

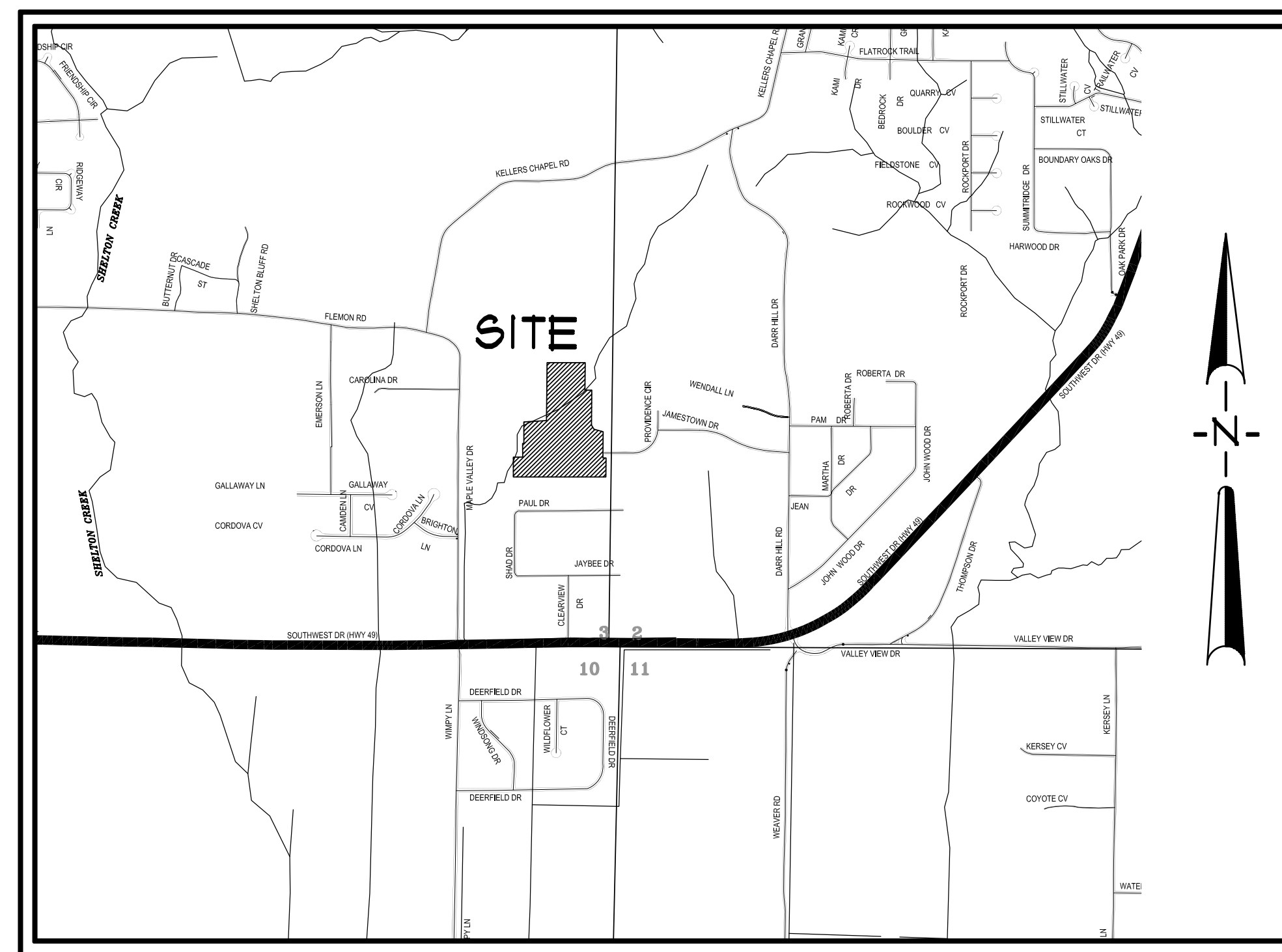
SUBDIVISION PLANS

JAMESTOWN MANOR PHASE III

LYING IN SECTION 03, TOWNSHIP 13 NORTH,
RANGE 3 EAST, CRAIGHEAD COUNTY,
JONESBORO, ARKANSAS
JUNE, 2011

INDEX TO SHEETS

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VICINITY MAP
SCALE: 1" = 1000'

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

SUBDIVISION PLANS
JAMESTOWN MANOR PHASE III
JONESBORO, ARKANSAS

RESOURCE LIST

- CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
100 FLINT STREET
JONESBORO, AR 72401
870-932-0406
- CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE AVENUE
JONESBORO, AR 72401
870-932-2438
- CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
- CITY WATER AND LIGHT - ENGINEERING
RON BOWEN, P.E. MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-9581 FAX: 870-930-3303
RANDY SIMPKINS - CHIEF ENGINEER
870-930-3320
- CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72401
CELL: 870-891-3150
- AT&T
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-912-1921 FAX: 870-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-912-1981 FAX: 870-912-1533
- SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB FROCK - CONSTRUCTION MANAGER
870-933-8425 EXT. 212, FAX: 870-912-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

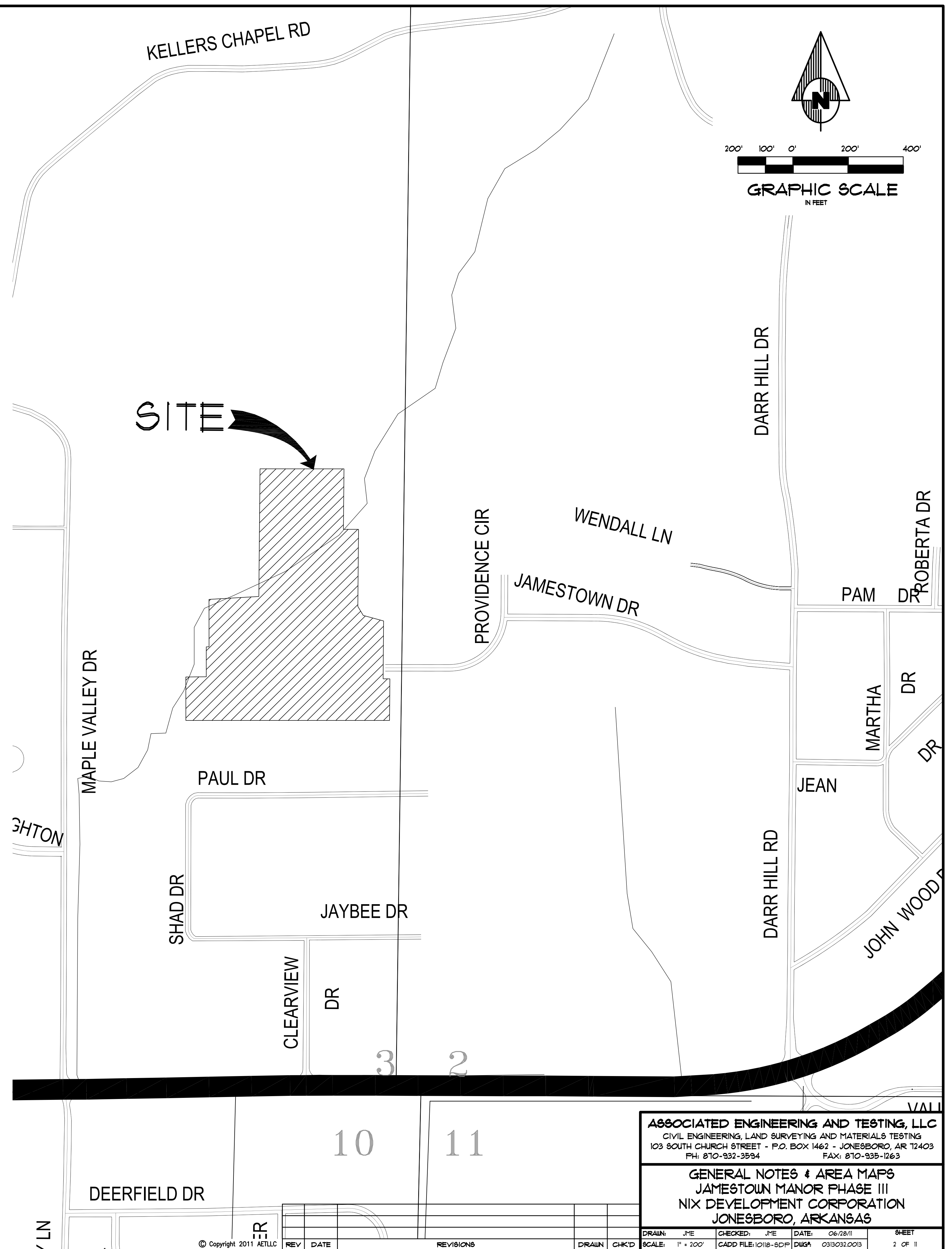
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- SUBJECT PROPERTY IS LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 0503100132C, EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISED - SEPTEMBER 10, 1999.
- SCREENING AND BUFFERING ARE AS SHOWN.
- EASEMENTS ARE AS SHOWN.
- COMMON OPEN SPACE AND AMENITIES ARE NOT APPLICABLE.
- NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
- CLOSEST EXISTING FIRE HYDRANT IS LOCATED APPROXIMATELY 200' NORTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, AT THE SOUTHWEST CORNER OF RIDEOUT LUMBER.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 188' EAST AND 101' NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEV. = 306.88 (NAVD 88)
- BENCHMARK #2 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 111' EAST AND 181' NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEV. = 296.72 (NAVD 88)
- BENCHMARK #3 IS A 5/8" REBAR WITH ALUMINIUM CAP LOCATED 25' SOUTH OF THE CENTERLINE OF WILLIAMSBURG DRIVE AND 15' WEST OF THE CENTERLINE OF WILLIAMSBURG COVE.
ELEV. = 310.94 (NAVD 88)

LEGEND

---	BOUNDARY LINE	⊕	FIRE HYDRANT	⊠	GRATED INLET
---	LOT LINES	⊙	VALVE BOX	⊙	DOWNSPOUT
○ F.P.	FOUND IRON PIPE	⊕	FIRE PROTECTION	⊙	SPRINKLER CONTROL
△ F.C.F.A.	FOUND COTTON-FICKER SPINDLE	⊕	EXISTING OVERHEAD ELECTRICAL LINE	⊙	MAILBOX
△ R	FOUND REBAR	⊕	EXISTING UNDERGROUND ELECTRICAL LINE	⊙	TRASH COMPACTOR
⊕ F.P.	FOUND IRON PIPE W/ FLG XXXX CAP	⊕	ELECTRIC TRANSFORMER/ELECTRIC METER	⊙	COLUMN
⊕ GPS XX	CITY OF JONESBORO GPS MONUMENT	⊕	POWER POLE	⊙	BOLLARD
⊕ BH1	BENCH MARK	⊕	POWER JUNCTION COMM. BOX	⊙	HANDICAP SIGN
⊕	R/W MONUMENT	⊕	SIGN LIGHTS/FLOOR LIGHTS	⊙	EXISTING FENCE LINE
⊕ F.P.	SET 1 1/4" IRON PIPE W/ FLG #545 CAP	⊕	LIGHT POLE (SINGLE)	⊙	EXISTING GROUND CONTOUR
⊕	EXISTING SANITARY SEWER LINE	⊕	LIGHT POLE (BACK-BACK)	⊙	FINISHED GROUND CONTOUR
⊕	PROPOSED SANITARY SEWER LINE	⊕	LIGHT POLE (3 # 30')	⊙	EXISTING TREE/SHRUB
⊕	EXISTING SANITARY SEWER MANHOLE	⊕	BASIN BOUNDARY	⊙	DRAINAGE FLOW
⊕	PROPOSED SANITARY SEWER MANHOLE	⊕	TRAFFIC SIGN	⊙	GENERAL DRAINAGE FLOW
⊕	EXISTING SANITARY SEWER CLEANOUT	⊕	TRAFFIC LIGHT CONTROL	⊙	SUALE FLOW DIRECTION
⊕	PROPOSED SANITARY SEWER CLEANOUT	⊕	TRAFFIC SIGNAL W/ POLE	⊙	SILT FENCE
⊕	PROPOSED SANITARY SEWER SERVICE LINE	⊕	EXISTING OVERHEAD COMMUNICATION LINE	⊙	ROCK CHECK DAM
⊕	EXISTING WATER LINE	⊕	EXISTING UNDERGROUND COMMUNICATION LINE	⊙	RIP RAP AREA
⊕	PROPOSED WATER LINE	⊕	EXISTING GAS LINE	⊙	INLET PROTECTION
⊕	EXISTING WATER METER	⊕	EXISTING GAS METER	⊙	ROCK CHECK DAM
⊕	PROPOSED WATER METER	⊕	EXISTING STORM WATER MANHOLE	⊙	
⊕	WATER VALVE	⊕		⊙	



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
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PH: 870-932-3594 FAX: 870-935-1263

GENERAL NOTES & AREA MAPS
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS

DRAWN: JME	CHECKED: JME	DATE: 06/28/11	SHEET
SCALE: 1" = 200'	CADD FILE: 10118-85DF	DWG#: 0313032.0013	2 OF 11

UTILITY SERVICE PROVIDERS IN JONESBORO, AR

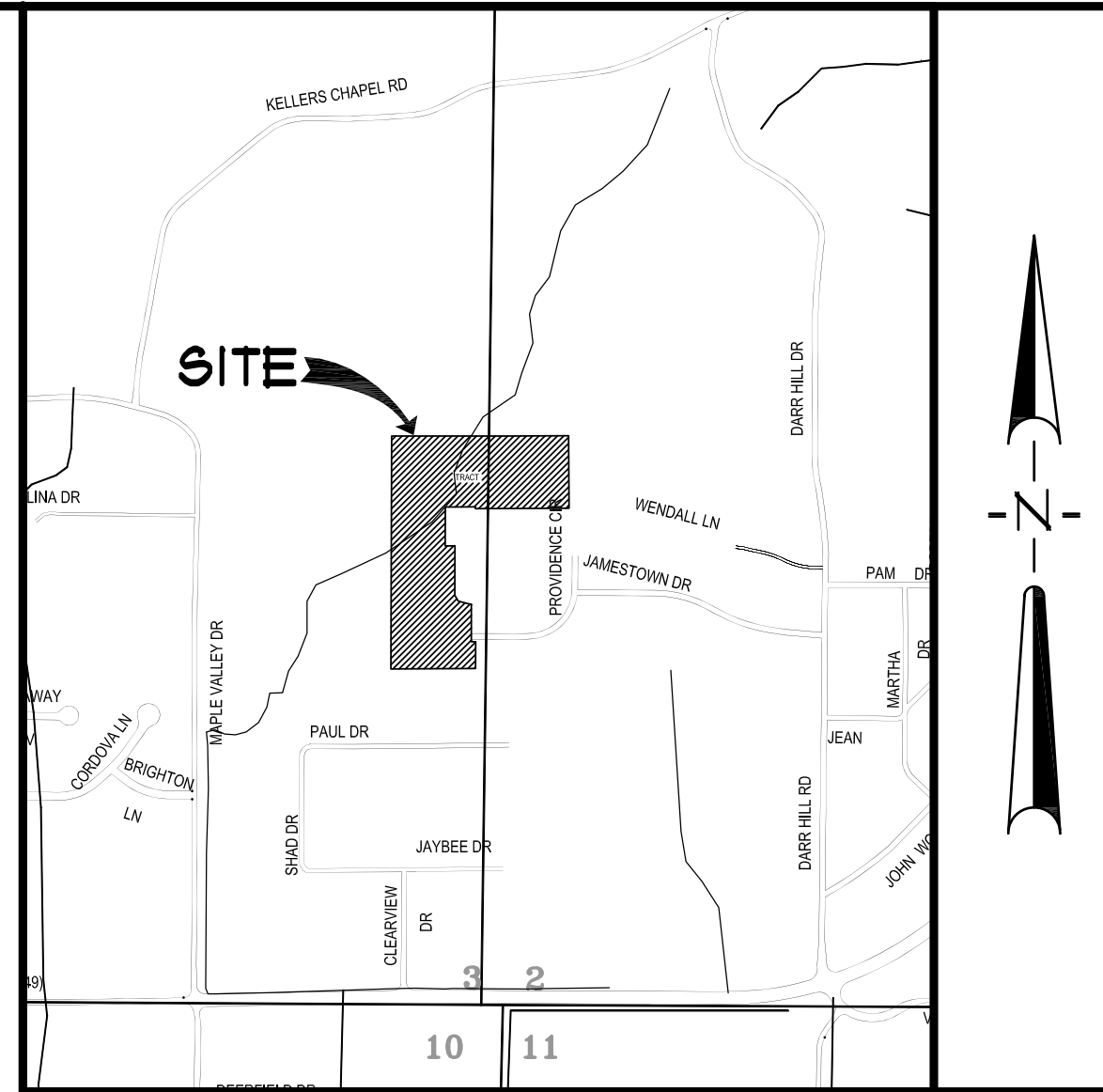
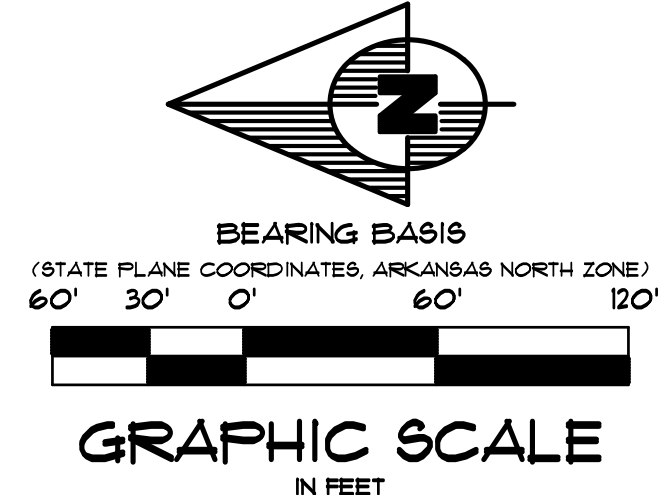
- A) WATER, SEWER AND ELECTRICITY:
CITY WATER & LIGHT, 400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403, PHONE: 810-935-5581 FAX: 810-930-3303
RON BOULEN, F.E. MANAGER
RANDY SIMPKINS, F.E. ENGINEERING S.V.C. DIR. 810-930-3320
- B) NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEEDHOUSE RD.
JONESBORO, AR 72403
GARRETH JAMES, CONSTRUCTION & MNT. SUP. CELL: 810-891-3151
- C) TELEPHONE:
ATT
723 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY, AREA MANAGER INSTALLATION AND REPAIR,
810-912-1821 FAX: 810-912-1610
TOMMY GRAY, AREA MANAGER ENGINEERING DESIGN,
810-912-1991 FAX: 810-912-1533
- D) CABLE TELEVISION:
SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
DEANNA HORNBACH, MANAGER
BOB PROCK, CONSTRUCTION MANAGER
810-932-8423 (EXT.212) FAX: 810-912-8141
JIMMY YANCY, FIELD MANAGER
CELL: 810-218-8583

