

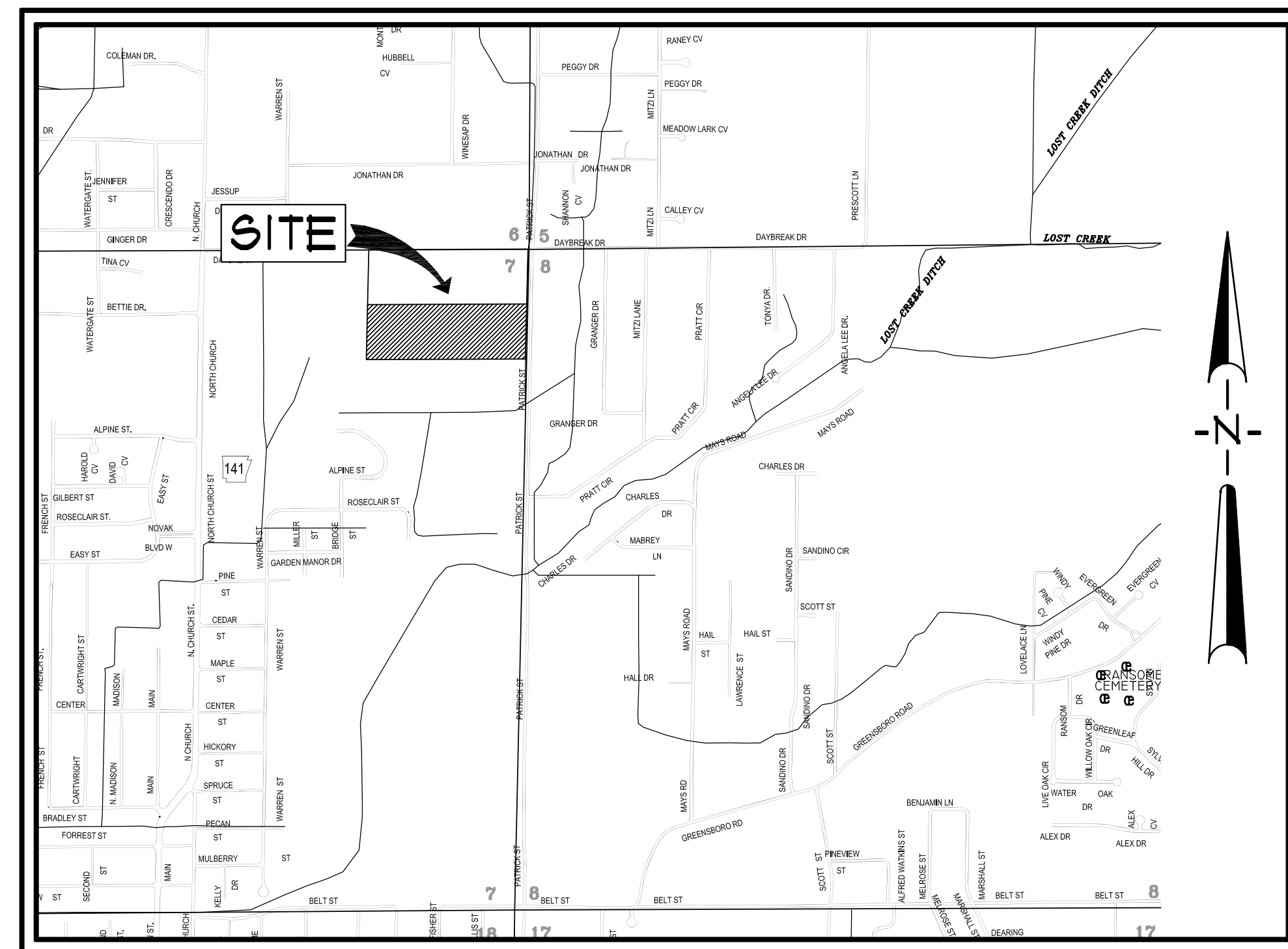
SITE DEVELOPMENT PLANS

EMERALD VILLAGE

LYING IN SECTION 7, TOWNSHIP 14 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
JONESBORO, ARKANSAS
FEBRUARY, 2016

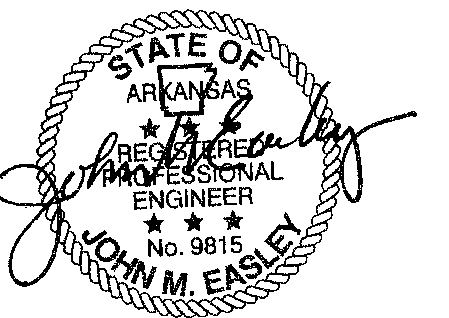
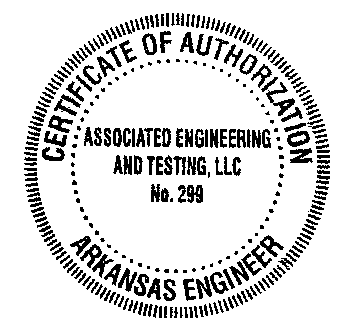
INDEX TO SHEETS

- 601 INDEX SHEET
- 602 AREA MAP
- 603 TOPOGRAPHIC MAP
- 604 RECORD FLAT
- 605 SITE PLAN
- 606 UTILITY PLAN
- 607 DRAINAGE PLAN
- 608 EROSION CONTROL PLAN
- 609 STREET PROFILES
- 610 STANDARD DETAILS
- 611 EROSION CONTROL DETAILS



VICINITY MAP

SCALE: 1" = 1000'



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

INDEX SHEET
EMERALD VILLAGE
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	CADD FILE	DATE	SHEET
2	04/26/16	REVISED PER MAPC COMMENTS - STREET NAMES	JME	JME				
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME				
DRAWN: CCH CHECKED: JME DATE: 01/28/16					SCALE: 1" = 1000' CADD FILE: 100-SDP-EX-DUGA-04140110004 SHEET: 601			

RESOURCE LIST

- CITY OF JONESBORO - PLANNING AND ZONING**
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
870-932-0406
- CITY OF JONESBORO - ENGINEERING**
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
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
870-933-8581, FAX: 870-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
870-930-3320
- CENTERPOINT ENERGY**
KEITH CRAIG - SERVICE TECHNICIAN
3015 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
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
870-933-8429 EXT. 212, FAX: 870-912-8141
DEANNA HORNBACK - MANAGER
JIMMY TANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

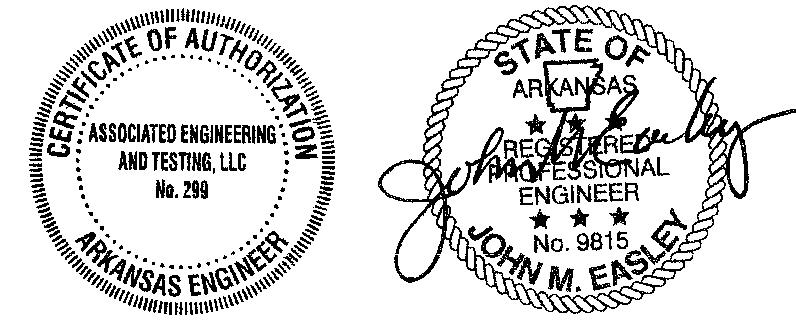
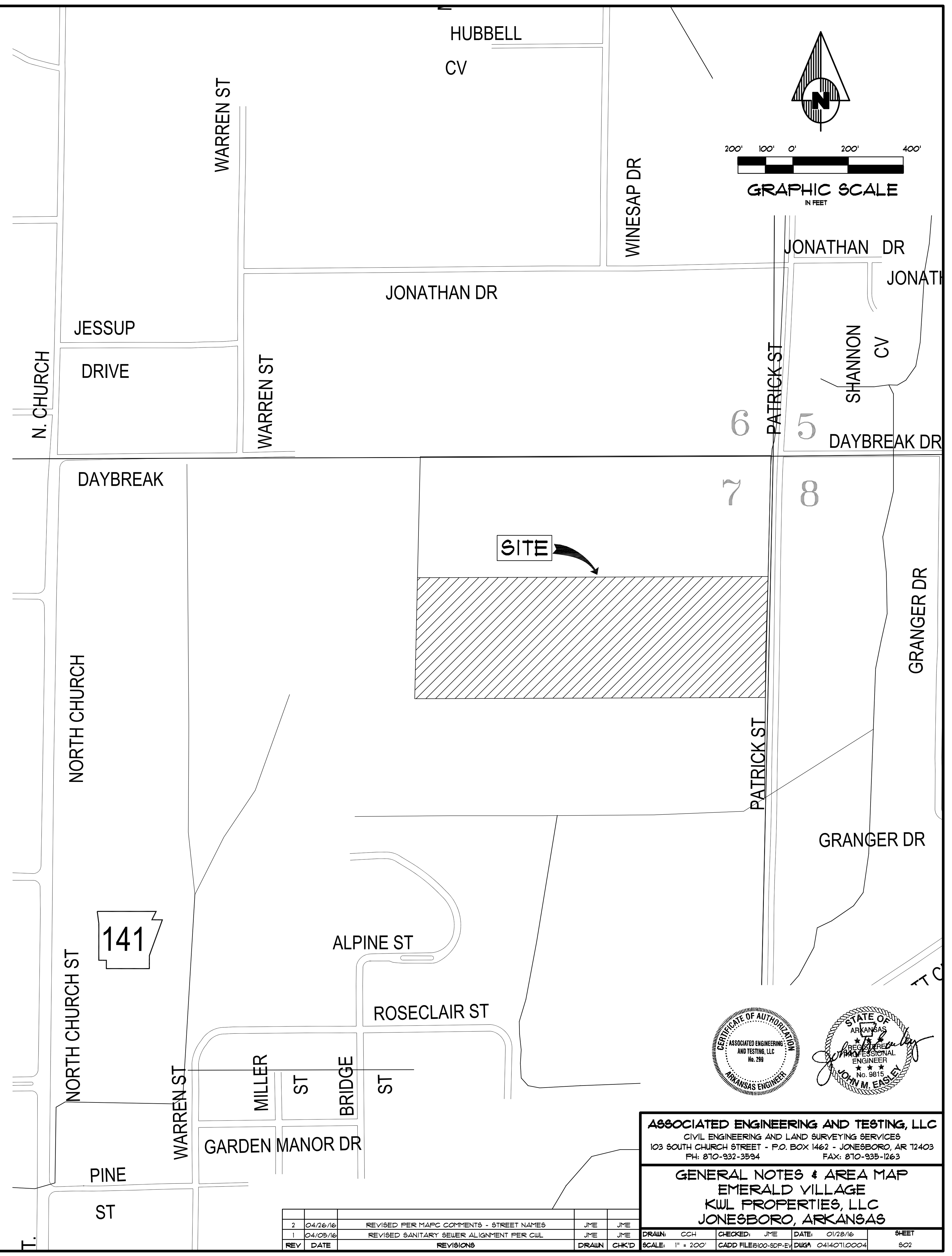
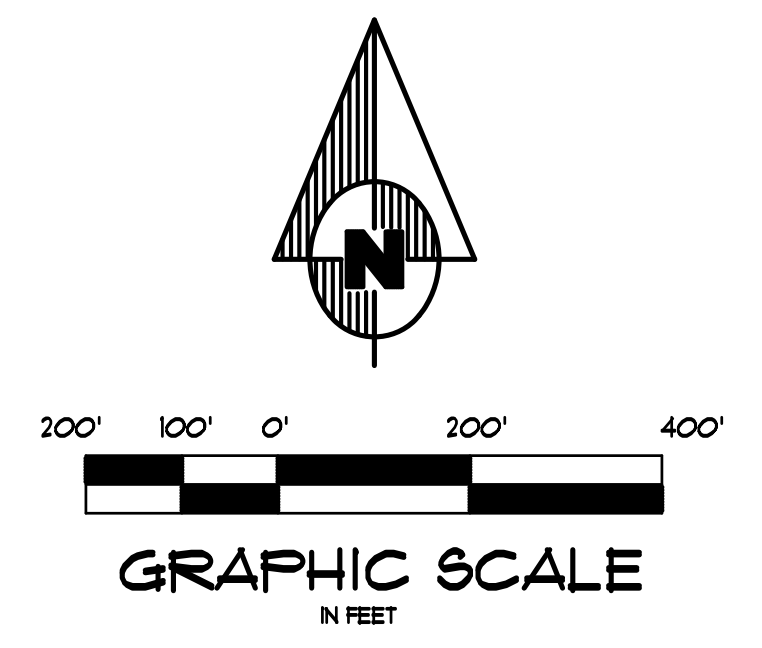
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 0503100044C, EFFECTIVE DATE - SEPTEMBER 21, 1991.
- SCREENING AND BUFFERING ARE AS SHOWN.
- EASEMENTS ARE AS SHOWN.
- COMMON OPEN SPACE AND AMENITIES ARE AS SHOWN.
- NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
- 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 COTTON PICKER SPINDLE IN THE SOUTH SIDE OF POWER POLE LOCATED APPROXIMATELY 180 FEET EAST AND 29 FEET NORTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY. **BENCHMARK #2** IS CHISELED SQUARE IN NORTH END OF 24" RCP LOCATED APPROXIMATELY 35 FEET WEST AND 31 FEET NORTH OF NORTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 281.38 (NAVD 88).

