

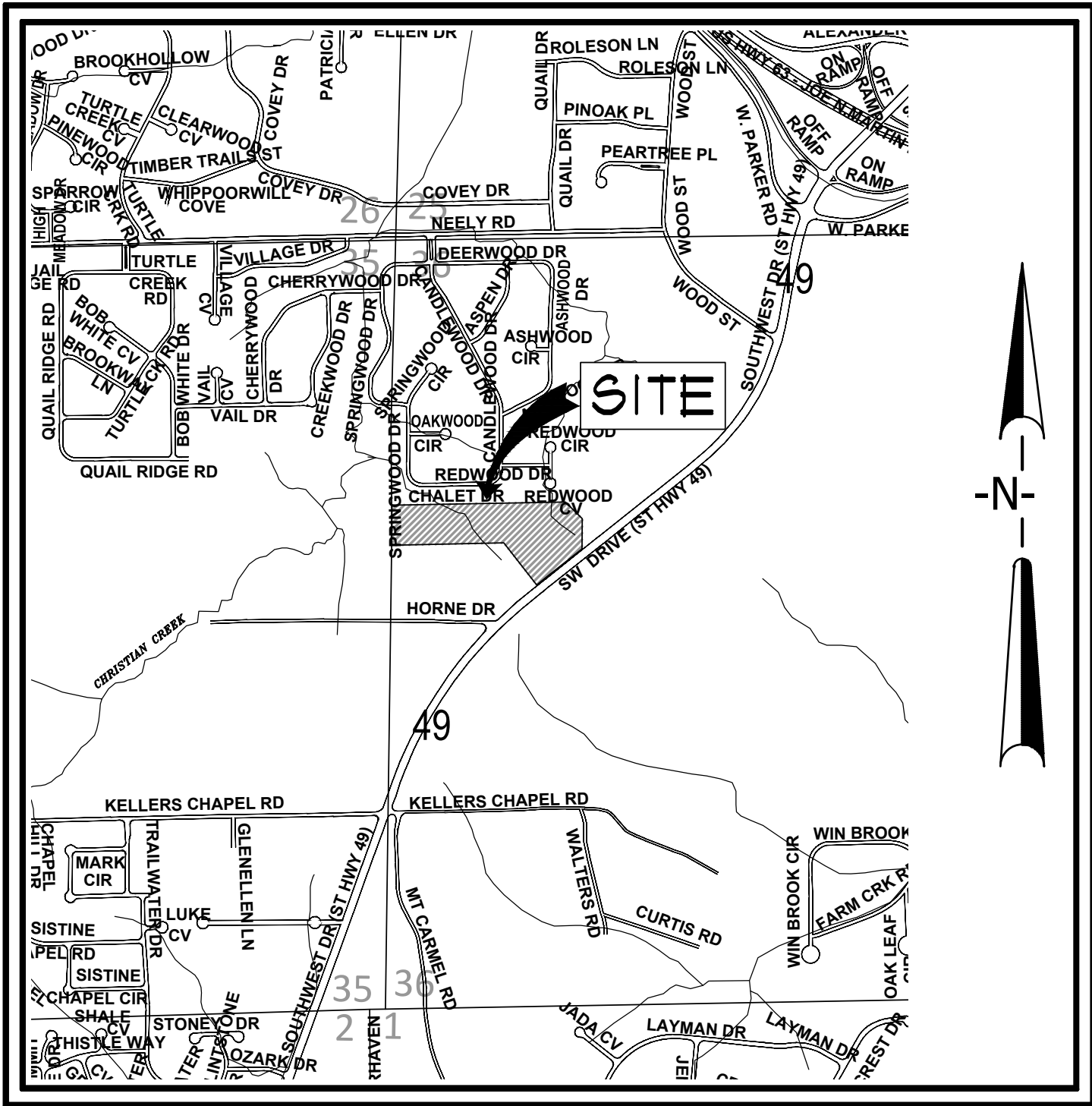
SITE DEVELOPMENT PLANS

FARMER HILLS

A COMMERCIAL DEVELOPMENT

PREPARED FOR
FARMER ENTERPRISES, INC.

JONESBORO, ARKANSAS
FEBRUARY, 2024



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

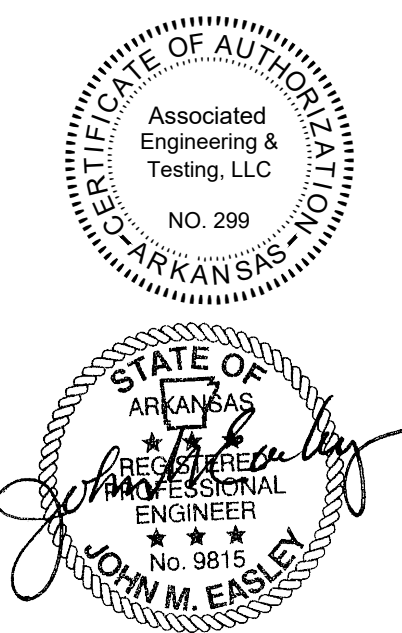
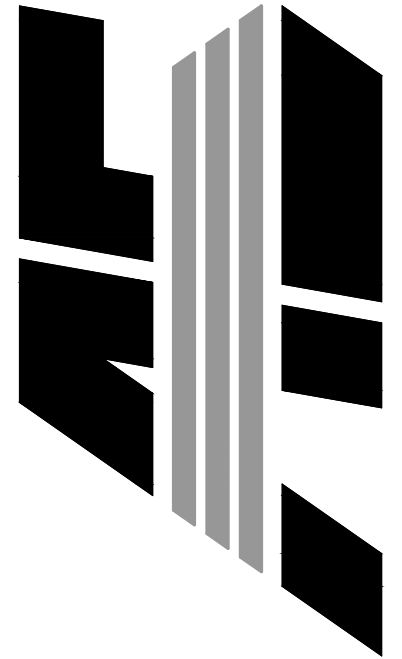
- CO01 COVER SHEET
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- CO09 EROSION CONTROL DETAILS



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FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
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



NO.	DESCRIPTION	DATE
3.	COJ COMMENTS	03/08/24

COVER SHEET			
DATE:	02/21/2024	DRAWN:	COH
CADD FILE:	21104-SDP-R3	CHECKED:	JME
DWG#:		SHEET	
SCALE:	AS SHOWN		CO01

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
DERREL SMITH, CITY PLANNER
300 SOUTH CHURCH STREET
JONESBORO, AR 72401
879-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
307 VINE STREET
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHALL
JASON WILLS
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-5581, FAX: 870-930-3303
SUSAN MIERDIETH - ENGINEERING SERVICES DIRECTOR
870-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-897-3750
6. AT&T
723 CHURCH, ROOM B 27
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-972-7827, FAX: 870-972-7610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-972-7587, FAX: 870-972-7533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8409 EXT: 212, FAX: 870-972-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

GENERAL NOTES

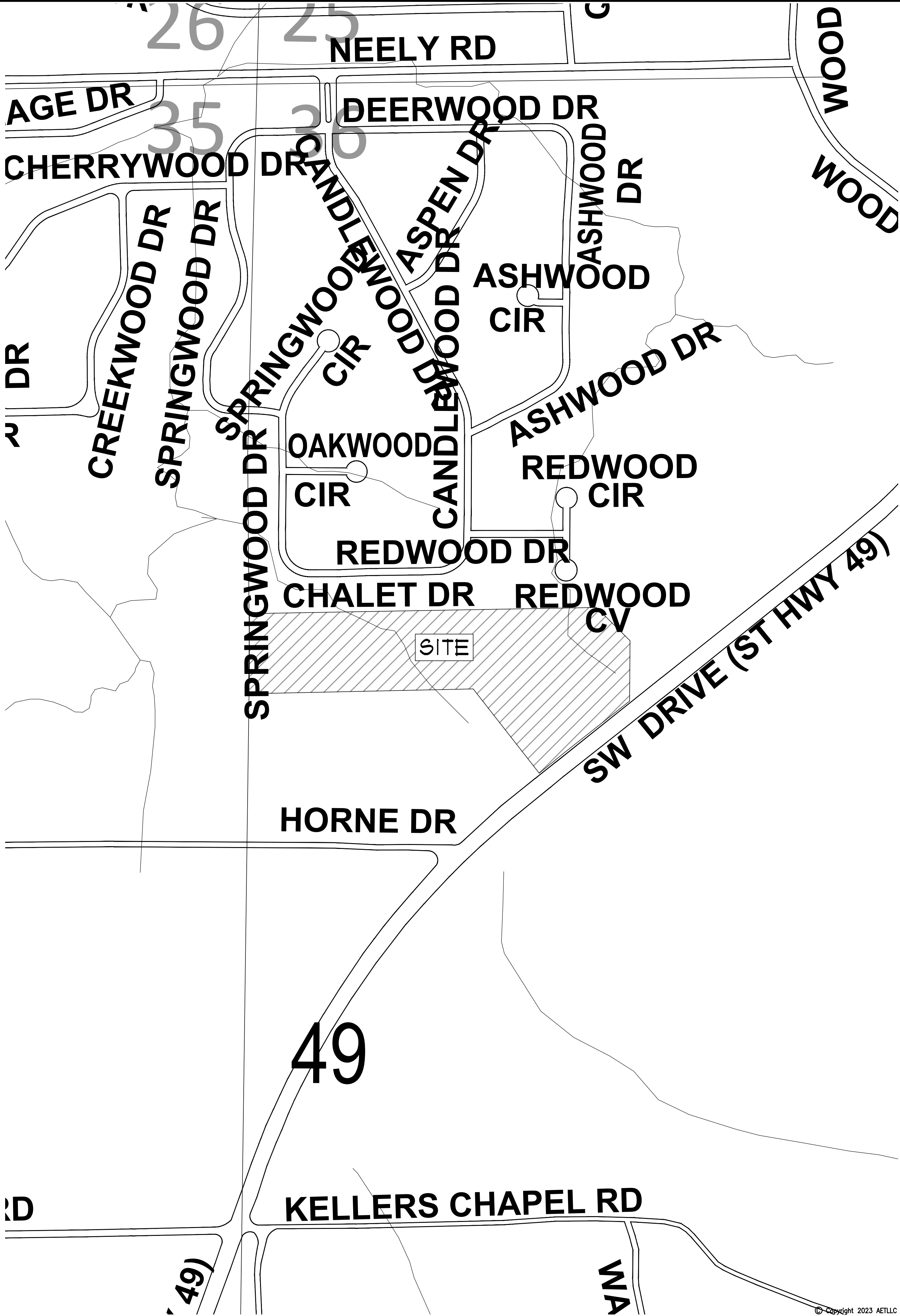
1. SCREENING AND BUFFERING ARE AS SHOWN.
2. EASEMENTS ARE AS SHOWN.
3. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT.



