

RESIDENTIAL SUBDIVISION DEVELOPMENT PLANS

PROSPECT FARMS PHASE 4

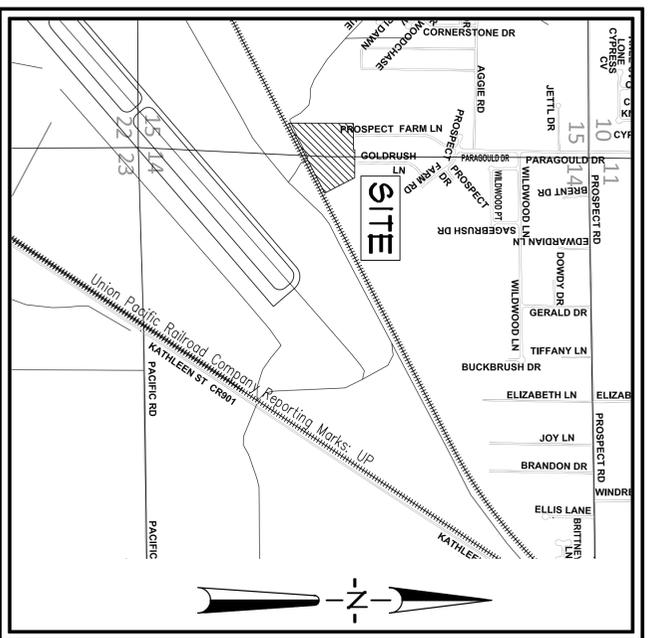
PROSPECT FARMS SUBDIVISION

PREPARED FOR

P & J DEVELOPMENT COMPANY

JONESBORO, ARKANSAS

MARCH, 2017



VICINITY MAP

SCALE: 1" = 1,000'

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PROSPECT FARMS
 PHASE 4
 IN SECTIONS 14 AND 15, T14N, R4E
 JONESBORO, ARKANSAS

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



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COVER SHEET

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| DATE | 03/06/2017 | PREPARED BY | CSH |
| COORD FILE | 04254-S04-14 | CHECKED BY | JHE |
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| SCALE | AS SHOWN | | |



