

RESIDENTIAL SUBDIVISION PLANS

SOUTHBEND SUBDIVISION

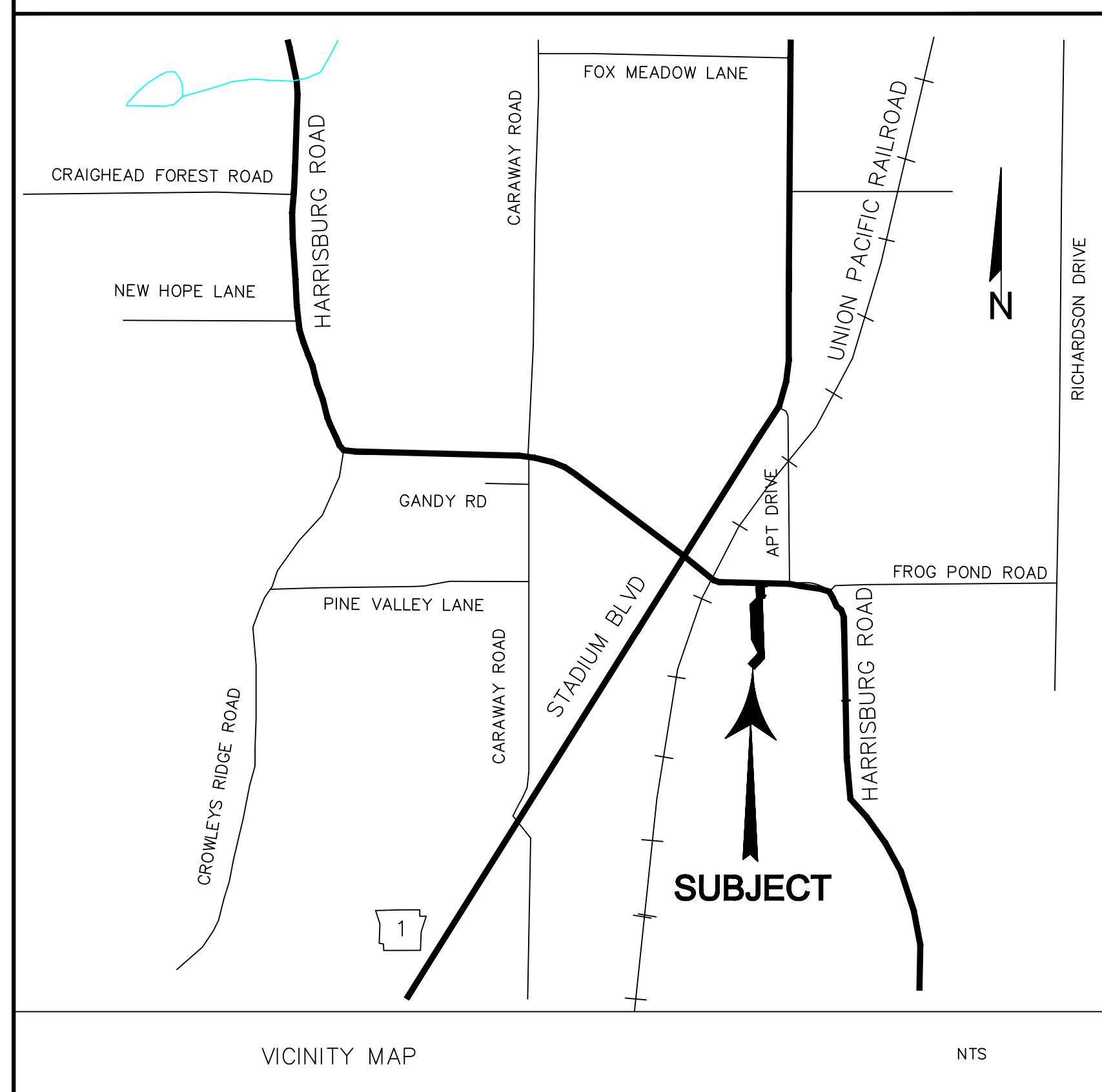
PHASE THREE

HARRISBURG ROAD AND APT DRIVE
 JONESBORO, ARKANSAS

MARCH 2012

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Know what's below.
 Call before you dig.

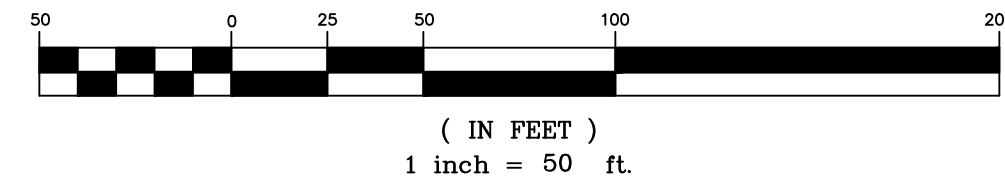
SOUTHBEND SUBDIVISION PHASE THREE
 JONESBORO, ARKANSAS

MCALISTER ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 1018 CR 620 JONESBORO, AR 72404
 870-931-1420

DRAWN BY: JH	CHECKED BY: CM
SCALE:	
DATE: 15MAR12	CAD FILE: 039127-PHASE3-Expanded...DWG
DWG REF: 04E-13N-09	
JOB NO. 039127	SHEET 1 / 4

