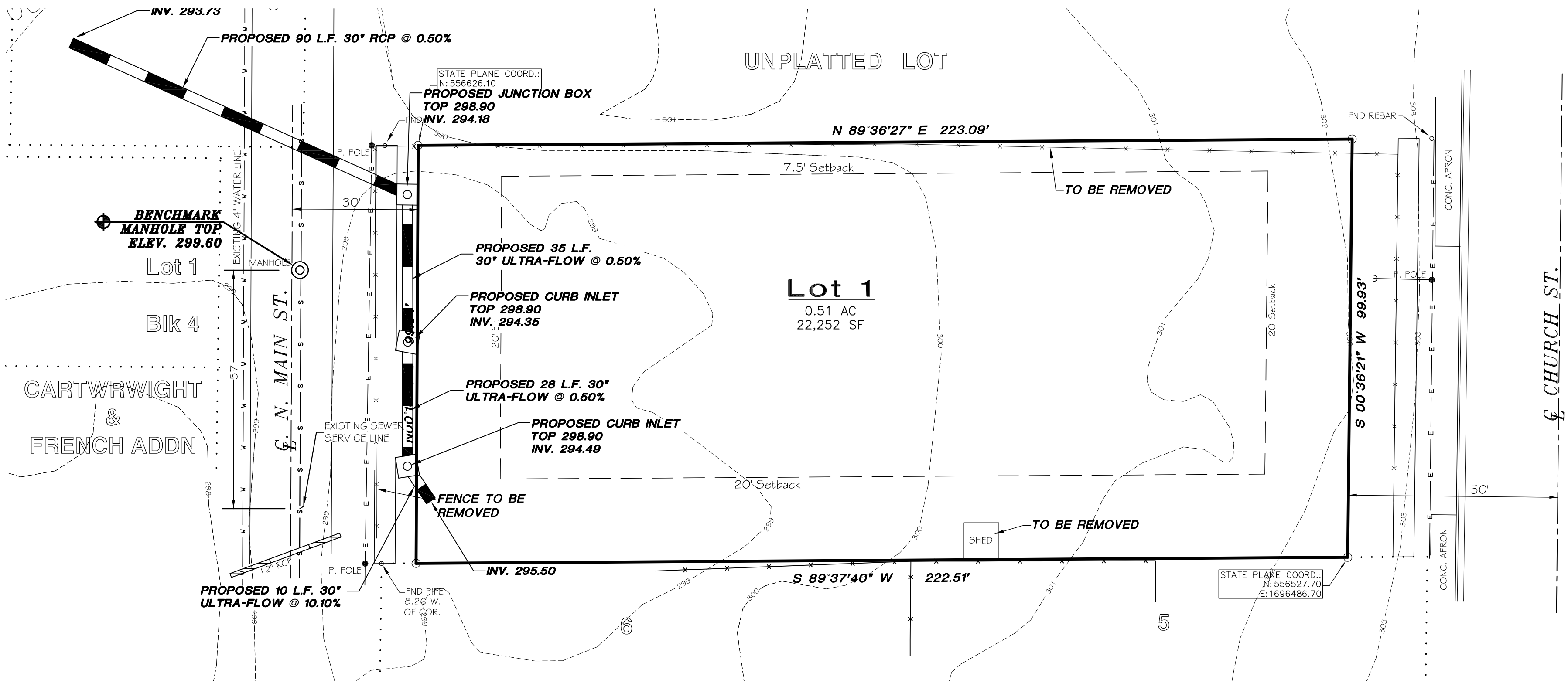
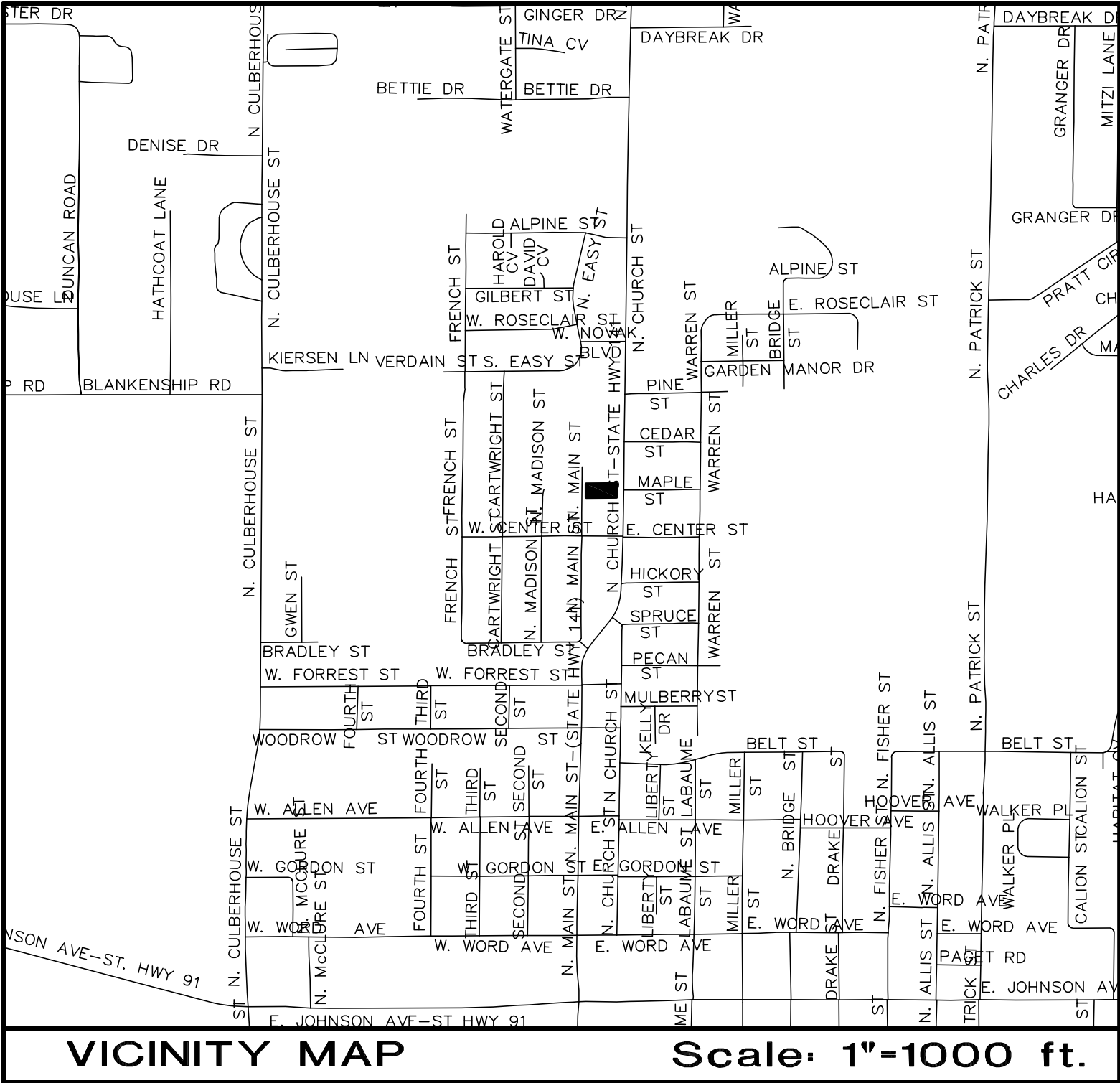
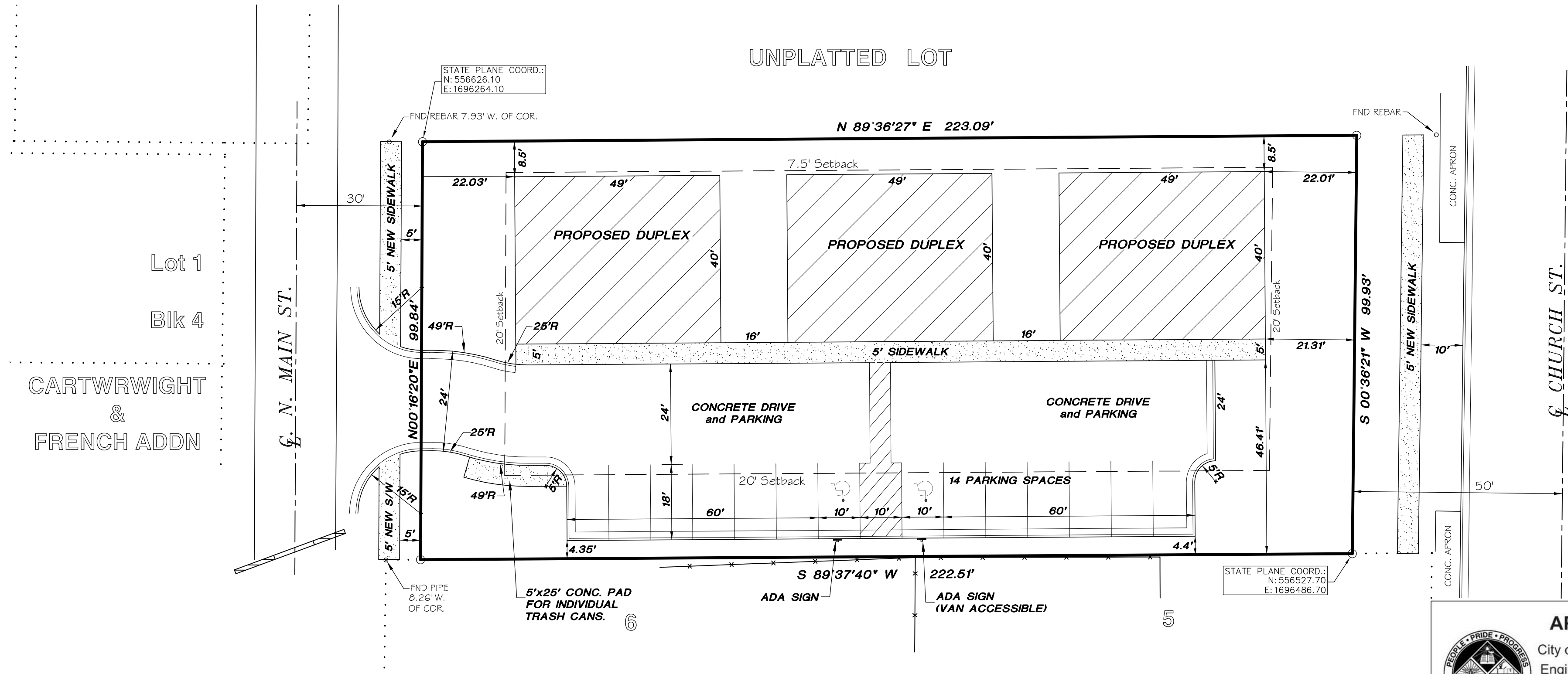
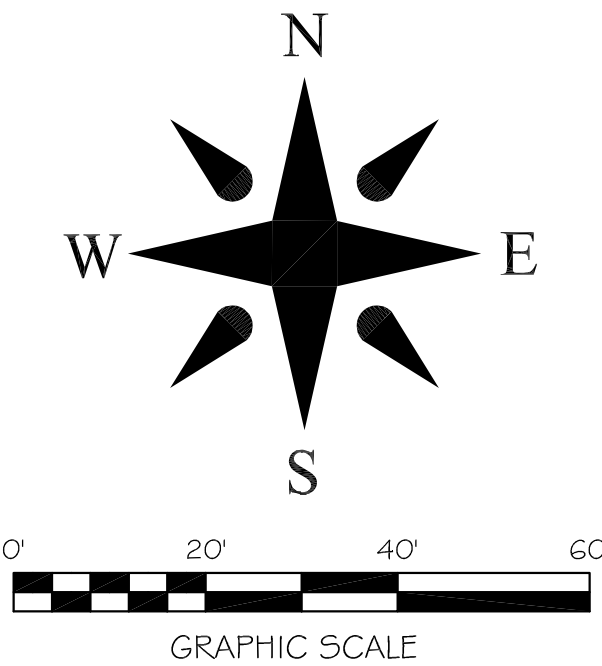




