

# JACKSON'S APPLE HILLS SUBDIVISION PLANS JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**FISHER ARNOLD**  
ENGINEERING INTEGRATION  
404 Creath Avenue | Jonesboro, Arkansas 72401  
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

**COVER SHEET**  
JACKSON'S APPLE HILLS SUBDIVISION  
JONATHON DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC.  
ARKANSAS - 248

CLIENT:  
KENNY JACKSON

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.  
JACKSONK.0002

DRAWN BY: JS  
CHECKED BY: JAB

SHEET: C1.0  
SCALE: N.T.S.

DATE: 10-20-21  
DRAWING NO.



**ARKANSAS**



BASE OF BEARINGS: ARKANSAS STATE PLANE  
COORDINATE SYSTEM, NORTH ZONE 301



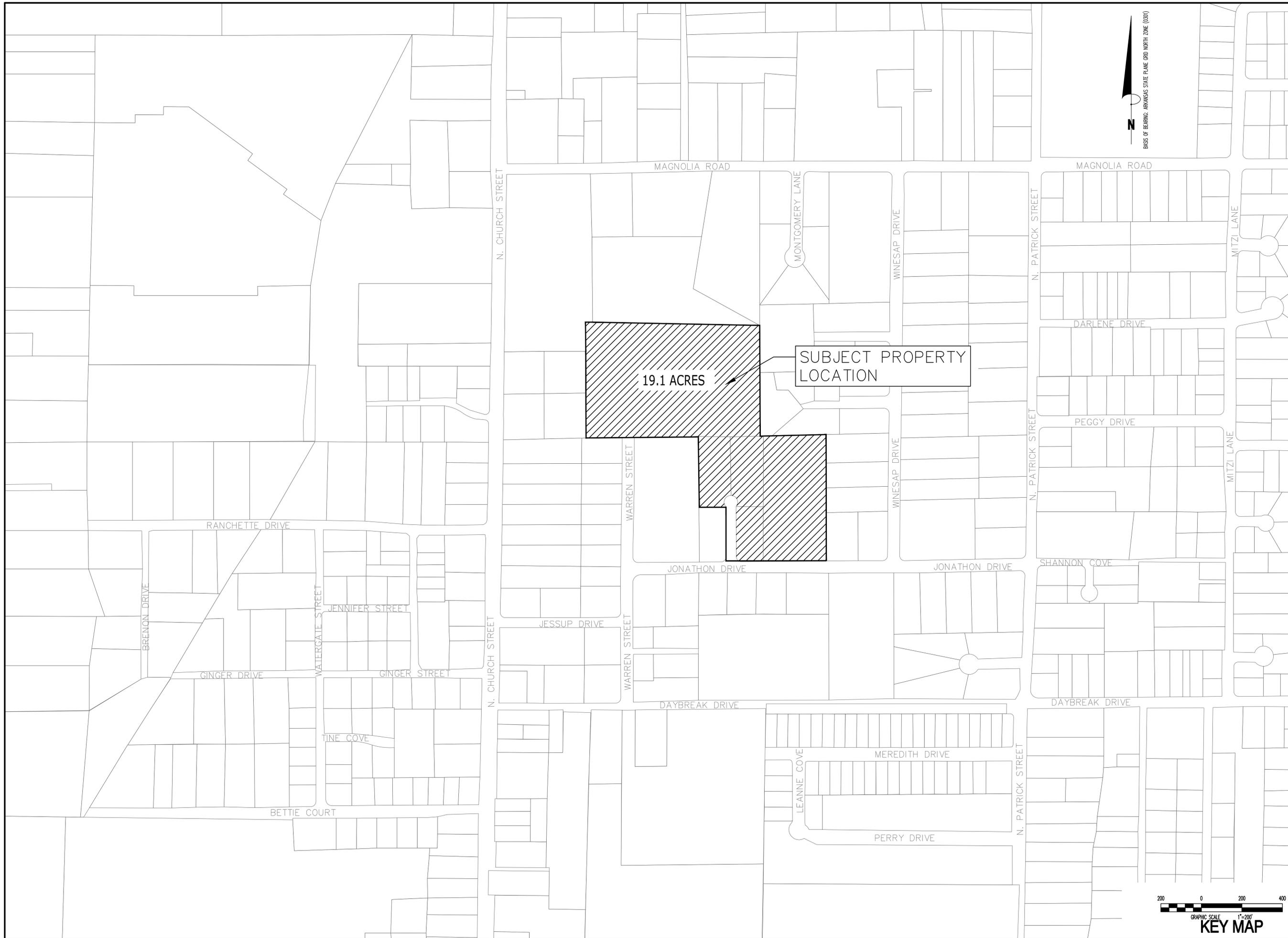
**VICINITY MAP**  
(NOT TO SCALE)

LOCAL CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	300 S. CHURCH JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	300 S. CHURCH JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682

SHEET INDEX	
PAGE	DESCRIPTION
C1.0	COVER SHEET
C2.0	KEY MAP
C3.0-3.1	RECORD PLAT
C4.0	WATER PLAN
C5.0	SEWER PLAN
C6.0	GRADING AND DRAINAGE
C7.0-7.7	STREET PLAN AND PROFILE
C8.0	DETAILS
C9.0	EROSION CONTROL PLAN

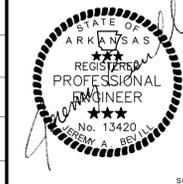


**Know what's below.  
Call before you dig.**

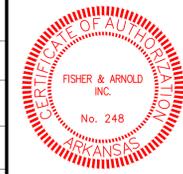


19.1 ACRES

SUBJECT PROPERTY LOCATION



JEREMY A. BEVELL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



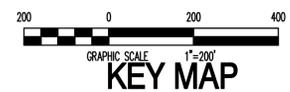
FISHER & ARNOLD, INC.  
ARKANSAS - 248

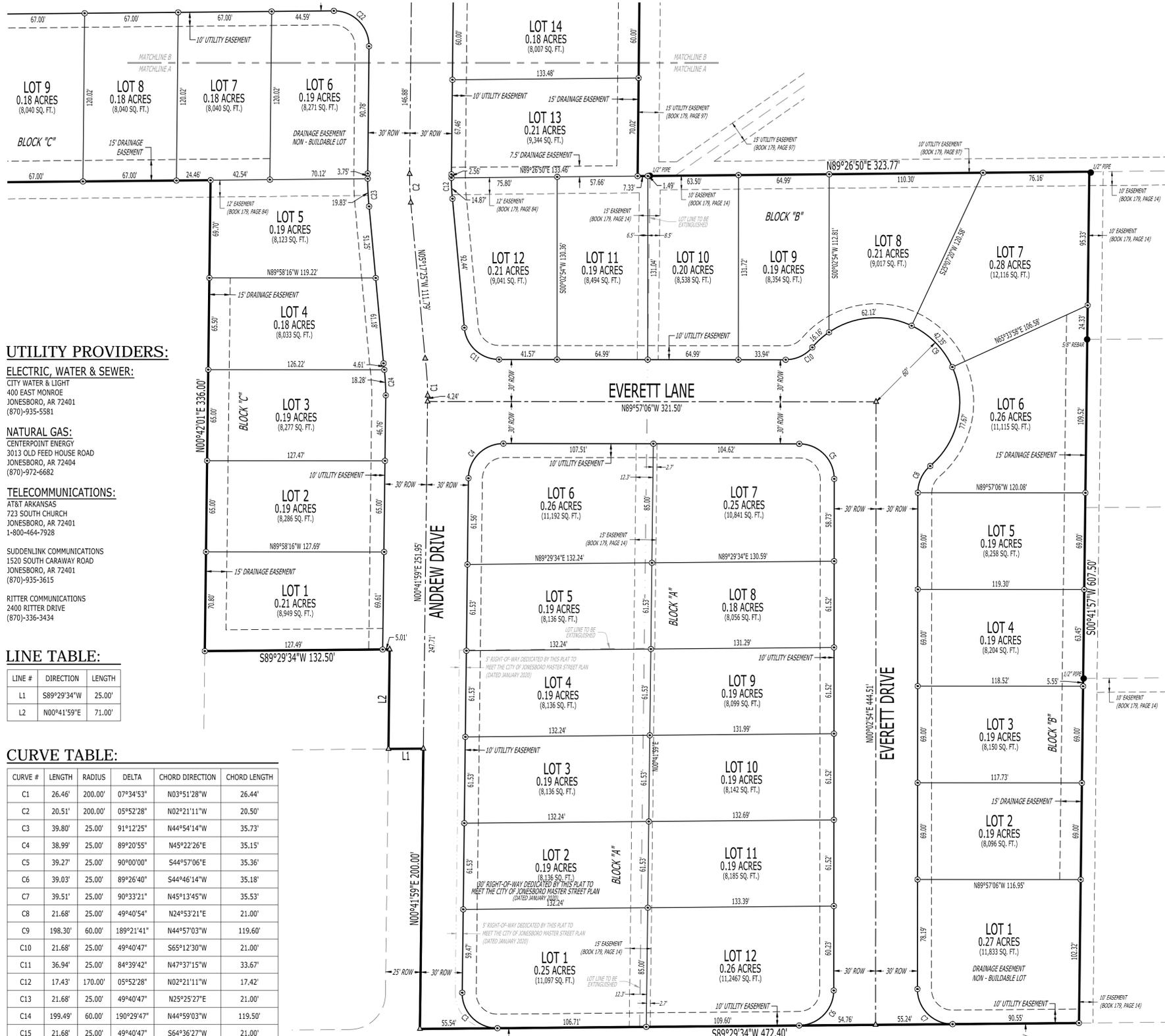
CLIENT:  
KENNY JACKSON

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REVISIONS	
DATE	DESCRIPTION

PROJECT NO. 0002JUB_JS_V5	CHECKED BY JAB
DRAWN BY JS	CHECKED BY JAB
SHEET C2.0	SCALE 1" = 200'
DATE 10-20-21	DRAWING NO.





**UTILITY PROVIDERS:**

**ELECTRIC, WATER & SEWER:**

CITY WATER & LIGHT  
400 EAST MONROE  
JONESBORO, AR 72401  
(870)-935-5581

**NATURAL GAS:**

CENTERPOINT ENERGY  
3013 OLD FEED HOUSE ROAD  
JONESBORO, AR 72404  
(870)-972-6682

**TELECOMMUNICATIONS:**

AT&T ARKANSAS  
723 SOUTH CHURCH  
JONESBORO, AR 72401  
1-800-464-7928

**SUDENLINK COMMUNICATIONS**

1520 SOUTH CARAWAY ROAD  
JONESBORO, AR 72401  
(870)-935-3615

**RITTER COMMUNICATIONS**

2400 RITTER DRIVE  
(870)-336-3434

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S89°29'34"W	25.00'
L2	N00°41'59"E	71.00'

**CURVE TABLE:**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.46'	200.00'	07°34'53"	N03°51'28"W	26.44'
C2	20.51'	200.00'	05°52'28"	N02°21'11"W	20.50'
C3	39.80'	25.00'	91°12'25"	N44°54'14"W	35.73'
C4	38.99'	25.00'	89°20'55"	N45°22'26"E	35.15'
C5	39.27'	25.00'	90°00'00"	S44°57'06"E	35.36'
C6	39.03'	25.00'	89°26'40"	S44°46'14"W	35.18'
C7	39.51'	25.00'	90°33'21"	N45°13'45"W	35.53'
C8	21.68'	25.00'	49°40'54"	N24°53'21"E	21.00'
C9	198.30'	60.00'	189°21'41"	N44°57'03"W	119.60'
C10	21.68'	25.00'	49°40'47"	S65°12'30"W	21.00'
C11	36.94'	25.00'	84°39'42"	N47°37'15"W	33.67'
C12	17.43'	170.00'	05°52'28"	N02°21'11"W	17.42'
C13	21.68'	25.00'	49°40'47"	N25°25'27"E	21.00'
C14	199.49'	60.00'	190°29'47"	N44°59'03"W	119.50'
C15	21.68'	25.00'	49°40'47"	S64°36'27"W	21.00'
C16	39.27'	25.00'	89°59'58"	N45°33'11"W	35.36'
C17	39.27'	25.00'	90°00'02"	S44°26'49"W	35.36'
C18	21.68'	25.00'	49°40'47"	N65°42'46"W	21.00'
C19	197.11'	60.00'	188°13'21"	S45°00'57"W	119.69'
C20	21.68'	25.00'	49°40'47"	S24°15'20"E	21.00'
C21	38.77'	25.00'	88°51'47"	N45°00'57"E	35.00'
C22	39.77'	25.00'	91°08'13"	S44°59'03"E	35.70'
C23	23.58'	230.00'	05°52'28"	S02°21'11"E	23.57'
C24	22.89'	170.00'	07°42'58"	S03°59'25"E	22.88'
C25	38.77'	25.00'	88°51'47"	S45°00'57"W	35.00'
C26	39.77'	25.00'	91°08'13"	N44°59'03"W	35.70'
C27	38.77'	25.00'	88°51'47"	N45°00'57"E	35.00'
C28	39.77'	25.00'	91°08'13"	S44°59'03"E	35.70'

