

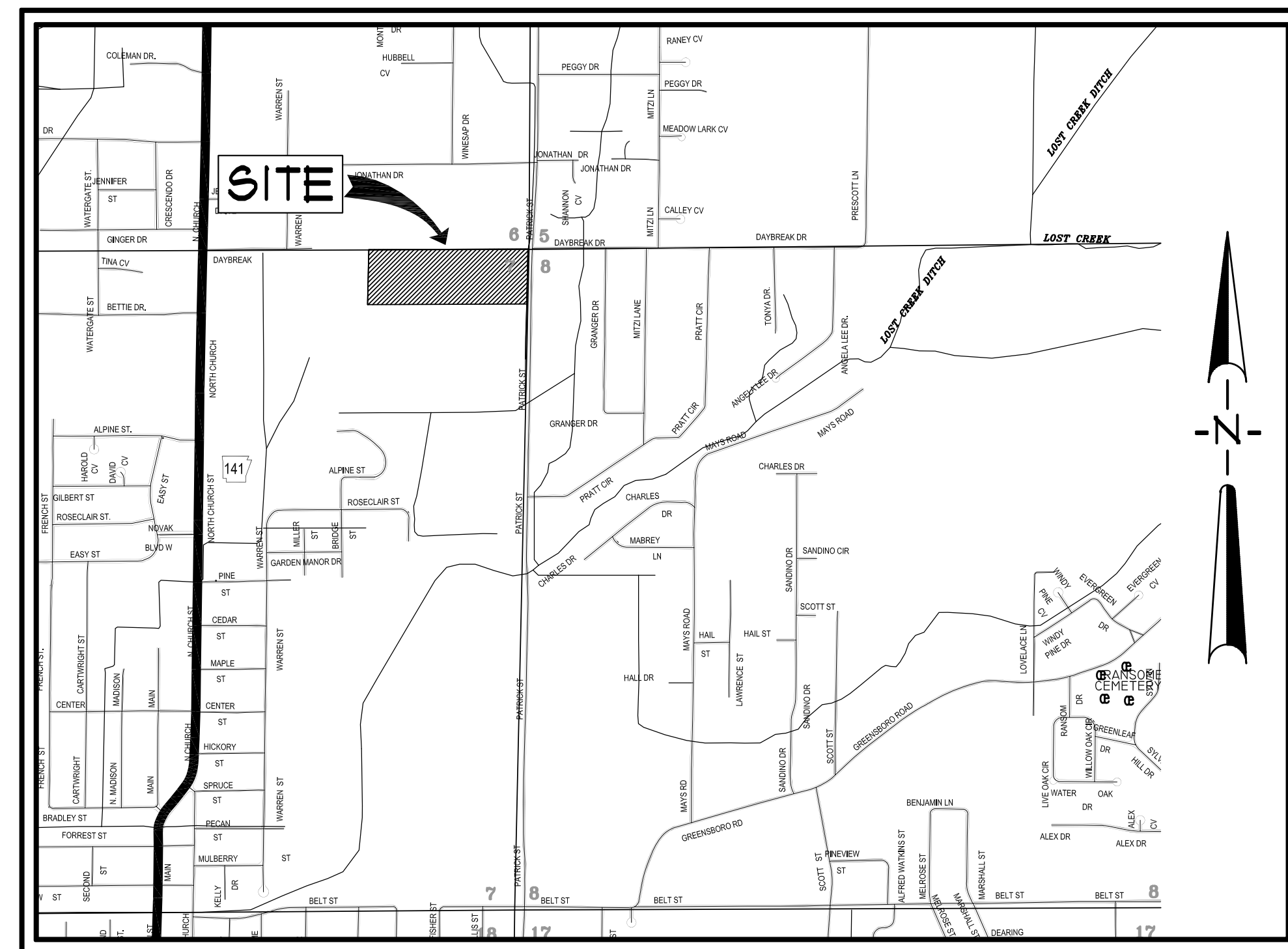
SITE DEVELOPMENT PLANS

BRIARWOOD ESTATES

LYING IN SECTION 7, TOWNSHIP 14 NORTH,
RANGE 4 EAST, CRAIGHEAD COUNTY,
JONESBORO, ARKANSAS
FEBRUARY, 2016

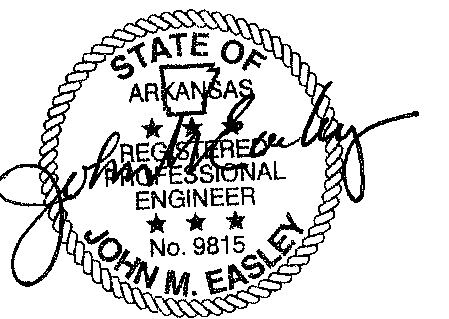
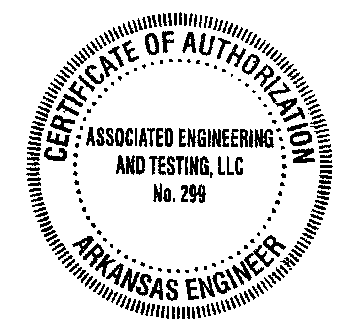
INDEX TO SHEETS

- C01 INDEX SHEET
- C02 AREA MAP
- C03 TOPOGRAPHIC MAP
- C04 RECORD FLAT
- C05 SITE PLAN
- C06 UTILITY PLAN
- C07 DRAINAGE PLAN
- C08 EROSION CONTROL PLAN
- C09 STREET PROFILES
- C10 STREET PROFILES
- C11 STANDARD DETAILS
- C12 EROSION CONTROL DETAILS



VICINITY MAP

SCALE: 1" = 1000'



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

INDEX SHEET
BRIARWOOD ESTATES
LITTLE & ASSOCIATES
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	CADD FILE	DWG#	DATE	SHEET
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	1" = 1000'		0414010004	02/20/16	C01

RESOURCE LIST

- CITY OF JONESBORO - PLANNING AND ZONING**
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
870-932-0406
- CITY OF JONESBORO - ENGINEERING**
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
870-932-2438
- CODES DEPT. FIRE MARSHALL**
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
- CITY WATER AND LIGHT - ENGINEERING**
RON BOWEN, P.E. MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-933-9581, FAX: 870-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
870-930-3320
- CENTERPOINT ENERGY**
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-891-3150
- AT&T**
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-912-1921, FAX: 870-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-912-1981, FAX: 870-912-1533
- SUDDEN LINK - CABLE TV**
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB FROCK - CONSTRUCTION MANAGER
870-933-8429 EXT. 212, FAX: 870-912-8141
DEANNA HORNBACK - MANAGER
JIMMY TANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

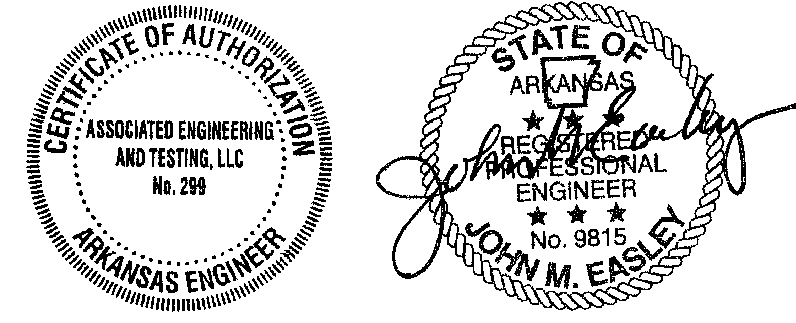
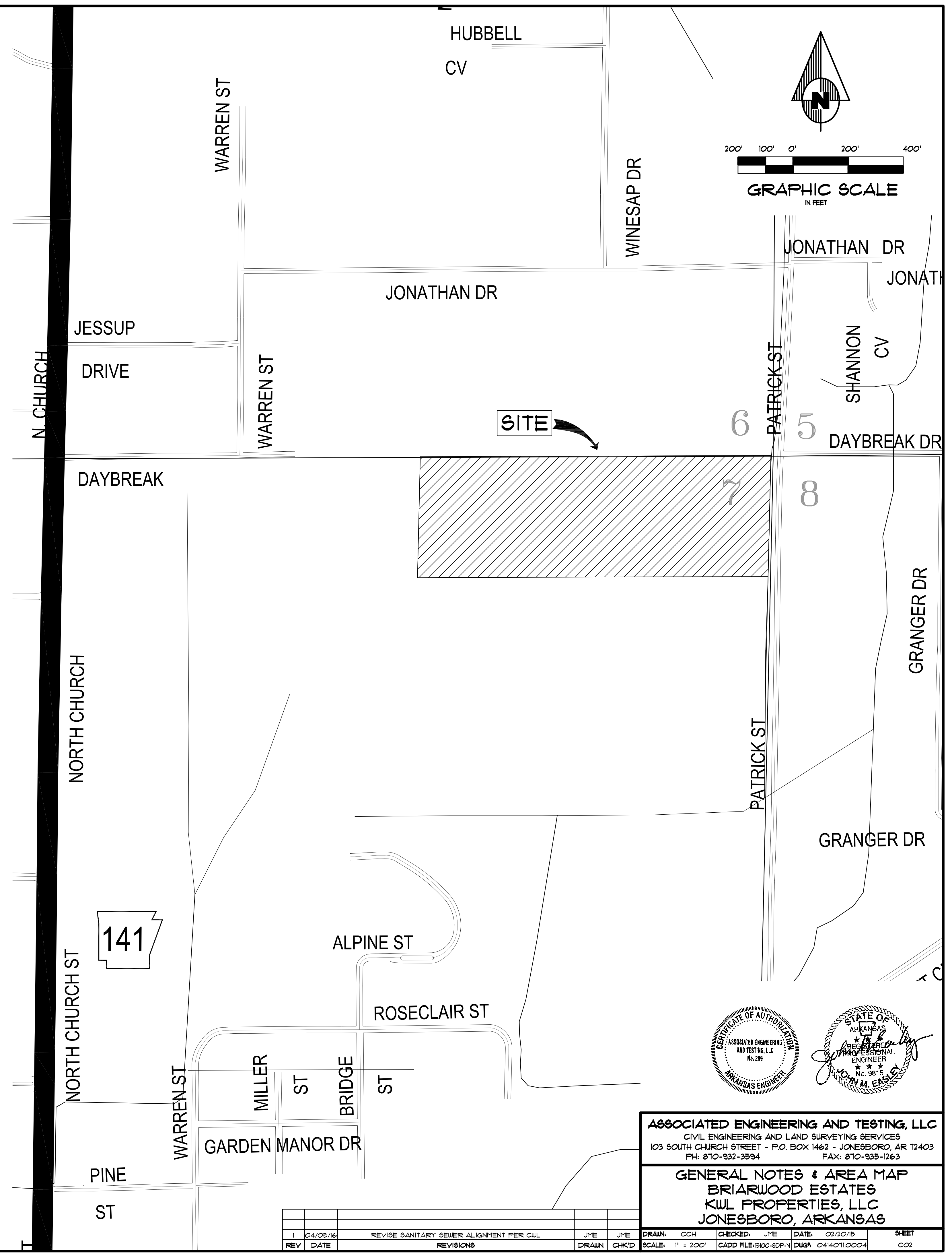
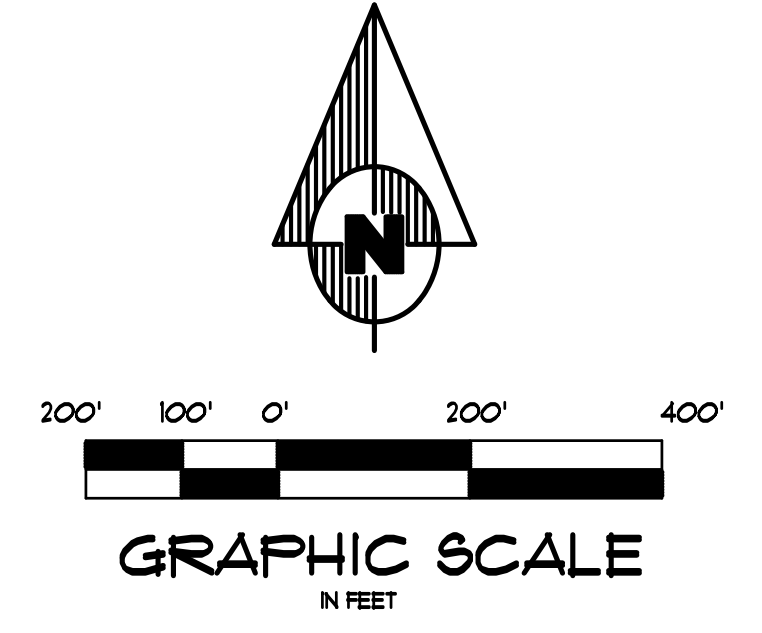
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR CITY OF JONESBORO, COMMUNITY PANEL 0503100044C, EFFECTIVE DATE -SEPTEMBER 21, 1991.
- SCREENING AND BUFFERING ARE AS SHOWN.
- EASEMENTS ARE AS SHOWN.
- COMMON OPEN SPACE AND AMENITIES ARE AS SHOWN.
- NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1** IS COTTON PICKER SPINDLE IN THE SOUTH SIDE OF POWER POLE LOCATED APPROXIMATELY 180 FEET EAST AND 29 FEET NORTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY. **BENCHMARK #2** IS CHISELED SQUARE IN NORTH END OF 24" RCP LOCATED APPROXIMATELY 35 FEET WEST AND 31 FEET NORTH OF NORTHEAST CORNER OF SUBJECT PROPERTY. ELEV. = 281.38 (NAVD 88).