DESCRIPTION

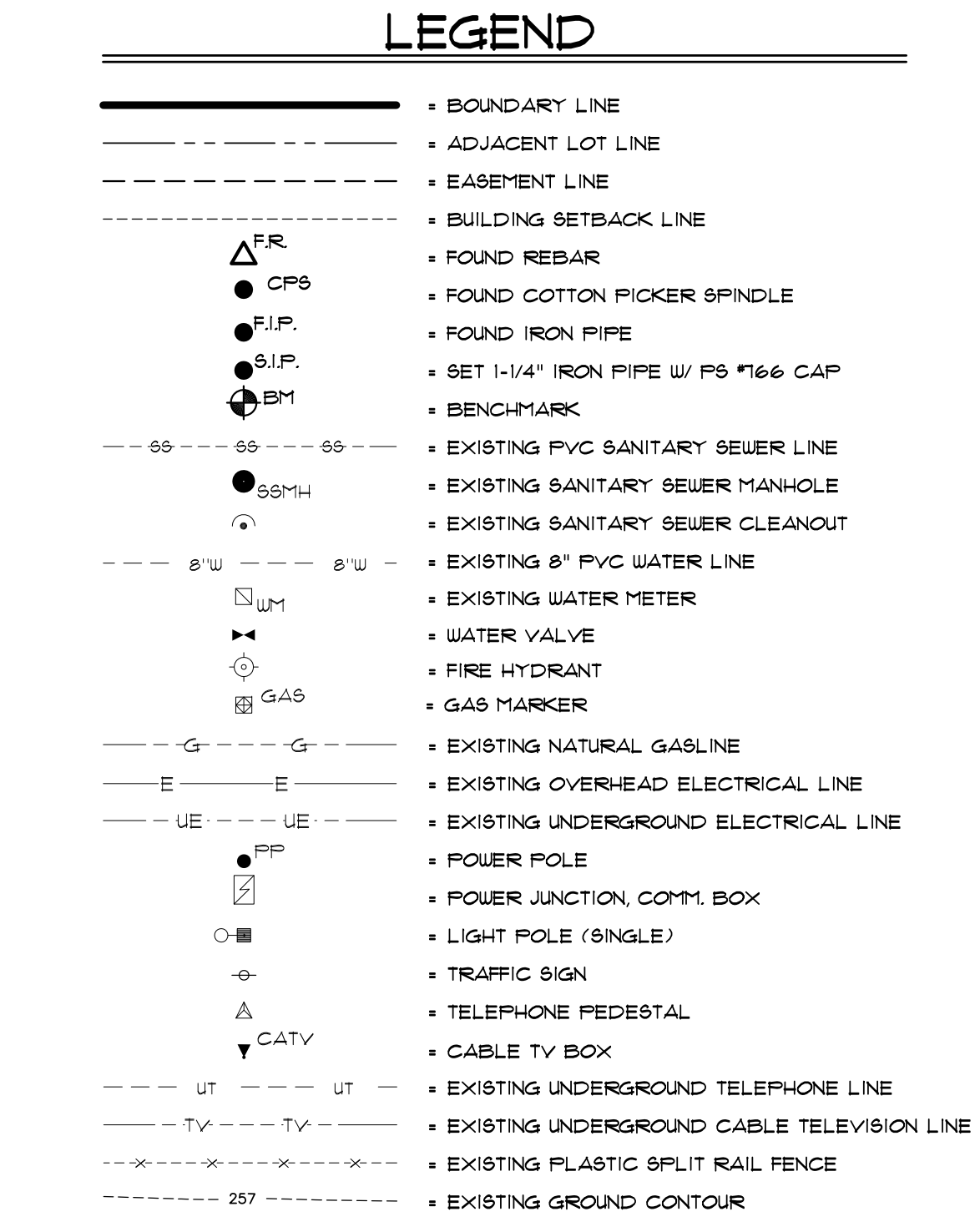
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°14' WEST 300.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°39'00" WEST 1811 FEET TO THE POINT OF BEGINNING PROPER (BEING THE SOUTHWEST CORNER OF JAMESTOWN MANOR SUBDIVISION); THENCE CONTINUE SOUTH 89°39'00" WEST 479.50 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00°17'34" EAST 138.41 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°12'06" EAST 662.63 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°41'48" EAST 338.80 FEET; THENCE SOUTH 00°19'51" EAST 402.1 FEET TO A POINT LYING ON THE NORTH LINE OF JAMESTOWN MANOR SUBDIVISION PHASE II; THENCE SOUTH 89°41'48" WEST, ALONG SAID NORTH LINE, 530.07 FEET; THENCE NORTH 00°12'50" EAST, CONTINUING ALONG SAID NORTH LINE, 10.00 FEET; THENCE SOUTH 89°41'48" WEST, CONTINUING ALONG SAID NORTH LINE, 170.00 FEET TO THE NORTHEAST CORNER OF SAID JAMESTOWN MANOR SUBDIVISION PHASE II; THENCE SOUTH 00°17'34" WEST, ALONG THE WEST LINE OF SAID JAMESTOWN MANOR SUBDIVISION PHASE II, 219.32 FEET; THENCE NORTH 89°41'48" EAST, CONTINUING ALONG SAID WEST LINE, 55.07 FEET; THENCE SOUTH 00°12'50" WEST, 280.03 FEET; THENCE SOUTH 89°41'48" WEST, 280.03 FEET; THENCE SOUTH 00°12'50" WEST, 10.00 FEET; THENCE SOUTH 89°41'48" WEST, 38.35 FEET; THENCE SOUTH 19°09'34" EAST, CONTINUING ALONG SAID WEST LINE, 16.13 FEET TO THE NORTHEAST CORNER OF JAMESTOWN MANOR SUBDIVISION FIRST MINOR PLAT; THENCE SOUTH 00°09'41" WEST, ALONG THE WEST LINE OF SAID MINOR PLAT, 24.79 FEET; THENCE SOUTH 89°39'44" EAST, ALONG THE SOUTH LINE OF SAID MINOR PLAT, 24.79 FEET TO A POINT LYING ON THE WEST LINE OF JAMESTOWN MANOR SUBDIVISION; THENCE SOUTH 00°09'41" WEST, ALONG SAID WEST LINE, 51.26 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 164,851 SQ. FT. OR 11.56 ACRES, MORE OR LESS.

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



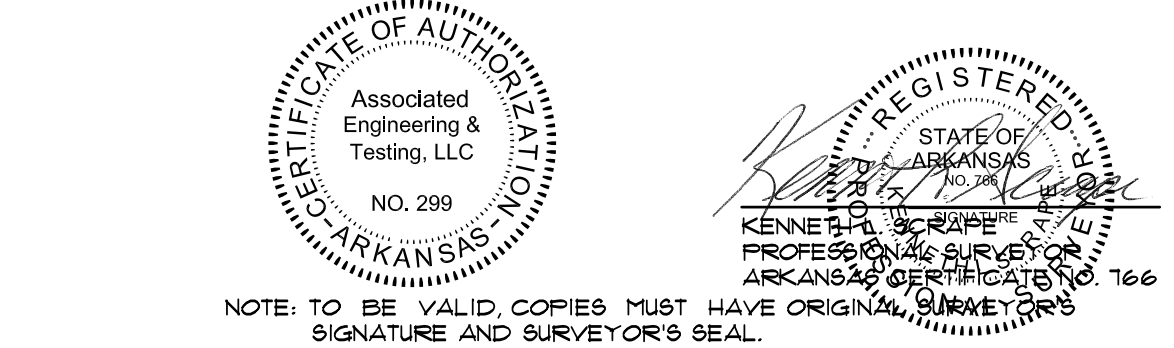
VICINITY SKETCH
NOT TO SCALE



SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY & TOPOGRAPHIC SURVEY: 07/31/10



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-2594 FAX: 810-935-1263

BOUNDARY & TOPOGRAPHIC SURVEY
NIX DEVELOPMENT CORPORATION
JAMESTOWN PHASE III
JONESBORO, ARKANSAS

DRAWN: KLS	CHECKED: KLS	DATE: 10/19/10	SHEET
SCALE: 1" = 60'	CADD FILE: 1018-001	DWG#: 0310302-0013	1 OF 1

SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF NIX DEVELOPMENT CORPORATION AND IS NOT ASSIGNABLE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 189' EAST AND 10'1" NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEV. + 306.88 (NAVD 88).
BENCHMARK #2 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 171' EAST AND 181' NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEV. + 296.72 (NAVD 88).
BENCHMARK #3 IS A 5/8" REBAR WITH ALUMINUM CAP LOCATED 25' SOUTH OF THE CENTERLINE OF WILLIAMSBURG DRIVE AND 75' WEST OF THE CENTERLINE OF WILLIAMSBURG COVE. ELEV. + 310.34 (NAVD 88).
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF UTILITY LOCATIONS PROVIDED BY ARKANSAS ONE-CALL SYSTEM, INC., VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED:
THE BUILDING SETBACKS FOR R-1 ZONING ARE:
FRONT = 25'
SIDE = 15'
REAR = 25'
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 030310132C (PANEL 150 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991
REVISED DATE - MAY 06, 2008
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
A. DESCRIPTION FURNISHED BY CLIENT.
B. PLAT OF JAMESTOWN MANOR SUBDIVISION.
C. PLAT OF JAMESTOWN MANOR SUBDIVISION, PHASE II.
D. PLAT OF JAMESTOWN MANOR SUBDIVISION FIRST MINOR PLAT.
E. PLAT OF CLEAR VIEW ESTATES.
F. MINOR PLAT CLEAR POINT ADDITION.
G. BOUNDARY SURVEY BY TROY SHEETS DATED 1/27/94, JOB 93661.
H. BOUNDARY SURVEY BY ASSOCIATED ENGINEERING AND TESTING, LLC DATED 07/13/04, JOB 04195.
I. GLO PLAT FOR TOWNSHIP 13 NORTH OF THE BASELINE AND RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN.



Know what's below.
Call before you dig.

500-13N-03E-0-02-340-16-0766
500-13N-03E-0-03-210-16-0766

OVERALL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE NORTH 00°01'32" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID, 164.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'32" EAST, ALONG SAID WEST LINE, 141.66 FEET; THENCE NORTH 86°16'06" EAST, 662.61 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE SOUTH 00°01'34" WEST, ALONG SAID EAST LINE 43.65 FEET; THENCE SOUTH 89°12'50" WEST, DEPARTING FROM SAID EAST LINE 161.31 FEET; THENCE NORTH 00°29'41" WEST 121.79 FEET; THENCE NORTH 89°12'50" EAST, 145.0 FEET; THENCE NORTH 00°24'10" WEST, 108.78 FEET; THENCE SOUTH 89°12'50" WEST, 471.10 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 16,956 SQ. FT. OR 3.71 ACRES, MORE OR LESS.

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

DESCRIPTION - TRACT NO. 1

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE NORTH 00°01'32" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID, 164.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'32" EAST, ALONG SAID WEST LINE, 141.66 FEET; THENCE NORTH 86°16'06" EAST, 662.61 FEET; THENCE SOUTH 00°01'34" WEST, ALONG SAID EAST LINE 43.65 FEET; THENCE SOUTH 89°12'50" WEST, DEPARTING FROM SAID EAST LINE 161.31 FEET; THENCE NORTH 00°29'41" WEST 121.79 FEET; THENCE NORTH 89°12'50" EAST, 145.0 FEET; THENCE NORTH 00°24'10" WEST, 108.78 FEET; THENCE SOUTH 89°12'50" WEST, 471.10 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 16,956 SQ. FT. OR 3.71 ACRES, MORE OR LESS.

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

DESCRIPTION - TRACT NO. 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

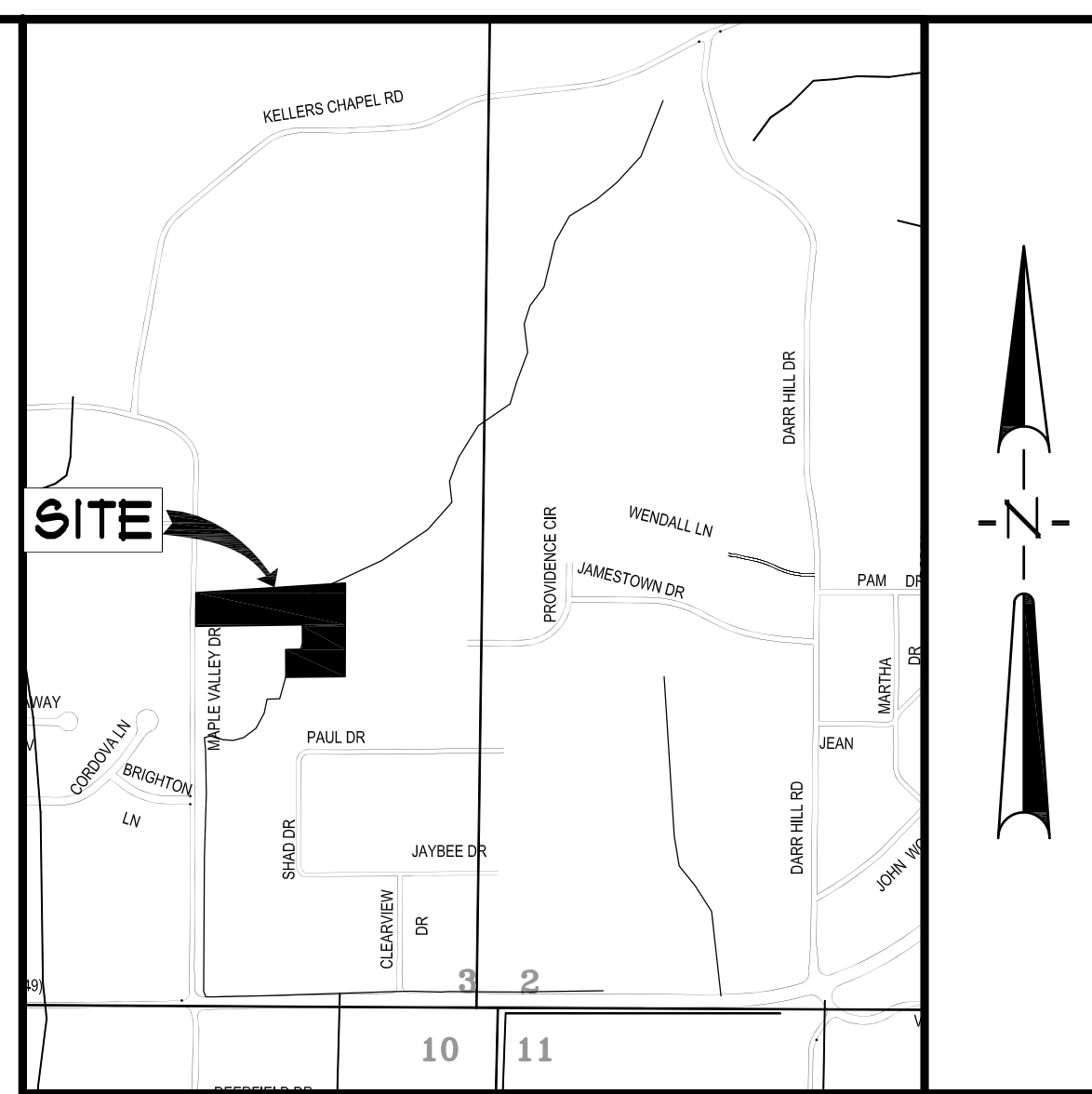
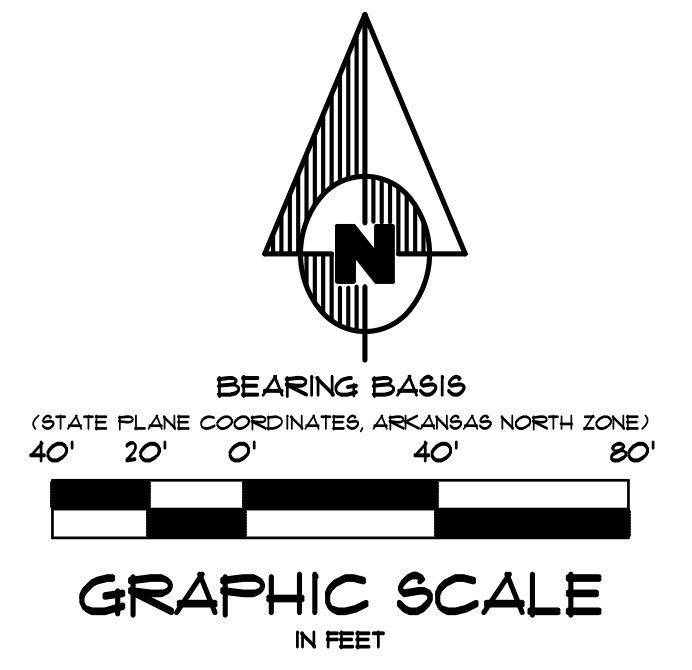
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE NORTH 00°01'32" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID, 164.01 FEET; THENCE NORTH 86°16'06" EAST, 662.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'32" EAST, ALONG SAID WEST LINE, 141.66 FEET; THENCE NORTH 86°16'06" EAST, 662.61 FEET; THENCE SOUTH 00°01'34" WEST, ALONG SAID EAST LINE 43.65 FEET; THENCE SOUTH 89°12'50" WEST, DEPARTING FROM SAID EAST LINE 161.31 FEET; THENCE NORTH 00°29'41" WEST 121.79 FEET; THENCE NORTH 89°12'50" EAST, 145.0 FEET; THENCE NORTH 00°24'10" WEST, 108.78 FEET; THENCE SOUTH 89°12'50" WEST, 471.10 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 84,556 SQ. FT. OR 1.94 ACRES, MORE OR LESS.

