

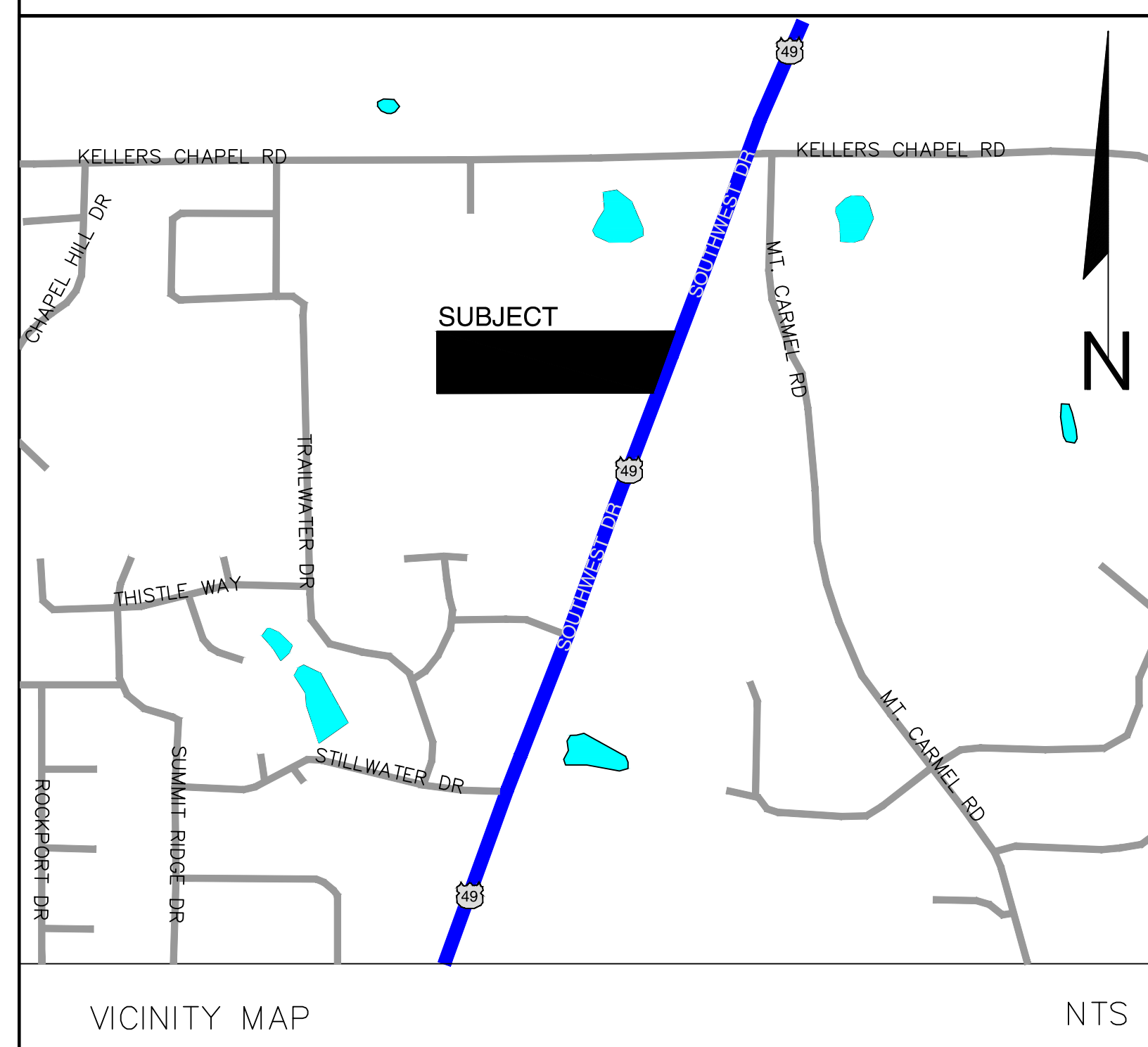
# PLANNED UNIT DEVELOPMENT MULTI - USE HUFF ADDITION

JONESBORO, ARKANSAS

APRIL, 2013

## INDEX TO SHEETS

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- 6 OF 6 DETAILS



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DATE	REVISION	BY

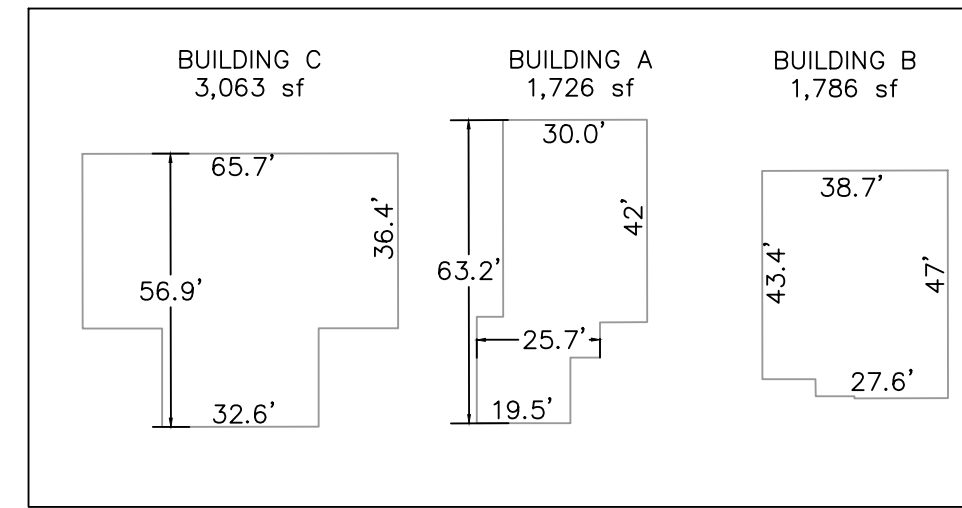
PLANNED UNIT DEVELOPMENT HUFF ADDITION JONESBORO, ARKANSAS		
<b>McALISTER ENGINEERING</b> CIVIL ENGINEERING AND LAND SURVEYING 1013 CR 620 JONESBORO, AR 72404 870-931-1420	DRAWN BY: DM	CHECKED BY: CM
	SCALE:	
	DATE: 12APR13	FILE: 1352133Huff.dwg
	DWG REF. 03E-14N-35	
	JOB NO. 1352133	SHEET 1 / 6
<b>CLARENCE W. "MAC" McALISTER, PE, PS</b>	PROJECT	





