

RESIDENTIAL SUBDIVISION PLANS

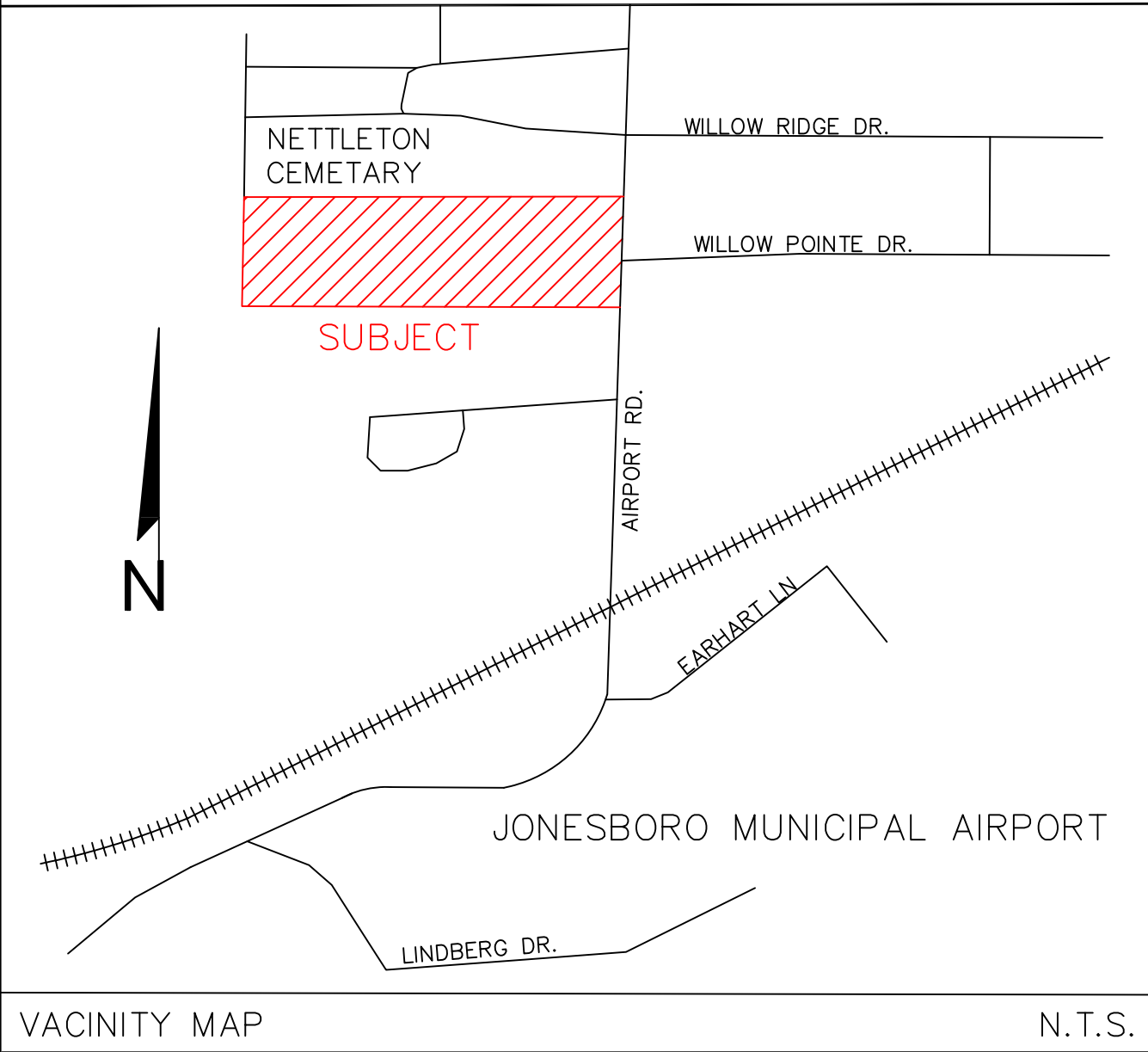
WOLF TRAILS SUBDIVISION

JONESBORO, ARKANSAS

JAN, 2024

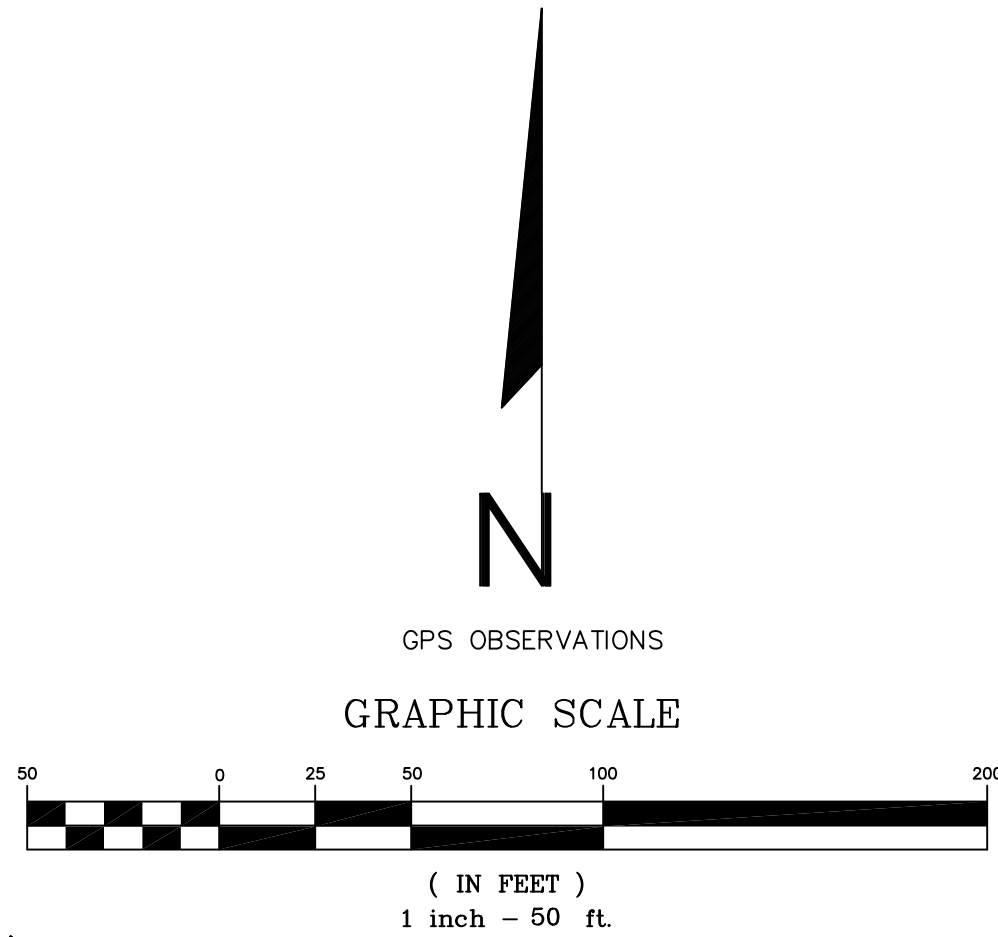
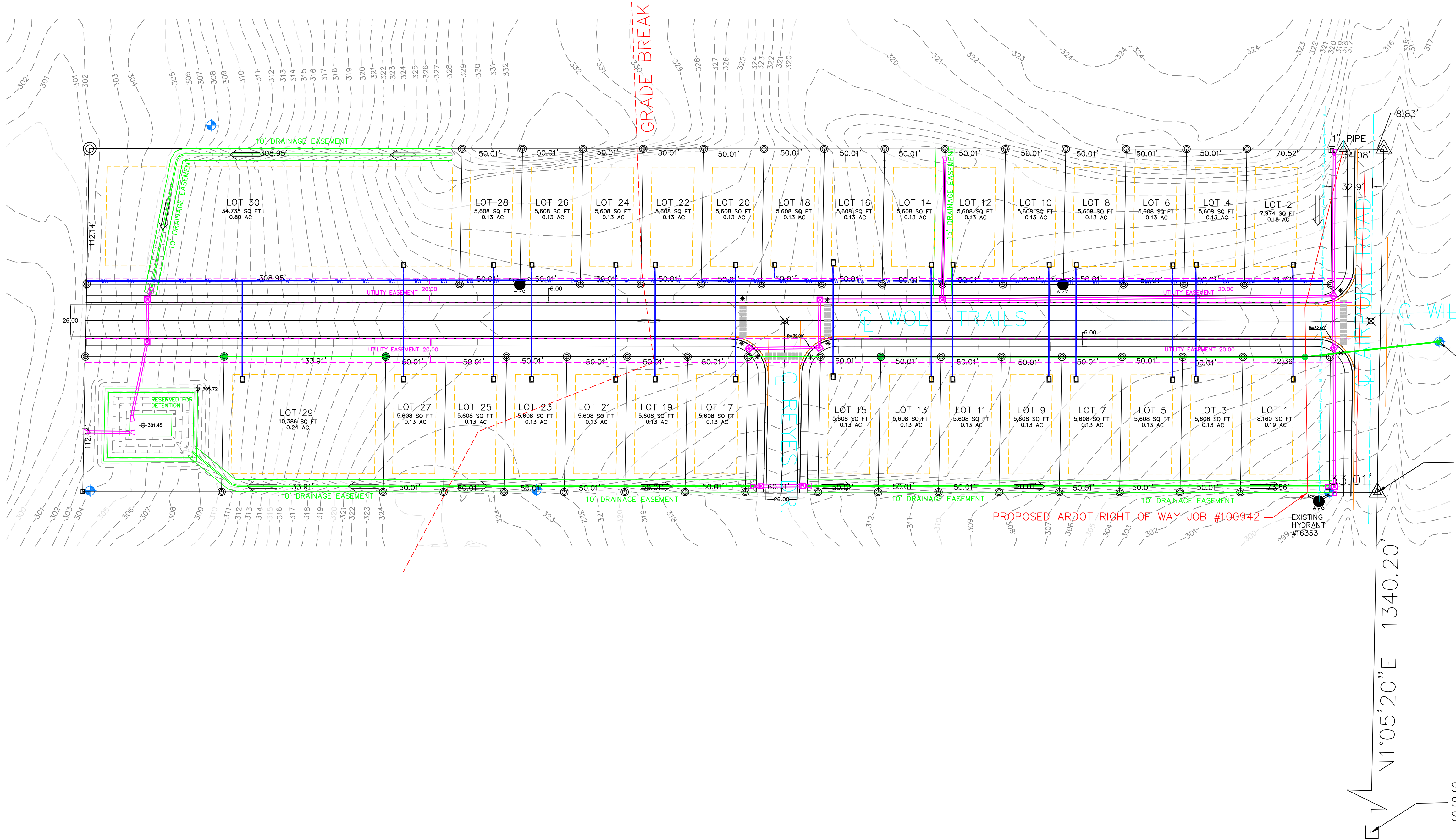
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RESIDENTIAL SUBDIVISION PLANS WOLF TRAILS SUBDIVISION JONESBORO, ARKANSAS		
McAlister Engineering, pllc CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: MM/DW	CHECKED BY: CM
	SCALE: 1"= 50'	DATE: 22JAN14
	CAD FILE	WOLFTRAILSMasterModel.dwg
	DWG REF.	
Clarence W. "Mac" McAlister, PE, PS	JOB NO. 20101759	SHEET 1 / 7 △
	PROJECT AirportRoad	