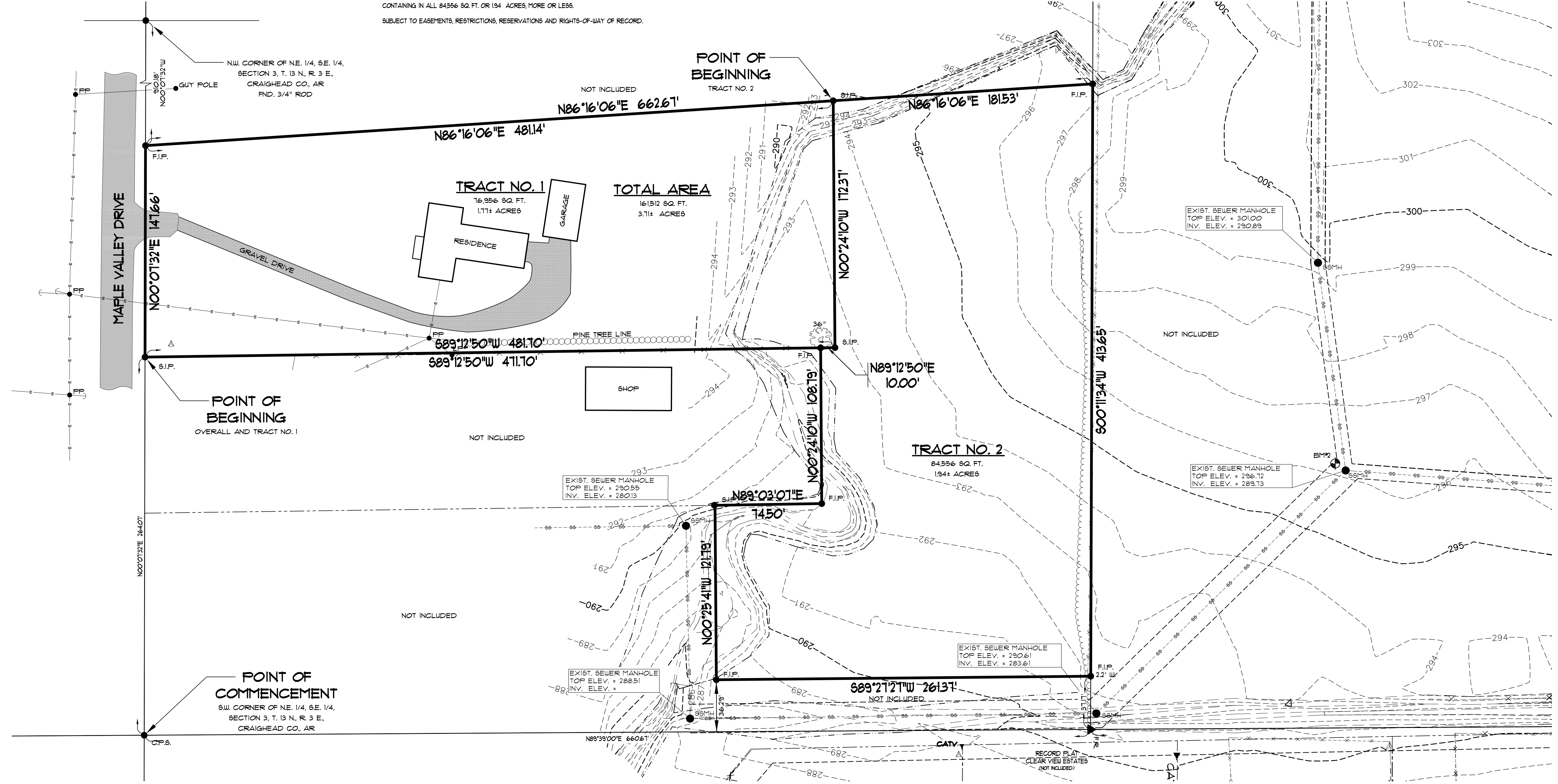
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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: 810-935-5581 FAX: 810-930-3303
RON BOWEN, PE, MANAGER
RANDY SIMPKINS, PE, ENGINEERING SVC. DIR., 810-930-3320
- B.) NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEEDHOUSE RD.
JONESBORO, AR 72403
GARRETH JAMES, CONSTRUCTION & MNT. SUP., CELL: 810-891-3151
- C.) TELEPHONE:
AT&T
723 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY, AREA MANAGER INSTALLATION AND REPAIR, 810-912-1821, FAX: 810-912-1610
TOMMY GRAY, AREA MANAGER ENGINEERING DESIGN, 810-912-1591, FAX: 810-912-1533
- D.) CABLE TELEVISION:
SUDDENLINK COMMUNICATIONS
1500 SOUTH CAROLINA ROAD
JONESBORO, AR 72401
DEANNA HORNBACK, MANAGER
BOB PROCK, CONSTRUCTION MANAGER
810-933-8429 (EXT.212), FAX: 810-912-8141
JIMMY YANCY, FIELD MANAGER
CELL: 810-219-8583



VICINITY SKETCH
NOT TO SCALE



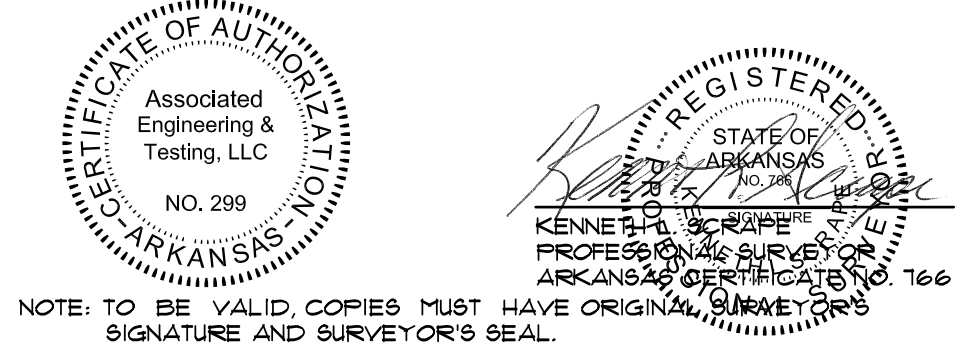
LEGEND

---	BOUNDARY LINE
- - -	ADJACENT LOT LINE
- - -	EASEMENT LINE
- - -	BUILDING SETBACK LINE
△	FOUND REBAR
○	FOUND COTTON PICKER SPINDLE
○	FOUND IRON PIPE
○	SET 1-1/4" IRON PIPE W/ P8 #166 CAP
○	BENCHMARK
---	EXISTING PVC SANITARY SEWER LINE
○	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING 8" PVC WATER LINE
---	EXISTING WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	GAS MARKER
---	EXISTING NATURAL GASLINE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING UNDERGROUND ELECTRICAL LINE
---	POWEL POLE
---	POWEL JUNCTION, COMM. BOX
---	LIGHT POLE (SINGLE)
---	TRAFFIC SIGN
---	TELEPHONE PEDESTAL
---	CABLE TV BOX
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING UNDERGROUND CABLE TELEVISION LINE
---	EXISTING PLASTIC SPLIT RAIL FENCE
---	EXISTING GROUND CONTOUR
---	EXISTING TREE

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY & TOPOGRAPHIC SURVEY: 04/21/11



SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF NIX DEVELOPMENT CORPORATION AND IS NOT ASSIGNABLE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 198' EAST AND 664' NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 306.88 (NAVD 88).
BENCHMARK #2 IS A CHISELED SQUARE IN THE NORTH SIDE OF A CONCRETE SANITARY SEWER MANHOLE LOCATED 171' EAST AND 144' NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 296.12 (NAVD 88).
BENCHMARK #3 IS A 5/8" REBAR WITH ALUMINUM CAP LOCATED 25' SOUTH OF THE CENTERLINE OF WILLIAMSBURG DRIVE AND 75' WEST OF THE CENTERLINE OF WILLIAMSBURG COVE. ELEV. = 310.34 (NAVD 88).
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF UTILITY LOCATIONS PROVIDED BY ARKANSAS ONE-CALL SYSTEM, INC., VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE-FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1.
THE BUILDING SETBACKS FOR R-1 ZONING ARE:
FRONT = 25'
SIDE = 15'
REAR = 25'
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 03031032C (PANEL 150 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991
REVISED DATE - MAY 06, 2008
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
A. DESCRIPTION FURNISHED BY CLIENT.
B. PLAT OF JAMESTOWN MANOR SUBDIVISION.
C. PLAT OF JAMESTOWN MANOR SUBDIVISION, PHASE II.
D. PLAT OF JAMESTOWN MANOR SUBDIVISION FIRST MINOR PLAT.
E. PLAT OF CLEAR VIEW ESTATES.
F. MINOR PLAT CLEAR POINT ADDITION.
G. BOUNDARY SURVEY BY TROY SHEETS DATED 12/06/14, FOR TUCKER HOUSLEY.
H. BOUNDARY SURVEY BY ASSOCIATED ENGINEERING AND TESTING, LLC DATED 07/13/04, JOB 04195.
I. GLO PLAT FOR TOWNSHIP 13 NORTH OF THE BASELINE AND RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN.



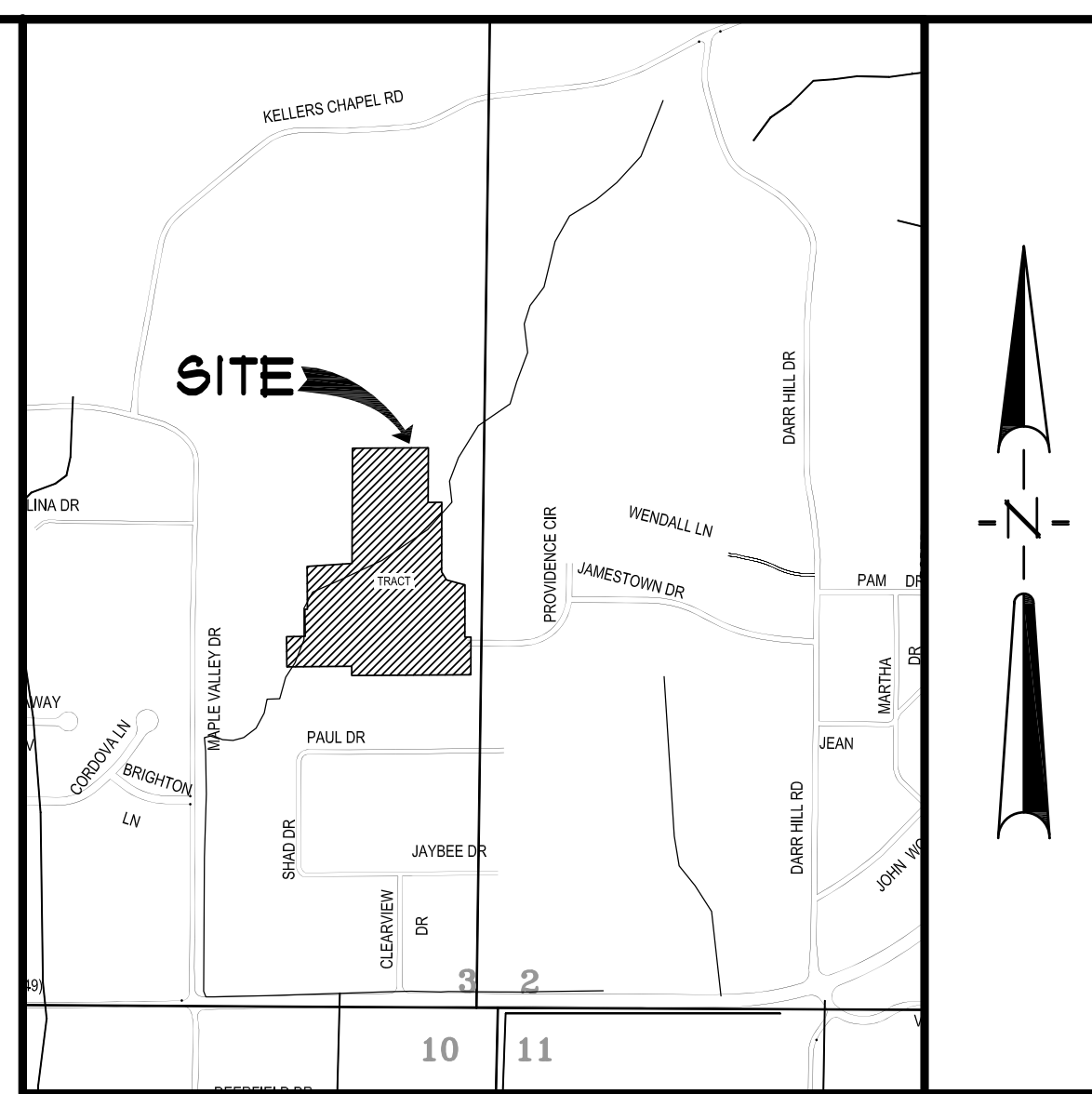
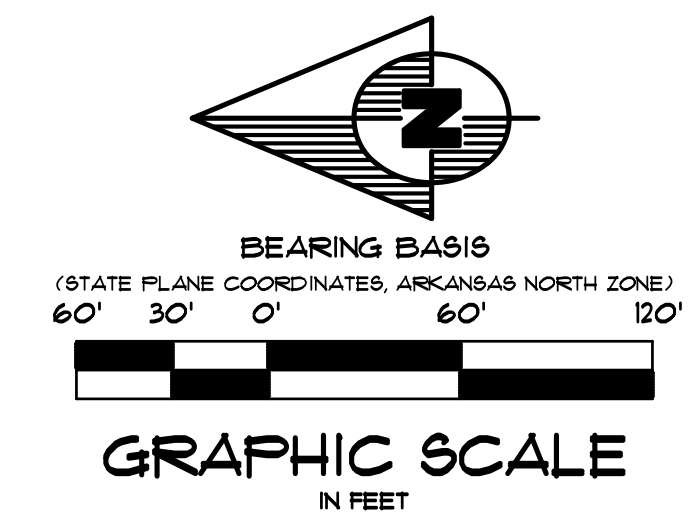
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REV	DATE	REVISIONS	DRAWN	CHKD

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

BOUNDARY & TOPOGRAPHIC SURVEY
NIX DEVELOPMENT CORPORATION
DAVID BOYLES PROPERTY
JONESBORO, ARKANSAS

DRAWN: KLS CHECKED: KLS DATE: 04/25/11 SHEET 1 OF 1
SCALE: 1" = 40' CADD FILE: 1018-001 DWG# 031032-0014



VICINITY SKETCH
NOT TO SCALE

OWNER'S CERTIFICATION

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

ROBIN NIX
NIX DEVELOPMENT CORPORATION

DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°52'44" WEST 1300.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°39'00" WEST 1811 FEET TO THE POINT OF BEGINNING (BEING THE SOUTHWEST CORNER OF JAMESTOWN MANOR SUBDIVISION); THENCE CONTINUE SOUTH 89°39'00" WEST 4785.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 00°13'41" EAST 311 FEET; THENCE SOUTH 89°21'21" WEST 2613 FEET; THENCE NORTH 00°28'41" WEST 1219 FEET; THENCE NORTH 89°29'07" EAST 1450 FEET; THENCE NORTH 00°24'00" WEST 1087.9 FEET; THENCE NORTH 89°19'00" EAST 1000 FEET; THENCE NORTH 00°24'00" WEST 1133.31 FEET; THENCE NORTH 86°16'06" EAST 1853 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 00°13'41" EAST 311 FEET; THENCE SOUTH 00°09'41" WEST, ALONG THE WEST LINE OF SAID MINOR PLAT, 210.36 FEET; THENCE SOUTH 89°29'07" EAST, CONTINUING ALONG SAID WEST LINE, 16.73 FEET TO THE NORTHEAST CORNER OF JAMESTOWN MANOR SUBDIVISION FIRST MINOR PLAT; THENCE SOUTH 00°09'41" WEST, ALONG THE WEST LINE OF SAID MINOR PLAT, 210.36 FEET; THENCE SOUTH 89°29'07" EAST, ALONG THE SOUTH LINE OF SAID MINOR PLAT, 24.79 FEET TO A POINT LYING ON THE WEST LINE OF JAMESTOWN MANOR SUBDIVISION; THENCE SOUTH 00°09'41" WEST, ALONG SAID WEST LINE, 193.6 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 441,425 SQ. FT. OR 10.13 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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 SURVEY: 04/21/10

