

RESIDENTIAL SUBDIVISION PLANS

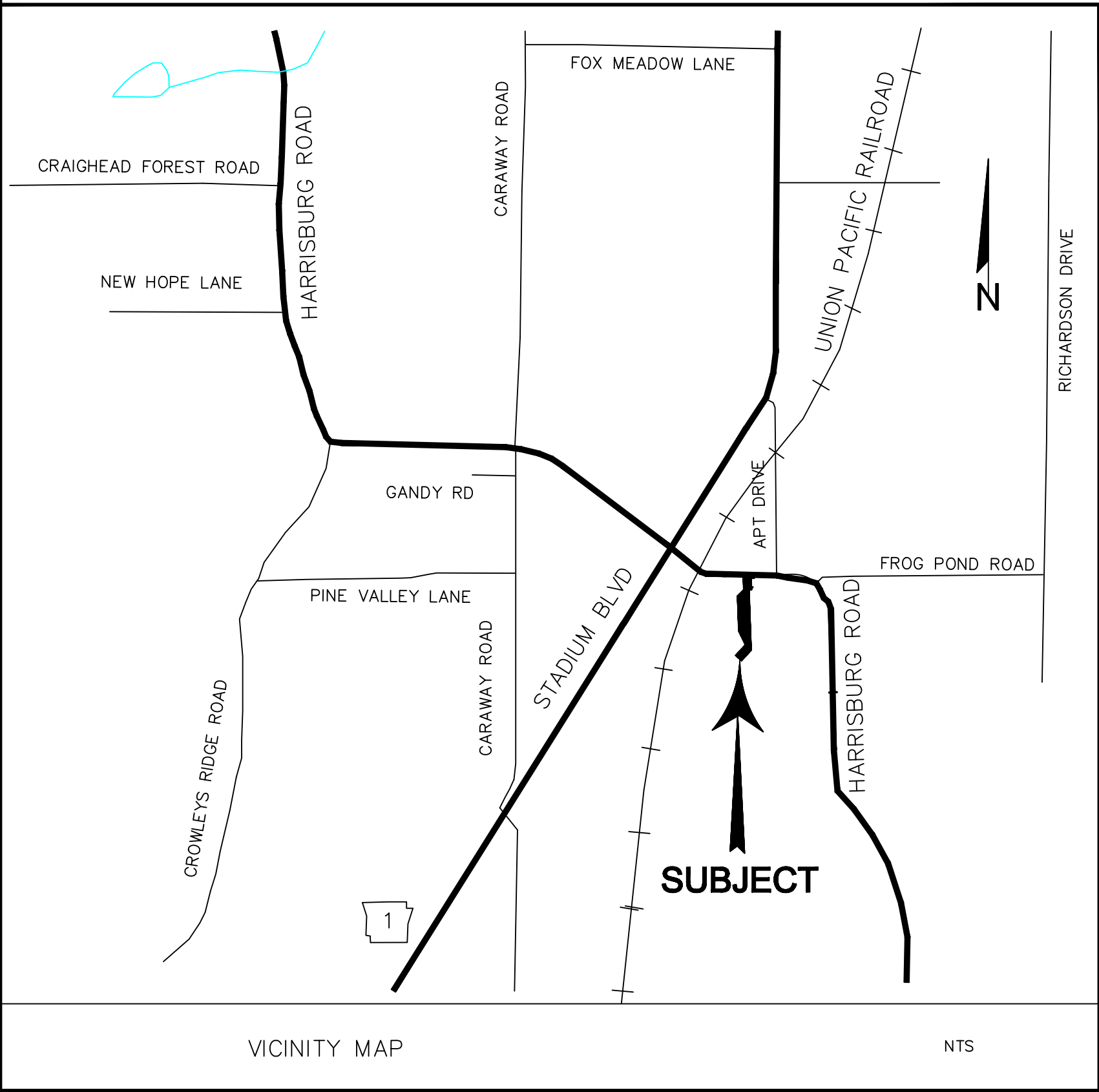
SOUTHBEND SUBDIVISION PHASE THREE

HARRISBURG ROAD AND APT DRIVE
JONESBORO, ARKANSAS

MARCH 2012

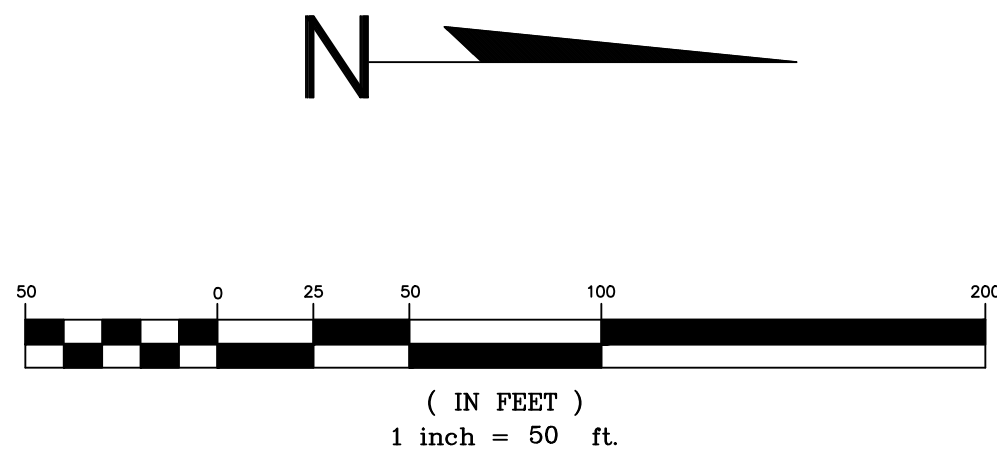
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SOUTHBEND SUBDIVISION PHASE THREE JONESBORO, ARKANSAS		
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>1019 CR 620 JONESBORO, AR 72404 870-891-1420</small>	DRAWN BY: JH	CHECKED BY: CM
	SCALE:	
	DATE: 15MAR12	CAD FILE: 039127-PHASE3-Expanded...DWG
	DWG REF: 04E-13N-09	
CLARENCE W. "MAC" MCALISTER, PE, PS		JOB NO. 039127
		SHEET 1 / 4

