

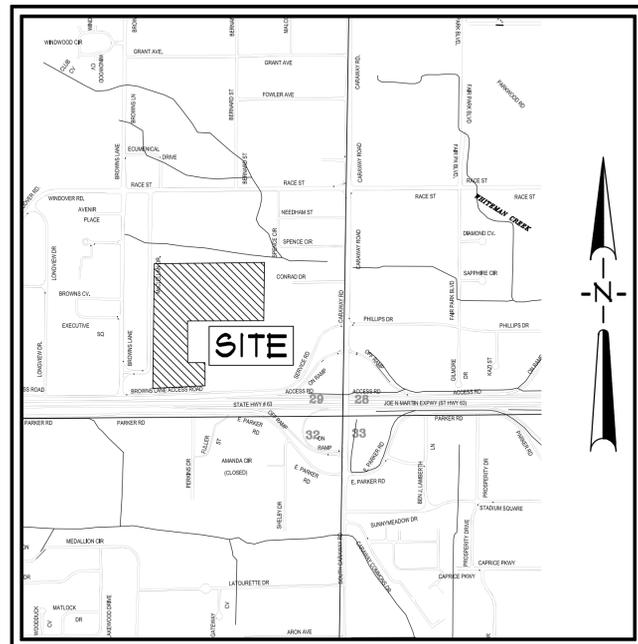
COMMERCIAL SUBDIVISION PLANS

# CENTRE PARK ADDITION PHASE 2

## BROWNS LANE ACCESS

PREPARED FOR  
CENTERLINE, LLC

JONESBORO, ARKANSAS  
DECEMBER, 2016



VICINITY MAP

SCALE: 1" = 1,000'



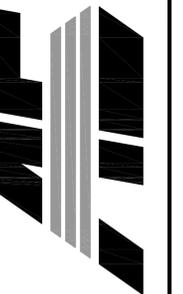
Know what's below.  
Call before you dig.

### INDEX TO SHEETS

- C001 INDEX SHEET
- C002 GENERAL NOTES
- C003 TOPOGRAPHIC SURVEY
- C004 RECORD PLAT
- C005 SITE PLAN
- C006 UTILITY PLAN
- C007 GRADING PLAN
- C008 EROSION CONTROL
- C009 PLAN & PROFILE SHEET/STANDARD DETAILS
- C010 STANDARD DETAILS
- C011 EROSION CONTROL DETAILS

CENTRE PARK ADDITION  
PHASE 2  
BROWNS LANE ACCESS  
JONESBORO, ARKANSAS

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

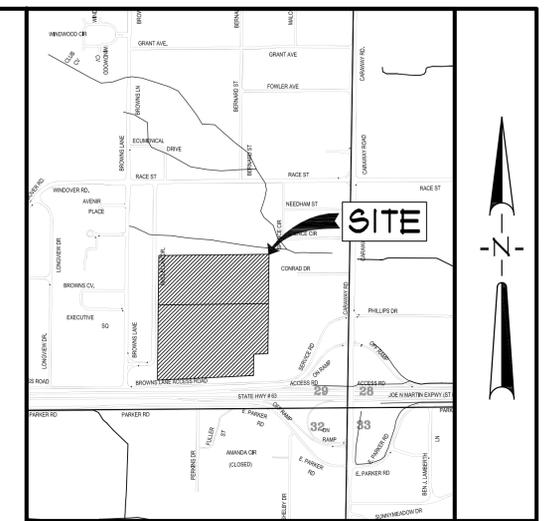
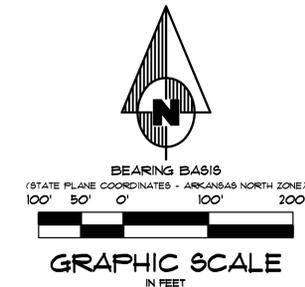
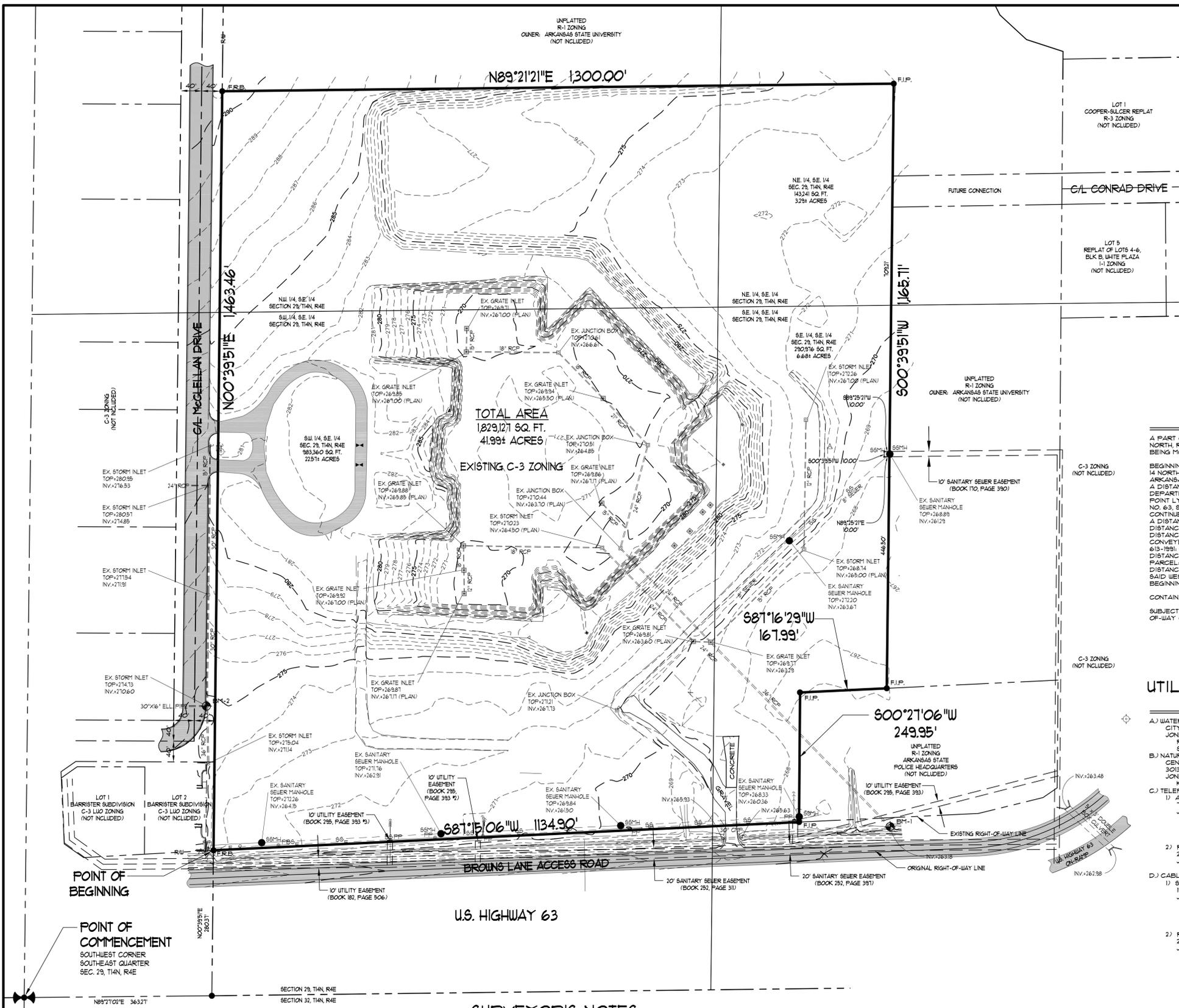


NO.	DESCRIPTION	DATE

COVER SHEET

DATE: 09/27/16	DRAWN: CJH
CADD FILE: 13179-SDP-C	CHECKED: JME
DWG#: 0414292.0039	SHEET
SCALE: AS SHOWN	C001





**LEGEND**

—	BOUNDARY LINE
- - -	ADJACENT LOT LINE
- - -	EASEMENT LINE
●	FOUND REBAR
●	FOUND IRON PIPE
—	EXISTING SANITARY SEWER LINE
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING WATER LINE
—	EXISTING WATER VALVE
—	EXISTING OVERHEAD ELECTRICAL LINE
—	FOULER POLE
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING GAS LINE
—	GAS METER
—	EXISTING GROUND CONTOUR
—	EXISTING CHAINLINK FENCE LINE
—	BENCH MARK

**DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°21'02" EAST, ALONG THE SECTION LINE, A DISTANCE OF 363.10 FEET; THENCE NORTH 00°39'51" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 260.31 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 63, SAID POINT BEING THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 00°39'51" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1463.46 FEET; THENCE NORTH 89°21'02" EAST, A DISTANCE OF 1300.00 FEET; THENCE SOUTH 00°39'51" WEST, A DISTANCE OF 169.71 FEET TO THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO THE ARKANSAS STATE POLICE BY LEGISLATIVE ACT 613-1991; THENCE SOUTH 88°16'23" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 167.99 FEET TO THE WEST LINE OF SAID CONVEYED PARCEL; THENCE SOUTH 00°21'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 249.95 FEET; THENCE SOUTH 81°15'06" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 134.93 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 1,829,127 SQ. FT. OR 41.99 ACRES, MORE OR LESS.

