

# SITE DEVELOPMENT PLANS BRIARS 2ND ADDITION JONESBORO, ARKANSAS SECTION 29, T14N, R4E JUNE 2010

**GENERAL NOTES:**

THE SITE IS LOCATED EAST OF INDIAN HILLS ADDITION AND NORTH OF THE BRIARS AND SOUTHRIDGE IV-A WITHIN THE CORPORATE LIMITS OF THE CITY OF JONESBORO.

ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL MEET OR EXCEED THE DEVELOPER'S SPECIFICATIONS AND BE IN STRICT CONFORMITY WITH THE CITY OF JONESBORO REQUIREMENTS.

THE EXISTING TOPOGRAPHIC SURVEY WAS PREPARED BY:

ASSOCIATED ENGINEERING AND TESTING, INC.  
103 SOUTH CHURCH STREET  
JONESBORO, ARKANSAS 72401  
(870)932-3594

PANNECK ENGINEERING OR THE OWNER/DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR DESIGN AND OMISSION ERRORS RESULTING FROM THE SURVEY AND TOPOGRAPHIC INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE DEVELOPER AND/OR ENGINEER BEFORE INITIATING WORK AFFECTED BY SUCH DISCREPANCY.

THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE DEVELOPER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN IN A WRITTEN WORK ORDER FROM THE DEVELOPER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THE PLANS.

THE CONTRACTOR SHALL MAKE APPLICATION FOR, OBTAIN AND PAY FOR ALL NECESSARY LICENSES AND PERMITS REQUIRED FOR THIS PROJECT. HE SHALL INSURE THAT HIS OPERATIONS ARE CARRIED OUT IN CONFORMANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, STATUTES AND REGULATIONS INCLUDING THOSE CODES, STATUTES OR REGULATIONS CONCERNING PROTECTION OF LIVES AND PROPERTY. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OR THE DEVELOPER'S REPRESENTATIVE OF THE CONTRACTOR'S PERFORMANCE SHALL NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

ACCESS ALONG ROADWAYS SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE RESPECTIVE RESIDENT MAINTENANCE ENGINEER.

THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING NON-WORKING HOURS OR PERIODS OF INACTIVITY AT THE SITE EXCEPT FOR DESIGNATED AREAS.

**NOTICE TO BIDDERS:**

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE DEVELOPER'S REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT ALL OF THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR.

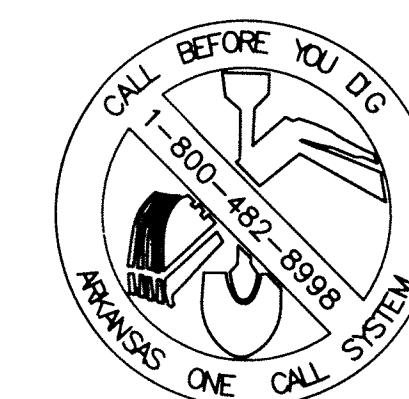
ALL SCHEDULING OF WORK SHALL BE COORDINATED WITH DEVELOPER'S REPRESENTATIVE.



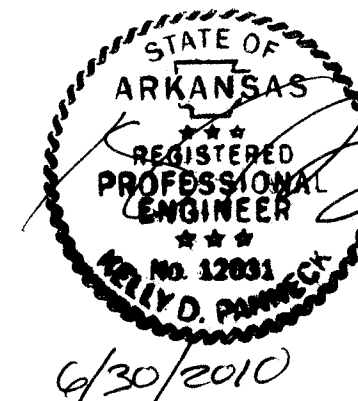
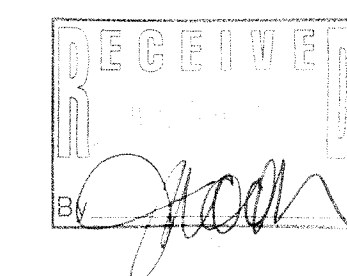
VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

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CITY OF JONESBORO Jonesboro, AR	
<input checked="" type="checkbox"/> PRELIMINARY	P.P. 10-04
<input type="checkbox"/> FINAL	
<input type="checkbox"/> AS NOTED	
<input type="checkbox"/> SITE PLAN	
PLANNING ENGINEERING	DATE
06-30-10	