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR (W/ YELLOW PLASTIC CAP STAMPED "J, NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

**ZONING NOTES:**

- CURRENT ZONING CLASSIFICATION:  
R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
  - STREET SETBACK - 25'
  - SIDE SETBACK - 7.5'
  - REAR SETBACK - 25'
  - MAXIMUM LOT COVERAGE - 35%
  - MAXIMUM HEIGHT LIMITATION - 35'
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

**SURVEYOR'S NOTES:**

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - RECORD PLAT, FRAZIER SUBDIVISION, BY FRED HAYWOOD, P.S. 285, RECORDED IN BOOK 123, PAGE 187, DATED JULY 31, 1963.
  - RECORD PLAT, APPLE HILLS SUBDIVISION, HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK 179, PAGE 14, DATED AUGUST 25, 1970.
  - RECORD REPLAT, AMENDED REPLAT OF LOT 2, BLOCK "D", APPLE HILLS SUBDIVISION, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK 179, PAGE 84, DATED DECEMBER 18, 1972.
  - RECORD REPLAT, HUBBELL SUBDIVISION, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK 179, PAGE 97, DATED JULY 16, 1973.
  - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 202009183515, DATED MAY 28, 2020.
  - QUITCLAIM DEED, DARVIS TO WILMA JEAN DARVIS REVOCABLE LIVING TRUST, CRAIGHEAD COUNTY DOCUMENT NO. JB2012R-017154, DATED OCTOBER 05, 2012.
  - WARRANTY DEED, ESTATES INC. TO JACKSON, CRAIGHEAD COUNTY DOCUMENT NO. JB2016R-003759, DATED MARCH 16, 2016.
  - WARRANTY DEED, GEORGE TO JACKSON, CRAIGHEAD COUNTY DOCUMENT NO. 2021R-006437, DATED MARCH 19, 2021.
  - WARRANTY DEED, JACKSON TO JACKSON RENTALS AND INVESTMENTS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2021R-016283, DATED JULY 07, 2021.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0043C, AND PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON OCTOBER 14, 2021.

**CERTIFICATE OF SUBDIVISION:**

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE SUBDIVIDED THE FOLLOWING DESCRIBED PARCEL OF LAND:  
LOT 3, BLOCK "D" OF APPLE HILLS SUBDIVISION, AS RECORDED IN BOOK 179, PAGE 14, LOTS 2, 3 AND 4 OF THE AMENDED REPLAT OF LOT 2, BLOCK "D" OF APPLE HILLS SUBDIVISION, AS RECORDED IN BOOK 179, PAGE 84 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°35'03" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 06, 774.74 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°35'03" WEST, ALONG SAID EAST LINE, 576.17 FEET; THENCE NORTH 89°26'50" EAST, LEAVING SAID EAST LINE, 323.77 FEET TO THE EAST LINE OF LOT 3, BLOCK "D" OF APPLE HILLS SUBDIVISION; THENCE SOUTH 00°41'57" WEST, ALONG SAID EAST LINE, 607.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JONATHAN DRIVE; THENCE SOUTH 89°29'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 472.40 FEET TO THE CENTERLINE OF HARLAN COVE, AN UNDEVELOPED STREET; THENCE NORTH 00°41'59" EAST, ALONG SAID CENTERLINE, 200.00 FEET; THENCE SOUTH 89°29'34" WEST, LEAVING SAID CENTERLINE, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF HARLAN COVE, AN UNDEVELOPED STREET; THENCE NORTH 00°41'59" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 71.00 FEET TO THE SOUTH LINE OF LOT 2 OF THE AMENDED REPLAT OF LOT 2, BLOCK "D" OF APPLE HILLS SUBDIVISION; THENCE SOUTH 89°29'34" WEST, ALONG SAID SOUTH LINE, 132.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°42'01" EAST, ALONG SAID WEST LINE, 336.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 06; THENCE SOUTH 89°26'50" WEST, ALONG SAID SOUTH LINE, 543.37 FEET; THENCE NORTH 00°35'26" EAST, LEAVING SAID SOUTH LINE, 452.58 FEET; THENCE NORTH 01°05'52" EAST, 123.61 FEET; THENCE NORTH 89°26'48" EAST, 848.34 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 19.07 ACRES (830,791 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

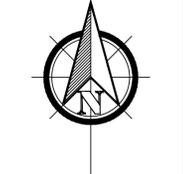
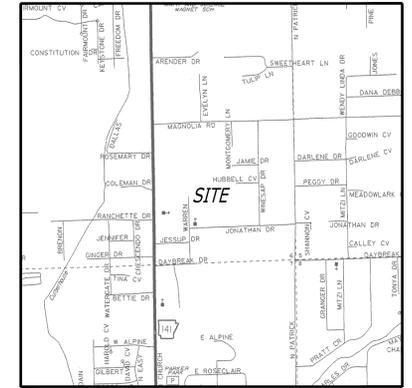
SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:  
**JACKSON'S APPLE HILLS SUBDIVISION**  
TO CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: \_\_\_\_\_, SIGNATURE: \_\_\_\_\_, DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_, SIGNATURE: \_\_\_\_\_, DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



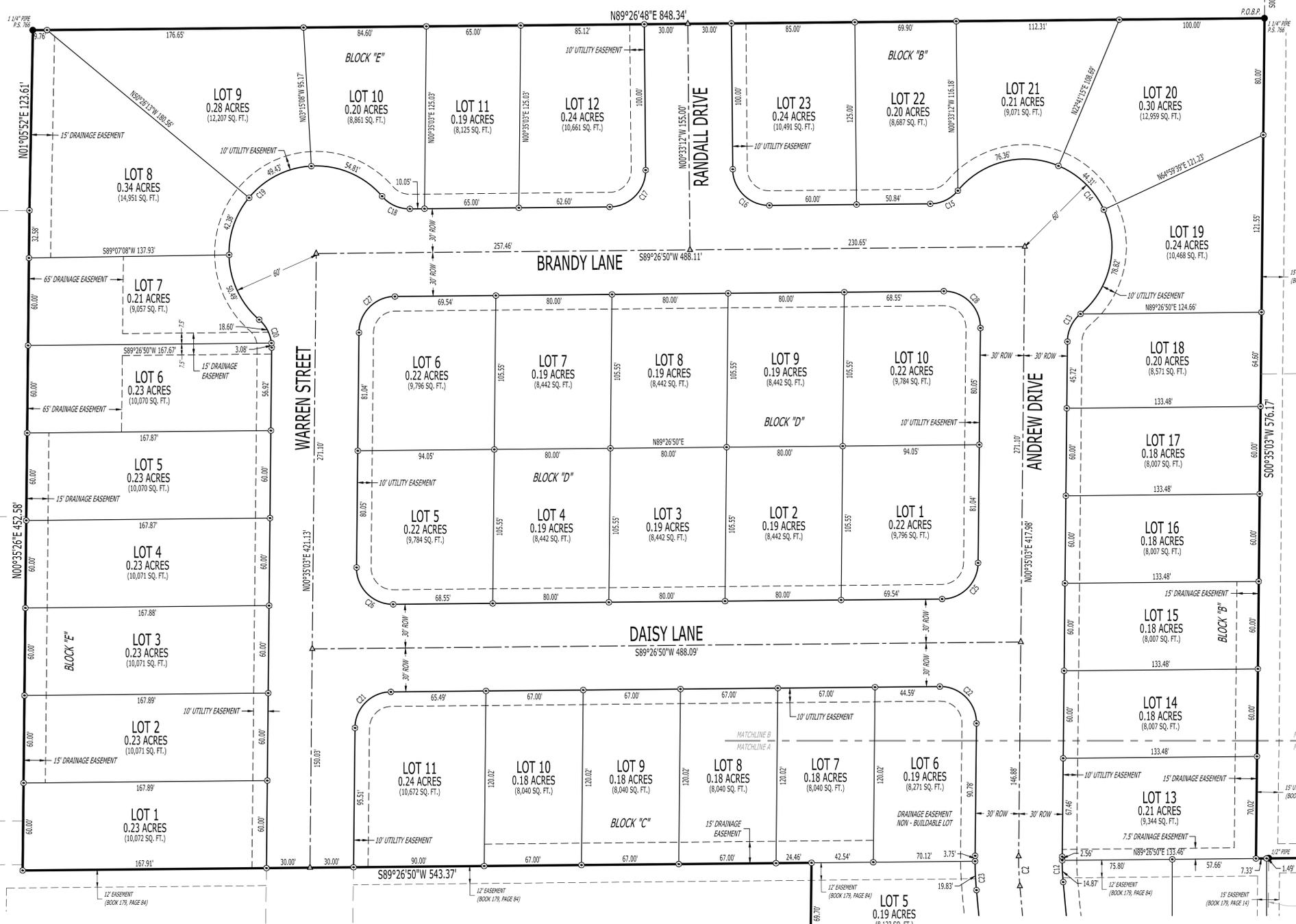
**RECORD PLAT**  
**JACKSON'S APPLE HILLS SUBDIVISION**  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**RIDGE SURVEYING & CONSULTING PLLC**  
404 Creath Ave., Suite B  
Jonesboro, AR 72401  
870-209-9940  
www.ridgesurveying.net

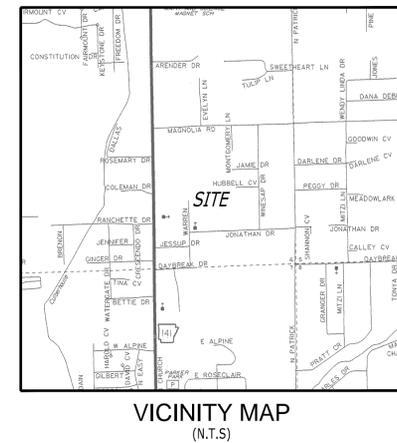
REVISIONS	DATE	BY	DESCRIPTION
DRAWN BY:	JUN		
CHECKED BY:			
DATE:	10/15/2021		
SCALE:	1" = 40'		
JOB NO.	2118301		

RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946

JOSHUA J. NEELY - SURVEYOR  
ARKANSAS - P.S. 1841  
500-14N-04E-06-200-16-1841



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
  - SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J, NEELY P.S. 1841" (OR AS NOTED)
  - △ COMPUTED POINT (NOT MONUMENTED)
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**ZONING NOTES:**

- CURRENT ZONING CLASSIFICATION: R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
  - STREET SETBACK - 25'
  - SIDE SETBACK - 7.5'
  - REAR SETBACK - 25'
  - MAXIMUM LOT COVERAGE - 35%
  - MAXIMUM HEIGHT LIMITATION - 35'
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S89°29'34"W	25.00'
L2	N00°41'59"E	71.00'

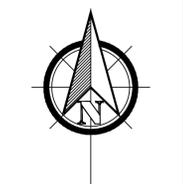
**CURVE TABLE:**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.46'	200.00'	07°34'53"	N03°51'28"W	26.44'
C2	20.51'	200.00'	05°52'28"	N02°21'11"W	20.50'
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C13	21.68'	25.00'	49°40'47"	N25°25'27"E	21.00'
C14	199.49'	60.00'	190°29'47"	N44°59'03"W	119.50'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	21.68'	25.00'	49°40'47"	S64°36'27"W	21.00'
C16	39.27'	25.00'	89°59'58"	N45°33'11"W	35.36'
C17	39.27'	25.00'	90°00'02"	S44°26'49"W	35.36'
C18	21.68'	25.00'	49°40'47"	N65°42'46"W	21.00'
C19	197.11'	60.00'	188°13'21"	S45°00'57"W	119.69'
C20	21.68'	25.00'	49°40'47"	S24°15'20"E	21.00'
C21	38.77'	25.00'	88°51'47"	N45°00'57"E	35.00'
C22	39.77'	25.00'	91°08'13"	S44°59'03"E	35.70'
C23	23.58'	230.00'	05°52'28"	S02°21'11"E	23.57'
C24	22.89'	170.00'	07°42'58"	S03°59'25"E	22.88'
C25	38.77'	25.00'	88°51'47"	S45°00'57"W	35.00'
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C28	39.77'	25.00'	91°08'13"	S44°59'03"E	35.70'