RESOURCE LIST

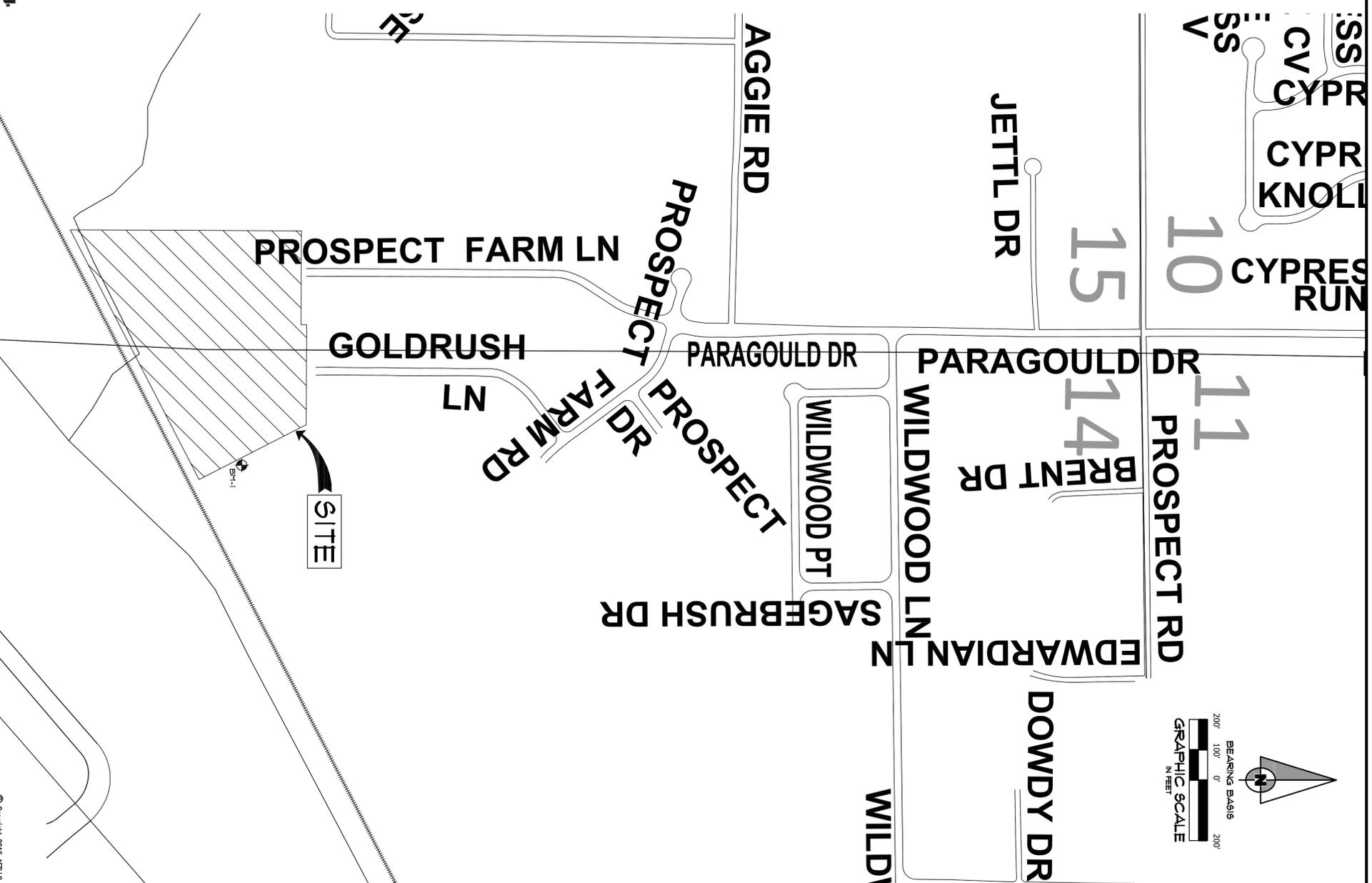
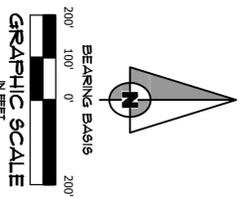
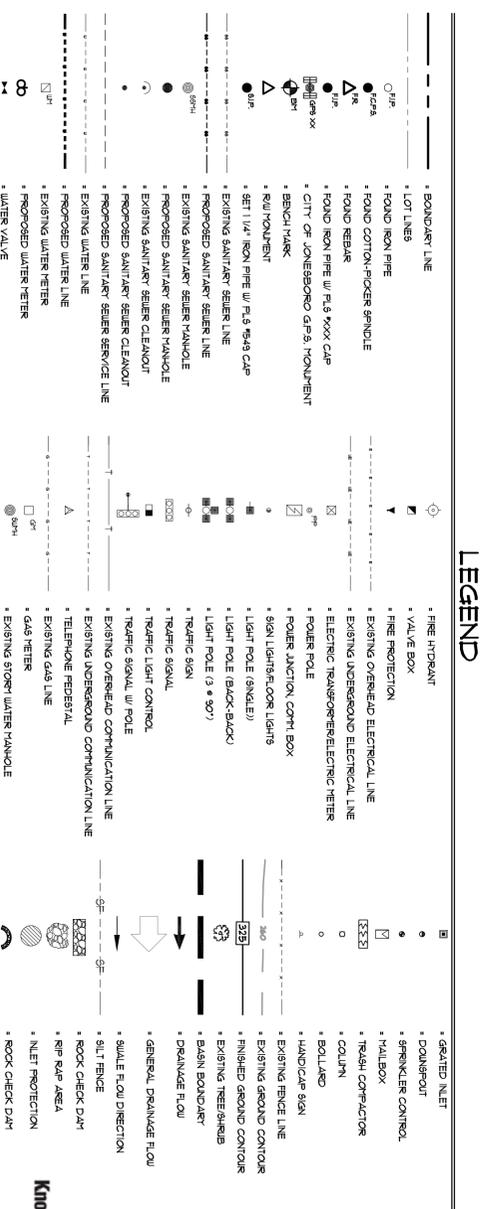
1. CITY OF JONESBORO - PLANNING AND ZONING
DEBBIE SMITH - CITY PLANNER
JONESBORO, AR 72401
870-932-0406
2. CITY OF JONESBORO - ENGINEERING
CITY ENGINEER
CRAIG LIGHT, P.E.
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHAL
JASON WILKS
3215 E. JOHNSON AVE
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
CITY ENGINEER
JONESBORO, AR 72403
400 EAST MONROE, P.O. BOX 1289
SUSAN MENDENHALL - ACTING ENGINEERING SERVICES DIRECTOR
870-939-3330
5. CENTERSPOINT ENERGY
KENTTI GAUG - SERVICE TECHNICIAN
3013 OLD FERRYHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-939-2924
6. AETS
MELISSA BURCH - ROOM 37
JONESBORO, AR 72403
PHIL PARLEY - AREA MANAGER INSTALLATION & REPAIR
800-972-7801 / FAX: 870-972-7800
TOMMY WATSON - AREA MANAGER MAINTENANCE & REPAIR
870-972-7897 / FAX: 870-972-7533
7. SIBBELL LINK - CARE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB HOCK - CONSTRUCTION MANAGER
870-972-7801 / FAX: 870-972-7814
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED WITHIN "C" AREAS DETERMINED TO BE OUTSIDE 150-YEAR FLOODPLAIN AS DESIGNATED BY FEDERAL ENERGY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO, ARKANSAS. EFFECTIVE DATE - SEPTEMBER 27, 1991. (S) (R) (A) (B).
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY. DIMENSIONS SHOW ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NSL DATUM.
2. BENCHMARK #1 IS SITUATED SQUARE CORNER - 270.00 AND 80.00 IN SQUARE - CENTER OF CURB CORNER (NORTHWEST CORNER) 100' NORTH AND 10' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.