REV	DATE	DESCRIPTION

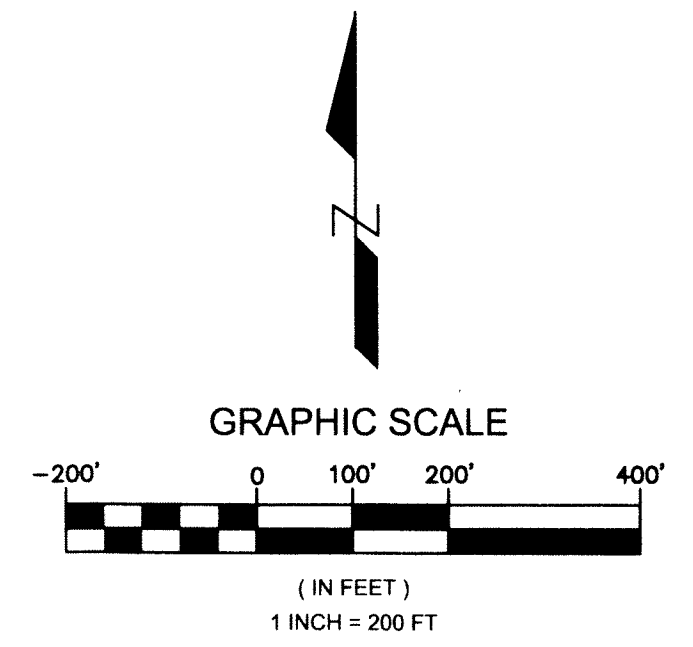
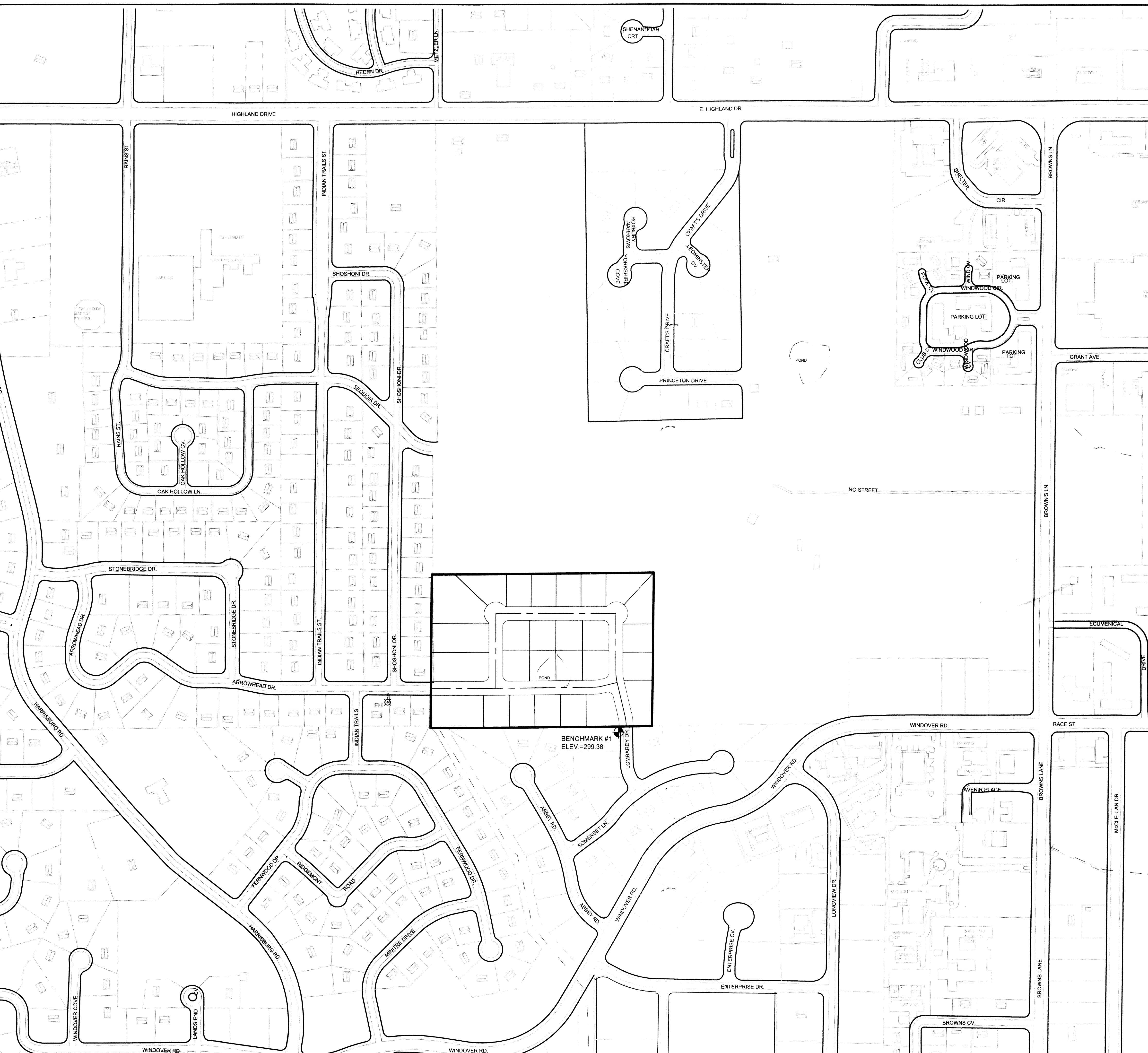
**KELLY PANNECK, P.E.**  
1205 LINWOOD  
PARAGOULD, ARKANSAS 72450  
PHONE: 870-585-3030 E-MAIL ADDRESS: kellypanneck@gmail.com

SITE DEVELOPMENT PLANS  
BRIARS 2ND ADDITION  
JONESBORO, ARKANSAS

06/30/10 BRIARS 2ND SDP DWG

COVER

C-0

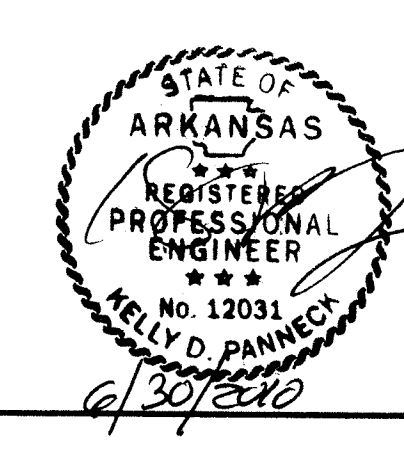


**RESOURCE LIST:**

1. CITY OF JONESBORO - PLANNING AND ZONING  
OTIS SPRIGGS, CITY PLANNER  
100 FLINT STREET  
JONESBORO, AR 72401  
879-932-0406
2. CITY OF JONESBORO - PUBLIC WORKS  
ERIC WOODRUFF  
DIRECTOR OF PUBLIC WORKS  
307 VINE AVENUE  
JONESBORO, AR 72401  
870-932-2438
3. CITY OF JONESBORO - ENGINEERING  
CRAIG LIGHT, P.E.  
CITY ENGINEER  
307 VINE AVENUE  
JONESBORO, AR 72401  
870-932-2438
4. CITY OF JONESBORO - FIRE MARSHALL  
CRAIG DAVENPORT  
3215 E. JOHNSON AVE.  
JONESBORO, AR 72401  
870-932-2428
5. CITY WATER AND LIGHT - ENGINEERING  
RON BOWEN, P.E. - MANAGER  
400 EAST MONROE, P.O. BOX 1289  
JONESBORO, AR 72403  
870-935-5681, FAX: 870-930-3303  
RANDY SIMPKINS - CHIEF ENGINEER  
870-930-3320
6. CENTERPOINT ENERGY  
KEITH CRAIG - SERVICE TECHNICIAN  
3013 OLD FEEDHOUSE ROAD  
JONESBORO, AR 72401  
CELL: 870-897-3750
7. 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
8. SUDDEN LINK - CABLE TV  
1520 SOUTH CARAWAY ROAD  
JONESBORO, AR 72401  
BOB PROCK - CONSTRUCTION MANAGER  
870-933-8429 EXT: 212, FAX: 870-972-8141  
DEANNA HORNBACK - MANAGER  
JIMMY YANCY - FIELD MANAGER  
CELL: 870-219-8583

