

DEVELOPMENT PLAN

MAGIC TOUCH APARTMENTS

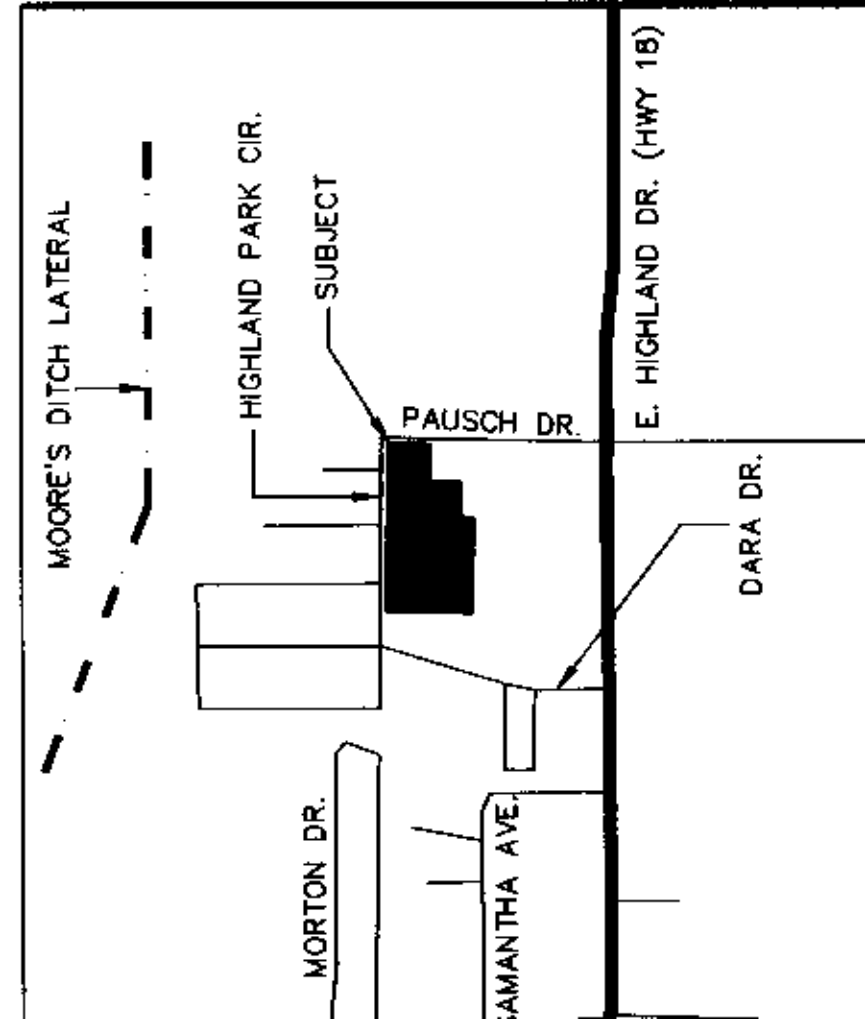
JOB #5555

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

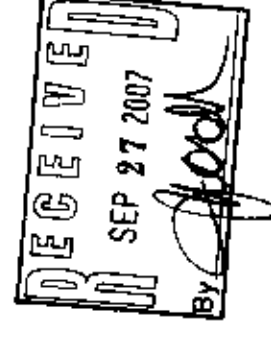
SEPTEMBER 2007

INDEX TO SHEETS

- 1 OF 10 TITLE SHEET / INDEX
- 2 OF 10 GENERAL PLAN
- 3 OF 10 DETENTION AREA
- 4 OF 10 PLAN / PROFILE DETENTION AREA
- 5 OF 10 TEMPORARY EROSION CONTROL
- 6 OF 10 PHASE 1 - SITE DEVELOPMENT PLAN
- 7 OF 10 PHASE 2 - SITE DEVELOPMENT PLAN
- 8 OF 10 PHASE 3 - SITE DEVELOPMENT PLAN
- 9 OF 10 DETAILS
- 10 OF 10 DETAILS



BEFORE CONSTRUCTION BEGINS
GIVE 48 HOURS NOTICE
FOR UNDERGROUND UTILITY LOCATIONS
CALL: THE ARKANSAS ONE-CALL SYSTEM 1-800-482-8998



CITY OF JONESBORO
Jonesboro, AR

PRELIMINARY
 FINAL
 AS NOTED
 SITE PLAN

SP 07-23Z

PLANNING ENGINEERING

DATE 10/11/07

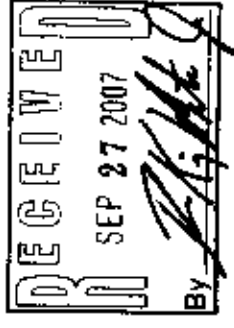
DEVELOPMENT PLAN

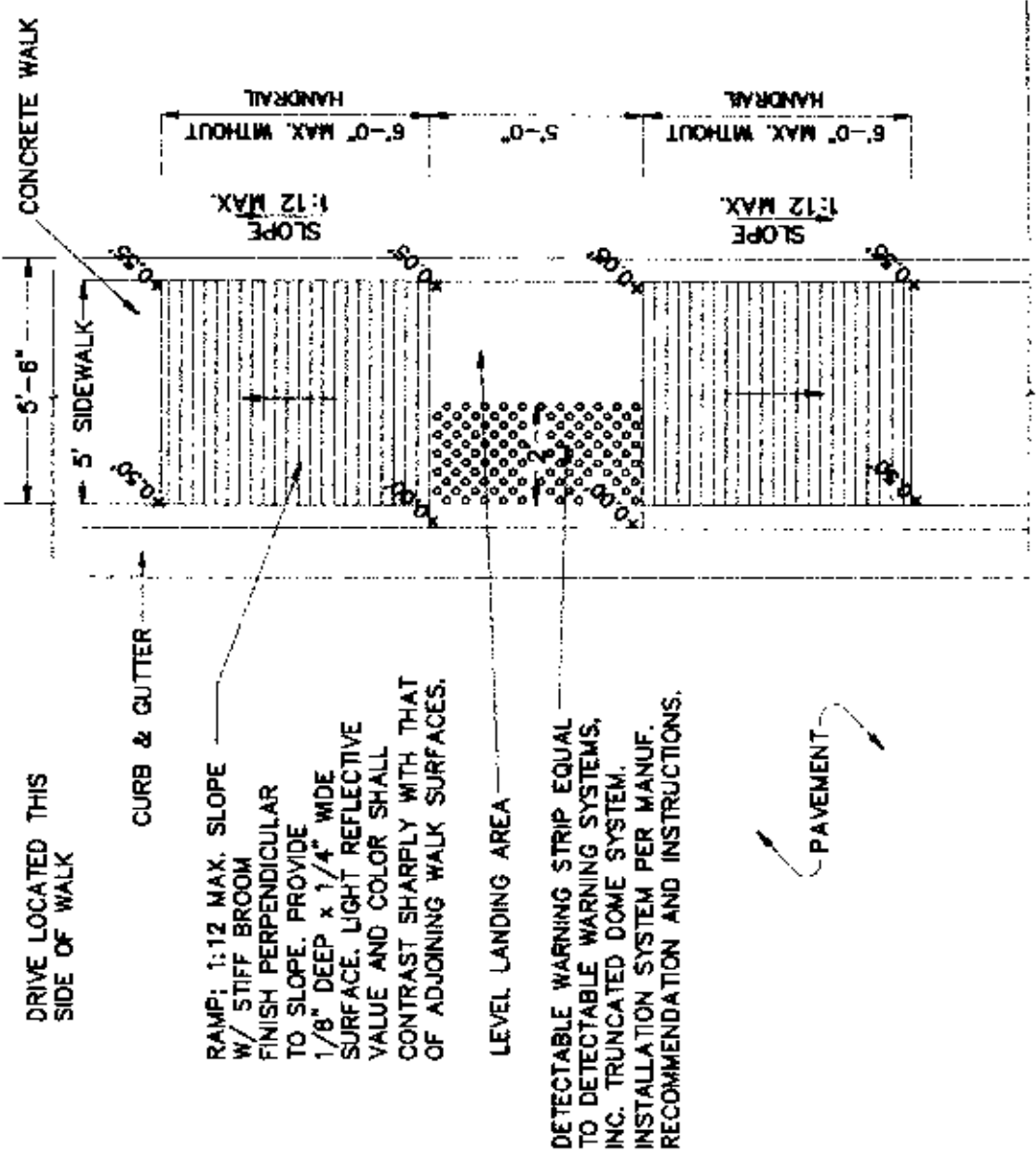
JOB# 5555
MAGIC TOUCH APARTMENTS
JONESBORO, ARKANSAS



MALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1015 OS 655 JONESBORO, AR 72404
(501) 931-1100

DRAWN BY: JH CHECKED BY: CM
SCALE:
DATE: 05SEP07 CAD FILE: 0728201.dwg

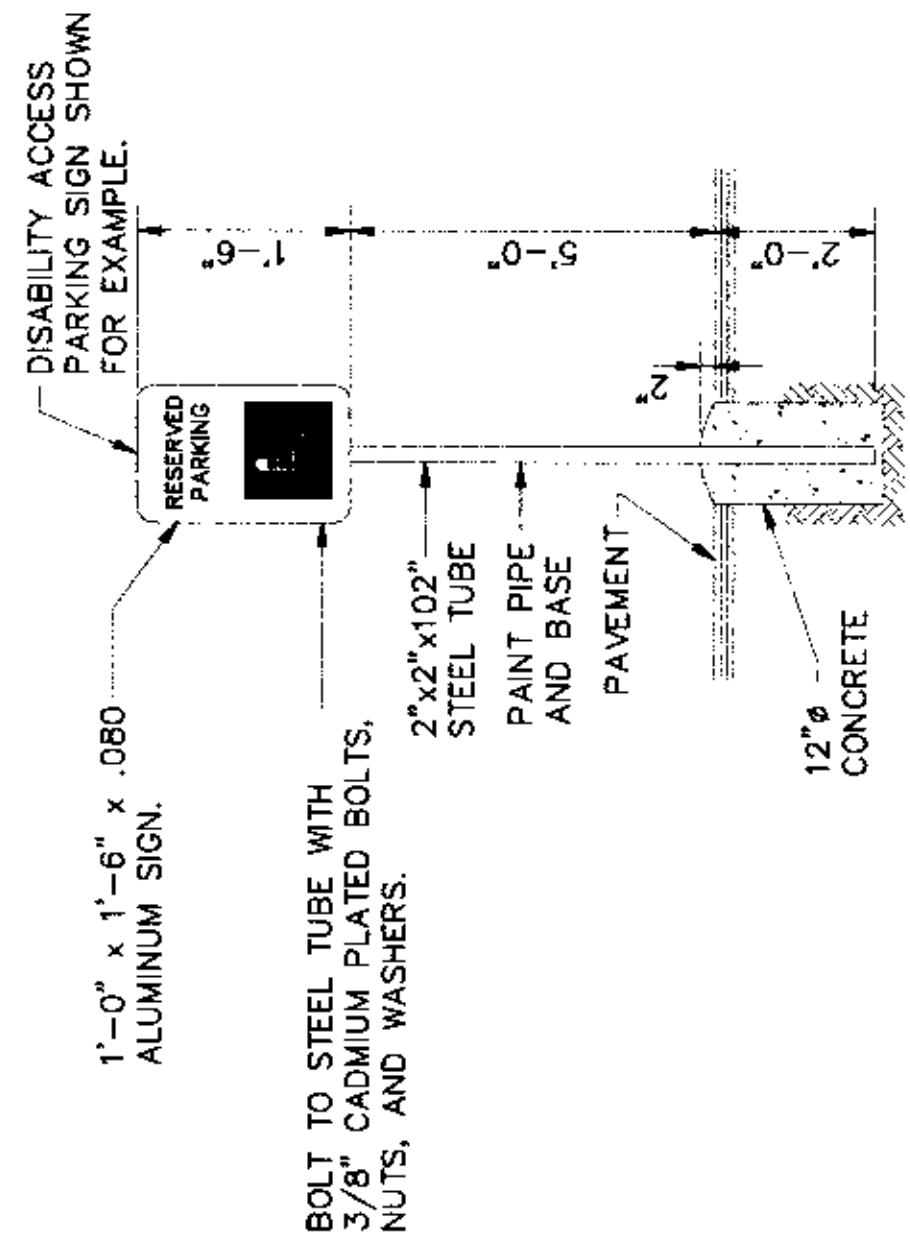




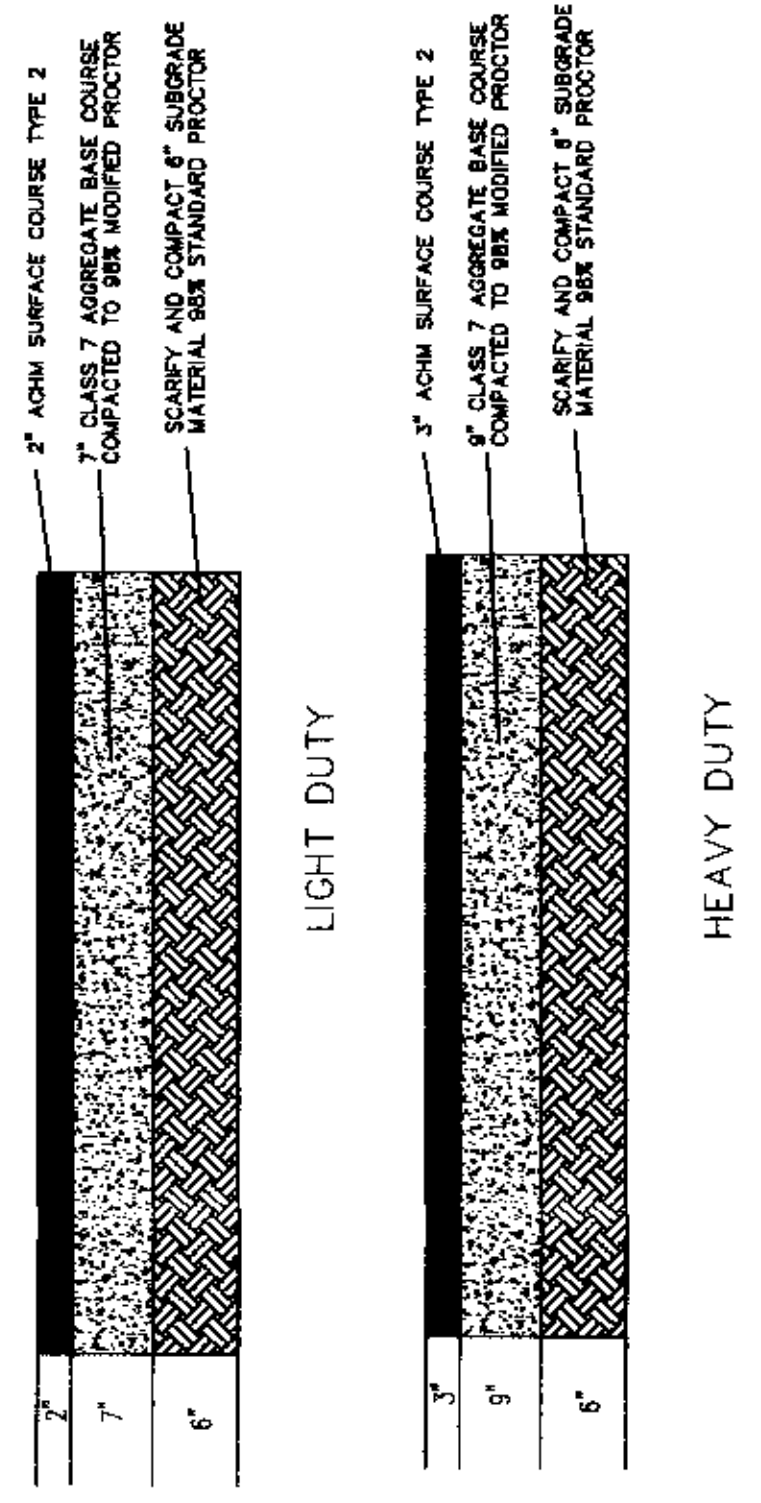
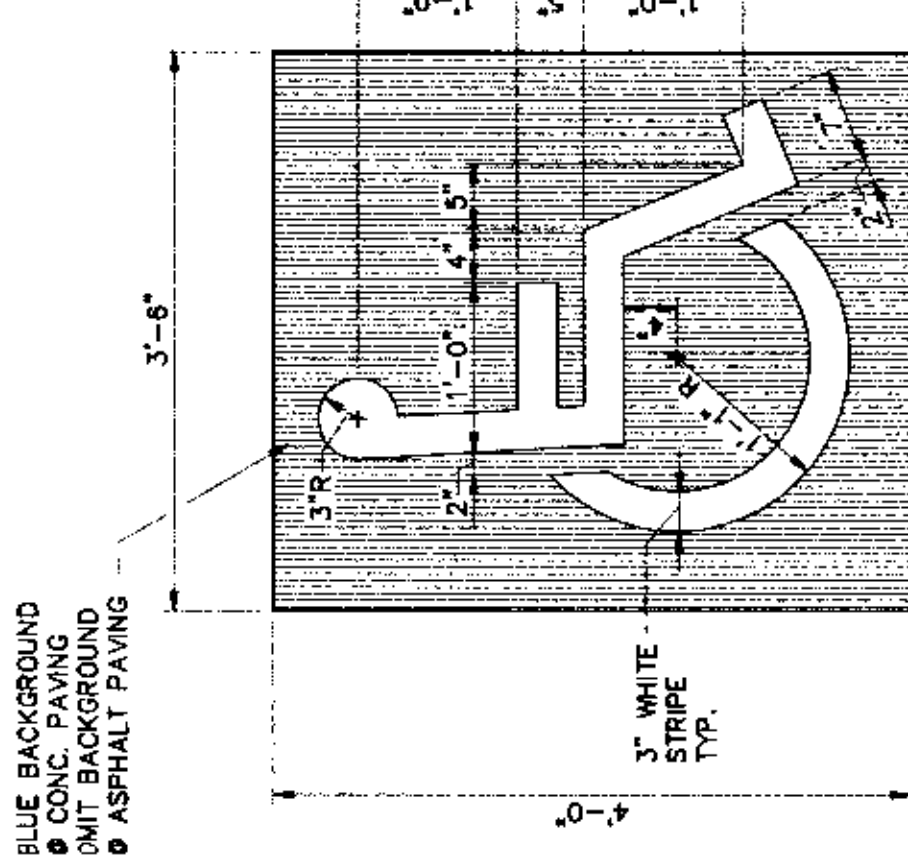
RAMP DETAIL
N.T.S. AT WALK

