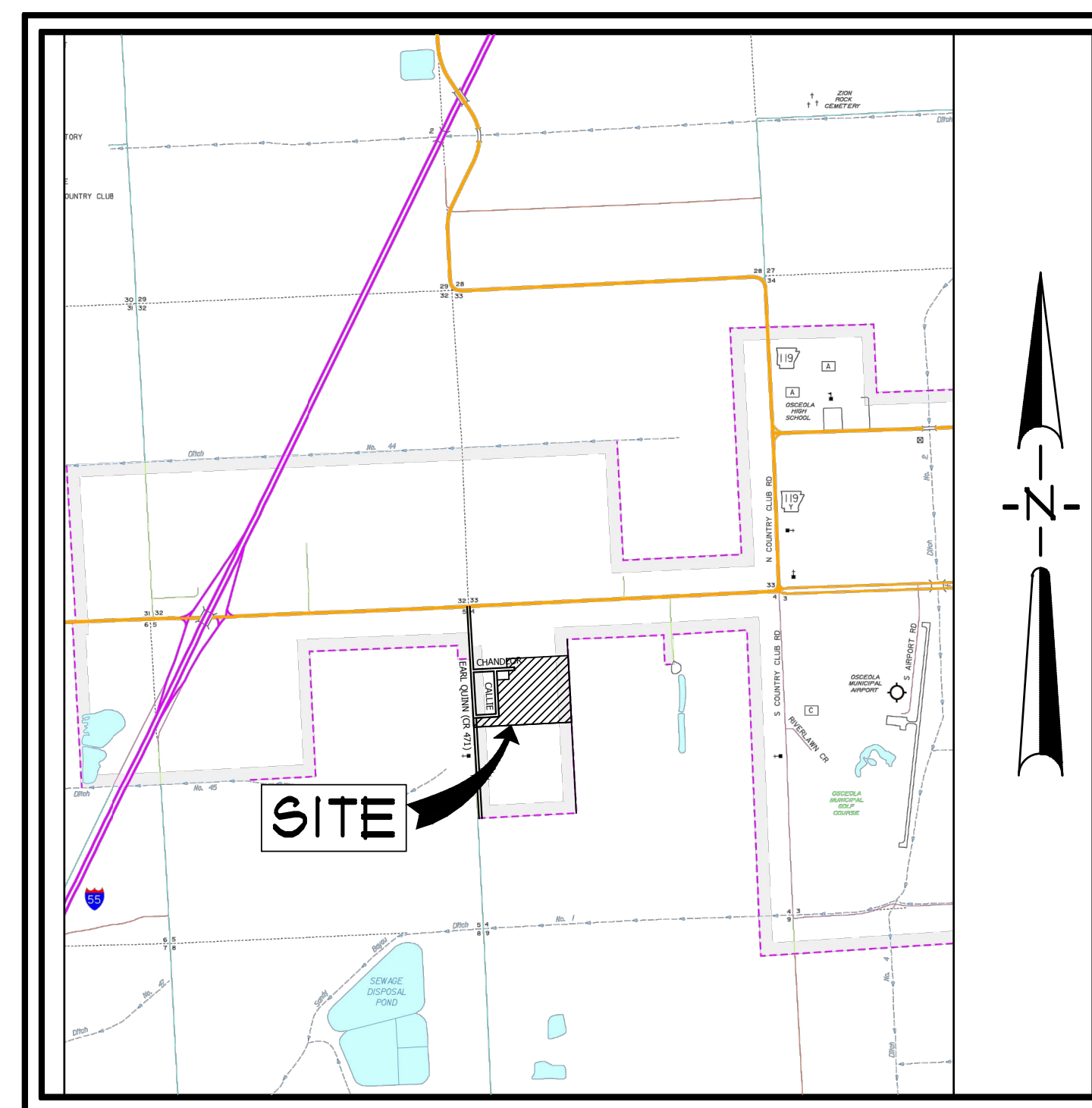


SUBDIVISION PLANS

# RIVER BACK ESTATES EARL QUINN DRIVE & CALLIE DRIVE

PREPARED FOR  
MAGAMAN GROUP, LLC

OSCEOLA, ARKANSAS  
SEPTEMBER, 2022



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

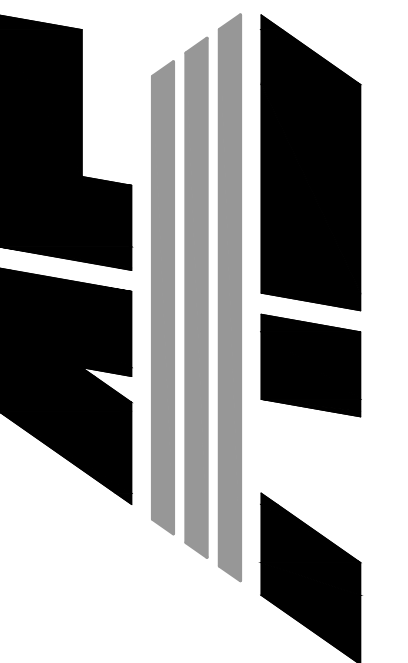
- CO01 INDEX SHEET
- CO02 GENERAL NOTES
- CO03 TOPOGRAPHIC SURVEY
- CO04 RECORD PLAT
- CO05 WATER PLAN
- CO06 SEWER PLAN
- CO07 SEWER PROFILE - LINE A
- CO08 SEWER PROFILE - LINE B
- CO09 SEWER PROFILE - LINE C
- CO10 SEWER PROFILE - LINE D
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- CO13 SEWER PROFILE - LINE H & LINE J
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- CO15 EROSION CONTROL PLAN
- CO16 STREET PROFILE - CHANDLOR CIRCLE
- CO17 STREET PROFILE - ALISA DRIVE
- CO18 STREET PROFILE - SUMMER AVENUE
- CO19 STREET PROFILE - OLIVIA STREET
- CO20 STREET PROFILE - CRUZ DRIVE
- CO21 STREET PROFILE - ARISHA DRIVE
- CO22 STANDARD DETAILS
- CO23 WATER DISTRIBUTION DETAILS
- CO24 SANITARY SEWER DETAILS



Know what's below.  
Call before you dig.

RIVER BACK ESTATES  
EARL QUINN DRIVE & CALLIE DRIVE  
SECTION 4, T12N, R10E  
OSCEOLA, ARKANSAS

ASSOCIATED  
ENGINEERING, LLC  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