**PROSPECT FARMS
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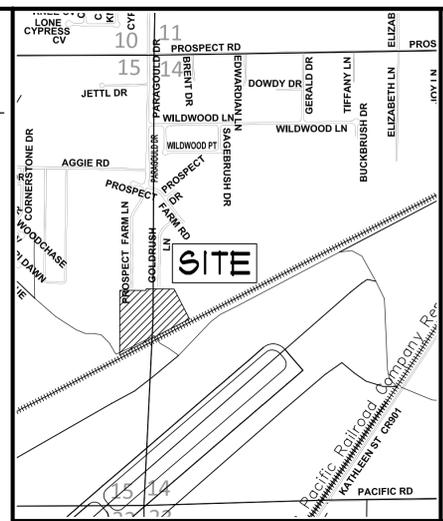
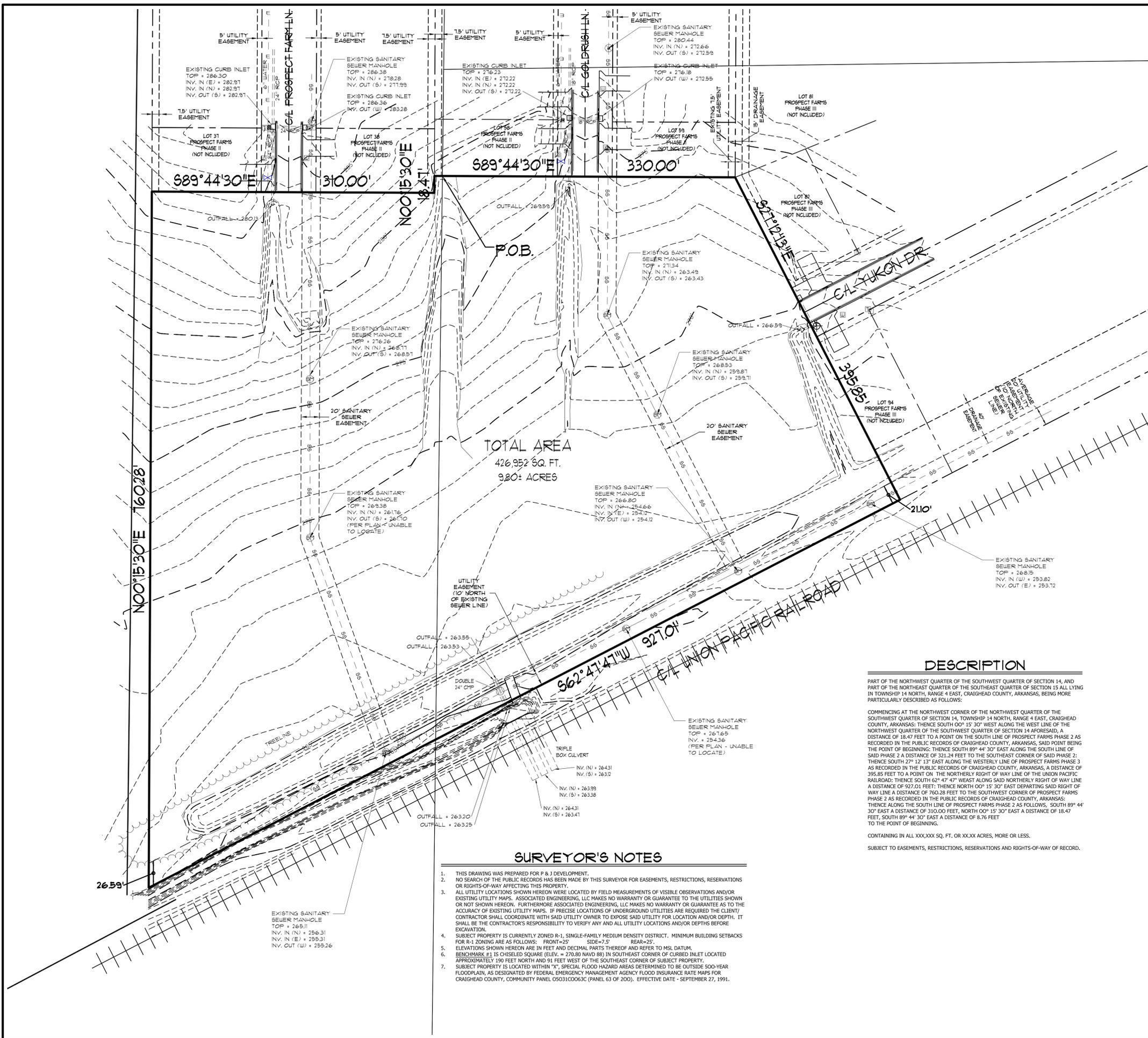
ASSOCIATED ENGINEERING, LLC
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103 SOUTH CHURCH STREET • P.O. BOX 1462
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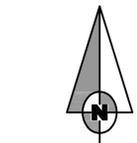
GENERAL NOTES

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|------------|------------|-------------|--------|
| DATE | 03/06/2017 | PREPARED BY | CSH |
| COORD FILE | 02/24/2014 | CHECKED BY | JHE |
| DATA | XXXXXXXXXX | DATE | 9/4/17 |
| SCALE: | AS SHOWN | | 0002 |





