

COMMERCIAL SITE DEVELOPMENT PLANS

HYATT PLACE @ CENTER PARK

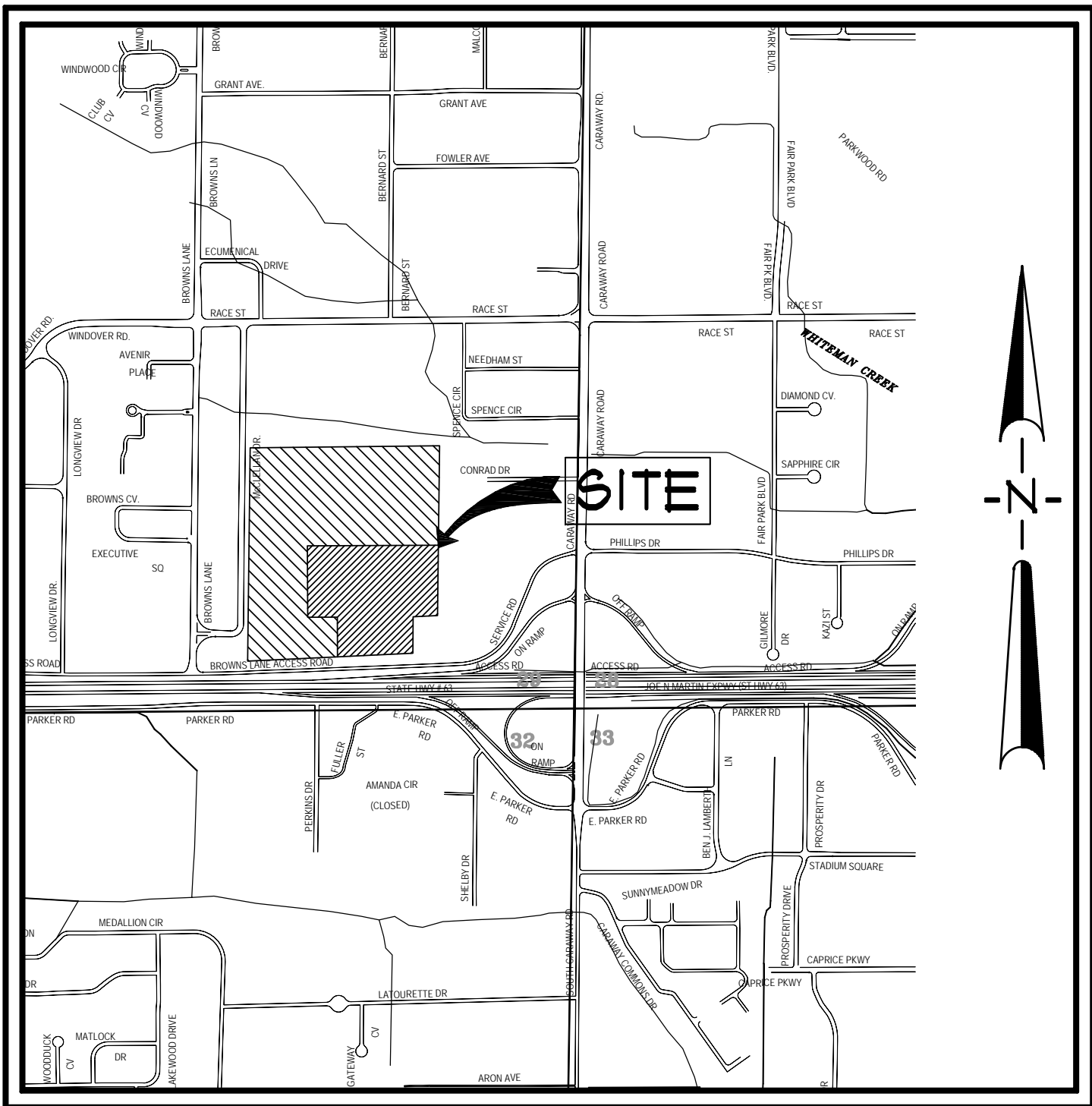
BROWNS LANE ACCESS

PREPARED FOR
NORTHEAST ARKANSAS HOTELS AND CONVENTION CENTER, LLC

JONESBORO, ARKANSAS
MAY, 2016

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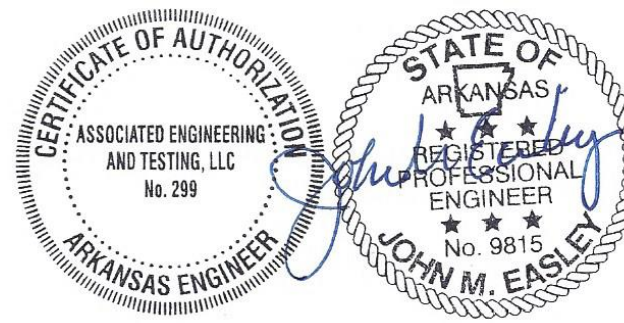


VICINITY MAP
SCALE: 1" = 1,000'



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REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	CADD FILE	DWG#	SHEET
2	05/20/16	ADD CENTERLINE LLC PHASE DIAGRAM	JME	JME				
1	05/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME				
DRAWN:	CCH	CHECKED:	JME	DATE:	05/11/16			SHEET
SCALE:	AS SHOWN	CADD FILE:	1979-SOP-R2	DWG#	0414292.0038			C001



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

COVER SHEET
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
810-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
810-932-2438
3. CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
810-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
810-935-5581, FAX: 810-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
810-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3015 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 810-891-3150
6. AT&T
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
810-912-1921, FAX: 810-912-1910
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
810-912-1581, FAX: 810-912-1533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB FROCK - CONSTRUCTION MANAGER
810-933-8425 EXT: 212, FAX: 810-912-8141
DEANNA HORNBACH - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 810-219-8583

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JONESBORO, COMMUNITY PANEL 050310132C (PANEL 132 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991. REVISION DATE - JUNE 25, 2001.
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
5. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

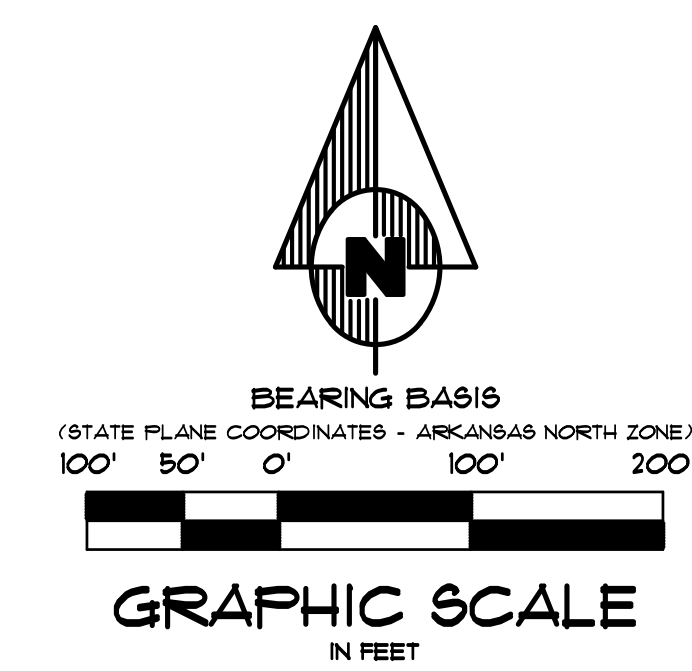
BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 IS CHISELED SQUARE IN TOP OF 36" RCP LOCATED APPROXIMATELY 3 FEET SOUTH AND 116 FEET EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEV: + 265.94 (NAVD 88)
BENCHMARK #2 IS CHISELED SQUARE IN CENTER OF INLET ON THE EAST SIDE OF McCLELLAN DRIVE LOCATED APPROXIMATELY 218 FEET NORTH AND 14 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEV: + 274.16 (NAVD 88)

LEGEND

	= BOUNDARY LINE		= FIRE HYDRANT		= GRATED 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/ PLS 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/ PLS 1549 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 @ 90")		= 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
	= EXISTING WATER LINE		= EXISTING UNDERGROUND COMMUNICATION LINE		= ROCK CHECK DAM
	= PROPOSED WATER LINE		= TELEPHONE PEDESTAL		= RIP RAP AREA
	= EXISTING WATER METER		= EXISTING GAS LINE		= INLET PROTECTION
	= PROPOSED WATER METER		= GAS METER		= ROCK CHECK DAM
	= WATER VALVE		= EXISTING STORM WATER MANHOLE		





ENGINEER'S NOTES

- PARKING SPACES REQUIRED:
HOTEL SPACE (141 ROOMS):
1 PER GUEST ROOM, PLUS 1 PER 10 GUEST ROOMS = 162 SPACES
CONVENTION CENTER BUILDING (CAPACITY = 1000):
1 FOR EACH 4 SEATS BASED ON MAXIMUM CAPACITY = 250 SPACES
FUTURE HOTEL SPACE (120 ROOMS):
1 PER GUEST ROOM, PLUS 1 PER 10 GUEST ROOMS = 132 SPACES
OUTLOT 1 RESTAURANT (6,768 SQ. FT.):
1 PER 150 SF FOR FIRST 2,500 SF PLUS 1 PER 100 SF OVER 2,500 SF =
60 SPACES
OUTLOT 2 RESTAURANT (6,768 SQ. FT.):
1 PER 150 SF FOR FIRST 2,500 SF PLUS 1 PER 100 SF OVER 2,500 SF =
60 SPACES

PARKING SPACES REQUIRED: 664 (10' X 18') REGULAR SPACES PLUS
21 HANDICAP ACCESSIBLE

PARKING SPACES PROVIDED: 684 (10' X 18') REGULAR SPACES PLUS
21 HANDICAP ACCESSIBLE

2. BUILDING LAYOUT BASED ON ARCHITECT PLANS.

3. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

4. ALL CURB RETURN RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED.

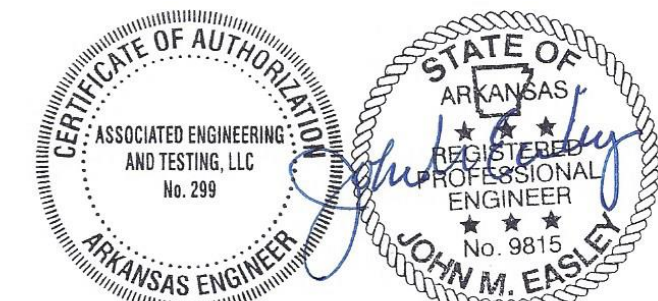
5. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

6. PROJECT SITE IS CURRENTLY VACANT.

7. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.

8. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.

9. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



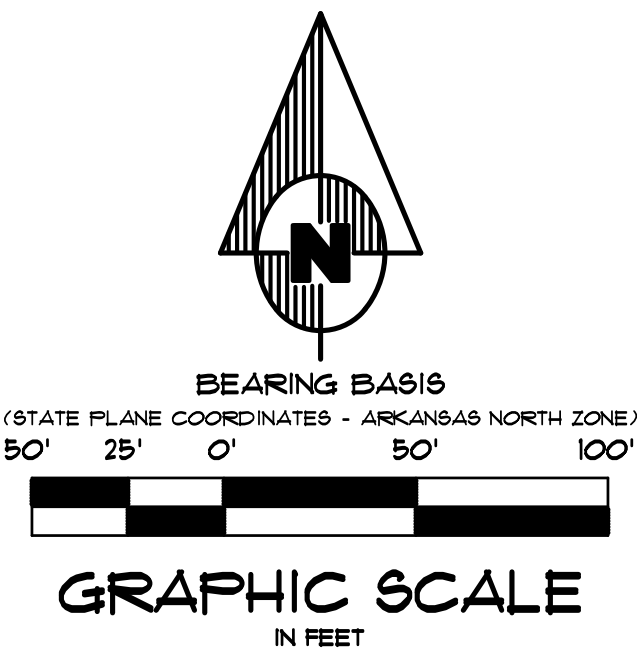
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-332-3594 FAX: 810-335-1263

SITE PLAN - OVERALL SITE DEVELOPMENT PLANS HYATT PLACE @ CENTER PARK JONESBORO, ARKANSAS

2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME		
1	08/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME		
REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE:	1" = 100'
					CADD FILE:	1919-90P.R1
					DWG#	0414292.0038
						0005

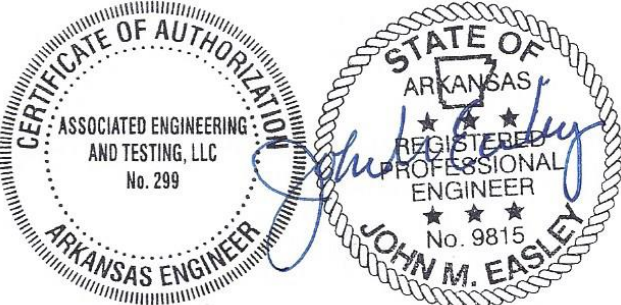
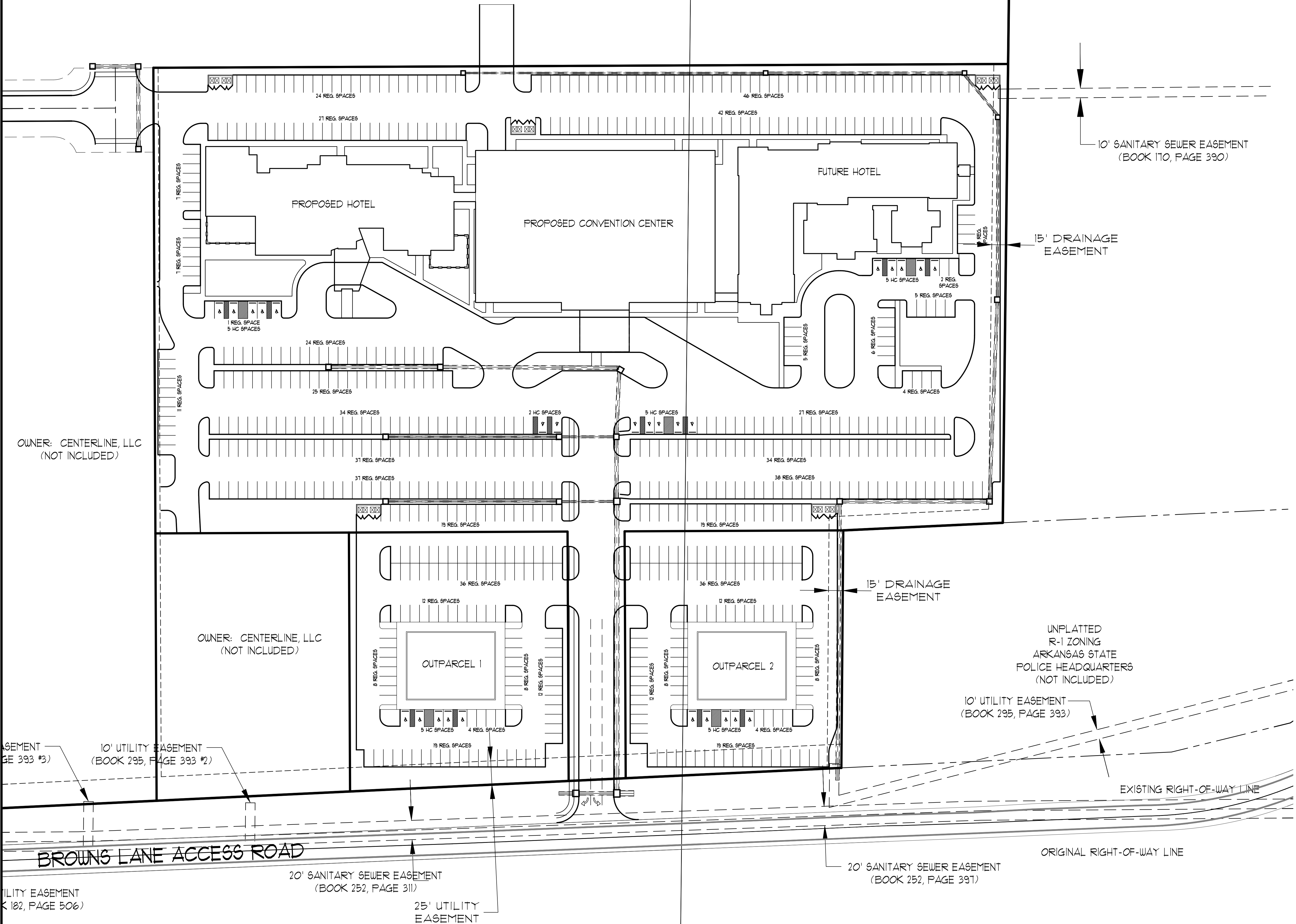
OWNER: CENTERLINE, LLC
(NOT INCLUDED)

UNPLATTED
R-1 ZONING
OWNER: ARKANSAS STATE UNIVERSITY
(NOT INCLUDED)