**UTILITY PROVIDERS:**

- ELECTRIC, WATER & SEWER:**  
 CITY WATER & LIGHT  
 400 EAST MONROE  
 JONESBORO, AR 72401  
 (870)-935-5581
- TELECOMMUNICATIONS:**  
 AT&T ARKANSAS  
 723 SOUTH CHURCH  
 JONESBORO, AR 72401  
 1-800-464-7928
- NATURAL GAS:**  
 CENTERPOINT ENERGY  
 3013 OLD FRED HOUSE ROAD  
 JONESBORO, AR 72404  
 (870)-972-6682
- SUDENLINK COMMUNICATIONS**  
 1520 SOUTH CARAWAY ROAD  
 JONESBORO, AR 72401  
 (870)-935-3615
- RITTER COMMUNICATIONS**  
 2400 RITTER DRIVE  
 (870)-336-3434



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

**RECORD PLAT**  
 CLIENT: JACKSON RENTALS AND INVESTMENTS, LLC  
 JACKSON'S APPLE HILLS SUBDIVISION  
 TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

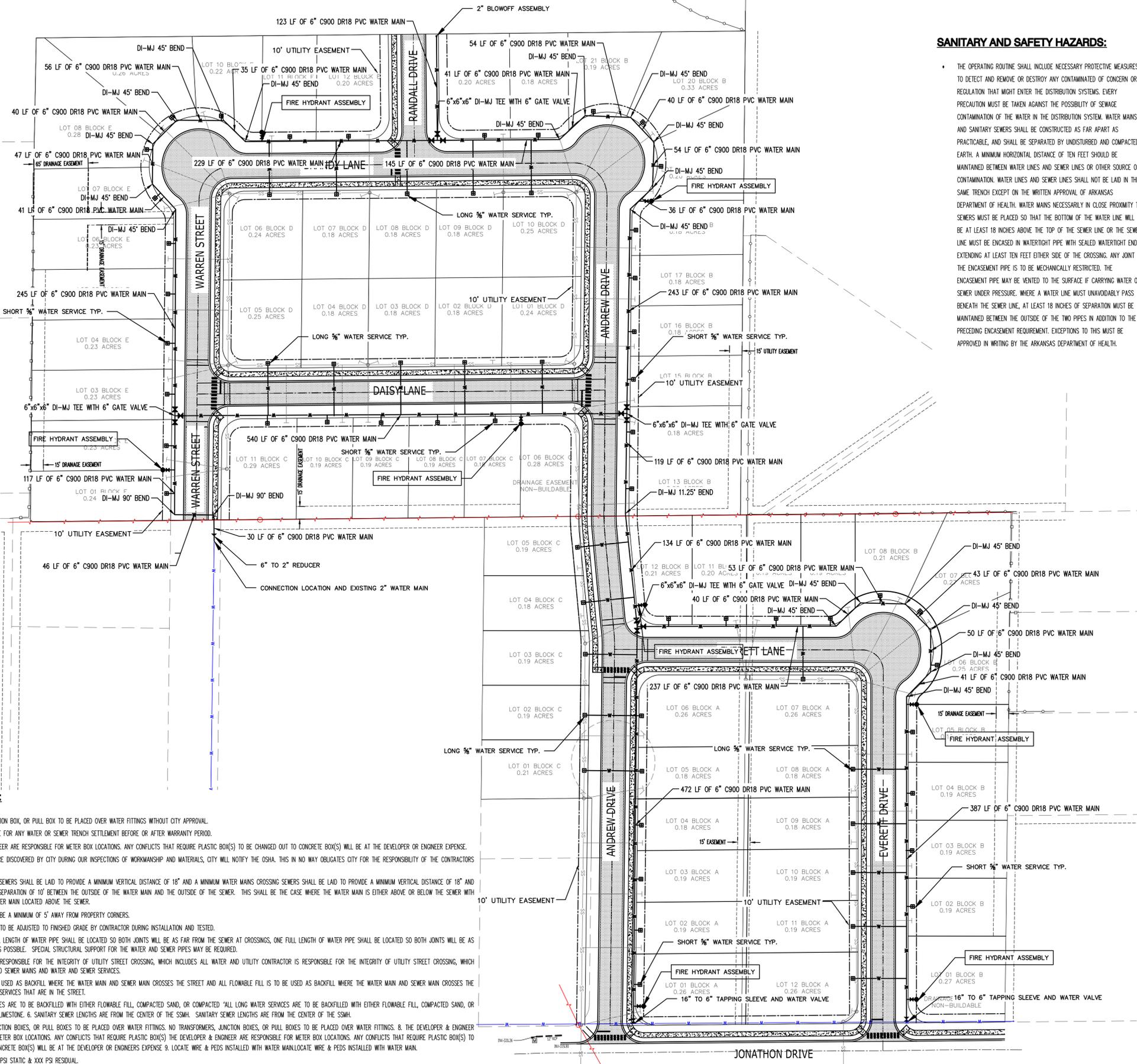
**RIDGE SURVEYING & CONSULTING PLLC**  
 404 Creath Ave., Suite B  
 Jonesboro, AR 72401  
 870-203-9940  
 www.ridgesurveying.net

DATE	BY	DESCRIPTION
10/15/2021	JUN	DRAWING INFO
11/16/2021	JUN	REVISIONS

**PRELIMINARY**

RIDGE SURVEYING & CONSULTING, PLLC.  
 ARKANSAS - 2946

**PRELIMINARY**



**SANITARY AND SAFETY HAZARDS:**

THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINATED OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEMS. 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 TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCE OF CONTAMINATION. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF 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 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 RESTRICTED. 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.

**LEGEND:**

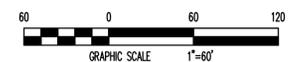
- SS - PROPOSED SANITARY SEWER
- W - EXISTING 6" WATER MAIN
- W - PROPOSED WATER MAIN
- - PROPOSED SEWER MANHOLE

**QUANTITY NOTES:**

1. 3755 LF OF 6" C900 DR18 PVC WATER MAIN
2. 1 - 11.25" MJ BEND WITH THRUST BLOCK
3. 18 - 45" MJ BEND WITH THRUST BLOCK
4. 2 - 90" MJ BEND WITH THRUST BLOCK
5. 4 - 6"x6"x6" MJ TEE WITH THRUST BLOCK
6. 1 - 6" TO 2" REDUCER
7. 2 - 16" TO 6" TAPPING SLEEVE
8. 1 - 2" BLOWOFF ASSEMBLY
9. 14 - 6" GATE VALVE
10. 21 LONG 5/8" WATER SERVICE
11. 45 SHORT 5/8" WATER SERVICE
12. 8 - FIRE HYDRANT ASSEMBLY

**UTILITY NOTES:**

1. NO TRANSFORMER, JUNCTION BOX, OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CITY APPROVAL.
2. CITY IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
3. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICTS THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT THE DEVELOPER OR ENGINEER EXPENSE.
4. IF UNSAFE PRACTICES ARE DISCOVERED BY CITY DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CITY WILL NOTIFY THE OSHA. THIS IN NO WAY OBLIGATES CITY FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.
5. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" AND A MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER.
6. ALL SEWER WYES SHALL BE A MINIMUM OF 5' AWAY FROM PROPERTY CORNERS.
7. ALL EXISTING MANHOLES TO BE ADJUSTED TO FINISHED GRADE BY CONTRACTOR DURING INSTALLATION AND TESTED.
8. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
9. UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND SEWER SERVICES.
10. FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
11. ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED "ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED "34" MINUS LIMESTONE. 6. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH.
12. NO TRANSFORMERS, JUNCTION BOXES, OR PULL BOXES TO BE PLACED OVER WATER FITTINGS. NO TRANSFORMERS, JUNCTION BOXES, OR PULL BOXES TO BE PLACED OVER WATER FITTINGS. 8. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICTS THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT THE DEVELOPER OR ENGINEERS EXPENSE. 9. LOCATE WIRE & PDS INSTALLED WITH WATER MAIN. LOCATE WIRE & PDS INSTALLED WITH WATER MAIN.
13. WATER PRESSURES: XXX PSI STATIC & XXX PSI RESIDUAL.



**WATER PLAN**

**FISHER ARNOLD**  
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**WATER PLAN**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHON DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC.  
ARKANSAS - 248

CLIENT:  
KENNY JACKSON

REVISIONS

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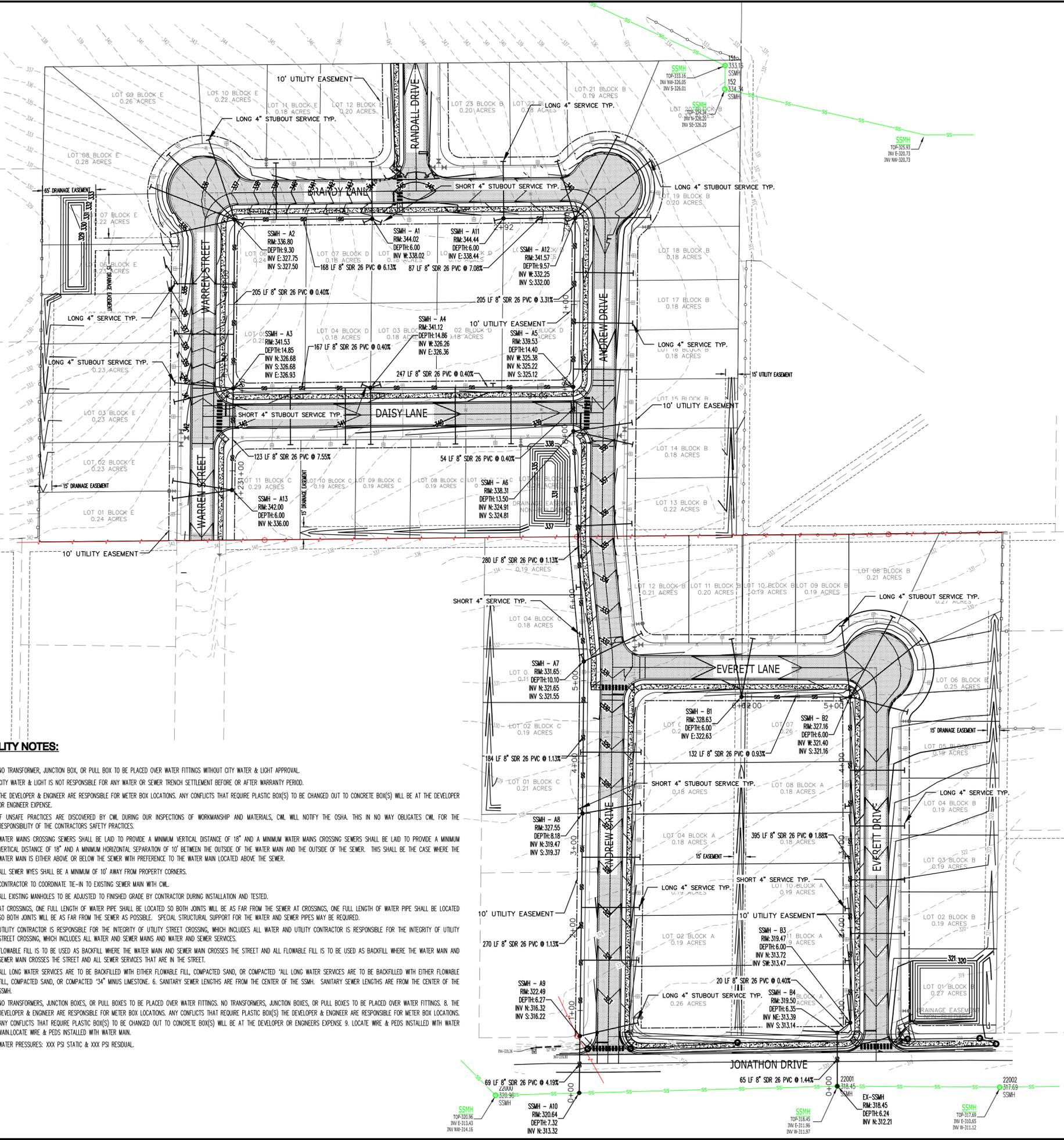
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1"=60'

DATE  
10-20-21

DRAWING NO.



- LEGEND:**
- PROPOSED SANITARY SEWER
  - SS — EXISTING SEWER LINE
  - W — PROPOSED WATER LINE
  - PROPOSED SEWER MANHOLE

**UTILITY NOTES:**

1. NO TRANSFORMER, JUNCTION BOX, OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CITY WATER & LIGHT APPROVAL.
2. CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
3. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICTS THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT THE DEVELOPER OR ENGINEER EXPENSE.
4. IF UNSAFE PRACTICES ARE DISCOVERED BY CML DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CML WILL NOTIFY THE OSHA. THIS IN NO WAY OBLIGATES CML FOR THE RESPONSIBILITY OF THE CONTRACTOR'S SAFETY PRACTICES.
5. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" AND A MINIMUM HORIZONTAL SEPARATION OF 10" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER.
6. ALL SEWER WYES SHALL BE A MINIMUM OF 10' AWAY FROM PROPERTY CORNERS.
7. CONTRACTOR TO COORDINATE TIE-IN TO EXISTING SEWER MAIN WITH CML.
8. ALL EXISTING MANHOLES TO BE ADJUSTED TO FINISHED GRADE BY CONTRACTOR DURING INSTALLATION AND TESTED.
9. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
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11. FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
12. ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED "34" MANUS LIMESTONE. 6. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH.
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14. WATER PRESSURES: XXX PSI STATIC & XXX PSI RESIDUAL.