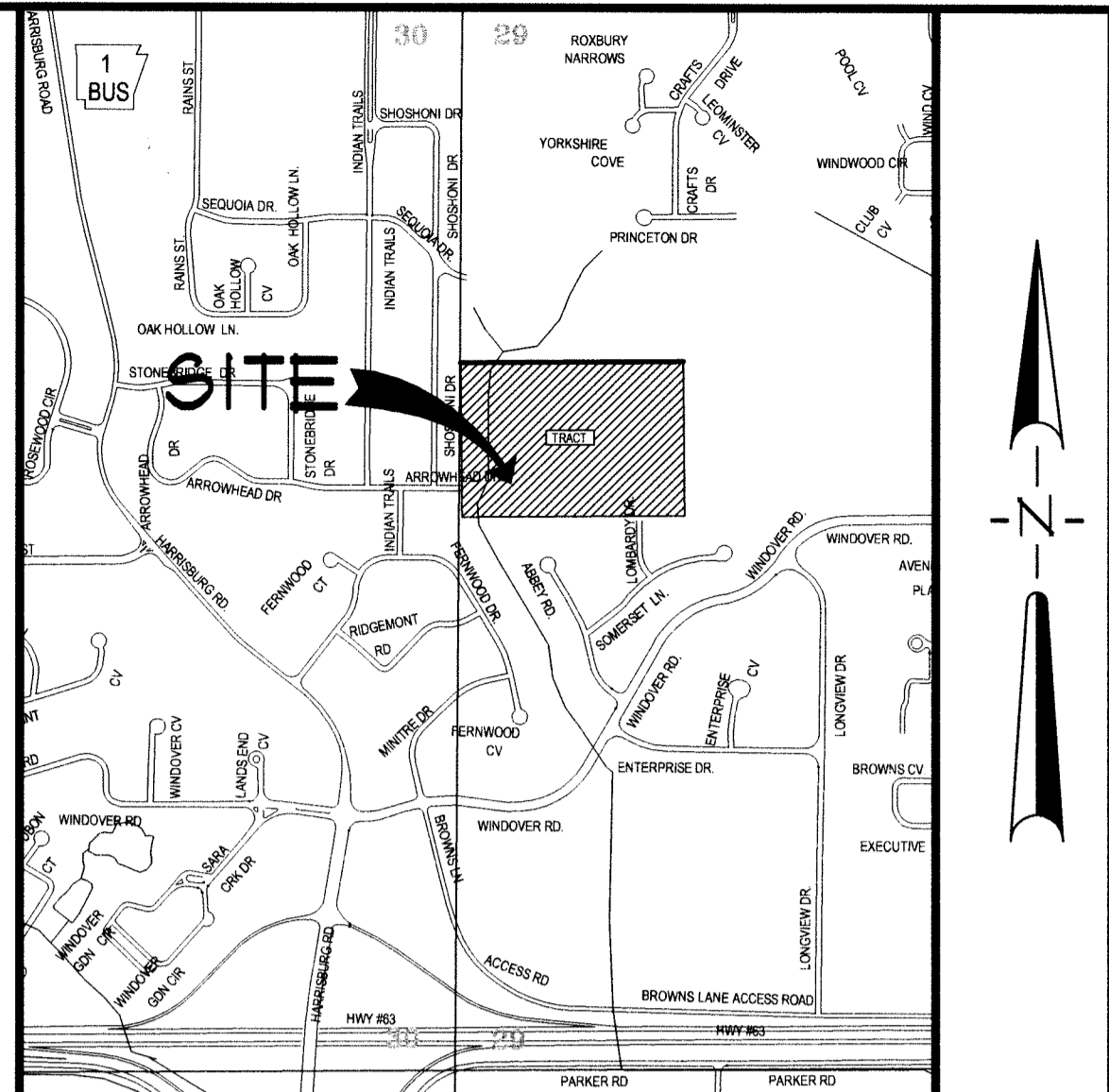
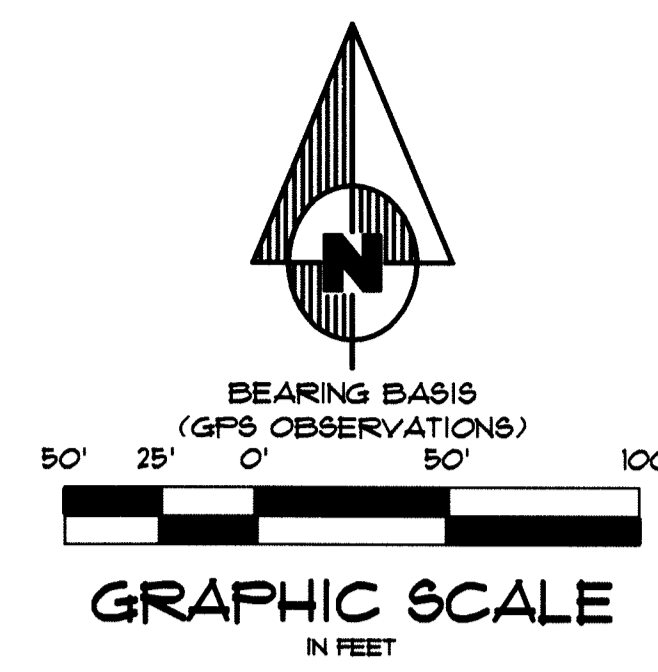
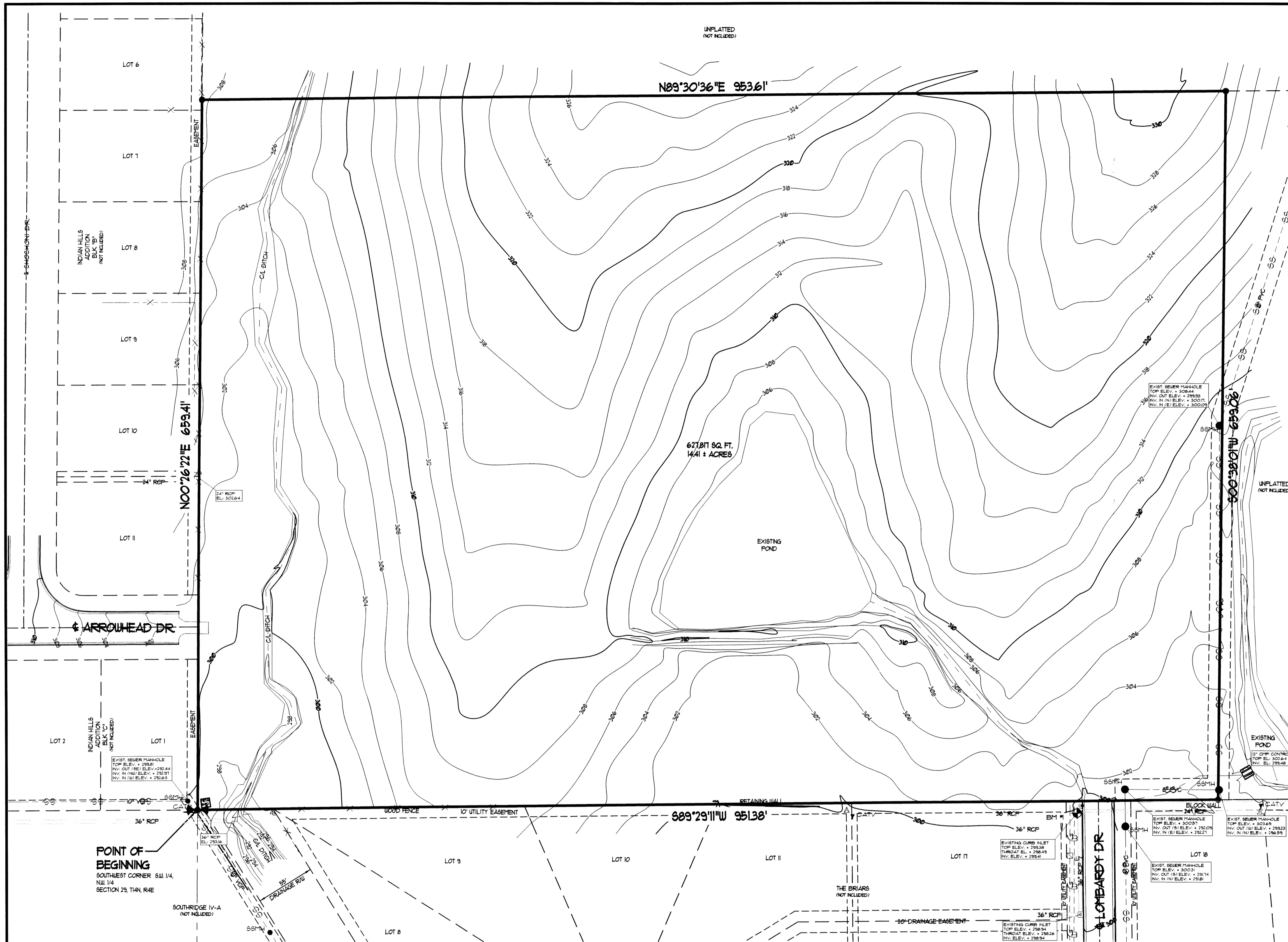
**BENCHMARK LIST:**