EXISTING CONDITIONS



PROPOSED SITE LAYOUT

APPROVED BY
City of Jonesboro
Engineering Department
Reviewed by _____
Date 2018-03-16

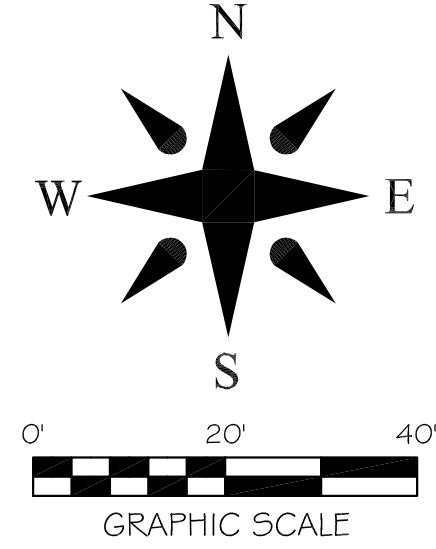
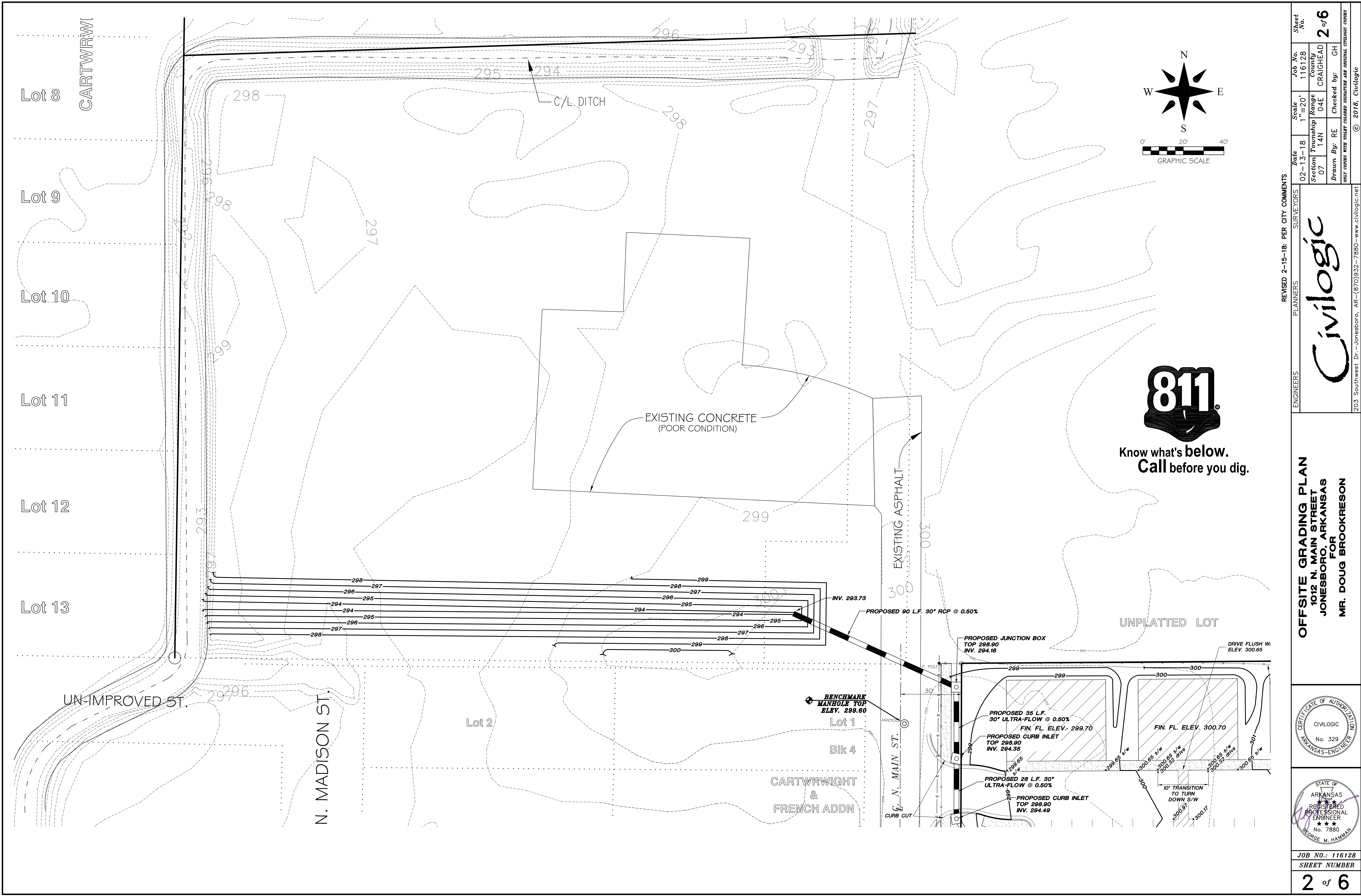
ENGINEERS	PLANNERS	SURVEYORS	REVISED 2-15-18: PER CITY COMMENTS				Job No.	Sheet No.
Civilogic			Date	Scale	1"=20'	02-15-18	116128	
203 Southwest Dr.—Jonesboro, AR—(870)932-7880—www.civilogic.net			Section	Township	Range	County		
			07	14N	04E	CRAIGHEAD		
			Drawn By:	RE	Checked by:	GH	1 of 6	
			ONLY COPIES WITH VIOLET CREAM SIGNATURE ARE ORIGINAL UTILITY COPIES					
			© 2018, Civilogic					

EXISTING CONDITIONS and
PROPOSED SITE LAYOUT
1012 N. MAIN STREET
JONESBORO, ARKANSAS
FOR
MR. DOUG BROOKRESON

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 329
CIVIL LOGIC
ARKANSAS-ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
CIVIL LOGIC
ARKANSAS-ENGINEER