VICINITY SKETCH
NOT TO SCALE



BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

50' 25' 0' 50'

GRAPHIC SCALE
IN FEET

LEGEND

| | |
|-----------|--------------------------------------|
| — | BOUNDARY LINE |
| - - - | ADJACENT LOT LINE |
| - · - · - | EASEMENT LINE |
| ○ | FOUND IRON PIPE |
| ● | FOUND REBAR |
| + | SET MAG NAIL |
| ○ | SET 1-1/4" IRON PIPE W/ PS #1549 CAP |
| SS | EXISTING SANITARY SEWER LINE |
| SM | EXISTING SANITARY SEWER MANHOLE |
| WM | EXISTING WATER METER |
| WV | WATER VALVE |
| FD | FIRE HYDRANT |
| OE | EXISTING OVERHEAD ELECTRICAL LINE |
| UE | EXISTING UNDERGROUND ELECTRICAL LINE |
| ○ | POWER POLE |
| + | GYL POLE |
| ⊙ | LIGHT POLE |
| ⊕ | ELECTRIC TRANSFORMER |
| ⊖ | ELECTRIC METER |
| ⊗ | ELECTRIC MANHOLE |
| ⊘ | NATURAL GAS METER/REGULATOR |
| ⊙ | NATURAL GAS VALVE |
| + | EXISTING COMMUNICATION LINE MARKER |
| + | EXISTING STREET/PARKING SIGN |
| ⊙ | EXISTING TREE |
| - · - · - | EXISTING GROUND CONTOUR |
| ⊕ | BENCH MARK |
| FFE | FINISH FLOOR ELEVATION |

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 ALL LYING IN TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00° 15' 30" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AFORESAID, A DISTANCE OF 18.47 FEET TO A POINT ON THE SOUTH LINE OF PROSPECT FARMS PHASE 2 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 44' 30" EAST ALONG THE SOUTH LINE OF SAID PHASE 2 A DISTANCE OF 321.24 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 2; THENCE SOUTH 27° 12' 13" EAST ALONG THE WESTERN LINE OF PROSPECT FARMS PHASE 3 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, A DISTANCE OF 395.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 62° 47' 47" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 927.01 FEET; THENCE NORTH 00° 15' 30" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 760.28 FEET TO THE SOUTHWEST CORNER OF PROSPECT FARMS PHASE 2 AS RECORDED IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS; THENCE ALONG THE SOUTH LINE OF PROSPECT FARMS PHASE 2 AS FOLLOWS, SOUTH 89° 44' 30" EAST A DISTANCE OF 310.00 FEET, NORTH 00° 15' 30" EAST A DISTANCE OF 18.47 FEET, SOUTH 89° 44' 30" EAST A DISTANCE OF 8.76 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL XXX,XXX SQ. FT. OR XXXX ACRES, MORE OR LESS.

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

- SURVEYOR'S NOTES**
- THIS DRAWING WAS PREPARED FOR P & J DEVELOPMENT.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
 - ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
 - SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. MINIMUM BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT=25' SIDE=7.5' REAR=25'
 - ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
 - BENCHMARK #1 IS CHISELED SQUARE (ELEV. = 270.80 NAVD 88) IN SOUTHEAST CORNER OF CURBED INLET LOCATED APPROXIMATELY 190 FEET NORTH AND 91 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
 - SUBJECT PROPERTY IS LOCATED WITHIN "X" SPECIAL FLOOD HAZARD AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR CRAIGHEAD COUNTY, COMMUNITY PANEL 05031C0063C (PANEL 63 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 11/04/2016

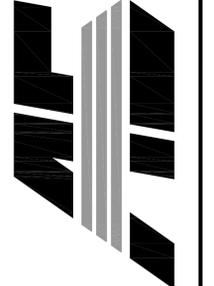
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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P & J DEVELOPMENT
IN SECTIONS 14 AND 15
TOWNSHIP 14 NORTH, RANGE 4 EAST
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

