

RESIDENTIAL SUBDIVISION PLANS

SOUTHBEND SUBDIVISION

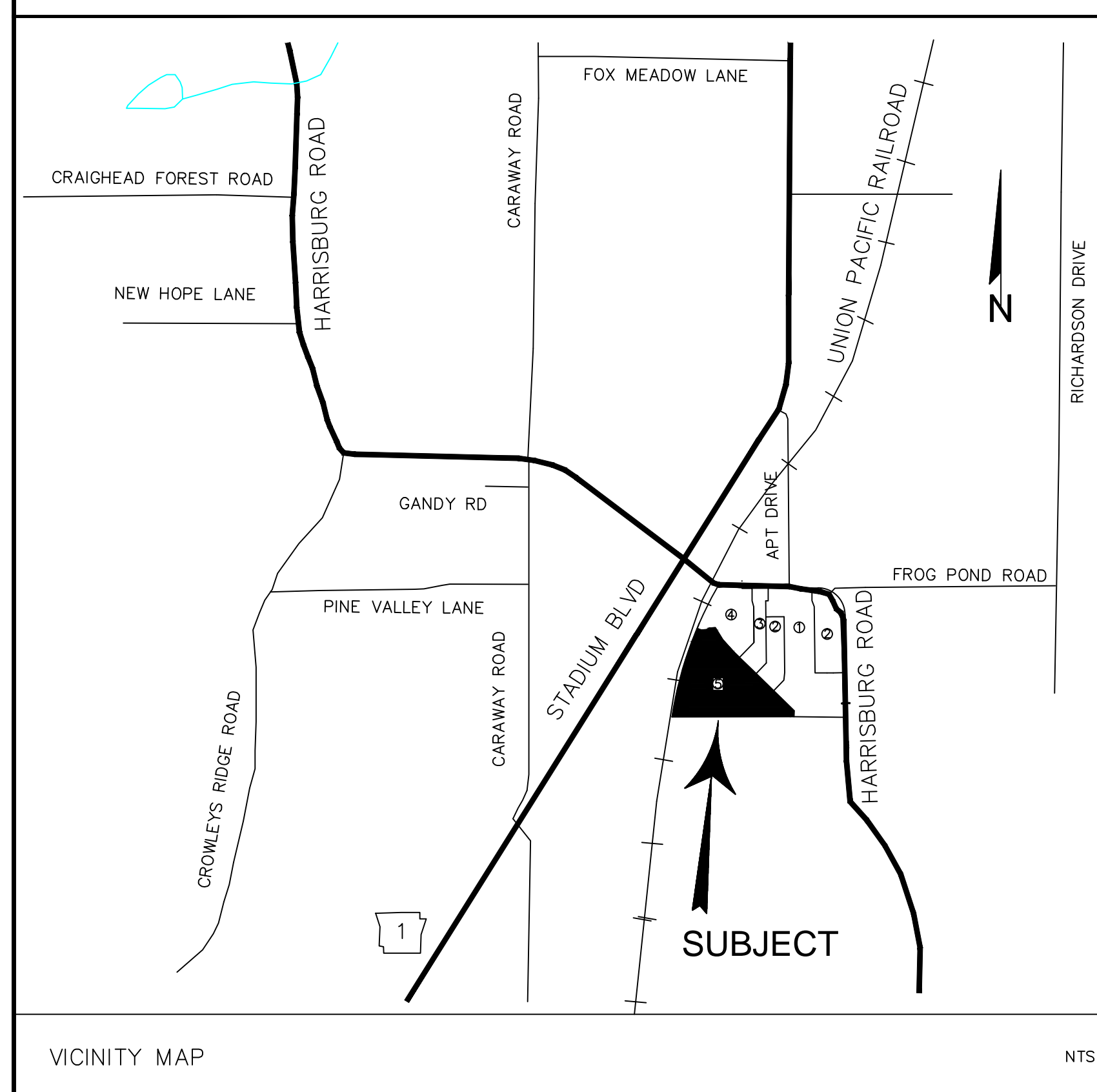
PHASE FIVE

JONESBORO, ARKANSAS

MAY, 2014

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- 6 OF 7 PLAN AND PROFILE – HOLLOW CREEK LANE, VINEY CREEK CIRCLE
- 7 OF 7 DETAILS



Know what's below.
Call before you dig.

RESIDENTIAL SUBDIVISION PLANS
SOUTHBEND SUBDIVISION PHASE FIVE
JONESBORO, ARKANSAS

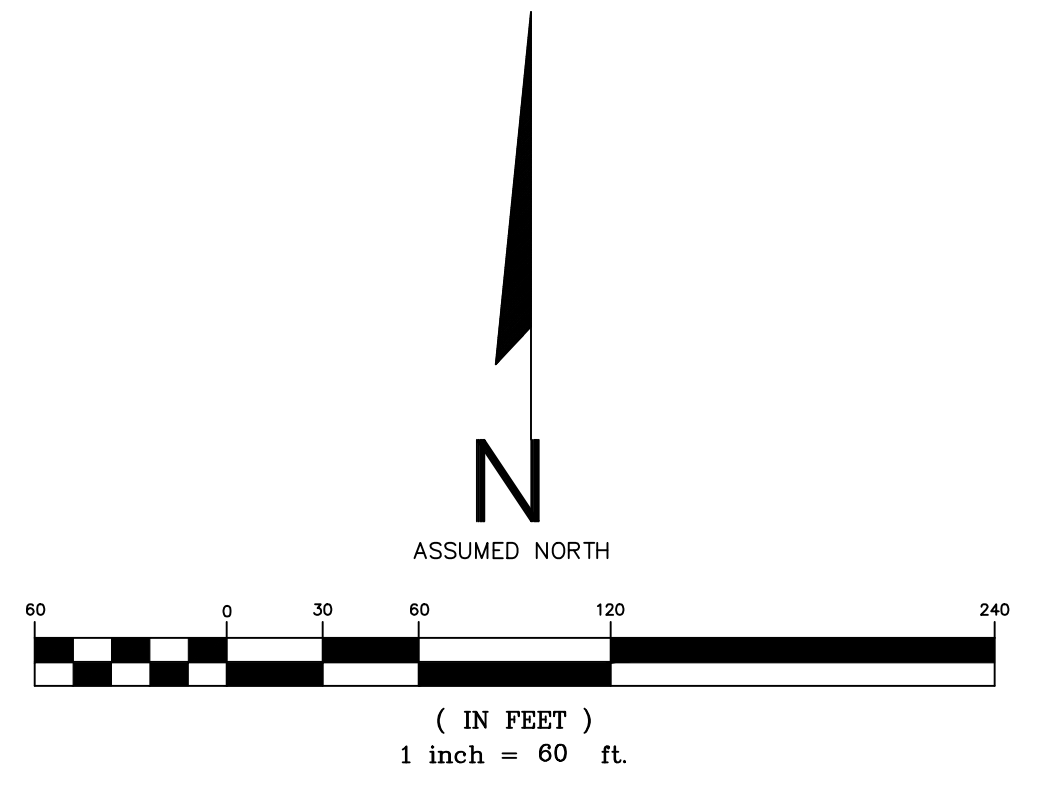
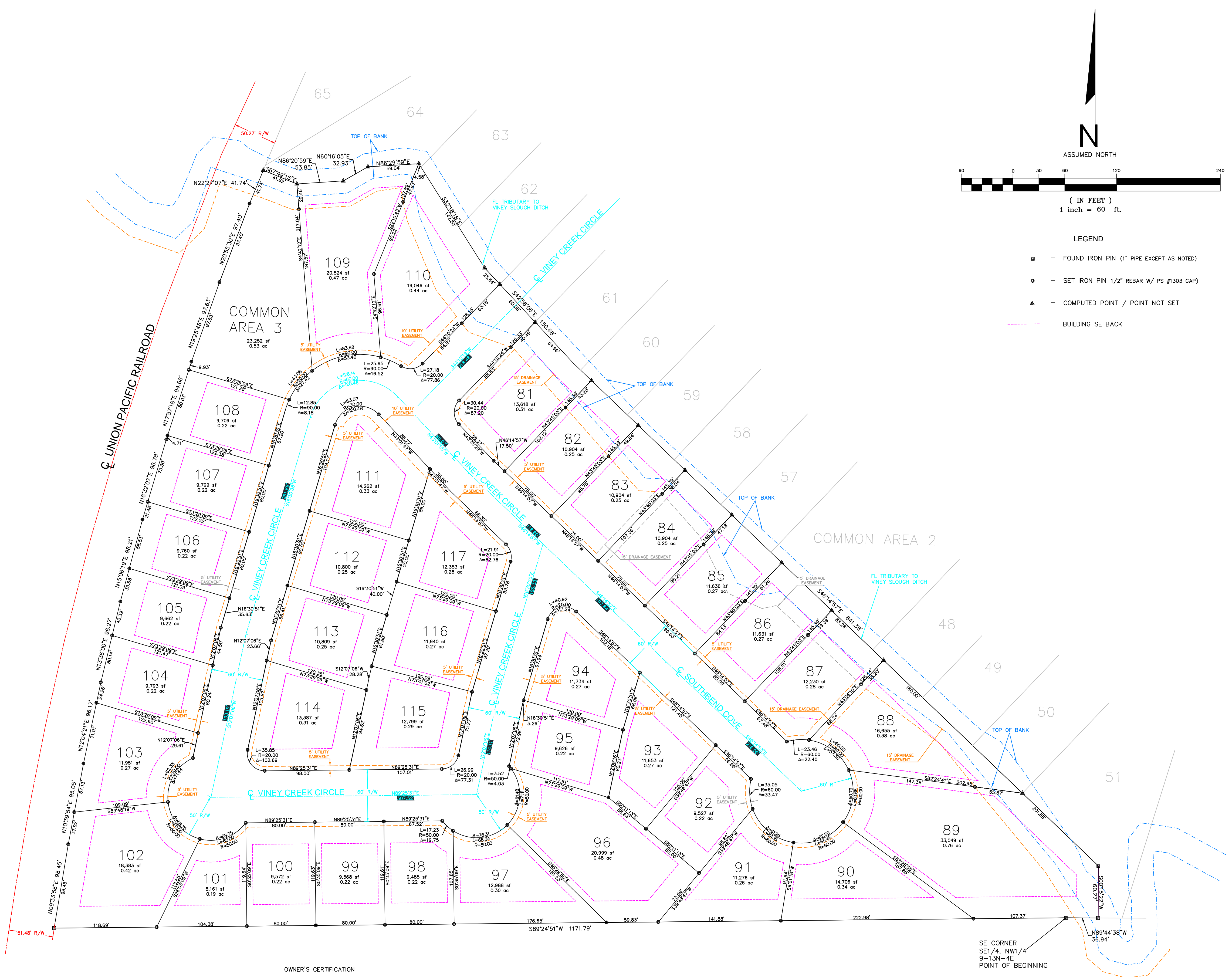
MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

4508 STADIUM BLVD STE D
JONESBORO, AR 72401
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

<small>DRAWN BY:</small> DM	<small>CHECKED BY:</small> CM
<small>SCALE:</small>	<small>DATE:</small> 4MAR13
<small>CAD FILE</small> 1357041Phase5.dwg	
<small>DWG REF.</small> 04E-13N-09	
<small>JOB NO.</small> 1357041	<small>SHEET</small> 1 / 7
<small>PROJECT</small> 039127	