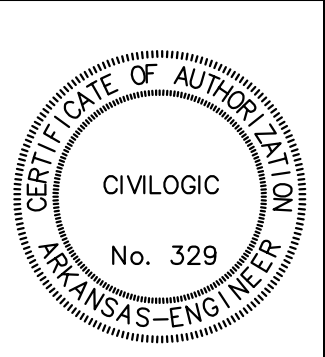
JOB NO.: 116128
SHEET NUMBER
1 of 6

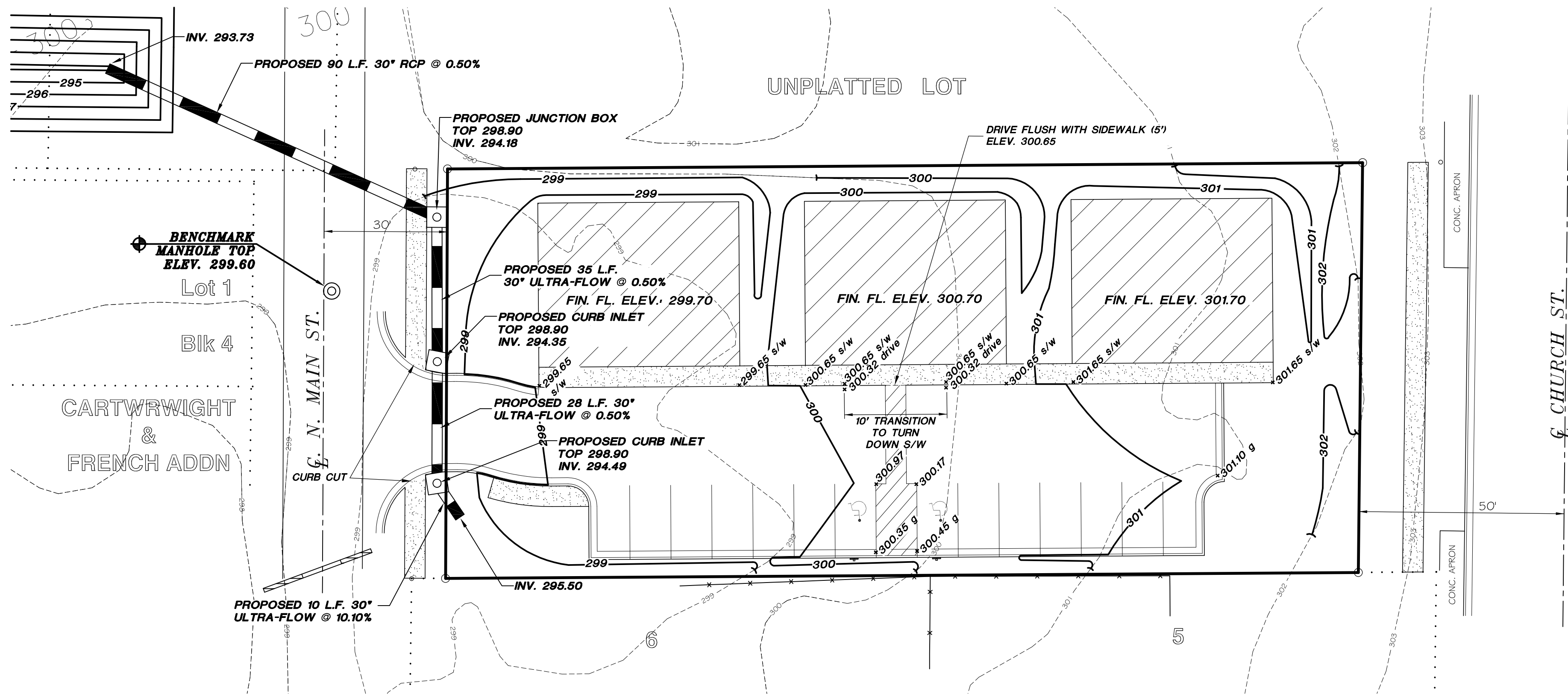


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REVISED 2-15-18: PER CITY COMMENTS				
ENGINEERS	PLANNERS	SURVEYORS	DATE	
Civilogic			02-15-18	Scale 1"=20'
			Section 07	Township Range 14N 04E
			Drawn By: RE	County CRAIGHEAD
			Checked by: GH	Sheet No. 2 of 6
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net				
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OFFSITE GRADING PLAN
1012 N. MAIN STREET
JONESBORO, ARKANSAS
FOR
MR. DOUG BROOKRESON



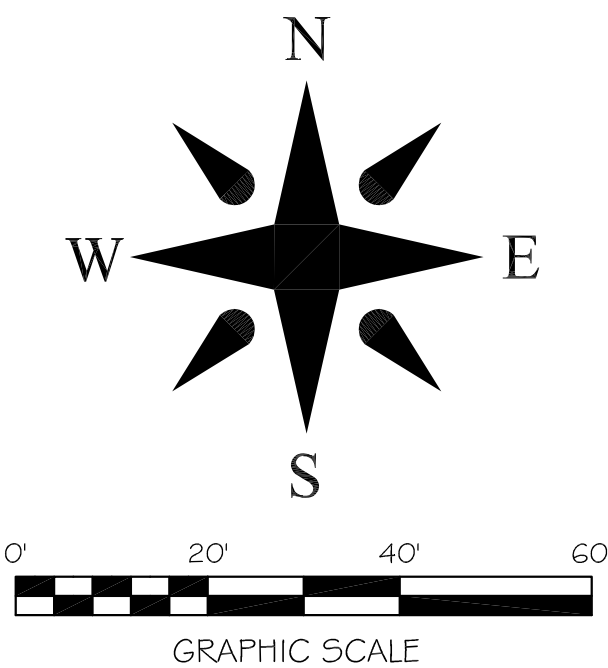


NOTES:

- 1) A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
- 2) HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET A.D.A. REQUIREMENTS. THE MAXIMUM CROSS - SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3%. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION. ALL NEW SIDEWALKS CONSTRUCTED WITHIN THE RIGHT-OF-WAY SHALL MEET A.D.A. STANDARDS.
- 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
- 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.
- 5) FLOW ARROWS INDICATE DESIGN DIRECTION OF FLOW & PLAN INTENT. OCCASIONALLY THERE WILL BE A TYPOGRAPHICAL ERROR IN FINISHED GRADES. IF A CONFLICT IS REVEALED, THE FLOW ARROWS CONTROL, AND THE DESIGN ENGINEER SHALL BE CONTACTED IN ORDER TO RESOLVE THE CONFLICT.
- 8) PRECAST DRAINAGE STRUCTURES ARE ACCEPTABLE FOR USE ON THIS DEVELOPMENT. HOWEVER, THEY SHOULD BE MANUFACTURED SIX INCHES (6") SHORTER THAN CURRENT METHODS INDICATE. THAT WILL ALLOW HIGHER TOLERANCES IN THE EVENT A STRUCTURE IS PLACED SLIGHTLY HIGHER THAN DESIGN GRADES. TOPS SHALL BE POURED IN PLACE, ON SITE.



Know what's below.
Call before you dig.



ENGINEERS

PLANNERS

SURVEYORS

REVISED 2-15-18: PER CITY COMMENTS

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GRADING PLAN
1012 N. MAIN STREET
JONESBORO, ARKANSAS
FOR
MR. DOUG BROOKRESON

ESTIMATE OF AUTHORITY
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 7880
GEORGE M. HAMAN

JOB NO.: 116128

SHEET NUMBER

3 of 6

Job No.
116128

County
CRAIGHEAD

Township
07

Range
14N

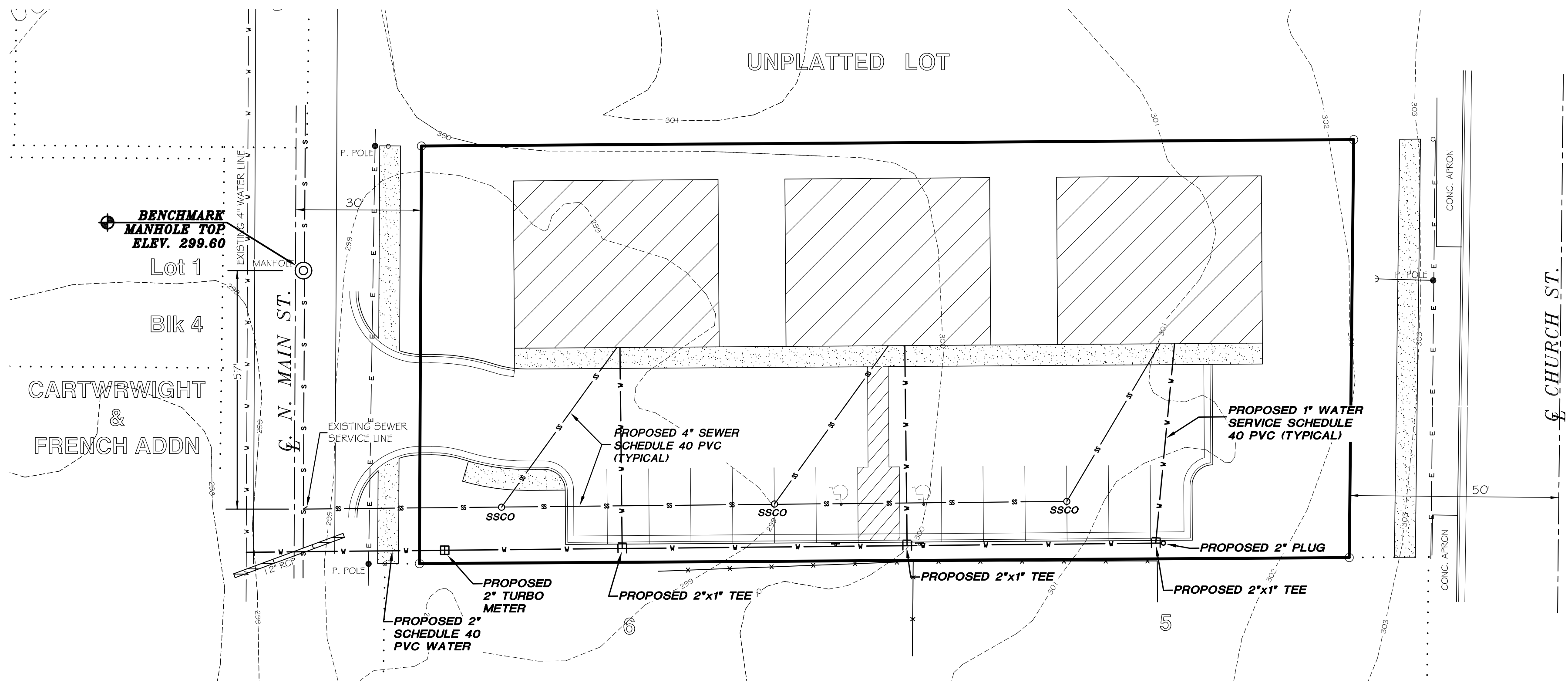
Section
04E

Scale
1"=20'