**QUANTITY NOTES:**

1. 17 SANITARY SEWER MANHOLE STRUCTURES
2. 2675 LF OF 8" SDR 26 PVC SEWER MAIN
3. 26 - 4" SCH 40 PVC LONG SEWER STUBOUT SERVICE
4. 19 - 4" SCH 40 PVC LONG SEWER SERVICE
5. 13 - 4" SCH 40 PVC SHORT SEWER STUBOUT SERVICE
6. 8 - 4" SCH 40 PVC SHORT SEWER SERVICE

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**SEWER PLAN**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHON DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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CLIENT:  
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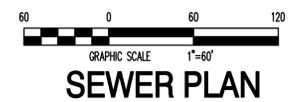
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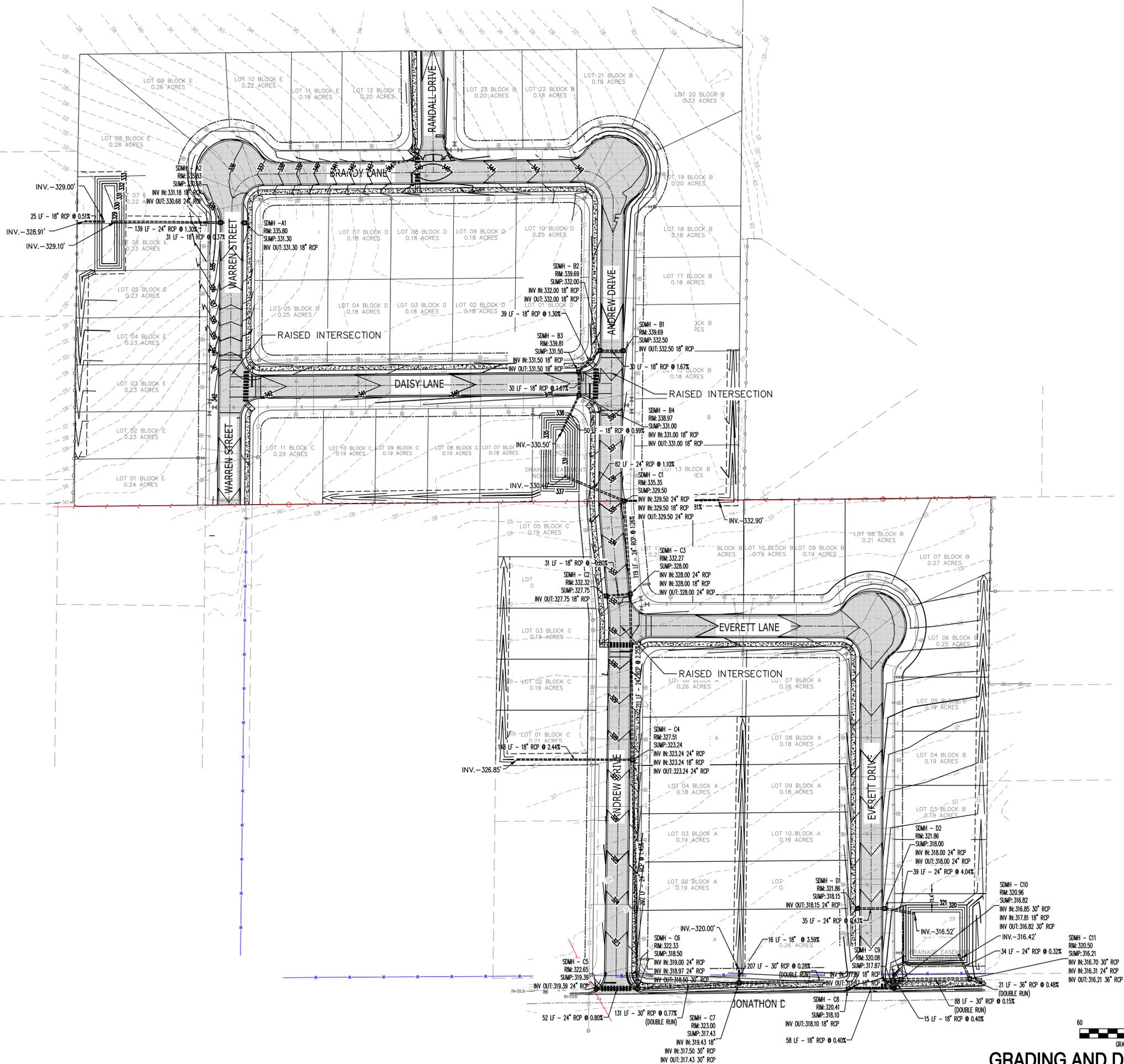
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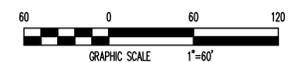
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**SEWER PLAN**



BASE OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)



**GRADING AND DRAINAGE**

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**GRADING AND DRAINAGE**

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JONESBORO, ARKANSAS



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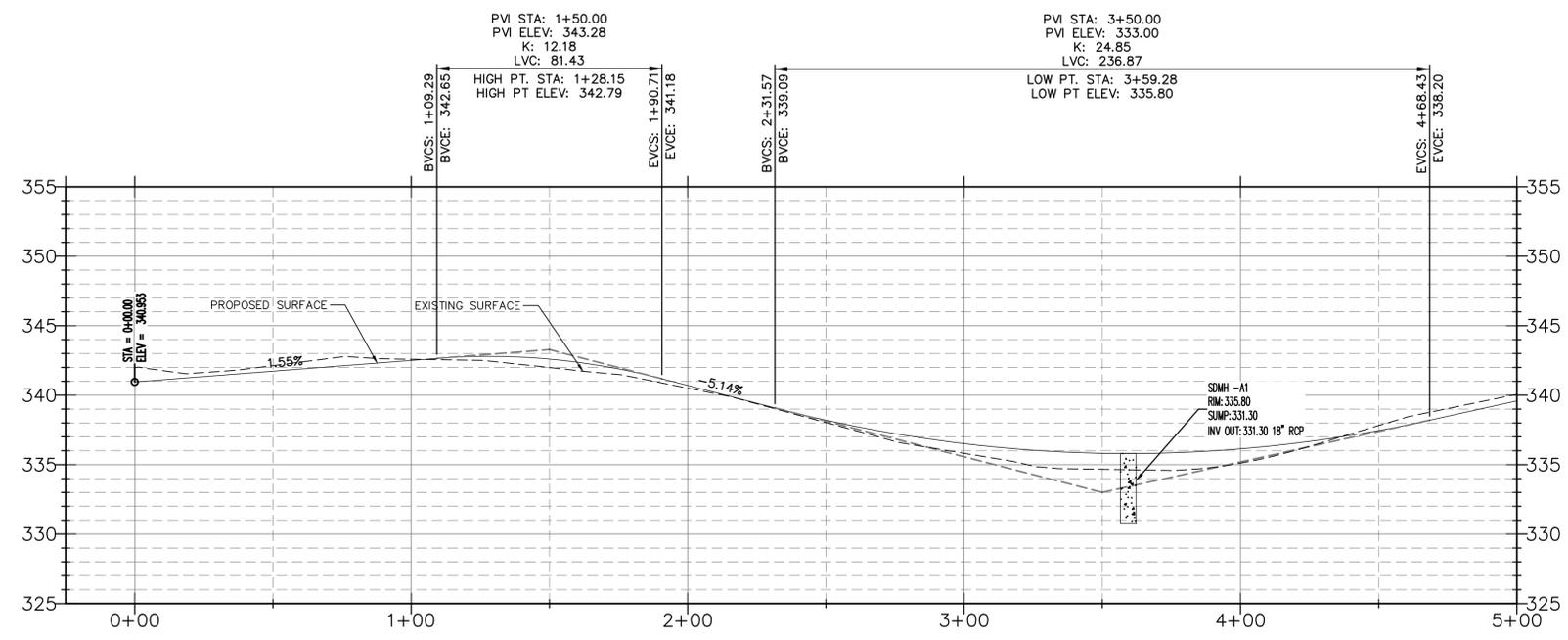
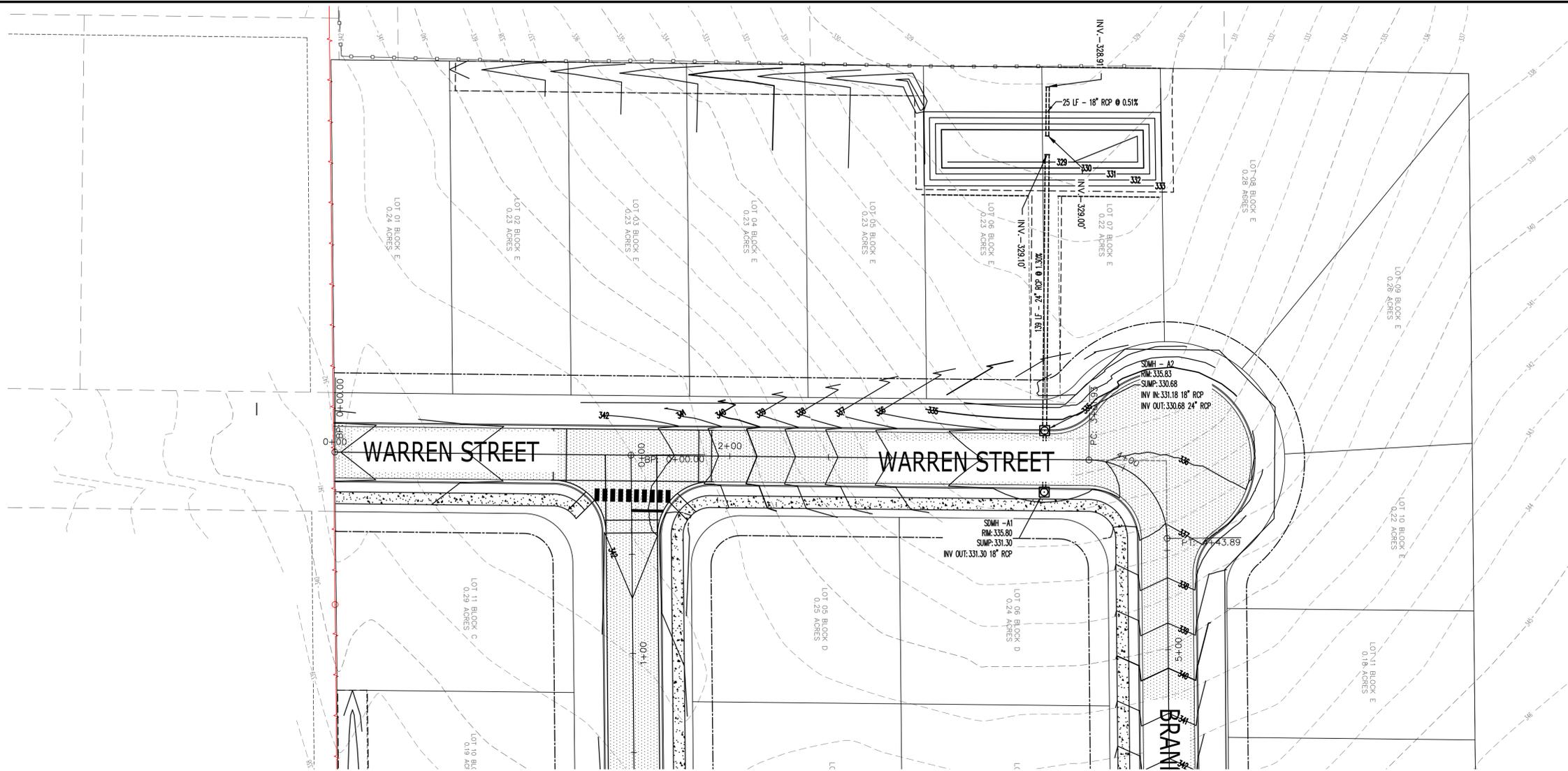
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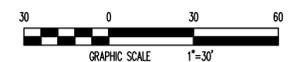
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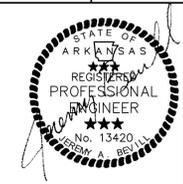
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# STREET PLAN & PROFILE