Know what's below.
Call before you dig.

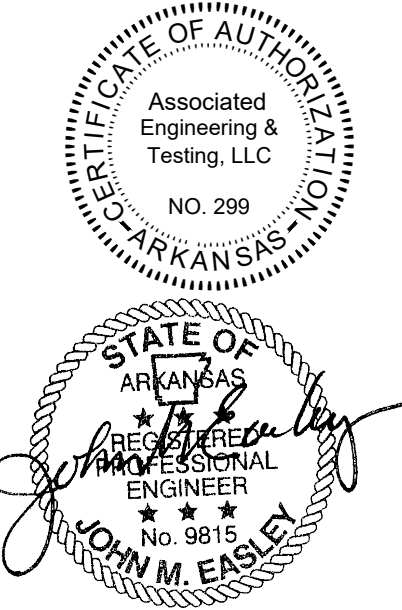
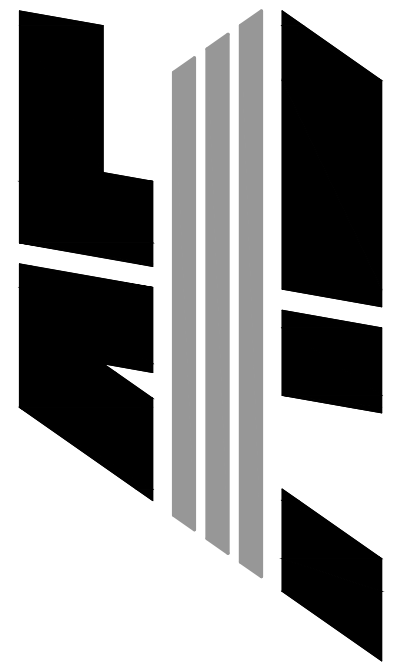
LEGEND

---	BOUNDARY LINE		EXISTING FIRE HYDRANT		DOWNSPOUT
---	LOT LINES		PROPOSED FIRE HYDRANT		SPRINKLER CONTROL
	FOUND IRON PIPE		VALVE BOX		MAILBOX
	FOUND COTTON-PICKER SPINDLE		FIRE PROTECTION		TRASH COMPACTOR
	FOUND REBAR		EXISTING OVERHEAD ELECTRICAL LINE		COLUMN
	CITY OF JONESBORO G.P.S. MONUMENT		EXISTING UNDERGROUND ELECTRICAL LINE		BOLLARD
	BENCH MARK		ELECTRIC TRANSFORMER / ELECTRIC METER		HANDICAP SIGN
	R/W MONUMENT		POWER POLE		EXISTING FENCE LINE
	SET 1 1/4" IRON PIPE		POWER JUNCTION / COMMUNICATIONS BOX		EXISTING GROUND CONTOUR
SS	EXISTING SANITARY SEWER LINE		SIGN LIGHTS / FLOOD LIGHTS		FINISHED GROUND CONTOUR
SS	PROPOSED SANITARY SEWER LINE		LIGHT POLE		EXISTING TREE/SHRUB
	EXISTING SANITARY SEWER MANHOLE		TRAFFIC SIGN		BASIN BOUNDARY
	PROPOSED SANITARY SEWER MANHOLE		TRAFFIC SIGNAL		DRAINAGE FLOW
	EXISTING SANITARY SEWER CLEANOUT		TRAFFIC LIGHT CONTROL		GENERAL DRAINAGE FLOW
	PROPOSED SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL W/ POLE		SWALE FLOW DIRECTION
---	PROPOSED SANITARY SEWER SERVICE LINE		EXISTING OVERHEAD COMMUNICATION LINE		SILT FENCE
W	EXISTING WATER LINE		EXISTING UNDERGROUND COMMUNICATION LINE		ROCK CHECK DAM
W	PROPOSED WATER LINE		TELEPHONE PEDESTAL		RIP RAP AREA
	EXISTING WATER METER		EXISTING GAS LINE		INLET PROTECTION
	PROPOSED WATER METER		GAS METER		ROCK CHECK DAM
	EXISTING WATER VALVE		EXISTING STORM WATER MANHOLE		
	PROPOSED WATER VALVE		GRADED INLET		



FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

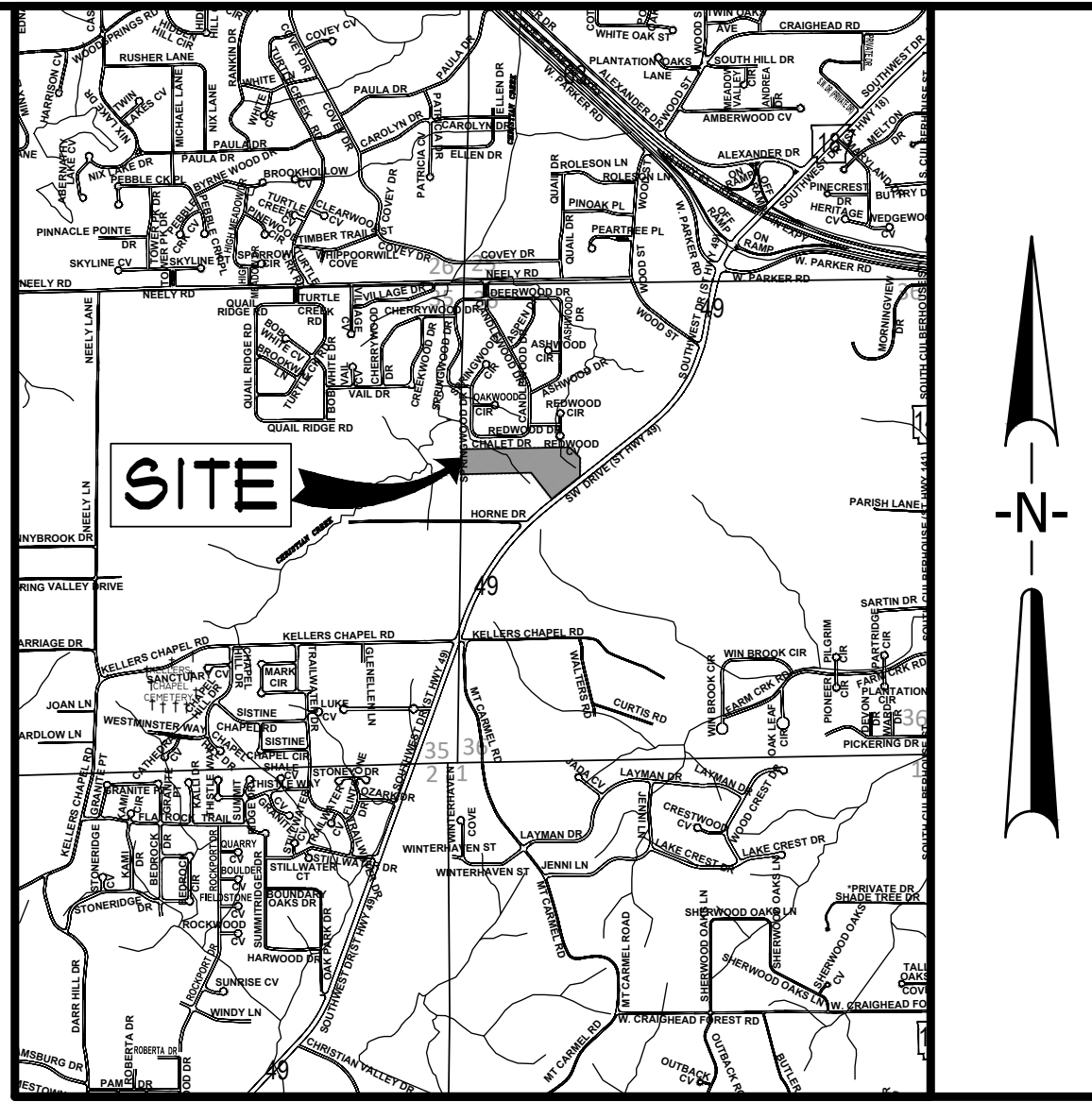
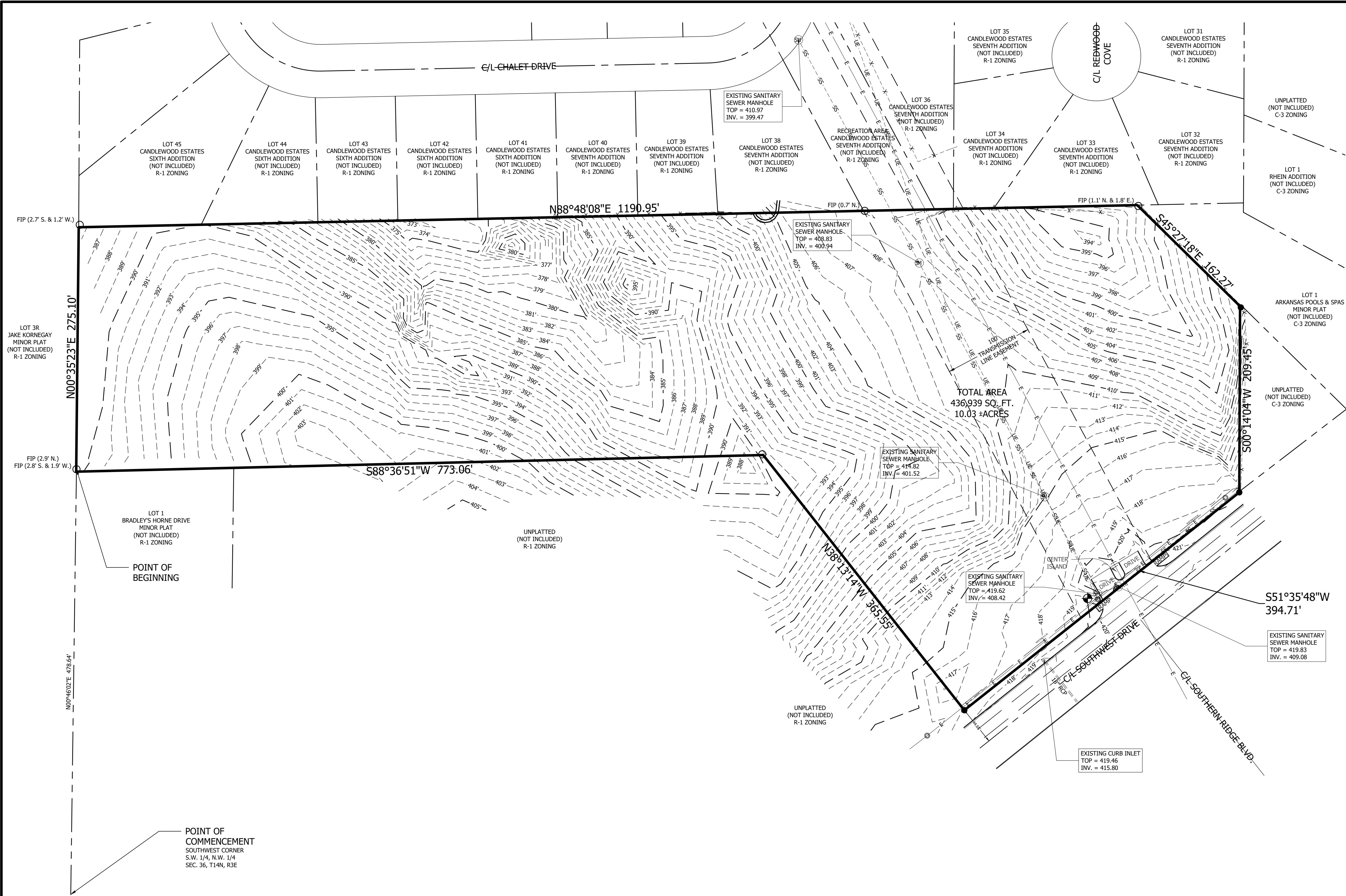
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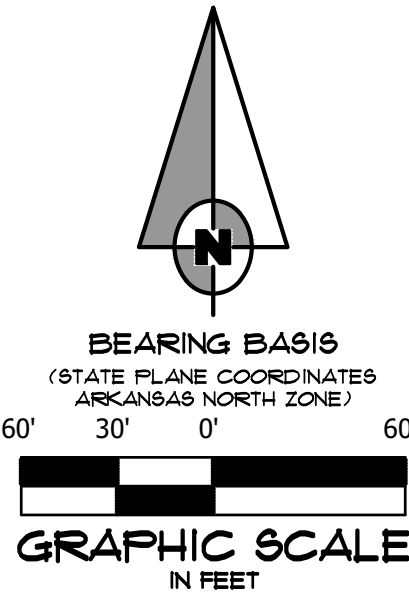
NO.	DESCRIPTION	DATE
3.	COJ COMMENTS	03/08/24