DATE	REVISION	BY



- LEGEND**
- - FOUND IRON PIN (1" PIPE EXCEPT AS NOTED)
 - - SET IRON PIN 1/2" REBAR W/ PS #1303 CAP
 - ▲ - COMPUTED POINT / POINT NOT SET
 - - BUILDING SETBACK

- NOTES:**
- SURVEY FOR BOB HARRISON AND TODD WILCOX
 - PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 44 C DATED SEPTEMBER 27, 1991
 - ZONING INFORMATION - R1
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

- REFERENCE DOCUMENTS:**
- PLAT BY CLAY KENWARD OF HAYWOOD, KENWARD, & ASSOCIATES; PROVIDED BY CLIENT
 - SOUTHBEND SUBDIVISION PLAT FOR PHASE 1, 2, 3 & 4

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 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4, NW1/4) OF SAID SECTION 9, THE POINT OF BEGINNING;

THENCE S89°24'51"W 1171.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, THENCE N09°33'58"E 98.45 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N10°39'54"E 95.05 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N12°04'21"E 96.17 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N13°36'00"E 96.27 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N15°06'19"E 98.21 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N16°32'07"E 96.78 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N17°57'18"E 94.66 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N19°25'48"E 97.63 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N20°55'30" 97.40 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N22°27'07"E 41.74 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S67°49'15"E 41.92 FEET TO A POINT, THENCE N88°20'59"E 53.85 FEET TO A POINT, THENCE N60°16'05"E 32.93 FEET TO A POINT, THENCE S42°56'06"E 150.68 FEET TO A POINT, THENCE S46°45'57"E 841.38 FEET TO A POINT, THENCE S00°15'22"W 60.27 FEET TO A POINT, THENCE N89°44'38"W 36.94 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SAID SECTION 9 TO THE POINT OF BEGINNING, CONTAINING SOME 14.43 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 AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. MCALISTER, PS NO. 1303 MAY 15, 2014

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SUBDIVIDED 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 NOT 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

PHASE 5
14.43 AC



RECORD PLAT

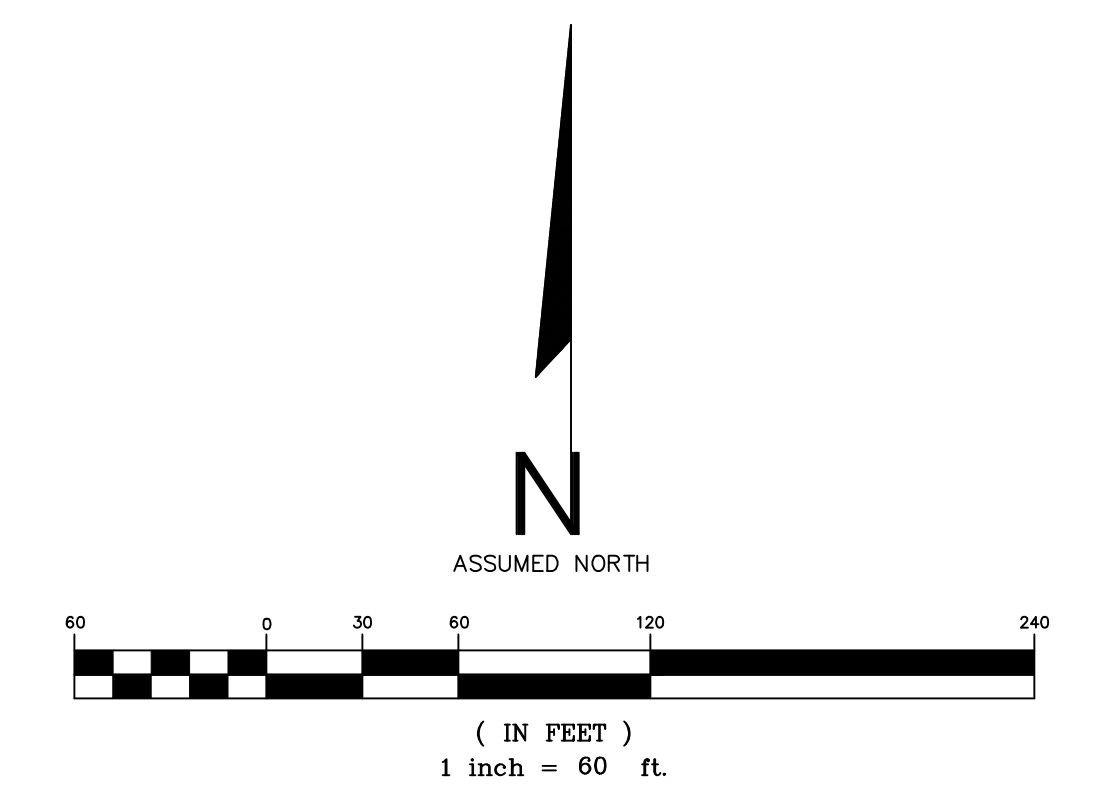
**RESIDENTIAL SUBDIVISION PLANS
SOUTHBEND SUBDIVISION PHASE FIVE
JONESBORO, ARKANSAS**

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

4508 STADIUM BLVD, STE D
JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

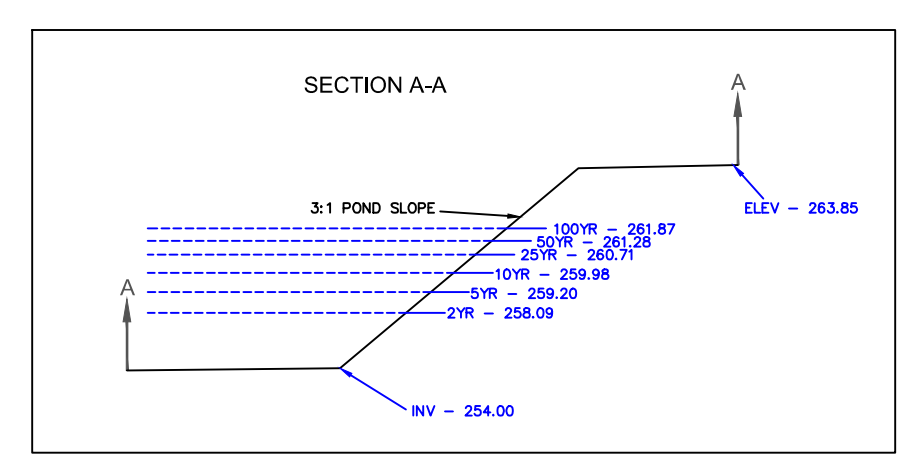
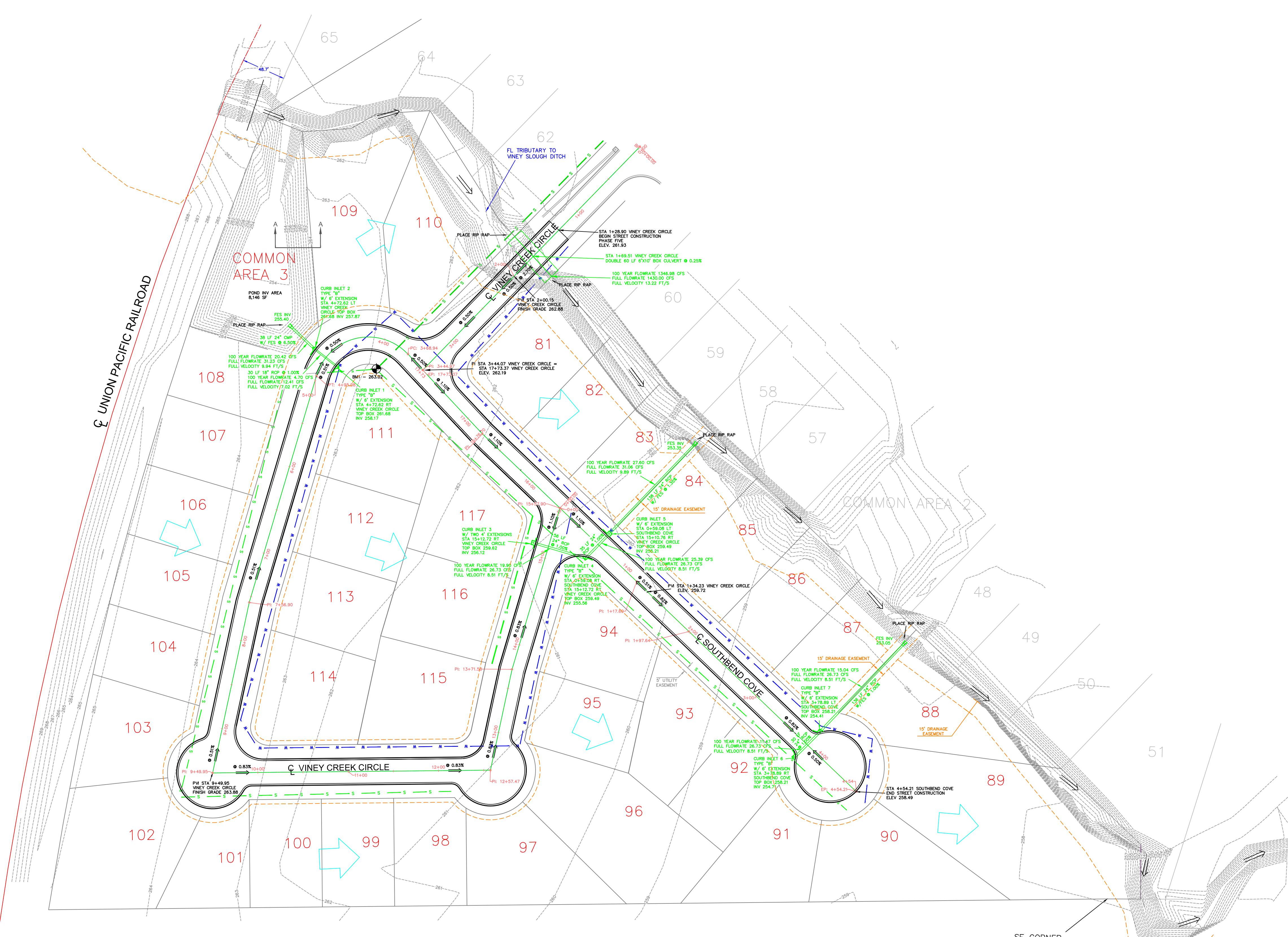
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JOB NO. 1147626	SHEET 2 / 7
SURVEY #: 500-13N-04E-0-09-420-16-1303	



- LEGEND
- FINISH CONTOUR
 - PROPOSED CURB INLET W/ EXTENSION
 - FLARED END SECTION
 - DIRECTION OF FLOW
 - GENERAL DRAINAGE
 - PROPOSED WATER
 - PROPOSED SEWER
 - EXISTING SEWER

- BENCHMARK 1: 263.02 - SEWER MANHOLE LOCATED AT NORTH CORNER OF LOT 111
- BENCHMARK 2 (NOT SHOWN): 264.59 - CORNER MONUMENT (BRASS CAP IN CONCRETE) APPROX 22 FEET FROM NORTH CORNER OF LOT 67 ALONG WEST LINE OF LOT 7