DATE	REVISION	BY



ZONING — R-S8
MINIMUM LOT SIZE — 5,445 SF
FRONT AND REAR SETBACKS — 15'
SIDE SETBACKS — 7.5'

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

EXISTING MANHOLE
ELEVATION 304.93
INV. IN: 296.83
DEPTH: 8.10'

POINT OF
BEGINNING

DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, DESCRIBED AS:

BEGIN AT THE QUARTER CORNER OF SECTIONS 15 AND 22 IN SAID TOWNSHIP AND RANGE AND RUN THENCE NORTH WITH THE QUARTER SECTION LINE 1340.2 FEET TO A POINT OF BEGINNING PROPER, THEN RUN NORTH ON SAID QUARTER SECTION LINE 284.3 FEET; THENCE RUN SOUTH 89°10'39" WEST 1072.5 FEET; THENCE SOUTH 284.3 FEET; THEN RUN NORTH 89°10'39" EAST 1072.5 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING SEVEN (7) ACRES, MORE OR LESS.

THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 305 AIRPORT ROAD, JONESBORO, AR 72401.

SOUTHEAST CORNER
SOUTHWEST QUARTER
SECTION 15, T14N, R4E

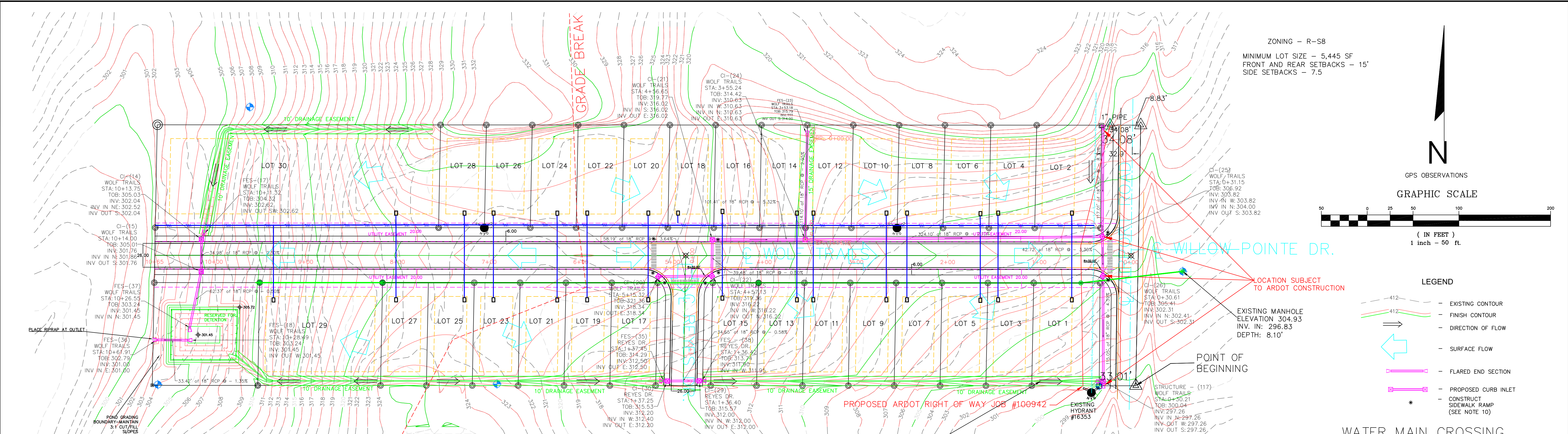
BOUNDARY CONTROL PLAN

RESIDENTIAL SUBDIVISION PLANS WOLF TRAILS SUBDIVISION JONESBORO, ARKANSAS

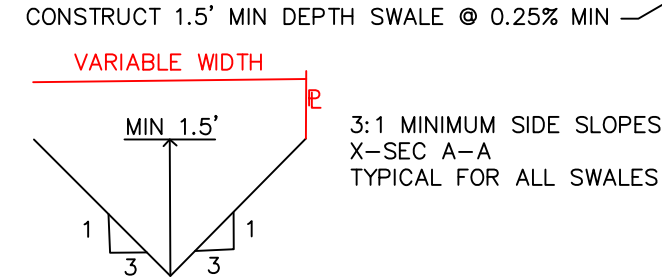
McAlister Engineering, PLLC
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D
JONESBORO, AR 72404
870-931-1420

DRAWN BY: MM/DW	CHECKED BY: CM
SCALE: 1" = 50'	DATE: 16JAN24
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DWG REF: Projects2020/20101759REYESA...	
JOB NO. 20101759	
PROJECT AirportRoad	SHEET 2 / 7

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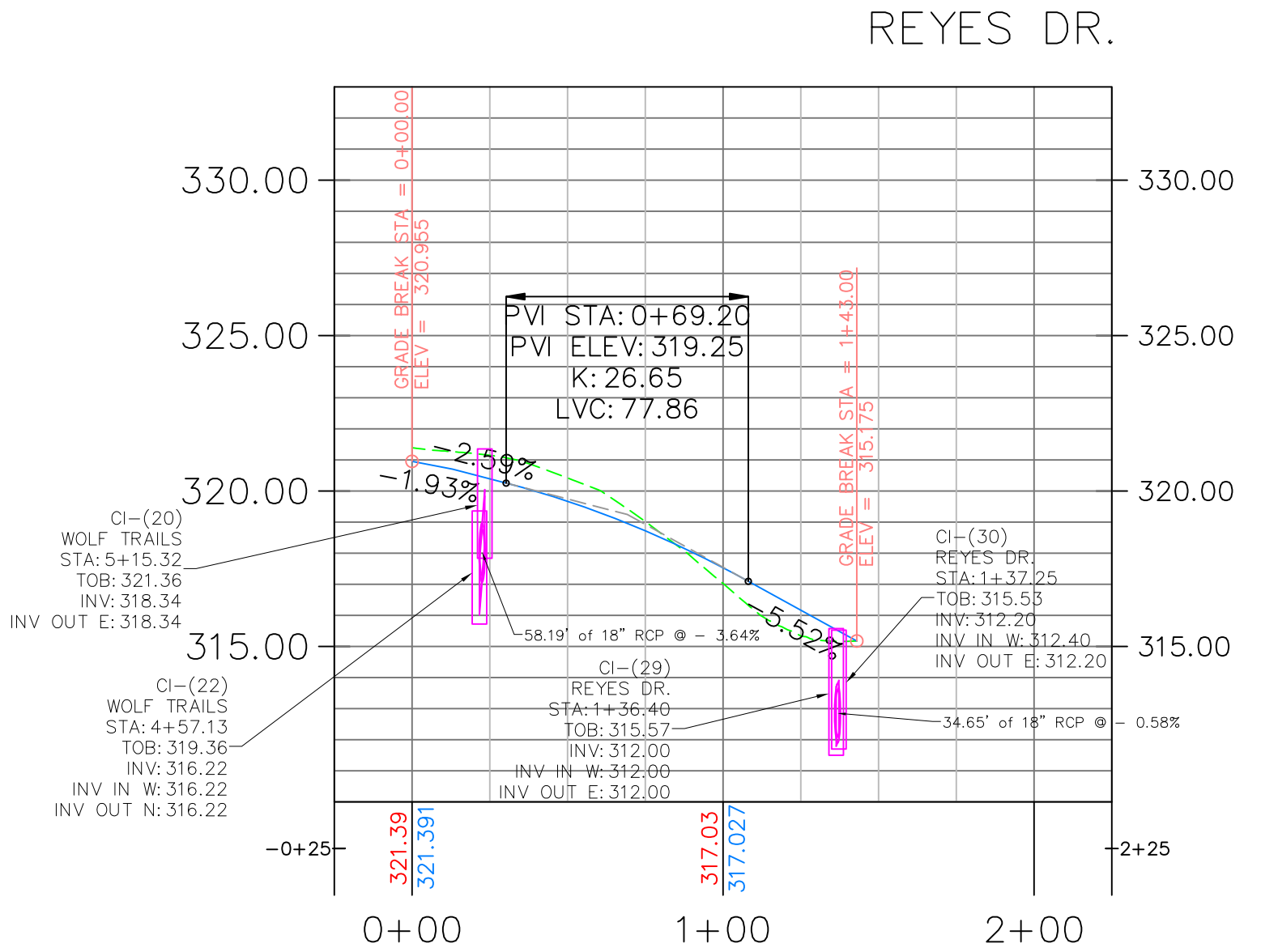
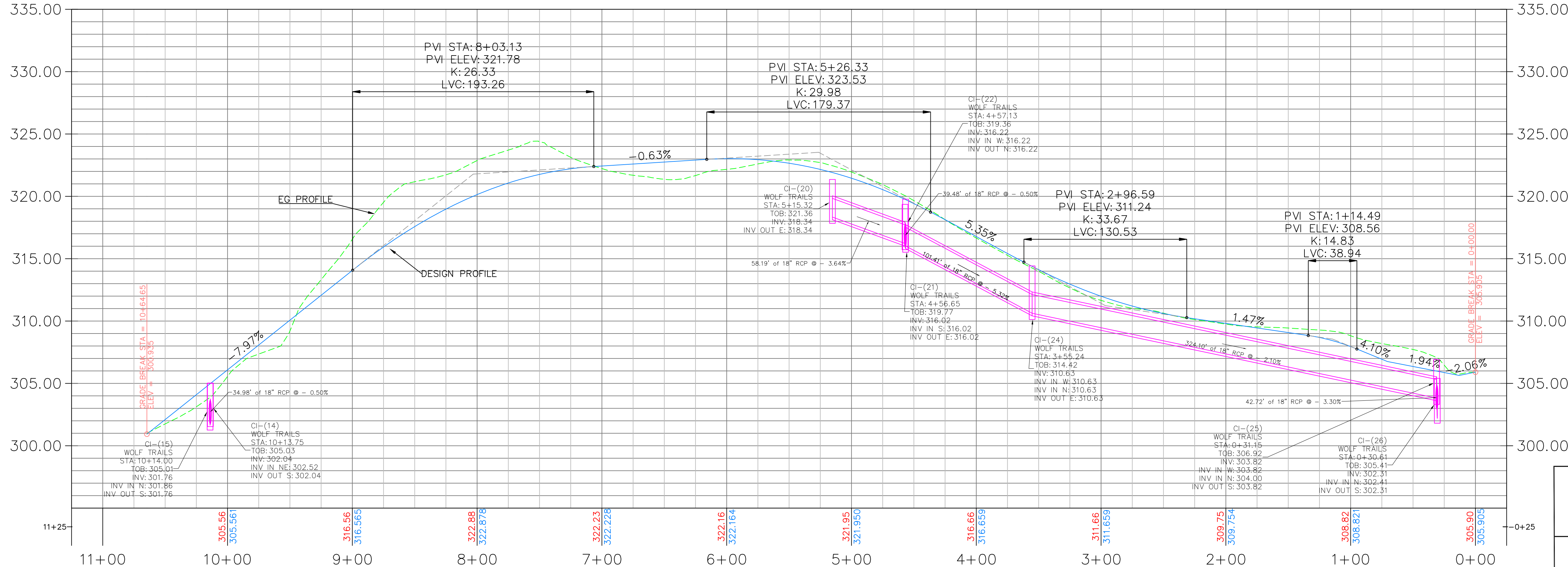
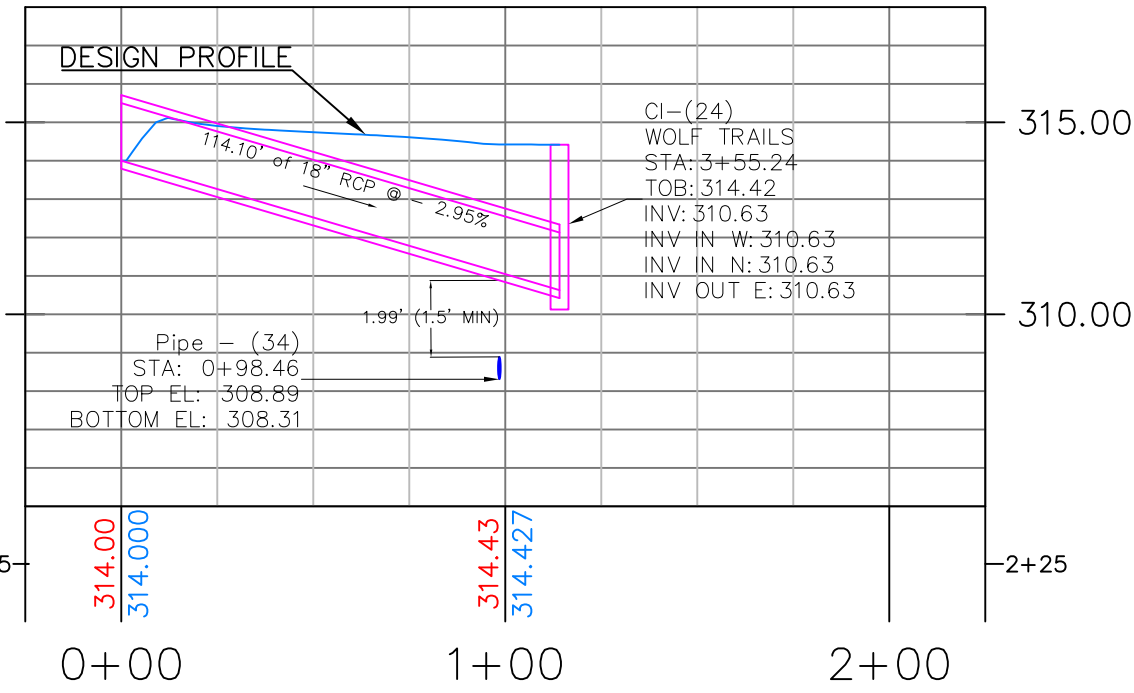