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

**UTILITY SERVICE PROVIDERS IN JONESBORO, AR**

- A) WATER, SEWER AND ELECTRICITY:  
 CITY WATER & LIGHT, 400 EAST MONROE, P.O. BOX 1289, JONESBORO, AR 72403, PHONE: 810-935-8581 FAX: 810-930-3303  
 RON BOWEN, PE, MANAGER  
 SUSAN MERIDITH, PE, ENGINEERING SVC, DIR., 810-930-3320
- B) NATURAL GAS:  
 CENTERPOINT ENERGY  
 3013 OLD FEEDHOUSE RD.  
 JONESBORO, AR 72403  
 KIM ELMORE 810-891-6218
- C) TELEPHONE:  
 1) AT&T  
 123 CHURCH ROOM B 21  
 JONESBORO, AR 72403  
 PHIL FARLEY, AREA MANAGER INSTALLATION AND REPAIR, 810-912-1921, FAX: 810-912-1610  
 TOMMY GRAY, AREA MANAGER ENGINEERING DESIGN, 810-912-1581, FAX: 810-912-1533  
 2) RITTER COMMUNICATIONS  
 2400 RITTER DRIVE  
 JONESBORO, AR 72401  
 AMY VETETO 810-336-3421
- D) CABLE TELEVISION / INTERNET:  
 1) SUDDENLINK COMMUNICATIONS  
 1520 SOUTH GARWAY ROAD  
 JONESBORO, AR 72401  
 DEANNA HORNBACK, MANAGER  
 BOB FROOK, CONSTRUCTION MANAGER  
 810-933-8429 (EXT.12), FAX: 810-912-8141  
 JIMMY YANCY, FIELD MANAGER  
 2) RITTER COMMUNICATIONS  
 2400 RITTER DRIVE  
 JONESBORO, AR 72401  
 AMY VETETO 810-336-3421

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY 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: 10/24/2014

Associated Engineering & Testing, LLC  
 No. 299

REGISTERED SURVEYOR  
 STATE OF ARKANSAS  
 No. 176

KENNETH L. SCRAPPE, P.E.  
 PROFESSIONAL SURVEYOR  
 ARKANSAS CERTIFICATE NO. 166

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**SURVEYOR'S NOTES**

- THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR CENTERLINE, LLC.
- 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.
- STORM DRAIN INVERTS AND PIPE SIZES ARE AS SHOWN ON THE SERVICE CENTER CONSTRUCTION PLANS WHERE UNABLE TO VERIFY.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3. MINIMUM BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: FRONT±25' SIDE±10' REAR±20'. MAXIMUM HEIGHT LIMITATION IN C-3 ZONING IS 45 FEET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK 1 IS CHISELED SQUARE IN TOP OF 36" RCP LOCATED APPROXIMATELY 9 FEET SOUTH AND 16 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEV. = 265.94 (NAVD 88).
- BENCHMARK 2 IS CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF MCCLELLAN DRIVE LOCATED APPROXIMATELY 210 FEET NORTH AND 14 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEV. = 274.76 (NAVD 88).
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOOD PLAIN AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO, COMMUNITY PANEL 0803103132 (PANEL 132 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991. REVISION DATE - JUNE 29, 2007.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - A. GLO MAP/PLAT AND FIELD NOTES FOR TOWNSHIP 14 NORTH, RANGE 4 EAST.
  - B. A/H/T, RIGHT-OF-WAY PLANS FOR JOB 100013 - SEC. 1.
  - C. RECORD PLAT OF BARRISTER SUBDIVISION, RECORDED IN PLAT CABINET 'C', PAGE 188 AT JONESBORO, ARKANSAS.
  - D. RECORD PLAT OF THE REPLAT OF LOTS 4 & 6, BLOCK 15 OF WHITE PLAZA, RECORDED IN PLAT CABINET 'A', PAGE 56 AT JONESBORO, ARKANSAS.
  - E. RECORD PLAT OF WHITE PLAZA, RECORDED IN PLAT CABINET 'A', PAGE 15 AT JONESBORO, ARKANSAS.
  - F. PLAT OF SURVEY FOR ARKANSAS STATE UNIVERSITY BY TYLER WILSON, DATED MARCH 24, 2014.
  - G. PLAT OF SURVEY FOR JONESBORO A 4 P BY JASON BEARD, DATED JUNE 29, 2013.
  - H. CORRECTION WARRANTY DEED TO CENTERLINE, LLC, RECORDED AS DOCUMENT # JB2014R-0148135 AT JONESBORO, ARKANSAS.

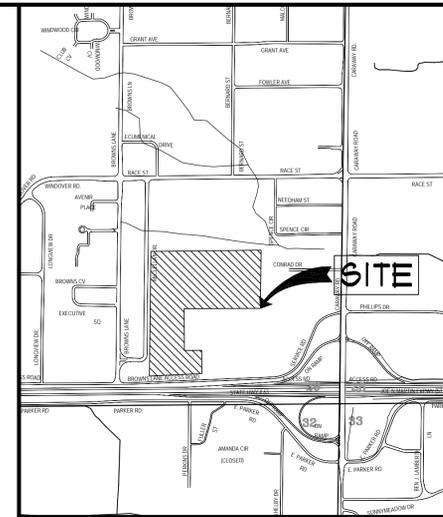


**ASSOCIATED ENGINEERING AND TESTING, LLC**  
 CIVIL ENGINEERING AND LAND SURVEYING SERVICES  
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
 PH: 810-932-3594 FAX: 810-935-1263

**BOUNDARY & TOPOGRAPHIC SURVEY FOR CENTERLINE, LLC**  
 MCCLELLAN DRIVE  
 JONESBORO, ARKANSAS

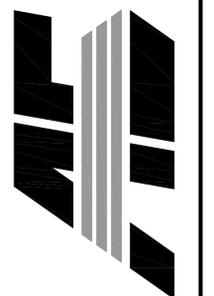
DRAWN: CCH	CHECKED: KLS	DATE: 10/13/15	SHEET
SCALE: 1" = 100'	CADD FILE: 1319-008	DWG#: 0414292.0035	1 OF 1

REV	DATE	REVISIONS	DRAWN	CHKD



**CENTRE PARK ADDITION  
PHASE 2  
BROWNS LANE ACCESS  
JONESBORO, ARKANSAS**

**ASSOCIATED  
ENGINEERING, LLC**  
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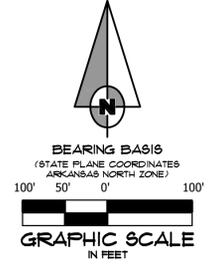
NO.	DESCRIPTION	DATE

**REPLAT**

DATE: 09/27/16	DRAWN: CCH
CADD FILE: 13179-SDP-CR2	CHECKED: JME
DWG# 0414292.0039	SHEET
SCALE: 1" = 100'	C004

**LEGEND**

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- F.R.B.
- F.I.P.
- S.I.P.
- SET 1-1/4" IRON PIPE W/ PLS #1549 CAP