DATE	REVISION	BY

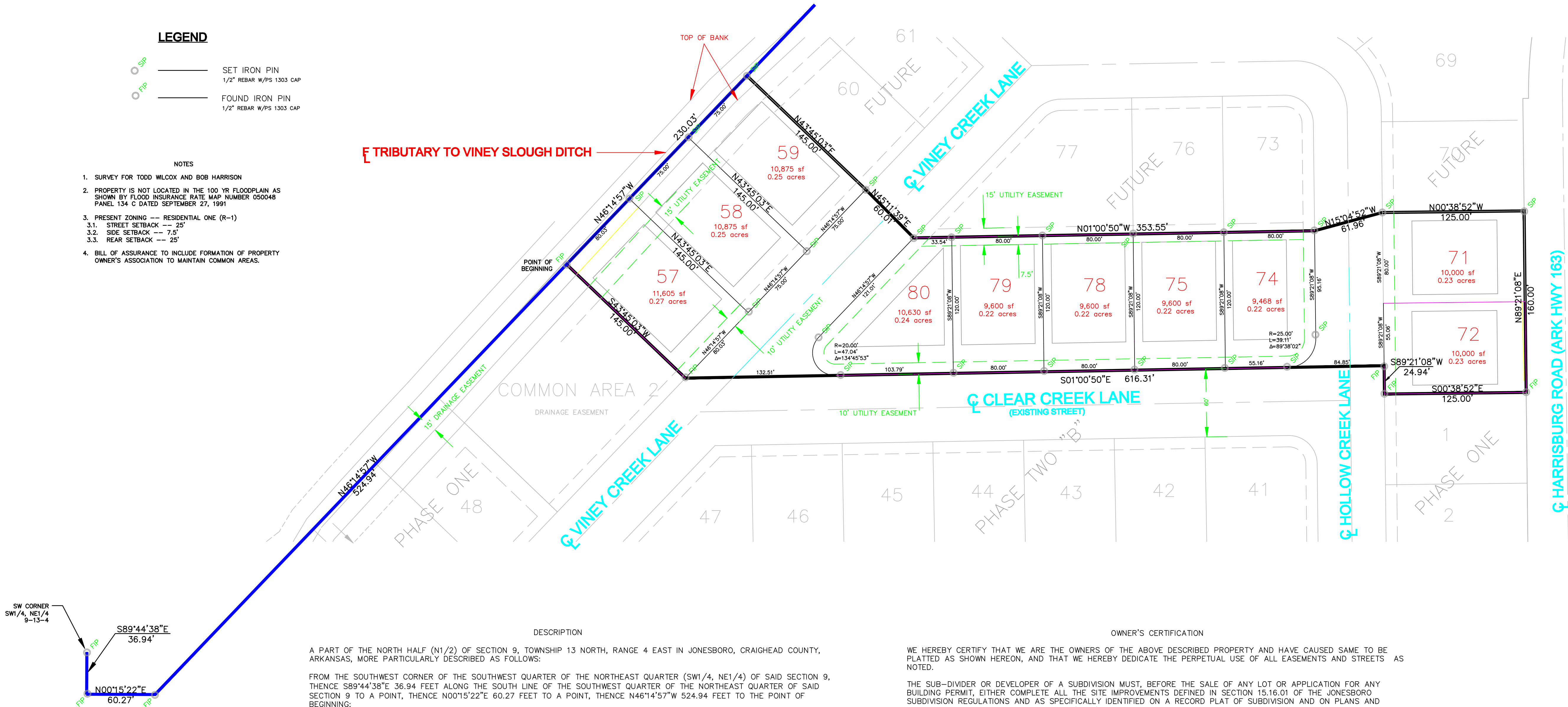


LEGEND

- SET IRON PIN
1/2" REBAR W/PS 1303 CAP
- FOUND IRON PIN
1/2" REBAR W/PS 1303 CAP

NOTES

- SURVEY FOR TODD WILCOX AND BOB HARRISON
- PROPERTY IS NOT LOCATED IN THE 100 YR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 134 C DATED SEPTEMBER 27, 1991
- PRESENT ZONING --- RESIDENTIAL ONE (R-1)
 - STREET SETBACK --- 25'
 - SIDE SETBACK --- 7.5'
 - REAR SETBACK --- 25'
- BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS.



DESCRIPTION

A PART OF THE NORTH HALF (N1/2) OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SAID SECTION 9, THENCE S89°44'38"E 36.94 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO A POINT, THENCE N00°15'22"E 60.27 FEET TO A POINT, THENCE N46°14'57"W 524.94 FEET TO THE POINT OF BEGINNING;

CONTINUE THENCE N46°14'57"W 230.03 FEET TO A POINT, THENCE N43°45'03"E 145.00 FEET TO A POINT, THENCE N45°11'39"E 60.01 FEET TO A POINT, THENCE N01°00'50"W 353.55 FEET TO A POINT, THENCE N15°04'52"W 61.96 FEET TO A POINT, THENCE N00°38'52"W 125.00 FEET TO A POINT, THENCE N89°21'08"E 160.00 FEET TO A POINT, THENCE S00°38'52"E 125.00 FEET TO A POINT, THENCE S89°21'08"W 24.94 FEET TO A POINT, THENCE S01°00'50"E 616.31 FEET TO A POINT, THENCE S43°45'03"W 145.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 2.81 ACRES MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. MCALISTER, PROFESSIONAL SURVEYOR NO. 1303

APRIL 13, 2012

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE PLATTED AS SHOWN HEREON, AND THAT WE HEREBY DEDICATE THE PERPETUAL USE OF ALL EASEMENTS AND STREETS AS NOTED.

THE SUB-DIVIDER OR DEVELOPER OF A SUBDIVISION MUST, BEFORE THE SALE OF ANY LOT OR APPLICATION FOR ANY BUILDING PERMIT, EITHER COMPLETE ALL THE SITE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON A RECORD PLAT OF SUBDIVISION AND ON PLANS AND DOCUMENTATION SUPPORTING SAID PLAN (PLAT); OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT A BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED BY THE CITY ATTORNEY, HAS BEEN POSTED WITH THE CITY OF JONESBORO IN AN AMOUNT NECESSARY TO COVER THE COST OF COMPLETING ALL REQUIRED SITE IMPROVEMENTS. THE CITY ENGINEER SHALL VERIFY THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER FORM OF SECURITY BEFORE IT IS ACCEPTED.

THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL NOR SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

HOLLOW CREEK LLC

BOB W. HARRISON, MANAGING MEMBER

TODD WILCOX, MANAGING MEMBER



Know what's below.
Call before you dig.

RECORD PLAT

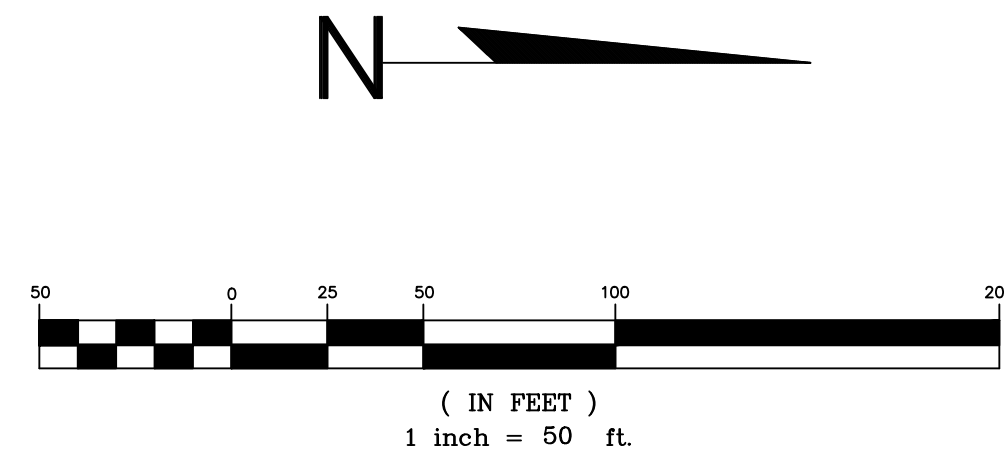
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JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1019 CR 620 JONESBORO, AR 72404
870-891-1420

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CLARENCE W. "MAC" MCALISTER, PE, PS

13APR12	ADDED LOT 71 TO PHASE 3 PER CITY PLANNING REQ.	JH
DATE	REVISION	BY

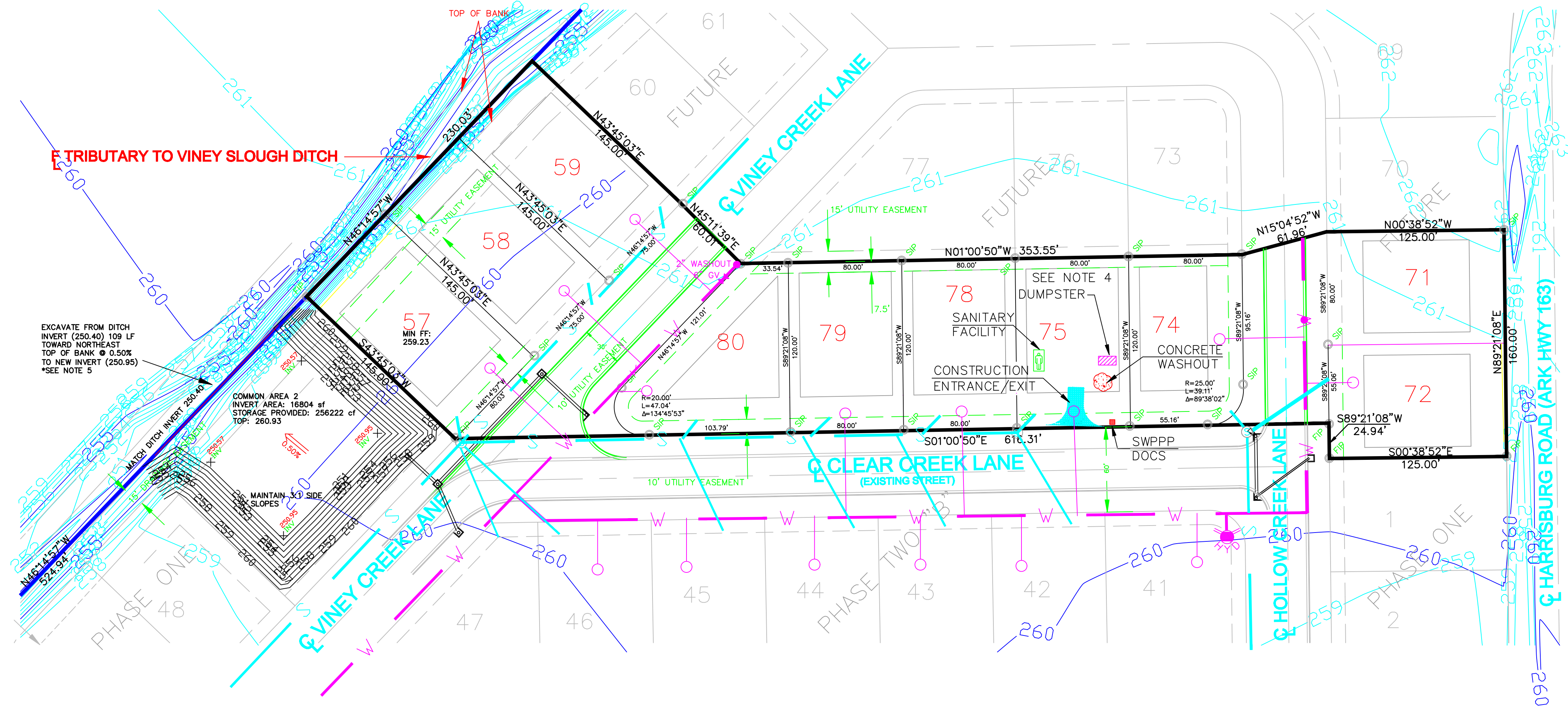


LEGEND

- 260 ——— EXISTING GROUND CONTOURS
- 251 ——— FINISHED GROUND CONTOURS
- S ——— EXISTING SEWER LINE WITH WYE
- W ——— EXISTING WATER LINE WITH METER