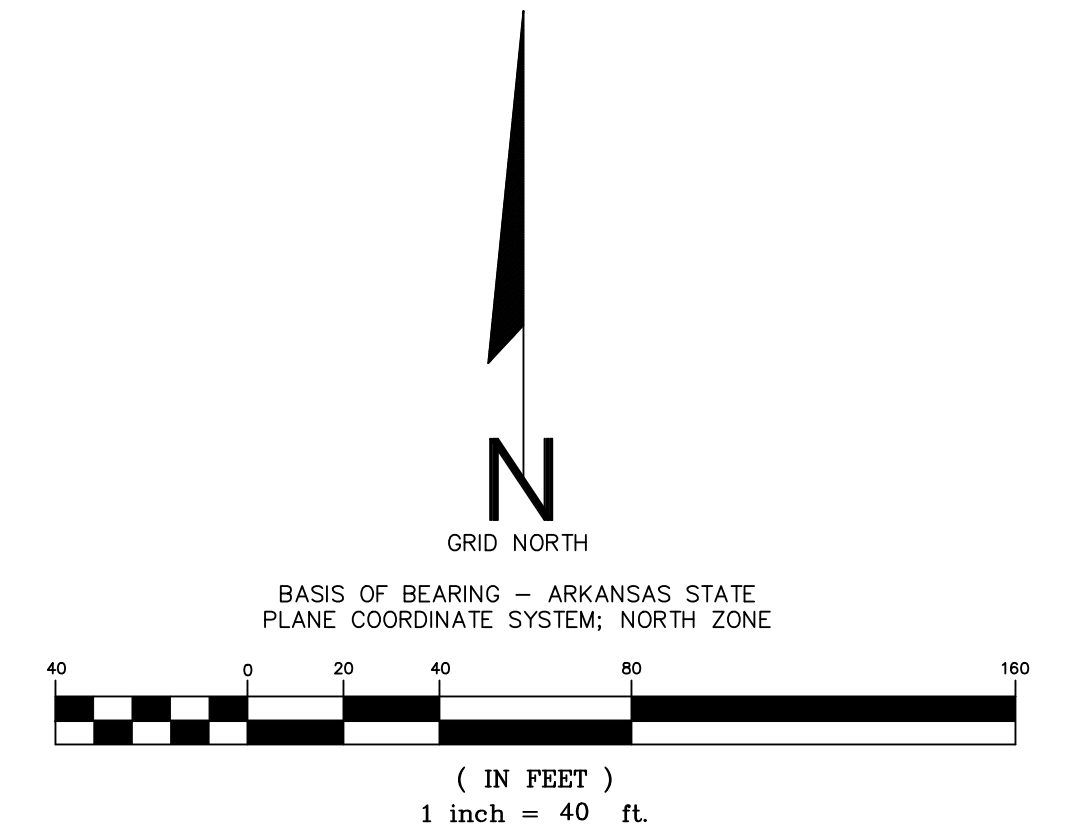
CURRENT ZONE: R1  
PROPOSED ZONE: PD-M

4021 SOUTHWEST DRIVE  
JONESBORO, CRAIGHEAD COUNTY  
ARKANSAS 72404

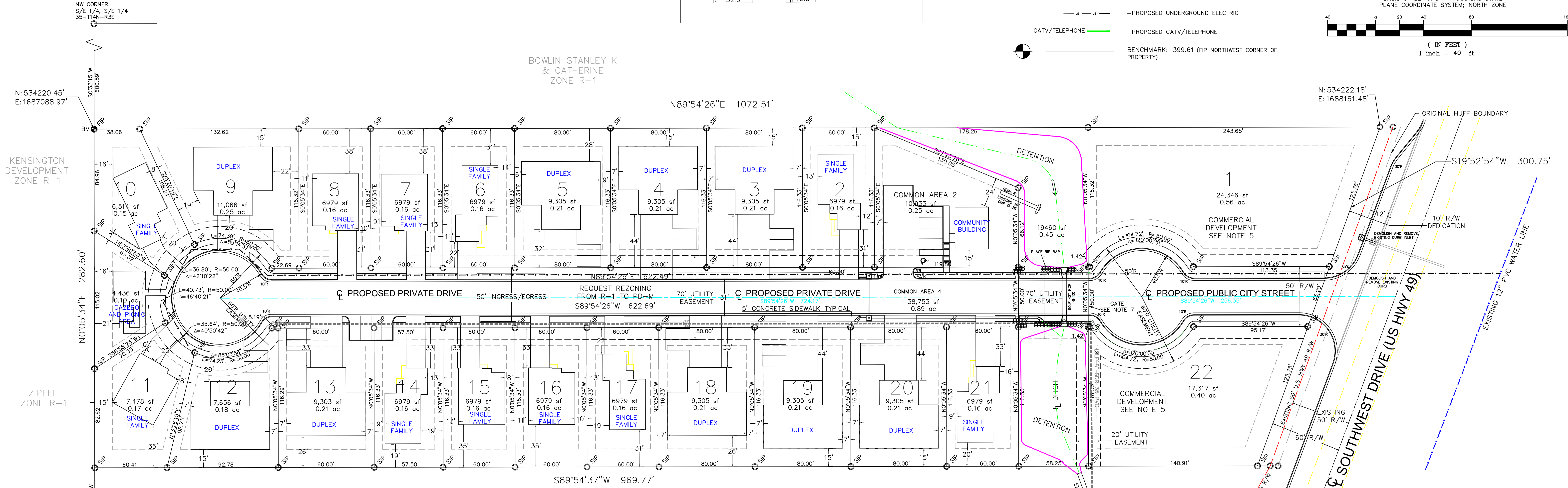


LEGEND

- EX- WATER
- EX- UNDERGROUND ELECTRIC
- EX- SANITARY SEWER W/ MANHOLES
- EX- CATV/TELEPHONE
- FINISH CONTOURS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CATV/TELEPHONE
- BENCHMARK: 399.61 (FIP NORTHWEST CORNER OF PROPERTY)



BOWLIN STANLEY K  
& CATHERINE  
ZONE R-1



KENSINGTON  
DEVELOPMENT  
ZONE R-1

ZIPFEL  
ZONE R-1

MCKISSON TRUST  
ZONE R-1

TOTAL AREA: 288,603 SF / 6.63 ACRES

NOTES:

1. THE TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE EQUALS 47,835 SF. THE LOTS HAVE BUILDING AND DRIVE/PARKING COVERAGE OF 3% TO 33%.
2. THE TOTAL SQUARE FOOTAGE OF COMMON OPEN SPACE PROVIDED ON THE TOTAL SITE FOR THE USE AND BENEFIT OF ALL THE OCCUPANTS IS 73,642 SF > 20% TOTAL AREA.
3. NUMBER OF RESIDENTIAL UNITS PER AREA EQUALS 20 BUILDING PER 5.38 ACRES / 3.72 BUILDINGS PER ACRE < 8 BUILDINGS PER ACRE.
4. GATE AND LOCKING MECHANISM (KNOX BOX) SHALL BE IN CONFORMANCE WITH CITY OF JONESBORO FIRE DEPARTMENT GIVING EMERGENCY RESPONDERS COMPLETE ACCESS TO RESIDENTIAL DEVELOPMENT.
5. COMMERCIAL DEVELOPMENT LIMITED TO BUSINESSES THAT MAINTAIN THE GENERAL CHARACTER OF THE AREA. EXCLUSIONS INCLUDE SEXUALLY EXPLICIT BUSINESSES, SHOPS THAT SPECIALIZE IN TOBACCO AND/OR LIQUOR SALES. ANY ESTABLISHMENT THAT MINORS SHOULDN'T BE SUBJECTED TO, AND ANY DEVELOPMENT THAT THE PROPERTY OWNERS ASSOCIATION SHALL DEEM UNFIT. THERE SHALL BE NO ACCESS TO US HWY 49; ACCESS SHALL BE LIMITED TO PROPOSED PUBLIC CITY STREET AS SHOWN HEREON.
6. ALL BUILDINGS ARE SINGLE STORY APPROXIMATELY 15' IN HEIGHT.
7. LANDSCAPING TO BE PLACED IN ACCORDANCE WITH ARCHITECTS PLAN.



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SITE PLAN

PLANNED UNIT DEVELOPMENT  
HUFF ADDITION  
JONESBORO, ARKANSAS

**McALISTER ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING

1013 CR 620 JONESBORO, AR 72404  
870-931-1420

CLARENCE W. "MAC" McALISTER, PE, PS

DRAWN BY: DM CHECKED BY: CM

SCALE: 1" = 40'