ENGINEER'S NOTES

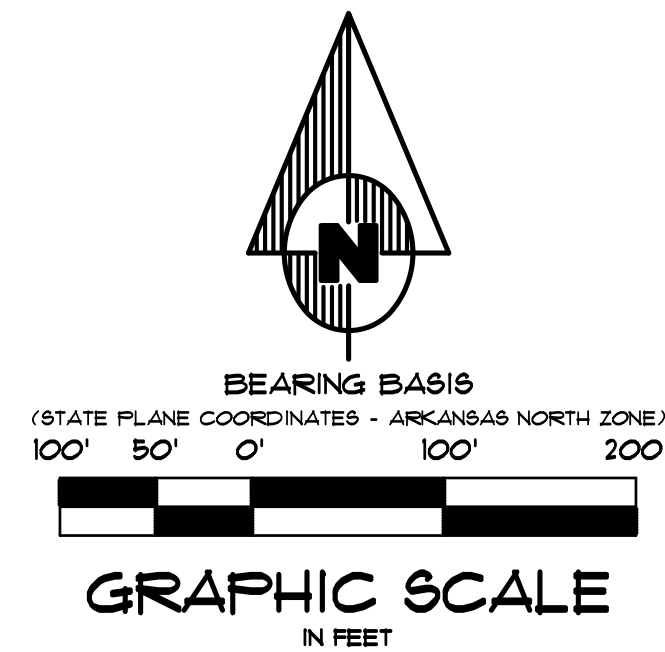
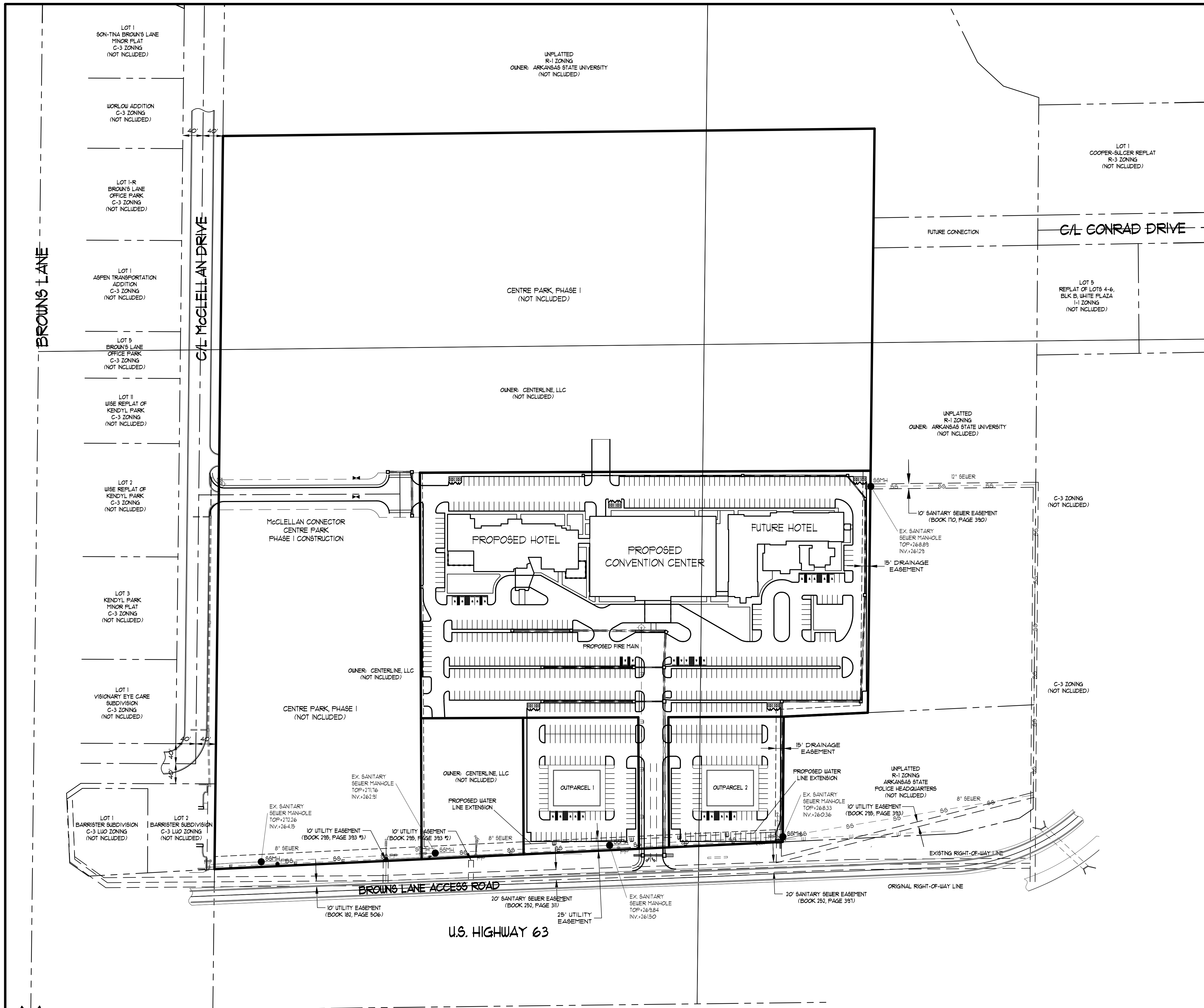
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CONVENTION CENTER BUILDING (CAPACITY = 1000):
1 FOR EACH 4 SEATS, BASED ON MAXIMUM CAPACITY = 250 SPACES
FUTURE HOTEL SPACE (120 ROOMS):
1 PER GUEST ROOM, PLUS 1 PER 10 GUEST ROOMS = 132 SPACES
OUTLOT 1 RESTAURANT (6,768 SQ. FT.):
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PARKING SPACES PROVIDED: 684 (10' X 18') REGULAR SPACES PLUS 21 HANDICAP ACCESSIBLE
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4. ALL CURB RETURN RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED.
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SITE PLAN - ENLARGED
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PLACE
JONESBORO, ARKANSAS

2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME			
1	08/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME			
REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE:	CHECKED:	DATE:
					1" = 50'	JME	08/11/16
						CADD FILE: 1319-SDP.R	DWG# 0414292.003B
							8 SHEET
							0006



GENERAL UTILITY NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88).
- PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
- ALL WATER LINES SHALL BE 6" C-900 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY OF BROOKLAND UTILITIES SPECIFICATION AS WELL AS THE CITY OF BROOKLAND AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV-A OF ADH RULES AND REGULATIONS PERTAINING TO PUS).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
- WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
- THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
- LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.
- UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.



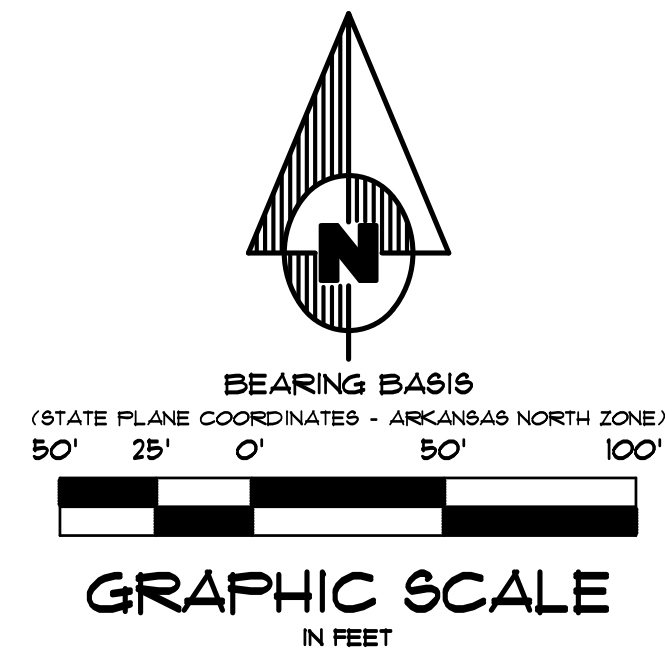
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

**UTILITY PLAN - OVERALL
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS**

2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME		
1	05/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME		
REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE: 1" = 100'	CADD FILE: 1919-90P.R1 DWS: 0414292.0038 C001

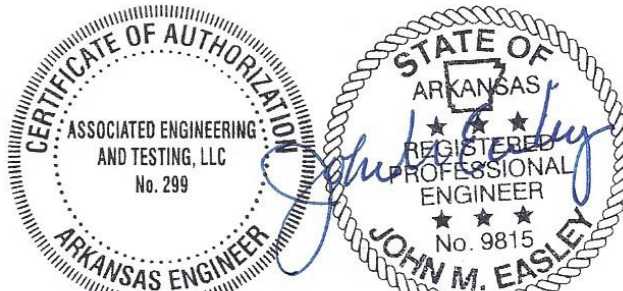
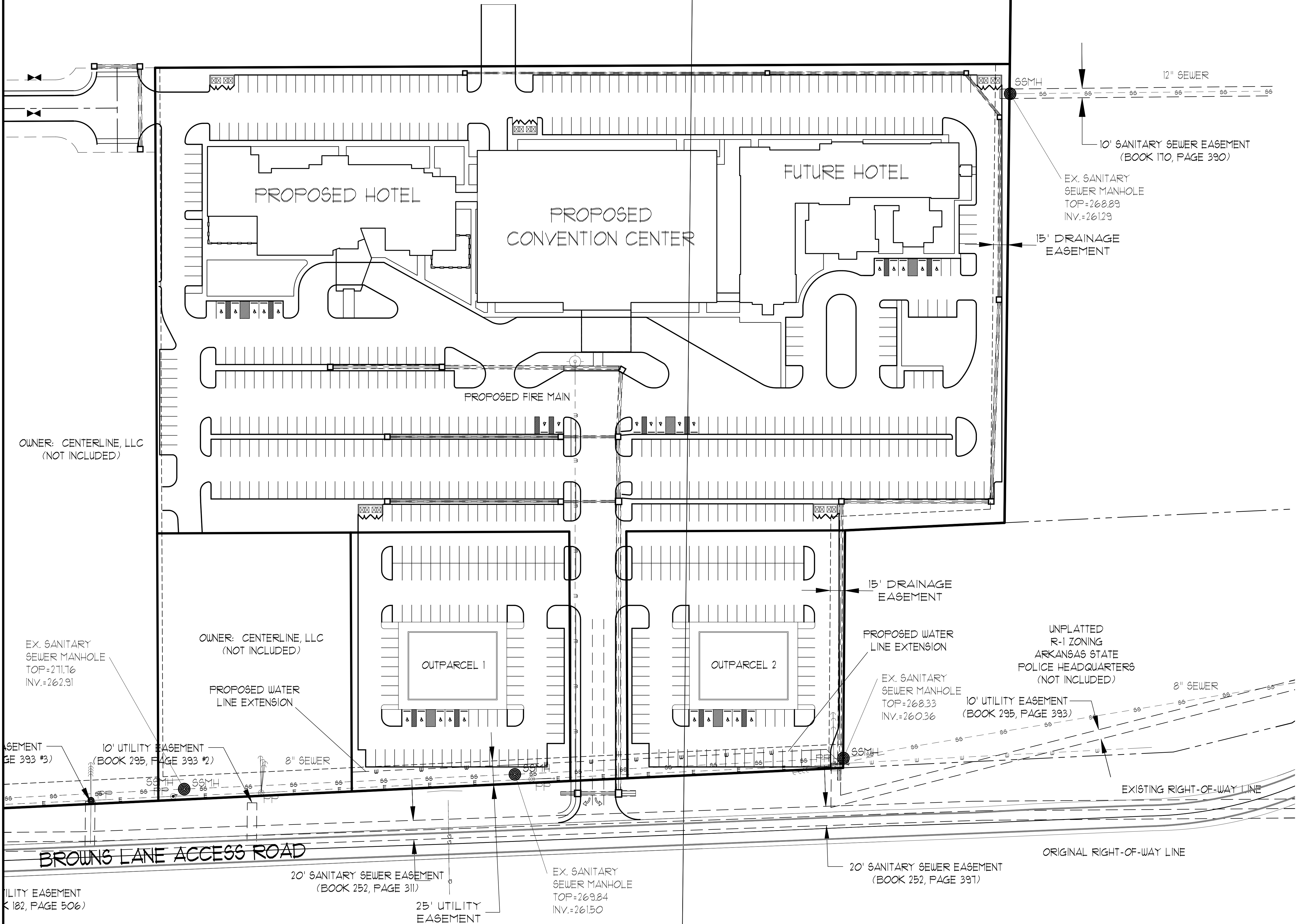
OWNER: CENTERLINE, LLC
(NOT INCLUDED)