CLARENCE W. 'MAC' MCALISTER, PE, PS

DATE	REVISION	BY

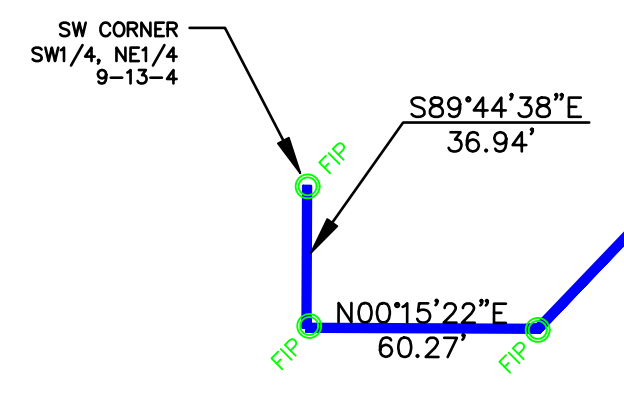
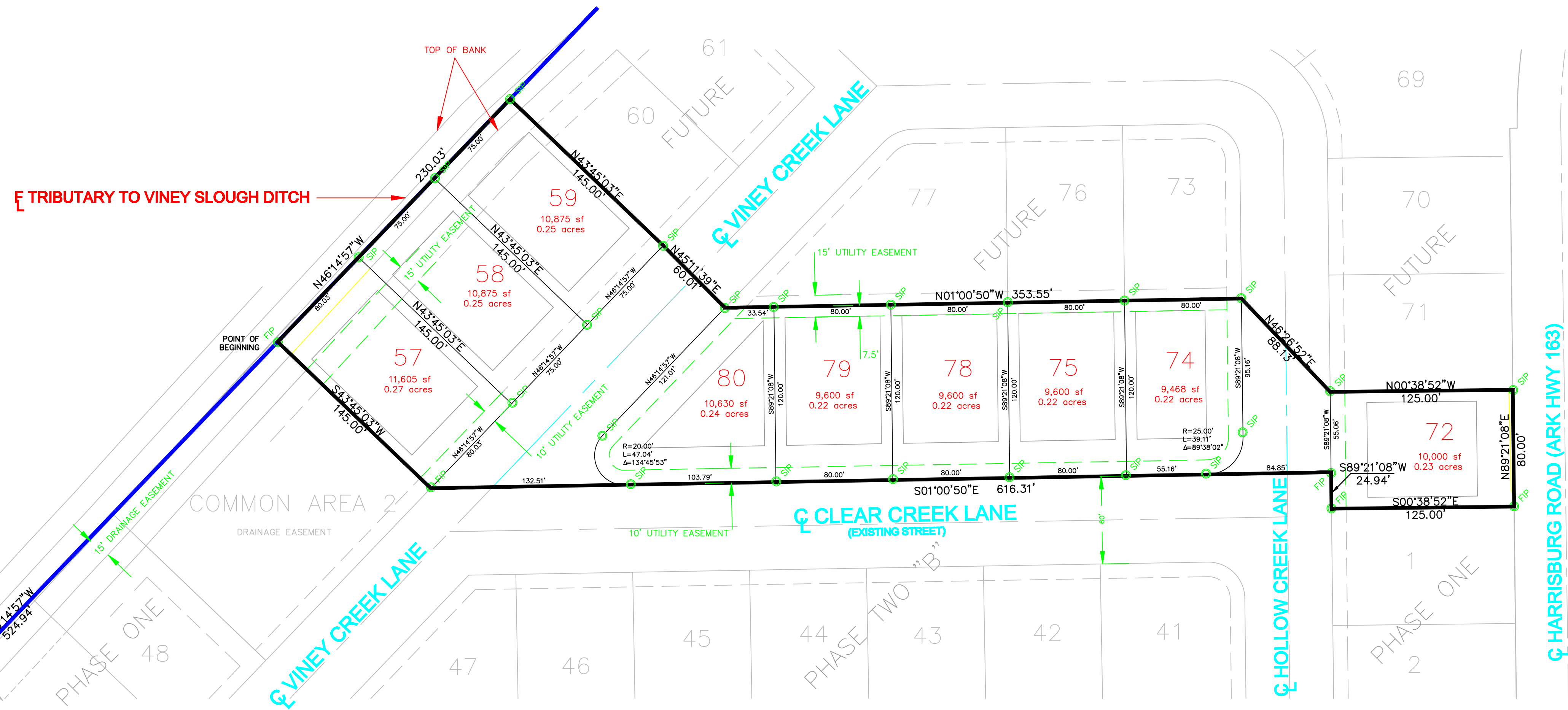


LEGEND

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

NOTES

1. SURVEY FOR TODD WILCOX AND BOB HARRISON
2. 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
3. PRESENT ZONING -- RESIDENTIAL ONE (R-1)
 - 3.1. STREET SETBACK -- 25'
 - 3.2. SIDE SETBACK -- 7.5'
 - 3.3. REAR SETBACK -- 25'
4. 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 N46°26'52"E 88.13 FEET TO A POINT, THENCE N00°38'52"W 125.00 FEET TO A POINT, THENCE N89°21'08"E 80.00 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 2.53 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 MARCH 15, 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 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.

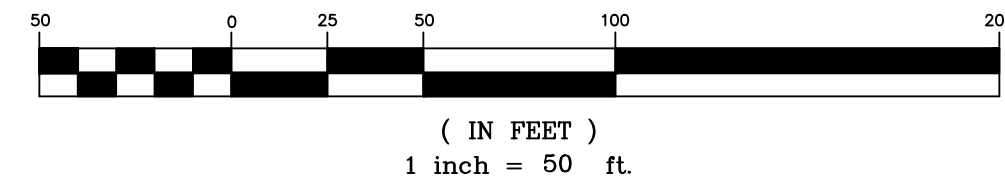
HOLLOW CREEK LLC

BOB W. HARRISON, MANAGING MEMBER TODD WILCOX, MANAGING MEMBER



RECORD PLAT

SOUTHBEND SUBDIVISION PHASE THREE JONESBORO, ARKANSAS		
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 1018 CR 620 JONESBORO, AR 72404 870-891-1420	DRAWN BY: JH SCALE: 1" = 50' DATE: 15MAR12 DWG REF: 04E-13N-09	CHECKED BY: CM JOB NO. 039127 SHEET 2 / 4
CLARENCE W. 'MAC' MCALISTER, PE, PS		