1. ON LOTS WITH NO ESTABLISHED MINIMUM FINISH FLOOR, FINISH FLOOR ELEVATIONS TO BE 1.0' ABOVE HIGHEST ADJACENT GROUND ELEVATION OR 6" ABOVE THE BACK OF CURB IN FRONT OF THE HOUSE, WHICHEVER IS HIGHER.
2. MAINTAIN 15' CLEARANCE FROM POWER POLES.
3. PLACE SILT FENCING ALONG TOP OF DITCH BANK AND AS DETAILED ON THE EROSION CONTROL PLAN.
4. PLACE SAND BAGS AROUND ALL INLETS, CROSS DRAINS, AND DETENTION BASIN OUTLET STRUCTURES.
5. ALL CURB INLETS TYPE "A" UNLESS OTHERWISE NOTED
6. ALL ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
7. ALL UTILITY WORK SHALL BE COMPLETED BEFORE ANY STORM SEWER CONSTRUCTION IS PERFORMED.
8. PLACE RIP RAP AT DRAINAGE OUTLETS AND ON UNSTABLE SLOPES.
9. UNDERGROUND ELECTRIC AND CABLE/TELEPHONE LINES TO BE PLACED IN WATER MAIN TRENCH.
10. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAPPED CURB RAMPS SHALL BE PROVIDED WHENEVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
11. ALL CURBS ARE ROLL OVER CURBS SEE COMBINATION CURB AND GUTTER DETAIL PAGE 7.
12. ZONING RS-8, MINIMUM LOT SIZE - 5,445 SF, FRONT AND REAR SETBACKS - 15', SIDE AND REAR - 7.5'
13. ALL SLOPES GREATER THAN 3:1 MUST BE STABILIZED. PLACE RIP-RAP IN ALL AREAS WHERE NECESSARY TO PREVENT EROSION



PRE CONSTRUCTION RUN OFF WEST OF GRADE BREAK= 52,124cf
POST CONSTRUCTION RUNOFF WEST OF GRADE BREAK= 57,870cf
STORAGE REQUIRED= 5746cf
STORAGE PROVIDED W/1FT FREEBOARD= 6560cf
EST. STORAGE USED/100YR= 6083cf

PRE CONSTRUCTION RUN OFF EAST OF GRADE BREAK= 82,346cf
POST CONSTRUCTION RUN OFF EAST OF GRADE BREAK= 82,346cf
RUNOFF CONTAINED BY STORM DRAINS OR SOUTH SWALE