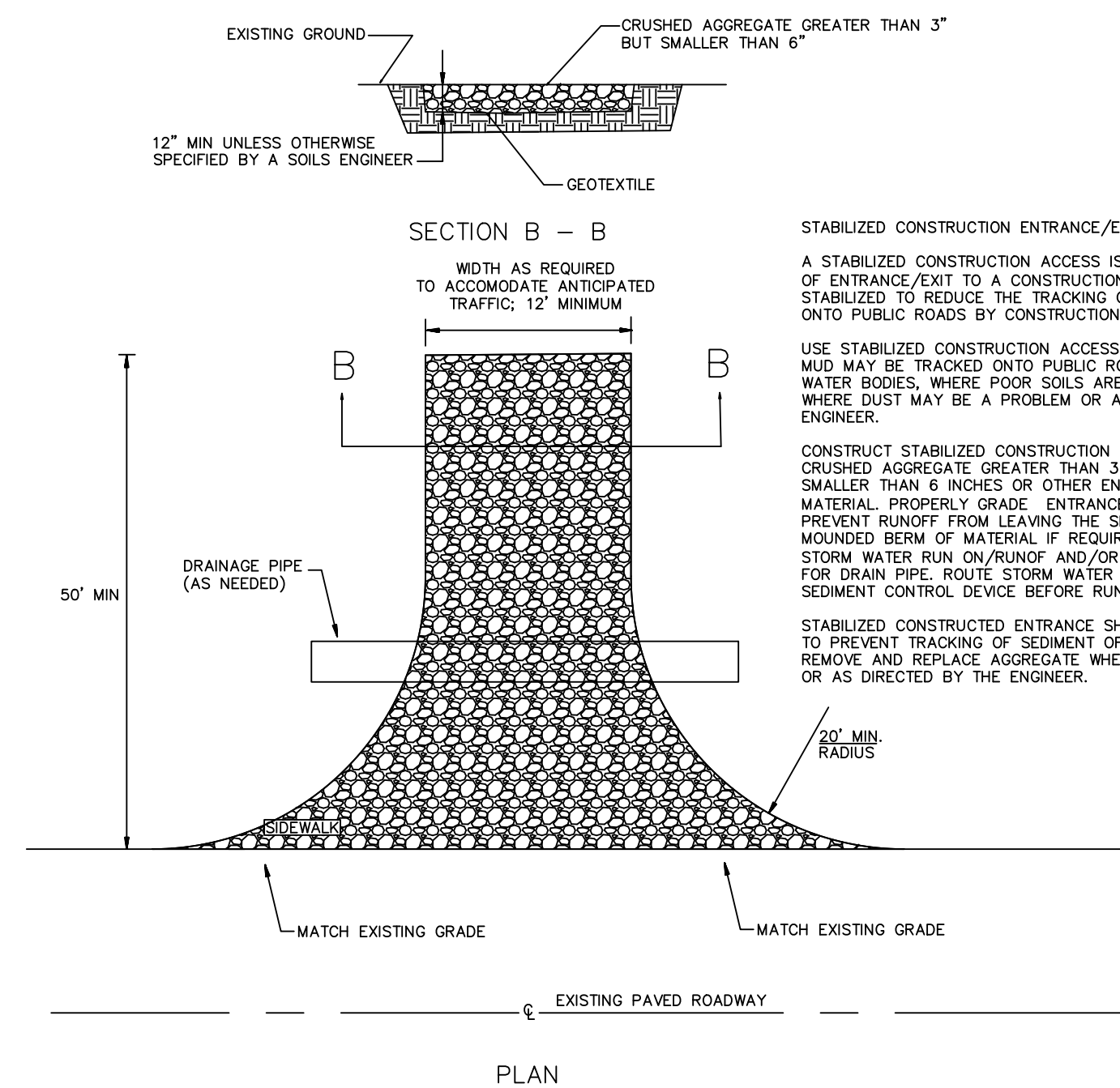
NOTES

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2. PRESENT ZONING --- RESIDENTIAL ONE (R-1)
 - 2.1. STREET SETBACK --- 25'
 - 2.2. SIDE SETBACK --- 7.5'
 - 2.3. REAR SETBACK --- 25'
3. BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS.
4. EROSION CONTROL MEASURES SHOWN ARE TYPICAL OF EACH LOT. SILT FENCING IS TO BE PLACED DOWN HILL OF THE DEVELOPMENT IN ALL AREAS WHERE SEDIMENT COULD POSSIBLY LEAVE THE SITE. SEE SWPPP FOR DETAILED INFORMATION REGARDING THE MAINTENANCE OF LOTS UNDER DEVELOPMENT.
5. RUNOFF FROM EXCAVATED DETENTION POND SHALL BE INTERCEPTED BY SILT FENCING OR SAND BAG CHECK DAM ACROSS THE EXCAVATED POND UNTIL STABILIZATION OF THE DISTURBED AREA IS COMPLETED.



DETENTION POND STORAGE (COMMON AREA 2)

x YEAR	Q (cfs)	WATER DEPTH (ft)	WATER SURFACE ELEVATION (ft)	STORAGE REQUIRED (cf)	STORAGE PROVIDED (cf)
RAIN EVENT	PRE(OBS) POST(OBS)				
2	47.46 58.181	4.35	254.75	42189	131003
5	65.26 80.90	5.65	256.05	58398	159236
10	79.71 99.19	6.12	256.52	71594	174355
25	94.79 118.31	6.73	257.13	85397	189473
50	107.47 134.41	7.66	258.06	97098	221780
100	121.66 152.43	7.83	258.23	110446	256222



