

# THE LINKS AT JONESBORO

## PHASE II

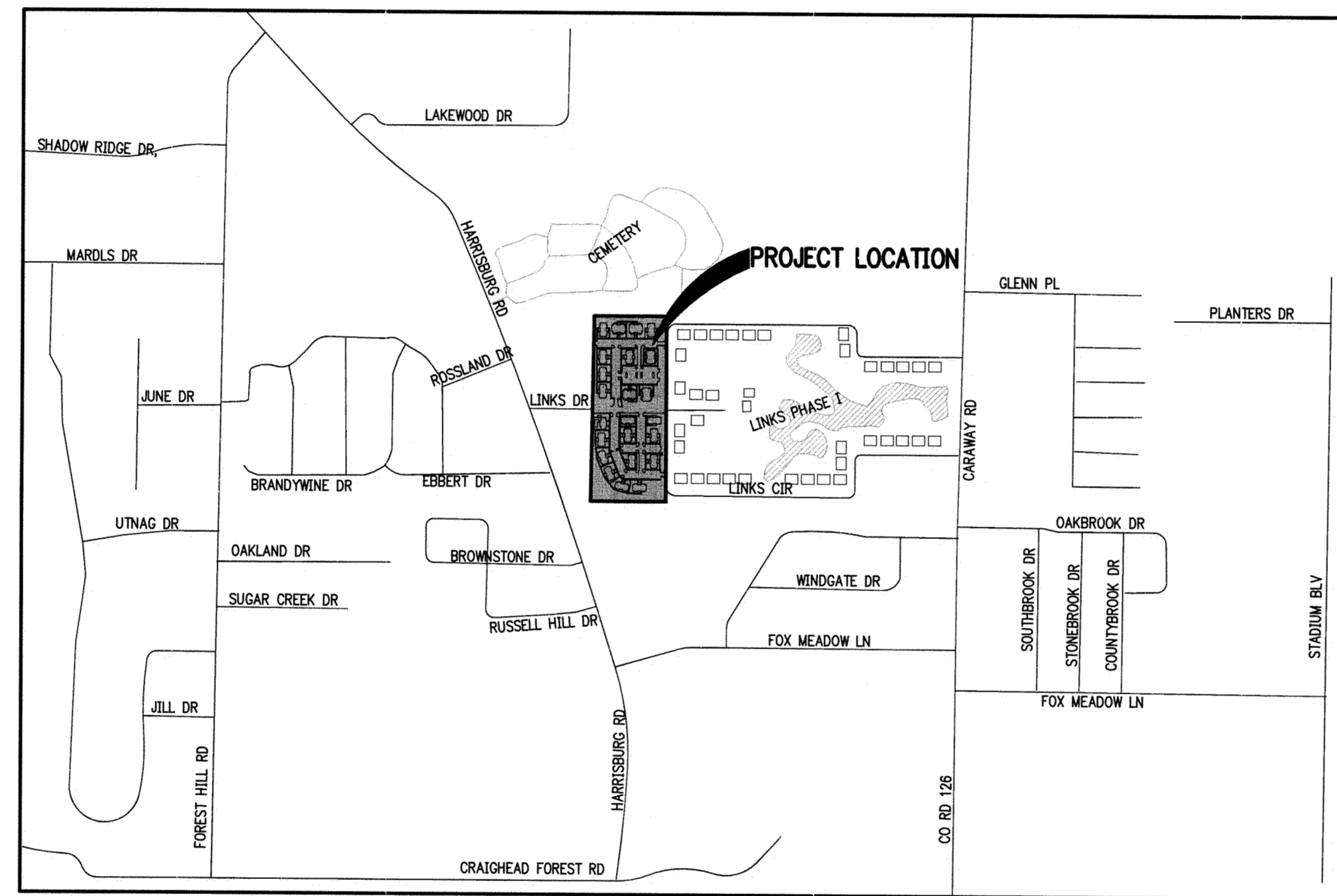
### JONESBORO, ARKANSAS

#### LEGEND (EXISTING)

SYMBOLS	LINEWORK
○	EASEMENT
☆	—————
○	—————
□	CURB
○	—————
□	INTERMEDIATE CONTOUR 1206
○	—————
○	INDEX CONTOUR 1205
○	—————
○	SANITARY SEWER LINE SS
○	—————
○	GAS VALVE G
○	—————
○	GAS LINE
○	—————
○	WATER LINE (SPECIFY SIZE & TYPE) W
○	—————
○	UNDERGROUND TELEPHONE UGT
○	—————
○	UNDERGROUND TELEPHONE UGE
○	—————
○	UNDERGROUND ELECTRIC
○	—————
○	OVERHEAD ELECTRIC OHE
○	—————
○	UNDERGROUND TELEVISION UGTV
○	—————
○	OVERHEAD TELEVISION OHTV
○	—————
○	CHAIN LINK FENCE X
○	—————
○	WOOD FENCE //
○	—————
○	BARBED WIRE FENCE X
○	—————
○	FIBER OPTIC FO
○	—————
○	RIGHT OF WAY
○	—————
○	ROAD CENTERLINE
○	—————

#### LEGEND (PROPOSED)

SYMBOLS	LINEWORK
○	EASEMENT
☆	—————
○	CURB
□	—————
○	INTERMEDIATE CONTOUR 1206
○	—————
○	INDEX CONTOUR 1205
○	—————
○	SANITARY SEWER LINE SS
○	—————
○	GAS VALVE G
○	—————
○	GAS LINE
○	—————
○	WATER LINE W
○	—————
○	UNDERGROUND TELEPHONE UGT
○	—————
○	UNDERGROUND TELEPHONE UGE
○	—————
○	UNDERGROUND ELECTRIC
○	—————
○	OVERHEAD ELECTRIC OHE
○	—————
○	UNDERGROUND TELEVISION UGTV
○	—————
○	OVERHEAD TELEVISION OHTV
○	—————
○	CHAIN LINK FENCE X
○	—————
○	WOOD FENCE //
○	—————
○	BARBED WIRE FENCE X
○	—————
○	BUILDING SET BACK
○	—————
○	RIGHT OF WAY
○	—————
○	PROPERTY LINE
○	—————
○	ROAD CENTERLINE
○	—————



VICINITY MAP  
NTS



**NOTIFICATION OF LIMITED SERVICES**  
CRAFTON, TULL, SPARKS & ASSOCIATES, INC. (CTSA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES ON ALL OR A PORTION OF THE WORK INDICATED ON THESE DRAWINGS.  
THEREFORE, THE CTSA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT THE CTSA ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION AND ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREFROM AND THE EFFECTS THOSE CHANGES MAY HAVE ON ANY AND ALL RELATED TRADES OR CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT, EXCEPT AS SPECIFICALLY REQUIRED IN THE CTSA'S SERVICES AGREEMENT WITH THE OWNER.