LEGEND

<ul style="list-style-type: none"> BOUNDARY LINE LOT LINES FOUND IRON PIPE FOUND COTTON-PICKER SPINDLE FOUND REBAR FOUND IRON PIPE W/ FL6 XXXX CAP CITY OF JONESBORO G.P.S. MONUMENT BENCH MARK R/W MONUMENT SET 1/4" IRON PIPE W/ FL6 #545 CAP EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE EXISTING SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER SERVICE LINE EXISTING WATER LINE PROPOSED WATER LINE EXISTING WATER METER PROPOSED WATER METER WATER VALVE 	<ul style="list-style-type: none"> FIRE HYDRANT VALVE BOX FIRE PROTECTION EXISTING OVERHEAD ELECTRICAL LINE EXISTING UNDERGROUND ELECTRICAL LINE ELECTRIC TRANSFORMER/ELECTRIC METER POWER POLE POWER JUNCTION COMM. BOX SIGN LIGHTS/FLOOR LIGHTS LIGHT POLE (SINGLE) LIGHT POLE (BACK-BACK) LIGHT POLE (3 # 30') EXISTING SANITARY SEWER MANHOLE TRAFFIC SIGNAL TRAFFIC LIGHT CONTROL TRAFFIC SIGNAL W/ POLE EXISTING OVERHEAD COMMUNICATION LINE EXISTING UNDERGROUND COMMUNICATION LINE TELEPHONE PEDESTAL EXISTING GAS LINE GAS METER EXISTING STORM WATER MANHOLE 	<ul style="list-style-type: none"> GRATED INLET DOWNSPOUT SPRINKLER CONTROL MAILBOX TRASH COMPACTOR COLUMN BOLLARD HANDICAP SIGN EXISTING FENCE LINE EXISTING GROUND CONTOUR FINISHED GROUND CONTOUR EXISTING TREE/SHRUB BASIN BOUNDARY DRAINAGE FLOW GENERAL DRAINAGE FLOW SWALE FLOW DIRECTION SILT FENCE ROCK CHECK DAM RIP RAP AREA INLET PROTECTION ROCK CHECK DAM
--	--	--



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

GENERAL NOTES & AREA MAP
EMERALD VILLAGE
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE: 1" = 200'	CADD FILE#00-SDP-BV-DUGA-04140110004	DATE: 01/28/16	SHEET 502
2	04/26/16	REVISED PER MARC COMMENTS - STREET NAMES	JME	JME				
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME				

DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

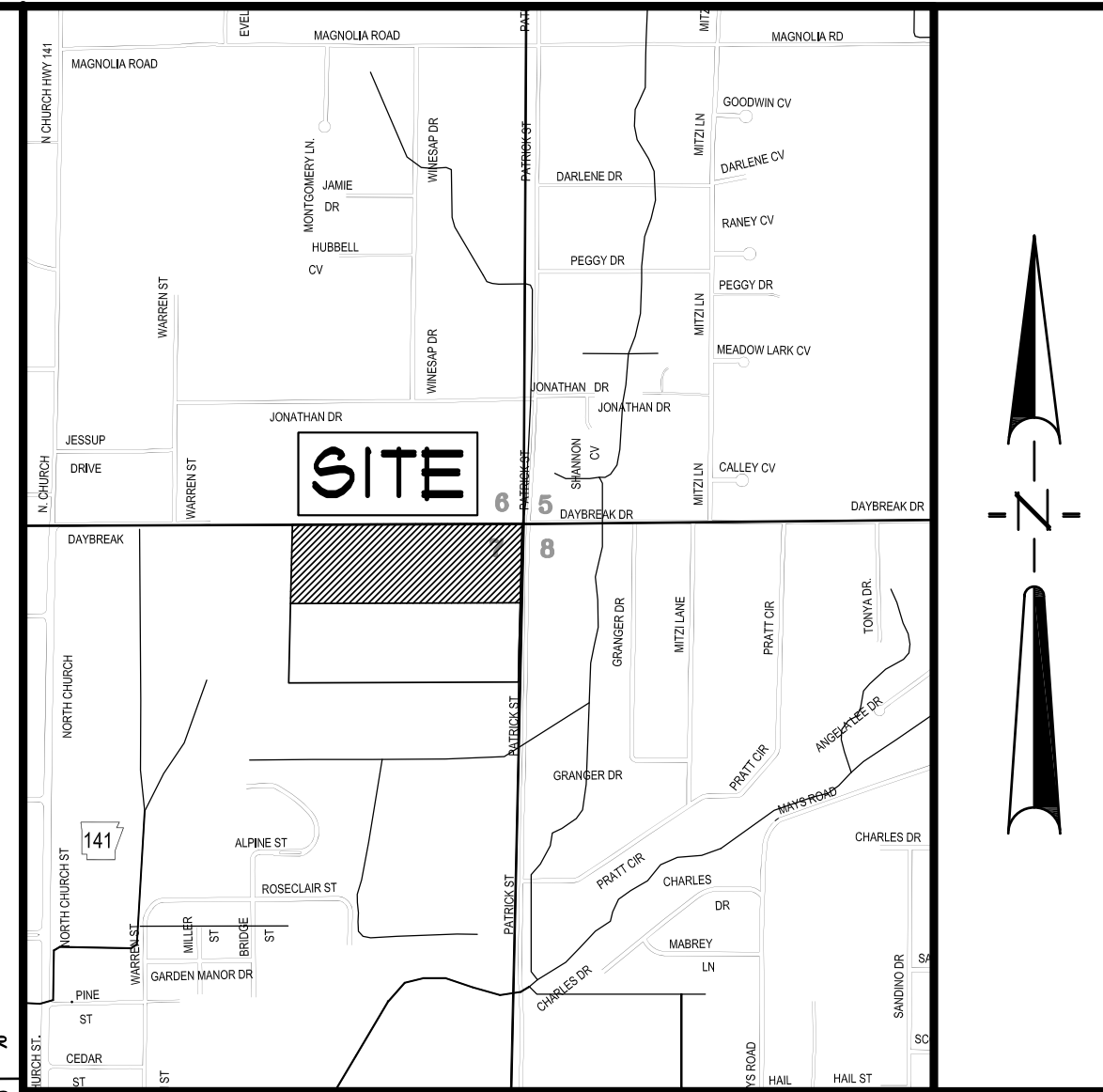
COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°54'33" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, AFORESAID, A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°23'51" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 992.10 FEET; THENCE SOUTH 00°54'33" EAST A DISTANCE OF 169.61 FEET; THENCE SOUTH 89°23'51" WEST A DISTANCE OF 66.67 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 194.46 FEET, A CHORD BEARING OF NORTH 69°11'03" WEST AND A CHORD DISTANCE OF 130.09 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET ALONG AN ARC LENGTH OF 8.09 FEET; THENCE SOUTH 89°23'51" WEST A DISTANCE OF 135.70 FEET; THENCE SOUTH 00°54'33" WEST A DISTANCE OF 304.3 FEET; THENCE NORTH 89°23'51" EAST A DISTANCE OF 1213.28 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, AFORESAID; THENCE NORTH 00°54'33" EAST ALONG SAID EAST LINE A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 512,330 SQ. FT. OR 11.76 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

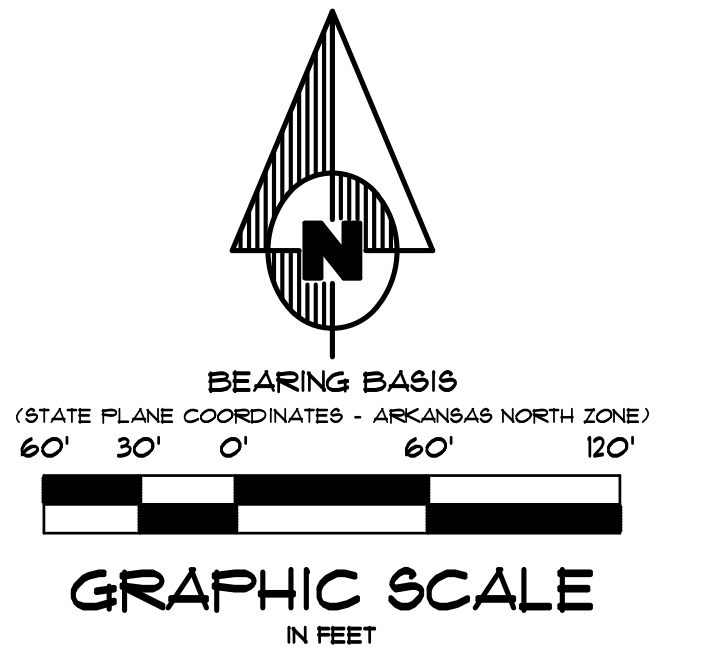
OWNER'S CERTIFICATION

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.

KUL PROPERTIES, LLC
STEVE PERRY, AGENT



VICINITY SKETCH
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B.
- S.I.P.
- FOUND REBAR
- SET 1-1/4" IRON PIPE W/ P5 #5-49 CAP

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 TOPOGRAPHIC SURVEY: 01/29/2016



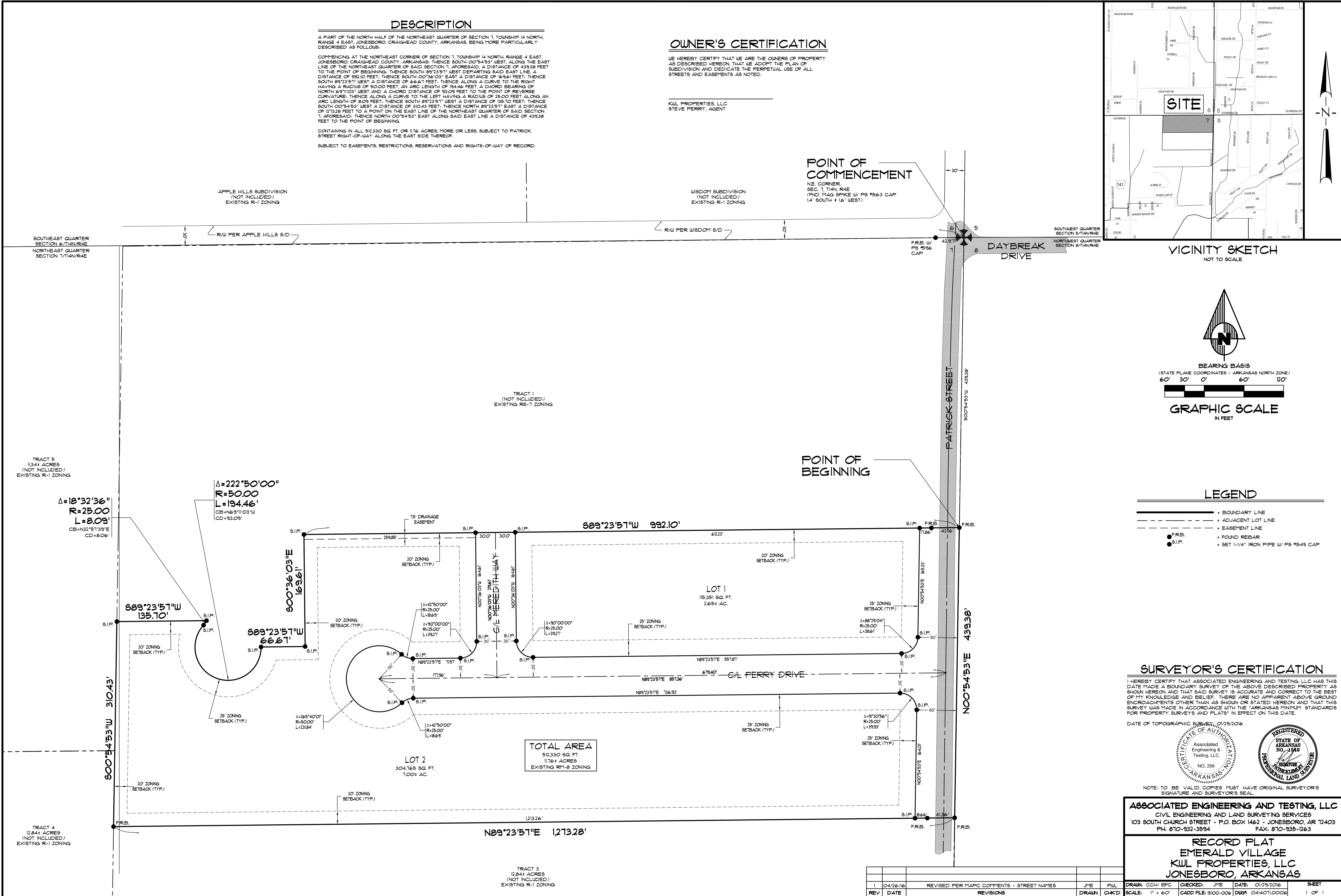
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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

RECORD PLAT
EMERALD VILLAGE
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

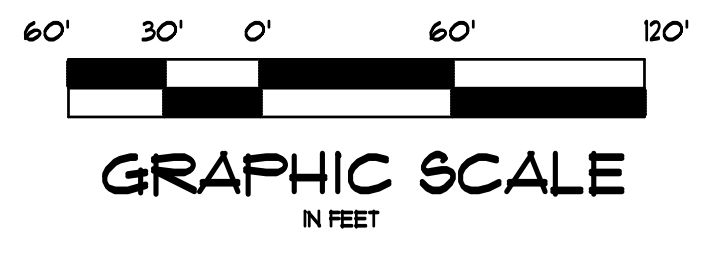
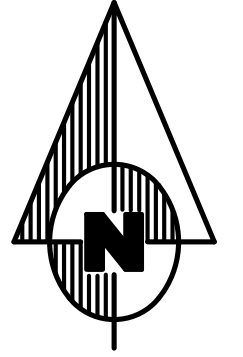
POINT OF COMMENCEMENT
NE CORNER SEC. 7, T14N, R4E (IND. MAG SPIKE W/ P5 #5-49 CAP 1.4" SOUTH & 1.6" WEST)

POINT OF BEGINNING



TOTAL AREA
512,330 SQ. FT.
11.761 ACRES
EXISTING RM-8 ZONING

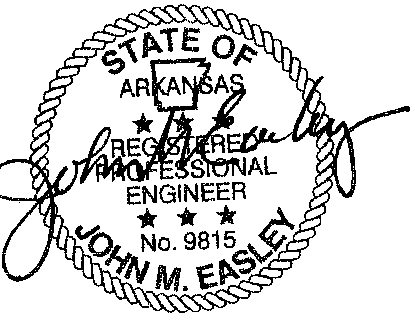
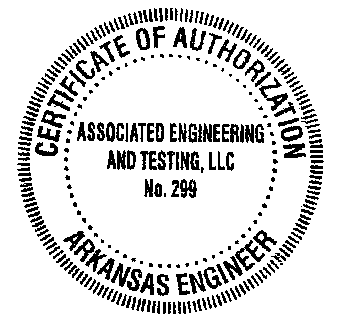
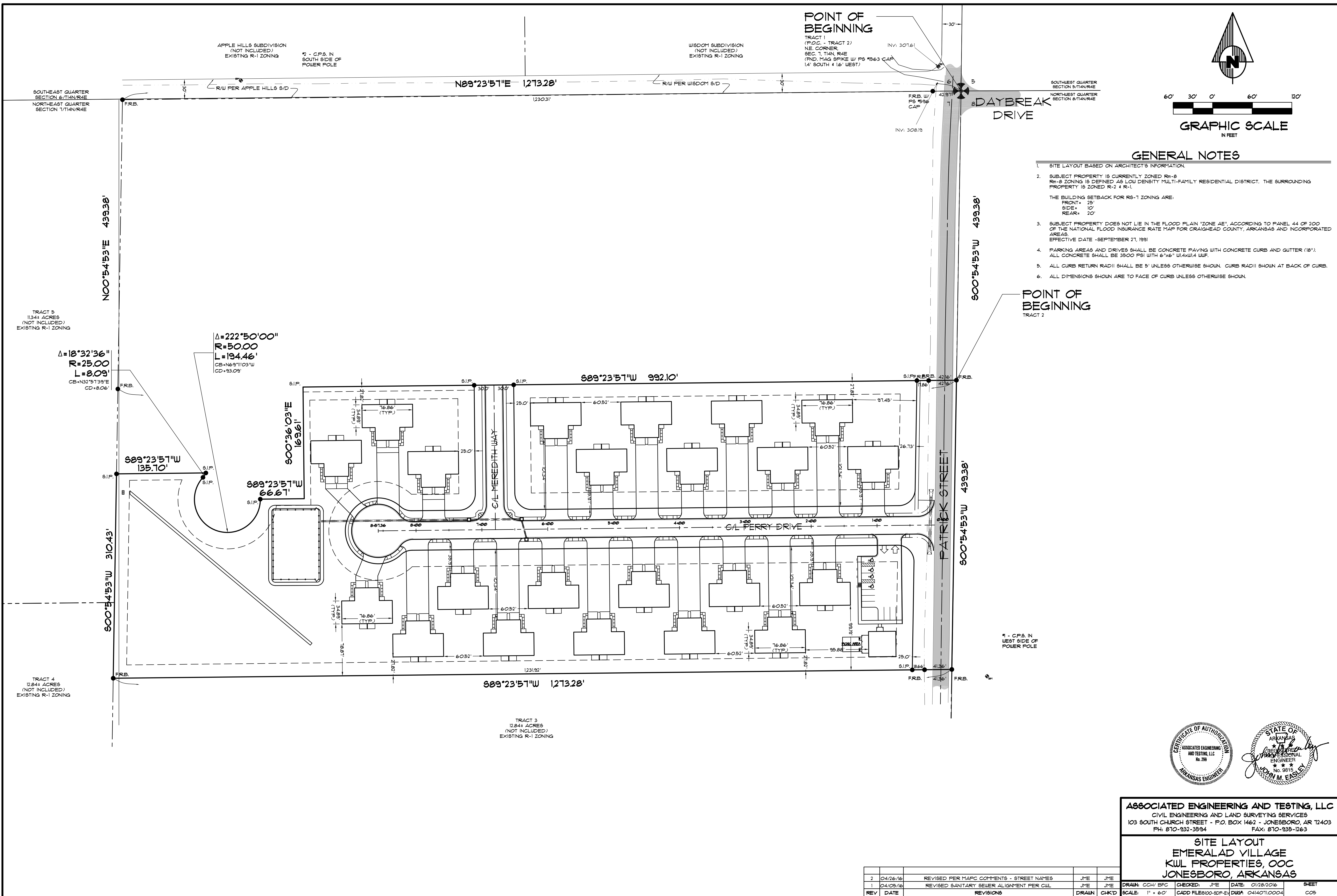
1	04/26/16	REVISED PER MARC COMMENTS - STREET NAMES	JME	PUL	DRAWN: CCH/BPC	CHECKED: JME	DATE: 01/29/2016	SHEET
REV	DATE	REVISIONS	DRAWN	CHKD	SCALE: 1" = 60'	CADD FILE: 1500-006	DWG# 041010006	1 OF 1