SIGN DETAIL
N.T.S.

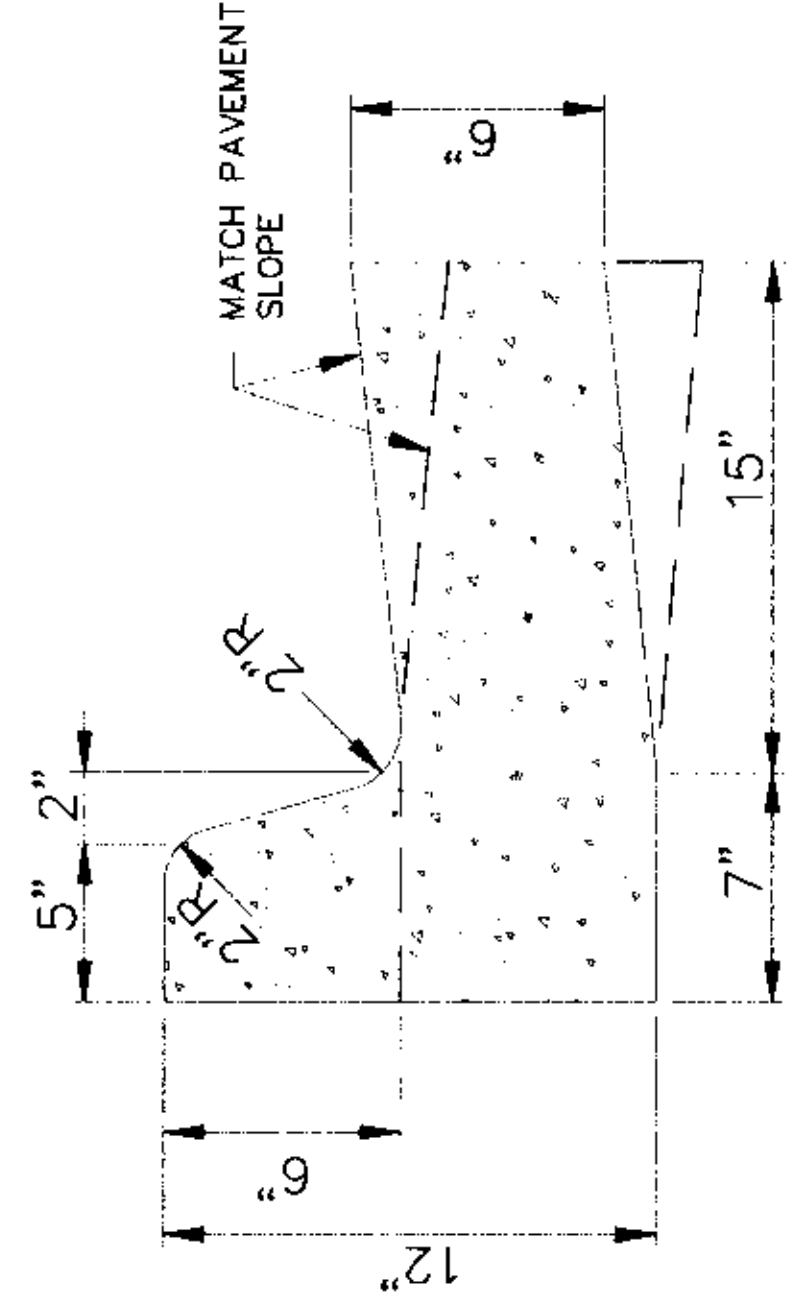
NOTE:
ALL SIGNS SHALL CONFORM TO MUTCD AND SHALL BE HIGH INTENSITY.



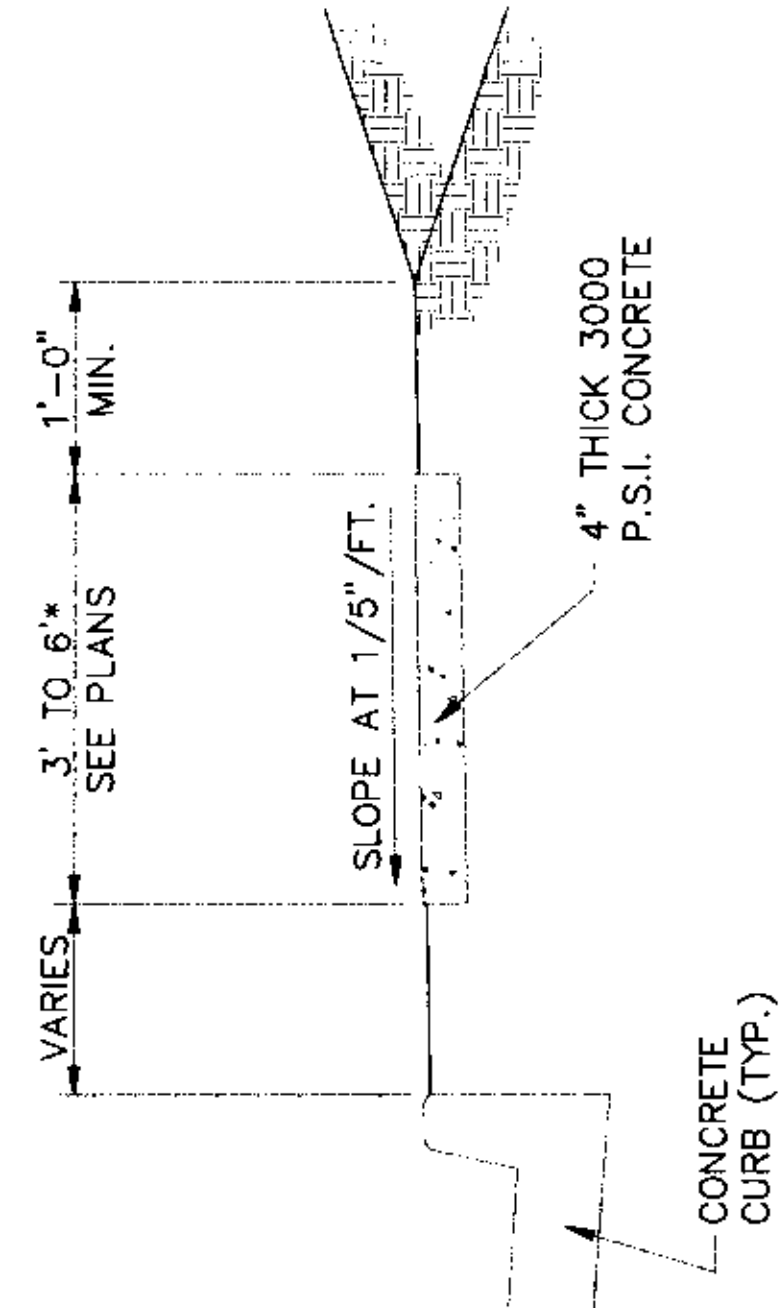
PARKING STALL SYMBOL
1" = 1'-0"



SECTION - ASPHALT DRIVE/PARKING
N.T.S.

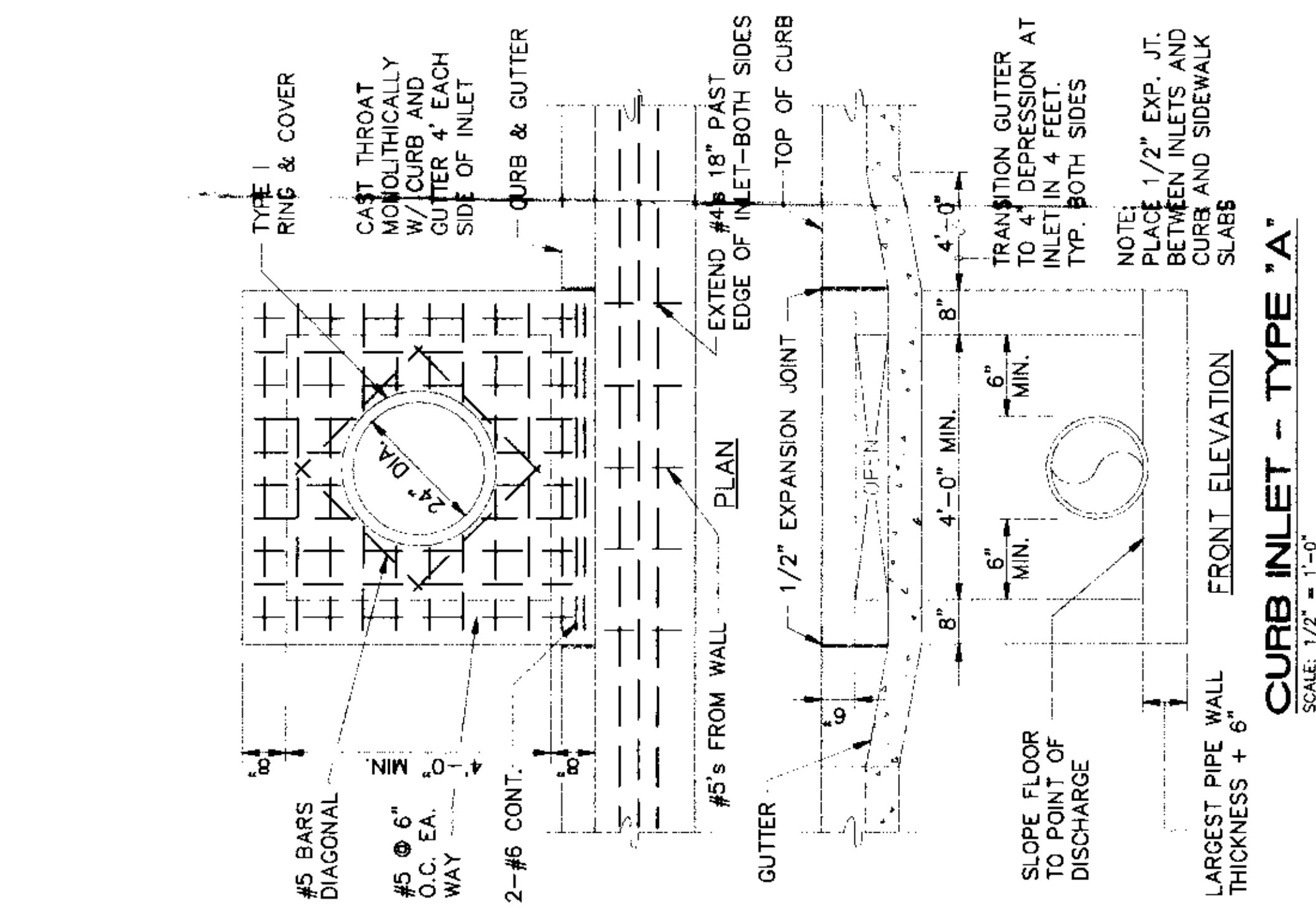


BARRIER CURB
N.T.S.

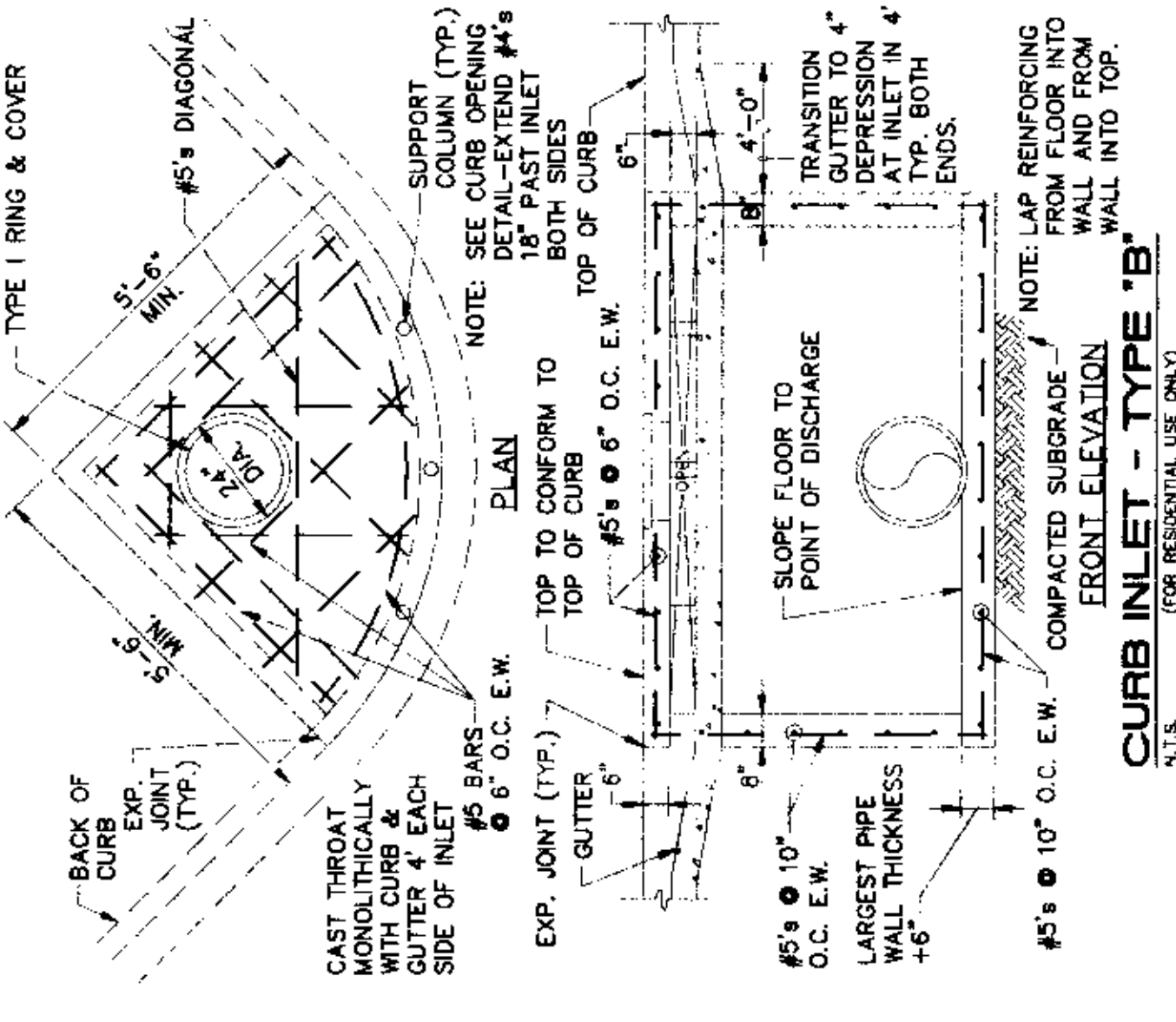


TYPICAL SECTION - SIDEWALK
N.T.S.