GRADING AND DRAINAGE PLAN AND PROFILE

RESIDENTIAL SUBDIVISION PLANS
WOLF TRAILS SUBDIVISION

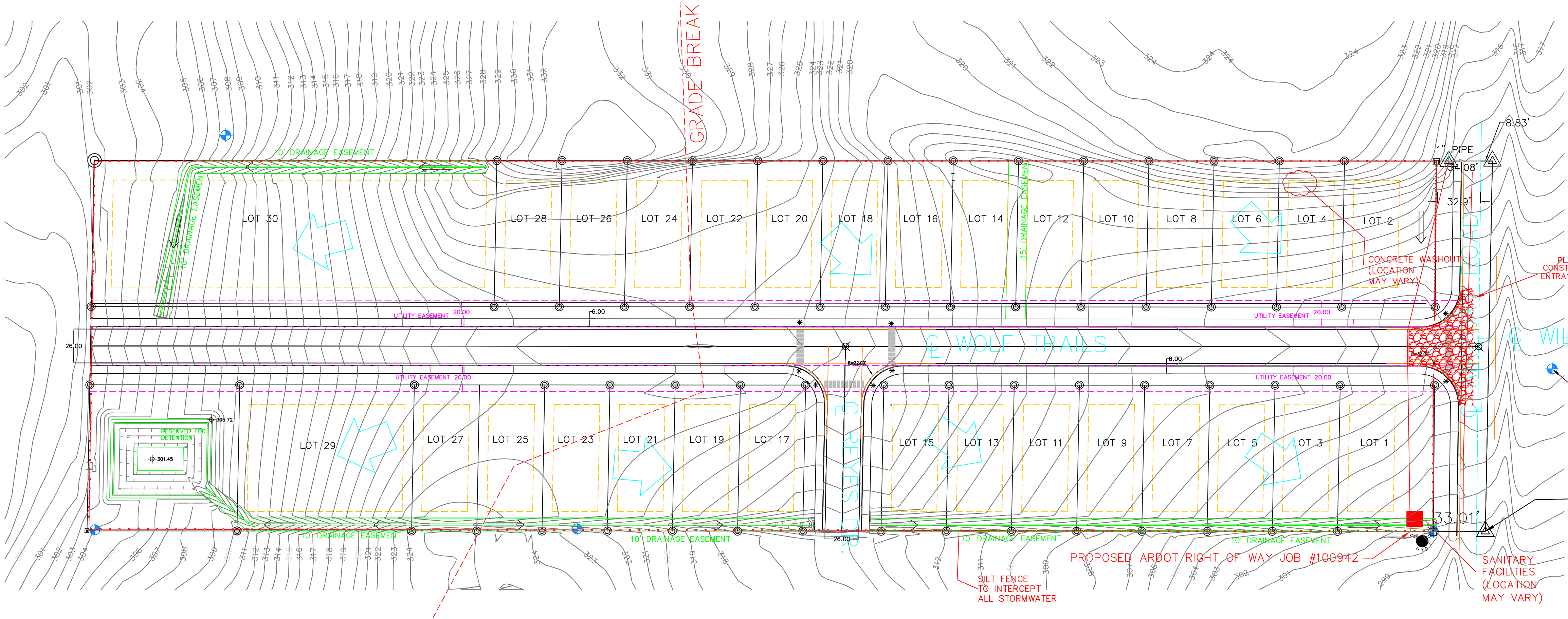
JONESBORO, ARKANSAS

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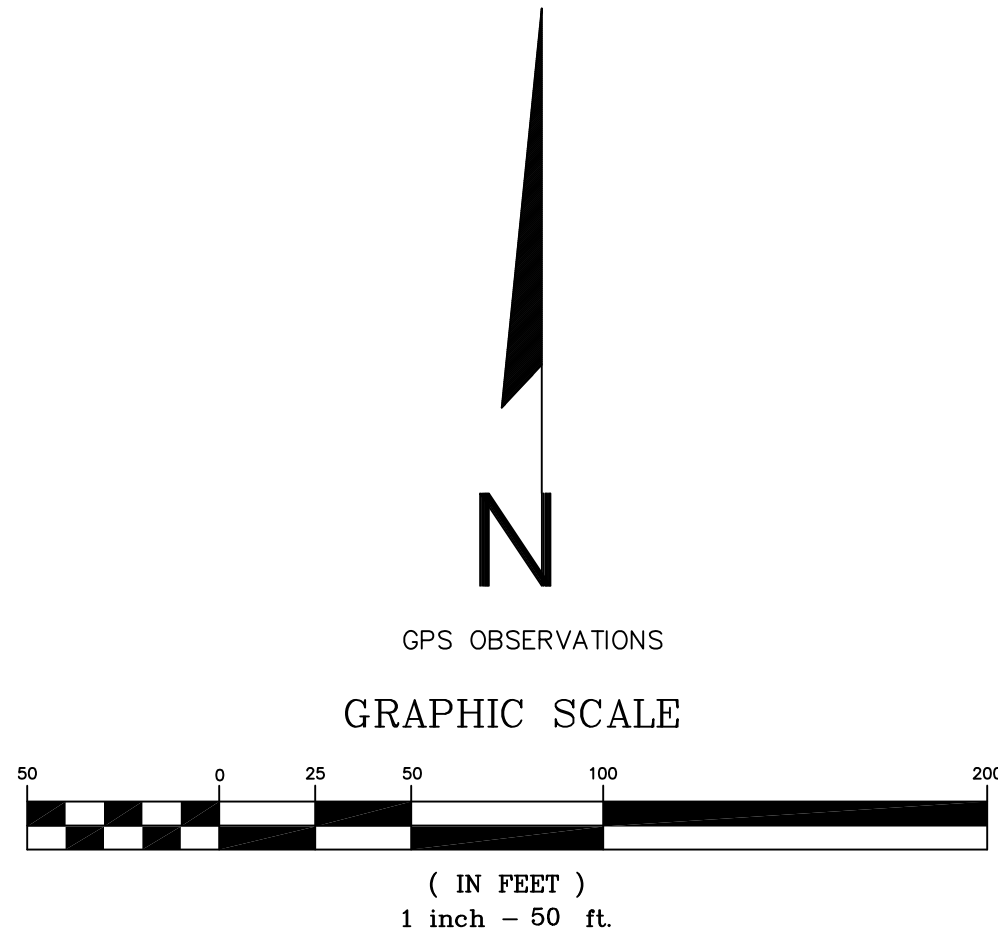
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DWG REF: Projects2020/20101759REYESA...	
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PROJECT AirportRoad	

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DATE	REVISION	BY

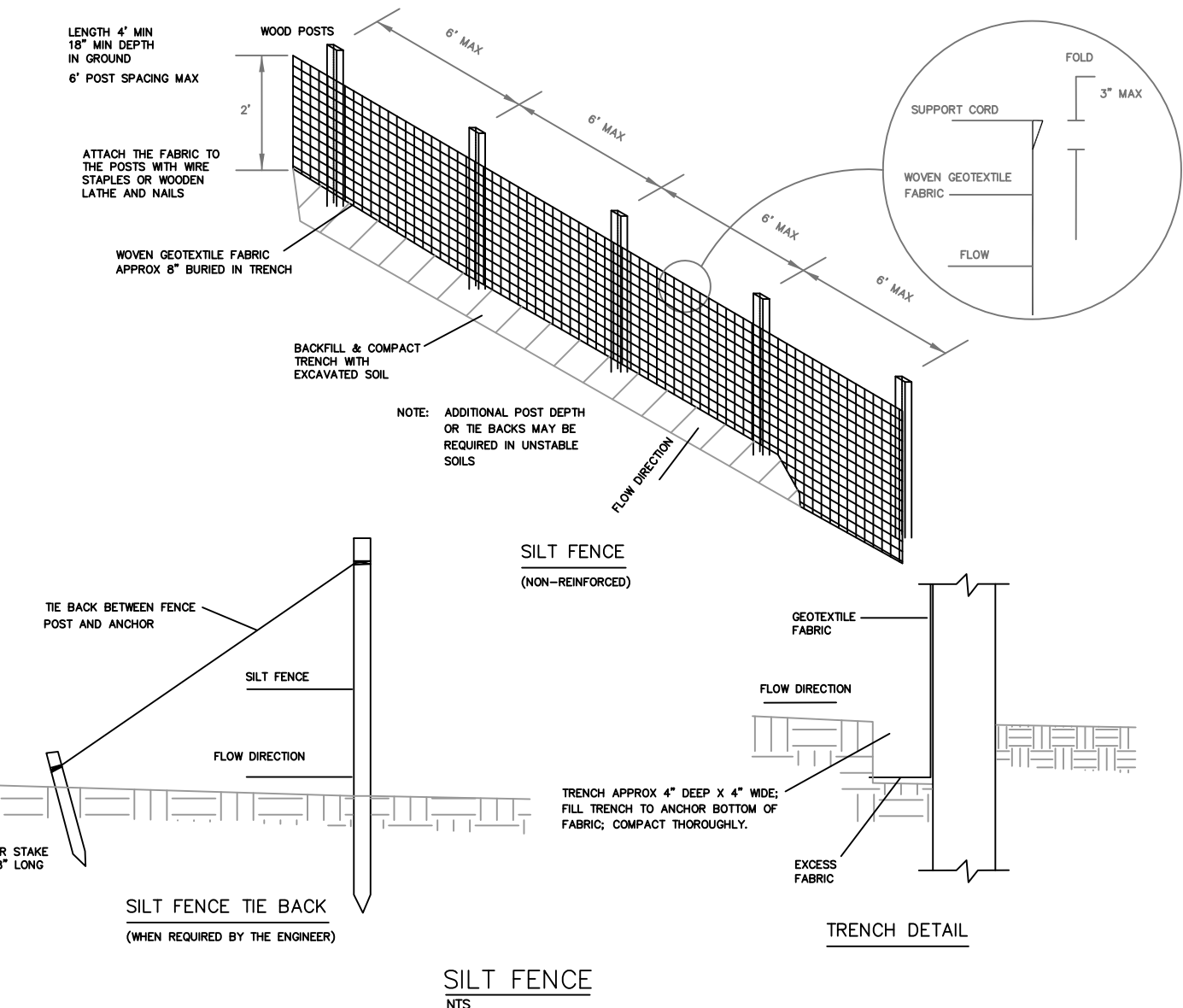
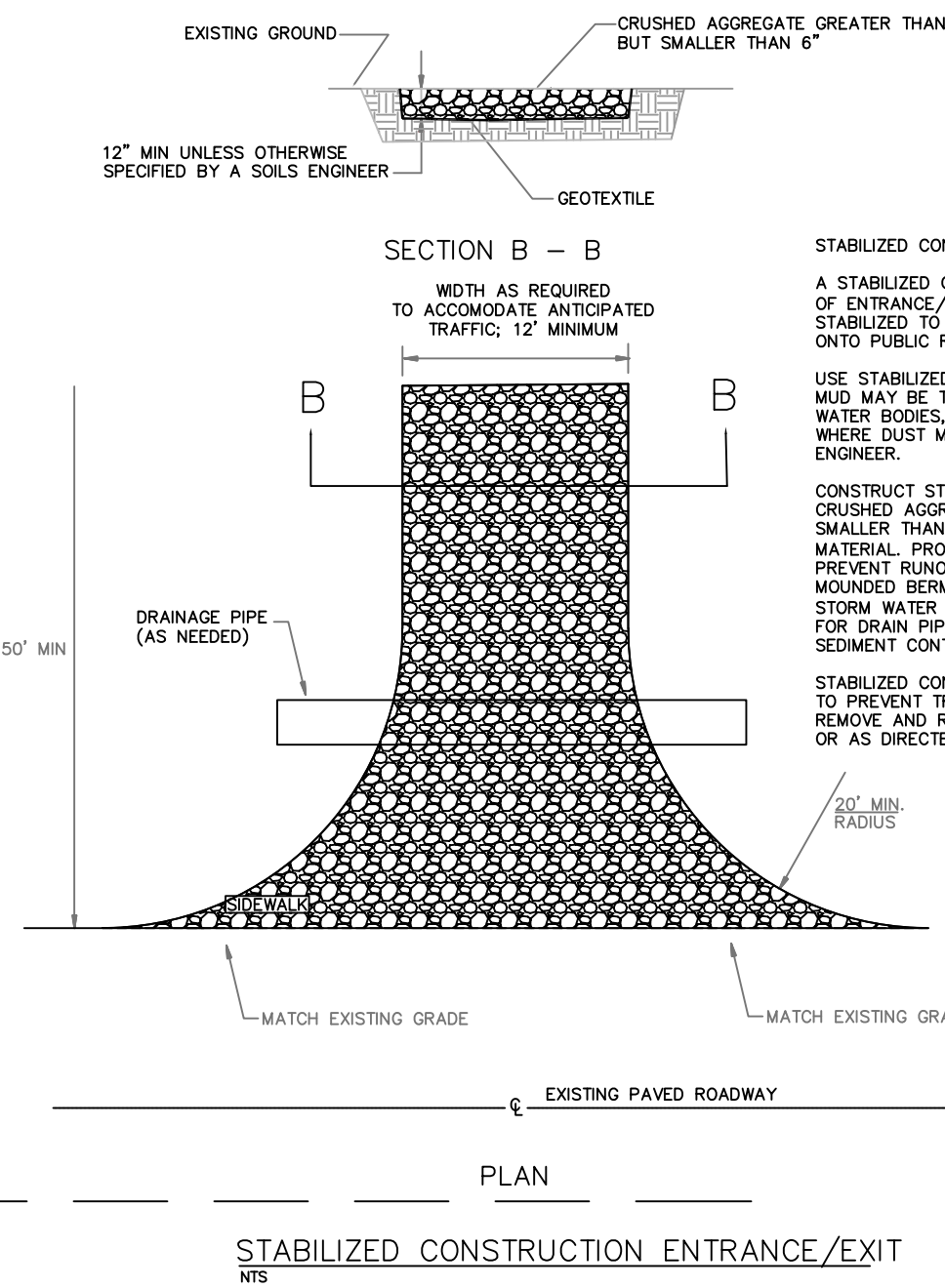


ZONING - R-SB
MINIMUM LOT SIZE - 5,445 SF
FRONT AND REAR SETBACKS - 15'
SIDE SETBACKS - 7.5



- LEGEND
- EXISTING CONTOUR
 - FINISH CONTOUR
 - GENERAL DRAINAGE
 - PLACE SILT FENCING

- NOTES
- HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
 - CONSTRUCTION WASTE MUST BE DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT SITE AND NOT BE BURIED OR BURNT ON SITE.
 - CONCRETE TRUCK WASHOUT CANNOT MAKE CONTACT WITH STORM WATERS OR NATURAL STREAMS. ALL CONCRETE WASHOUT MUST BE CONTAINED ON SITE OR A DESIGNATED AREA WITHIN THE DEVELOPMENT.
 - MAINTAIN PORTABLE SANITARY WASTE UNITS THROUGH A STATE LICENSED WASTE MANAGEMENT CONTRACTOR
 - PLACE ADEQ MAILBOX TO STORE STORM WATER POLLUTION PREVENTION PLAN.