- | BM #1  | ELEV. = 345.55 (NAVD88) |
|--|-------------------------|
| CHISELED "□" IN NORTHWEST CORNER OF CURBED INLET, WEST SIDE OF SOUTHWEST DRIVE & NORTH SIDE OF OZARK DRIVE AT THE POINT OF TANGENCY OF RADIUS. |                         |



DESCRIPTION  
REV  
DATE





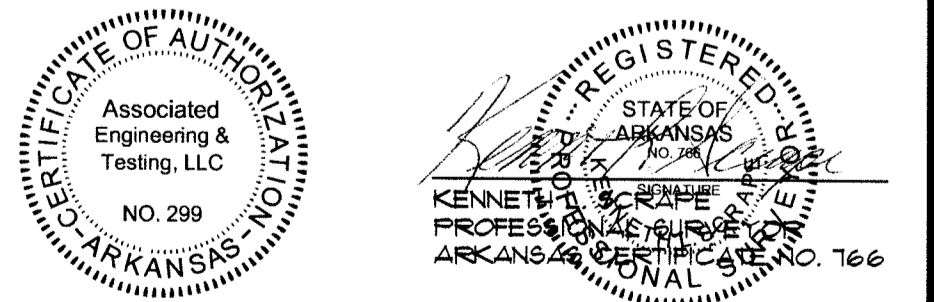
### LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	FOUND REBAR
	CITY OF JONESBORO G.P.S. MONUMENT
	BENCHMARK
	SET 1 1/4" IRON PIPE W/ PL #631 CAP
	EXISTING 8" CLAY SANITARY SEWER LINE
	EXISTING 8" PVC SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING 8" PVC WATER LINE
	EXISTING WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS MARKER
	EXISTING NATURAL GASLINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING UNDERGROUND ELECTRICAL LINE
	POWER POLE
	POWER JUNCTION, COMM. BOX
	LIGHT POLE (SINGLE)
	TRAFFIC SIGN
	TELEPHONE PEDESTAL
	CABLE TV BOX
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND CABLE TELEVISION LINE
	EXISTING PLASTIC SPLIT RAIL FENCE
	EXISTING GROUND CONTOUR
	EXISTING SPOT ELEVATION

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A TOPOGRAPHIC SURVEY OF THE PROPERTY AS SHOWN HEREON AND THAT SAID TOPOGRAPHIC SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF TOPOGRAPHIC SURVEY: 01/22/10



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

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
 PH: 810-937-3994 FAX: 810-935-1263

**TOPOGRAPHIC SURVEY**  
 FOR  
**NIX DEVELOPMENT CORPORATION**  
**JONESBORO, ARKANSAS**

### SURVEYOR'S NOTES

- THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF NIX DEVELOPMENT CORPORATION AND IS NOT ASSIGNABLE.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 IS A CHISELED SQUARE IN THE SOUTHWEST CORNER OF CURBED INLET TOP LOCATED 130' WEST AND 11' SOUTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 299.99 (NAVD 88)
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF UTILITY LOCATIONS PROVIDED BY ARKANSAS ONE-CALL SYSTEM INC. 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. R-1 ZONING IS DEFINED AS SINGLE FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1. THE BUILDING SETBACKS FOR R-1 ZONING ARE:  
 FRONT = 35'  
 SIDE = 15'  
 REAR = 25'
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 060310032C (PANEL 132 OF 200). EFFECTIVE DATE - SEPTEMBER 21, 1991. REVISED DATE - JUNE 25, 2007
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

