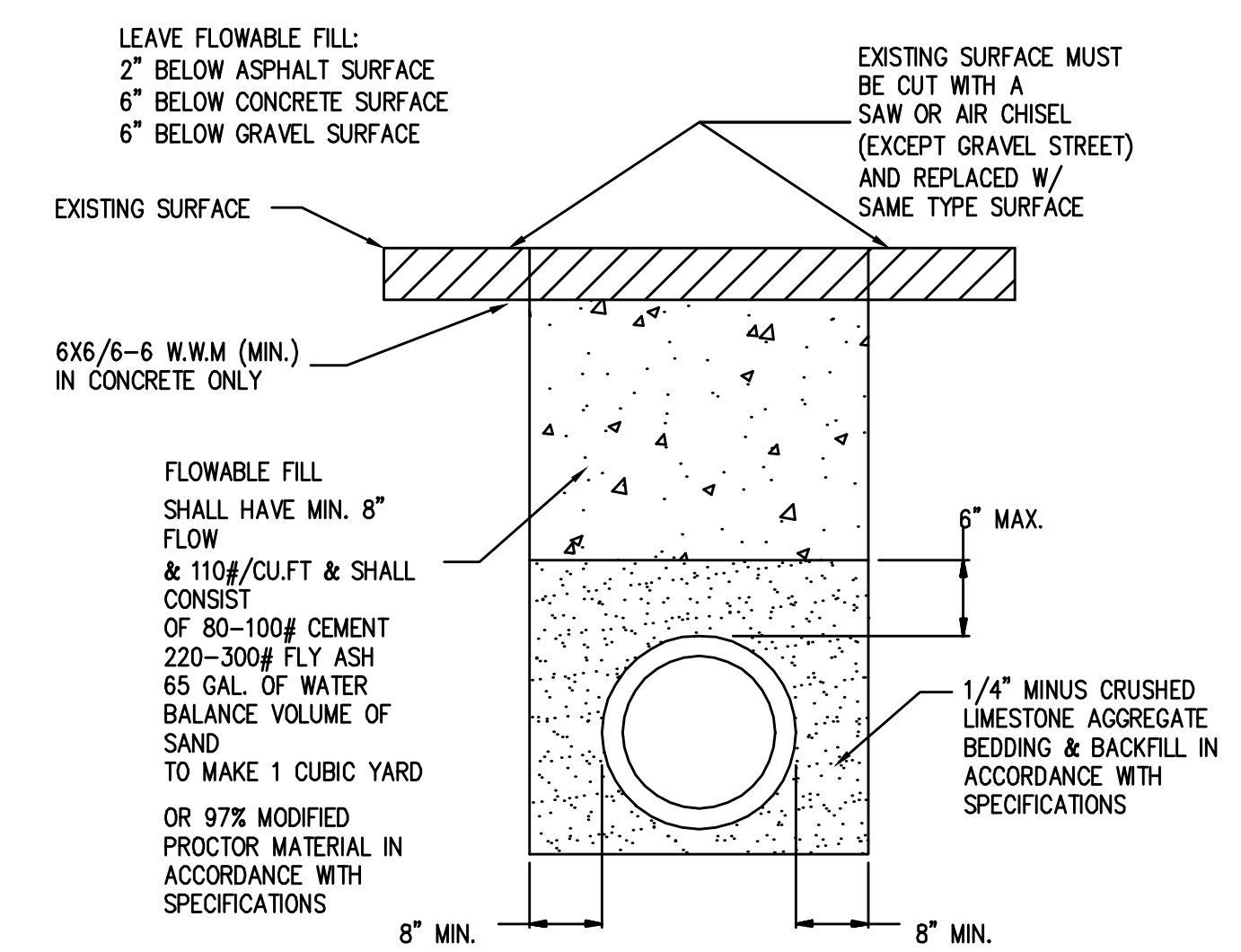
PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DESIGNER: M. BOGGS  
ENGINEER: M. BOGGS  
No. 14026  
ISSUED FOR CONSTRUCTION



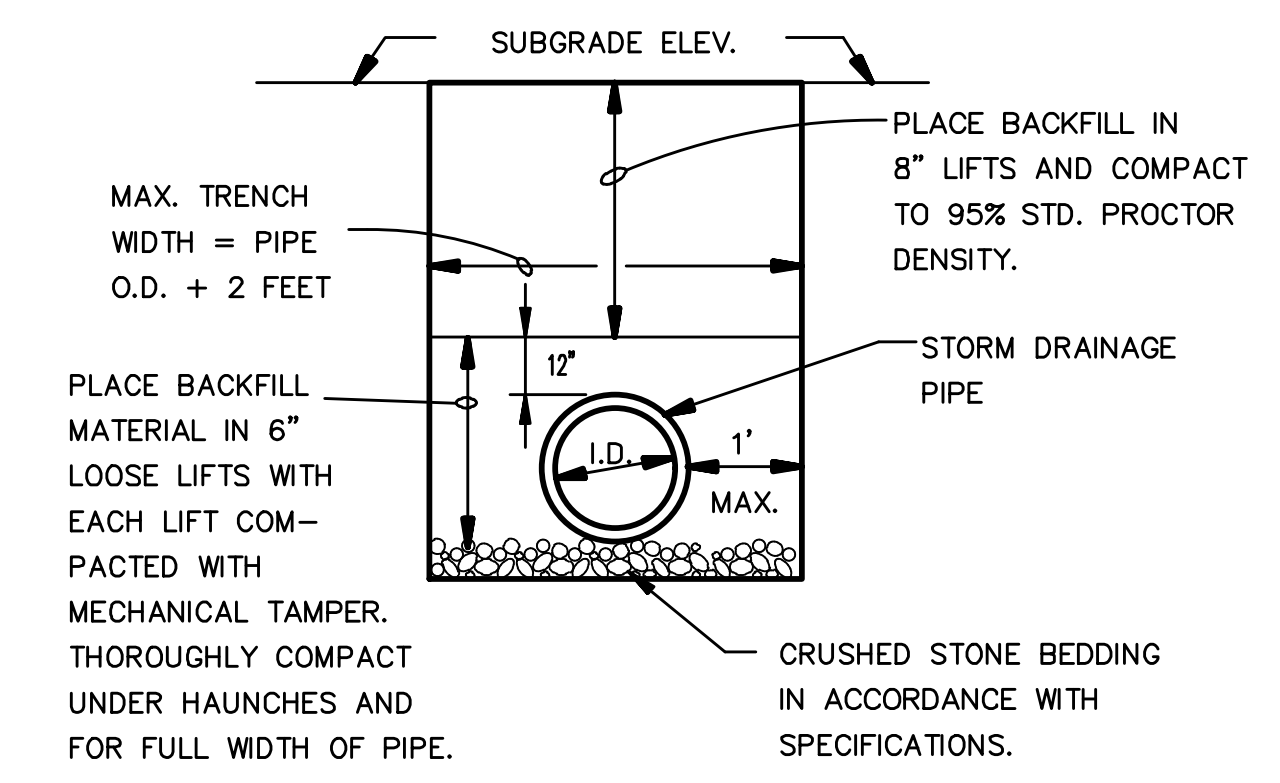
**NOTE:**  
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. - MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.