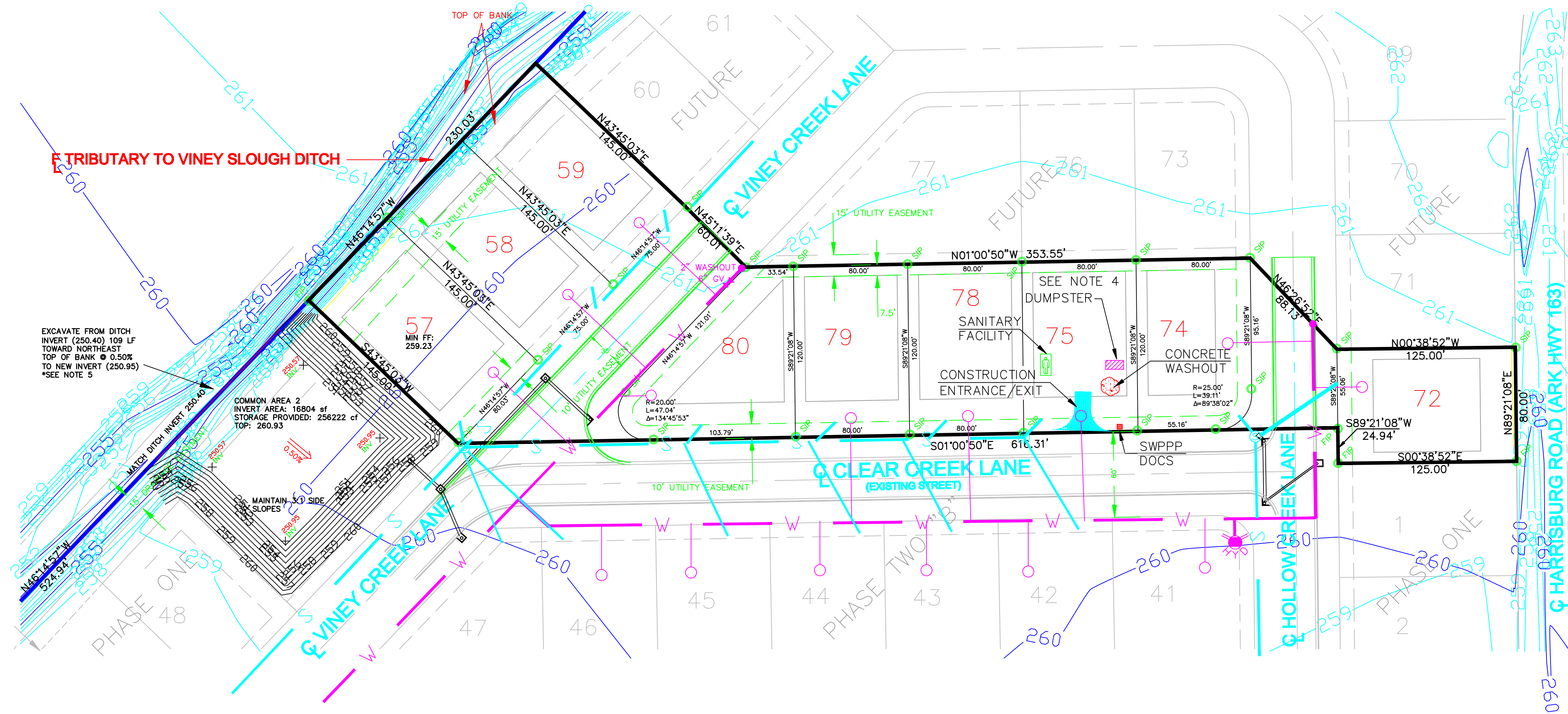


LEGEND

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

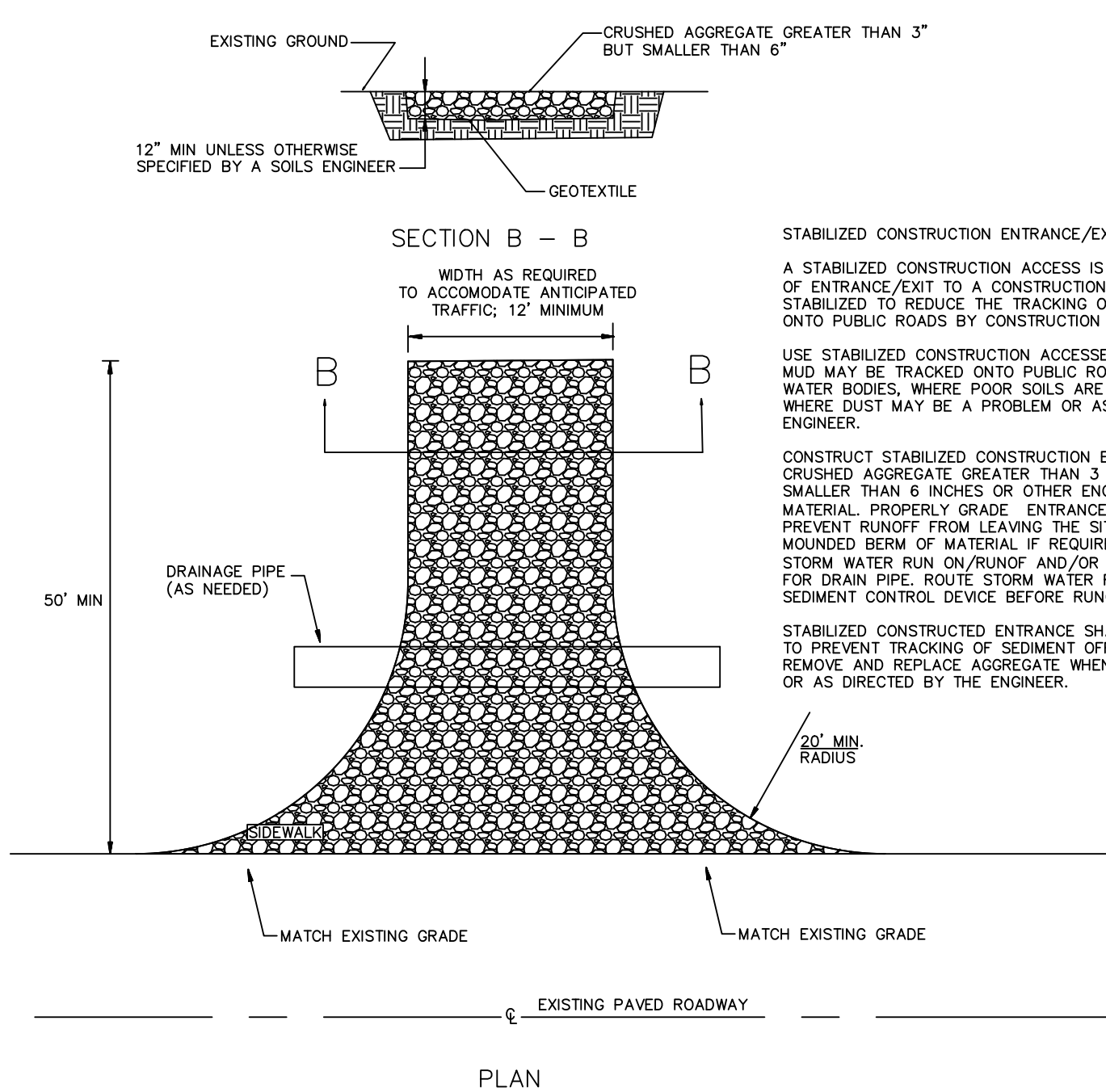
NOTES

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