- NOTES
1. FINISH FLOOR ELEVATIONS TO BE 1.0' ABOVE HIGHEST ADJACENT GROUND ELEVATION OR 8" ABOVE THE BACK OF CURB IN FRONT OF THE HOUSE WHICHEVER IS HIGHER.
 2. MAINTAIN 15' CLEARANCE FROM POWER POLES.
 3. PLACE SILT FENCING AT NORTH AND EAST SIDE OF CONSTRUCTION.
 4. PLACE SAND BAGS AROUND ALL INLETS, CROSS DRAINS, AND DETENTION BASIN OUTLET STRUCTURES AFFECTED BY PHASE FIVE CONSTRUCTION.
 5. ALL CURB INLETS TYPE "C" UNLESS OTHERWISE NOTED
 6. STORMWATER DETENTION REQUIRED - 98,807 CF PROVIDED - 110,000 CF
 7. ALL ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
 8. ALL UTILITY WORK SHALL BE COMPLETED BEFORE ANY STORM SEWER CONSTRUCTION IS PERFORMED.
 9. PLACE RIP RAP AT DRAINAGE OUTLETS AND ON UNSTABLE SLOPES.
 10. UNDERGROUND ELECTRIC AND CABLE/TELEPHONE LINES TO BE PLACED IN WATER MAIN TRENCH

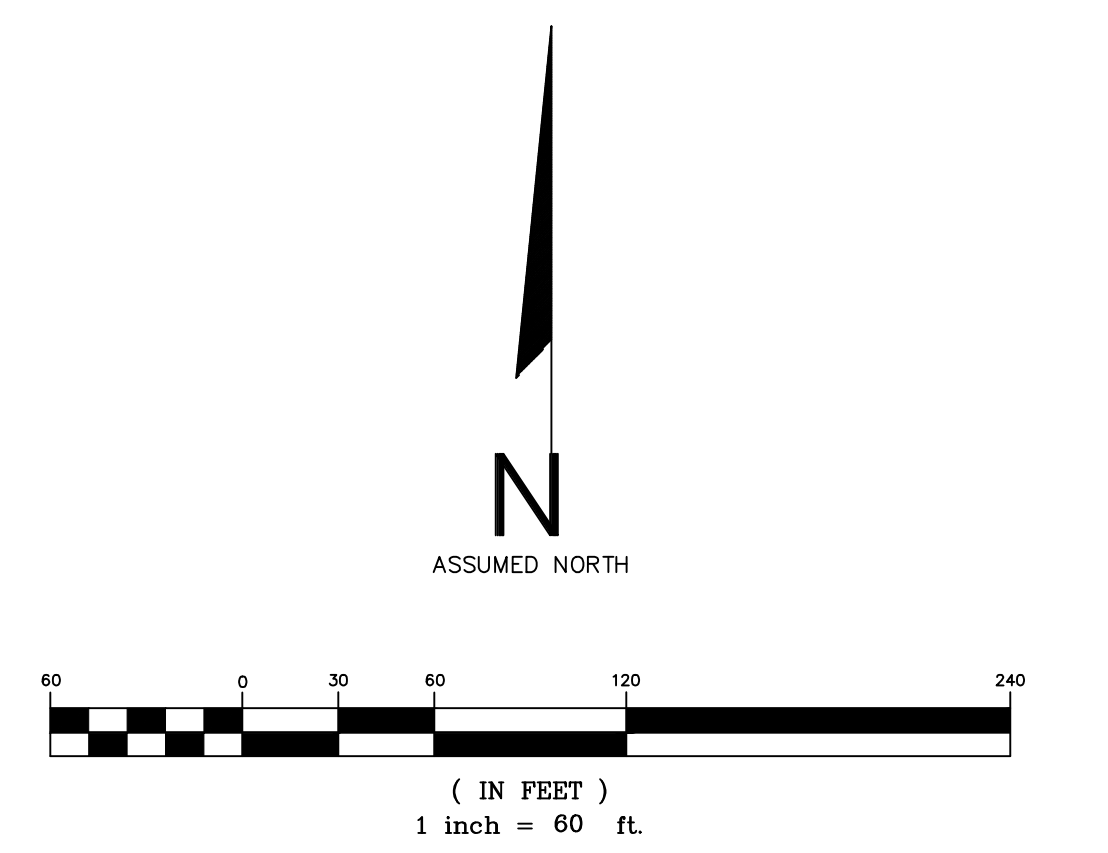


GRADING / DRAINAGE PLAN

RESIDENTIAL SUBDIVISION PLANS
SOUTHBEND SUBDIVISION PHASE FIVE
JONESBORO, ARKANSAS



MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420 CLARENCE W. "MAC" MCALISTER, PE, PS	DRAWN BY: DM	CHECKED BY: CM
	SCALE: 1" = 60'	DATE: 4MAR13
	CAD FILE: 1357041Phase5.dwg	
	DWG REF: 04E-13N-09	
	JOB NO. 1357041	SHEET 3 / 7
PROJECT 039127		



- LEGEND
- FINISH CONTOUR
 - PROPOSED CURB INLET W/ EXTENSION
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER W/ MANHOLES
 - PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED CATV/TELEPHONE

BENCHMARK 1: 263.02 -
SEWER MANHOLE LOCATED AT
NORTH CORNER OF LOT 111

- NOTES
- UNDERGROUND ELECTRIC AND CABLE/TELEPHONE LINES TO BE PLACED IN WATER MAIN TRENCH.

GENERAL UTILITY PLAN

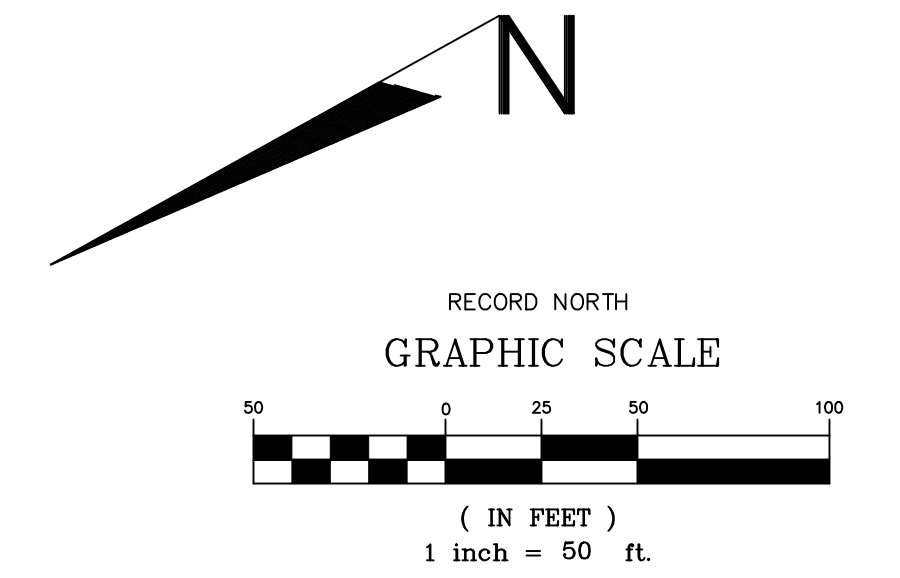
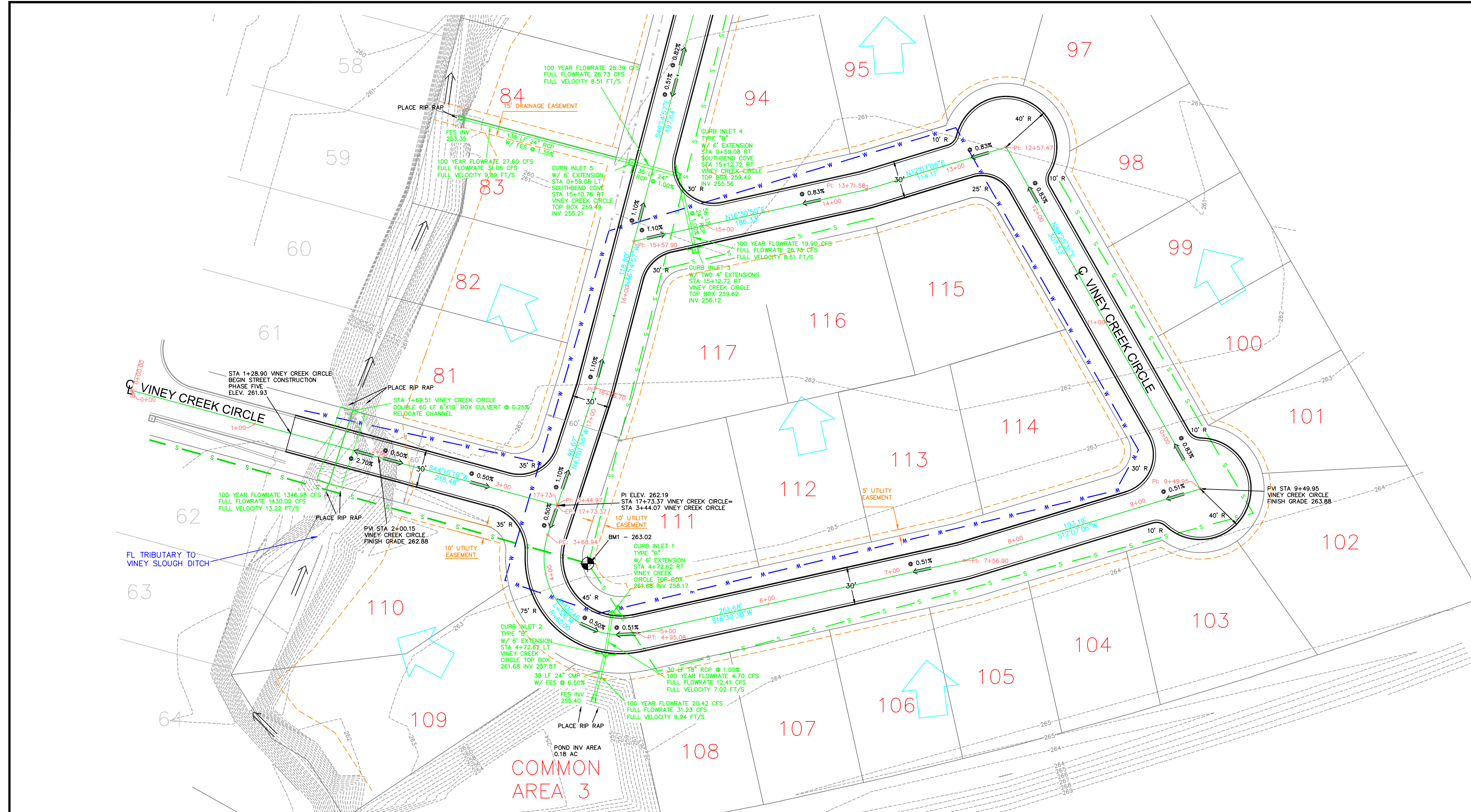
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SOUTHBEND SUBDIVISION PHASE FIVE
JONESBORO, ARKANSAS



MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420</small>	DRAWN BY: DM	CHECKED BY: CM
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CLARENCE W. "MAC" MCALISTER, PE, PS