**TYPICAL CURB INLET**  
N.T.S.

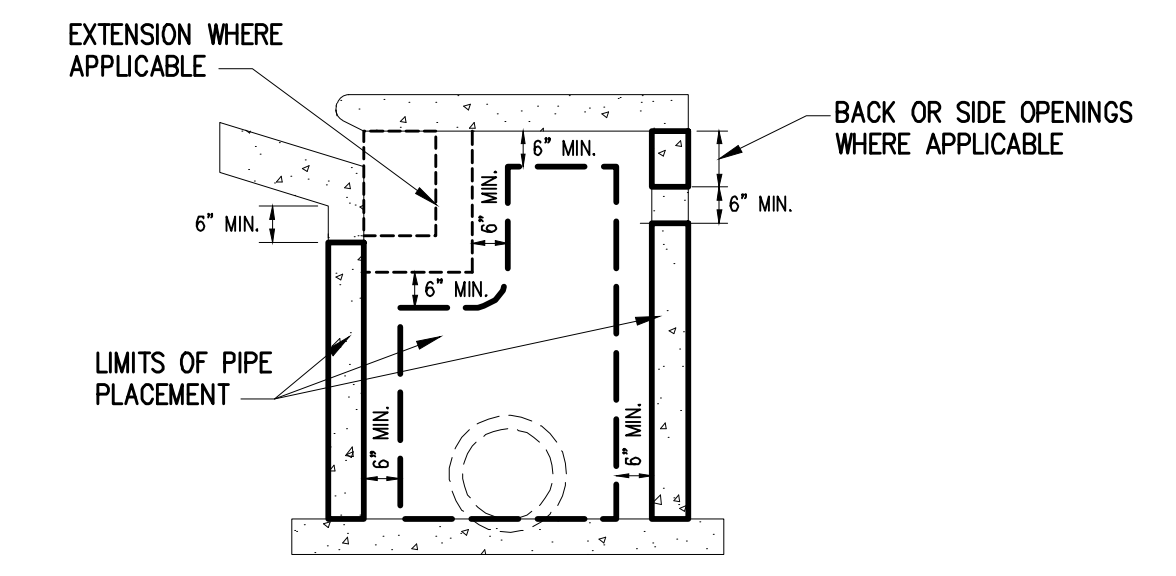
**NOTE:**  
(1) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR  
(2) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



**PIPE TRENCH DETAIL AT EXISTING STREET OR PROPOSED PAVING**  
N.T.S.

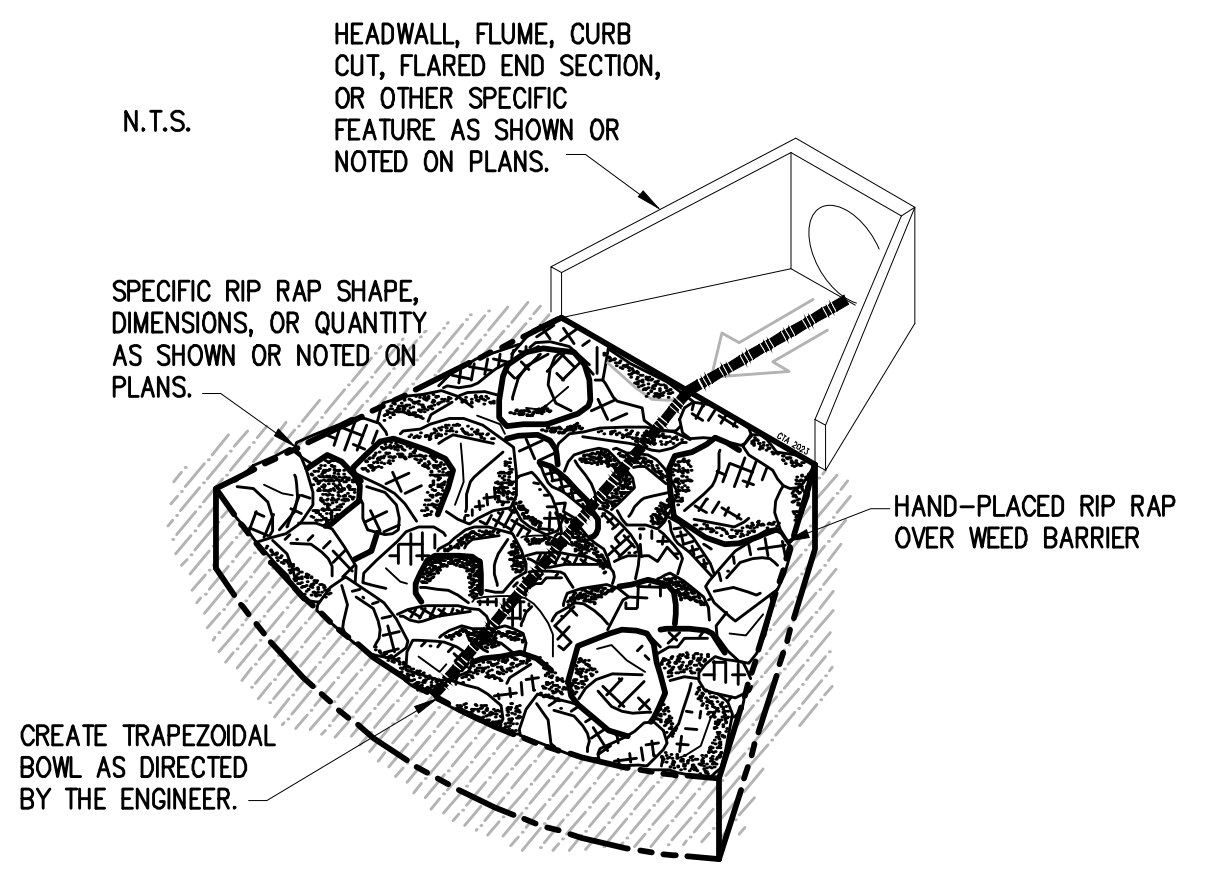


**DRAINAGE/SEWER PIPE TRENCH DETAIL AT LAWN/LANDSCAPE AREAS**



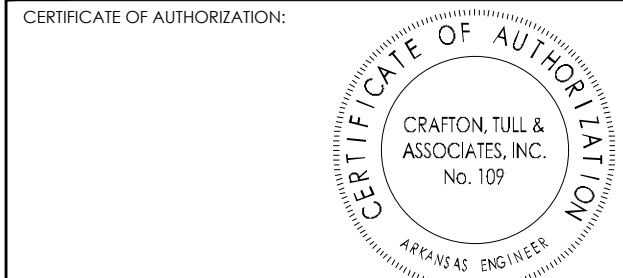
**PIPE CLEARANCE PLACEMENT LIMITS**  
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.