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.

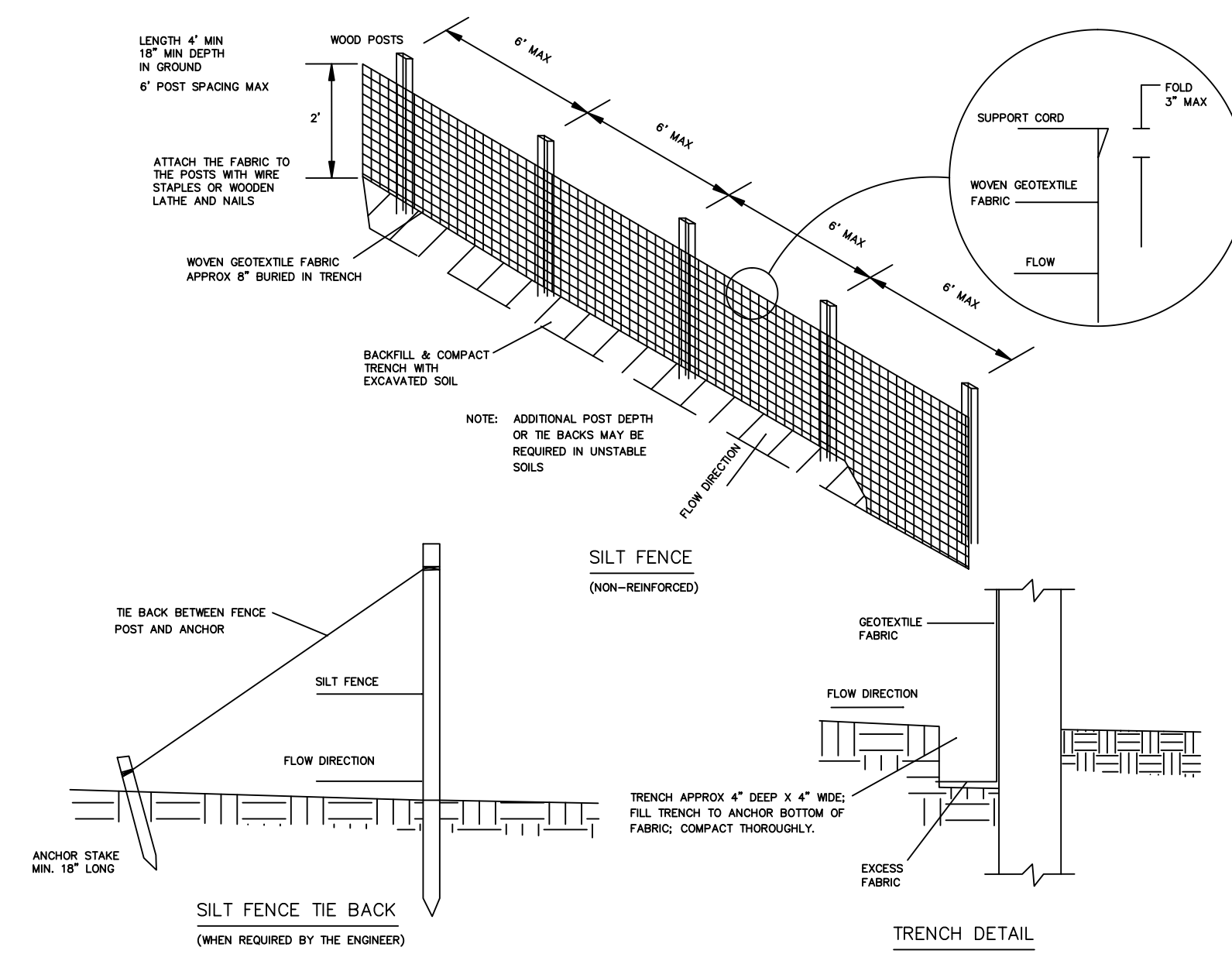


DETENTION POND STORAGE

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



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.