UNPLATTED
R-1 ZONING
OWNER: ARKANSAS STATE UNIVERSITY
(NOT INCLUDED)



GENERAL UTILITY NOTES

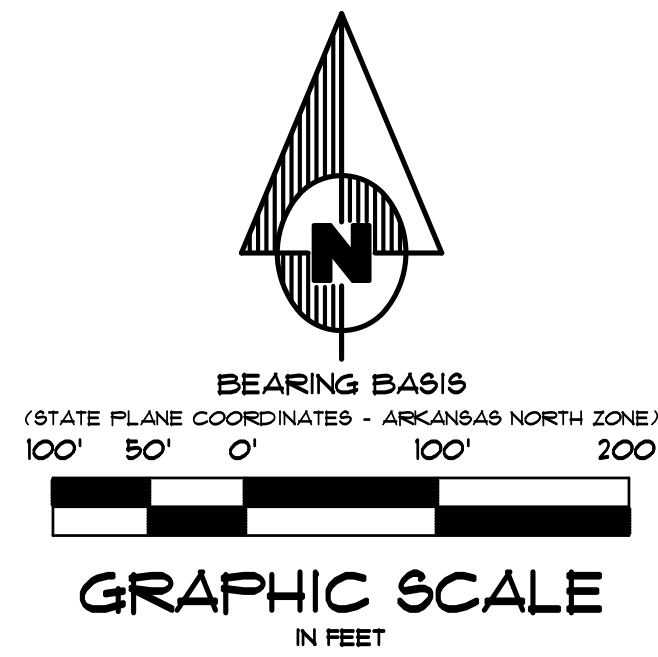
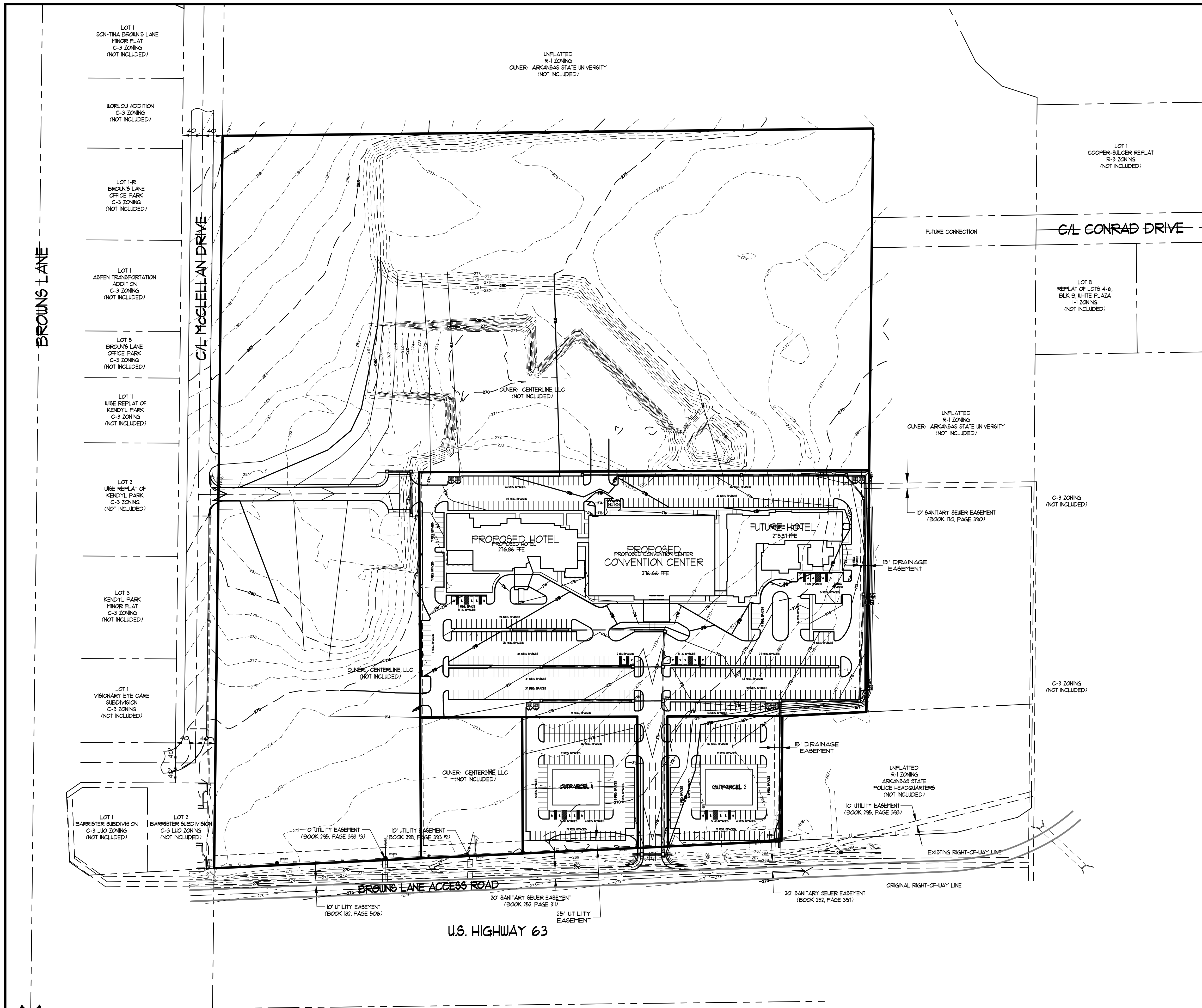
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18. UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.



ASSOCIATED ENGINEERING AND TESTING, LLC
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PH: 810-932-3594 FAX: 810-935-1263