- NOTES:**
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "ENTER TYPE HERE" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
  2. PLACE SELECT BEDDING MATERIAL TO GRADE.
  3. COMPACT SELECT BEDDING BELOW THE PIPE.
  4. INSTALL PIPE TO GRADE.
  5. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
  6. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



- NOTES:**
1. FINAL DESIGN SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
  2. STONES SHALL CONSIST OF FIELD STONE OR ROUGH, UNHEWN QUARRY STONE AS NEARLY UNIFORM IN SIZE AS PRACTICAL.
  3. STONES SHALL BE DENSE, RESISTANT TO THE ACTION OF WIND AND WATER, AND SUITABLE IN ALL ASPECTS FOR THE INTENDED USE.
  4. ALL STONES SHALL WEIGH BETWEEN 50-150 POUNDS EACH AND AT LEAST 60% OF THE STONES SHALL WEIGH MORE THAN 100 POUNDS EACH.
  5. STONES SHALL BE HAND-PLACED, OVER WEED BARRIER, AND FLUSH WITH ADJACENT FINISH GRADES.
  6. CREATE TRAPEZOIDAL BOWL AS DIRECTED BY THE ENGINEER.
  7. RIP RAP SHALL BE GROUTED IN PLACE IF SPECIFIED ON THE PLANS OR DIRECTED BY THE ENGINEER.

**RIP-RAP SLOPE PROTECTION**  
N.T.S.



GLADIOLUS  
BUSINESS PARK  
JONESBORO, ARKANSAS

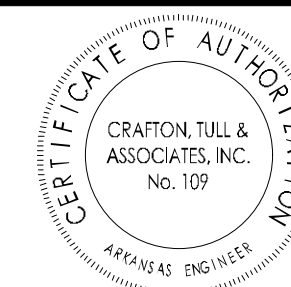
No.	Description	Date

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PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS  
DATE: 11/25/2024  
DATE: 11/25/2024

ISSUED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS



GLADIOLUS  
BUSINESS PARK  
JONESBORO, ARKANSAS

Key Plan

No.	Description	Date

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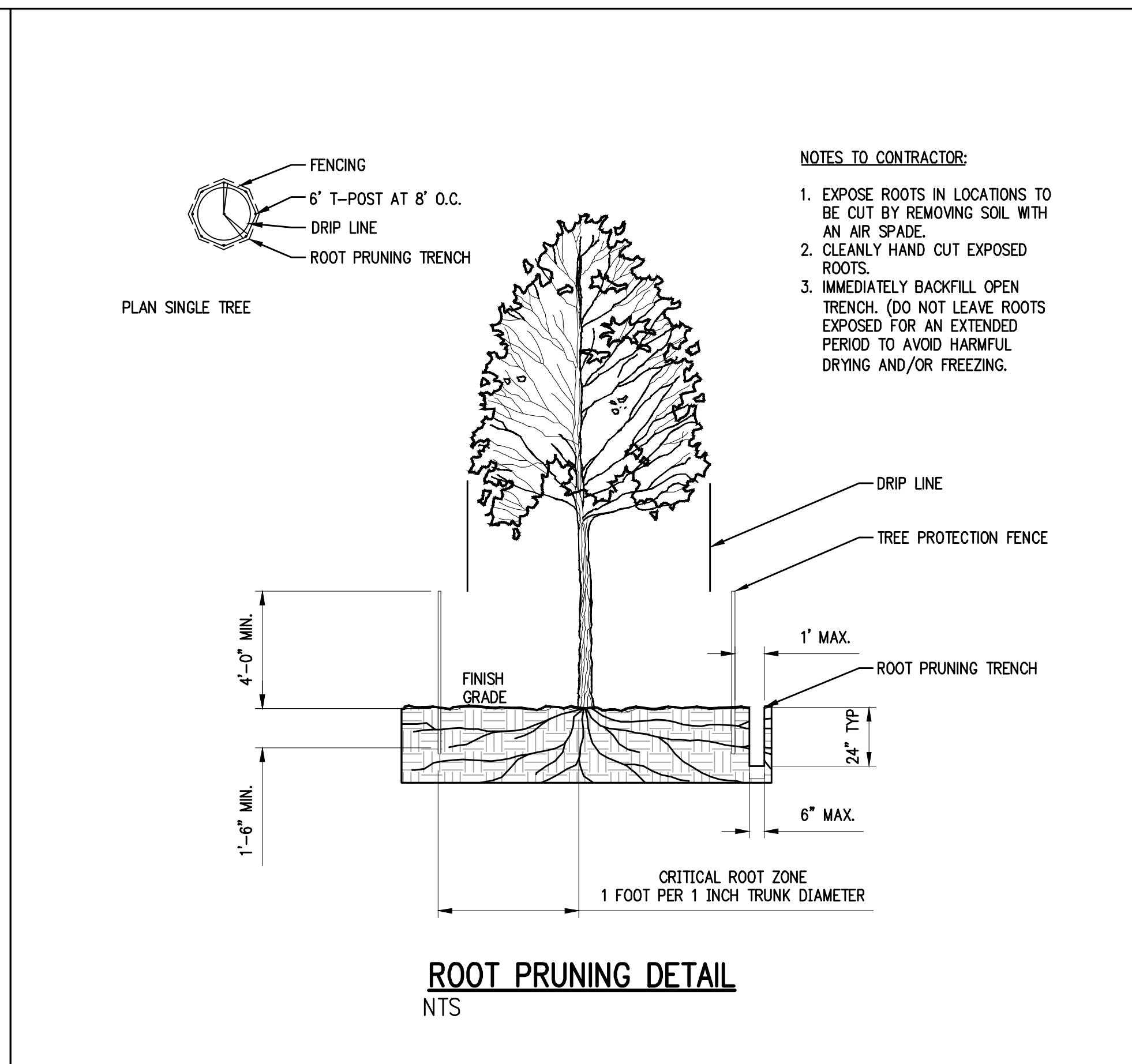
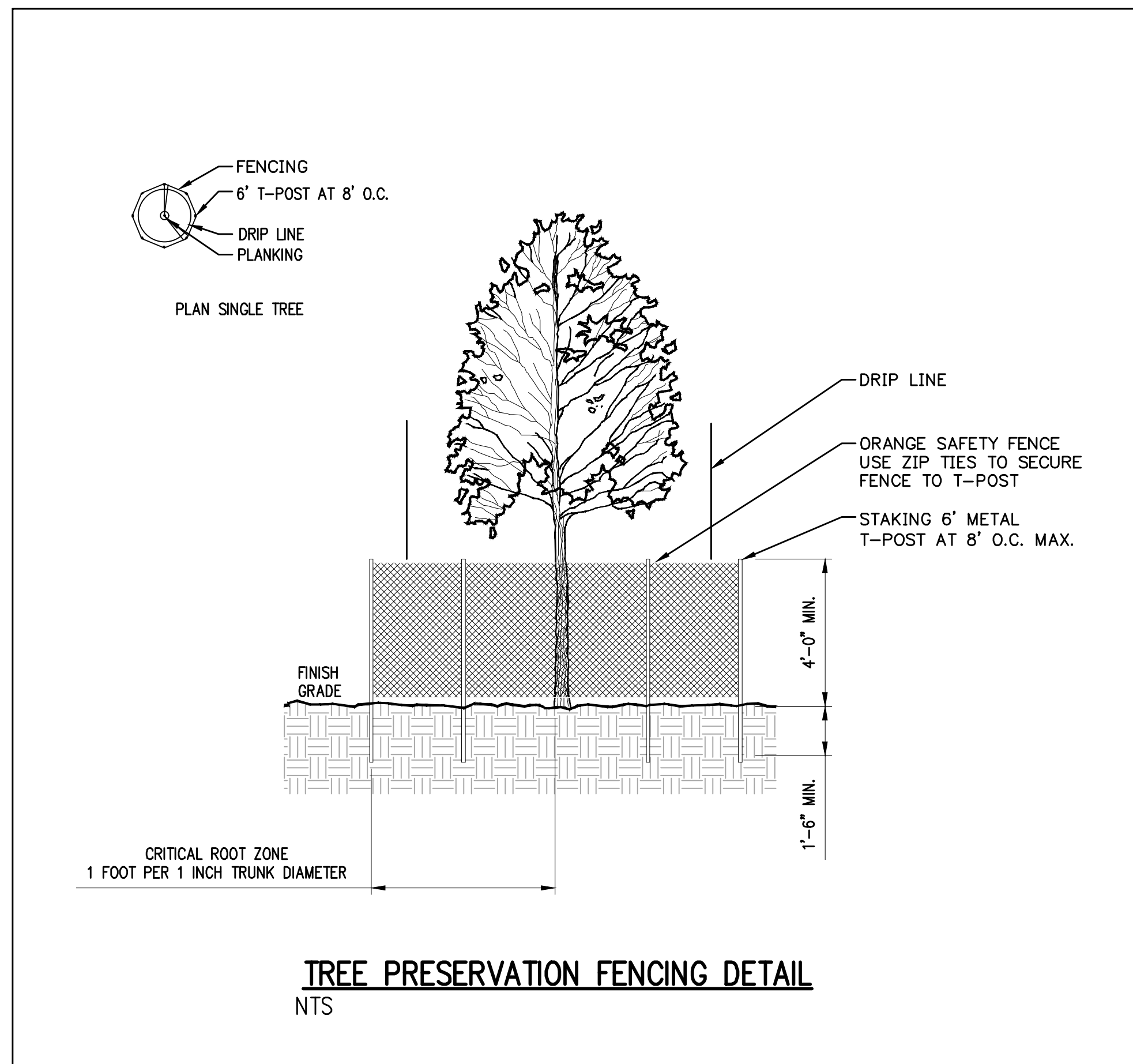
PROJECT NO: 23902700  
ISSUE DATE: 11/25/2024  
CONTACT: M. BOGGS