DATE: 12APR13 FILE: 1352133Huff.dwg

DWG REF. 03E-14N-35

JOB NO. 1352133

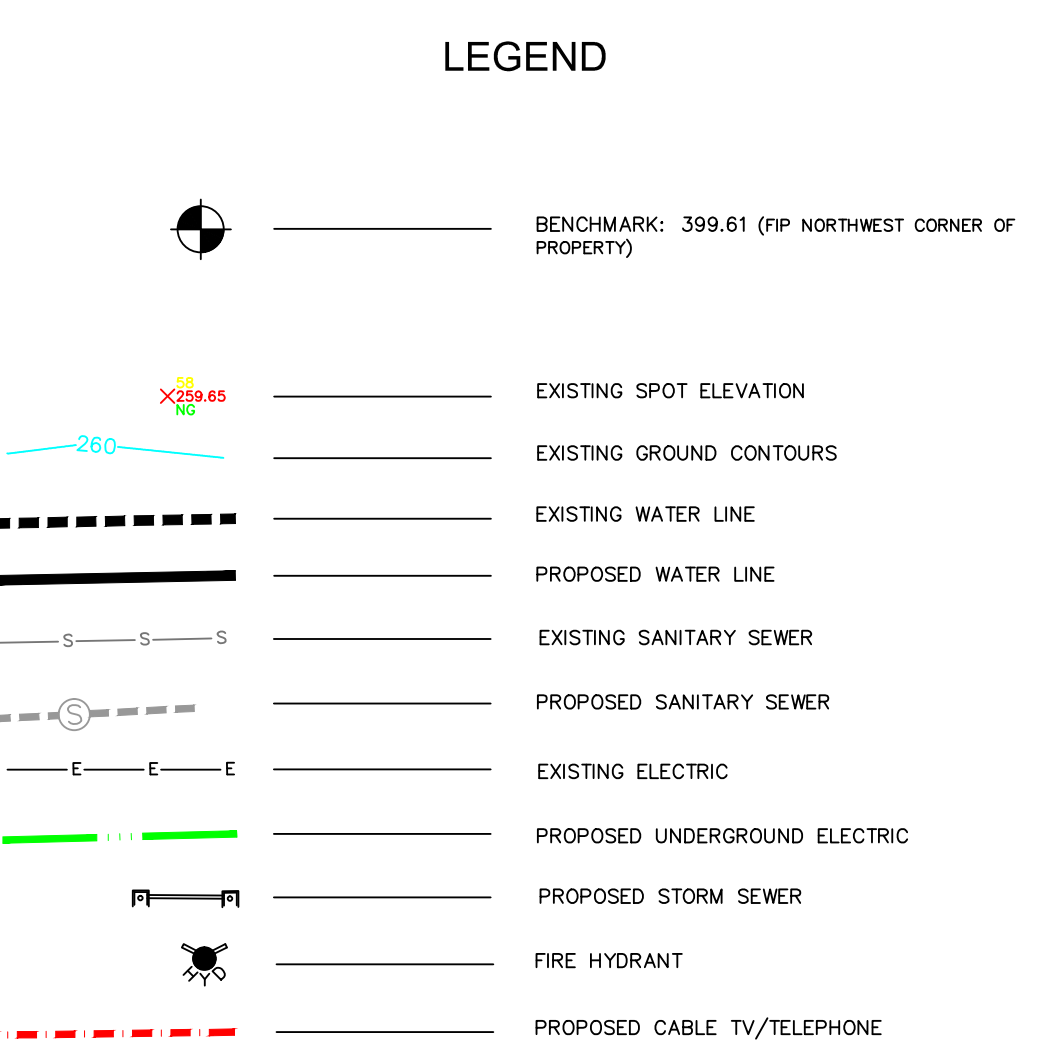
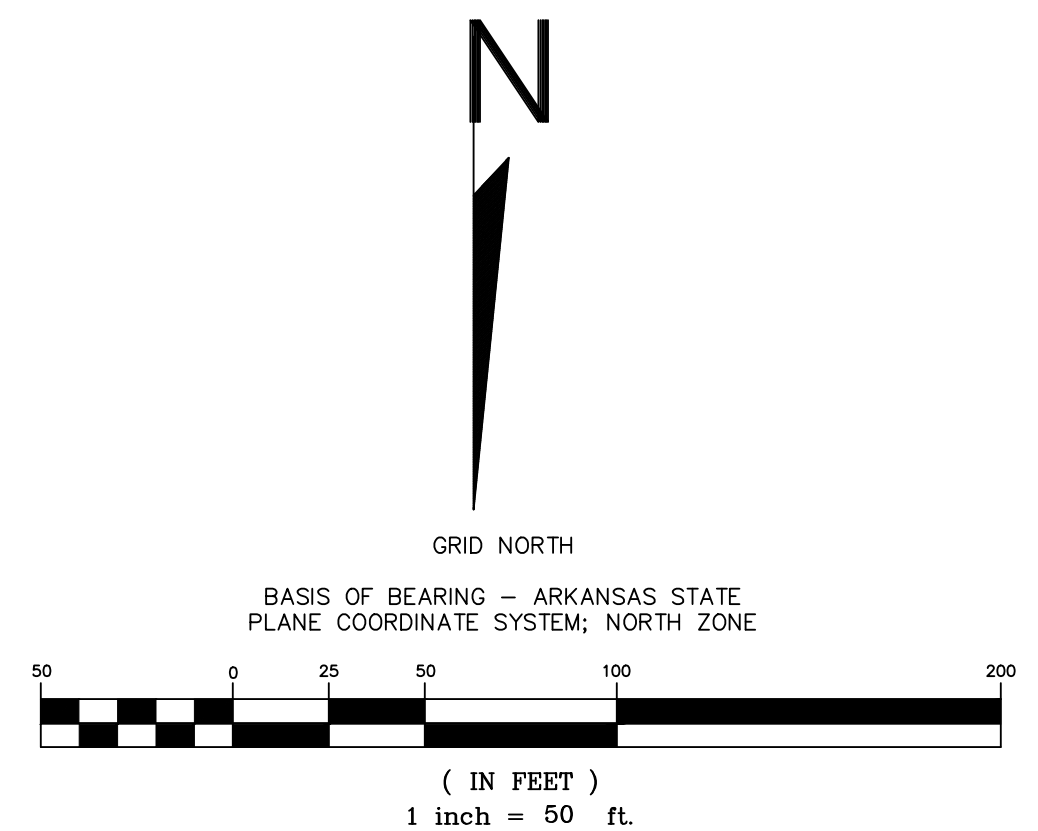
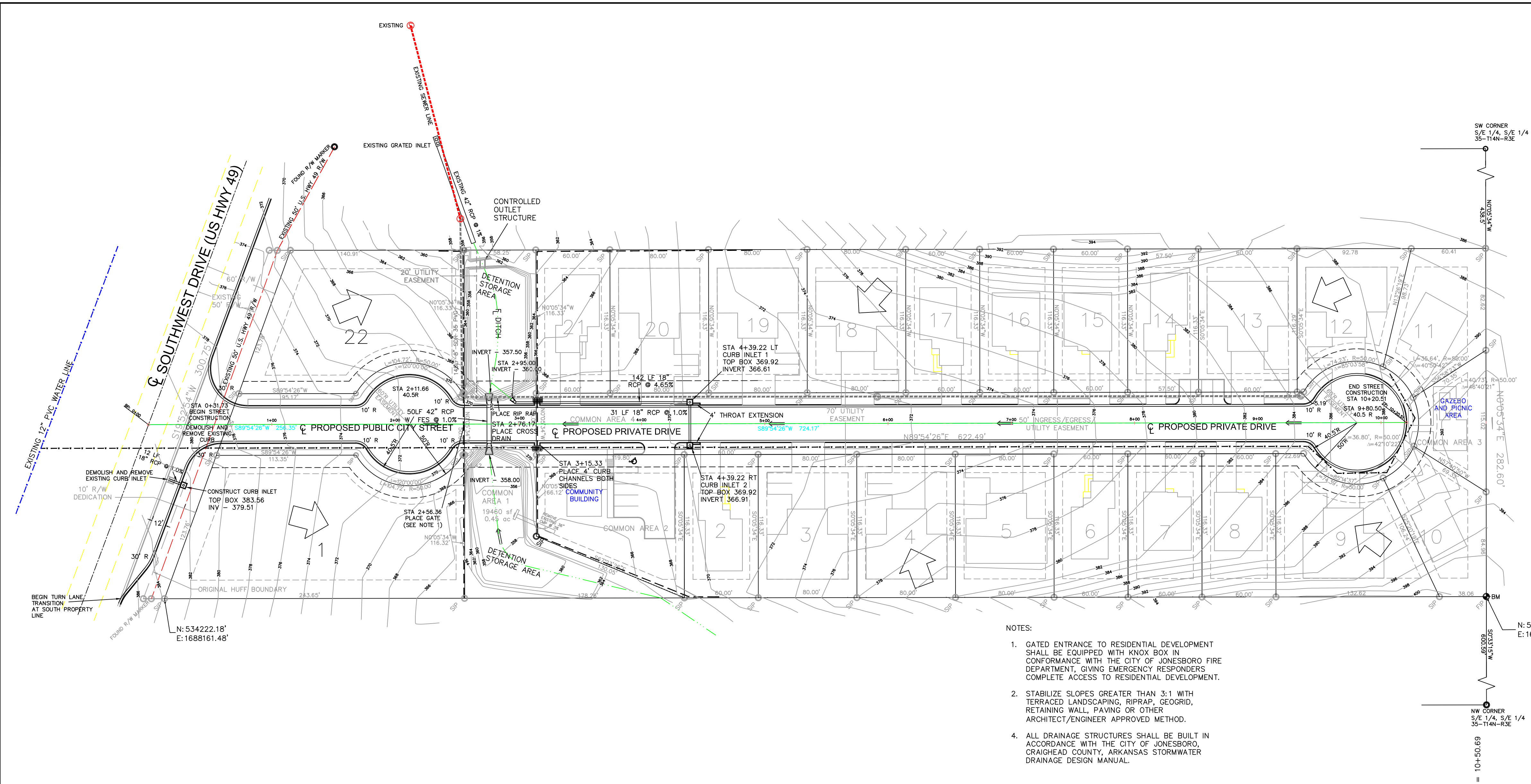
PROJECT SHEET 3 / 6

DATE	REVISION	BY



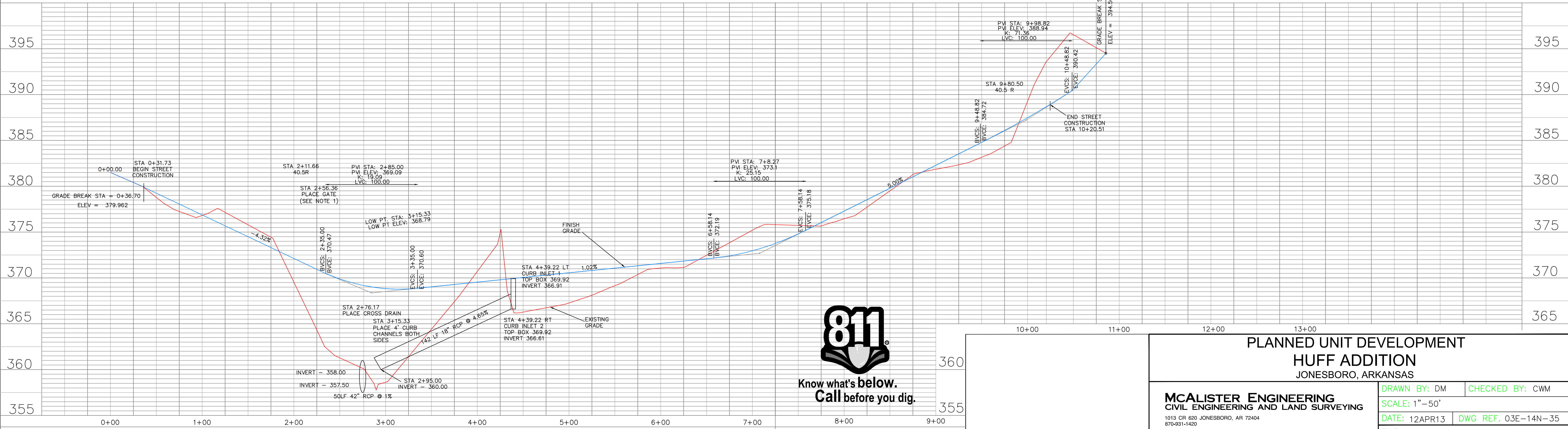






- NOTES:**
- GATED ENTRANCE TO RESIDENTIAL DEVELOPMENT SHALL BE EQUIPPED WITH KNOX BOX IN CONFORMANCE WITH THE CITY OF JONESBORO FIRE DEPARTMENT, GIVING EMERGENCY RESPONDERS COMPLETE ACCESS TO RESIDENTIAL DEVELOPMENT.
  - STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
  - ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.