UTILITY PLAN - ENLARGED
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS

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							COOB



ENGINEER'S NOTES

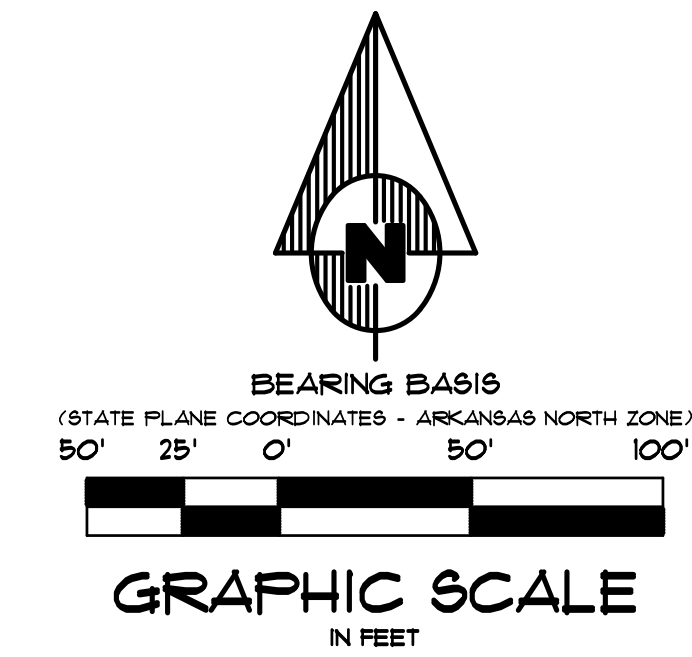
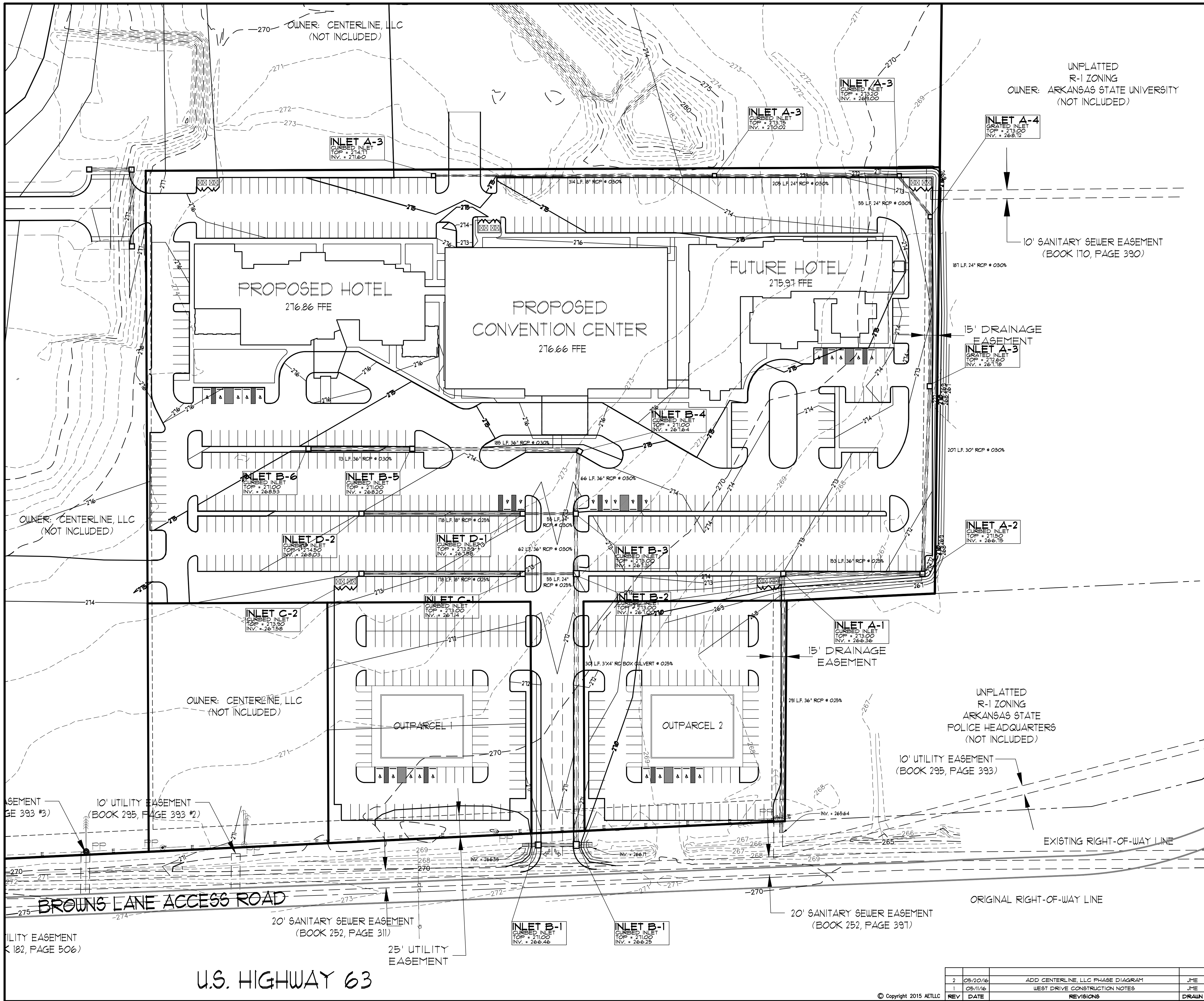
1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
2. REFER TO SHEET 0002 FOR BENCHMARK INFORMATION.
3. NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
4. PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
5. 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.
7. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
7. ALL SPOT ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
8. DUST SHALL BE KEPT AT TOLERABLE LIMITS.
9. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
10. ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.



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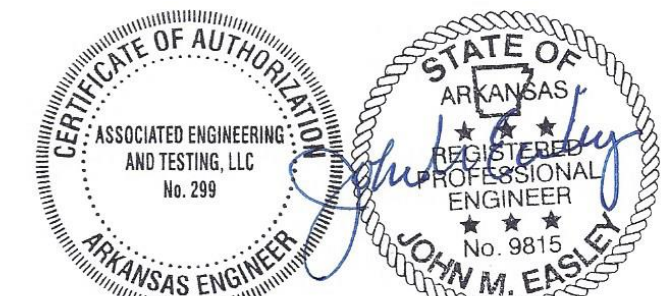
**GRADING PLAN - OVERALL
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS**

2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME				
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					DATE:	05/11/16	DWG#:	0414292.0038
								8 SHEET
								0009



ENGINEER'S NOTES

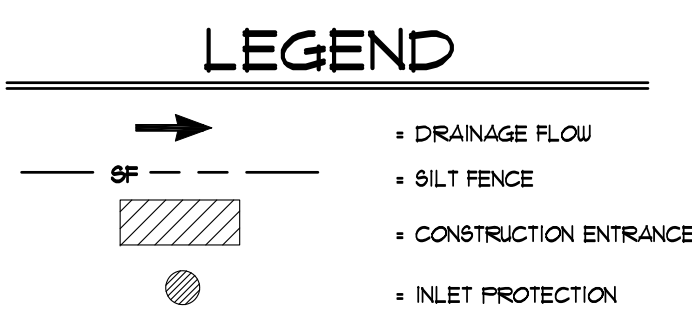
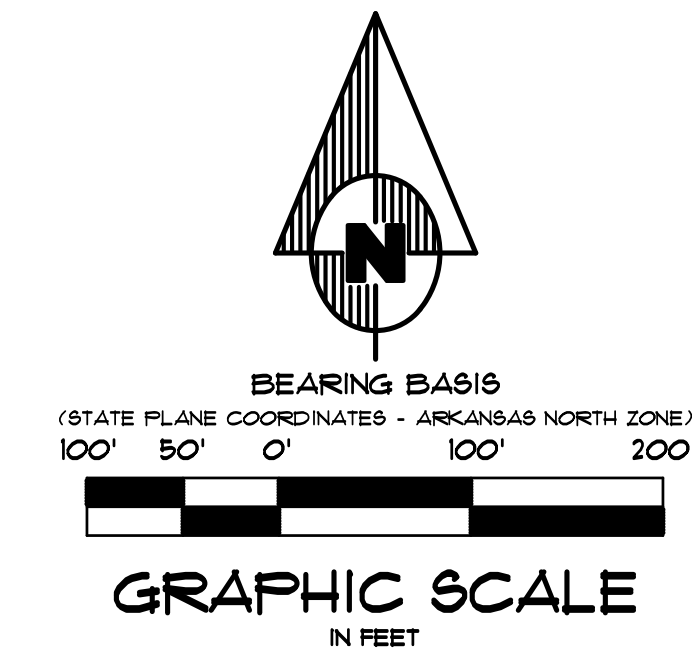
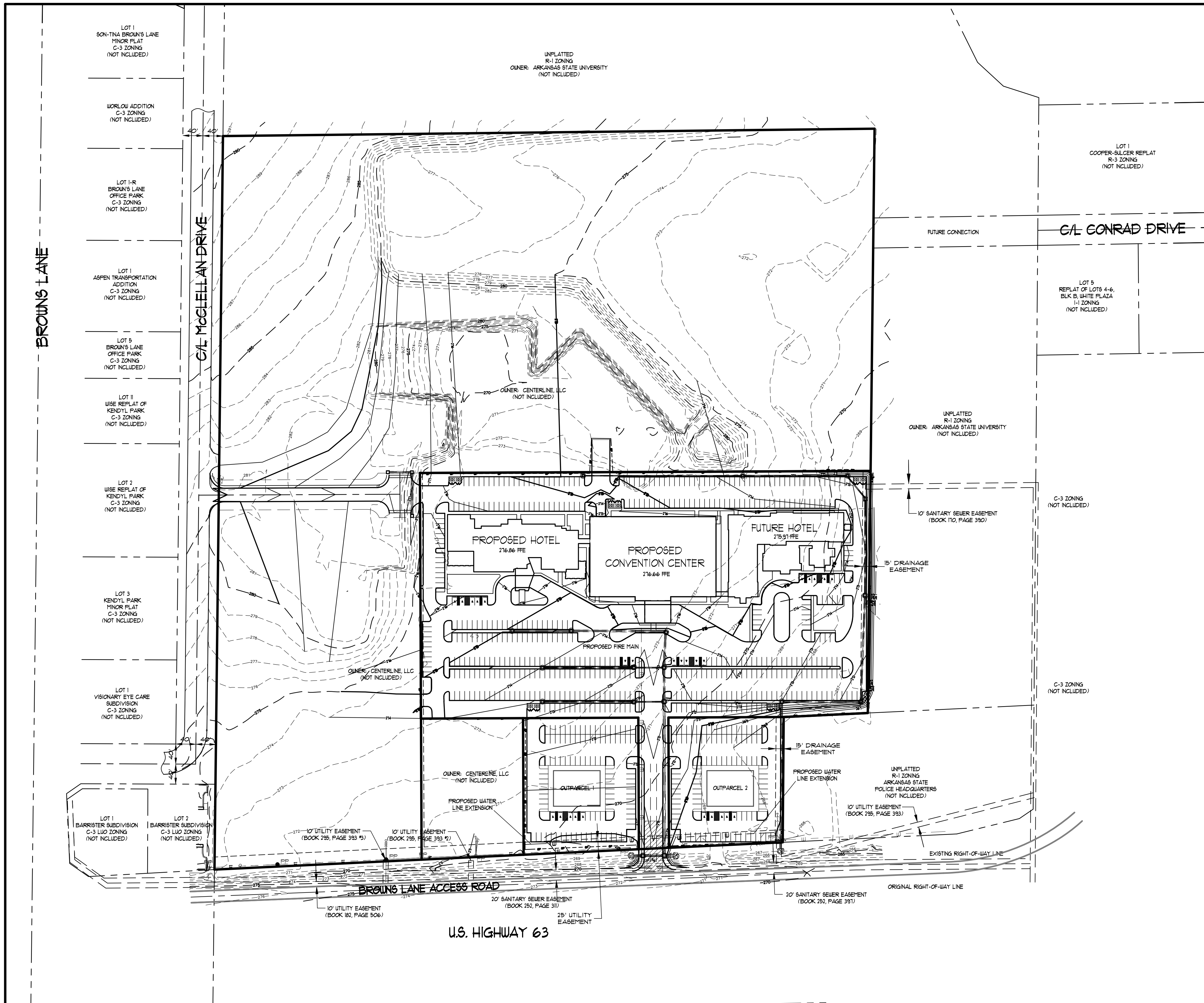
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- REFER TO SHEET 0002 FOR BENCHMARK INFORMATION.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- 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 WITH MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL SPOT ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.



