

RESIDENTIAL SUBDIVISION PLANS

# PROSPECT FARMS

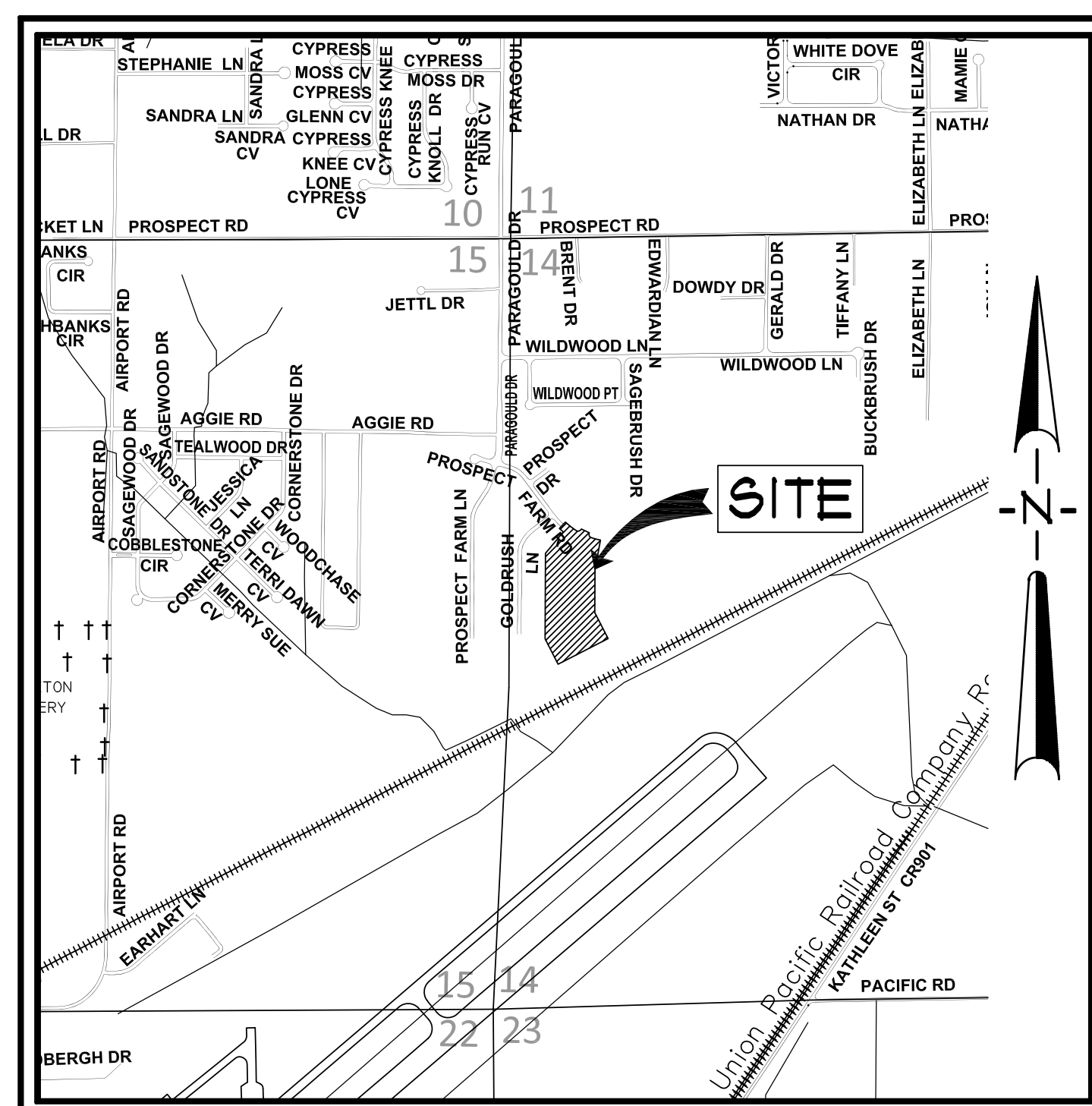
## PHASE III

PREPARED FOR  
P & J DEVELOPMENT

JONESBORO, ARKANSAS  
MARCH, 2015

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**VICINITY MAP**  
SCALE: 1" = 500'



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| REV | DATE | REVISIONS | DRAWN | CHK'D | DRAWN | CHK'D | SCALE | AS SHOWN | CAD FILE | 04254-SDP.F3 | DWG# | 0414144.0015 | SHEET | 1 OF 12 |
|-----|------|-----------|-------|-------|-------|-------|-------|----------|----------|--------------|------|--------------|-------|---------|
|     |      |           |       |       |       |       |       |          |          |              |      |              |       |         |

**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**  
**PROSPECT FARMS**  
**PHASE III**  
**JONESBORO, ARKANSAS**

RESOURCE LIST

- CITY OF JONESBORO - PLANNING AND ZONING  
OTIS SPRIGGS, CITY PLANNER  
301 VINE STREET  
JONESBORO, AR 72401  
810-932-0406
- CITY OF JONESBORO - ENGINEERING  
CRAIG LIGHT, P.E.  
CITY ENGINEER  
301 VINE STREET  
JONESBORO, AR 72401  
810-932-2438
- CODES DEPT. FIRE MARSHALL  
CRAIG DAVENPORT  
3215 E. JOHNSON AVE.  
JONESBORO, AR 72401  
810-932-2428
- CITY WATER AND LIGHT - ENGINEERING  
JAKE RICE, P.E., P.S. - MANAGER  
400 EAST MONROE, P.O. BOX 1789  
JONESBORO, AR 72403  
810-935-5581, FAX: 810-930-3303  
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR  
810-930-3320
- CENTERPOINT ENERGY  
KEITH CRAIG - SERVICE TECHNICIAN  
3015 OLD FEEDHOUSE ROAD  
JONESBORO, AR 72404  
CELL: 810-891-3150
- AT&T  
123 CHURCH, ROOM B 21  
JONESBORO, AR 72403  
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR  
810-912-1921, FAX: 810-912-1610  
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN  
810-912-1581, FAX: 810-912-1533
- SUDDEN LINK - CABLE TV  
1520 SOUTH CARAWAY ROAD  
JONESBORO, AR 72401  
BOB FROCK - CONSTRUCTION MANAGER  
810-933-8428 EXT: 212, FAX: 810-912-8141  
DEANNA HORNBACK - MANAGER  
JIMMY YANCY - FIELD MANAGER  
CELL: 810-219-8583

GENERAL NOTES

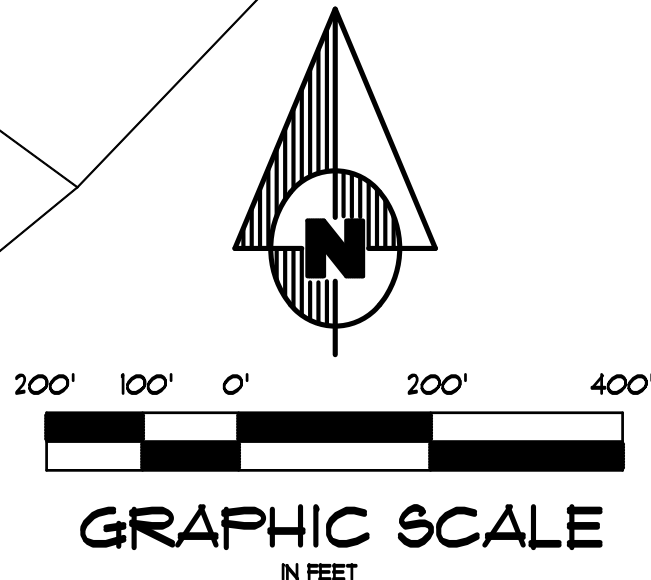
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 0503100063C (PANEL 63 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991.
- SCREENING AND BUFFERING ARE AS SHOWN.
- EASEMENTS 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 IS CHISELED SQUARE IN NORTHWEST CORNER OF 4 CURB INLET LOCATED APPROXIMATELY 285 FEET NORTH AND 413 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY ON THE NORTH SIDE OF PROSPECT FARM ROAD.  
ELEV. = 190.86 (NAVD 88).

LEGEND

|     |                                      |  |                                      |  |                         |
|-----|--------------------------------------|--|--------------------------------------|--|-------------------------|
| --- | BOUNDARY LINE                        |  | FIRE HYDRANT                         |  | GRADED INLET            |
| --- | LOT LINES                            |  | VALVE BOX                            |  | DOWNSPOUT               |
|     | FOUND IRON PIPE                      |  | FIRE PROTECTION                      |  | SPRINKLER CONTROL       |
|     | FOUND COTTON-PICKER SPINDLE          |  | EXISTING OVERHEAD ELECTRICAL LINE    |  | MAILBOX                 |
|     | FOUND REBAR                          |  | EXISTING UNDERGROUND ELECTRICAL LINE |  | TRASH COMPACTOR         |
|     | FOUND IRON PIPE W/ PL8 XXXX CAP      |  | ELECTRIC TRANSFORMER/ELECTRIC METER  |  | COLUMN                  |
|     | CITY OF JONESBORO G.P.S. MONUMENT    |  | POWER POLE                           |  | BOLLARD                 |
|     | BENCH MARK                           |  | POWER JUNCTION, COMM. BOX            |  | HANDICAP SIGN           |
|     | R/W MONUMENT                         |  | SIGN LIGHTS/FLOOR LIGHTS             |  | EXISTING FENCE LINE     |
|     | SET 1 1/4" IRON PIPE W/ PL8 #549 CAP |  | LIGHT POLE (SINGLE)                  |  | EXISTING GROUND CONTOUR |
| --- | EXISTING SANITARY SEWER LINE         |  | LIGHT POLE (BACK-BACK)               |  | FINISHED GROUND CONTOUR |
| --- | PROPOSED SANITARY SEWER LINE         |  | LIGHT POLE (3 x 90')                 |  | EXISTING TREE/SHRUB     |
|     | EXISTING SANITARY SEWER MANHOLE      |  | BASIN BOUNDARY                       |  | DRAINAGE FLOW           |
|     | PROPOSED SANITARY SEWER MANHOLE      |  | GENERAL DRAINAGE FLOW                |  | SWALE FLOW DIRECTION    |
|     | EXISTING SANITARY SEWER CLEANOUT     |  | SILT FENCE                           |  | ROCK CHECK DAM          |
|     | PROPOSED SANITARY SEWER CLEANOUT     |  | RIP RAP AREA                         |  | INLET PROTECTION        |
| --- | PROPOSED SANITARY SEWER SERVICE LINE |  | ROCK CHECK DAM                       |  |                         |
| --- | EXISTING WATER LINE                  |  |                                      |  |                         |
| --- | PROPOSED WATER LINE                  |  |                                      |  |                         |
|     | EXISTING WATER METER                 |  |                                      |  |                         |
|     | PROPOSED WATER METER                 |  |                                      |  |                         |
|     | WATER VALVE                          |  |                                      |  |                         |



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| REV | DATE | REVISIONS | DRAWN | CHK'D |
|-----|------|-----------|-------|-------|
|     |      |           |       |       |

|                                                                                                                                                                                                 |                        |                    |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|---------|--|
| ASSOCIATED ENGINEERING AND TESTING, LLC<br>CIVIL ENGINEERING AND LAND SURVEYING SERVICES<br>103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403<br>PH: 810-932-3594 FAX: 810-935-1263 |                        |                    |         |  |
| GENERAL NOTES & AREA MAP<br>PROSPECT FARMS<br>PHASE III<br>JONESBORO, ARKANSAS                                                                                                                  |                        |                    |         |  |
| DRAWN: CCH                                                                                                                                                                                      | CHECKED: KLS           | DATE: 03/31/15     | SHEET   |  |
| SCALE: AS SHOWN                                                                                                                                                                                 | CAD FILE: 04254-SDP.P3 | DWG#: 0414144.0015 | 2 OF 12 |  |

SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY 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 AND TESTING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING AND TESTING, 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. ADJACENT PROPERTIES ARE ZONED R-1.
- MINIMUM BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT=25' SIDE=15' REAR=25'.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 IS CHISELED SQUARE IN NORTHWEST CORNER OF A CURB INLET LOCATED APPROXIMATELY 285 FEET NORTH AND 413 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY ON THE NORTH SIDE OF PROSPECT FARM ROAD.
- ELEV. = 290.86 (NAVJ 88).
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO, COMMUNITY PANEL 050300063C (PANEL 63 OF 200).
- EFFECTIVE DATE: SEPTEMBER 21, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - GLO MAPNOTES FOR T14N R4E, CRAIGHEAD COUNTY, ARKANSAS.
  - PLAT OF SURVEY OF LOTS 10 THRU 14 AND THE EAST 30 FEET OF LOT 9 IN BLOCK "I" OF HURLEY AND MOORE'S ADDITION AND LOT 15-17 OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT, L166 AND EXCEPT THE SOUTH 13.5 FEET, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BY MICHAEL DANIELS P.S. #563, DATED 09/24/2003.
  - RECORD PLAT OF HURLEY MOORE'S ADDITION, RECORDED IN PLAT BOOK 15, PAGE 921 AT JONESBORO, ARKANSAS.
  - RECORD PLAT OF THE JONESBORO URBAN RENEWAL AND HOUSING AUTHORITY FIRST REPLAT, RECORDED IN PLAT BOOK 138, PAGE 35 AT JONESBORO, ARKANSAS.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

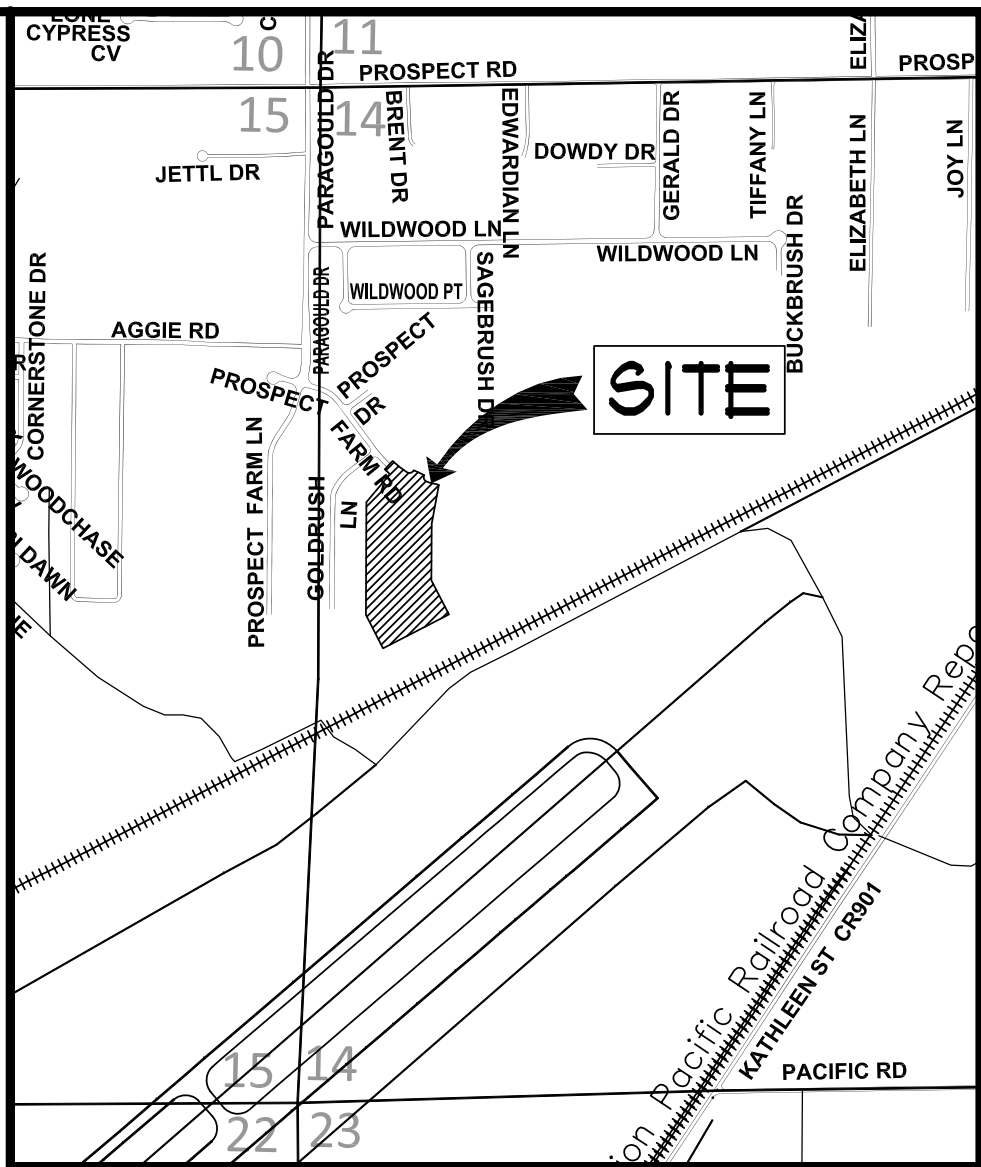
COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 00°01'51" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 1331.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, THENCE NORTH 88°51'42" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, 396.68 FEET, THENCE SOUTH 41°41'54" WEST, DEPARTING FROM SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, AFORESAID, 225.26 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 11°28'56", A DISTANCE OF 12.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 36°48'10" EAST, 333.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'23", A DISTANCE OF 55.03 FEET TO THE END OF SAID CURVE, THENCE SOUTH 43°54'21" WEST, 130.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'32", A DISTANCE OF 94.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'59", A DISTANCE OF 42.31 FEET TO THE END OF SAID CURVE, THENCE SOUTH 64°39'04" EAST, 600.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°05'59", A DISTANCE OF 42.31 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°46'31", A DISTANCE OF 63.18 FEET TO THE END OF SAID CURVE, THENCE SOUTH 10°28'26" WEST, 208.19 FEET, THENCE SOUTH 00°11'21" WEST, 292.64 FEET, THENCE SOUTH 21°12'13" EAST, 200.00 FEET, THENCE SOUTH 62°41'41" WEST, 385.15 FEET, THENCE NORTH 21°12'13" WEST, 195.85 FEET TO THE SOUTHEAST CORNER OF PROSPECT FARM'S SUBDIVISION PHASE II, AS RECORDED IN BOOK "C", PAGE 171 IN THE CIRCUIT CLERK'S OFFICE FOR THE WESTERN DISTRICT, CRAIGHEAD COUNTY, ARKANSAS, THENCE NORTH 00°11'21" EAST, ALONG THE EAST LINE OF SAID PROSPECT FARM'S SUBDIVISION PHASE II, 586.92 FEET, THENCE NORTH 39°56'42" EAST, ALONG SAID EAST LINE, 190.61 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF PROSPECT FARM ROAD SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°57'45", A DISTANCE OF 36.65 FEET TO THE END OF SAID CURVE, THENCE NORTH 43°54'21" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 293,333 SQ. FT. OR 6.73 ACRES, MORE OR LESS.

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

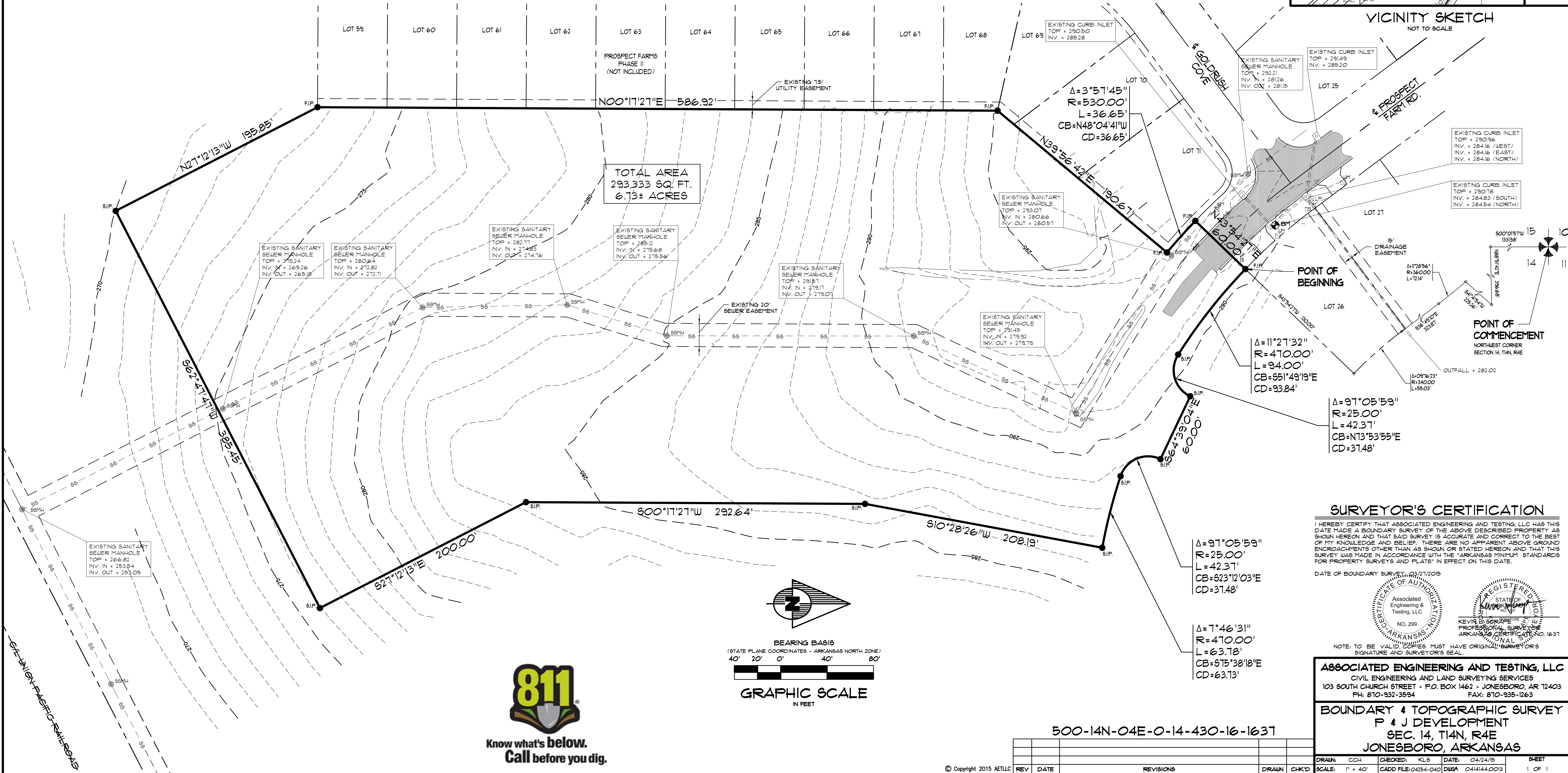
LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #631 CAP
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONTOUR
- BENCHMARK



VICINITY SKETCH

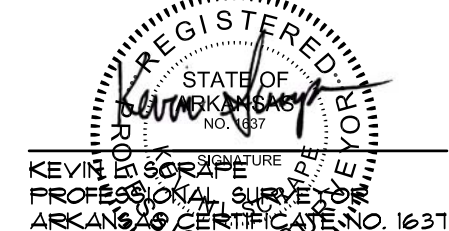
NOT TO SCALE



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 BOUNDARY SURVEY: 03/21/2015



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: 810-932-3594 FAX: 810-935-1263