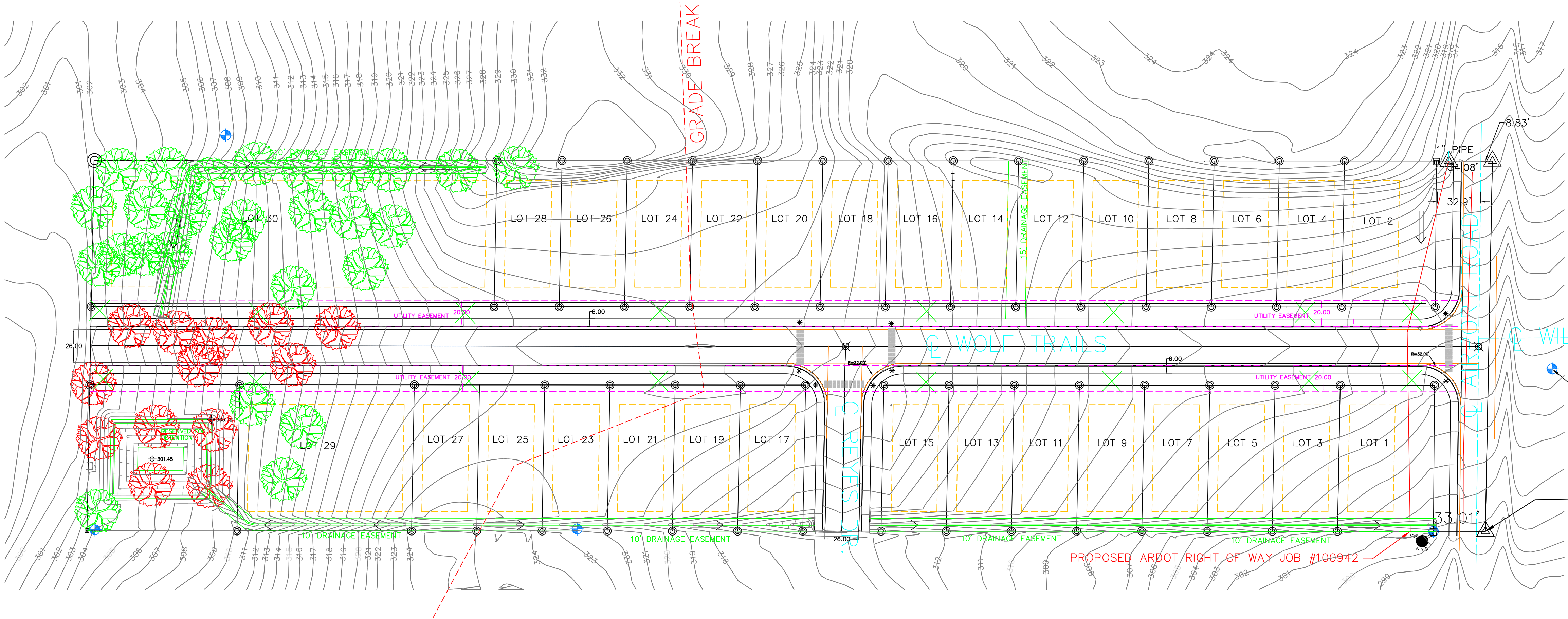
EROSION CONTROL PLAN

RESIDENTIAL SUBDIVISION PLANS WOLF TRAILS SUBDIVISION JONESBORO, ARKANSAS

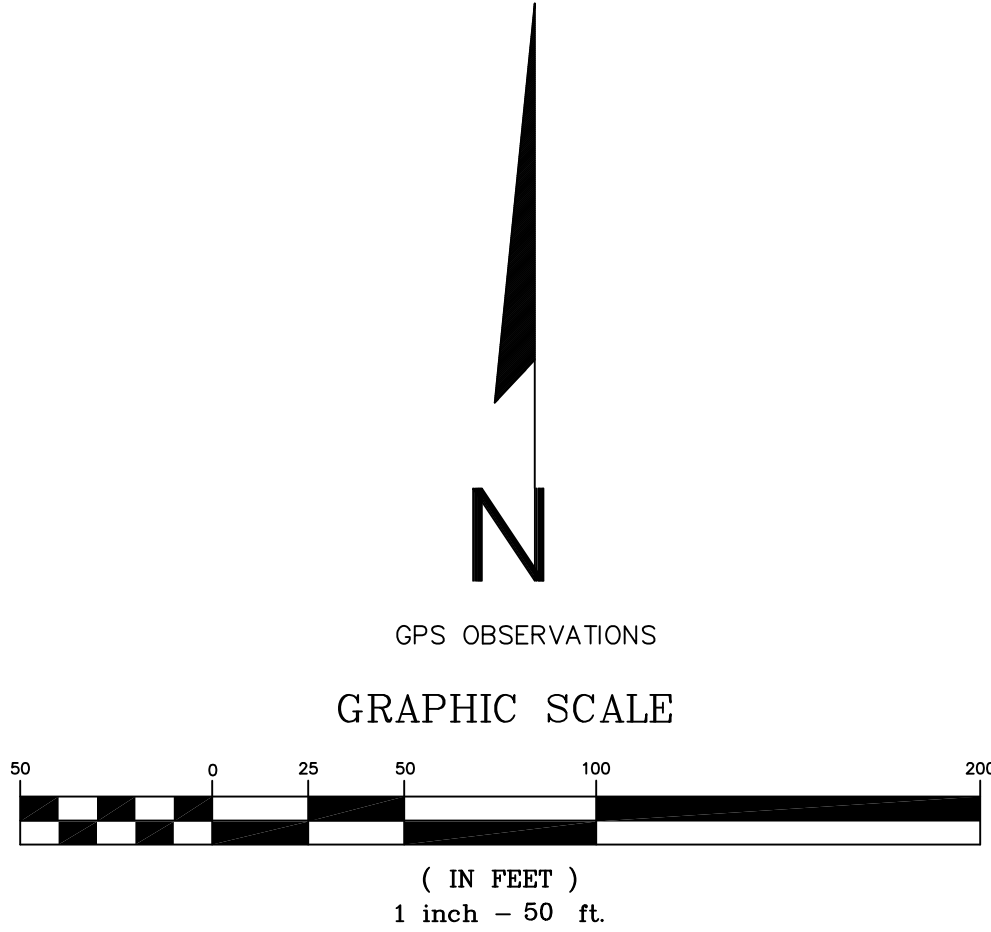
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DWG REF: Projects2020/20101759REYESA...	
JOB NO. 20101759	
PROJECT AirportRoad	SHEET 5 / 7

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ZONING - R-SB
MINIMUM LOT SIZE - 5,445 SF
FRONT AND REAR SETBACKS - 15'
SIDE SETBACKS - 7.5'



- TREE PROTECTION BARRIERS WITH SIGNAGE
- NATIVE SPECIES TREES TO BE ADDED
- TREES ON PROPERTY TO REMAIN
- TREES ON PROPERTY LARGER THAN 18" TO BE REMOVED

EXISTING MANHOLE
ELEVATION 304.93
INV. IN: 296.83
DEPTH: 8.10'

POINT OF BEGINNING

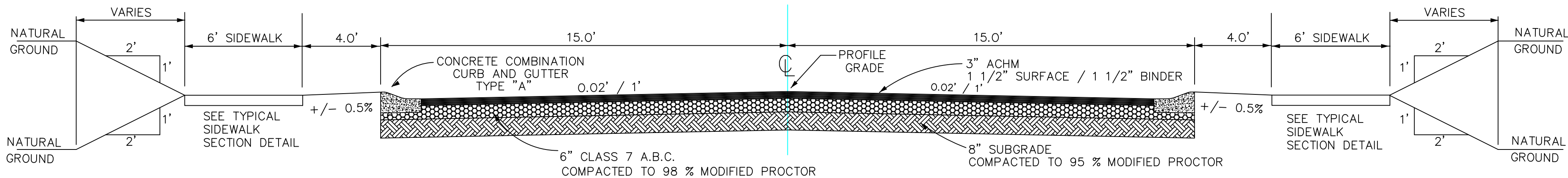
- REQUIRED TREES 7.00 ACRES (43650)/2000 = 152 TREES
12 SIGNIFICANT TREES TO BE REMOVED
16 NEW TREES PROVIDED
- EXISTING TREES: (136+ EXISTING TREES)
25 ≥ 4"- 5" (ALLOWED 2 TREE CREDITS)
10 ≥ 6"- 12" (ALLOWED 3 TREE CREDITS)
5 ≥ 13"-18" (ALLOWED 4 TREE CREDITS)
3 ≥ 19"-24" (ALLOWED 6 TREE CREDITS)
1 ≥ 25"-32" (ALLOWED 8 TREE CREDITS)
1 ≥ 33"-48" (ALLOWED 10 TREE CREDITS)
- REQUIRED 25% OF FOLIAGE ARE TREES
PROVIDING 28 TREES PLUS EXISTING TREES= 568+ TREES
- REQUIRED 40% OF TREES TO BE A NATIVE SPECIES
ALL TREES ON SITE ARE NATIVE SPECIES FOR 100% NATIVE SPECIES
- ALL TREES USED FOR CREDIT ARE OF GOOD HEALTH.
- GROUPS OF TREES AND INDIVIDUAL TREES THAT ARE NOT TO BE REMOVED AND REQUIRED UNDISTURBED BUFFER AREAS SHALL BE PROTECTED DURING CONSTRUCTION BY PROTECTIVE FENCING AND SHALL NOT BE USED FOR MATERIAL STORAGE OR FOR ANY OTHER PURPOSE. TREE PROTECTION BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, CONSTRUCTED OF CHAIN LINK, OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL, SUBJECT TO APPROVAL BY THE PLANNING AND ZONING DEPARTMENT. "TREE PROTECTION AREA" SIGNS SHALL BE POSTED VISIBLY ON ALL SIDES OF THE FENCED AREAS. TREE PROTECTION BARRIER MUST BE PLACED AT THE OUTSIDE EDGE OF THE DRIP LINE OF THE EXISTING TREES.