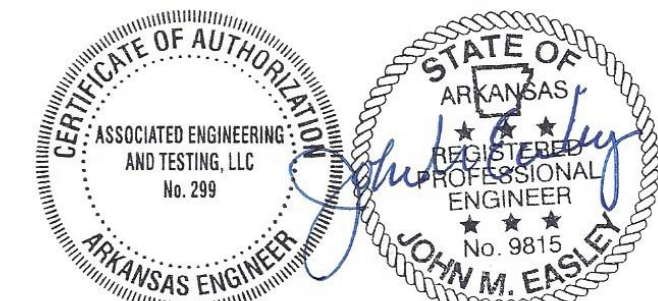
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-332-3594 FAX: 810-335-1263

**GRADING PLAN - ENLARGED
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHECKED	DATE	SHEET
2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME		
1	05/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME		
0						
DRAWN	CCH	CHECKED	JME	DATE	05/11/16	SHEET
SCALE	1" = 50'	CADD FILE	1919-3DP.R	DWG#	0414292.0038	COLO



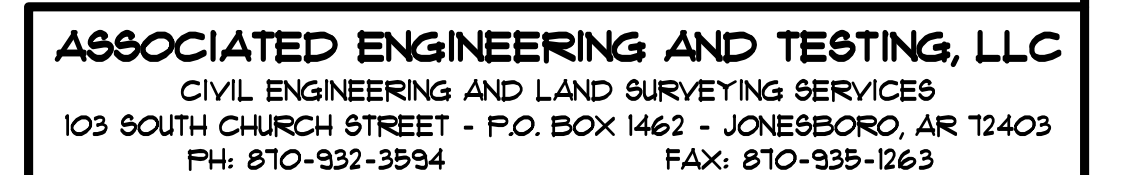
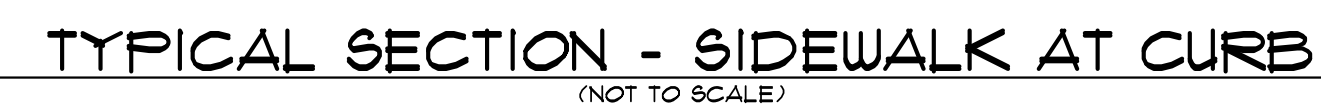
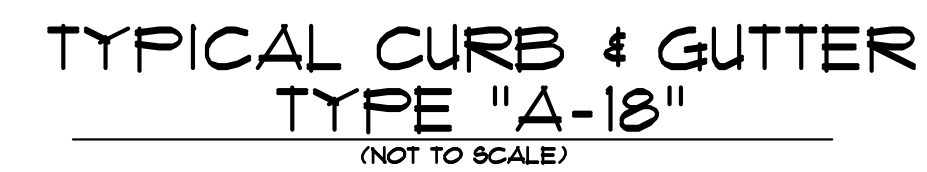
- EROSION CONTROL MEASURES**
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES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



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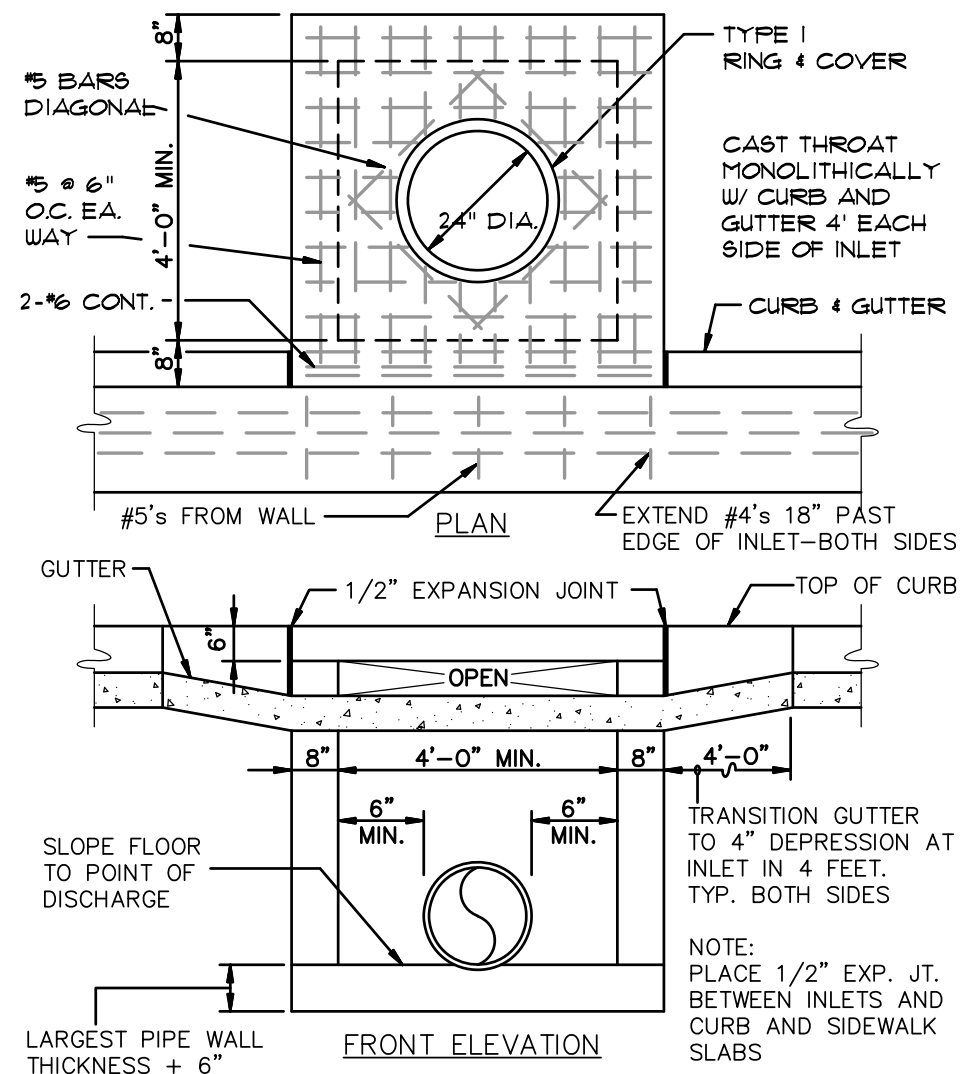
EROSION CONTROL PLAN - OVERALL
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS

2	08/20/16	ADD CENTERLINE, LLC PHASE DIAGRAM	JME	JME		
1	05/11/16	WEST DRIVE CONSTRUCTION NOTES	JME	JME		
REV	DATE	REVISIONS	DRAWN	CHKD	SCALE: 1" = 100'	8 SHEET
					CADD FILE: 1919-9DP-R1	CO11
					DATE: 05/11/16	
					DWG# 0414292.0038	