LEGEND

<ul style="list-style-type: none"> BOUNDARY LINE LOT LINES FOUND IRON PIPE FOUND COTTON-PICKER SPINDLE FOUND REBAR FOUND IRON PIPE W/ FLG XXXX CAP CITY OF JONESBORO G.P.S. MONUMENT BENCH MARK R/W MONUMENT SET 1 1/4" IRON PIPE W/ FLG #545 CAP EXISTING SANITARY SEWER LINE PROPOSED SANITARY SEWER LINE EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE EXISTING SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER CLEANOUT PROPOSED SANITARY SEWER SERVICE LINE EXISTING WATER LINE PROPOSED WATER LINE EXISTING WATER METER PROPOSED WATER METER WATER VALVE 	<ul style="list-style-type: none"> FIRE HYDRANT VALVE BOX FIRE PROTECTION EXISTING OVERHEAD ELECTRICAL LINE EXISTING UNDERGROUND ELECTRICAL LINE ELECTRIC TRANSFORMER/ELECTRIC METER POWER POLE POWER JUNCTION COMM. BOX SIGN LIGHTS/FLOOR LIGHTS LIGHT POLE (SINGLE) LIGHT POLE (BACK-BACK) LIGHT POLE (3 # 30') EXISTING FENCE LINE FINISHED GROUND CONTOUR EXISTING TREE/SHRUB BASIN BOUNDARY DRAINAGE FLOW GENERAL DRAINAGE FLOW SWALE FLOW DIRECTION SILT FENCE ROCK CHECK DAM RIP RAP AREA INLET PROTECTION ROCK CHECK DAM 	<ul style="list-style-type: none"> GRATED INLET DOWNSPOUT SPRINKLER CONTROL MAILBOX TRASH COMPACTOR COLUMN BOLLARD HANDICAP SIGN EXISTING FENCE LINE EXISTING GROUND CONTOUR FINISHED GROUND CONTOUR EXISTING TREE/SHRUB BASIN BOUNDARY DRAINAGE FLOW GENERAL DRAINAGE FLOW SWALE FLOW DIRECTION SILT FENCE ROCK CHECK DAM RIP RAP AREA INLET PROTECTION ROCK CHECK DAM
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ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

GENERAL NOTES & AREA MAP
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	DESCRIPTION	DRAWN	CHK'D	SCALE	CHECKED	DATE	SHEET
1	04/09/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	1" = 200'	JME	02/20/16	002
		REVISIONS						

DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

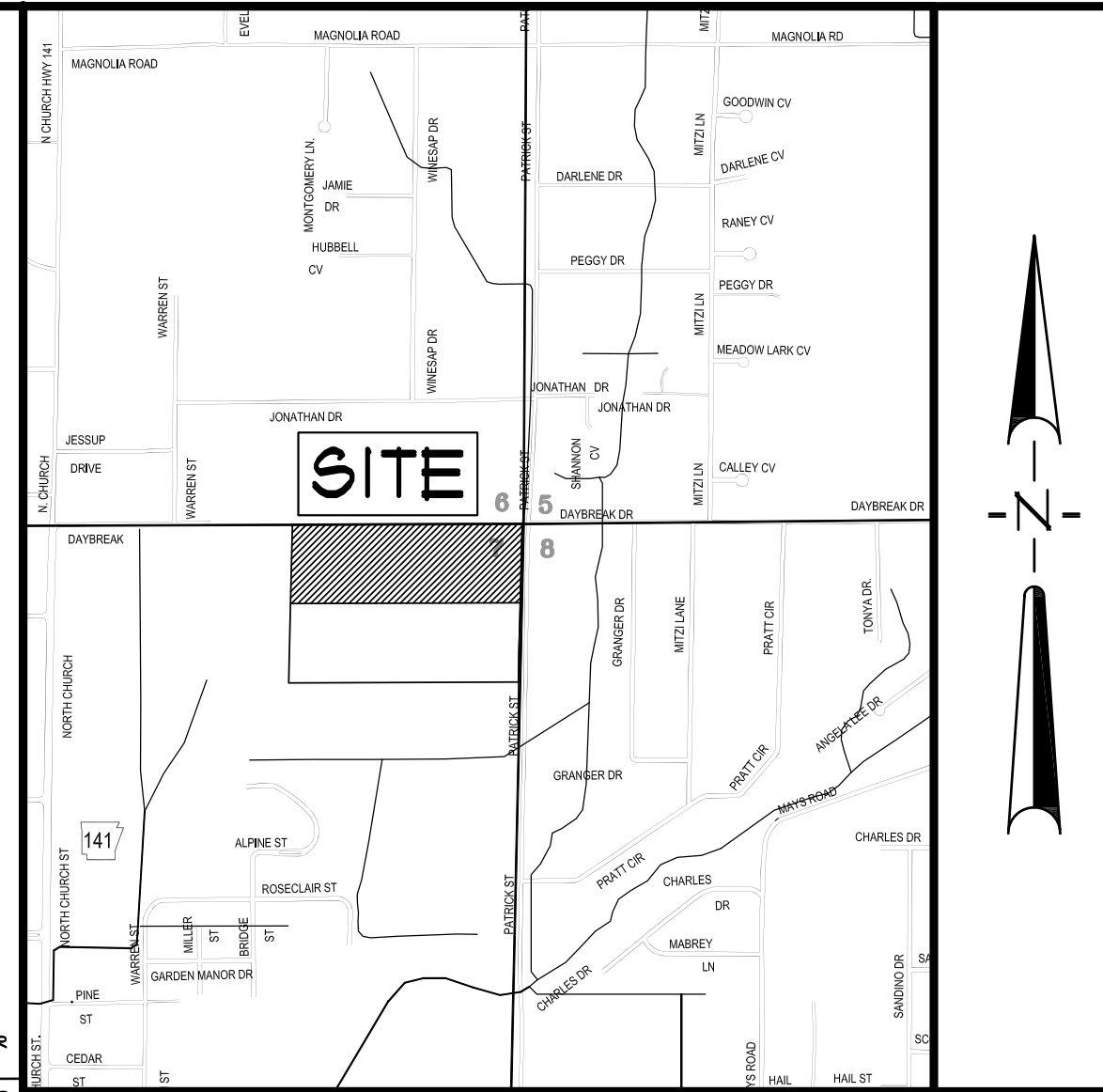
BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°54'33" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, AFORESAID, A DISTANCE OF 439.38 FEET; THENCE SOUTH 89°23'51" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 992.10 FEET; THENCE SOUTH 00°36'03" EAST, A DISTANCE OF 169.61 FEET; THENCE SOUTH 89°23'51" WEST, A DISTANCE OF 66.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 184.46 FEET; A CHORD BEARING OF NORTH 69°10'03" WEST AND A CHORD DISTANCE OF 83.09 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 8.09 FEET; THENCE SOUTH 89°23'51" WEST, A DISTANCE OF 135.10 FEET; THENCE SOUTH 00°36'03" EAST, A DISTANCE OF 548.33 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89°23'51" EAST, ALONG SAID NORTH LINE, 1213.28 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 6,061.81 SQ. FT. OR 13.92 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

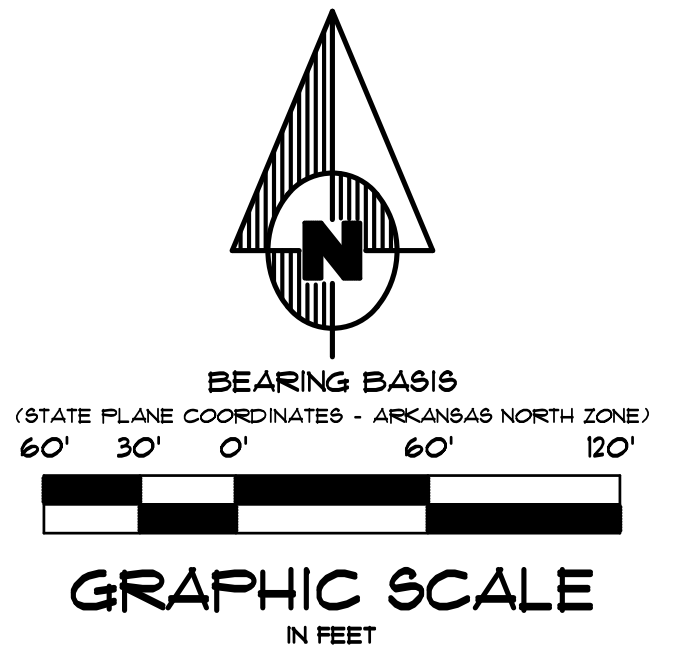
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

KUL PROPERTIES, LLC
STEVE FERRY, AGENT



VICINITY SKETCH
NOT TO SCALE



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
60° 30' 0" 60' 120'

GRAPHIC SCALE
IN FEET

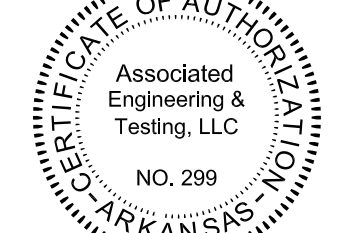
LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.O.B.
- S.I.P.
- SET 1-1/4" IRON PIPE W/ P5 #5-63 CAP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF TOPOGRAPHIC SURVEY: 01/21/2016



NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

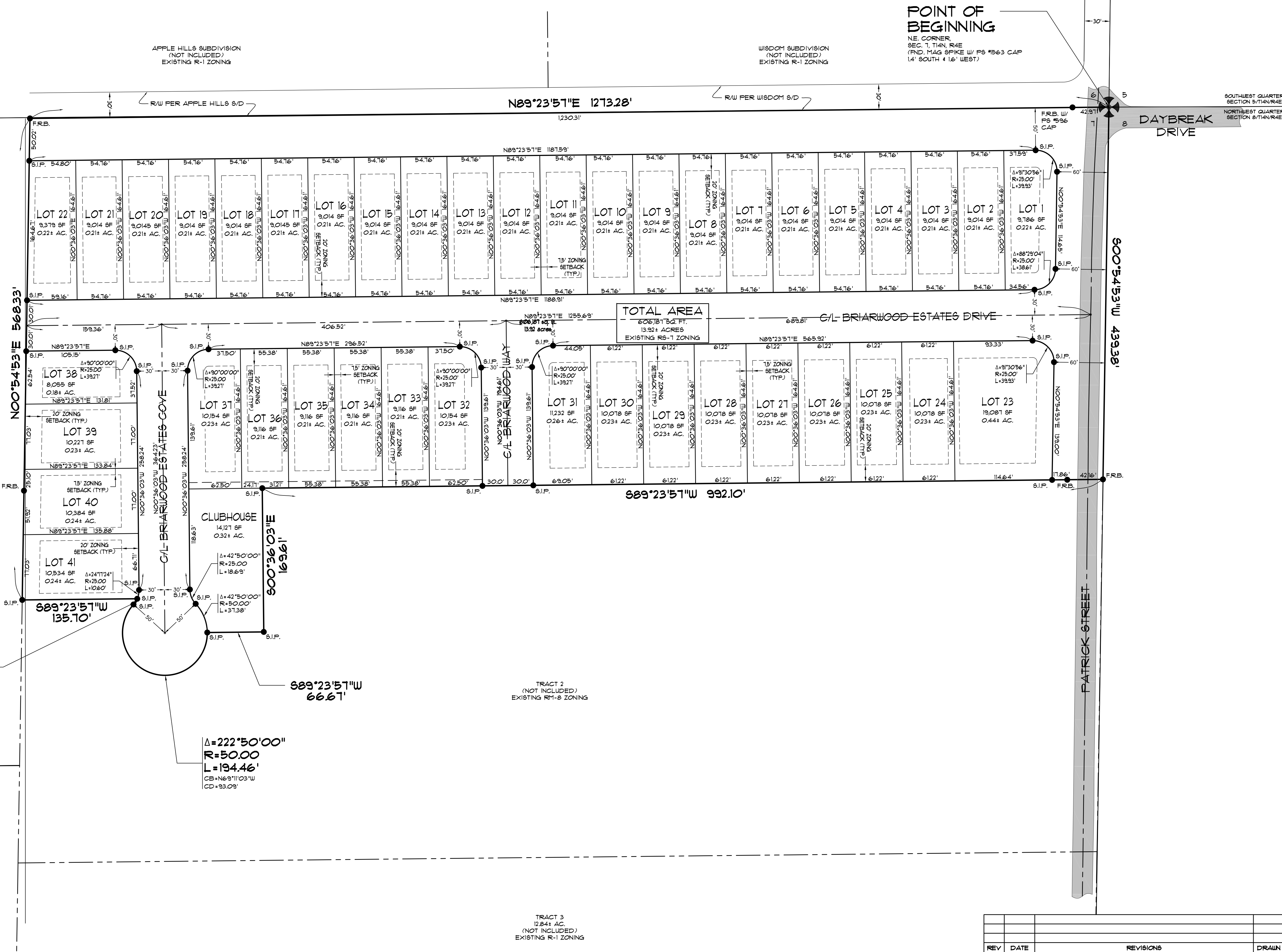
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

RECORD PLAT
BRAIRWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH/BFC CHECKED: JME DATE: 01/21/2016 SHEET
SCALE: 1" = 60' CADD FILE: 1500-005 DWG# 041010005 1 OF 1

POINT OF BEGINNING

NE CORNER
SEC. 1, T14N R4E
(FND. MAG SPIKE W/ P5 #5-63 CAP
1.4' SOUTH & 1.6' WEST)



TOTAL AREA
6061.81 SQ. FT.
13.92 ACRES
EXISTING RS-1 ZONING

SOUTHEAST QUARTER SECTION 6/T14N/R4E
NORTHEAST QUARTER SECTION 7/T14N/R4E

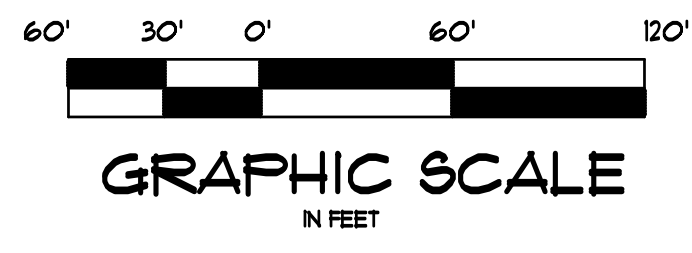
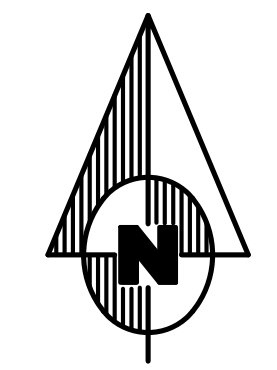
TRACT 5
134± AC.
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 4
1284± AC.
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 2
(NOT INCLUDED)
EXISTING RM-8 ZONING

TRACT 3
1284± AC.
(NOT INCLUDED)
EXISTING R-1 ZONING

REV	DATE	REVISIONS	DRAWN	CHKD



GENERAL NOTES

1. SITE LAYOUT BASED ON ARCHITECT'S INFORMATION.
2. SUBJECT PROPERTY IS CURRENTLY ZONED RS-1. RS-1 ZONING IS DEFINED AS SINGLE FAMILY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-2 4 R-1.
THE BUILDING SETBACK FOR RS-1 ZONING ARE:
FRONT- 20'
SIDE- 15'
REAR- 20'
3. SUBJECT PROPERTY DOES NOT LIE IN THE FLOOD PLAIN "ZONE AE", ACCORDING TO PANEL 44 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE - SEPTEMBER 21, 1991
4. PARKING AREAS AND DRIVES SHALL BE CONCRETE PAVING WITH CONCRETE CURB AND GUTTER (18"). ALL CONCRETE SHALL BE 3000 PSI WITH 6"x6" W/4x4 WLF.
5. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE SHOWN. CURB RADII SHOWN AT BACK OF CURB.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SHOWN.