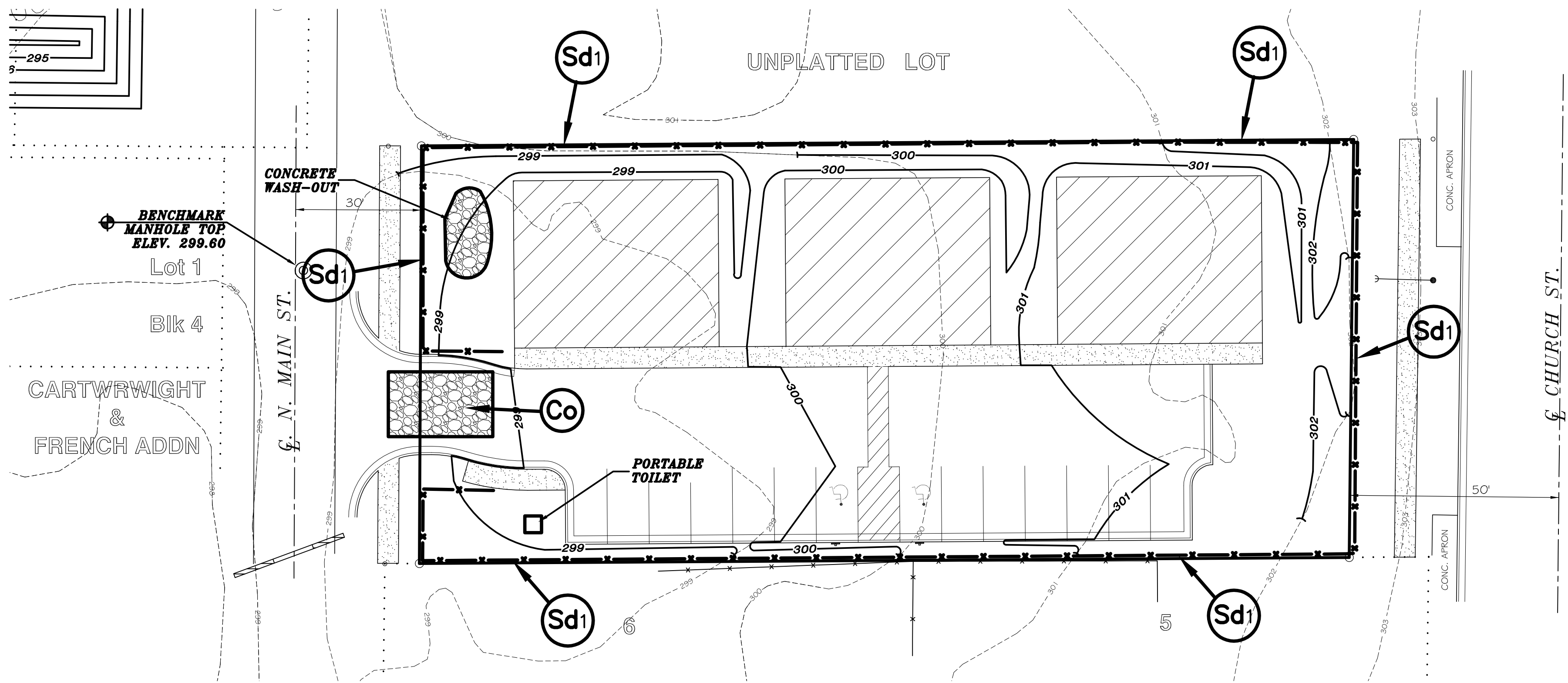
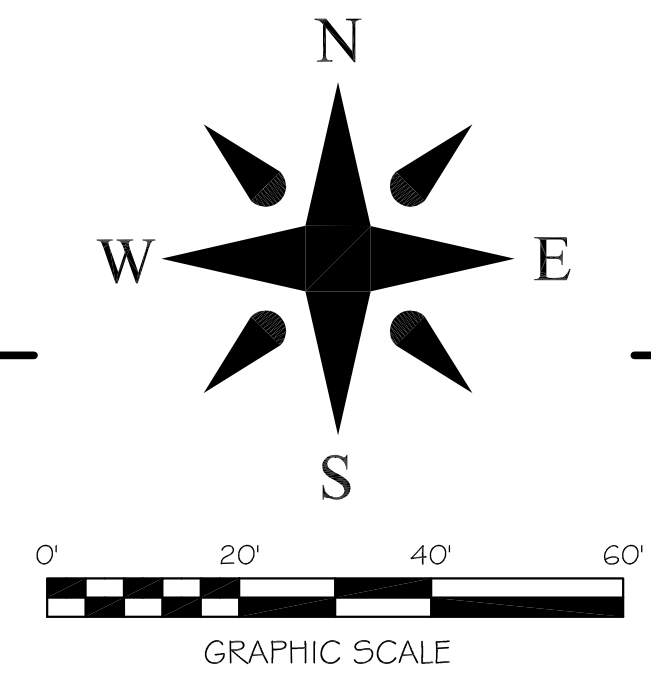
Drawn By
RE

Checked by
GH

Sheet No.
3 of 6



UTILITY PLAN



SOIL and EROSION CONTROL PLAN

REVISED 2-15-18: PER CITY COMMENTS

ENGINEERS PLANNERS SURVEYORS

DATE 02-15-18 SCALE 1"=20' JOB NO. 116128 SHEET NO. 4 of 6

SECTION 07 TOWNSHIP RANGE 14N COUNTY CRAIGHEAD

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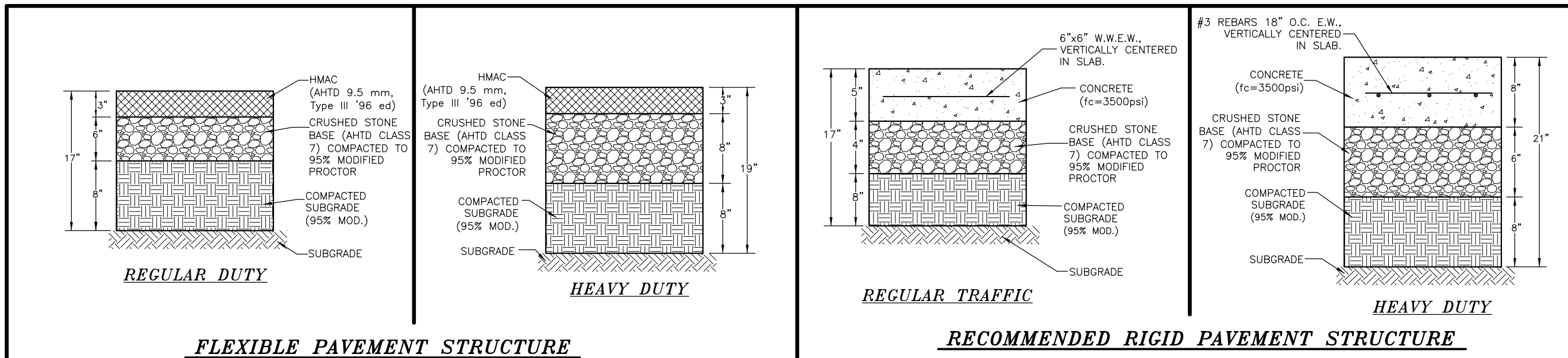
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GRADING PLAN
1012 N. MAIN STREET
JONESBORO, ARKANSAS
FOR
MR. DOUG BROOKRESON