TREE PRESERVATION AND REMOVAL PLAN
RESIDENTIAL SUBDIVISION PLANS
WOLF TRAILS SUBDIVISION
JONESBORO, ARKANSAS

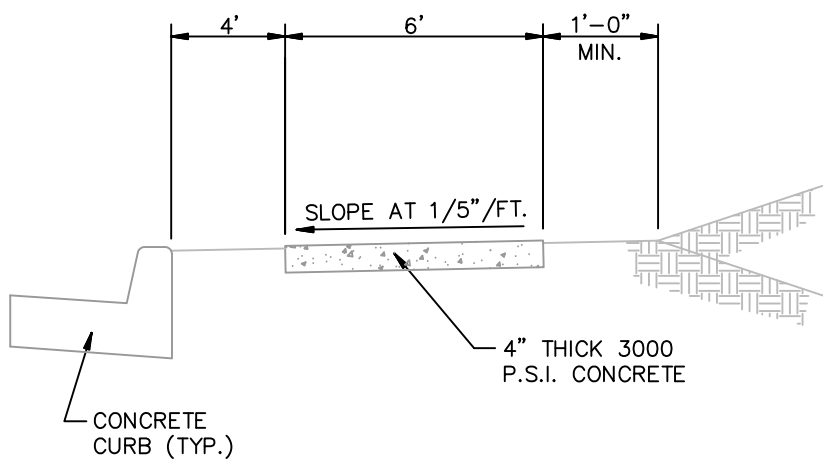
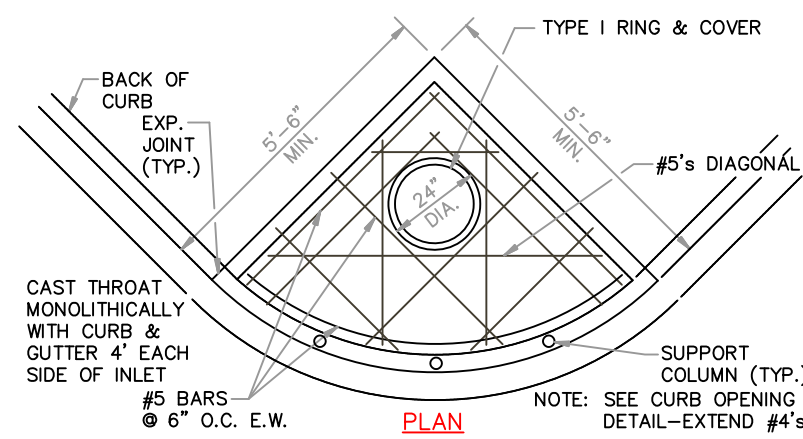
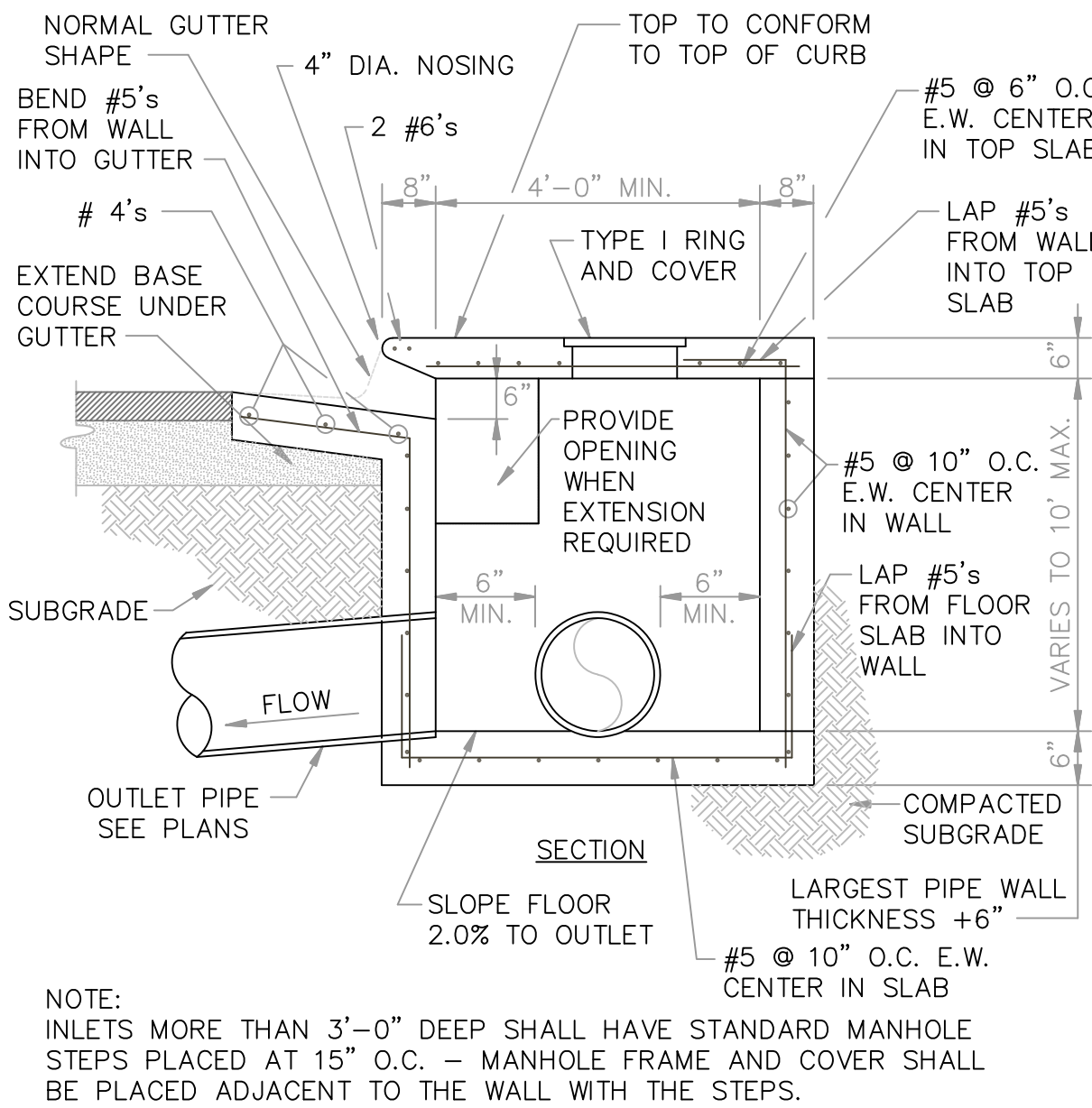
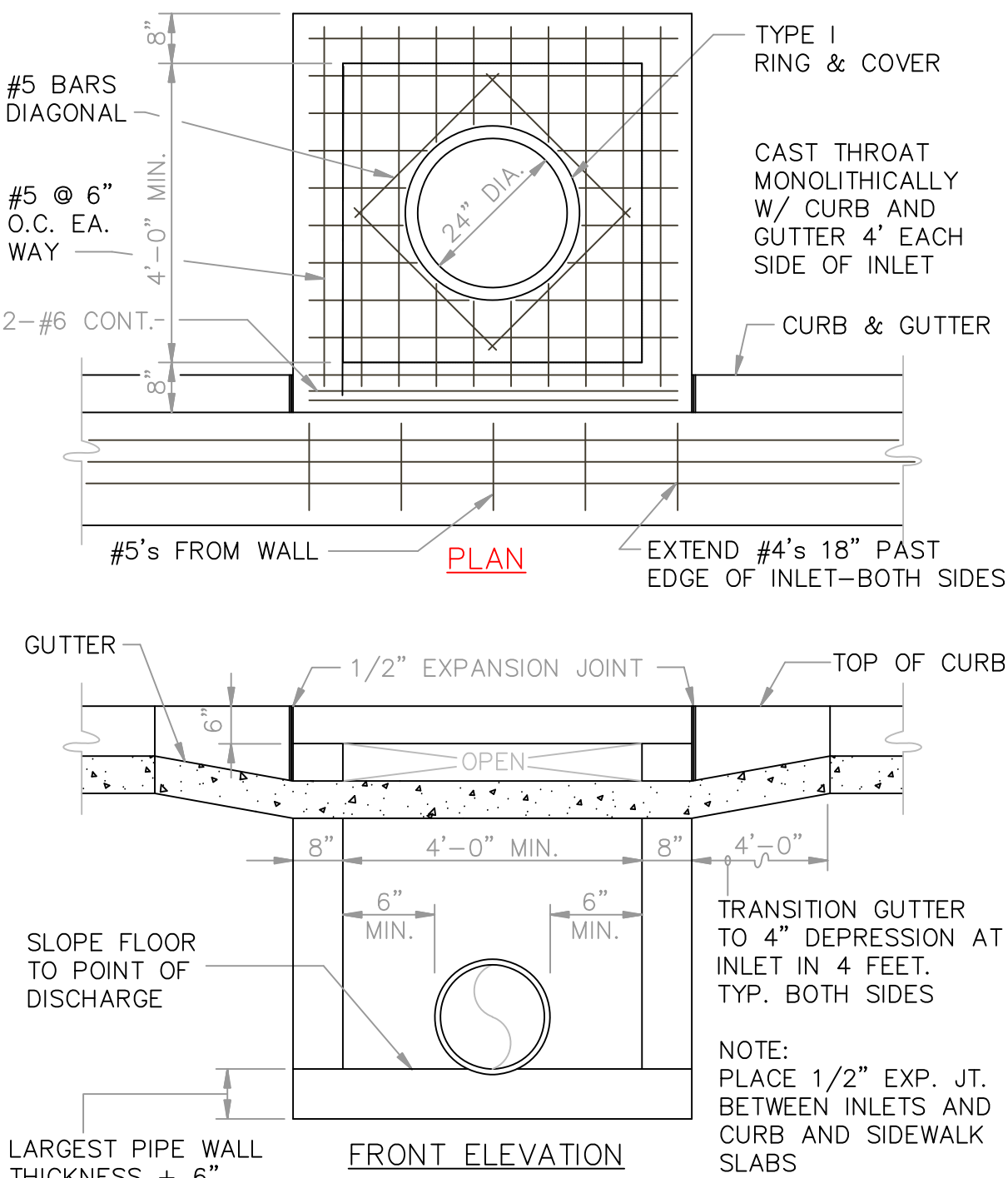
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PROJECT AirportRoad
SHEET 6 / 7

