

# SUBDIVISION PLAN

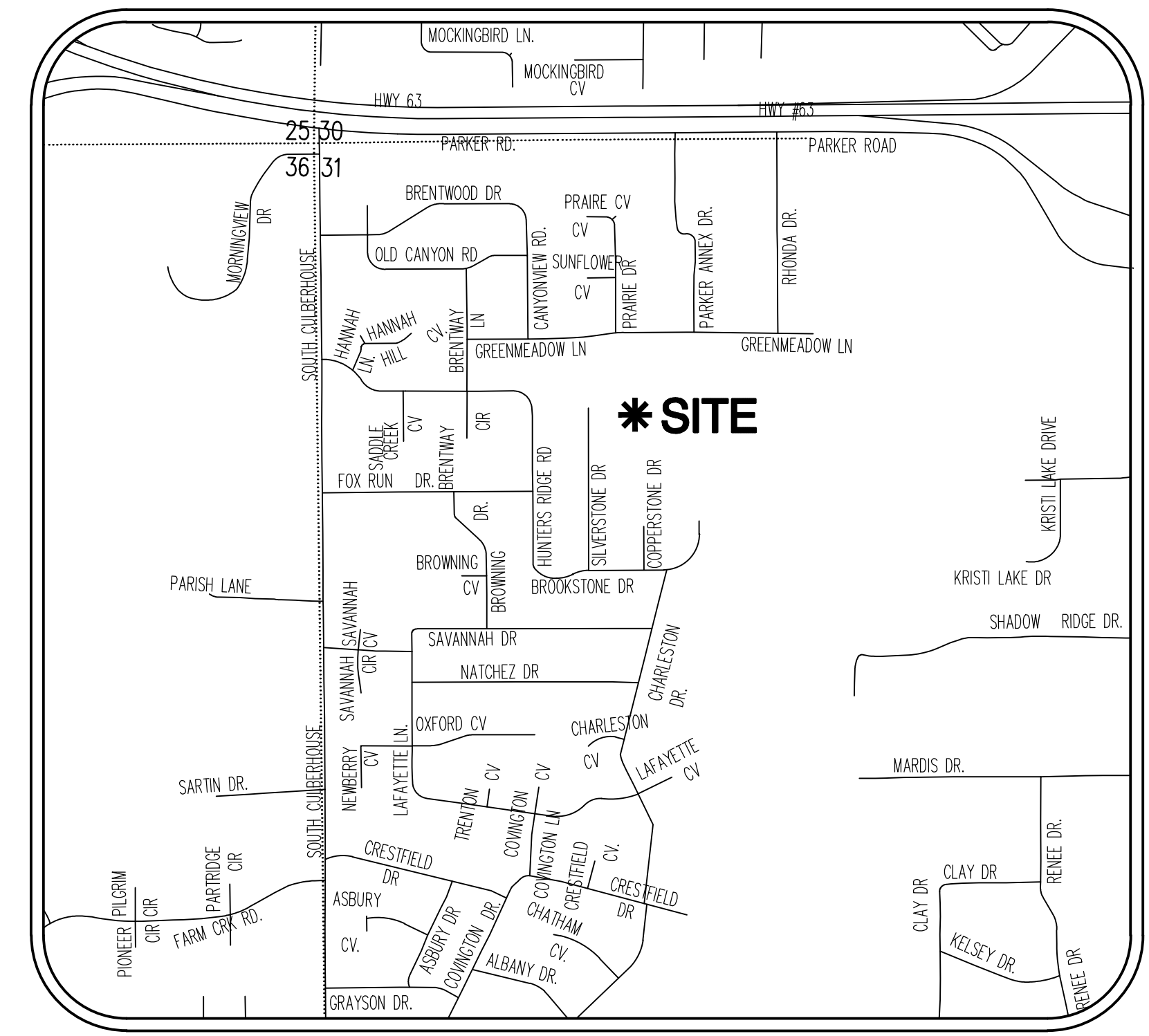
## BROOKSTONE SUBDIVISION, PHASE 4

### SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST

### JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare  
AND ASSOCIATES, INC.**  
 Civil Engineering, Surveying & Planning Services  
 1801 Latourette Drive, Jonesboro, AR, 72404  
 P: 870.932.2019 F: 870.932.1076

CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	307 VINE STREET JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	307 VINE STREET JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682



VICINITY MAP

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**COVER SHEET**  
 BROOKSTONE SUBDIVISION PHASE 4  
 TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



**Know what's below.  
Call before you dig.**

Haywood, Kenward, Bare, and Associates, Inc.	
CLIENT: KENSINGTON DEVELOPMENT	
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REVISIONS	
DATE	BY DESCRIPTION
PROJECT NO. K001-0013	
DRAWN BY JUN	CHECKED BY MAB
SHEET 1 OF 16	SCALE
DATE 05/31/11	DRAWING NO. 21-62





JASON H. BRANCH - SURVEYOR  
ARKANSAS - 1596



Haywood, Kenward, Bare,  
and Associates, Inc.  
ARKANSAS - 234

CLIENT:  
KENSINGTON DEVELOPMENT

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO:  
K001-0013-04

DRAWN BY:  
JUN

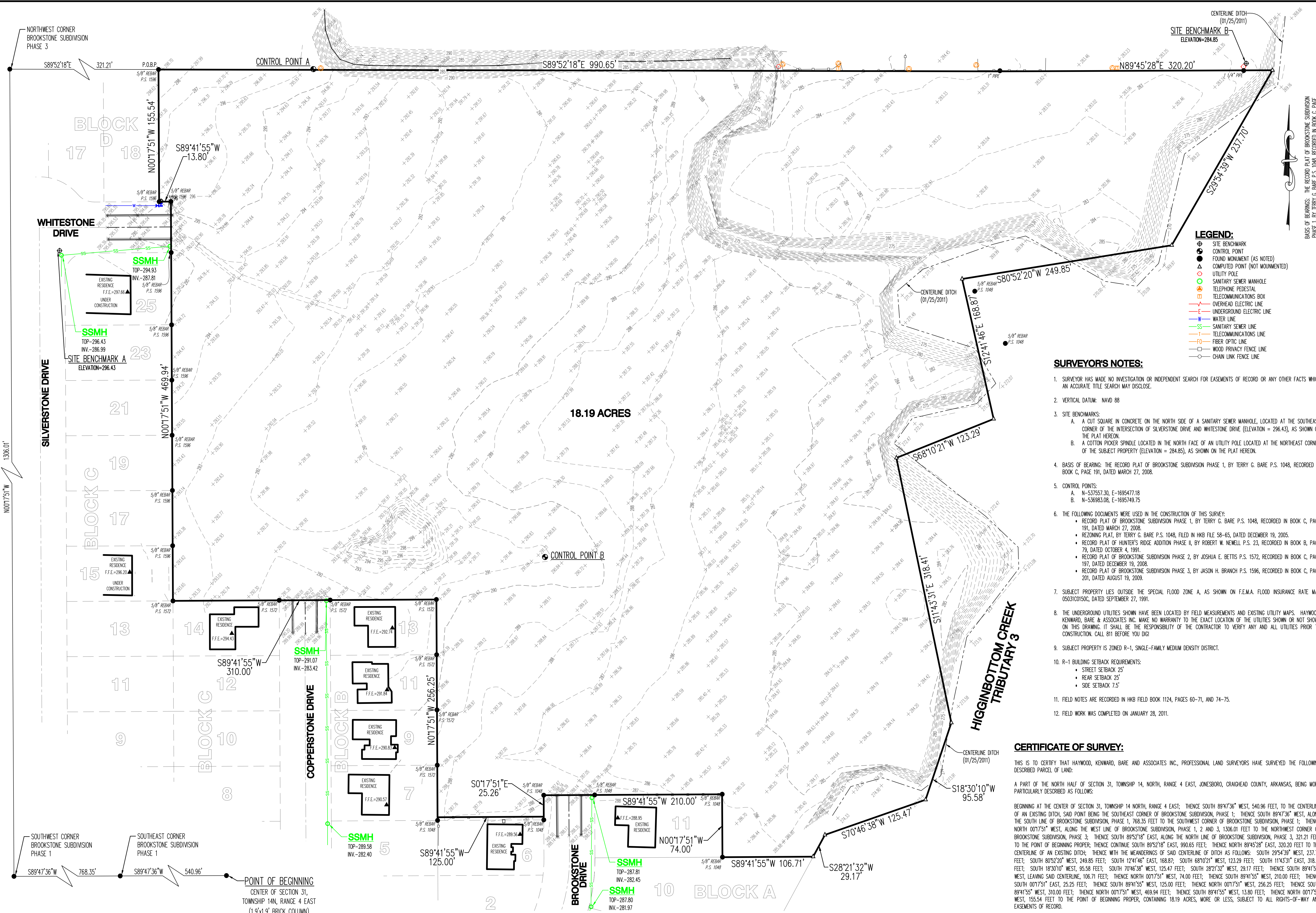
CHECKED BY:  
JHB

SHEET:  
3 OF 16

SCALE:  
1" = 50'

DATE:  
05/31/11

DRAWING NO:  
21-62



- LEGEND:**
- SITE BENCHMARK
  - CONTROL POINT
  - ▲ FOUND MONUMENT (AS NOTED)
  - COMPUTED POINT (NOT MOUNTED)
  - UTILITY POLE
  - SANITARY SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - TELECOMMUNICATIONS BOX
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - TELECOMMUNICATIONS LINE
  - FIBER OPTIC LINE
  - WOOD PRIVACY FENCE LINE
  - CHAIN LINK FENCE LINE

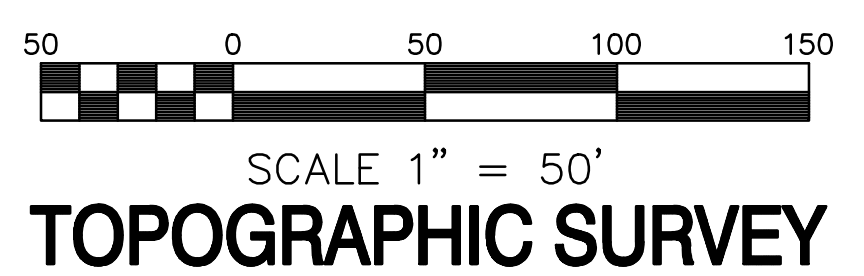
- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
  - VERTICAL DATUM: NAVD 88
  - SITE BENCHMARKS:
    - A CUT SQUARE IN CONCRETE ON THE NORTH SIDE OF A SANITARY SEWER MANHOLE, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SILVERSTONE DRIVE AND WHITESTONE DRIVE (ELEVATION = 296.43), AS SHOWN ON THE PLAT HEREON.
    - A COTTON PICKER SPINDLE LOCATED IN THE NORTH FACE OF AN UTILITY POLE LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY (ELEVATION = 284.85), AS SHOWN ON THE PLAT HEREON.
  - BASIS OF BEARING: THE RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.
  - CONTROL POINTS:
    - N-537557.30, E-1695477.18
    - N-536883.08, E-1695749.75
  - THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
    - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.
    - REZONING PLAT, BY TERRY G. BARE P.S. 1048, FILED IN HKB FILE 58-65, DATED DECEMBER 19, 2005.
    - RECORD PLAT OF HUNTER'S RIDGE ADDITION PHASE II, BY ROBERT W. NEWELL P.S. 23, RECORDED IN BOOK B, PAGE 79, DATED OCTOBER 4, 1991.
    - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 2, BY JOSHUA E. BETTIS P.S. 1572, RECORDED IN BOOK C, PAGE 197, DATED DECEMBER 19, 2008.
    - RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 3, BY JASON H. BRANCH P.S. 1596, RECORDED IN BOOK C, PAGE 201, DATED AUGUST 19, 2009.
  - SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 0503100150C, DATED SEPTEMBER 27, 1991.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. HAYWOOD, KENWARD, BARE & ASSOCIATES INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG!
  - SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
  - R-1 BUILDING SETBACK REQUIREMENTS:
    - STREET SETBACK 25'
    - REAR SETBACK 25'
    - SIDE SETBACK 7.5'
  - FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1124, PAGES 60-71, AND 74-75.
  - FIELD WORK WAS COMPLETED ON JANUARY 28, 2011.

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 89°47'36" WEST, 540.96 FEET, TO THE CENTERLINE OF AN EXISTING DITCH, SAID POINT BEING THE SOUTHWEST CORNER OF BROOKSTONE SUBDIVISION, PHASE 1; THENCE SOUTH 89°47'36" WEST, ALONG THE SOUTH LINE OF BROOKSTONE SUBDIVISION, PHASE 1, 768.35 FEET TO THE SOUTHWEST CORNER OF BROOKSTONE SUBDIVISION, PHASE 1; THENCE NORTH 00°17'51" WEST, ALONG THE WEST LINE OF BROOKSTONE SUBDIVISION, PHASE 1, 2 AND 3, 1306.01 FEET TO THE NORTHWEST CORNER OF BROOKSTONE SUBDIVISION, PHASE 3; THENCE SOUTH 89°52'18" EAST, ALONG THE NORTH LINE OF BROOKSTONE SUBDIVISION, PHASE 3, 321.21 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 89°52'18" EAST, 990.65 FEET; THENCE NORTH 89°45'28" EAST, 320.20 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE WITH THE MEANDERINGS OF SAID CENTERLINE OF DITCH AS FOLLOWS: SOUTH 29°54'39" WEST, 237.70 FEET; SOUTH 80°52'20" WEST, 249.85 FEET; SOUTH 12°41'46" EAST, 168.87; SOUTH 68°10'21" WEST, 123.29 FEET; SOUTH 11°43'31" EAST, 318.18 FEET; SOUTH 18°30'10" WEST, 95.58 FEET; SOUTH 70°46'38" WEST, 125.47 FEET; SOUTH 28°21'32" WEST, 29.17 FEET; THENCE SOUTH 89°41'55" WEST, LEAVING SAID CENTERLINE, 106.71 FEET; THENCE NORTH 00°17'51" WEST, 74.00 FEET; THENCE SOUTH 89°41'55" WEST, 210.00 FEET; THENCE SOUTH 00°17'51" EAST, 25.25 FEET; THENCE SOUTH 89°41'55" WEST, 125.00 FEET; THENCE NORTH 00°17'51" WEST, 256.25 FEET; THENCE SOUTH 89°41'55" WEST, 310.00 FEET; THENCE NORTH 00°17'51" WEST, 469.94 FEET; THENCE SOUTH 89°41'55" WEST, 13.80 FEET; THENCE NORTH 00°17'51" WEST, 155.54 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 18.19 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



**POINT OF BEGINNING**  
CENTER OF SECTION 31,  
TOWNSHIP 14N, RANGE 4 EAST  
(1.9"x1.9" BRICK COLUMN)  
MONUMENT ACCESSORIES  
N18°E-17.35', TO A CPS IN WEST FACE OF A 18" HICKORY  
S00°W-24.68', TO A CPS IN WEST FACE OF A 14" HICKORY  
S66°W-33.45', TO THE CENTER OF A SANITARY SEWER MANHOLE

18.19 ACRES

BLOCK A

HIGGINBOTTOM CREEK  
TRIBUTARY 3

COPPERSTONE DRIVE

SILVERSTONE DRIVE

WHITESTONE DRIVE

BROOKSTONE DRIVE

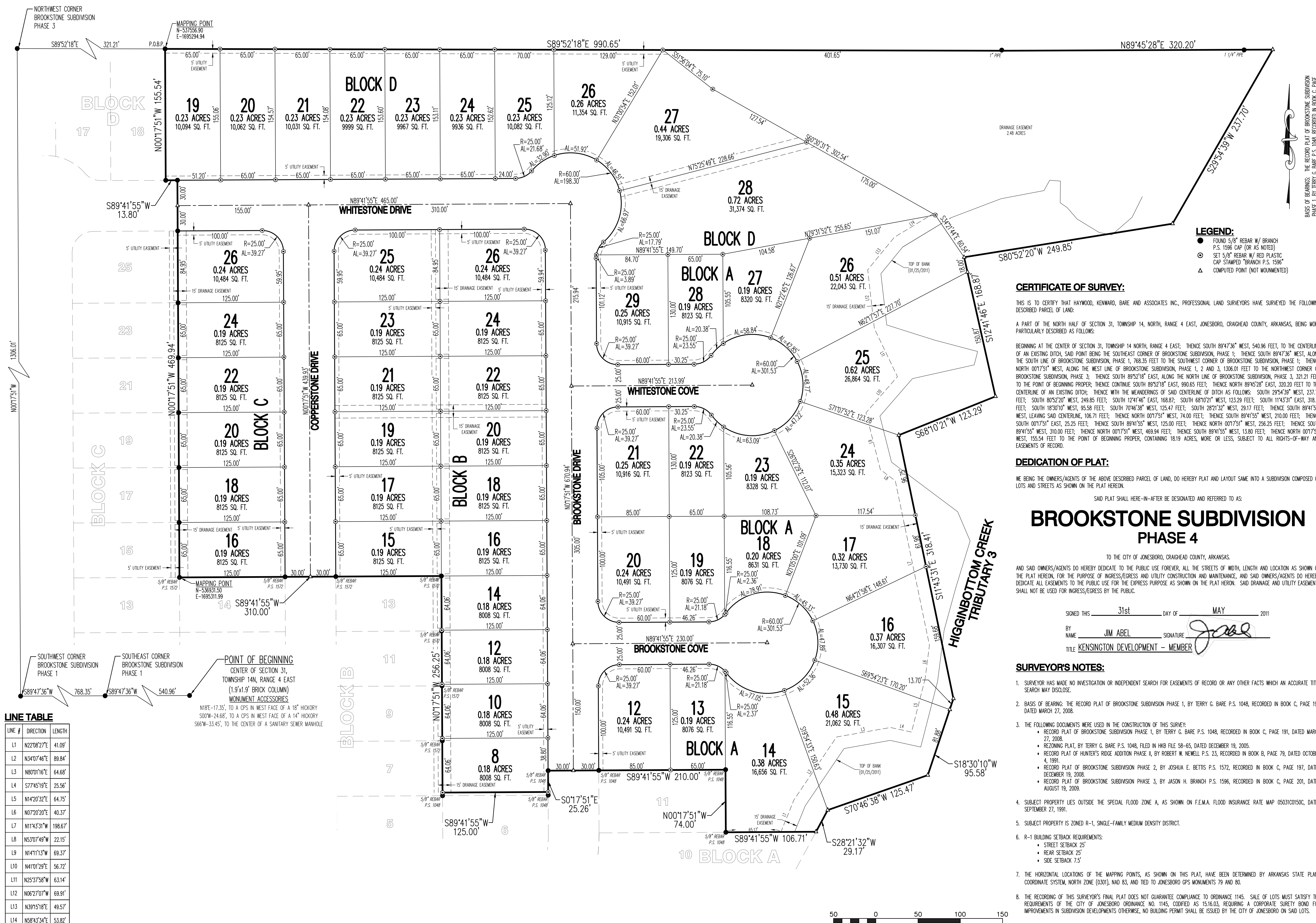
BLOCK D

BLOCK C

BLOCK B

BLOCK A

BASES OF BEARINGS: THE RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N22°08'27"E	41.09'
L2	N34°07'46"E	89.84'
L3	N80°01'16"E	64.68'
L4	S77°45'19"E	25.56'
L5	N14°20'32"E	64.75'
L6	N07°20'20"E	40.37'
L7	N11°43'31"W	198.67'
L8	N53°07'49"W	22.15'
L9	N14°11'13"W	69.37'
L10	N41°01'29"E	56.72'
L11	N25°37'58"W	63.14'
L12	N06°27'07"W	69.91'
L13	N39°15'18"E	49.57'
L14	N58°43'34"E	53.82'

LEGEND:  
● FOUND 5/8" REBAR W/ BRANCH P.S. 1596 CAP (OR AS NOTED)  
○ SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "BRANCH P.S. 1596"  
△ COMPUTED POINT (NOT MOUNTED)

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

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DEDICATION OF PLAT:

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HEREON.

SAID PLAT SHALL HERE-IN-AFTER BE DESIGNATED AND REFERRED TO AS:

BROOKSTONE SUBDIVISION PHASE 4

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HEREON, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HEREON. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE FOR INGRESS/EGRESS BY THE PUBLIC.

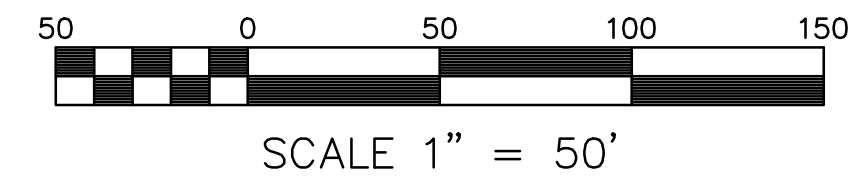
SIGNED THIS 31st DAY OF MAY 2011

BY NAME JIM ABEL SIGNATURE [Signature]

TITLE KENSINGTON DEVELOPMENT - MEMBER

SURVEYORS NOTES:

- 1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 2. BASIS OF BEARING: THE RECORD PLAT OF BROOKSTONE SUBDIVISION PHASE 1, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 191, DATED MARCH 27, 2008.
- 3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
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- 4. SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 050310150C, DATED SEPTEMBER 27, 1991.
- 5. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- 6. R-1 BUILDING SETBACK REQUIREMENTS:
  - STREET SETBACK 25'
  - REAR SETBACK 25'
  - SIDE SETBACK 7.5'
- 7. THE HORIZONTAL LOCATIONS OF THE MAPPING POINTS, AS SHOWN ON THIS PLAT, HAVE BEEN DETERMINED BY ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83, AND TIED TO JONESBORO GPS MONUMENTS 79 AND 80.
- 8. THE RECORDING OF THIS SURVEYOR'S FINAL PLAT DOES NOT GUARANTEE COMPLIANCE TO ORDINANCE 1145. SALE OF LOTS MUST SATISFY THE REQUIREMENTS OF THE CITY OF JONESBORO ORDINANCE NO. 1145, DATED AS 15.16.03, REQUIRING A CORPORATE SURETY BOND FOR IMPROVEMENTS IN SUBDIVISION DEVELOPMENTS OTHERWISE, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY OF JONESBORO ON SAID LOTS.



RECORD PLAT



JASON H. BRANCH - SURVEYOR  
ARKANSAS - 1596



Haywood, Kenward, Bare, and Associates, Inc  
ARKANSAS - 234

CLIENT: KENSINGTON DEVELOPMENT

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO. K001-0013-02

DRAWN BY JUN CHECKED BY JHB

SHEET 4 OF 16 SCALE 1"=50'  
DATE 05/31/11 DRAWING NO. 21-62

EROSION CONTROL PLAN

BROOKSTONE SUBDIVISION PHASE 4  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



Haywood, Kenward, Bare, and Associates, Inc  
Arkansas - 234

CLIENT:  
Kensington Development

REVISIONS

DATE	BY	DESCRIPTION

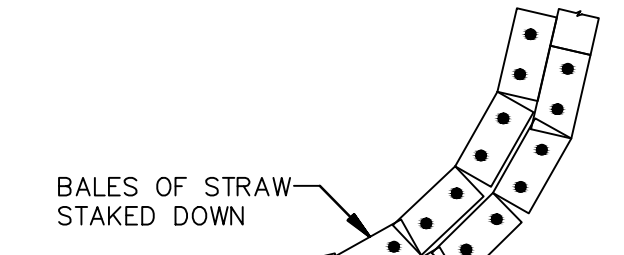
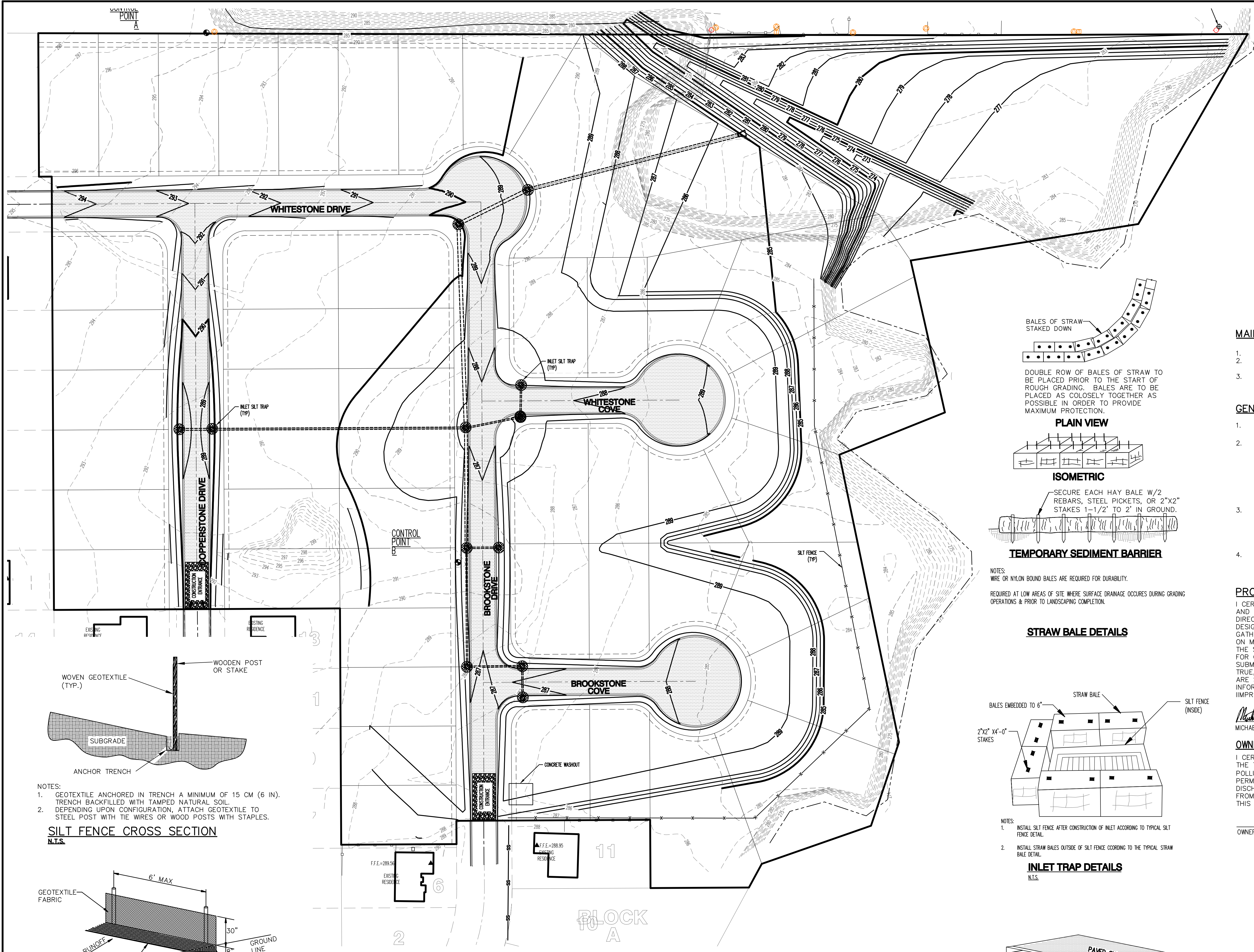
PROJECT NO. K001-0013

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MAB	MAB

SHEET 5 OF 16 SCALE 1"=50'

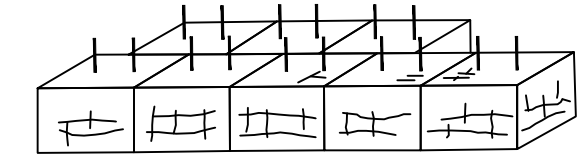
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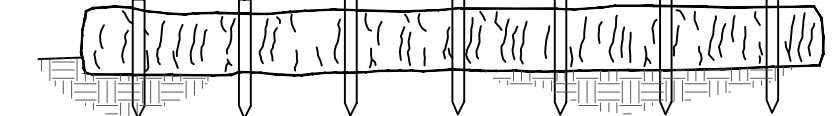


DOUBLE ROW OF BALES OF STRAW TO BE PLACED PRIOR TO THE START OF ROUGH GRADING. BALES ARE TO BE PLACED AS CLOSELY TOGETHER AS POSSIBLE IN ORDER TO PROVIDE MAXIMUM PROTECTION.