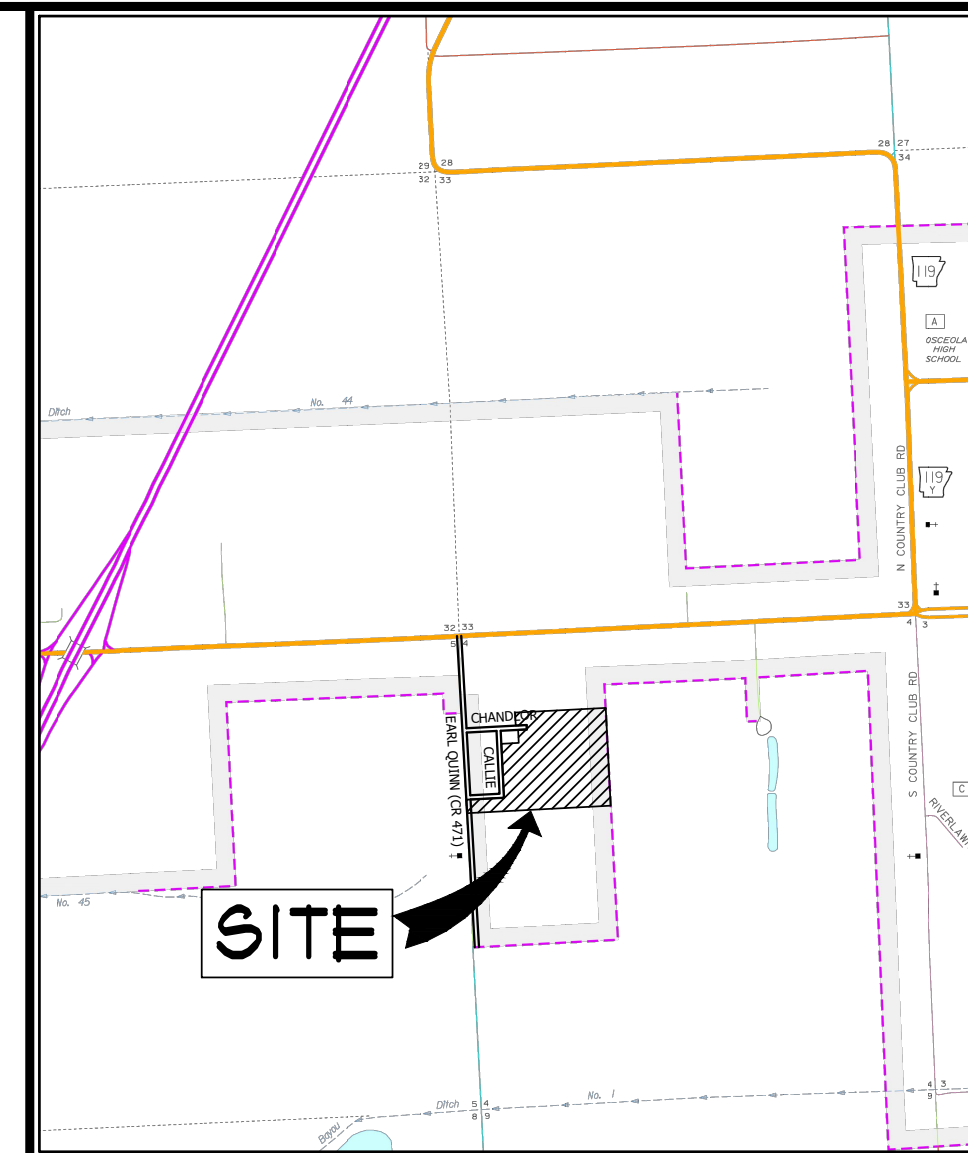
COVER SHEET

DATE: 09/02/2022	DRAWN: CJH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG#: 1012044.XXXX	SHEET
SCALE: AS SHOWN	C001



**SURVEYOR'S NOTES**

- THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR MAGAMAN GROUP, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 (ELEV = 235.54 NAVD 88) IS NORTH RIM OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 217 FEET NORTH AND 204 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LYING ON THE NORTH SIDE OF CALLIE STREET.
- ALL UTILITY LOCATIONS SHOWN WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3, HIGHWAY COMMERCIAL AND R-2 AS NOTED. STANDARD BUILDING SETBACKS FOR R-2 ZONING ARE AS FOLLOWS: STREET (FRONT)=25' STREET (SIDE)=15' SIDE=10' REAR=20' MAXIMUM HEIGHT LIMITATION IS 48 FEET. MINIMUM LOT AREA (SINGLE-FAMILY) IS 7,000 SQ. FT. MINIMUM LOT AREA (MULTI-FAMILY) IS 11,000 SQ. FT. MINIMUM LOT WIDTH (SINGLE-FAMILY) IS 90 FEET.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATIONS DETERMINED), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MISSISSIPPI COUNTY, ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 05093CD425E (PANEL 425 OF 650), EFFECTIVE DATE - JUNE 18, 2010.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - RECORD PLAT OF PLUM POINT ESTATES, PHASE I, RECORDED ON APRIL 11, 2002 IN THE PUBLIC RECORDS OF MISSISSIPPI COUNTY AT OSCEOLA, ARKANSAS.
  - PLAT OF SURVEY FOR G & K DEVELOPMENT BY JAMES W. WAGES, DATED JANUARY 13, 2012.



VICINITY SKETCH  
NOT TO SCALE

**LEGEND**

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = SETBACK LINE
- = FOUND IRON PIPE
- = FOUND MAG NAIL
- = FOUND REBAR
- 
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = EXISTING WATER LINE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = EXISTING OVERHEAD ELECTRICAL LINE
- = POWER POLE
- = LIGHT POLE
- = ELECTRIC TRANSFORMER / PULL BOX
- = CABLE TELEVISION BOX
- = STORM DRAIN / INLET
- = EXISTING GROUND CONTOUR
- = BENCHMARK

**DESCRIPTION**

LOT 6, BLOCK 1 AND LOT 3, BLOCK 3, PLUM POINT ESTATES, PHASE I, TOGETHER WITH A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ARKANSAS HIGHWAY 140 AND COUNTY ROAD 471, COMMONLY ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS; THENCE SOUTH 00°46'30\"/>