**ENGINEER'S NOTICE TO CONTRACTOR**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

**SAFETY NOTICE TO CONTRACTOR**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.  
THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

**OWNERSHIP OF DOCUMENTS**  
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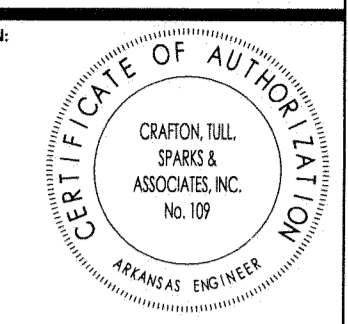


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C-502	SITE DETAILS
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C-508	EROSION CONTROL DETAILS
C-509	EROSION CONTROL DETAILS
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#### COVER SHEET; GENERAL NOTES

- ENGINEER'S NOTICE TO CONTRACTOR: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.
- SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.
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- CONTRACTOR SHALL NOT CAUSE ANY INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL NOT DISRUPT ACCESS TO ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CRAFTON TULL SPARKS FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED ON THE PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- CRAFTON, TULL, SPARKS & ASSOCIATES, INC. (CTSA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES ON ALL OR A PORTION OF THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTSA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CTSA ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION AND ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREFROM AND THE EFFECTS THOSE CHANGES MAY HAVE ON ANY AND ALL RELATED TRADES OR CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT, EXCEPT AS SPECIFICALLY REQUIRED IN THE CTSA'S SERVICE AGREEMENT WITH THE OWNER.