DATE	REVISION	BY



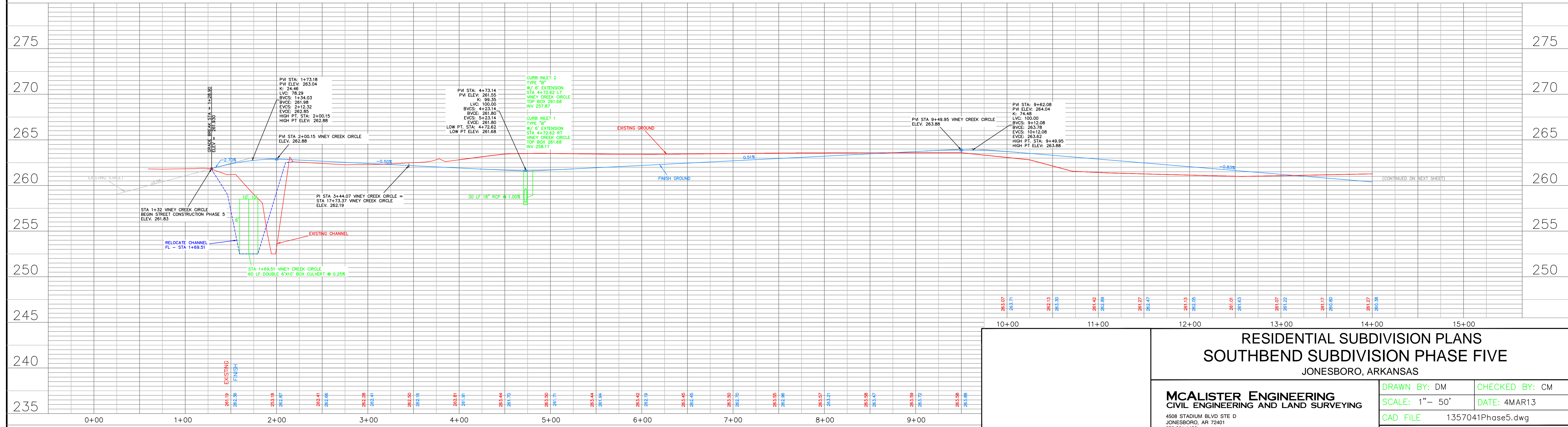
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 - PROPOSED SEWER
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- NOTES**
1. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
 2. JUNCTION BOX SHALL BE USED IN LOCATIONS WHERE ANY SUBSURFACE PIPE SEPARATION IS LESS THAN 18" (HORIZONTAL OR VERTICAL)
 3. UNDERGROUND ELECTRIC AND CABLE/TELEPHONE LINES TO BE PLACED IN WATER MAIN TRENCH.

BENCHMARK 1: 263.02 - SEWER MANHOLE LOCATED AT NORTH CORNER OF LOT 111



PLAN AND PROFILE - VINEY CREEK CIRCLE



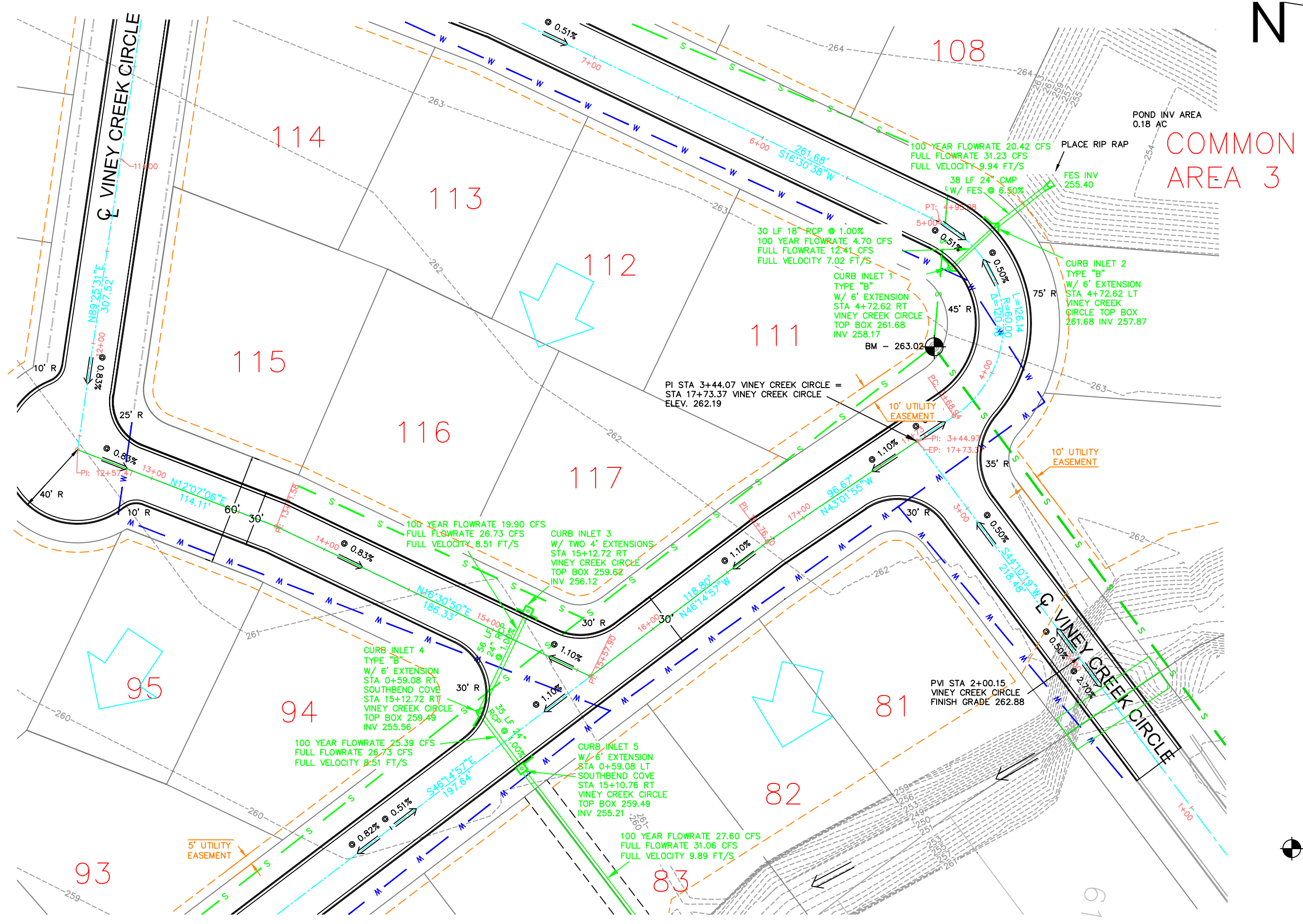
SCALE: HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5'

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JONESBORO, ARKANSAS**

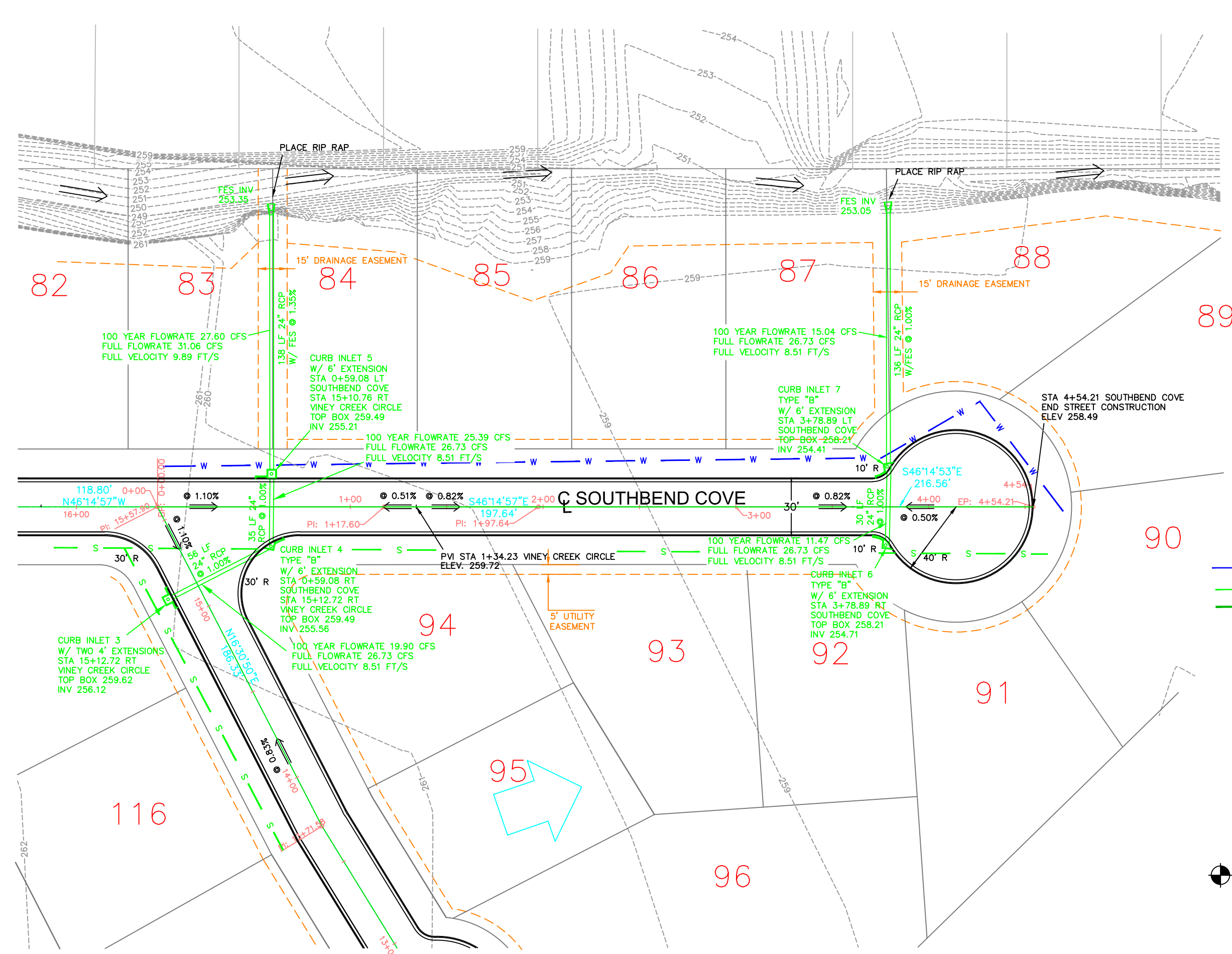
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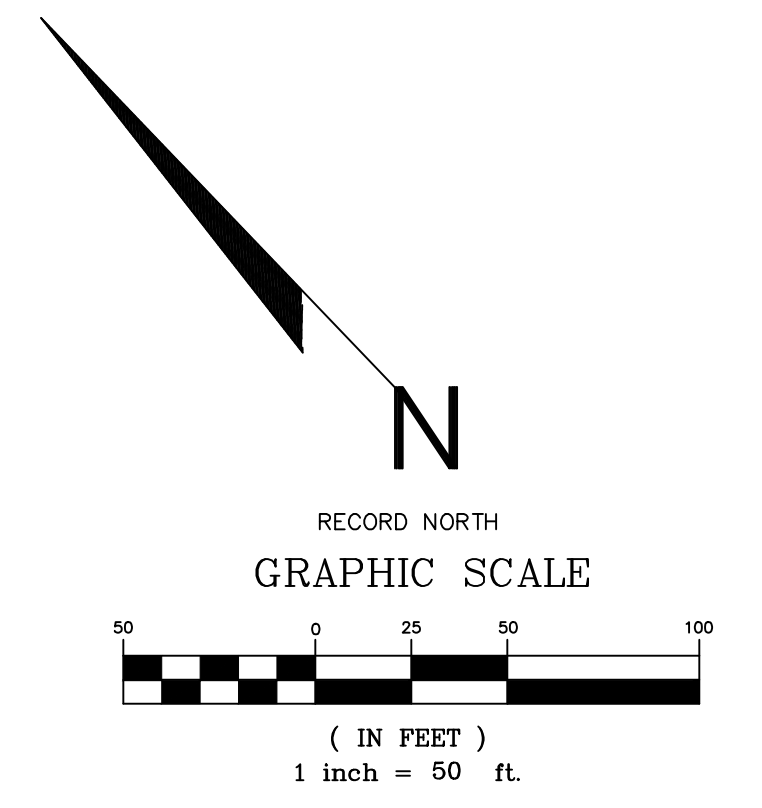
CLARENCE W. "MAC" MCALISTER, PE, PS



PLAN AND PROFILE - VINEY CREEK CIRCLE (CONT.)