SITE PLAN

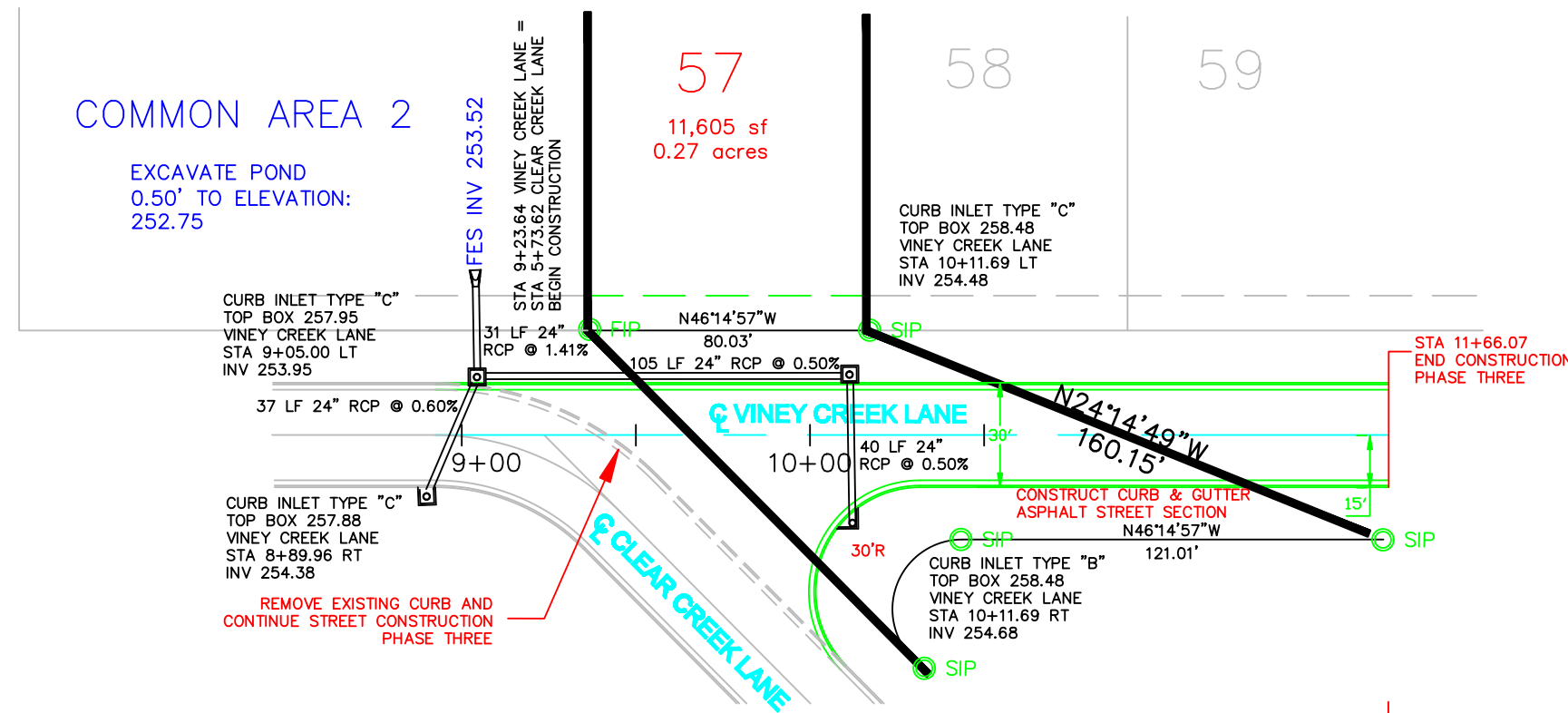
**SOUTHBEND SUBDIVISION PHASE THREE
 JONESBORO, ARKANSAS**

MCALISTER ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 1018 CR 620 JONESBORO, AR 72404
 870-801-1420

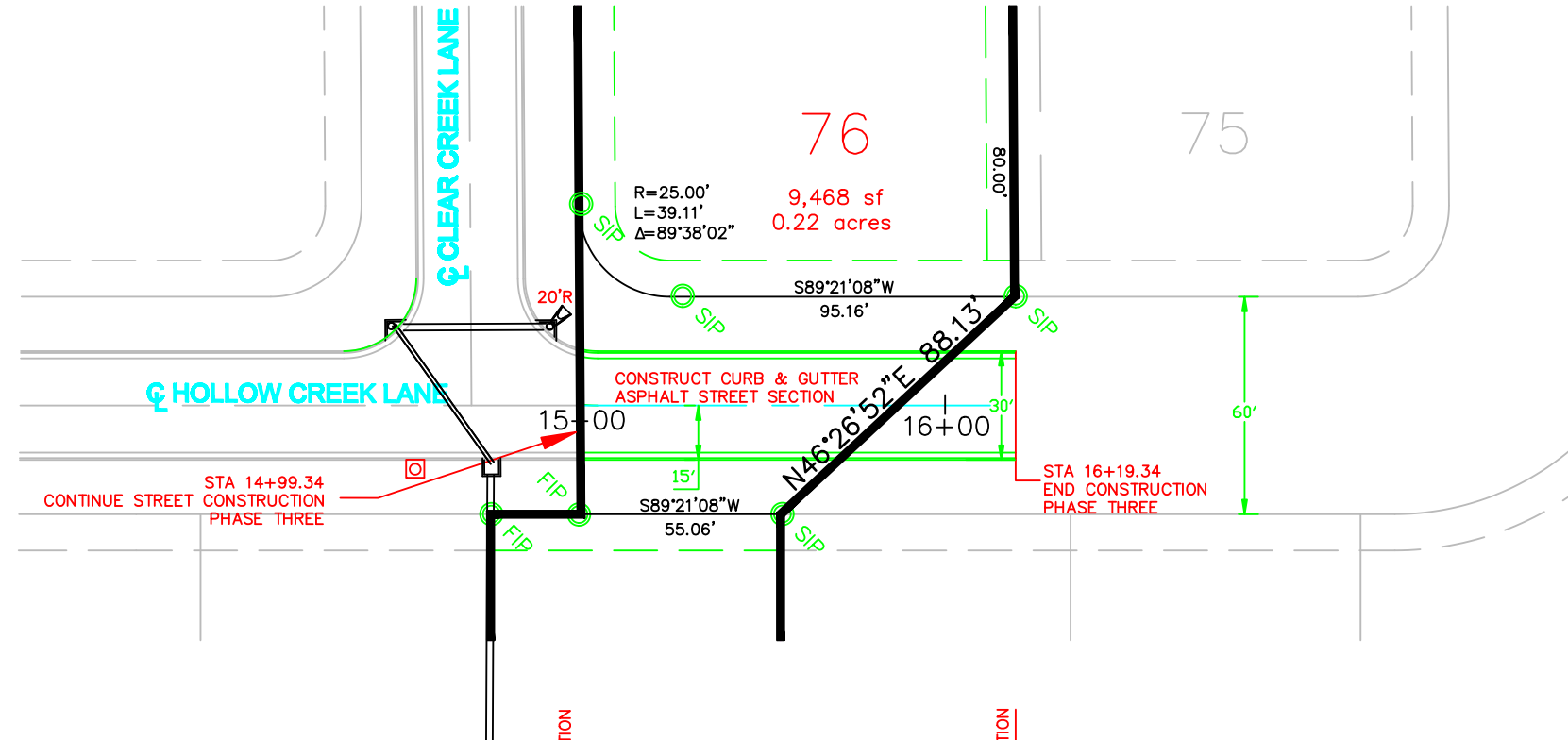
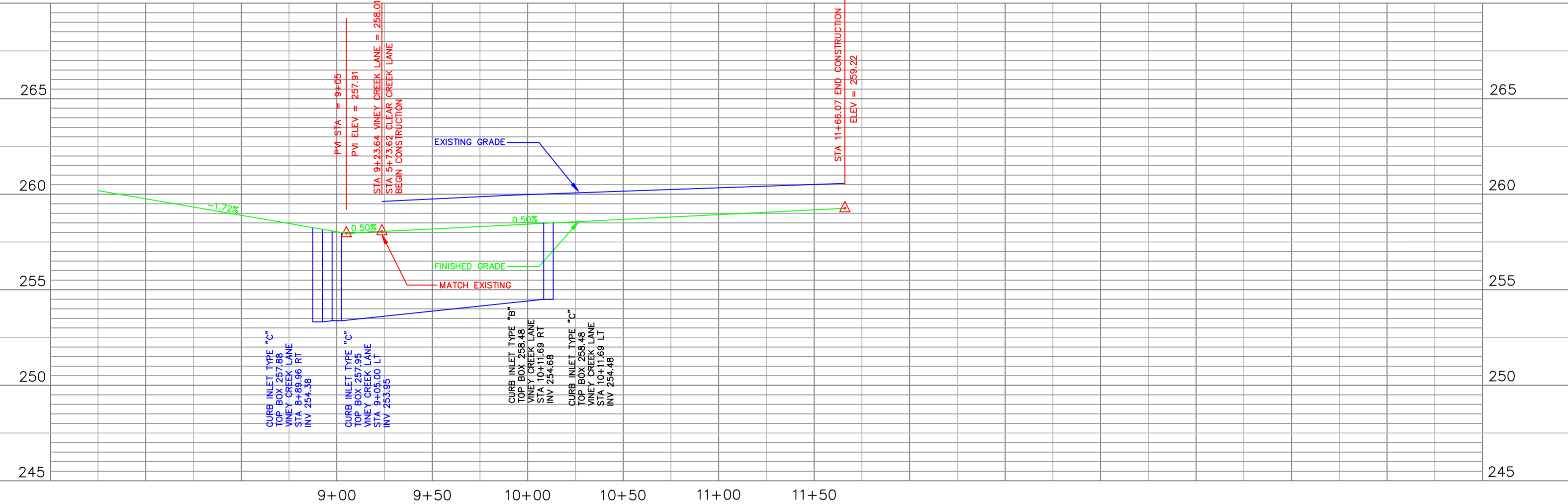
DRAWN BY: JH	CHECKED BY: CM
SCALE: 1" = 50'	
DATE: 15MAR12	CAD FILE: 039127-PHASE3-Expanded...DWG
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JOB NO. 039127	SHEET 3 / 4