INDEX
SHEET

DATE:	02/21/2024	DRAWN:	COJ
CADD FILE:	21104-SDP-R3	CHECKED:	JME
DWG#		SHEET	
SCALE:	AS SHOWN		C002



VICINITY SKETCH
NOT TO SCALE



LEGEND	
	= BOUNDARY LINE
	= ADJACENT LOT LINE
	= EASEMENT LINE
	= FOUND IRON PIPE
	= FOUND REBAR
	= SET 1-1/4" IRON PIPE W/ PS #1314 CAP
	= EXISTING SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= EXISTING SANITARY SEWER LINE
	= WATER VALVE
	= FIRE HYDRANT
	= EXISTING OVERHEAD ELECTRICAL LINE
	= POWER POLE
	= GUY WIRE
	= ELECTRIC PULL BOX
	= TELEPHONE PEDESTAL
	= STORM GRATED INLET
	= EXISTING FENCE LINE
	= EXISTING GROUND CONTOUR
	= BENCHMARK

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 (ELEV. = 419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT 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 C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3 AND R-1 AS SHOWN. STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20' MAXIMUM LOT COVERAGE IS SIXTY PERCENT (60%). MAXIMUM HEIGHT LIMITATION IS FORTY-FIVE FEET (45').
- SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0150C (PANEL 150 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - RECORD PLAT OF CANDLEWOOD ESTATES SEVENTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 60 AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF CANDLEWOOD ESTATES SIXTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 28 AT JONESBORO, ARKANSAS.
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 - UNRECORDED PLAT OF SURVEY FOR ALEC FARMER BY TROY L. SHEETS, DATED MAY 14, 1992.

DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°46'02" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 478.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°35'23" EAST, A DISTANCE OF 275.10 FEET; THENCE NORTH 88°48'08" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1190.95 FEET; THENCE SOUTH 45°27'18" EAST, A DISTANCE OF 162.27 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°14'04" WEST, ALONG SAID EAST LINE, A DISTANCE OF 209.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE); THENCE SOUTH 51°35'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 394.71 FEET; THENCE NORTH 38°13'14" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 365.55 FEET; THENCE SOUTH 88°36'51" WEST, A DISTANCE OF 773.06 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 436,939 SQ. FT. OR 10.03 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND 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 ENROACHMENTS 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: 10/11/2023

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

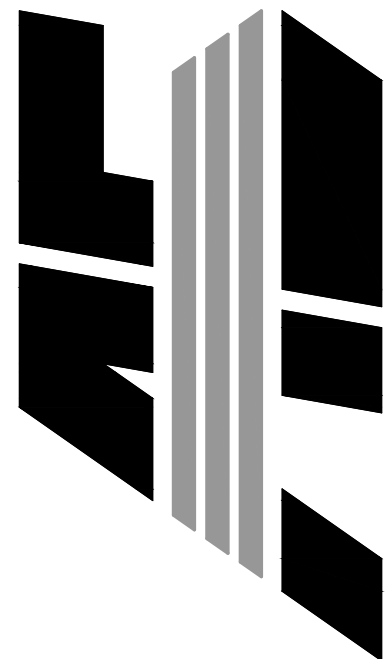
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FARMER ENTERPRISES, INC.

SOUTHWEST DRIVE
SECTION 36, T14N, R3E
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

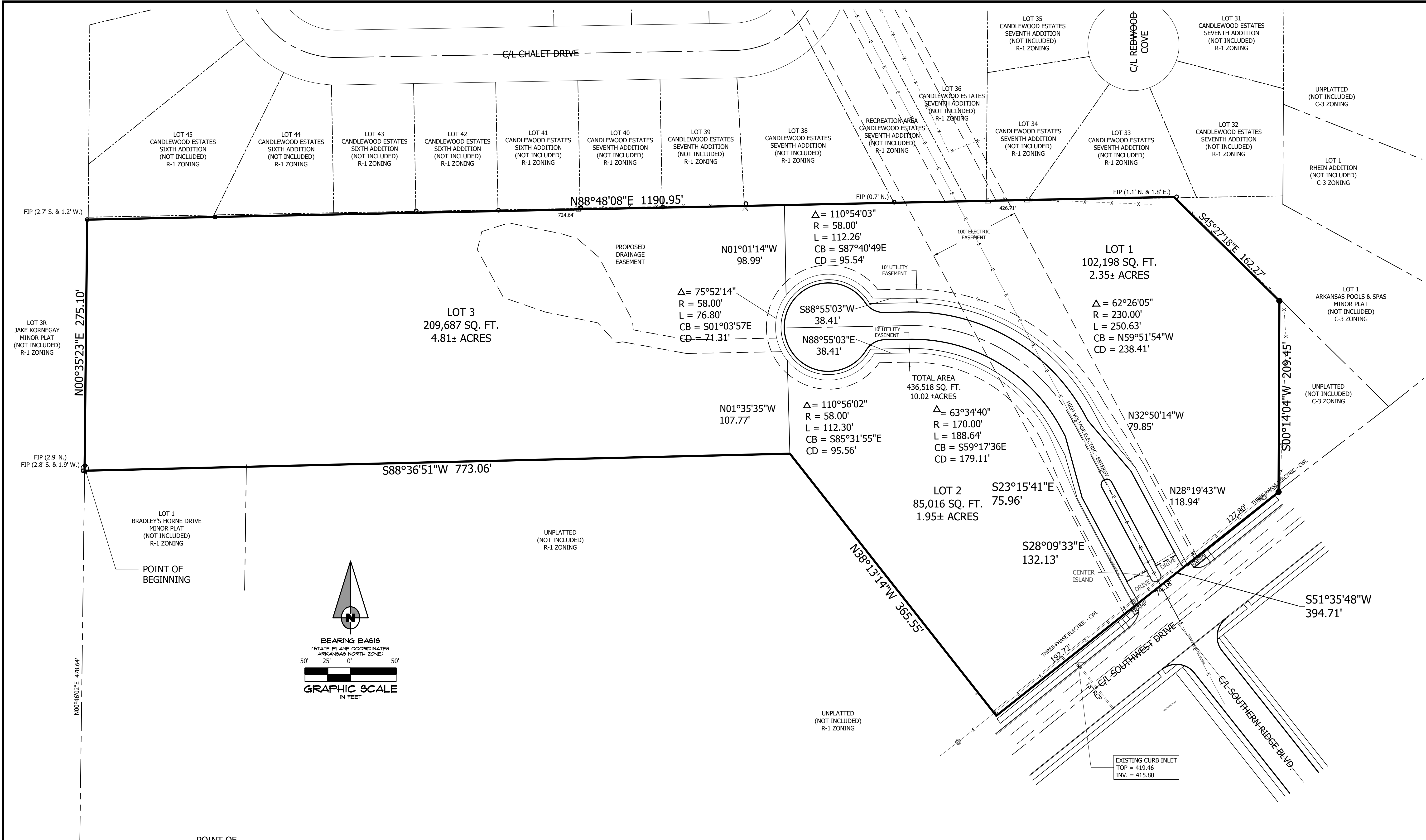
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