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**P & J DEVELOPMENT**  
**SEC. 14, T14N, R4E**  
**JONESBORO, ARKANSAS**

500-14N-04E-0-14-430-16-1637

| REV | DATE | REVISIONS | DRAWN | CHKD | DRAWN | CHKD |
|-----|------|-----------|-------|------|-------|------|
|     |      |           |       |      |       |      |

|                 |                      |                    |               |
|-----------------|----------------------|--------------------|---------------|
| DRAWN: CCH      | CHECKED: KLS         | DATE: 04/24/15     | SHEET: 1 OF 1 |
| SCALE: 1" = 40' | CADD FILE: 04254-040 | DWG#: 0414144.0013 |               |

## SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR P 4 J DEVELOPMENT.
- 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+15' REAR+25'

## DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

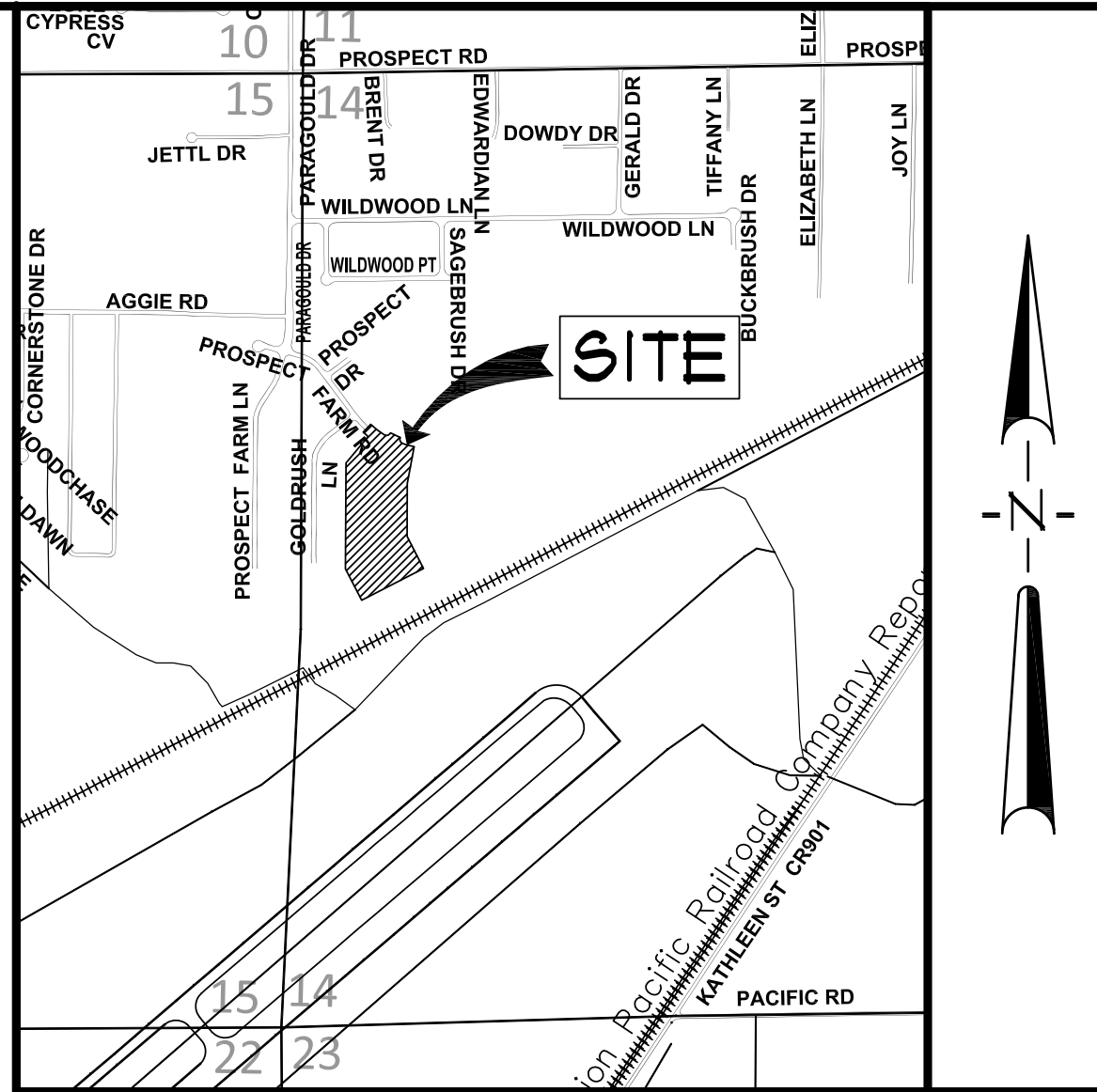
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CONTAINING IN ALL 293,333 SQ. FT. OR 6.73 ACRES, MORE OR LESS.

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

## LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- LOT LINE
- EASEMENT LINE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P5 #637 CAP



## VICINITY SKETCH

NOT TO SCALE



## 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.

P 4 J DEVELOPMENT COMPANY  
JOHN SLOAN, PRESIDENT

## 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 BOUNDARY SURVEY: 03/21/2015

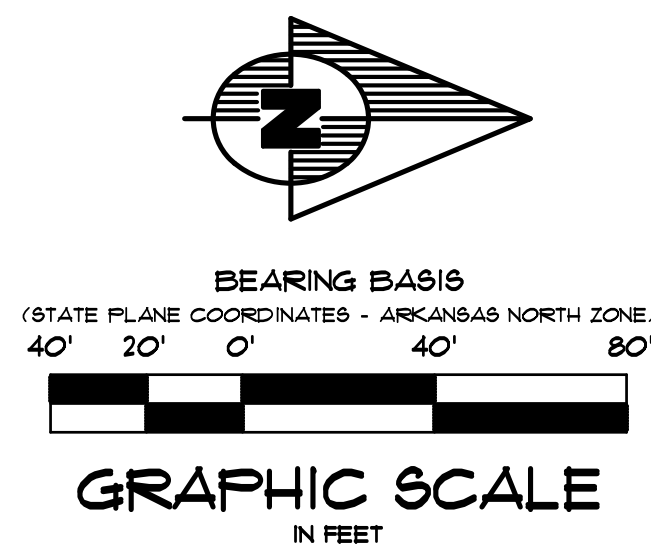
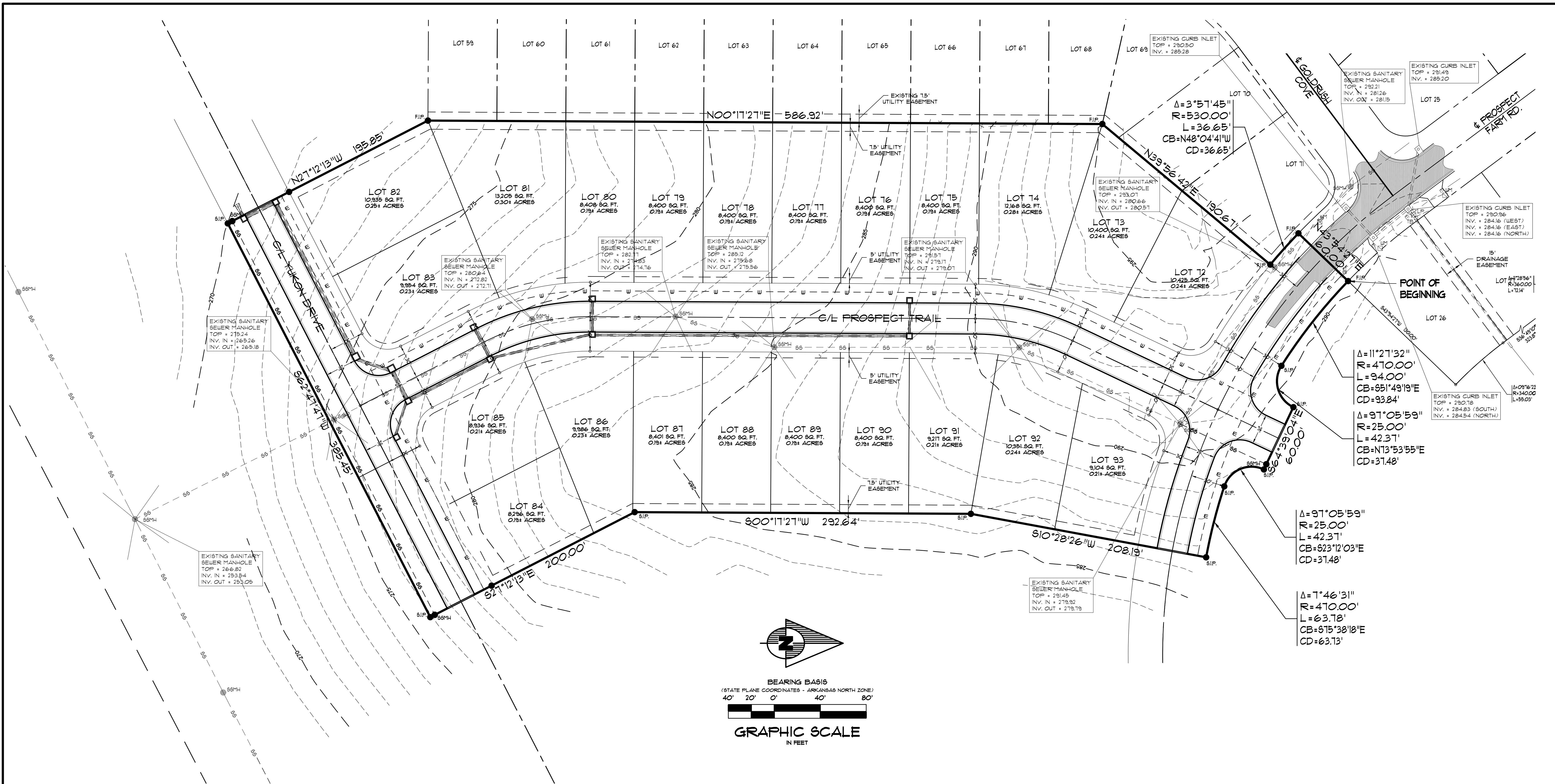


NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING AND LAND SURVEYING SERVICES  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 810-332-3594 FAX: 810-335-1263