GENERAL NOTES

1. SITE LAYOUT BASED ON ARCHITECT'S INFORMATION.
2. SUBJECT PROPERTY IS CURRENTLY ZONED R1-8. R1-8 ZONING IS DEFINED AS LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-2 4 R-1.
THE BUILDING SETBACK FOR R1-8 ZONING ARE:
FRONT = 25'
SIDE = 10'
REAR = 20'
3. SUBJECT PROPERTY DOES NOT LIE IN THE FLOOD PLAIN "ZONE AE", ACCORDING TO PANEL 44 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE - SEPTEMBER 21, 1991.
4. PARKING AREAS AND DRIVES SHALL BE CONCRETE PAVING WITH CONCRETE CURB AND GUTTER (18"). ALL CONCRETE SHALL BE 3500 PSI WITH 6"x6" W/4x4 W/F.
5. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE SHOWN. CURB RADII SHOWN AT BACK OF CURB.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SHOWN.

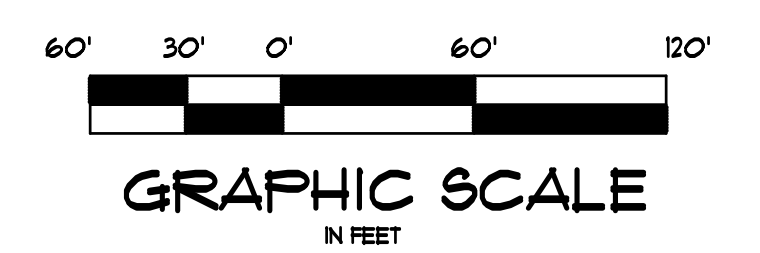
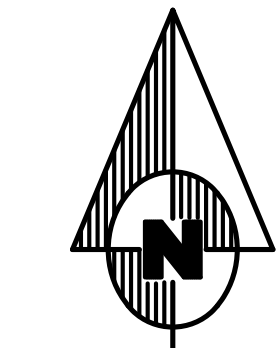
POINT OF BEGINNING
TRACT 2



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

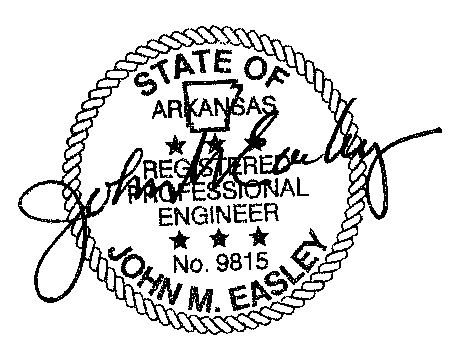
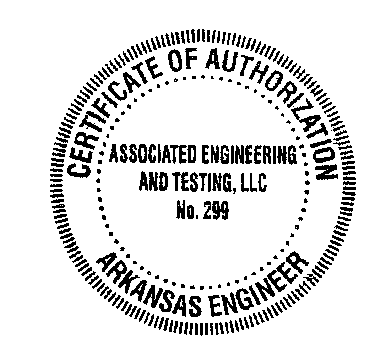
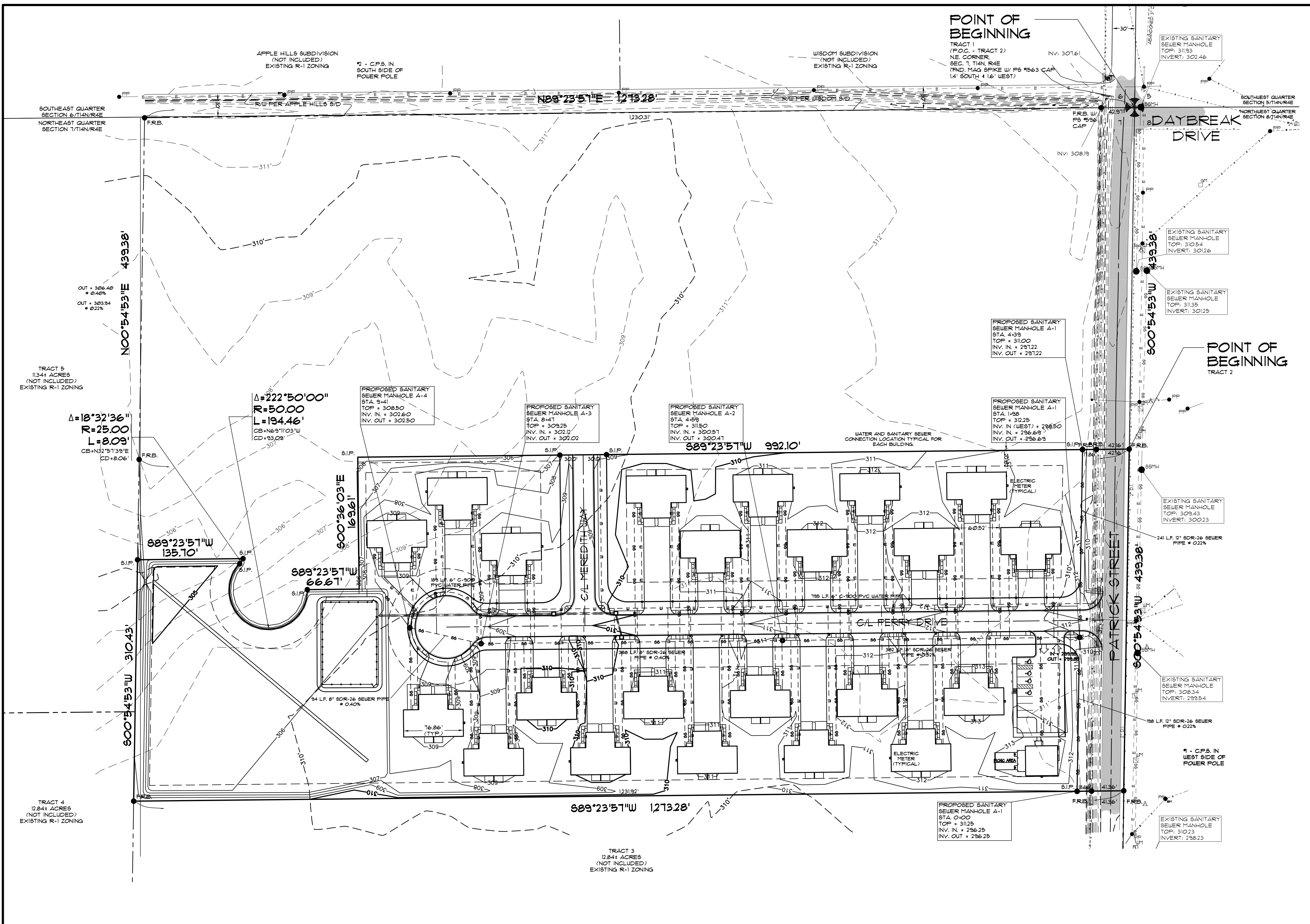
**SITE LAYOUT
 EMERALAD VILLAGE
 KWL PROPERTIES, LLC
 JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE:	CADD FILE	DWG#	DATE	SHEET
2	04/26/16	REVISED PER MAPC COMMENTS - STREET NAMES	JME	JME	1" = 60'			01/28/2016	C05
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME					



GENERAL UTILITY NOTES

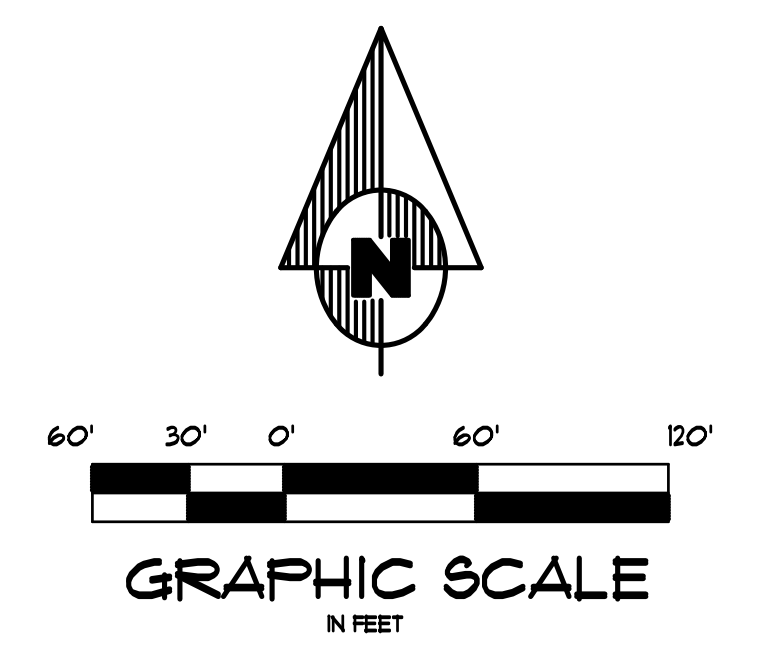
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88)
- 1081 LF. OF 6" AWWA C-900 PRESSURE CLASS 150/DR18 WATER LINE.
- 862 LF OF 8" ASTM D3034 SDR-26 SEWER LINE.
438 LF OF 12" ASTM D3034 SDR-26 SEWER LINE.
- 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.
- 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 RUP).
- 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.
- UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.



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

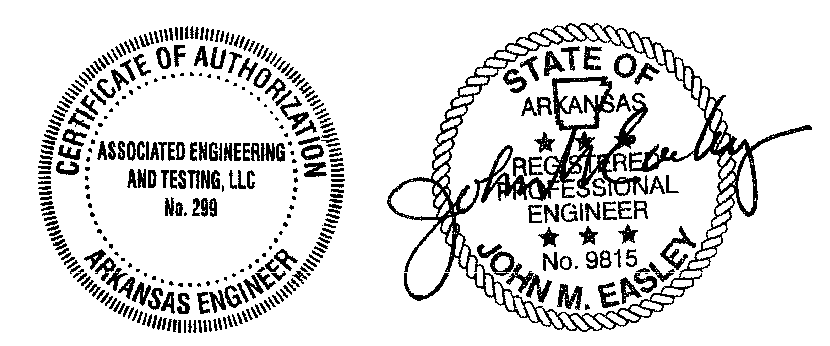
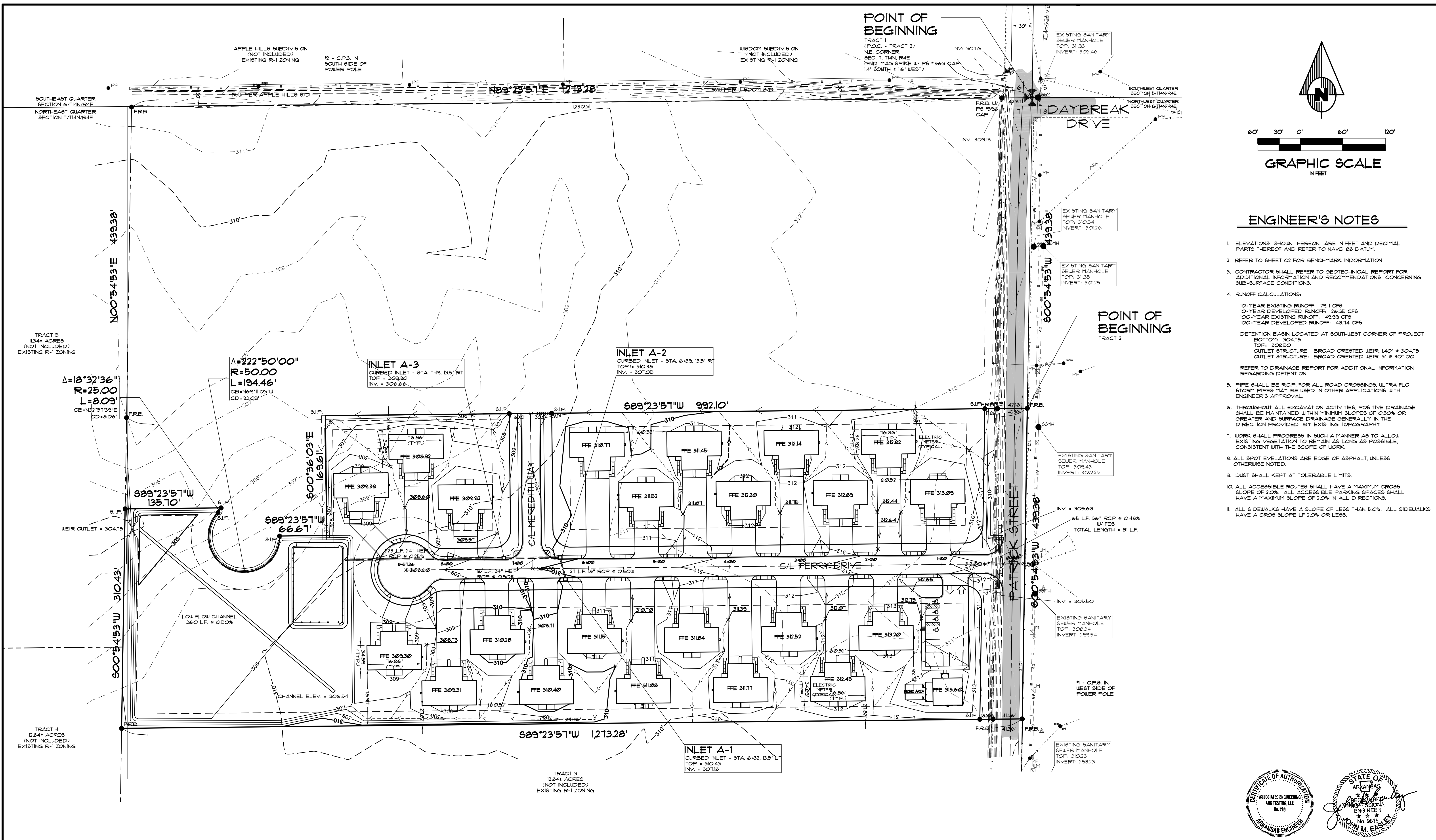
SITE UTILITY PLAN
EMERALD VILLAGE
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHKD	SCALE:	CADD FILE:	DATE:	SHEET
2	04/26/16	REVISED PER MARC COMMENTS - STREET NAMES	JME	JME	1" = 60'		01/28/2016	6/6
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME				