PLAIN VIEW



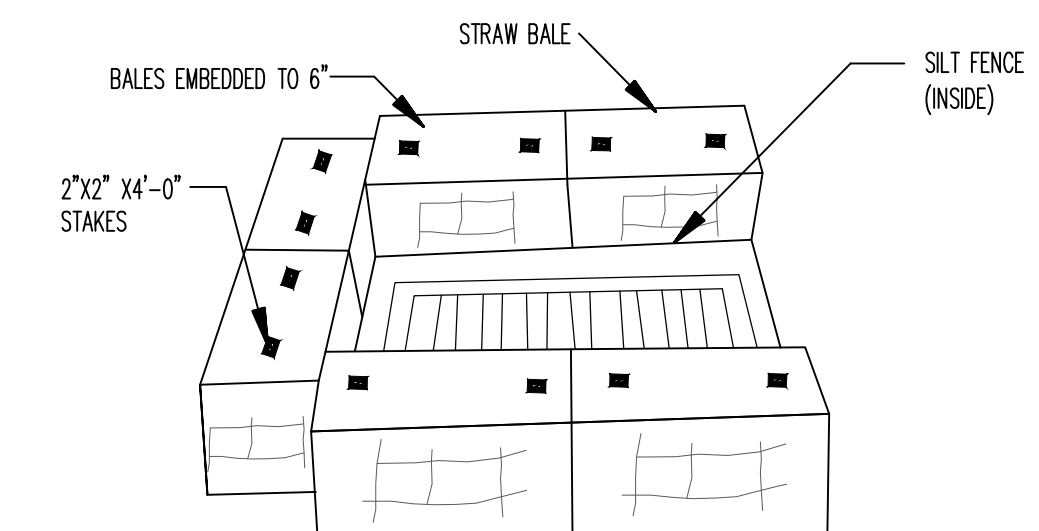
SECURE EACH HAY BALE W/2 REBARS, STEEL PICKETS, OR 2"x2" STAKES 1-1/2' TO 2' IN GROUND.



NOTES:  
WIRE OR NYLON BOUND BALES ARE REQUIRED FOR DURABILITY.

REQUIRED AT LOW AREAS OF SITE WHERE SURFACE DRAINAGE OCCURS DURING GRADING OPERATIONS & PRIOR TO LANDSCAPING COMPLETION.

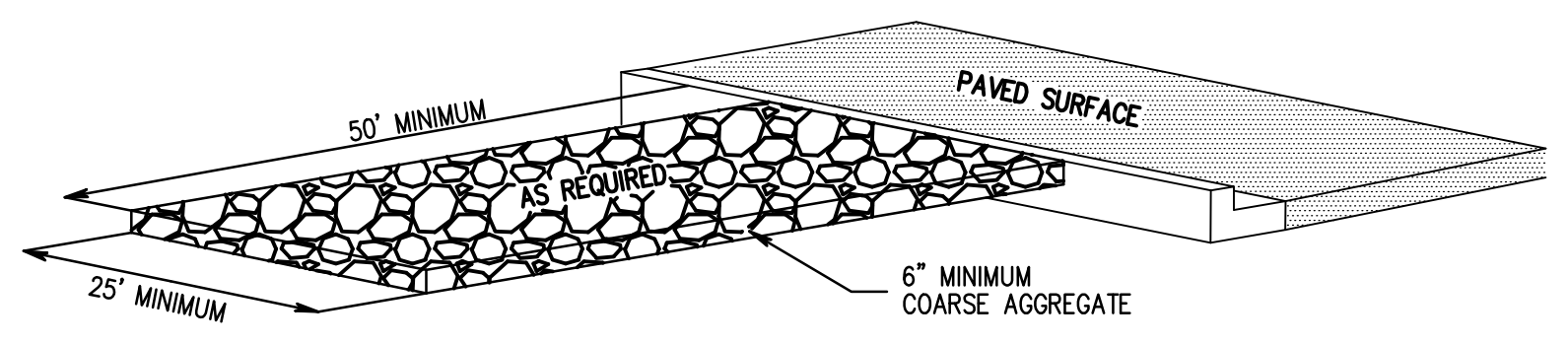
STRAW BALE DETAILS



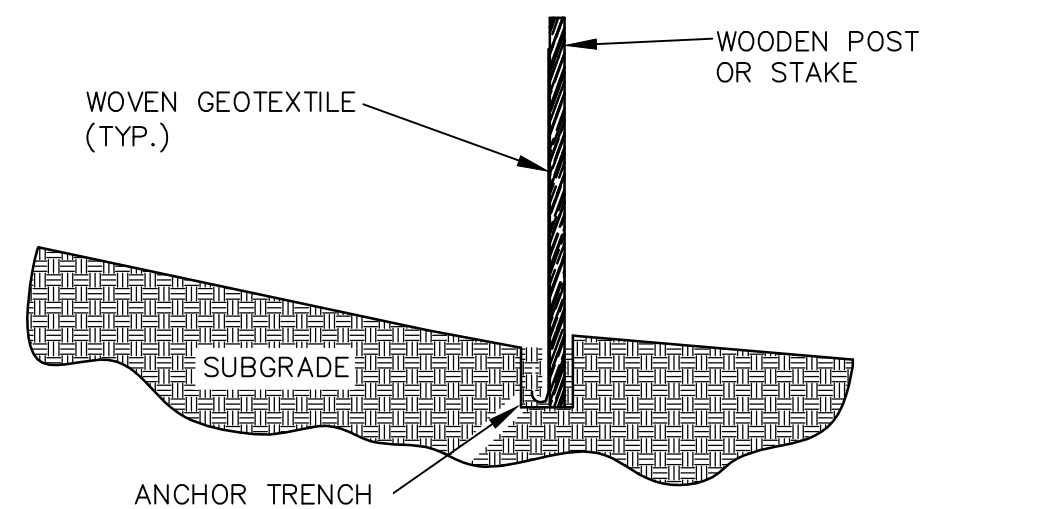
NOTES:  
1. INSTALL SILT FENCE AFTER CONSTRUCTION OF INLET ACCORDING TO TYPICAL SILT FENCE DETAIL.  
2. INSTALL STRAW BALES OUTSIDE OF SILT FENCE ACCORDING TO THE TYPICAL STRAW BALE DETAIL.

INLET TRAP DETAILS

N.T.S.

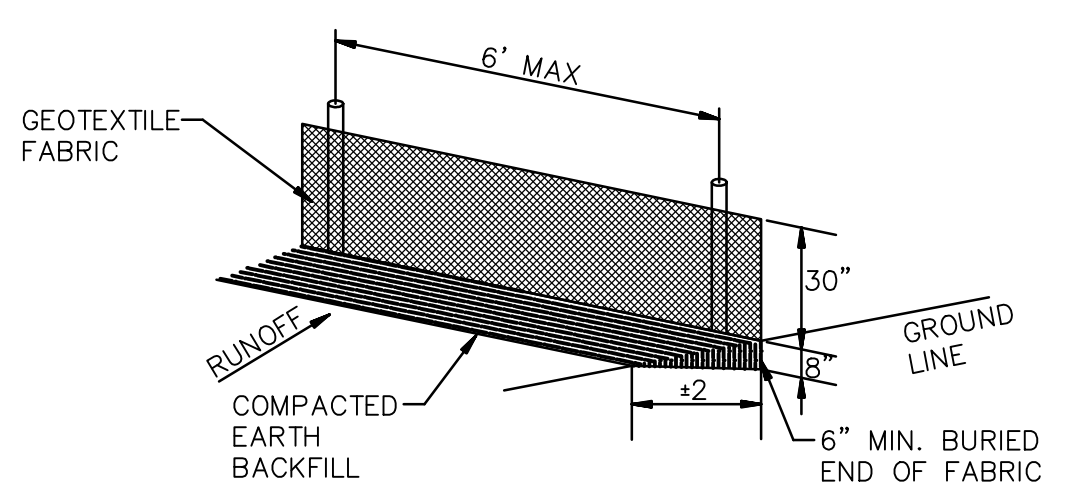


CONSTRUCTION ENTRANCE DETAIL  
N.T.S.



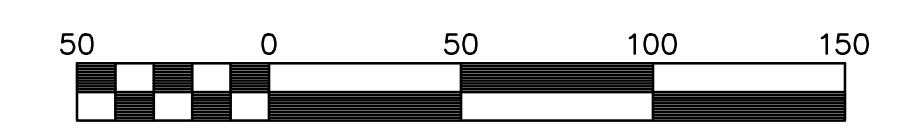
NOTES:  
1. GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 15 CM (6 IN). TRENCH BACKFILLED WITH TAMPED NATURAL SOIL.  
2. DEPENDING UPON CONFIGURATION, ATTACH GEOTEXTILE TO STEEL POST WITH TIE WIRES OR WOOD POSTS WITH STAPLES.

SILT FENCE CROSS SECTION  
N.T.S.



SILT FENCE NOTES:  
GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.

SILT FENCE DETAIL  
N.T.S.



SCALE 1" = 50'  
EROSION CONTROL PLAN

## GRADING AND DRAINAGE PLAN

BROOKSTONE SUBDIVISION PHASE 4  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



Haywood, Kenward, Bare, and Associates, Inc  
Arkansas - 234

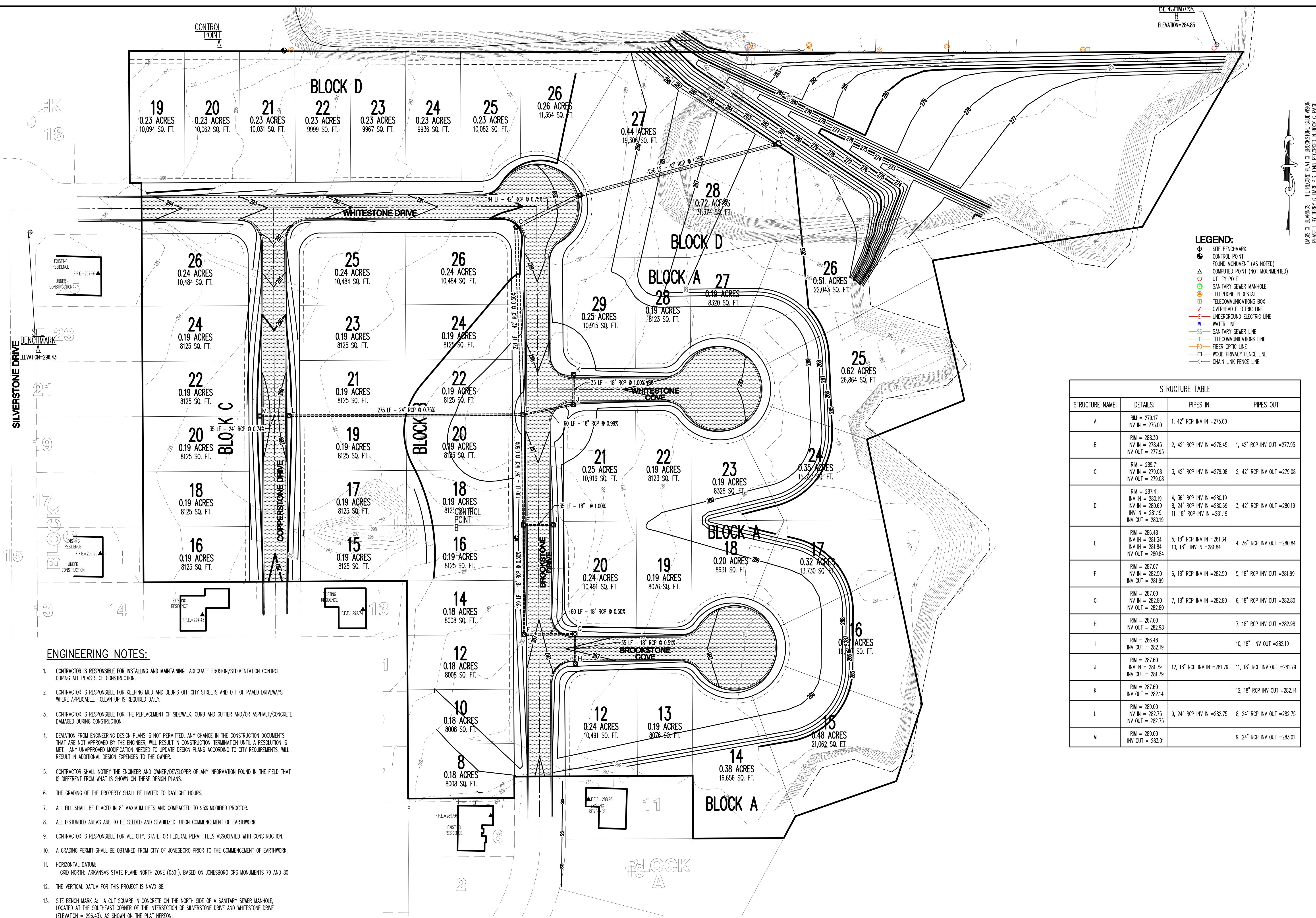
CLIENT:  
Kensington Development

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO.  
K001-0013

DRAWN BY: MAB  
CHECKED BY: MAB  
SHEET: 6 OF 16  
SCALE: 1"=50'  
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DRAWING NO.: 21-62



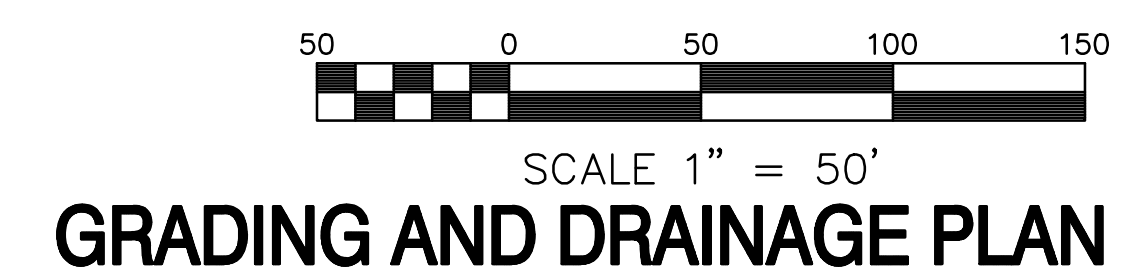
**LEGEND:**

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- TELECOMMUNICATIONS BOX
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- FIBER OPTIC LINE
- WOOD PRIVACY FENCE LINE
- CHAIN LINK FENCE LINE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
A	RIM = 279.17 INV IN = 275.00	1, 42" RCP INV IN = 275.00	
B	RIM = 288.30 INV IN = 278.45 INV OUT = 277.95	2, 42" RCP INV IN = 278.45	1, 42" RCP INV OUT = 277.95
C	RIM = 289.71 INV IN = 279.08 INV OUT = 279.08	3, 42" RCP INV IN = 279.08	2, 42" RCP INV OUT = 279.08
D	RIM = 287.41 INV IN = 280.19 INV IN = 280.69 INV IN = 281.19 INV OUT = 280.19	4, 36" RCP INV IN = 280.19 8, 24" RCP INV IN = 280.69 11, 18" RCP INV IN = 281.19	3, 42" RCP INV OUT = 280.19
E	RIM = 286.48 INV IN = 281.34 INV IN = 281.84 INV OUT = 280.84	5, 18" RCP INV IN = 281.34 10, 18" INV IN = 281.84	4, 36" RCP INV OUT = 280.84
F	RIM = 287.07 INV IN = 282.50 INV OUT = 281.99	6, 18" RCP INV IN = 282.50	5, 18" RCP INV OUT = 281.99
G	RIM = 287.00 INV IN = 282.80 INV OUT = 282.80	7, 18" RCP INV IN = 282.80	6, 18" RCP INV OUT = 282.80
H	RIM = 287.00 INV OUT = 282.98		7, 18" RCP INV OUT = 282.98
I	RIM = 286.48 INV OUT = 282.19		10, 18" INV OUT = 282.19
J	RIM = 287.60 INV IN = 281.79 INV OUT = 281.79	12, 18" RCP INV IN = 281.79	11, 18" RCP INV OUT = 281.79
K	RIM = 287.60 INV OUT = 282.14		12, 18" RCP INV OUT = 282.14
L	RIM = 289.00 INV IN = 282.75 INV OUT = 282.75	9, 24" RCP INV IN = 282.75	8, 24" RCP INV OUT = 282.75
M	RIM = 289.00 INV OUT = 283.01		9, 24" RCP INV OUT = 283.01

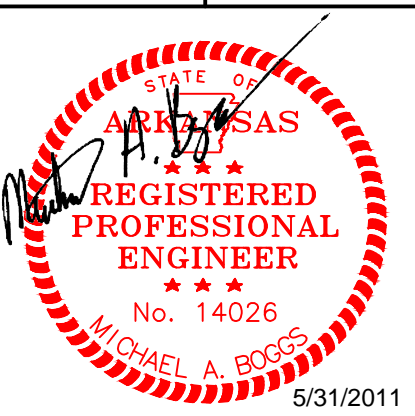
**ENGINEERING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND OFF OF PAVED DRIVEWAYS WHERE APPLICABLE. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK, CURB AND GUTTER AND/OR ASPHALT/CONCRETE DAMAGED DURING CONSTRUCTION.
- DEVIATION FROM ENGINEERING DESIGN PLANS IS NOT PERMITTED. ANY CHANGE IN THE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED BY THE ENGINEER, WILL RESULT IN CONSTRUCTION TERMINATION UNTIL A RESOLUTION IS MET. ANY UNAPPROVED MODIFICATION NEEDED TO UPDATE DESIGN PLANS ACCORDING TO CITY REQUIREMENTS, WILL RESULT IN ADDITIONAL DESIGN EXPENSES TO THE OWNER.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.
- THE GRADING OF THE PROPERTY SHALL BE LIMITED TO DAYLIGHT HOURS.
- ALL FILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- ALL DISTURBED AREAS ARE TO BE SEEDED AND STABILIZED UPON COMMENCEMENT OF EARTHWORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL CITY, STATE, OR FEDERAL PERMIT FEES ASSOCIATED WITH CONSTRUCTION.
- A GRADING PERMIT SHALL BE OBTAINED FROM CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK.
- HORIZONTAL DATUM:  
GRID NORTH: ARKANSAS STATE PLANE NORTH ZONE (0301), BASED ON JONESBORO GPS MONUMENTS 79 AND 80
- THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88.
- SITE BENCH MARK A: A CUT SQUARE IN CONCRETE ON THE NORTH SIDE OF A SANITARY SEWER MANHOLE, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SILVERSTONE DRIVE AND WHITESTONE DRIVE (ELEVATION = 296.43), AS SHOWN ON THE PLAN HEREON.
- SITE BENCH MARK B: A COTTON PICKER SPINDLE LOCATED IN THE NORTH FACE OF AN UTILITY POLE LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY (ELEVATION = 284.85), AS SHOWN ON THE PLAN HEREON.



**STREET PLAN AND PROFILE**

BROOKSTONE SUBDIVISION PHASE 4  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



Haywood, Kenward, Bare,  
and Associates, Inc  
Arkansas - 234

CLIENT:  
Kensington Development

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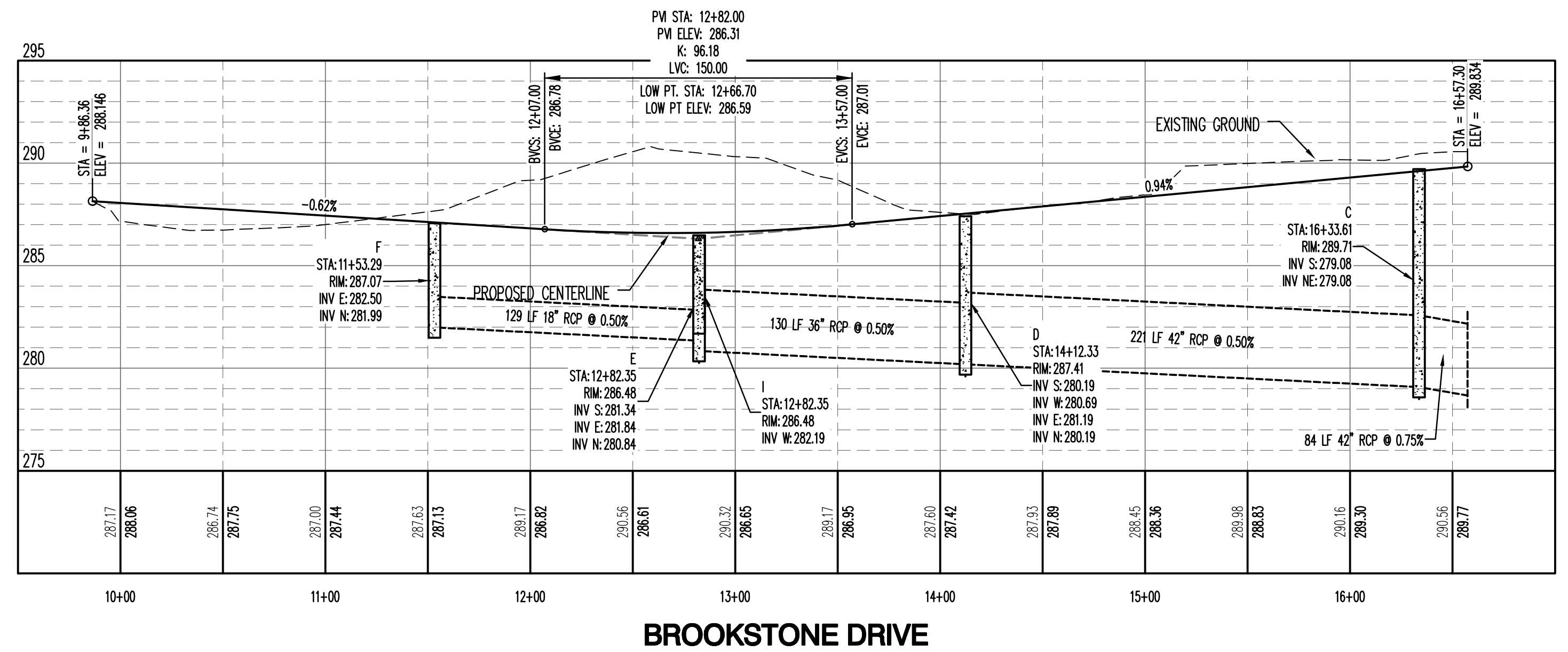
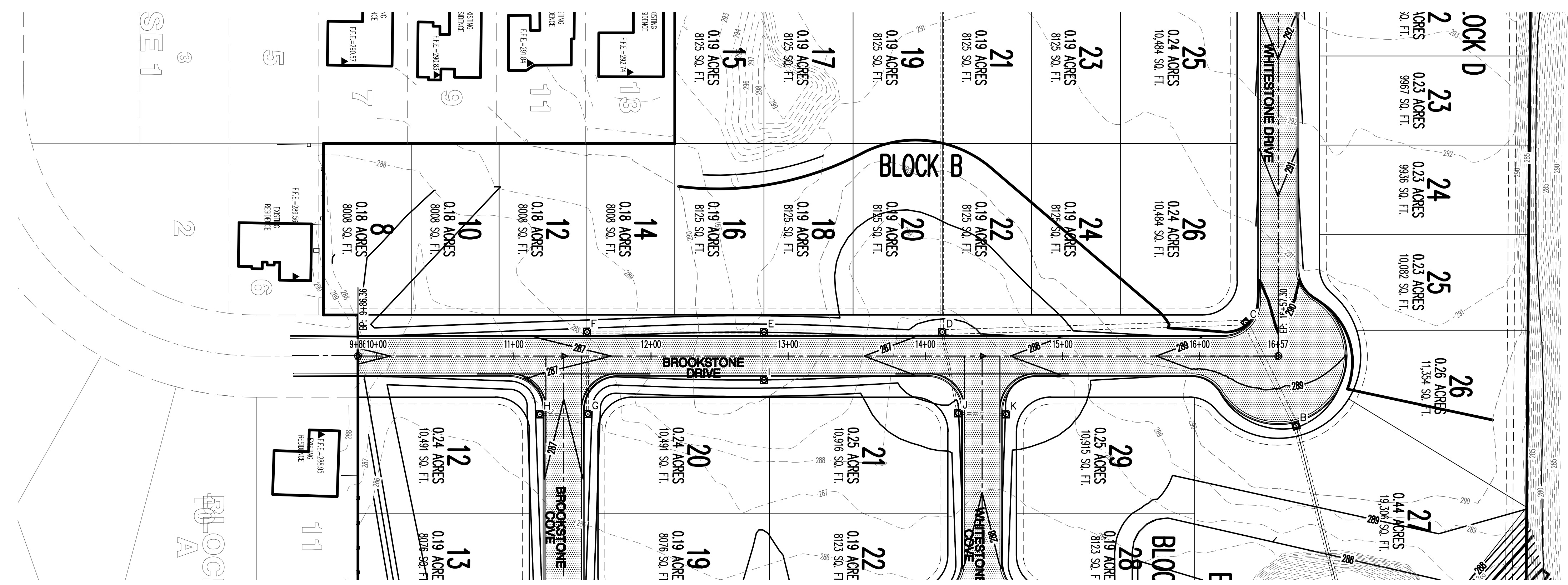
REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO.  
K001-0013

DRAWN BY: MAB  
CHECKED BY: MAB

SHEET: 7 OF 16  
SCALE: 1"=50'