TOPOGRAPHIC SURVEY

DATE: 10/23/2023	DRAWN: CCH
CADD FILE: 21104-001	CHECKED: JME
DWG# 0314364.XXXX	SHEET
SCALE: 1" = 60'	1 OF 1



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

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THIS RECORD PLAT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

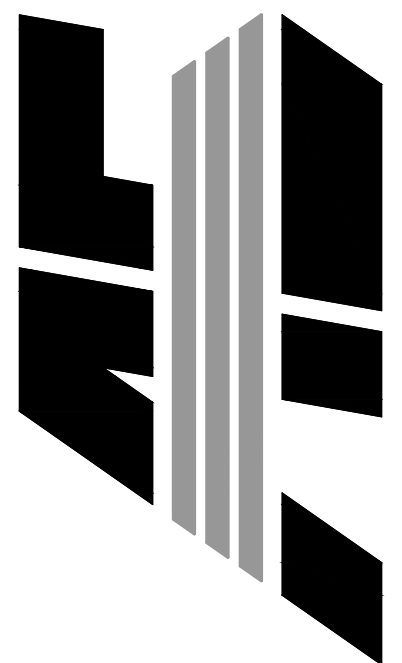
FARMER ENTERPRISES, INC.
ALEC FARMER, OWNER

FARMER HILLS

A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC

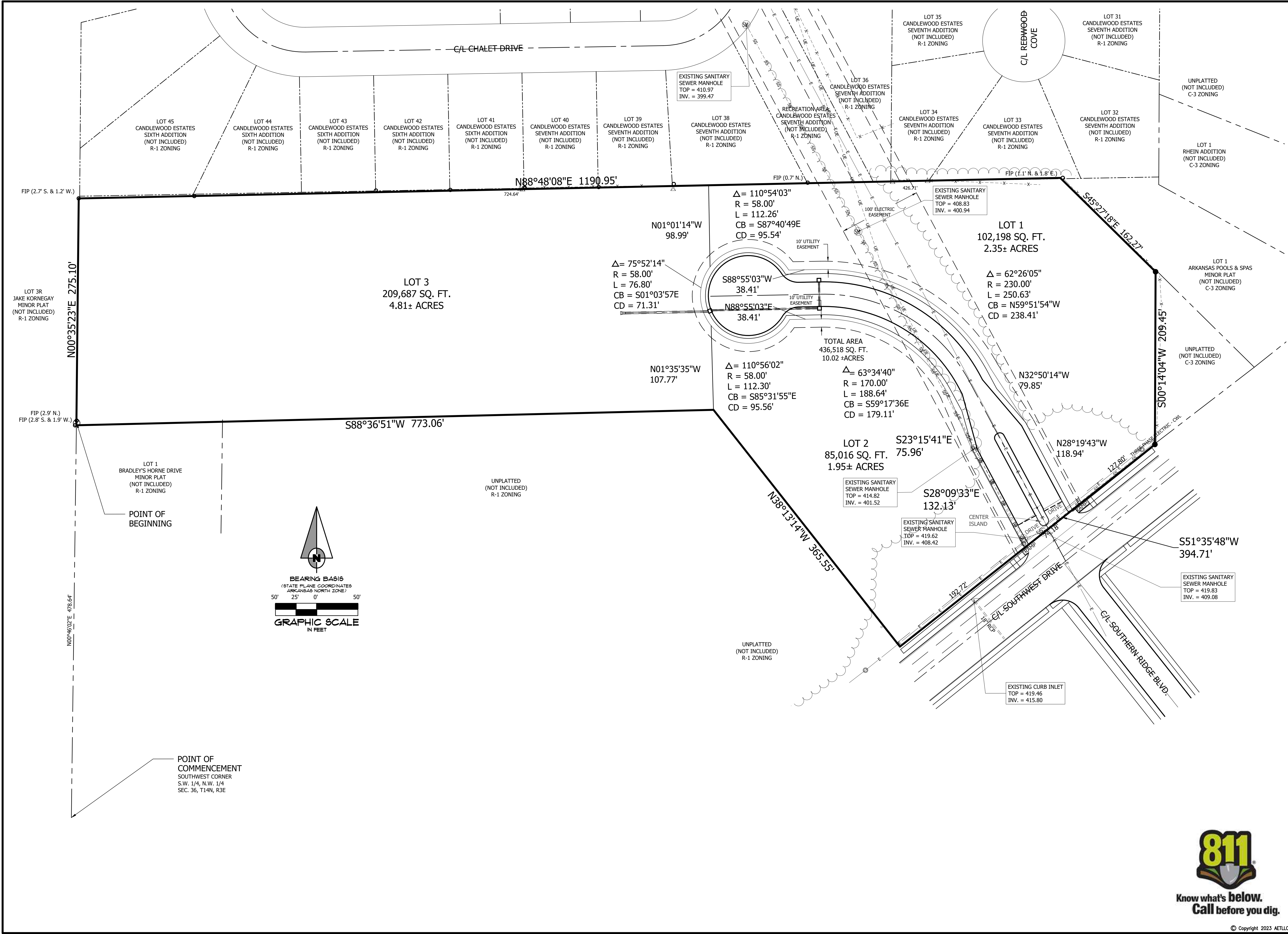
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COV COMMENTS	23/08/24

RECORD
PLAT

DATE: 02/21/2024	DRAWN: CCH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 60'	C003



FARMER HILLS

A COMMERCIAL DEVELOPMENT

SOUTHWEST DRIVE

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

STATE OF ARKANSAS

Professional Engineer

JOHN M. EASLEY

No. 9815

NO.	DESCRIPTION	DATE
3.	COV COMMENTS	03/08/24

UTILITY PLAN

DATE: 02/13/2024 DRAIN: COH

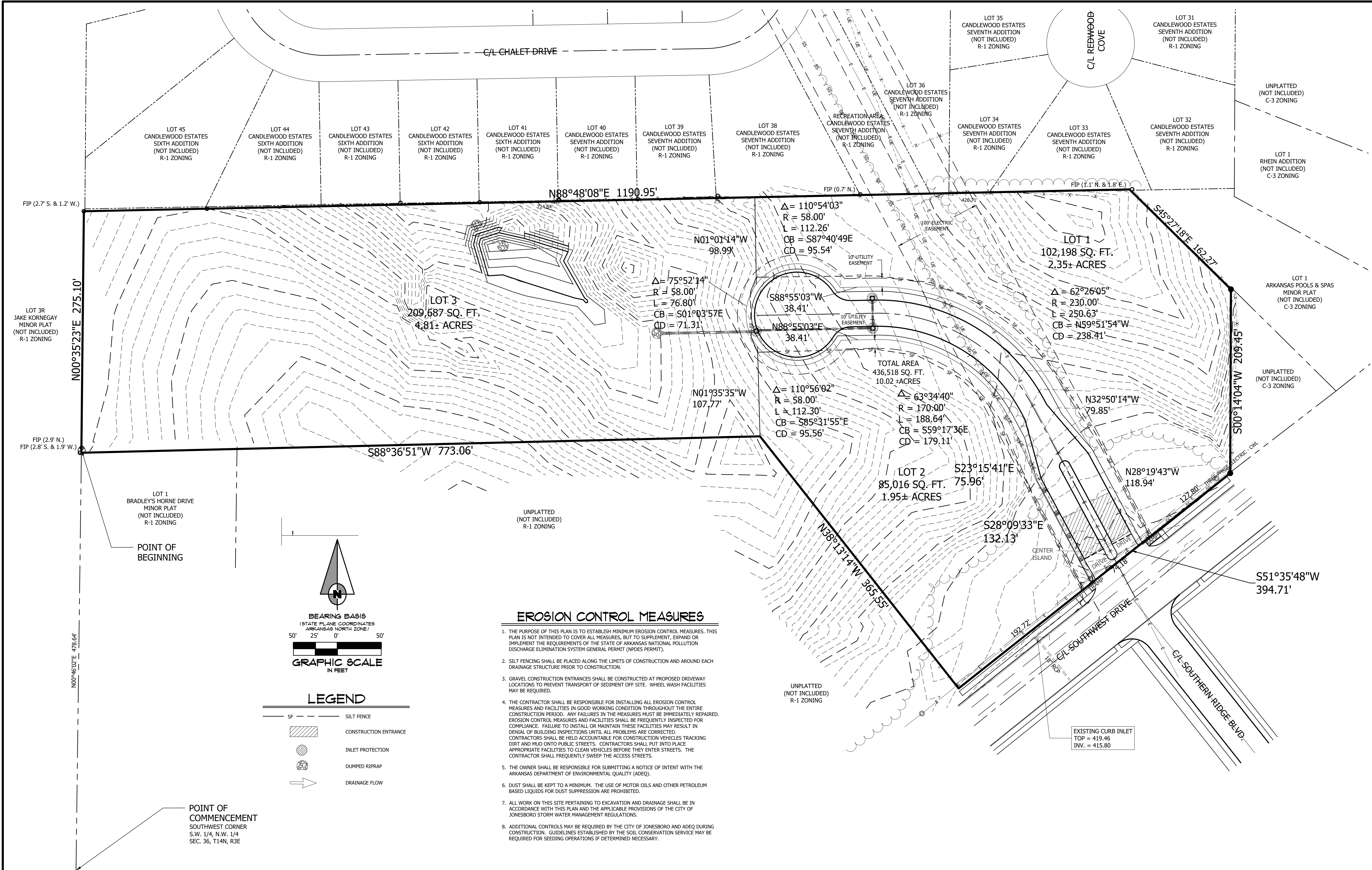
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DWG# XXXXXXXX.XXXX SHEET