ISSUED FOR CONSTRUCTION  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS

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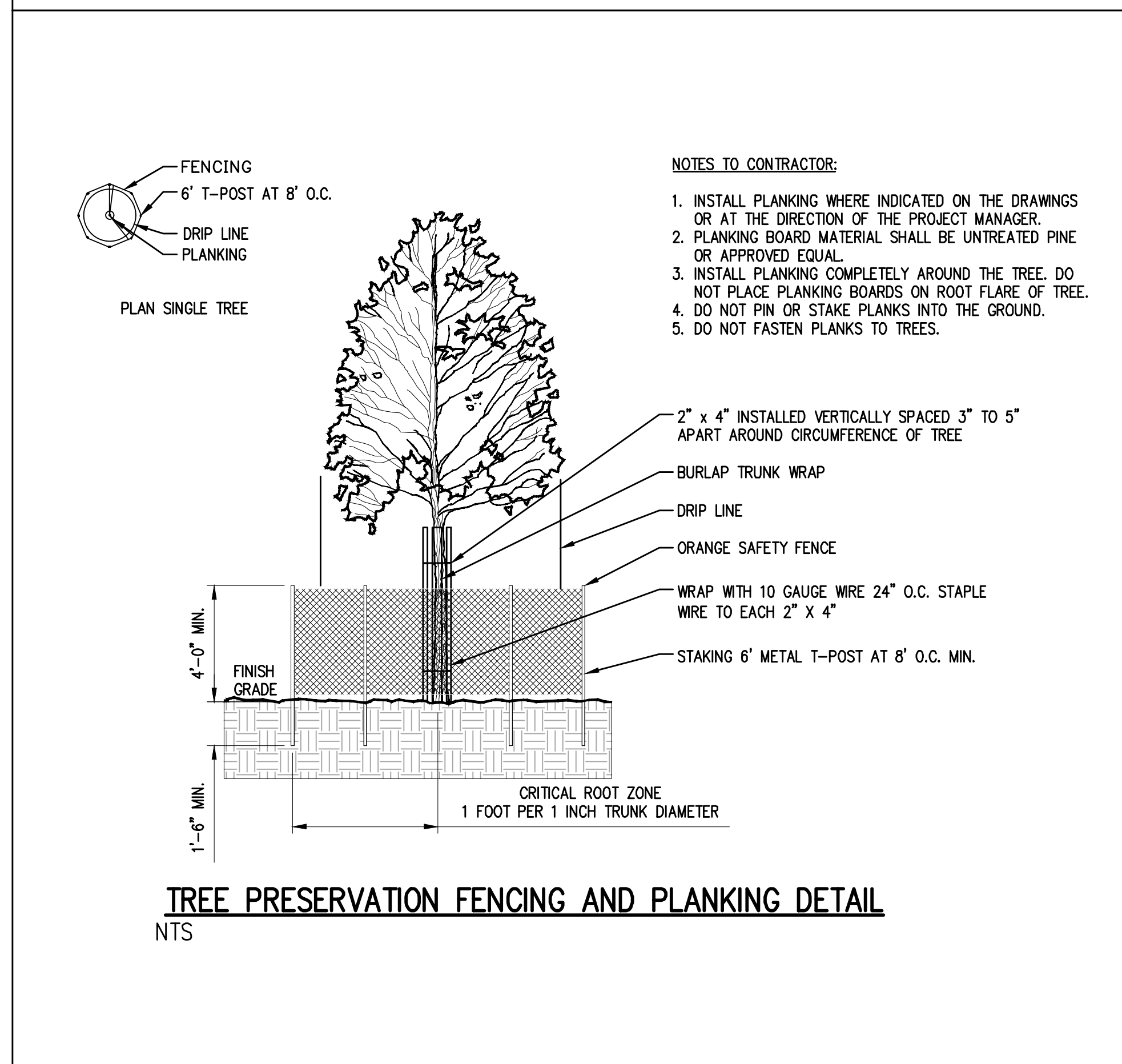
TREE PRESERVATION DETAILS