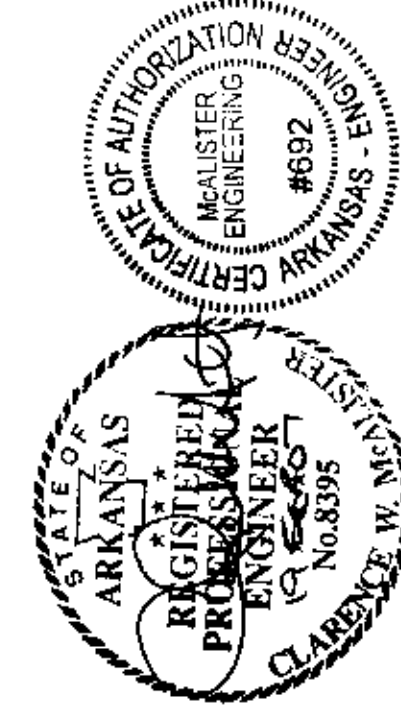
* PLACE GROOVE JOINTS ON 12' INTERVAL



CURB INLET - TYPE "A"
SCALE: 1/2" = 1'-0"



CURB INLET - TYPE "B"
NOTE: (FOR RESIDENTIAL USE ONLY)



DETAILS

MAGIC TOUCH APARTMENTS - JOB #5555
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

MCAULISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1615 CH. 630 JONESBORO, AR 72404
970-811-1820

DRAWN BY: CM CHECKED BY: CM
SCALE:
DATE: 04SEP07 CAD FILE: 0728201.DWG
DWG REF: 04E-14N-23

MATCH
SEE SHEET 3/10

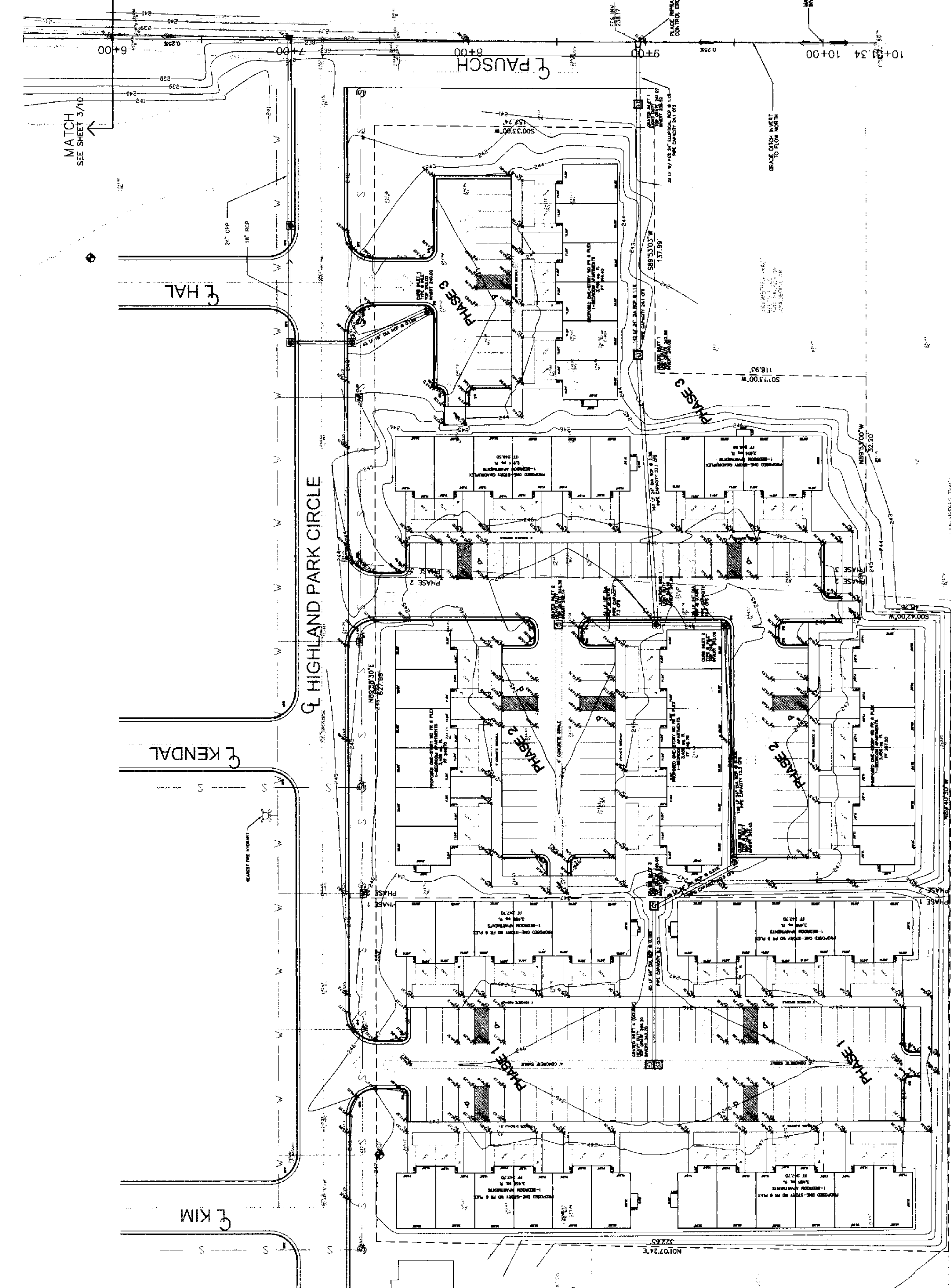
MATCH
SEE SHEET 3/10

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT

- FOUND IRON PIN
- EXISTING SPOT ELEVATION
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- BENCHMARK DATA
- BM HUB AND TACK - WOODEN HUB WITH TACK NEAR NE CORNER LOT 1
- BM PAINT DOT - PAINT DOT ON BACK OF CURB EASTERLY SIDE OF HAL ST.
- FLOWLINE CONSTRUCTED SWALE W/ FLOW DIRECTION
- FINISHED GRADE ELEVATION
- 10% PARALLEL
- TOP OF SIDEWALK
- TOP OF CURB
- SANITARY SEWER MANHOLE
- WATER METER
- ZONING SETBACK
- FENCE

DESCRIPTION

1. PROPERTY LOCATED IN FLOOD ZONE AS SHOWN BY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS, COMMUNITY - JONESBORO, CITY OF, NUMBER 050048, PANEL 151, SURFEX C, EFFECTIVE DATE, SEPTEMBER 27, 1981.
2. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%); RAMP SLOPES 1:12 (17.1%)
3. PARKING CALC PER SCHED A; RESIDENTIAL USES; MULTI-FAMILY - 1.75 SPACES PER ONE-BEDROOM UNIT; 24 UNITS x 1.75 SPACES = 42 SPACES REQUIRED; 130 SPACES PROVIDED.
PHASE 2: 18 UNITS x 1.75 SPACES = 32 SPACES REQUIRED; 36 SPACES PROVIDED.
PHASE 3: 18 UNITS x 1.75 SPACES = 32 SPACES REQUIRED; 36 SPACES PROVIDED.
4. NAME, ADDRESS AND TELEPHONE NUMBERS OF ALL OWNERS AND THE APPLICANT; BOB REES, MAGIC TOUCH CORPORATION, 3709 E PARKER ROAD, 870-835-4800
5. NAME, ADDRESS AND TELEPHONE NUMBER OF ALL PROFESSIONAL CONSULTANTS; CIVIL ENGINEER - LITTLE & ASSOCIATES ARCHITECTS, 501 UNION, JONESBORO, AR 72401, 870-830-3813
6. ALL UTILITIES EXIST ON SITE; THE NEAREST FIRE HYDRANT IS AT NW CORNER OF INTERSECTION KENDAL AND HIGHLAND PARK CIRCLE, NORTH RIGHT OF WAY HIGHLAND PARK CIRCLE ACROSS FROM SUBJECT
7. MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL 6 (R-6) STREET SETBACK - 20' SIDE SETBACK - 7.5' REAR SETBACK - 20'
8. PLACE CONSTRUCTION ENTRANCE TO PREVENT OFF-SITE TRACKING.
9. PLACE HANDICAPPED PARKING SIGN AT HANDICAPPED SPACES.
10. 8" WATER EXISTING AT THE NORTH RIGHT OF WAY HIGHLAND PARK CIRCLE; SANITARY SEWER EXISTING AT SOUTH RIGHT OF WAY OF HIGHLAND PARK CIRCLE.
11. FIRM REFERENCE MARK: BM 24 - FIRM PANEL 132, ELEVATION 245.883 - DISK, STAMPED 8-179-1056 APPROXIMATELY 0.5 FOOT NORTH-EAST OF SOUTHWEST END OF NORTHWEST HEADWALL OF TURN 4-FOOT CONCRETE BOX CULVERT UNDER UNION PACIFIC RAILROAD, IN NORTH QUARTER OF INTERSECTION OF BURLINGTON NORTHERN RAILROAD AND THE UNION PACIFIC RAILROAD, APPROXIMATELY 28 FEET NORTHEAST OF INTERSECTION OF HAL ST AND HIGHLAND PARK CIRCLE, APPROXIMATELY 17 FEET NORTHWEST OF INTERSECTION OF NORTHWEST RAIL OF UNION PACIFIC RAILROAD, AND APPROXIMATELY 2.5 FEET BELOW LEVEL OF TRACK.



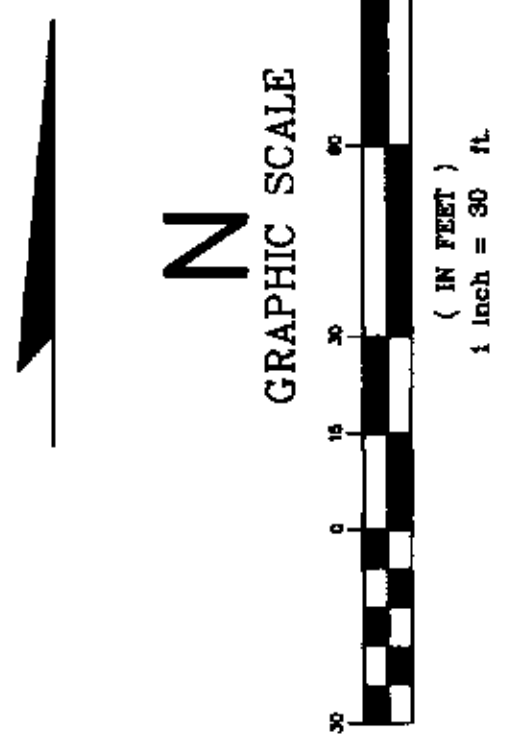
BEFORE CONSTRUCTION BEGINS
GIVE 48 HOURS NOTICE
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CALL THE ARKANSAS ONECALL SYSTEM 1-800-482-8998

GENERAL PLAN

JOB# 5555
MAGIC TOUCH APARTMENTS
JONESBORO, ARKANSAS

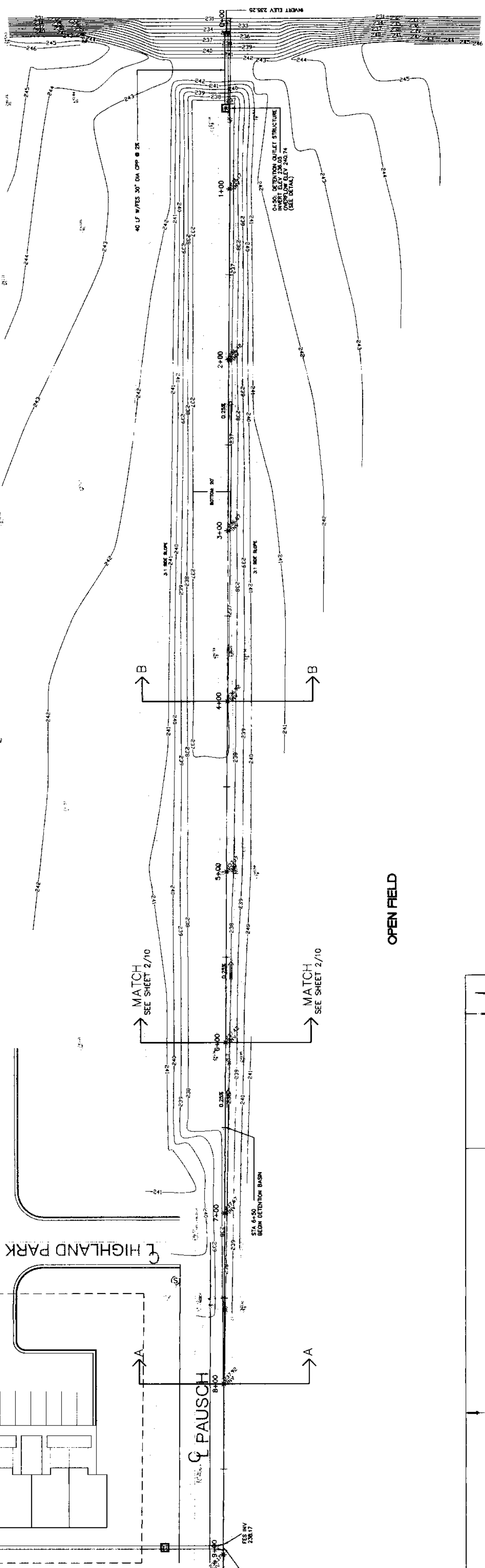
McALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1015 CR 820 JONESBORO, AR 72401
870-831-1020