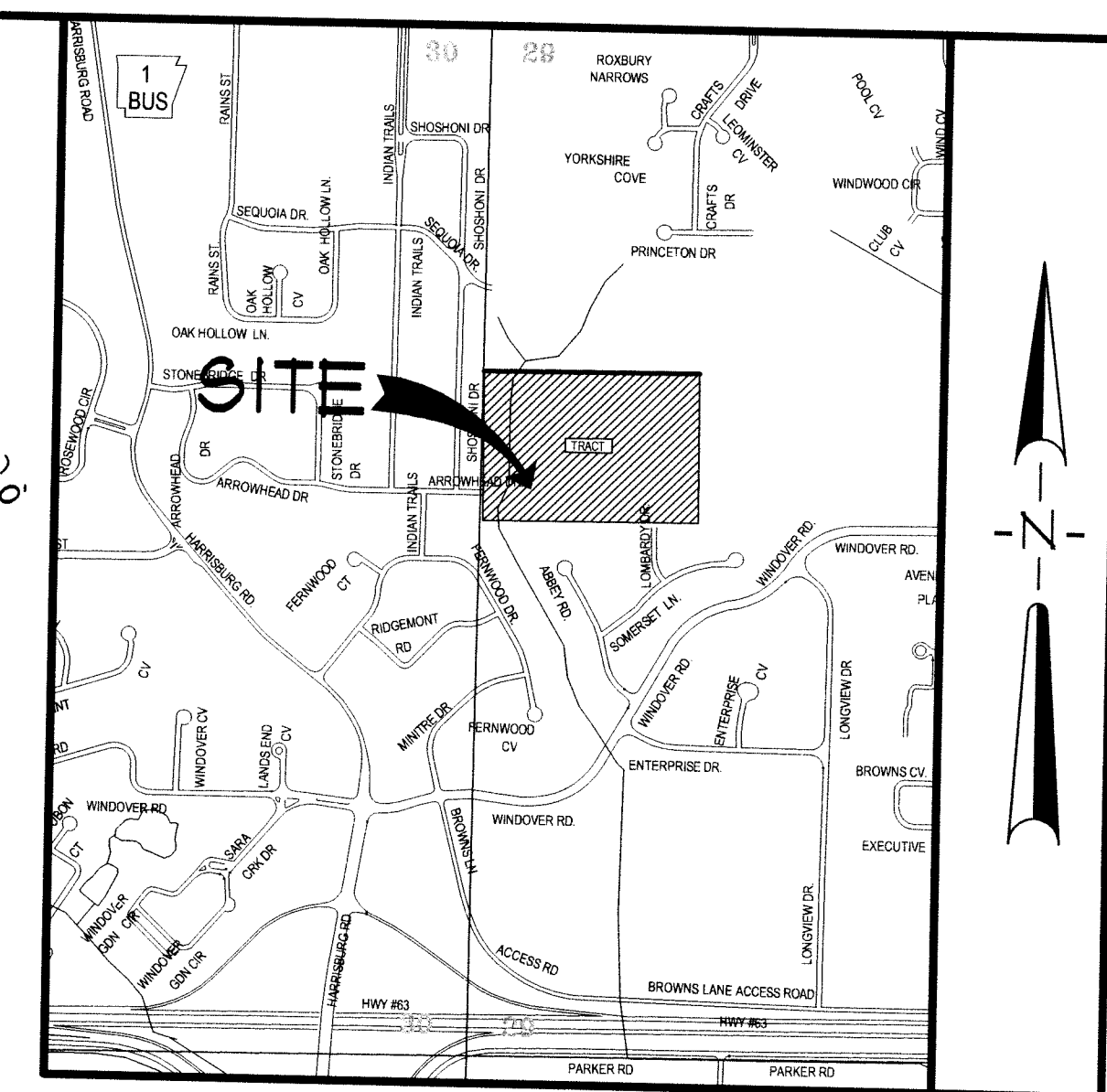
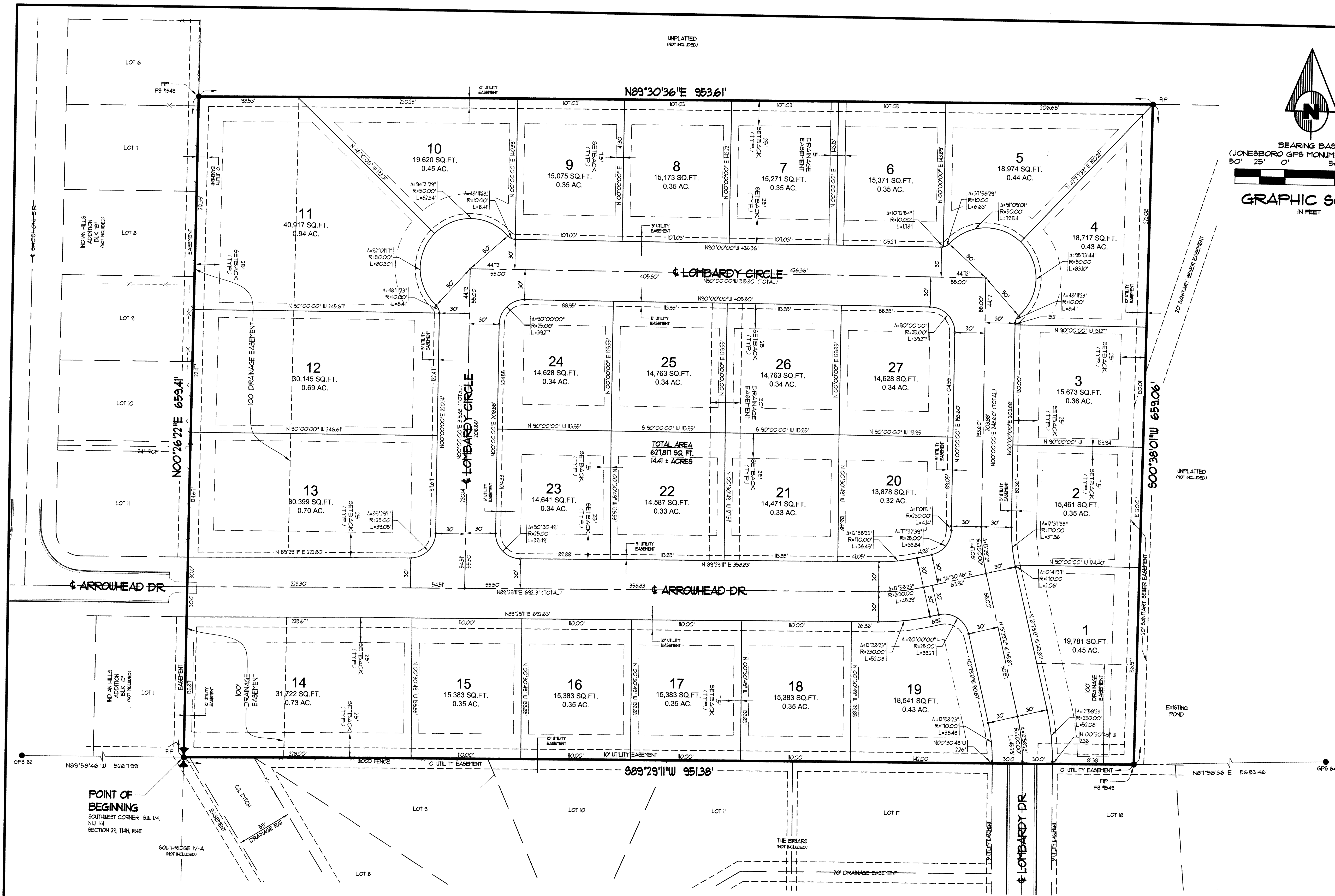
### UTILITY SERVICE PROVIDERS IN JONESBORO, AR

- A) WATER, SEWER AND ELECTRICITY:  
 CITY WATER & LIGHT, 400 EAST MONROE, P.O. BOX 1289, JONESBORO, AR 72403, PHONE: 810-939-8981 FAX: 810-930-3303  
 RON BOVEN, PE, MANAGER  
 RANDY SIMPKINS, PE, ENGINEERING SVC. DIR. 810-930-3320
- B) NATURAL GAS:  
 CENTERPOINT ENERGY, 3013 OLD FEEDHOUSE RD., JONESBORO, AR 72403  
 GARRETH JAMES, CONSTRUCTION & MNT. SUP. CELL: 810-897-3751
- C) TELEPHONE:  
 AT&T, 723 CHURCH, ROOM B 21, JONESBORO, AR 72403  
 PHIL FARLEY, AREA MANAGER INSTALLATION AND REPAIR, 810-972-7821, FAX: 810-972-7810  
 TOMMY GRAY, AREA MANAGER ENGINEERING DESIGN, 810-972-7887, FAX: 810-972-7833
- D) CABLE TELEVISION:  
 SUDDENLINK COMMUNICATIONS, 1520 SOUTH CARAWAY ROAD, JONESBORO, AR 72401  
 DEANNA HORNBACK, MANAGER, BOB FROOK, CONSTRUCTION MANAGER, 810-933-8429 (EXT.212), FAX: 810-972-8141  
 JIMMY YANCY, FIELD MANAGER, CELL: 810-219-8983

### DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°26'22" EAST ALONG THE WEST LINE OF SAID SECTION 29 SAID LINE ALSO BEING THE EAST LINE OF INDIAN HILLS SUBDIVISION, 699.41 FEET; THENCE NORTH 89°30'36" EAST DEPARTING SAID WEST LINE, 953.61; THENCE SOUTH 00°38'01" WEST 699.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 SAID POINT ALSO LYING ON THE NORTH LINE OF THE BRIARS SUBDIVISION; THENCE SOUTH 89°29'11" WEST ALONG SAID SOUTH LINE, 951.38 FEET TO THE POINT OF BEGINNING.  
 CONTAINING IN ALL 627,817 SQ. FT. OR 14.41 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.