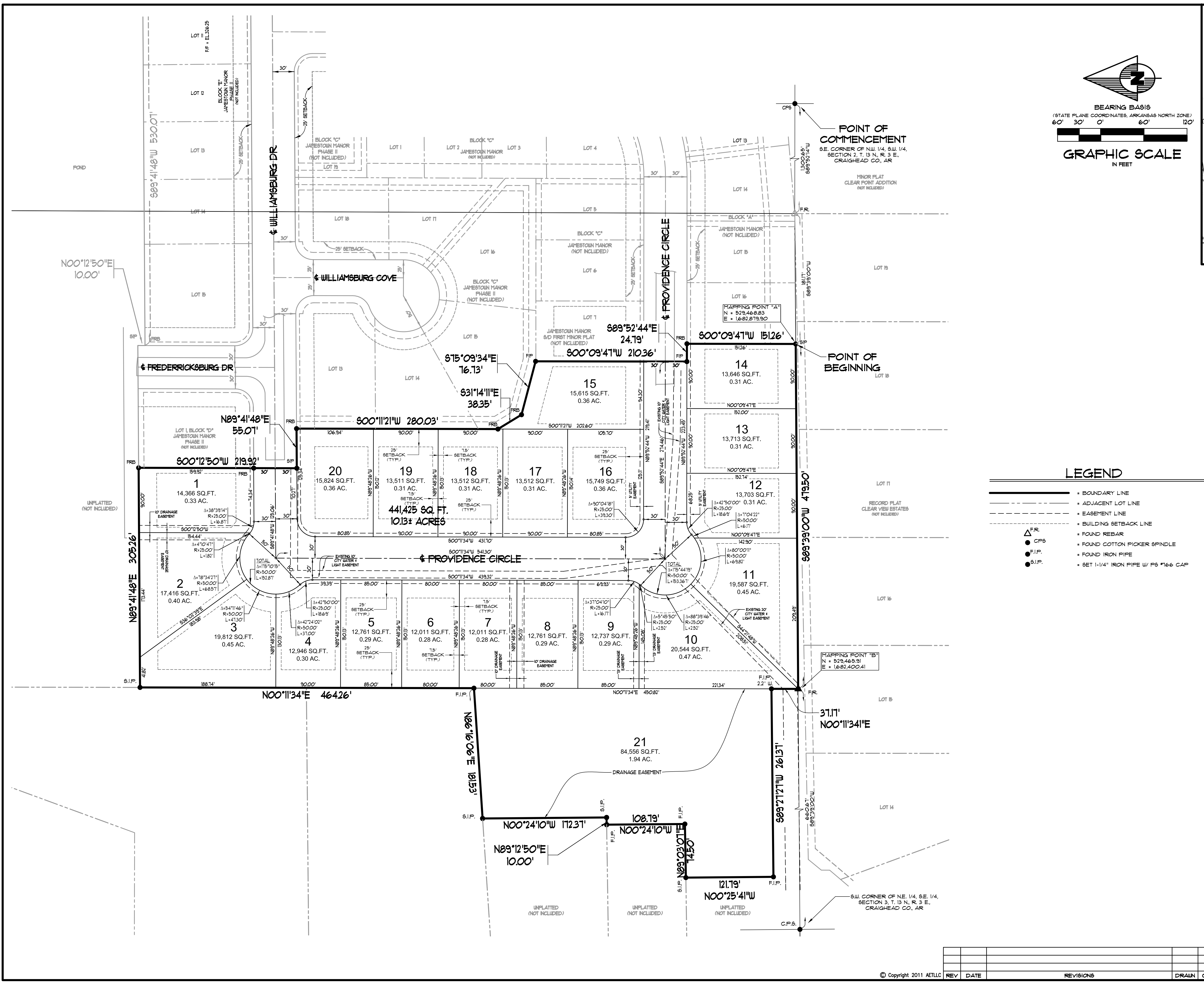
KENNETH L. SCRIFE
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 766

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

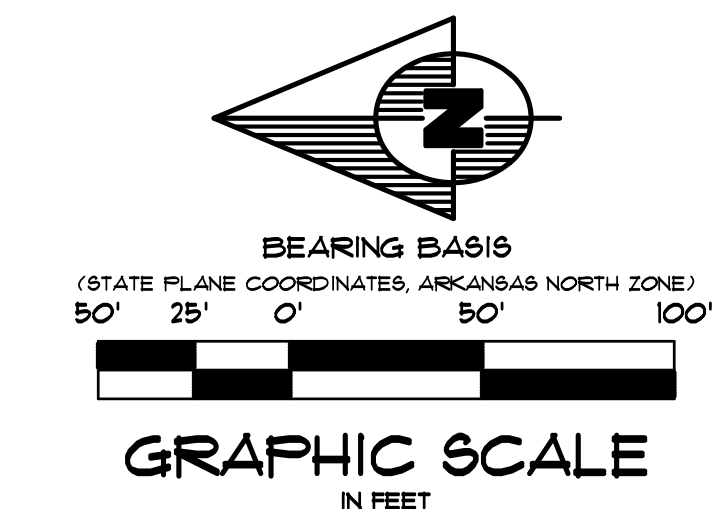
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

RECORD PLAT
NIX DEVELOPMENT CORPORATION
JAMESTOWN MANOR PHASE III
JONESBORO, ARKANSAS

DRAWN: KLS CHECKED: KLS DATE: 06/28/11 SHEET: 5 OF 12
SCALE: 1" = 60' CAD FILE: 1018-004 DWG#: 031032-0016



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - △ F.R.
 - C.F.S.
 - F.I.P.
 - S.I.P.
 - - - FOUND REBAR
 - - - FOUND COTTON PICKER SPINDLE
 - - - FOUND IRON PIPE
 - - - SET 1-1/4" IRON PIPE W/ P5 #166 CAP



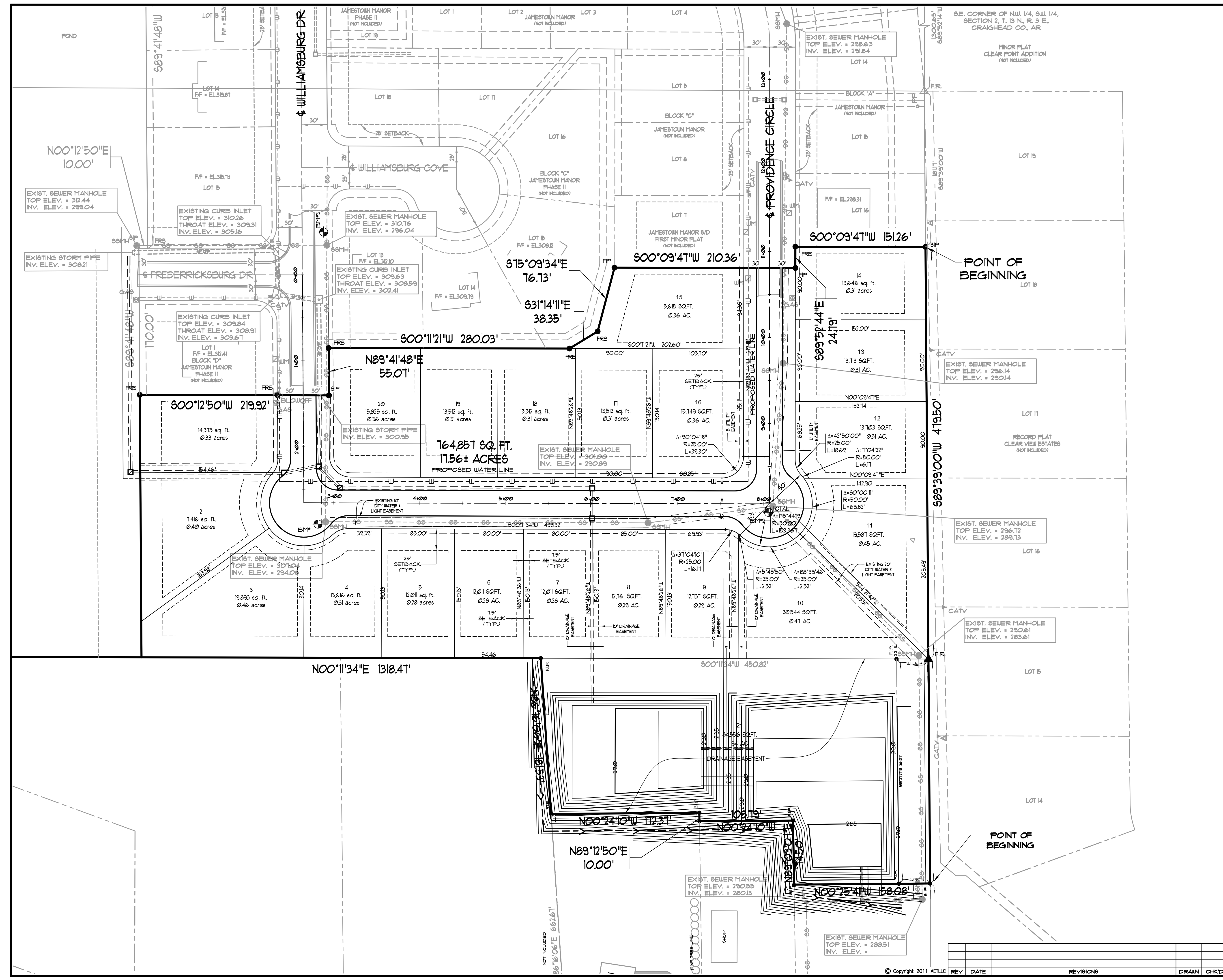
GENERAL UTILITY NOTES

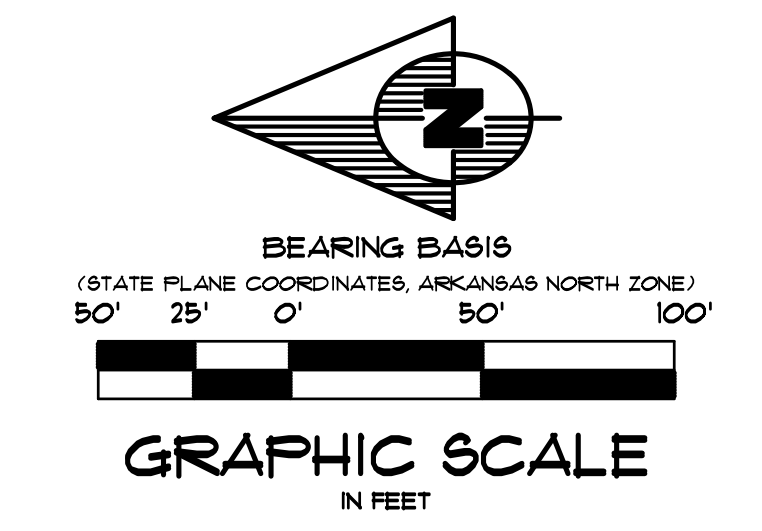
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM 1988.
- PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
- 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 BROOKLAND UTILITIES SPECIFICATION AS WELL AS THE CITY OF BROOKLAND AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
- WATER PRESSURE
STATIC PRESSURE - XX PSI
RESIDUAL PRESSURE - XX PSI
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV-A OF ADH RULES AND REGULATIONS PERTAINING TO PUB).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
- WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
- THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
- LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY; EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.
- EACH DOMESTIC WATER SERVICE INSTALLED UNDER THE PROPOSED SHEET SHALL BE INSTALLED WITHIN A 1-1/4" SCHEDULE 40 PVC SLEEVE. EACH SLEEVE SHALL EXTEND FROM THE WATER MAIN TO A POINT 2 FEET OUTSIDE OF RIGHT OF WAY. SLEEVES PROVIDED BY THE CITY OF BROOKLAND.
- UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED 8" WATERLINE. CONTACT LOCAL ELECTRIC CO-OP FOR ADDITIONAL INFORMATION.

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

**UTILITY PLAN
 JAMESTOWN MANOR PHASE III
 NIX DEVELOPMENT CORPORATION
 JONESBORO, ARKANSAS**

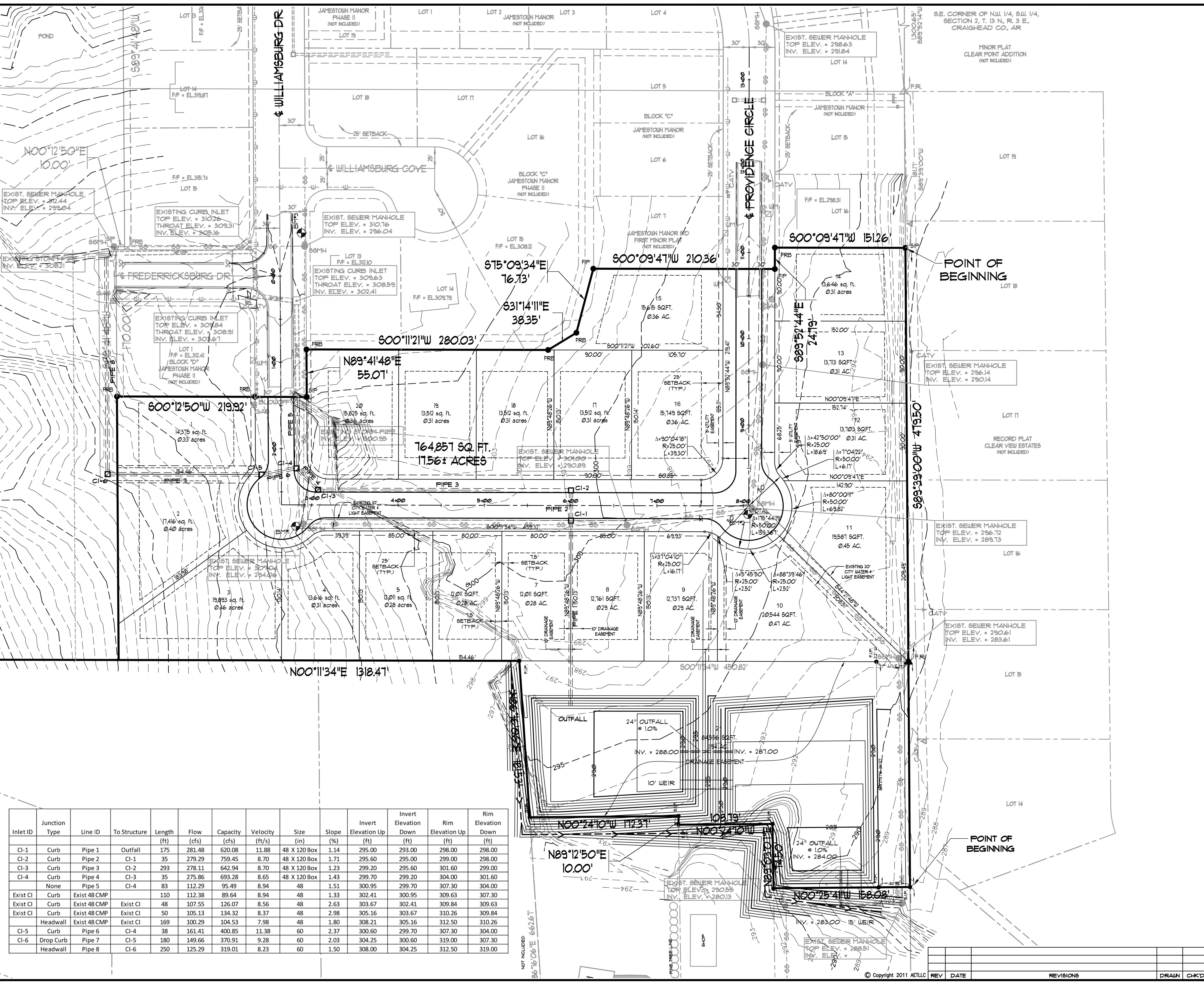
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SCALE: 1" = 50'	CADD FILE: 1018-SDP	DWG# 0313032-0013	6 OF 11





ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- RUNOFF CALCULATIONS:
REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.
- 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.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- REFER TO DRAINAGE REPORT FOR FURTHER DETAILS AND INFORMATION.
- 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.
- BOX CULVERT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.H.T.D. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

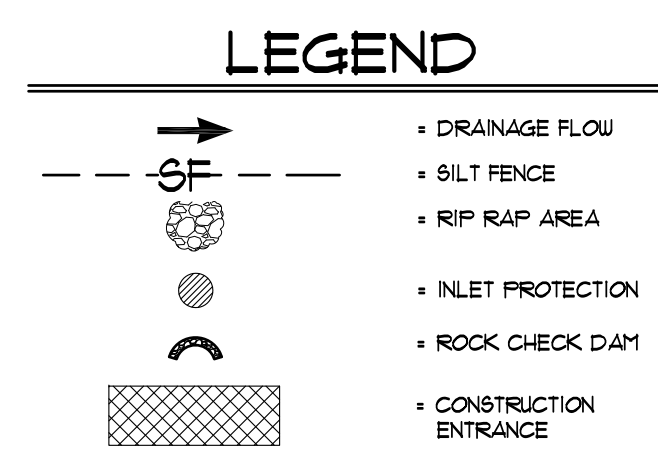
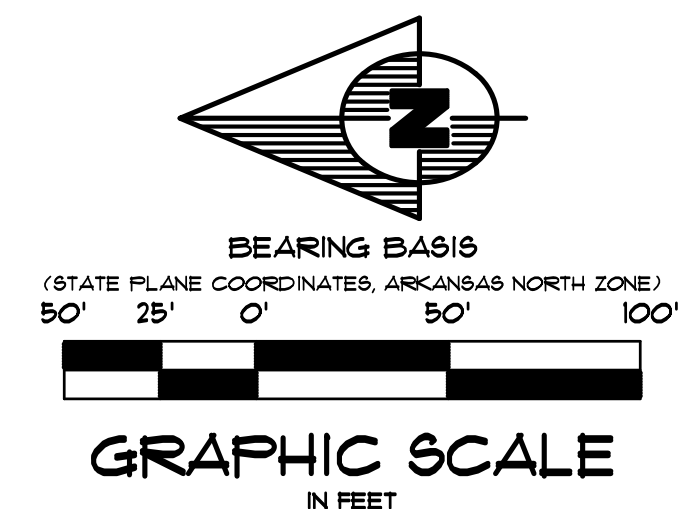
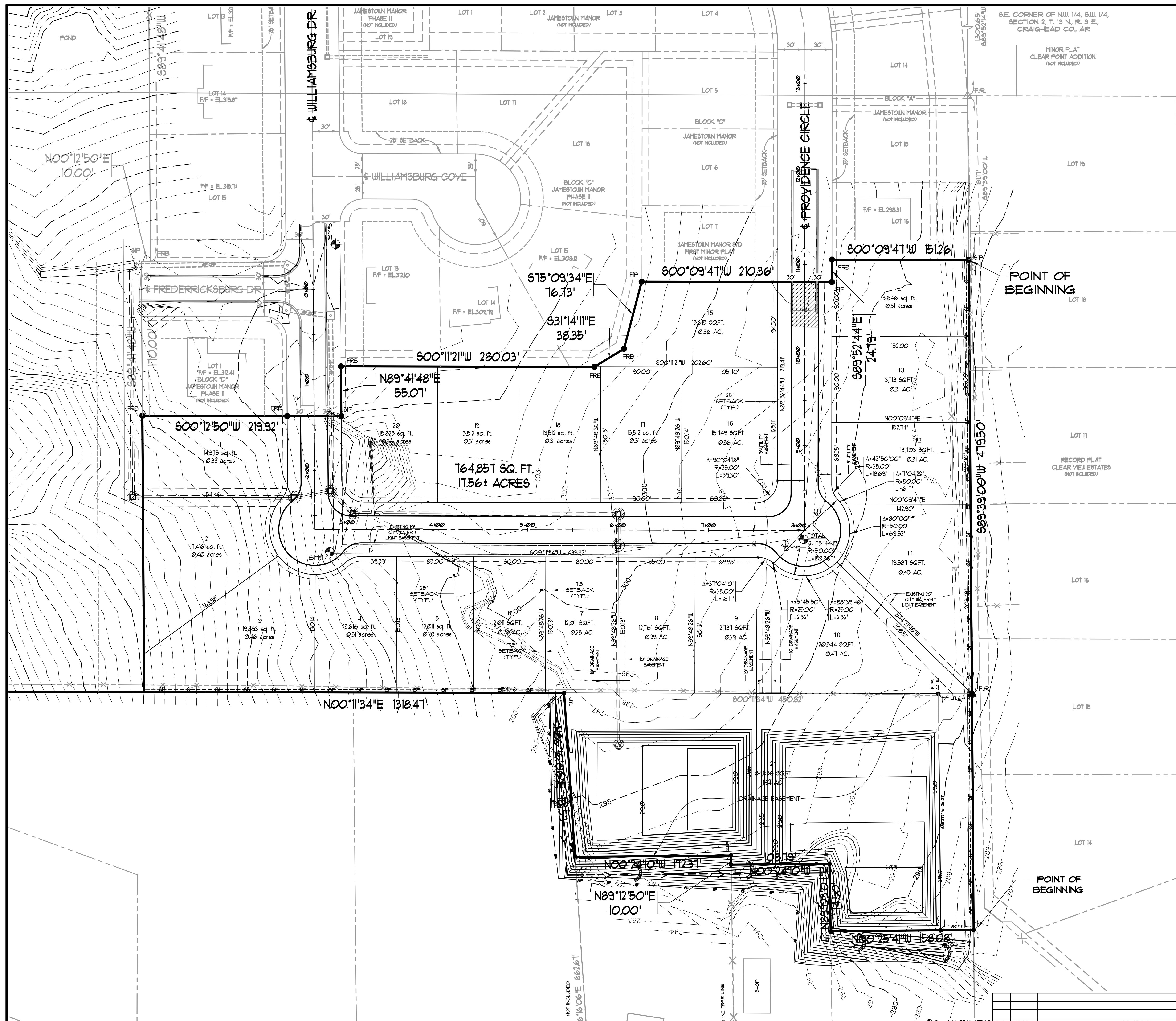