ENGINEER'S NOTES

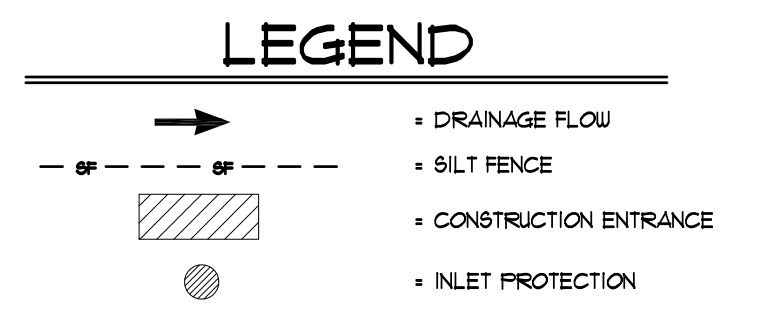
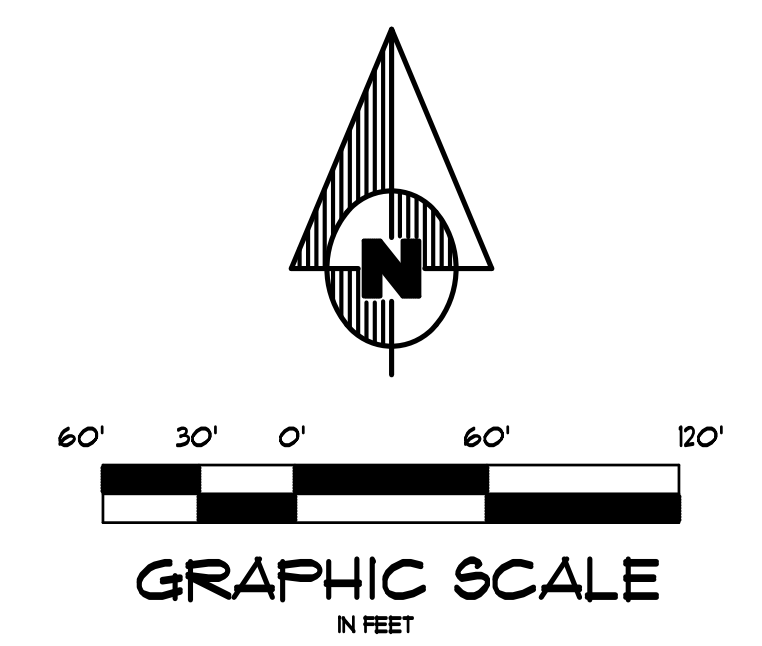
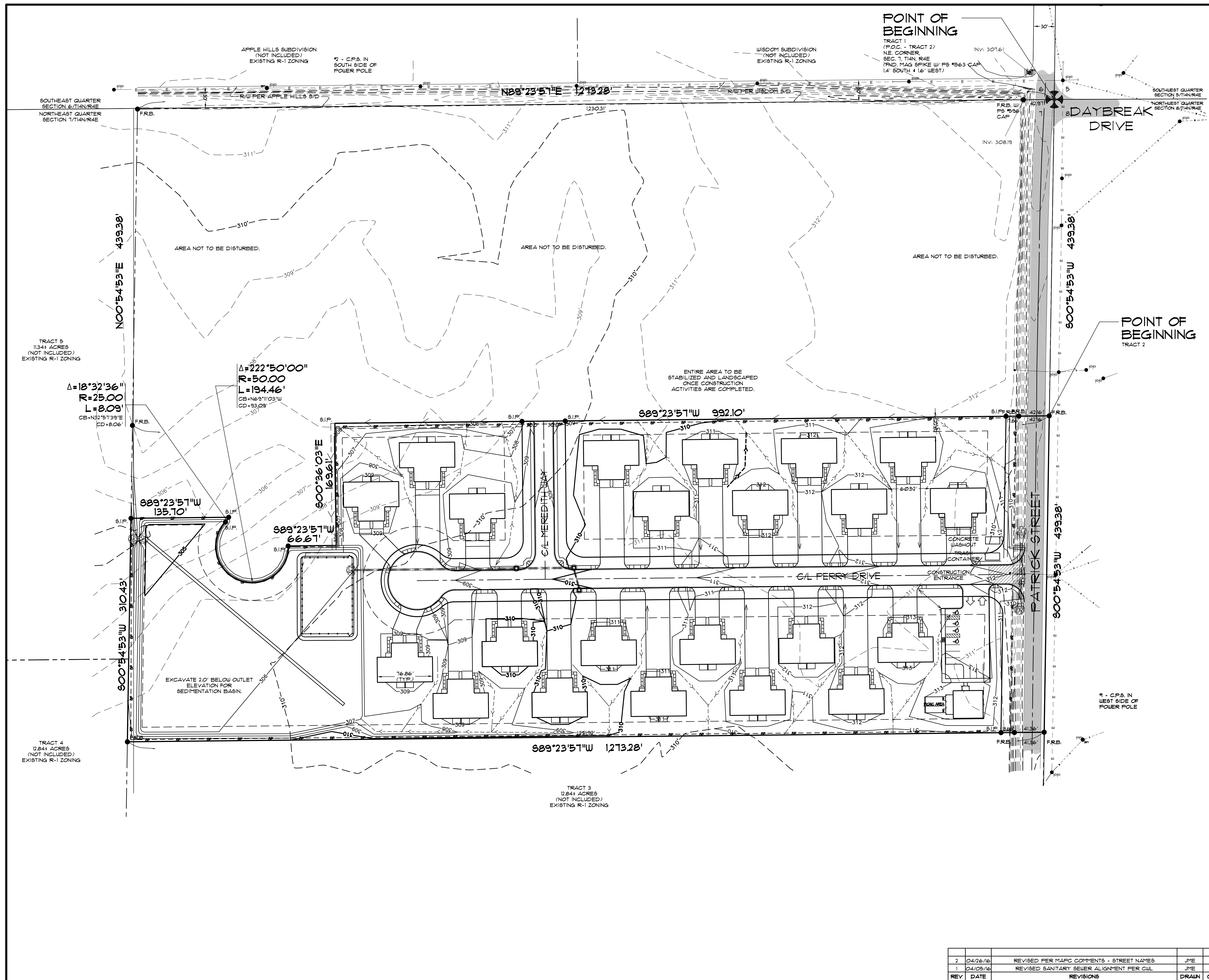
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- REFER TO SHEET C2 FOR BENCHMARK INFORMATION.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS CONCERNING SUB-SURFACE CONDITIONS.
- RUNOFF CALCULATIONS:
 10-YEAR EXISTING RUNOFF: 29.11 CFS
 10-YEAR DEVELOPED RUNOFF: 26.35 CFS
 100-YEAR EXISTING RUNOFF: 49.99 CFS
 100-YEAR DEVELOPED RUNOFF: 48.14 CFS
 DETENTION BASIN LOCATED AT SOUTHWEST CORNER OF PROJECT
 BOTTOM: 304.75
 TOP: 308.50
 OUTLET STRUCTURE: BROAD CRESTED WEIR, 140' x 304.75
 OUTLET STRUCTURE: BROAD CRESTED WEIR, 3' x 307.00
 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.
- ALL SPOT ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE LF 2.0% OR LESS.



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

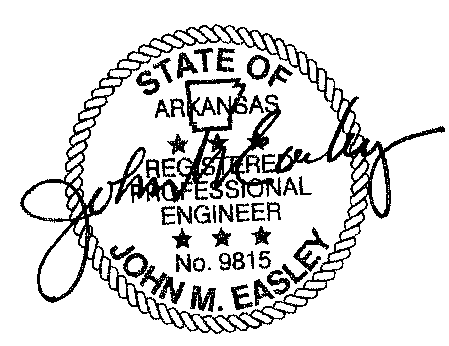
SITE DRAINAGE PLAN
EMERALD VILLAGE
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHKD	SCALE:	DATE:	DATE:	SHEET
2	04/26/16	REVISED PER MARC COMMENTS - STREET NAMES	JME	JME	1" = 60'	01/28/2016	04/20/2004	C01
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME				



EROSION CONTROL MEASURES

1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.



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

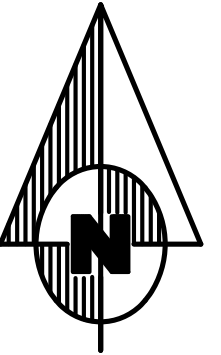
SITE EROSION CONTROL
EMERALD VILLAGE
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHKD	SCALE:	CADD FILE	DATE	SHEET
2	04/26/16	REVISED PER MARC COMMENTS - STREET NAMES	JME	JME	1" = 60'	CADD FILE: 100-SDP-EX-DWG	04/20/2016	5
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JME	JME				

ACT 5
ACRES
CLUDED/
R-1 ZONING

$\Delta = 18^{\circ}32'36''$
 $R = 25.00$
 $L = 8.09'$
CB=N32°51'39"E
CD=8.06'

$\Delta = 222^{\circ}50'00''$
 $R = 50.00$
 $L = 194.46'$
CB=N69°11'03"W
CD=93.08'



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
50' 25' 0" 50' 100'

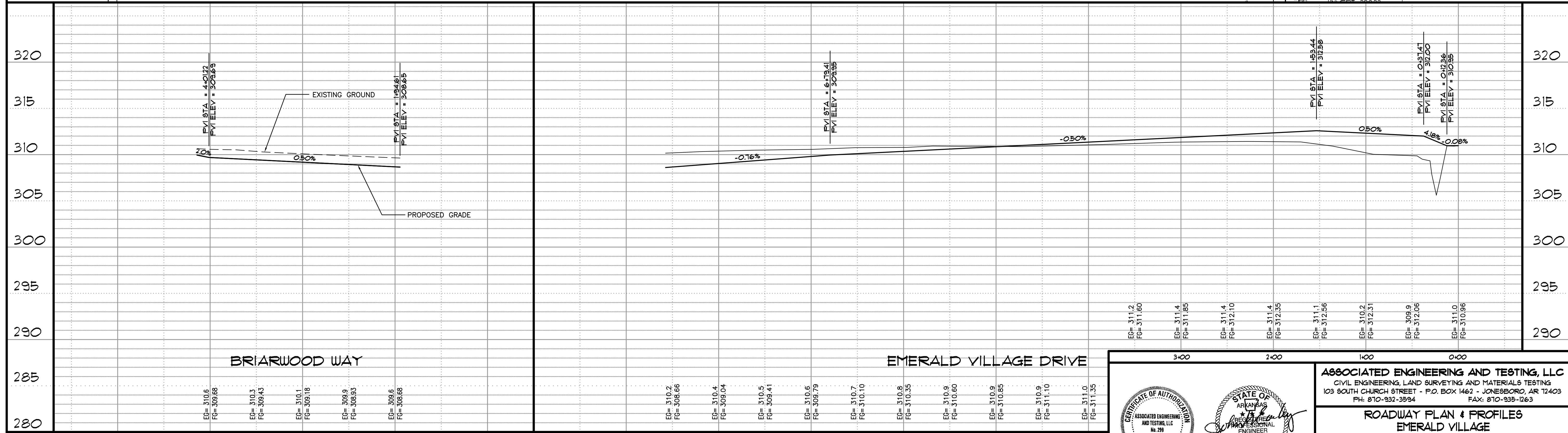
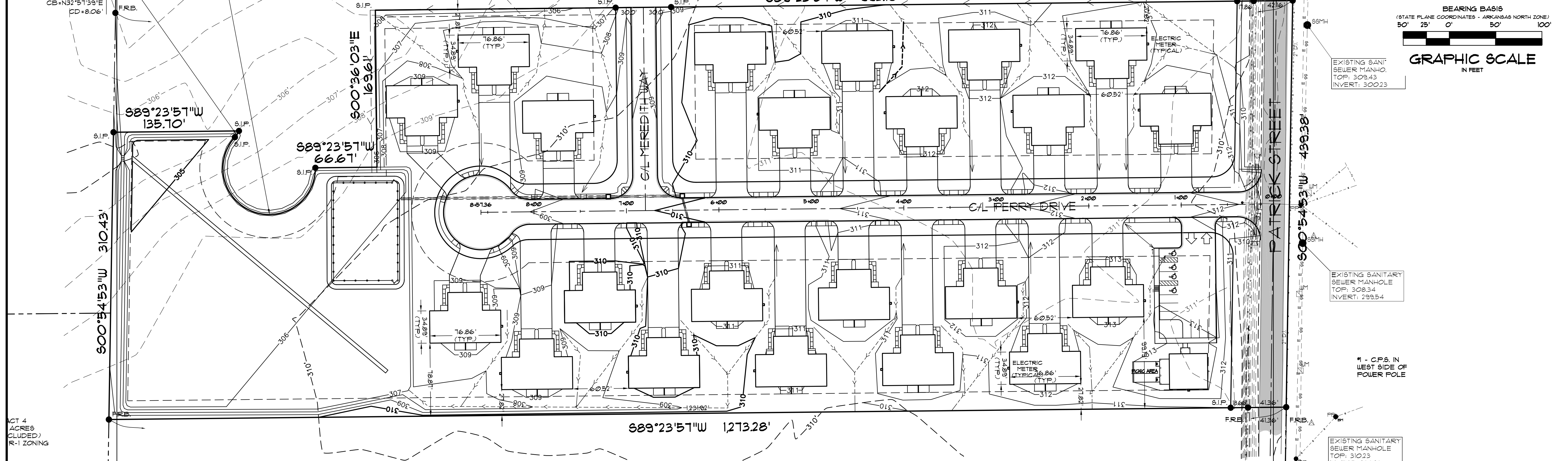
GRAPHIC SCALE
IN FEET