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JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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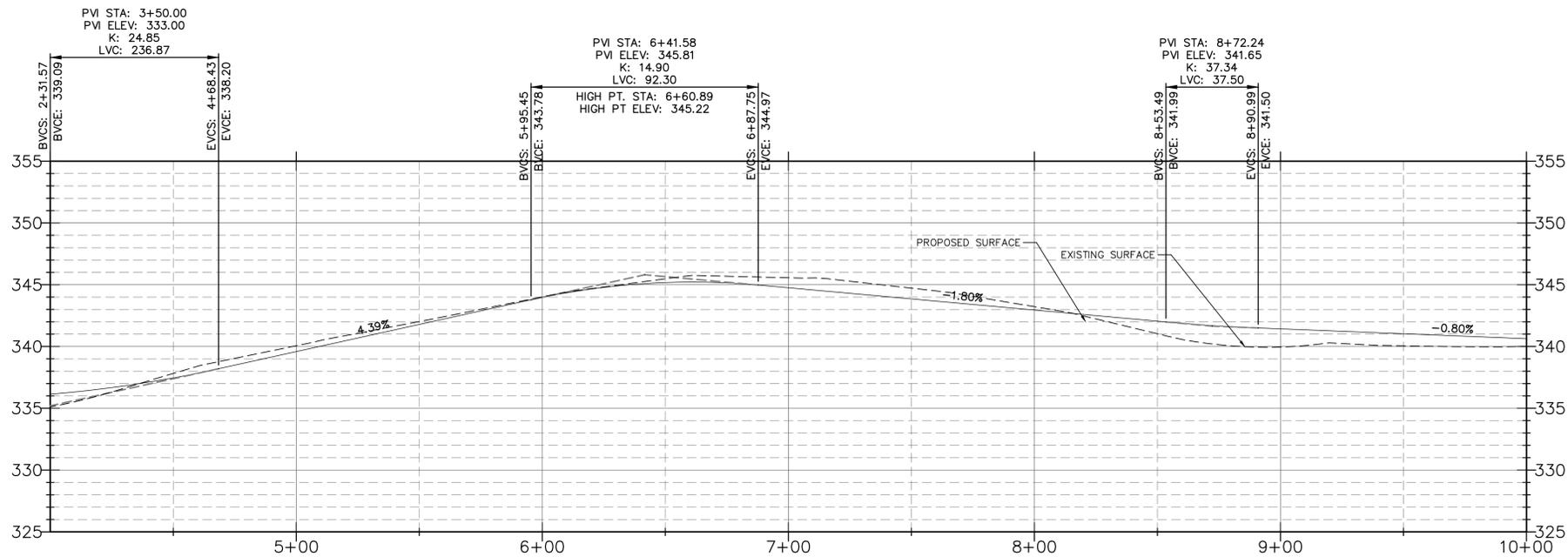
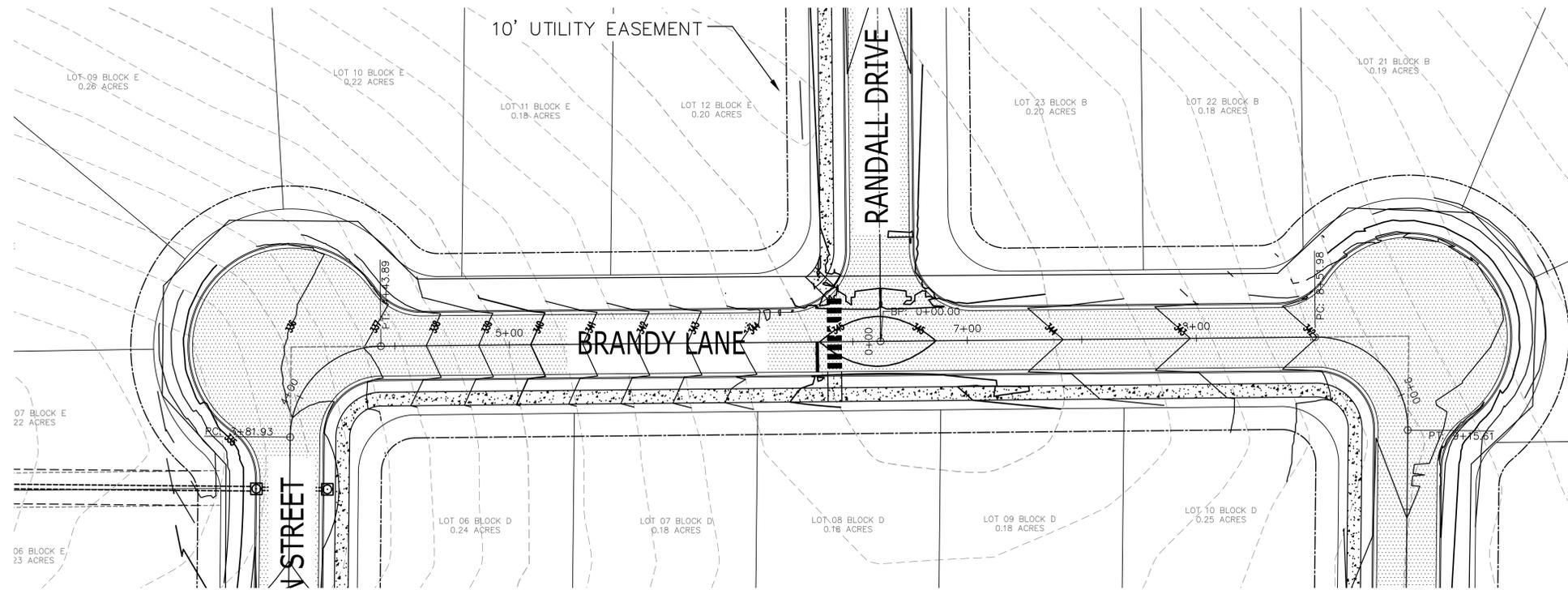
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# STREET PLAN & PROFILE

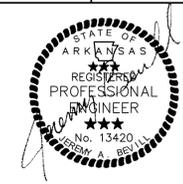


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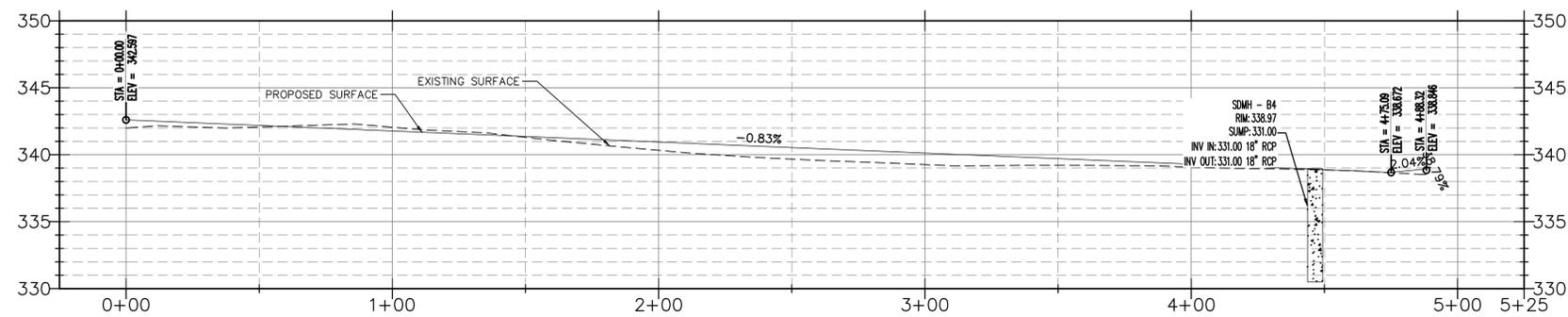
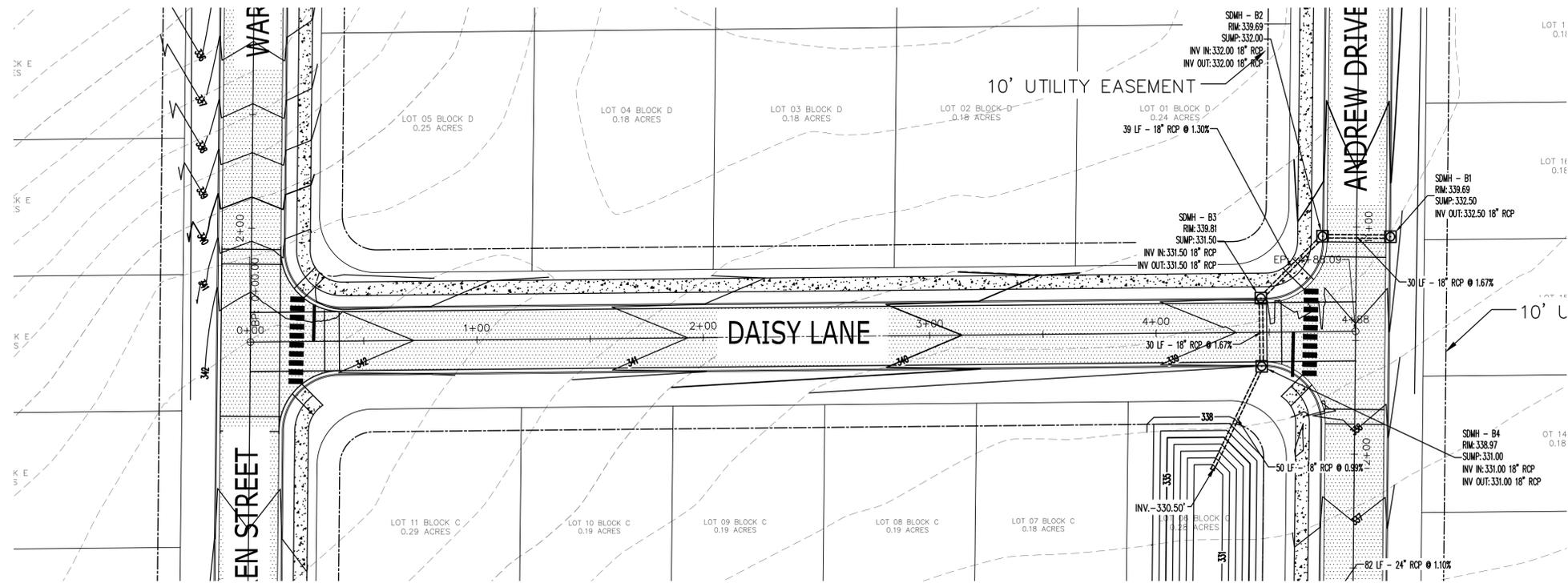
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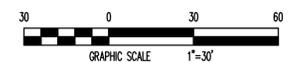
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**STREET PLAN & PROFILE**



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**STREET PLAN & PROFILE**

BASE OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83)