**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.

ROBIN NIX  
NIX DEVELOPMENT CORPORATION

**DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHHEAD COUNTY, ARKANSAS; THENCE NORTH 00°26'22" EAST ALONG THE WEST LINE OF SAID SECTION 29, 659.41 FEET; ALSO BEING THE EAST LINE OF DEPARTING SAID WEST LINE, 553.61 FEET; THENCE SOUTH 89°30'36" EAST FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, SAID POINT ALSO LYING ON THE NORTH LINE OF THE BRIARS SUBDIVISION; THENCE SOUTH 89°29'11" WEST ALONG SAID SOUTH LINE, 553.99 FEET TO THE POINT OF BEGINNING.  
CONTAINING IN ALL 621,811 SQ. FT. OR 14.41 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 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 SURVEY: 06/30/10

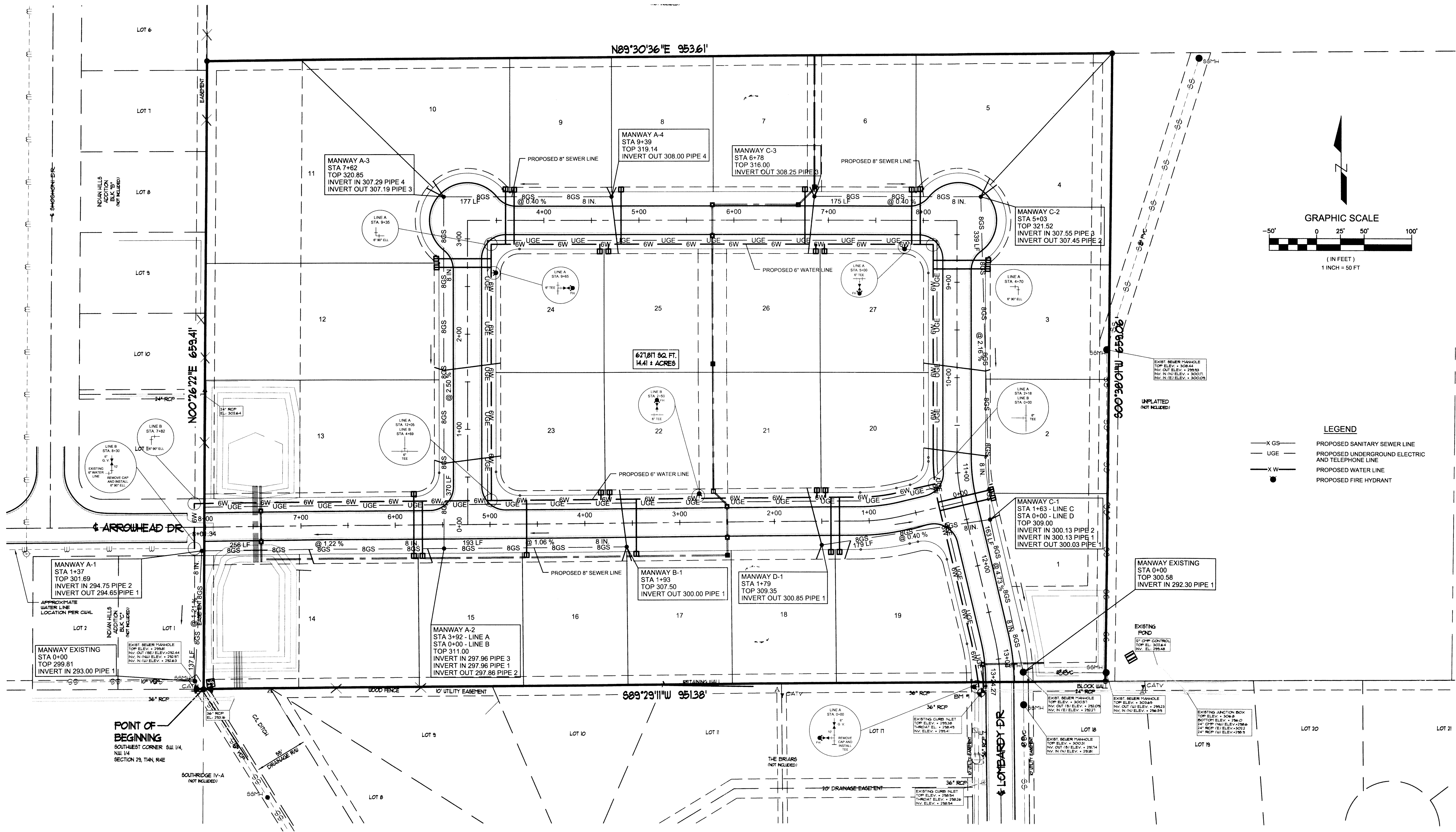
KENNETH L. SCRAPE  
PROFESSIONAL SURVEYOR  
ARKANSAS CERTIFICATE NO. 1666  
SIGNATURE AND SURVEYOR'S SEAL

ASSOCIATED ENGINEERING AND TESTING, LLC  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 870-932-3534 FAX: 870-935-1263

RECORD PLAT  
BRIARS 2ND ADDITION  
NIX DEVELOPMENT CORPORATION  
JONESBORO, ARKANSAS

DRAWN: KLS CHECKED: KLS DATE: 06/30/10 SHEET  
SCALE: 1" = 50' CADD FILE: 09102-002 DWG: 044294-001B 1 OF 1





REV	DATE	DESCRIPTION

**KELLY PANNECK, P.E.**  
 1205 LINWOOD  
 PARAGOULD, ARKANSAS 72450  
 PHONE: 870-565-3030 E-MAIL ADDRESS: kellypanneck@gmail.com

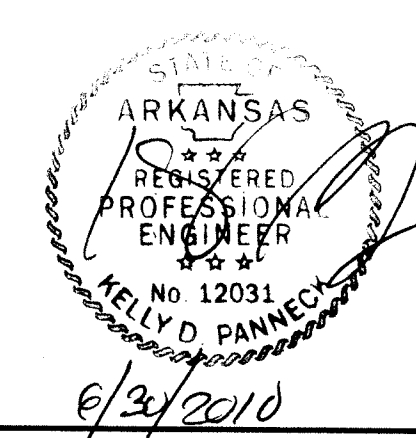
**SITE DEVELOPMENT PLANS**  
**BRIARS 2ND ADDITION**  
**JONESBORO, ARKANSAS**

**GENERAL WATER NOTES:**

- REFER TO SHEET 2 OF THESE PLANS FOR BENCHMARK INFORMATION.
- 2,035 LF OF 8" AWWA C-900 PRESSURE CLASS 150DR18 WATER LINE.
- ALL WATER LINES SHALL BE 8" C-900 WITH 42" MIN. COVER VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY OF JONESBORO UTILITIES SPECIFICATIONS AS WELL AS CITY WATER & LIGHT 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 PWS).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- 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.