EXISTING SANITARY
SEWER MANHOLE
TOP: 308.43
INVERT: 300.23

EXISTING SANITARY
SEWER MANHOLE
TOP: 308.34
INVERT: 299.54

1" - C.P.S. IN
WEST SIDE OF
POWER POLE

EXISTING SANITARY
SEWER MANHOLE
TOP: 310.23
INVERT: 302.23



BRIARWOOD WAY

EMERALD VILLAGE DRIVE

EG= 310.6 FG= 309.68	EG= 310.3 FG= 309.43	EG= 310.1 FG= 309.18	EG= 308.9 FG= 308.93	EG= 308.6 FG= 308.68	EG= 310.2 FG= 308.66	EG= 310.4 FG= 309.04	EG= 310.5 FG= 309.41	EG= 310.6 FG= 309.79	EG= 310.7 FG= 310.10	EG= 310.8 FG= 310.35	EG= 310.9 FG= 310.60	EG= 310.9 FG= 310.85	EG= 310.9 FG= 311.10	EG= 311.0 FG= 311.35
-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------

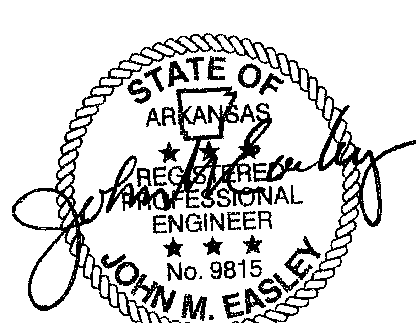
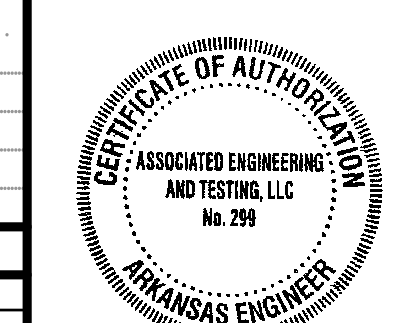
EG= 311.2 FG= 311.60	EG= 311.4 FG= 311.85	EG= 311.4 FG= 312.10	EG= 311.4 FG= 312.35	EG= 311.1 FG= 312.56	EG= 310.2 FG= 312.31	EG= 309.9 FG= 312.06	EG= 311.0 FG= 310.96
-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------

50' 25' 0' 50' 100'
GRAPHIC SCALE
IN FEET

ENGINEER'S NOTES
FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER
TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

SCALE: HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

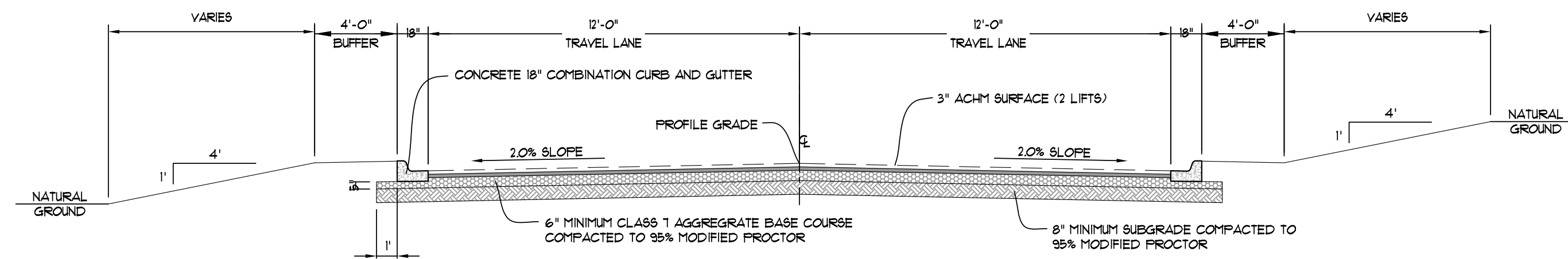
REV	DATE	REVISIONS	DRAWN	CHK'D
2	04/16/16	REVISE PER MAPC COMMENTS - STREET NAMES	JME	JME
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME



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

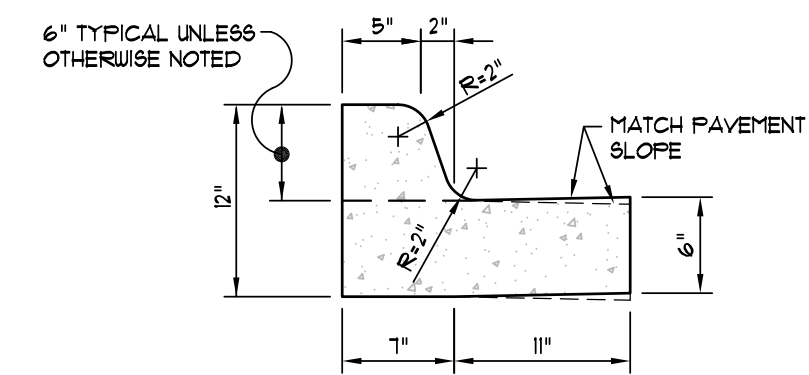
ROADWAY PLAN & PROFILES
EMERALD VILLAGE
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH CHECKED: JME DATE: 01/28/16 SHEET
SCALE: 1"=50' CADD FILE: 8100-80P-EV DWG# 0516143.000B C09



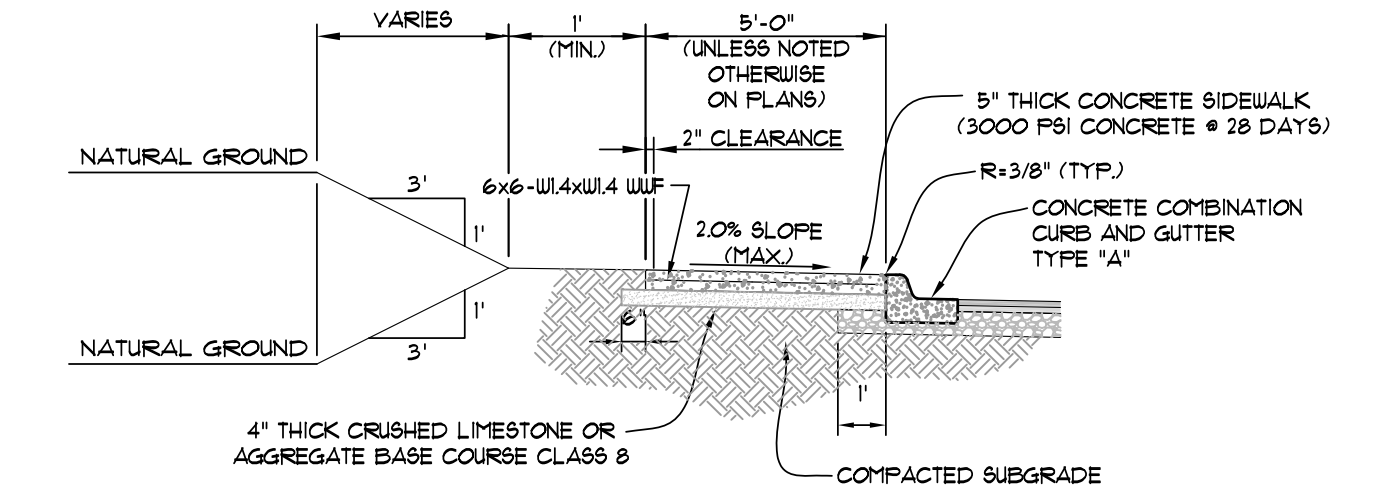
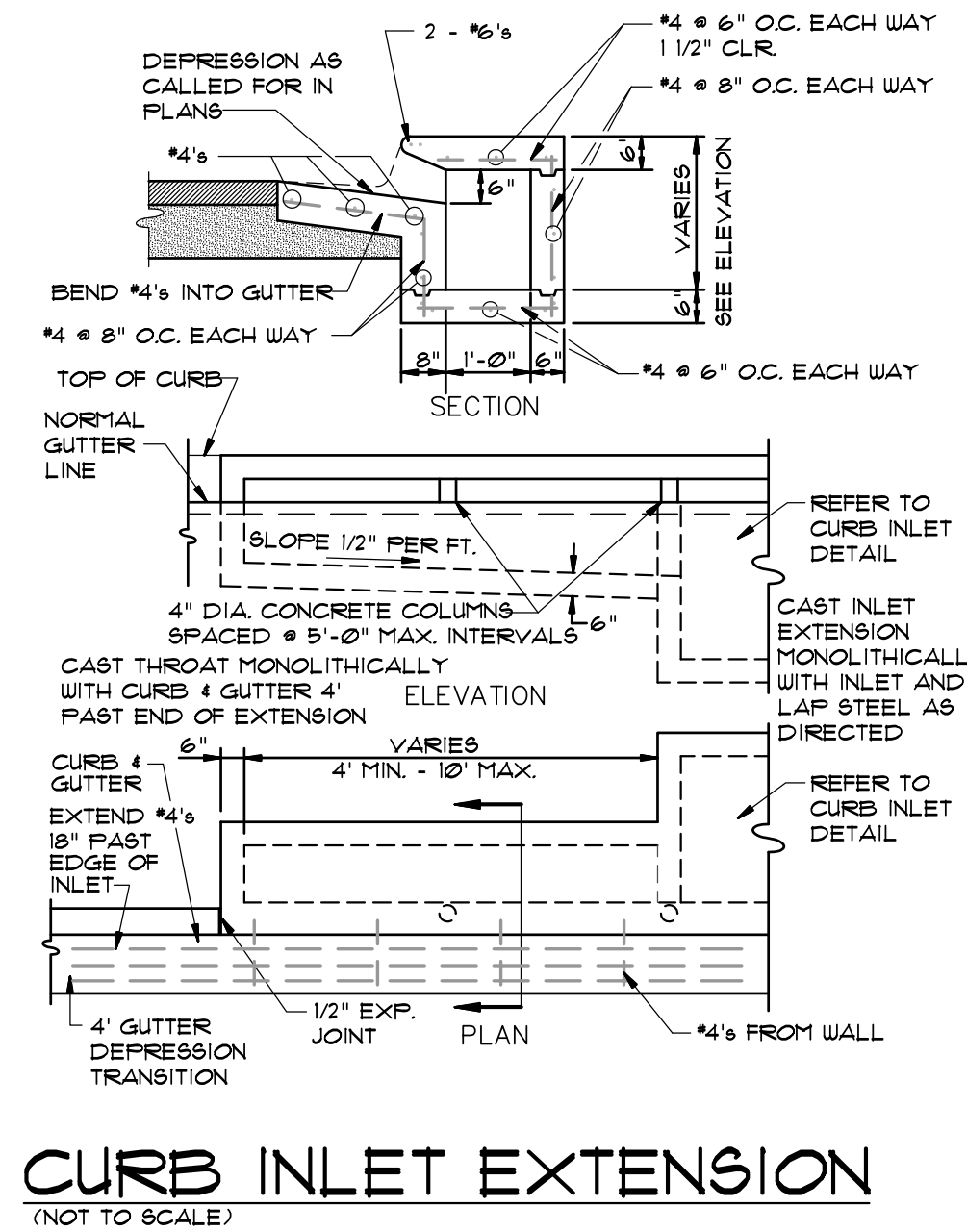
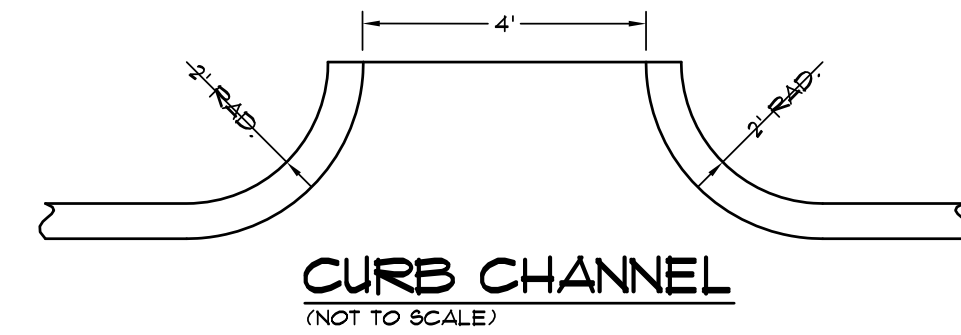
LOCAL STREET SECTION

SCALE: NONE

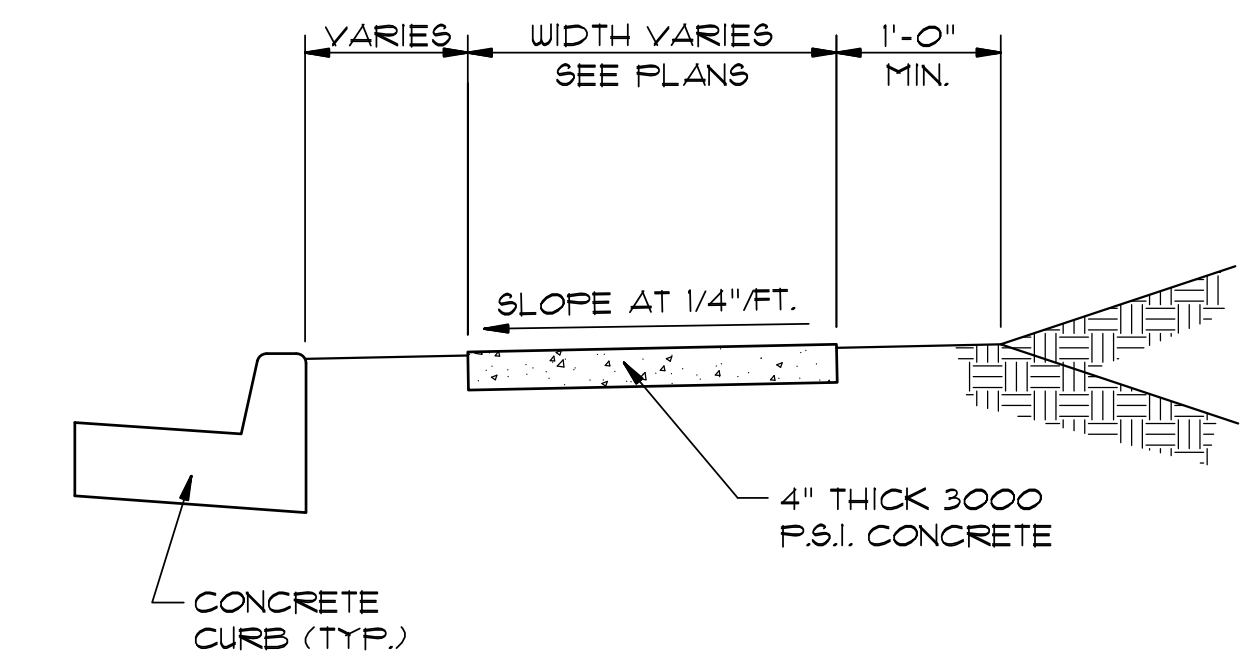


NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

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



TYPICAL SECTION - SIDEWALK AT CURB
(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK

NTS.
* MINIMUM WIDTH FOR SIDEWALK ADJACENT TO CURB IS 5' FOR CITY STREETS AND 6' FOR STATE OR U.S. HIGHWAYS.