CONTAINING IN ALL 1,366,627 SQ. FT. OR 31.37 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S CERTIFICATION**

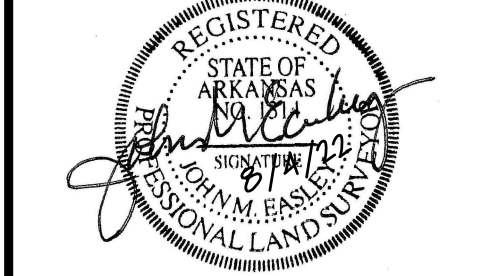
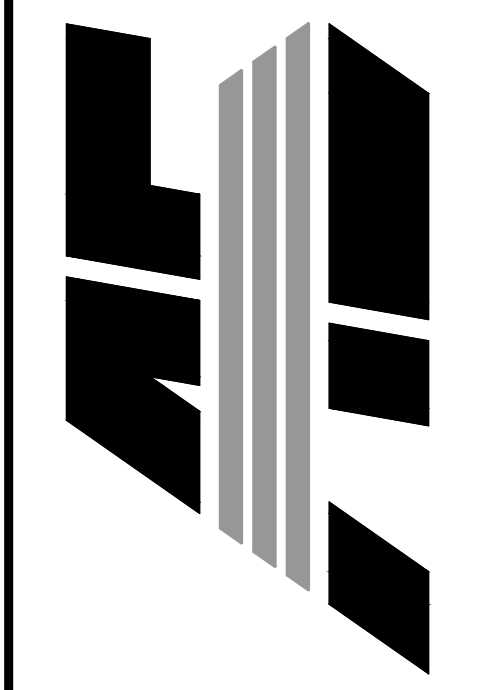
I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN 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 BOUNDARY SURVEY: 07/22/2022

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

**MAGAMAN GROUP, LLC**  
EARL QUINN DRIVE & CALLIE DRIVE  
SECTION 4, T12N, R10E  
OSCEOLA, ARKANSAS

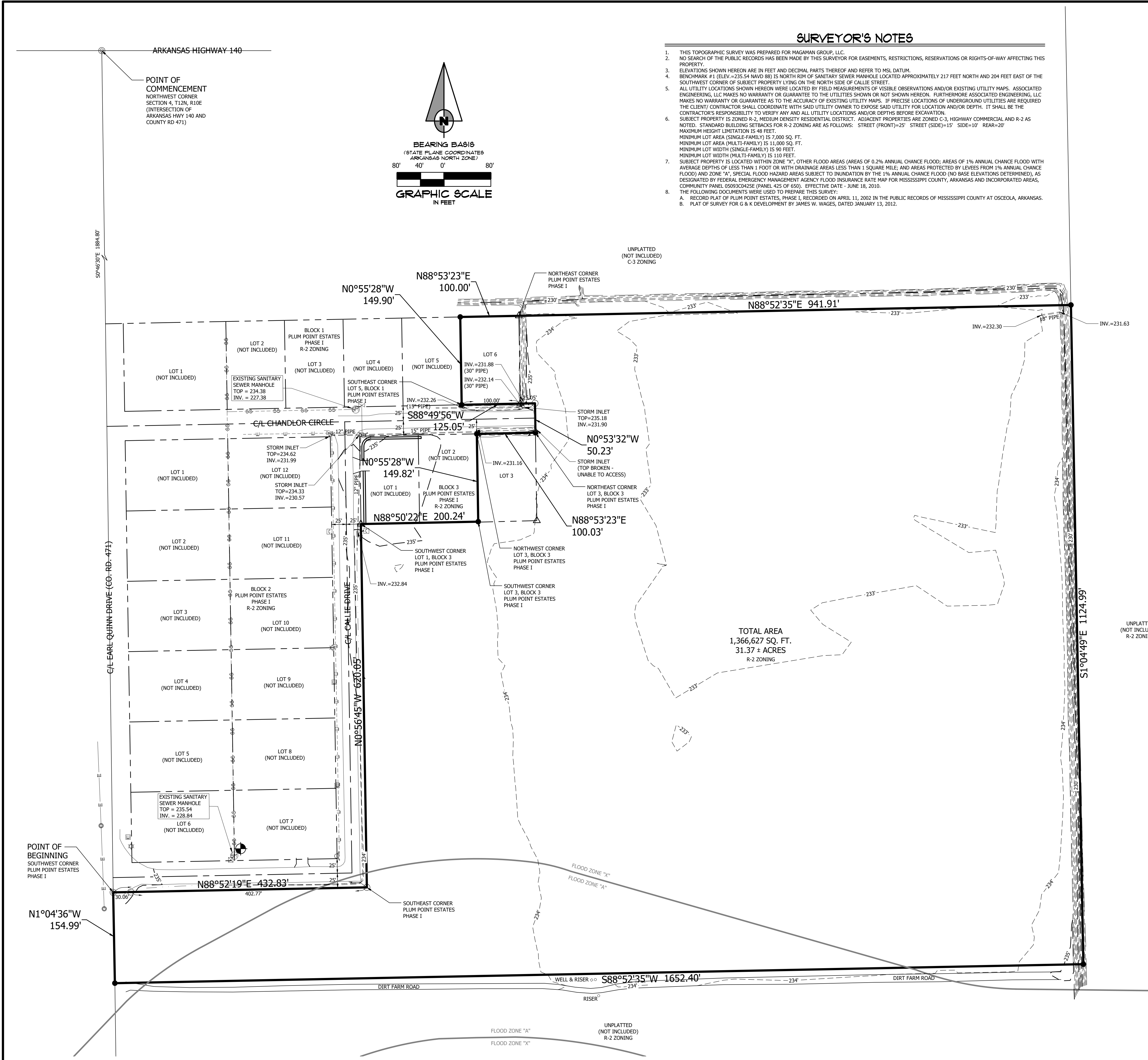
**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