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**STREET PLAN & PROFILE**

JACKSON'S APPLE HILLS SUBDIVISION  
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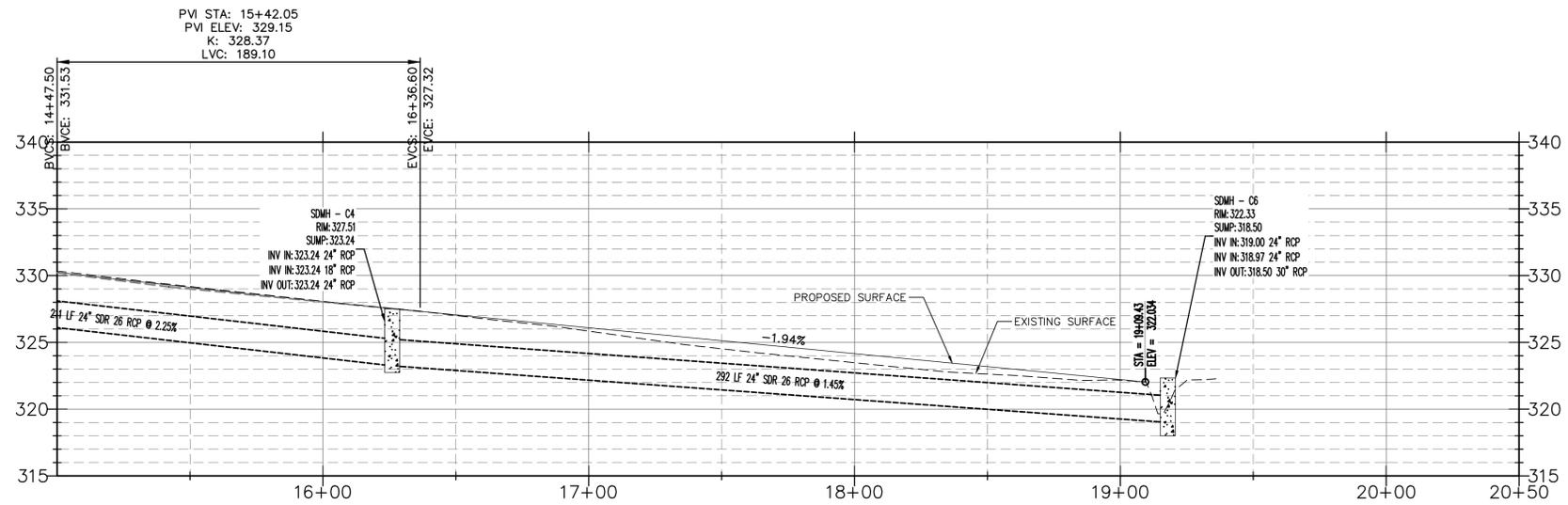
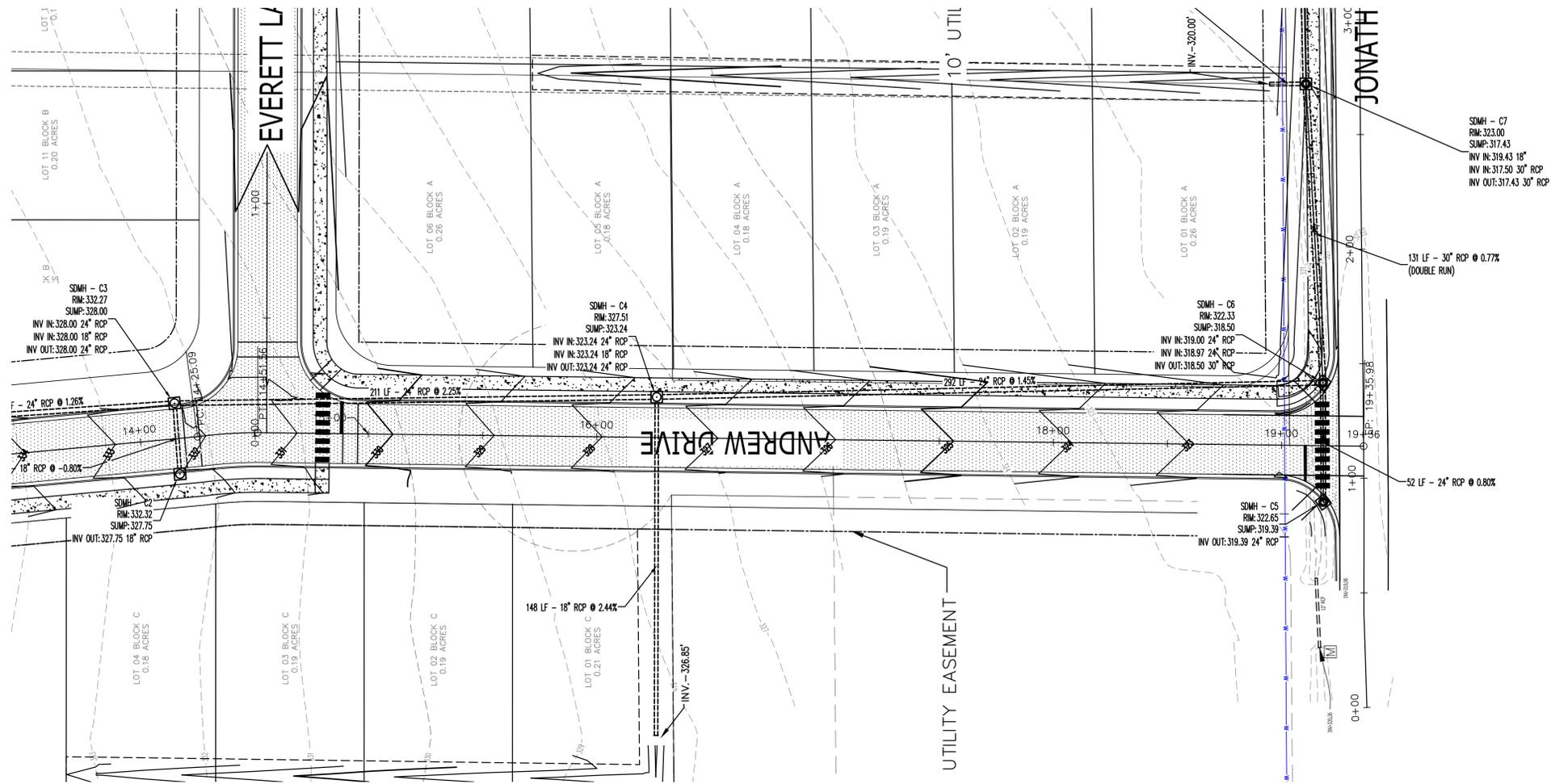
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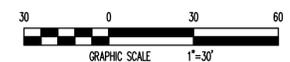
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JONATHAN DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



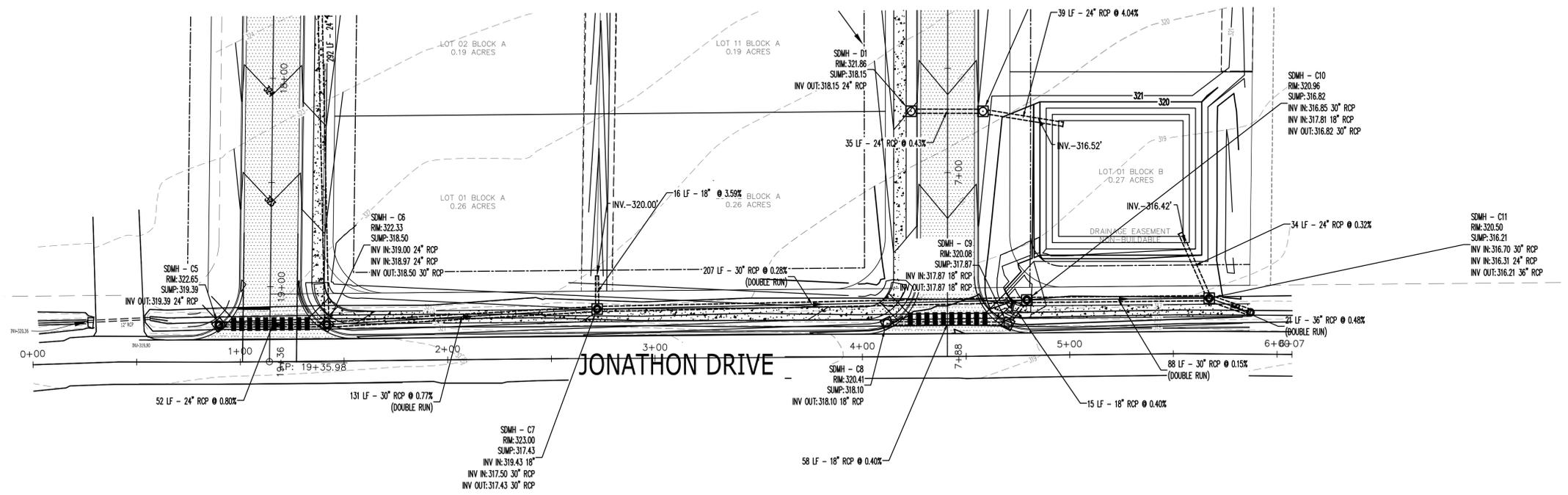
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**PIPE PLAN & PROFILE**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHON DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVELL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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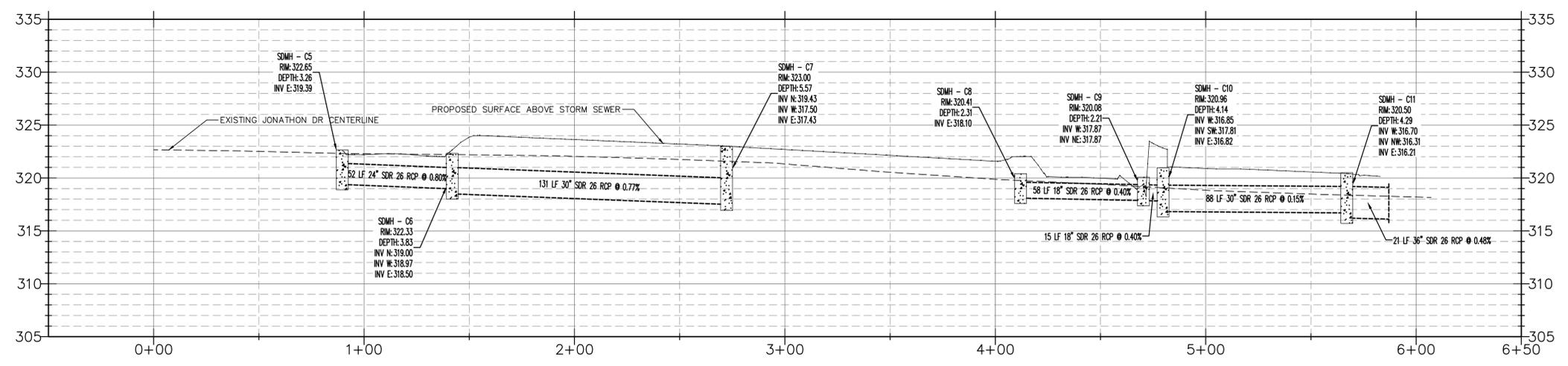
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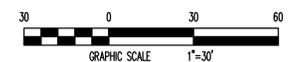
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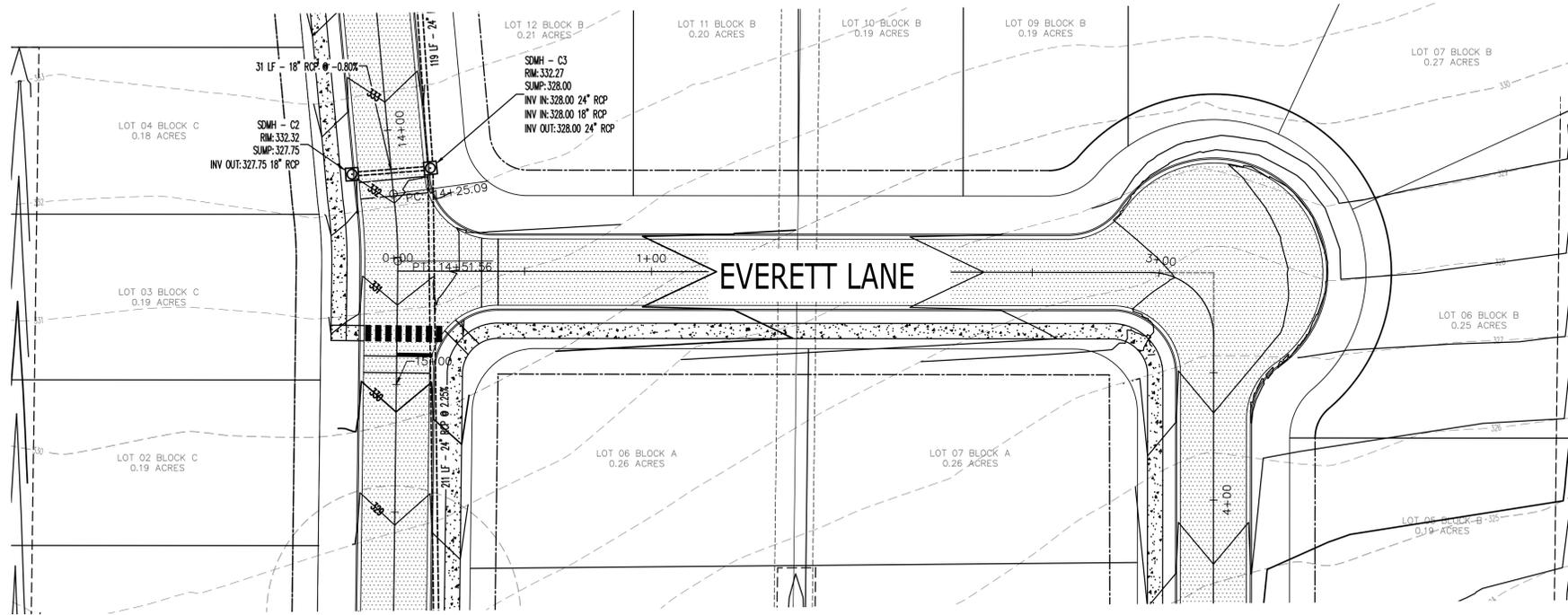
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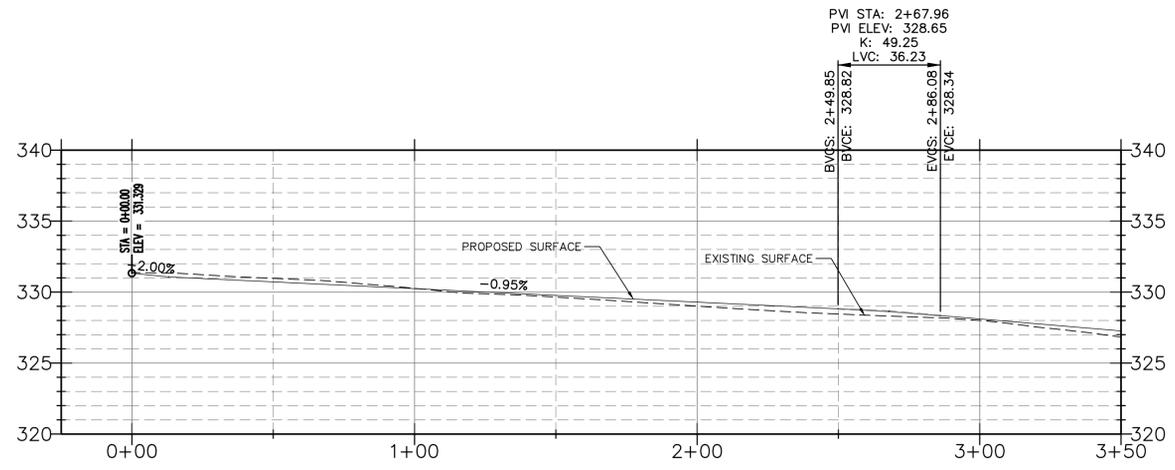
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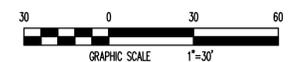
**PIPE PLAN & PROFILE**