Inlet ID	Junction Type	Line ID	To Structure	Length (ft)	Flow (cfs)	Capacity (cfs)	Velocity (ft/s)	Size (in)	Slope (%)	Invert Elevation Up (ft)	Invert Elevation Down (ft)	Rim Elevation Up (ft)	Rim Elevation Down (ft)
CI-1	Curb	Pipe 1	Outfall	175	281.48	620.08	11.88	48 X 120 Box	1.14	295.00	293.00	298.00	298.00
CI-2	Curb	Pipe 2	CI-1	35	279.29	759.45	8.70	48 X 120 Box	1.71	295.60	295.00	299.00	298.00
CI-3	Curb	Pipe 3	CI-2	293	278.11	642.94	8.70	48 X 120 Box	1.23	299.20	295.60	301.60	299.00
CI-4	Curb	Pipe 4	CI-3	35	275.86	693.28	8.65	48 X 120 Box	1.43	299.70	299.20	304.00	301.60
	None	Pipe 5	CI-4	83	112.29	95.49	8.94	48	1.51	300.95	299.70	307.30	304.00
Exist CI	Curb	Exist 48 CMP	Exist CI	110	112.38	89.64	8.94	48	1.33	302.41	300.95	309.63	307.30
Exist CI	Curb	Exist 48 CMP	Exist CI	48	107.55	126.07	8.56	48	2.63	303.67	302.41	309.84	309.63
Exist CI	Curb	Exist 48 CMP	Exist CI	50	105.13	134.32	8.37	48	2.98	305.16	303.67	310.26	309.84
	Headwall	Exist 48 CMP	Exist CI	169	100.29	104.53	7.98	48	1.80	308.21	305.16	312.50	310.26
CI-5	Curb	Pipe 6	CI-4	38	161.41	400.85	11.38	60	2.37	300.60	299.70	307.30	304.00
CI-6	Drop Curb	Pipe 7	CI-5	180	149.66	370.91	9.28	60	2.03	304.25	300.60	319.00	307.30
	Headwall	Pipe 8	CI-6	250	125.29	319.01	8.23	60	1.50	308.00	304.25	312.50	319.00

ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
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 PH: 810-932-3594 FAX: 810-935-1263

DRAINAGE PLAN
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS

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 DRAWN: JME CHECKED: JME DATE: 06/28/11 SHEET: 1 OF 11
 SCALE: 1" = 50' CAD FILE: 1018-SDP DWG#: 0313032-0013



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 AS SHOWN.
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.

ASSOCIATED ENGINEERING AND TESTING, LLC
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 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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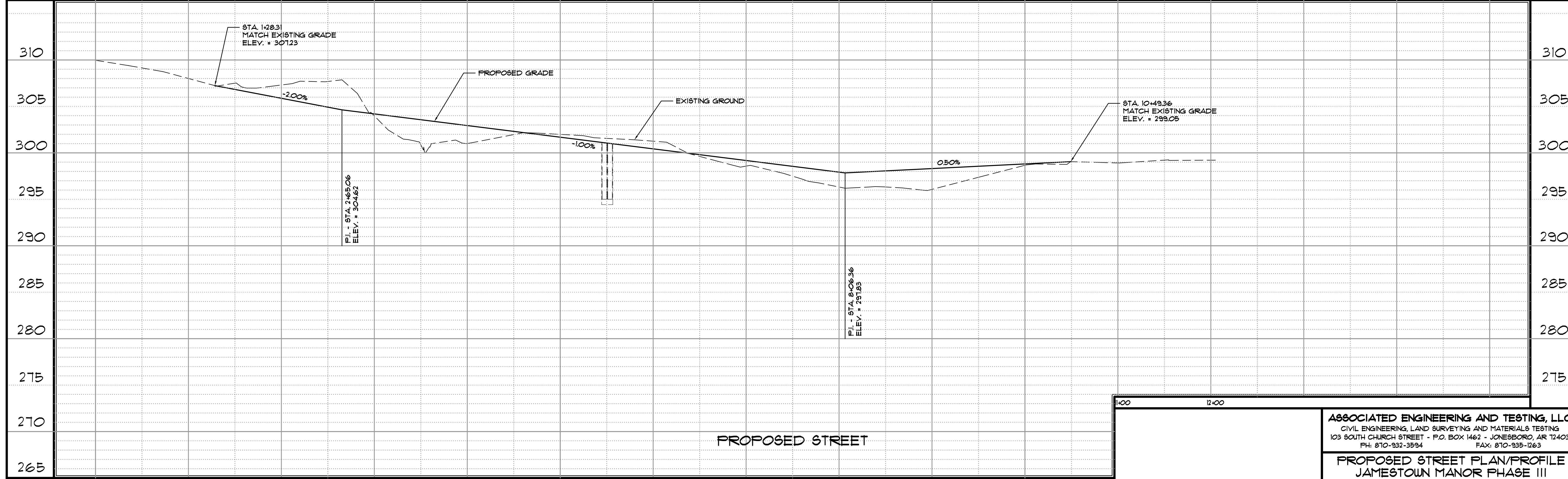
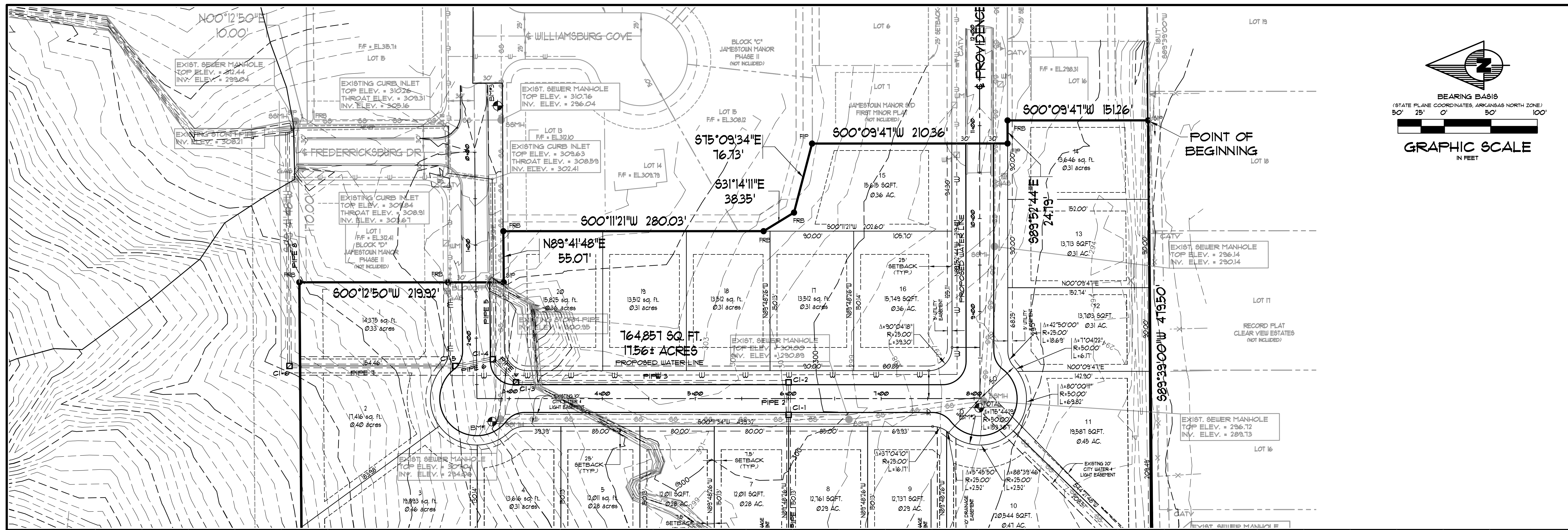
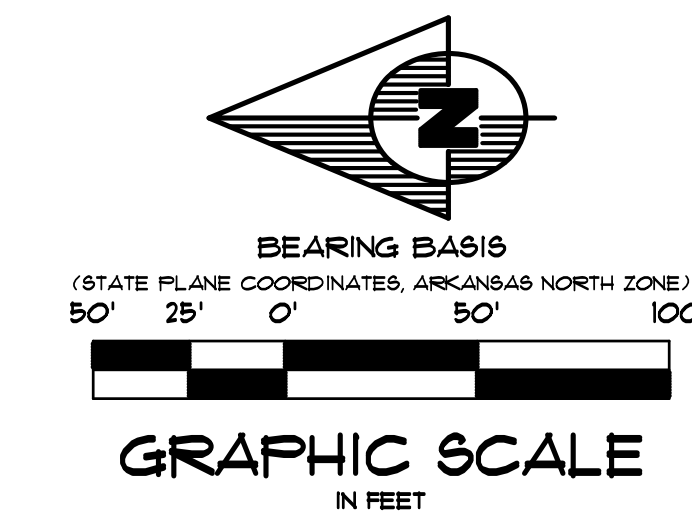
EROSION CONTROL PLAN
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS

DRAWN: JME	CHECKED: JME	DATE: 06/28/11	SHEET
SCALE: 1" = 50'	CADD FILE: 1018-SDP	DWG#: 0313032-0013	8 OF 11

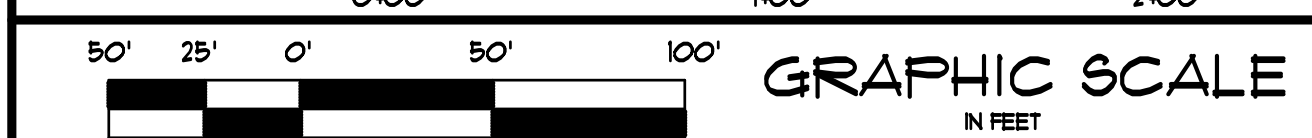
REV	DATE	REVISIONS	DRAWN	CHKD

NOT INCLUDED
 86°16'06"E 662.67'

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PROPOSED STREET



ENGINEER'S NOTES

- FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- PIPE DISTANCES SHOWN ARE TO CENTER OF STRUCTURES.

SCALE :

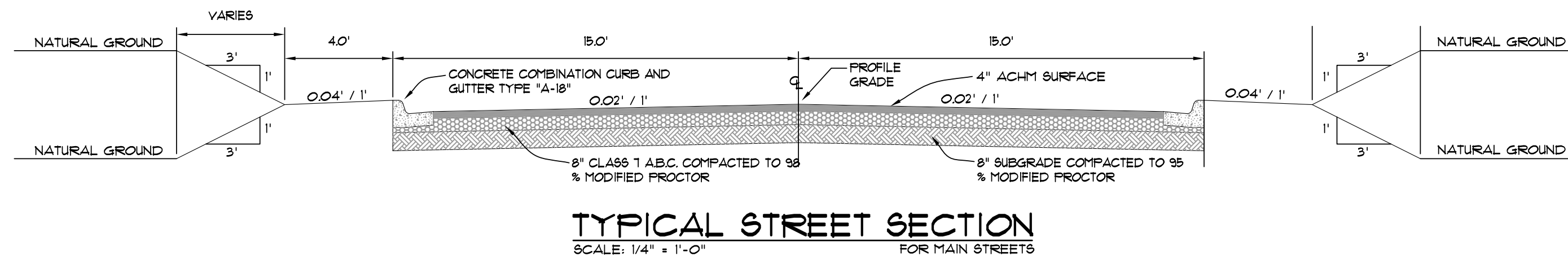
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REV	DATE	REVISIONS	DRAWN	CHK'D

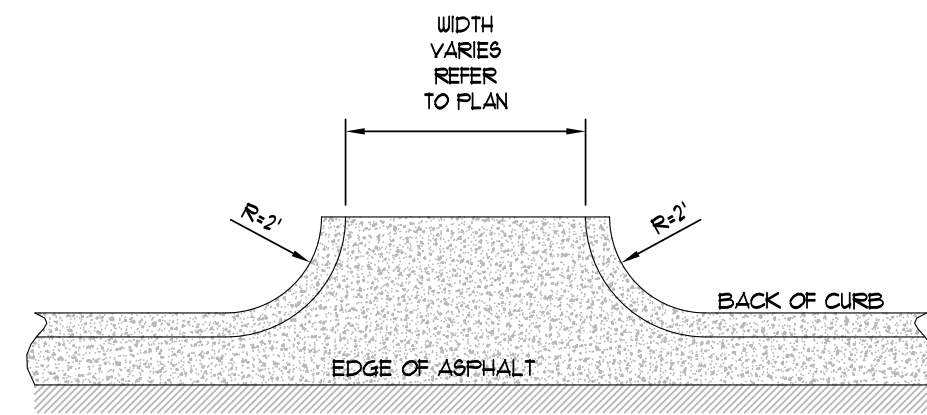
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PROPOSED STREET PLAN/PROFILE
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS

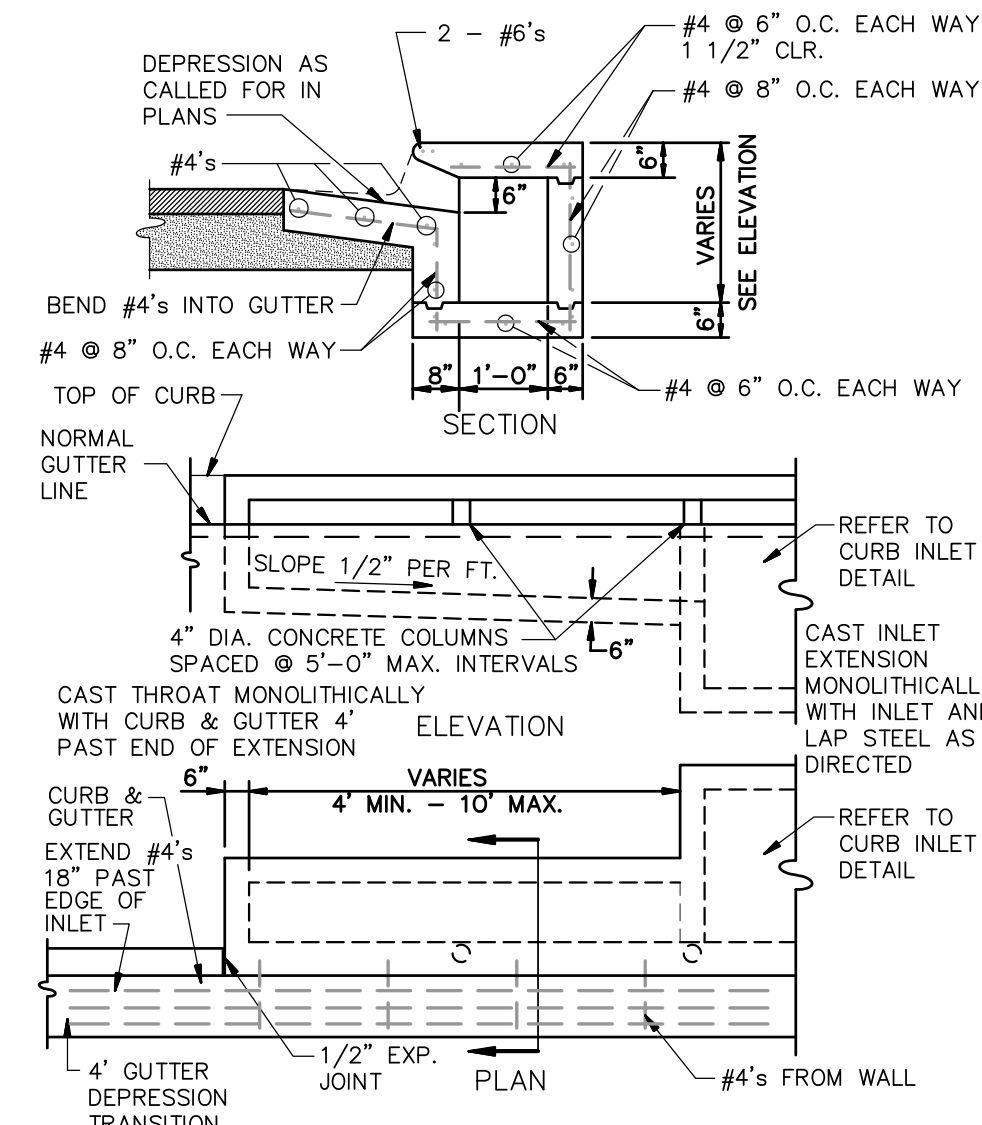
DRAWN: JME	CHECKED: JME	DATE: 06/28/11	SHEET
SCALE: 1"=50'	CADD FILE: 1018-SDP	DWG#: 0313032.0013	9 OF 11