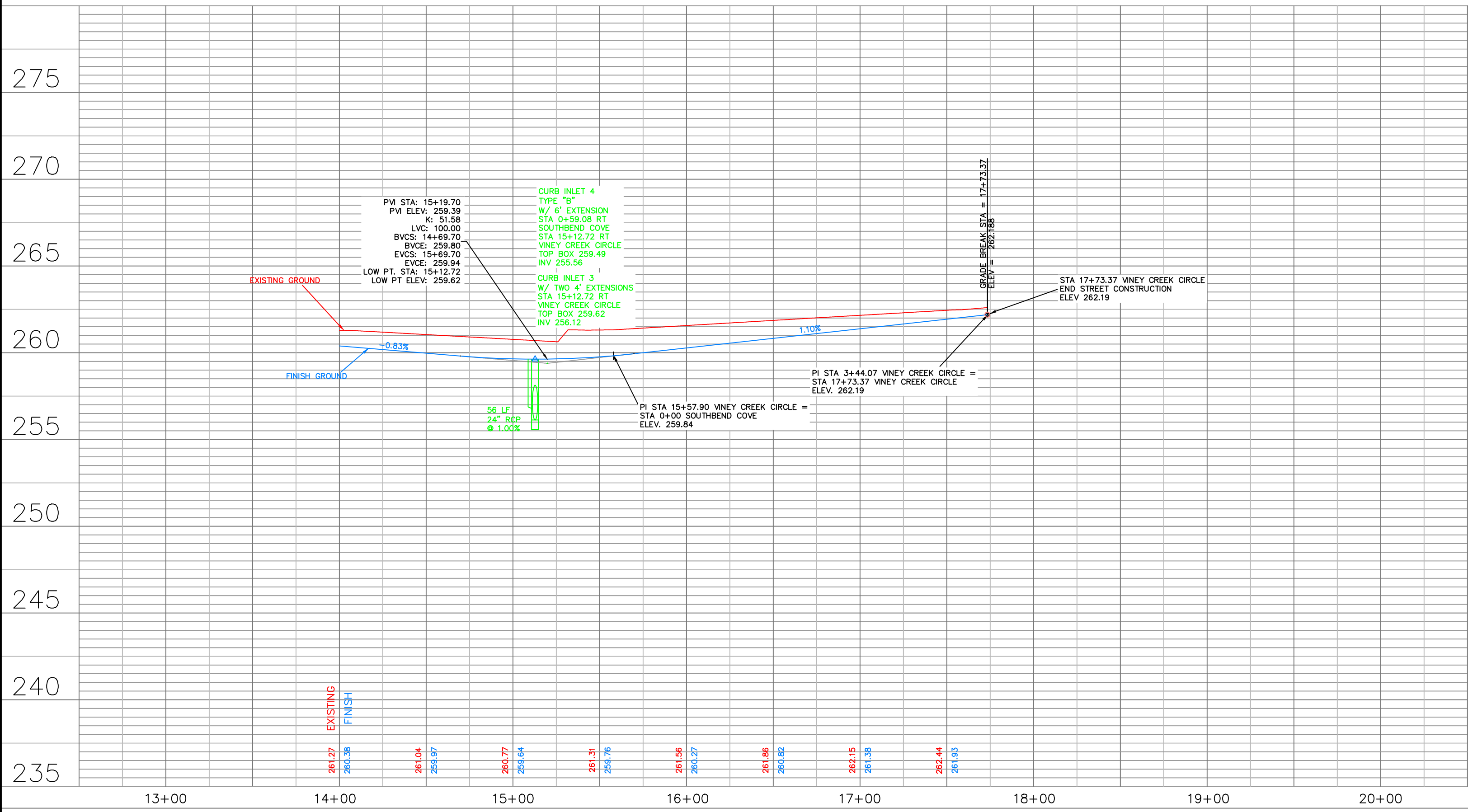
PLAN AND PROFILE - SOUTHBEND COVE



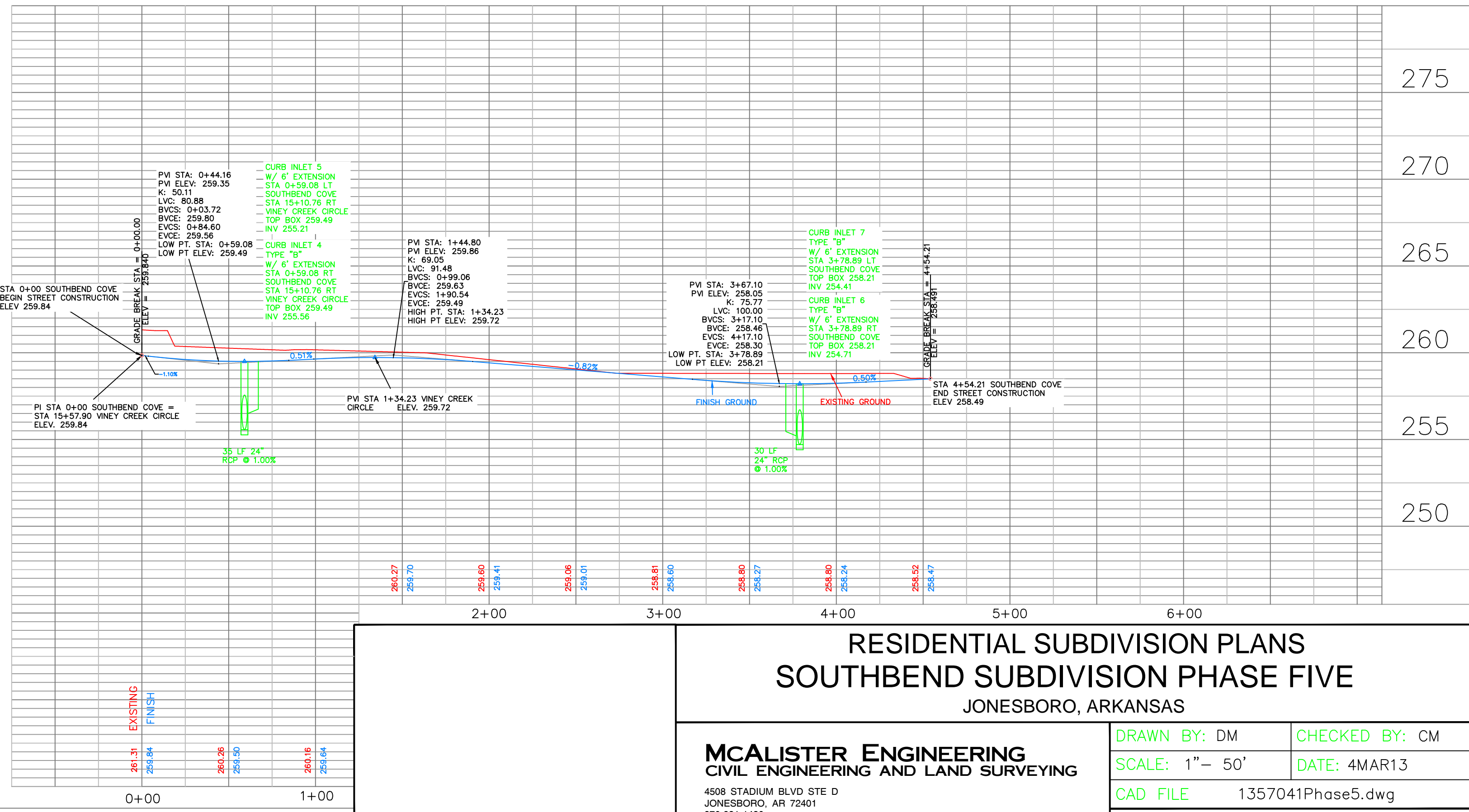
- LEGEND
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- NOTES
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BENCHMARK 1: 263.02 - SEWER MANHOLE LOCATED AT NORTH CORNER OF LOT 111



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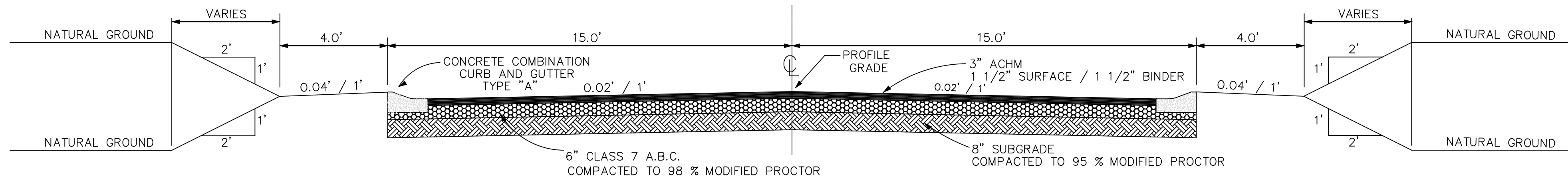