BASED UP BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (GSD1)



VERTICAL SCALE 1:6  
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**STREET PLAN & PROFILE**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHAN DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVILL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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DATE	BY	DESCRIPTION

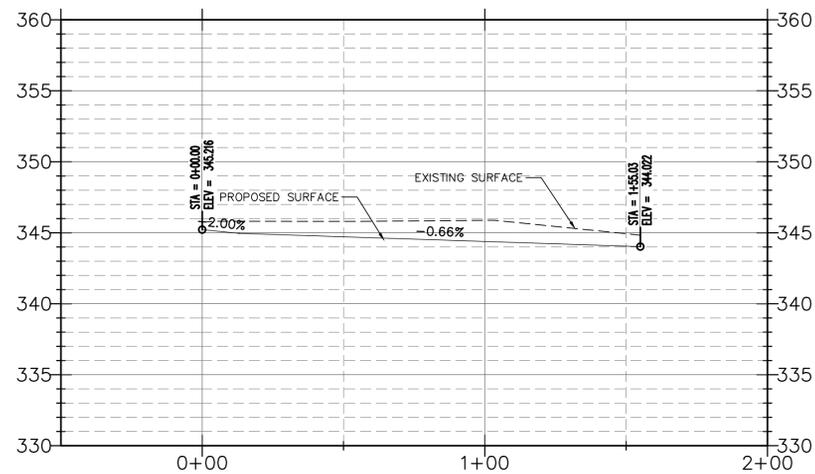
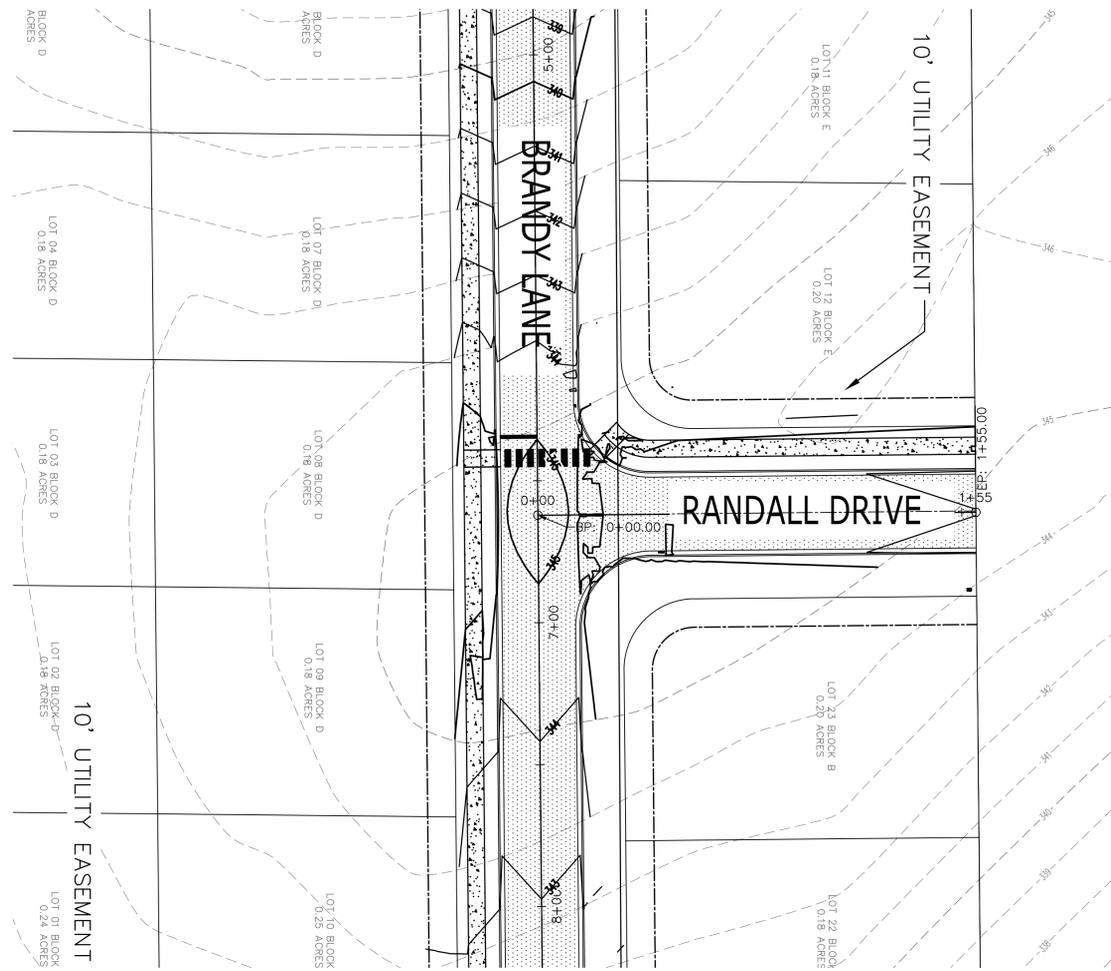
PROJECT NO.  
0002JB\_JS\_V5

DRAWN BY: JS      CHECKED BY: JAB

SHEET: C7.6      SCALE: 1"=30'  
DATE: 10-20-21      DRAWING NO.

**STREET PLAN & PROFILE**





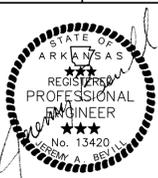
VERTICAL SCALE 1:6  
HORIZONTAL SCALE 1:30



**STREET PLAN & PROFILE**

**STREET PLAN & PROFILE**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHAN DRIVE  
JONESBORO, ARKANSAS



JEREMY A. BEVELL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC.  
ARKANSAS - 248

CLIENT:  
KENNY JACKSON

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.

0002JB\_JS\_V5

DRAWN BY: JS

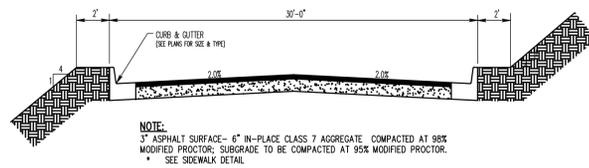
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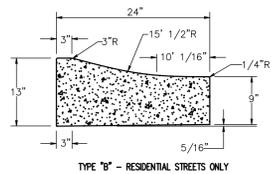
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DATE: 10-20-21

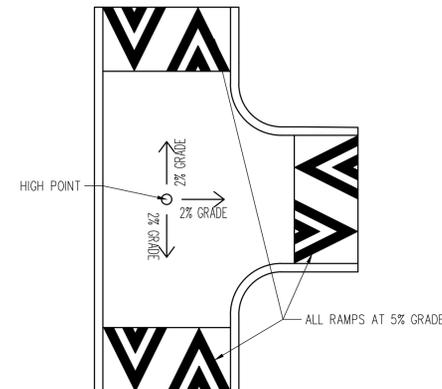
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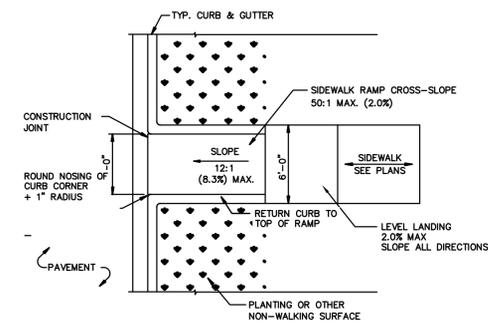
**1** TYPICAL STREET CROSS SECTION  
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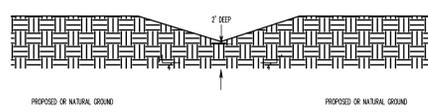
**2** MOUNTABLE CURB AND GUTTER  
N.T.S.



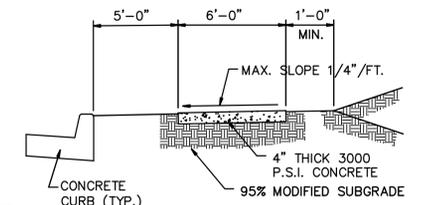
**3** TYPICAL RAISED INTERSECTION  
N.T.S.



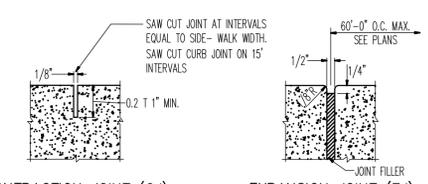
**4** SIDEWALK RAMP DETAIL  
N.T.S.



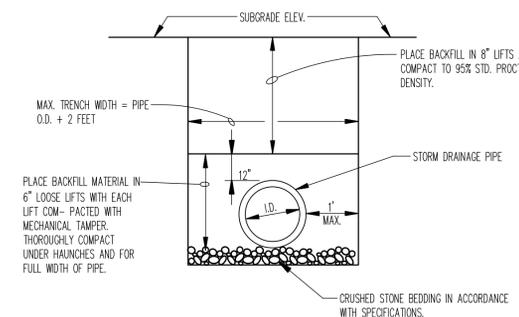
**5** V-BOTTOM DITCH (4 TO 1 SIDE SLOPES)  
N.T.S.



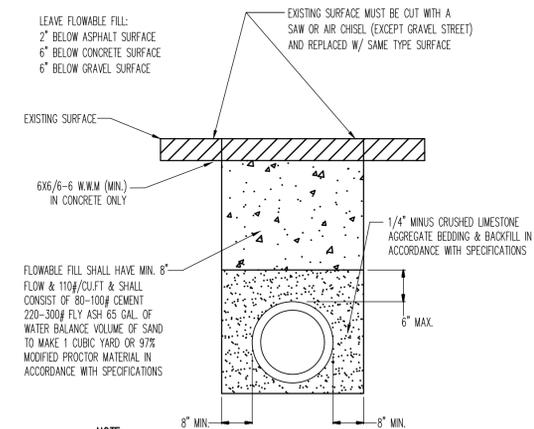
**6** 4" SIDEWALK CROSS SECTION  
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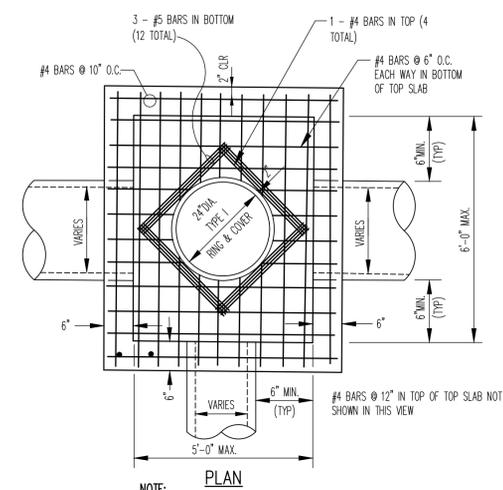
**7** JOINTS FOR CURB AND WALKS  
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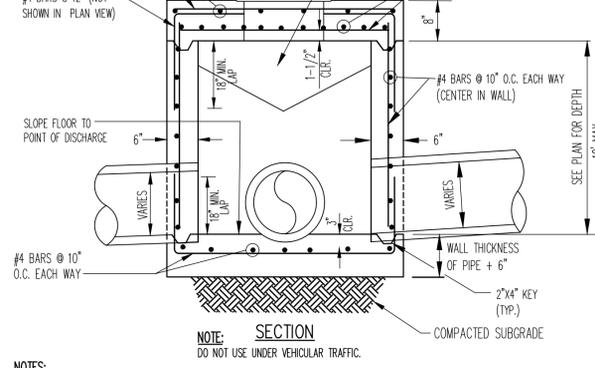
**8** PIPE TRENCH DETAIL AT LAWN / LANDSCAPE AREAS  
N.T.S.