**DESCRIPTION**

LOT 5 AS SHOWN ON THE RECORD PLAT OF CENTRE PARK ADDITION, RECORDED IN PLAT CABINET "C", PAGE 258 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.  
CONTAINING IN ALL 1,199,320 SQ. FT. OR 27.53 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

- THIS DRAWING WAS PREPARED FOR CENTERLINE, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3. MINIMUM BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: FRONT=25' SIDE=10' REAR=20'. MAXIMUM HEIGHT LIMITATION IN C-3 ZONING IS 45 FEET.
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 150-YEAR FLOOD PLAIN AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO, COMMUNITY PANEL 05031C0132C (PANEL 132 OF 200).  
EFFECTIVE DATE - SEPTEMBER 27, 1991. REVISION DATE - JUNE 25, 2007.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - GLO MAP/PLAT AND FIELD NOTES FOR TOWNSHIP 14 NORTH, RANGE 4 EAST.
  - A.I.T.D. RIGHT-OF-WAY PLANS FOR JOB 100013 - SEC. 1.
  - RECORD PLAT OF CENTRE PARK ADDITION, RECORDED IN PLAT CABINET "C", PAGE 258 AT JONESBORO, ARKANSAS.
  - RECORD PLAT OF BARRISTER SUBDIVISION, RECORDED IN PLAT CABINET "C", PAGE 188 AT JONESBORO, ARKANSAS.
  - RECORD PLAT OF THE REPLAT OF LOTS 4, 5 & 6, BLOCK B OF WHITE PLAZA, RECORDED IN PLAT CABINET "A", PAGE 56 AT JONESBORO, ARKANSAS.
  - RECORD PLAT OF WHITE PLAZA, RECORDED IN PLAT CABINET "A", PAGE 15 AT JONESBORO, ARKANSAS.
  - PLAT OF SURVEY FOR ARKANSAS STATE UNIVERSITY BY TYLER WILSON, DATED MARCH 24, 2014.
  - PLAT OF SURVEY FOR JONESBORO A & P BY JASON BEARD, DATED JUNE 25, 2013.
  - CORRECTION WARRANTY DEED TO CENTERLINE, LLC, RECORDED AS DOCUMENT # 382014R-0148135 AT JONESBORO, ARKANSAS.

**OWNER'S CERTIFICATION**

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

CENTERLINE, LLC  
CARROLL CALDWELL, MEMBER MANAGER

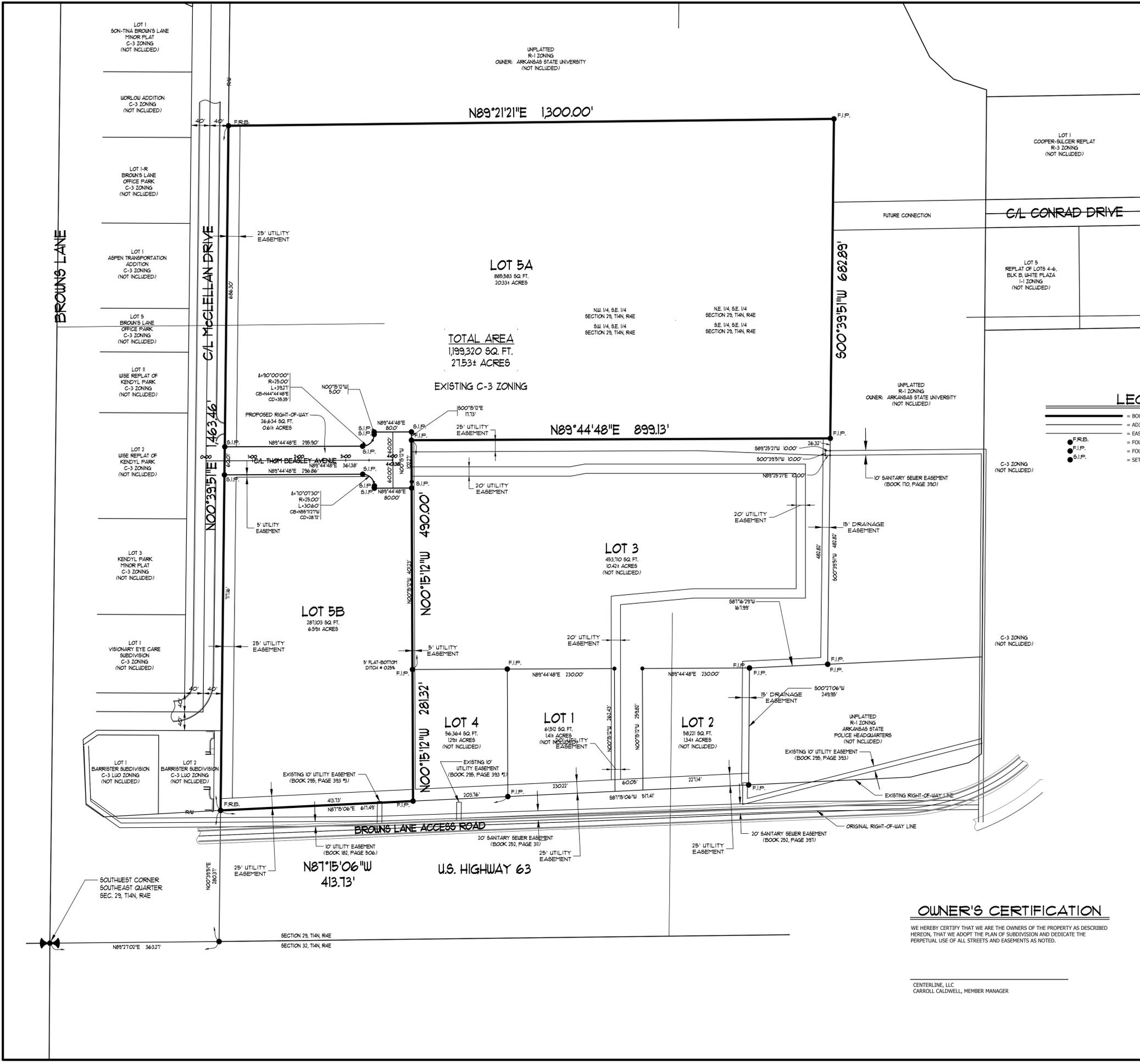
**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY 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: 09/27/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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BROWNS LANE

C/L MCLELLAN DRIVE

C/L THOM BEALEY AVENUE

BROWNS LANE ACCESS ROAD

U.S. HIGHWAY 63

**LOT 5A**  
895,583 SQ. FT.  
20.33± ACRES

**TOTAL AREA**  
1,199,320 SQ. FT.  
27.53± ACRES

EXISTING C-3 ZONING

**LOT 3**  
453,710 SQ. FT.  
10.42 ACRES  
(NOT INCLUDED)

**LOT 5B**  
287,103 SQ. FT.  
6.59± ACRES

**LOT 4**  
96,364 SQ. FT.  
2.21 ACRES  
(NOT INCLUDED)

**LOT 1**  
6150 SQ. FT.  
1.41 ACRES  
(NOT INCLUDED)

**LOT 2**  
58,221 SQ. FT.  
1.34 ACRES  
(NOT INCLUDED)

LOT 1 SON-TNA BROWNS LANE MINOR FLAT C-3 ZONING (NOT INCLUDED)

WORLDW ADDITION C-3 ZONING (NOT INCLUDED)

LOT 1-R BROWNS LANE OFFICE PARK C-3 ZONING (NOT INCLUDED)

LOT 1 ASPEN TRANSPORTATION ADDITION C-3 ZONING (NOT INCLUDED)

LOT 5 BROWNS LANE OFFICE PARK C-3 ZONING (NOT INCLUDED)

LOT 2 WISE REPLAT OF KENDYL PARK C-3 ZONING (NOT INCLUDED)

LOT 2 WISE REPLAT OF KENDYL PARK C-3 ZONING (NOT INCLUDED)

LOT 3 KENDYL PARK MINOR FLAT C-3 ZONING (NOT INCLUDED)

LOT 1 VISIONARY EYE CARE SUBDIVISION C-3 ZONING (NOT INCLUDED)

LOT 1 BARRISTER SUBDIVISION C-3 LUD ZONING (NOT INCLUDED)