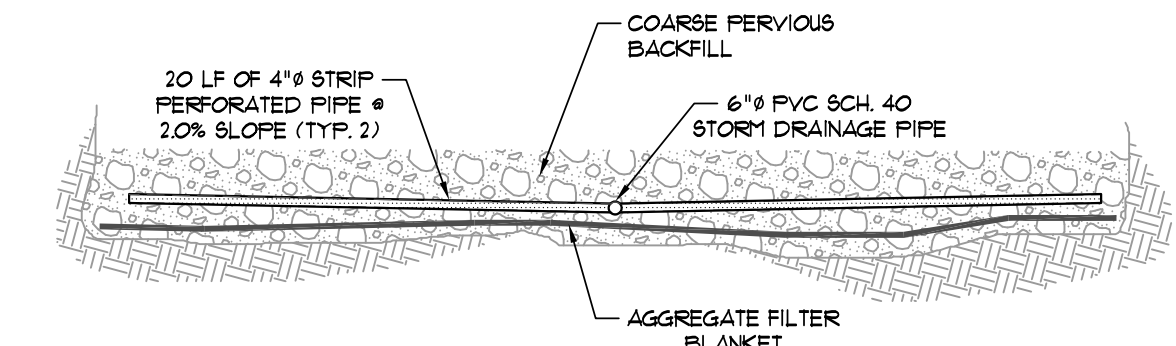
TYPICAL STREET SECTION
SCALE: 1/4" = 1'-0"



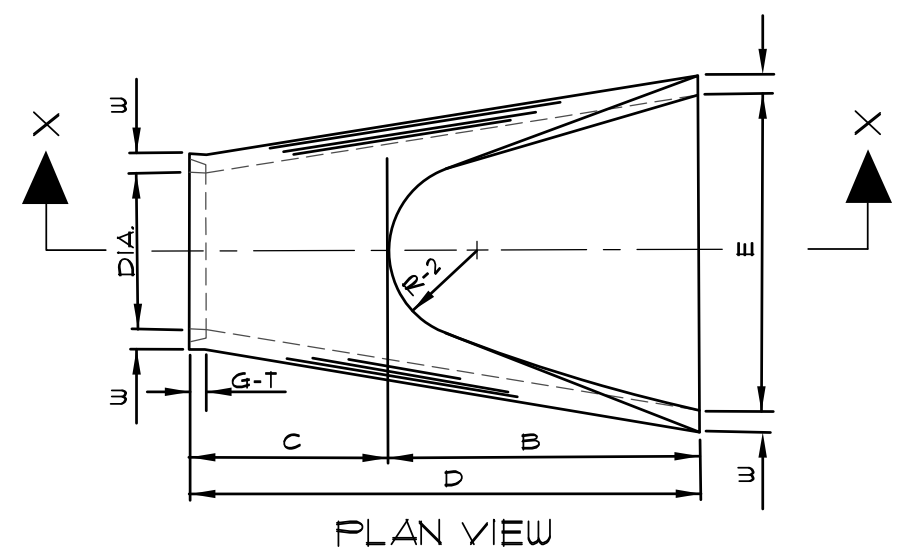
CURB CHANNEL
SCALE: 1/4" = 1'-0"



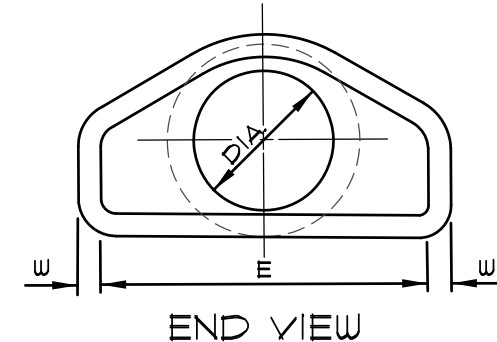
CURB INLET EXTENSION
(NOT TO SCALE)



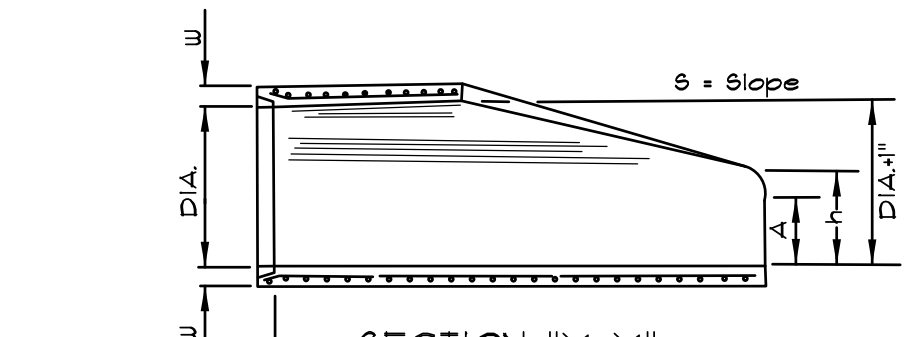
PERFORATED UNDER-DRAIN
SCALE: 1/8" = 1'-0"



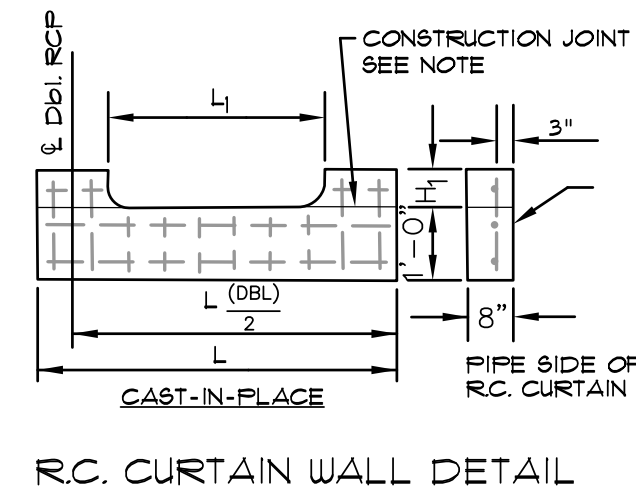
PLAN VIEW



END VIEW



SECTION "X-X"



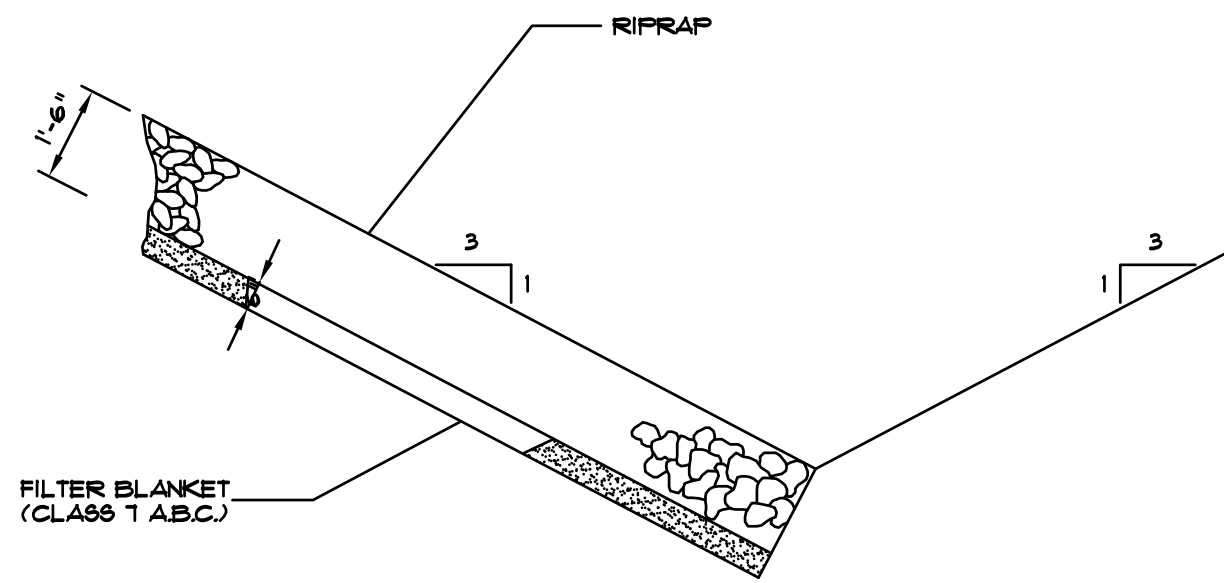
R.C. CURTAIN WALL DETAIL

TABLE OF DIMENSIONS

DIA.	WALL	A	B	C	D	E	S	DIA. +1"	P	R-1	R-2	G-1	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	19"	29"	15 1/2"	12"	2"	1000	1'-0 1/2"
24"	3"	9 1/2"	3'-7 1/2"	2'-8"	6'-1 1/2"	4'-0"	3:1	25"	33 3/16"	16 13/16"	14"	2 1/2"	1600	1'-1 1/2"
30"	3 1/2"	1'-0"	4'-8"	1'-7 3/4"	6'-1 3/4"	5'-0"	3:1	31"	37"	18 1/2"	15"	3 1/4"	1940	1'-4 5/8"
36"	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	3:1	37"	47 13/16"	24 5/16"	20"	3 1/2"	4100	1'-8"
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	3:1	43"	53 7/8"	27 1/2"	22"	3 1/2"	5380	2'-2 1/2"
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	3:1	49"	56 1/2"	28 1/2"	22"	3 1/2"	6550	2'-6"
54"	5 1/2"	2'-4"	6'-6"	1'-10"	8'-4"	7'-6"	3:1	55"	65 1/2"	33 1/8"	24"	4"	8750	2'-10 1/2"
60"	6"	2'-10"	6'-6"	1'-10"	8'-4"	8'-0"	3:1	61"	72 1/2"	36 11/16"	24"	4"	9270	3'-2"
72"	7"	3'-10"	6'-6"	1'-10"	8'-4"	9'-0"	3:1	73"	77 13/16"	38 15/16"	24"	5"	13250	4'-6"

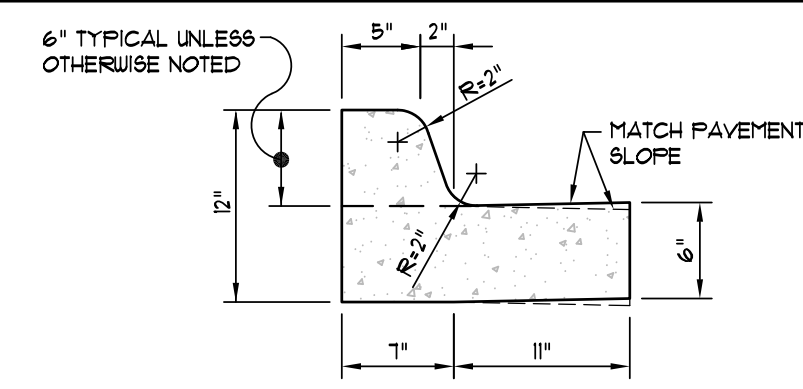
- NOTES:
- THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
 - ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
 - NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
 - TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT
(NOT TO SCALE)

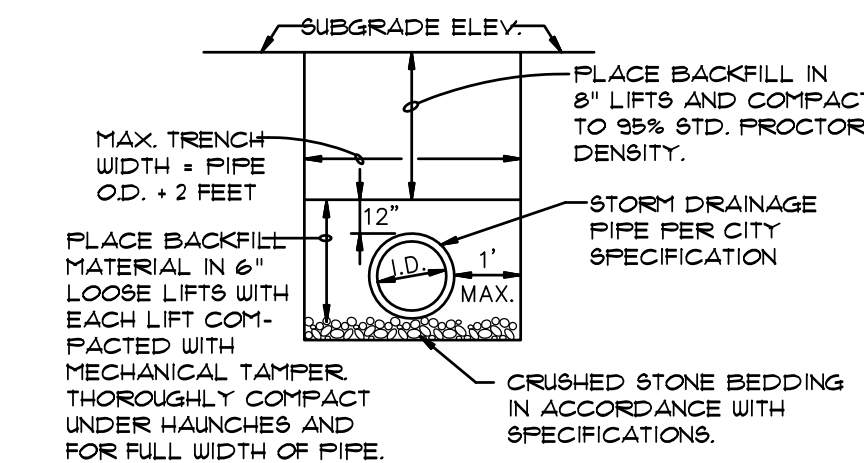


SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL

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.

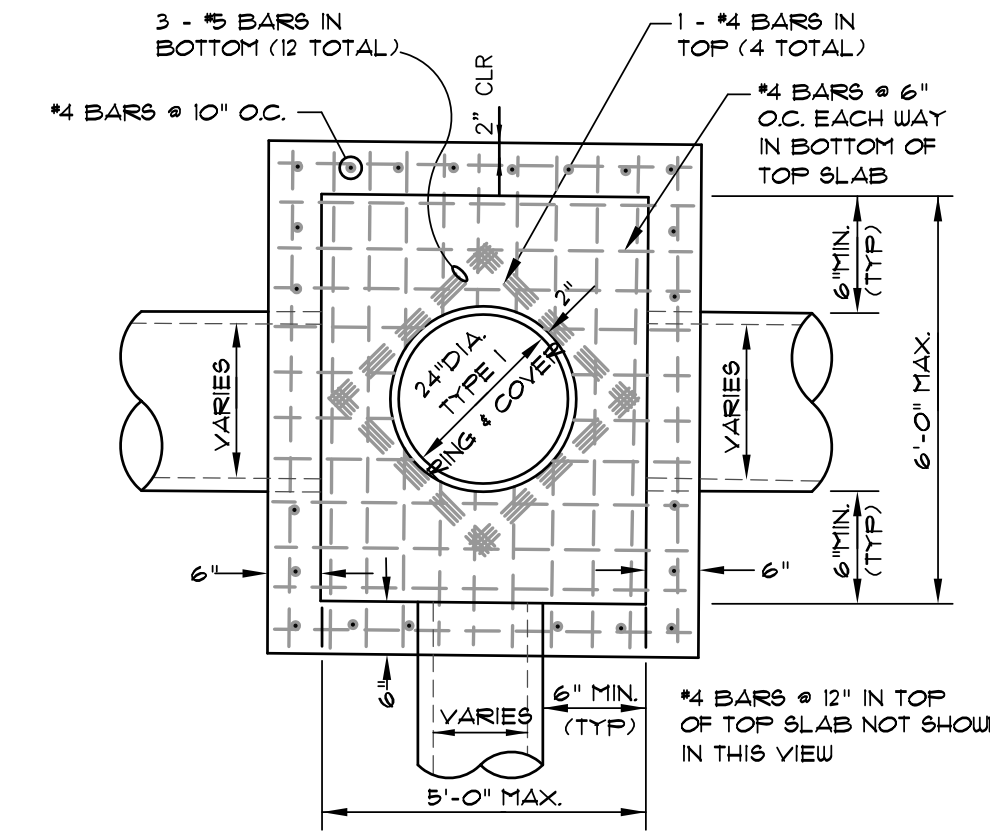


TYPICAL CURB & GUTTER TYPE "A-18"
(NOT TO SCALE)