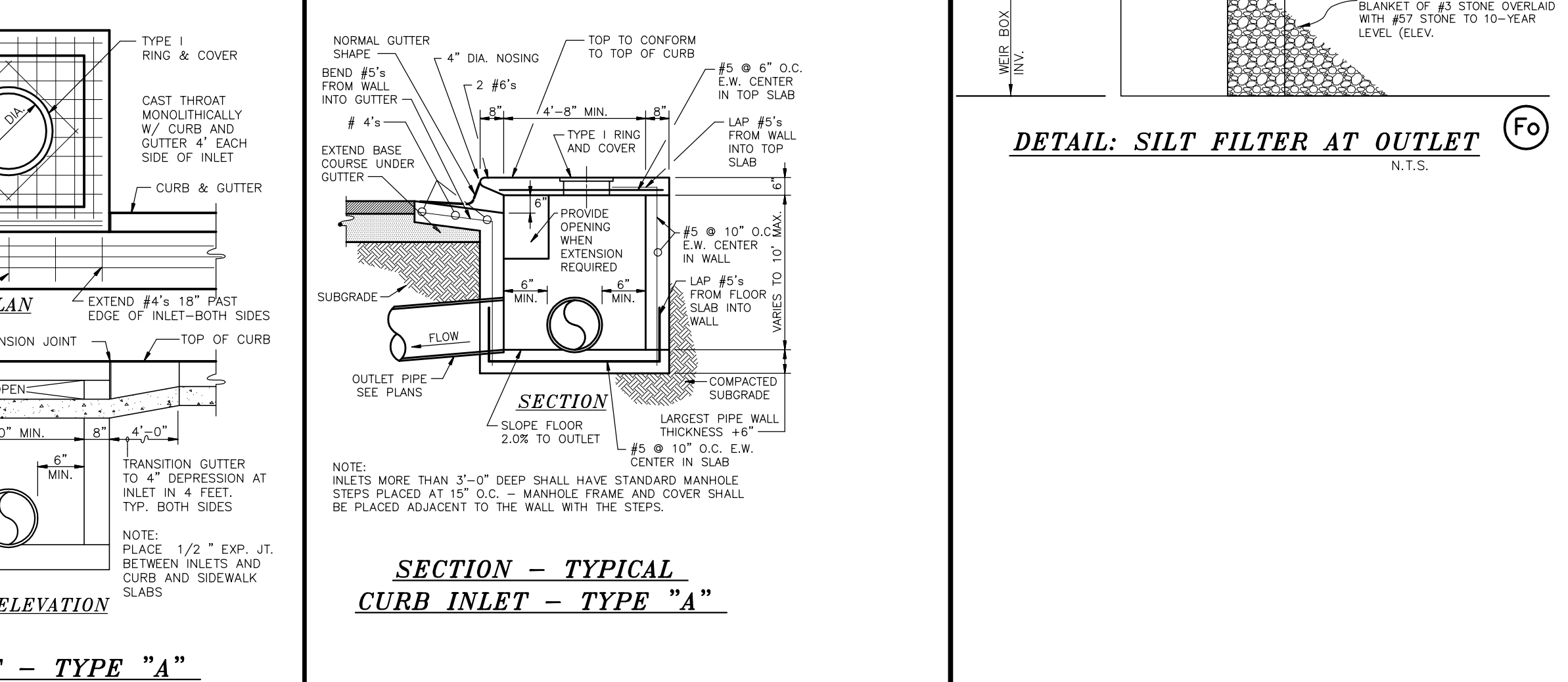
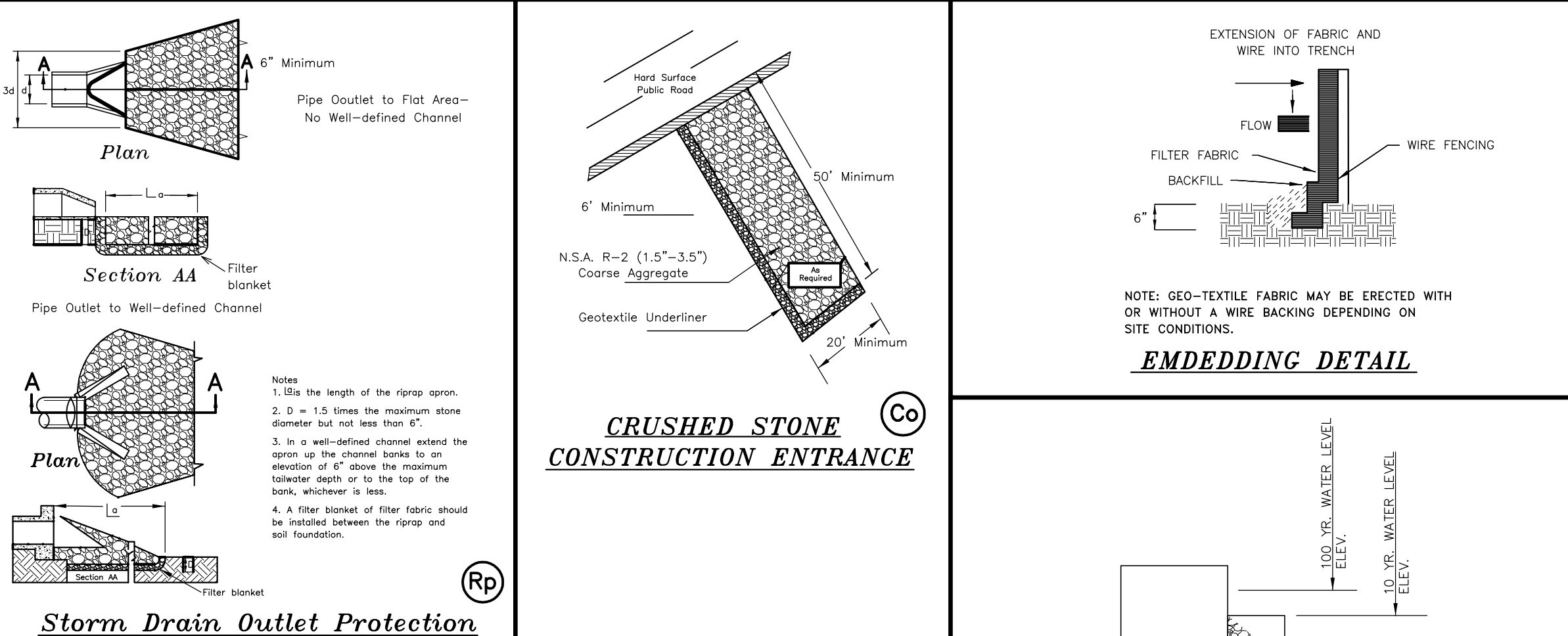
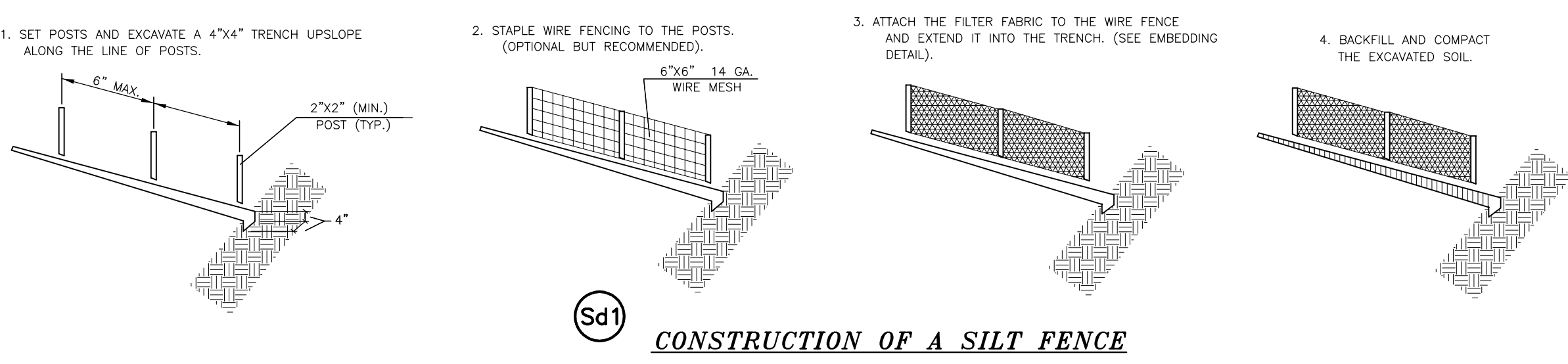