LOT 2 BARRISTER SUBDIVISION C-3 LUD ZONING (NOT INCLUDED)

SOUTHWEST CORNER SOUTHEAST QUARTER SEC. 29, T14N, R4E

UNPLATTED R-1 ZONING OWNER: ARKANSAS STATE UNIVERSITY (NOT INCLUDED)

UNPLATTED R-1 ZONING OWNER: ARKANSAS STATE UNIVERSITY (NOT INCLUDED)

UNPLATTED R-1 ZONING ARKANSAS STATE POLICE HEADQUARTERS (NOT INCLUDED)

LOT 1 COOPER-SULGER REPLAT R-3 ZONING (NOT INCLUDED)

LOT 5 REPLAT OF LOTS 4-6, BLK B, WHITE PLAZA I-1 ZONING (NOT INCLUDED)

C-3 ZONING (NOT INCLUDED)

C-3 ZONING (NOT INCLUDED)

SECTION 29, T14N, R4E

SECTION 32, T14N, R4E

NW 1/4, 6E, 1/4 SECTION 29, T14N, R4E

NE 1/4, 6E, 1/4 SECTION 29, T14N, R4E

SW 1/4, 6E, 1/4 SECTION 29, T14N, R4E

SE 1/4, 6E, 1/4 SECTION 29, T14N, R4E

N89°21'02"E 363.21'

N89°21'21"E 1,300.00'

N89°44'48"E 899.13'

N00°15'12"W 490.00'

N00°15'12"W 281.32'

N87°15'06"W 413.73'

S00°39'51"W 682.89'

N00°15'12"W 403.22'

N00°15'12"W 259.82'

N00°15'12"W 264.53'

N00°15'12"W 259.82'

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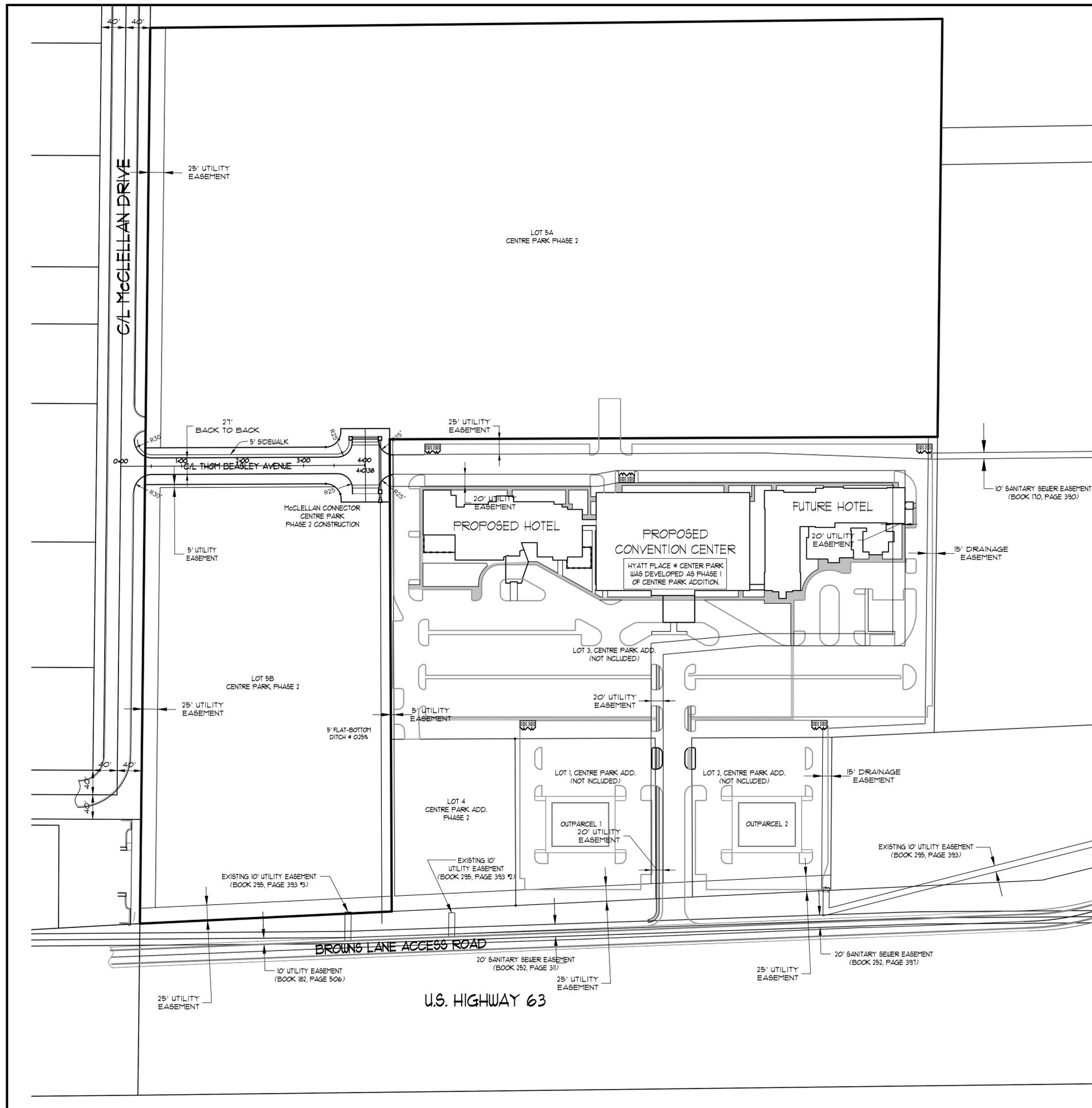
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682.30'

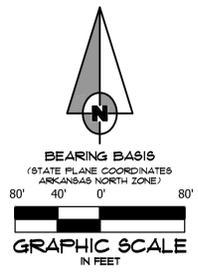
682.30'

682.30'

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C/L CONRAD DRIVE

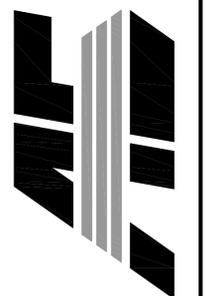


**ENGINEER'S NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
4. PROJECT SITE IS CURRENTLY VACANT.
5. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
6. 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.
7. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.

CENTRE PARK ADDITION  
PHASE 2  
BROWNS LANE ACCESS  
JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
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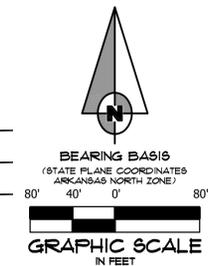


NO.	DESCRIPTION	DATE

**SITE PLAN**

DATE: 09/27/16	DRAWN: CCH
CADD FILE: 13179-SDP-C	CHECKED: JME
DWG#: 0414292.0039	SHEET
SCALE: 1" = 80'	C005

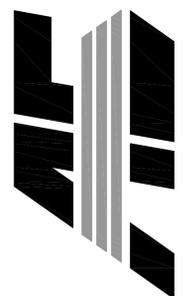
**CENTRE PARK ADDITION**  
**PHASE 2**  
**BROWNS LANE ACCESS**  
**JONESBORO, ARKANSAS**



**GENERAL UTILITY NOTES**

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88).
3. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
4. ALL WATER LINES SHALL BE 6" C-900 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY OF JONESBORO UTILITIES SPECIFICATION AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
5. 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.
6. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
7. 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.
8. 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 PWS).
9. WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
10. THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
11. WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
12. THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
13. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
14. 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.
15. UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.