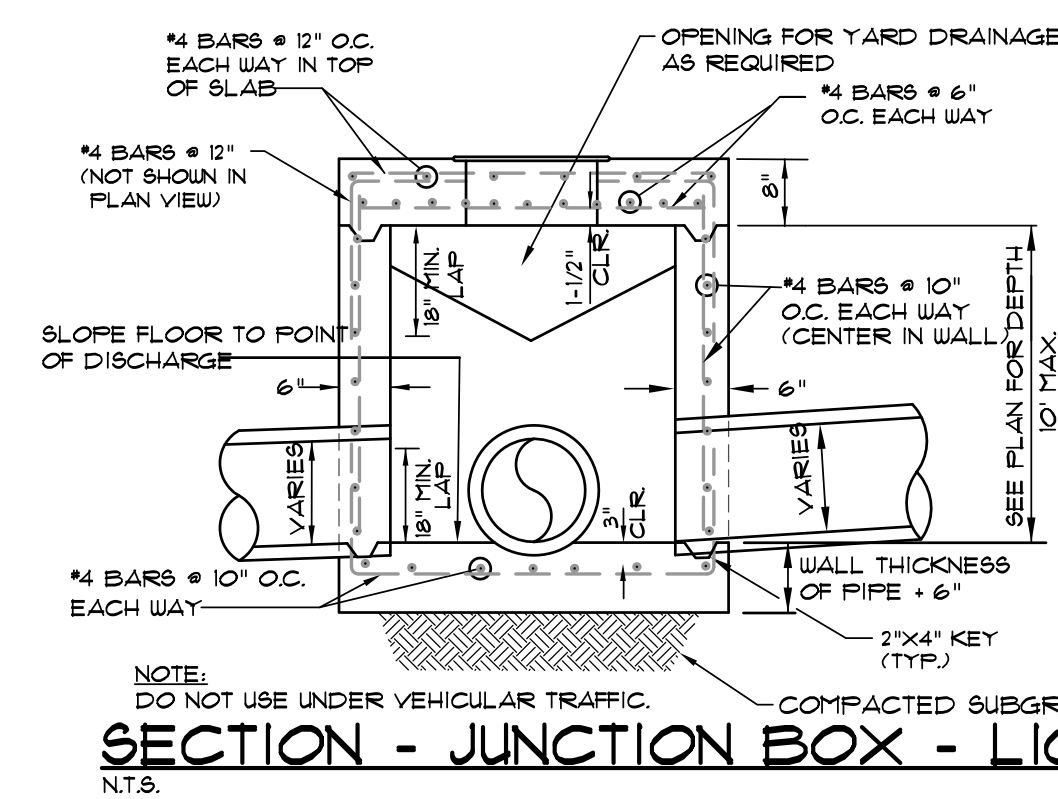
DRAINAGE PIPE TRENCH DETAIL

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



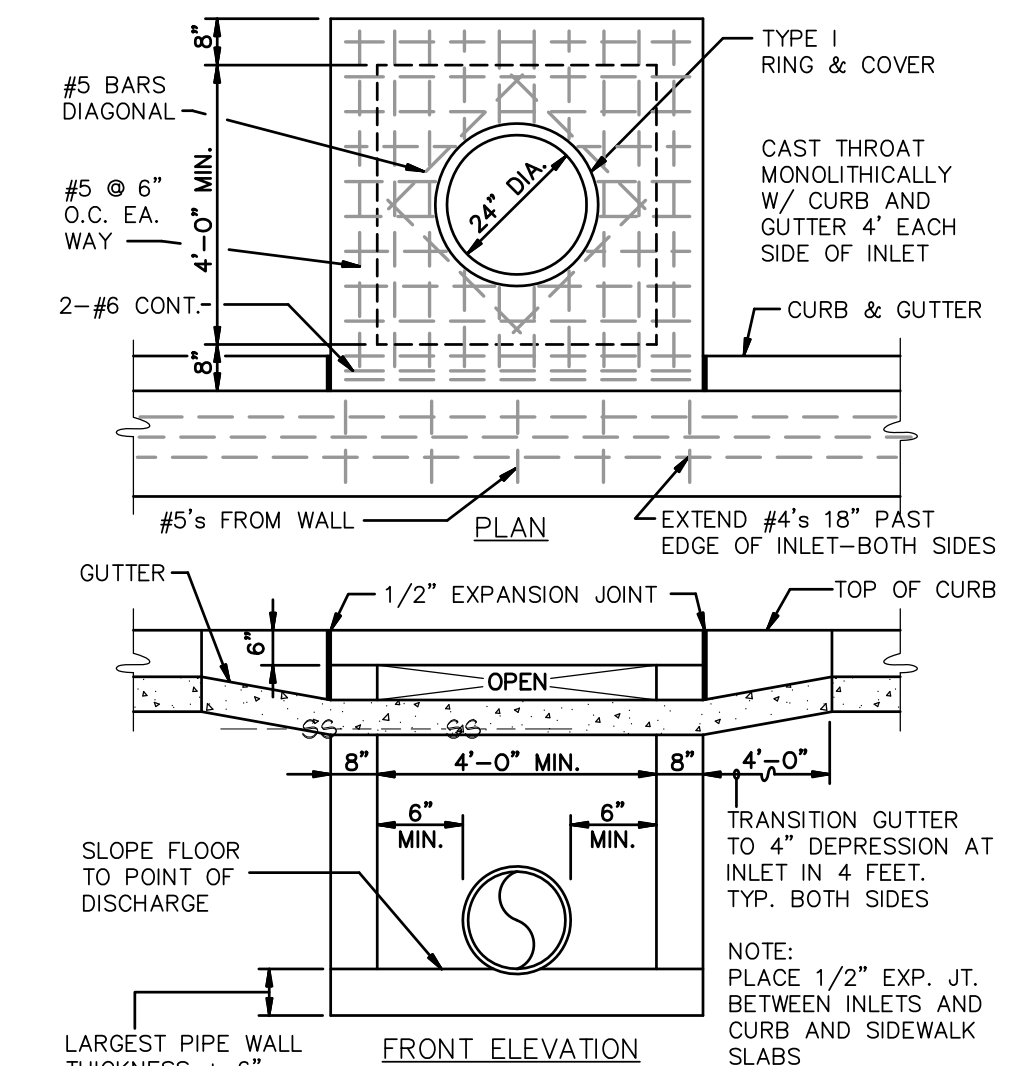
PLAN - JUNCTION BOX - LIGHT
N.T.S.

NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.

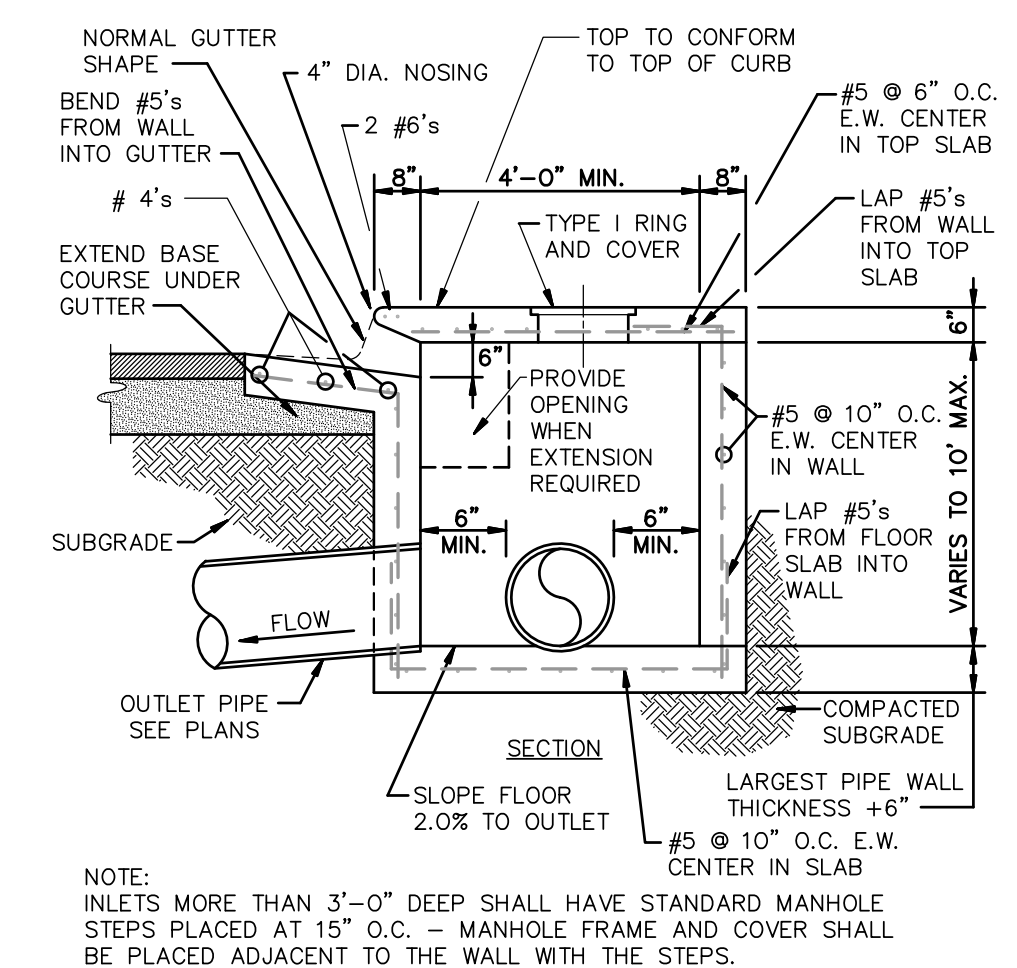


SECTION - JUNCTION BOX - LIGHT
N.T.S.

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



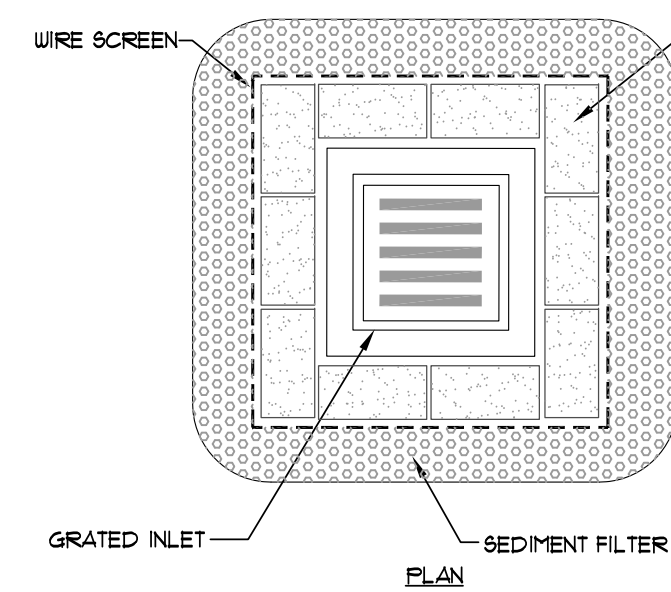
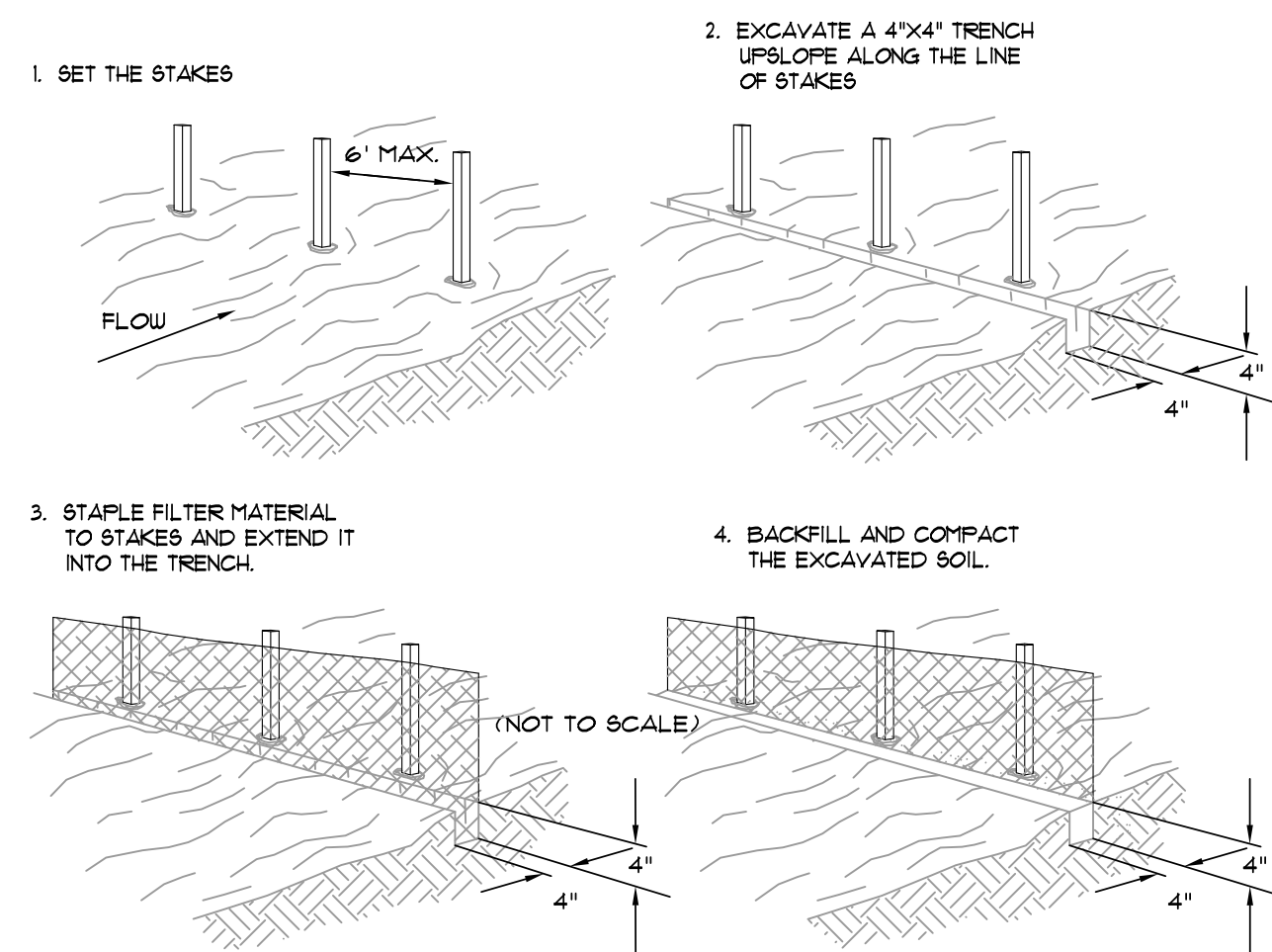
CURB INLET - TYPE "A"
(NOT TO SCALE)



SECTION - TYPICAL CURB INLET - TYPE "A"
(NOT TO SCALE)

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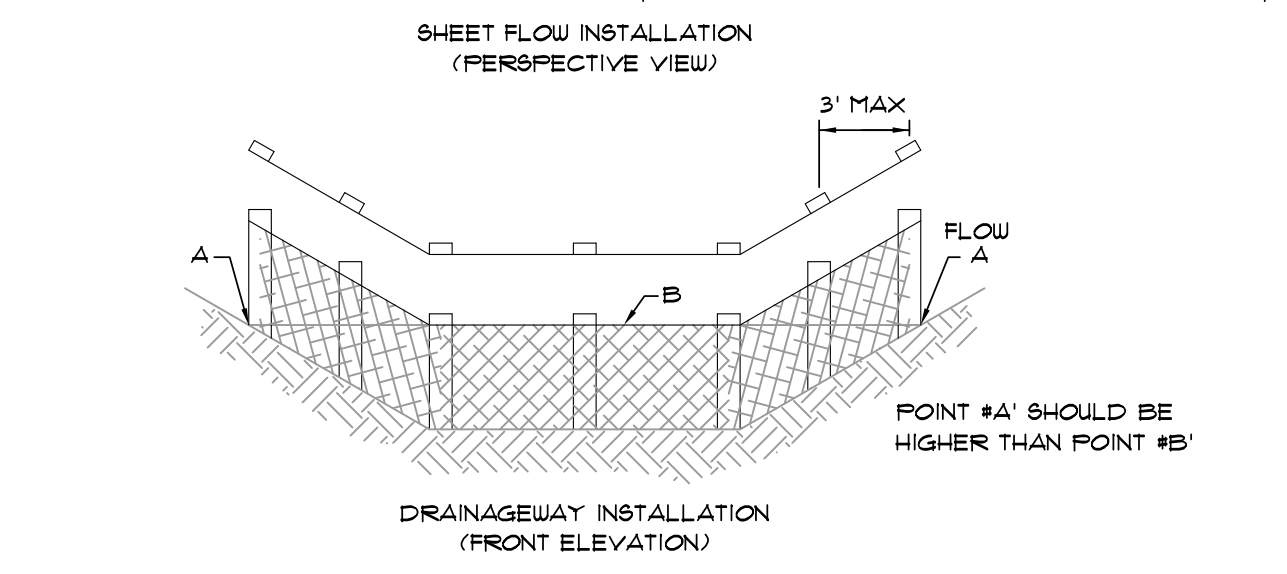
STANDARD DETAILS
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS



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

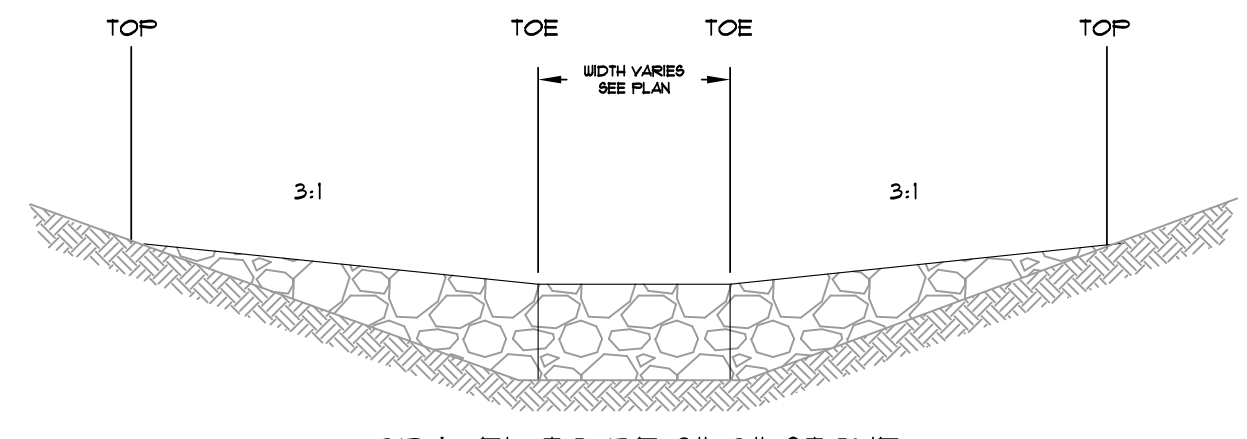
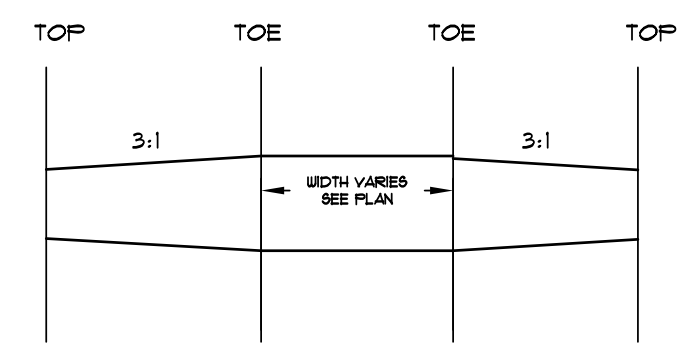
BLOCK AND AGGREGATE INLET SEDIMENT FILTER