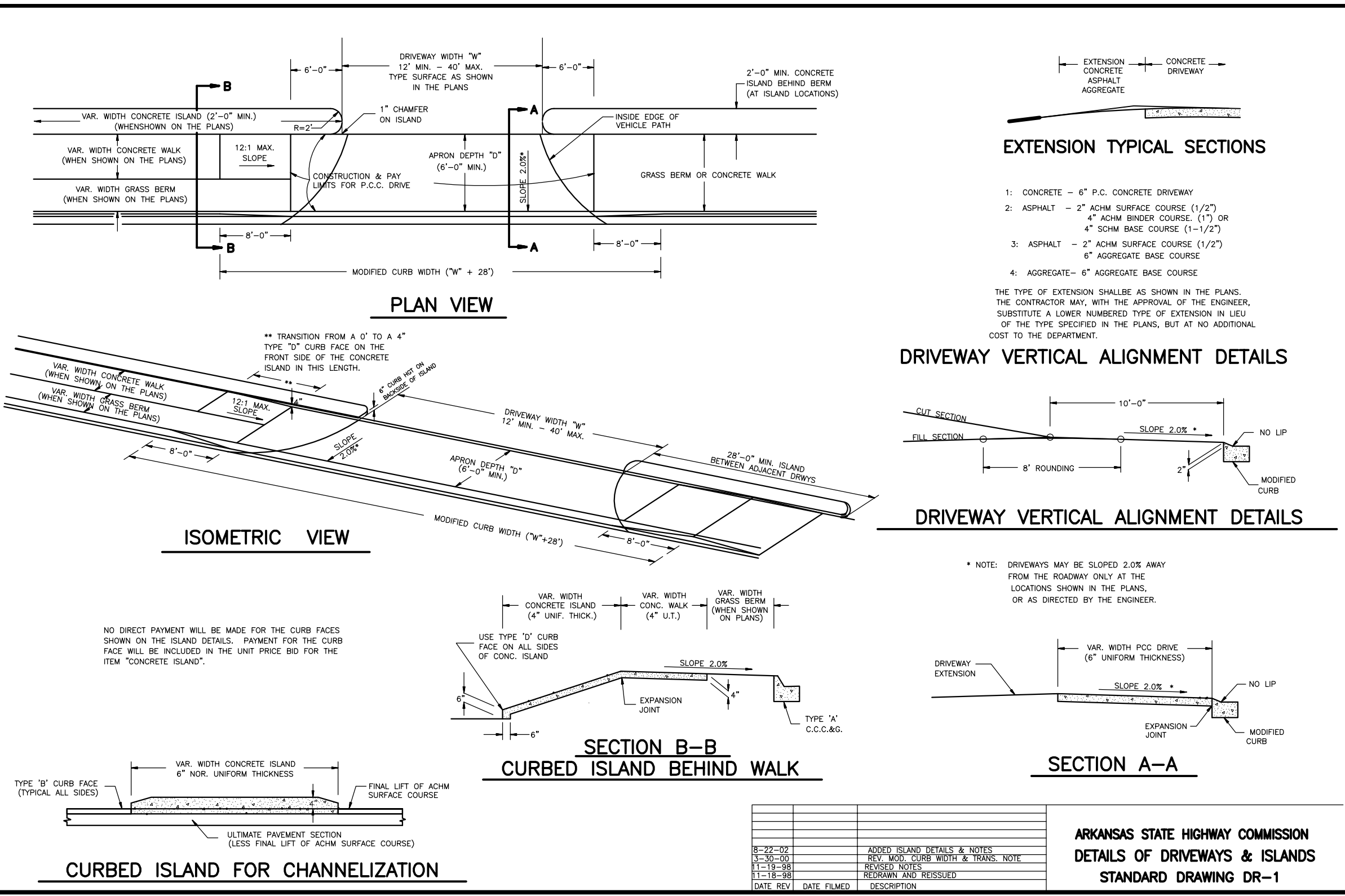
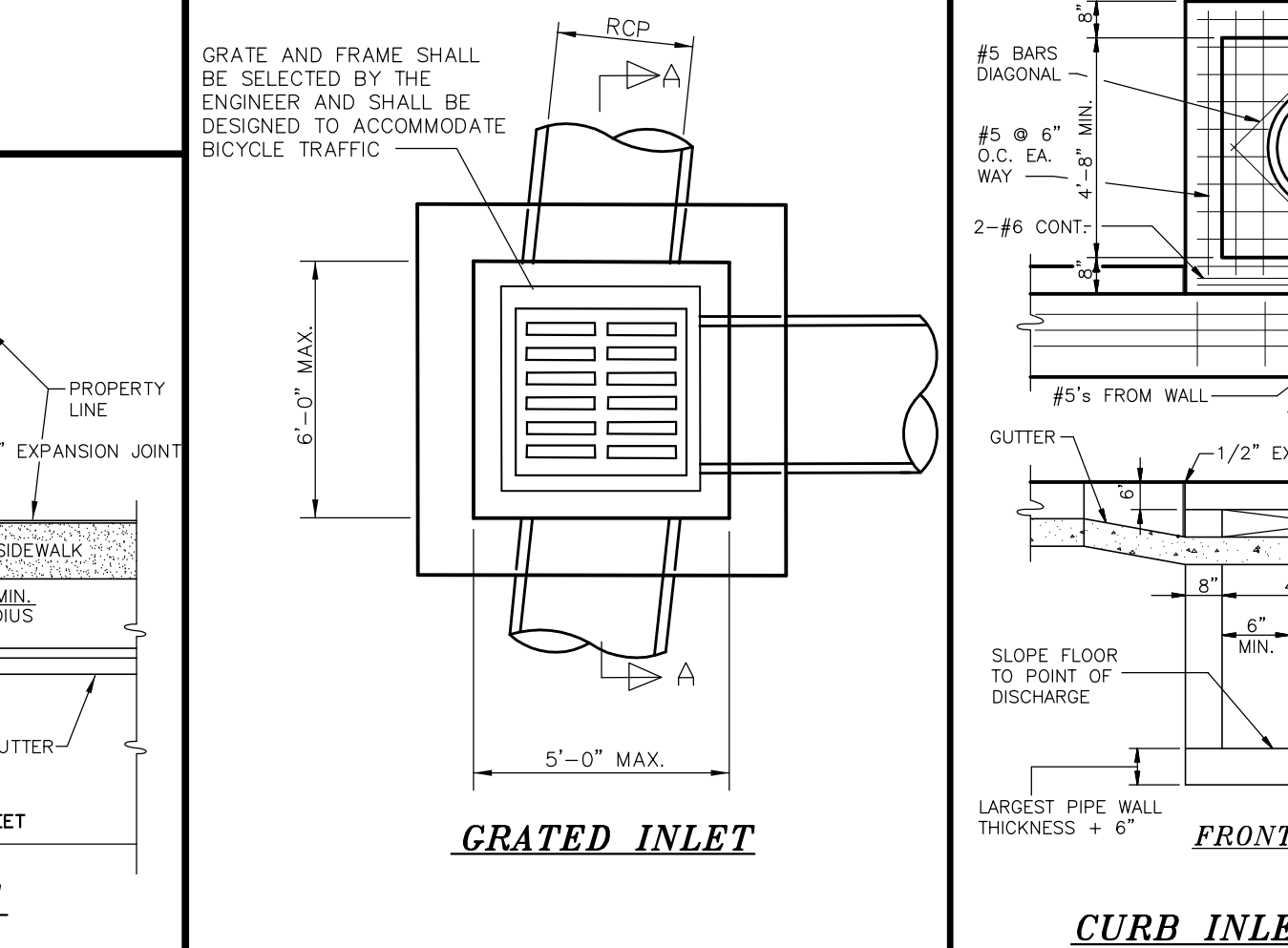
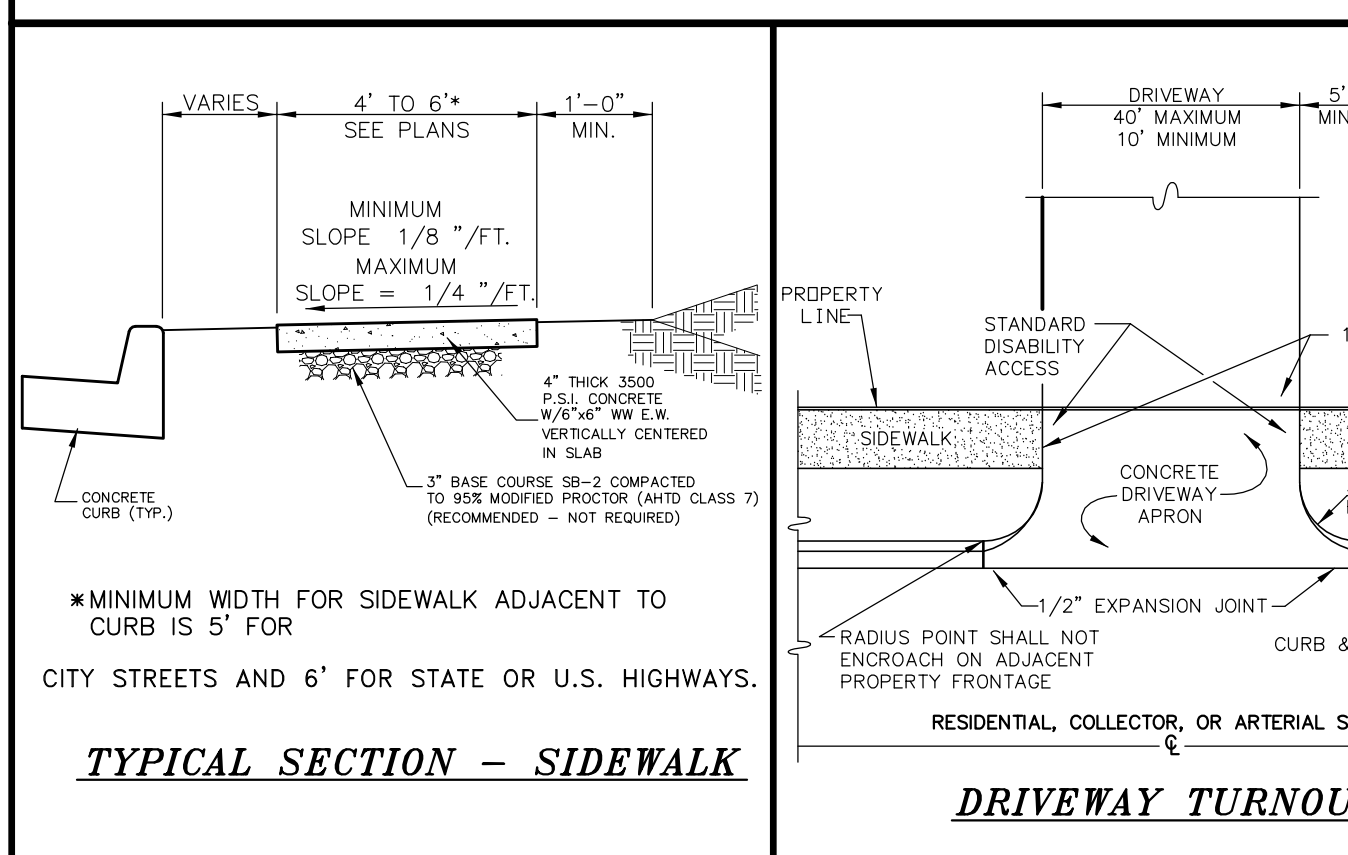
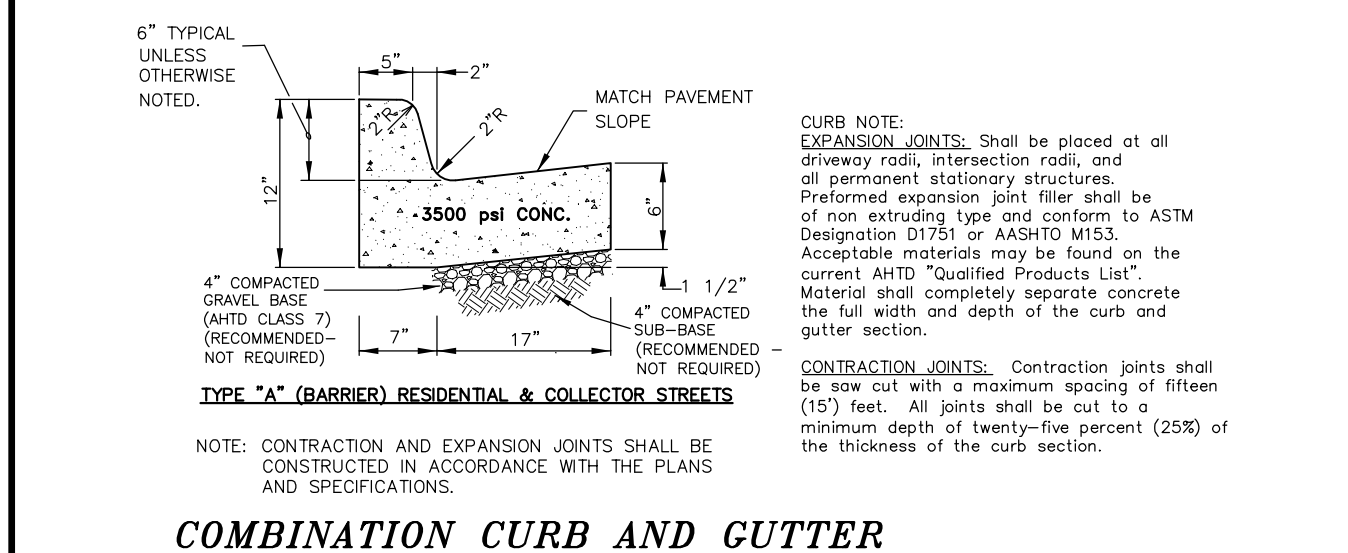