DATE: 5/31/11  
DRAWING NO.: 21-62



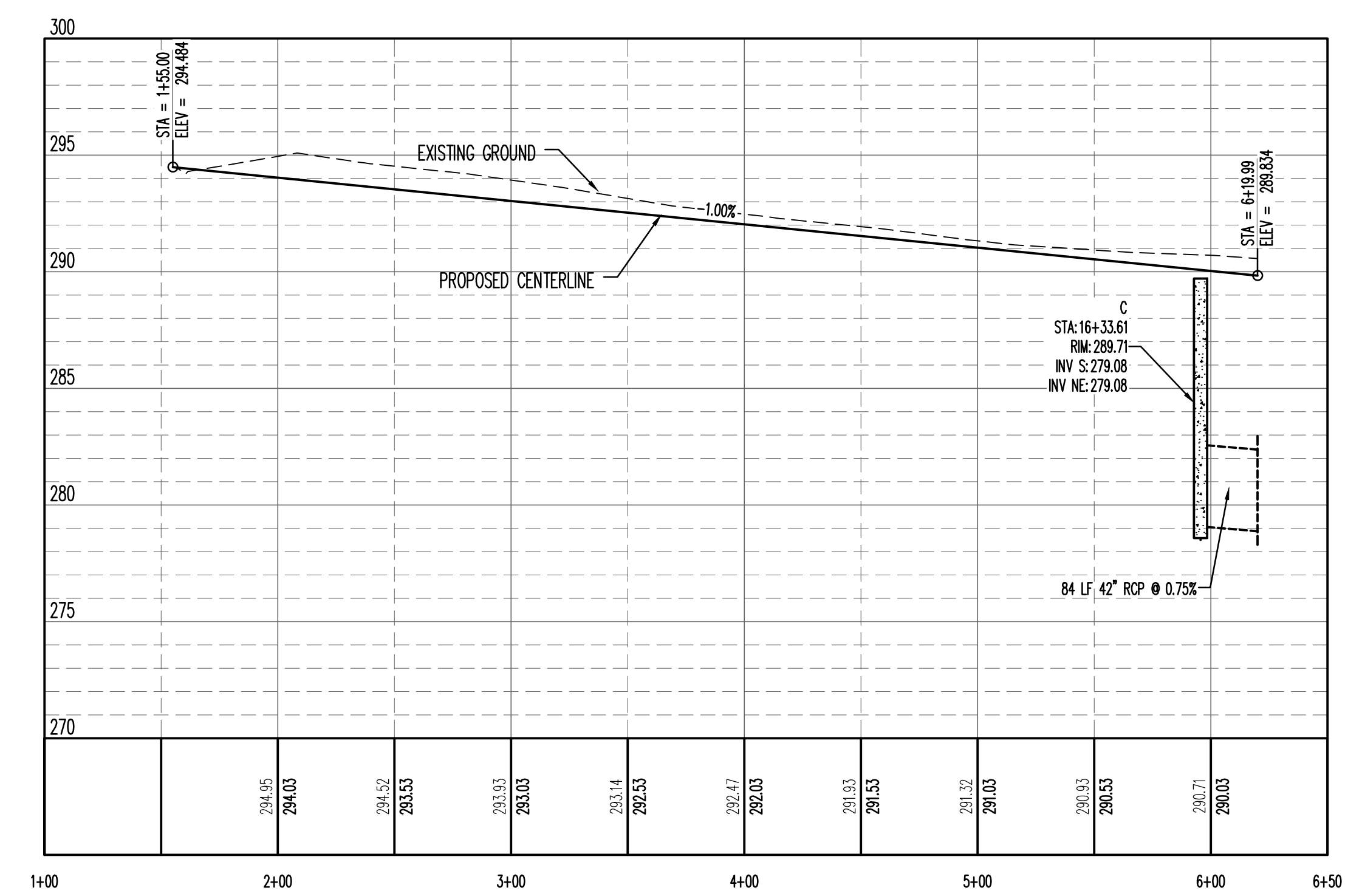
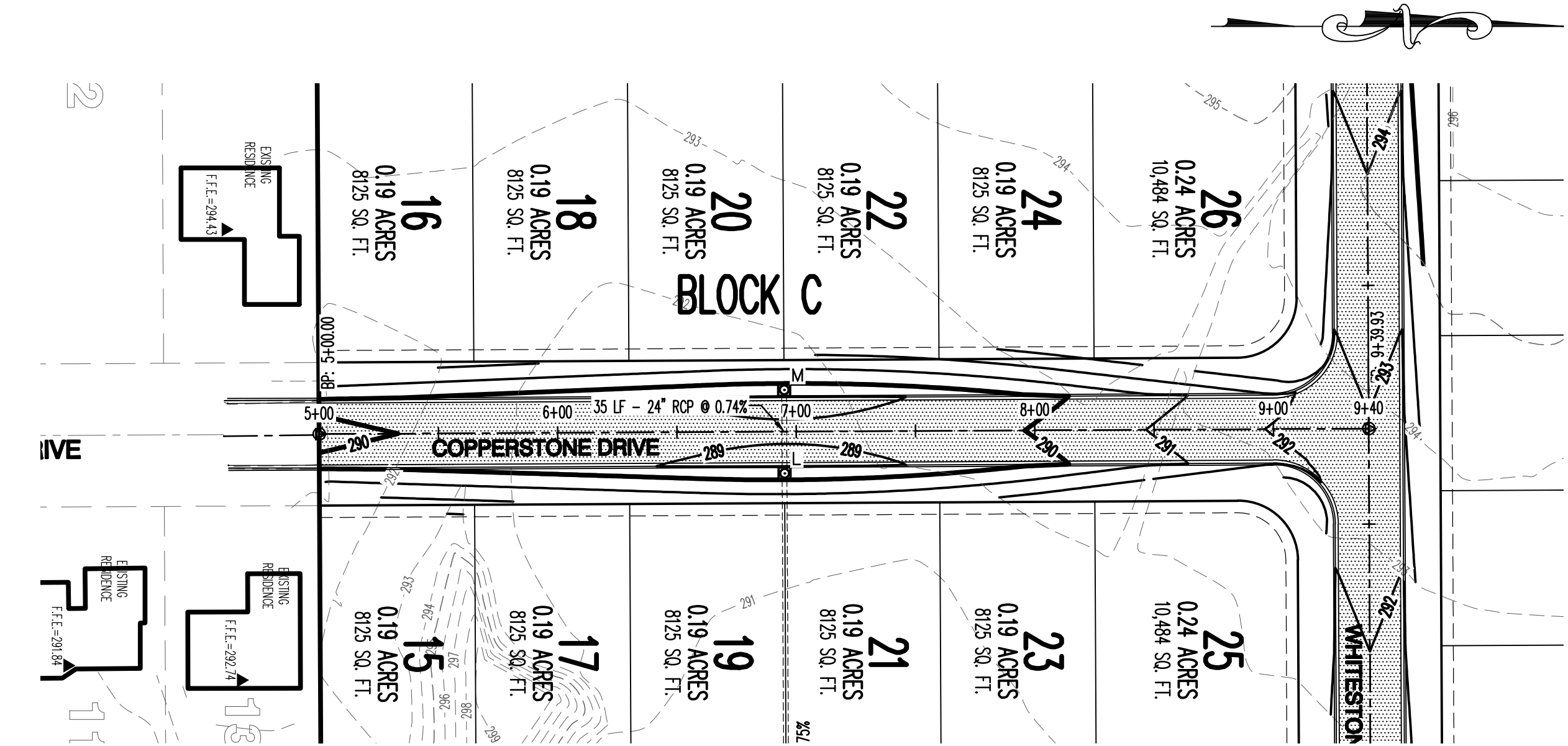
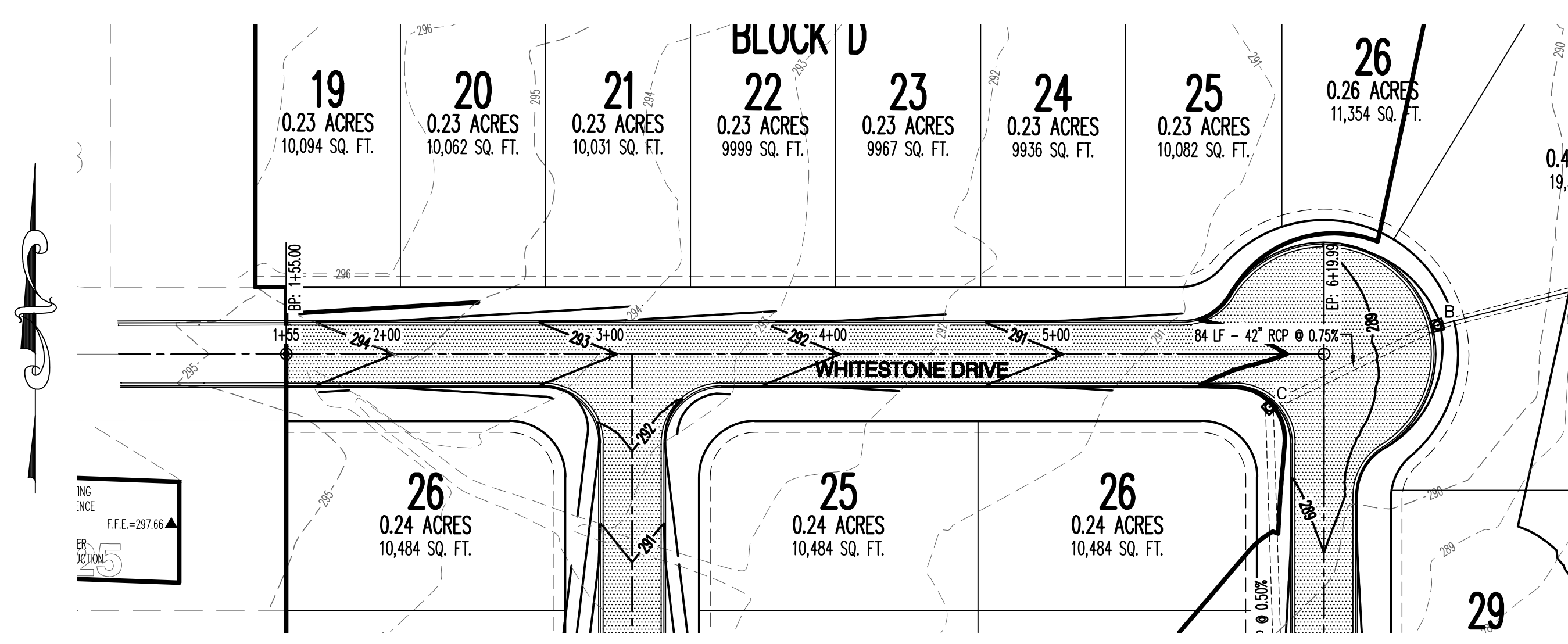
VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50



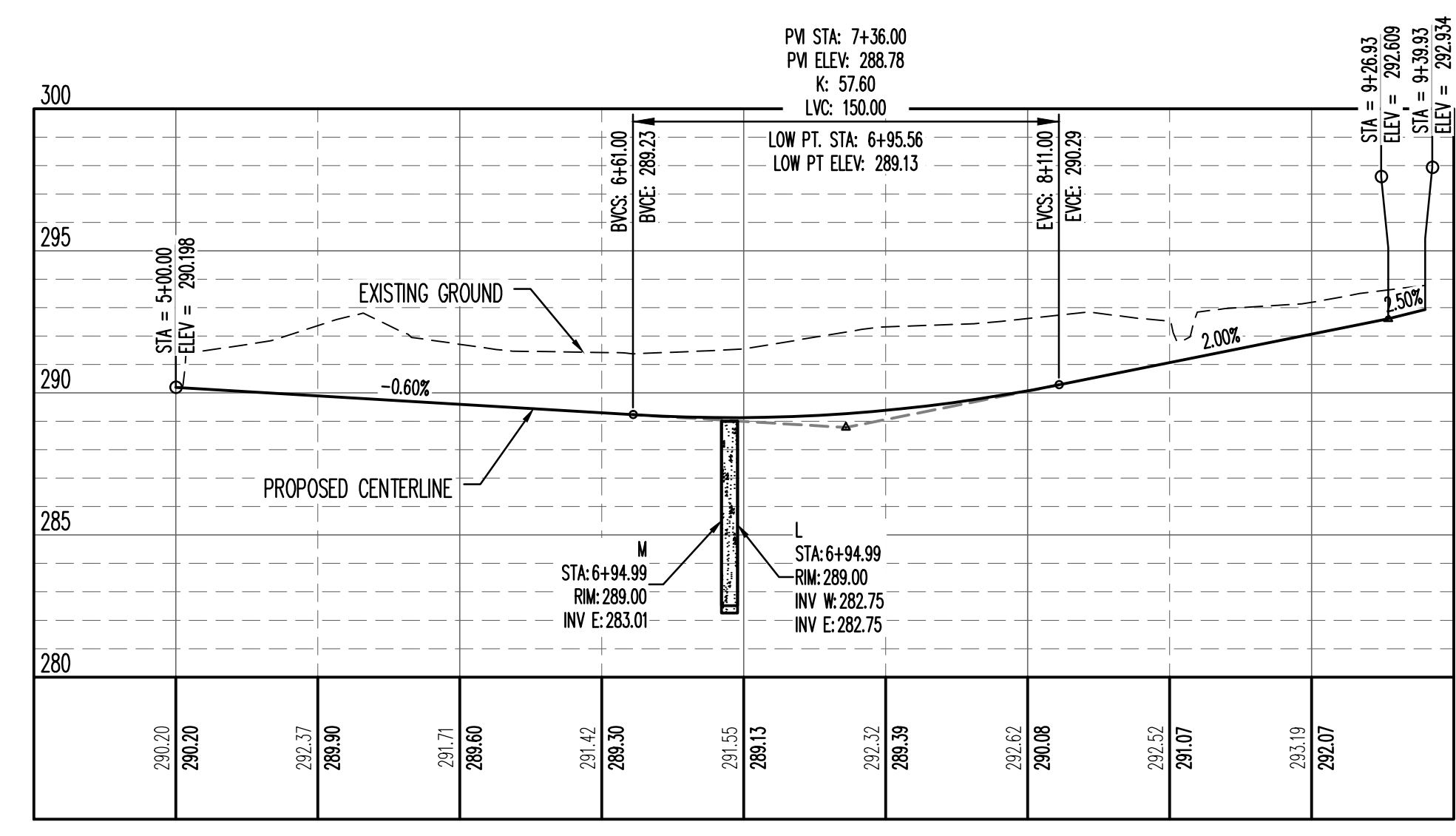
**STREET PLAN AND PROFILE**

## STREET PLAN AND PROFILE

BROOKSTONE SUBDIVISION PHASE 4  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



**WHITESTONE DRIVE**

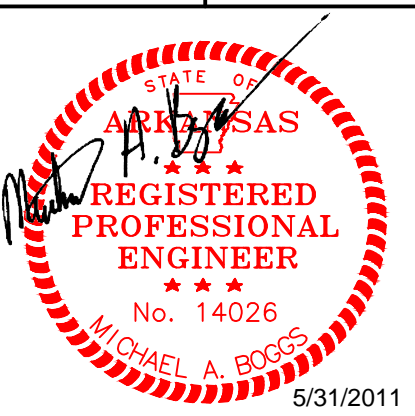


**COPPERSTONE DRIVE**

**VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50**



## STREET PLAN AND PROFILE



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



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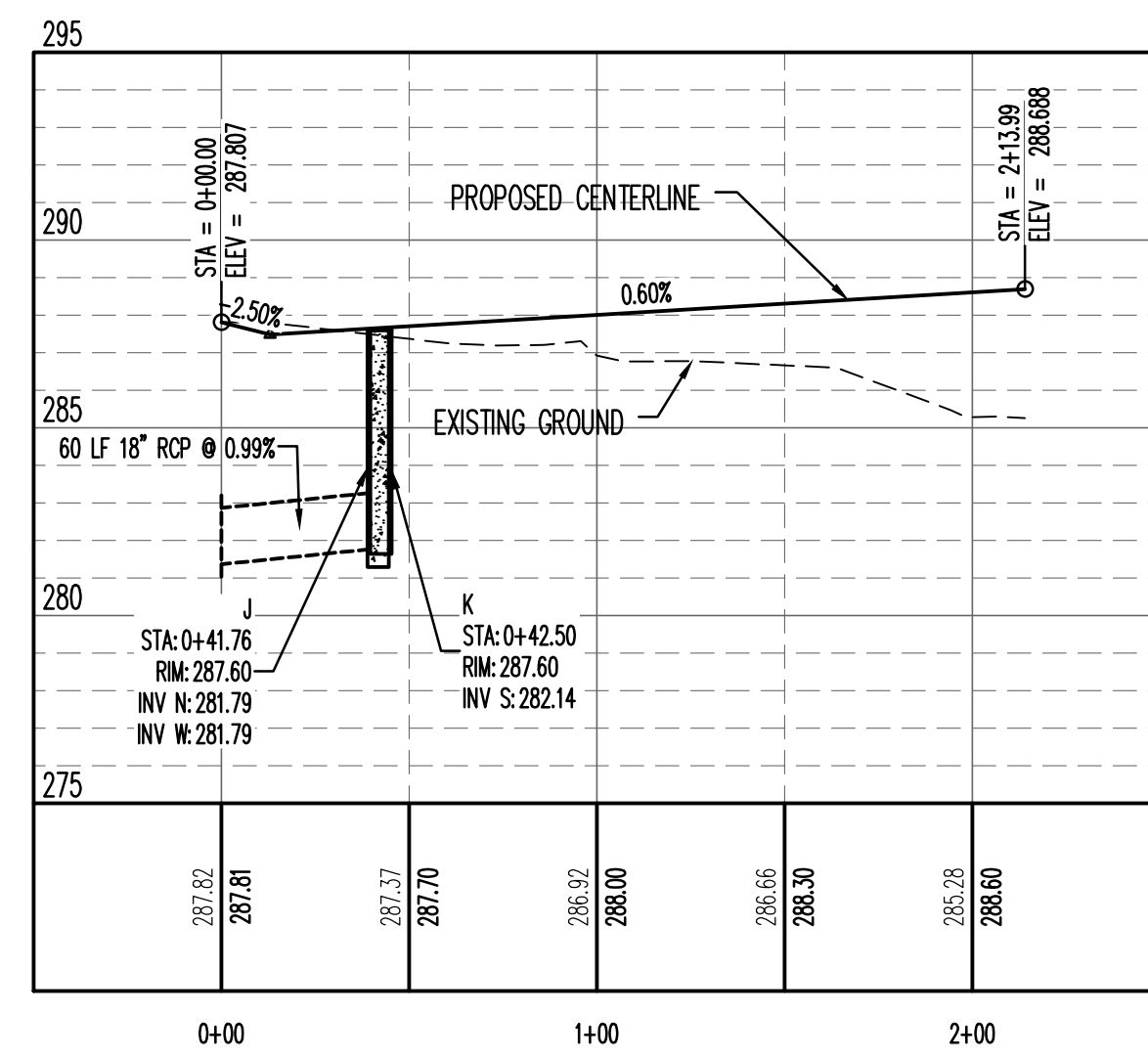
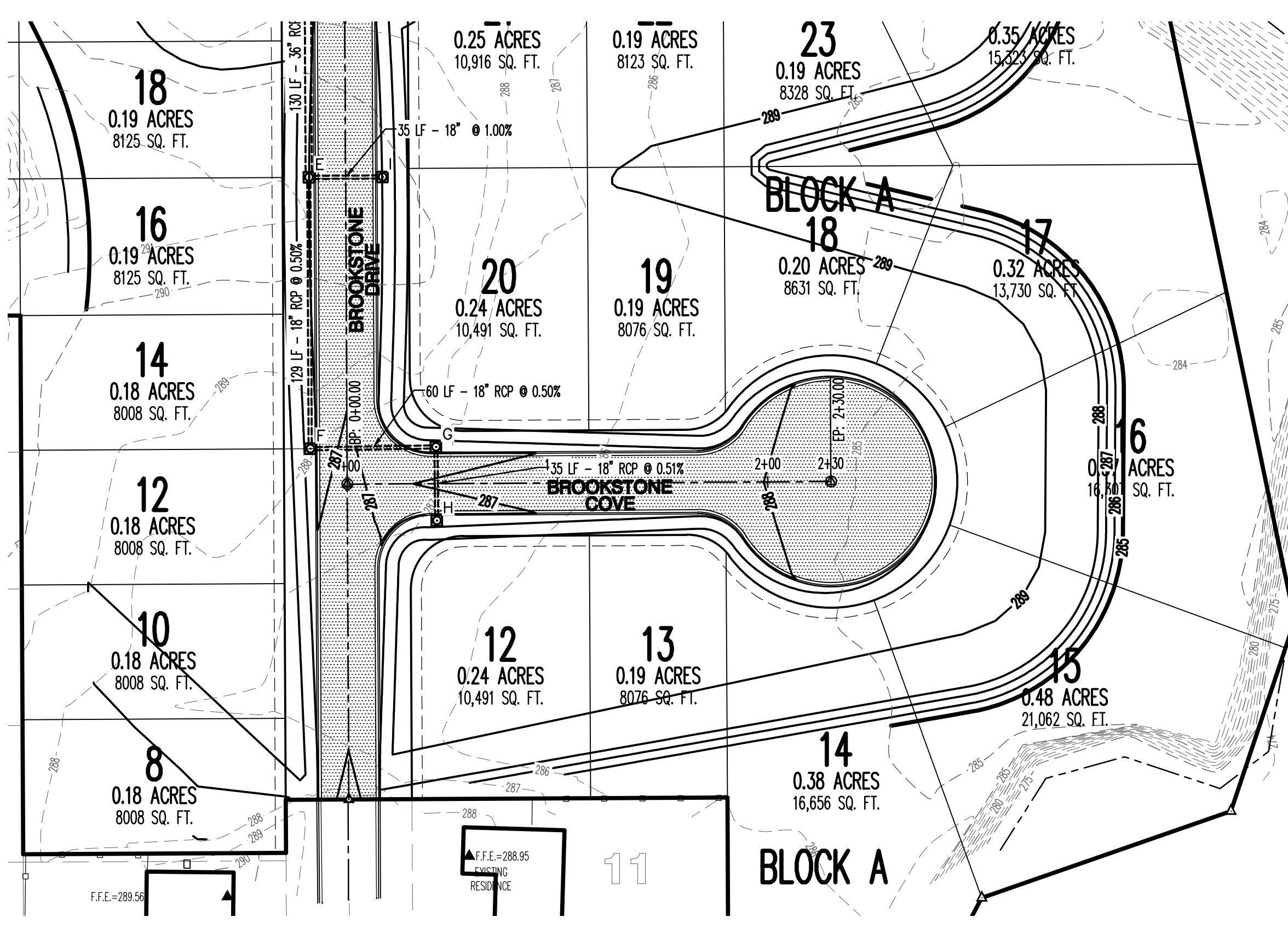
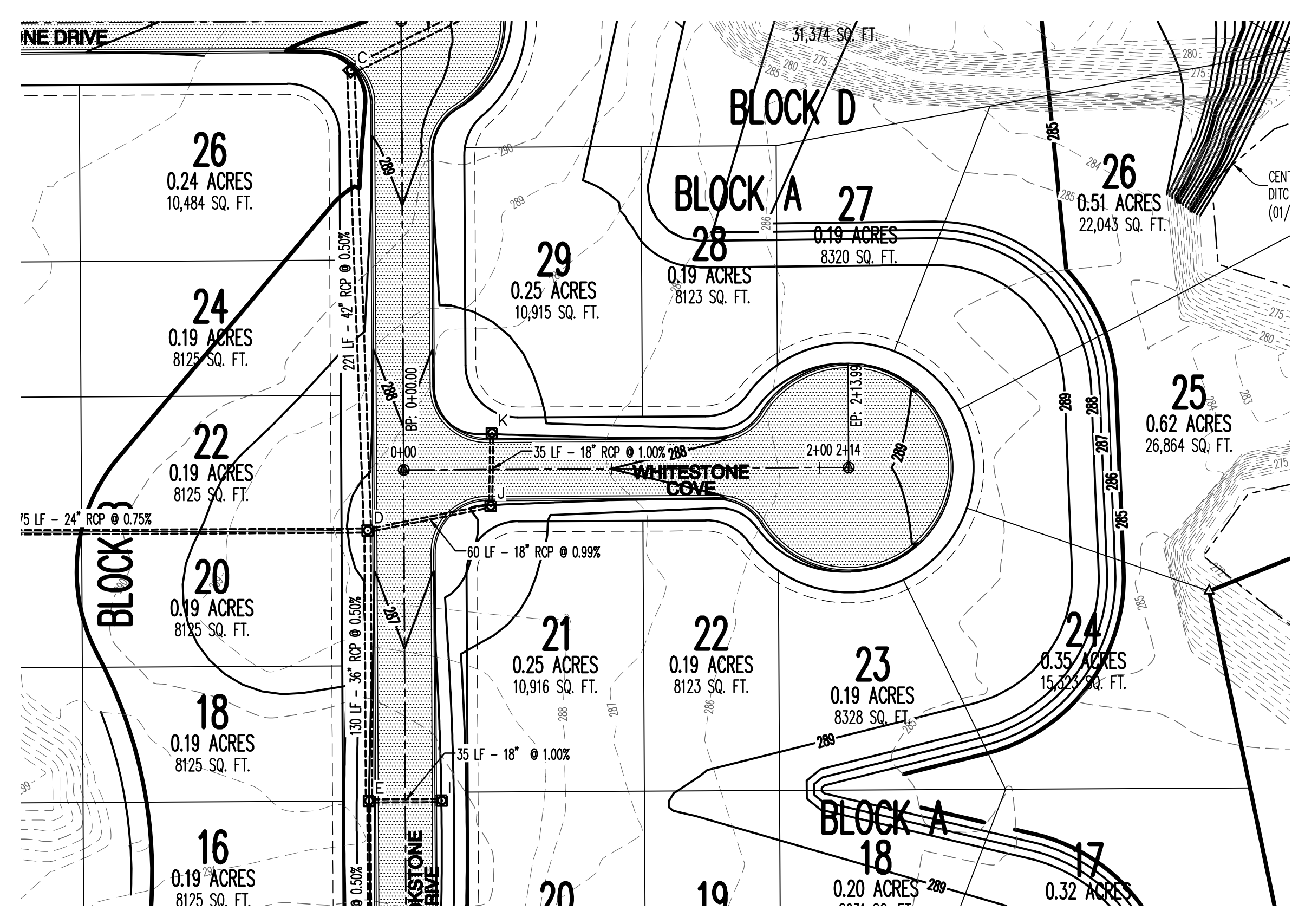
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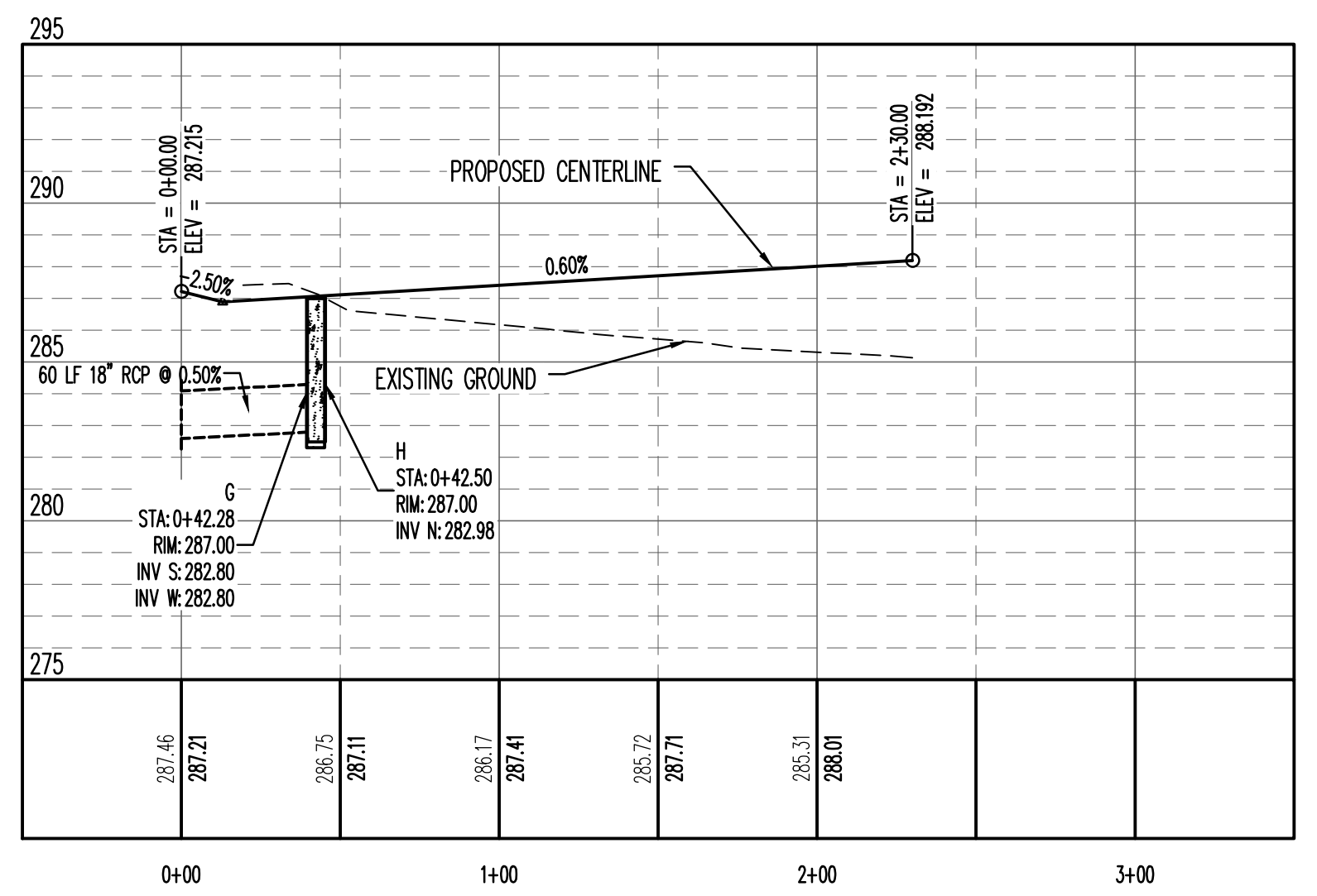
REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. K001-0013	
DRAWN BY MAB	CHECKED BY MAB
SHEET 8 OF 16	SCALE 1"=50'
DATE 5/31/11	DRAWING NO. 21-62