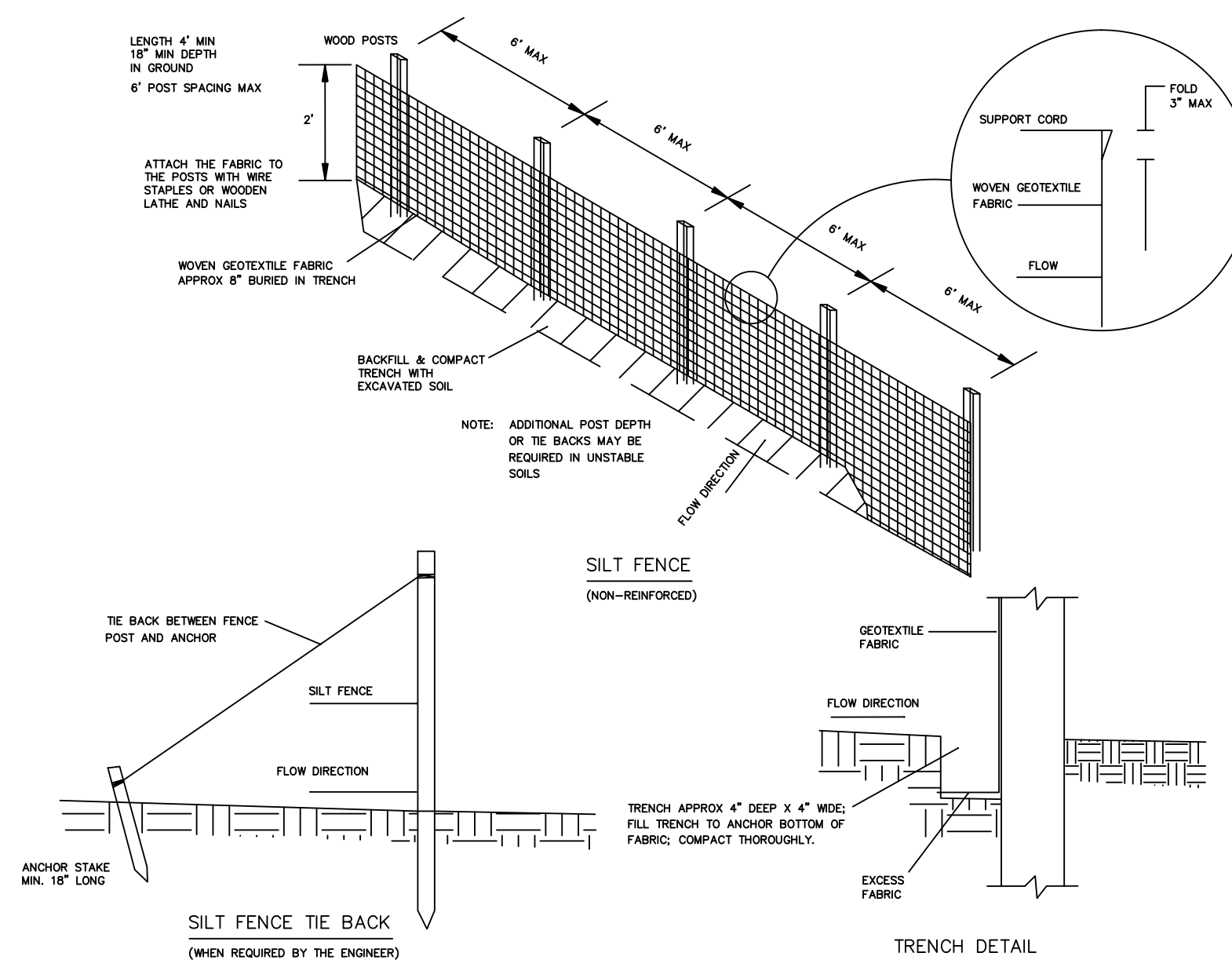
STABILIZED CONSTRUCTION ENTRANCE/EXIT

A STABILIZED CONSTRUCTION ACCESS IS A DEFINED POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE THAT IS STABILIZED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.

USE STABILIZED CONSTRUCTION ACCESSES WHERE DIRT AND MUD MAY BE TRACKED ONTO PUBLIC ROADS, ADJACENT TO WATER BODIES, WHERE POOR SOILS ARE ENCOUNTERED, WHERE DUST MAY BE A PROBLEM OR AS SPECIFIED BY THE ENGINEER.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WITH CRUSHED AGGREGATE GREATER THAN 3 INCHES BUT SMALLER THAN 6 INCHES OR OTHER ENGINEER APPROVED MATERIAL. PROPERLY GRADE. ENTRANCES/EXITS TO PREVENT RUNOFF FROM LEAVING THE SITE. PLACE A MOUNDED BERM OF MATERIAL IF REQUIRED TO PREVENT STORM WATER RUN ON/RUNOFF AND/OR PROVIDE COVER FOR DRAIN PIPE. ROUTE STORM WATER RUNOFF TO A SEDIMENT CONTROL DEVICE BEFORE RUNOFF EXITS THE SITE.

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT OFF OF THE SITE. REMOVE AND REPLACE AGGREGATE WHEN VOIDS ARE FILLED OR AS DIRECTED BY THE ENGINEER.