**STREET PLAN / PROFILE**

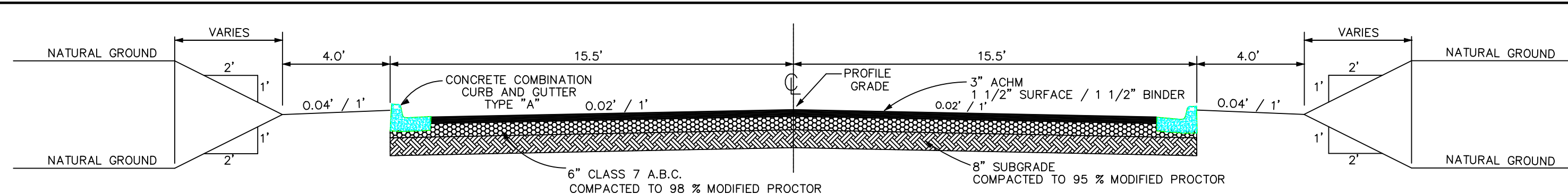


SCALE: HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'

**PLANNED UNIT DEVELOPMENT  
HUFF ADDITION  
JONESBORO, ARKANSAS**

<b>MCALISTER ENGINEERING</b> CIVIL ENGINEERING AND LAND SURVEYING 1013 CR 620 JONESBORO, AR 72404 870-951-1420	DRAWN BY: DM	CHECKED BY: CWM
	SCALE: 1" = 50'	
	DATE: 12APR13	DWG REF. 03E-14N-35
CLARENCE W. "MAC" MCALISTER, PE, PS		JOB NO. 1352133
		SHEET 5 / 6

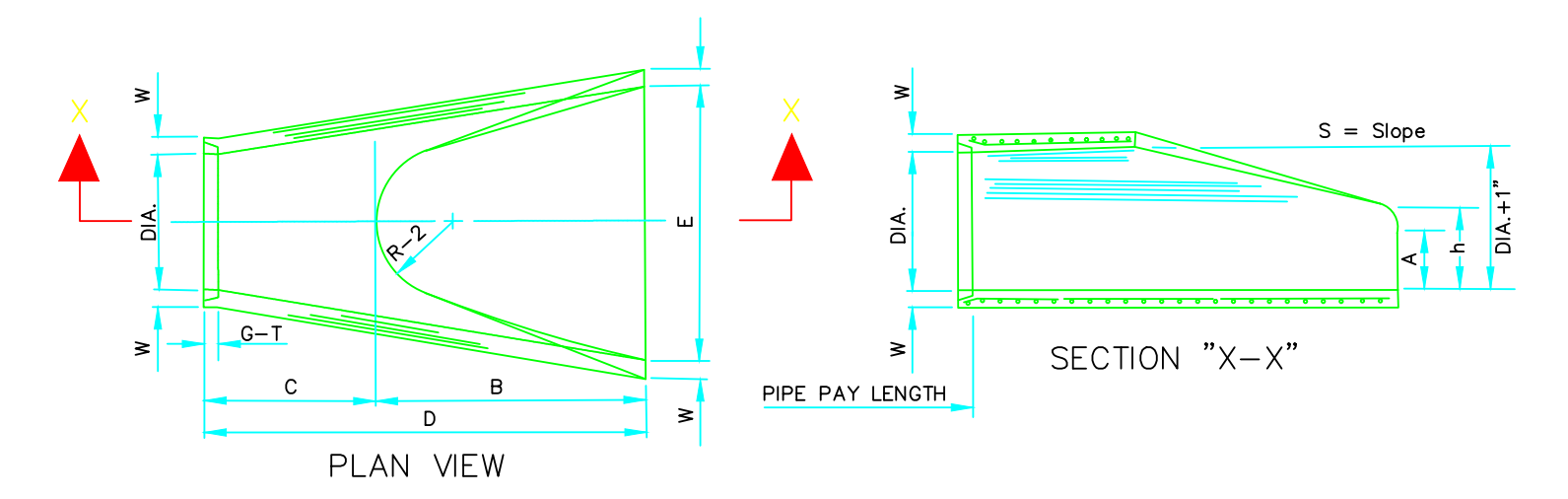




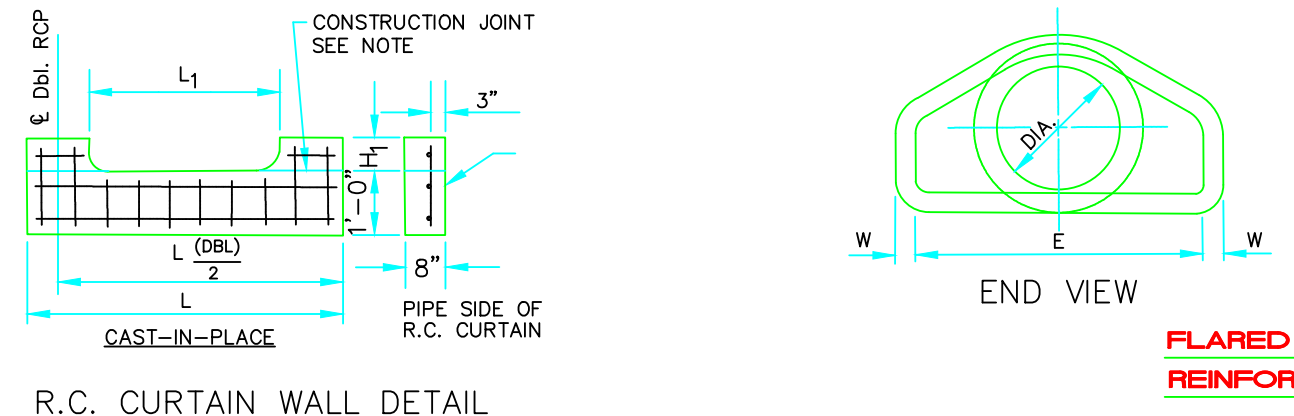
**TYPICAL STREET SECTION**

**TABLE OF DIMENSIONS**

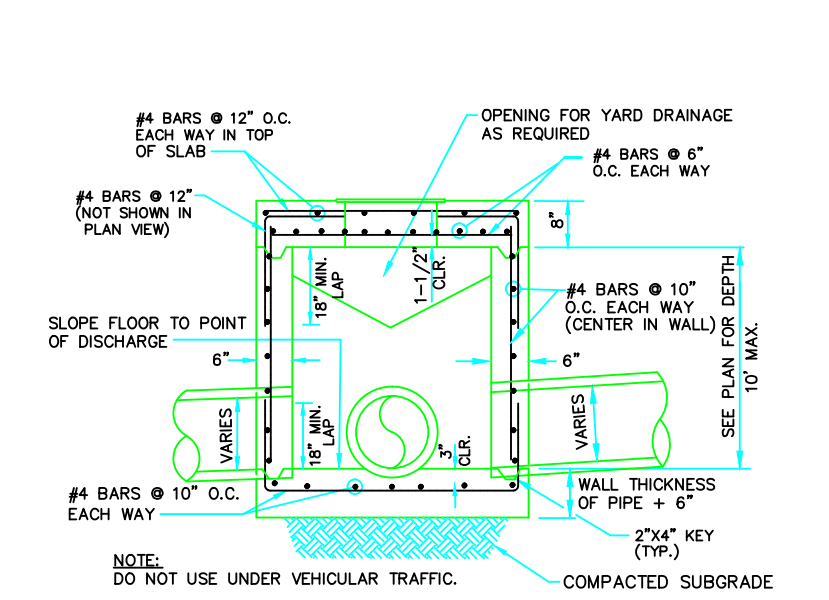
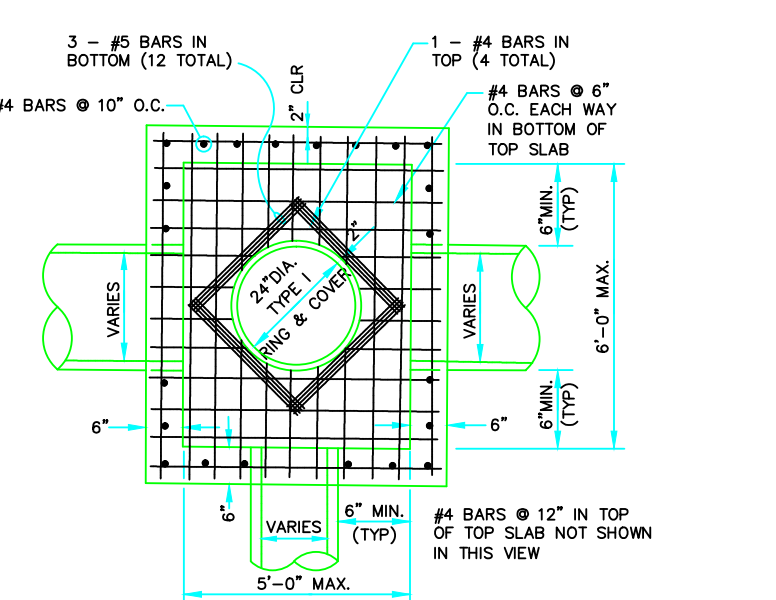
DIA.	WALL	A	B	C	D	E	S	DIA. H-1"	P	R-1	R-2	G-T	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	19"	29"	15 1/2"	12"	2"	1000	1'-0 1/2"
24"	3"	9 1/2"	3'-7 1/2"	3'-8"	6'-1 1/2"	4'-0"	3:1	25"	33 3/16"	16 13/16"	14"	2 1/2"	1600	1'-1 1/2"
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3:1	31"	37"	18 1/2"	15"	3 1/4"	1940	1'-4 5/8"
36"	4"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	3:1	37"	47 13/16"	24 9/16"	20"	3 1/2"	4100	1'-8"
42"	4 1/2"	1'-6"	5'-9"	2'-11"	6'-2"	6'-8"	3:1	43"	53 7/8"	27 1/2"	22"	3 1/2"	5380	2'-2 1/2"
48"	5"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	3:1	49"	66 1/2"	28 1/2"	22"	3 1/2"	6550	2'-6"
54"	5 1/2"	2'-4"	6'-6"	1'-10"	6'-4"	7'-6"	3:1	55"	81 1/2"	33 1/8"	24"	4"	8250	2'-10 1/2"
60"	6"	2'-10"	6'-6"	1'-10"	6'-4"	8'-0"	3:1	61"	97 1/2"	36 11/16"	24"	4"	9270	3'-5"
72"	7"	3'-10"	6'-6"	1'-10"	6'-4"	9'-0"	3:1	73"	117 1/16"	38 15/16"	24"	5"	13250	4'-8"