**RECORD PLAT**  
**PROSPECT FARMS**  
**PHASE III**  
**JONESBORO, ARKANSAS**

| REV | DATE     | REVISIONS | DRAWN | CHK'D | DATE | SCALE    | 8 SHEET |
|-----|----------|-----------|-------|-------|------|----------|---------|
| 1   | 04/28/15 |           | CCH   |       |      | 1" = 40' | 1 OF 1  |
| 2   | 04/28/15 |           | KL5   |       |      |          |         |
| 3   | 04/28/15 |           | KL5   |       |      |          |         |
| 4   | 04/28/15 |           | KL5   |       |      |          |         |
| 5   | 04/28/15 |           | KL5   |       |      |          |         |
| 6   | 04/28/15 |           | KL5   |       |      |          |         |
| 7   | 04/28/15 |           | KL5   |       |      |          |         |
| 8   | 04/28/15 |           | KL5   |       |      |          |         |
| 9   | 04/28/15 |           | KL5   |       |      |          |         |
| 10  | 04/28/15 |           | KL5   |       |      |          |         |
| 11  | 04/28/15 |           | KL5   |       |      |          |         |
| 12  | 04/28/15 |           | KL5   |       |      |          |         |
| 13  | 04/28/15 |           | KL5   |       |      |          |         |
| 14  | 04/28/15 |           | KL5   |       |      |          |         |
| 15  | 04/28/15 |           | KL5   |       |      |          |         |
| 16  | 04/28/15 |           | KL5   |       |      |          |         |
| 17  | 04/28/15 |           | KL5   |       |      |          |         |
| 18  | 04/28/15 |           | KL5   |       |      |          |         |
| 19  | 04/28/15 |           | KL5   |       |      |          |         |
| 20  | 04/28/15 |           | KL5   |       |      |          |         |
| 21  | 04/28/15 |           | KL5   |       |      |          |         |
| 22  | 04/28/15 |           | KL5   |       |      |          |         |
| 23  | 04/28/15 |           | KL5   |       |      |          |         |
| 24  | 04/28/15 |           | KL5   |       |      |          |         |
| 25  | 04/28/15 |           | KL5   |       |      |          |         |
| 26  | 04/28/15 |           | KL5   |       |      |          |         |
| 27  | 04/28/15 |           | KL5   |       |      |          |         |
| 28  | 04/28/15 |           | KL5   |       |      |          |         |
| 29  | 04/28/15 |           | KL5   |       |      |          |         |
| 30  | 04/28/15 |           | KL5   |       |      |          |         |
| 31  | 04/28/15 |           | KL5   |       |      |          |         |
| 32  | 04/28/15 |           | KL5   |       |      |          |         |
| 33  | 04/28/15 |           | KL5   |       |      |          |         |
| 34  | 04/28/15 |           | KL5   |       |      |          |         |
| 35  | 04/28/15 |           | KL5   |       |      |          |         |
| 36  | 04/28/15 |           | KL5   |       |      |          |         |
| 37  | 04/28/15 |           | KL5   |       |      |          |         |
| 38  | 04/28/15 |           | KL5   |       |      |          |         |
| 39  | 04/28/15 |           | KL5   |       |      |          |         |
| 40  | 04/28/15 |           | KL5   |       |      |          |         |
| 41  | 04/28/15 |           | KL5   |       |      |          |         |
| 42  | 04/28/15 |           | KL5   |       |      |          |         |
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| 46  | 04/28/15 |           | KL5   |       |      |          |         |
| 47  | 04/28/15 |           | KL5   |       |      |          |         |
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| 50  | 04/28/15 |           | KL5   |       |      |          |         |
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| 55  | 04/28/15 |           | KL5   |       |      |          |         |
| 56  | 04/28/15 |           | KL5   |       |      |          |         |
| 57  | 04/28/15 |           | KL5   |       |      |          |         |
| 58  | 04/28/15 |           | KL5   |       |      |          |         |
| 59  | 04/28/15 |           | KL5   |       |      |          |         |
| 60  | 04/28/15 |           | KL5   |       |      |          |         |
| 61  | 04/28/15 |           | KL5   |       |      |          |         |
| 62  | 04/28/15 |           | KL5   |       |      |          |         |
| 63  | 04/28/15 |           | KL5   |       |      |          |         |
| 64  | 04/28/15 |           | KL5   |       |      |          |         |
| 65  | 04/28/15 |           | KL5   |       |      |          |         |
| 66  | 04/28/15 |           | KL5   |       |      |          |         |
| 67  | 04/28/15 |           | KL5   |       |      |          |         |
| 68  | 04/28/15 |           | KL5   |       |      |          |         |
| 69  | 04/28/15 |           | KL5   |       |      |          |         |
| 70  | 04/28/15 |           | KL5   |       |      |          |         |
| 71  | 04/28/15 |           | KL5   |       |      |          |         |
| 72  | 04/28/15 |           | KL5   |       |      |          |         |
| 73  | 04/28/15 |           | KL5   |       |      |          |         |
| 74  | 04/28/15 |           | KL5   |       |      |          |         |
| 75  | 04/28/15 |           | KL5   |       |      |          |         |
| 76  | 04/28/15 |           | KL5   |       |      |          |         |
| 77  | 04/28/15 |           | KL5   |       |      |          |         |
| 78  | 04/28/15 |           | KL5   |       |      |          |         |
| 79  | 04/28/15 |           | KL5   |       |      |          |         |
| 80  | 04/28/15 |           | KL5   |       |      |          |         |
| 81  | 04/28/15 |           | KL5   |       |      |          |         |
| 82  | 04/28/15 |           | KL5   |       |      |          |         |
| 83  | 04/28/15 |           | KL5   |       |      |          |         |
| 84  | 04/28/15 |           | KL5   |       |      |          |         |
| 85  | 04/28/15 |           | KL5   |       |      |          |         |
| 86  | 04/28/15 |           | KL5   |       |      |          |         |
| 87  | 04/28/15 |           | KL5   |       |      |          |         |
| 88  | 04/28/15 |           | KL5   |       |      |          |         |
| 89  | 04/28/15 |           | KL5   |       |      |          |         |
| 90  | 04/28/15 |           | KL5   |       |      |          |         |
| 91  | 04/28/15 |           | KL5   |       |      |          |         |
| 92  | 04/28/15 |           | KL5   |       |      |          |         |
| 93  | 04/28/15 |           | KL5   |       |      |          |         |
| 94  | 04/28/15 |           | KL5   |       |      |          |         |



### GENERAL UTILITY NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- PIPE DISTANCES SHOWN ARE TO CENTER OF STRUCTURES.
- 468 LF, 8" SDR-35 PVC SEWER PIPE AND 1465 LF, 6" C-300 PVC WATER PIPE.
- ALL WATER LINES SHALL BE 6" C-300 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY WATER & LIGHT UTILITIES SPECIFICATION AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
- WATER PRESSURE: STATIC PRESSURE - XX PSI RESIDUAL PRESSURE - XX PSI
- 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 PUBS).
- 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.

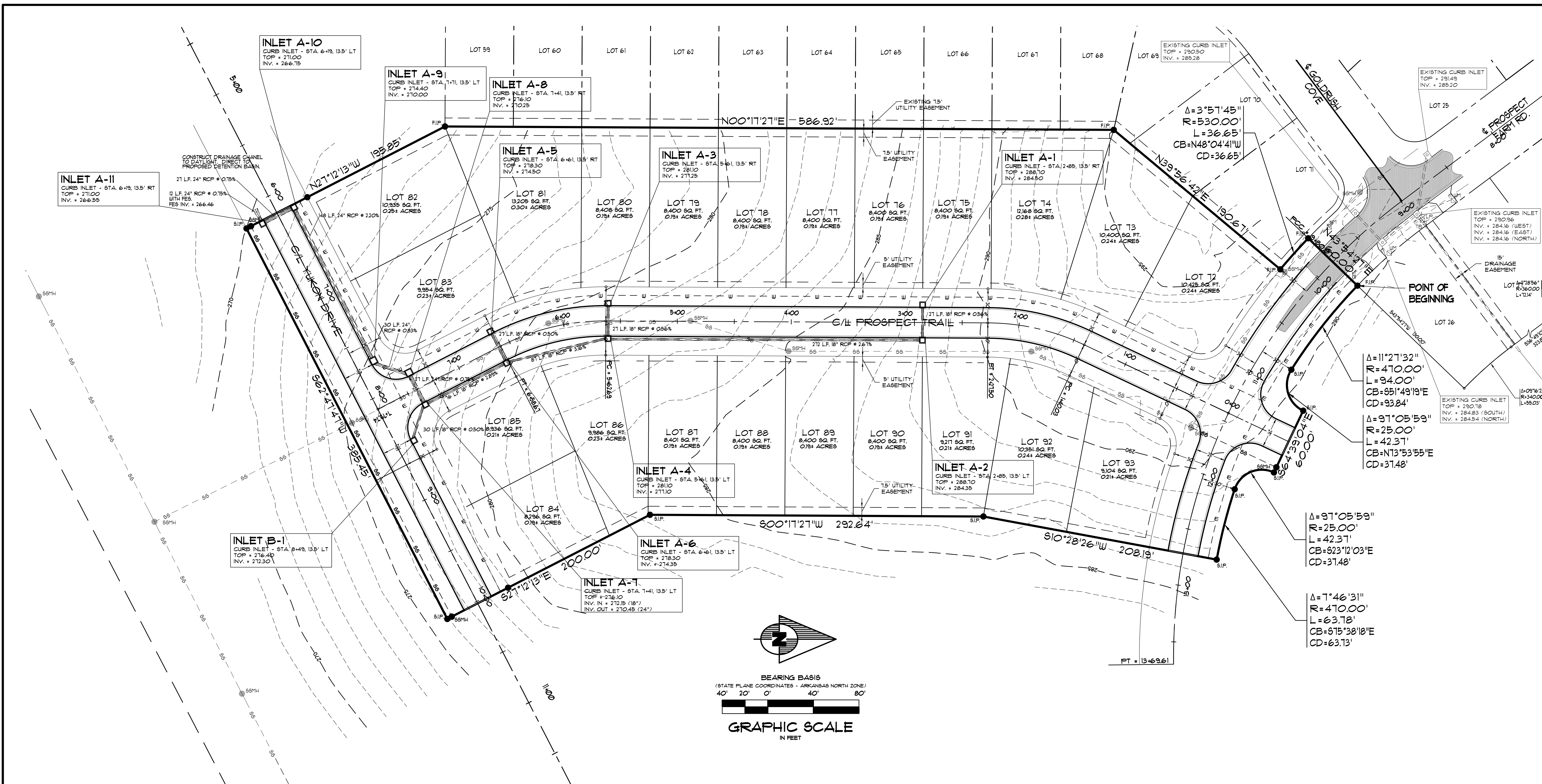


| REV | DATE | REVISIONS | DRAWN | CHK'D |
|-----|------|-----------|-------|-------|
|     |      |           |       |       |
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**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING AND LAND SURVEYING SERVICES  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 810-932-3594 FAX: 810-935-1263

**UTILITY LAYOUT  
PROSPECT FARMS  
PHASE III  
JONESBORO, ARKANSAS**

|                 |                        |                    |         |
|-----------------|------------------------|--------------------|---------|
| DRAWN: CCH      | CHECKED: KLS           | DATE: 03/31/15     | SHEET   |
| SCALE: 1" = 40' | CAD FILE: 04294-SDP.P3 | DWG#: 0414144.0015 | 5 OF 12 |



### ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD83 DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 1 OF THESE PLANS.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- REGIONAL DETENTION FACILITY TO BE LOCATED AT SOUTHWEST CORNER OF OVERALL PROPERTY (SEE SHEET 1 OF THESE PLANS).
- PIPE SHALL BE RCP 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.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.



Know what's below.  
Call before you dig.