POINT OF BEGINNING

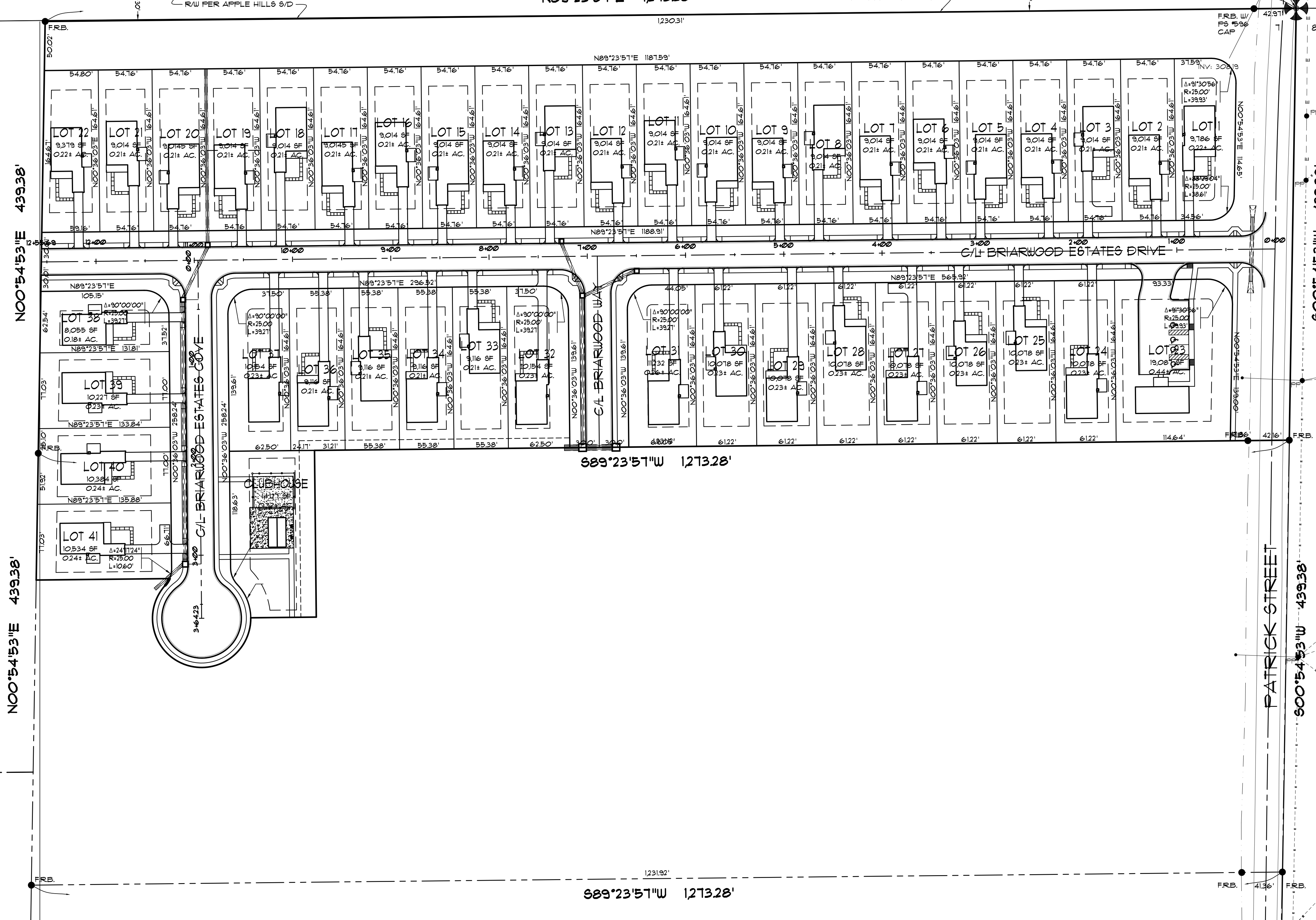
TRACT 1
(P.O.C. - TRACT 2)
N.E. CORNER
SEC. 1, T14N, R4E
(IND. MAG SPIKE W/ FS #1863 CAP
14' SOUTH + 1.6' WEST)

APPLE HILLS SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING
2 - C.P.S. IN
SOUTH SIDE OF
POWDER POLE

WISDOM SUBDIVISION
(NOT INCLUDED)
EXISTING R-1 ZONING

SOUTHEAST QUARTER
SECTION 6, T14N, R4E
NORTHEAST QUARTER
SECTION 7, T14N, R4E

SOUTHWEST QUARTER
SECTION 8, T14N, R4E
NORTHWEST QUARTER
SECTION 8, T14N, R4E

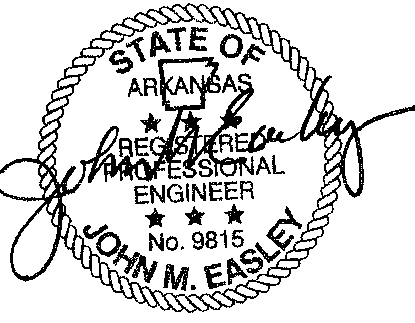
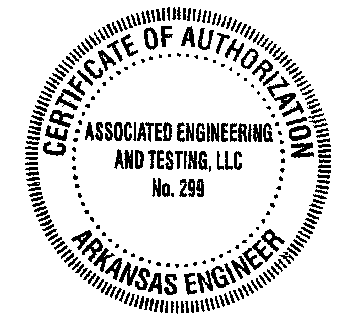


TRACT 5
1344 ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 4
1284 ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 3
1284 ACRES
(NOT INCLUDED)
EXISTING R-1 ZONING

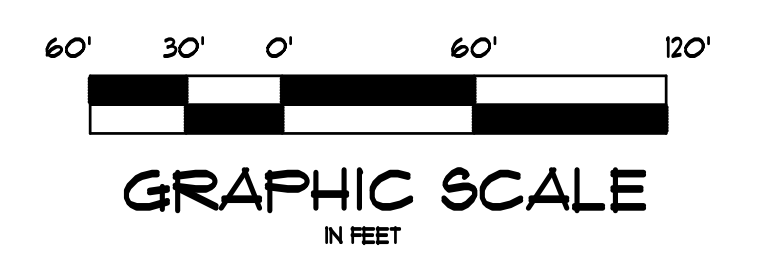
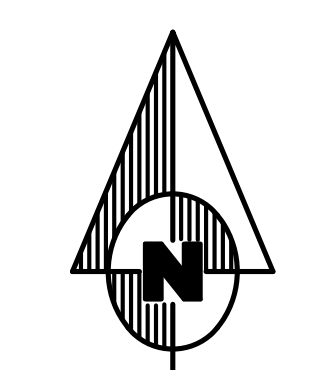
1 - C.P.S. IN
WEST SIDE OF
POWDER POLE



ASSOCIATED ENGINEERING AND TESTING, LLC
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 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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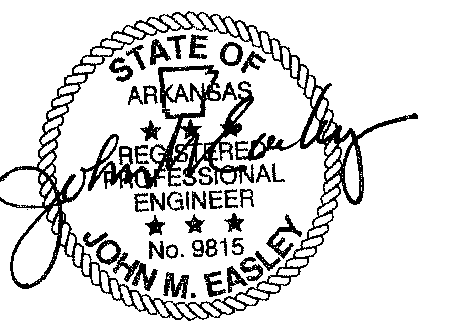
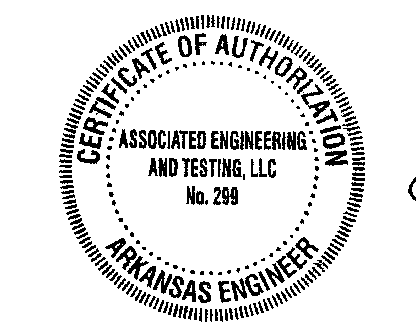
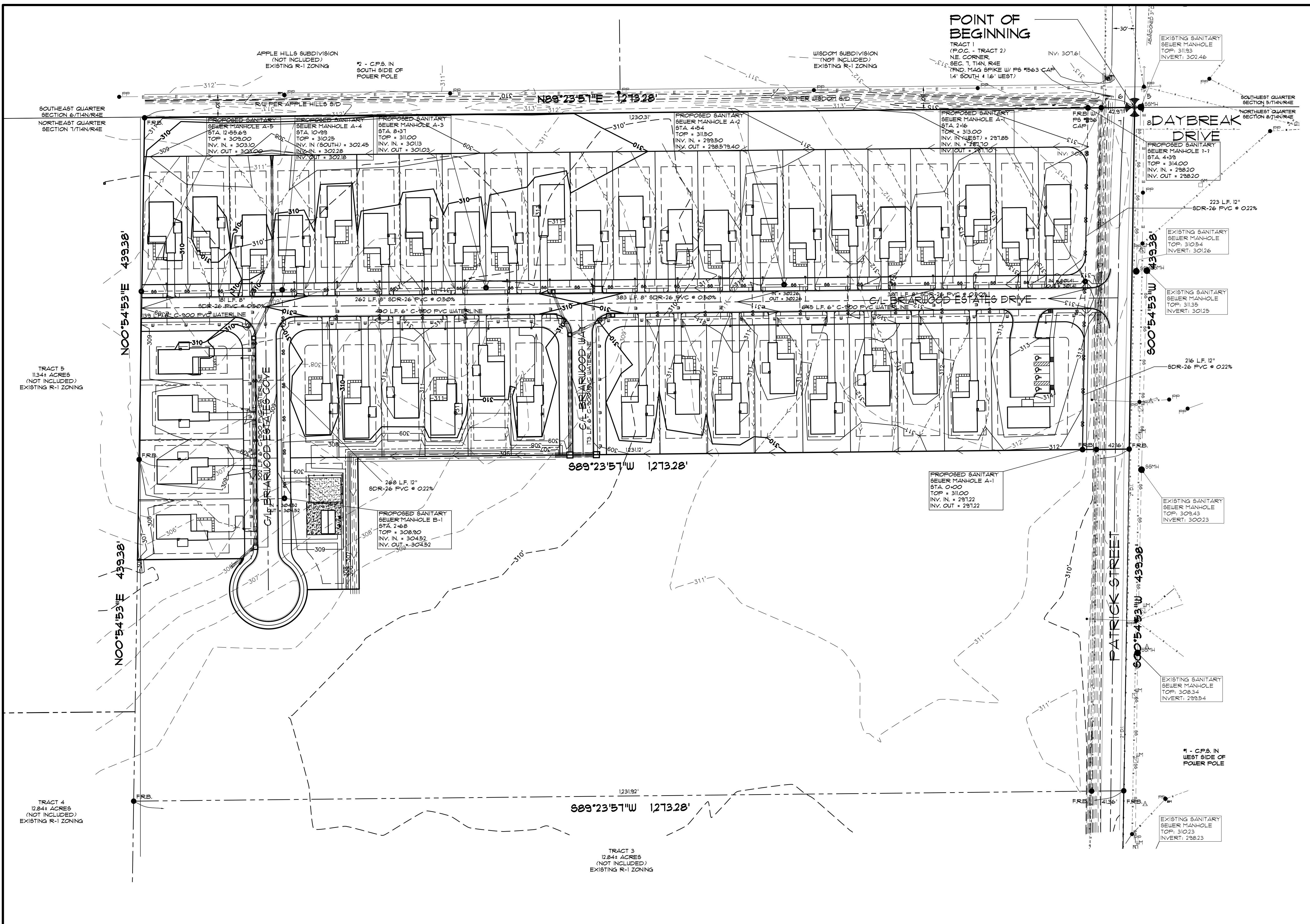
SITE LAYOUT
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHECKED	DATE	SHEET
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	01/28/2016	5
SCALE: 1" = 60' CADD FILE: 100-SDP-BE-DUGA_041010004 COB						



GENERAL UTILITY NOTES

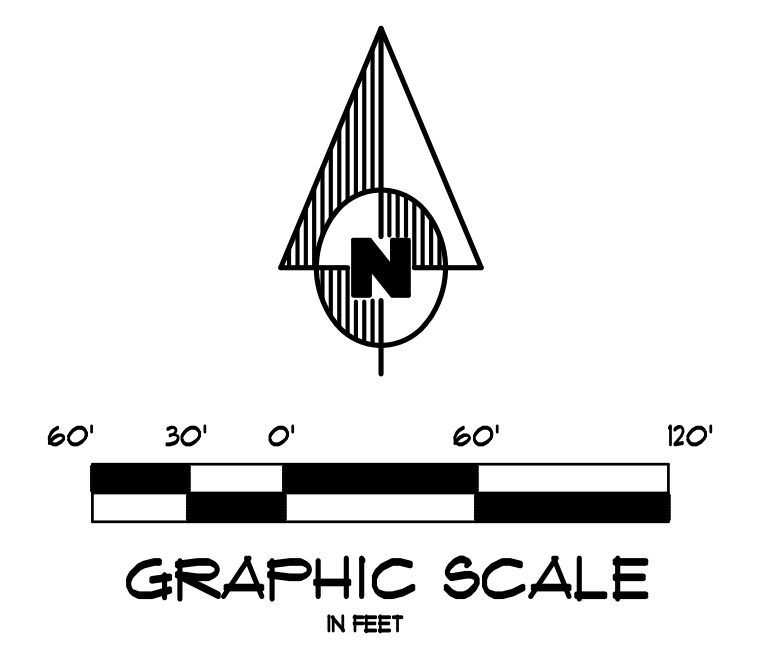
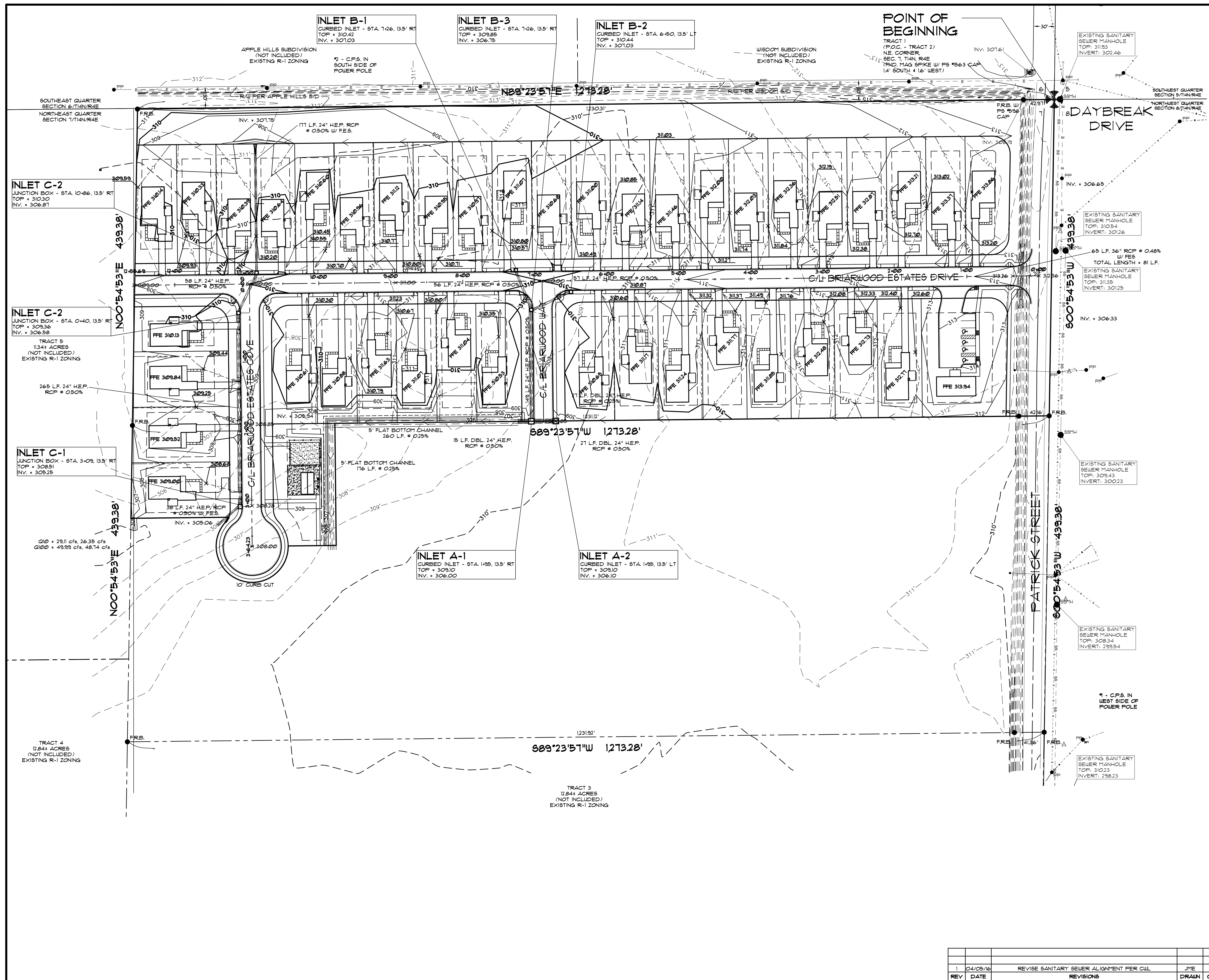
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88)
- 1709 LF OF 6" AWWA C-900 PRESSURE CLASS 150/DRI8 WATER LINE.
- 1488 LF OF 8" ASTM D3034 SDR-26 SEWER LINE. 439 LF. 12" ASTM D3034 SDR-26 SEWER LINE.
- PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
- ALL WATER LINES SHALL BE 6" C-900 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY OF BROOKLAND UTILITIES SPECIFICATION AS WELL AS THE CITY OF BROOKLAND AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV.A OF ADH RULES AND REGULATIONS PERTAINING TO RUI).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
- WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
- THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
- LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.
- UNDERGROUND ELECTRIC TO BE INSTALLED WITH PROPOSED WATERLINES ALONG PROPOSED STREETS.