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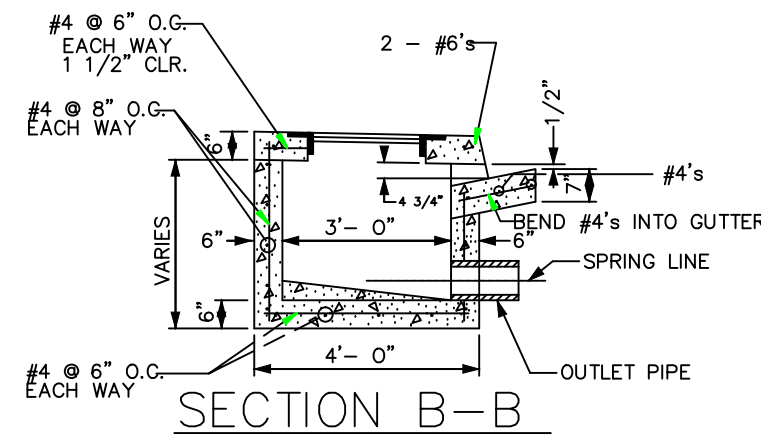
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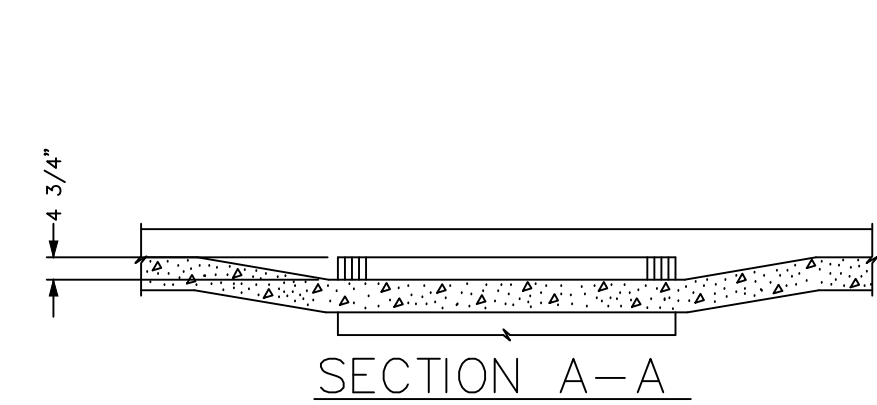


TYPICAL STREET SECTION

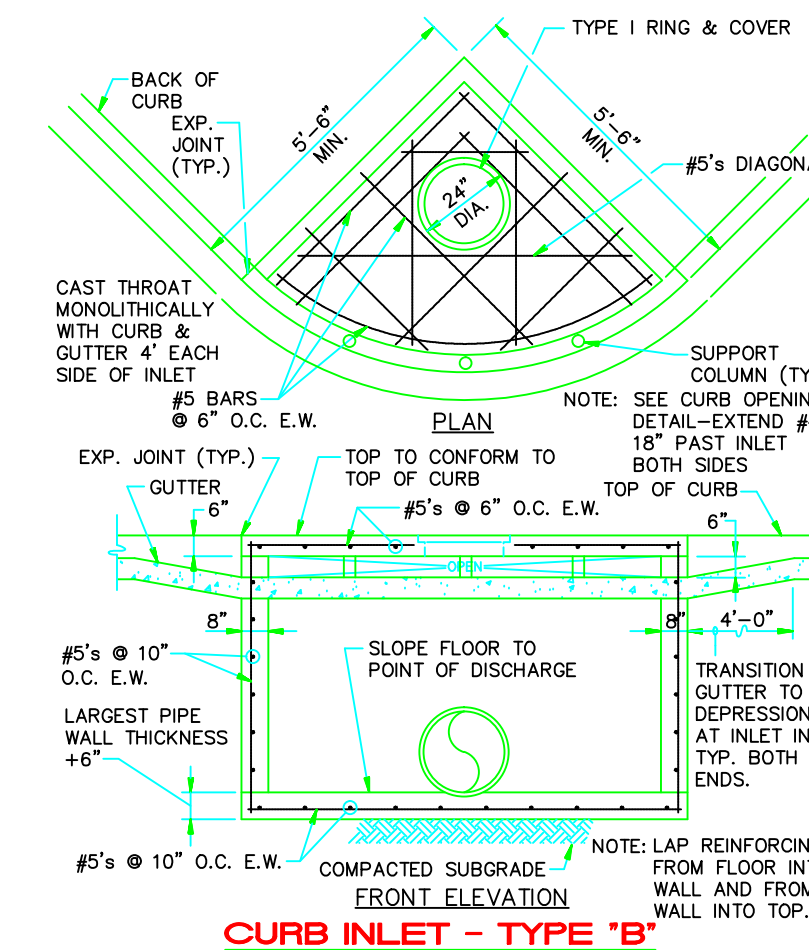
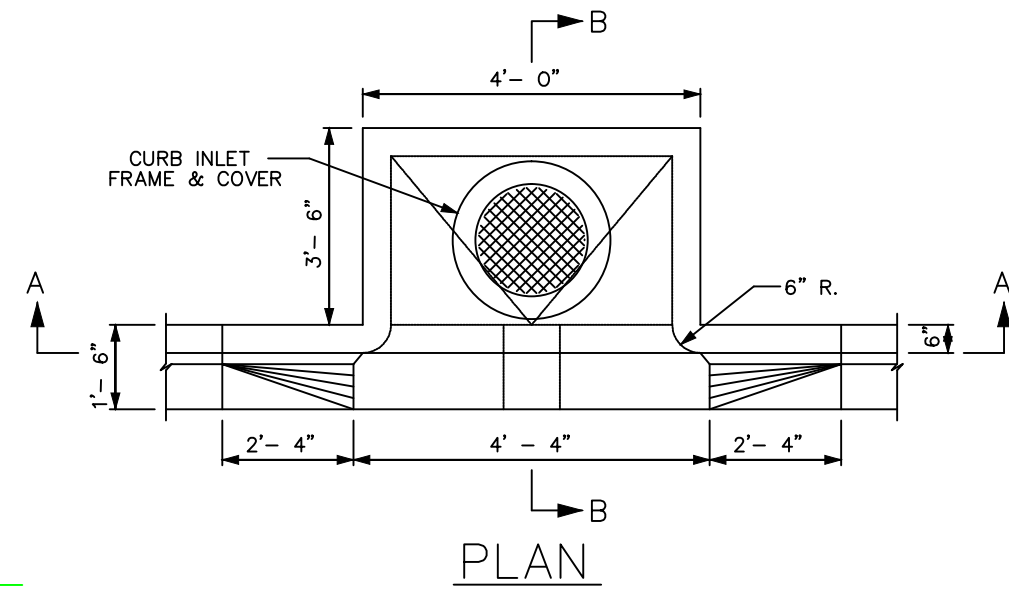


NOTES:

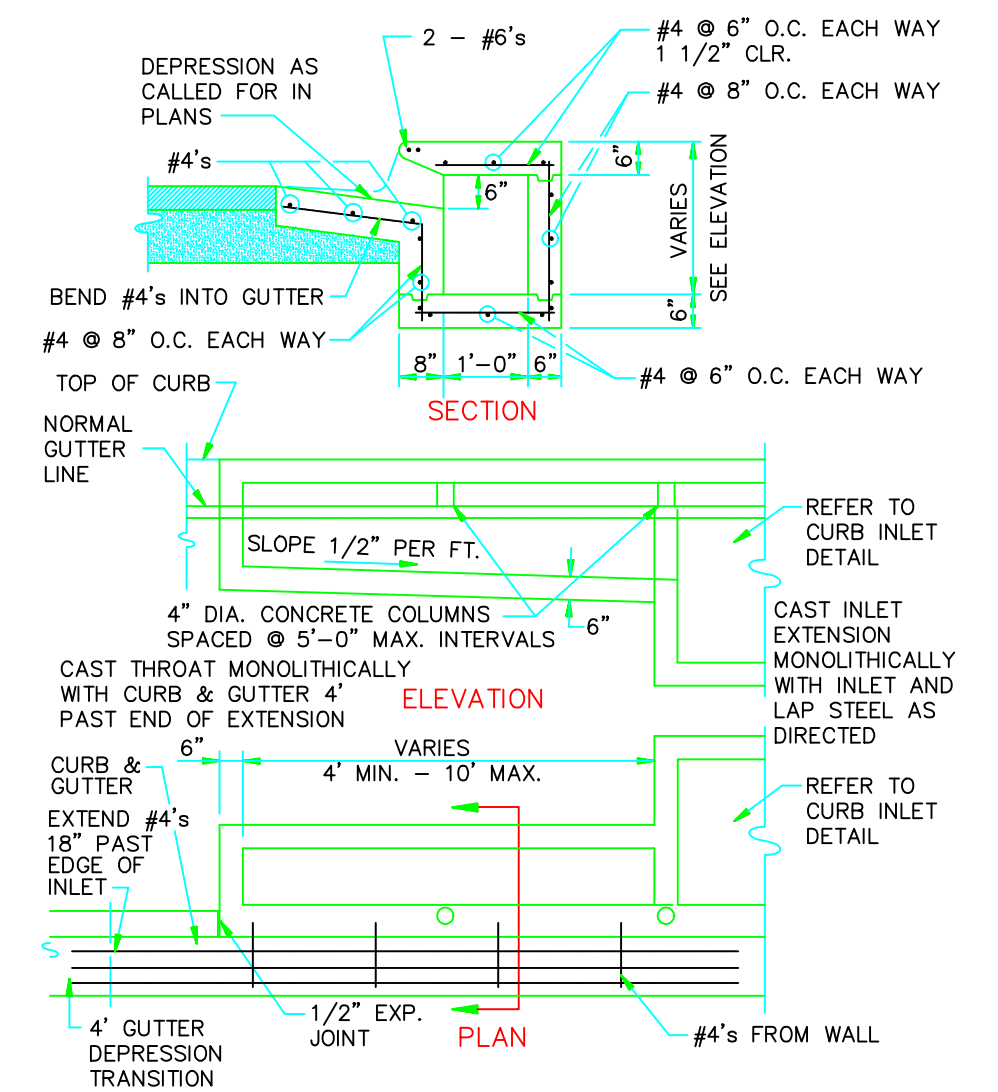
1. ALIGN TOP SLAB, CURB AND GUTTER WITH THE ADJACENT CURB AND GUTTER.
2. SLOPE INLET BOTTOM FROM PIPE SPRING LINE TO INVERT - AS SHOWN.
3. OUTLET PIPE MAY BE RELOCATED.