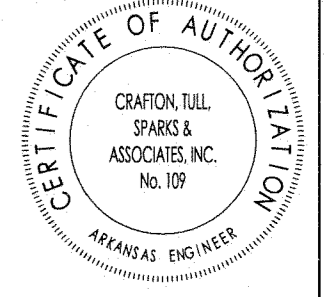
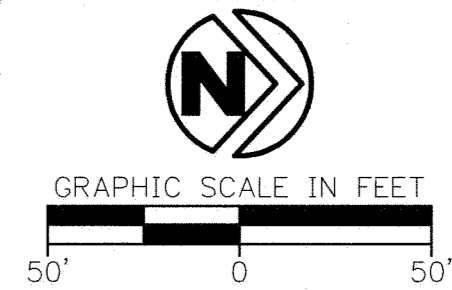
#### THE LINKS AT JONESBORO PHASE II JONESBORO, ARKANSAS

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PROJECT NO. 098055-00  
ISSUE DATE: 11/25/09  
CONTACT: J.KELSO  
CHECKED BY: JERRY J. KELSO  
**ISSUED FOR REVIEW**  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 6407  
JERRY J. KELSO

**SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
7. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.



CERTIFICATE OF AUTHORIZATION:

THE LINKS AT JONESBORO  
PHASE II  
JONESBORO, ARKANSAS

Key Plan

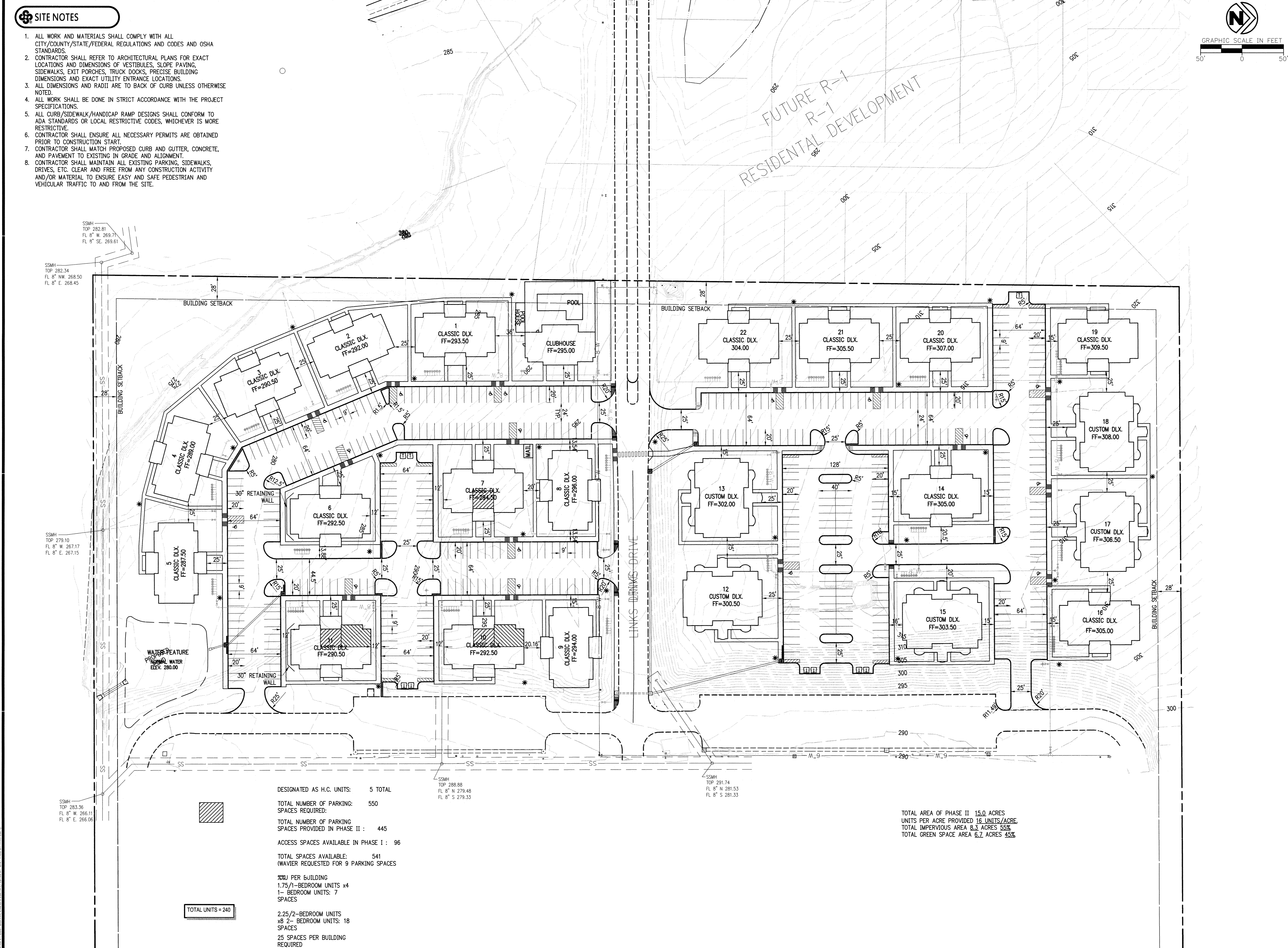
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SITE PLAN