**NOTES:** The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1. 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed. All reinforcing steel are #4 Bars at 6" O.C. 2. No separate payment will be made for the Curtain Walls. They shall be 3. considered subsidiary to the Flared End Sections. 4. Tongue End On Upstream Section. Groove End On Downstream Section.

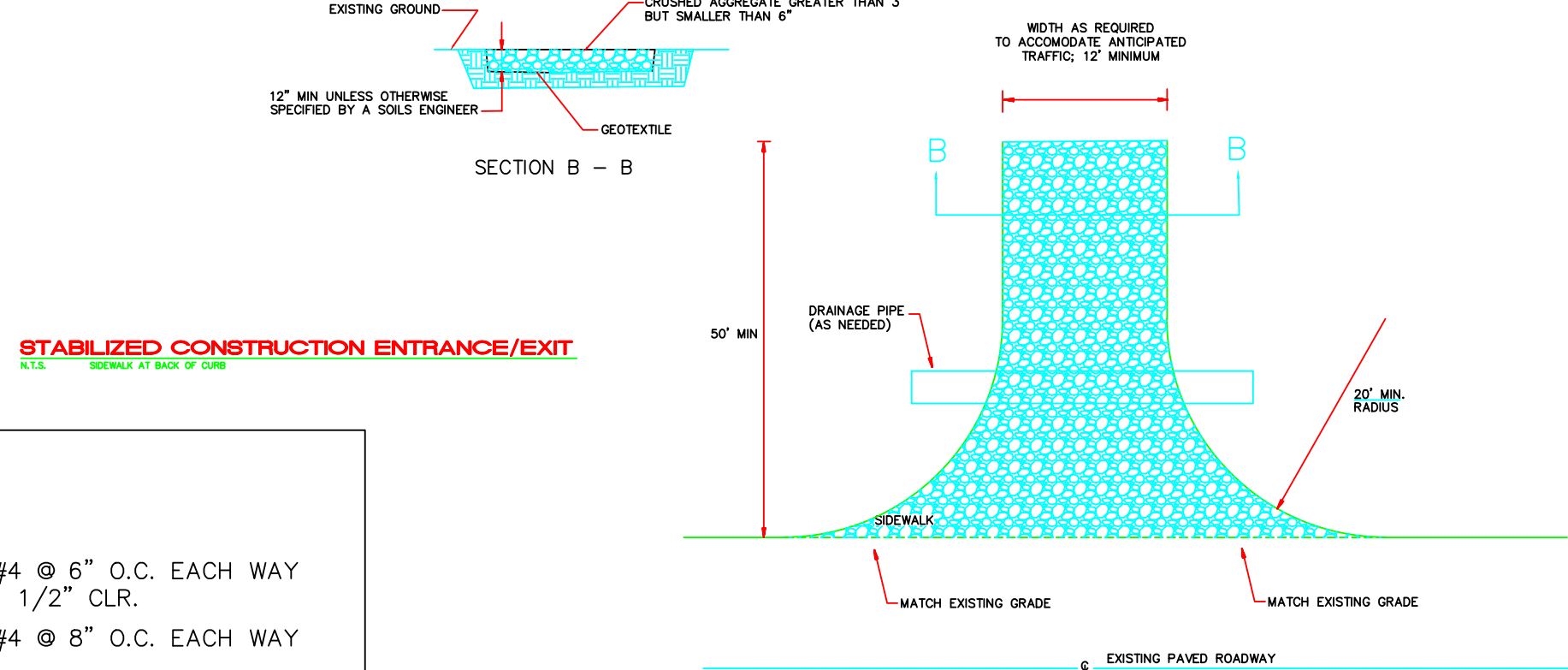
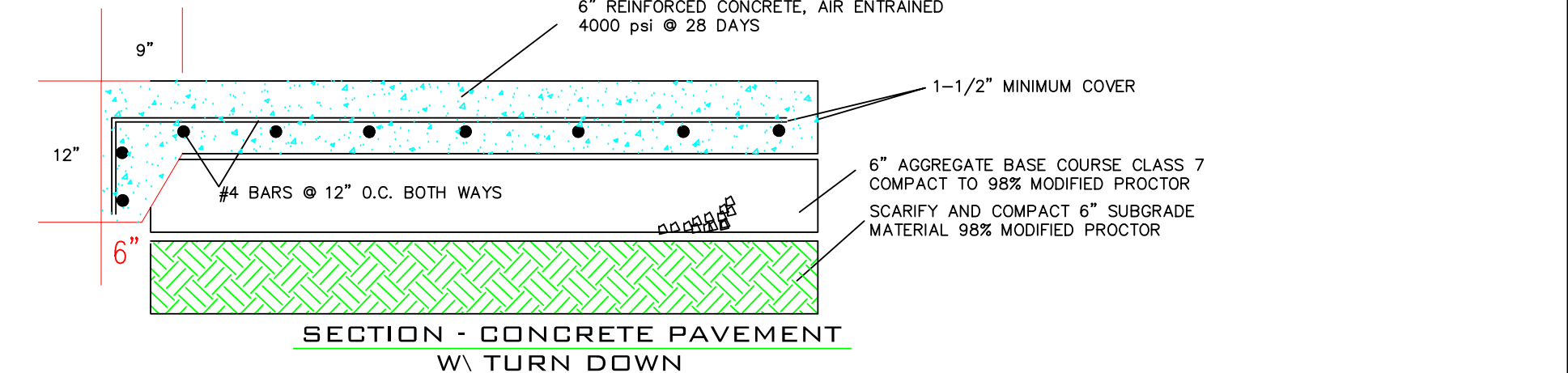


**FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT**



**DRAINAGE PIPE TRENCH DETAIL**

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



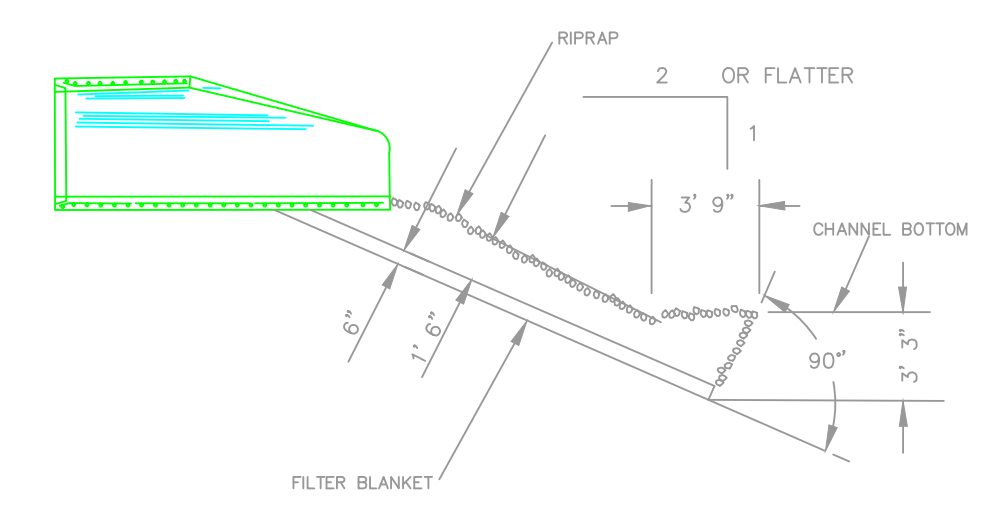
**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

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.