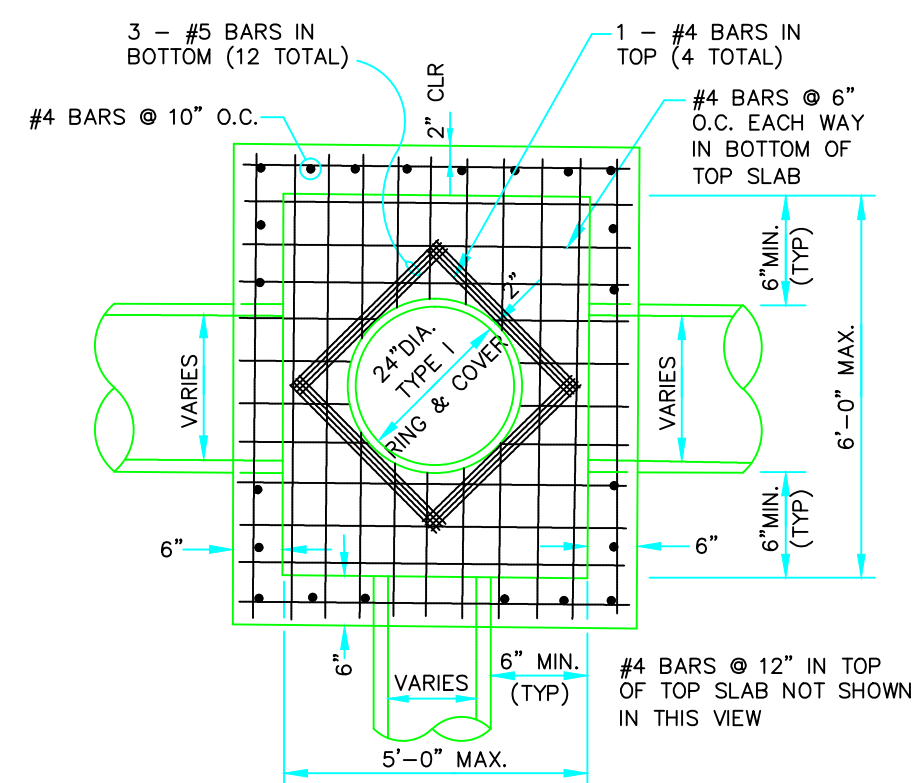
DROP INLET TYPE "C" - DETAIL



CURB INLET TYPE "B"



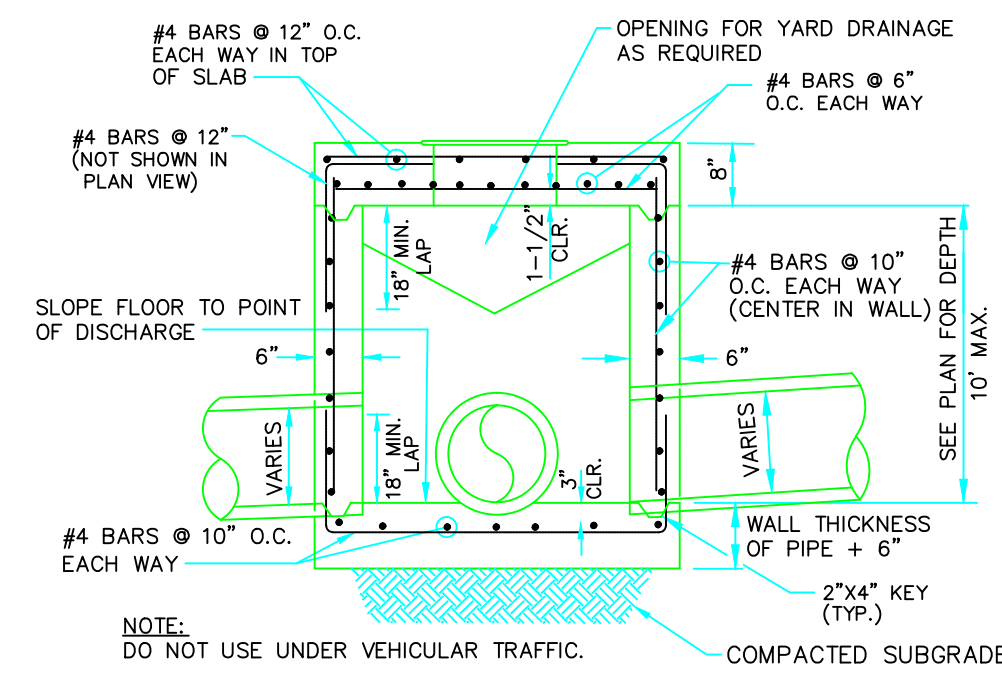
CURB INLET EXTENSION



PLAN - JUNCTION BOX - LIGHT

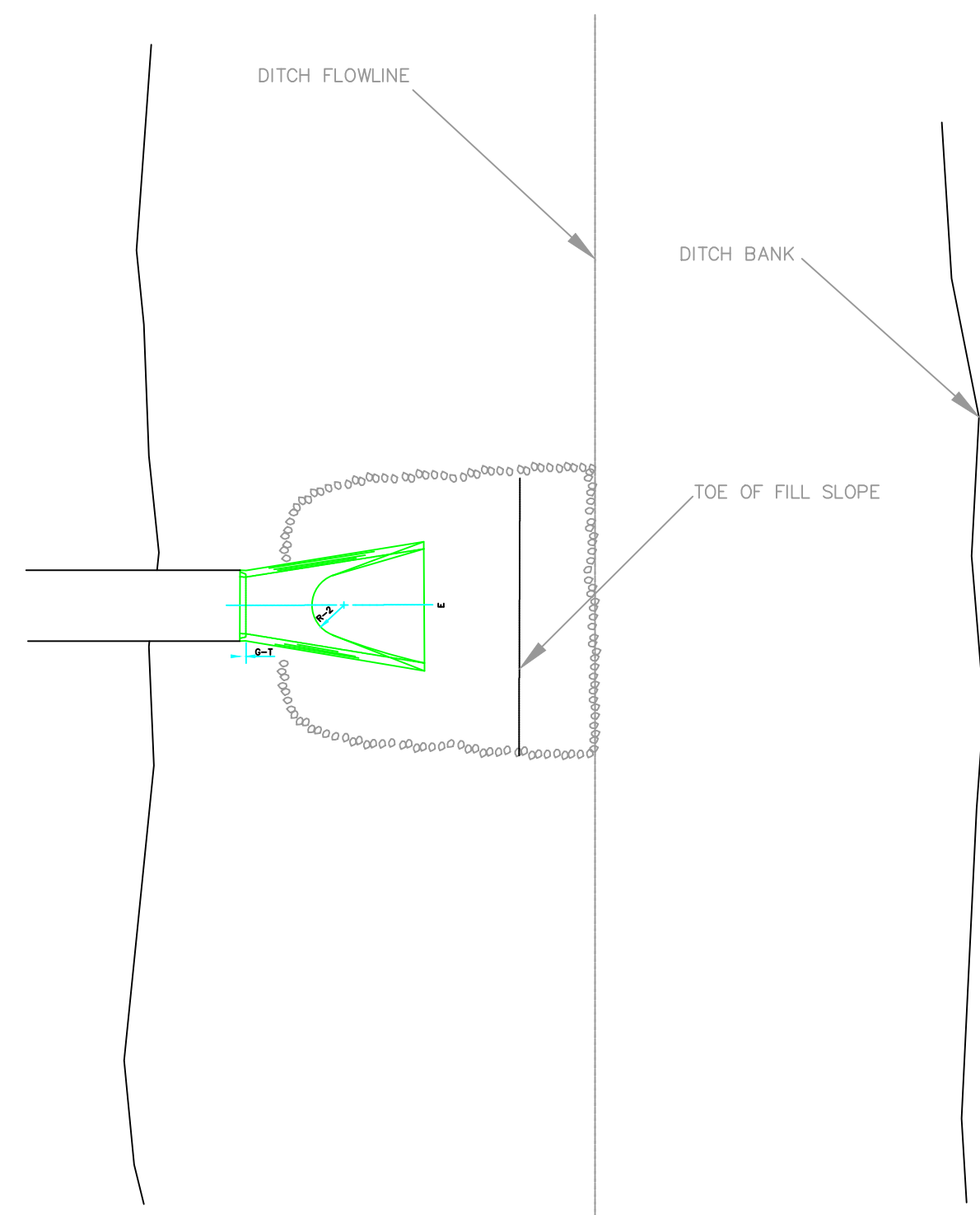
SCALE: NONE

NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.