DESIGNATED AS H.C. UNITS:	5 TOTAL
TOTAL NUMBER OF PARKING SPACES REQUIRED:	550
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PHASE II :	445
ACCESS SPACES AVAILABLE IN PHASE I :	96
TOTAL SPACES AVAILABLE:	541
(WAVIER REQUESTED FOR 9 PARKING SPACES)	
UNITS PER BUILDING	
1.75/1-BEDROOM UNITS x4	
1- BEDROOM UNITS: 7	
SPACES	
2.25/2-BEDROOM UNITS	
x8 2- BEDROOM UNITS: 18	
SPACES	
25 SPACES PER BUILDING	
REQUIRED	

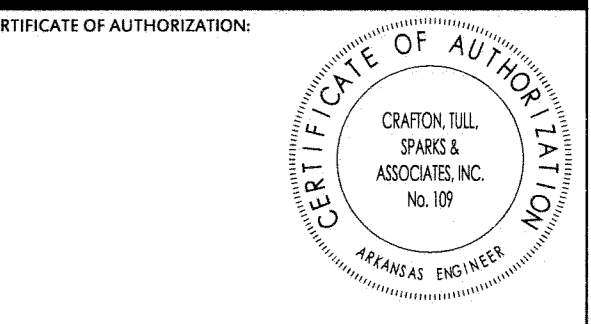
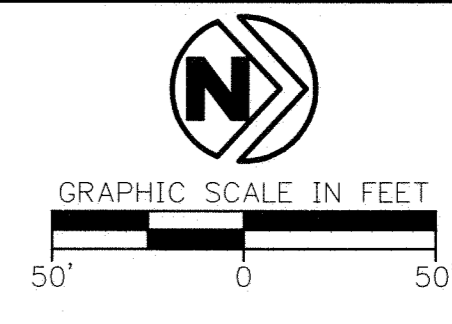
TOTAL AREA OF PHASE II 15.0 ACRES  
UNITS PER ACRE PROVIDED 16 UNITS/ACRE  
TOTAL IMPERVIOUS AREA 8.3 ACRES 55%  
TOTAL GREEN SPACE AREA 6.7 ACRES 45%

TOTAL UNITS = 240

2/26/10

**GRADING AND DRAINAGE NOTES**

- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKINGS, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND REPLACEMENT OF A FRENCH DRAIN SYSTEM.