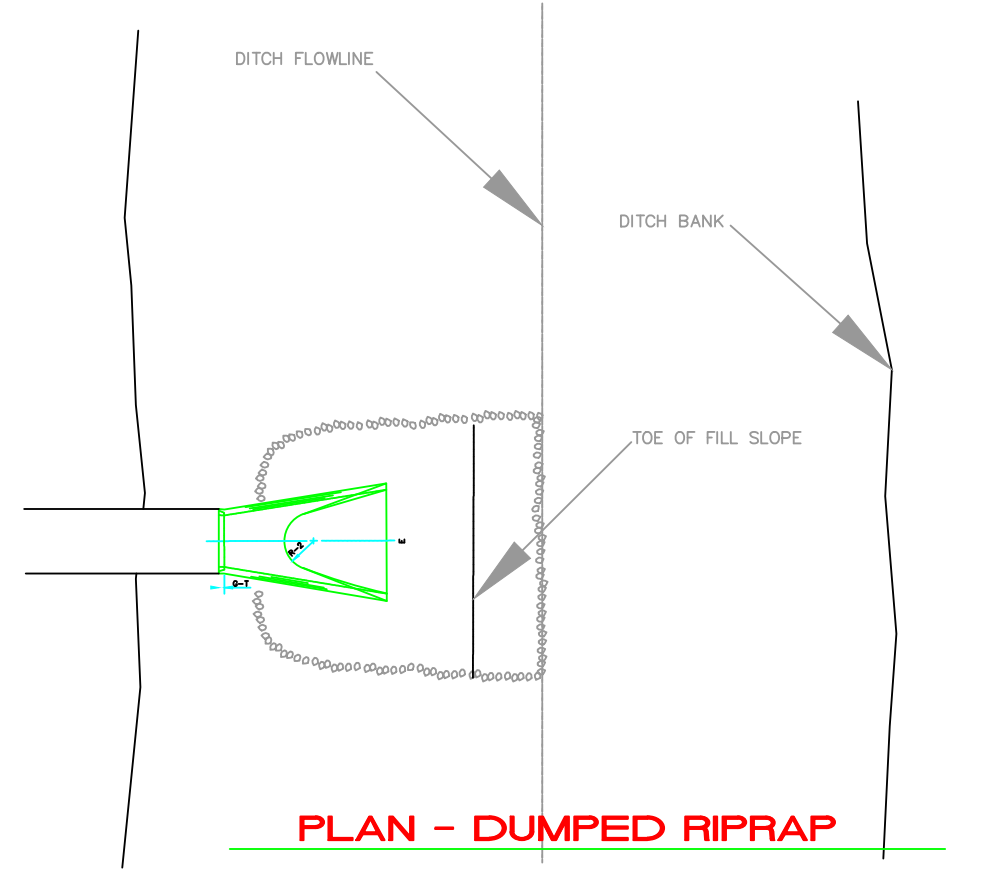
USE STABILIZED CONSTRUCTION ACCESSES WHERE DIRT AND MUD MAY BE TRACKED ONTO PUBLIC ROADS, ADJACENT TO WATER BODIES, WHERE POOR SOILS ARE ENCOUNTERED, WHERE DUST MAY BE A PROBLEM OR AS SPECIFIED BY THE ENGINEER.

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 MOUND 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.

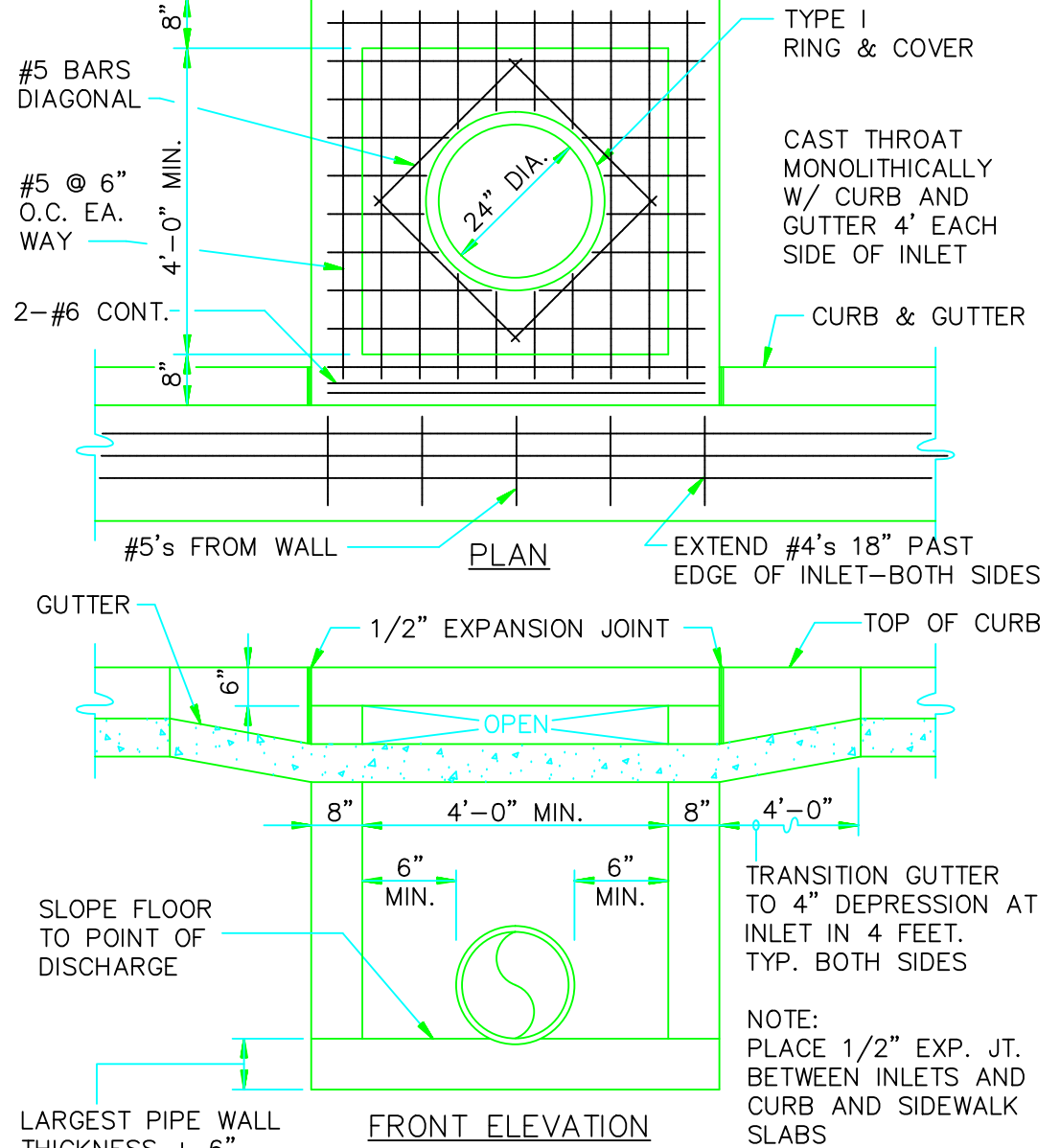
STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT OFF OF THE SITE. REMOVE AND REPLACE AGGREGATE WHEN VOIDS ARE FILLED OR AS DIRECTED BY THE ENGINEER.