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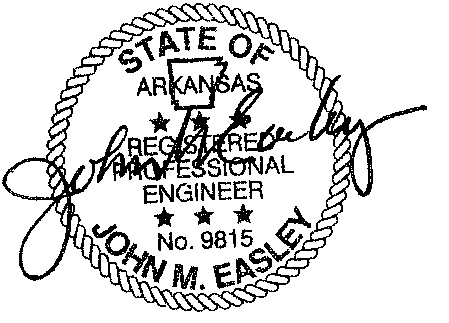
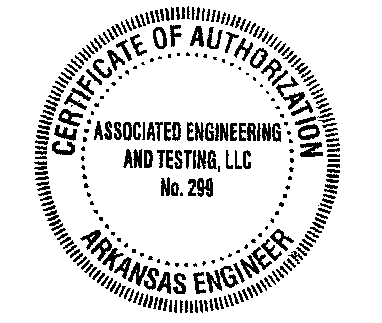
SITE UTILITY PLAN
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

REV	DATE	DESCRIPTION	DRAWN	CHKD	SCALE	CADD FILE	DATE	SHEET
1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	1" = 60'	041010004	01/28/2016	6/HEET
		REVISIONS						C06



ENGINEER'S NOTES

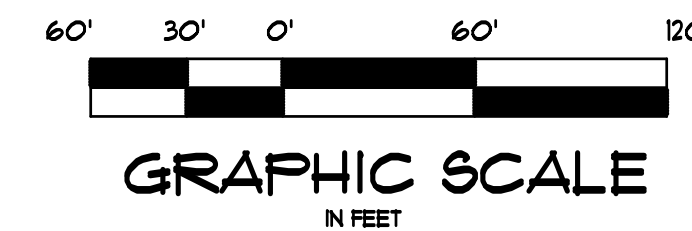
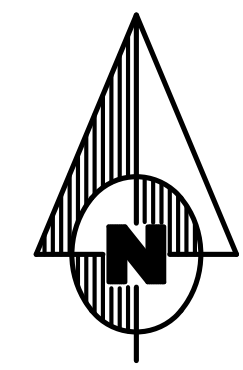
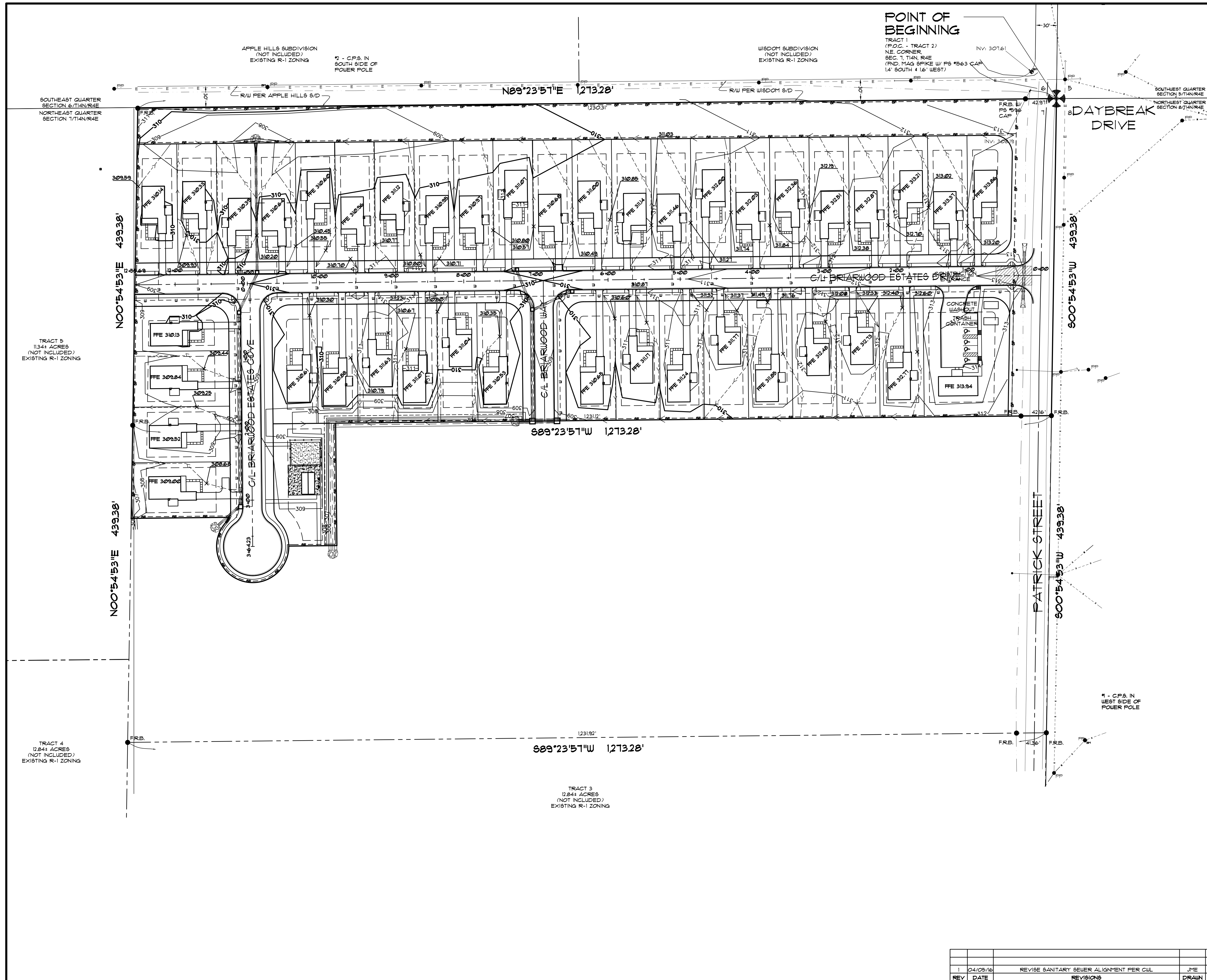
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- REFER TO SHEET C2 FOR BENCHMARK INFORMATION.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- RUNOFF CALCULATIONS:
 10-YEAR EXISTING RUNOFF: 29.11 CFS
 10-YEAR DEVELOPED RUNOFF: 26.35 CFS
 100-YEAR EXISTING RUNOFF: 49.93 CFS
 100-YEAR DEVELOPED RUNOFF: 48.14 CFS
 DETENTION BASIN LOCATED OFF-SITE.
 BOTTOM: 304.15
 TOP: 308.50
 OUTLET WEIR: 1.75' BROAD CRESTED WEIR, ELEV. 304.75
 4.00' BROAD CRESTED WEIR, ELEV. 301.00
 REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION REGARDING DETENTION.
- PIPE SHALL BE R.C.P. FOR ALL ROAD CROSSINGS; ULTRA FLO STORY PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL SPOT ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- ALL SIDEWALKS HAVE A SLOPE OF LESS THAN 5.0%. ALL SIDEWALKS HAVE A CROSS SLOPE OF 2.0% OR LESS.



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 CIVIL ENGINEERING AND LAND SURVEYING SERVICES
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 810-932-3594 FAX: 810-935-1263

SITE DRAINAGE PLAN
BRIARWOOD ESTATES
KWL PROPERTIES, LLC
JONESBORO, ARKANSAS

1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	DRAWN: CCH/BPC	CHECKED: JME	DATE: 01/28/2016	SHEET
REV	DATE	REVISIONS	DRAWN	CHKD	SCALE: 1" = 60'	CADD FILE: 100-SDP-BEDUA	0410110004	C01

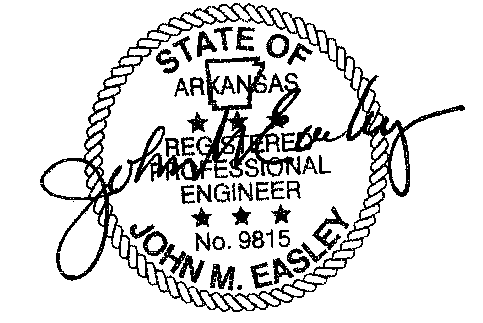
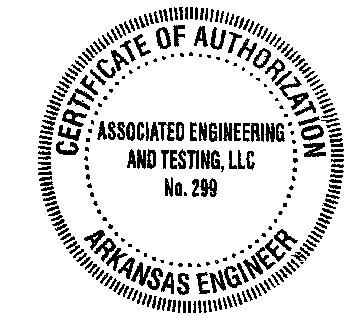


LEGEND

- DRAINAGE FLOW
- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

EROSION CONTROL MEASURES

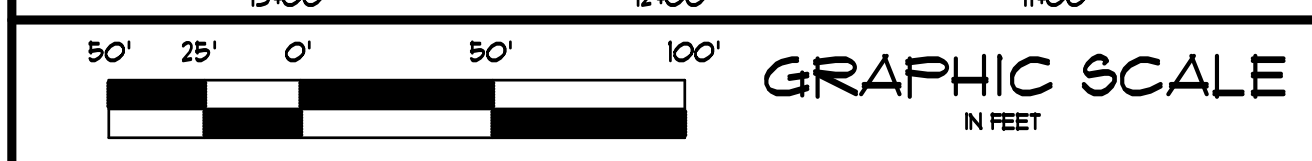
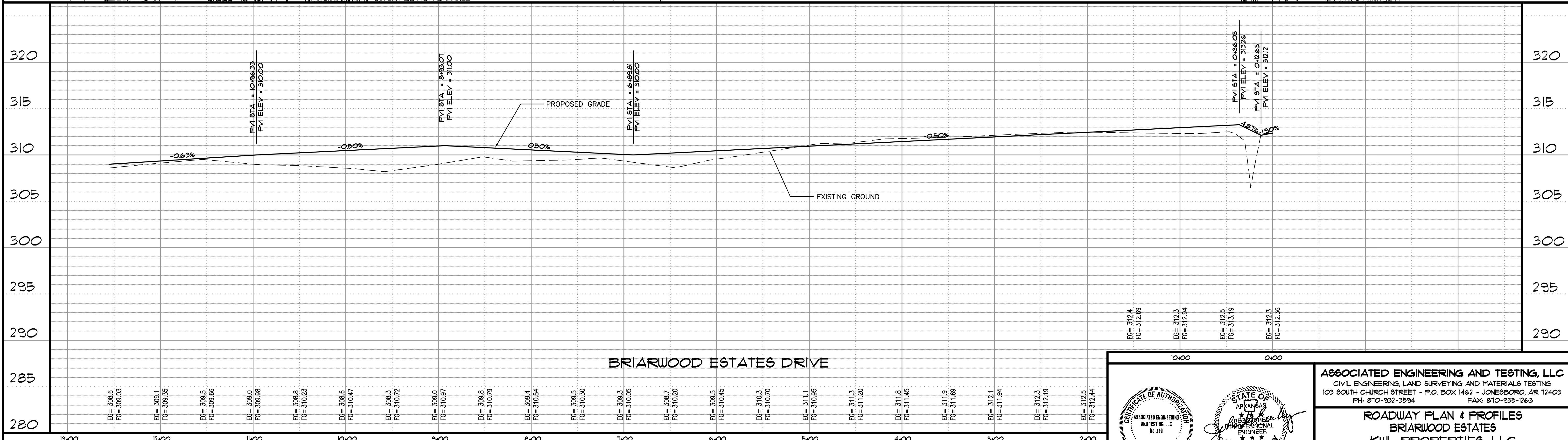
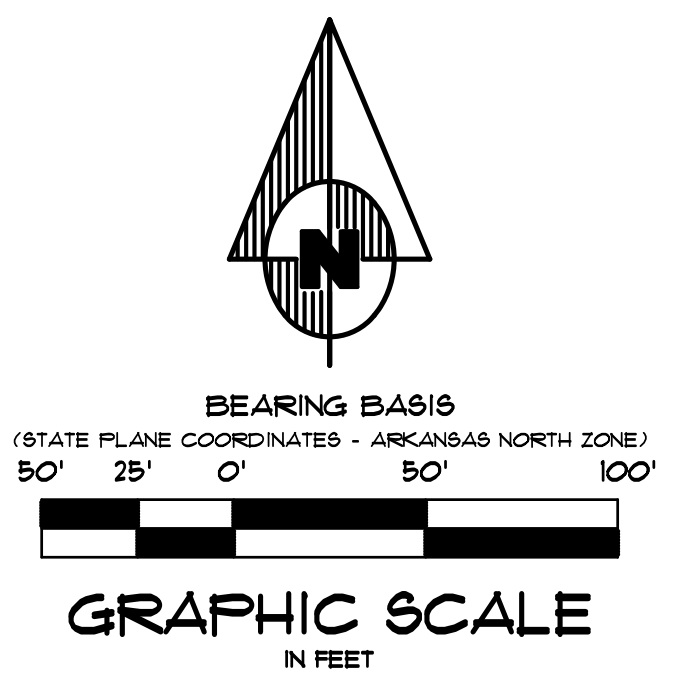
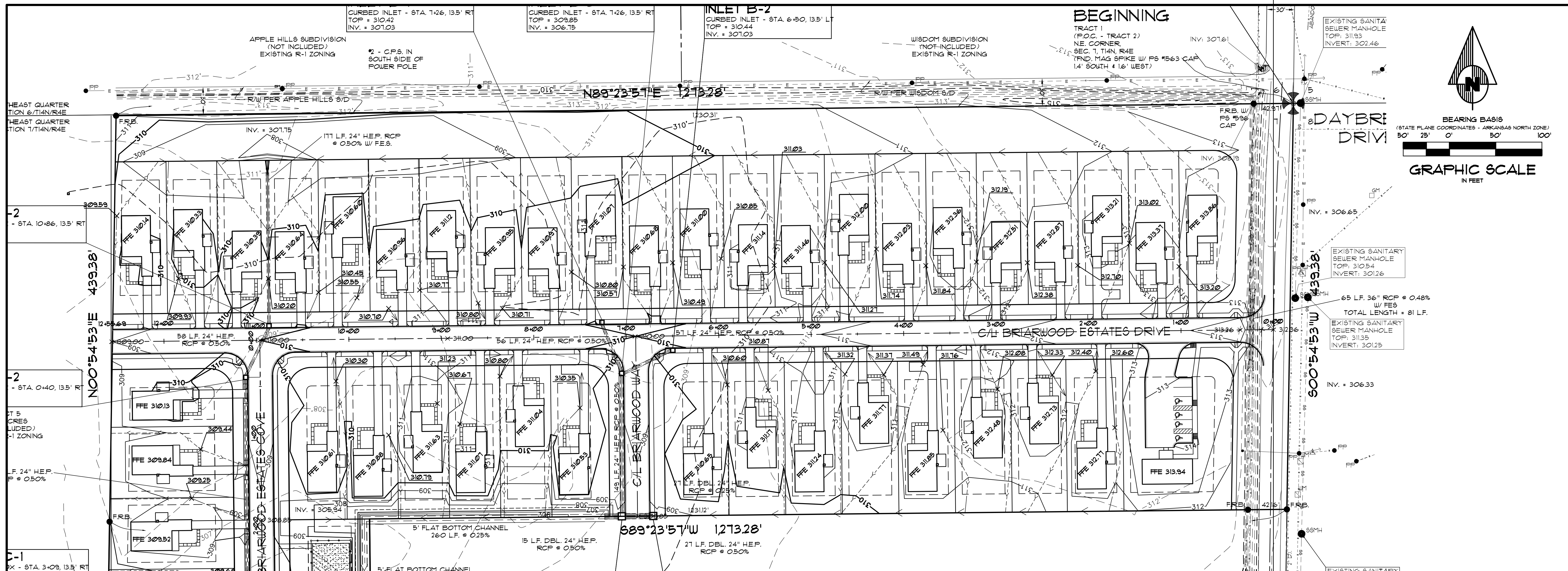
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.