DRAWN BY: JH CHECKED BY: CM
SCALE: 1" = 30'
DATE: 05SEP07 CAD FILE: 0728201.dwg



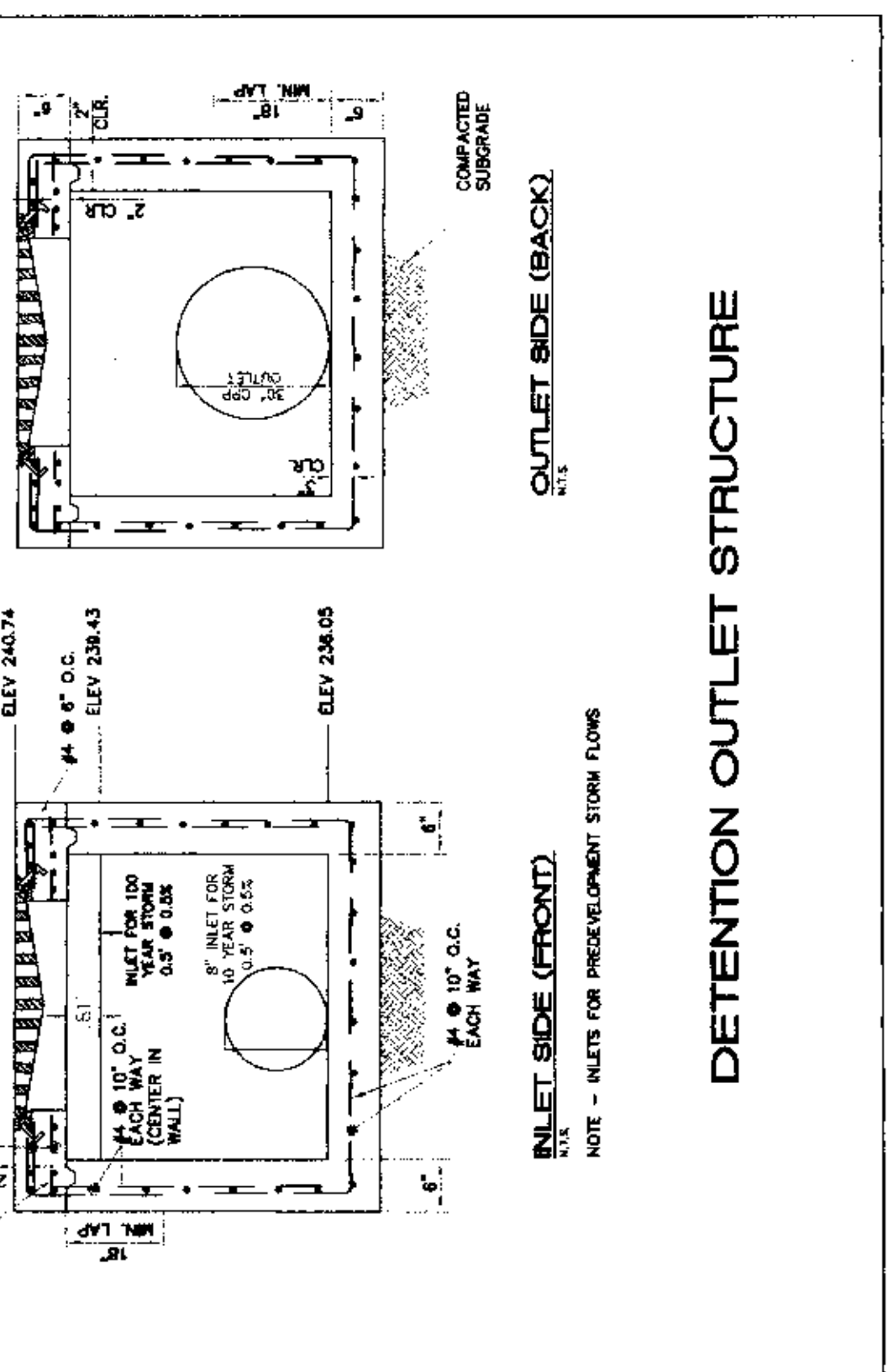
——— EXISTING GRADE CONTOURS
 ——— FINISH GRADE CONTOURS
 +.00' 17' 2.00' 1.00' 2.00' 3.00' 4.00' 5.00' 6.00' 7.00' 8.00' 9.00' 10.00' 11.00' 12.00' 13.00' 14.00' 15.00' 16.00' 17.00' 18.00' 19.00' 20.00' 21.00' 22.00' 23.00' 24.00' 25.00' 26.00' 27.00' 28.00' 29.00' 30.00'
 ——— EXISTING SPOT ELEVATION
 ——— FINISHED GRADE ELEVATION

MOORE'S DITCH LATERAL

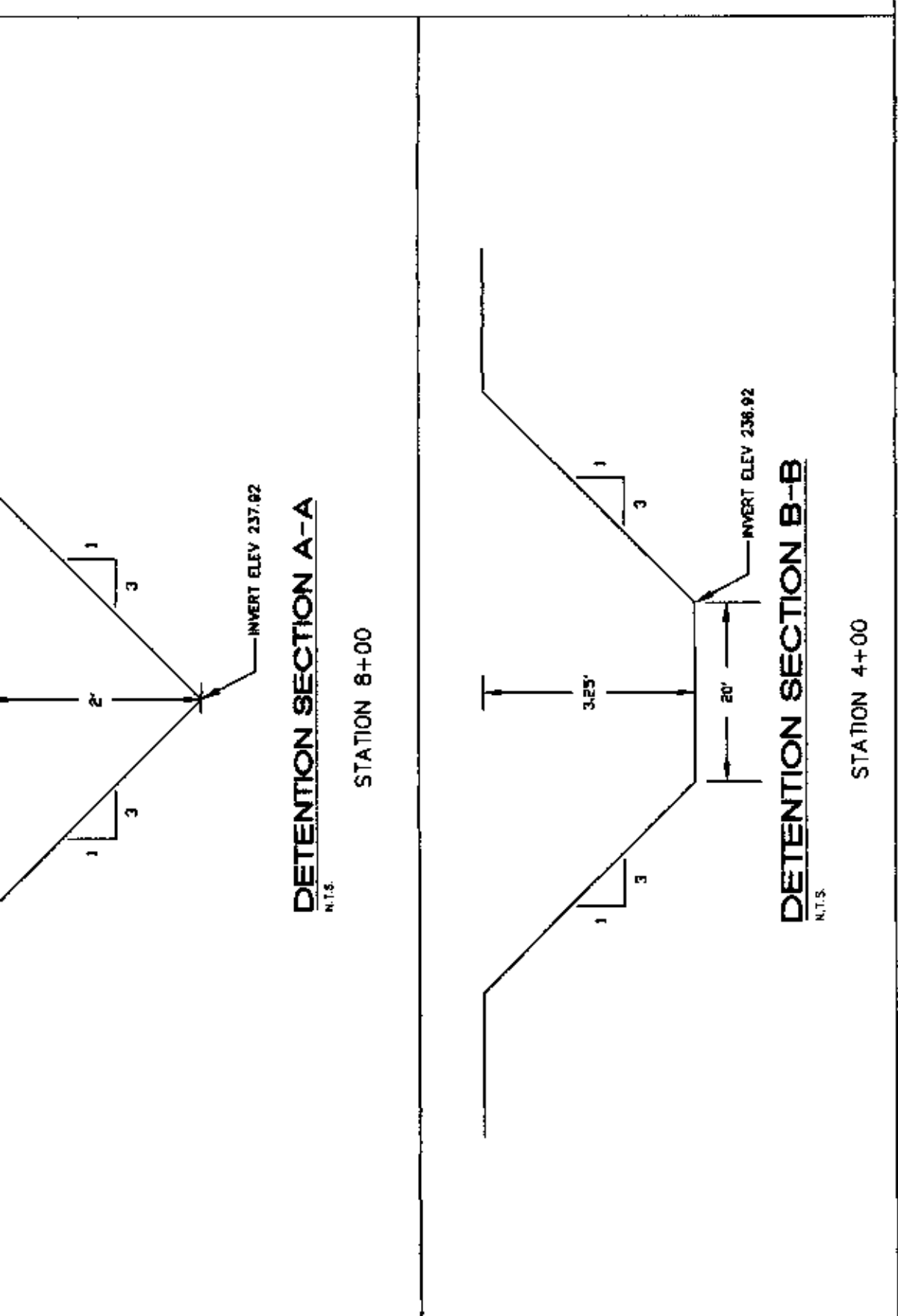


DETENTION AREA

OPEN FIELD



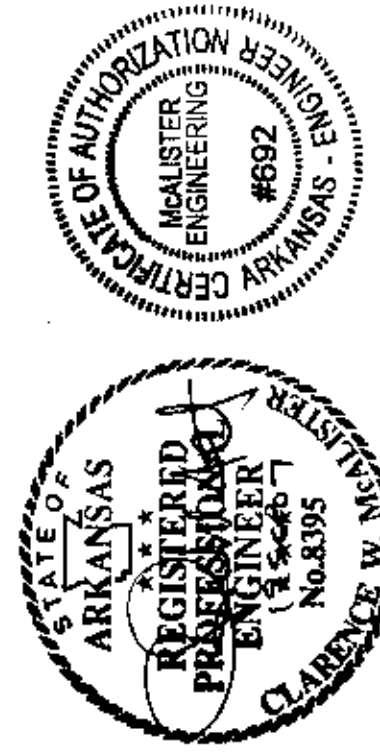
DETENTION OUTLET STRUCTURE



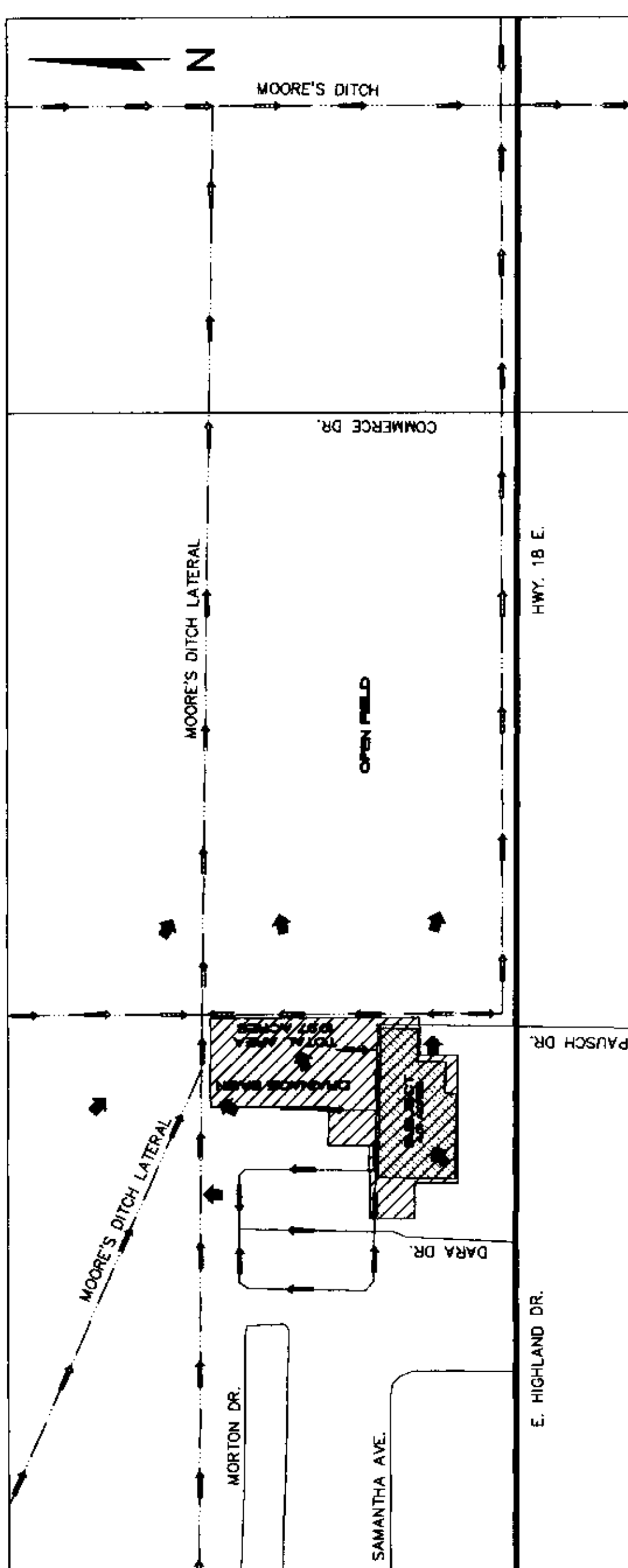
BEFORE CONSTRUCTION BEGINS
 GIVE 48 HOURS NOTICE
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 CALL: THE ARKANSAS ONE-CALL SYSTEM 1-800-482-8988

JOB# 5555
MAGIC TOUCH APARTMENTS
 JONESBORO, ARKANSAS

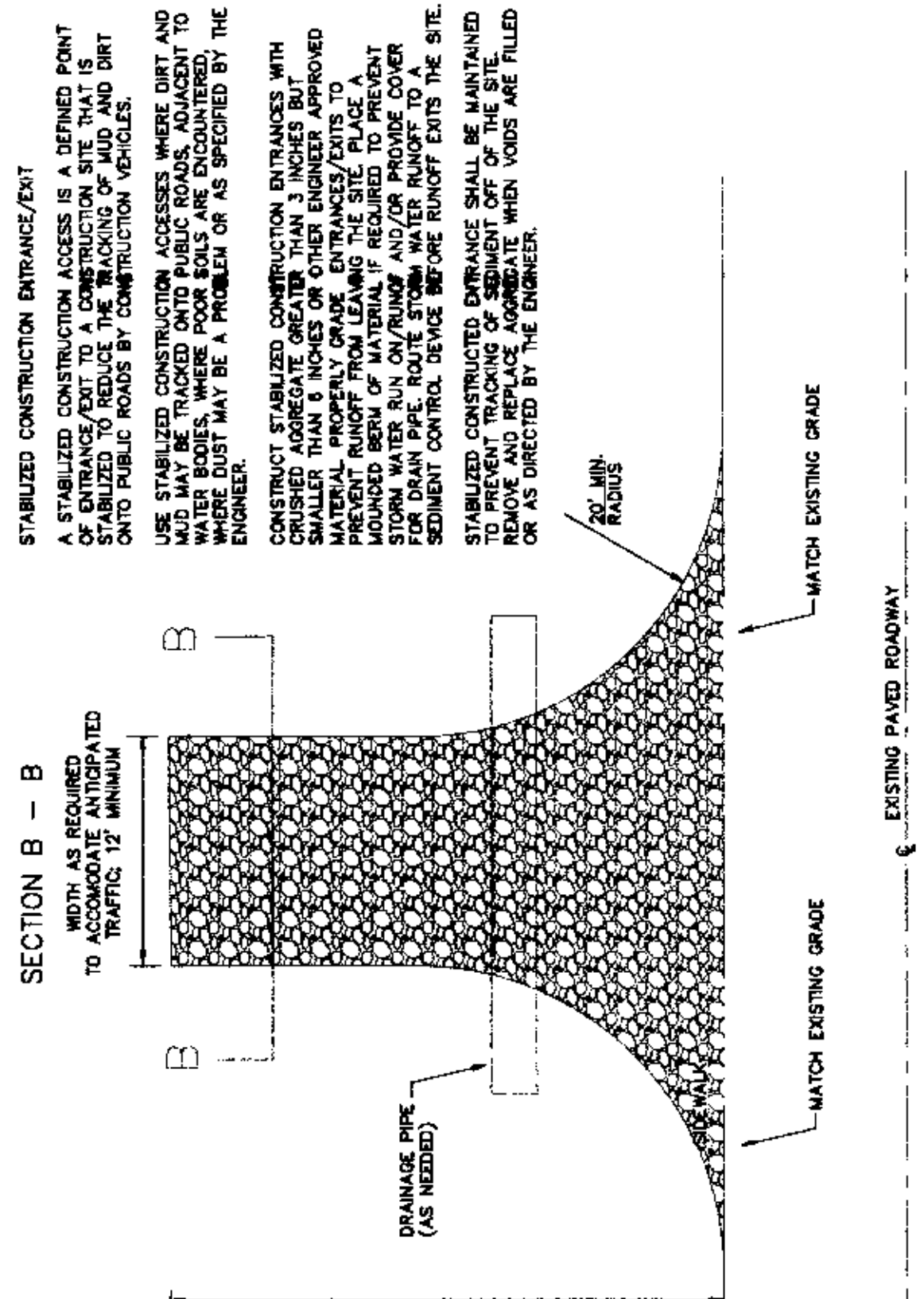
MCALISTER ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 1015 CR 600, JONESBORO, AR 72404
 870-981-1400