**THE LINKS AT JONESBORO**  
**PHASE II**  
JONESBORO, ARKANSAS

Key Plan

No.	Description	Date

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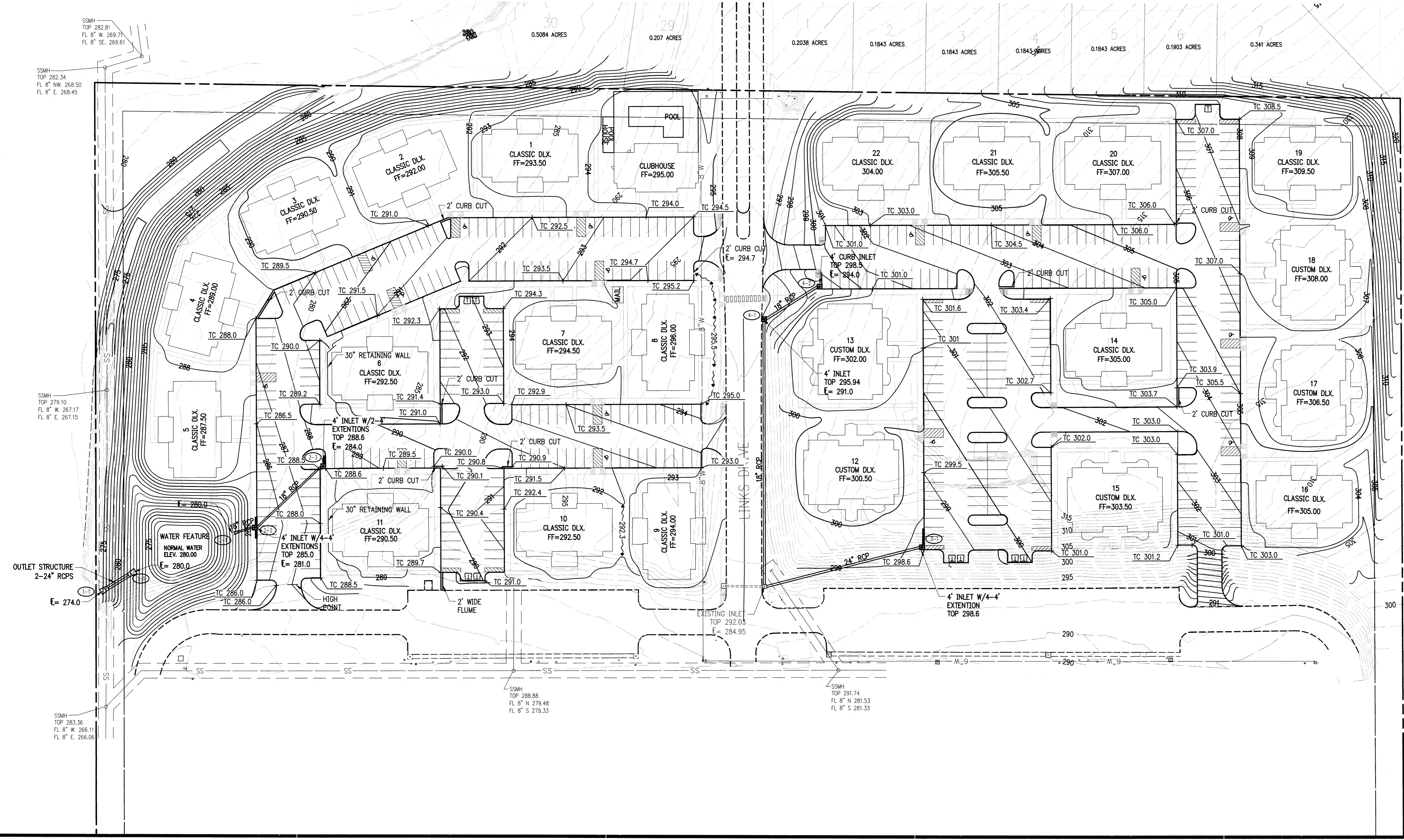
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GRADING PLAN