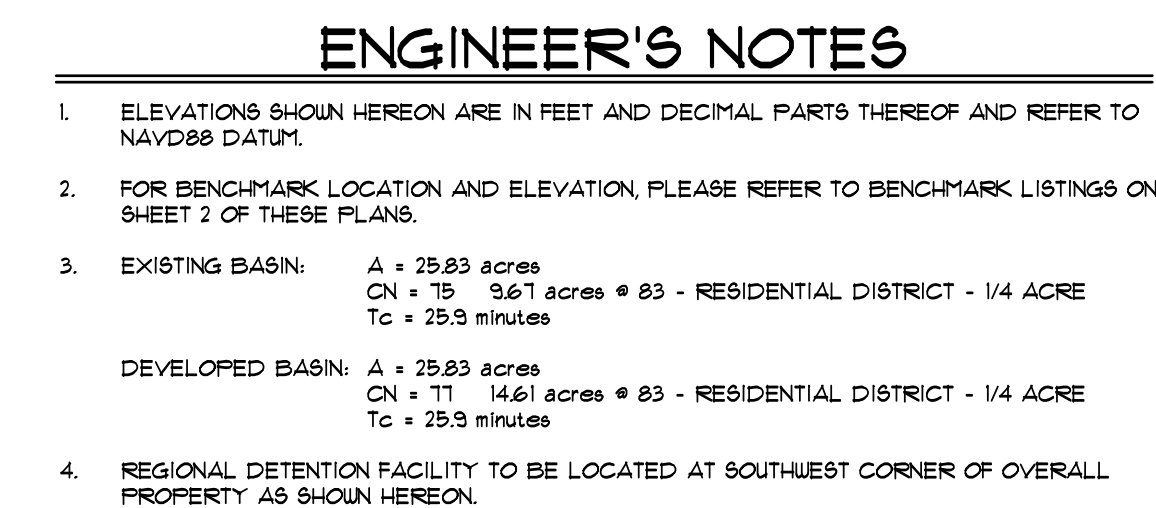
**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING AND LAND SURVEYING SERVICES  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 810-932-3594 FAX: 810-935-1263

**GRADING & DRAINAGE PLAN**  
**PROSPECT FARMS**  
**PHASE III**  
**JONESBORO, ARKANSAS**

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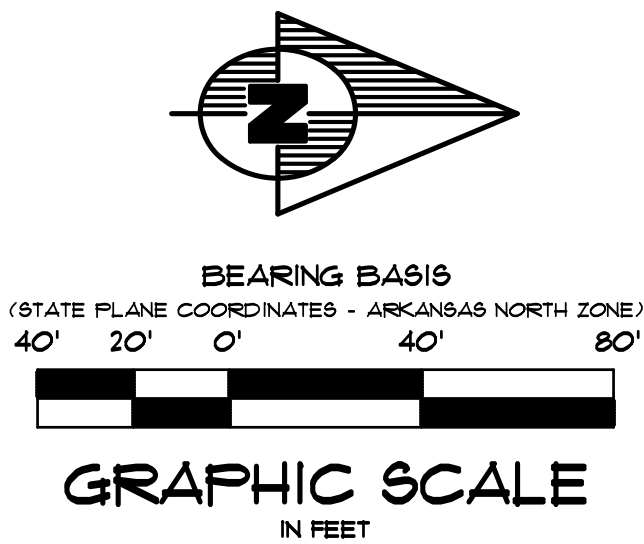
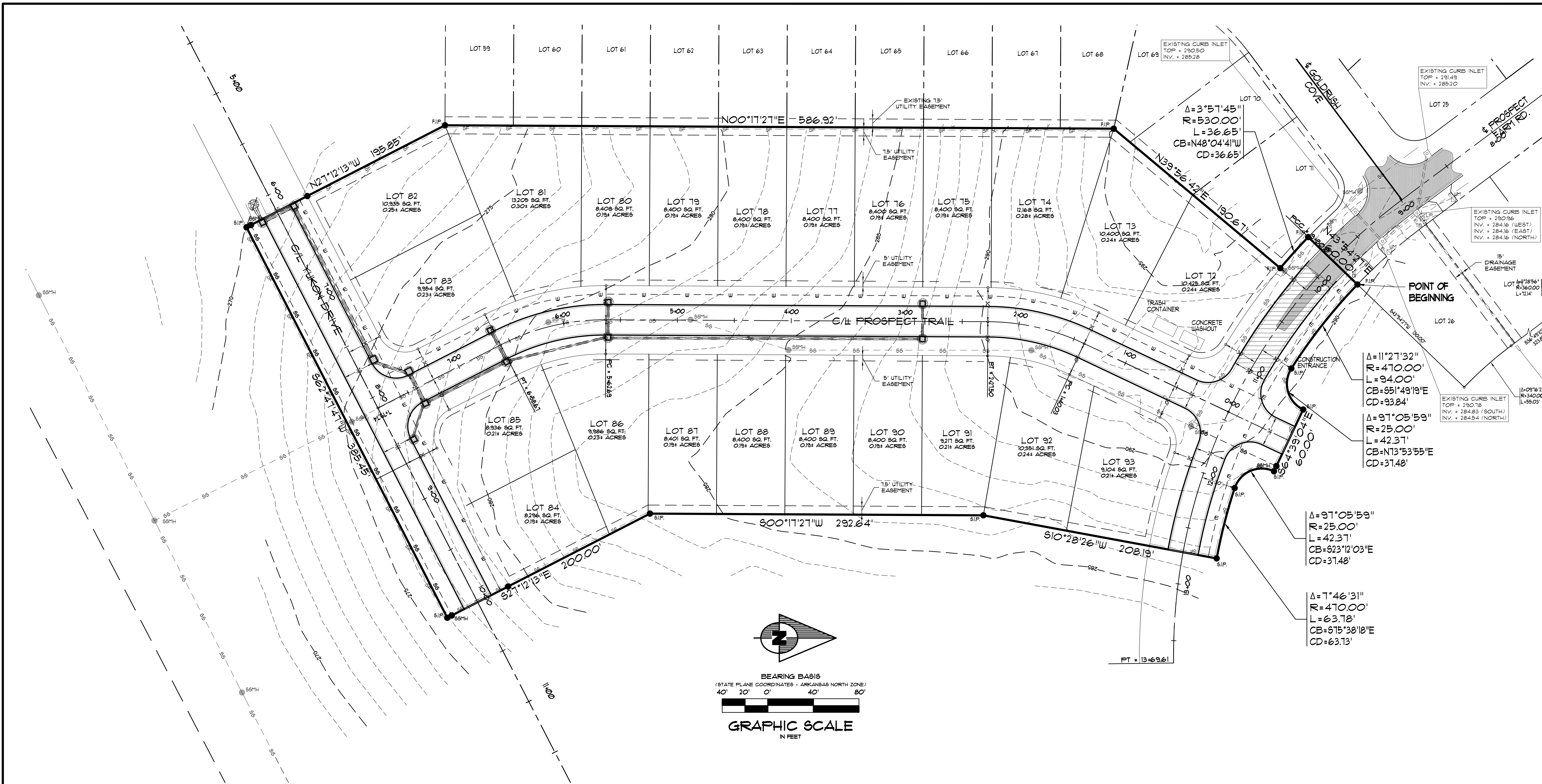
| REV | DATE | REVISIONS | DRAWN | CHKD |
|-----|------|-----------|-------|------|
|     |      |           |       |      |
|     |      |           |       |      |
|     |      |           |       |      |

|                 |                        |                    |          |
|-----------------|------------------------|--------------------|----------|
| DRAWN: CCH      | CHECKED: KLS           | DATE: 03/31/15     | SHEET: 6 |
| SCALE: 1" = 40' | CAD FILE: 04294-SDP-F3 | DWG#: 0414144.0015 | 6 OF 12  |



REGIONAL DRAINAGE PLAN  
PROSPECT FARMS  
PHASE III  
JONESBORO, ARKANSAS

[illegible]



**EROSION CONTROL MEASURES**

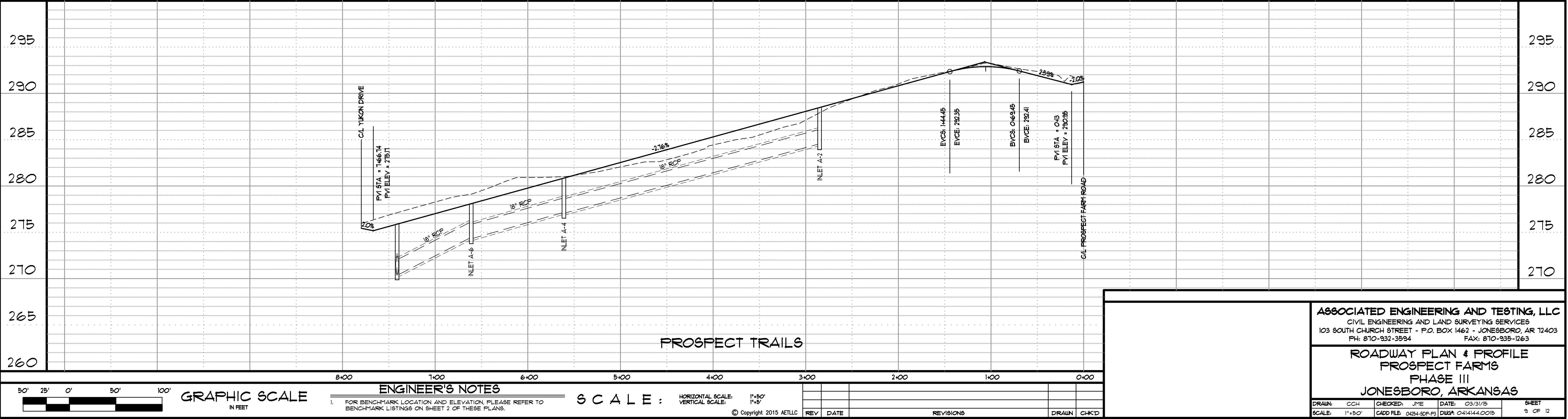
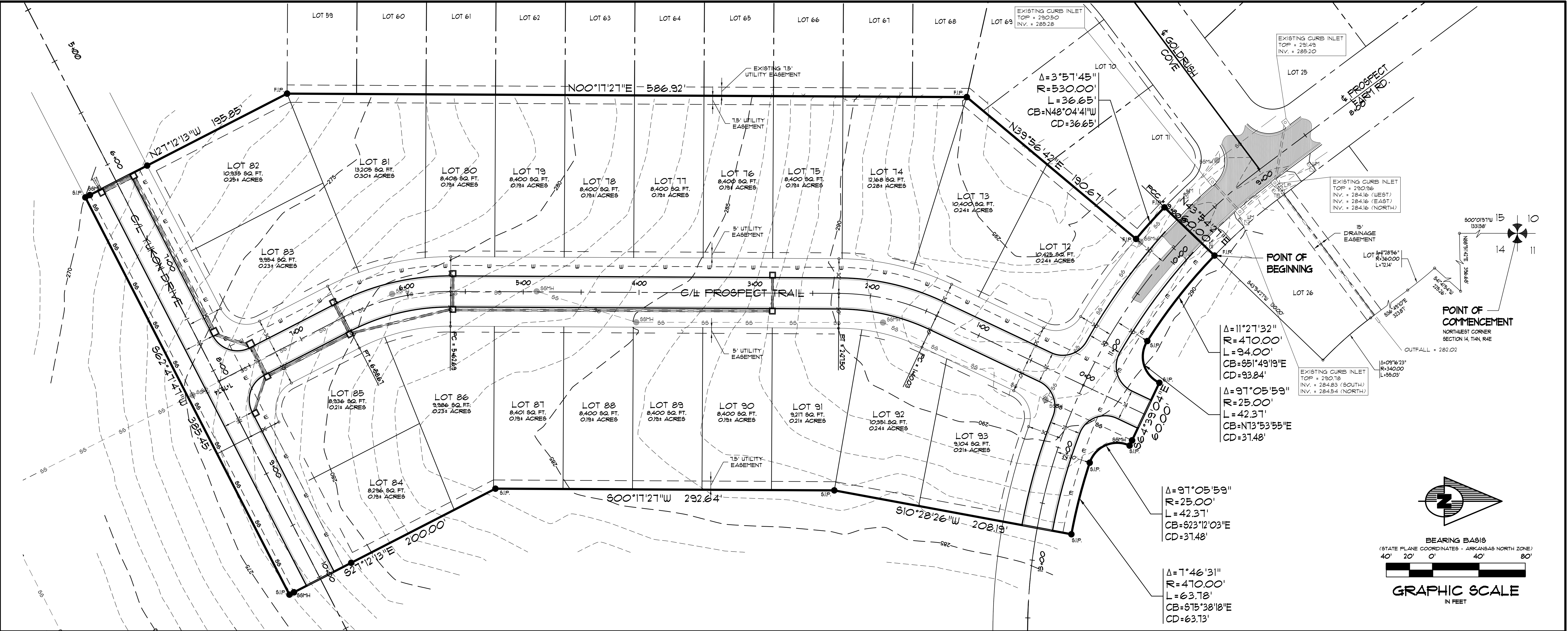
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING 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.