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



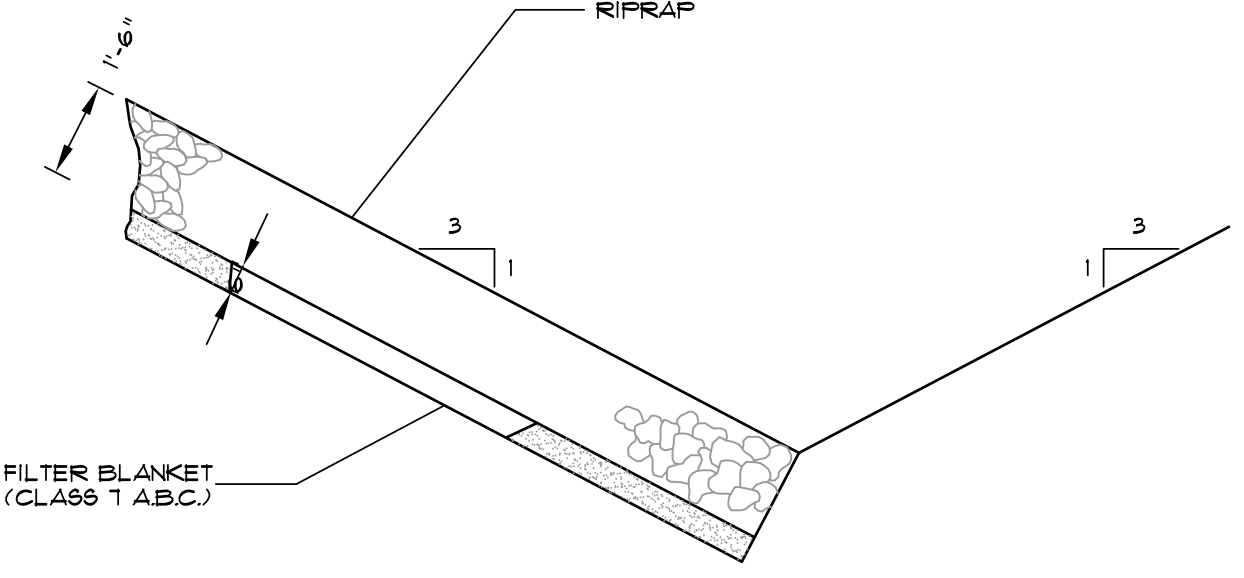
FILTER BARRIER

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



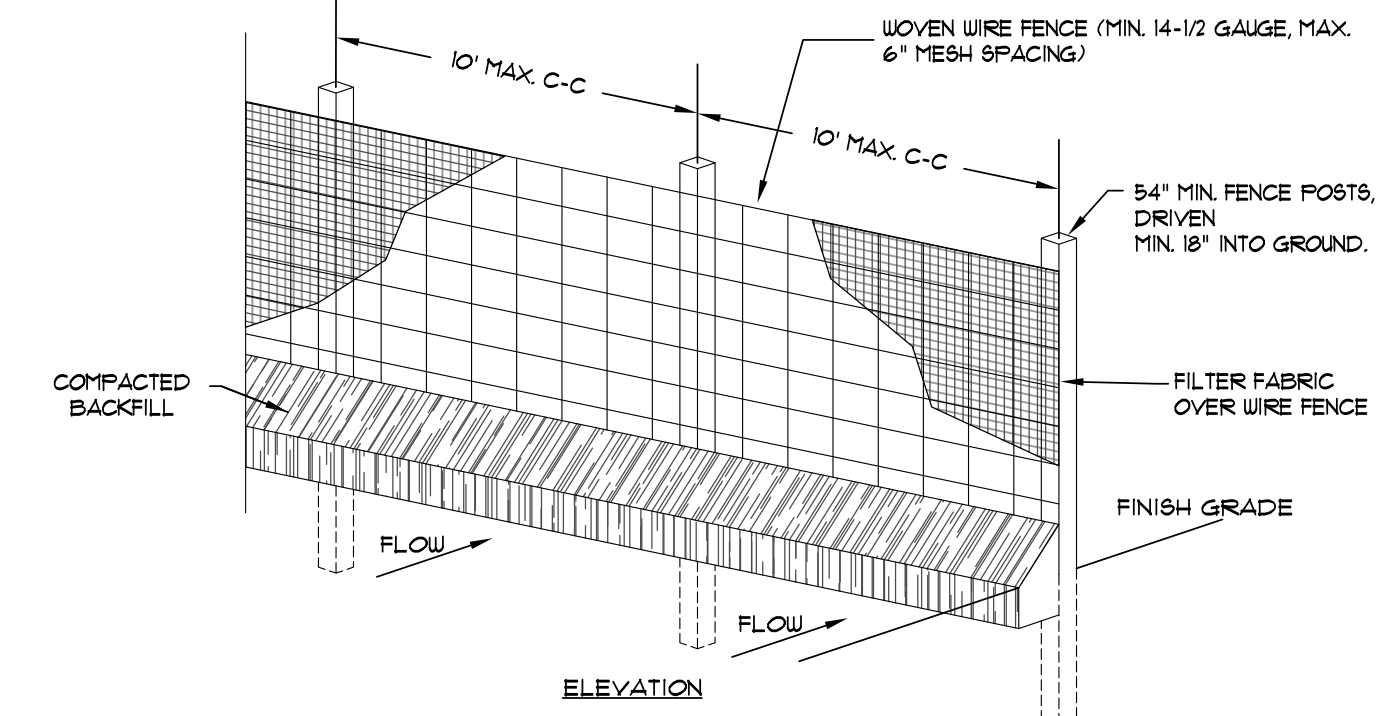
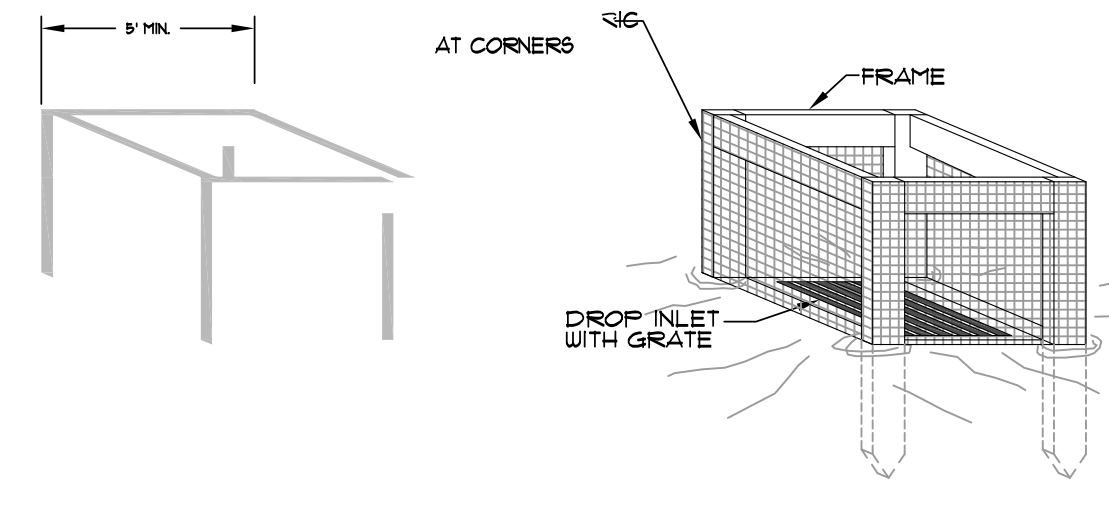
ROCK CHECK DAM

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



NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M88 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

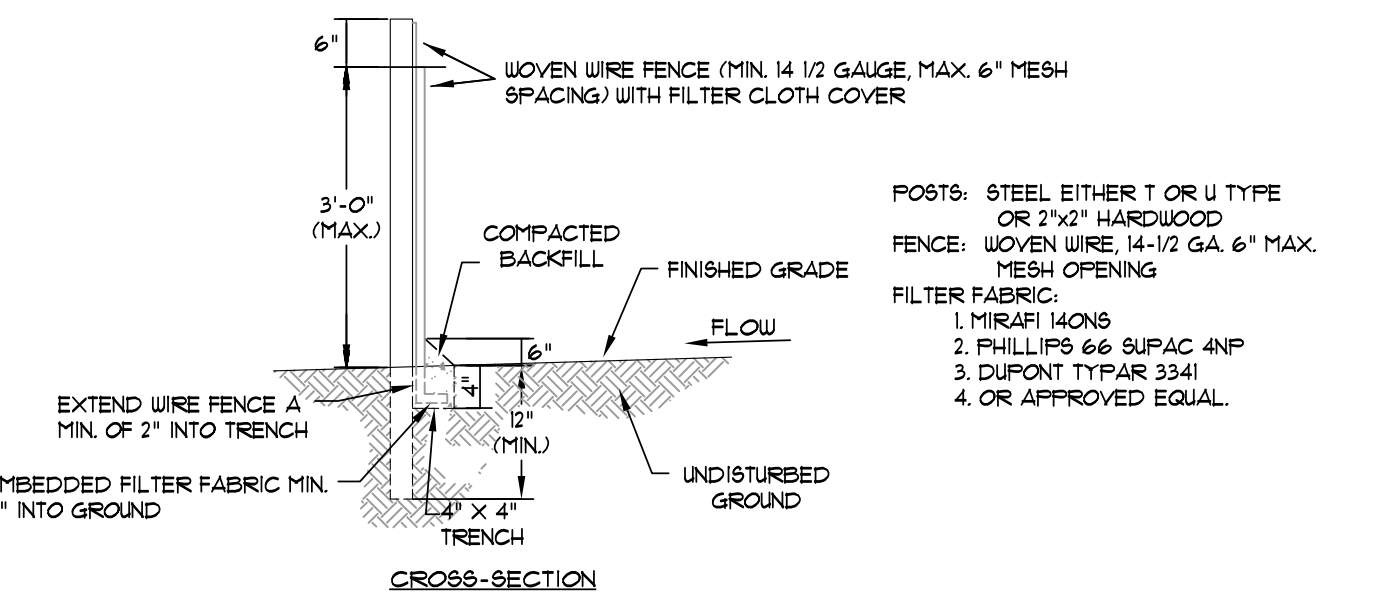
SECTION - DUMPED RIPRAP TOE EXCAVATION IN SOIL



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

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

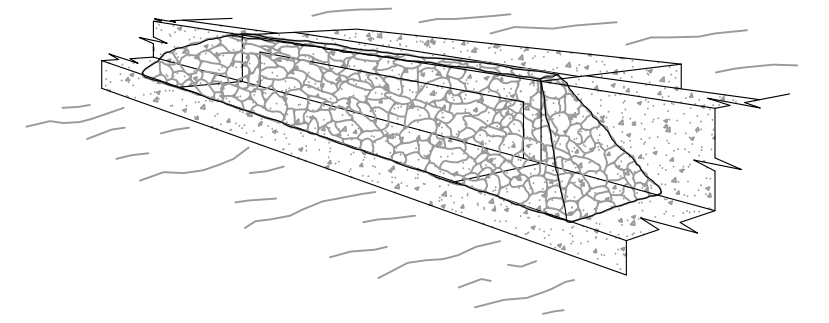
SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.



GRAVEL CURB INLET SEDIMENT FILTER

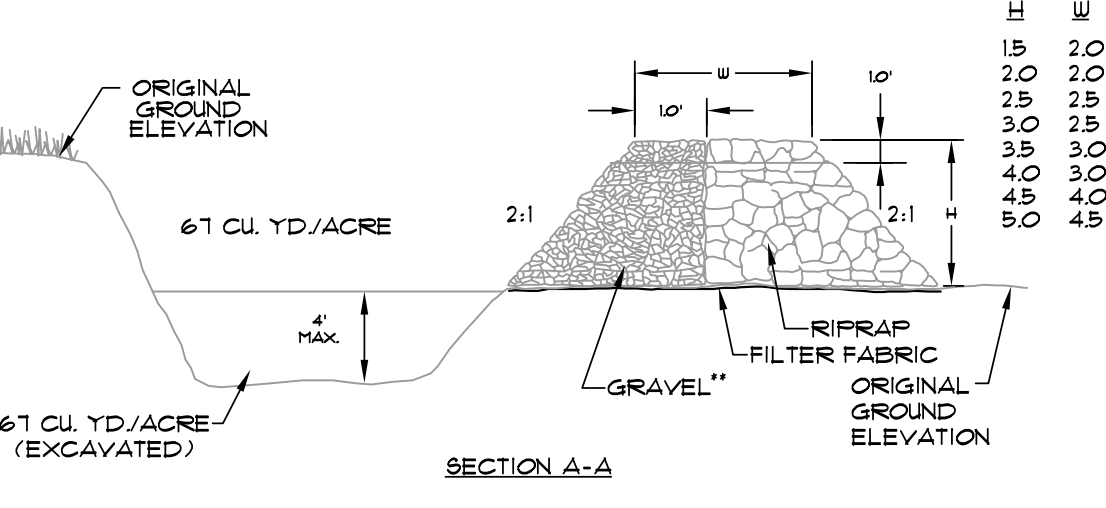
SCALE: 1/2" = 1'-0"

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



TEMPORARY SEDIMENT TRAP

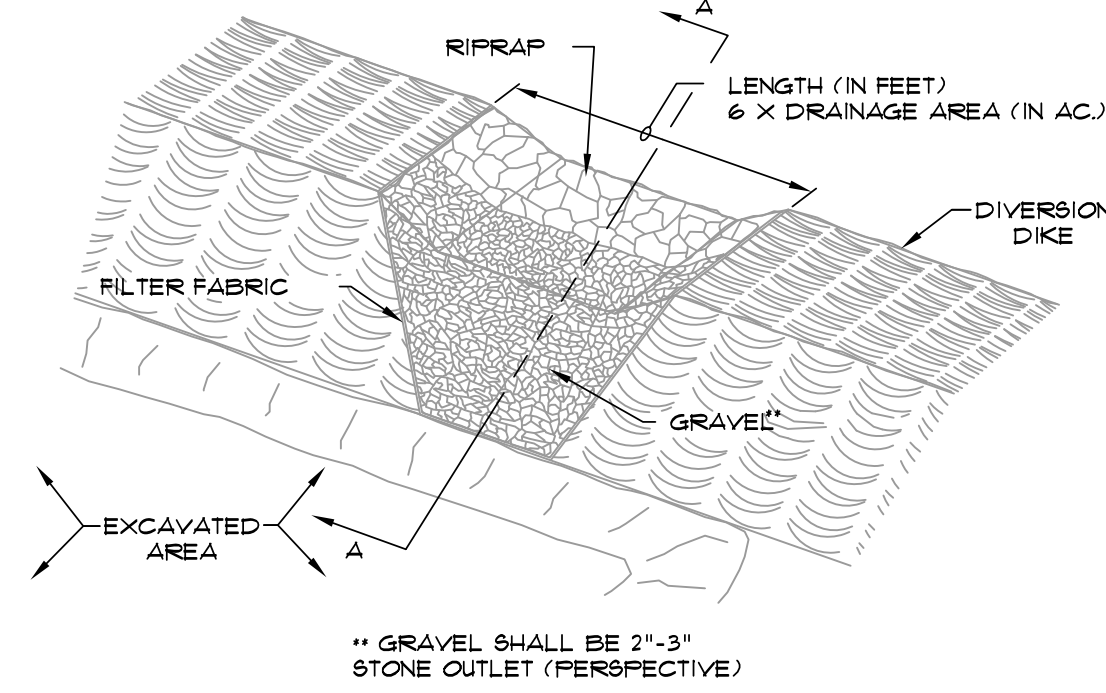
SCALE: 3/8" = 1'-0"



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

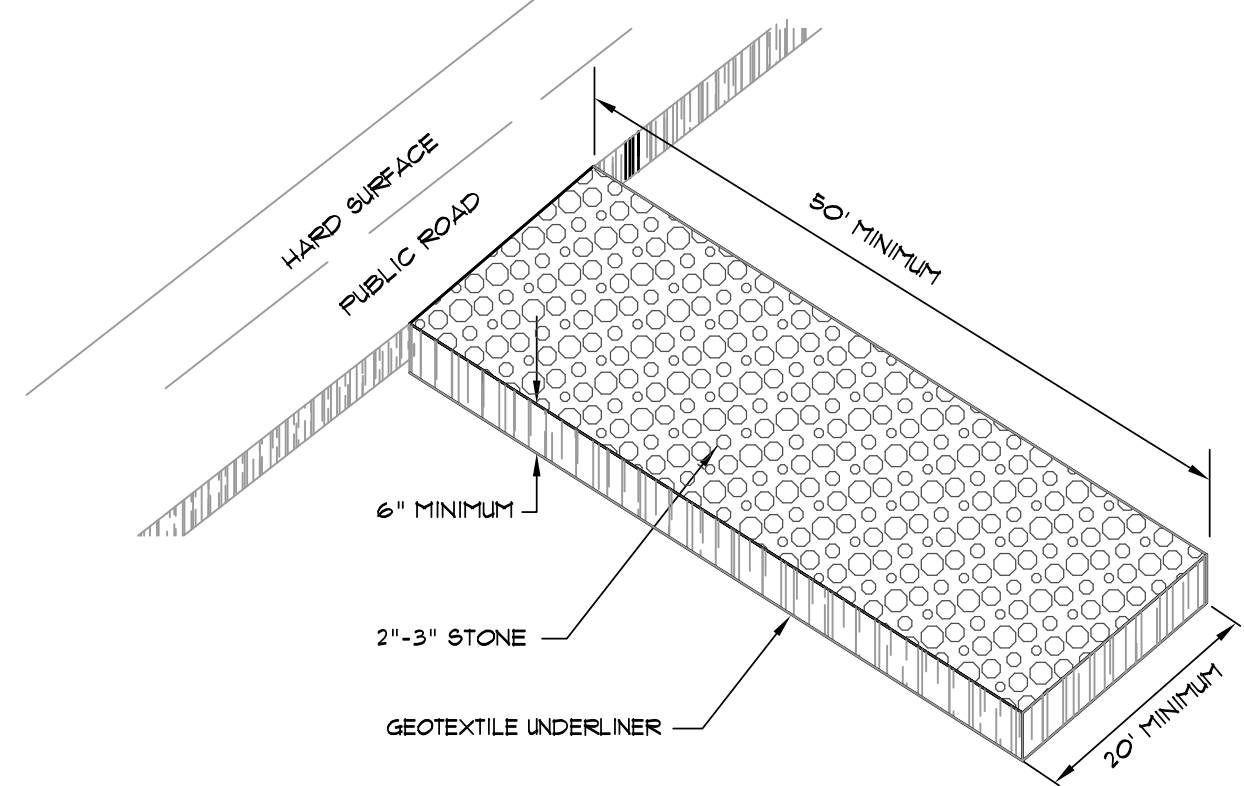
SCALE: 1/2" = 1'-0"

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



TEMPORARY SEDIMENT TRAP

SCALE: 3/8" = 1'-0"



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

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

* GRAVEL SHALL BE 2"-3" STONE

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EROSION CONTROL DETAILS
JAMESTOWN MANOR PHASE III
NIX DEVELOPMENT CORPORATION
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D