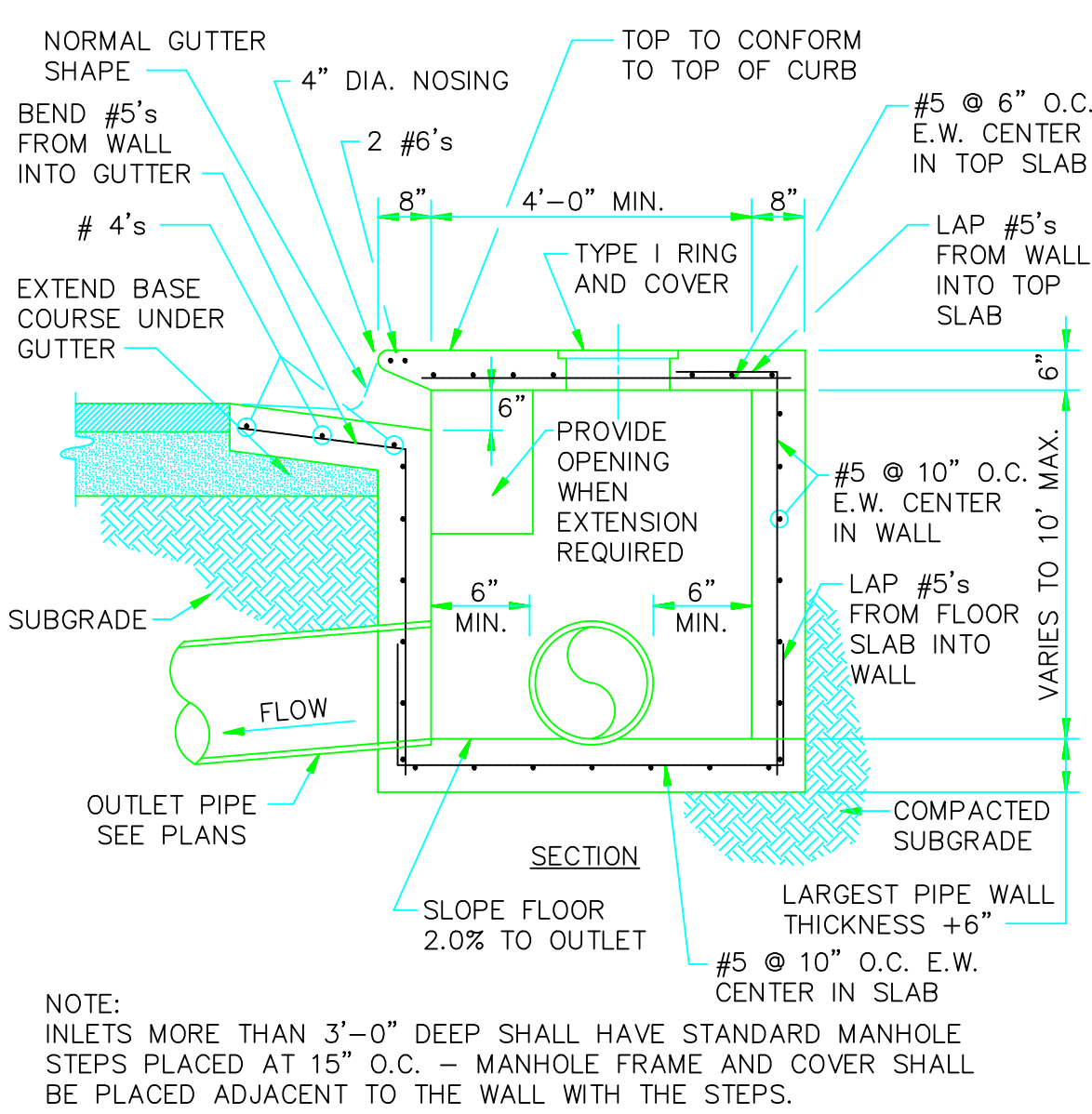
**SECTION - DUMPED RIPRAP**



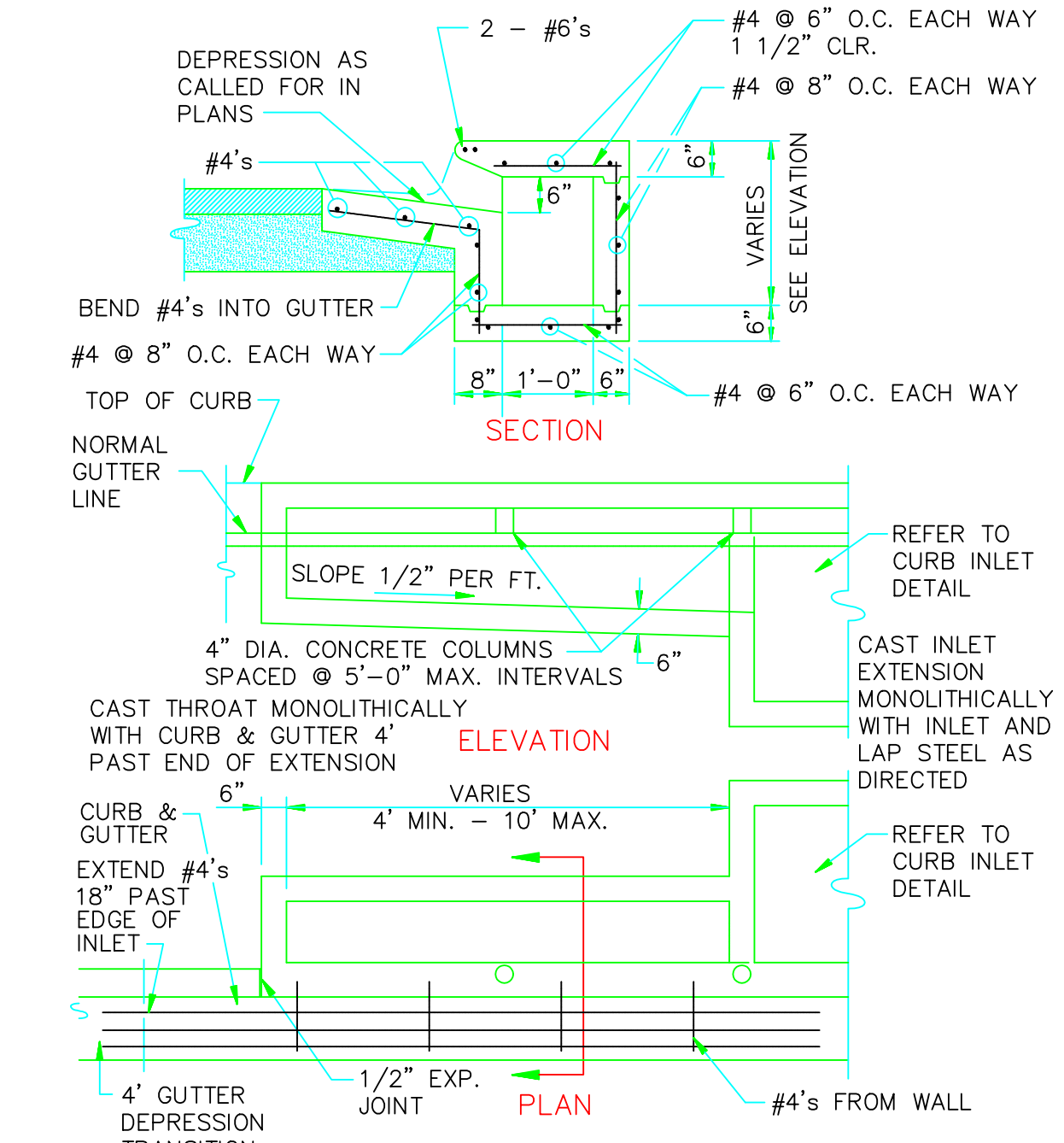
**PLAN - DUMPED RIPRAP**



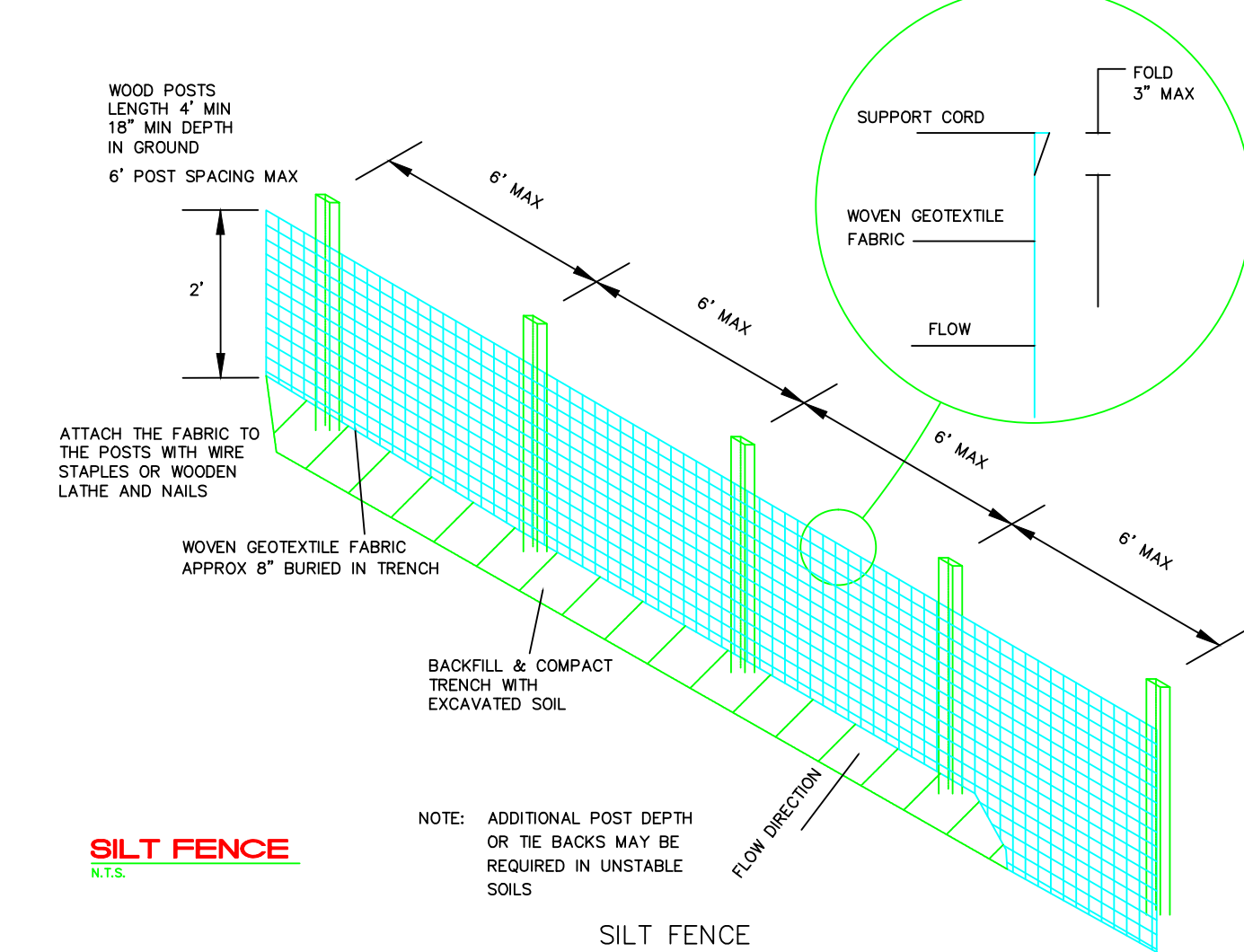
**CURB INLET - TYPE "A"**



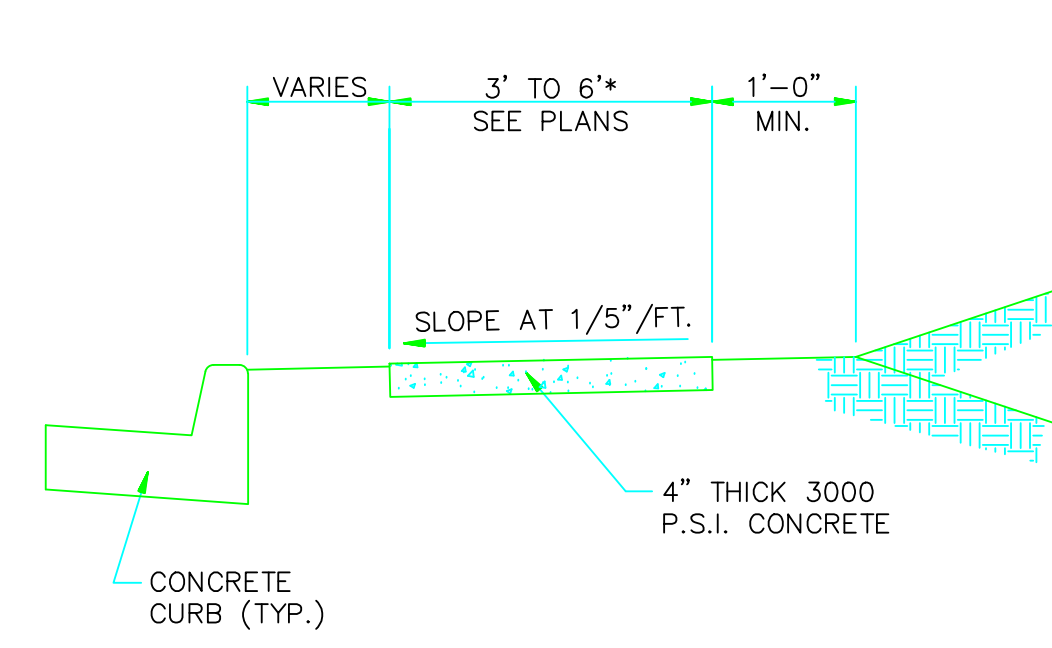
**SECTION - TYPICAL CURB INLET - TYPE "A"**



**CURB INLET EXTENSION**

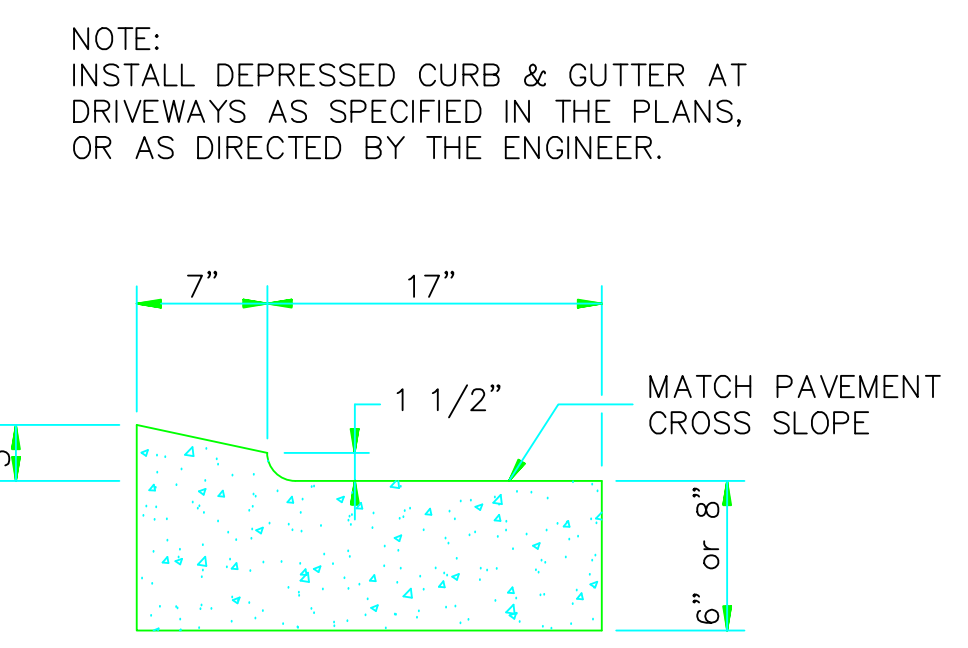


**SILT FENCE**

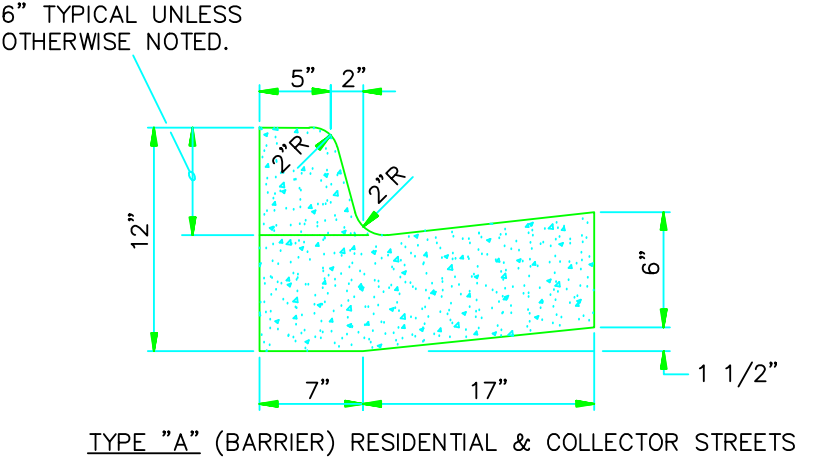