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SITE EROSION CONTROL
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

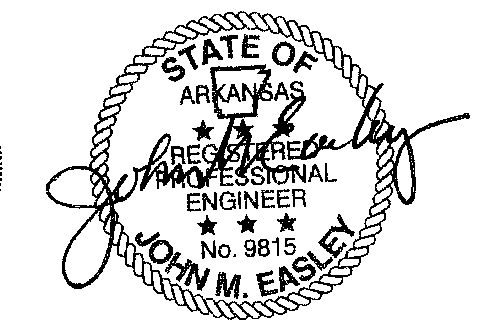
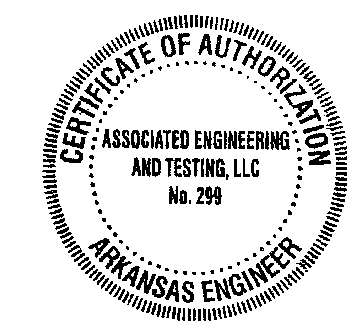
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REVISIONS						
			SCALE: 1" = 60'	CADD FILE: 100-SDP-BE-DWG	0410110004	C08



ENGINEER'S NOTES
 1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

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

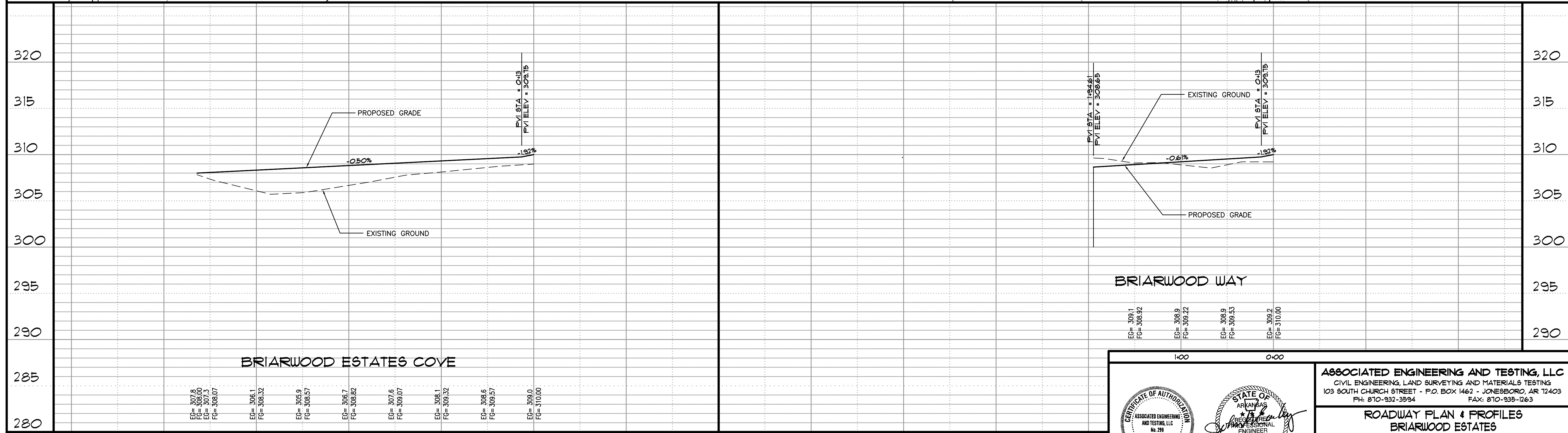
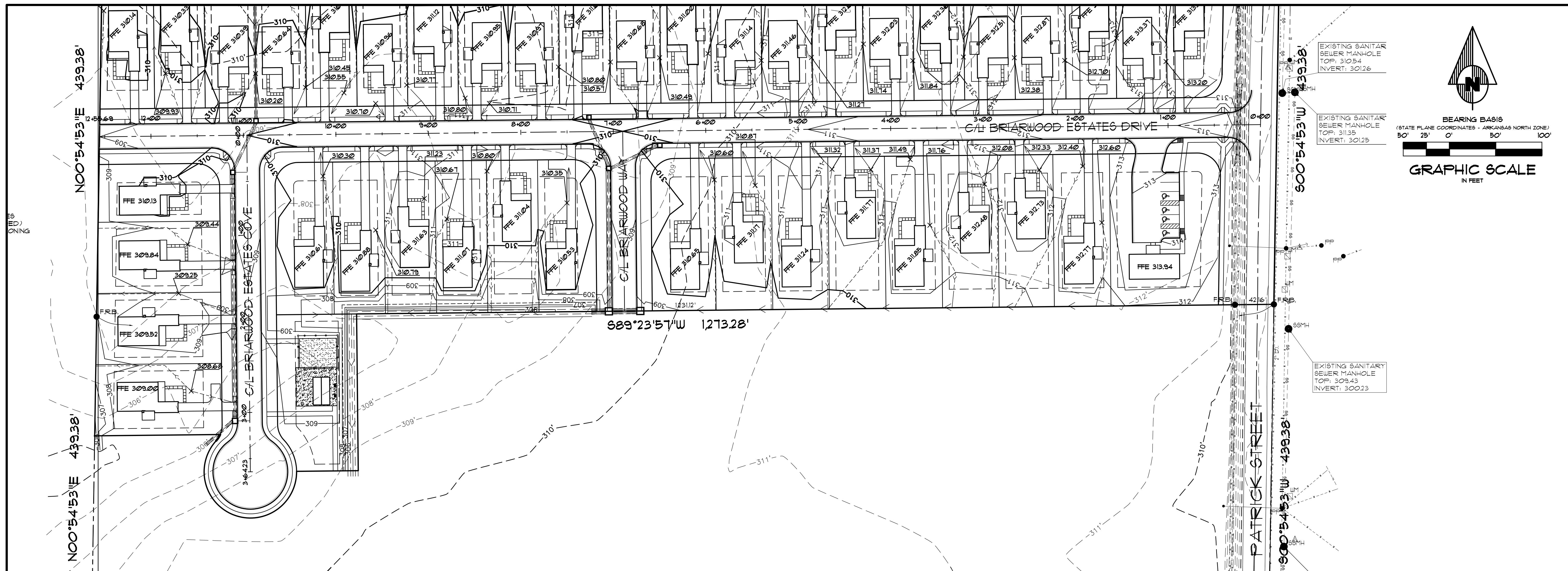
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1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME



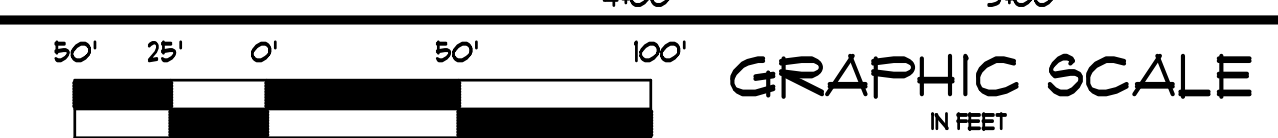
ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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ROADWAY PLAN & PROFILES
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: CCH CHECKED: JME DATE: 01/28/16 SHEET: C09
 SCALE: 1"=50' CADD FILE: 8100-SDP-8E DWGA



EG= 307.6 FG= 307.3 FG= 308.07	EG= 308.1 FG= 308.32	EG= 308.9 FG= 308.57	EG= 306.7 FG= 308.82	EG= 307.6 FG= 309.07	EG= 308.1 FG= 308.32	EG= 308.6 FG= 309.57	EG= 309.0 FG= 310.00
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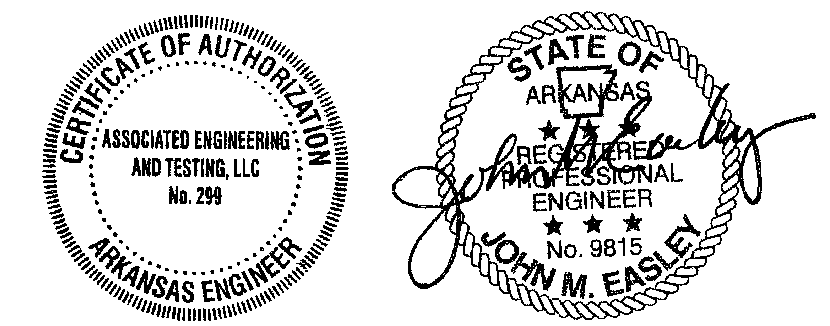


ENGINEER'S NOTES

1. FOR BENCHMARK LOCATION AND ELEVATION PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.

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

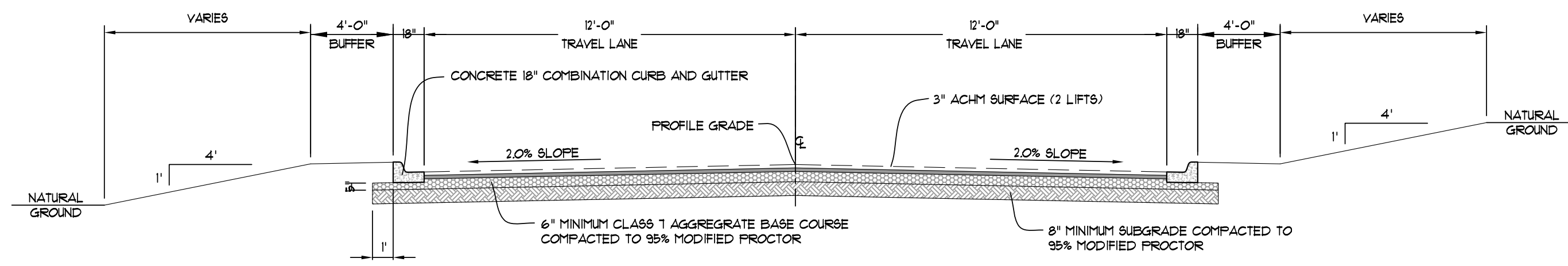
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1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME



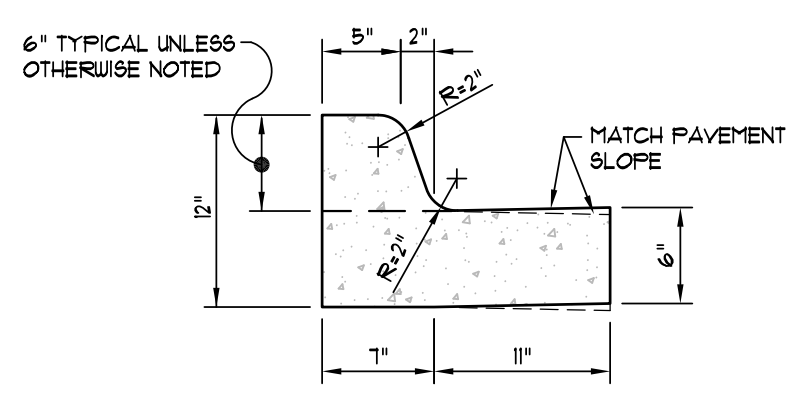
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
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ROADWAY PLAN & PROFILES
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

DRAWN: JME	CHECKED: JME	DATE: 01/28/16	SHEET: C10
SCALE: 1"=50'	CADD FILE: B300-SDP	DWG# 0516143.000B	



LOCAL STREET SECTION
SCALE: NONE



TYPICAL CURB & GUTTER TYPE 'A-18'
(NOT TO SCALE)

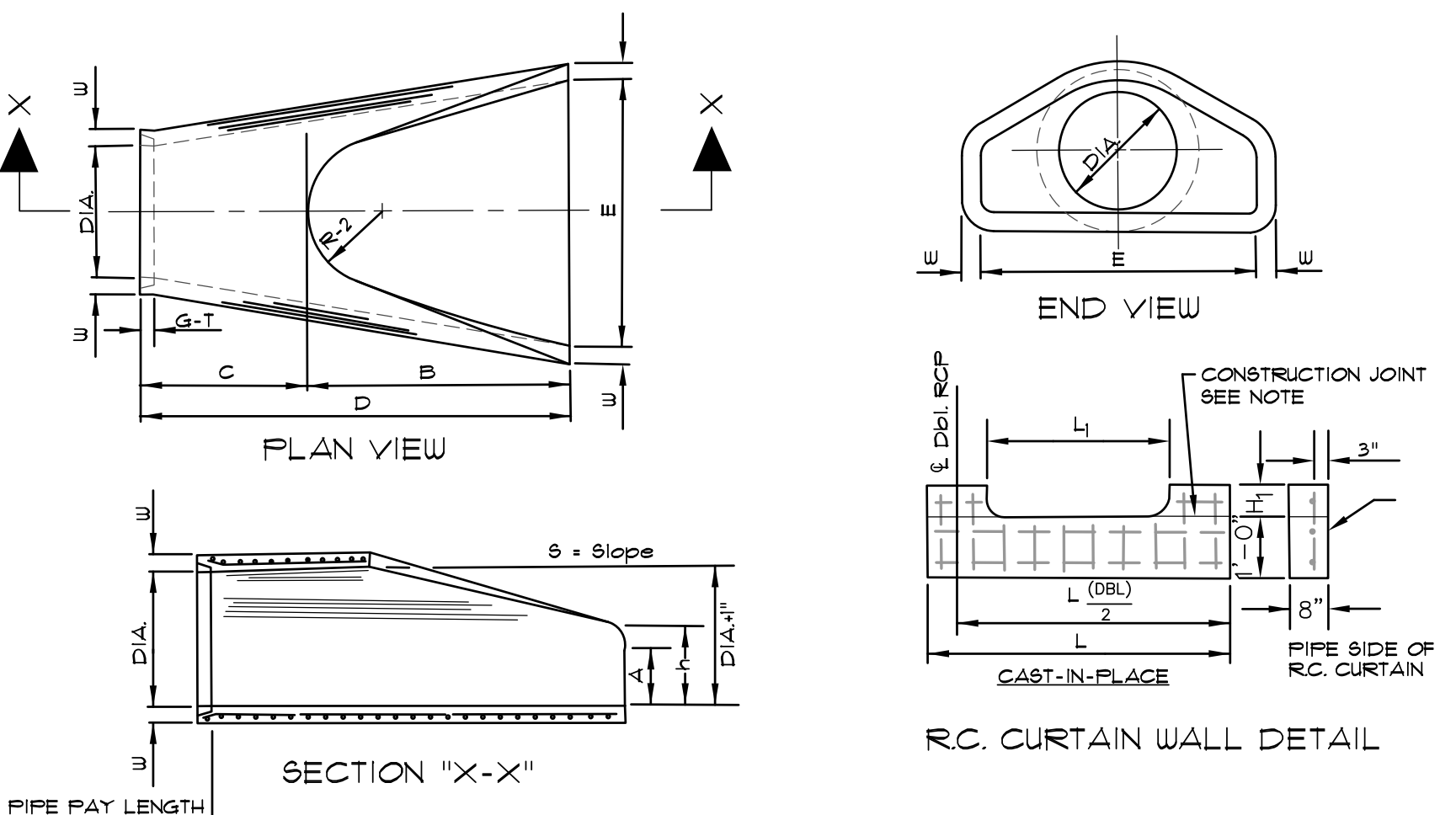
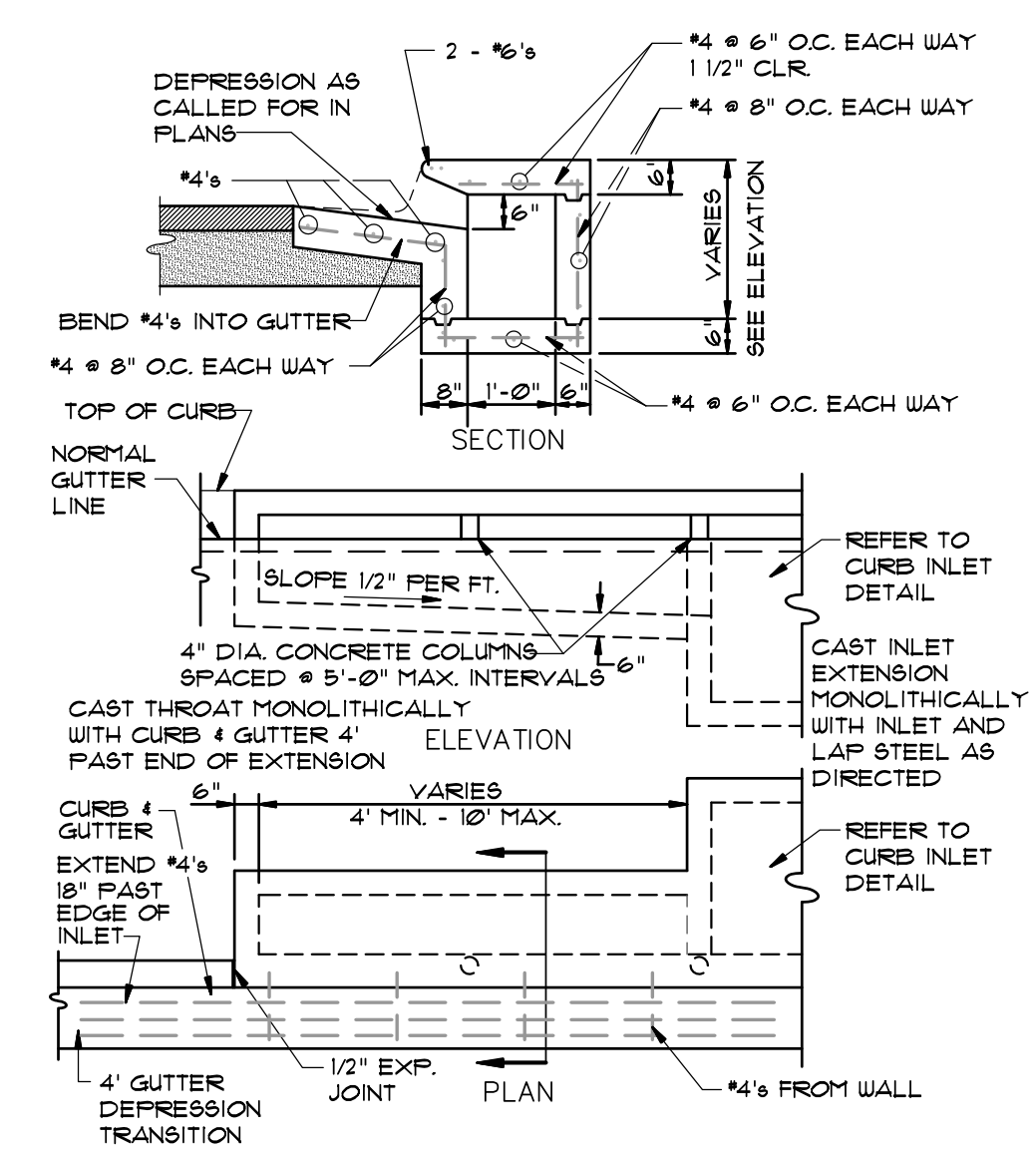