C-503



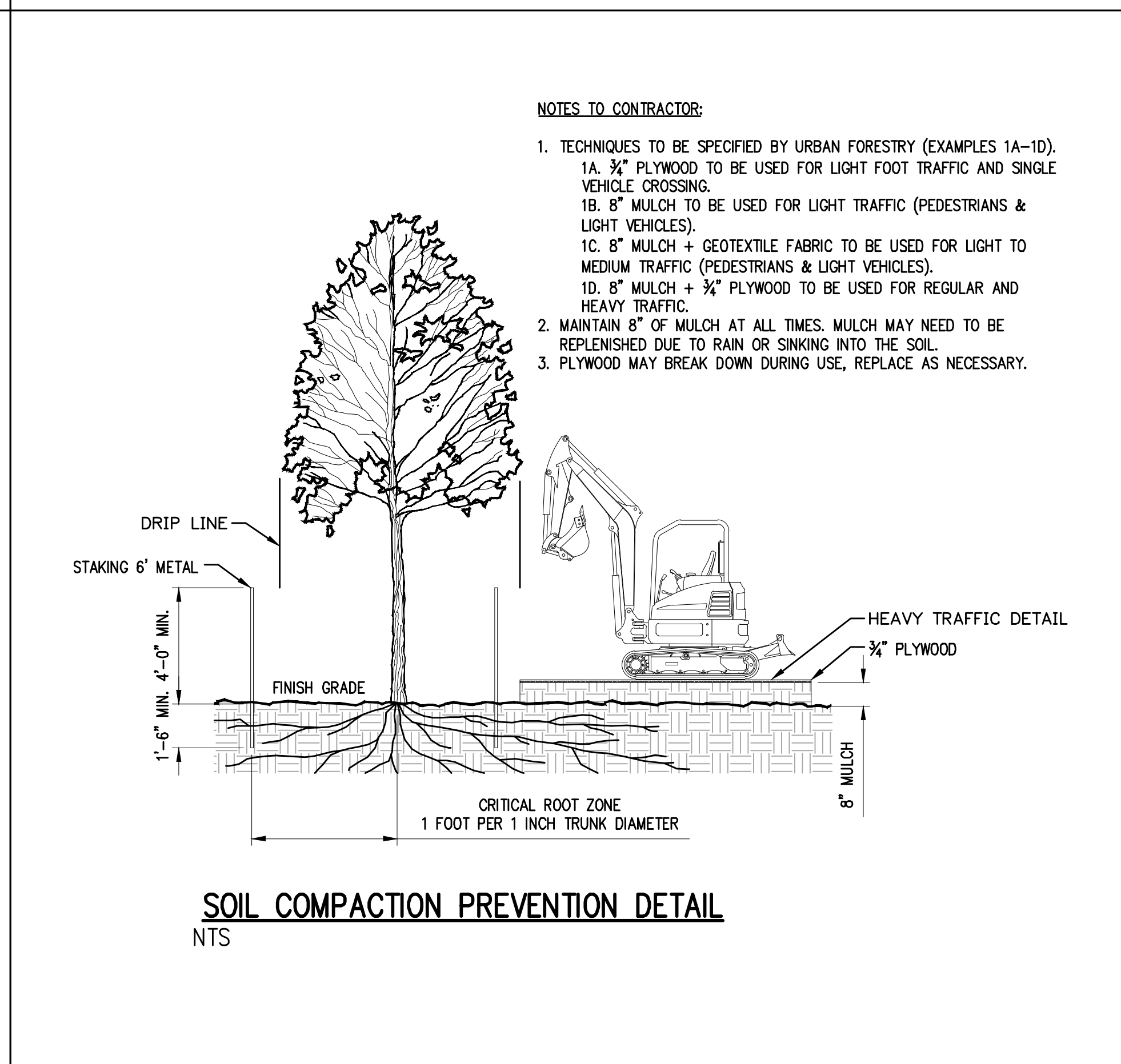
**NOTES TO CONTRACTOR:**

1. EXPOSE ROOTS IN LOCATIONS TO BE CUT BY REMOVING SOIL WITH AN AIR SPADE.
2. CLEANLY HAND CUT EXPOSED ROOTS.
3. IMMEDIATELY BACKFILL OPEN TRENCH. (DO NOT LEAVE ROOTS EXPOSED FOR AN EXTENDED PERIOD TO AVOID HARMFUL DRYING AND/OR FREEZING.)