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 DWG REF: 4E-14N-23

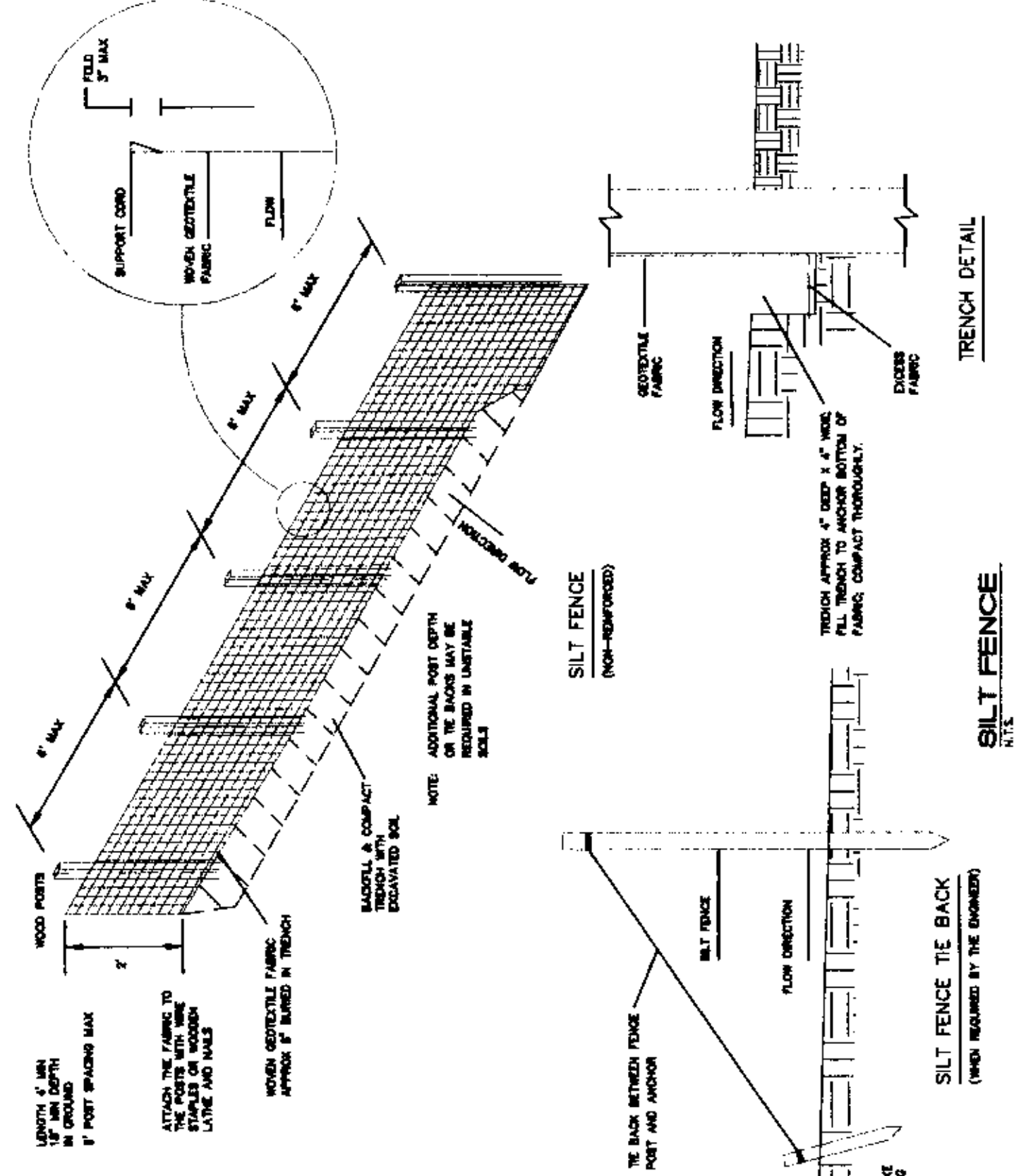


EXISTING GROUND
 12" MIN UNLESS OTHERWISE SPECIFIED BY A SOILS ENGINEER
 GEOTEXTILE
 CURVED AGGREGATE GREATER THAN 3" BUT SMALLER THAN 6"

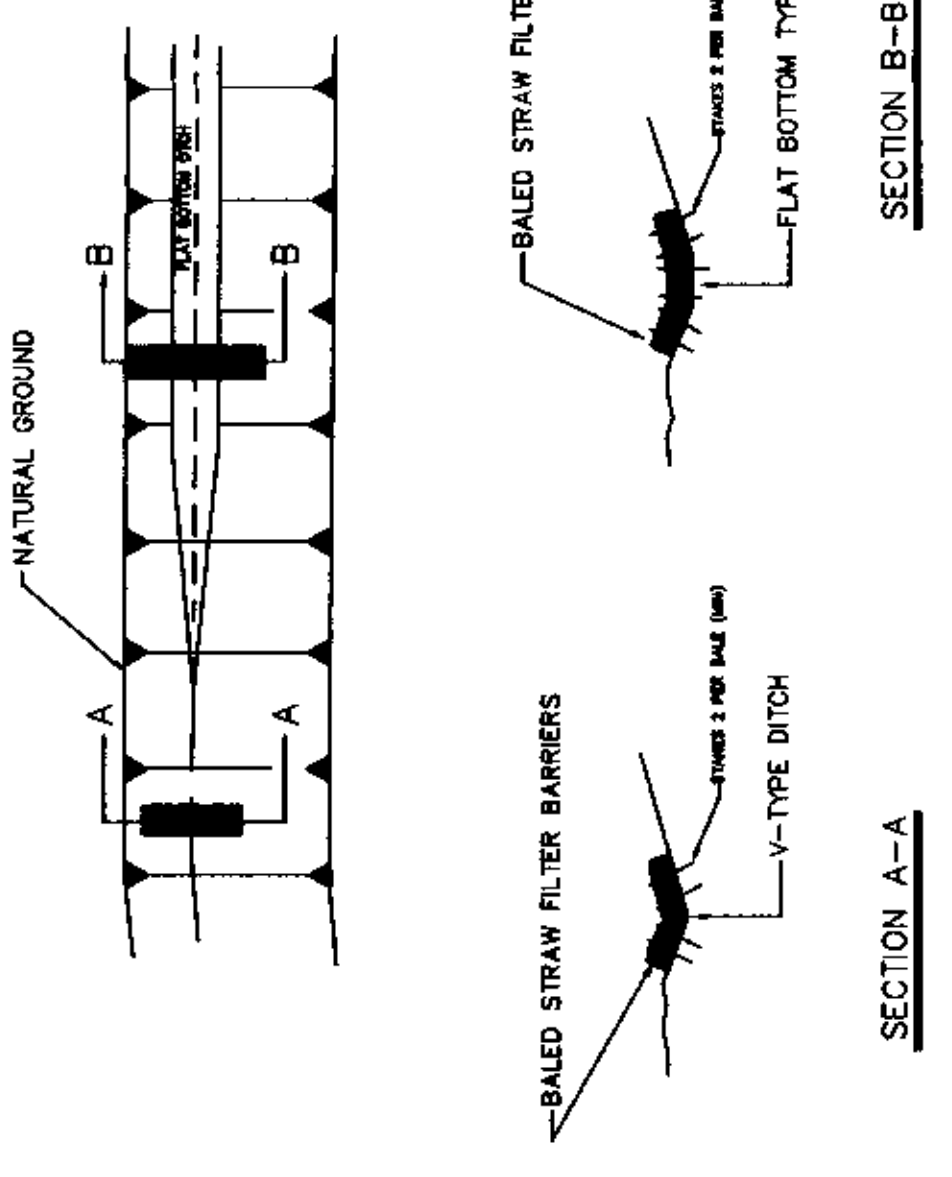


STABILIZED CONSTRUCTION ENTRANCE/EXIT
 A STABILIZED CONSTRUCTION ACCESS IS A DEFINED POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE THAT IS STABILIZED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
 USE STABILIZED CONSTRUCTION ACCESSES WHERE DIRT AND MUD MAY BE TRACKED ONTO PUBLIC ROADS, ADJACENT TO PUBLIC ROADS, OR WHERE DIRT AND MUD TRACKING MAY BE A PROBLEM OR AS SPECIFIED BY THE ENGINEER.
 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WITH CRUSHED AGGREGATE GREATER THAN 3 INCHES BUT SMALLER THAN 6 INCHES OR OTHER ENGINEER APPROVED MATERIAL. PROTECT DRIVE ENTRIES/EXITS TO MAINTAIN SURFACE WITH AGGREGATE. AGGREGATE SHOULD BE MAINTAINED TO PREVENT STORM WATER RUN ON/RUNOFF AND/OR PROVIDE COVER FOR DRIVE ENTRIES/EXITS. REPAIR AND MAINTAIN SEDIMENT CONTROL DEVICE BEFORE RUNOFF EXITS THE SITE.
 STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS OR AS DIRECTED BY THE ENGINEER. WHEN VOIDS ARE FILLED

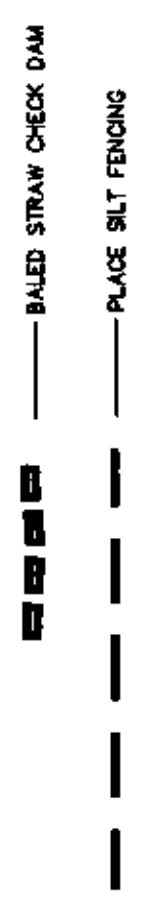
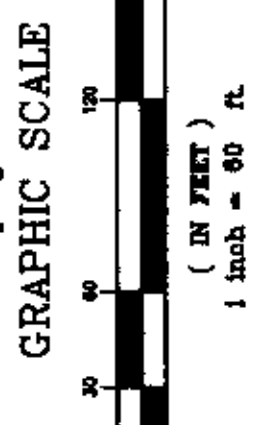
PLAN
STABILIZED CONSTRUCTION ENTRANCE/EXIT
 SEE SHEET AT BACK OF BOOK



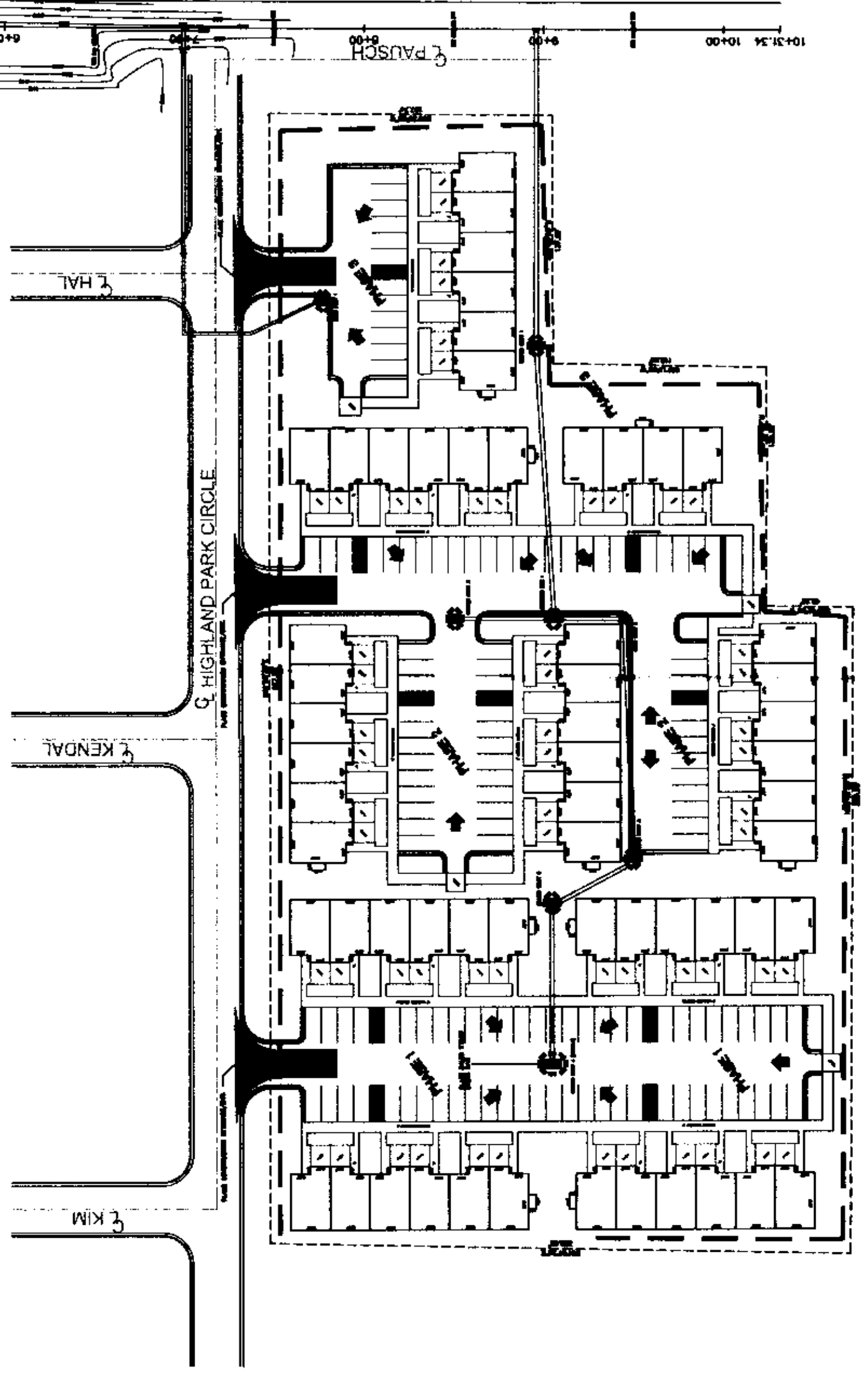
SILT FENCE
 (WHEN REQUIRED BY THE ENGINEER)



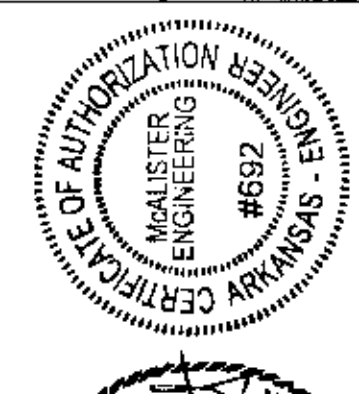
SECTION A-A
 SECTION B-B
BAILED STRAW CHECK DAMS



1. SEED AND SPRIG ALL GRADED AREAS WITH HARDY GRASS OR OTHER APPROVED LANDSCAPING METHOD TO STABILIZE SOIL.
2. PLACE BAILED STRAW CHECK DAMS AS SHOWN TO CONTROL SEDIMENT.
3. CONSTRUCT ENTRANCE/EXIT TO BE PLACED AT LOCATIONS NECESSARY TO CONTROL TRACKING OF SEDIMENT ON ROADWAYS.