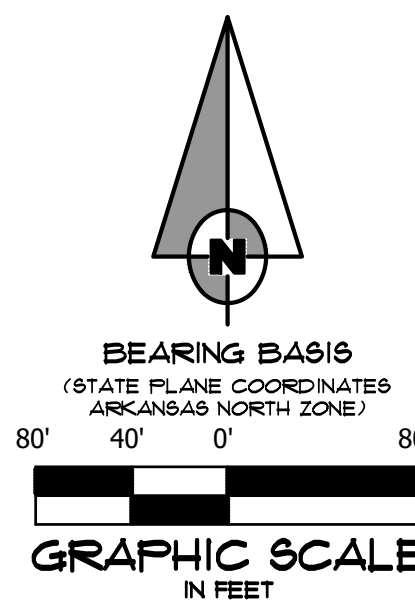
**TOPOGRAPHIC SURVEY**

DATE: 08/04/2022    DRAWN: CCH  
CADD FILE: 22105-002    CHECKED: JME  
DWG#: 1012044.XXXX    SHEET  
SCALE: 1" = 80'    1 OF 1



ARKANSAS HIGHWAY 140

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
SECTION 4, T12N, R10E  
(INTERSECTION OF  
ARKANSAS HWY 140 AND  
COUNTY RD 471)