**C-102**

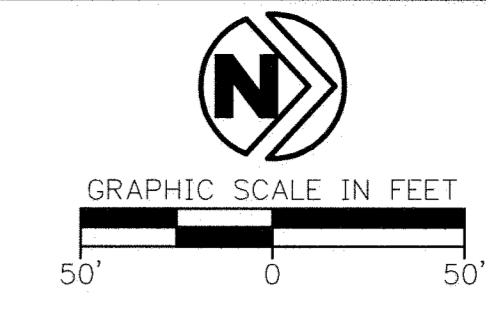


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**EROSION CONTROL LEGEND**

- |                                     |                                      |   |
|-------------------------------------|--------------------------------------|---|
| PS PERMANENT SEEDING                | LIMITS OF DRAINAGE SUB-BASIN         | TP1 BLOCK AND AGGREGATE INLET SEDIMENT FILTER           |
| TPS TEMPORARY PARKING AND STORAGE   | AV ANTI-VORTEX DEVICE                | TP5 GRAVEL AND WIRE MESH INLET SEDIMENT FILTER          |
| BOUNDARY LINE                       | CD ROCK CHECK DAM                    | TP6 GRAVEL CURB INLET SEDIMENT FILTER                   |
| RIGHT OF WAY LINE                   | CE TEMPORARY STONE CONSTRUCTION EXIT | SILT FENCE INLET PROTECTION                             |
| LIMITS OF DISTURBANCE               | DD TEMPORARY DIVERSION DITCH         | OP1 OUTLET PROTECTION RIP-RAP PAD (SEE SIZE THIS SHEET) |
| GRADE BREAK                         | DS DEWATERING SYSTEM / STRUCTURE     | ECL PERMANENT EROSION CONTROL LINING                    |
| CONTOUR ELEVATIONS                  | SF TEMPORARY SILT FENCE              | SB TEMPORARY SEDIMENT BASIN                             |
| STORM DRAIN                         | ST TEMPORARY SEDIMENT TRAP           |   |
| DIRECTION OF OVERLAND FLOW W/ GRADE |                                      |   |