**GENERAL SANITARY SEWER NOTES:**

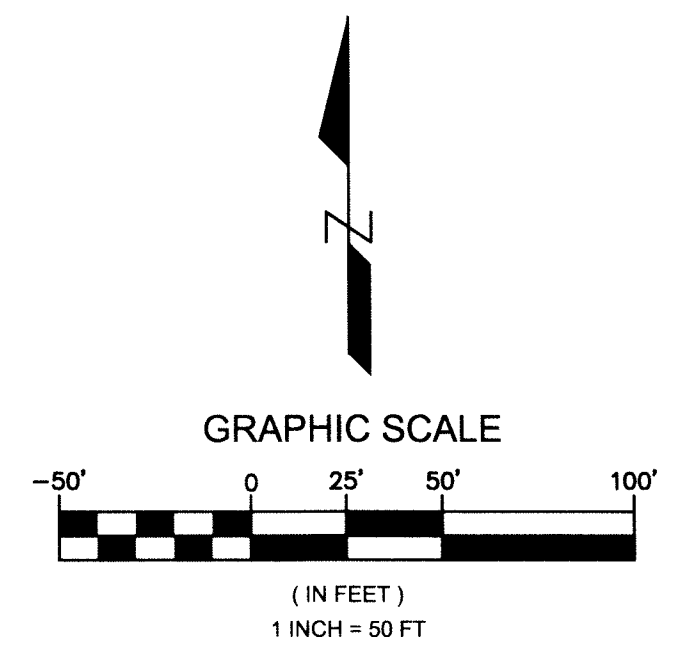
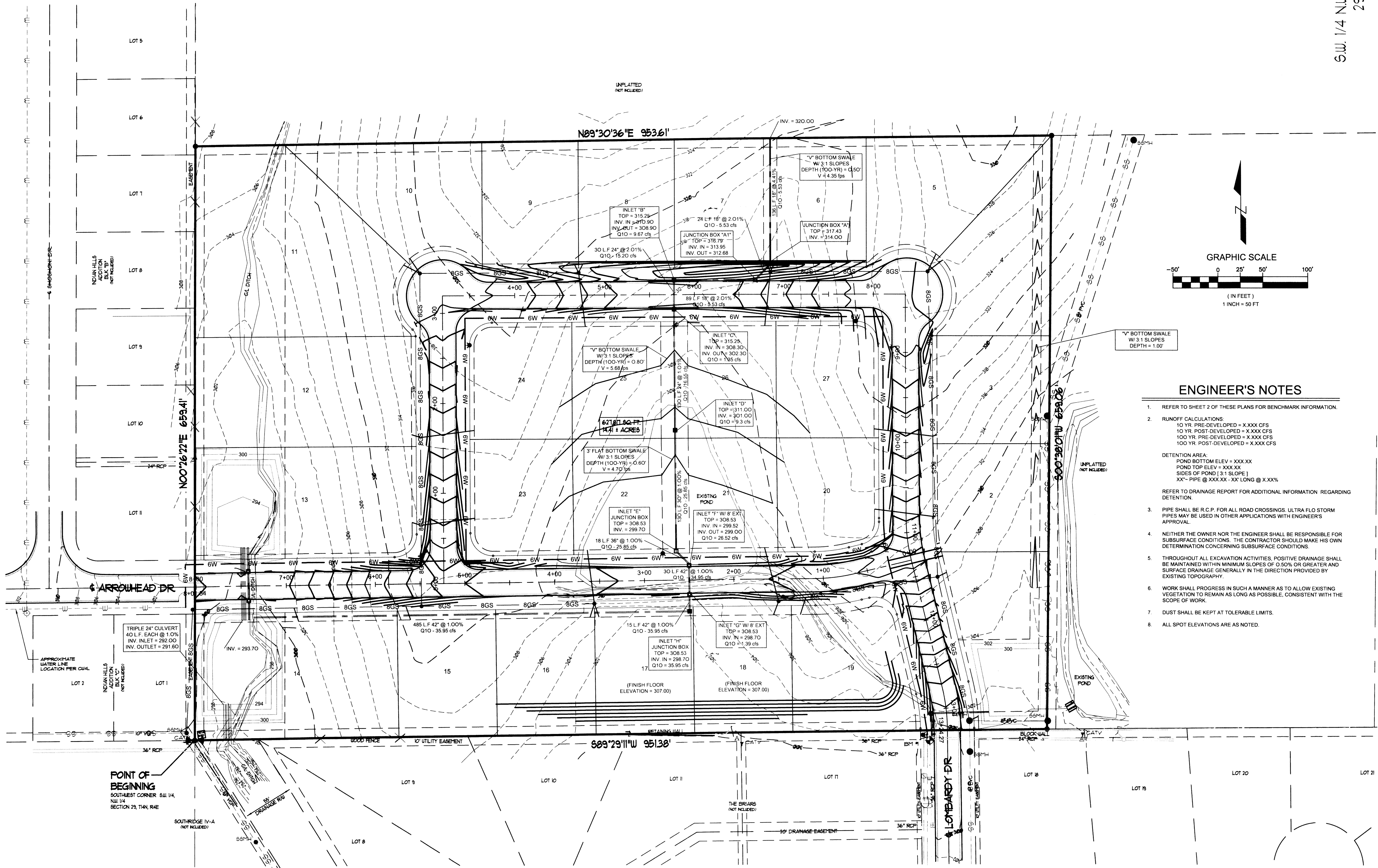
- REFER TO SHEET 2 OF THESE PLANS FOR BENCHMARK INFORMATION.
- ALL 8" SANITARY SEWER LINES SHALL BE ASTM D3034 SDR-35 UNLESS OTHERWISE SPECIFIED WITH 30" MIN. COVER AND INSTALLED WITH REQUIRED BEDDING.
- 1,989 LF OF 8" ASTM D3034 SDR-35 SEWER LINE.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY 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.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PIPE DISTANCES SHOWN ARE TO CENTER OF STRUCTURES.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATIONS 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 PWS).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS. SANITARY SEWER LINES SHALL BE A MINIMUM OF 10' FROM PERMANENT STRUCTURES.
- 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 ARE INCLUDED IN THE BASE BID.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.