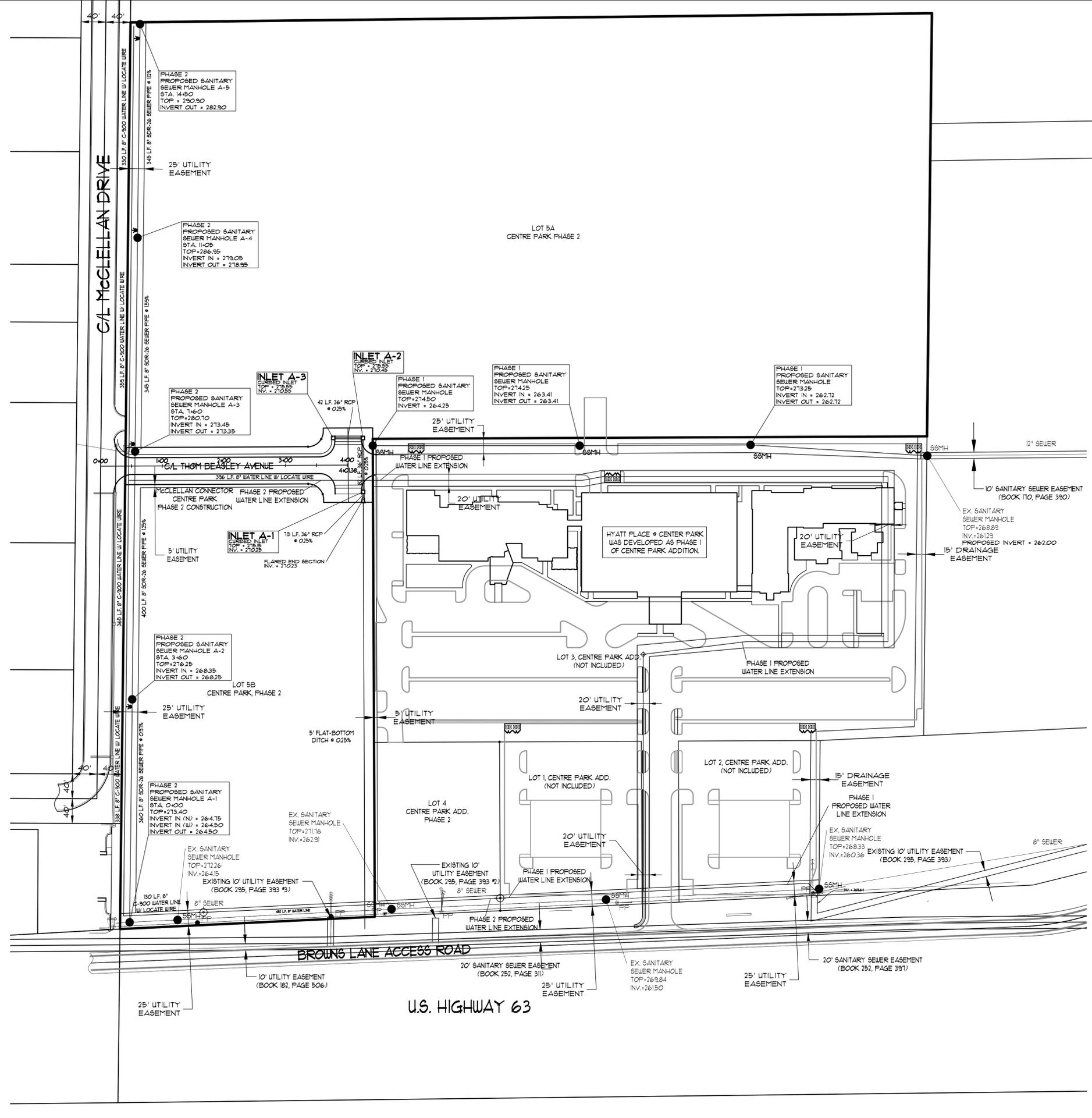
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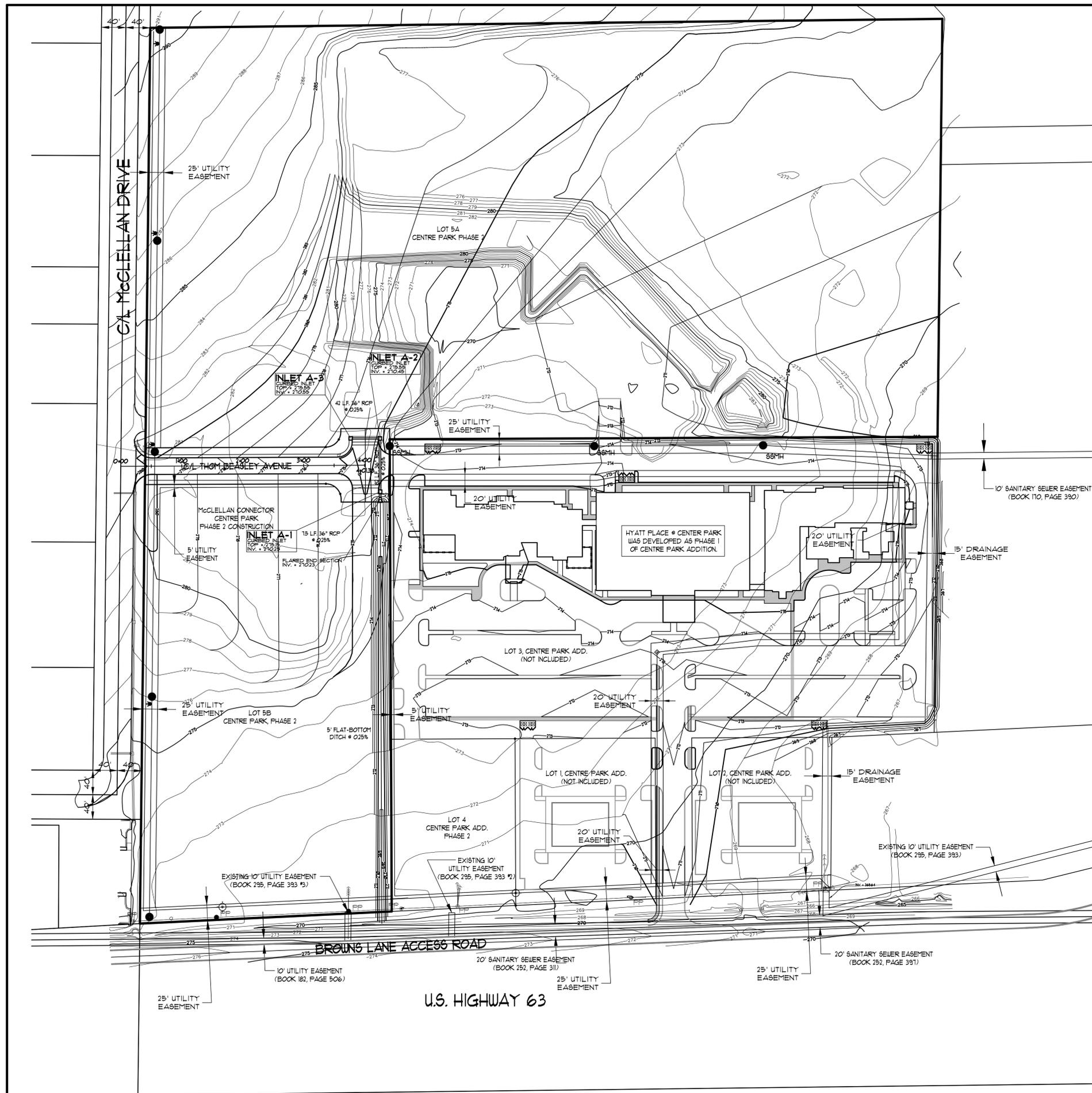


NO.	DESCRIPTION	DATE

**UTILITY PLAN**

DATE: 09/27/16	DRAWN: CCH
CADD FILE: 13179-SDP-C	CHECKED: JME
DWG#: 0414292.0039	SHEET
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C/L CONRAD DRIVE

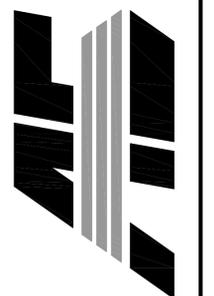


**ENGINEER'S NOTES**

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- REFER TO SHEET C002 FOR BENCHMARK INFORMATION.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- 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 EDGE OF ASPHALT, 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.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.
- STORMWATER MITIGATION ON EACH LOT SHALL BE PROVIDED BY FUTURE DEVELOPER.