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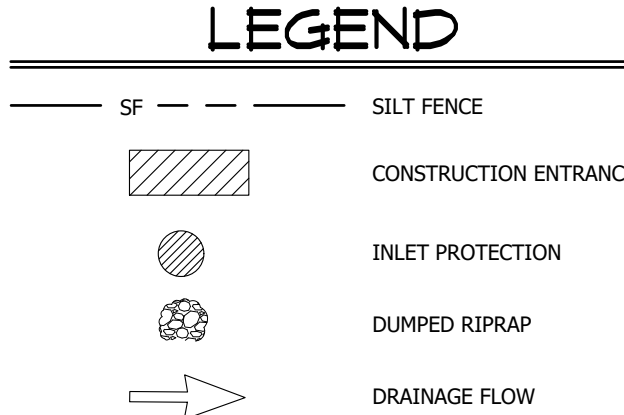
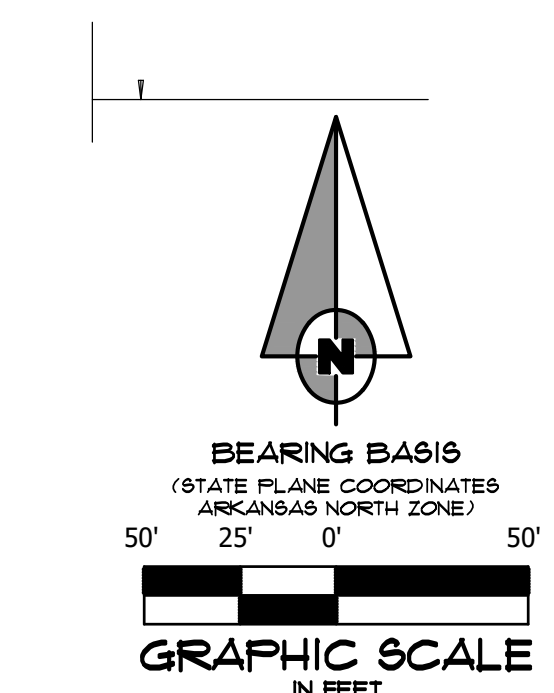
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Call before you dig.

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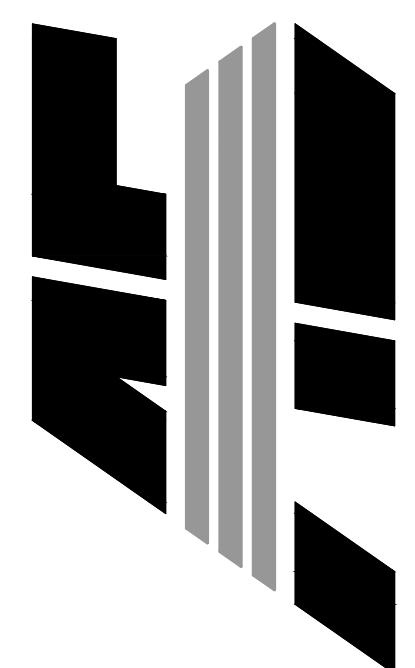
EROSION CONTROL MEASURES

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 CONTRACTOR 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.



FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

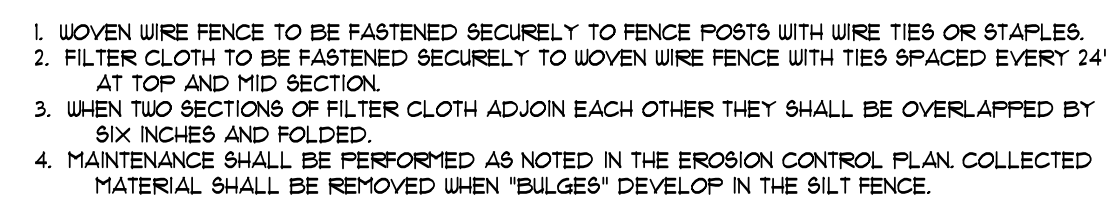
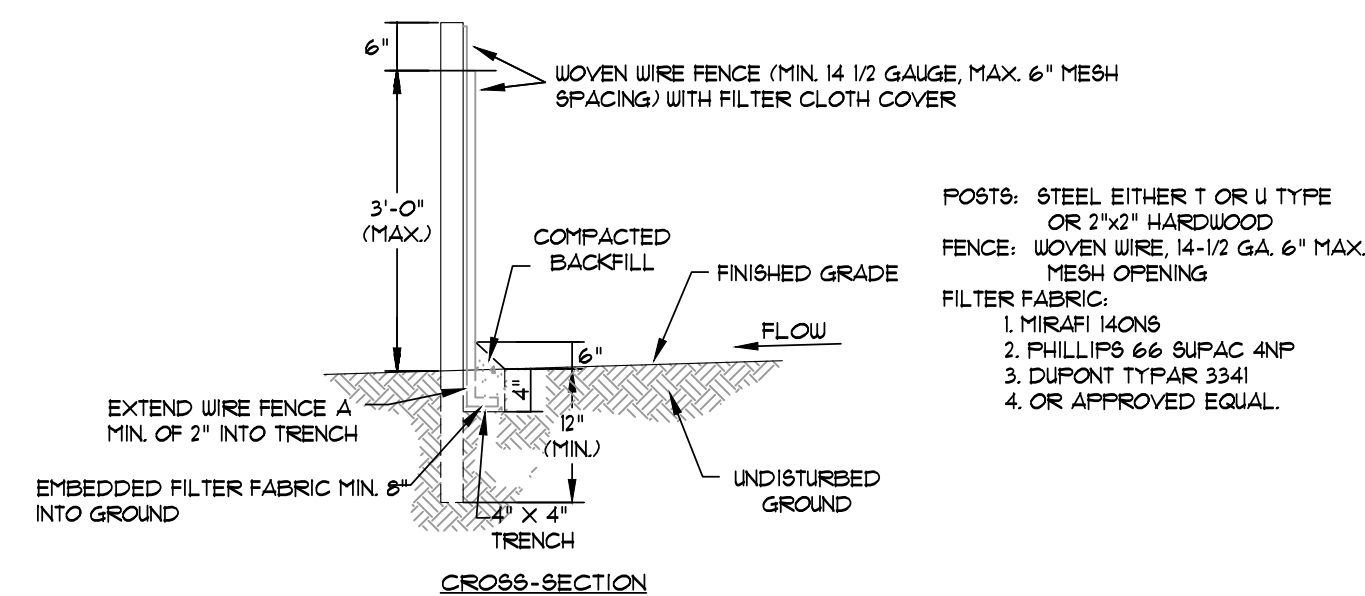
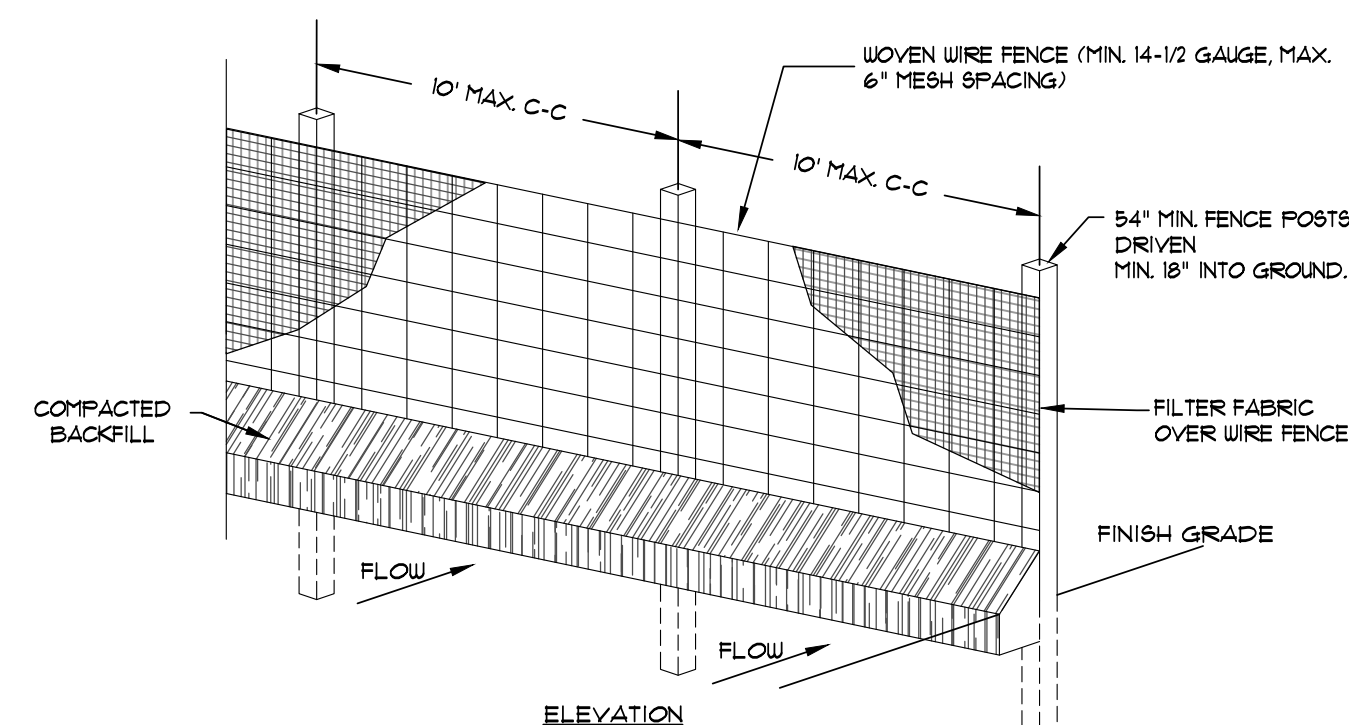
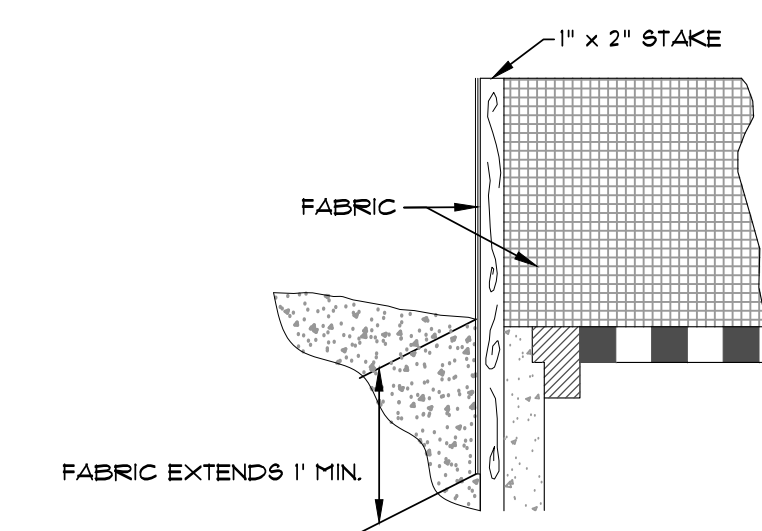
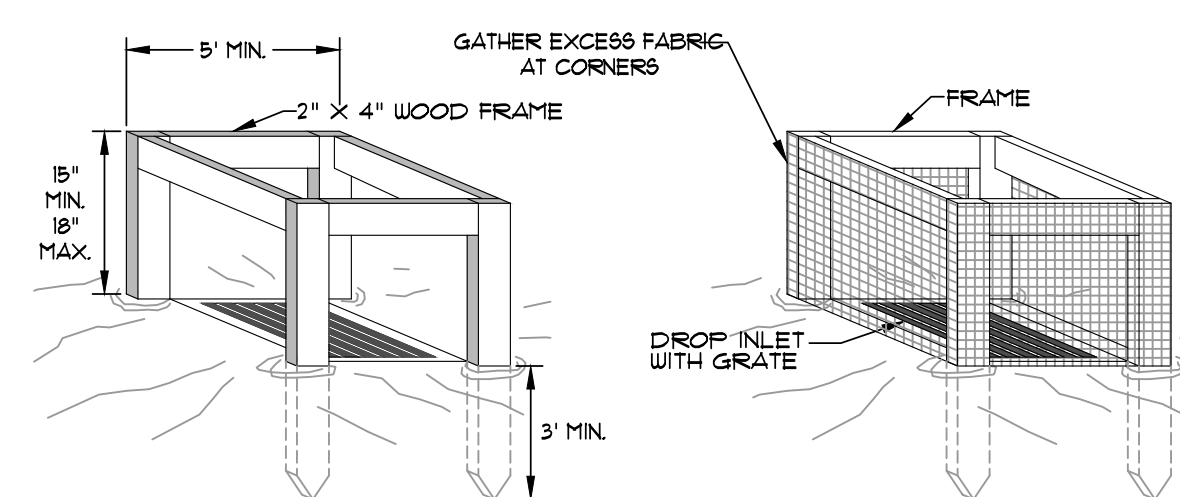
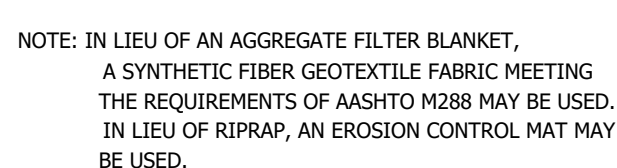
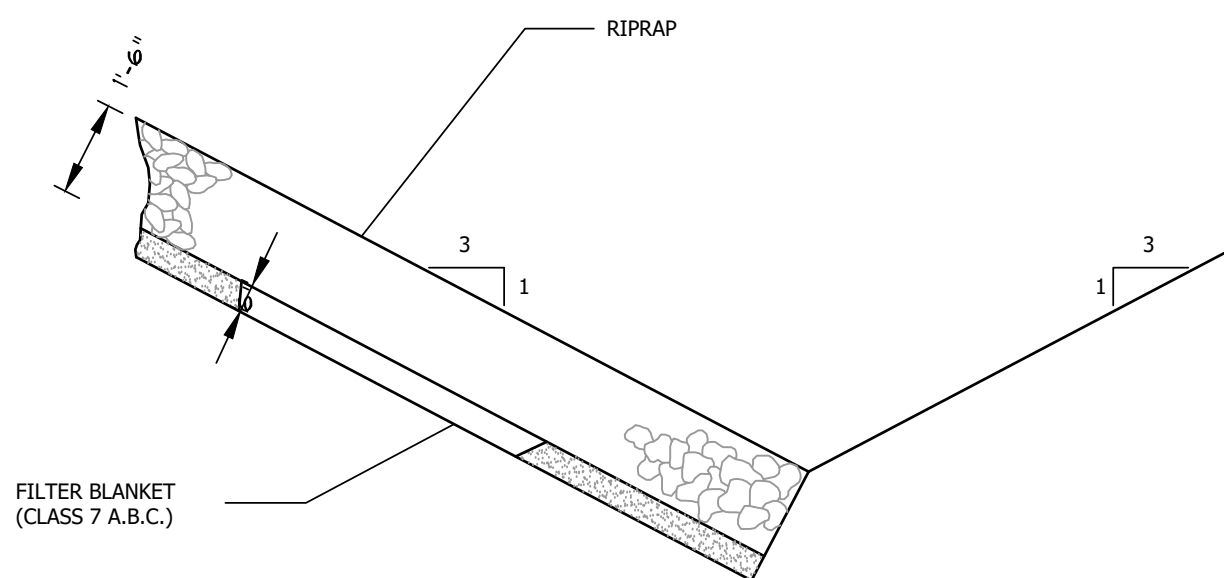