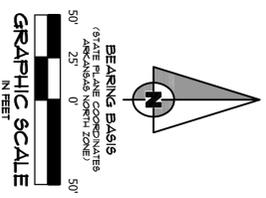
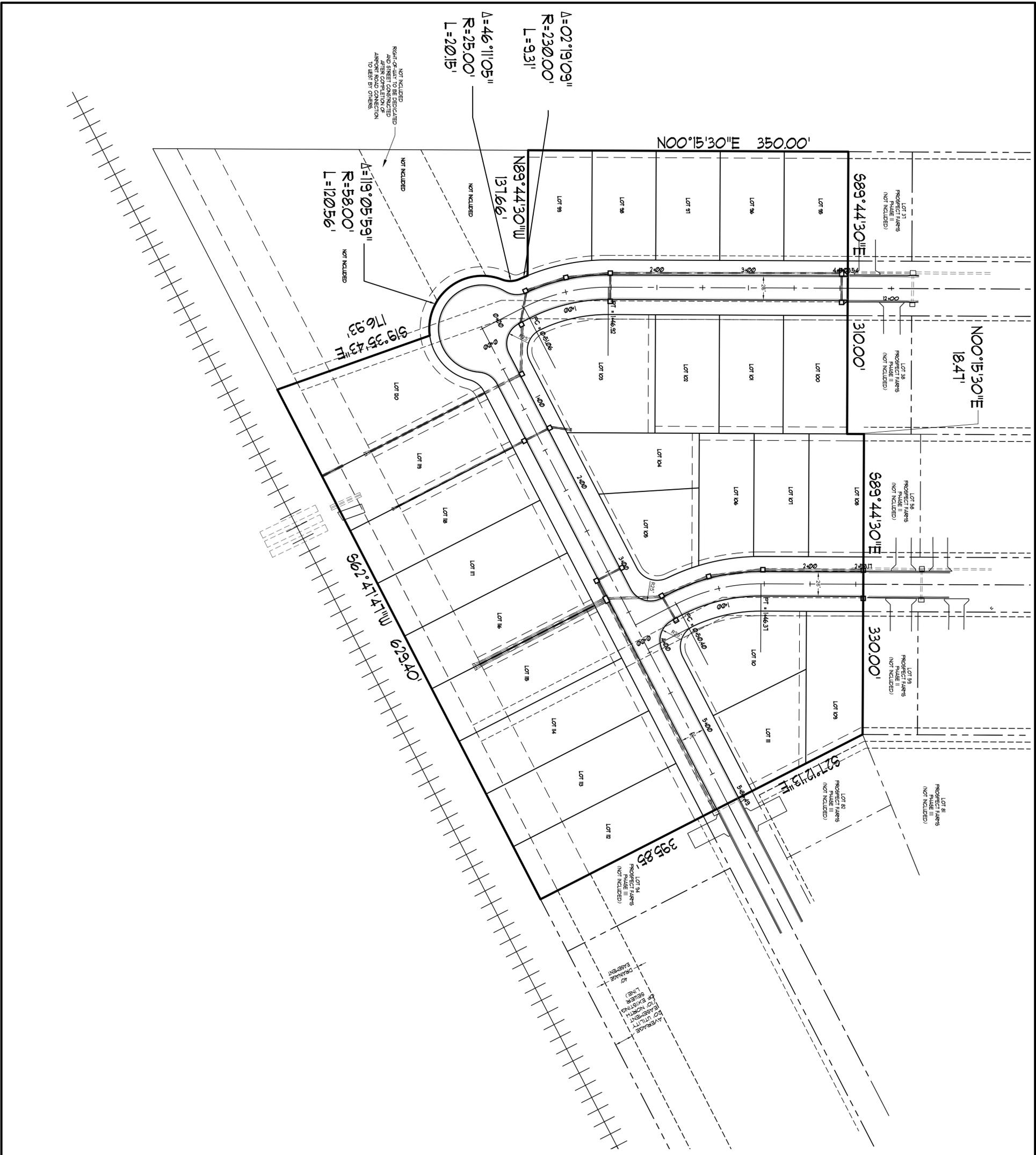
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TOPOGRAPHIC SURVEY