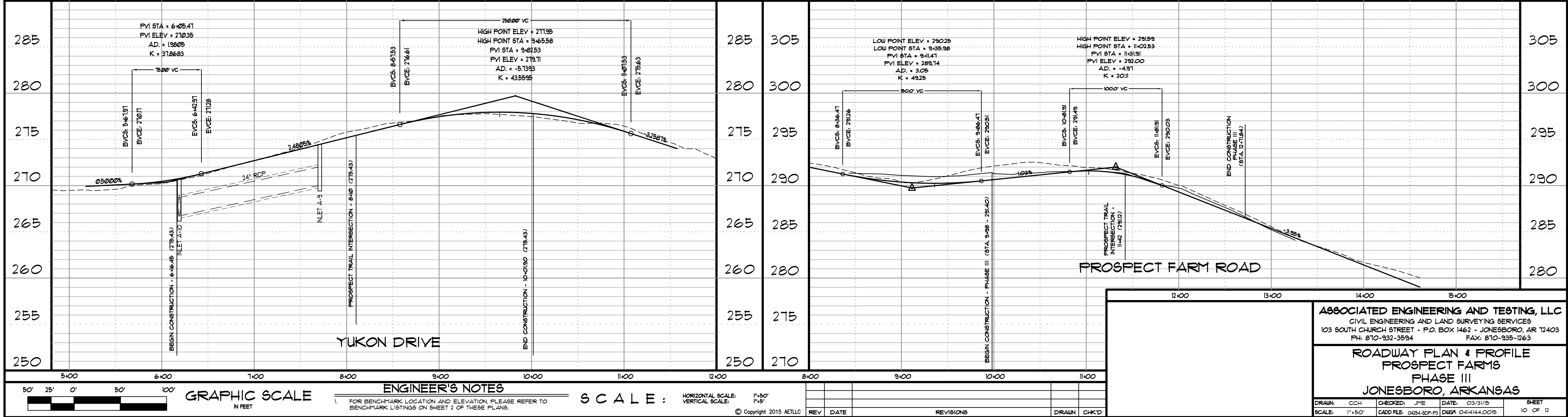
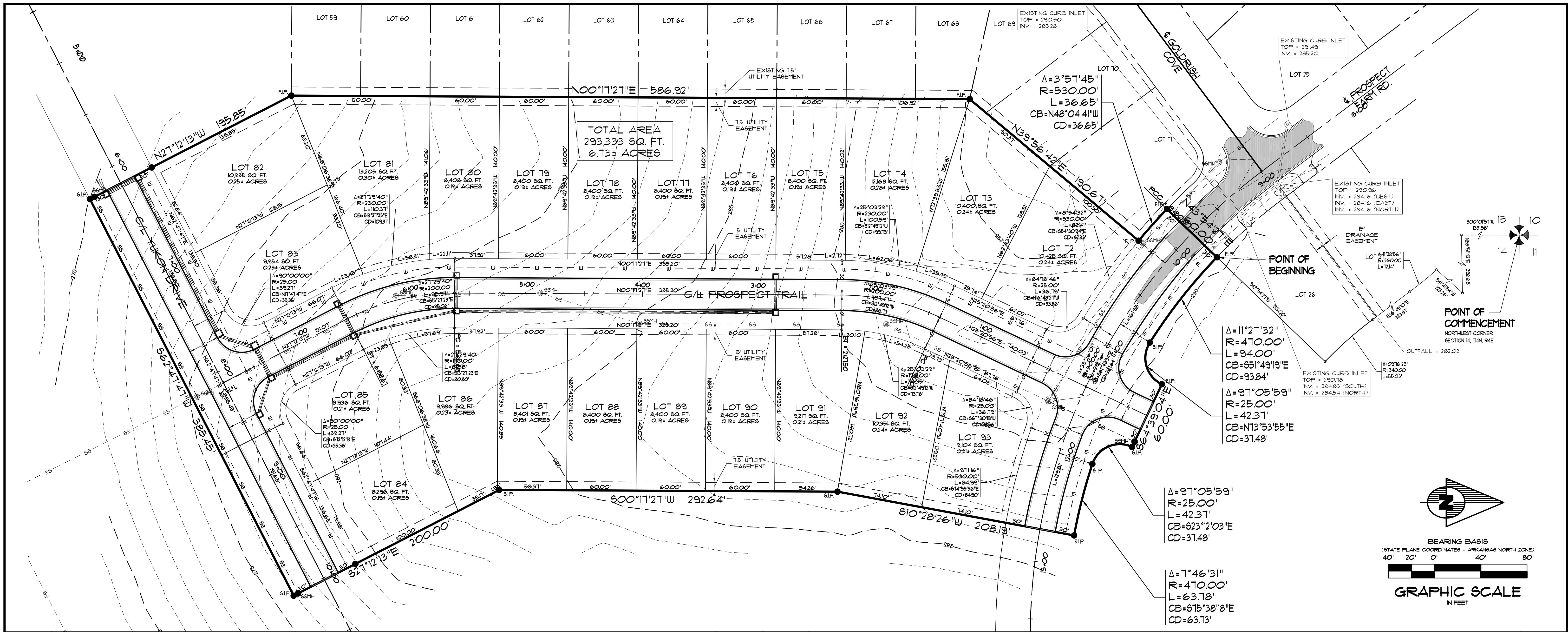
- LEGEND**
- |  |                         |
|--|-------------------------|
|  | • SILT FENCE            |
|  | • CONSTRUCTION ENTRANCE |
|  | • INLET PROTECTION      |
|  | • DUMPED RIPRAP         |



| REV | DATE | REVISIONS | DRAWN | CHK'D |
|-----|------|-----------|-------|-------|
|     |      |           |       |       |
|     |      |           |       |       |
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|                                                                                                                                                                                                 |                        |                    |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|---------|--|
| ASSOCIATED ENGINEERING AND TESTING, LLC<br>CIVIL ENGINEERING AND LAND SURVEYING SERVICES<br>103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403<br>PH: 810-932-3594 FAX: 810-935-1263 |                        |                    |         |  |
| EROSION CONTROL PLAN<br>PROSPECT FARMS<br>PHASE III<br>JONESBORO, ARKANSAS                                                                                                                      |                        |                    |         |  |
| DRAWN: CCH                                                                                                                                                                                      | CHECKED: KLS           | DATE: 03/31/15     | SHEET   |  |
| SCALE: 1" = 40'                                                                                                                                                                                 | CAD FILE: 04294-SDP.P3 | DWG#: 0414144.0015 | 8 OF 12 |  |

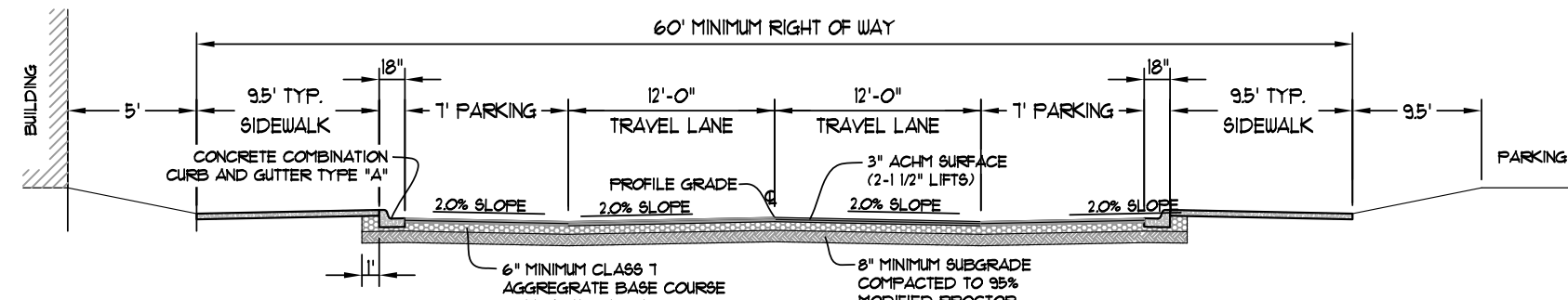




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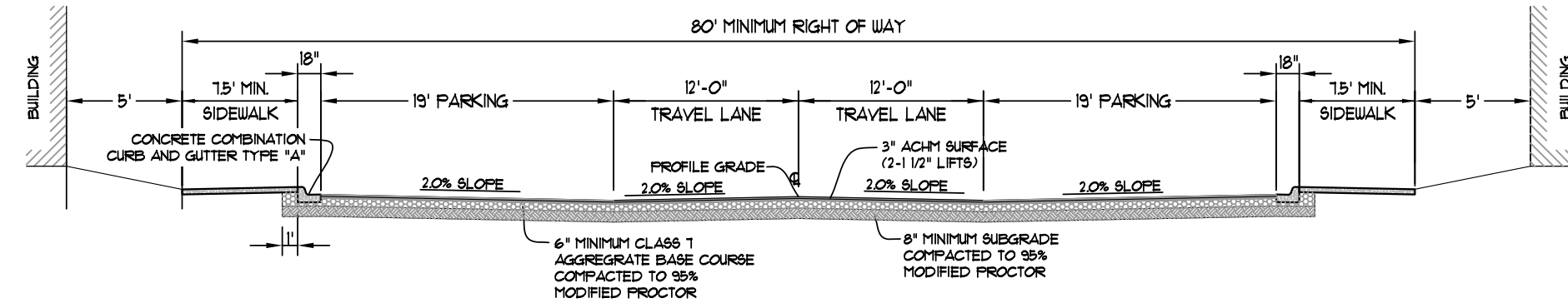
ROADWAY PLAN & PROFILE  
PROSPECT FARMS  
PHASE III  
JONESBORO, ARKANSAS

DRAWN: CCH CHECKED: JME DATE: 03/31/15 SHEET: 8 OF 12  
SCALE: 1"=50' CADD FILE: 0454-SOP-P3 DWG#: 0414144.0015



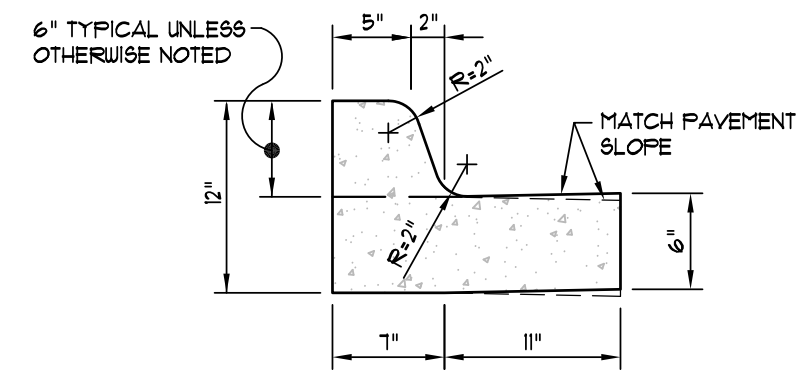
STREET SECTION (60' RAW) WITH  
PARALLEL PARKING