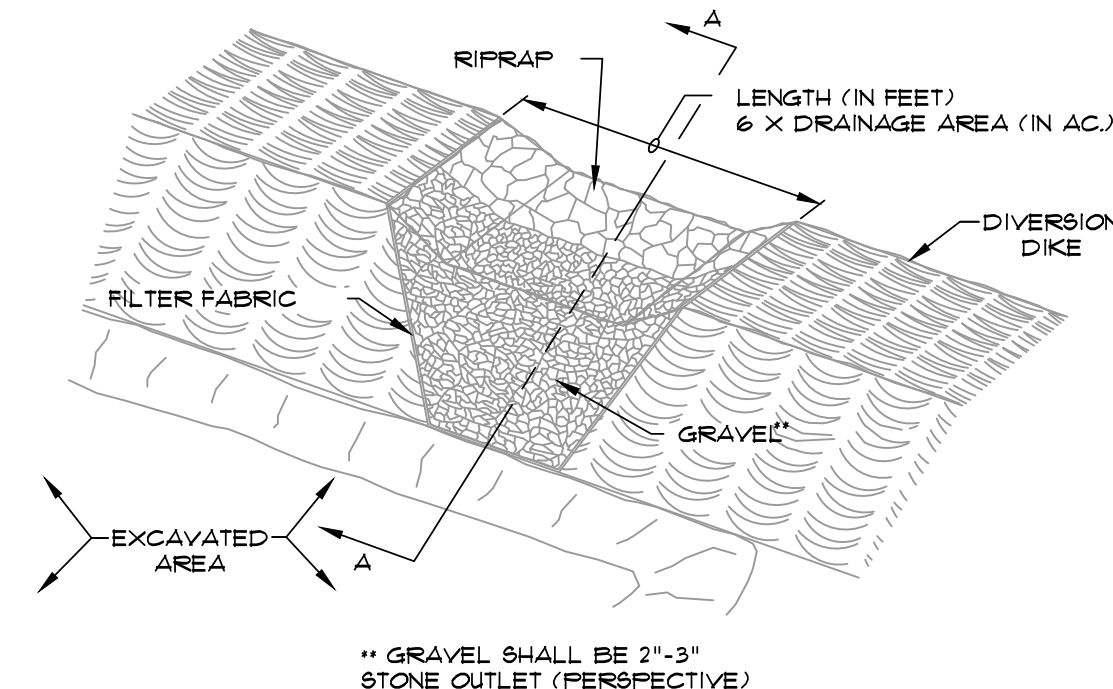
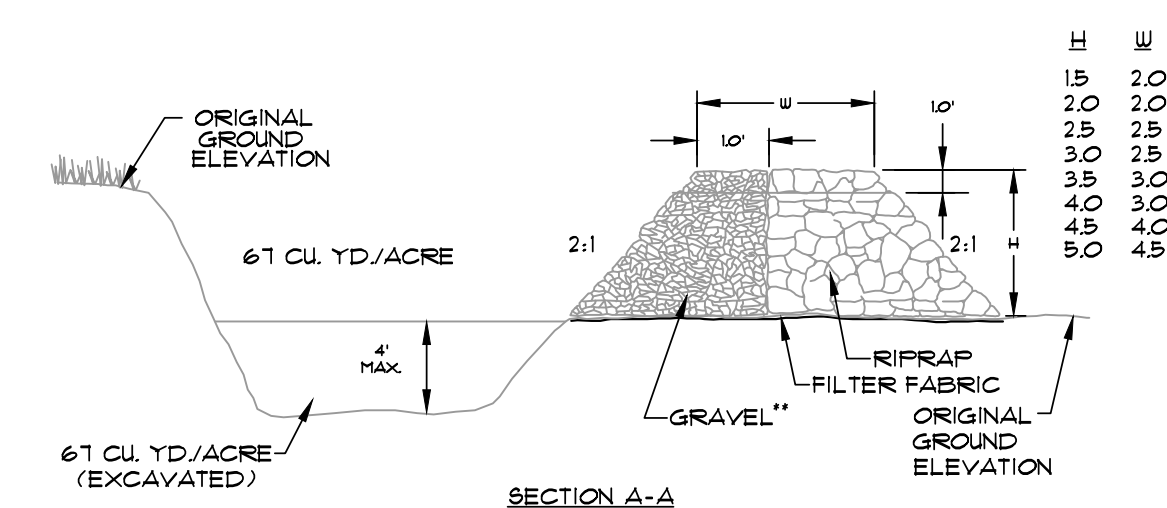
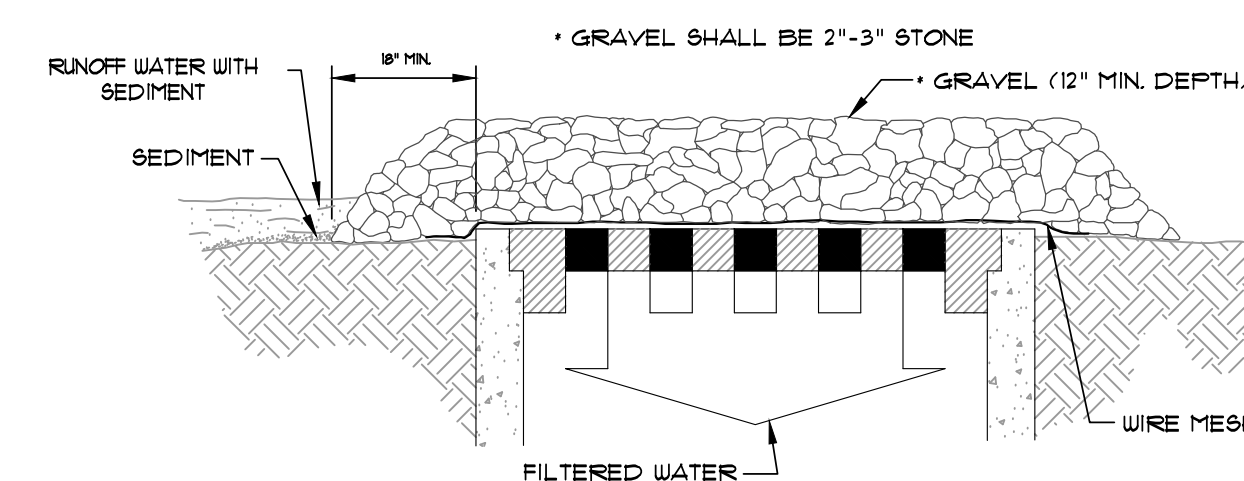
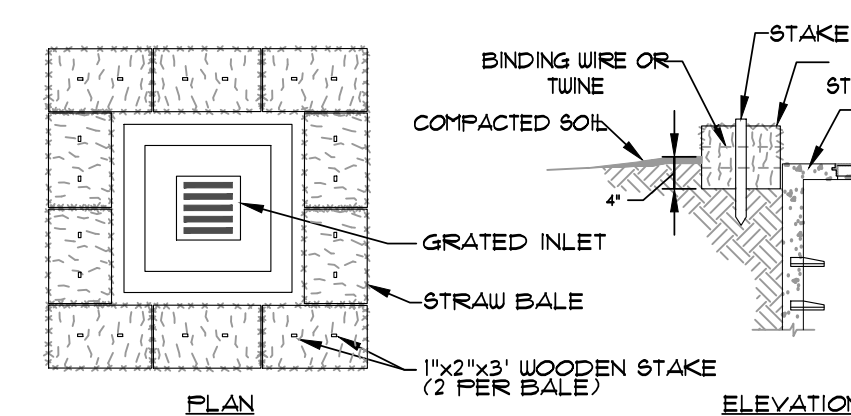
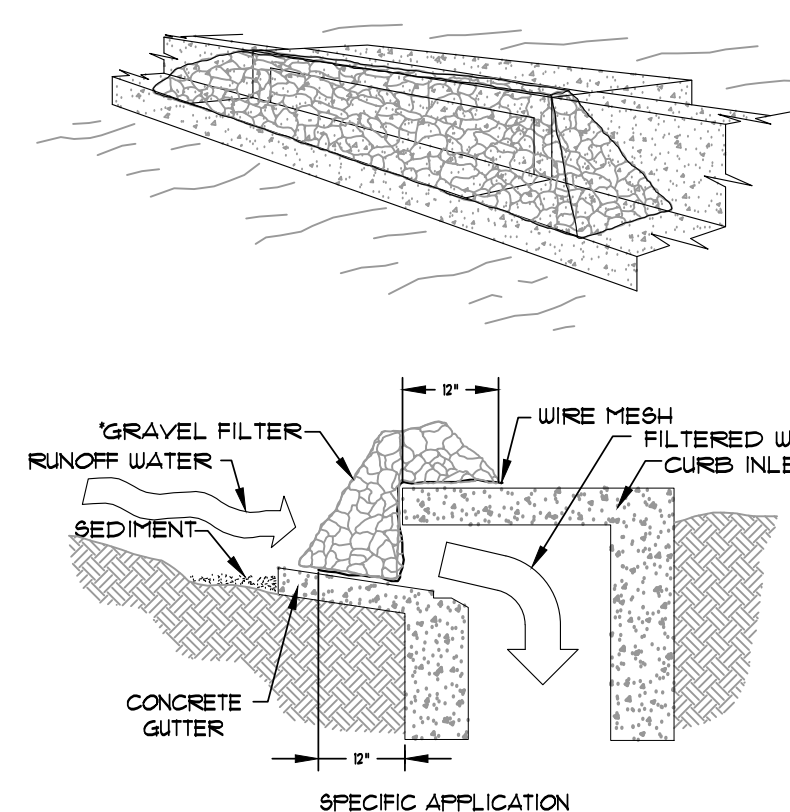
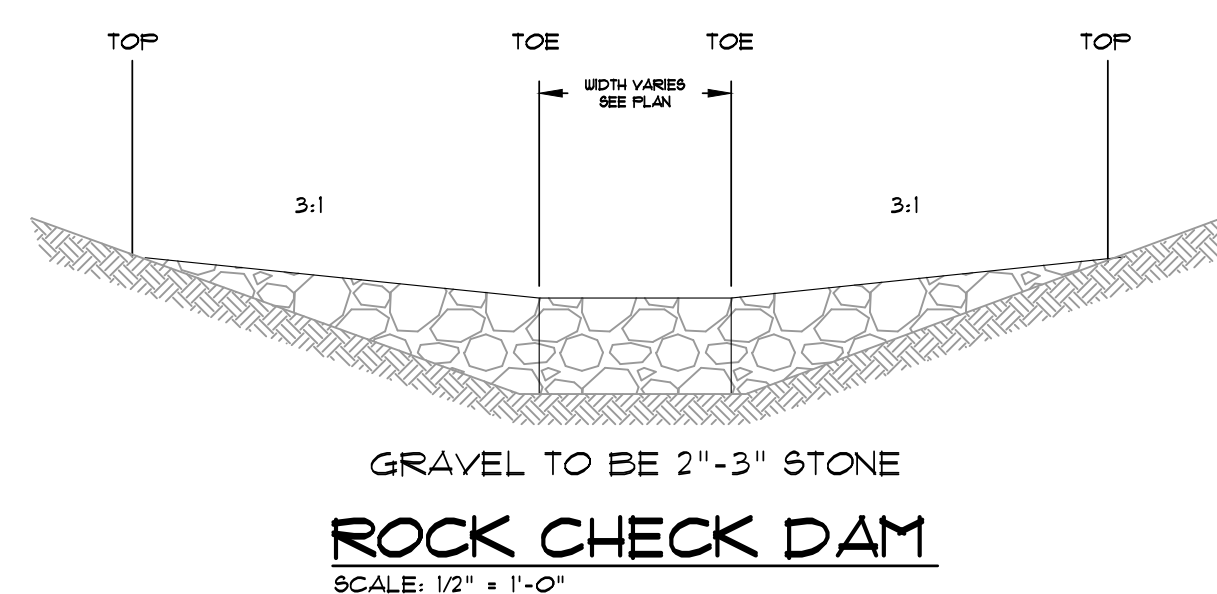
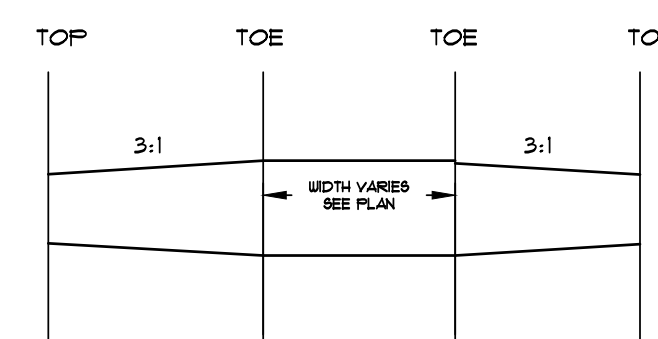
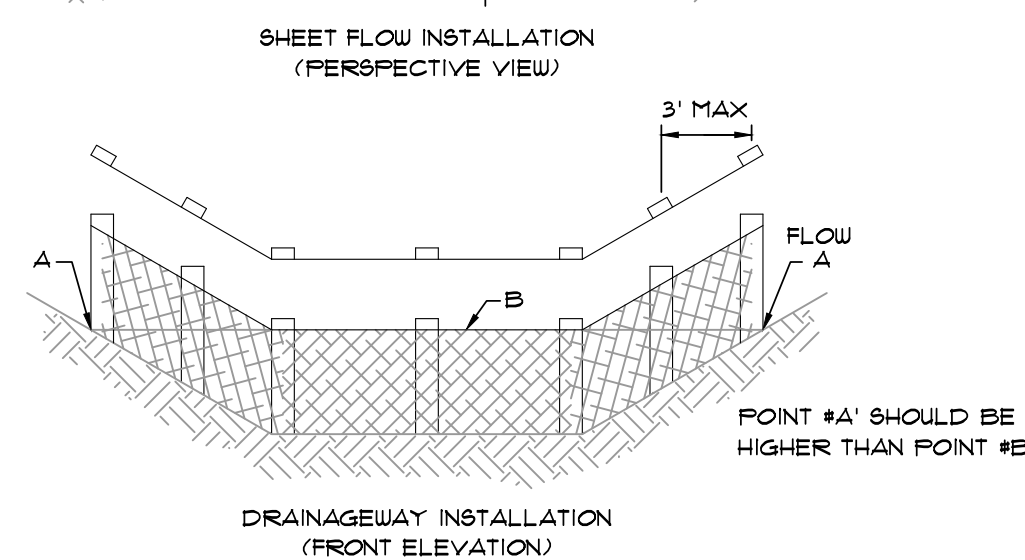
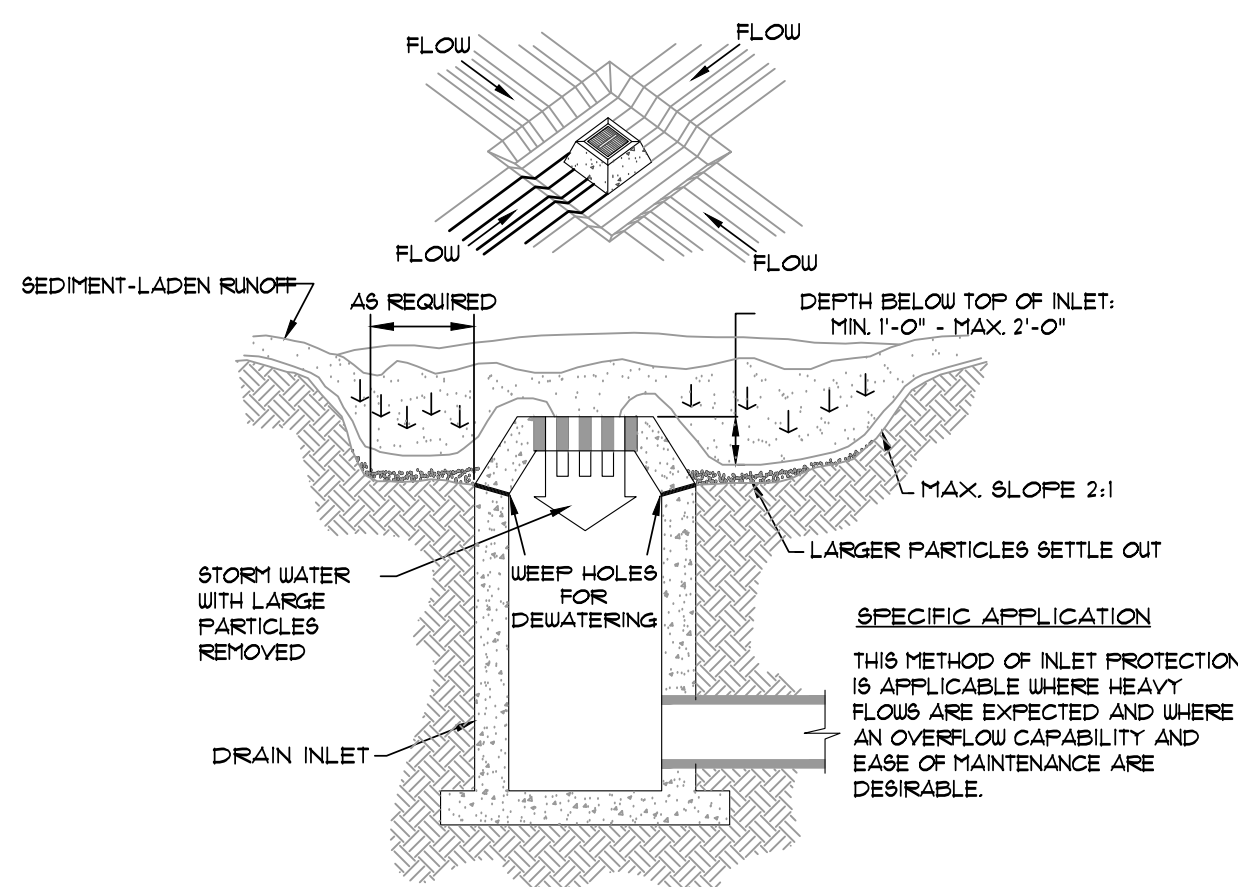