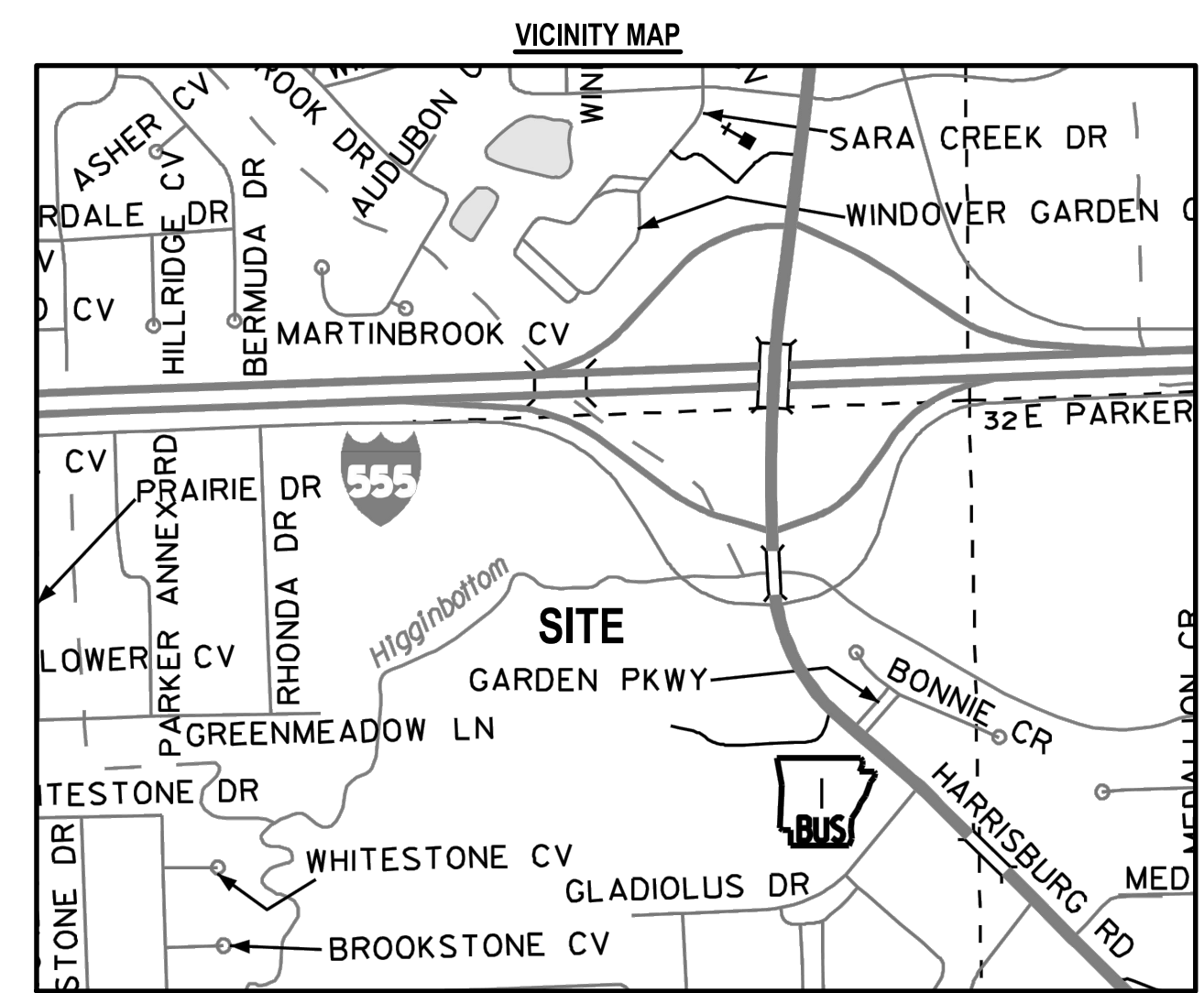
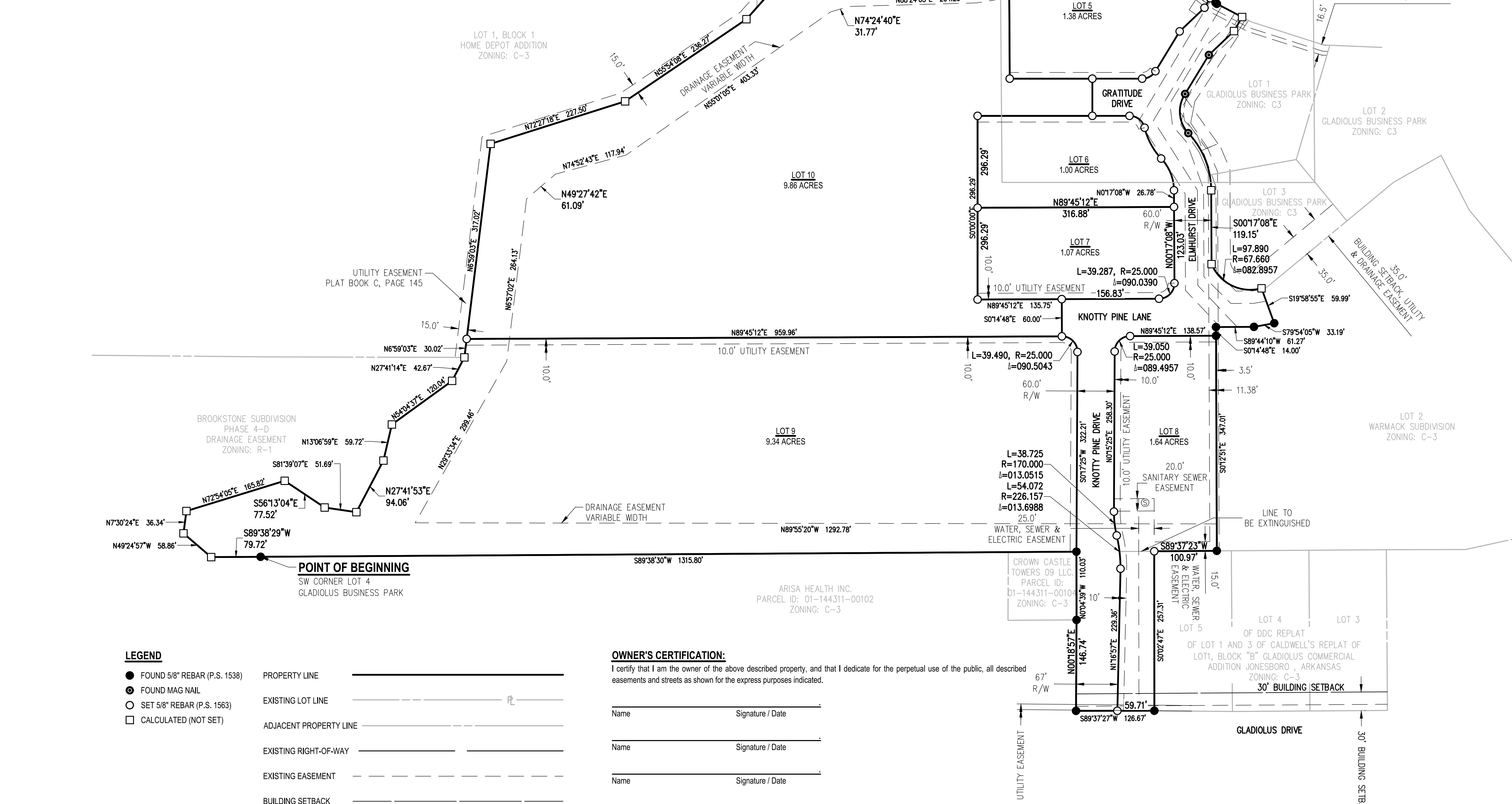
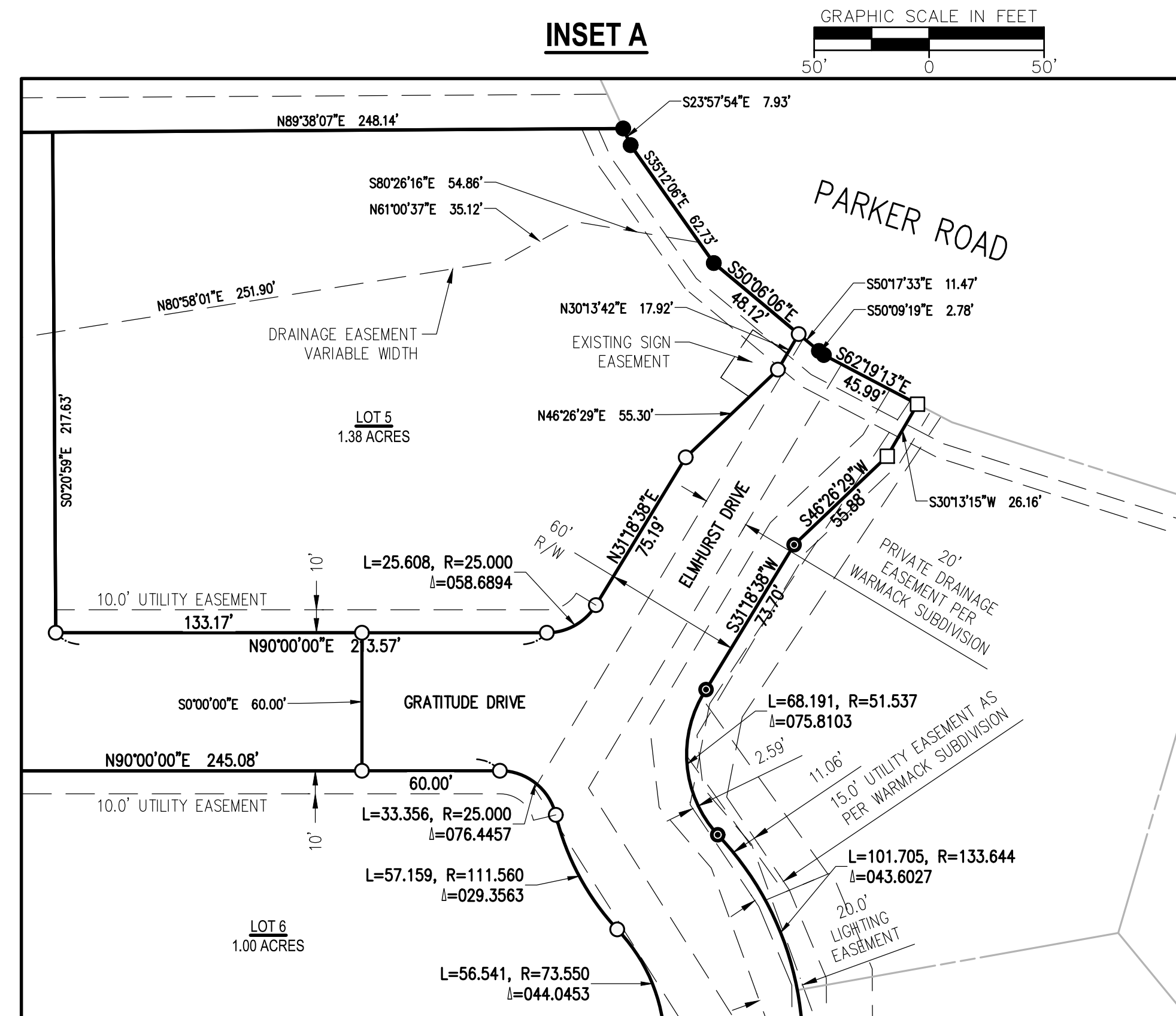
**NOTES TO CONTRACTOR:**