DATE: 12/23/16 DRAIN: CCH
CADD FILE: 04254-42 CHECKED: PVL
DWS: XXXXXXXX.XXXX SHEET
SCALE: 1" = 50' 1 OF 1



ENGINEER'S NOTES

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

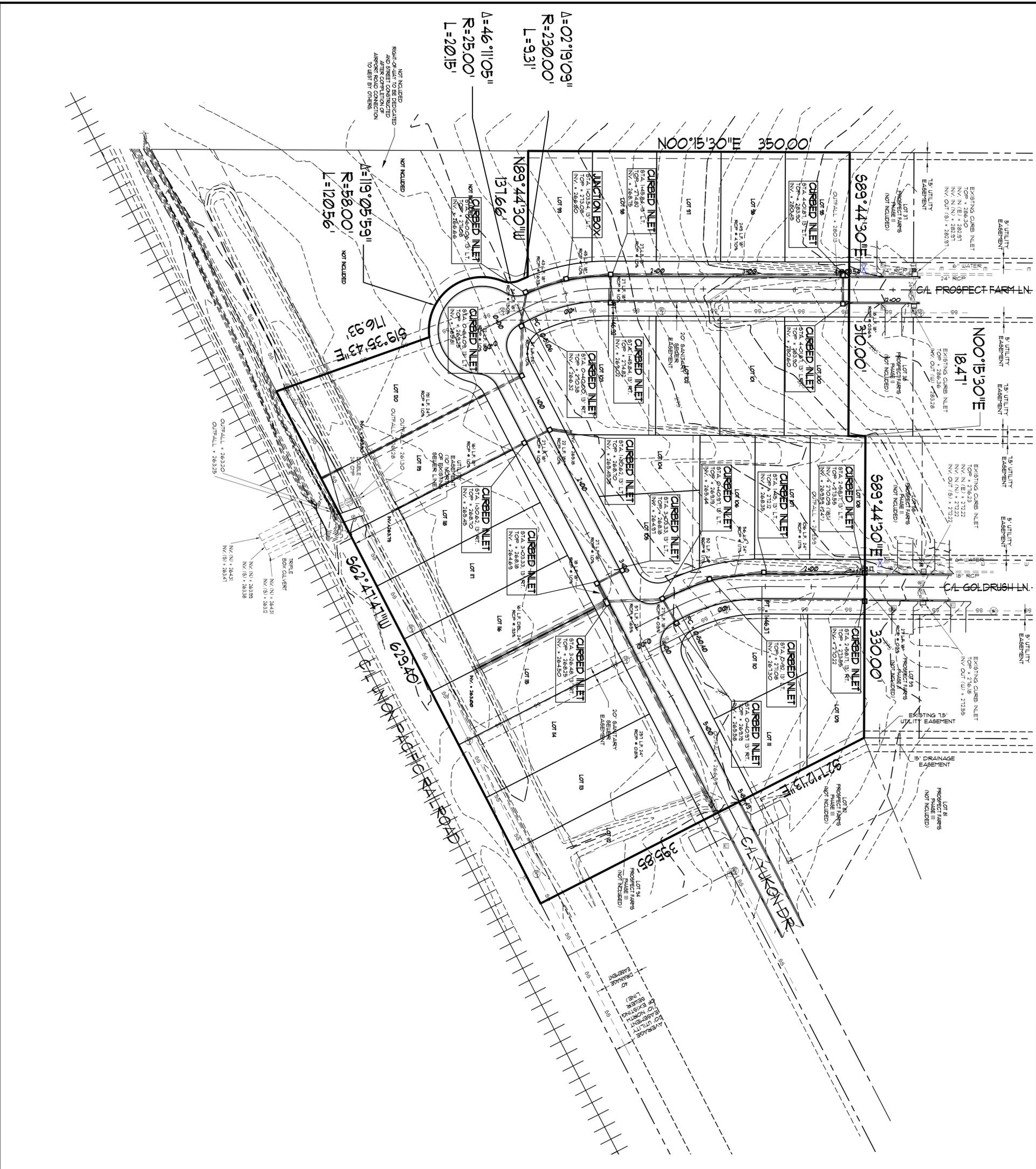
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STATE OF ARKANSAS
 PROFESSIONAL ENGINEER
 No. 9815
 JOHN M. EBBEL
 JOHN M. EBBEL

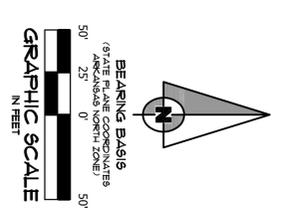
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SITE PLAN
 DATE: 03/06/2017
 CAD FILE: 02/24-SDP-14
 CHECKED: JME
 SCALE: 1" = 50'
 SHEET: 0005



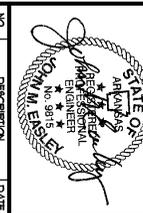
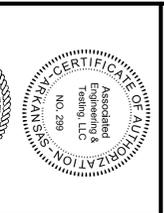
ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO 1000 AS DATUM.
- REFER TO SHEET 002 FOR BENCHMARK INFORMATION.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD HAVE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- PRE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA HIO 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 ROADS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.
- RUNOFF CALCULATIONS:
 EXISTING - 10-YEAR - 734 cfs, 100-YEAR - 1193 cfs
 DEVELOPED 10-YEAR - 722 cfs, 100-YEAR - 1132 cfs
 EXISTING DETENTION BASIN - REMOVE AND REPLACE DOUBLE 24" CURBENT WITH 18" AT ELEVATION 261.30.