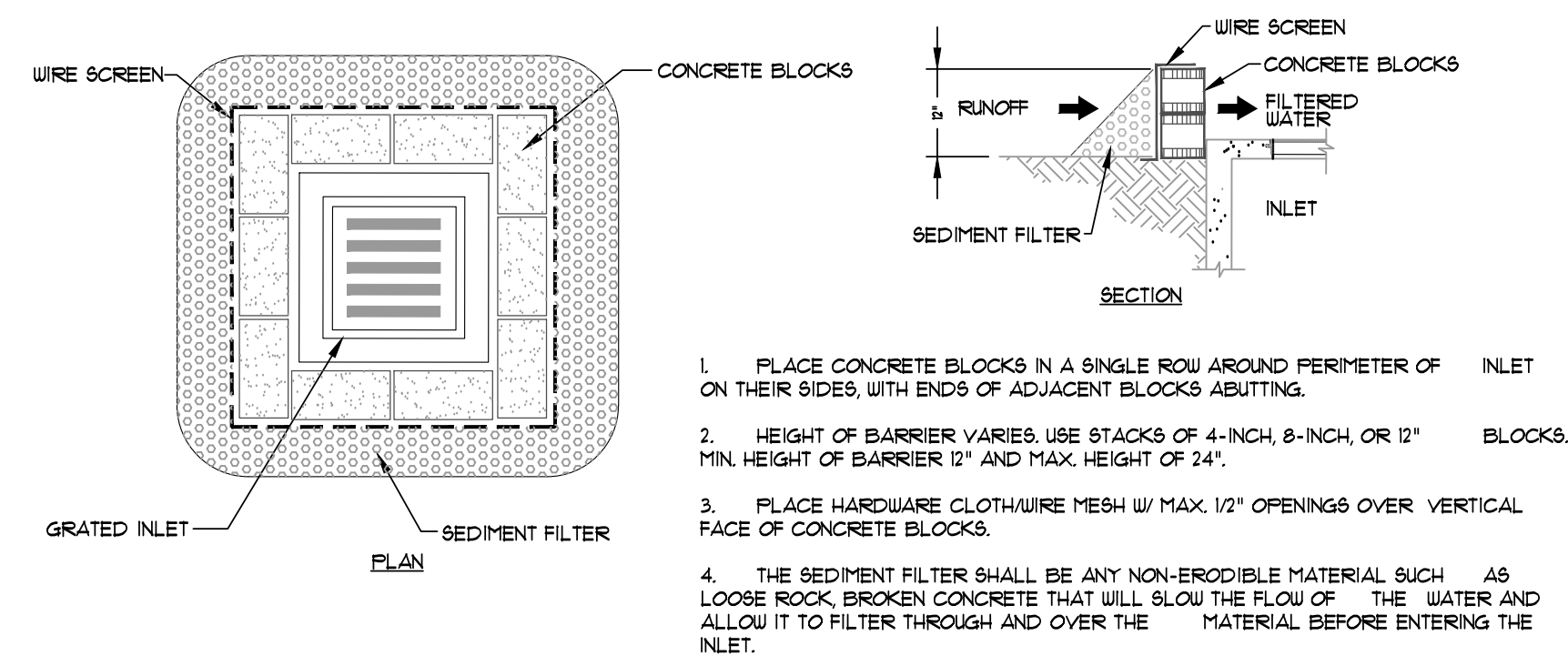
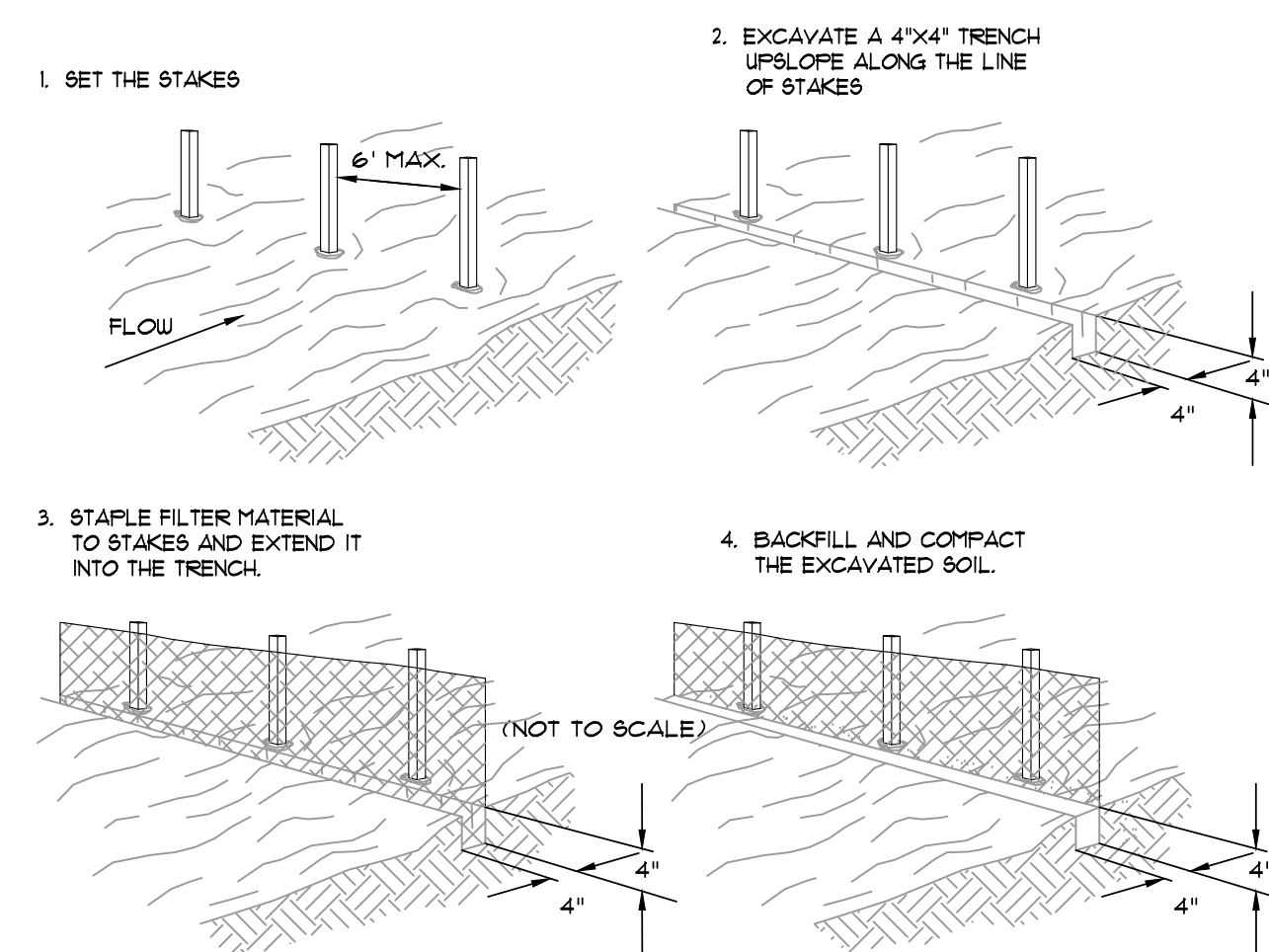
ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3394 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COV COMMENTS	03/08/24

EROSION
PLAN

DATE: 02/13/2024	DRAWN: COH
CADD FILE: 21104-SDP	CHECKED: JME
DWG#: XXXXXXXX.XXXX	SHEET
SCALE: 1" = 60'	C007

[illegible]