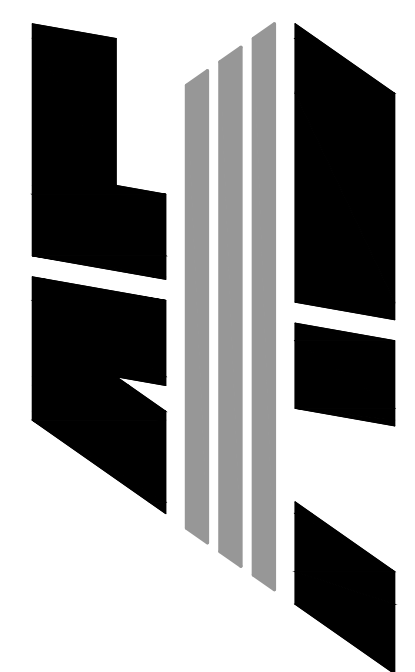
UNPLATTED  
(NOT INCLUDED)  
C-3 ZONING

TOTAL AREA  
1,366,627 SQ. FT.  
31.37 ± ACRES  
R-2 ZONING

UNPLATTED  
(NOT INCLUDED)  
R-2 ZONING

POINT OF BEGINNING  
SOUTHWEST CORNER  
PLUM POINT ESTATES  
PHASE I

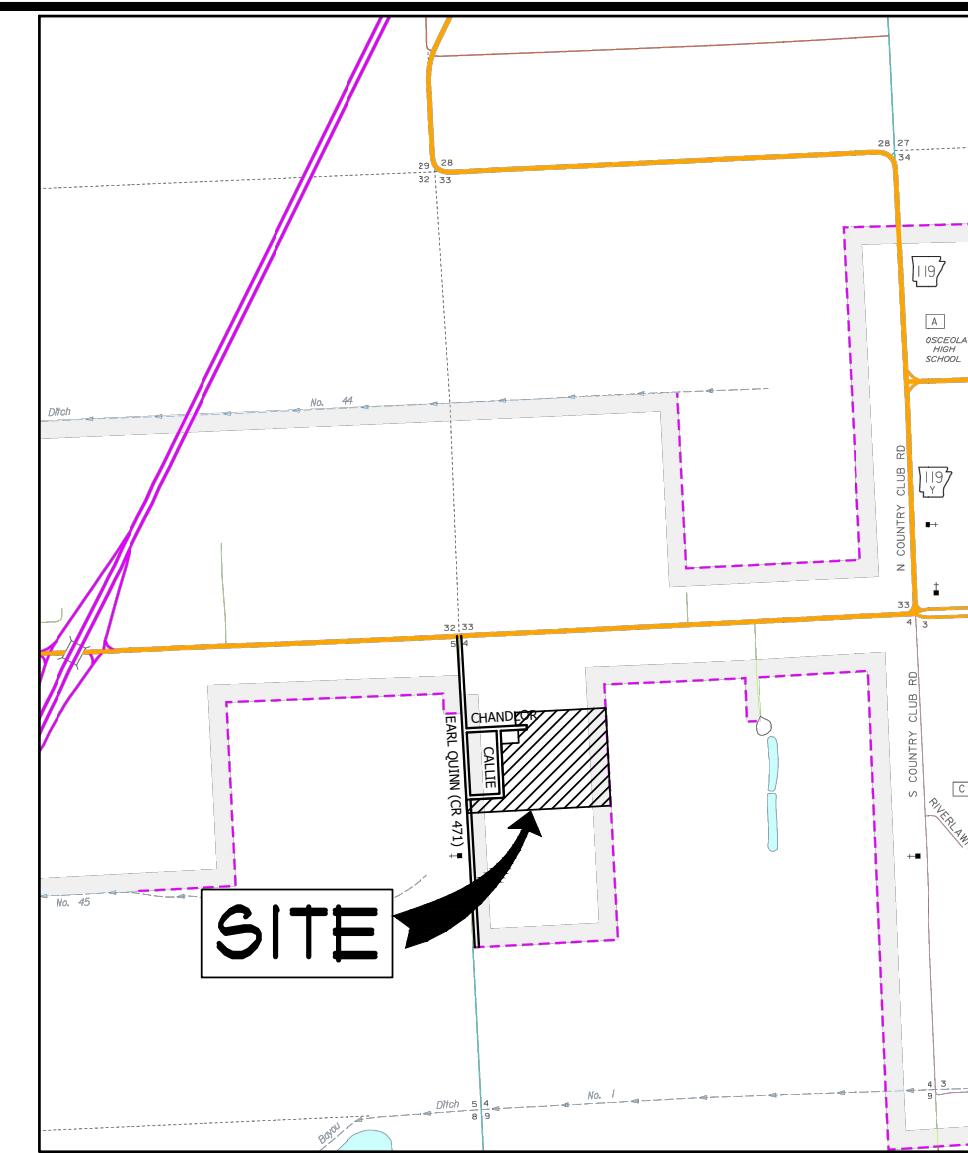
UNPLATTED  
(NOT INCLUDED)  
R-2 ZONING



NO.	DESCRIPTION	DATE

**RECORD PLAT**

DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-003	CHECKED: JME
DWG# 1012044.XXXX	SHEET
SCALE: 1" = 80'	1 OF 1