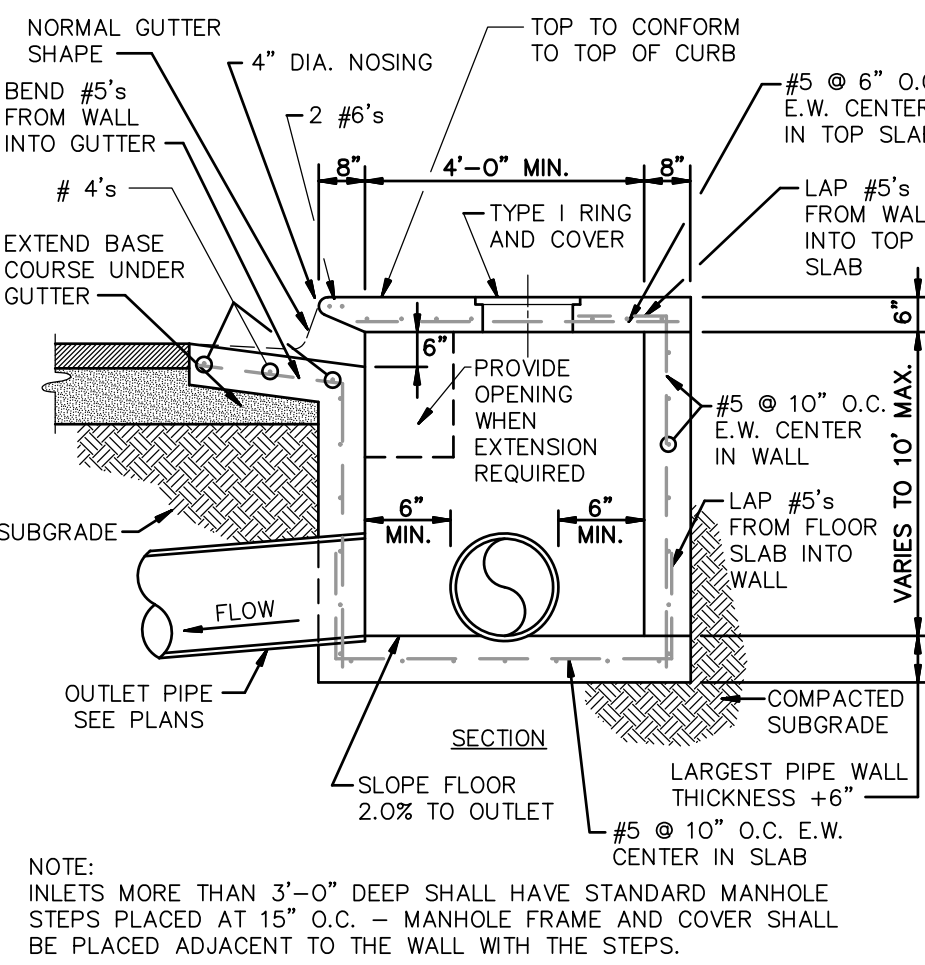


STANDARD DETAILS
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS

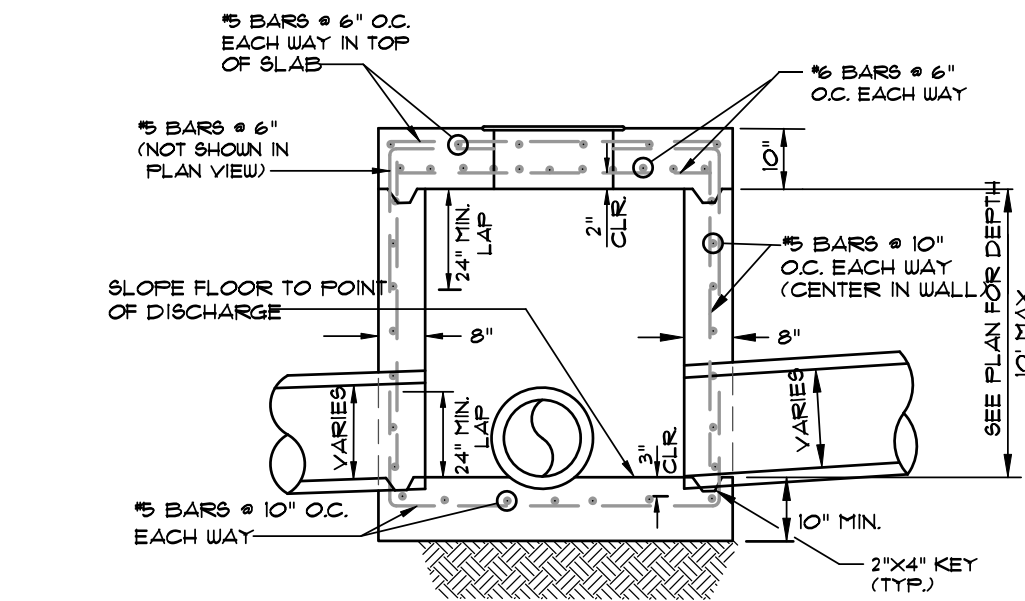
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CURB INLET - TYPE "A"
(NOT TO SCALE)

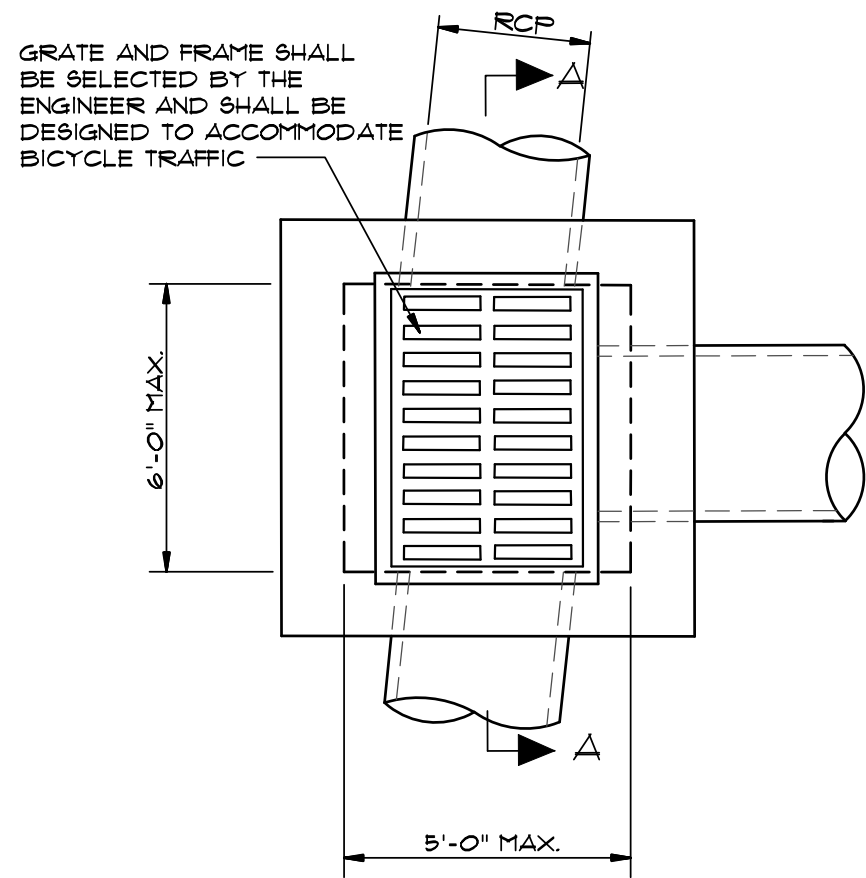
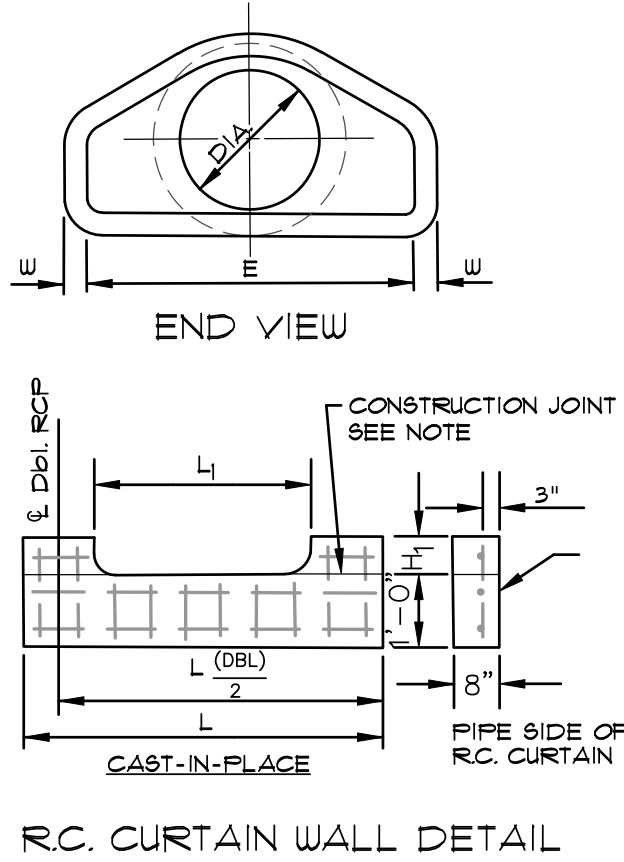
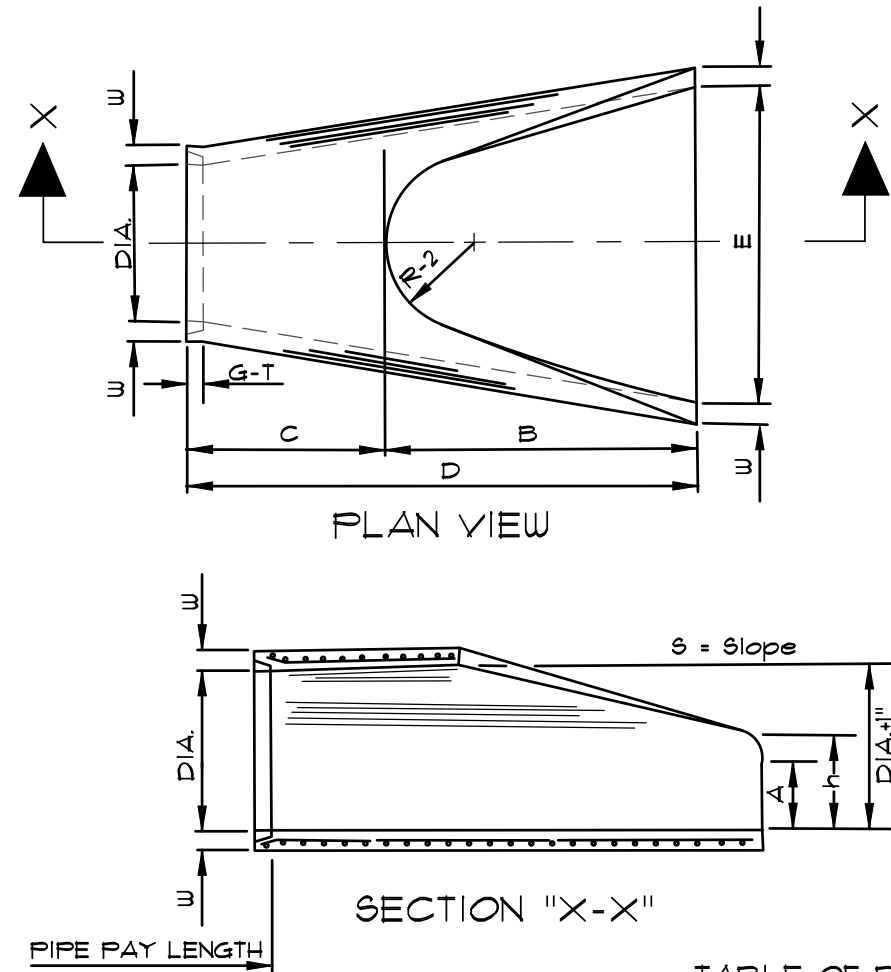


PLAN - JUNCTION BOX - HEAVY
N.T.S.