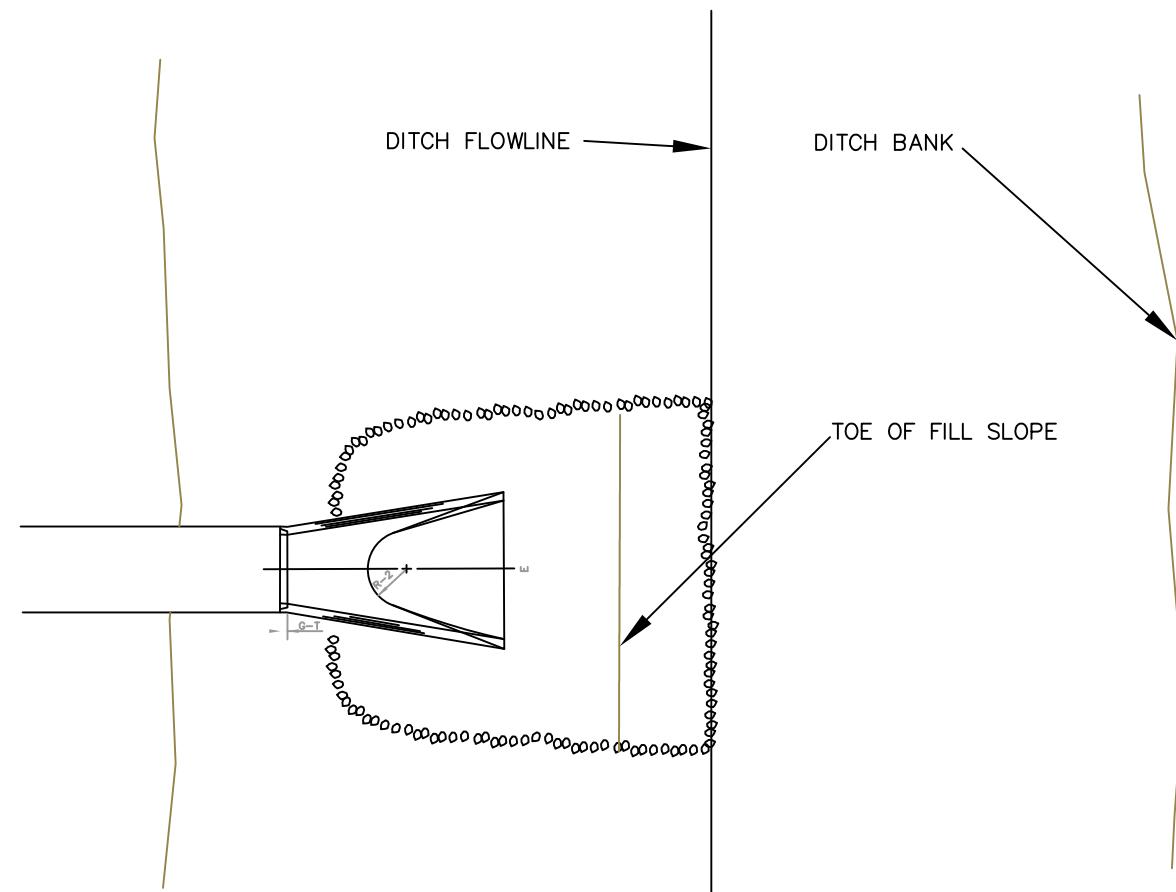
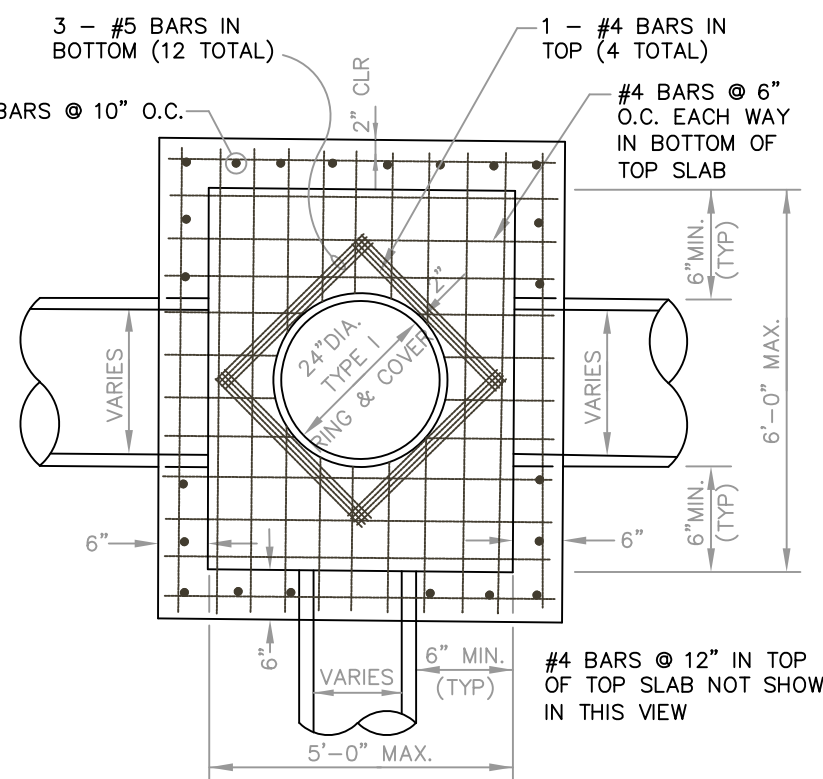
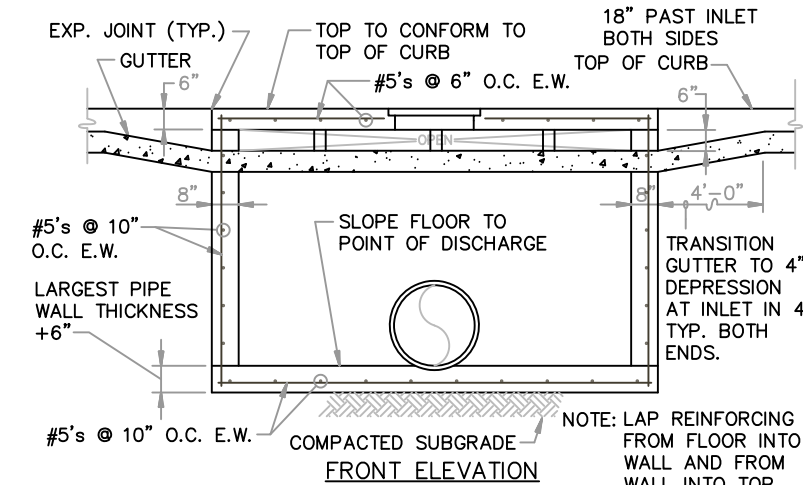
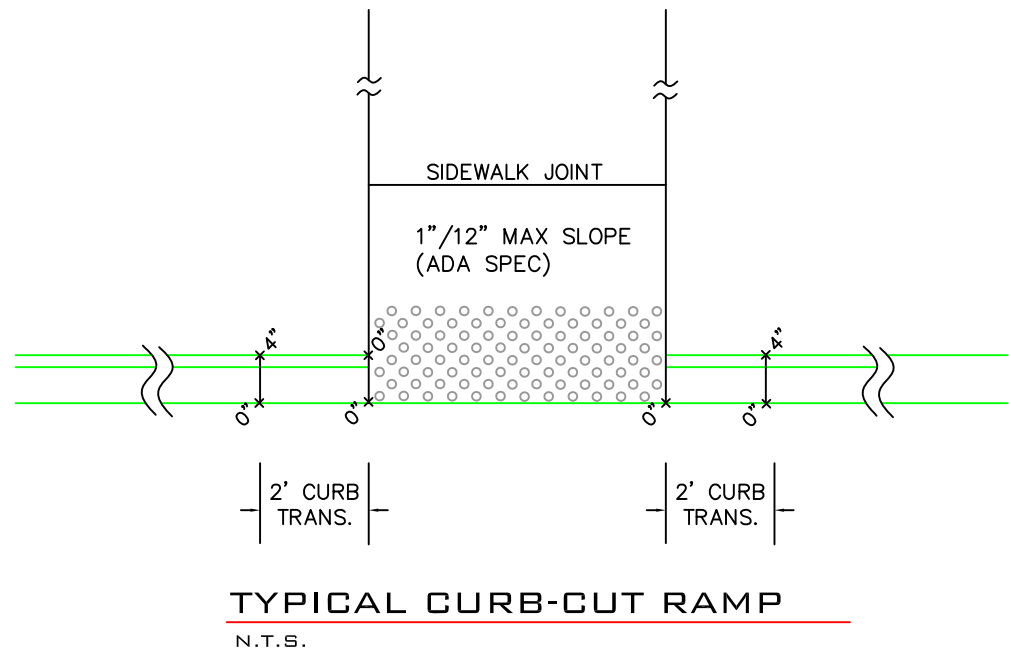
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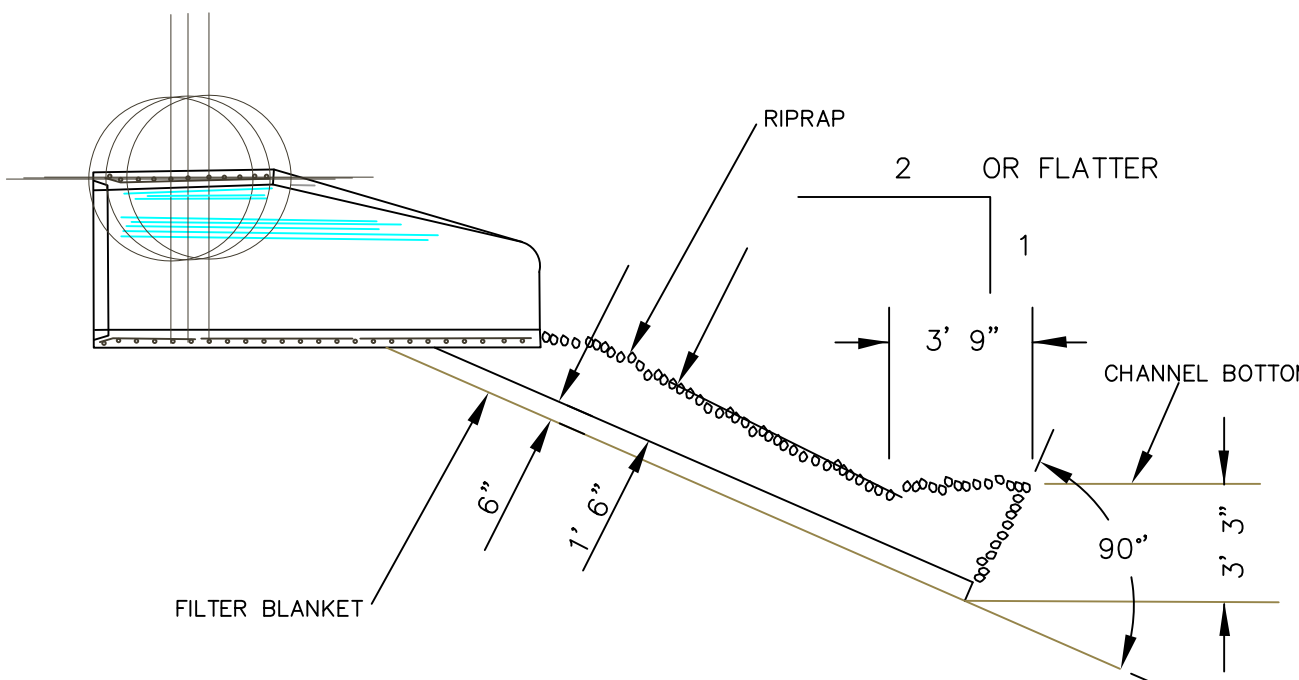
TYPICAL STREET SECTION -- RESIDENTIAL STREETS