**DESCRIPTION**

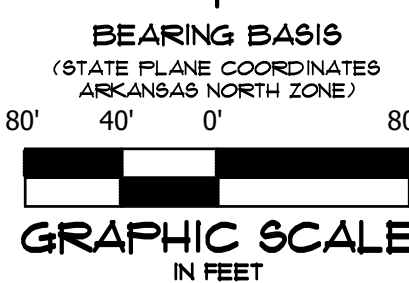
LOT 6, BLOCK 1 AND LOT 3, BLOCK 3, PLUM POINT ESTATES, PHASE I, TOGETHER WITH A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ARKANSAS HIGHWAY 140 AND COUNTY ROAD 471, COMMONLY ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 4, TOWNSHIP 12 NORTH, RANGE 10 EAST, MISSISSIPPI COUNTY, ARKANSAS; THENCE SOUTH 00°46'30" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,884.80 FEET TO THE POINT OF BEGINNING, SAID POINT MARKING THE SOUTHWEST CORNER OF PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°52'19" EAST, ALONG THE SOUTH LINE OF PLUM POINT ESTATES, PHASE I, A DISTANCE OF 432.83 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°56'45" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 620.05 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°50'22" EAST, ALONG THE SOUTH LINE OF BLOCK 3, PLUM POINT ESTATES, PHASE I, A DISTANCE OF 200.24 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°55'28" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 149.82 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE; THENCE NORTH 88°53'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.03 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°53'32" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 50.23 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE; THENCE SOUTH 88°49'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE, A DISTANCE OF 125.05 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, PLUM POINT ESTATES, PHASE I; THENCE NORTH 00°55'28" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF CHANDLOR CIRCLE, A DISTANCE OF 620.05 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PLUM POINT ESTATES, PHASE I; THENCE NORTH 88°52'25" EAST, ALONG THE SOUTH LINE OF PLUM POINT ESTATES, PHASE I, A DISTANCE OF 1,124.99 FEET TO A POINT; THENCE SOUTH 88°52'35" WEST, A DISTANCE OF 1,652.40 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 01°04'36" WEST, ALONG SAID WEST LINE, A DISTANCE OF 154.99 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,366,627 SQ. FT. OR 31.37 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

- THIS DRAWING WAS PREPARED FOR MAGAM GROUP, LLC.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3, HIGHWAY COMMERCIAL AND R-2 AS NOTED. STANDARD BUILDING SETBACKS FOR R-2 ZONING ARE AS FOLLOWS: STREET (FRONT)-25' STREET (SIDE)-15' SIDE-10' REAR-20' MAXIMUM HEIGHT LIMITATION IS 40 FEET.
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AREAS OF 1% ANNUAL CHANCE FLOOD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATIONS DETERMINED), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MISSISSIPPI COUNTY, ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 05093C0425E (PANEL 425 OF 650), EFFECTIVE DATE - JUNE 18, 2010.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - RECORD PLAT OF PLUM POINT ESTATES, PHASE I, RECORDED ON APRIL 11, 2002 IN THE PUBLIC RECORDS OF MISSISSIPPI COUNTY AT OSCEOLA, ARKANSAS.
  - PLAT OF SURVEY FOR G & K DEVELOPMENT BY JAMES W. WAGES, DATED JANUARY 13, 2012.



ARKANSAS HIGHWAY 140

POINT OF COMMENCEMENT  
 NORTHWEST CORNER  
 SECTION 4, T12N, R10E  
 (INTERSECTION OF  
 ARKANSAS HWY 140 AND  
 COUNTY RD 471)

S0°46'30"E 1884.80'

C/L EARL QUINN DRIVE (CG-RD-471)

C/L CALLIE DR.

C/L CHANDLOR CIR.

C/L ALISA DR.

C/L ARISHA DR.

C/L CRUZ DR.

C/L SUMMER AVE.

C/L OLIVIA ST.

C/L CHANDLOR CIR.

C/L CALLIE DR.