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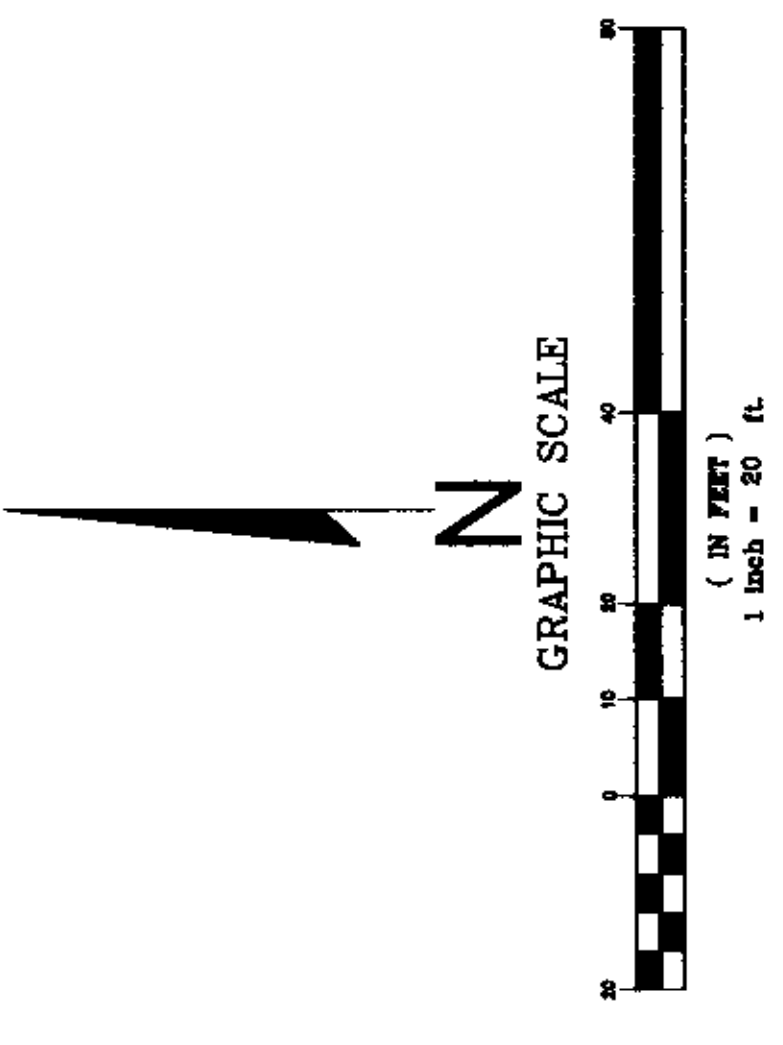


TEMPORARY EROSION CONTROL

JOB# 5555
MAGIC TOUCH APARTMENTS
 JONESBORO, ARKANSAS

MCALISTER ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 1045 CR 205, JONESBORO, AR 72404
 870-931-1200

DRAWN BY: JH CHECKED BY: CM
 SCALE: 1" = 60'
 DATE: 05SEP07 CAD FILE: 0728201.dwg
 DWG: 955 4E-14N-23



- FOUND IRON PIN
- EXISTING SPOT ELEVATION
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- BENCHMARK DATA
BM HUB AND TACK - WOODEN HUB WITH TACK
NEAR NE CORNER LOT 1
- FLOWLINE CONSTRUCTED SWALE w/ FLOW DIRECTION
- FINISHED GRADE ELEVATION
- INVERT SWALE
- TOP PAVEMENT
- TOP OF SIDEWALK
- TOP OF CURB
- SANITARY SEWER MANHOLE
- WATER METER
- ZONING SETBACK
- FENCE



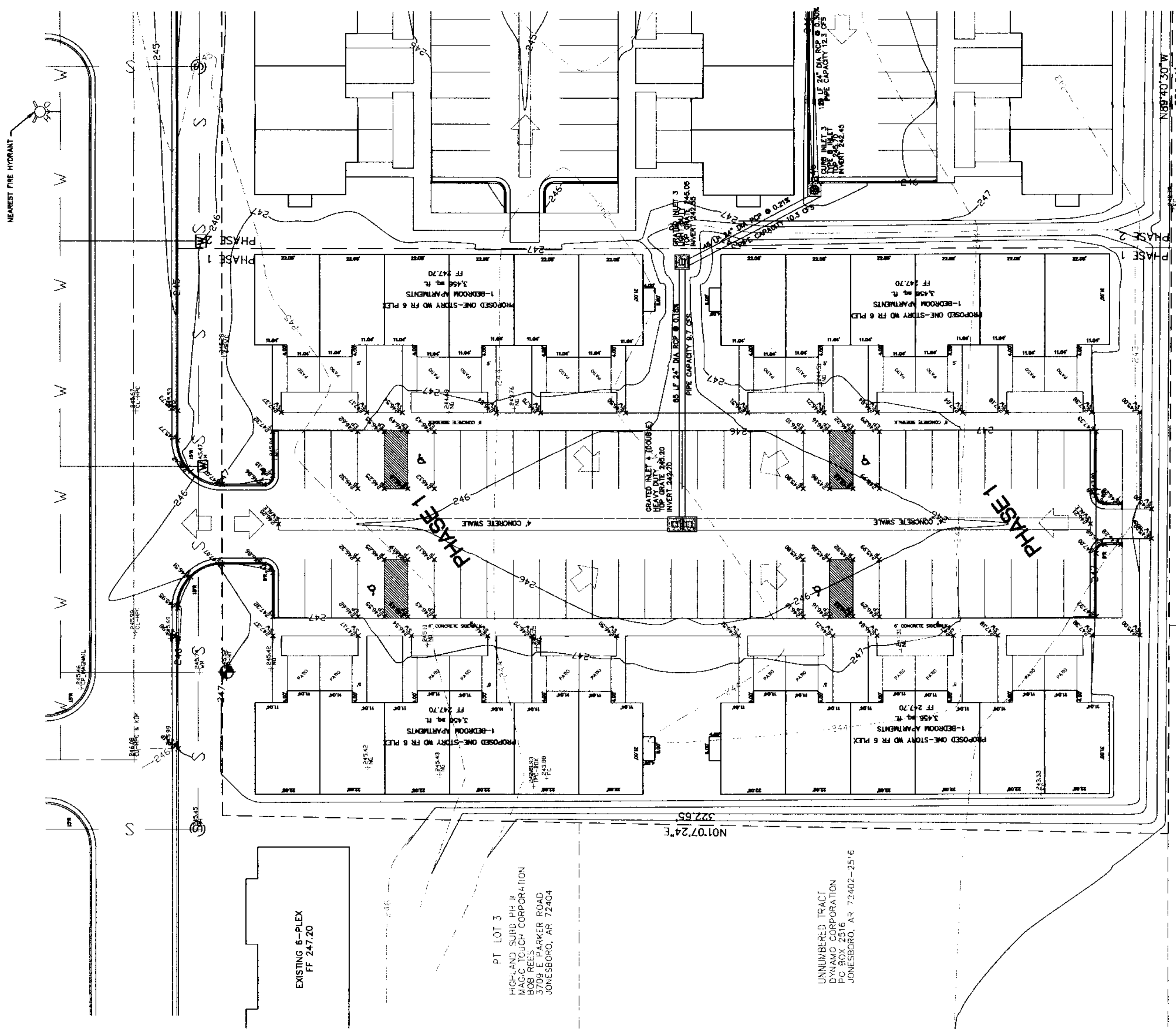
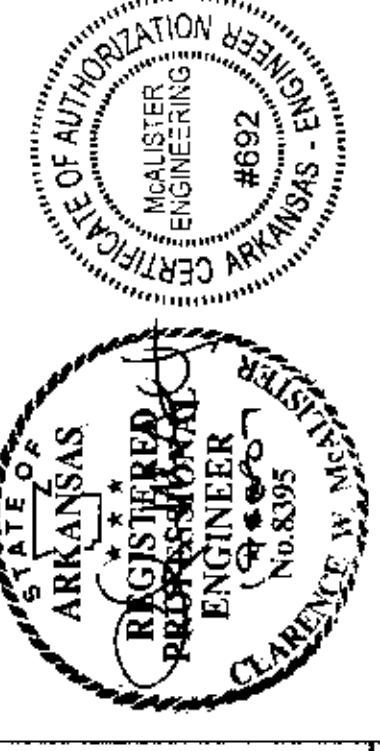
BEFORE CONSTRUCTION BEGINS
GIVE 48 HOURS NOTICE
FOR UNDERGROUND UTILITY LOCATIONS
CALL THE ARKANSAS ONE-CALL SYSTEM 1-800-482-8998

PHASE 1 - SITE DEVELOPMENT PLAN

JOB# 5555
MAGIC TOUCH APARTMENTS
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
103 CE BLDG JONESBORO, AR 72404
870-981-1420

DRAWN BY: JH CHECKED BY: CM
SCALE: 1" = 20'
DATE: 05SEP07 CAD FILE: 0728201.dwg
DWG REF: 4E-14N-23



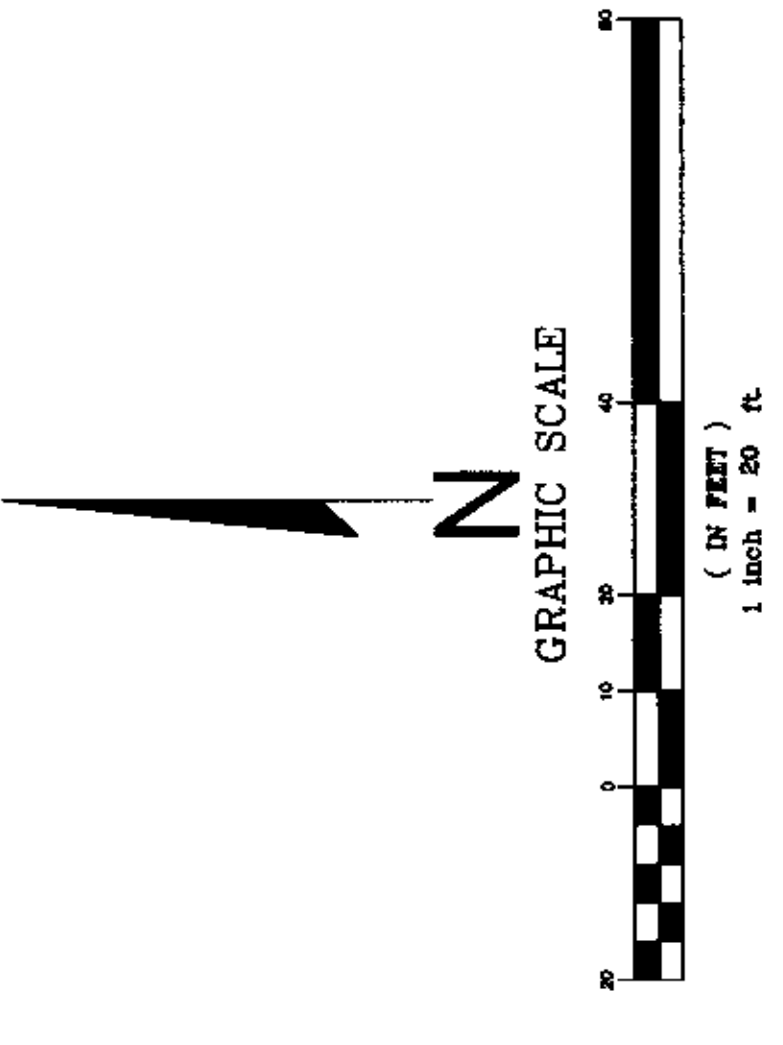
UNNUMBERED TRACT
ULA GILBERT
4905 E. HIGHLAND DR
JONESBORO, AR

UNNUMBERED TRACT
PREB E. RICEY
4000 HARLAND DR
JONESBORO, AR

PT LOT 3
HIGHLAND SUBD. PH. II
MAGIC TOUCH CORPORATION
BOB REES
3709 E PARKER ROAD
JONESBORO, AR 72404

UNNUMBERED TRACT
DYNAMO CORPORATION
P.O. BOX 2516
JONESBORO, AR 72402-2516

EXISTING 6-PLEX
FF 247.20



- FOUND IRON PIN
- +82.17 EXISTING SPOT ELEVATION
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- ◆ BENCHMARK DATA
- ◆ BM HUB AND TACK - WOODEN HUB WITH TACK NEAR NE CORNER LOT 1
- FLOWLINE CONSTRUCTED SWALE W/ FLOW DIRECTION
- FINISHED GRADE ELEVATION
- INVERT SWALE
- TOP OF MANHOLE
- TOP OF SIDEWALK
- TOP OF CURB
- SANITARY SEWER MANHOLE
- WATER METER
- ZONING SETBACK
- FENCE



BEFORE CONSTRUCTION BEGINS
GIVE 48 HOURS NOTICE
FOR UNDERGROUND UTILITY LOCATIONS
CALL THE ARKANSAS ONE-CALL SYSTEM 1-800-482-6996