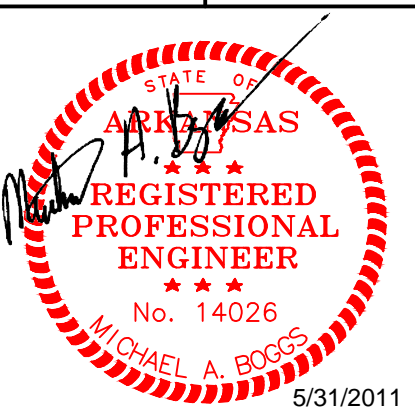


**WHITESTONE COVE**



**BROOKSTONE COVE**

**VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50**



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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.  
K001-0013

DRAWN BY	CHECKED BY
MAB	MAB

SHEET 9 OF 16 SCALE 1"=50'

DATE	DRAWING NO.
5/31/11	21-62

## UTILITY PLAN

BROOKSTONE SUBDIVISION PHASE 4  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



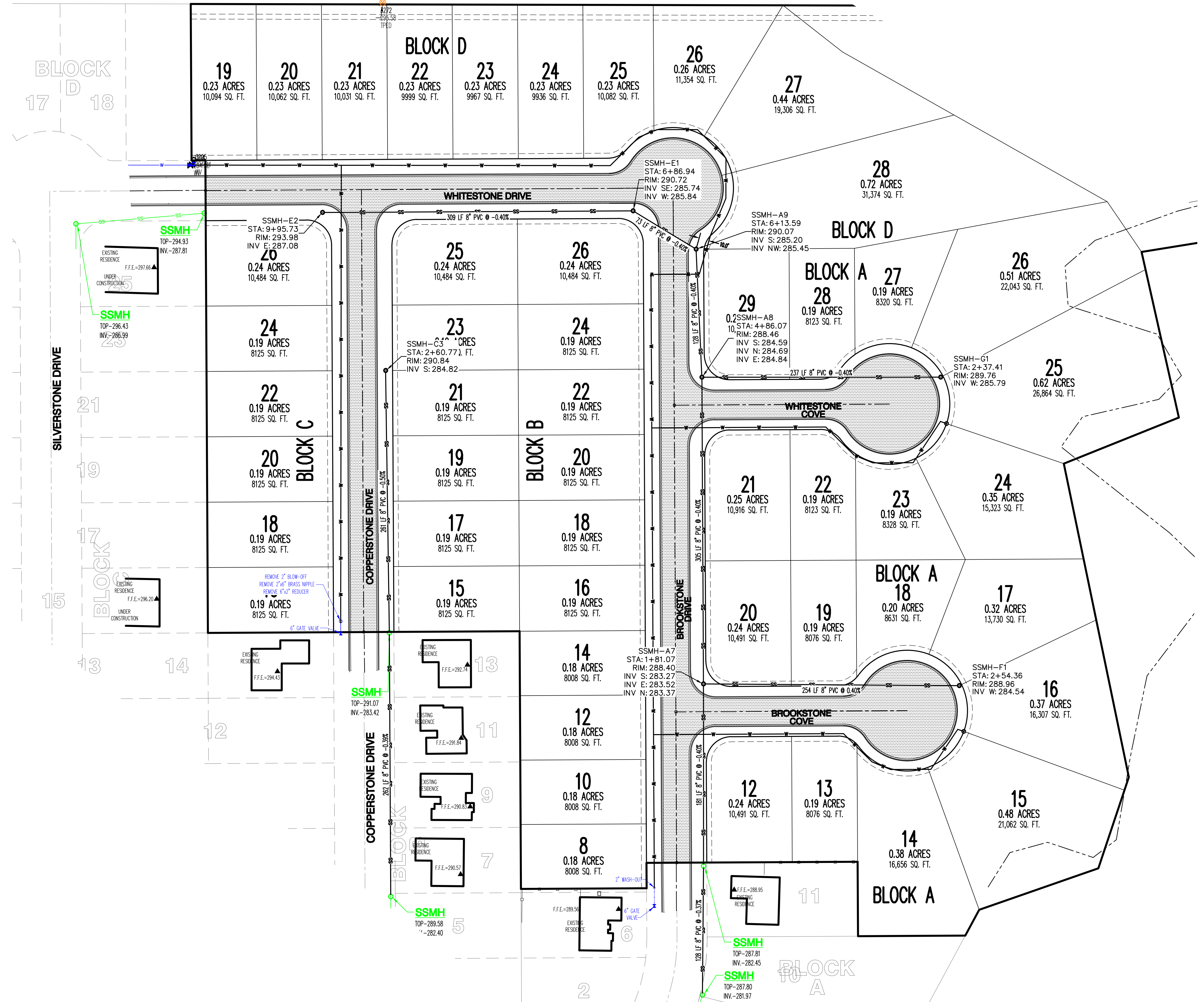
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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. K001-0013	
DRAWN BY MAB	CHECKED BY MAB
SHEET 10 OF 16	SCALE 1"=50'
DATE 5/31/11	DRAWING NO. 21-62

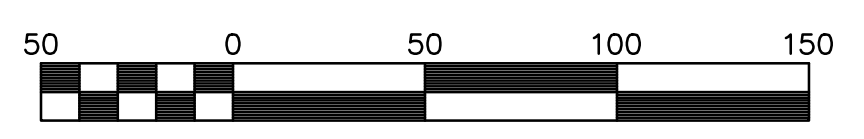


- UTILITY CONTRACTOR NOTES:**
- UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND SEWER MAINS AND WATER AND SEWER SERVICES.
  - FLOWABLE FILL IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
  - ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED 3/4" MINUS LIMESTONE.

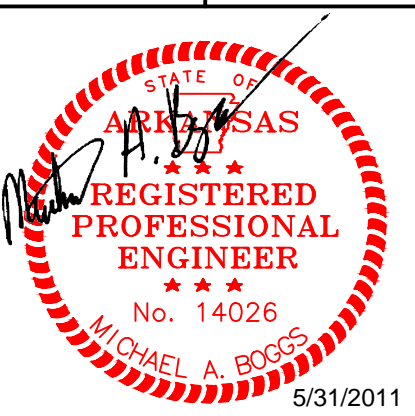
**WATER MAIN**  
1786 LF-6" C900 DR 18 WATER MAIN  
659 LF-3" C900 DR 18 WATER MAIN

**SANITARY SEWER MAIN**  
1708 LF-8" SDR 35 PVC SEWER MAIN

- LEGEND:**
- ⊕ SITE BENCHMARK
  - CONTROL POINT
  - FOUND MONUMENT (AS NOTED)
  - COMPUTED POINT (NOT MOUNTED)
  - UTILITY POLE
  - SANITARY SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - TELECOMMUNICATIONS BOX
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - TELECOMMUNICATIONS LINE
  - FIBER OPTIC LINE
  - WOOD PRIVACY FENCE LINE
  - CHAIN LINK FENCE LINE



SCALE 1" = 50'  
**UTILITY PLAN**



Michael A. Boggs - Civil Engineer  
Arkansas - 14026



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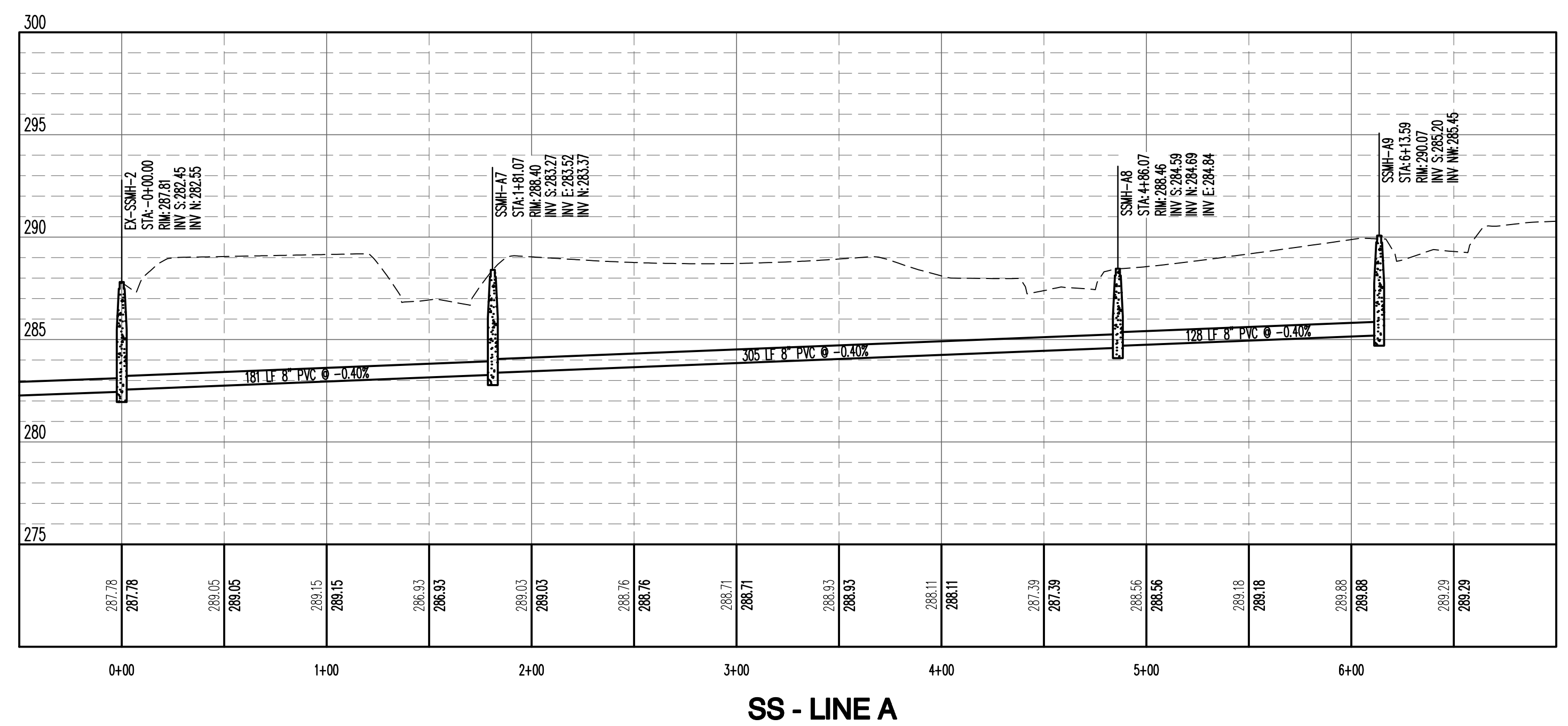
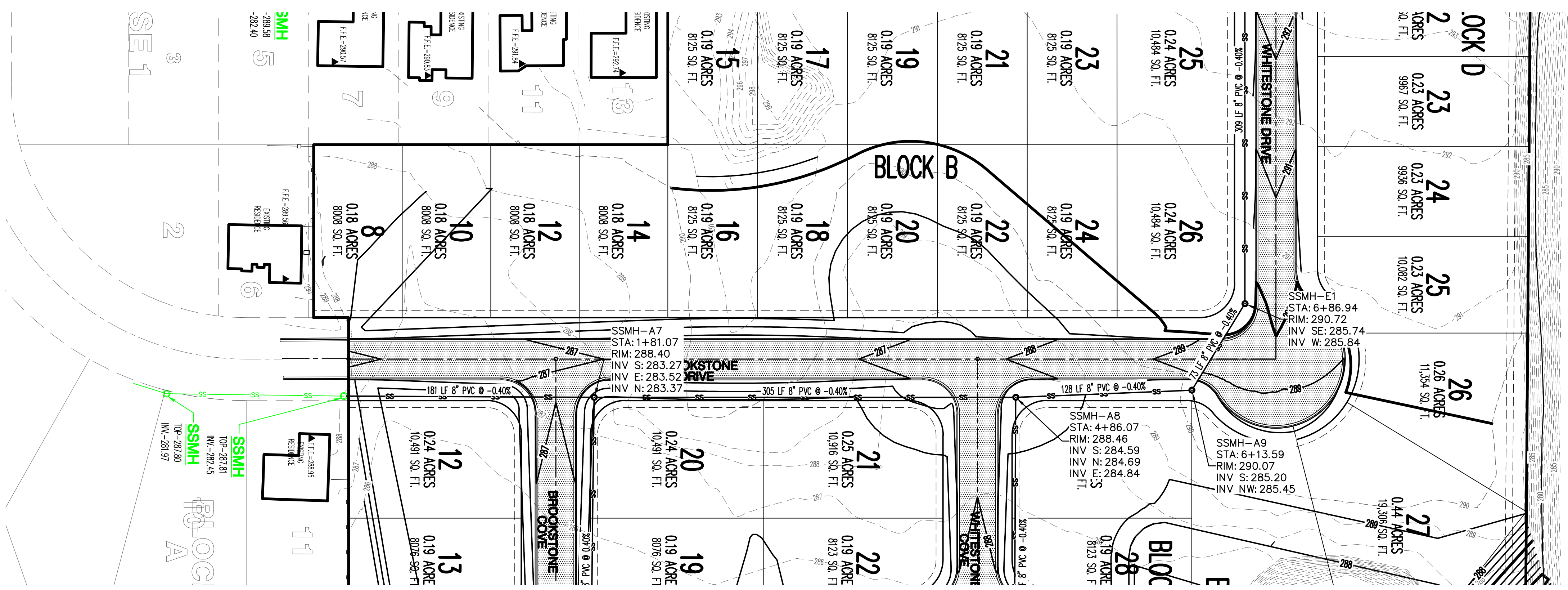
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DATE	BY	DESCRIPTION

PROJECT NO.  
K001-0013

DRAWN BY MAB	CHECKED BY MAB
SHEET 11 OF 16	SCALE 1"=50'
DATE 5/31/11	DRAWING NO. 21-62



VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50





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REVISIONS

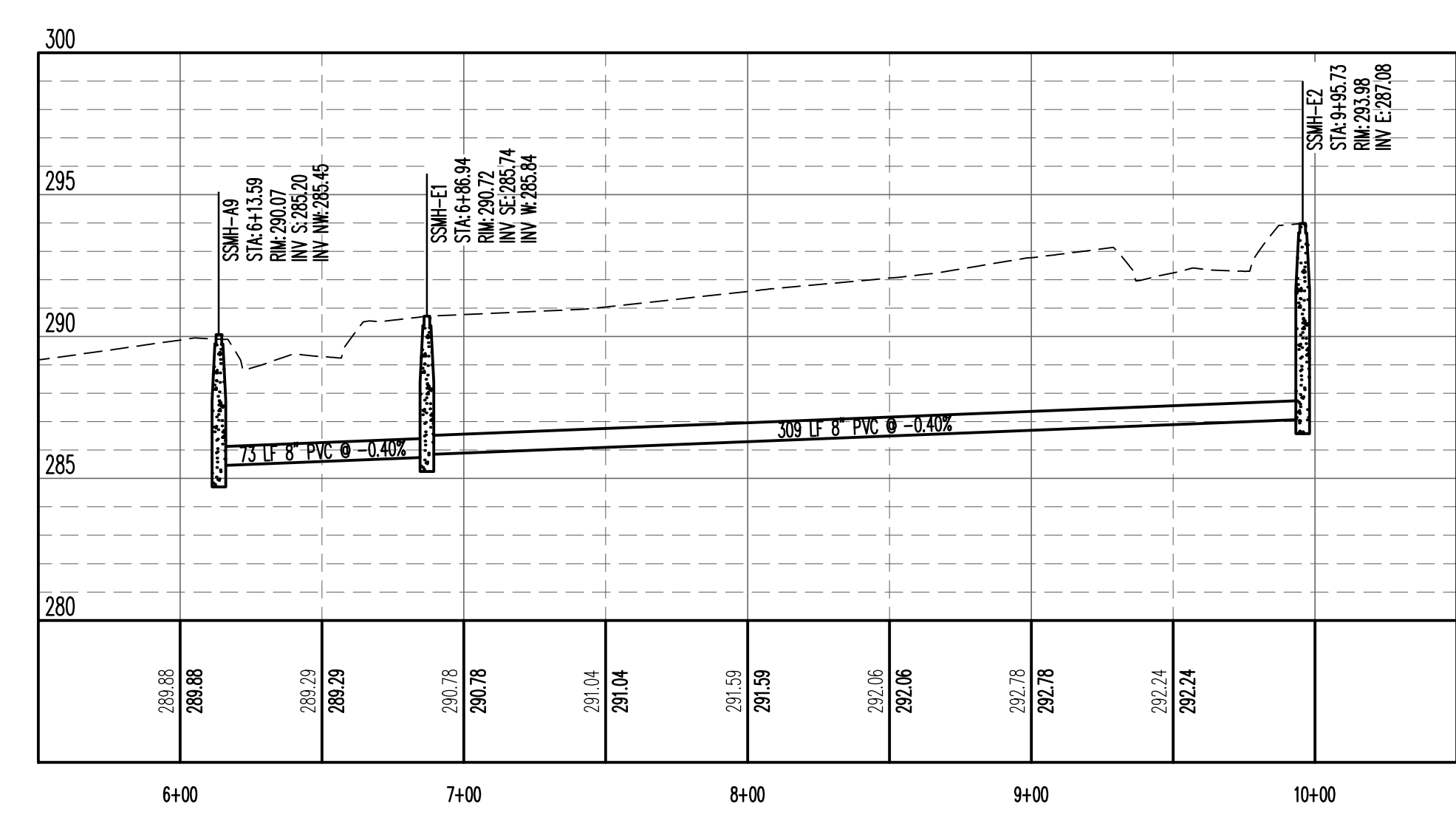
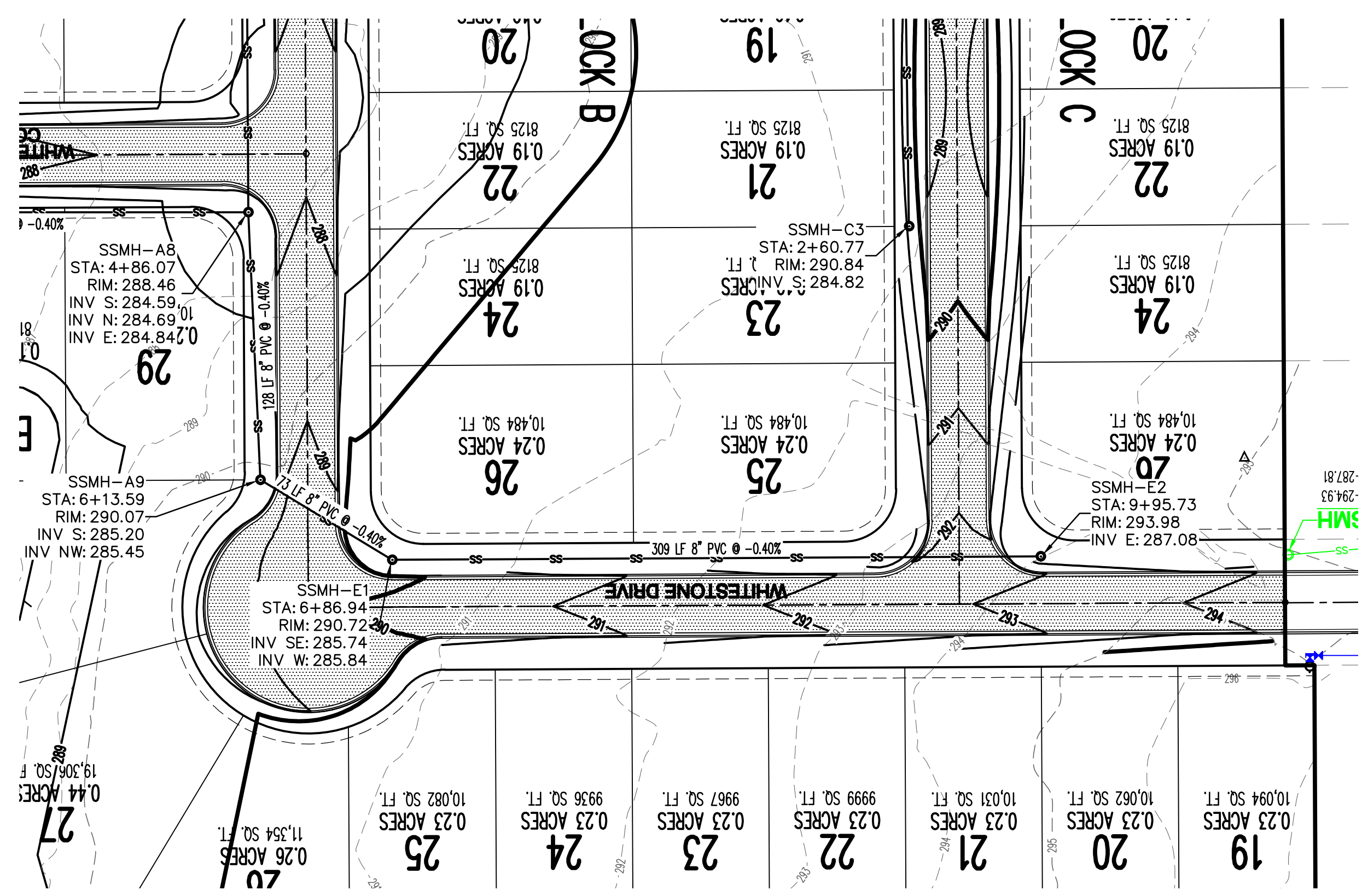
DATE	BY	DESCRIPTION

PROJECT NO.  
K001-0013

DRAWN BY: MAB  
CHECKED BY: MAB

SHEET: 12 OF 16  
SCALE: 1"=50'

DATE: 5/31/11  
DRAWING NO.: 21-62

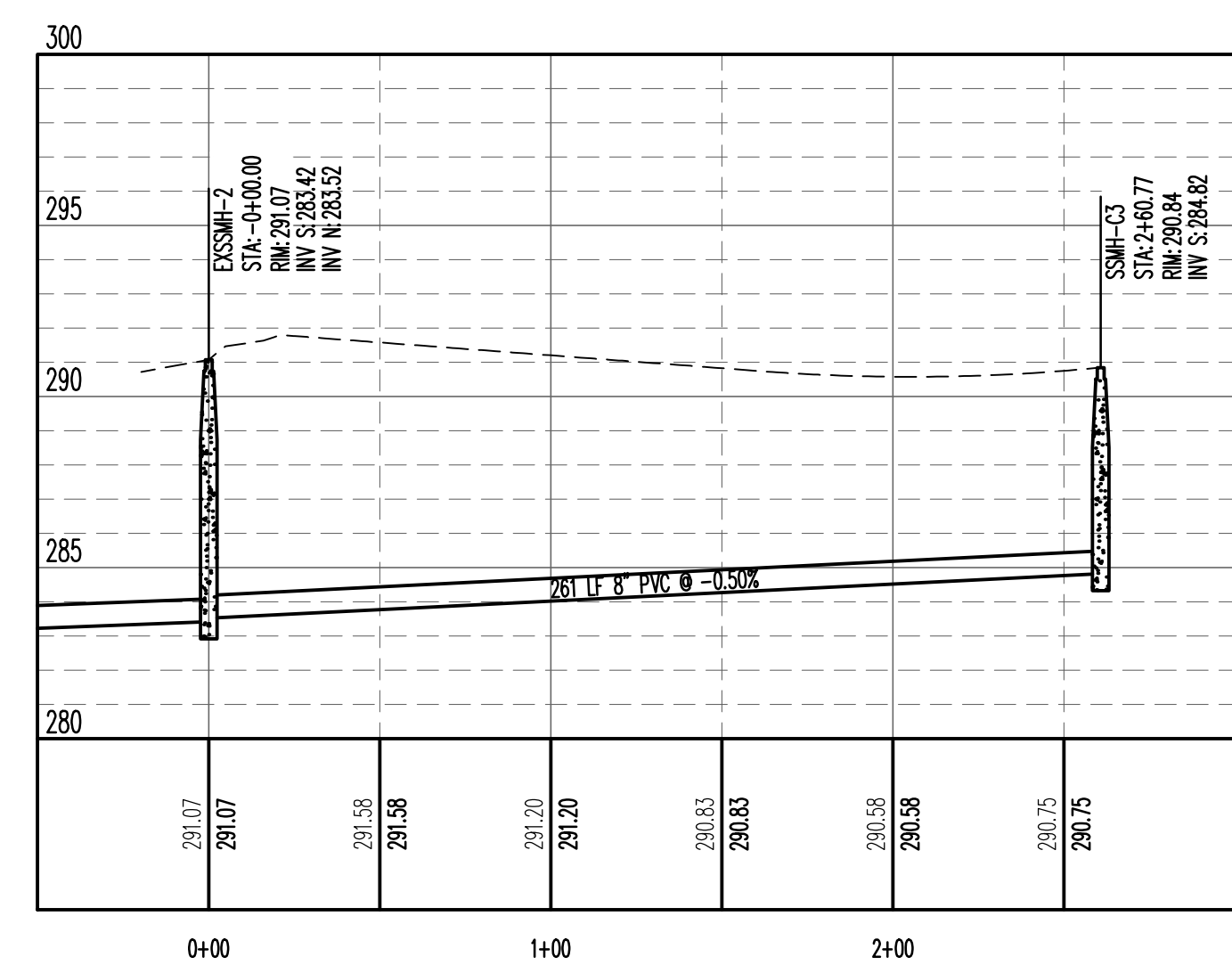
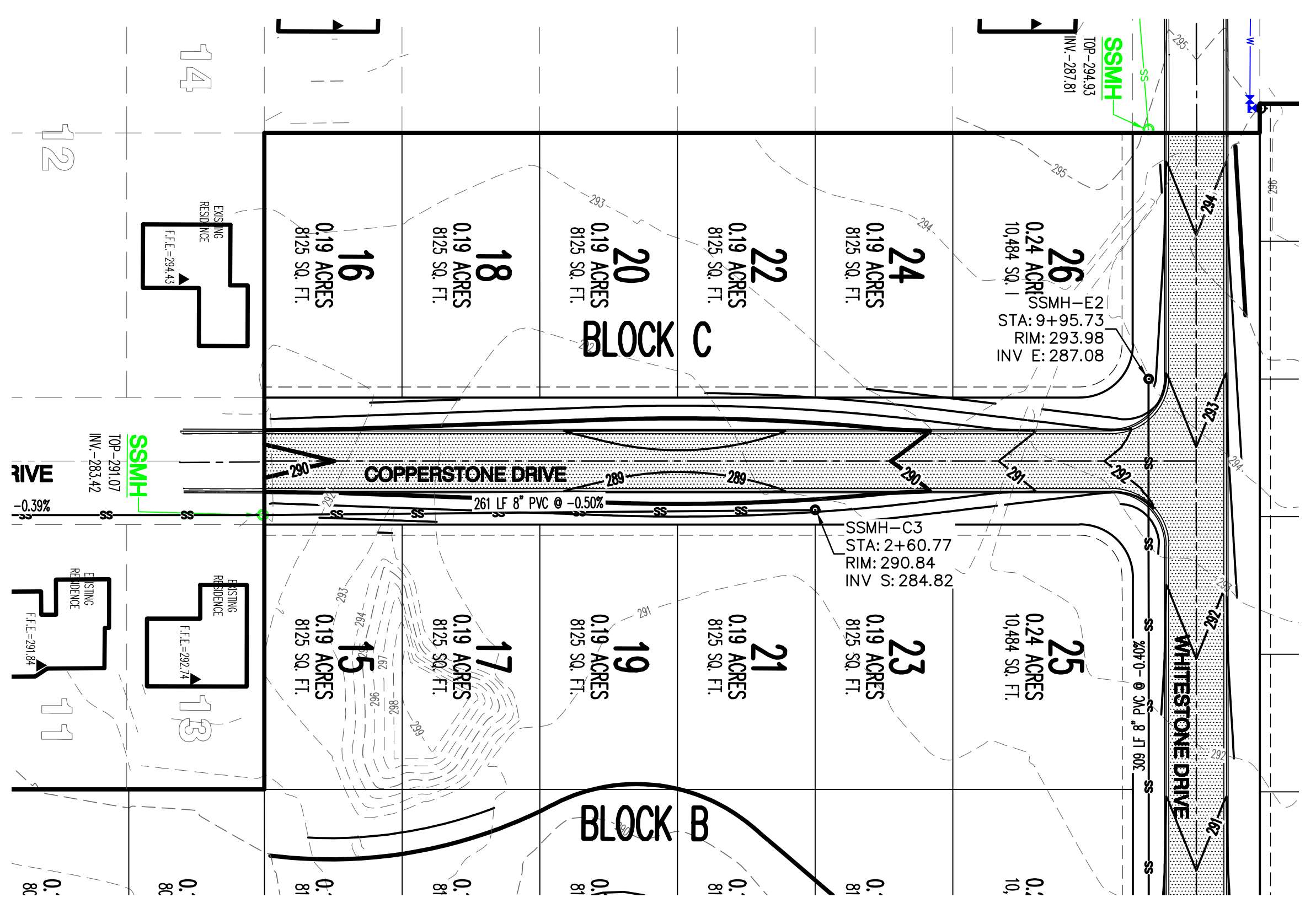