10825 Financial Center Parkway, Suite 300  
Little Rock, Arkansas 72211

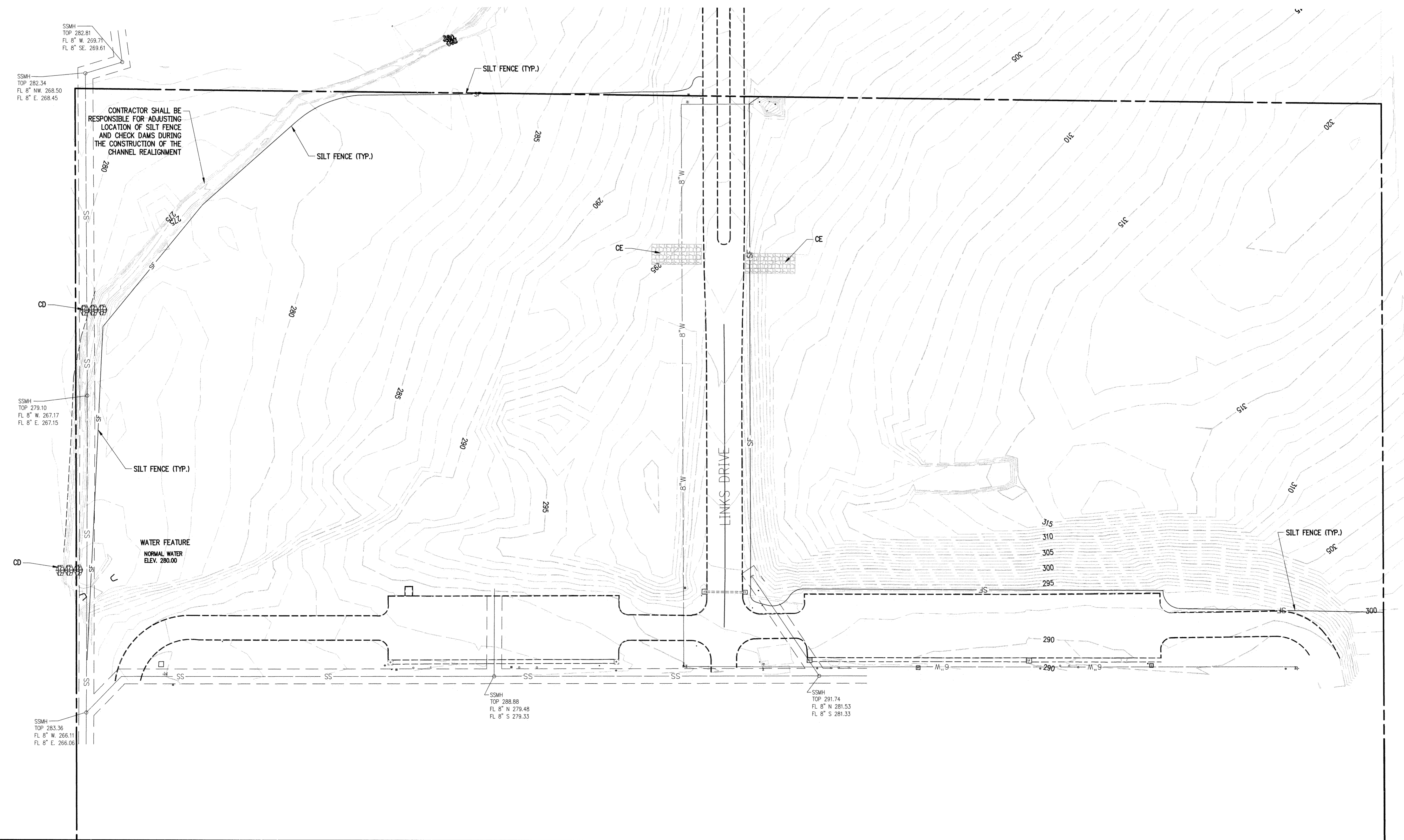
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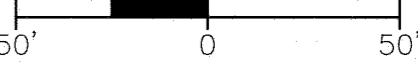
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EROSION CONTROL PLAN PHASE 1