PHASE 2 - SITE DEVELOPMENT PLAN

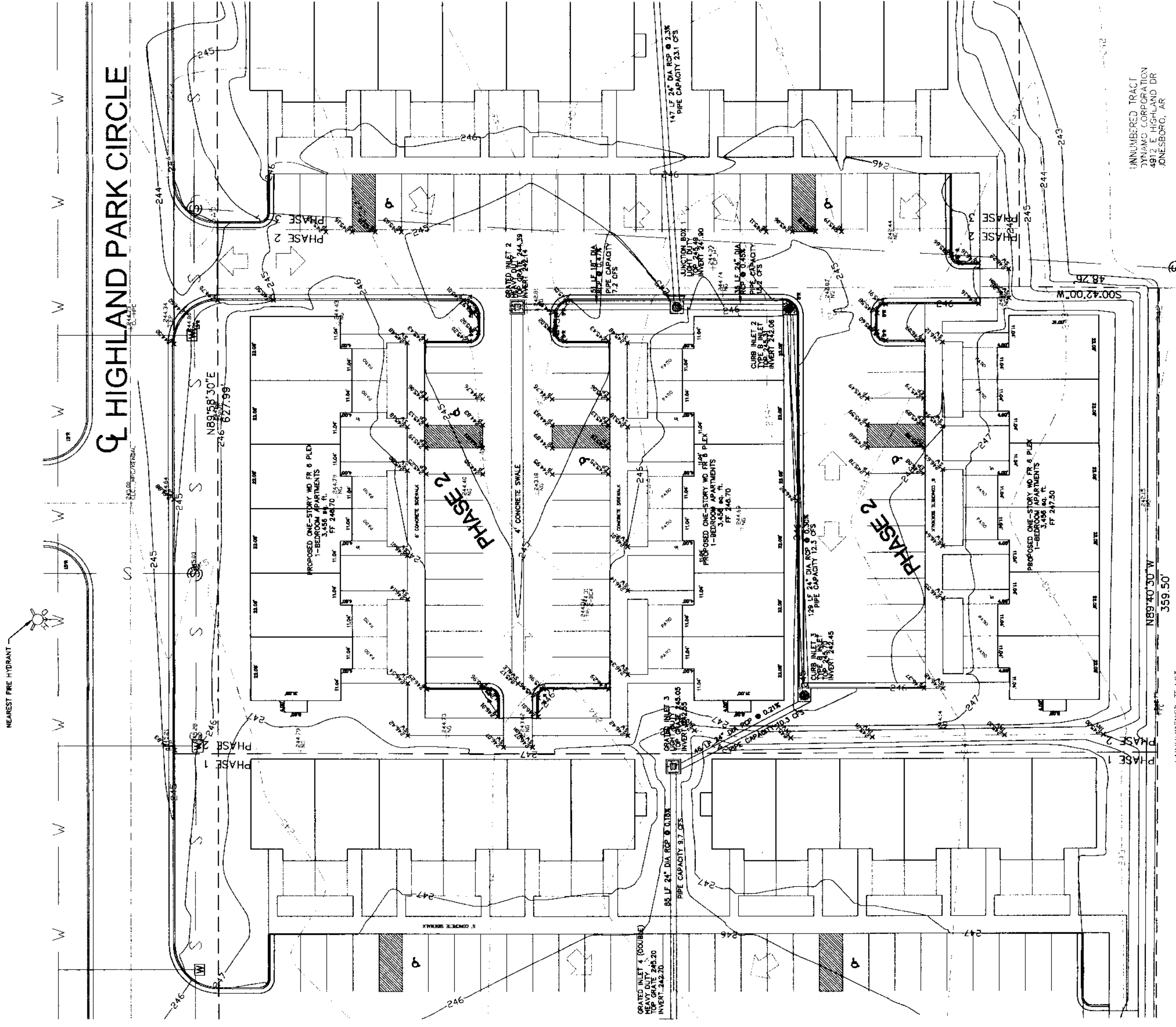
JOB# 5555
MAGIC TOUCH APARTMENTS
JONESBORO, ARKANSAS

DRAWN BY: JH CHECKED BY: CM
SCALE: 1" = 20'
DATE: 05SEP07 CAD FILE: 0728201.dwg
DWG REF: 4E-14N-23

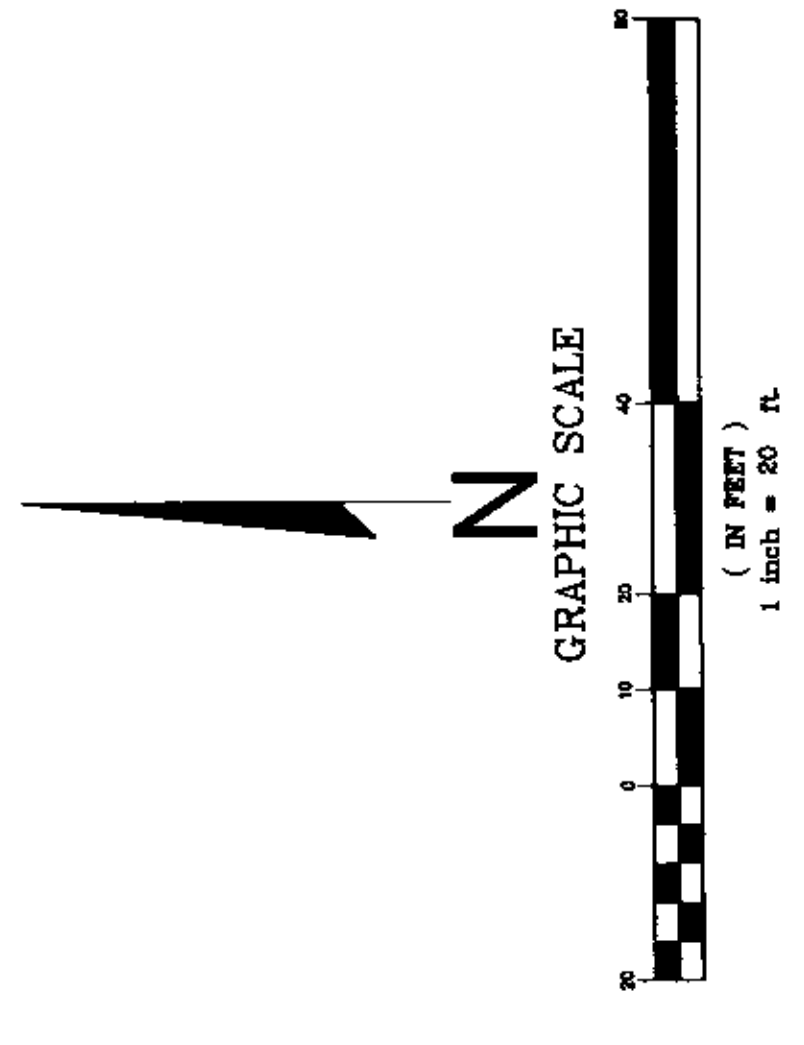


UNNUMBERED TRACT
DYNAMIC CORPORATION
4812 E. HIGHLAND DR
JONESBORO, AR

UNNUMBERED TRACT
FRED H. RILEY
4908 E. HIGHLAND DR
JONESBORO, AR



HIGHLAND PARK CIRCLE



- FOUND IRON PIN
- EXISTING SPOT ELEVATION
- EXISTING GRADE CONTOURS
- FINISH GRADE CONTOURS
- ◆ BENCHMARK DATA
BM HUB AND TACK - WOODEN HUB WITH TACK
NEAR NE CORNER LOT 1
- FLOWLINE CONSTRUCTED SWALE W/ FLOW DIRECTION
- FINISHED GRADE ELEVATION
- INVERT SWALE
- TOP OF SIDEWALK
- TOP OF CURB
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ZONING SETBACK
- FENCE



BEFORE CONSTRUCTION BEGINS
GIVE 48 HOURS NOTICE
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CALL THE ARKANSAS ONE-CALL SYSTEM 1-800-488-5999

PHASE 3 - SITE DEVELOPMENT PLAN

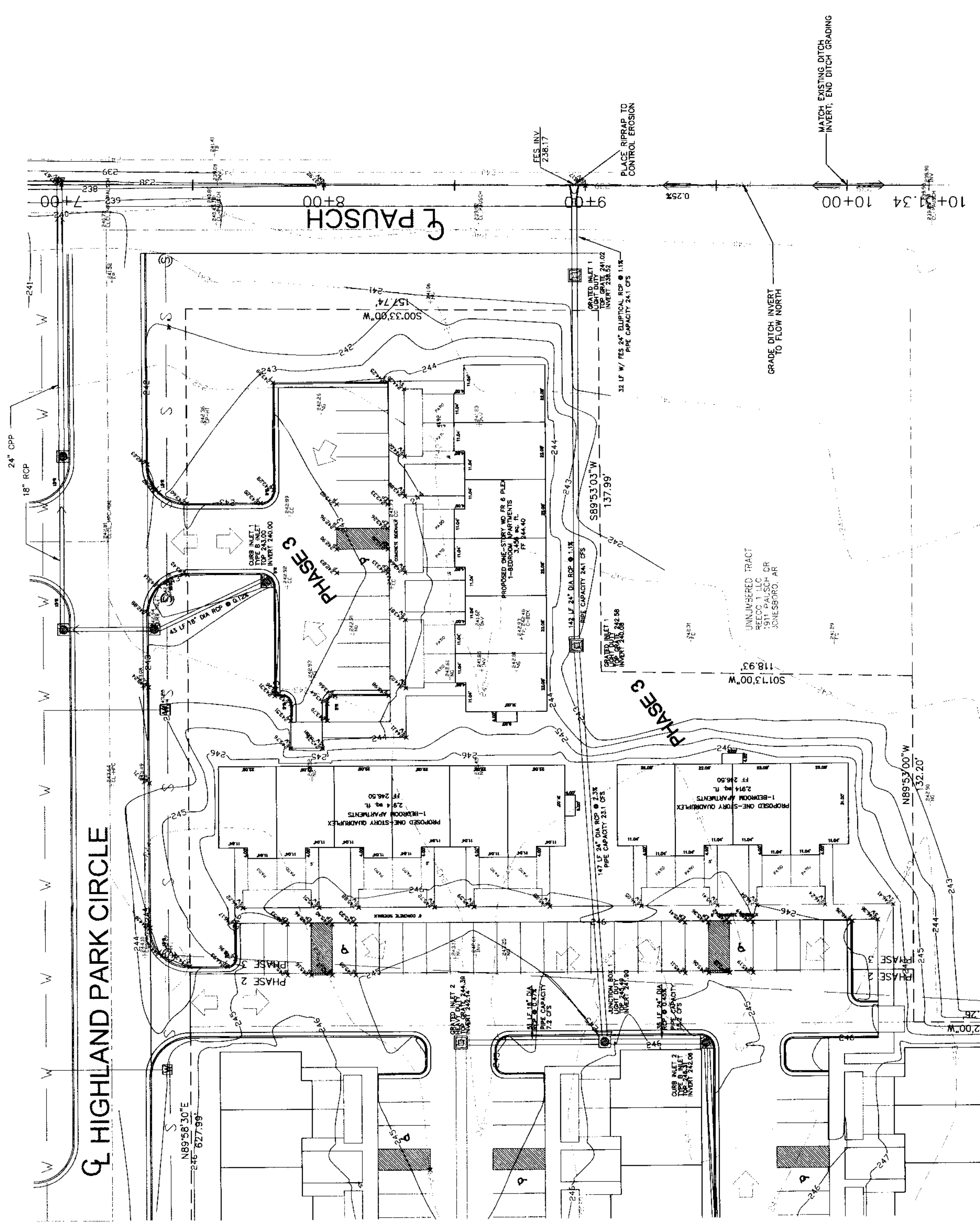
JOB# 5655
MAGIC TOUCH APARTMENTS
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

DRAWN BY: JH CHECKED BY: CM
SCALE: 1" = 20'

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
CLARENCE M. CALISTER
No. 8395

CERTIFICATE OF AUTHORIZATION ENGINEERING
MAGIC TOUCH APARTMENTS
#692
JONESBORO, ARKANSAS

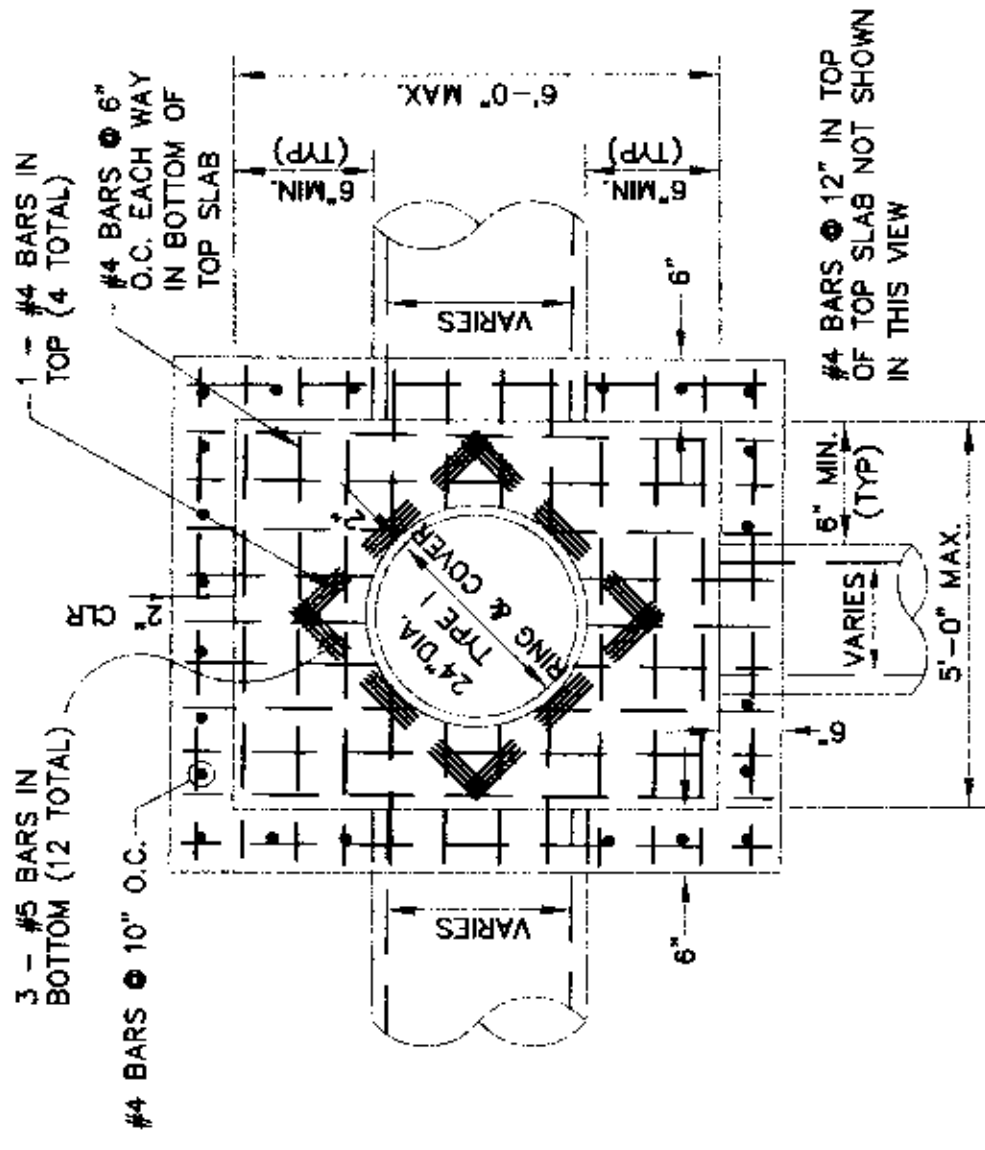


UN-LUMBERED TRACT
DYNAMO CORPORATION
4912 E. HIGHLAND DR
JONESBORO, AR

UN-LUMBERED TRACT
RELOC 1 LLC
5911 PAUSCH DR
JONESBORO, AR

HIGHLAND PARK CIRCLE

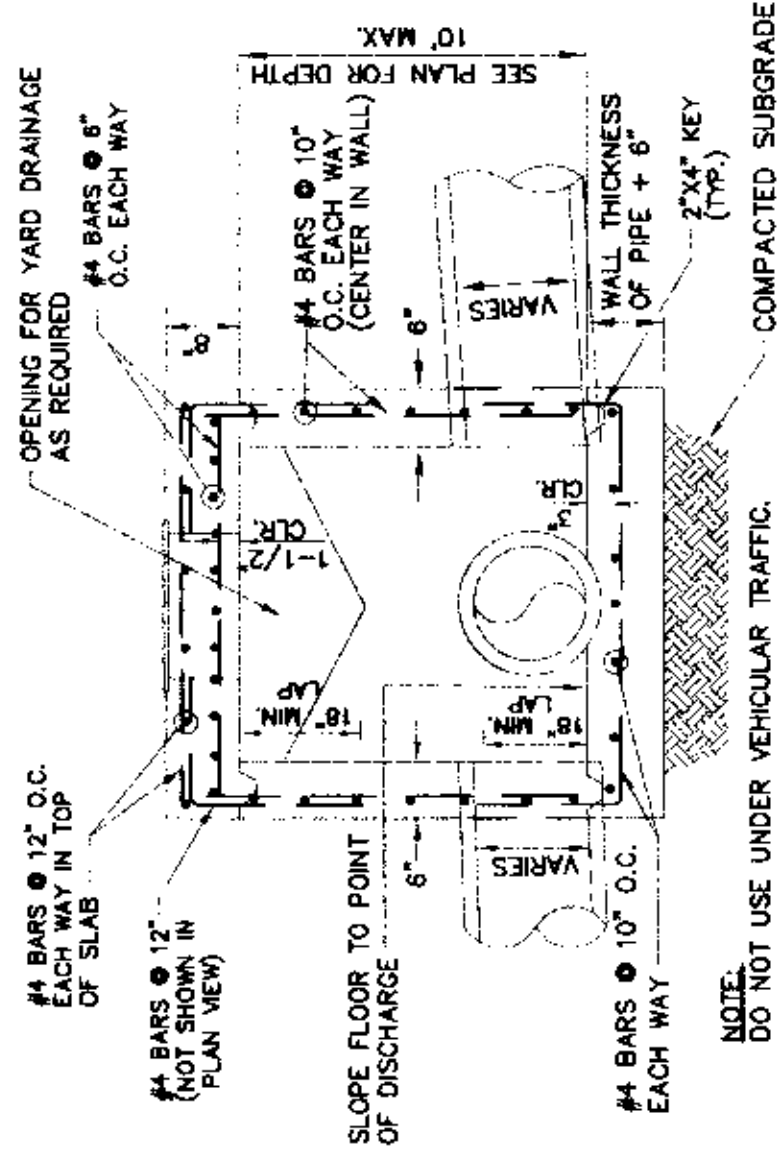
PAUSCH



PLAN - JUNCTION BOX - LIGHT

SCALE: NONE

NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.