SCALE: NONE



STREET SECTION (80' RAW) WITH  
ADJACENT PARKING

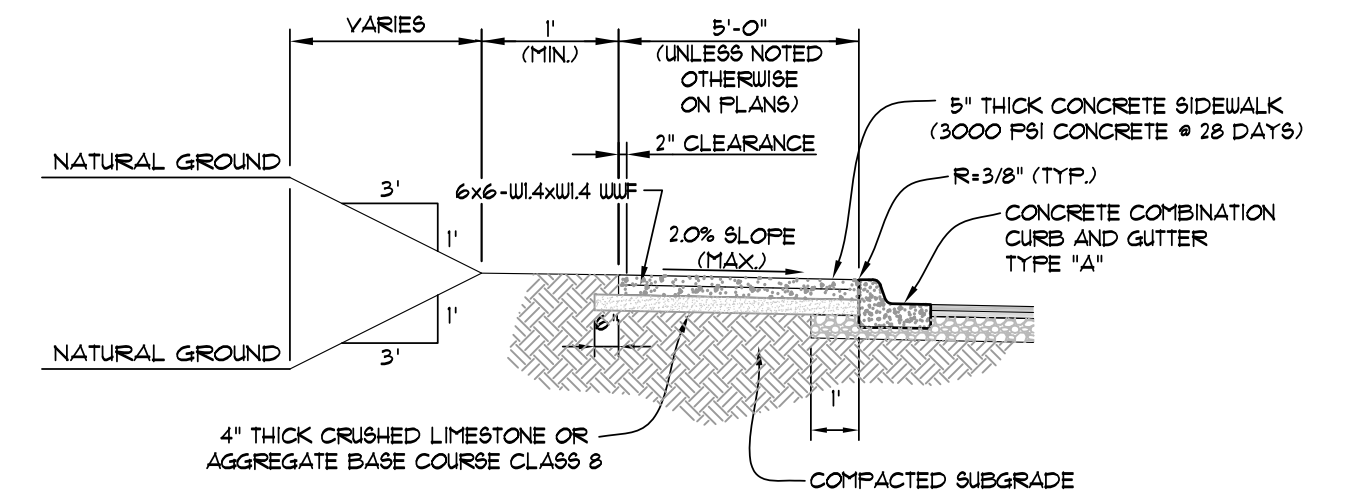
SCALE: NONE



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

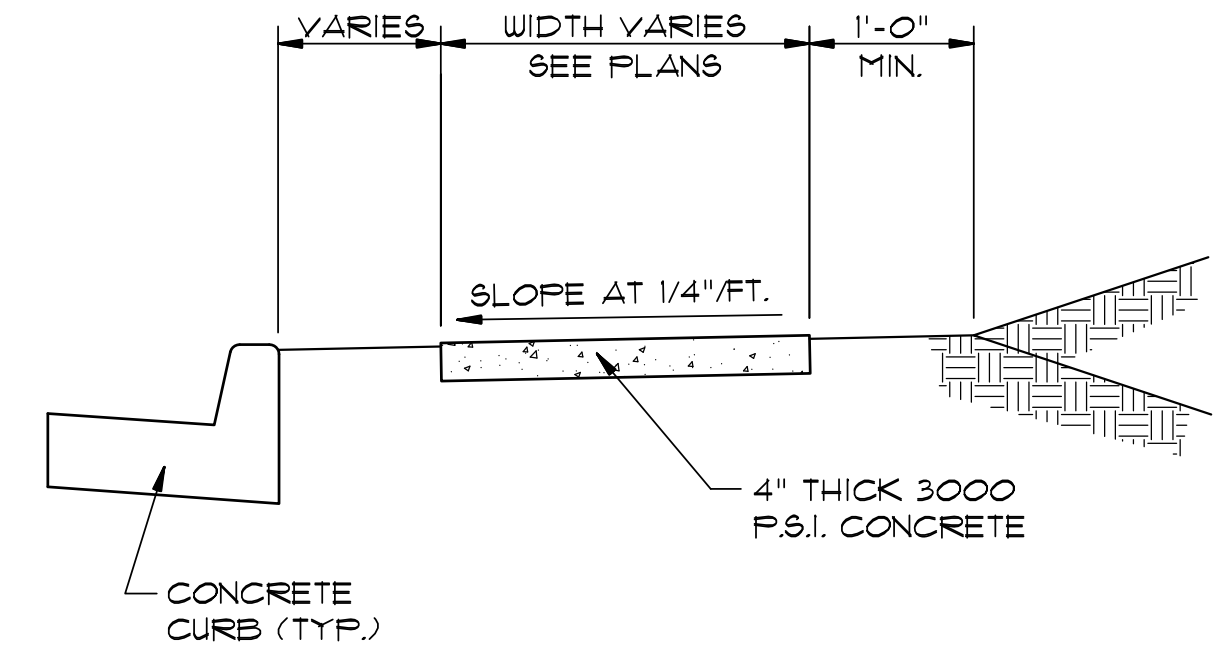
TYPICAL CURB & GUTTER  
TYPE "A-18"

(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK AT CURB

(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK

N.T.S.

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

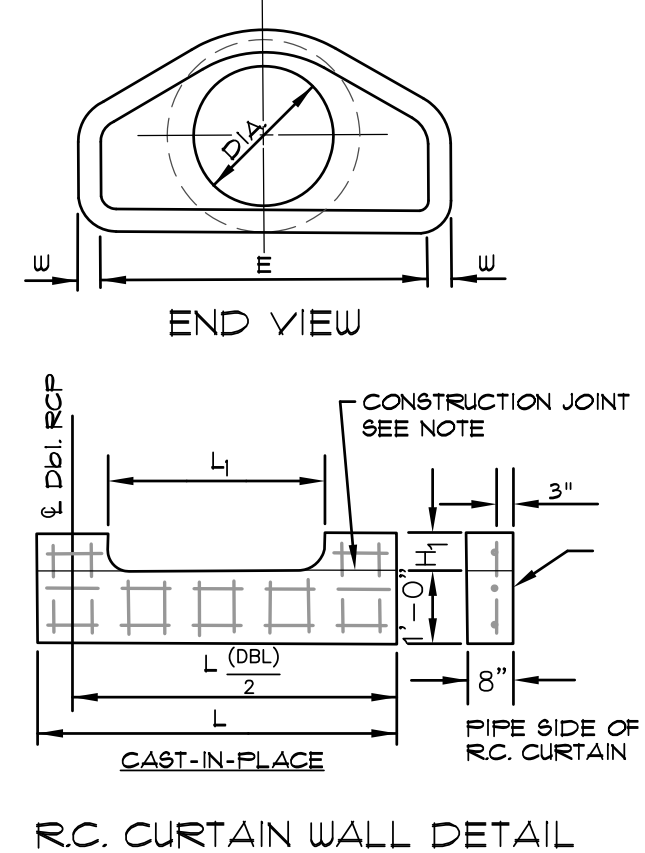
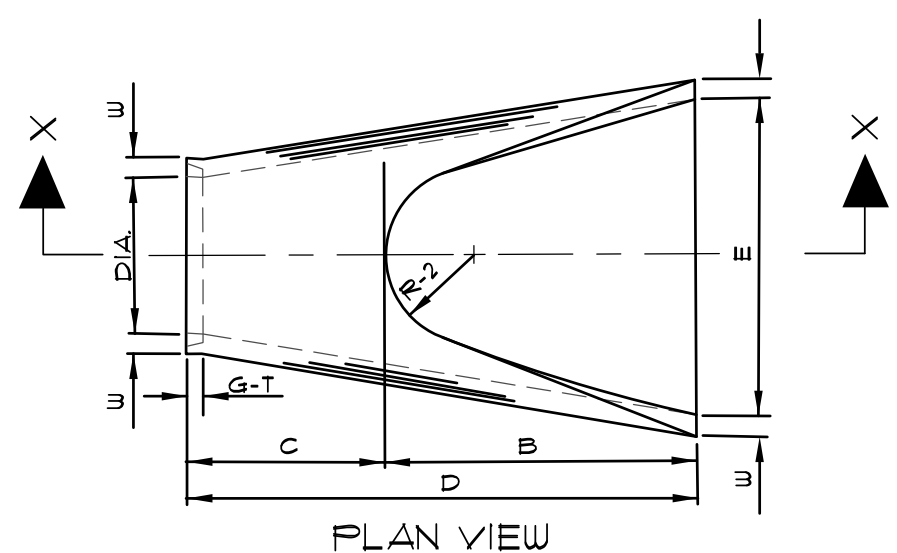


TABLE OF DIMENSIONS

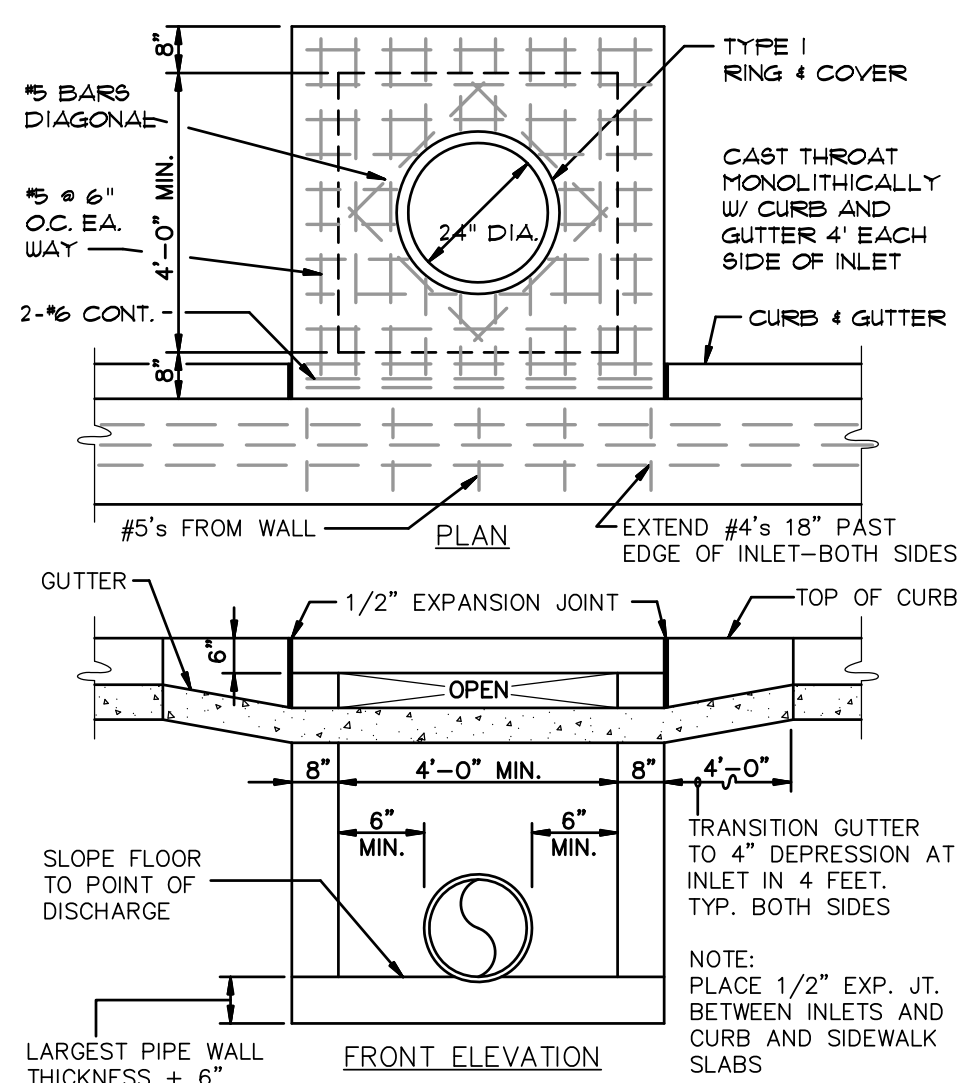
| DIA. | WALL   | A      | B         | C          | D         | E     | S   | DIA.+1" | P         | R-1       | R-2 | G-T    | WT    | h          |
|------|--------|--------|-----------|------------|-----------|-------|-----|---------|-----------|-----------|-----|--------|-------|------------|
| 18"  | 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 1/2" | 4'-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'-1 3/4" | 6'-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'-5"      |
| 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:

- 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.
- ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
- NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
- TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