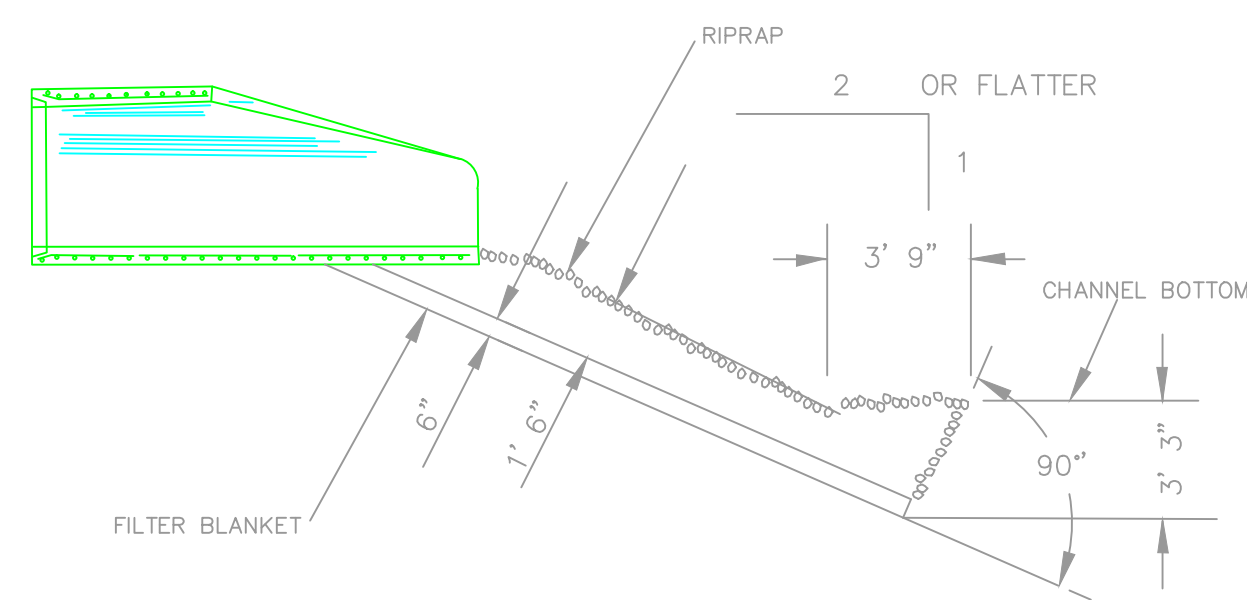


SECTION - JUNCTION BOX - LIGHT

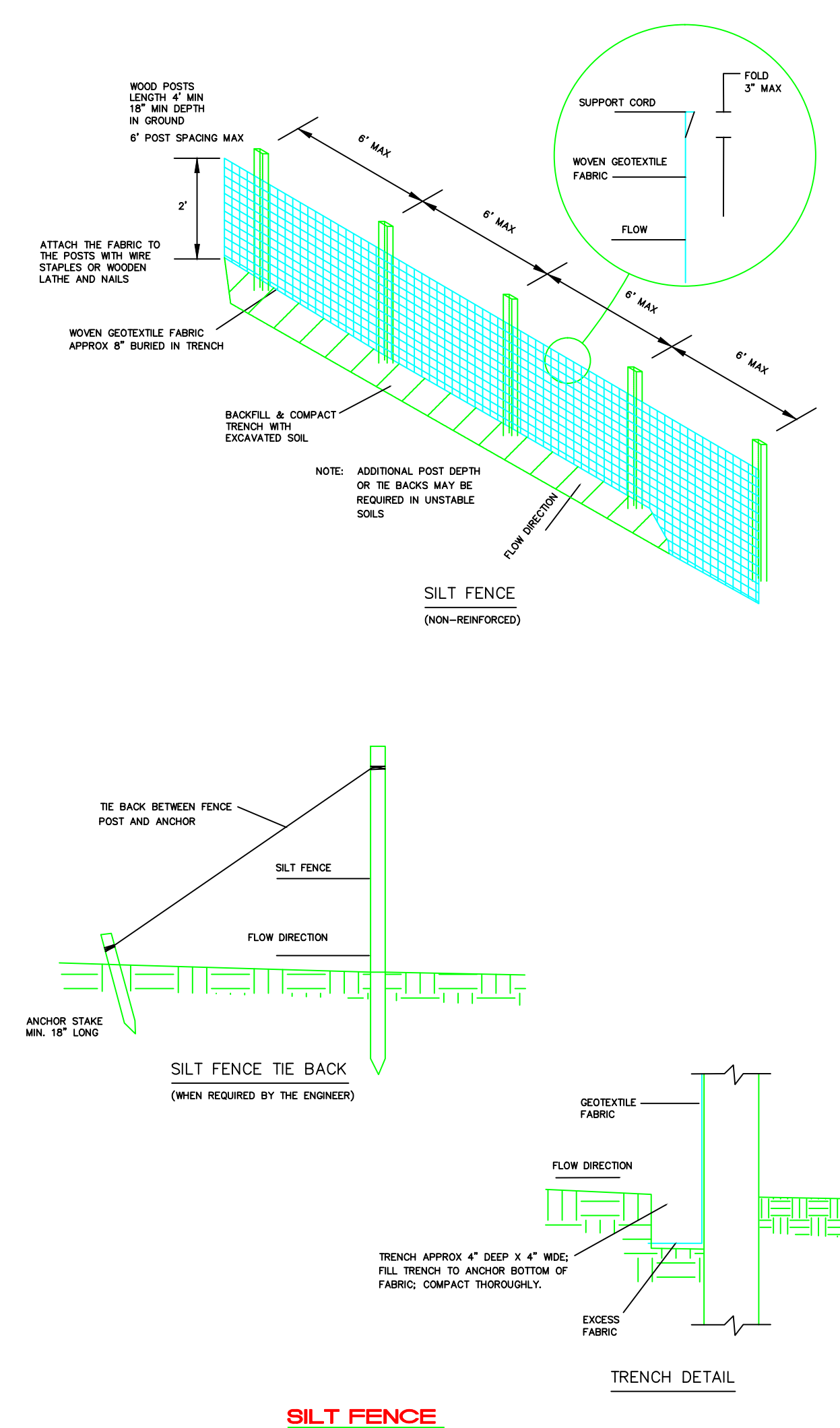
N.T.S.



PLAN - DUMPED RIPRAP

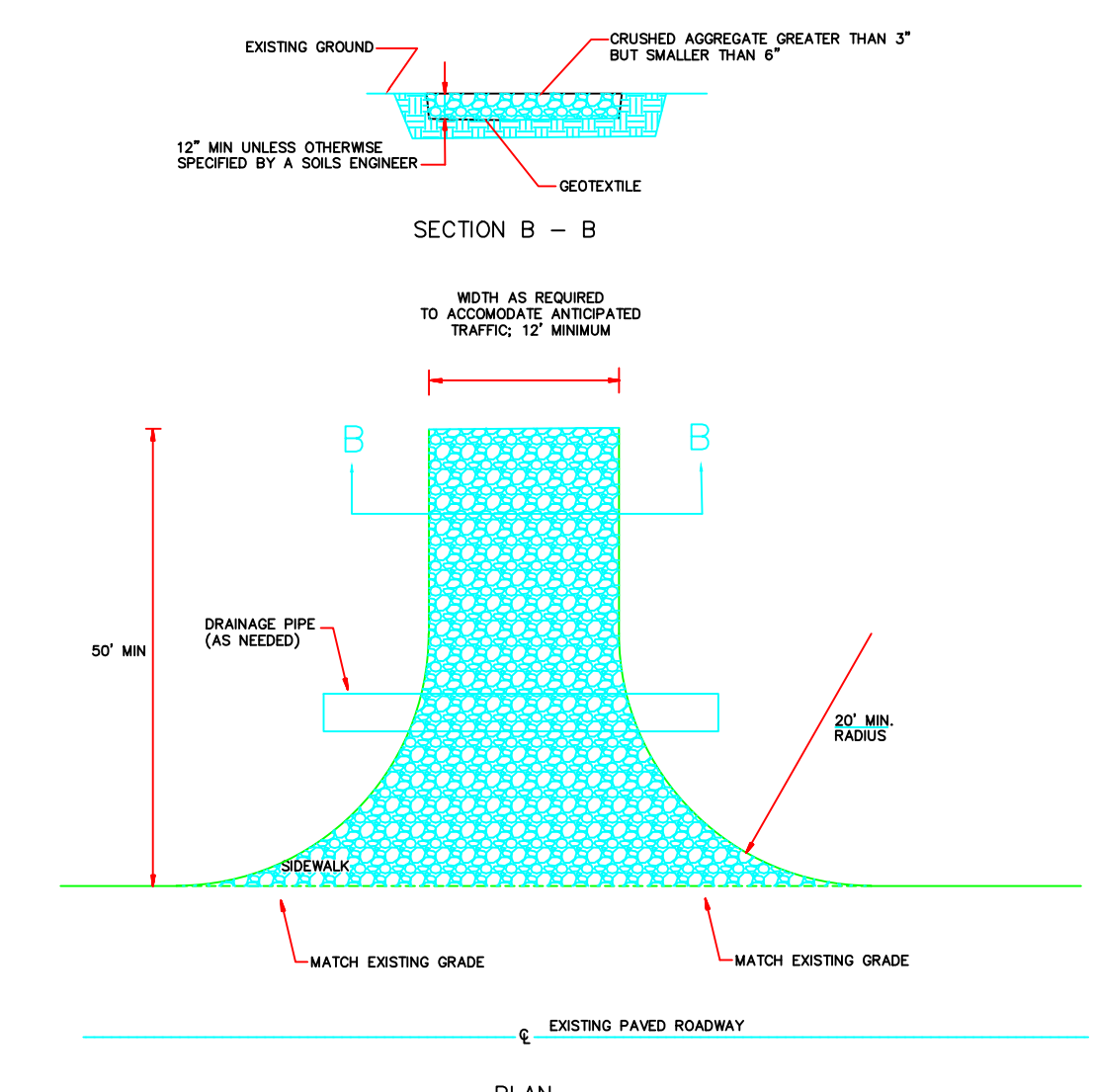


SECTION - DUMPED RIPRAP



SILT FENCE

N.T.S.

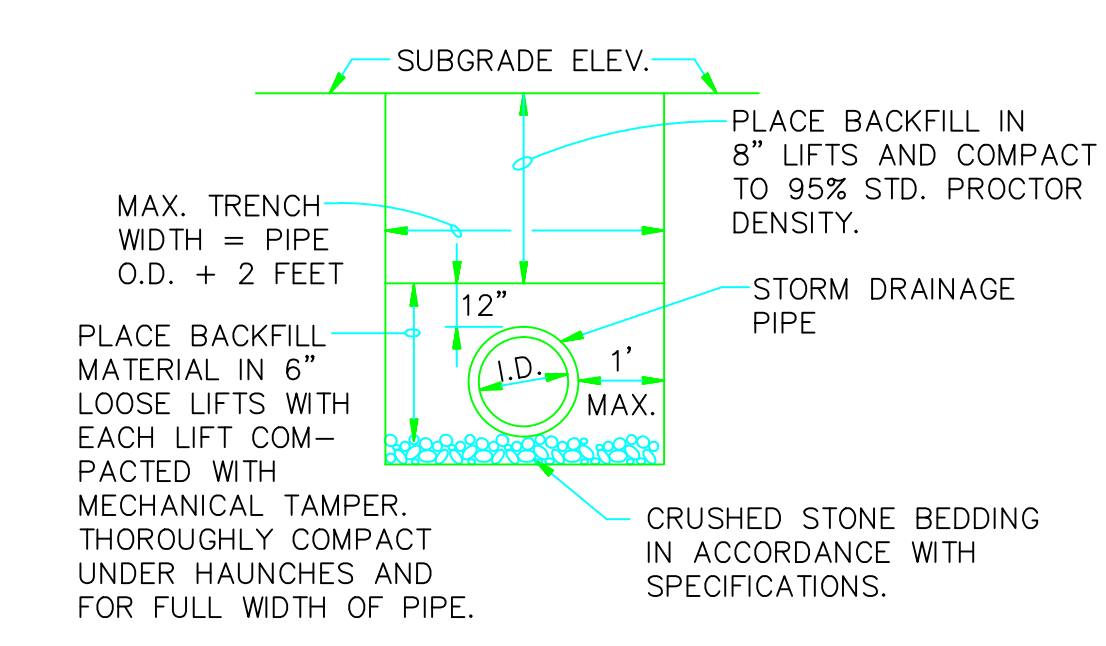


STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.

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 3/8 INCHES BUT SMALLER THAN 3/4 INCHES OR OTHER ENGINEER APPROVED MATERIAL PROPERLY GRADE. ENTRANCES/EXITS TO PRESENT HURDLES FROM LEAVING THE SITE. PLACE A MOUND OF MATERIAL IF REQUIRED TO PREVENT STORM WATER RUN OFF 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.

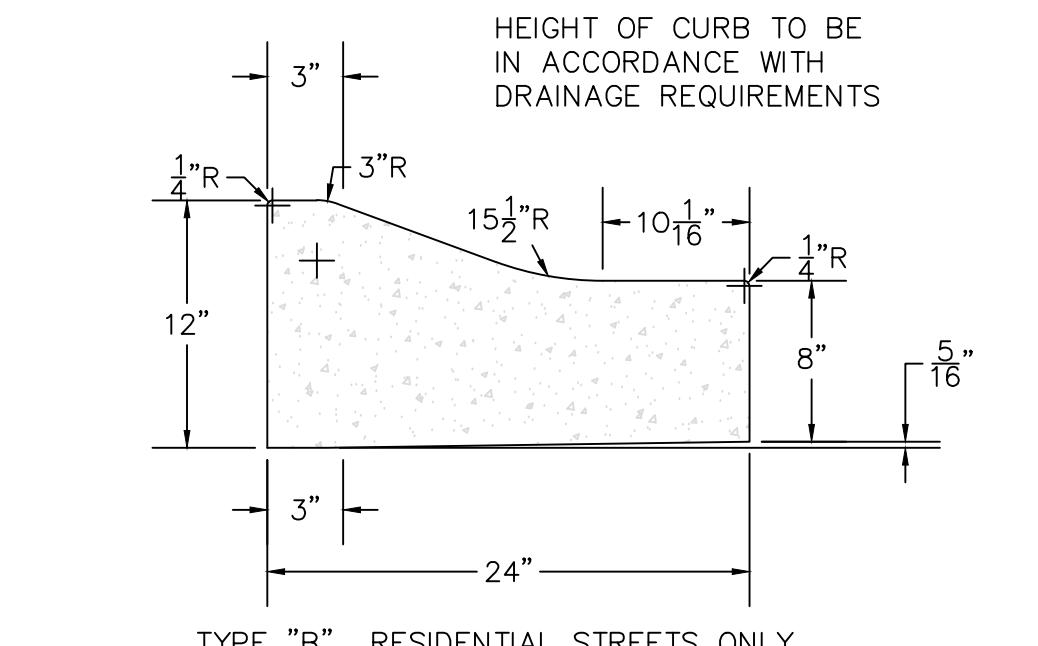
DETAILS



DRAINAGE PIPE TRENCH DETAIL

N.T.S.

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



COMBINATION CURB AND GUTTER

N.T.S.

NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED AT 15' AND 45' INTERVALS RESPECTIVELY.
NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB.

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