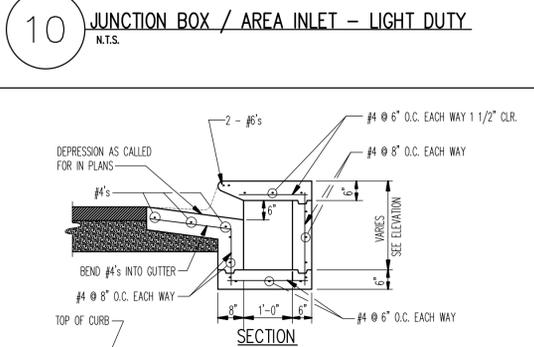
**9** PIPE TRENCH DETAIL AT EXISTING STREET OR PROPOSED PAVING  
N.T.S.



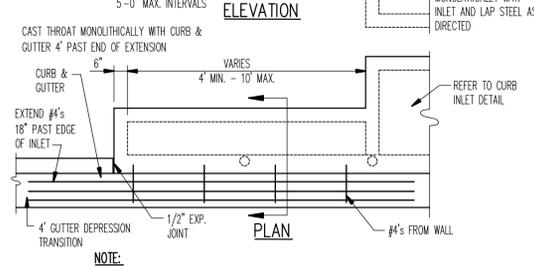
**10** JUNCTION BOX / AREA INLET - LIGHT DUTY  
N.T.S.



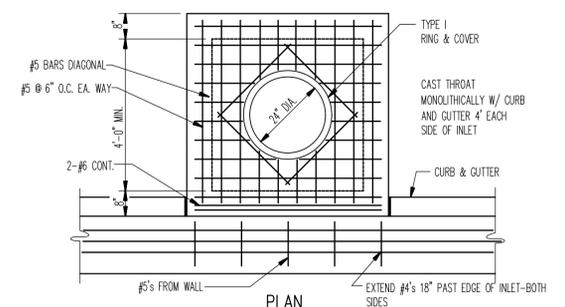
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N.T.S.



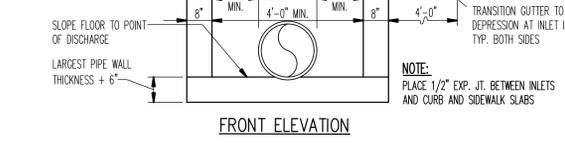
**11** CURB INLET EXTENSION  
N.T.S.



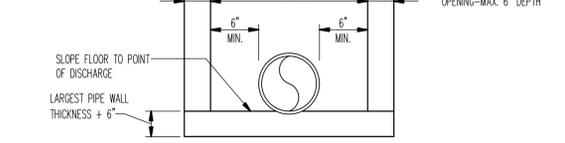
**11** CURB INLET EXTENSION  
N.T.S.



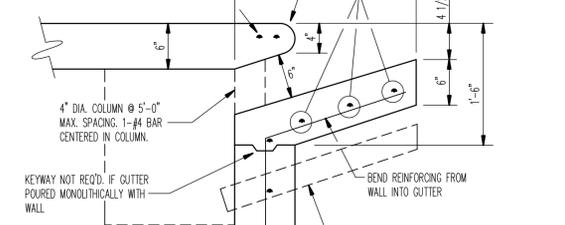
**12** TYPICAL CURB INLET  
N.T.S.



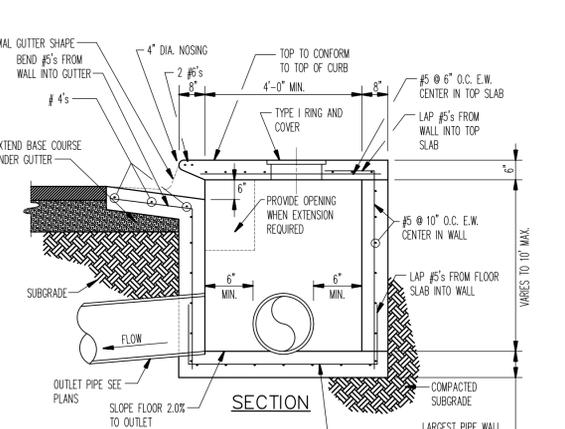
**12** TYPICAL CURB INLET  
N.T.S.



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



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



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

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



JEREMY A. BEVELL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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CLIENT:  
KENNY JACKSON

REVISIONS  
DATE BY DESCRIPTION

PROJECT NO:  
0002JB\_JS\_V5  
DRAWN BY:  
JIS  
CHECKED BY:  
JAB  
SHEET:  
C8.0  
SCALE:  
N.T.S.  
DATE:  
10-11-21  
DRAWING NO.:

**GENERAL NOTES:**

1. AFTER COMPLETION OF CONSTRUCTION THE NEW RUNOFF COEFFICIENT SHALL BE 0.80.
2. THE STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN ARE INTENDED TO MINIMIZE POLLUTANT LOADS OCCURRING IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE. THE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BEYOND THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND UNTIL 100% OF THE SITE HAS BEEN STABILIZED.
3. IMPLEMENTATION, INSTALLATION, APPLICATION AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH APPLICABLE STATE OR LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS.
4. ALL DISTURBED AREAS ARE TO BE STABILIZED.

**EROSION AND SEDIMENT CONTROL NOTES:**

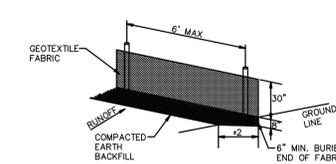
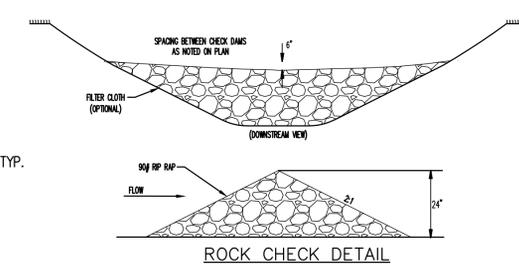
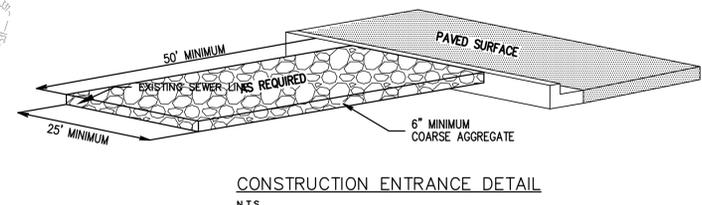
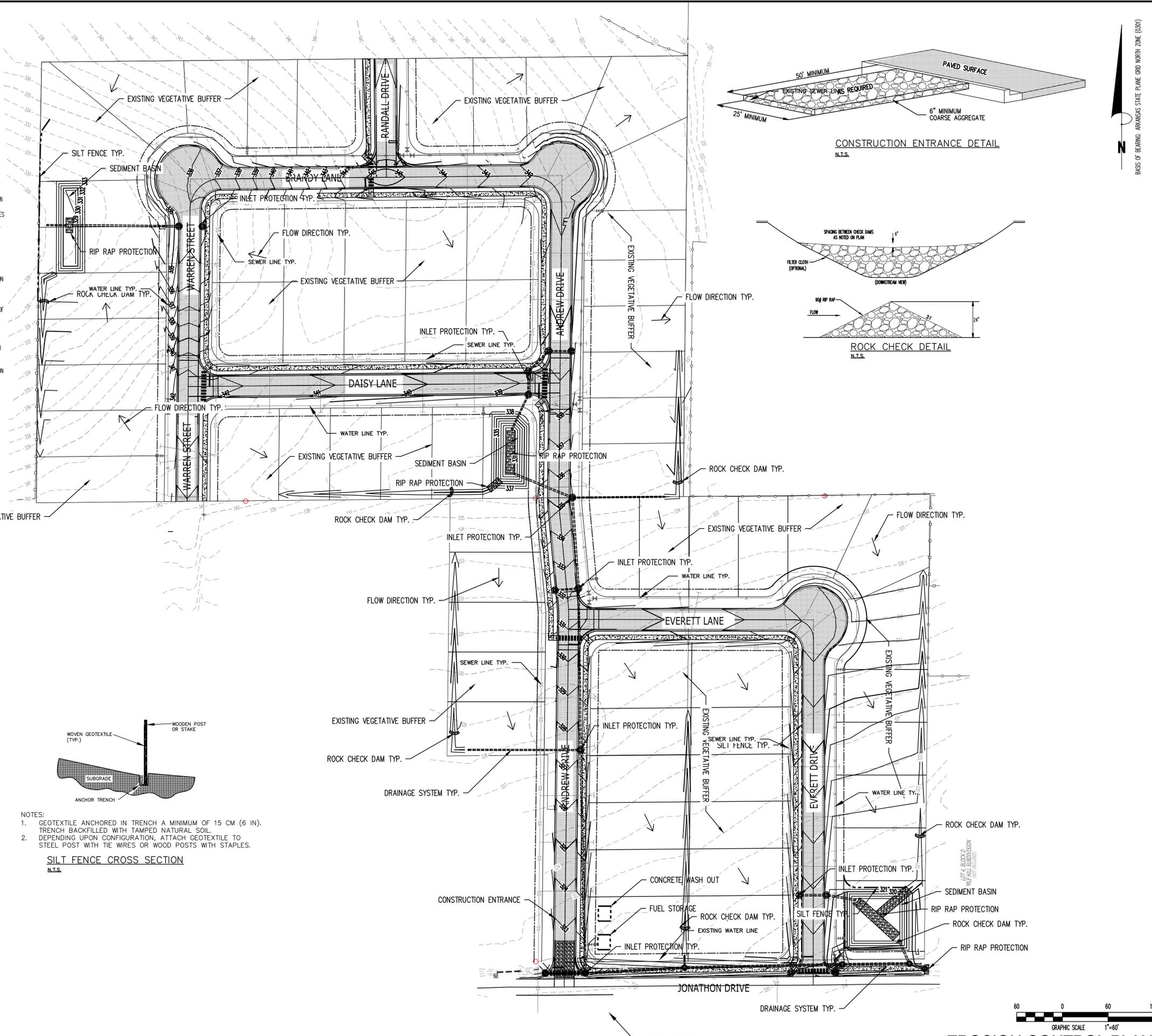
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES ON SITE AND AT LEAST 20' FROM THE DISTURBED AREAS.

**GENERAL NOTES: EROSION BALES**

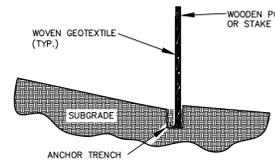
1. DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES, AS EROSION CHECKS IN DITCHES, AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATORS FOR HIGH VELOCITY RUNOFF.
2. CONSTRUCTION: BALES SHALL BE LAID TO MAINTAIN TIGHT JOINTS. EROSION BALES WILL NOT FILTER SEDIMENT OUT OF WATER IF THE WATER IS ALLOWED TO FLOW BETWEEN, AROUND, OR UNDERNEATH THE BALES. THE BALES SHOULD BE ENTRENCHED 6 INCHES AND ANCHORED SECURELY.
3. MAINTENANCE: EROSION BALES REQUIRE FREQUENT INSPECTION AS THEY DETERIORATE QUICKLY AND MAY NEED TO BE REPLACED. WHEN NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE SPREAD, SEED, AND MULCHED WITH THE EROSION BALES AS APPROVED BY COR.
4. HAY BALES ARE A TEMPORARY MEASURE ONLY. THEY SHALL BE INSTALLED, REPAIRED OR REPLACED AT THE DIRECTION OF COR.

**MAINTENANCE AND OPERATION NOTES:**

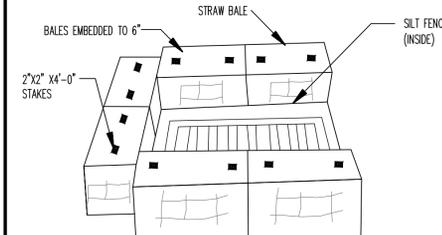
1. AN INSPECTION SHALL BE MADE EVERY 7 DAYS.
2. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) WILL BE RECORDED.
3. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALES.



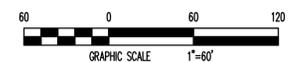
**SILT FENCE NOTES:**  
GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.



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



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



**EROSION CONTROL PLAN**

**FISHER ARNOLD**  
ENGINEERING INTEGRATION  
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870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

**EROSION CONTROL PLAN**

JACKSON'S APPLE HILLS SUBDIVISION  
JONATHON DRIVE  
JONESBORO, ARKANSAS



JERRY A. BEVILL - CIVIL ENGINEER  
ARKANSAS - PE # 13420



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PROJECT NO.  
0002JB\_JS\_V5  
DRAWN BY  
JS  
CHECKED BY  
JAB  
SHEET  
C9.0  
SCALE  
1"=60'  
DATE  
10-18-21  
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