**UTILITY PLAN**  
**C-4**



S.W. 1/4 N.L. 25



**ENGINEER'S NOTES**

- REFER TO SHEET 2 OF THESE PLANS FOR BENCHMARK INFORMATION.
- RUNOFF CALCULATIONS  
 10 YR. PRE-DEVELOPED = X.XXX CFS  
 10 YR. POST-DEVELOPED = X.XXX CFS  
 100 YR. PRE-DEVELOPED = X.XXX CFS  
 100 YR. POST-DEVELOPED = X.XXX CFS  
  
 DETENTION AREA  
 POND BOTTOM ELEV = XXX.XX  
 POND TOP ELEV = XXX.XX  
 SIDES OF POND [3:1 SLOPE]  
 XX'- PIPE @ XXX.XX - XX' LONG @ X.XX%  
  
 REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.
- PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEERS APPROVAL.
- NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SUBSURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUBSURFACE CONDITIONS.
- 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.
- ALL SPOT ELEVATIONS ARE AS NOTED.

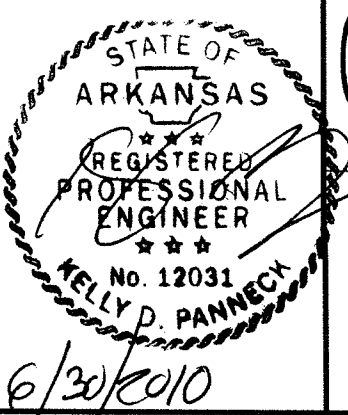
REV	DATE	DESCRIPTION

**KELLY PANNECK, P.E.**  
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 PARAGOULD, ARKANSAS 72450  
 PHONE: 870-565-3030 E-MAIL ADDRESS: kellypanneck@gmail.com

**SITE DEVELOPMENT PLANS**  
**BRIARS 2ND ADDITION**  
**JONESBORO, ARKANSAS**

06/30/10 BRIARS 2ND SDP DWG

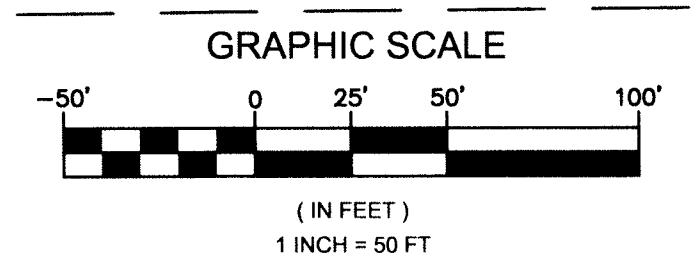
**GRADING PLAN**



**C-5**



S.W. 1/4 N.L. 23



**EROSION CONTROL MEASURES**

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).

SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.

CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.

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.

THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).

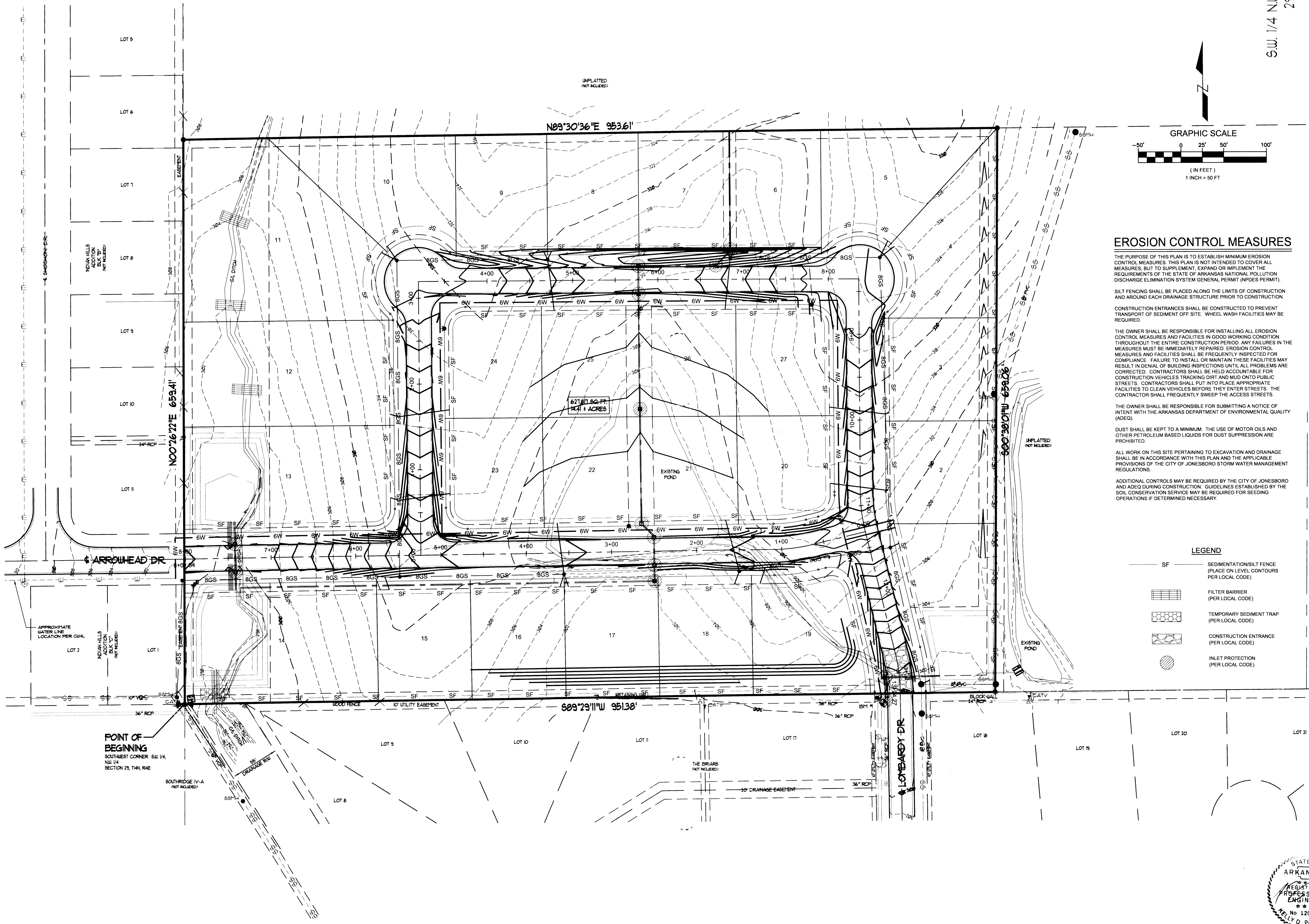
DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.

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.

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**

- SF SEDIMENTATION/SILT FENCE (PLACE ON LEVEL CONTOURS PER LOCAL CODE)
- [Grid pattern symbol] FILTER BARRIER (PER LOCAL CODE)
- [Circular pattern symbol] TEMPORARY SEDIMENT TRAP (PER LOCAL CODE)
- [Rectangular pattern symbol] CONSTRUCTION ENTRANCE (PER LOCAL CODE)
- [Hatched pattern symbol] INLET PROTECTION (PER LOCAL CODE)



REV	DATE	DESCRIPTION

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**SITE DEVELOPMENT PLANS**  
**BRIARS 2ND ADDITION**  
**JONESBORO, ARKANSAS**

06/30/10 BRIARS 2ND SDP.DWG

**EROSION CONTROL PLAN**

**C-6**