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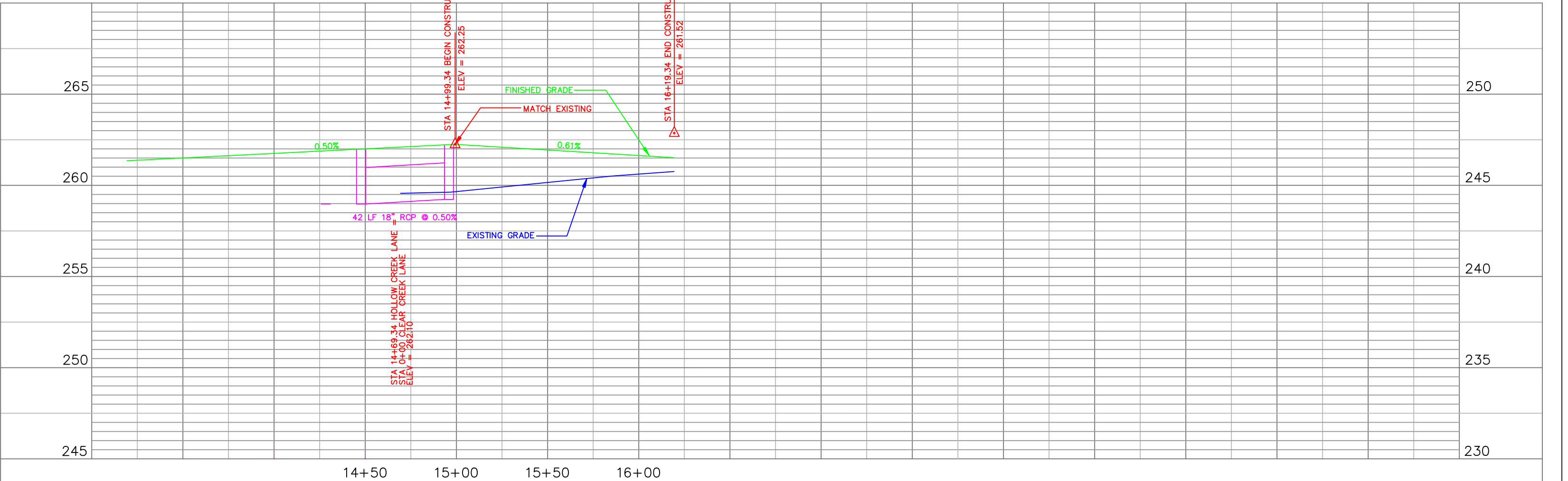
COMMON AREA 2
EXCAVATE POND
0.50' TO ELEVATION:
252.75