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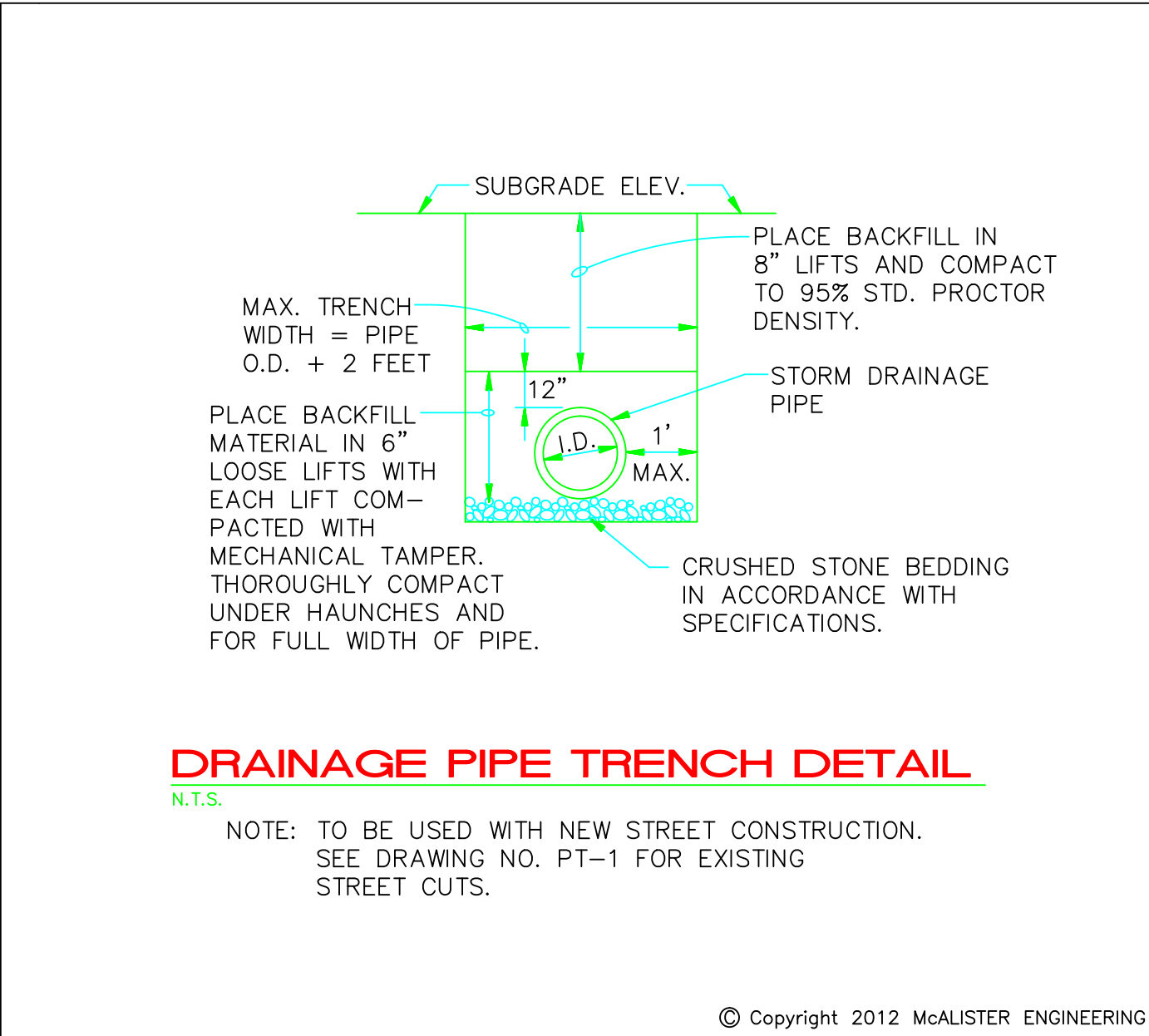
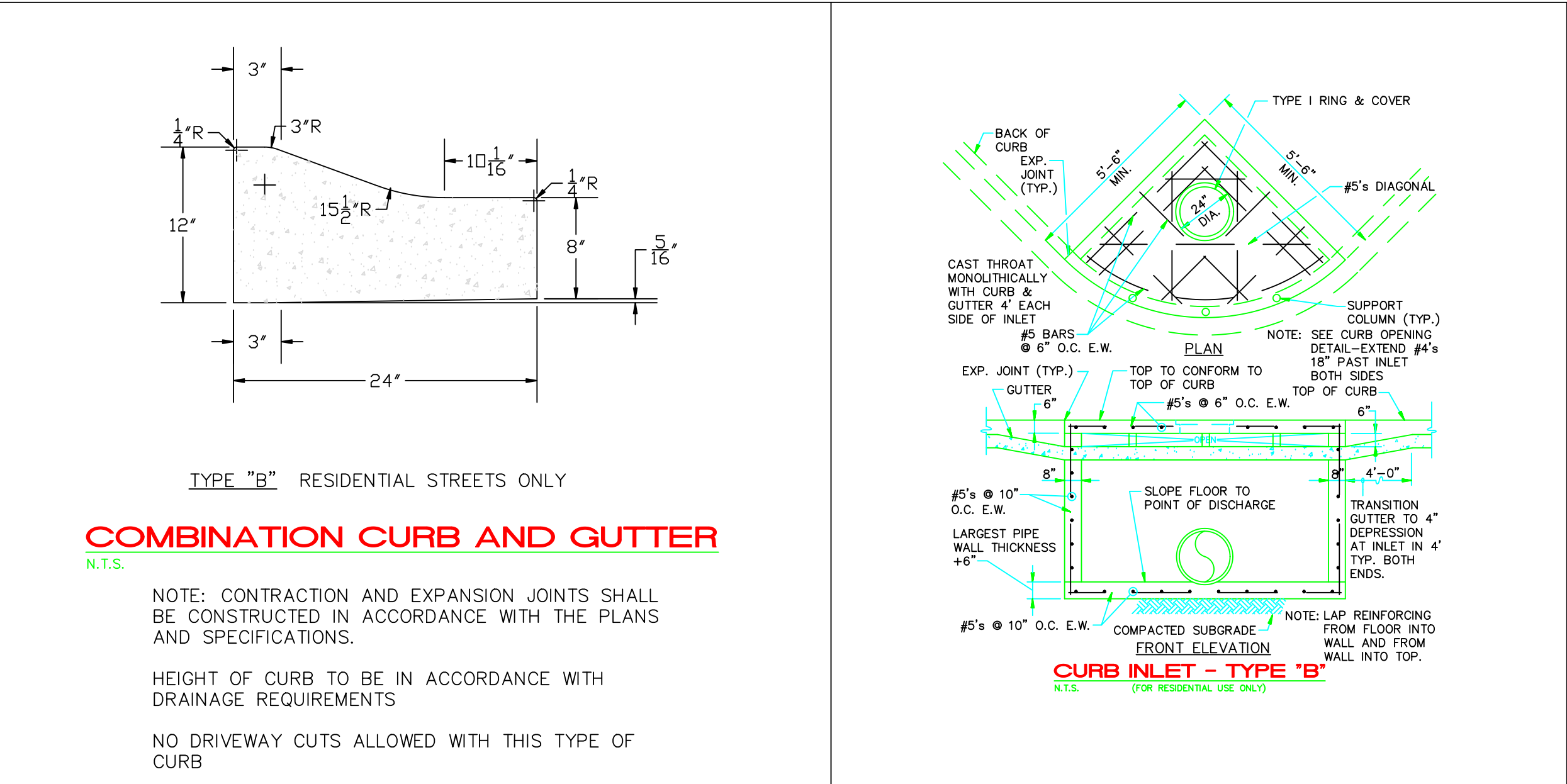