CENTRE PARK ADDITION  
PHASE 2  
BROWNS LANE ACCESS  
JONESBORO, ARKANSAS

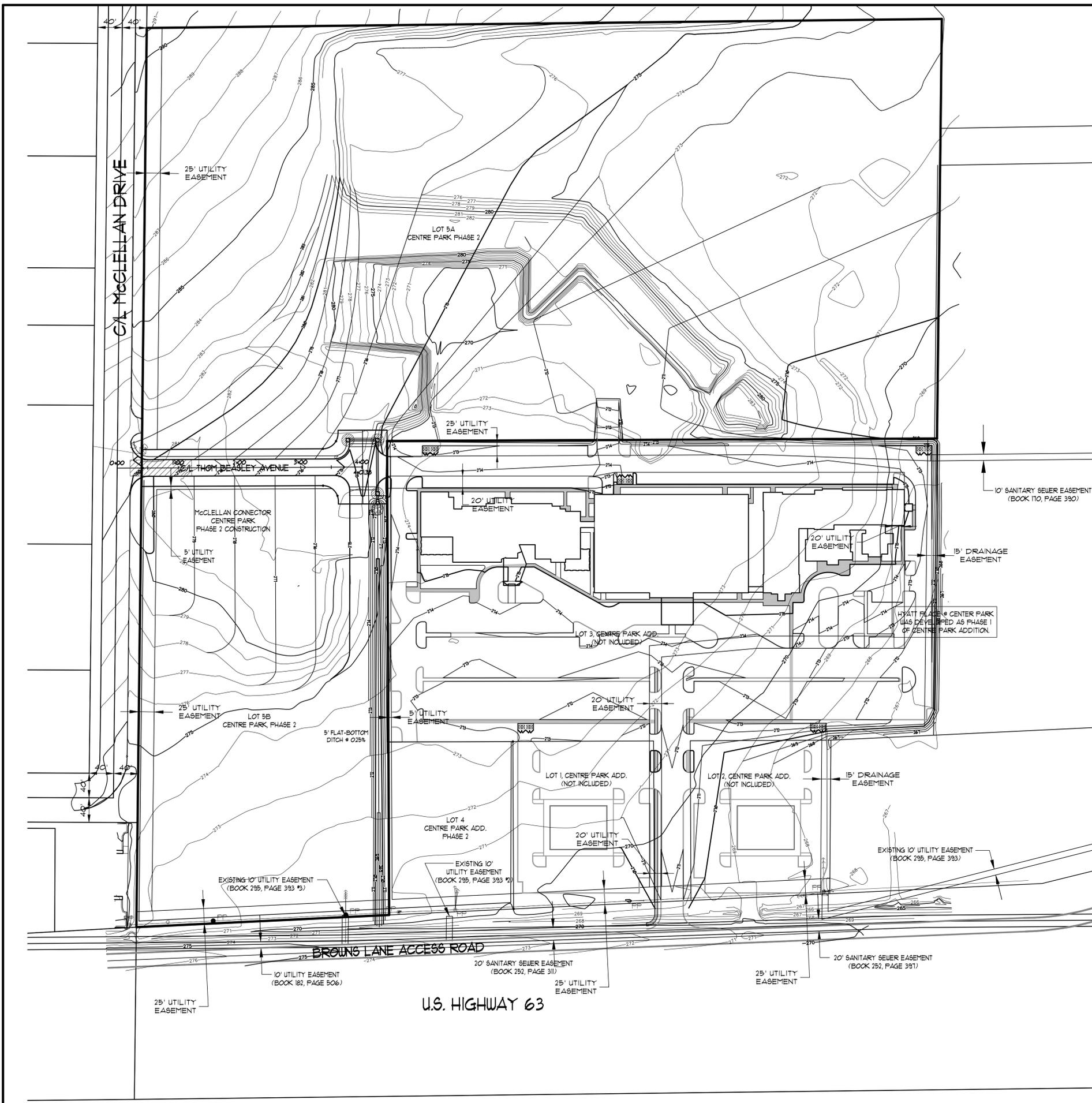
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NO.	DESCRIPTION	DATE

**GRADING PLAN**

DATE: 09/27/16 DRAWN: CCH  
CADD FILE: 13179-SDP-C CHECKED: JME  
DWG#: 0414292.0039 SHEET  
SCALE: 1" = 80' C007



C/L CONRAD DRIVE



**LEGEND**

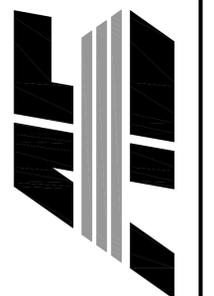
- = DRAINAGE FLOW
- = SILT FENCE
- = CONSTRUCTION ENTRANCE
- = INLET PROTECTION
- = DUMPED RIPRAP