TABLE OF DIMENSIONS

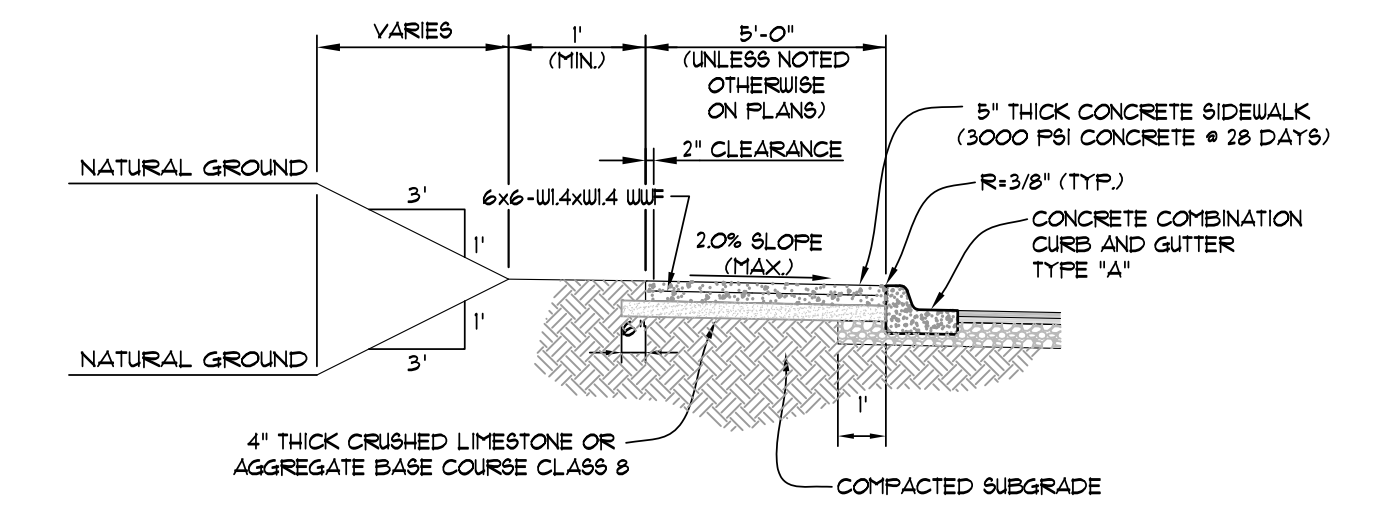
DIA.	WALL	A	B	C	D	E	S	DIA.+1"	P	R-1	R-2	G-T	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	19"	29"	15 1/2"	12"	2"	1000	1'-0 1/2"
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3:1	25"	33 3/16"	16 13/16"	14"	2 1/2"	1600	1'-1 1/2"
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3:1	31"	37"	18 1/2"	15"	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 5/16"	20"	3 1/2"	4100	1'-8"
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	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"	8'-2"	7'-0"	3:1	49"	56 1/2"	28 1/2"	22"	3 1/2"	6550	2'-6"
54"	5 1/2"	2'-4"	6'-6"	1'-10"	8'-4"	7'-6"	3:1	55"	65 1/2"	33 1/8"	24"	4"	8750	2'-10 1/2"
60"	6"	2'-10"	6'-6"	1'-10"	8'-4"	8'-0"	3:1	61"	75 1/2"	36 11/16"	24"	4"	9270	3'-2"
72"	7"	3'-10"	6'-6"	1'-10"	8'-4"	9'-0"	3:1	73"	77 13/16"	38 15/16"	24"	5"	13250	4'-6"

- NOTES:
- THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 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.
 - NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
 - TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

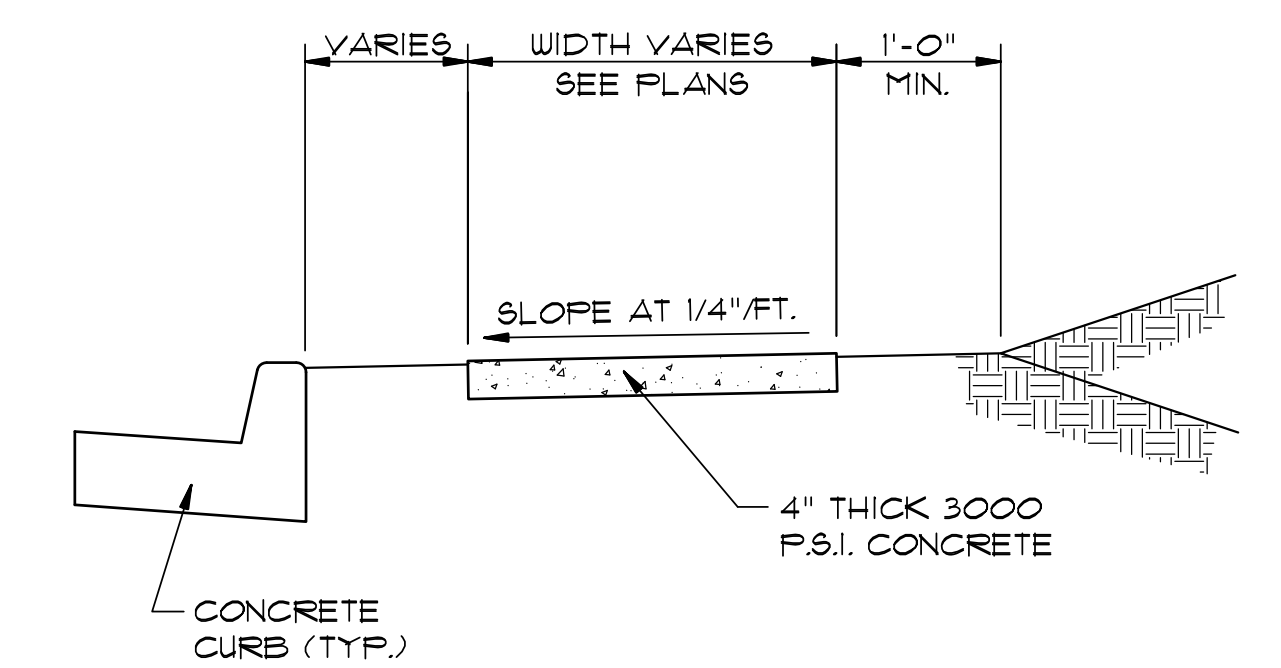
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT
(NOT TO SCALE)



CURB INLET EXTENSION
(NOT TO SCALE)

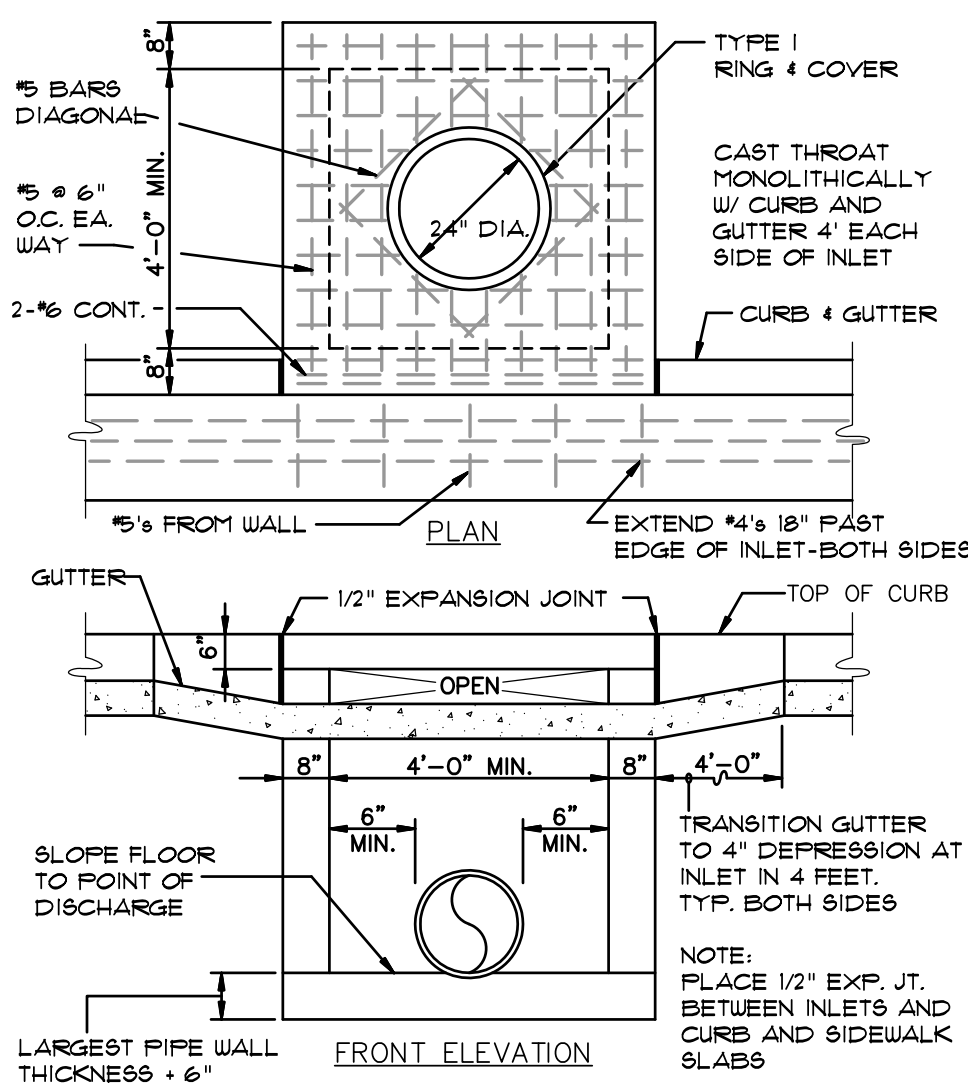


TYPICAL SECTION - SIDEWALK AT CURB
(NOT TO SCALE)

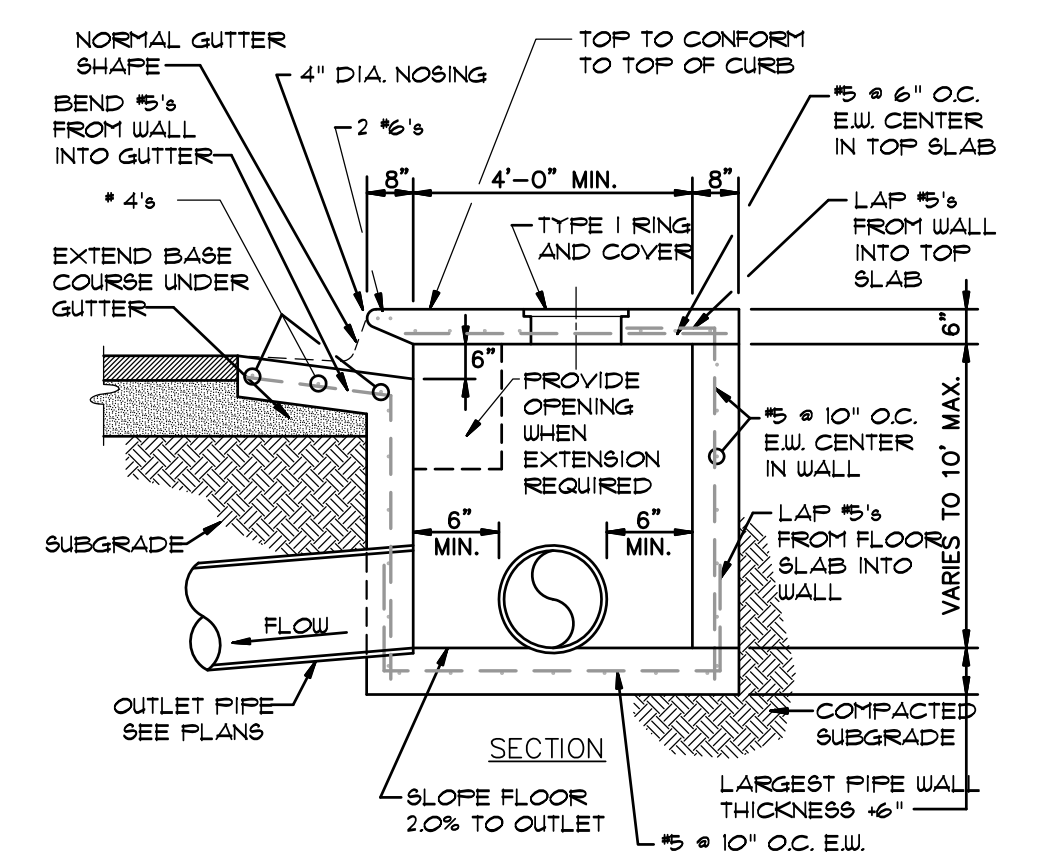


TYPICAL SECTION - SIDEWALK
N.T.S.