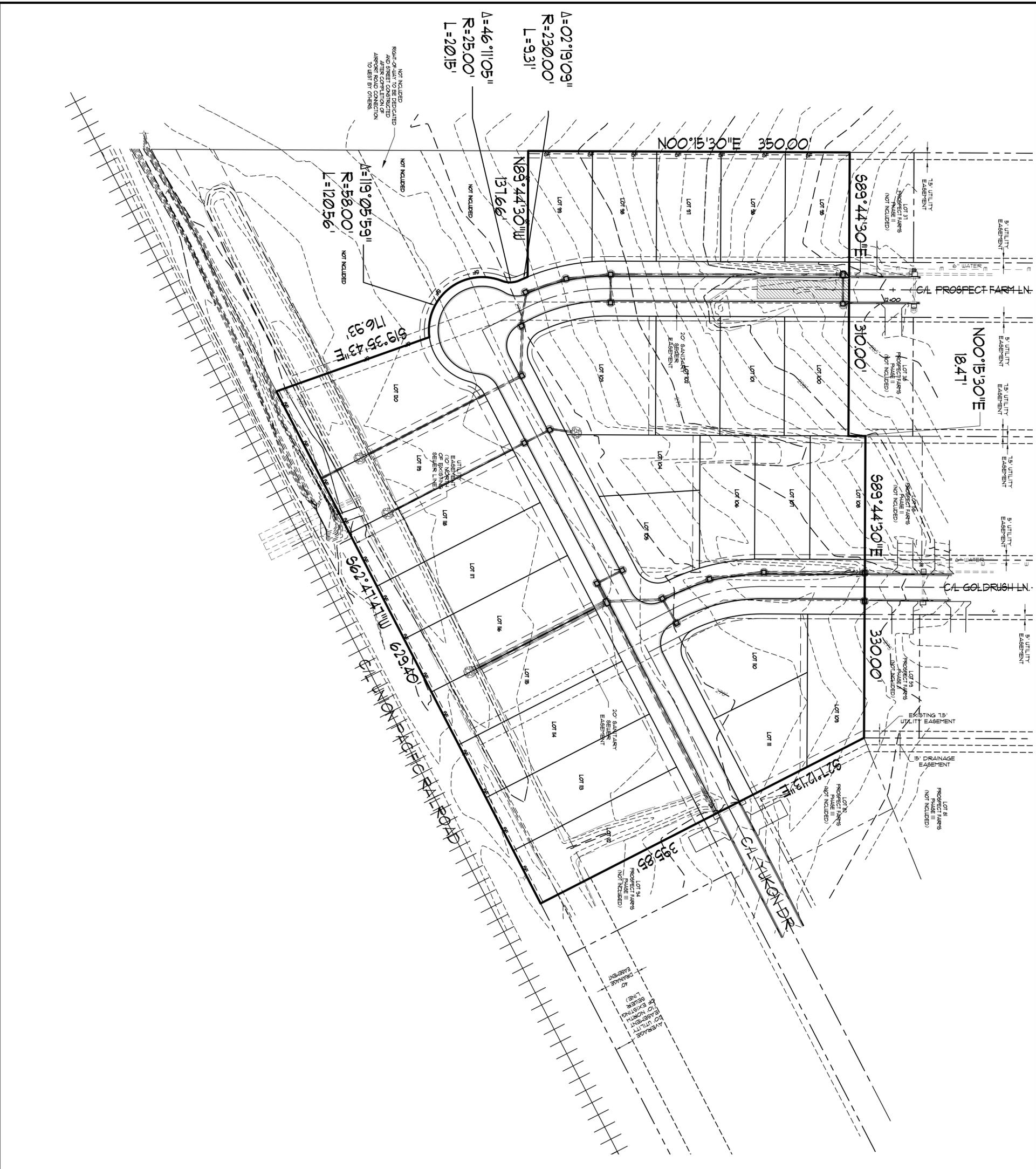
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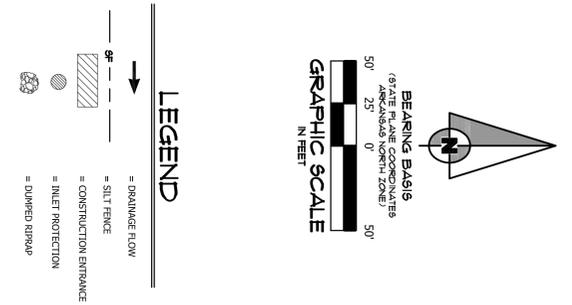


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GRADING PLAN
 DATE: 03/06/2017
 COORDINATOR: M254-SDF-14
 CHECKED: JME
 DRAWN: XXXXXXXXXX
 SCALE: 1" = 50'
 PREPARED: CSM
 SHEET: 94-EET
 0007



- ### 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 PERMITS AND THE REQUIREMENTS OF THE ARKANSAS EROSION CONTROL PERMIT (NUMBER 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 THE POINT WHERE WASH FACILITIES MAY BE REQUIRED.
 4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 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 REGULATIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
 8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND AGRICULTURE DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS FOLLOWING CONSTRUCTION.