1. INSTALL PLANKING WHERE INDICATED ON THE DRAWINGS OR AT THE DIRECTION OF THE PROJECT MANAGER.
2. PLANKING BOARD MATERIAL SHALL BE UNTREATED PINE OR APPROVED EQUAL.
3. INSTALL PLANKING COMPLETELY AROUND THE TREE. DO NOT PLACE PLANKING BOARDS ON ROOT FLARE OF TREE.
4. DO NOT PIN OR STAKE PLANKS INTO THE GROUND.
5. DO NOT FASTEN PLANKS TO TREES.



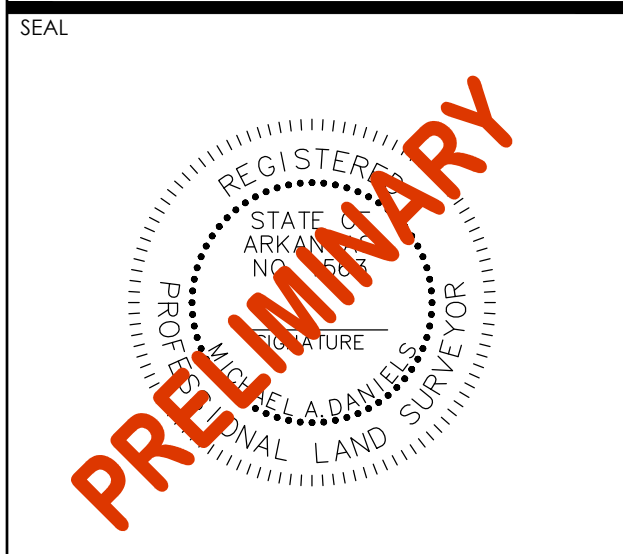
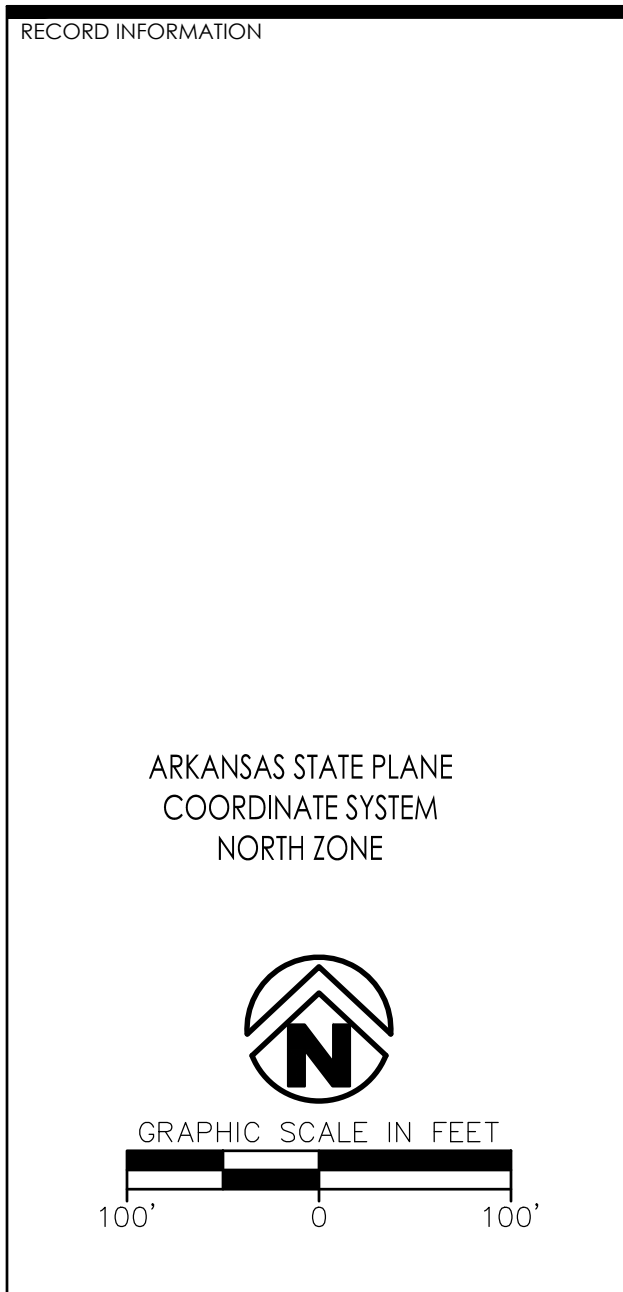
**NOTES TO CONTRACTOR:**

1. TECHNIQUES TO BE SPECIFIED BY URBAN FORESTRY (EXAMPLES 1A-1D).
  - 1A. 3/4" PLYWOOD TO BE USED FOR LIGHT FOOT TRAFFIC AND SINGLE VEHICLE CROSSING.
  - 1B. 8" MULCH TO BE USED FOR LIGHT TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
  - 1C. 8" MULCH + GEOTEXTILE FABRIC TO BE USED FOR LIGHT TO MEDIUM TRAFFIC (PEDESTRIANS & LIGHT VEHICLES).
  - 1D. 8" MULCH + 3/4" PLYWOOD TO BE USED FOR REGULAR AND HEAVY TRAFFIC.
2. MAINTAIN 8" OF MULCH AT ALL TIMES. MULCH MAY NEED TO BE REPLENISHED DUE TO RAIN OR SINKING INTO THE SOIL.
3. PLYWOOD MAY BREAK DOWN DURING USE, REPLACE AS NECESSARY.