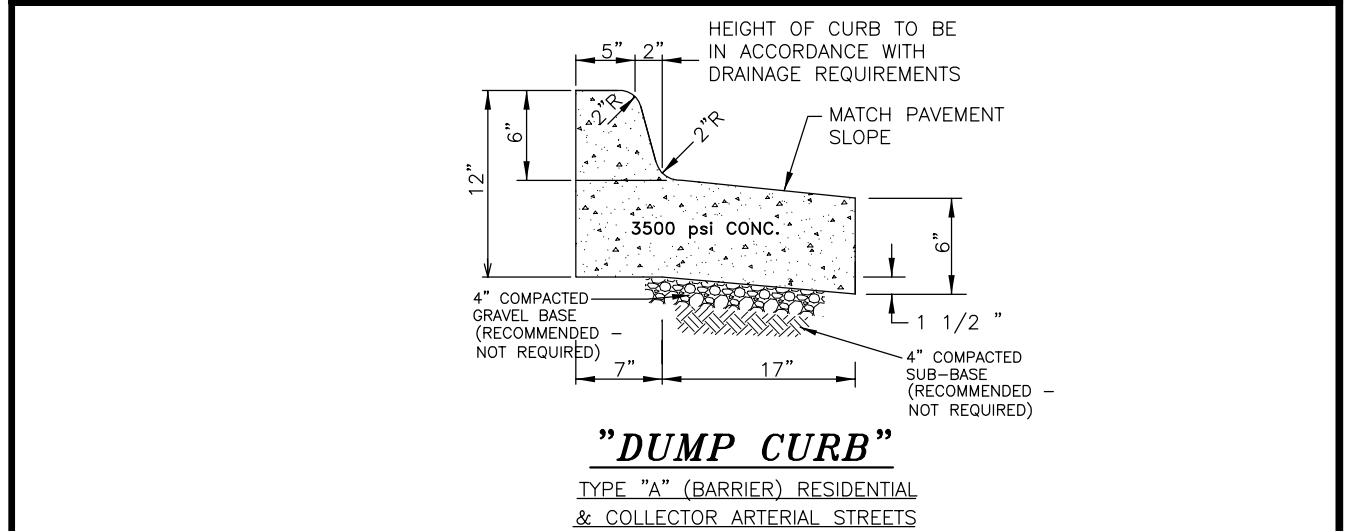
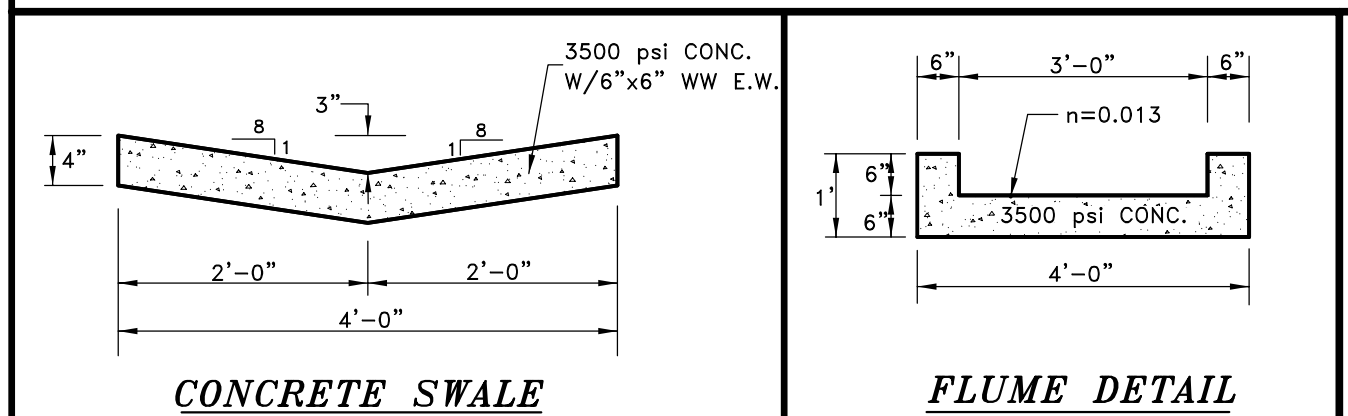
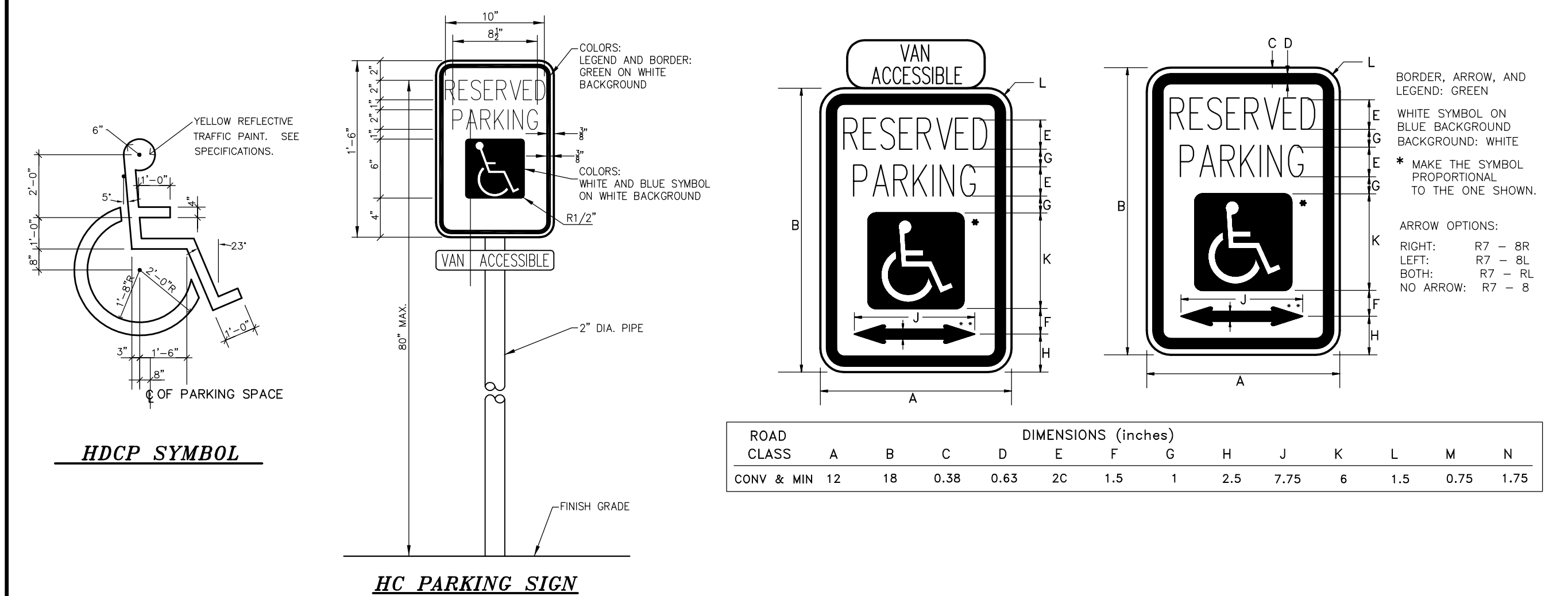