SS - LINE E

VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50



SANITARY SEWER PLAN AND PROFILE



SS - LINE C



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REVISIONS		
DATE	BY	DESCRIPTION

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K001-0013

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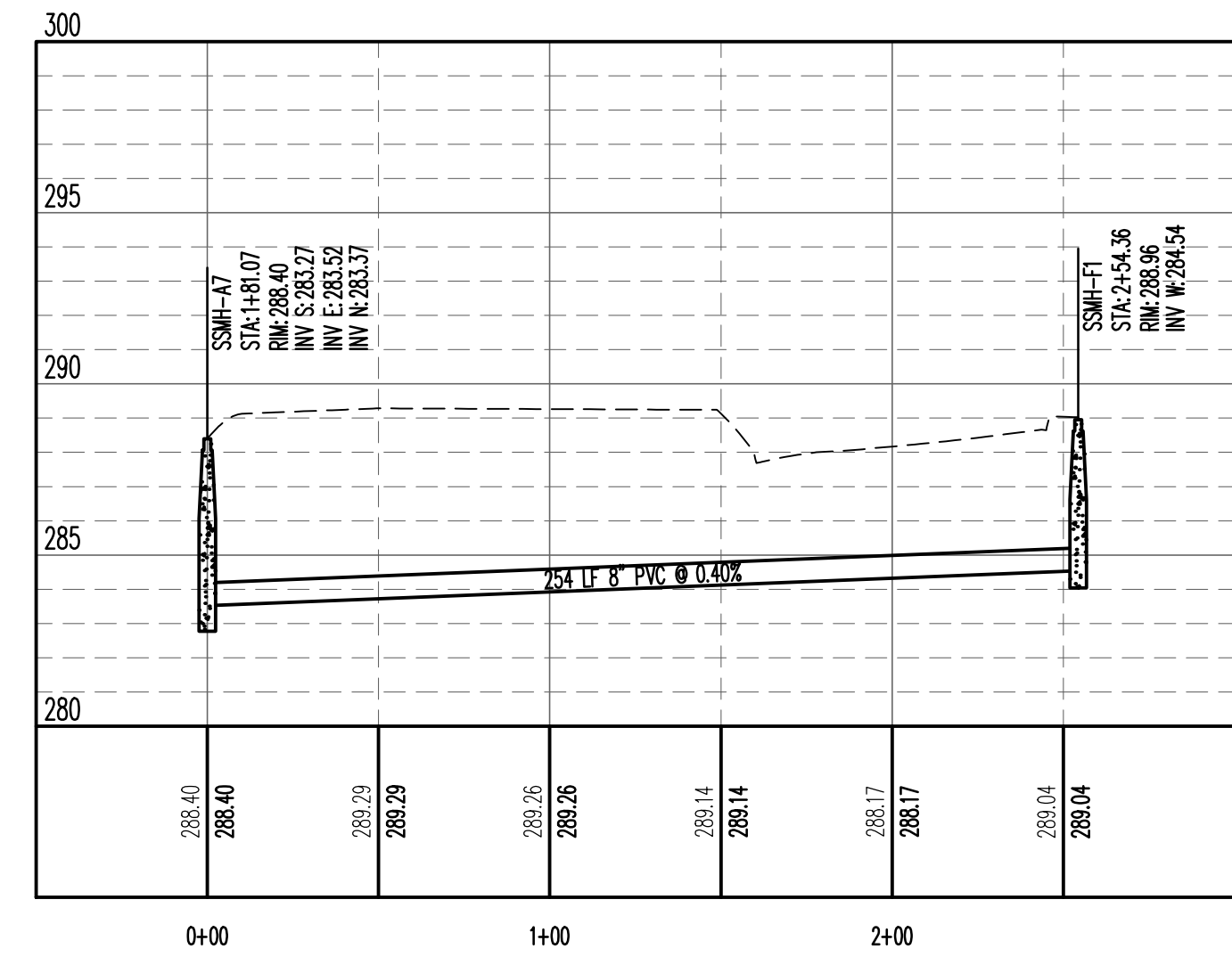
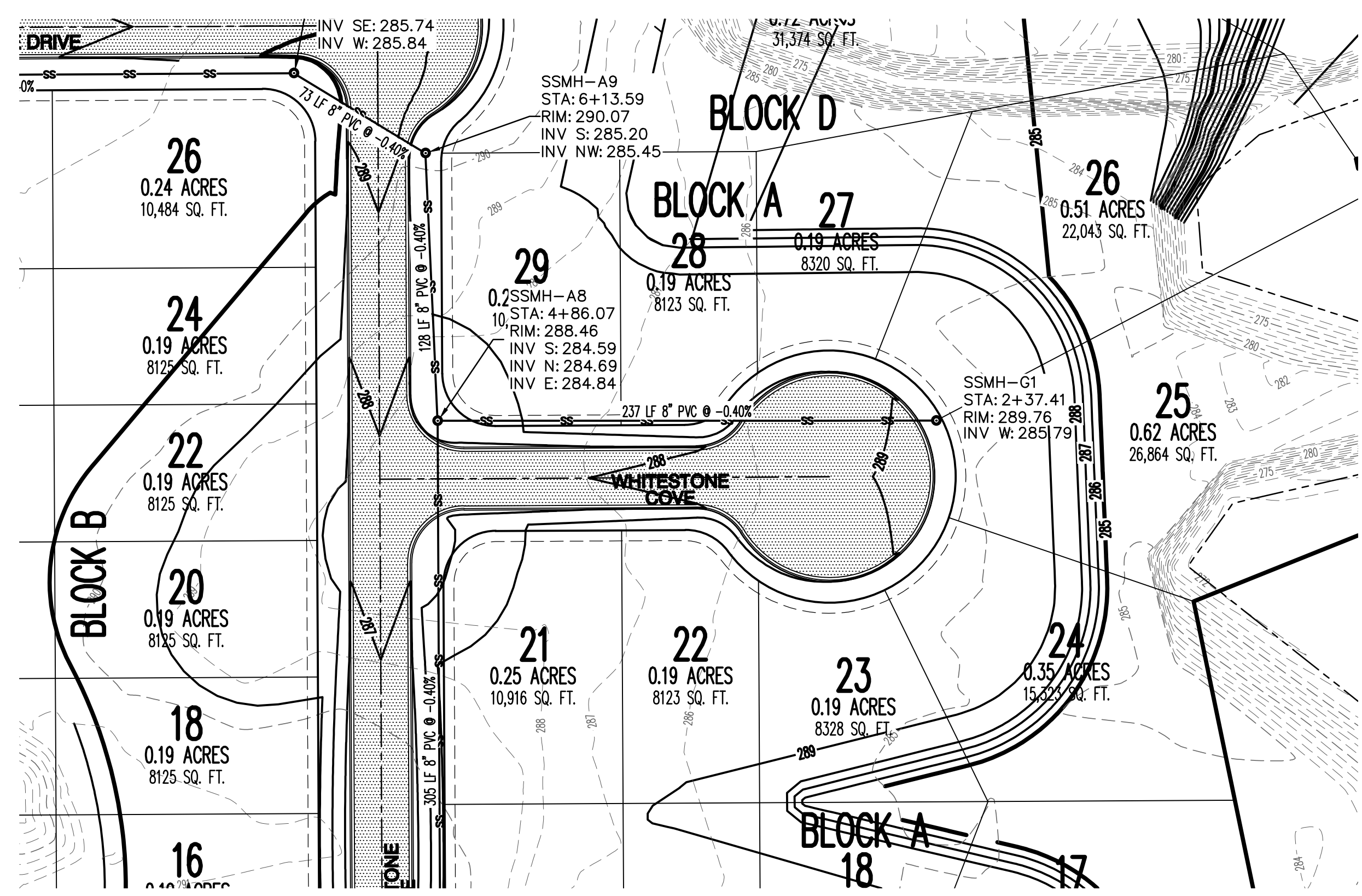
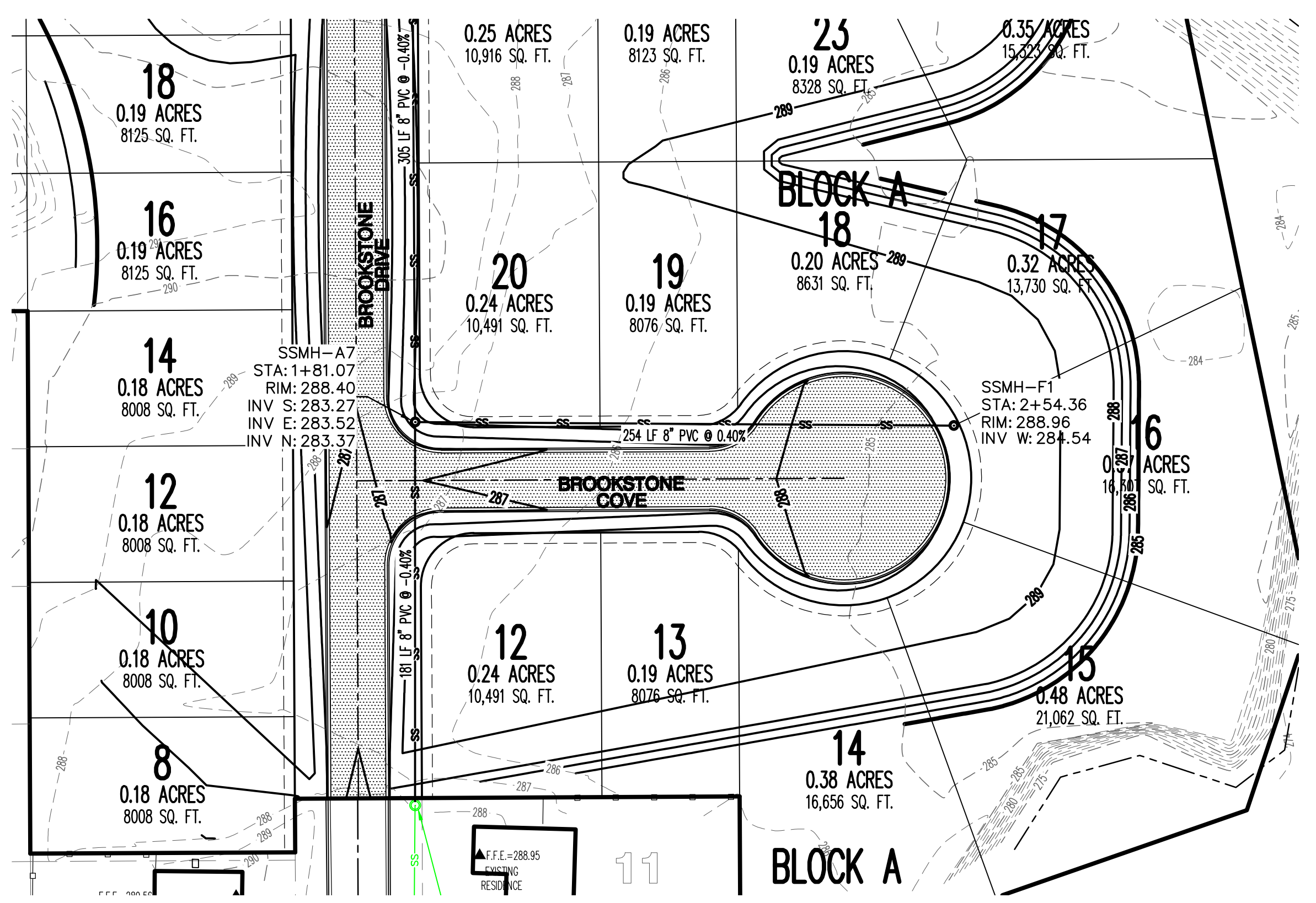
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MAB

SHEET  
13 OF 16

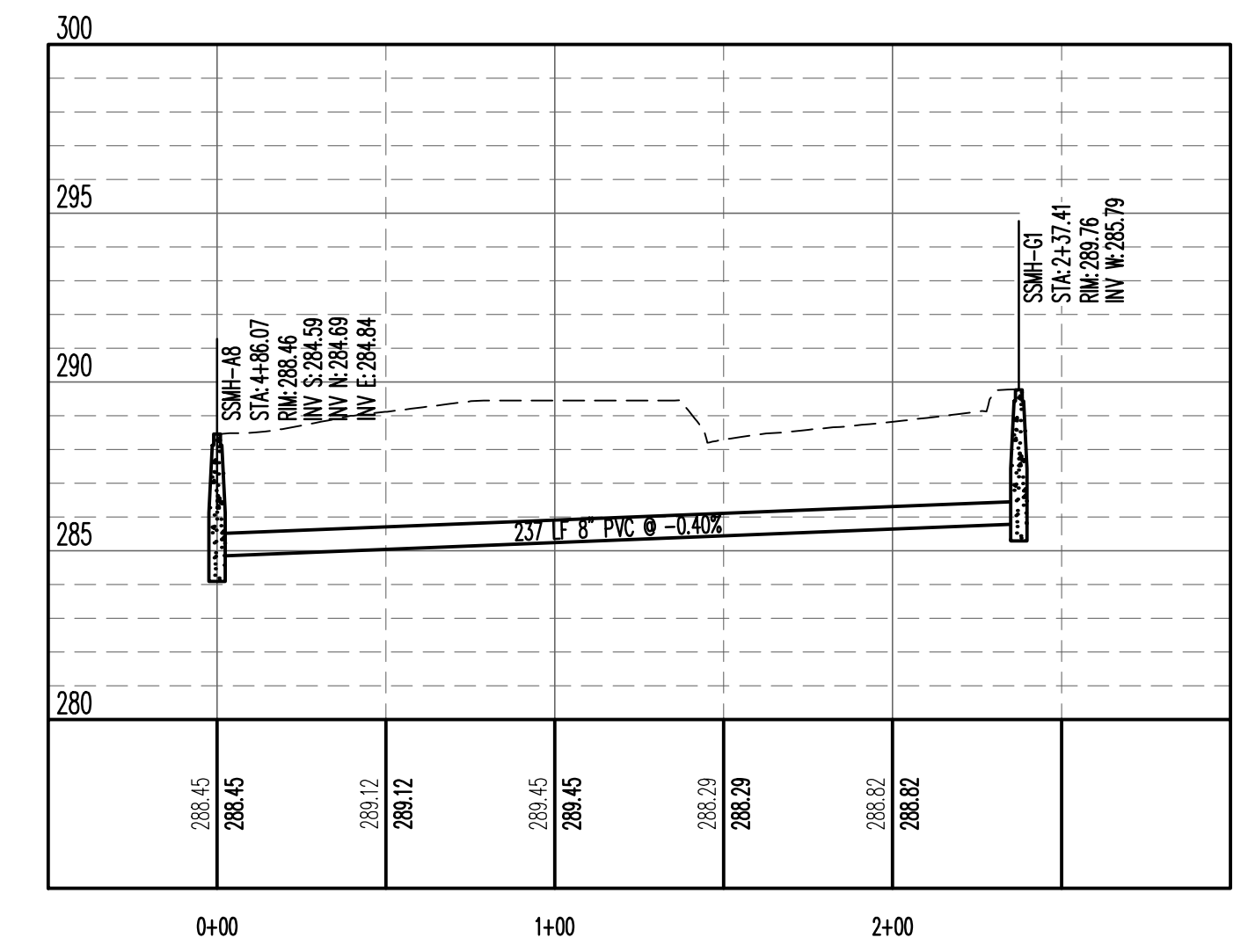
DATE  
5/31/11

SCALE  
1"=50'

DRAWING NO.  
21-62



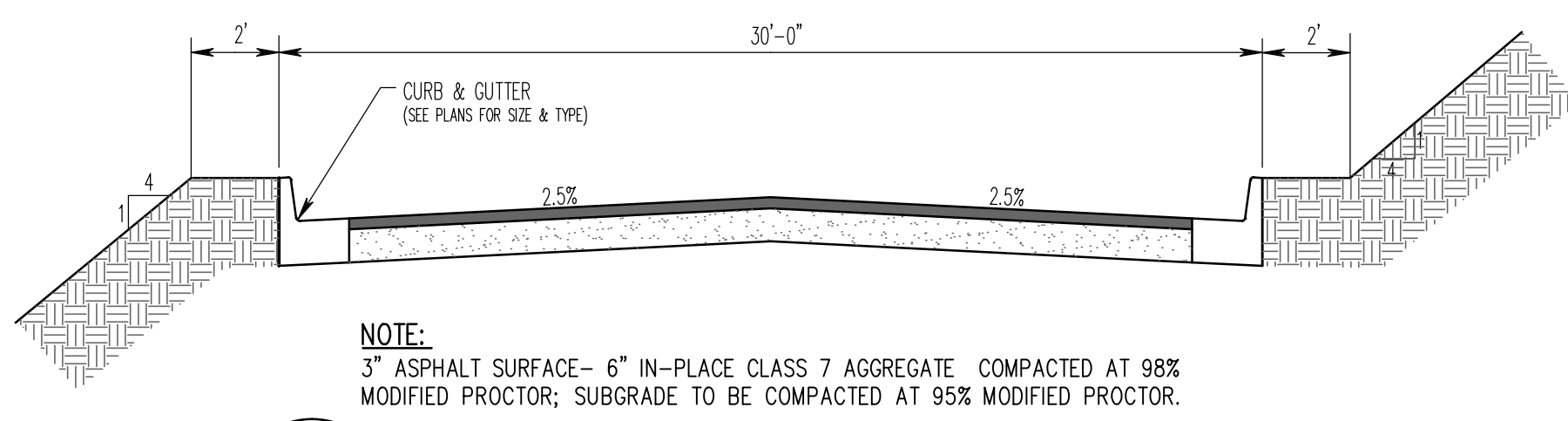
SS - LINE F



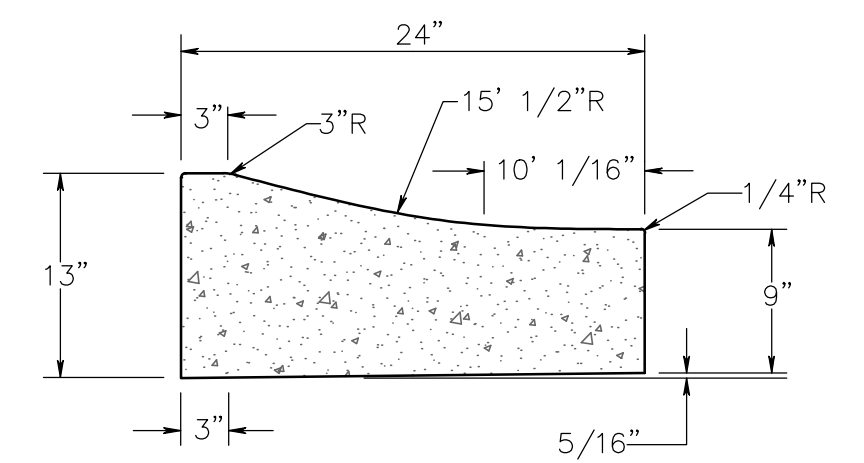
SS - LINE G

VERTICAL SCALE 1:5  
HORIZONTAL SCALE 1:50

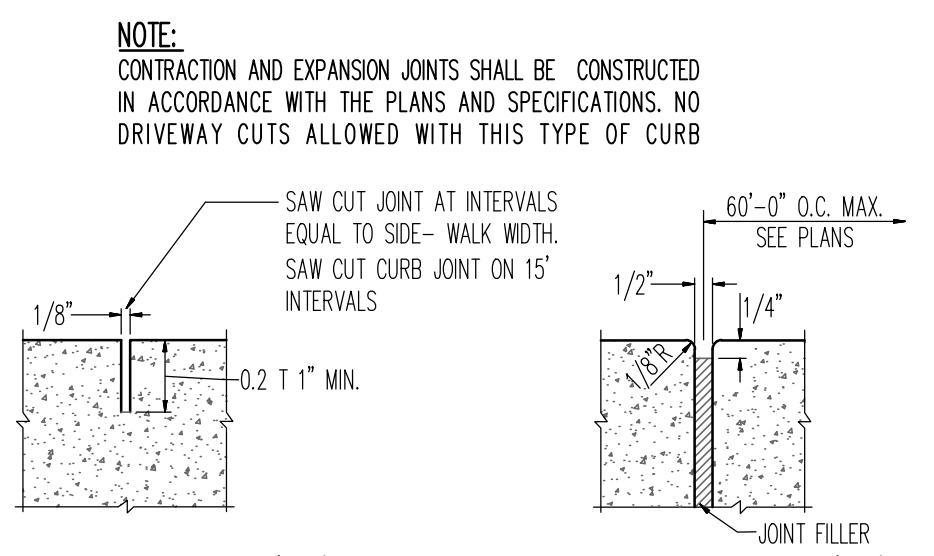




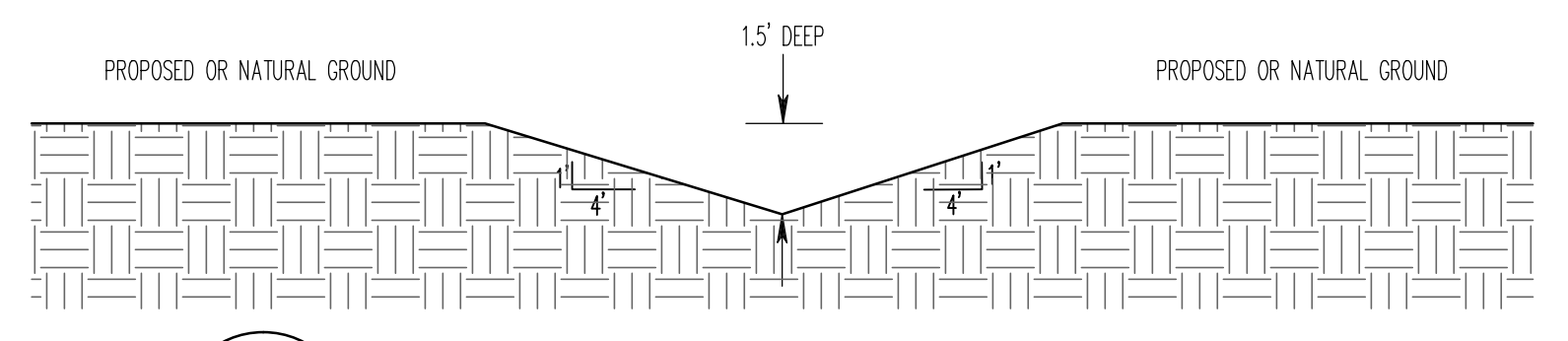
**1** TYPICAL STREET CROSS SECTION  
N.T.S.



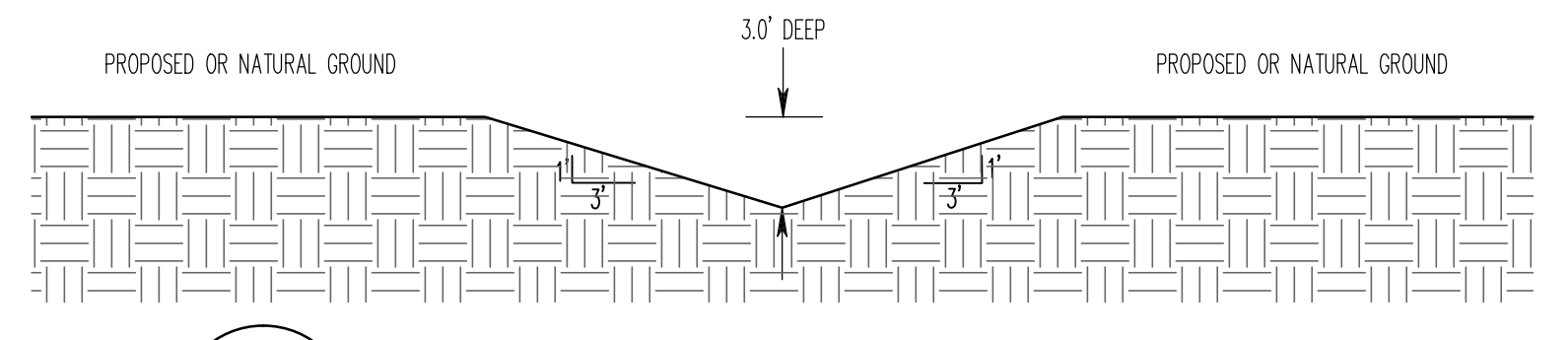
**2** MOUNTABLE CURB AND GUTTER  
N.T.S.