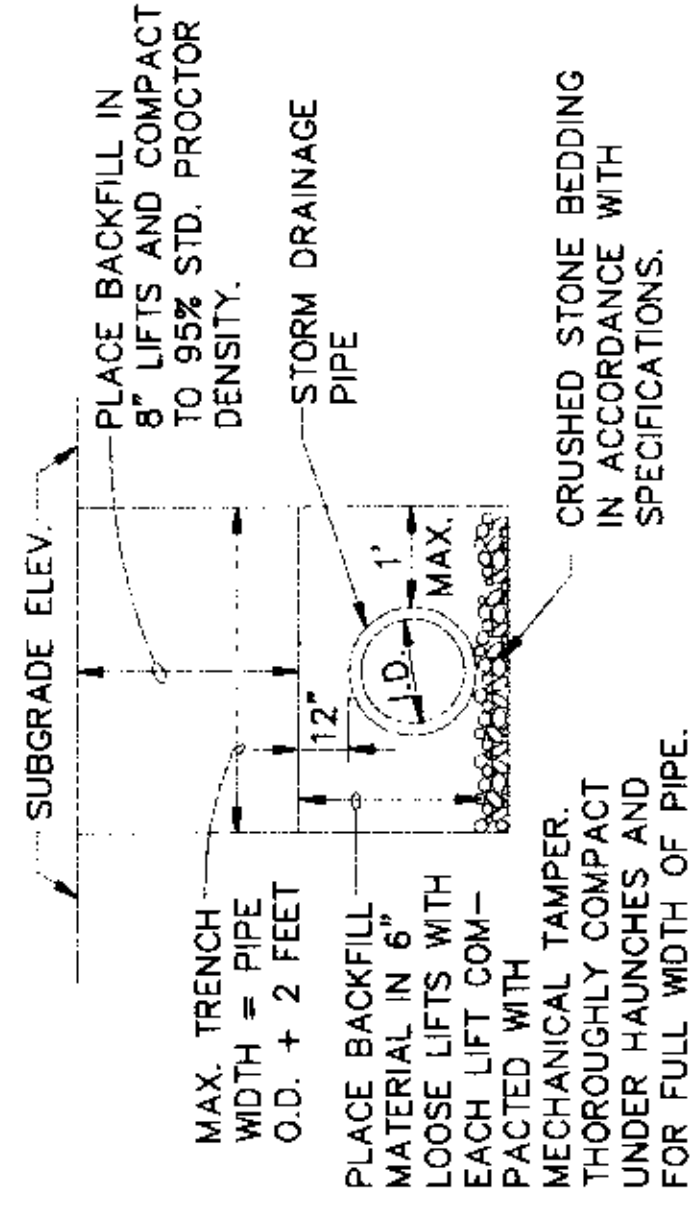


SECTION - JUNCTION BOX - LIGHT

N.T.S.

NOTE:
1. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15\"/>

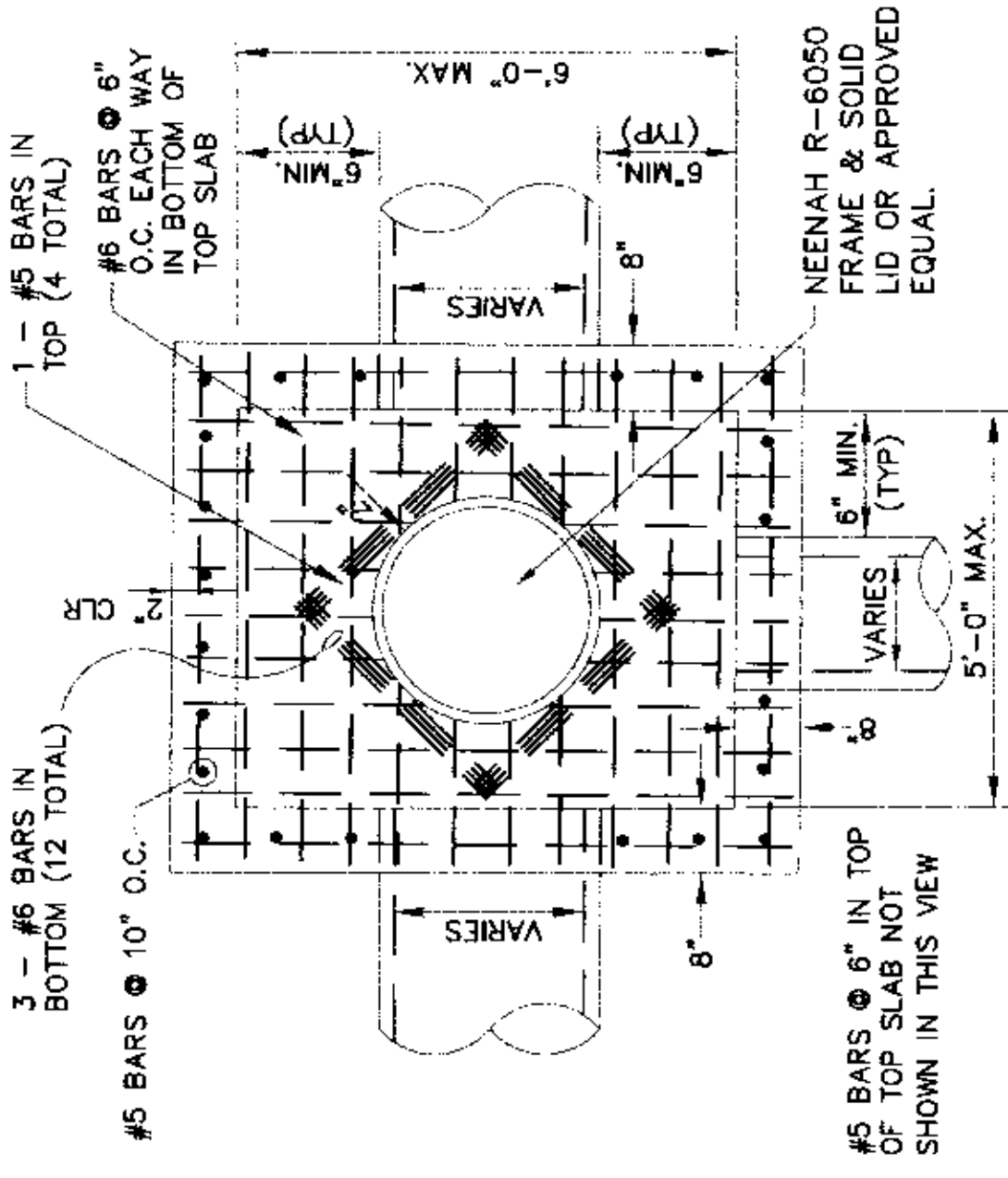
2. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



DRAINABLE PIPE TRENCH

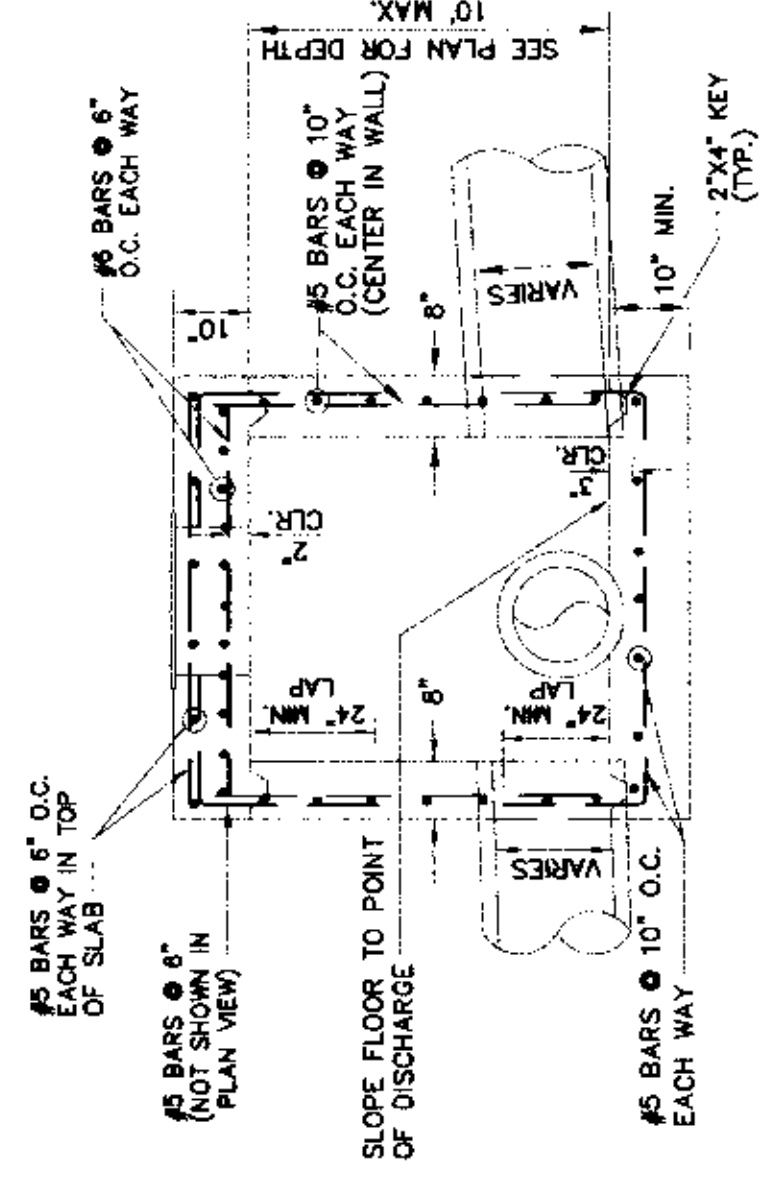
THE EXCAVATION IN SOIL

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



PLAN - JUNCTION BOX - HEAVY

SCALE: NONE



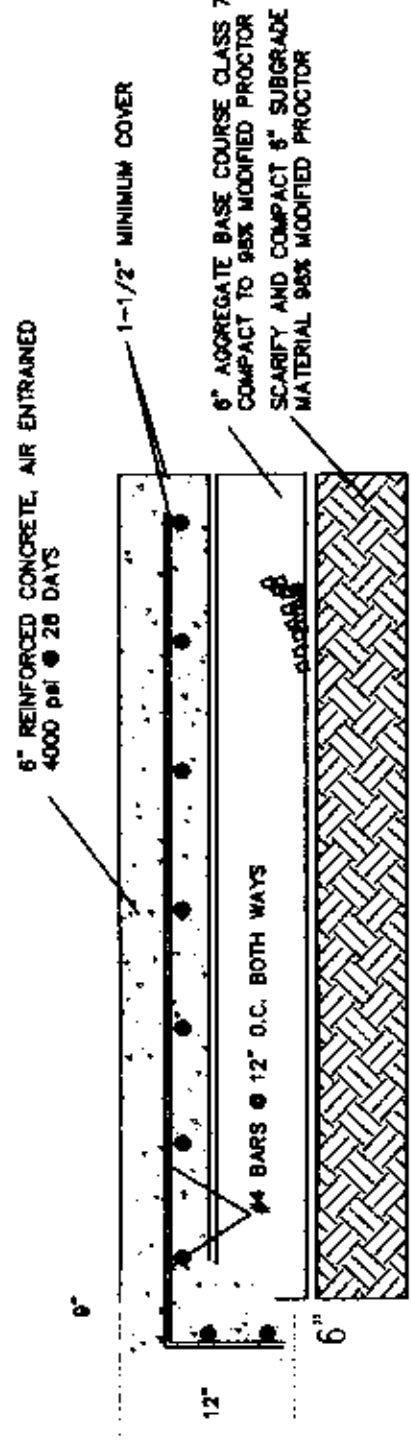
SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTE:

1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15\"/>

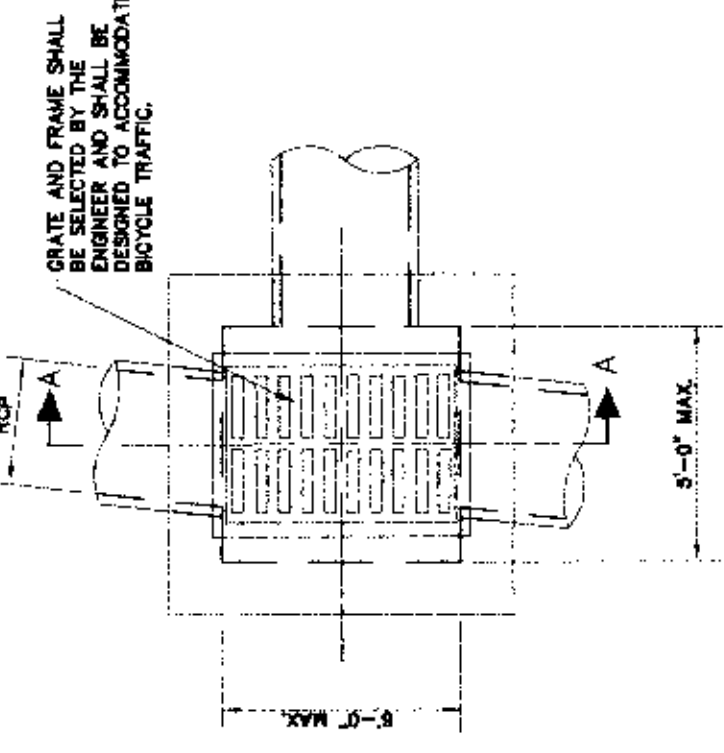
3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



**SECTION - CONCRETE PAVEMENT
W/ TURN DOWN**

DEPTH VARIES - 6\"/>

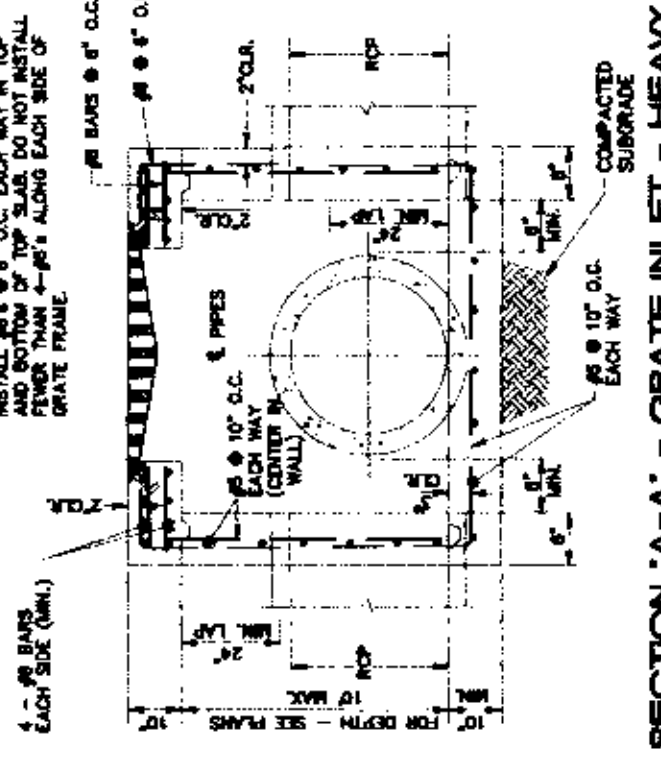
WIDTH VARIES



PLAN - GRATE INLET - LIGHT

N.T.S.

NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.

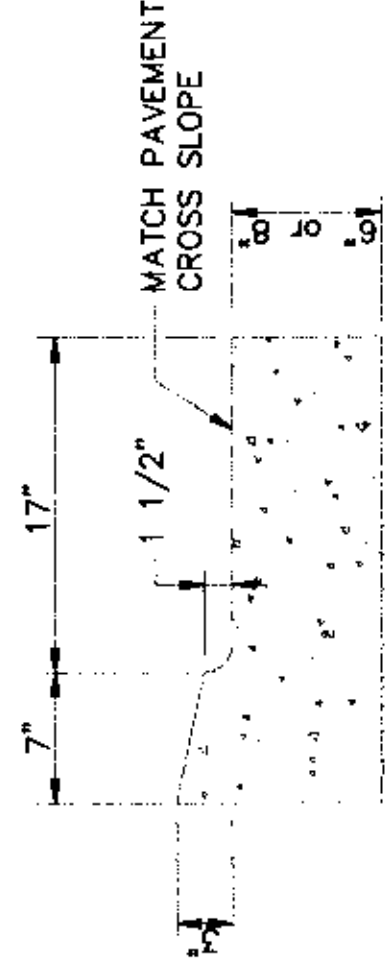


SECTION 'A-A' - GRATE INLET - HEAVY

N.T.S.

NOTE:
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15\"/>

3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



TYPE 'A' - DEPRESSED

NOTE:
INSTALL DEPRESSED CURB & GUTTER AT DRIVEWAYS AS SPECIFIED IN THE PLANS, OR AS DIRECTED BY THE ENGINEER.

COMBINATION CURB AND GUTTER

N.T.S.

DETAILS

MAGIC TOUCH APARTMENTS - JOB #5555
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

1019 DR 600 JONESBORO, AR 72404
870-631-1620

DRAWN BY: CM

CHECKED BY: CM

SCALE:

DATE: 04SEP07

CAD FILE: 0728201.DWG