JOB NO.: 116128
SHEET NUMBER

4 of 6



DRIVING SURFACE SECTIONS



- SITE DEVELOPMENT PLAN CHECKLIST NOTATIONS:
- This is a Site Development Plan for a proposed Duplexes on Lot 1, Brookreson replat of lots 1, 2, 3, & 4 of Block 1 of Cortwright and French Addition.
 - Property Address: 1012 N. Main St., Jonesboro, AR
 - A location Map is included on the plan.
 - APPLICANT/DEVELOPER: Doug Brookreson, 2704 S. Culberhouse, Suite A, Jonesboro, AR 72401, 870-680-7134.
 - A north arrow is shown on the drawing.
 - This plan scale is 1" = 20'.
 - This site lies in the City of Jonesboro, Craighead County, AR.
 - The date of the preparation of these plans is 02-13-18.
 - This property is currently Zoned residential R-3.
 - ENGINEER/SURVEYOR: Civilogic, 203 Southwest Drive, Jonesboro, AR 72401, 870 932-7880 (phone), 870 972-9662 (fax), email: george@civilogic.net
 - The seal and signature of George Hamman, AR PE #7880, are included on the drawing.
 - SITE AREA = 22,252 SF = 0.51 acres.
 - Boundary information provided by Civilogic.
 - Building Setbacks: Front, from Right-of-way: 20', Side: 7.5', Rear: 20'. No other restrictions are known, nor were provided, other than as shown.
 - This tract does not lie within the 100-yr Flood Plain per Flood Insurance Rate Map of Craighead County, Arkansas and Incorporated Areas, Community Panel Numbers 05031C0043 C, dated 09-27-91. This tract does lie within a Zone "X" Flood Plain per the map referenced above.
 - The existing land contours shown were derived from City of Jonesboro topographic information and ground-run topographic verification by Civilogic, in January, 2018.
 - The adjoining properties are shown on this plan.
 - The length of the site boundaries are shown.
 - The bearings of the site boundaries are shown.
 - The location and exterior dimensions, measured from outside walls of the proposed buildings are shown on the drawing.
 - The proposed improvements and their relationship to existing contours and other topographic features are shown on the drawings.
 - There are no known easements impacting the proposed construction area of this property, other than as shown.
 - UTILITIES: Prior to any excavation activity on this site, the contractor shall notify the utility protection service at 1-800-482-8998 and have all buried utilities located.
 - WATER: The nearest water line is located along the West side of N. Main St., based upon the records available through City Water and Light.
 - FIRE HYDRANTS: There is an existing fire hydrant 275 ft. South of site at the intersection of N. Main and E. Center St.
 - SEWER: The nearest gravity sewer line is located on the West side of site in N. Main St.
 - NATURAL GAS: No natural gas lines are shown on this plan.
 - ELECTRICAL LINES: The location of existing electrical lines is based upon field location and the records available through City Water and Light.
 - STORM DRAINAGE: This building site is to be drained by use of surface drainage as shown on Sheets 2 and 3.
 - DUMPSTER: No dumpster shown, individual trash pick-up.
 - 23) The drainage plan is indicated by the proposed contours, and proposed spot elevations for finished grades on Sheet . This set of plans (sheet 4) also includes soil and erosion control measures. It shall be the responsibility of the owner/developer to obtain the proper permits through ADEQ.
 - A) The soil and erosion control measures shown are the minimum requirements for the site.
 - B) The soil and erosion control measures shown shall be inspected at least weekly.
 - C) The soil and erosion control measures shall be inspected following each rainfall event to ensure they are in fact and functioning properly.
 - D) Additional soil and erosion control measures may be necessary as field, site, and weather conditions dictate.
 - E) The soil and erosion control facilities are to be installed prior to the commencement of construction, and are to be maintained for the duration of the construction period until the disturbed areas are stabilized.
 - 24) PARKING: The Site Development Plan addresses the parking for this site. Parking Required: (6 - 2 bedroom units)(2.25)=13.5>= 14 required. Parking Provided: 14 spaces, including 2 spaces for persons with disabilities. The dimensions of access drive are shown on Sheet 1. Loading Area: No loading space will be necessary for this site. All driveway areas for the site are proposed to be impervious surface, and are to have curb and gutter on the perimeter of the impervious areas.
 - 25) Sign location and type: No signs for this development.
 - 26) Screening or Buffering: none required.
 - 27) Landscaping Plan: The Landscape plan is included in this set of plans (sheet 6).
 - 28) There are no known restrictive covenants, grants of easements or other restrictions, other than as shown.
 - 29) No additional common open space plan is proposed for this development.
 - 30) Any exterior site lighting will be installed and directed in such a manner as to not impose on adjacent properties.
 - 31) There are no observations of any historical structures on this site.
 - 32) Total site area: 22,300 s.f. Total Greenspace: 7,689 s.f. Site contains 34.48% Greenspace after development.

Sheet No. 5 of 6

Job No. 116128

Scale N.T.S.

Date 02-13-18

Section 07

Township 04E

Range 14N

County CRAIGHEAD

Checked by: CH

Drawn By: RE

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GENERAL NOTES and STANDARD CONSTRUCTION DETAILS

1012 N. MAIN STREET

JONESBORO, ARKANSAS

FOR MR. DOUG BROOKRESON

CIVILOGIC

No. 329

ARKANSAS-ENGINEER

STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER

No. 7880

GEORGE M. HAMMAN

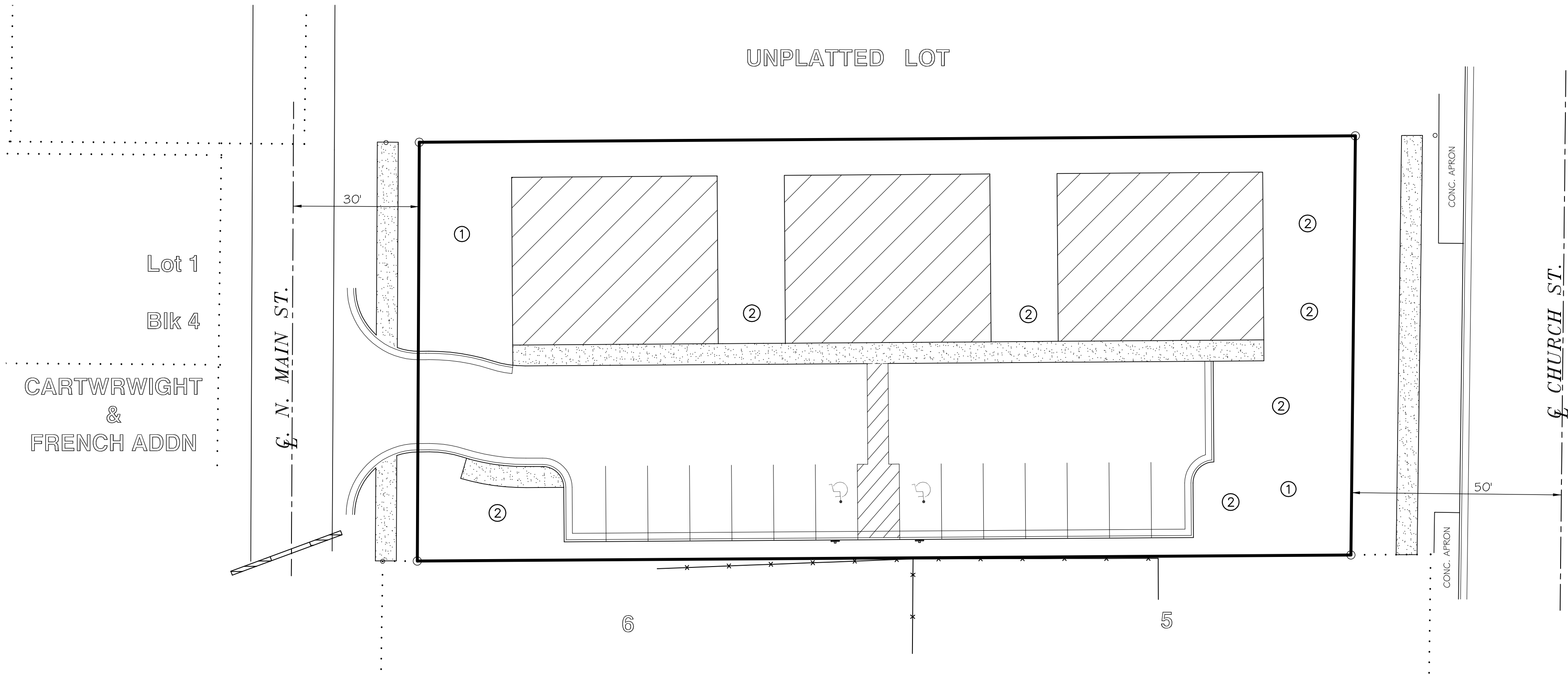
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SHEET NUMBER

5 of 6

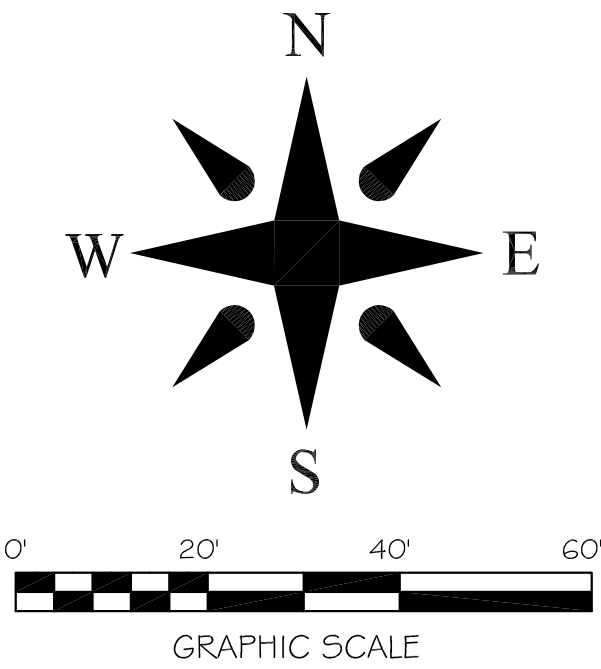


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LANDSCAPE LEGEND:

- ① DOGWOOD; 5 GALLON (2)
 - ② CREPE MYRTLE; 5 GALLON (7)
- REMAINDER OF GREENSPACE IS GRASS.



ENGINEERS		PLANNERS	SURVEYORS	Date		Scale	Job No.	Sheet No.
				02-15-18		1"=20'	116128	116128
				Section	Township	Range	County	County
				07	14N	04E	CRAIGHEAD	CRAIGHEAD
				Drawn By:	RE	Checked by:	GH	GH
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LANDSCAPE PLAN
1012 N. MAIN STREET
JONESBORO, ARKANSAS
FOR
MR. DOUG BROOKRESON

CIVILOGIC
No. 329
ARKANSAS-ENGINEER

JOB NO.: 116128
SHEET NUMBER
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