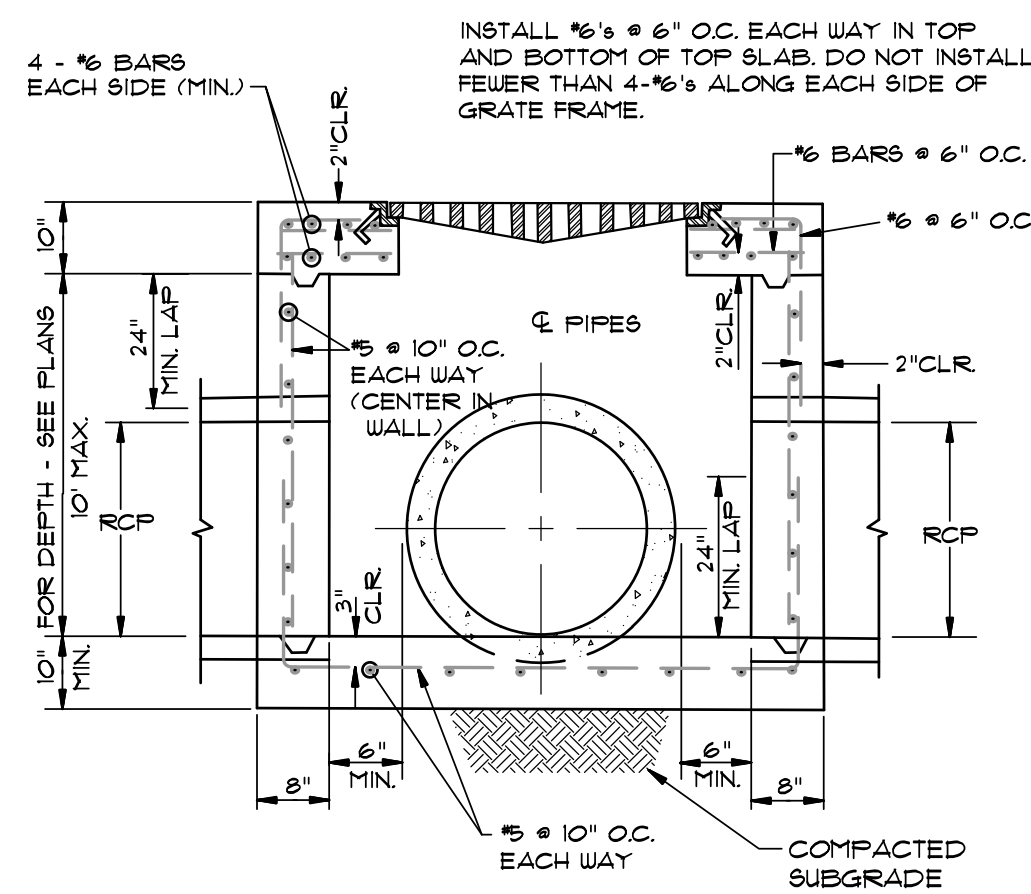


SECTION - JUNCTION BOX - HEAVY
N.T.S.

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



PLAN - GRATE INLET - HEAVY
N.T.S.



SECTION "A-A" - GRATE INLET - HEAVY
N.T.S.

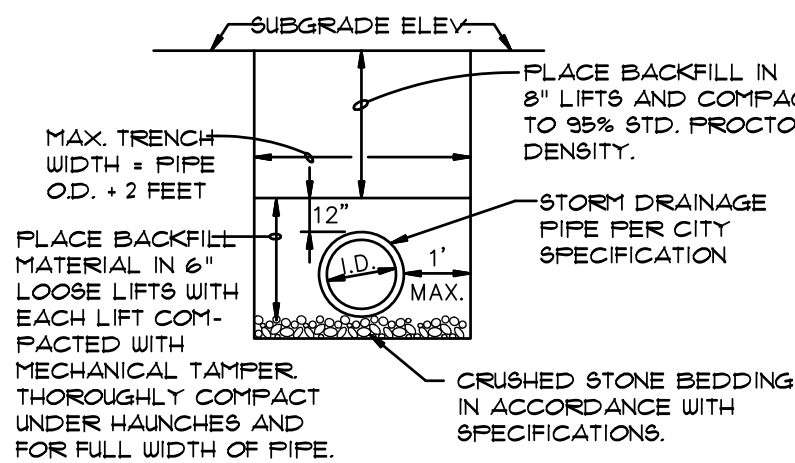
- NOTES:
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
 2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

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'-0"	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:

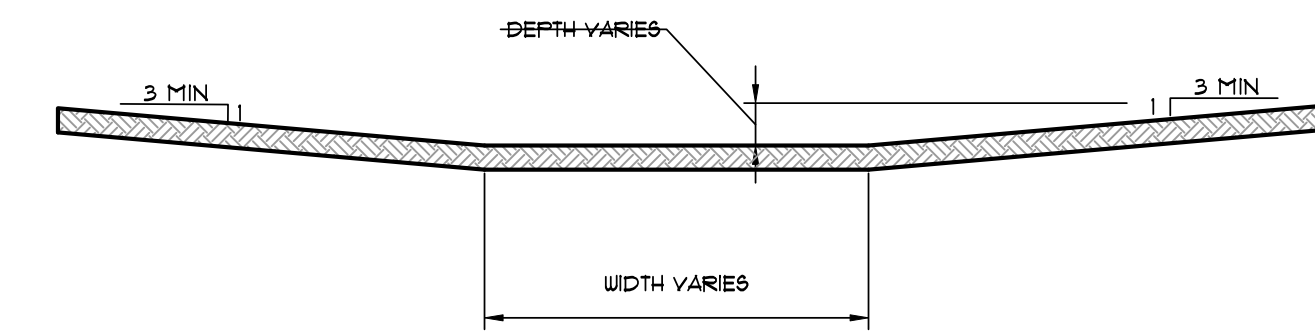
1. THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
2. ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
3. NO SEPARATE PAYMENT WILL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

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



DRAINAGE PIPE TRENCH DETAIL

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



DETAIL - DRAINAGE SWALE - FLAT BOTTOM
N.T.S.

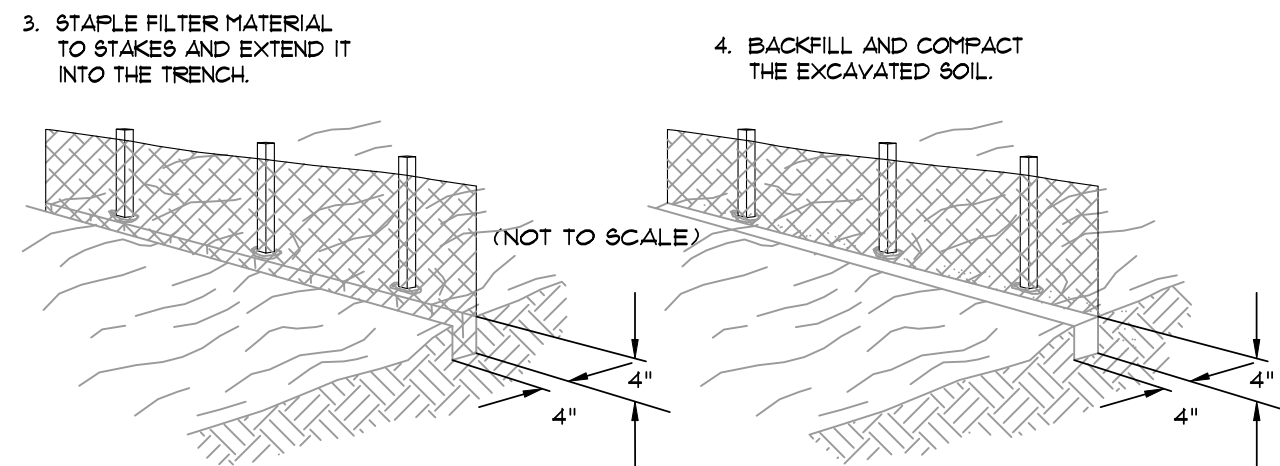
REV	DATE	REVISIONS	DRAWN	CHK'D
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STANDARD DETAILS
SITE DEVELOPMENT PLANS
HYATT PLACE @ CENTER PARK
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 05/11/16	SHEET
SCALE: AS SHOWN	CADD FILE: 1919-SDP.R	DWG#: 0414292.003B	0014





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



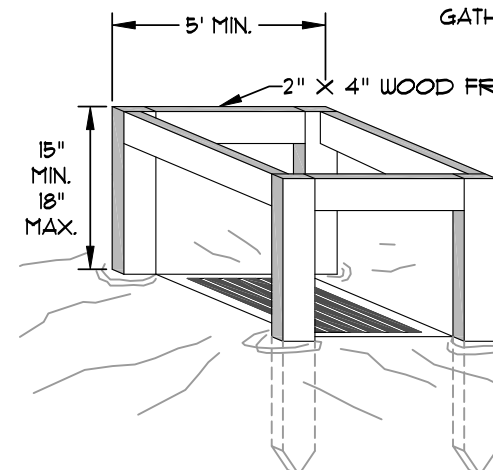
TOE EXCAVATION IN SOIL



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



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



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



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



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



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



NOT TO SCALE

* GRAVEL SHALL BE 2"-3" STONE

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



SCAF: 3/8" x 1'-0"