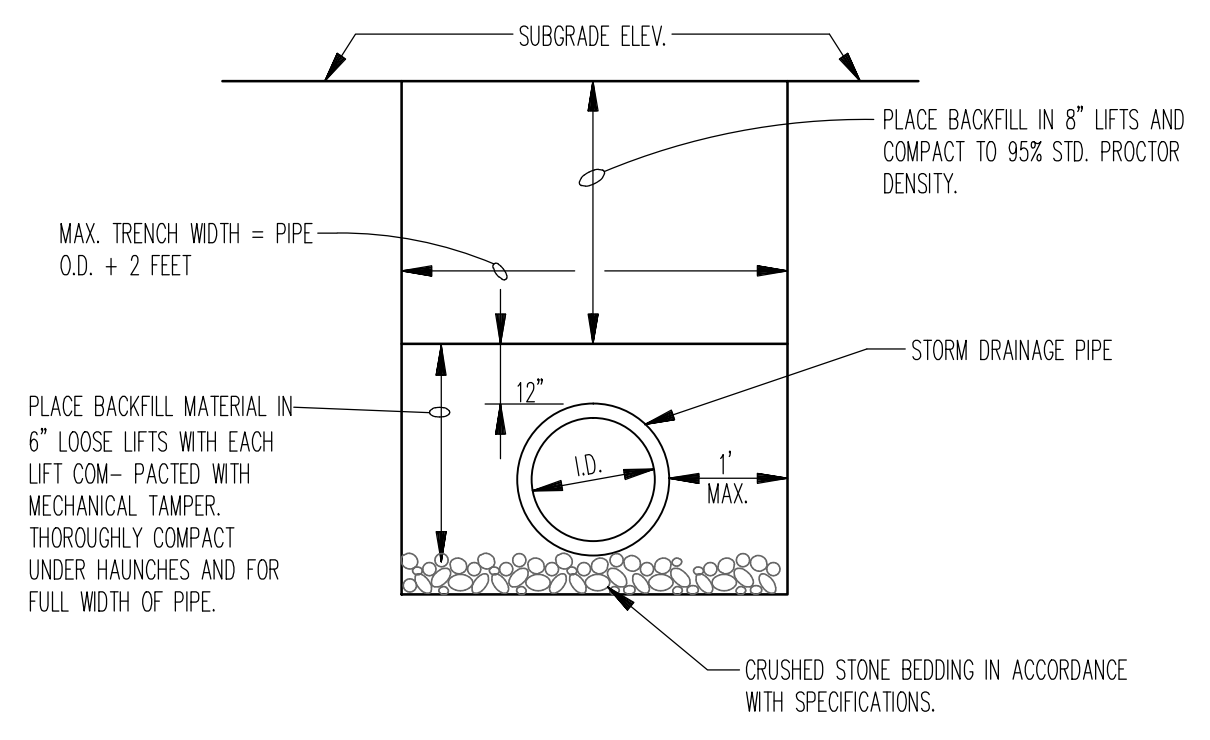
**3** JOINTS FOR CURB AND WALKS  
N.T.S.



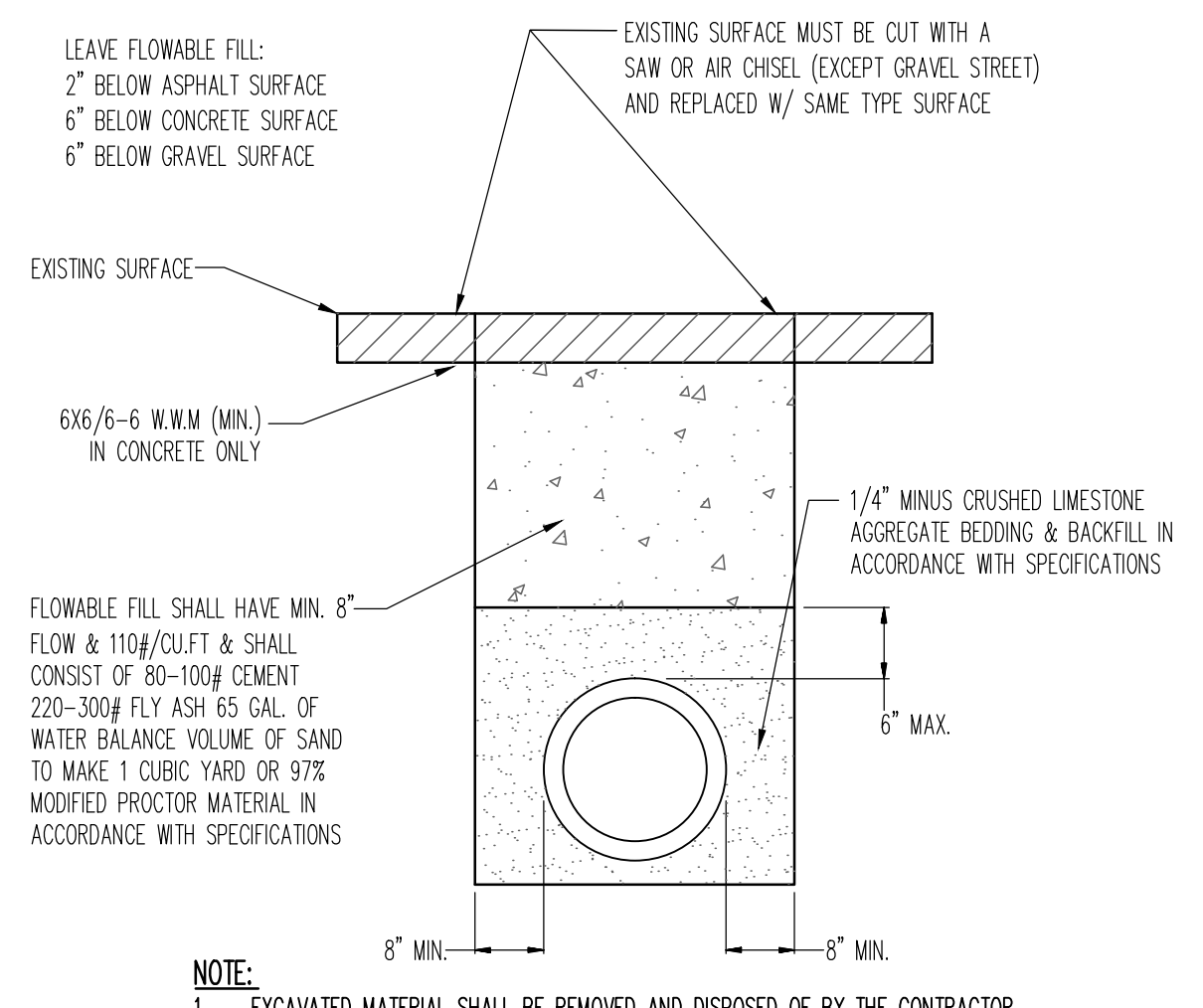
**4** V-BOTTOM DITCH (4 TO 1 SIDE SLOPES)  
N.T.S.



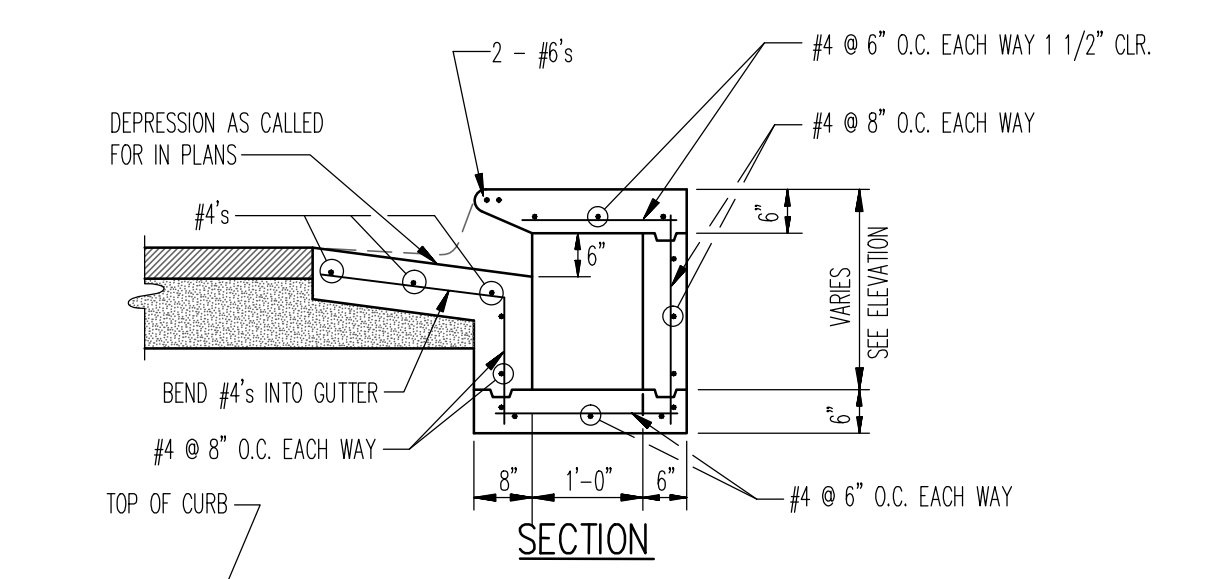
**5** V-BOTTOM DITCH (3 TO 1 SIDE SLOPES)  
N.T.S.



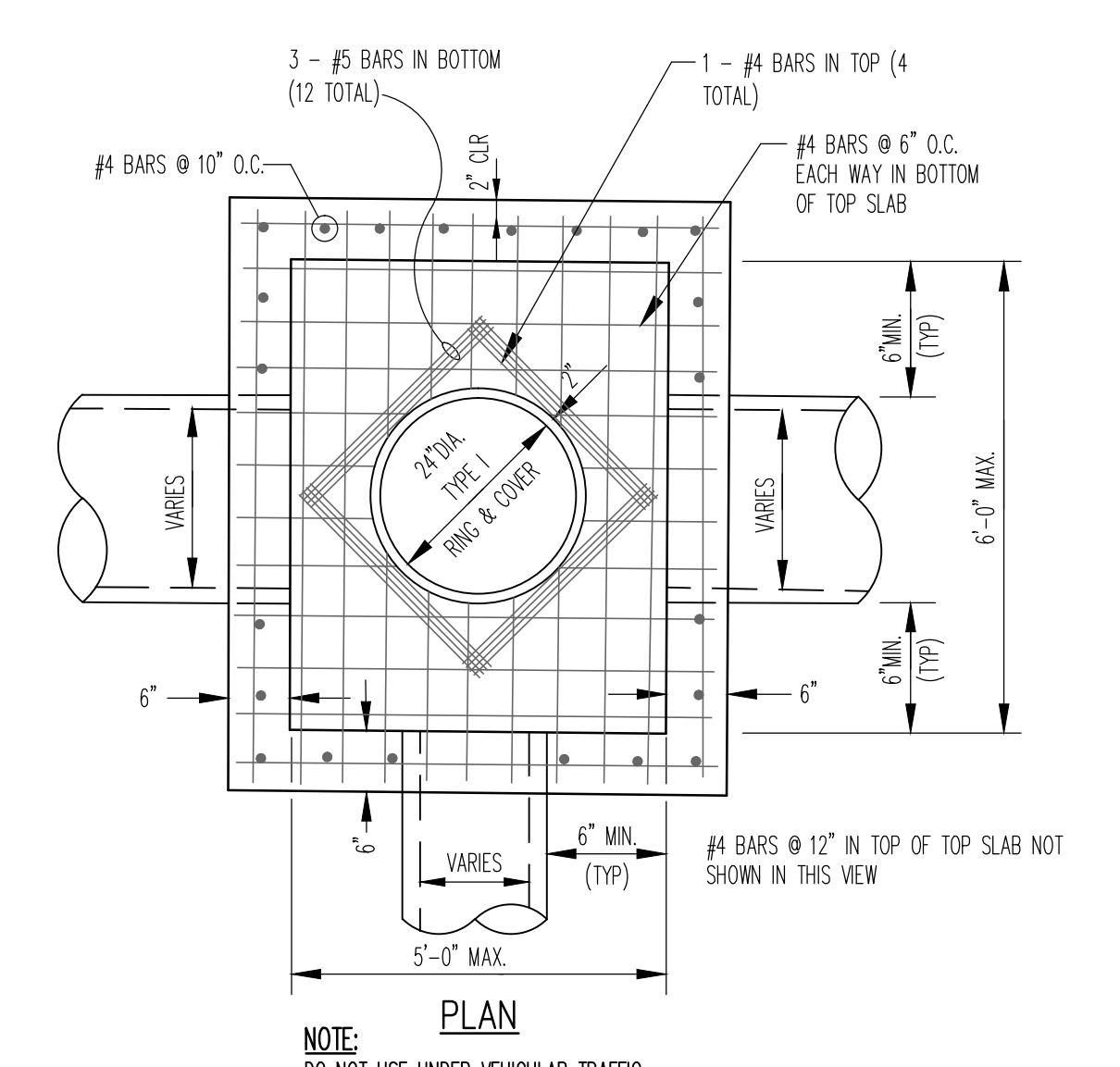
**6** PIPE TRENCH DETAIL AT LAWN / LANDSCAPE AREAS  
N.T.S.



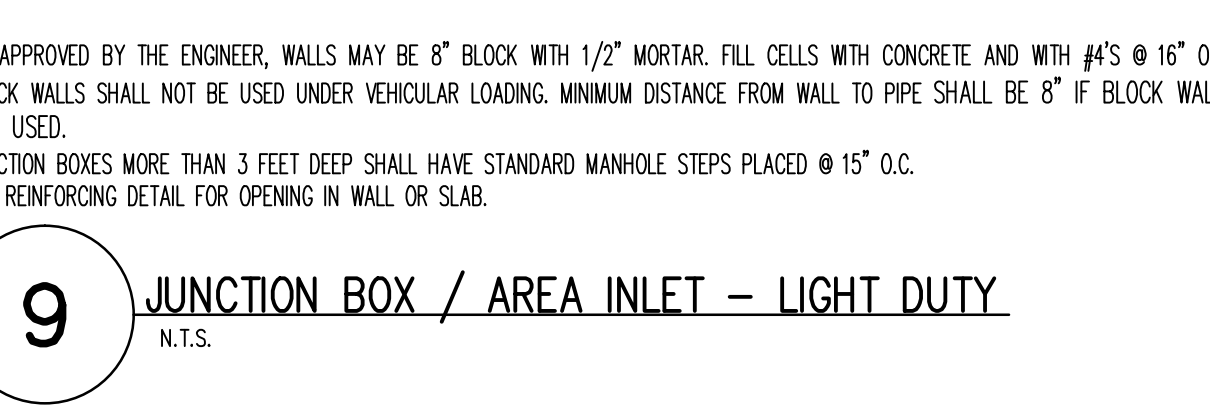
**7** PIPE TRENCH DETAIL AT EXISTING STREET OR PROPOSED PAVING  
N.T.S.



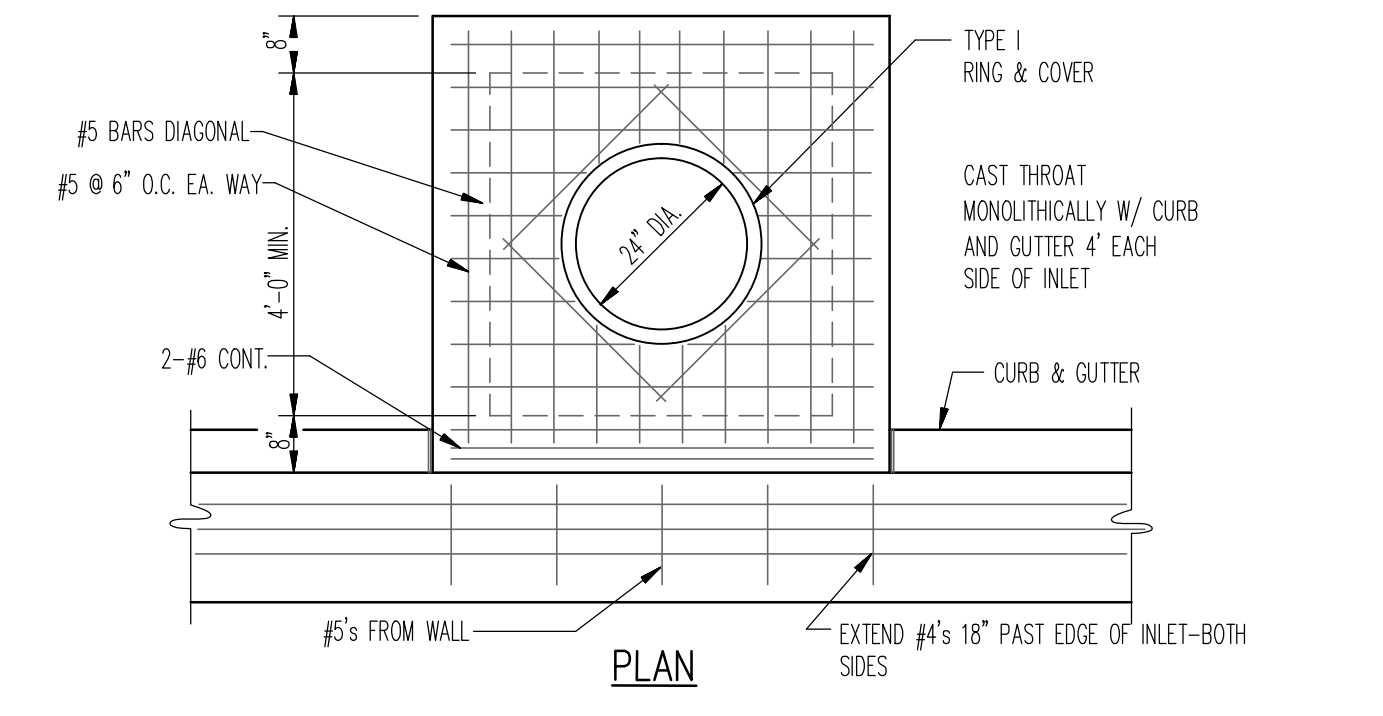
**8** CURB INLET EXTENSION  
N.T.S.



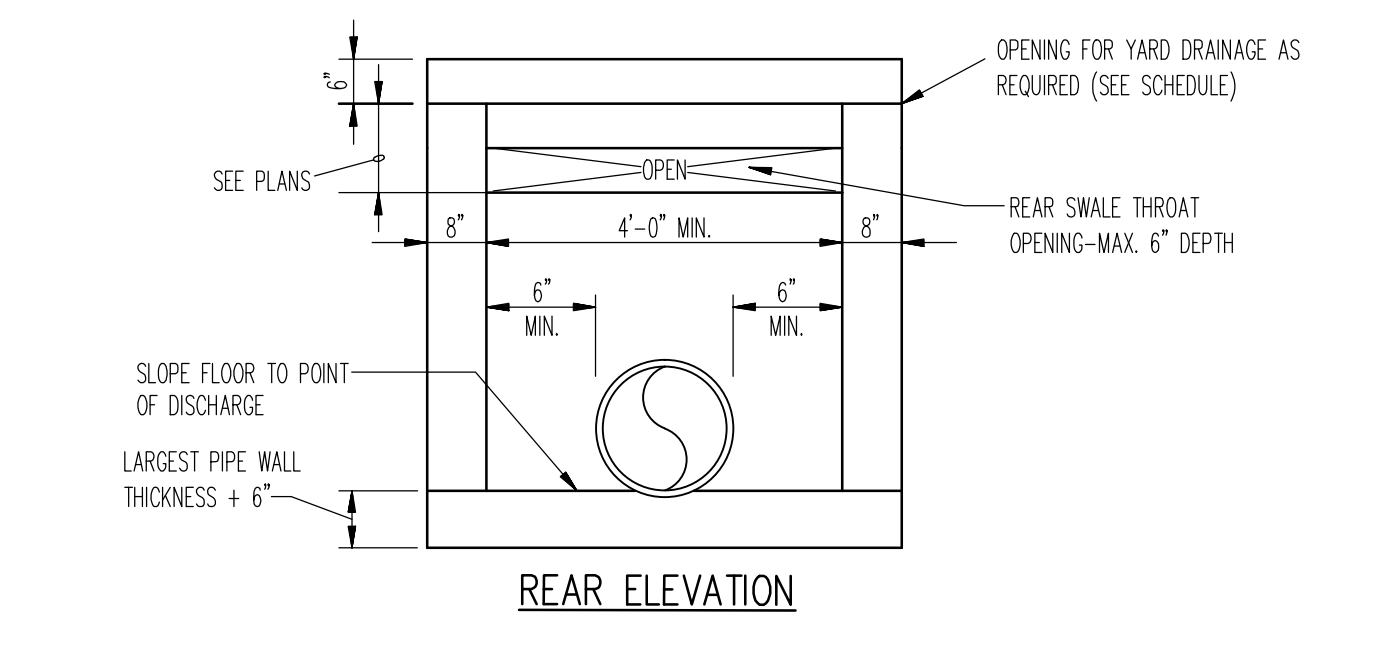
**9** JUNCTION BOX / AREA INLET - LIGHT DUTY  
N.T.S.



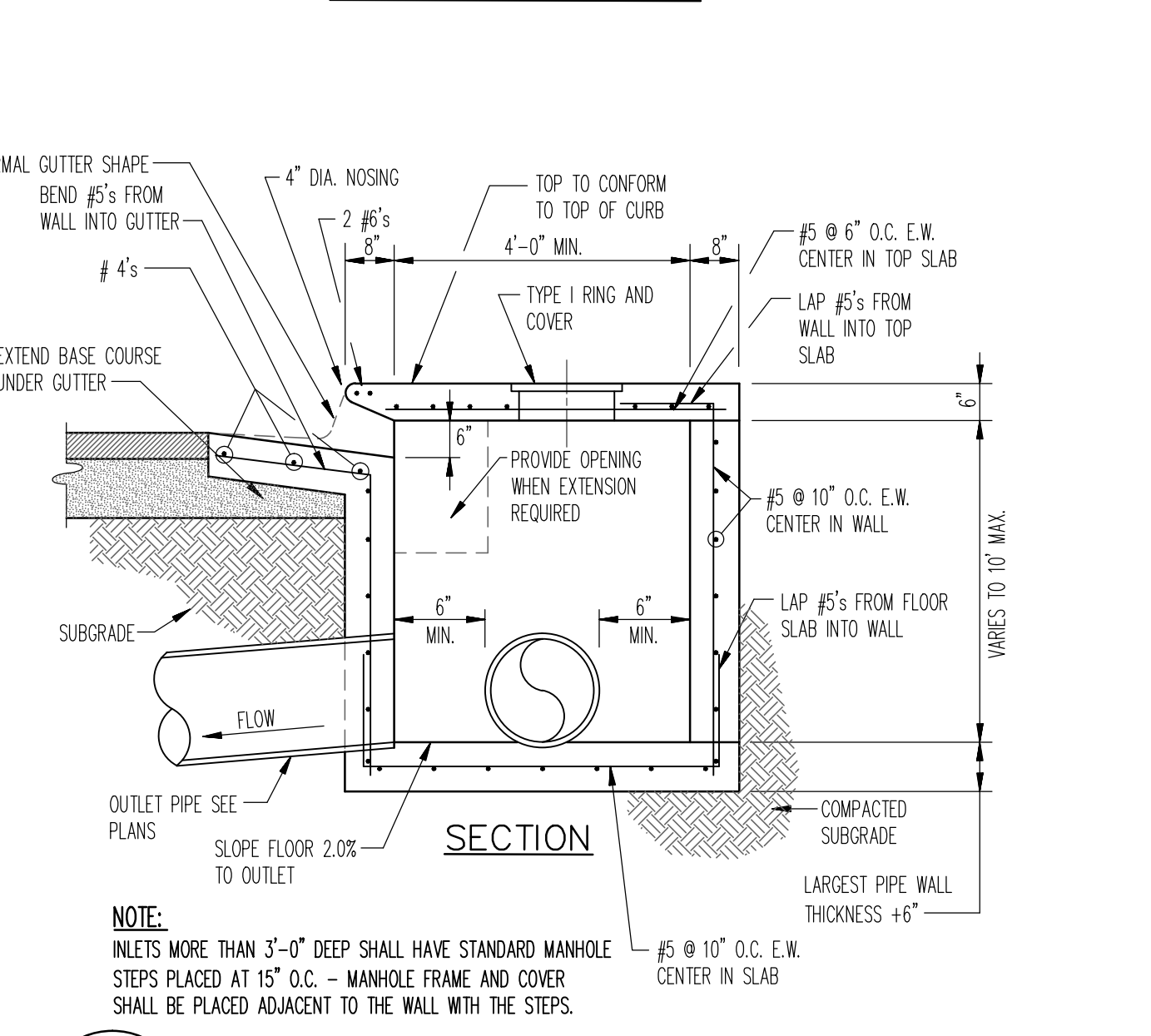
**9** JUNCTION BOX / AREA INLET - LIGHT DUTY  
N.T.S.



**10** TYPICAL CURB INLET  
N.T.S.



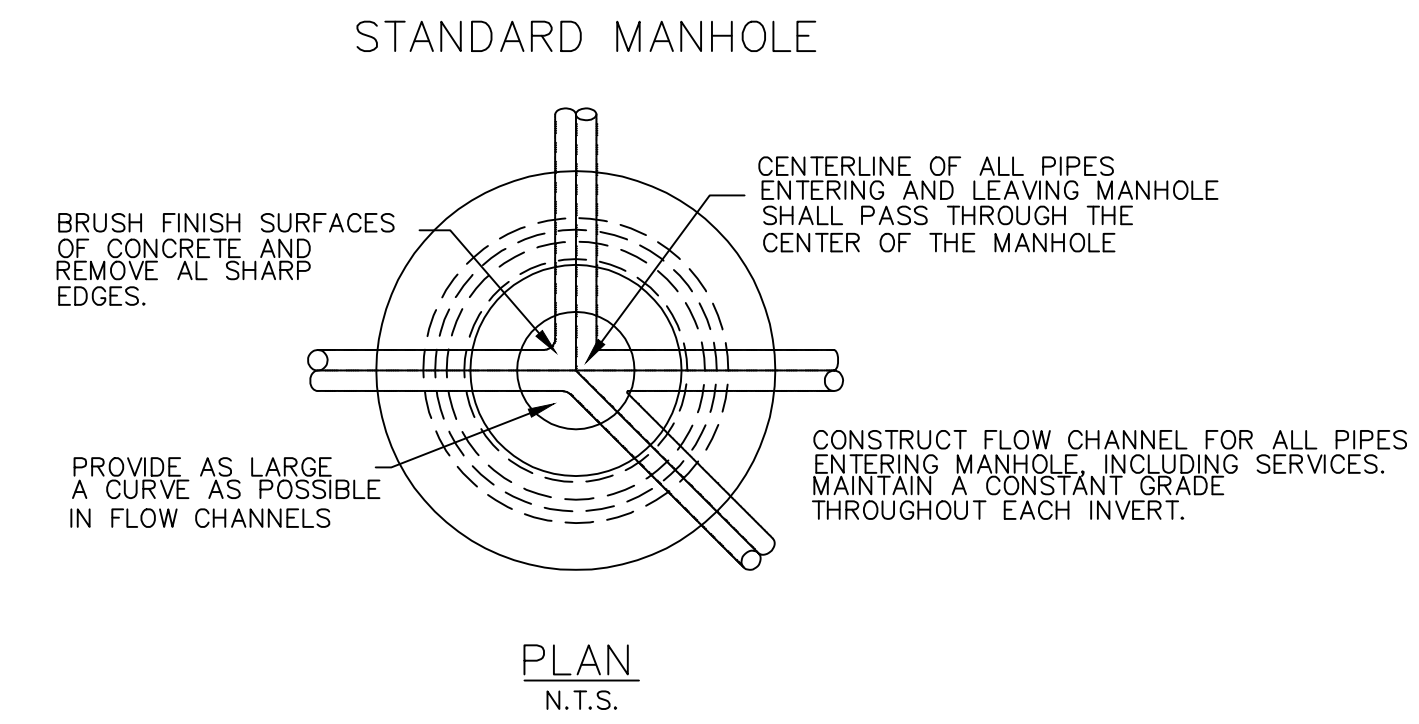
**10** TYPICAL CURB INLET  
N.T.S.