**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.

**CENTRE PARK ADDITION**  
**PHASE 2**  
**BROWNS LANE ACCESS**  
**JONESBORO, ARKANSAS**

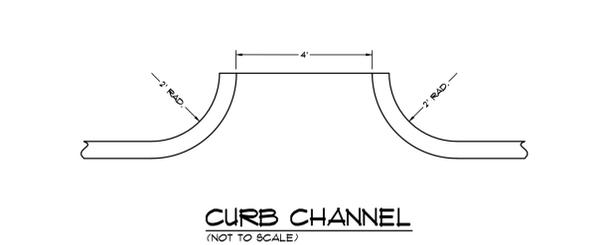
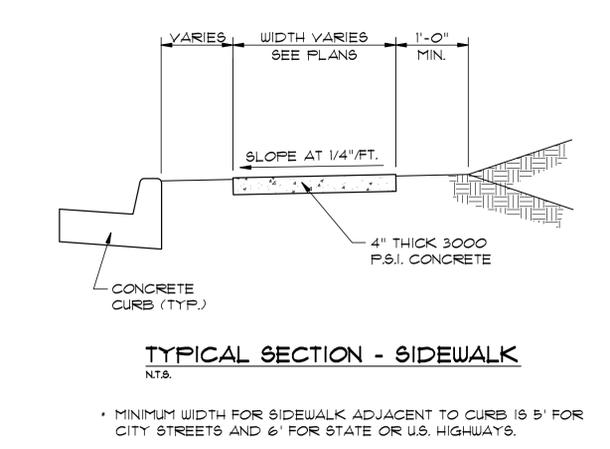
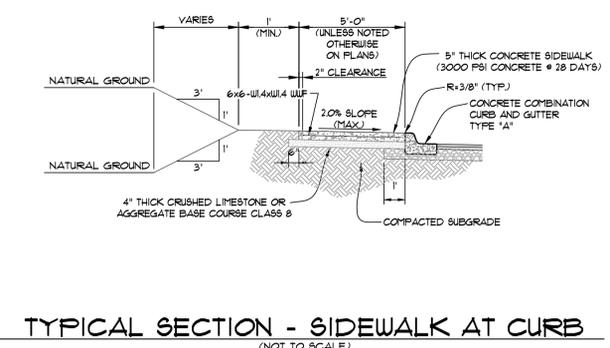
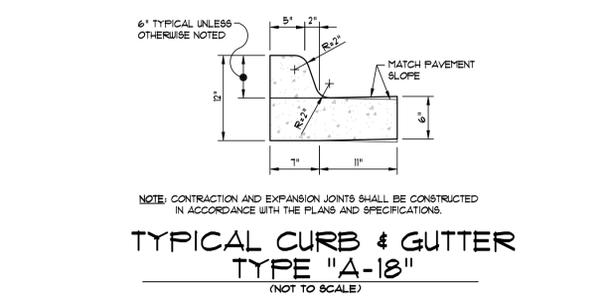
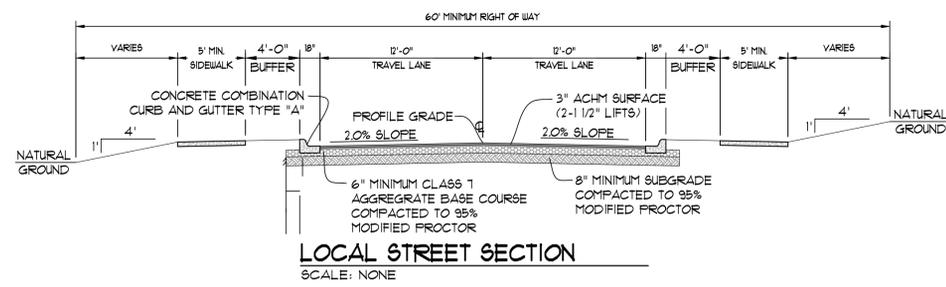
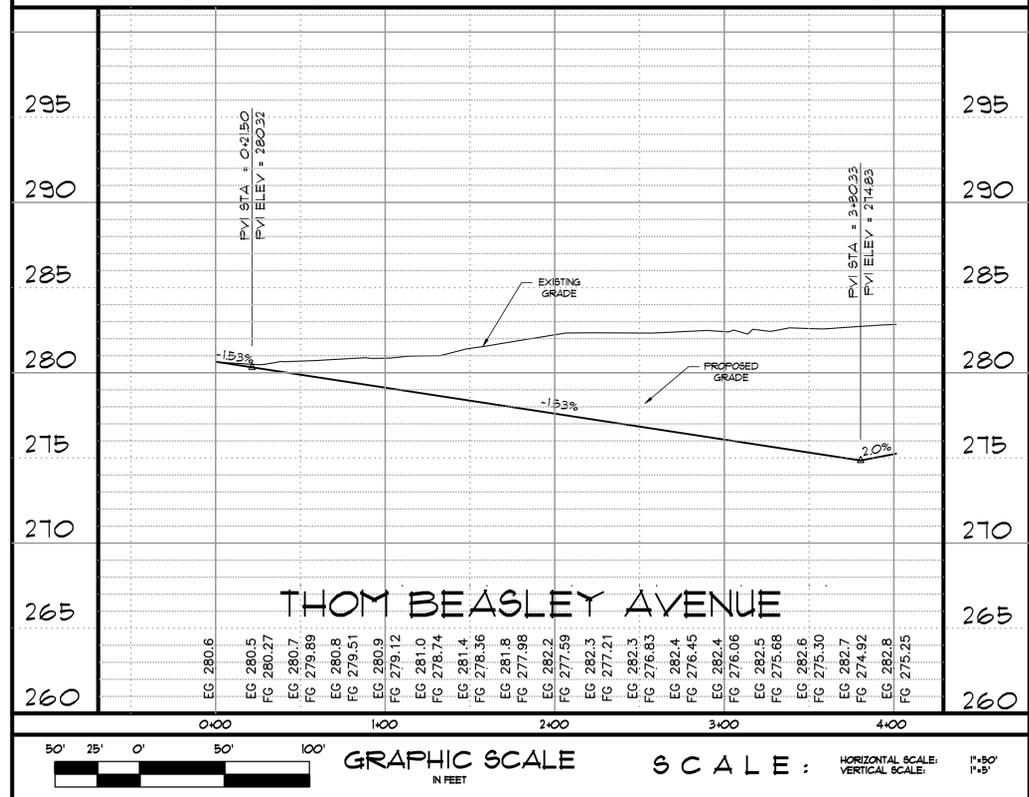
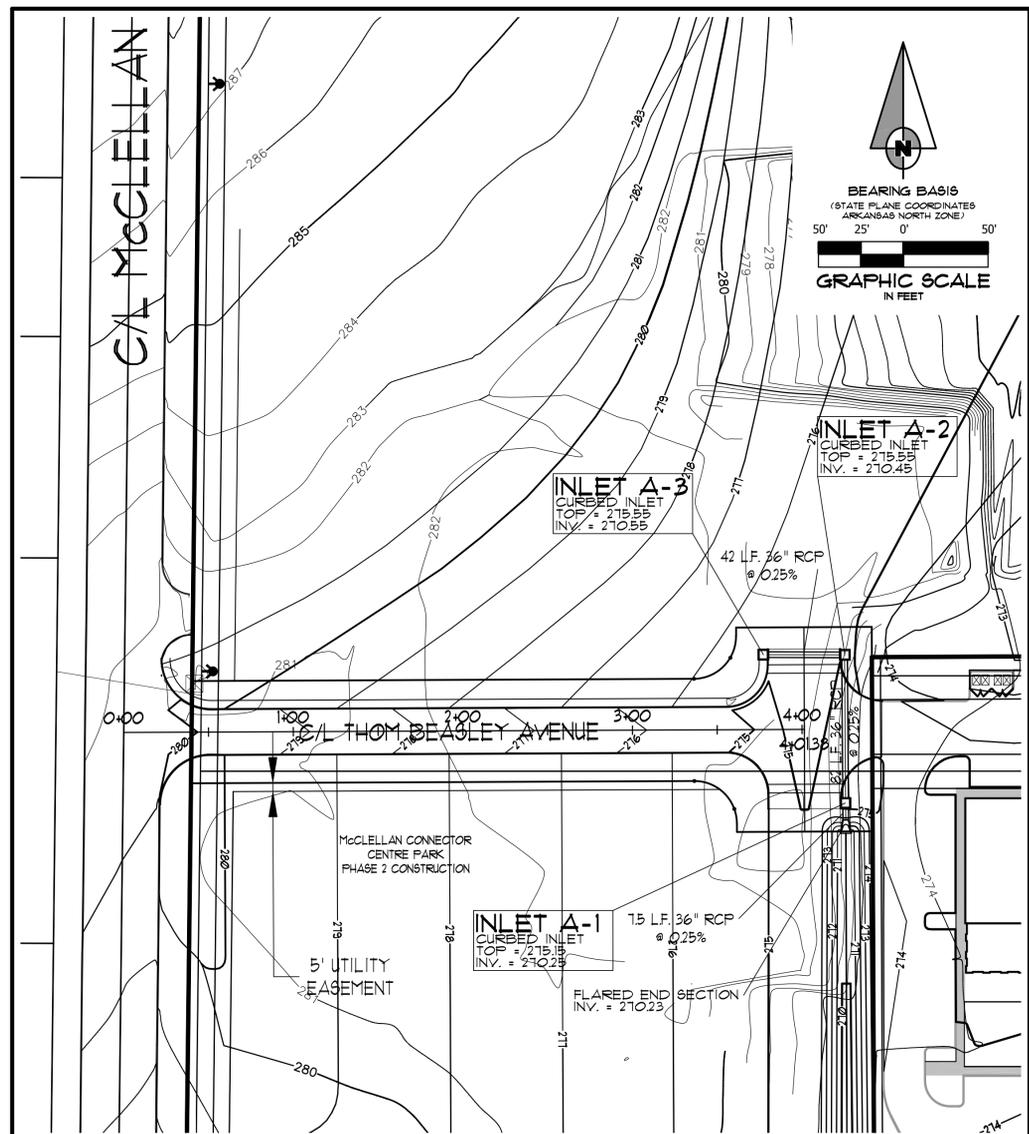
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NO.	DESCRIPTION	DATE

**EROSION CONTROL PLAN**

DATE: 09/27/16      DRAIN: CCH  
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 SCALE: 1" = 80'      C008



**CENTRE PARK ADDITION**

**PHASE 2**

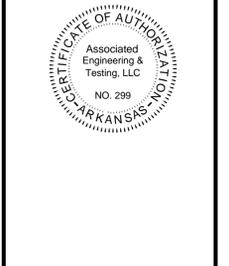
**BROWNS LANE ACCESS**

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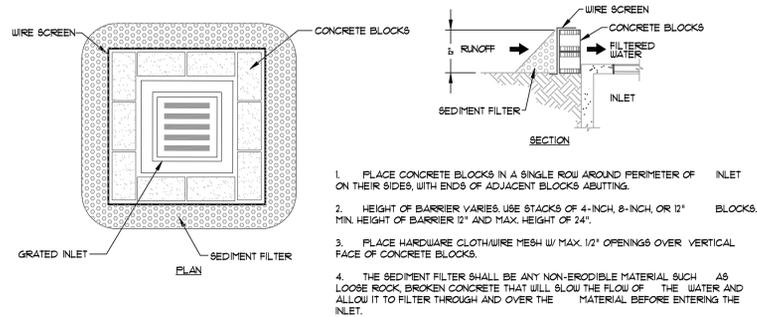
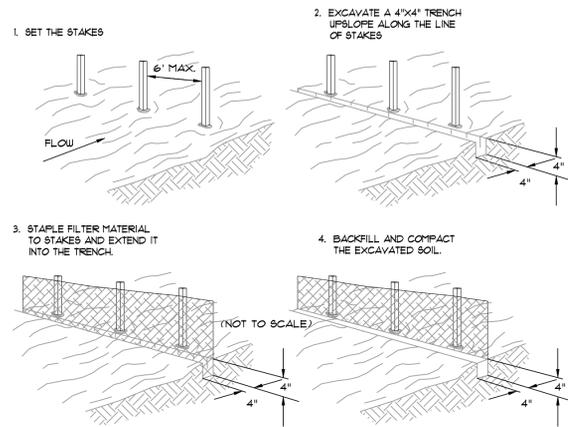
NO.	DESCRIPTION	DATE