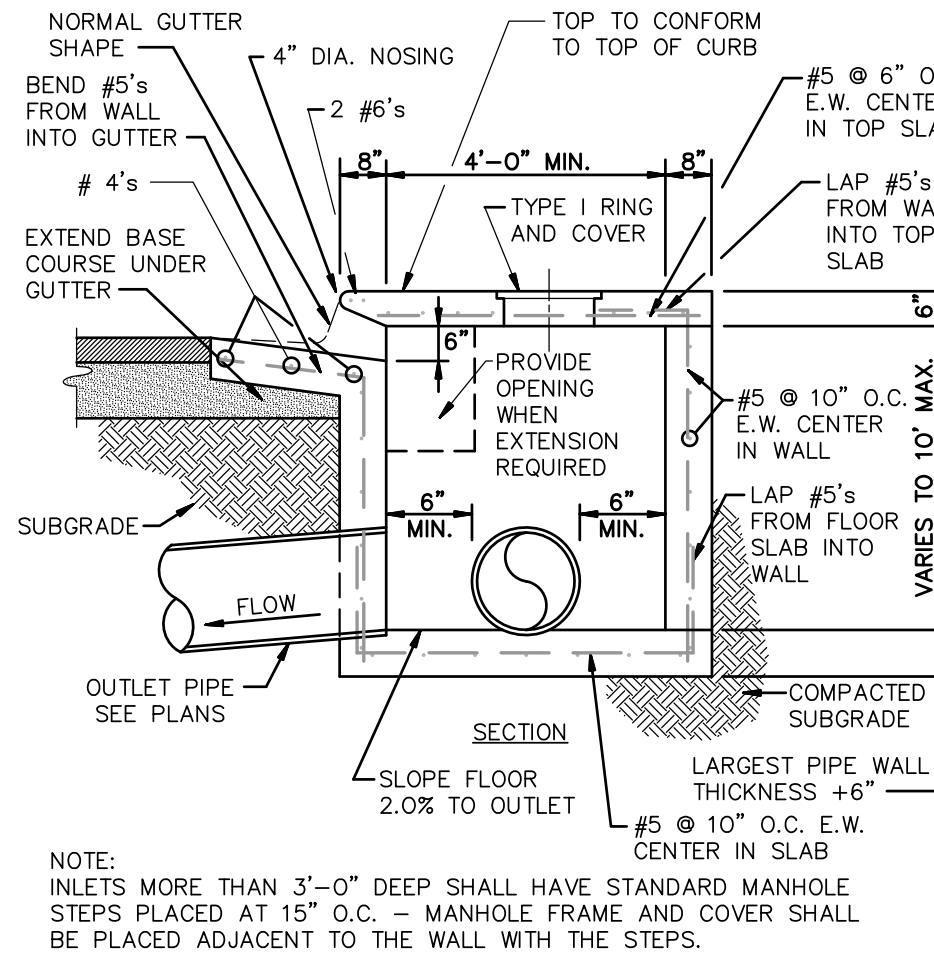
FLARED END SECTION DETAILS FOR  
REINFORCED CONCRETE PIPE CULVERT

(NOT TO SCALE)

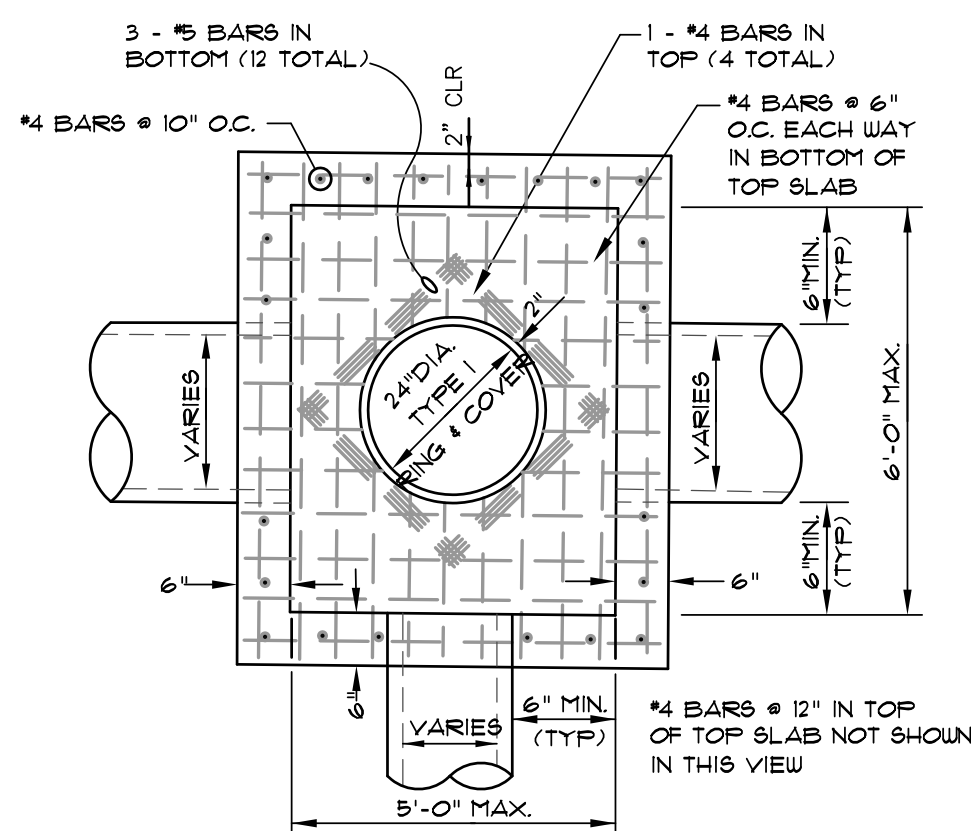


CURB INLET - TYPE "A"

(NOT TO SCALE)



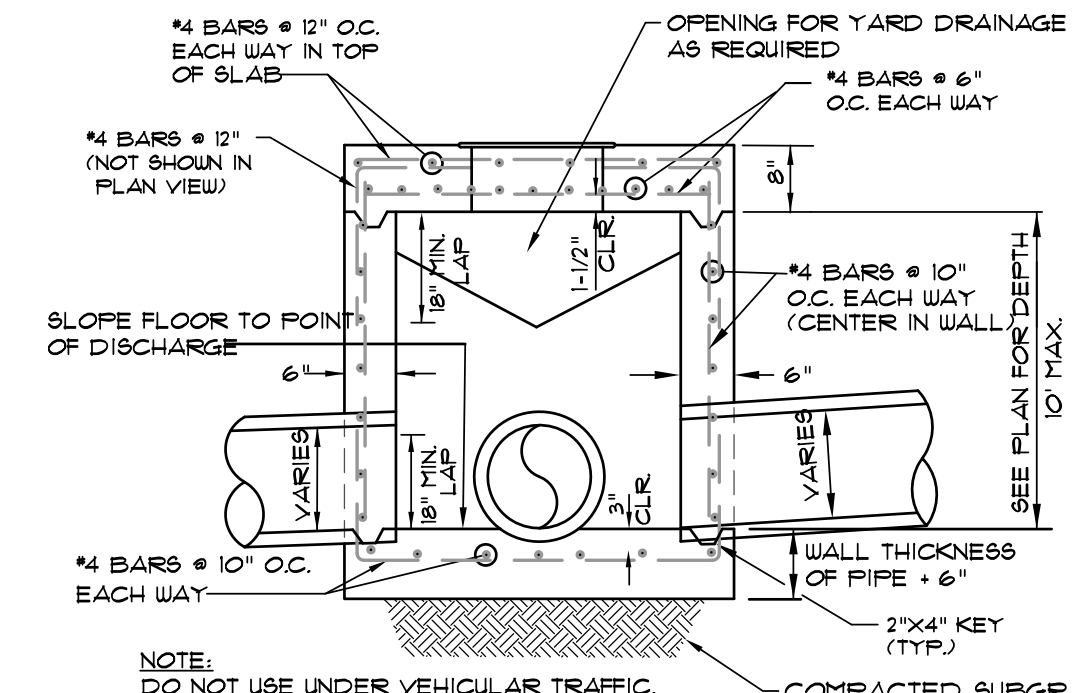
NOTE:  
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE  
STEPS PLACED AT 15" O.C. - MANHOLE FRAME AND COVER SHALL  
BE PLACED ADJACENT TO THE WALL WITH THE STEPS.



PLAN - JUNCTION BOX - LIGHT

N.T.S.

NOTE:  
DO NOT USE UNDER VEHICULAR TRAFFIC.

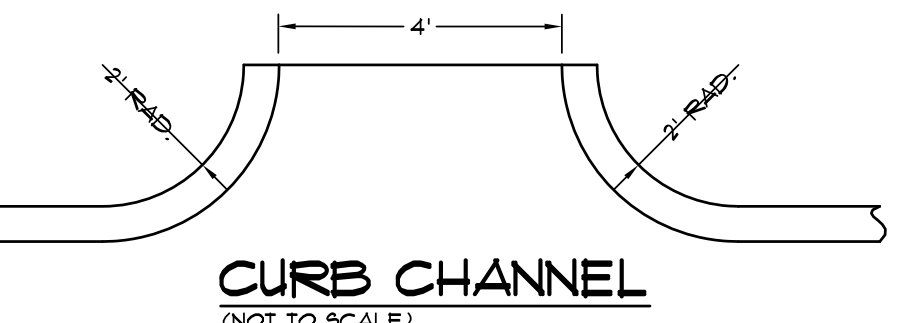


NOTE:  
DO NOT USE UNDER VEHICULAR TRAFFIC.

SECTION - JUNCTION BOX - LIGHT

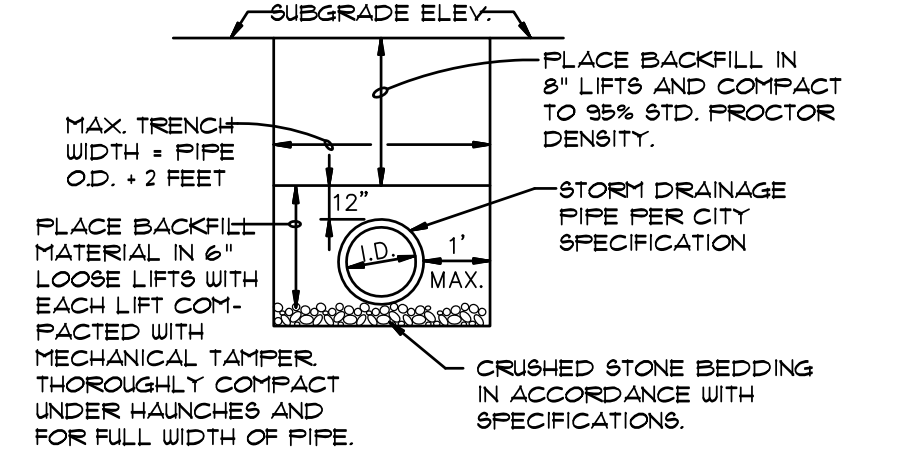
N.T.S.

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



CURB CHANNEL

(NOT TO SCALE)



DRAINAGE PIPE  
TRENCH DETAIL

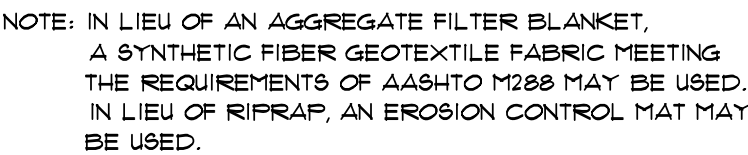
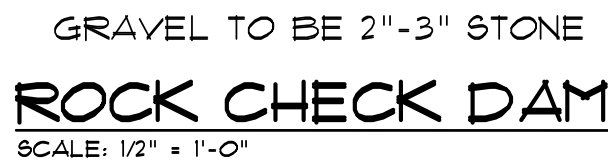
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION.  
SEE DRAWING NO. PT-1 FOR EXISTING  
STREET CUTS.

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  
PROSPECT FARMS  
PHASE III  
JONESBORO, ARKANSAS

DRAWN: CCH CHECKED: KLS DATE: 03/31/15 SHEET  
SCALE: AS SHOWN CAD FILE: 04254-SDP.P3 DWG: 041444.0015 11 OF 12

| REV | DATE | REVISIONS | DRAWN | CHKD |
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### TOE EXCAVATION IN SOIL



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