2/26/10

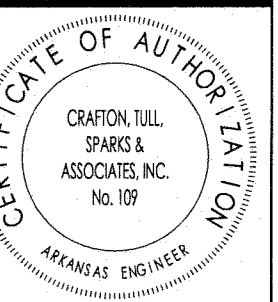


GRAPHIC SCALE IN FEET



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Little Rock, Arkansas 72211

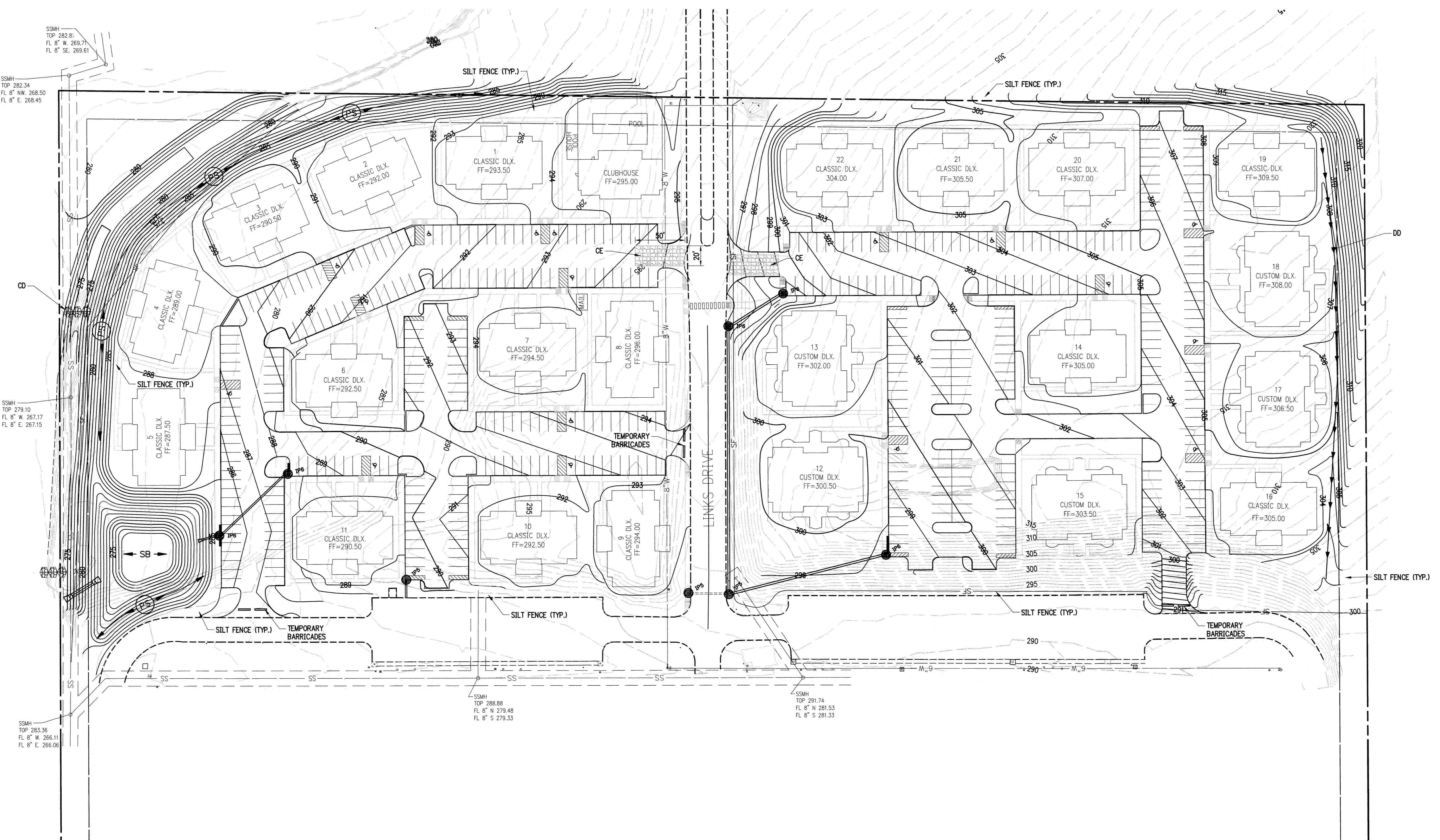
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### EROSION CONTROL LEGEND

- PS PERMANENT SEEDING
- TPS TEMPORARY PARKING AND STORAGE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- CONTOUR ELEVATIONS
- STORM DRAIN
- XX.X DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- AV ANTI-VORTEX DEVICE
- CD ROCK CHECK DAM
- CE TEMPORARY STONE CONSTRUCTION EXIT
- DD TEMPORARY DIVERSION DITCH
- DS DEWATERING SYSTEM / STRUCTURE
- SF TEMPORARY SILT FENCE
- ST TEMPORARY SEDIMENT TRAP
- IP1 BLOCK AND AGGREGATE INLET SEDIMENT FILTER
- IP3 GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
- IP5 GRAVEL CURB INLET SEDIMENT FILTER
- IP6 SILT FENCE INLET PROTECTION
- OP1 OUTLET PROTECTION RIP-RAP PAD (SEE SIZE THIS SHEET)
- ECL PERMANENT EROSION CONTROL LINING
- SB TEMPORARY SEDIMENT BASIN



### THE LINKS AT JONESBORO PHASE II JONESBORO, ARKANSAS

Key Plan

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 JERRY J. KEILSO

EROSION CONTROL  
PLAN PHASE 2 2/26/10

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