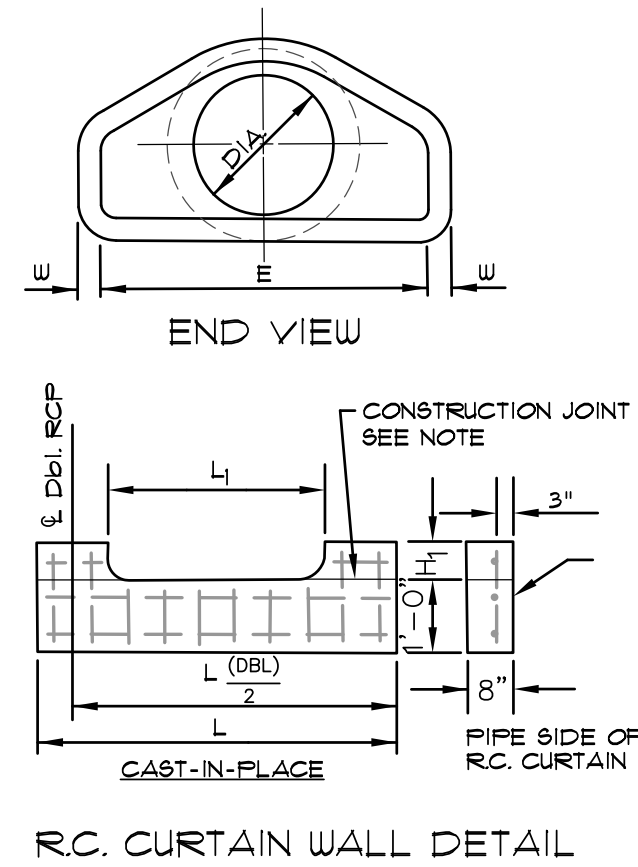
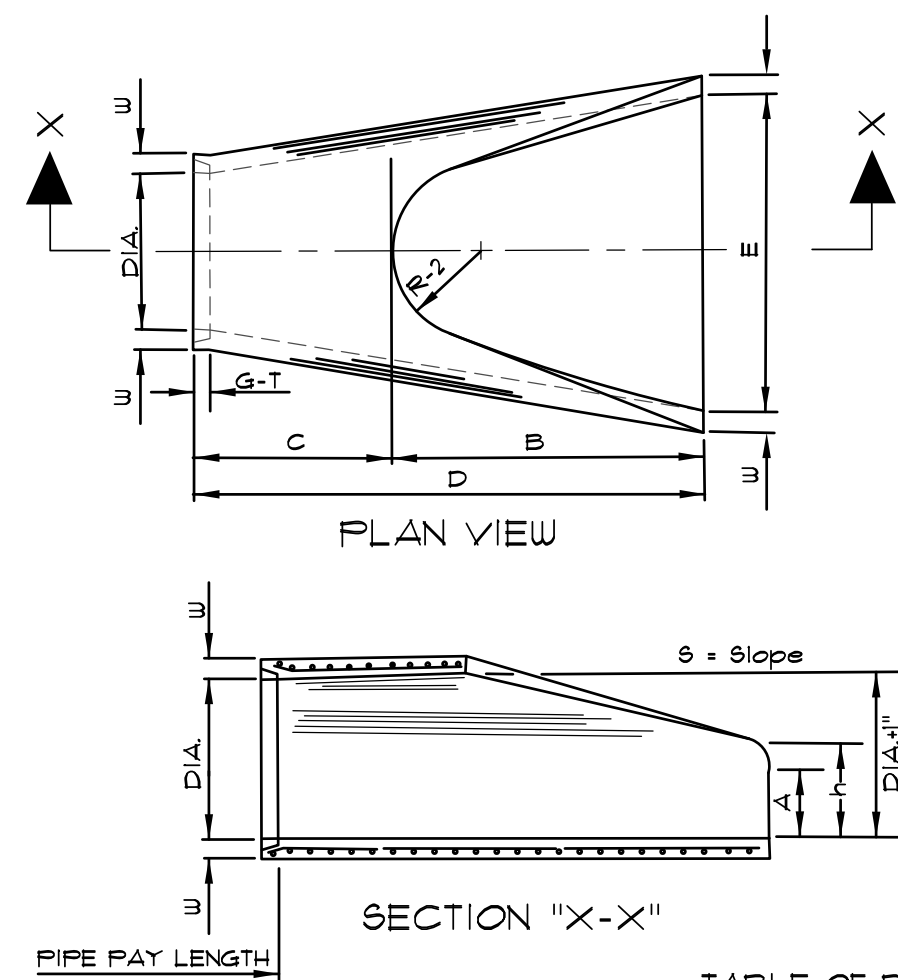
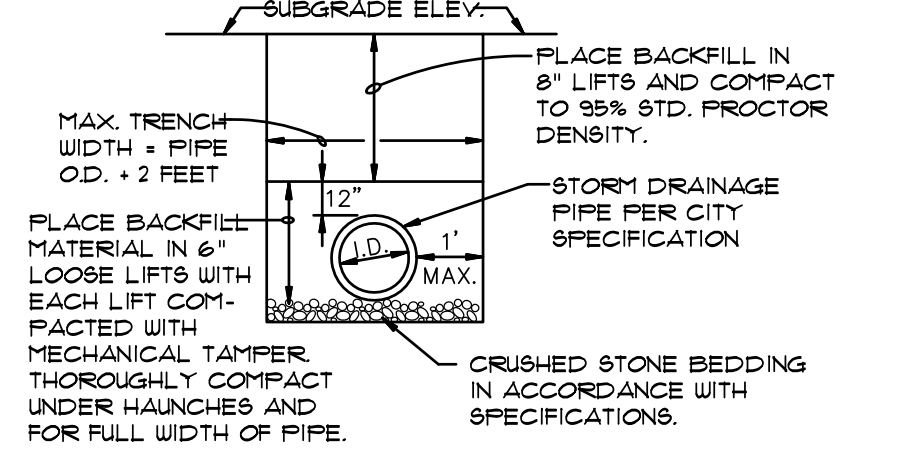
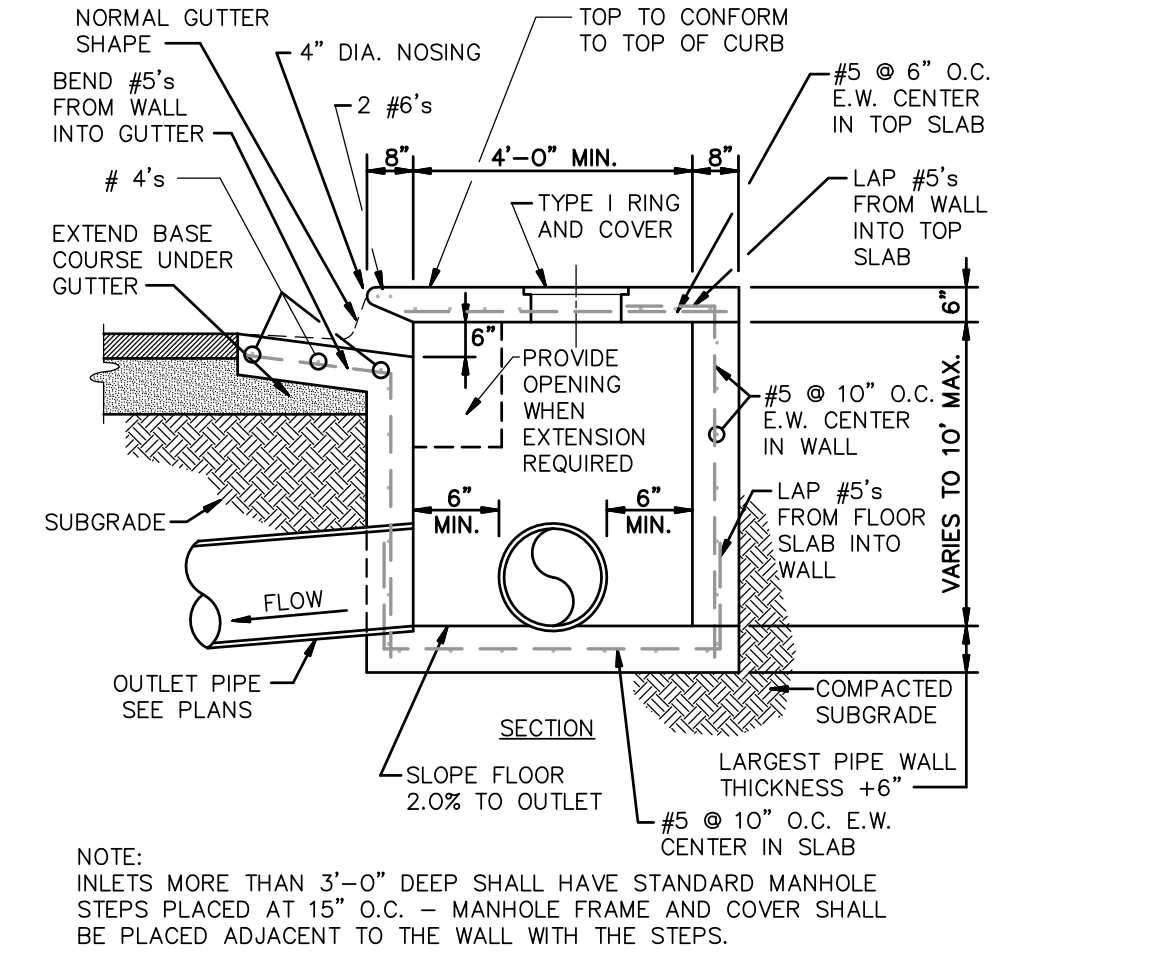
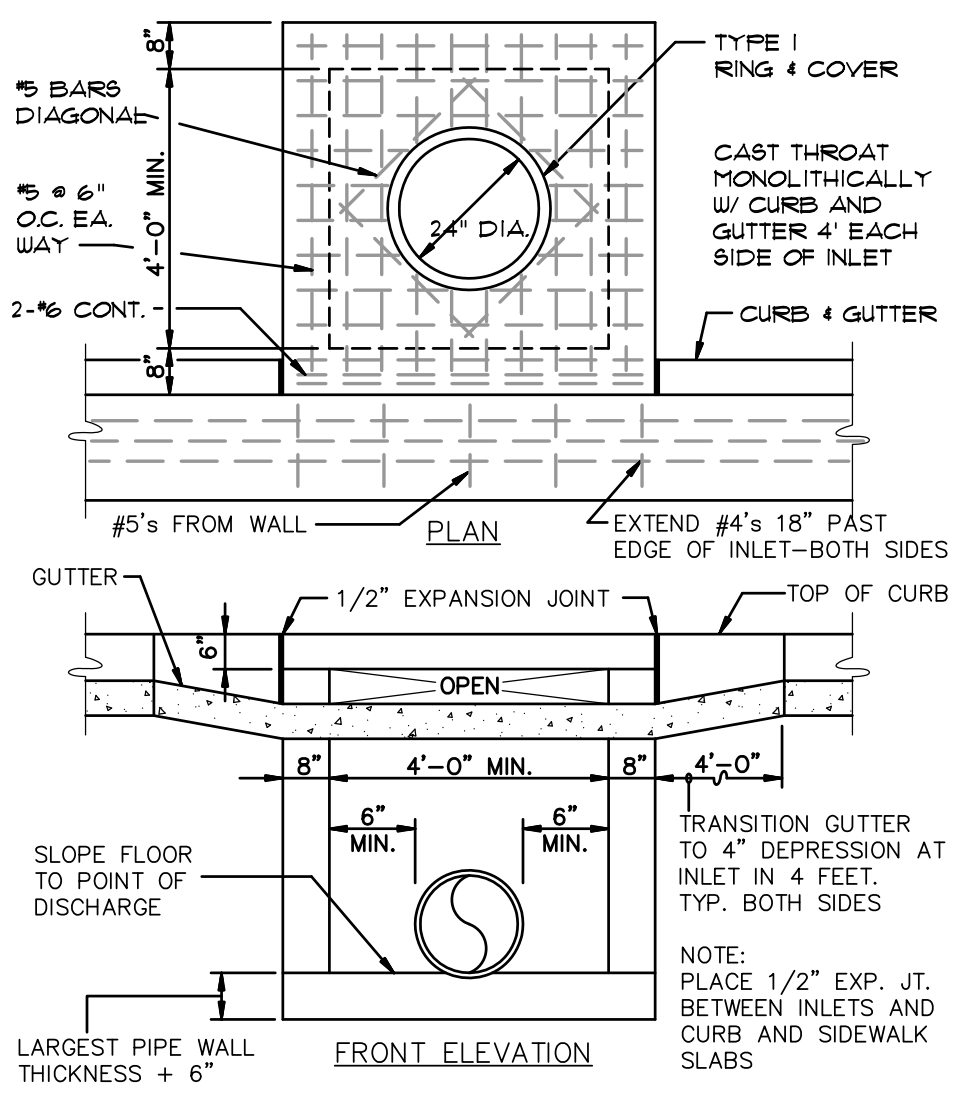


TABLE OF DIMENSIONS

DIA.	WALL	A	B	C	D	E	S	DIA.+1"	P	R-1	R-2	G-T	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'-6"	6'-1"	3'-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'-6"	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"	6'-0"	5'-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"