**PLAN & PROFILE / STANDARD DETAILS**

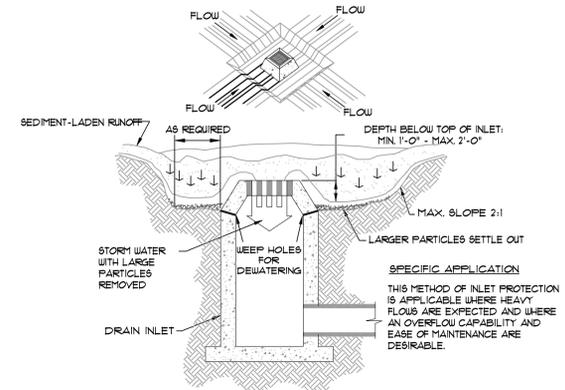
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DWG#: 0414292.0039 SHEET  
SCALE: 1" = 50' C009

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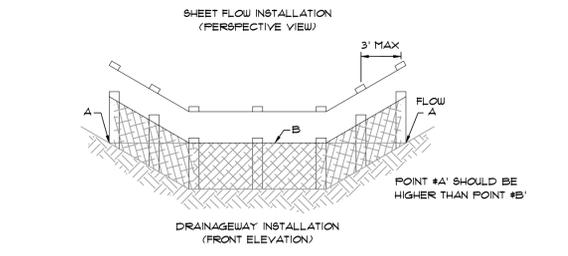




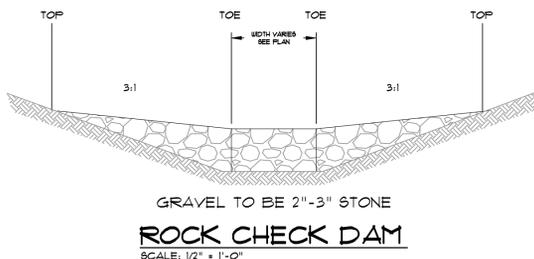
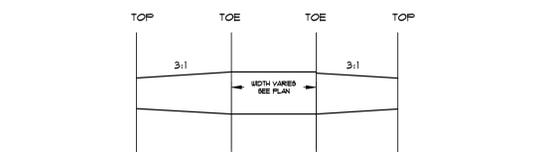
**BLOCK AND AGGREGATE INLET SEDIMENT FILTER**  
SCALE: 1/2" = 1'-0"



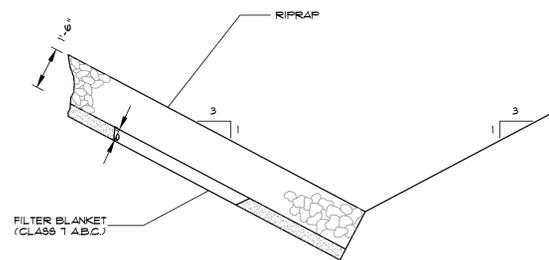
**EXCAVATED INLET SEDIMENT TRAP**  
SCALE: 1/4" = 1'-0"



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

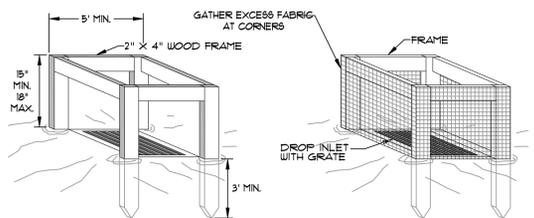


GRAVEL TO BE 2"-3" STONE  
**ROCK CHECK DAM**  
SCALE: 1/2" = 1'-0"

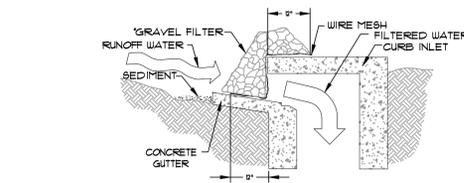


NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

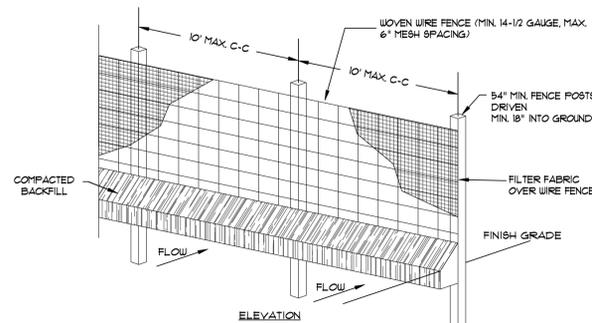
**SECTION - DUMPED RIPRAP**  
TOE EXCAVATION IN SOIL



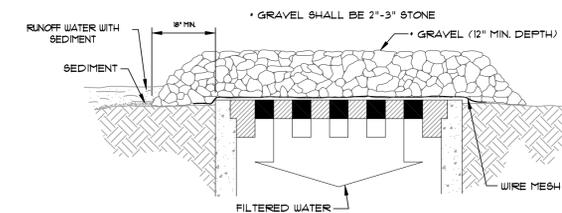
**SILTS FENCE INLET PROTECTION**  
SCALE: 1/2" = 1'-0"



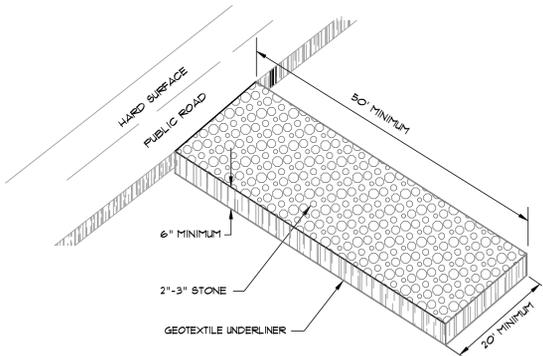
**GRAVEL CURB INLET SEDIMENT FILTER**  
SCALE: 1/2" = 1'-0"



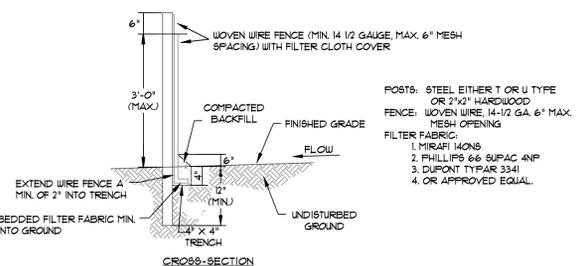
**GRAVEL AND WIRE MESH INLET SEDIMENT FILTER**  
SCALE: 1/2" = 1'-0"



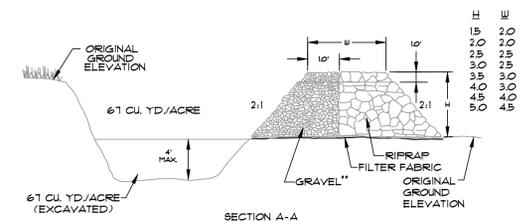
**STRAW BALE INLET SEDIMENT FILTER**  
SCALE: 1/2" = 1'-0"



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

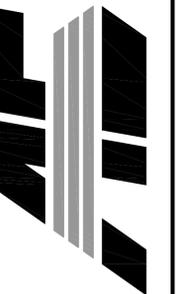


**SILTS FENCE**  
NOT TO SCALE



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

- GENERAL NOTES:
- BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
  - BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
  - 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.
  - EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
  - LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.



NO.	DESCRIPTION	DATE

**EROSION CONTROL  
DETAILS**

DATE: 09/27/16	DRAWN: CCH
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