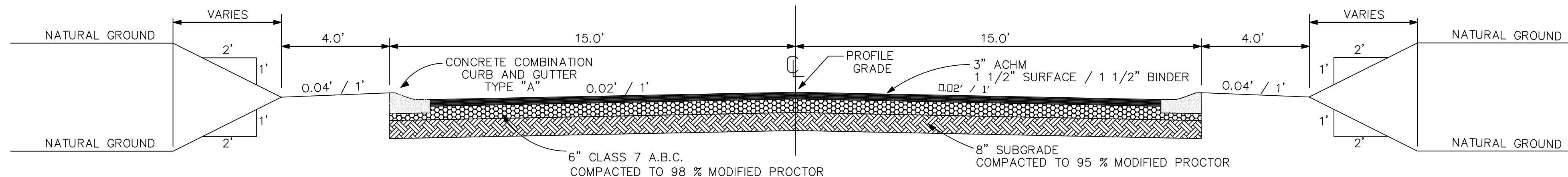
PLAN/PROFILE - VINEY CREEK LANE



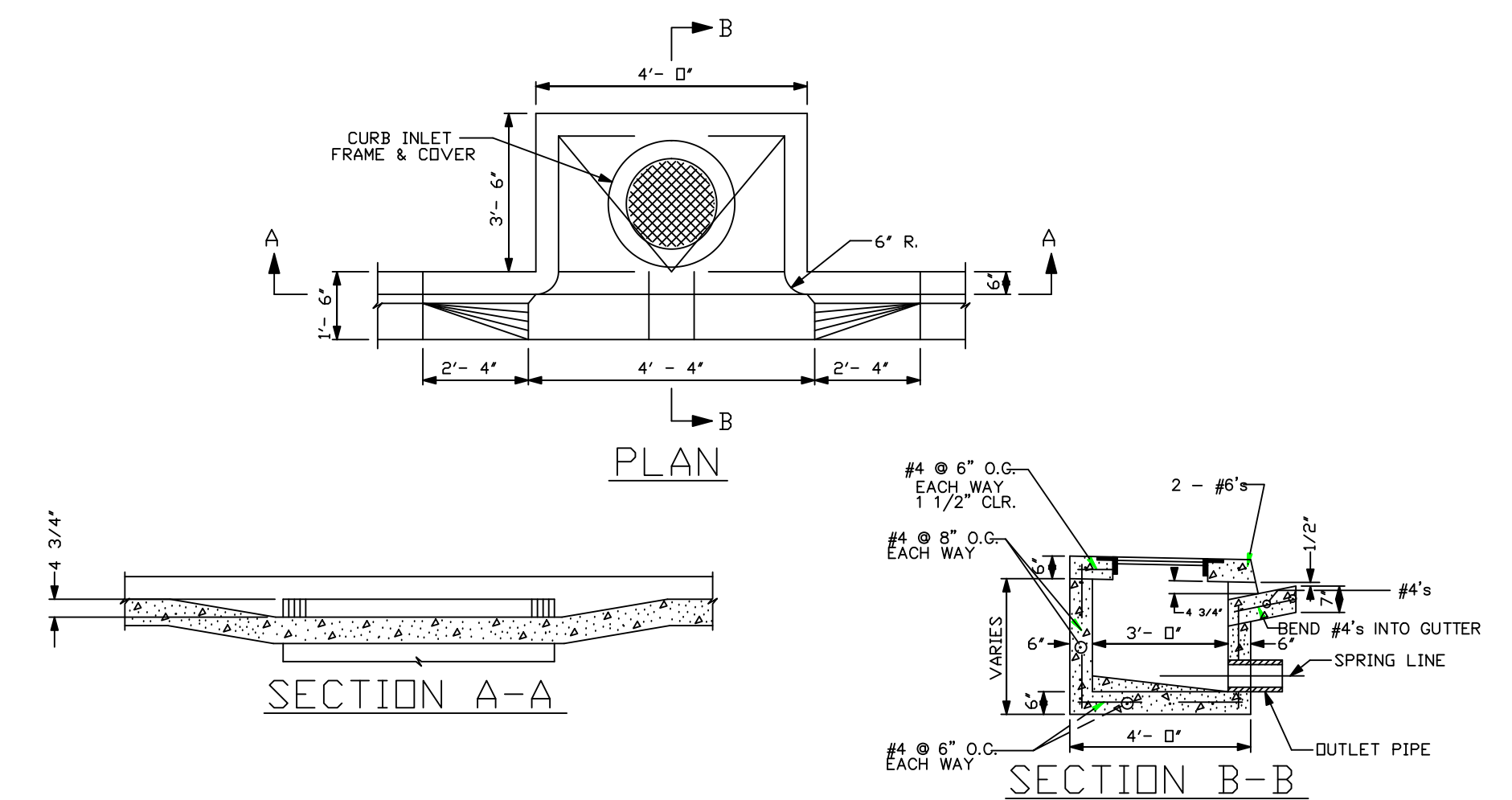
PLAN/PROFILE - HOLLOW CREEK LANE



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

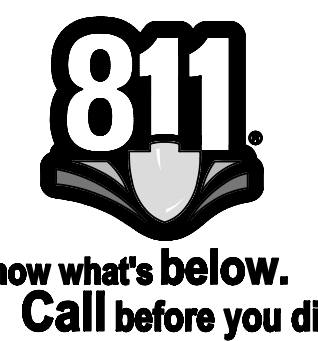


TYPICAL STREET SECTION



DROP INLET TYPE 'C' - DETAIL

- 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.