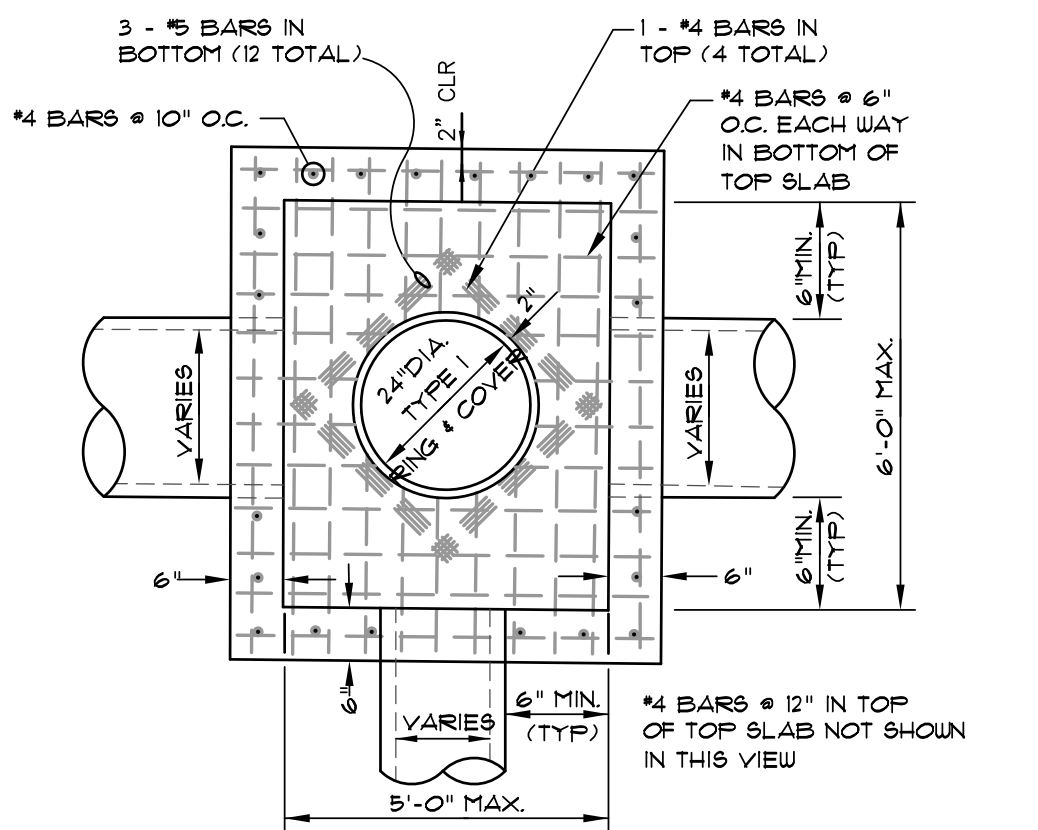
* MINIMUM WIDTH FOR SIDEWALK ADJACENT TO CURB IS 5' FOR CITY STREETS AND 6' FOR STATE OR U.S. HIGHWAYS.



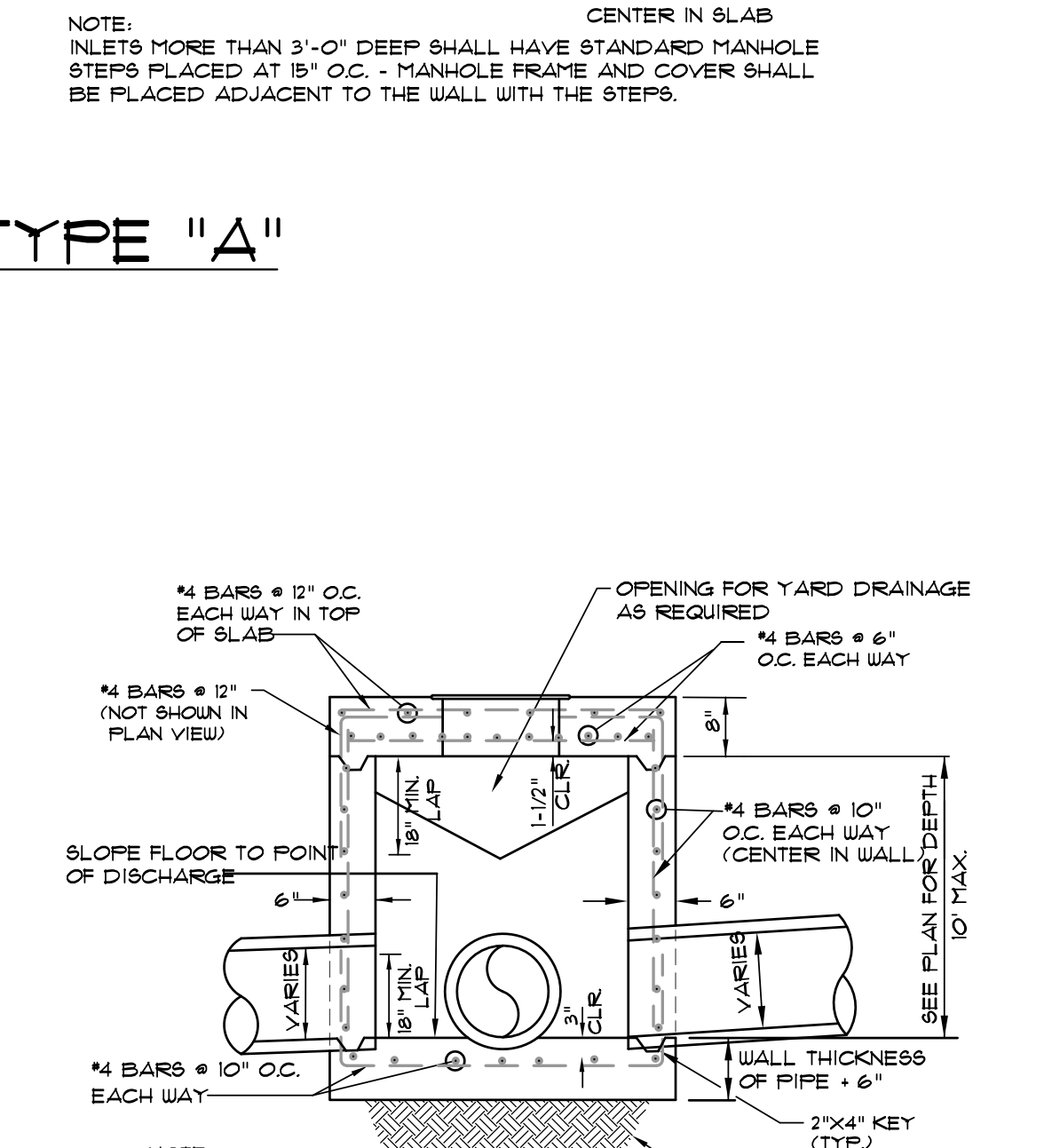
CURB INLET - TYPE 'A'
(NOT TO SCALE)



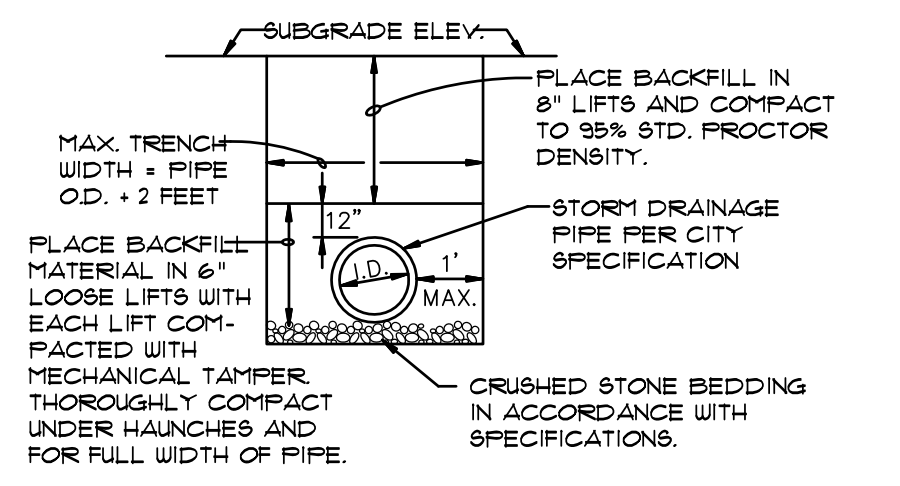
CURB CHANNEL
(NOT TO SCALE)



PLAN - JUNCTION BOX - LIGHT
N.T.S.
NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.

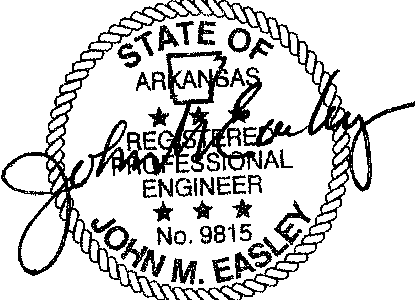
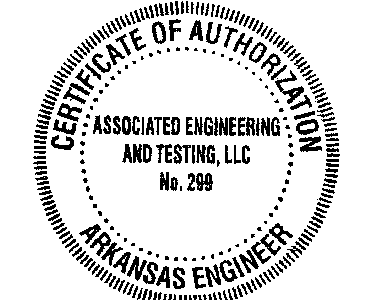


SECTION - JUNCTION BOX - LIGHT
N.T.S.
NOTES:
1. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
2. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



DRAINAGE PIPE TRENCH DETAIL

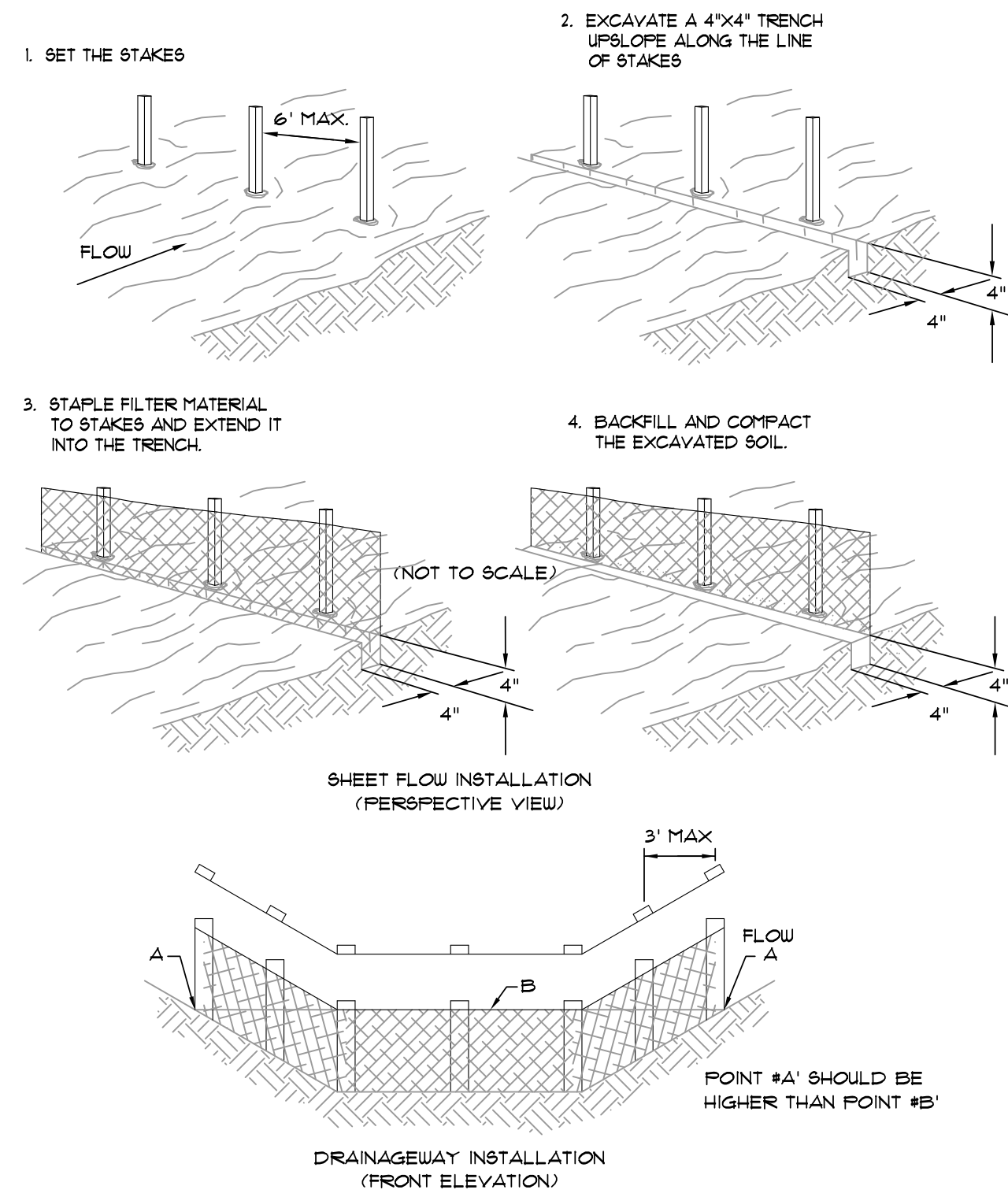
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



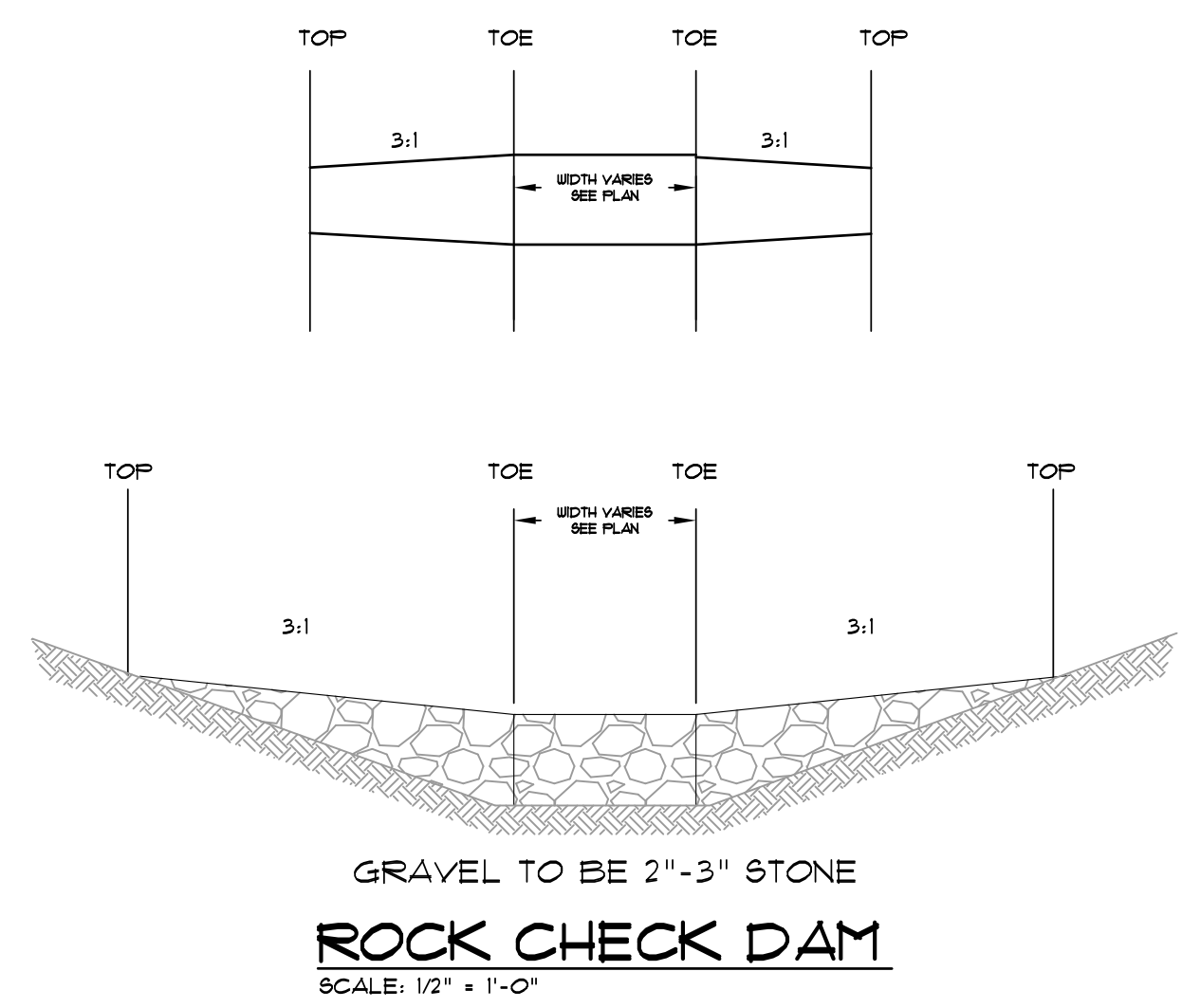
ASSOCIATED ENGINEERING AND TESTING, LLC
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103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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STANDARD DETAILS
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