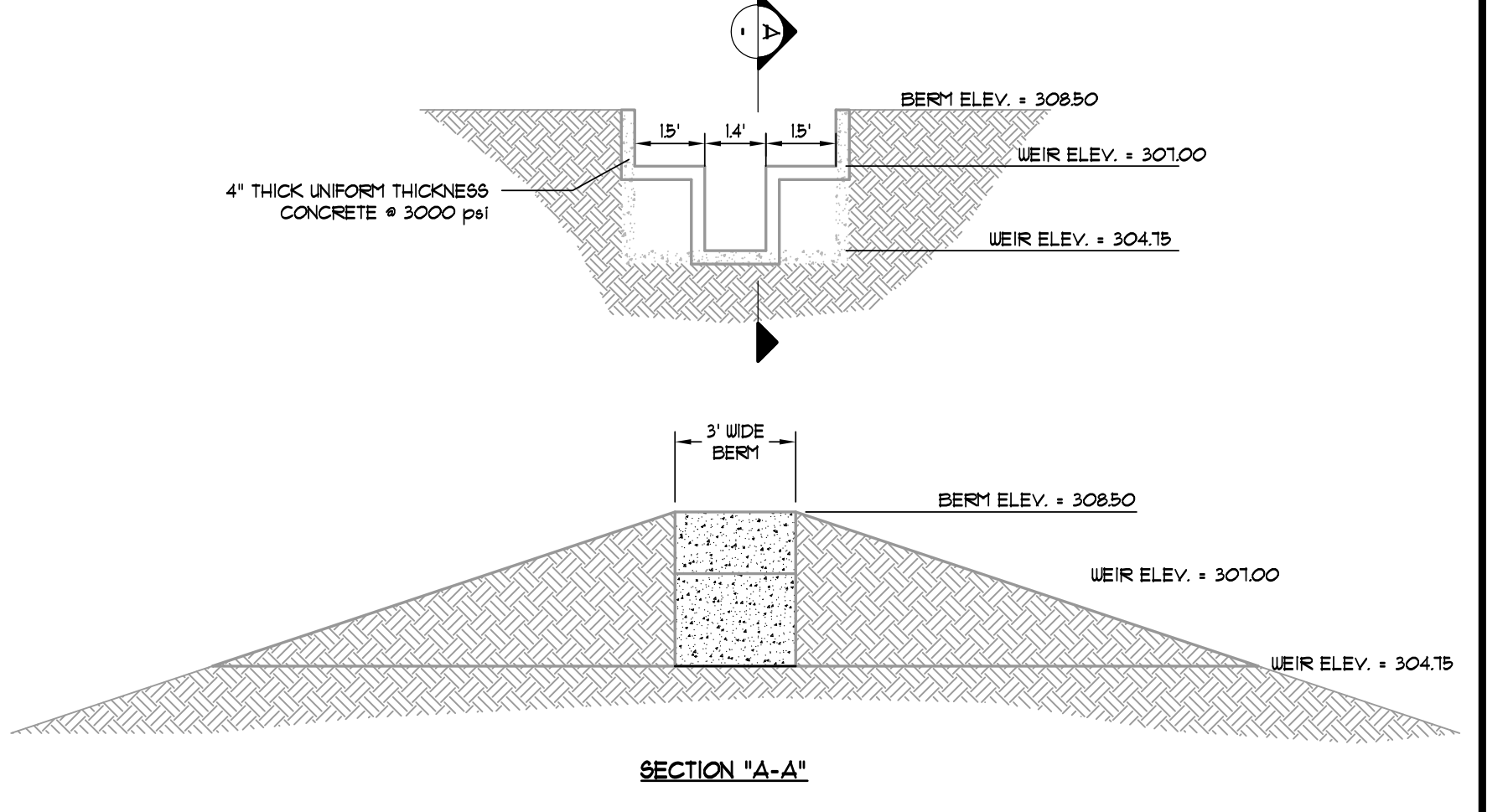
- NOTES:
1. THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
 2. ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
 3. NO SEPARATE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

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

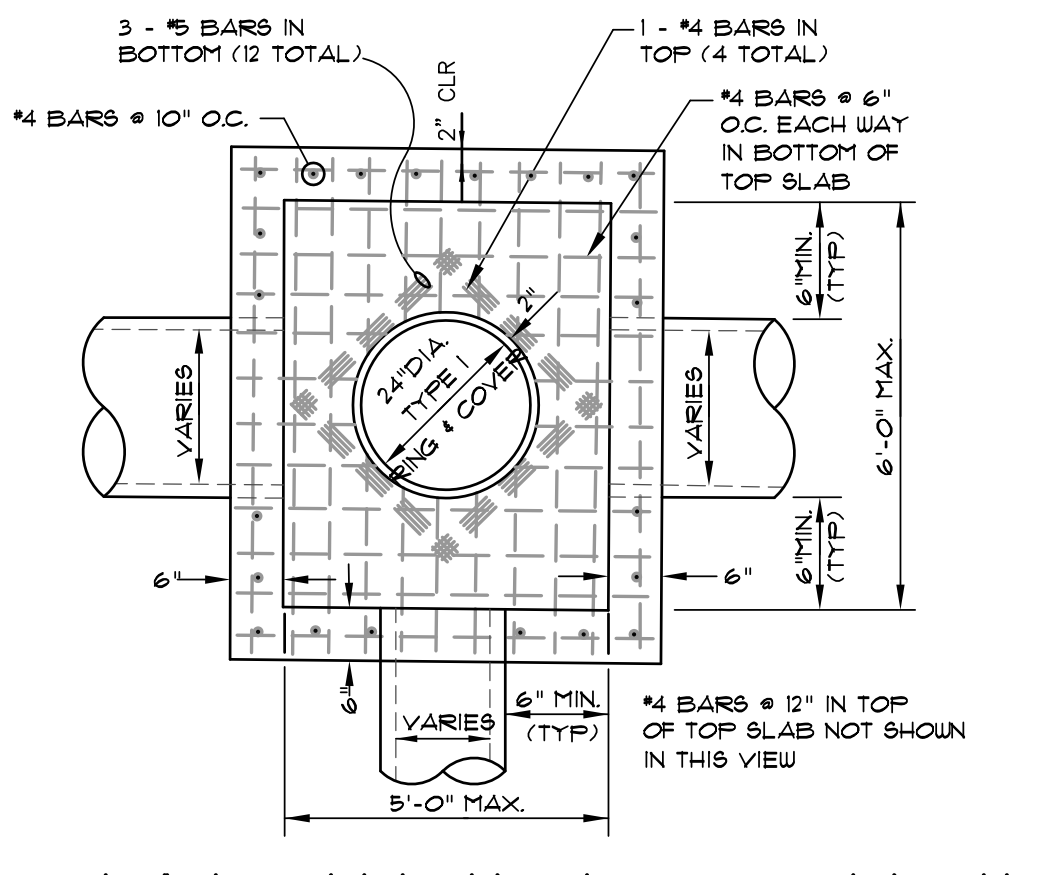


DRAINAGE PIPE TRENCH DETAIL

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



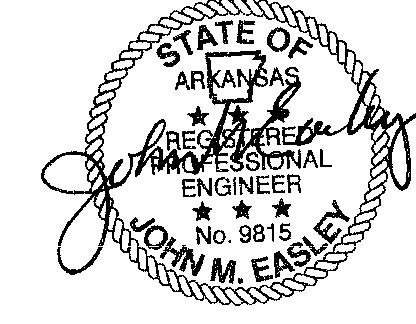
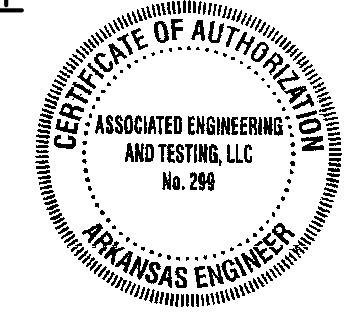
BROAD CRESTED WEIR DETAIL



PLAN - JUNCTION BOX - LIGHT

NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.

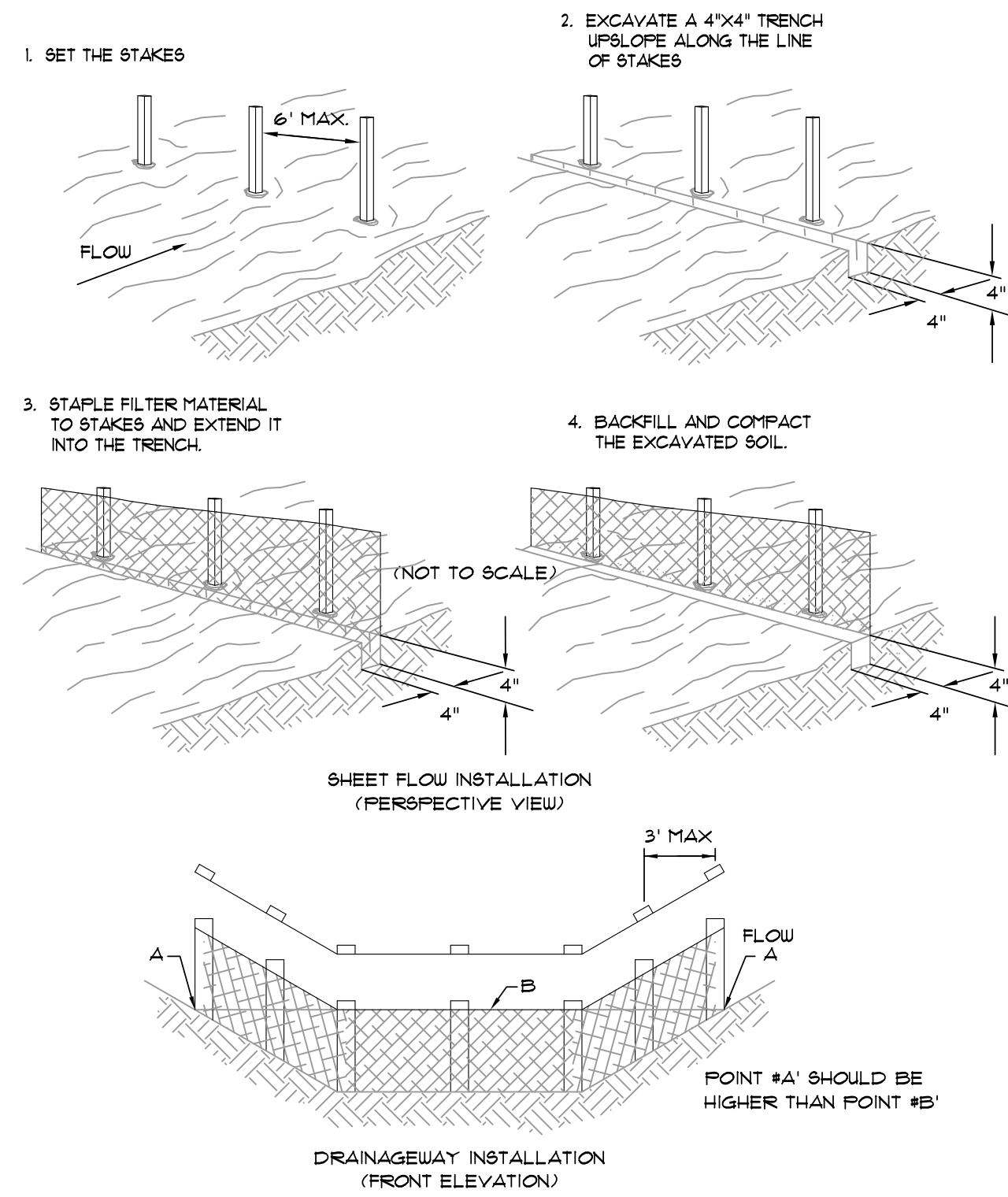
- NOTES:
1. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 2. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



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

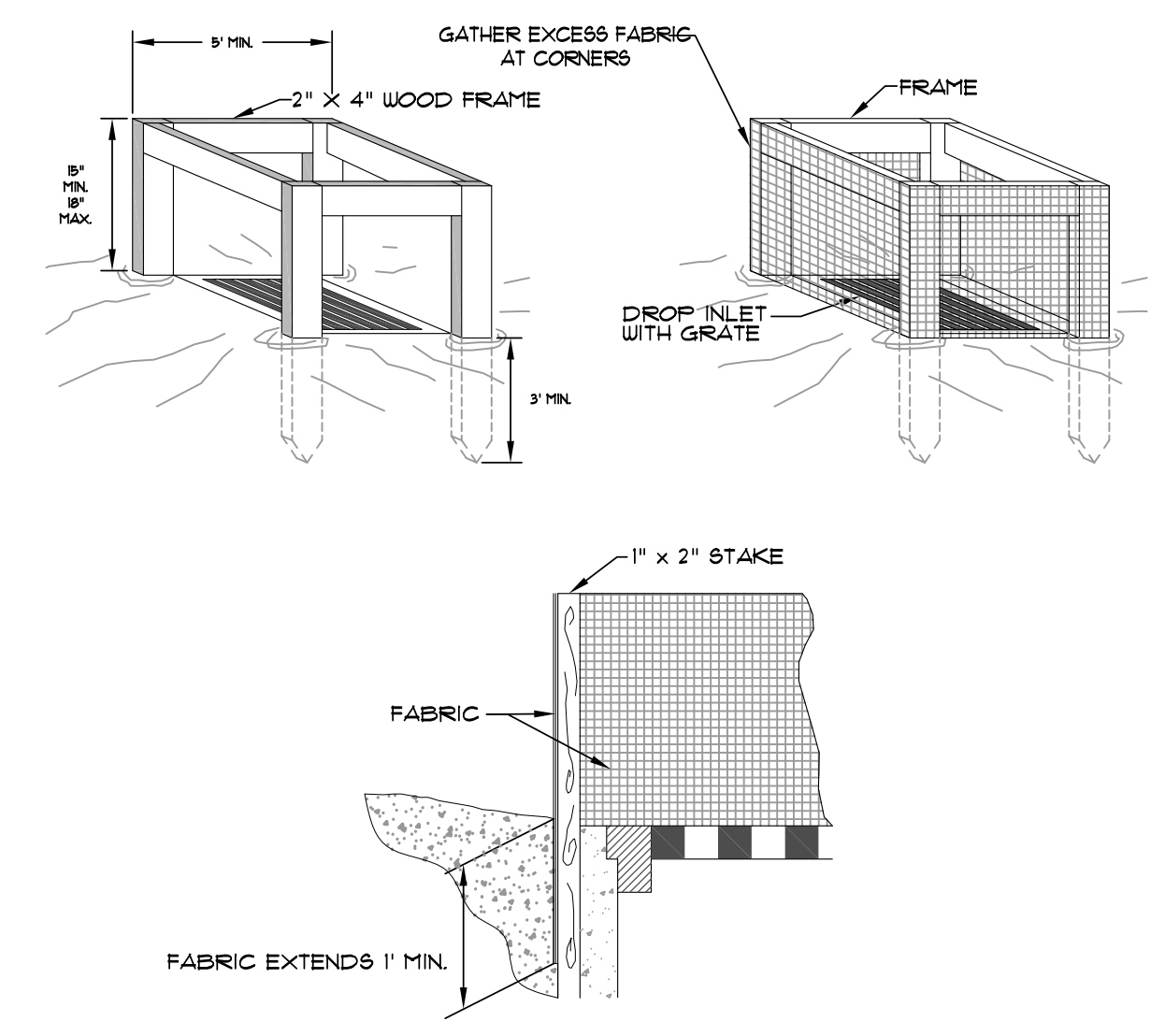
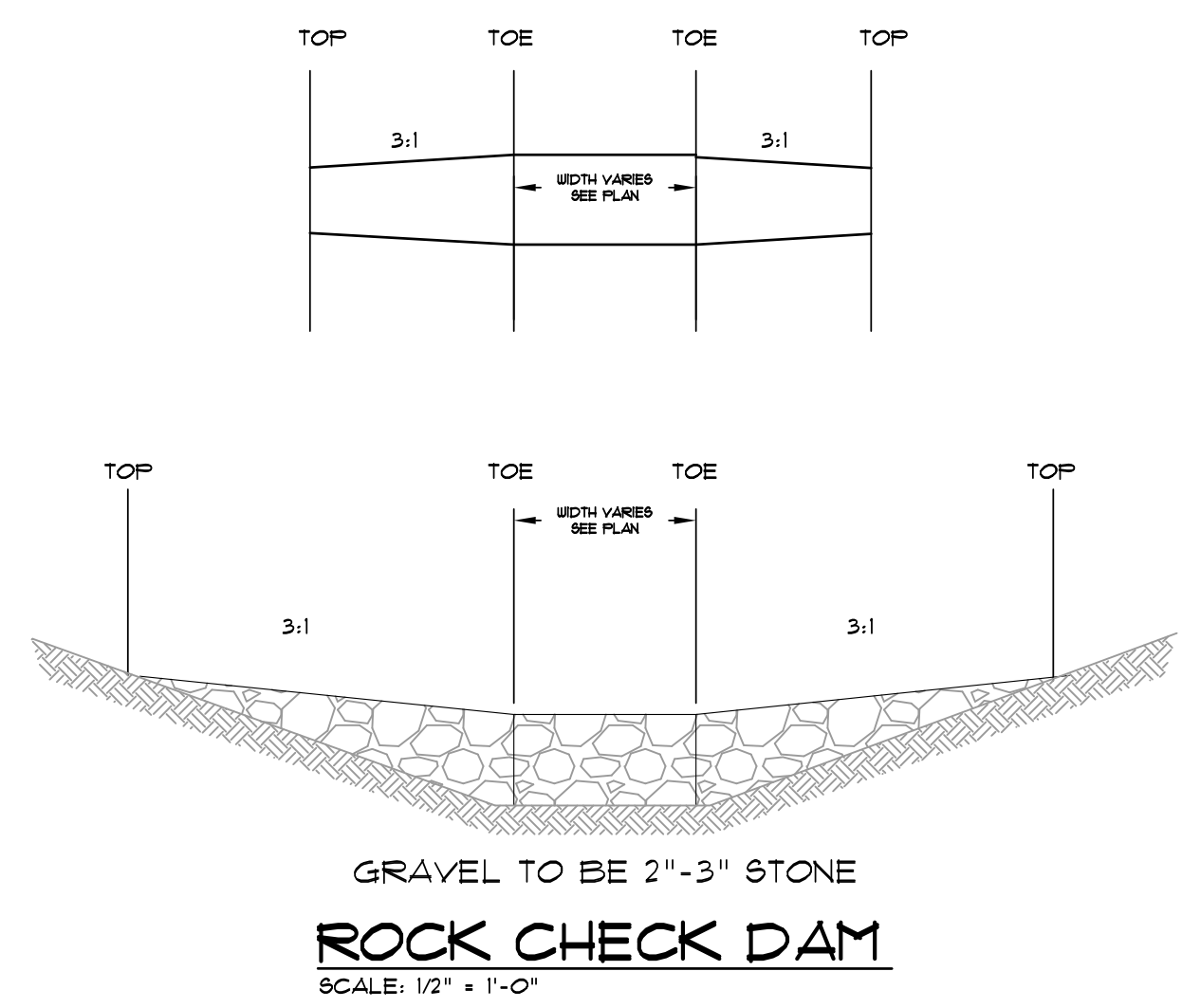
STANDARD DETAILS EMERALD VILLAGE KUL PROPERTIES, LLC JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHECKED	DATE	SHEET
2	04/26/16	REVISED PER MAPC COMMENTS - STREET NAMES	JME	JME		
1	04/05/16	REVISED SANITARY SEWER ALIGNMENT PER CUL.	JME	JME	01/28/16	5
			CHGD	CHGD		C10