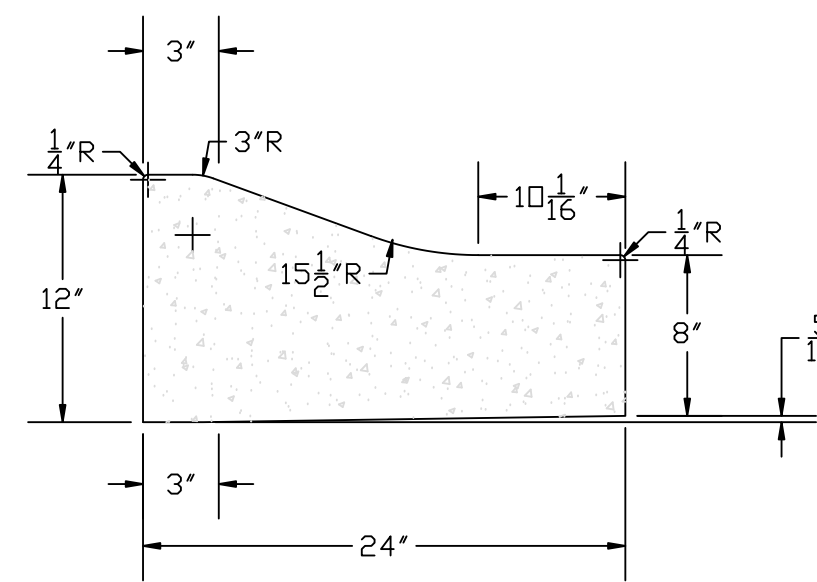
PLAN/PROFILE & DETAILS

SOUTHBEND SUBDIVISION PHASE THREE
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
1013 CR 620 JONESBORO, AR 72404
870-891-1420

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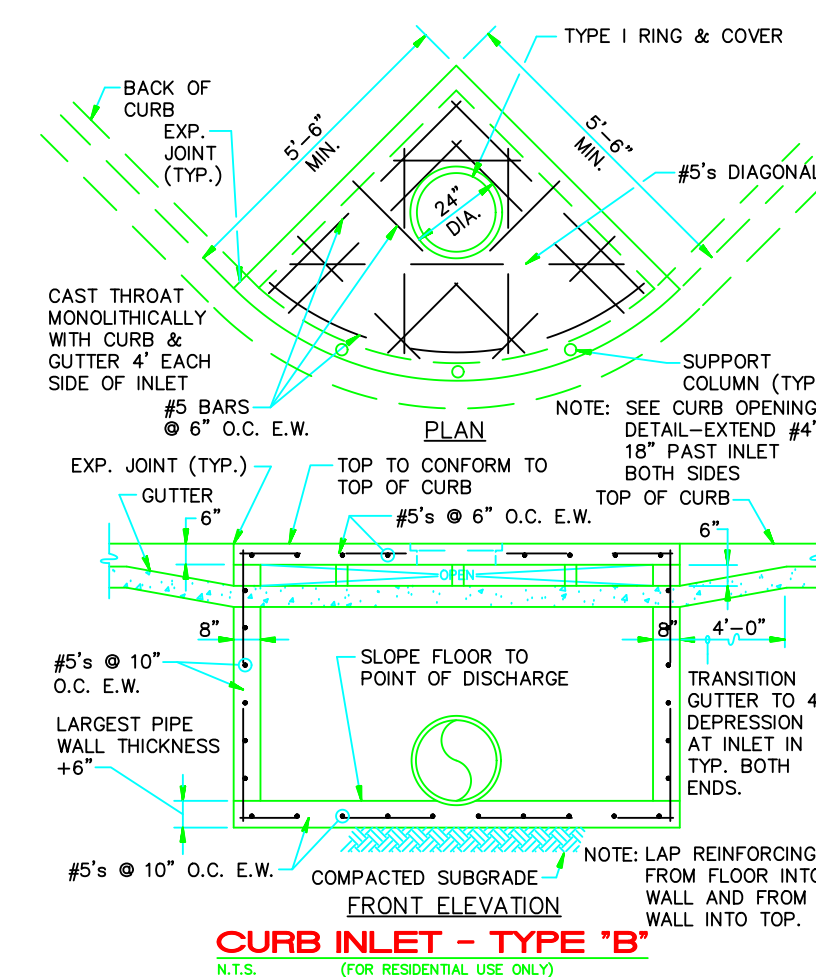


TYPE "B" RESIDENTIAL STREETS ONLY
COMBINATION CURB AND GUTTER
N.T.S.

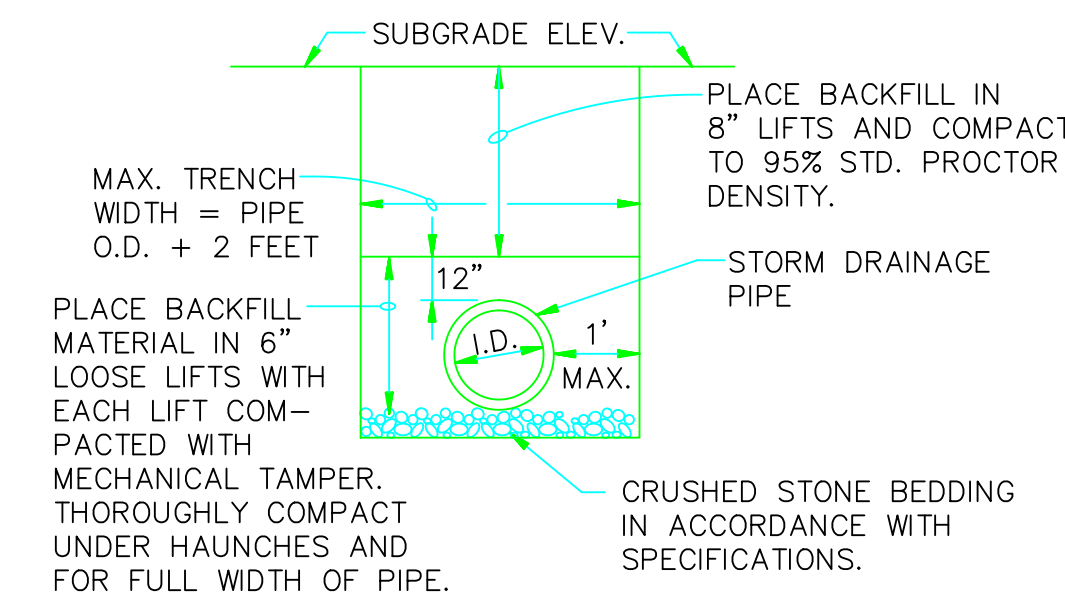
NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

HEIGHT OF CURB TO BE IN ACCORDANCE WITH DRAINAGE REQUIREMENTS

NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB



CURB INLET - TYPE 'B'
N.T.S.



DRAINAGE PIPE TRENCH DETAIL
N.T.S.

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

DATE	REVISION	BY