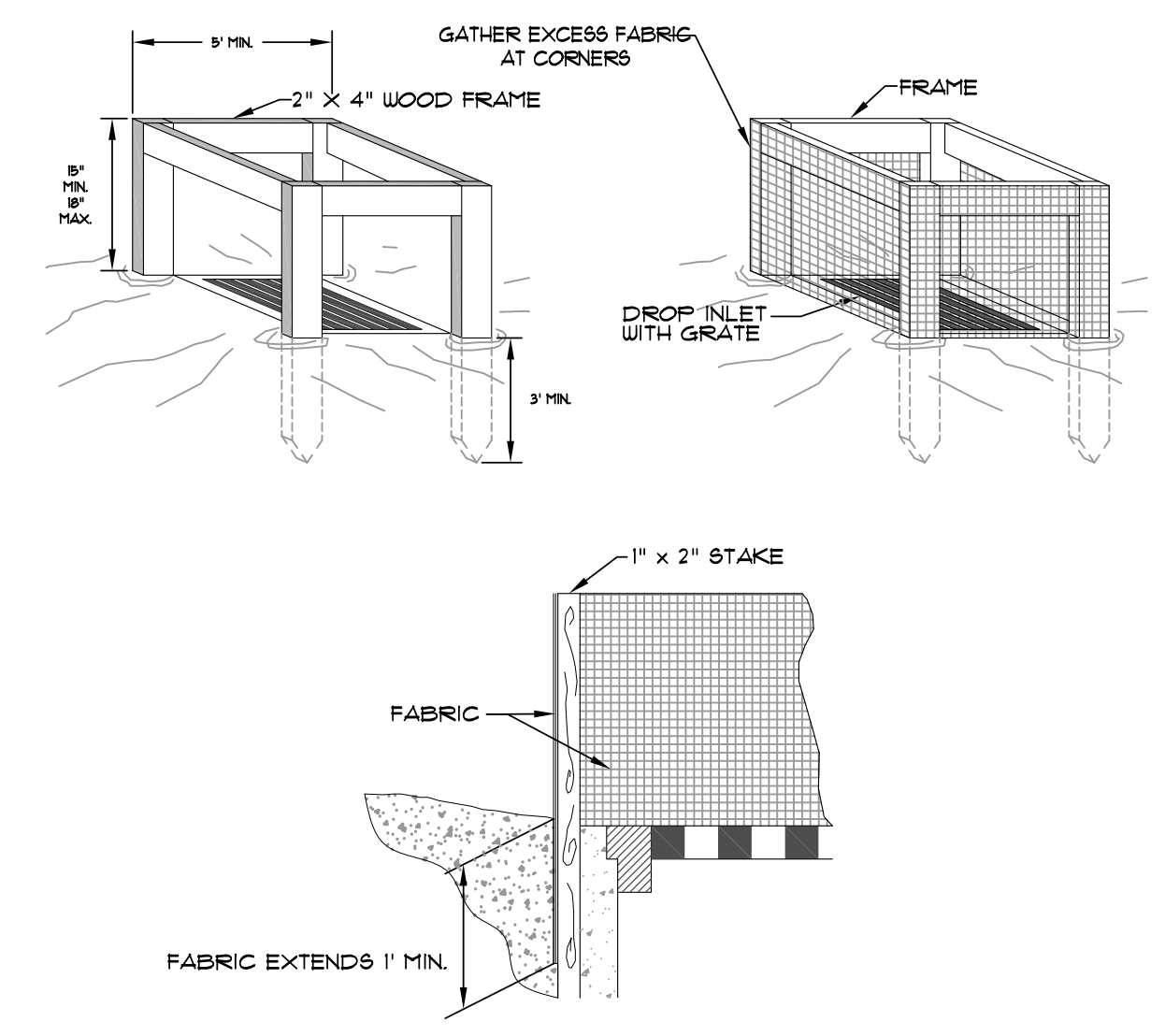
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1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	01/28/16	5
		SCALE: AS SHOWN	DRAWN	CHKD	CADD FILE: 00-SDP-BE-DUGA-041414.001B	C11



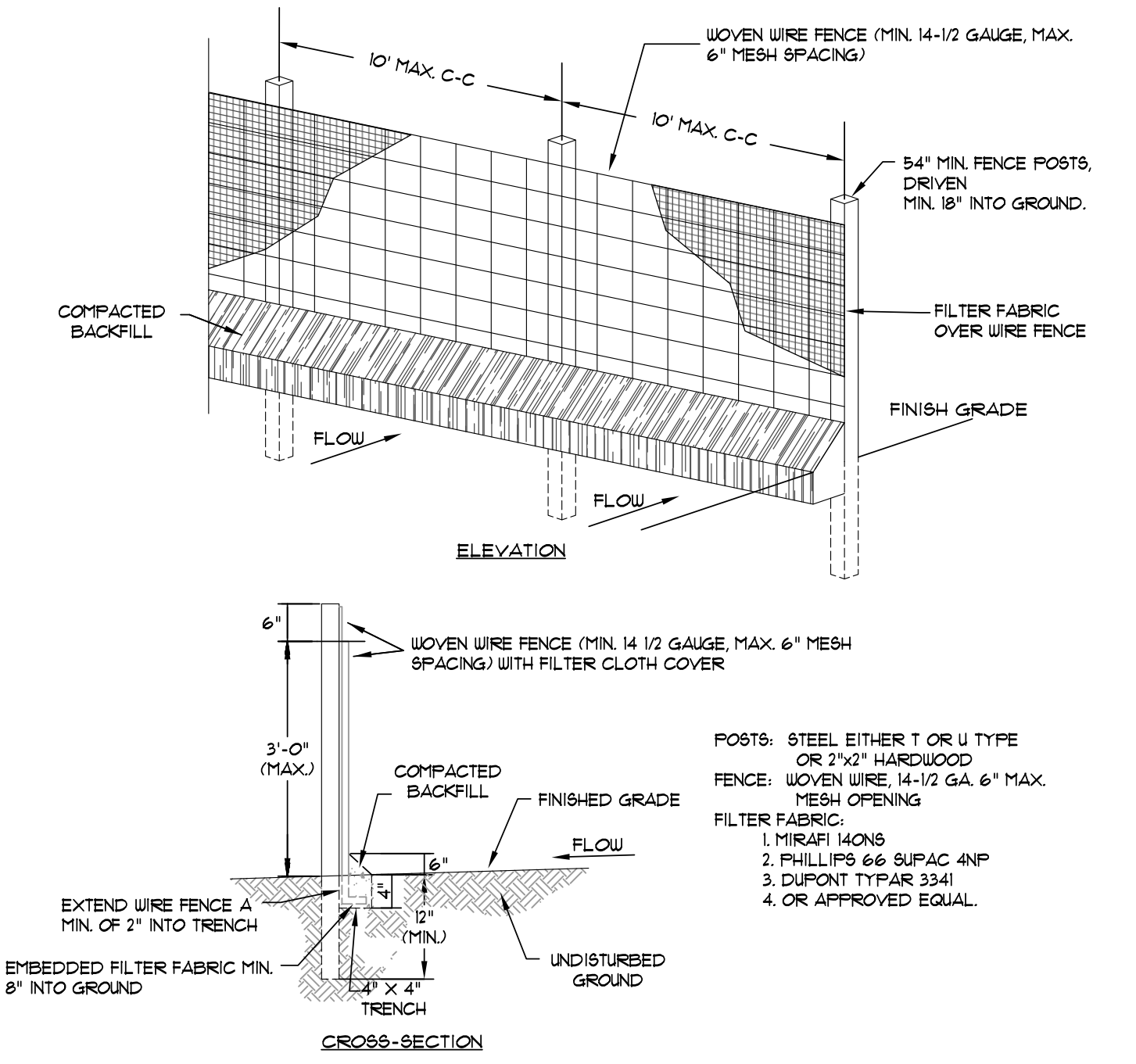
FILTER BARRIER
SCALE: 1/4" = 1'-0"



ROCK CHECK DAM
SCALE: 1/2" = 1'-0"

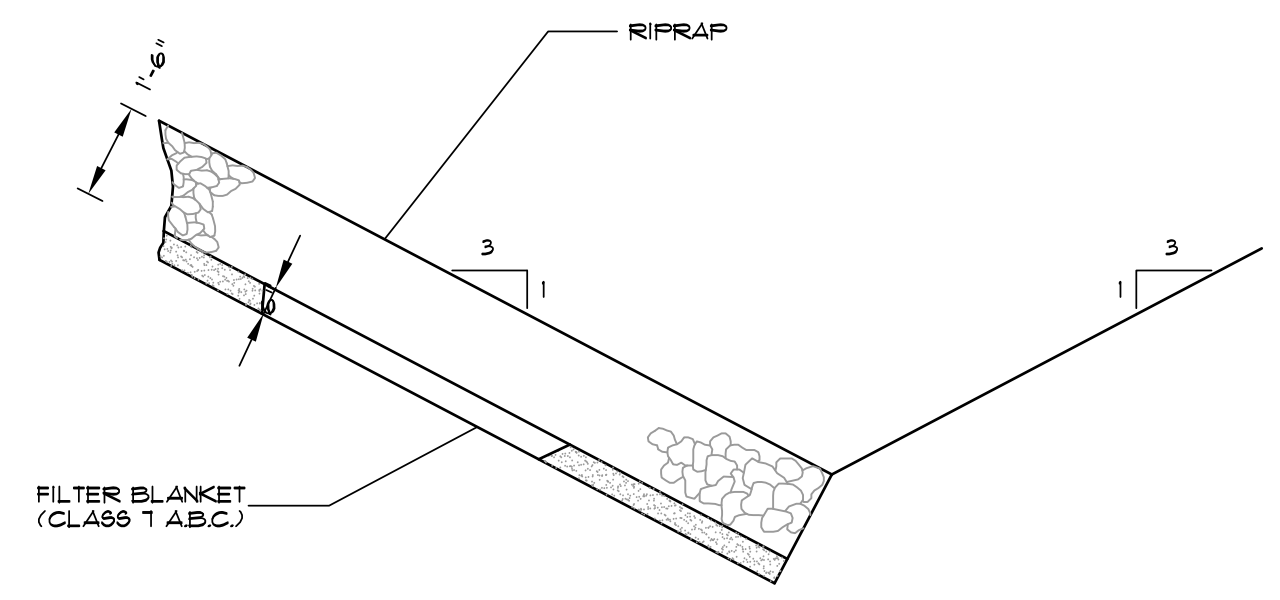


SILT FENCE INLET PROTECTION
SCALE: 1/2" = 1'-0"



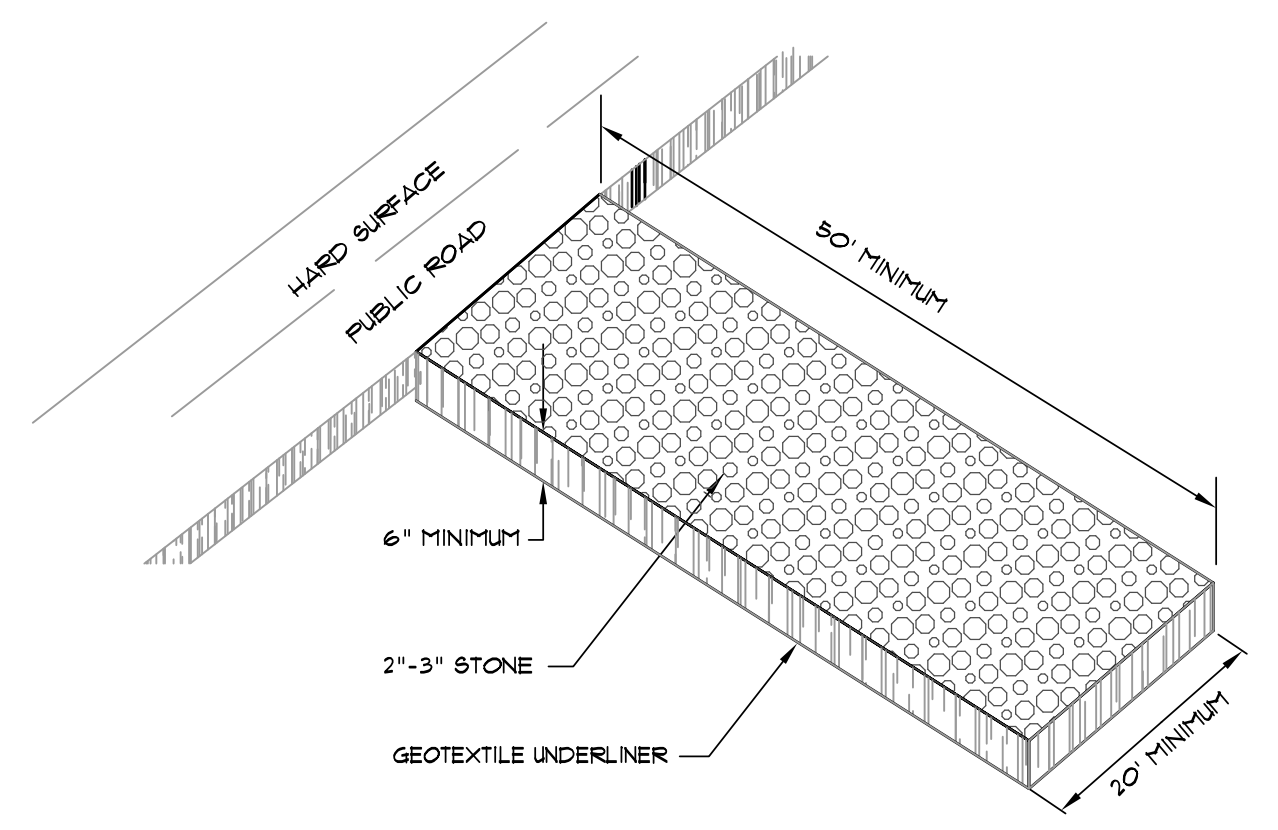
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
NOT TO SCALE

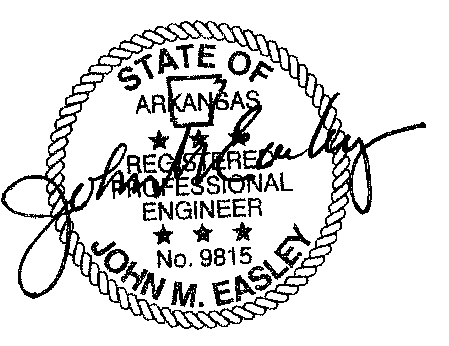
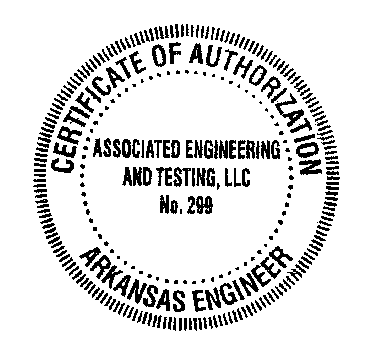


NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL



CONSTRUCTION ENTRANCE
NOT TO SCALE



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EROSION CONTROL DETAILS
BRIARWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS

1	04/05/16	REVISE SANITARY SEWER ALIGNMENT PER CUL	JME	JME	DRAWN: JME	CHECKED: JME	DATE: 01/28/16	SHEET
REV	DATE	REVISIONS	DRAWN	CHKD	SCALE: AS SHOWN	CADD FILE: B000-SDP	DWG#	C12