**SURVEY DESCRIPTION:**  
 A part of lot 4, Gladiolus Business Park, Craighead County, Arkansas, being more particularly described as follows:  
 BEGINNING at the Southwest corner of said Lot 4, Thence North 89° 38' 29" West a distance of 79.72 feet, Thence North 49° 24' 57" West a distance of 58.86 feet, Thence North 07° 30' 24" East a distance of 36.34 feet, Thence North 72° 54' 05" East a distance of 165.82 feet, Thence South 56° 13' 04" East a distance of 77.52 feet, Thence South 81° 39' 07" East a distance of 51.69 feet, Thence North 27° 41' 53" East a distance of 94.06 feet, Thence North 13° 06' 59" East a distance of 59.72 feet, Thence North 54° 04' 37" East a distance of 120.04 feet, Thence North 27° 41' 14" East a distance of 42.67 feet, Thence North 06° 59' 03" East a distance of 30.02 feet, Thence North 06° 59' 03" East a distance of 317.02 feet, Thence North 72° 27' 18" East a distance of 227.50 feet, Thence North 55° 54' 08" East a distance of 236.27 feet, Thence North 41° 38' 32" East a distance of 160.33 feet, Thence North 89° 39' 01" East a distance of 316.87 feet, Thence North 89° 38' 07" East a distance of 248.14 feet, Thence South 23° 57' 54" East a distance of 7.93 feet, Thence South 35° 12' 06" East a distance of 62.73 feet, Thence South 50° 08' 06" East a distance of 48.12 feet, Thence South 50° 17' 33" East a distance of 11.47 feet, Thence South 50° 09' 19" East a distance of 2.78 feet, Thence South 46° 26' 29" West a distance of 55.88 feet, Thence South 31° 18' 38" West a distance of 73.70 feet, Said curve turning to the left through 75° 48' 37.2", having a radius of 51.54 feet, and whose long chord bears South 04° 36' 53" East a distance of 63.32 feet, Said curve turning to the right through an angle of 43° 36' 09.8", having a radius of 133.64 feet, and whose long chord bears South 21° 50' 09" East a distance of 99.27 feet, Thence South 00° 17' 08" East a distance of 119.15 feet, Said curve turning to the left through an angle of 82° 53' 44.6", having a radius of 67.66 feet, and whose long chord bears South 64° 10' 06" East a distance of 89.57 feet, Thence South 19° 58' 55" East a distance of 48.12 feet, Thence South 79° 54' 05" West a distance of 33.19 feet, Thence South 89° 44' 10" West a distance of 61.27 feet, Thence South 00° 14' 48" East a distance of 14.00 feet, Thence South 00° 12' 51" East a distance of 347.01 feet, Thence South 89° 37' 23" West a distance of 100.97 feet, Thence South 00° 02' 47" East a distance of 257.31 feet, Thence South 89° 37' 23" West a distance of 126.67 feet, Thence North 00° 18' 57" East a distance of 146.74 feet, Thence North 00° 04' 39" West a distance of 110.03 feet, Thence South 89° 38' 30" West a distance of 1315.80 feet to the POINT OF BEGINNING, containing 25.76 acres, more or less, and being subject to all Rights-of-Way and easements of record.

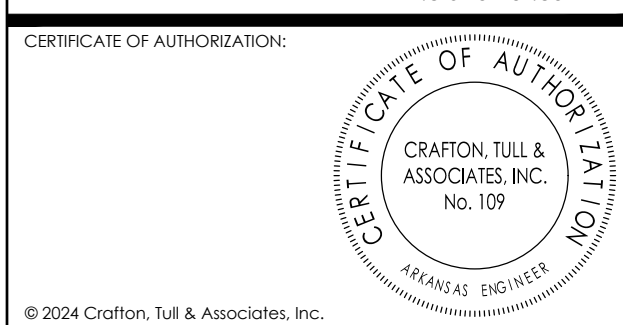
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY**
- Warmack Subdivision by CEI Engineering Associates, Inc. dated 6/6/2014. Filed for record in Book C, Page 250 in the Circuit Clerk's office of Craighead County, Arkansas.
  - Gladiolus Business Park Subdivision by Fisher Arnold, dated 6/13/2017. Filed for record in Book 2017R, Page 013638 in the Circuit Clerk's office of Craighead County, Arkansas.
  - Brookstone Subdivision Phase 4-D by H&S Hime Professional Surveying Services, dated 2/28/2018. Filed for record in Book C, Page 293 in the Circuit Clerk's office of Craighead County, Arkansas.
  - Home Depot Addition Subdivision by Smith Roberts Baldschwieler, LLC, dated 2/17/2003. Filed for record in Book C, Page 145 in the Circuit Clerk's office of Craighead County, Arkansas.
  - Home Depot Addition Subdivision Replat of Lots 1-2, Block 3, dated 9/15/2016. Filed for record in Book C, Page 270 in the Circuit Clerk's office of Craighead County, Arkansas.
  - DDC Replat of Lot 1 and 3 of Caldwell's Replat of Lot 1, Block "B" Gladiolus Commercial Addition, dated 6/5/2001. Filed for record in Book C, Page 113 in the Circuit Clerk's office of Craighead County, Arkansas.



REPLAT OF LOT 4 OF  
 GLADIOLUS BUSINESS PARK  
 AND  
 OF LOT 6 OF DDC REPLAT  
 PREPARED FOR:  
 GLENWOOD LIMITED PARTNERSHIP

ISSUE DATE: 11/06/2024  
 PROJECT NO: 23972760  
 CONTACT: M.DANIELS

2520 Alexander Drive Suite C  
 Jonesboro, AR 72401-7194



DELTA	DESCRIPTION	DATE

DRAWING: C:\DRAWING\2024\23972760\23972760.DWG, DATE: 11/06/2024, TIME: 10:00:00 AM, PLOT DATE: 11/06/2024, PLOT TIME: 10:00:00 AM, PLOT BY: M.DANIELS