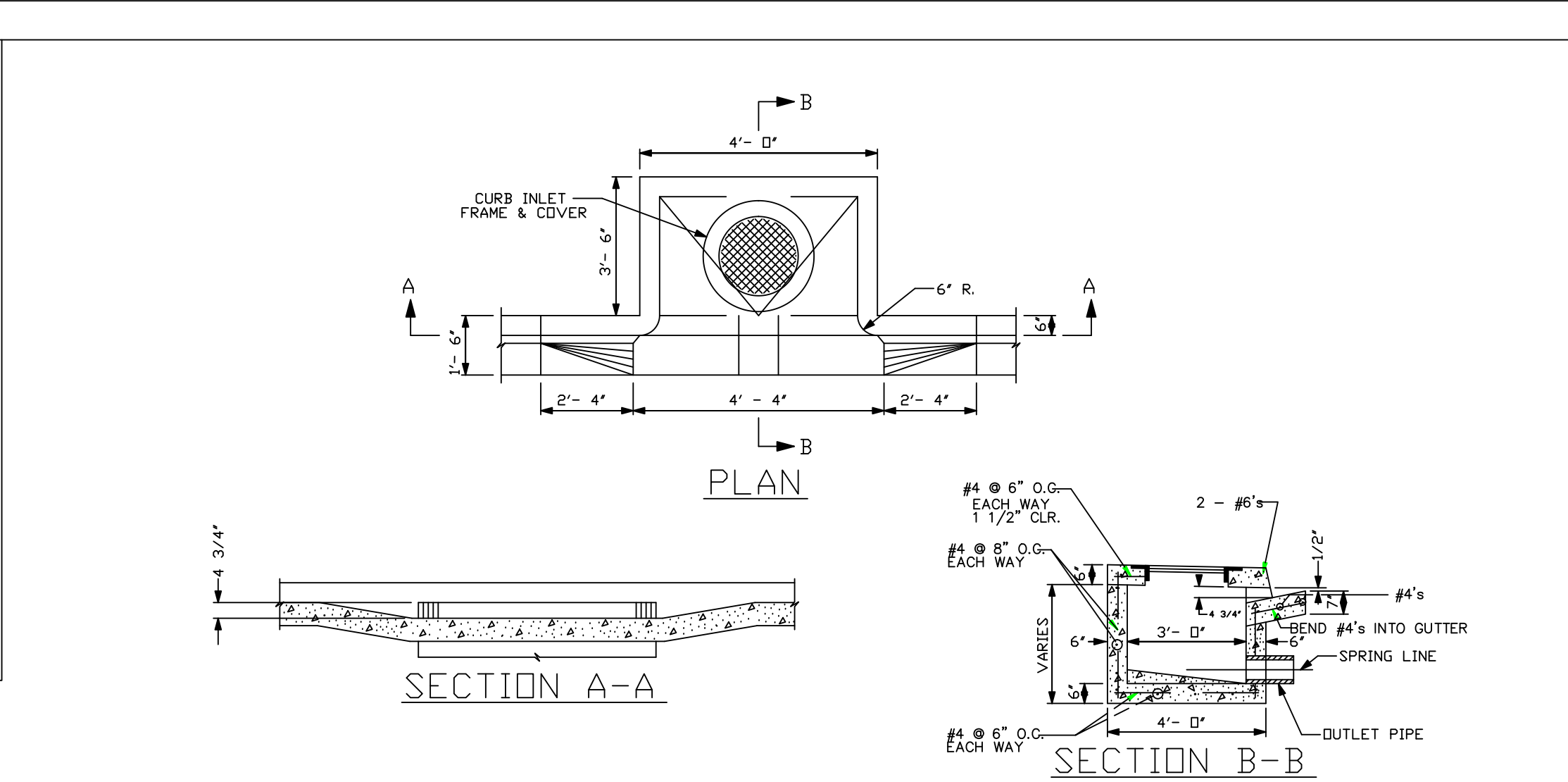
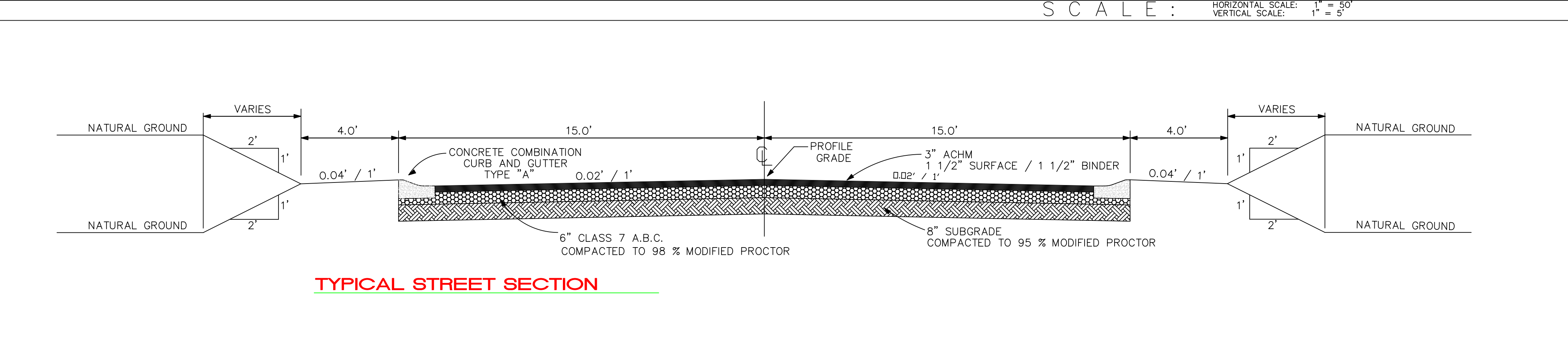
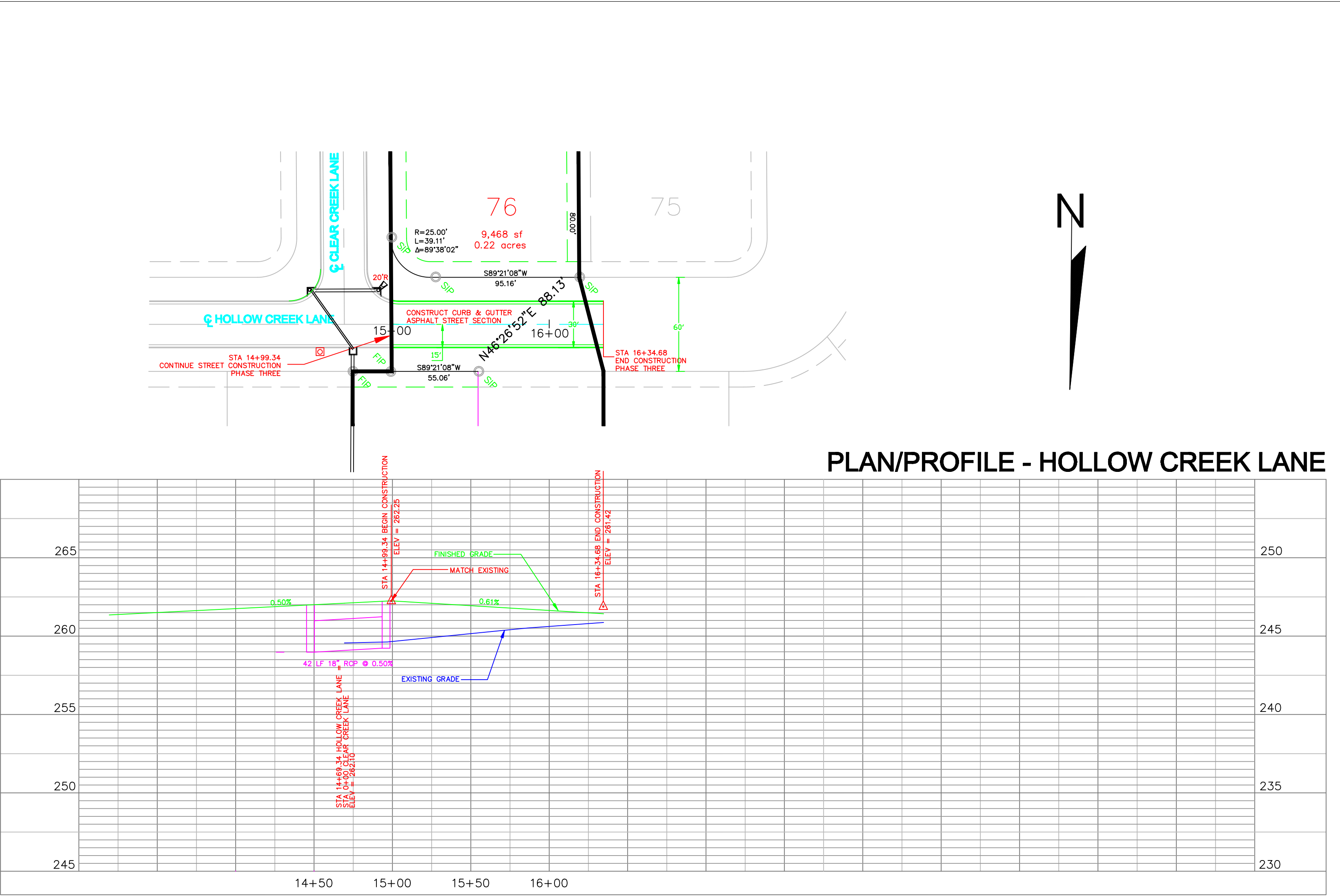
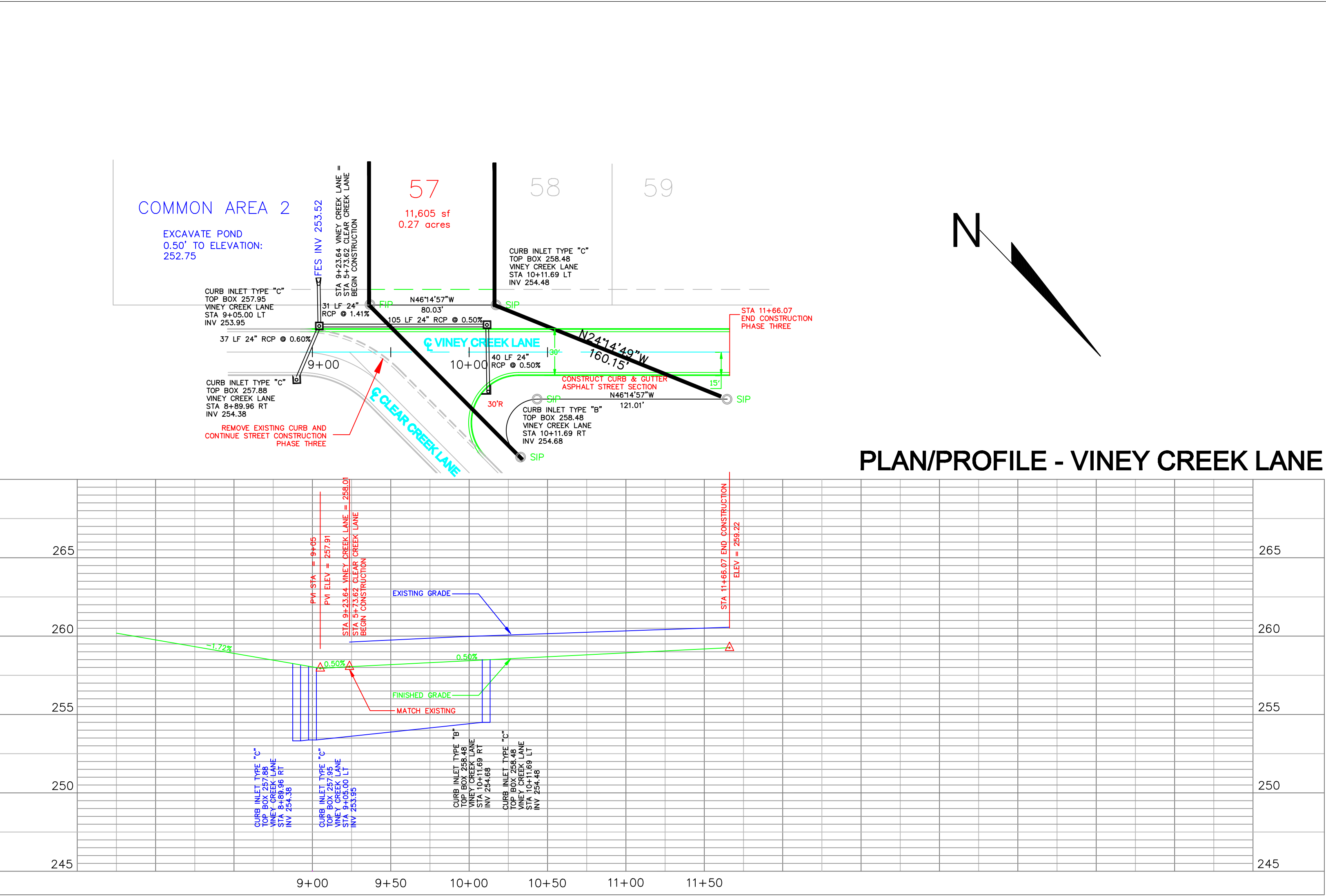
SITE PLAN

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811
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