PROSPECT FARMS
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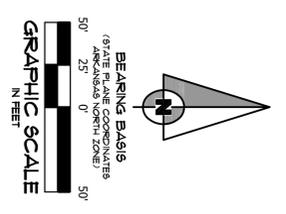
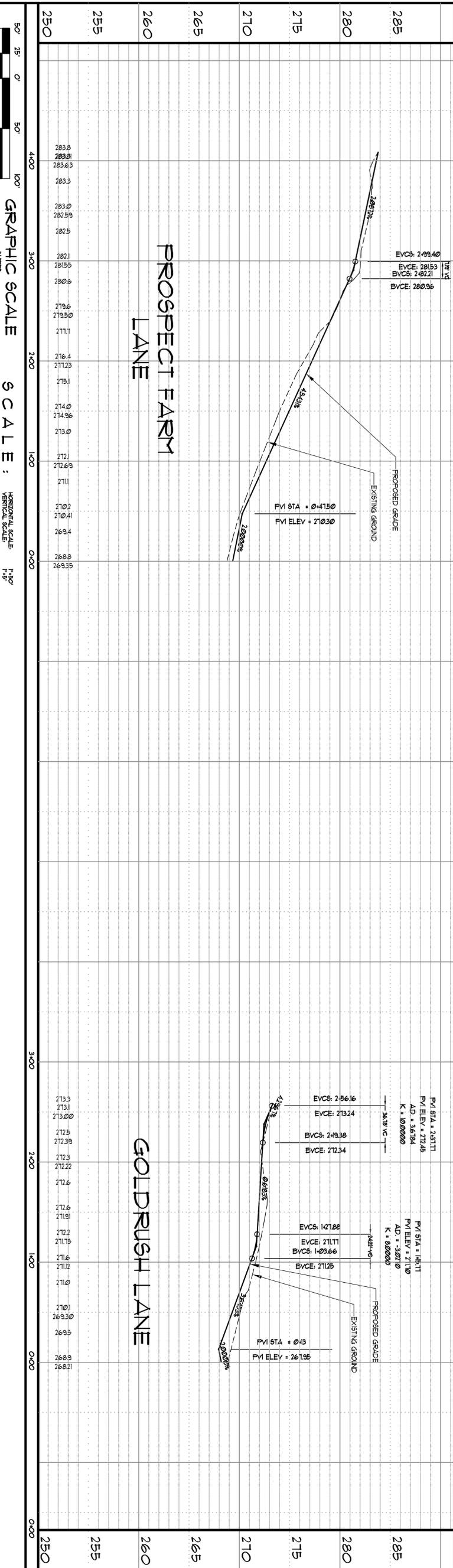
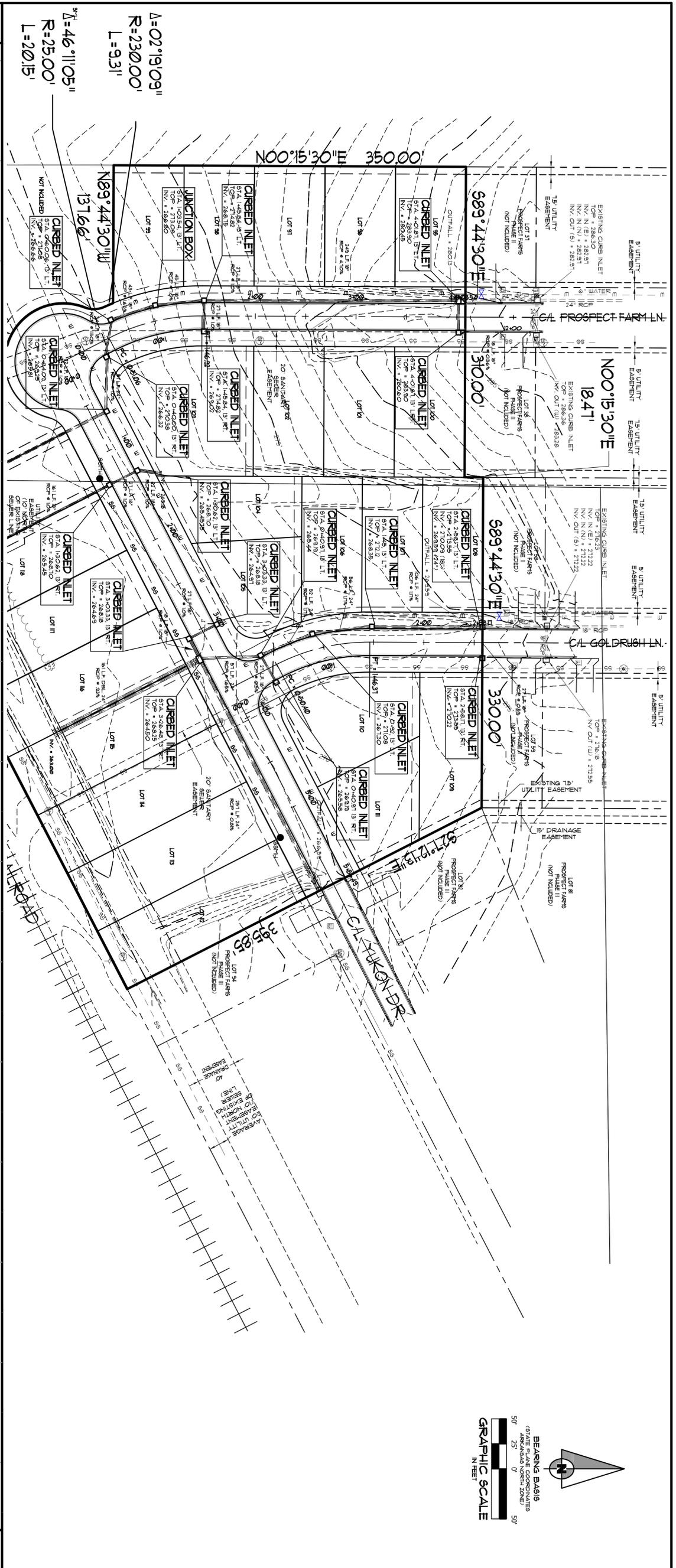
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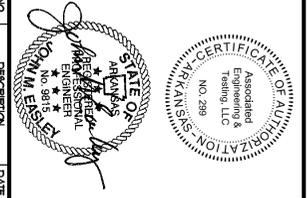
EROSION PLAN

DATE: 03/06/2017 DRAWN: CSM
 CAD FILE: 02/24/2014 CHECKED: JME
 DATA: XXXXXXXXXX SHEET: 8-SHEET
 SCALE: 1" = 80'



**PROSPECT FARMS
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**PLAN & PROFILE
SHEET**

DATE: 03/06/2017
 CADD FILE: 02/24/2014
 CHECKED: JME
 DRAWN: XXXXXXXXXX
 SCALE: 1" = 50'