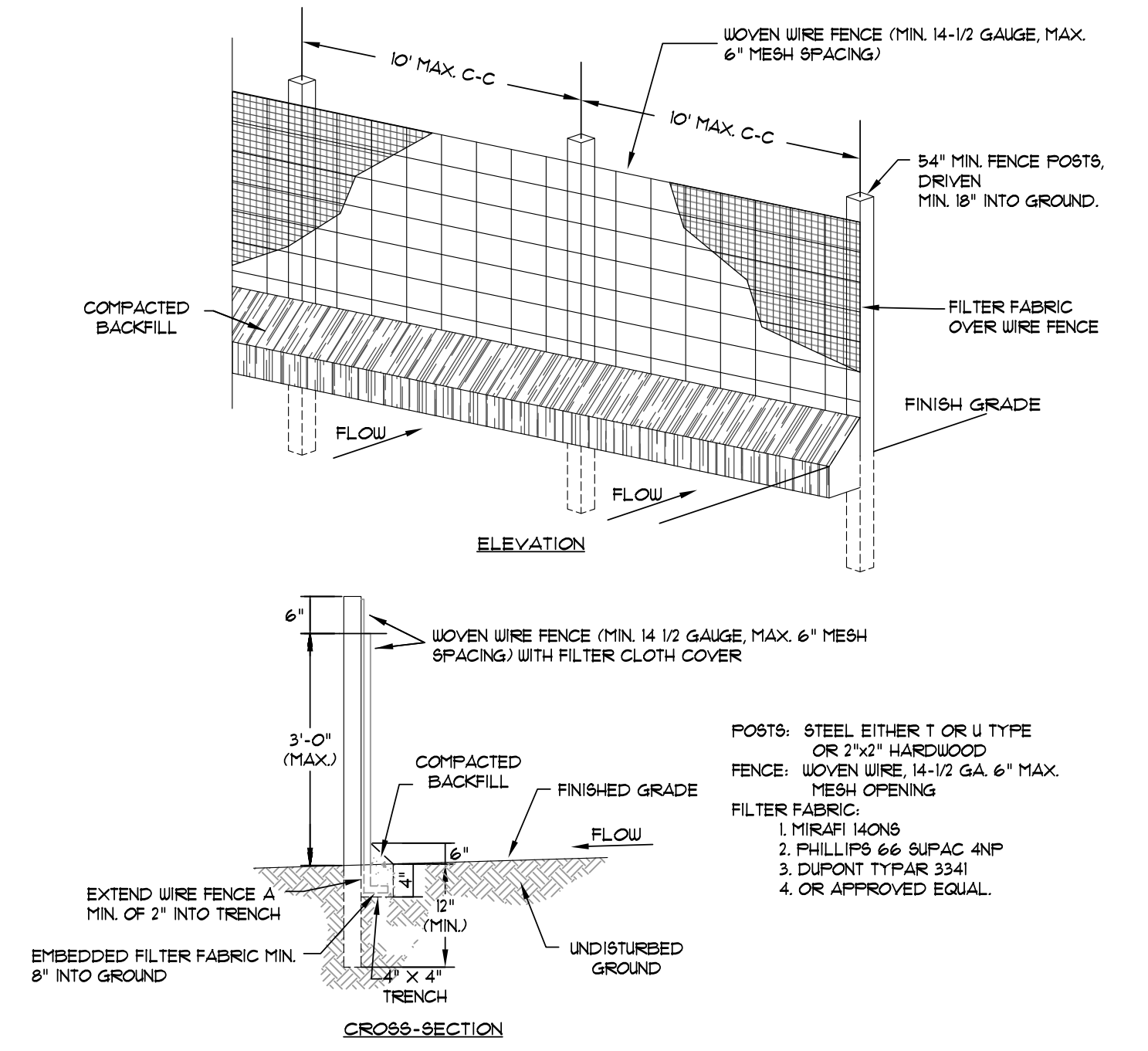
FILTER BARRIER

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



SILT FENCE INLET PROTECTION

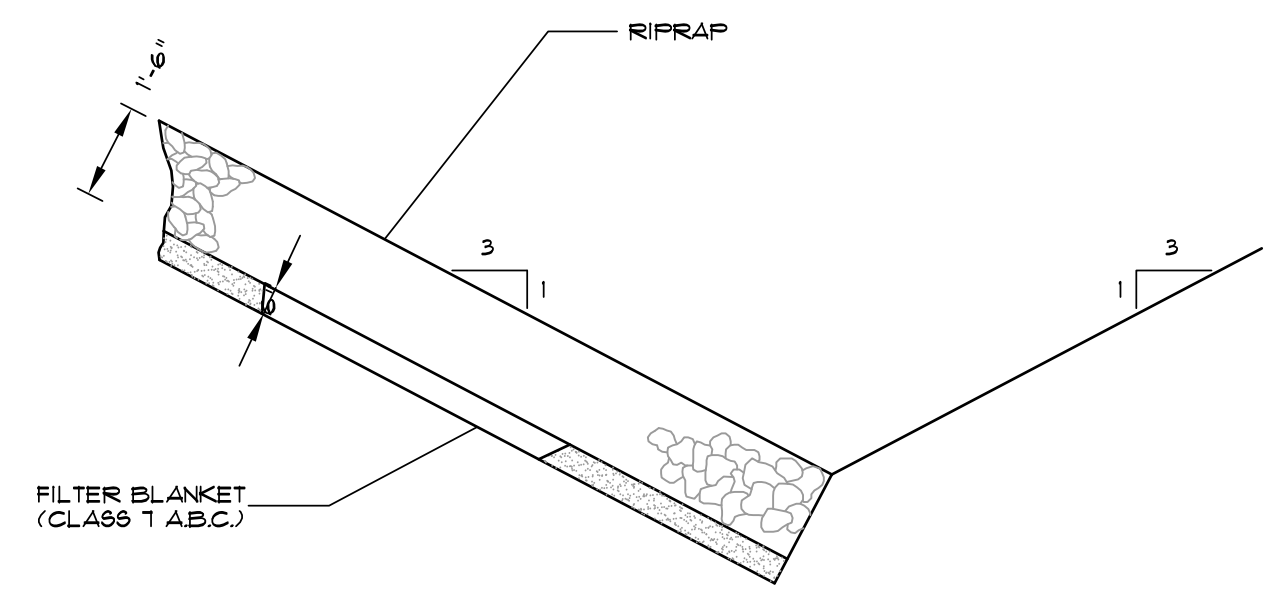
SCALE: 1/2" = 1'-0"



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.

SILT FENCE

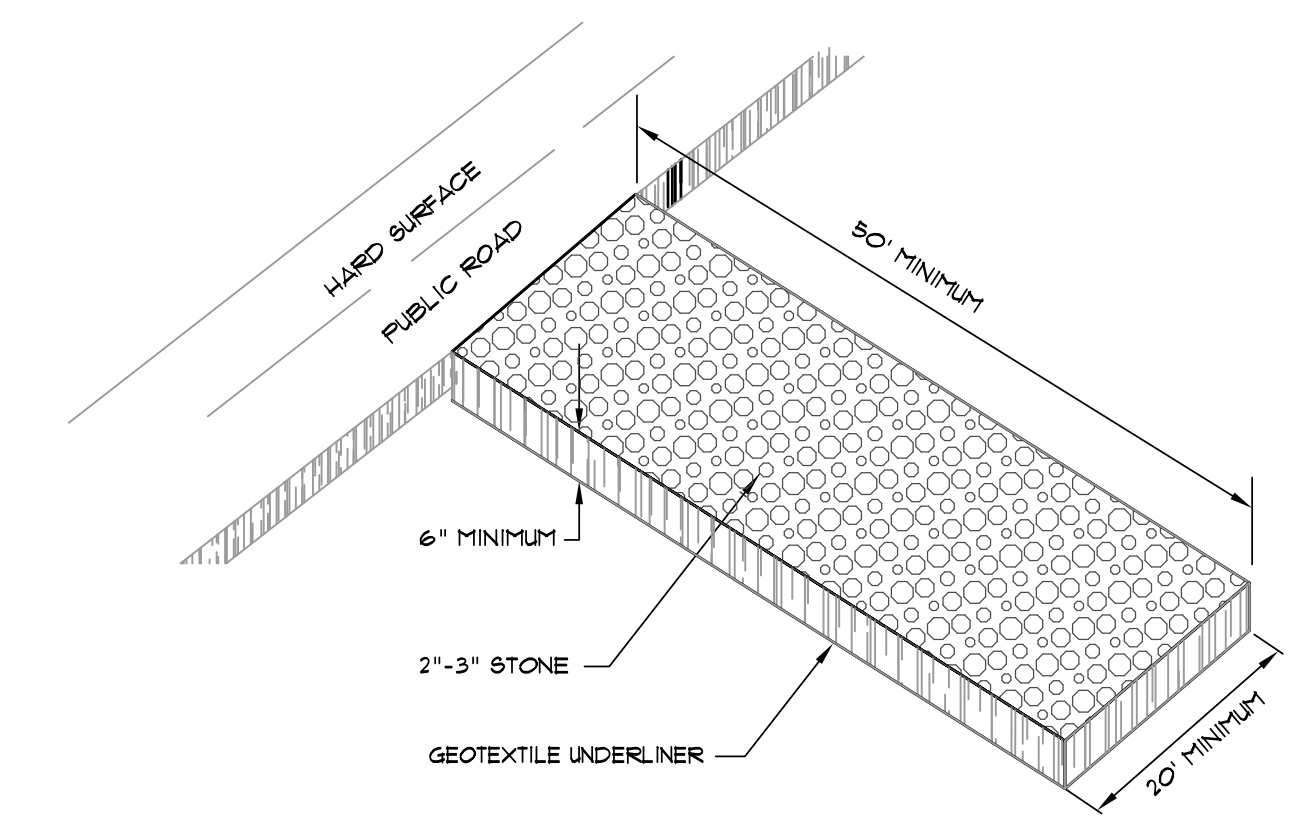
NOT TO SCALE



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

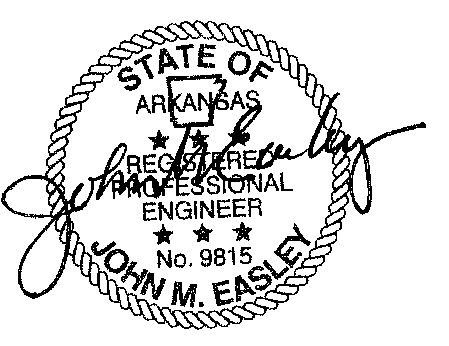
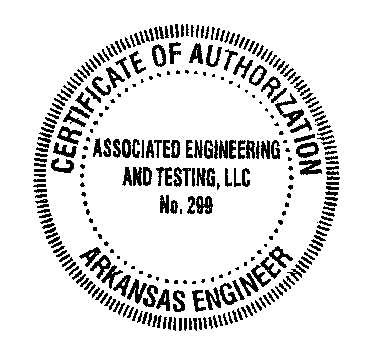
SECTION - DUMPED RIPRAP

TOE EXCAVATION IN SOIL



CONSTRUCTION ENTRANCE

NOT TO SCALE



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

EROSION CONTROL DETAILS
EMERALD VILLAGE
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

2	04/26/16	REVISED PER MAPC COMMENTS - STREET NAMES	JME	JME					
1	04/09/16	REVISED SANITARY SEWER ALIGNMENT PER CUL.	JME	JME	DRAWN: JME	CHECKED: JME	DATE: 01/28/16		SHEET
REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE: AS SHOWN	CADD FILE: 00-SDP-EV	DWG#		C11