**TYPICAL SECTION - SIDEWALK**

PLACE GROOVE JOINTS ON 12' INTERVAL

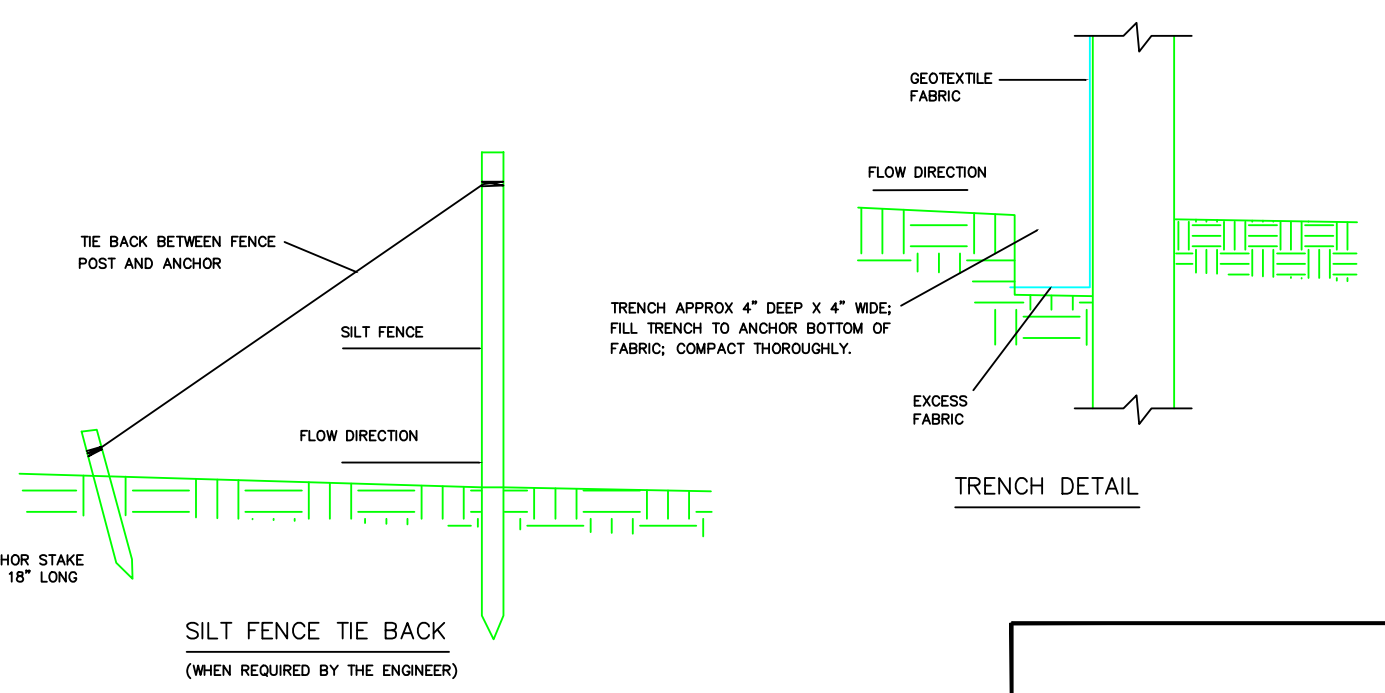


**DEPRESSED CURB**



**COMBINATION CURB AND GUTTER**

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



**DETAILS**

**PLANNED UNIT DEVELOPMENT HUFF ADDITION JONESBORO, ARKANSAS**

**MCALISTER ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING

1013 CR 620 JONESBORO, AR 72404  
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