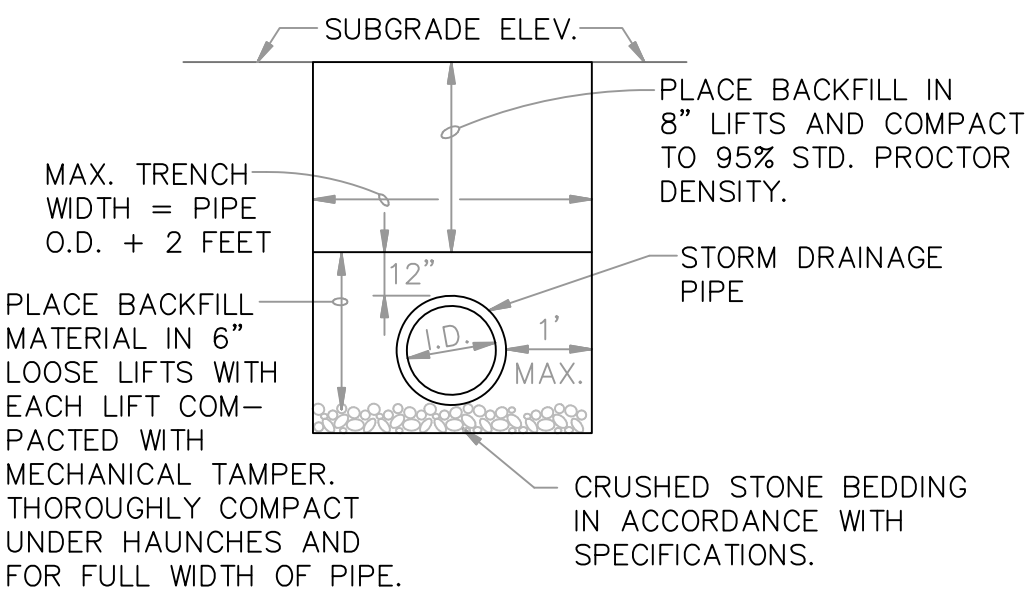
TYPICAL SIDEWALK SECTION
N.T.S.
*PLACE GROOVE JOINTS ON 12' INTERVAL



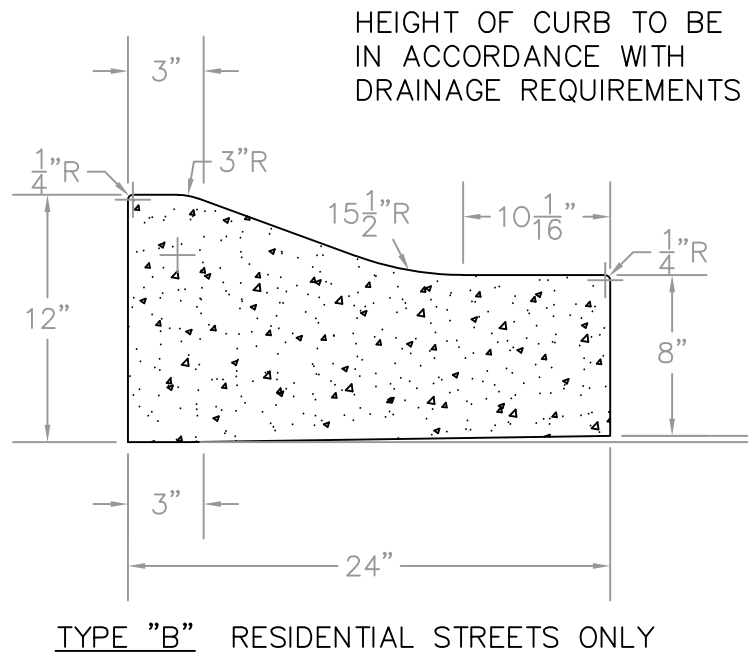
PLAN - DUMPED RIPRAP



SECTION - DUMPED RIPRAP

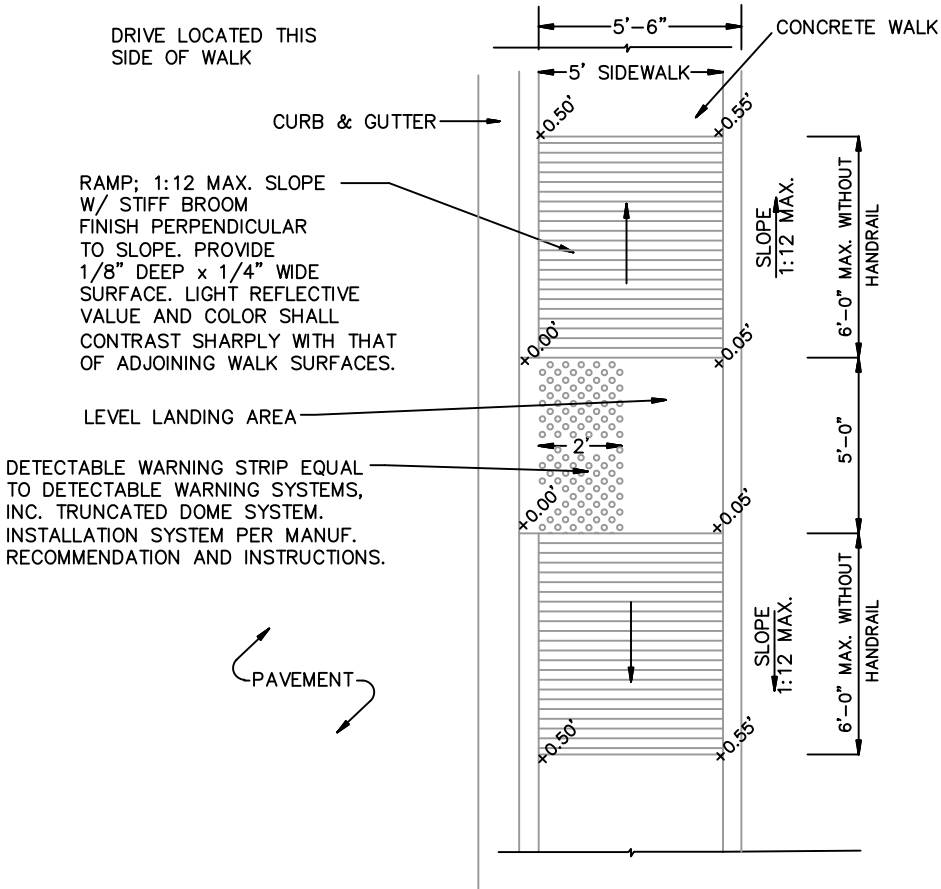


NOTE: TO BE USED WITH NEW STREET CONSTRUCTION.
SEE DRAWING NO. PT-1 FOR EXISTING
STREET CUTS.

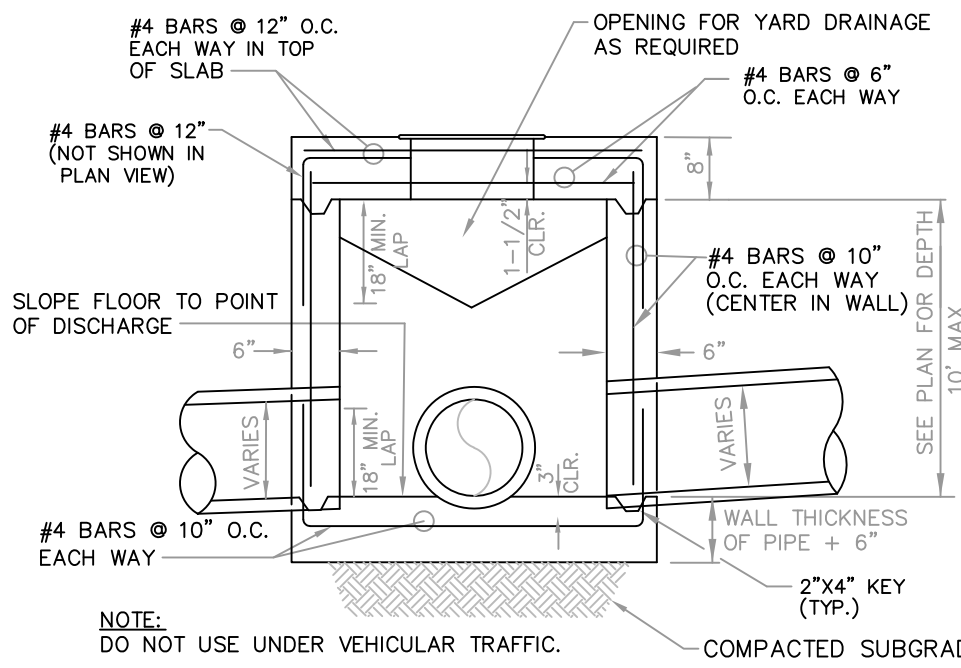


NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE
CONSTRUCTED AT 15' AND 45' INTERVALS
RESPECTIVELY.

NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB.



NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.



NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.

DRAINAGE DETAILS

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PROJECT AirportRoad	

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Call before you dig.