**10** TYPICAL CURB INLET  
N.T.S.

**NOTES TYPICAL TO ALL MANHOLES**

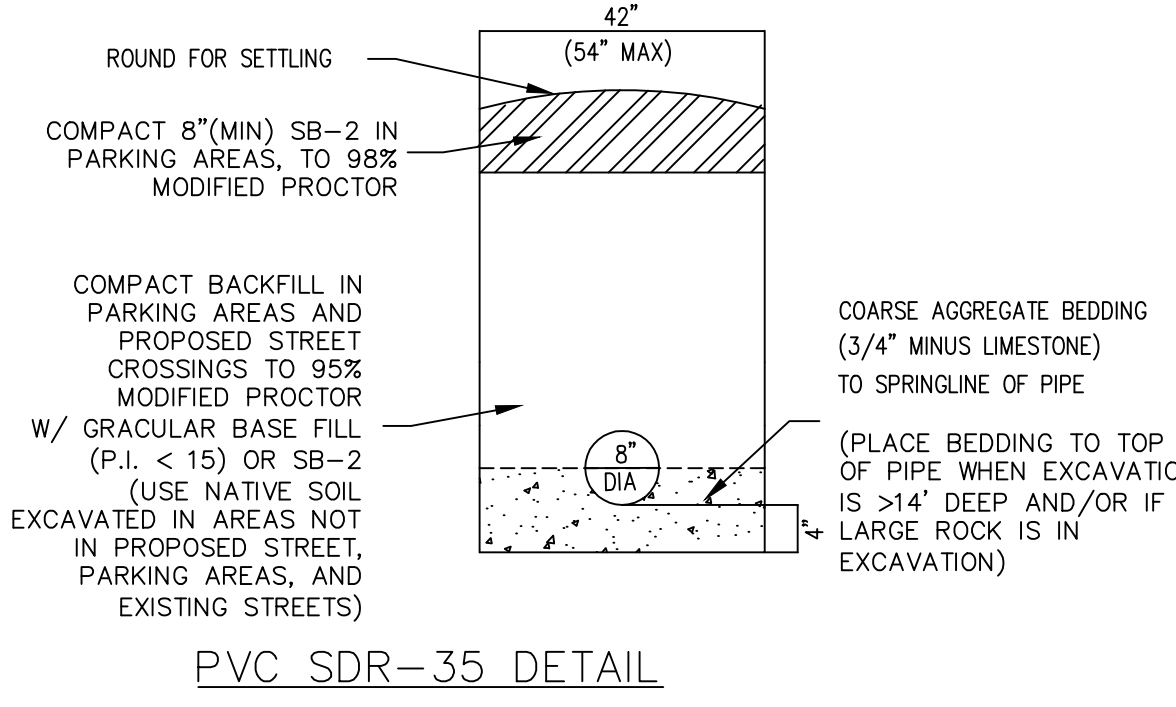
- MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
- MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
  - 4" I.D. FOR SEWER SIZES 6" THRU 24"
  - 5" I.D. FOR SEWER SIZES 24" THRU 30"
  - 6" I.D. FOR SEWER SIZES 36" THRU 42"
- SET MANHOLE TOPS AS FOLLOWS:
  - IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
  - UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC.: 12" ABOVE GROUND.
  - OTHER AREAS: 1" ABOVE GROUND.
- MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.



MANHOLE DETAILS

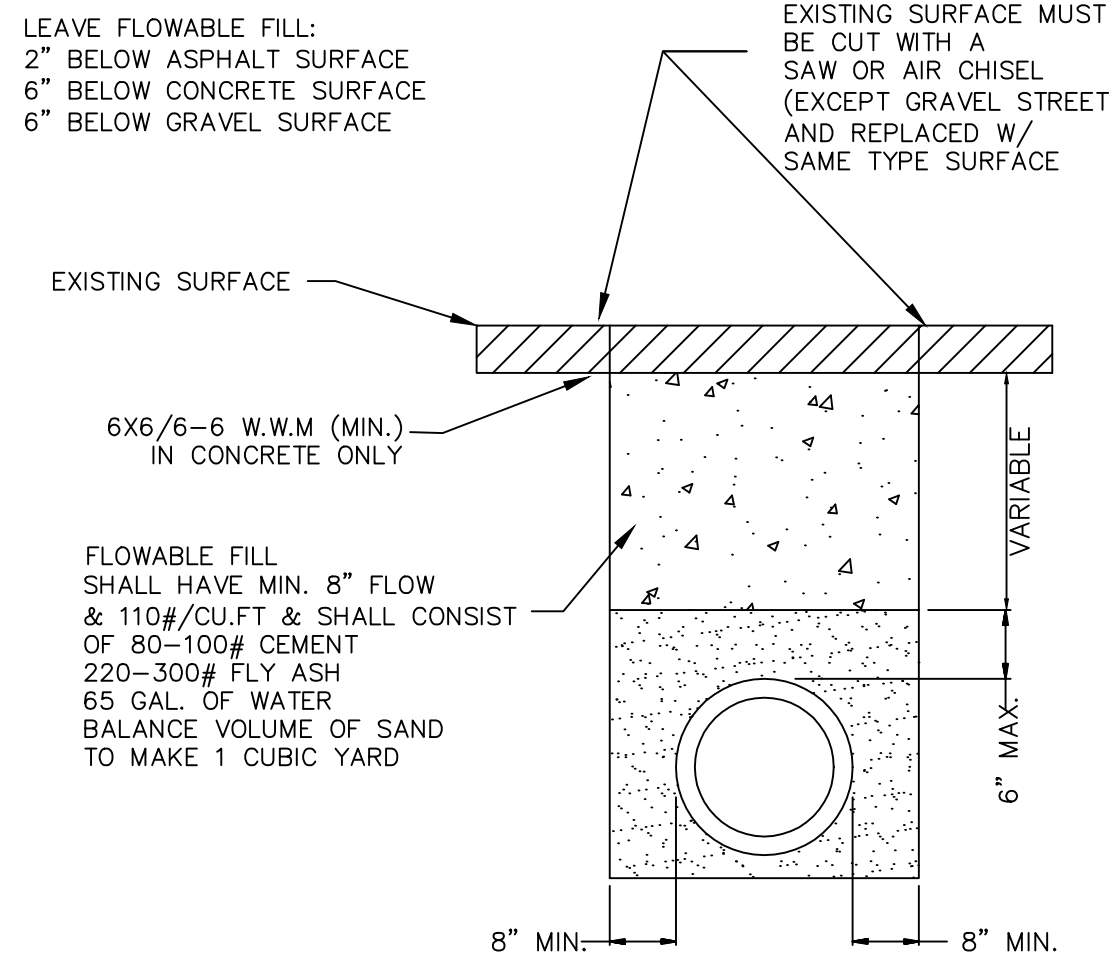
**NOTES:**

- COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
- PIPE IN TRENCH SHALL BE PLACED ON FIRM UNDISTURBED SOIL. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.
- PVC PIPE SHALL BE SDR-35 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.



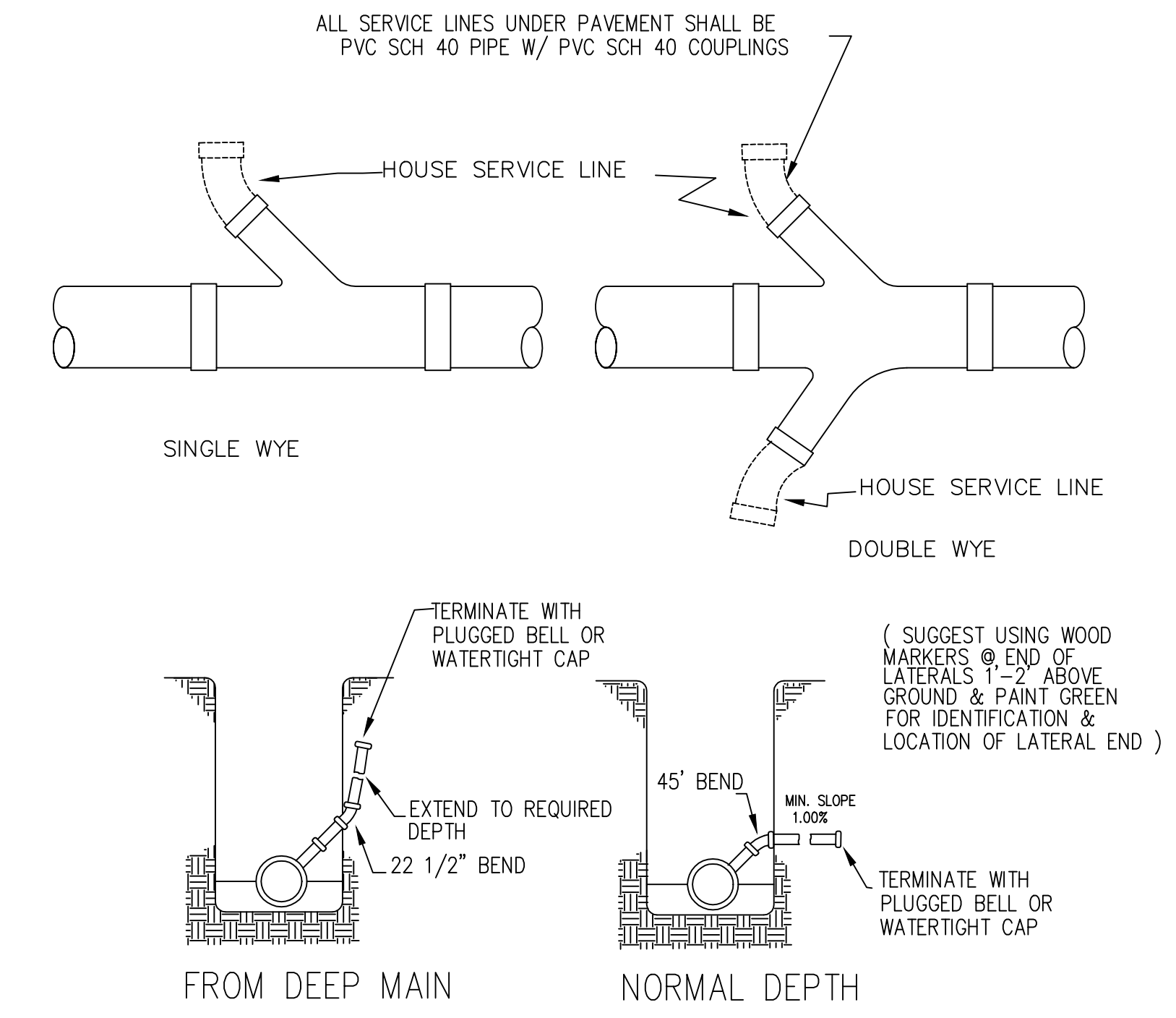
NON-EXISTING STREET LOCATIONS

- NOTE: (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.  
 (2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.  
 (3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



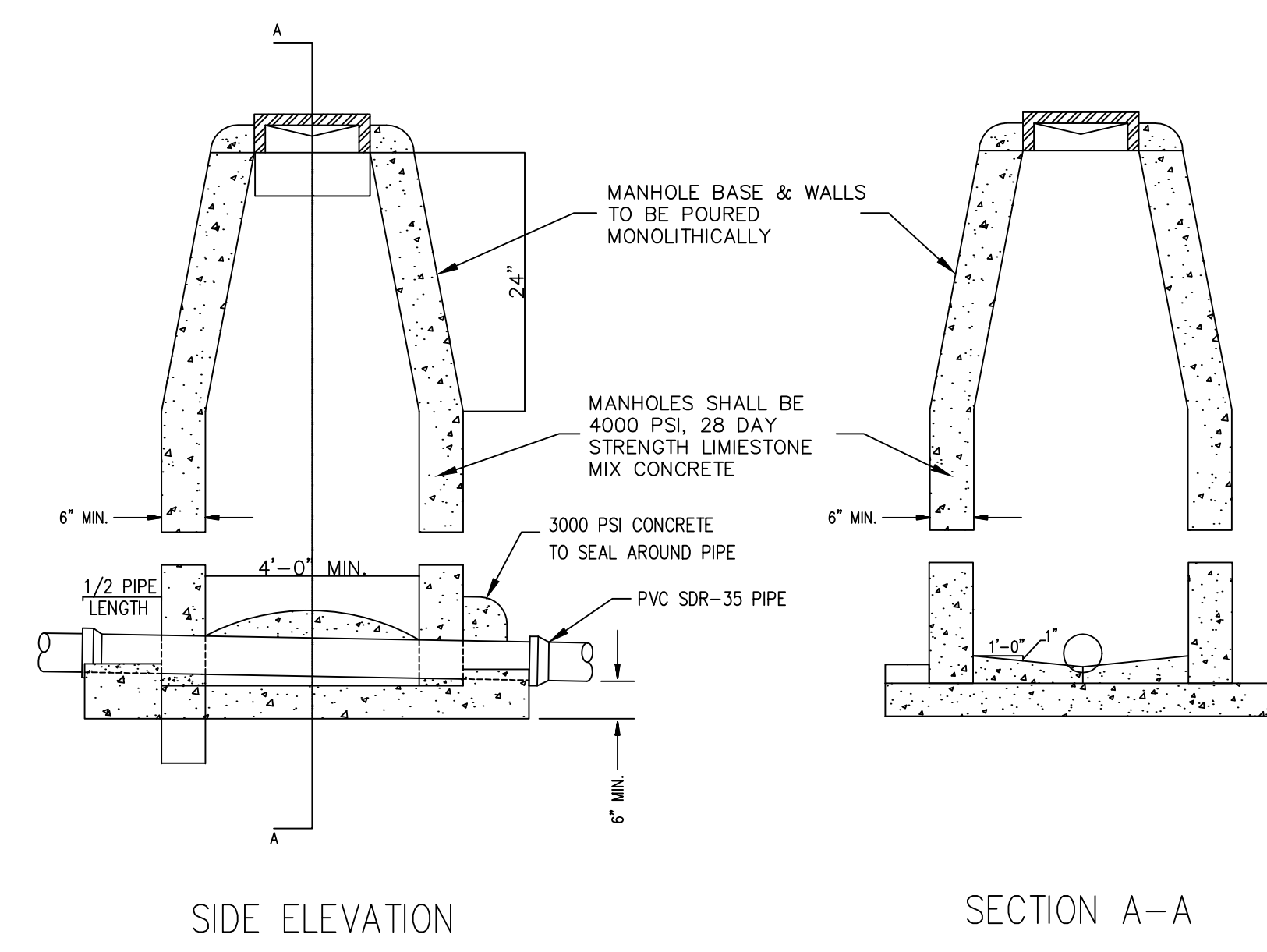
EXISTING STREET LOCATIONS

PVC TRENCH DETAIL

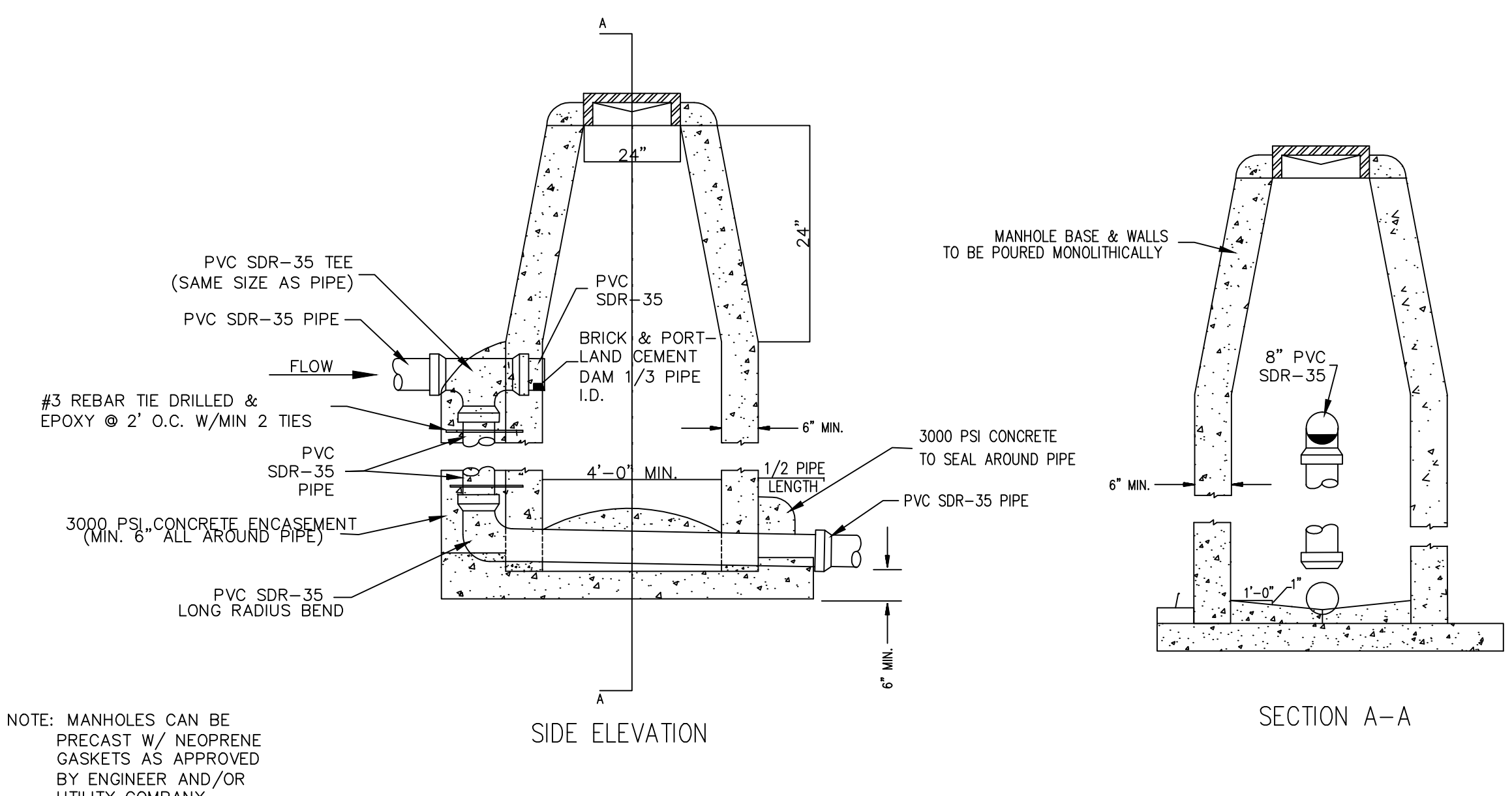


SERVICE CONNECTIONS

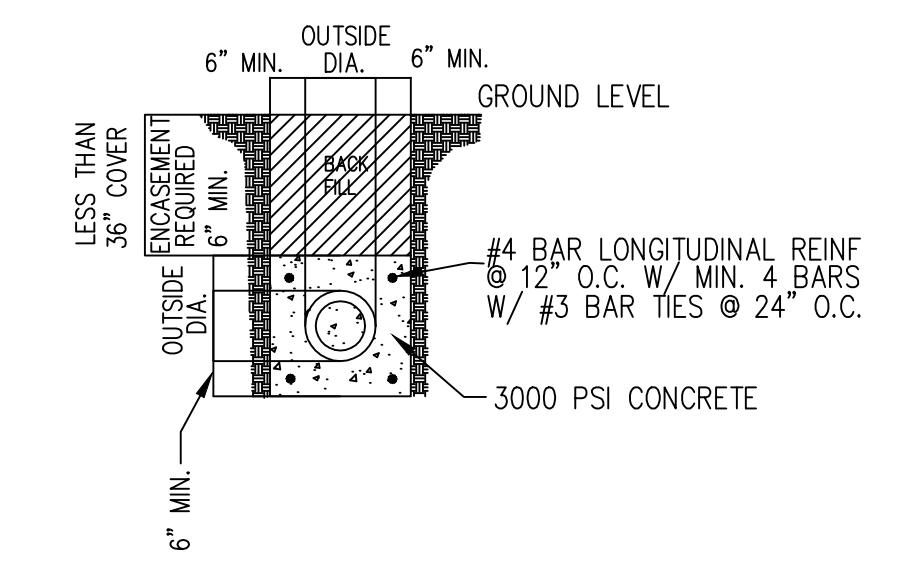
MANHOLE CONSTRUCTION DETAIL



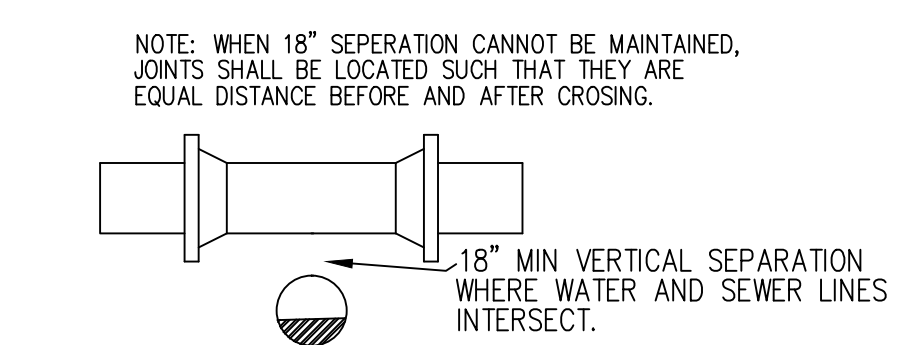
STANDARD MANHOLE



DROP MANHOLE



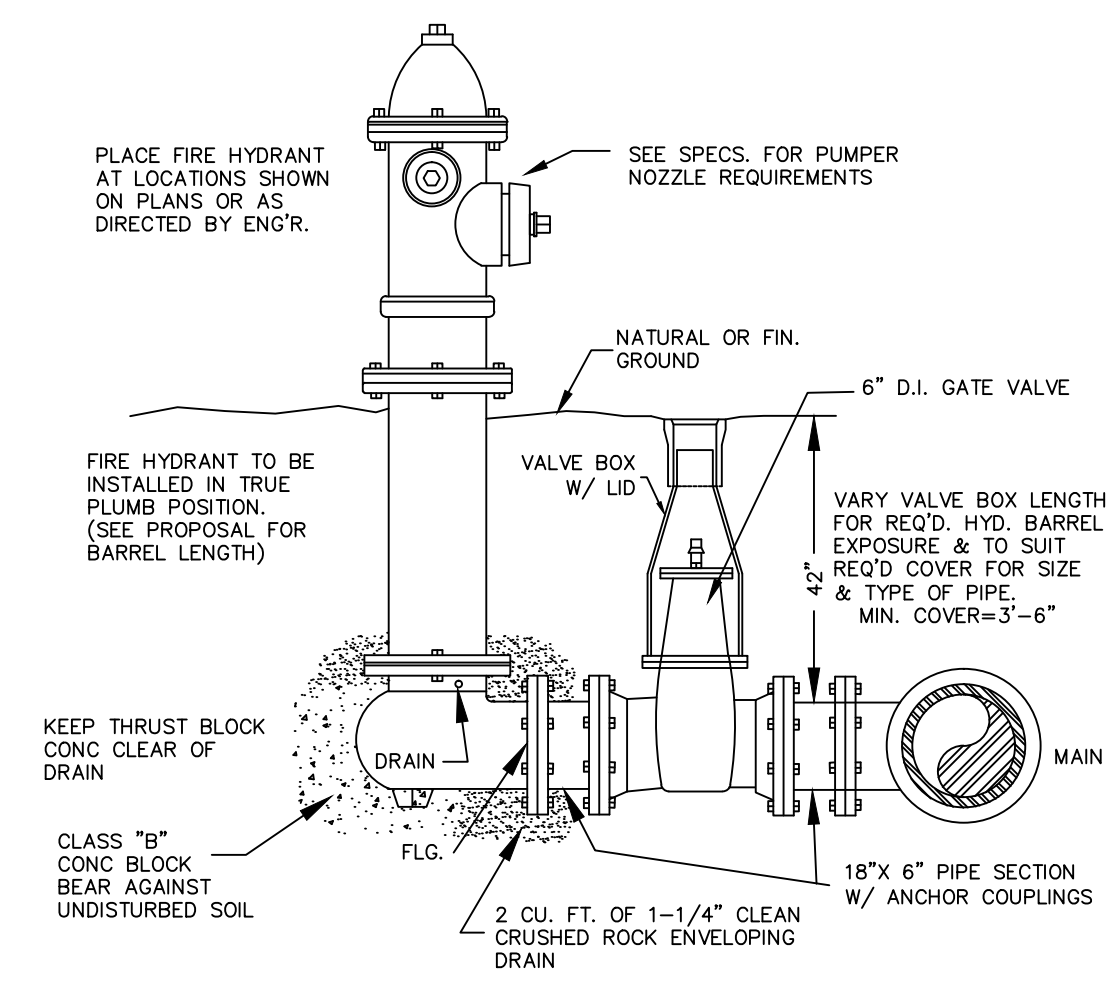
CONCRETE ENCASUREMENT FOR DITCH CROSSINGS



TYPICAL SEWER & WATER CROSSINGS

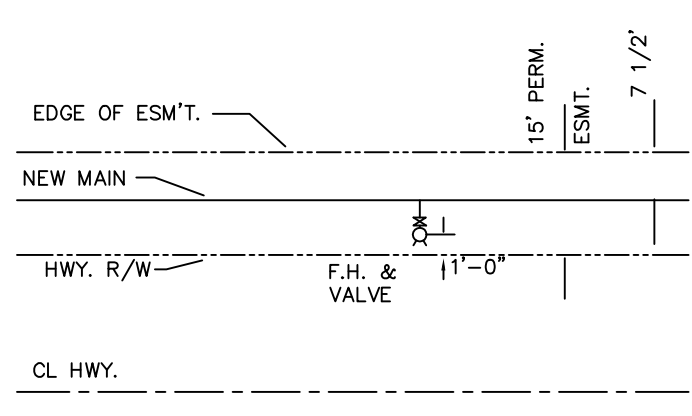
SEWER-DETAILS  
 CWL-JONESBORO

CITY WATER AND LIGHT  
 400 E MONROE  
 JONESBORO, AR 72401  
 PHONE: (870) 930-3320  
 FAX: (870) 930-3333

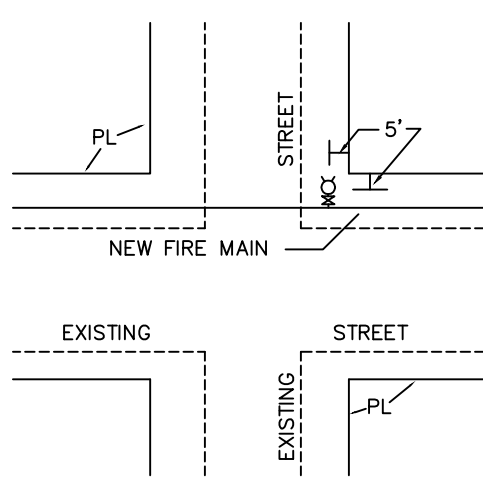


FIRE HYDRANT DETAIL

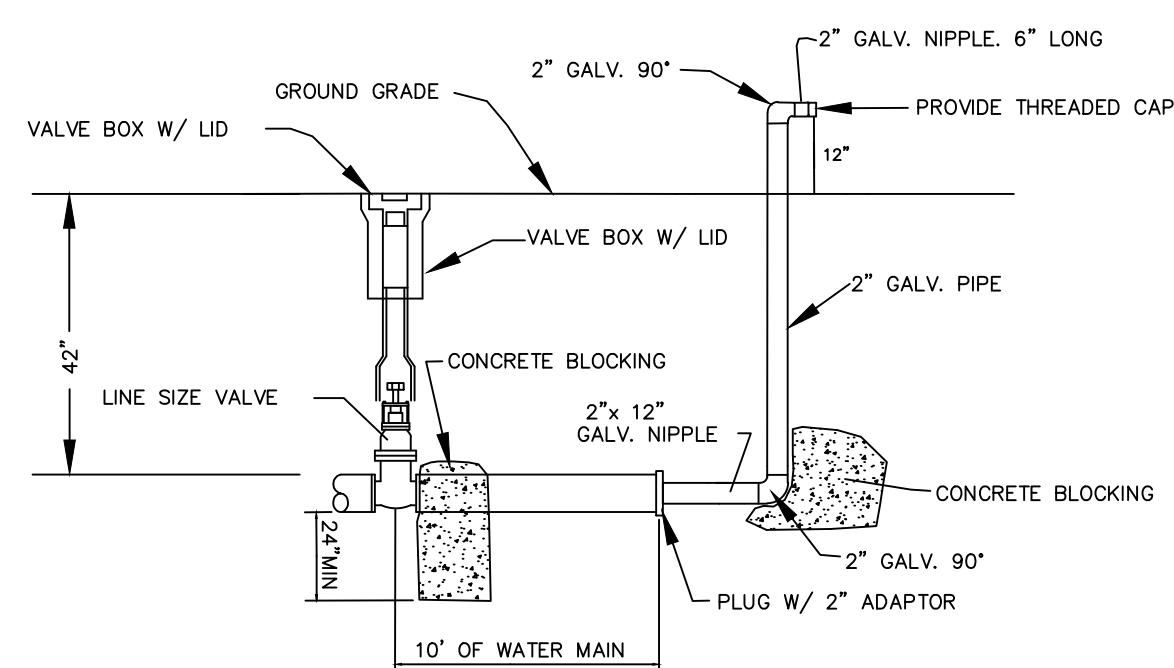
NOTES:  
 (1) PROVIDE TWO (2) MECHANICAL JOINT ANCHORING COUPLINGS (CLOW F-1211M OR EQUAL), FOR EACH HYDRANT (1-BETWN. HYDRANT & VALVE & 1-BETWN. VALVE AND MAIN).



TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY



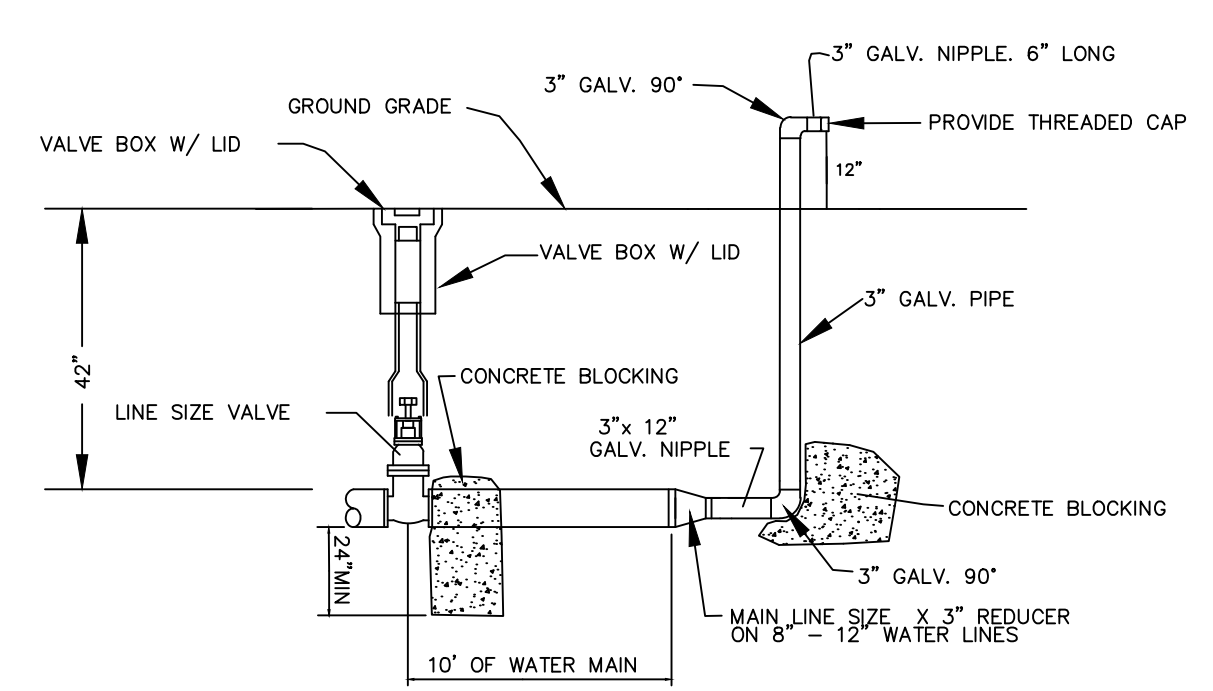
TYPICAL FIRE HYDRANT LOCATION



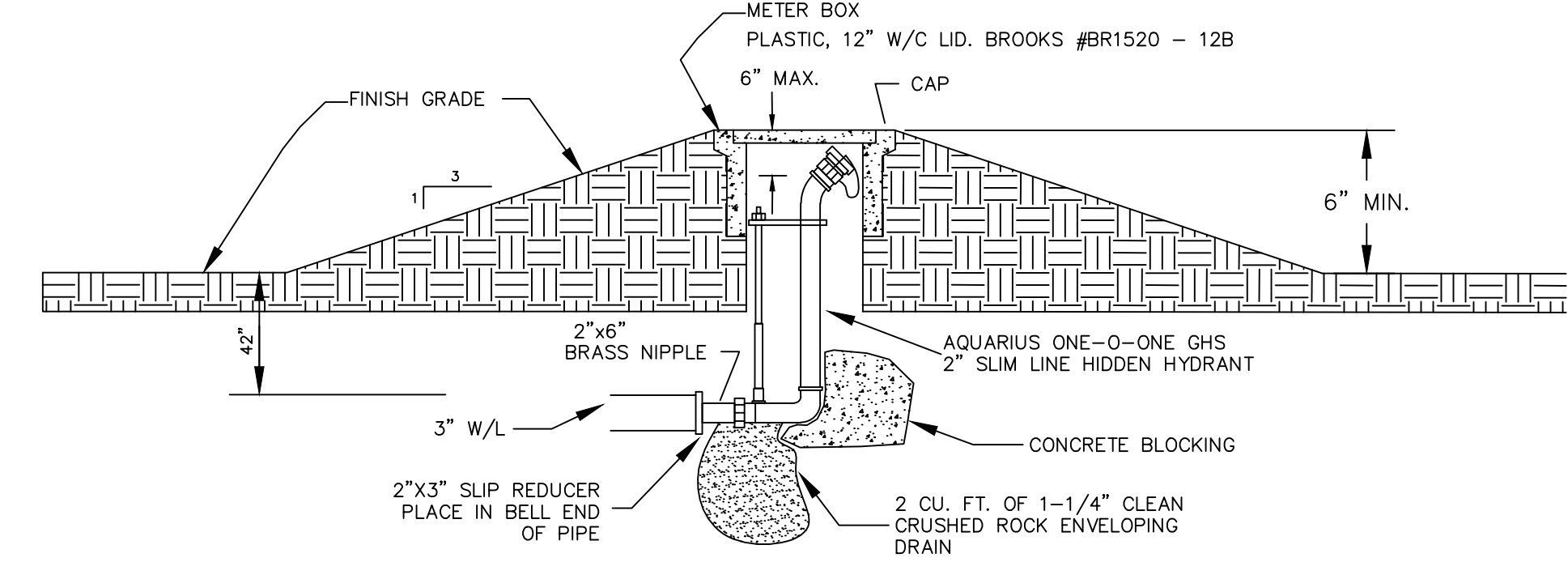
2" B.O. ASSEMBLY FOR THRU 6" LINES WITH FUTURE EXPANSION (NOT REQ'D IN COVES OR DEAD END LINES)

BLOW-OFF ASSEMBLY DETAILS

NOTE: OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.

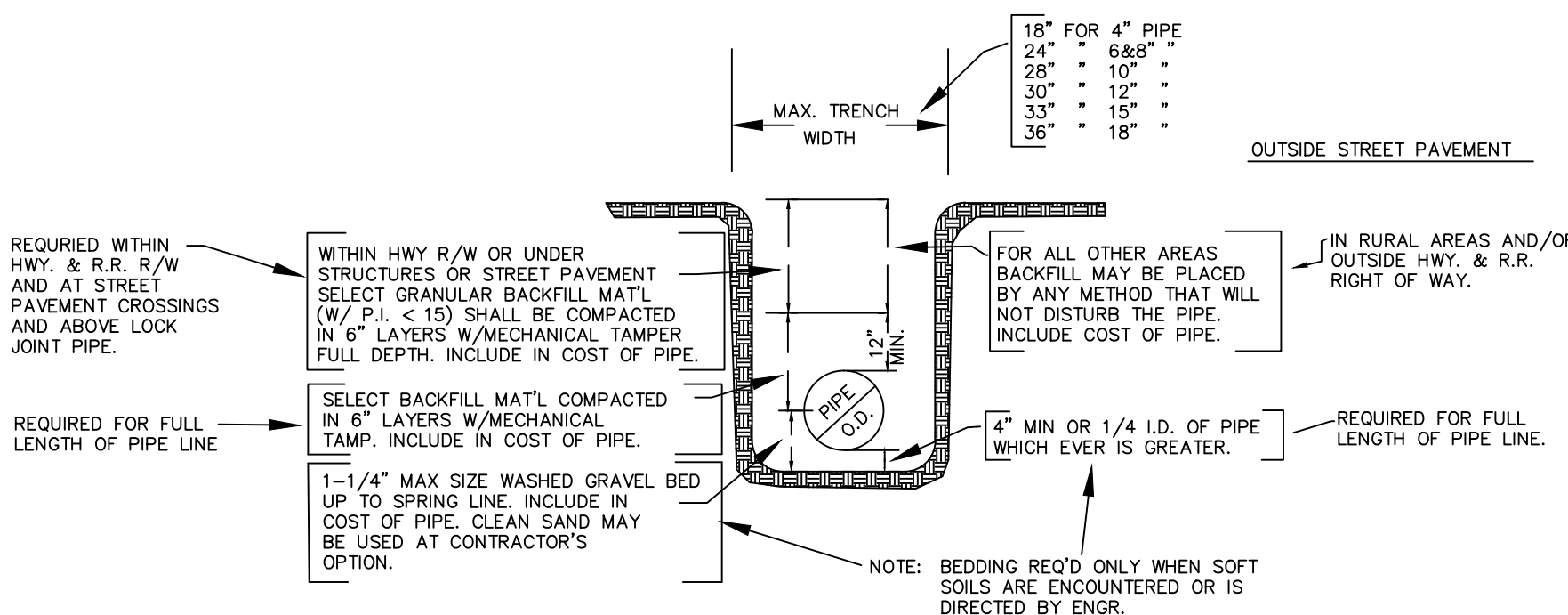


3" B.O. ASSEMBLY FOR 8" TO 12" LINES WITH FUTURE EXPANSION (NOT REQ'D IN COVES OR DEAD END LINES)

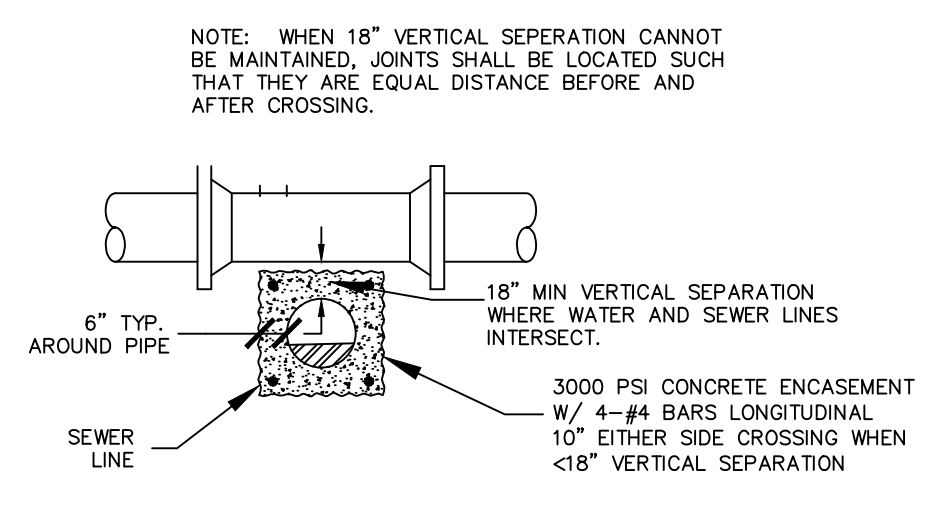


UNDERGROUND WASHOUT ASSEMBLY FOR COVES AND DEAD END LINES W/ NO FUTURE EXTENSION

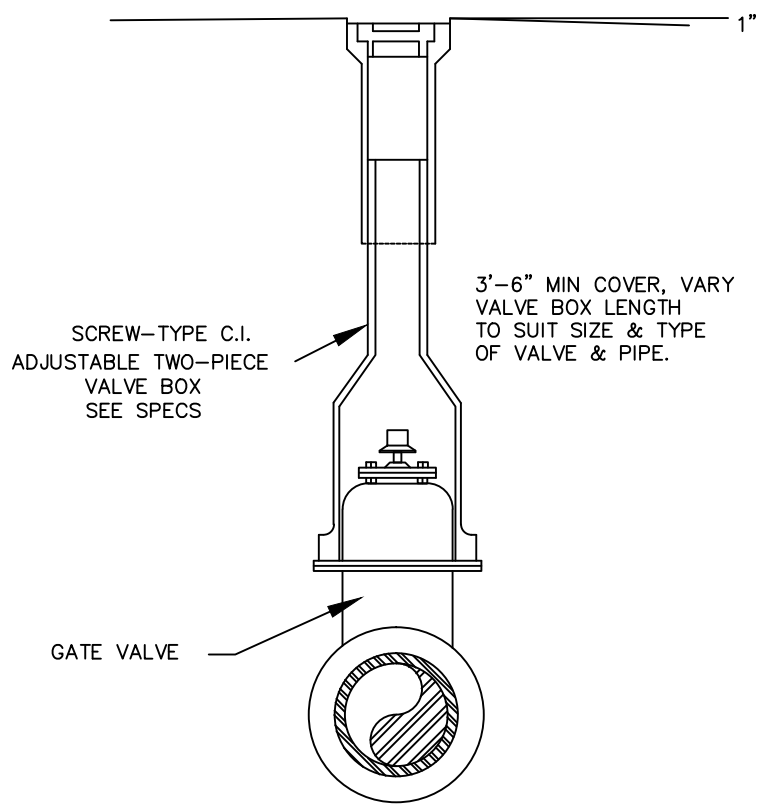
NOTE: ALL 1", 2", OR 3" GALVANIZED PIPE AND FITTINGS ARE TO BE SCH 40



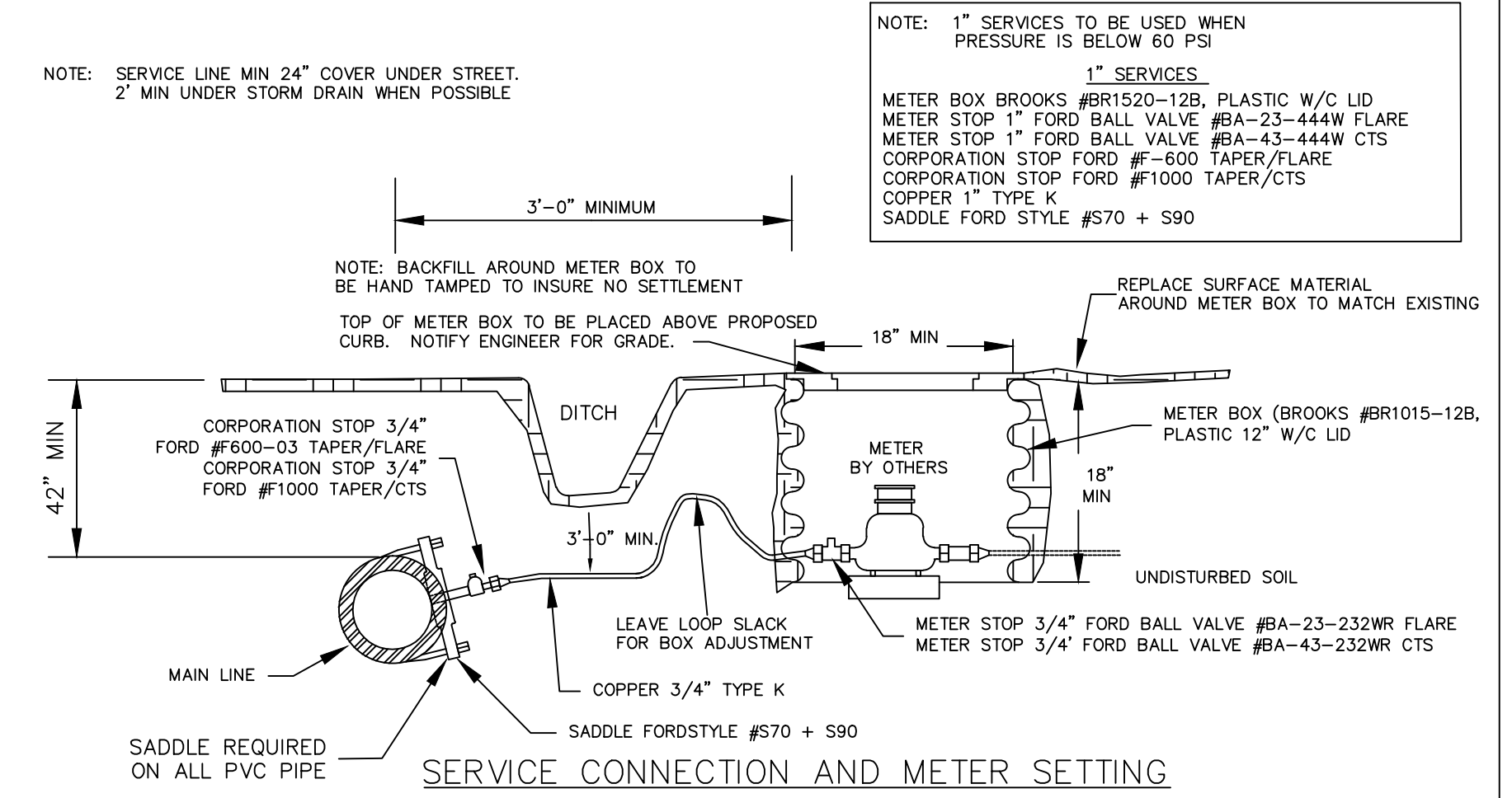
TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL



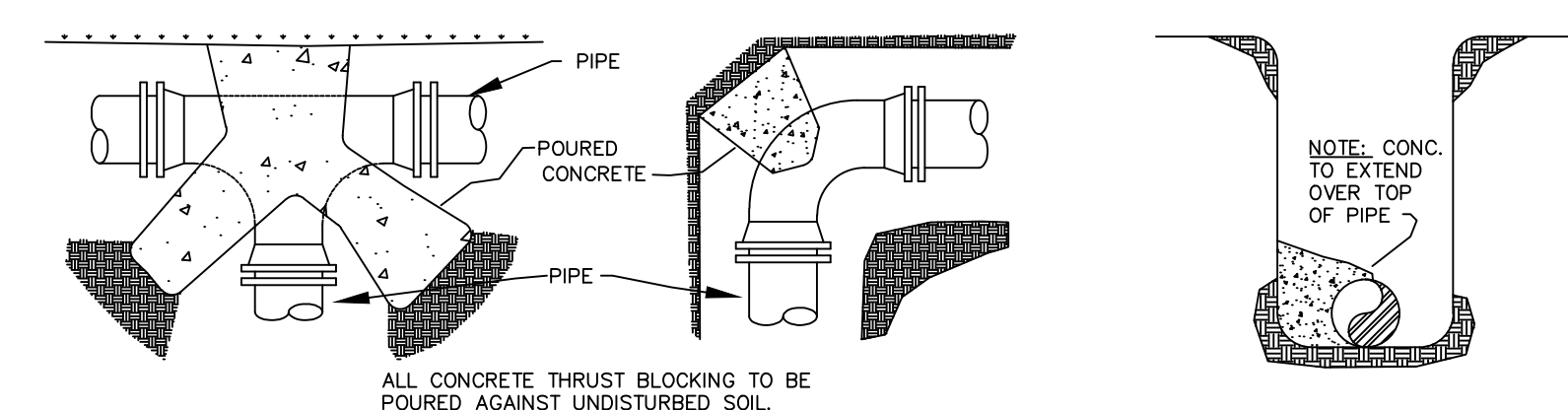
TYPICAL SEWER & WATER CROSSINGS



VALVE BOX DETAIL

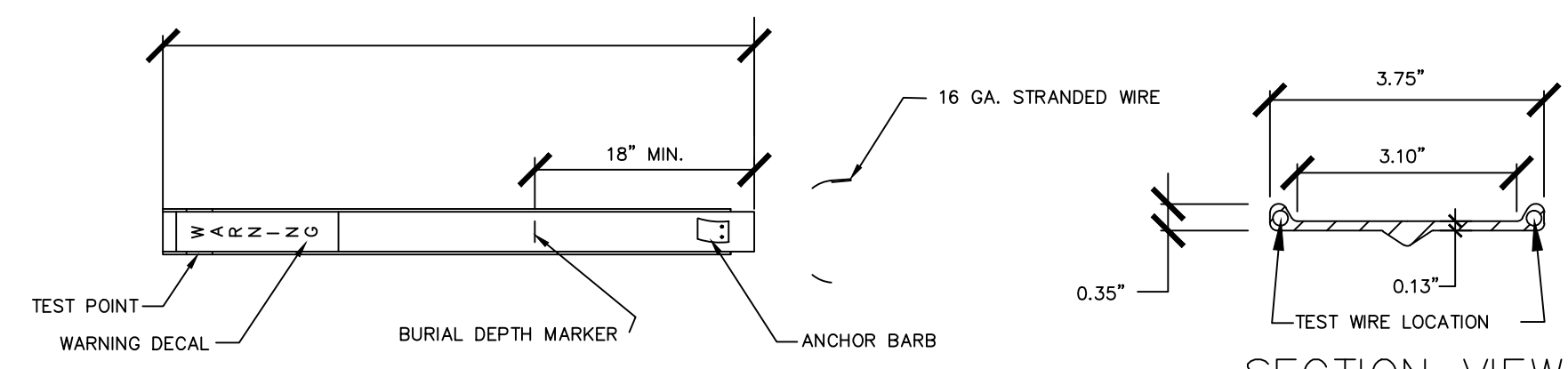


SERVICE CONNECTION AND METER SETTING

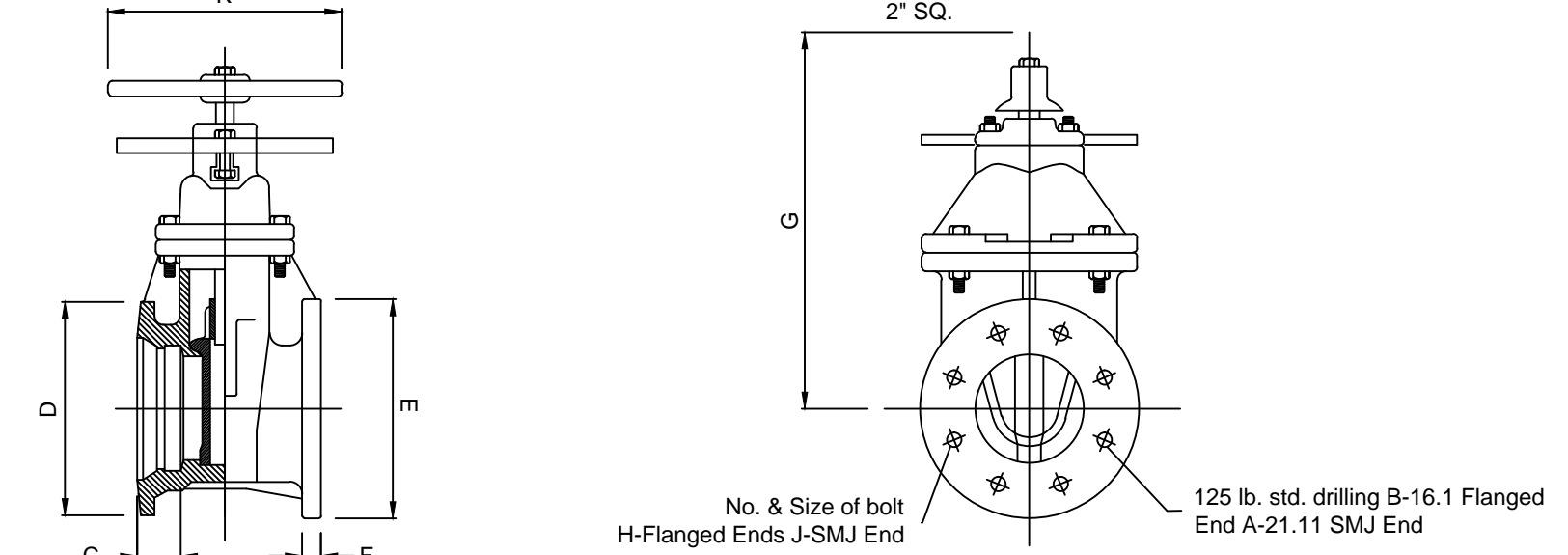


THRUST BLOCK DETAILS

- NOTES:
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
  2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
  3. PLUGS SHALL BE COVERED WITH PAPER WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
  4. WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
  5. COVER SHALL BE A MINIMUM OF 3" BELOW NATURAL GRADE.
  6. CLEARANCE FROM OIL & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
  7. THRUST BLOCKING DIMENSIONS SHALL BE 150% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST=2 AP SINθ WHERE A=PIPE END AREA P=PRESSURE PRODUCED BY PUMPING LIQUID, & θ=ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 P.S.F.
  8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.



WATER LINE & FORCE MAIN MARKER DETAIL



VALVE SIZE	A	B	C	D	E	F	G	H	J	K
4	9-1/4	4-1/4	2-5/8	9-1/2	9	1-5/16	14-3/4	8-3/4	4-3/4	10
6	10-1/4	5	2-5/8	11-1/2	11	1	19	8-3/4	5-3/4	12
8	11	5-1/4	2-5/8	13-3/4	13-1/2	1-1/8	22-1/2	5-3/4	8-3/4	14
10	12-1/2	6	2-5/8	15-3/4	16	1-5/16	26-1/2	12-7/8	8-3/4	18
12	13-1/2	6-1/2	2-5/8	18	19	1-1/4	30	12-7/8	8-3/4	18
9	6-1/4	4-1/4	2-5/8	7-3/4	7-1/8	3/4	12-3/8	4-3/8	4-3/4	10

TAPPING SLEEVE TAPPING VALVE DETAIL

WATER-DETAILS  
 CWL-JONESBORO

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