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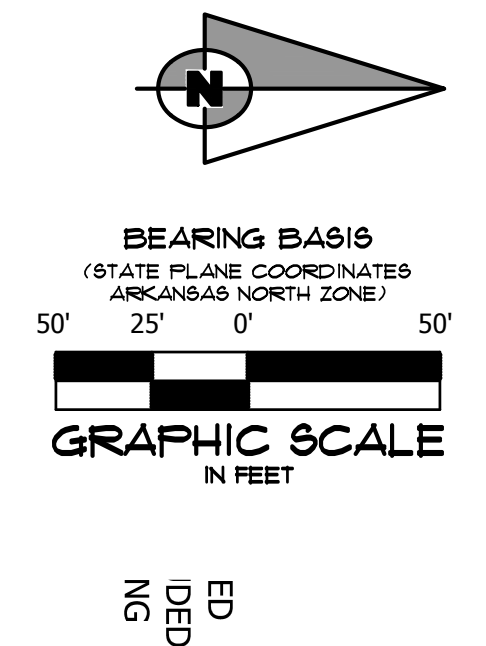
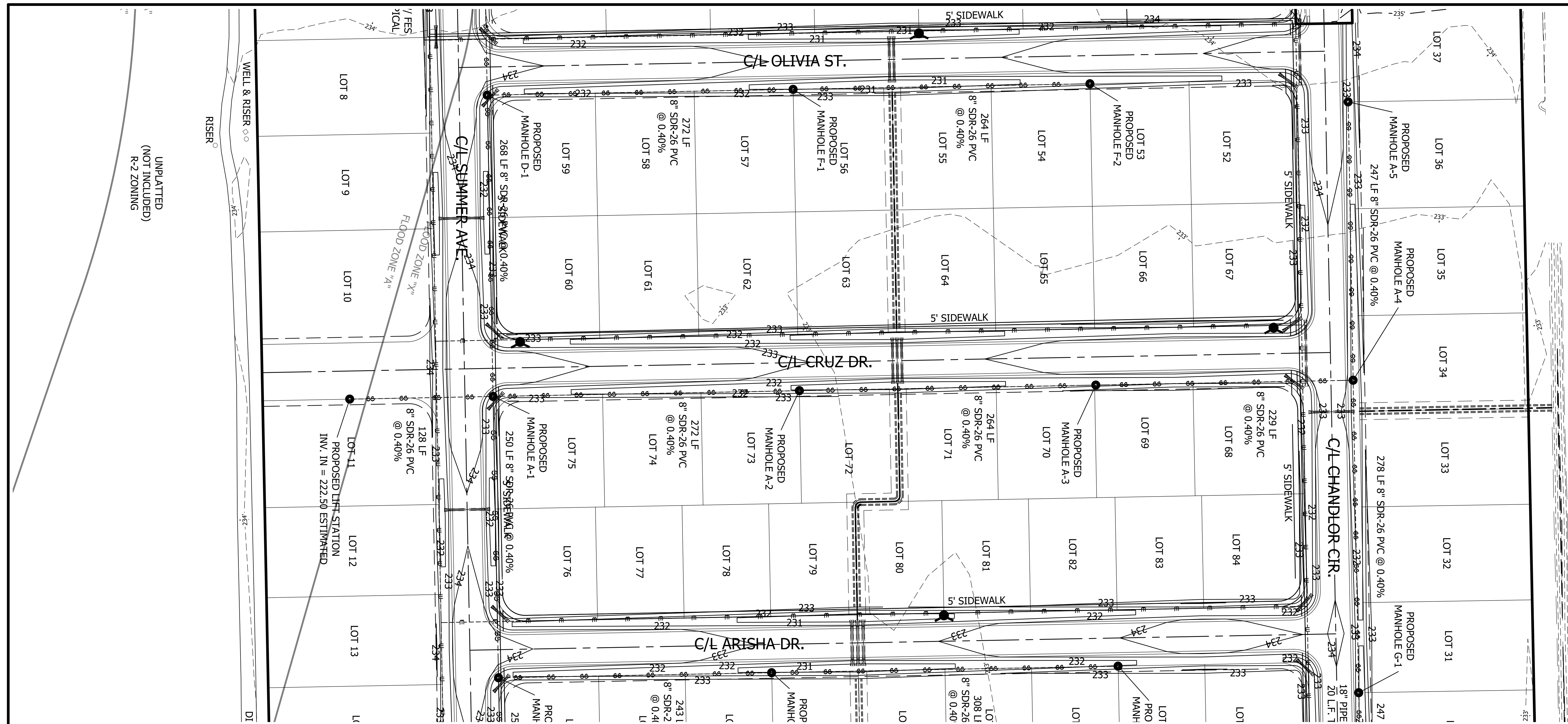
C/L CHANDLOR CIR.

C/L CHANDLOR CIR.

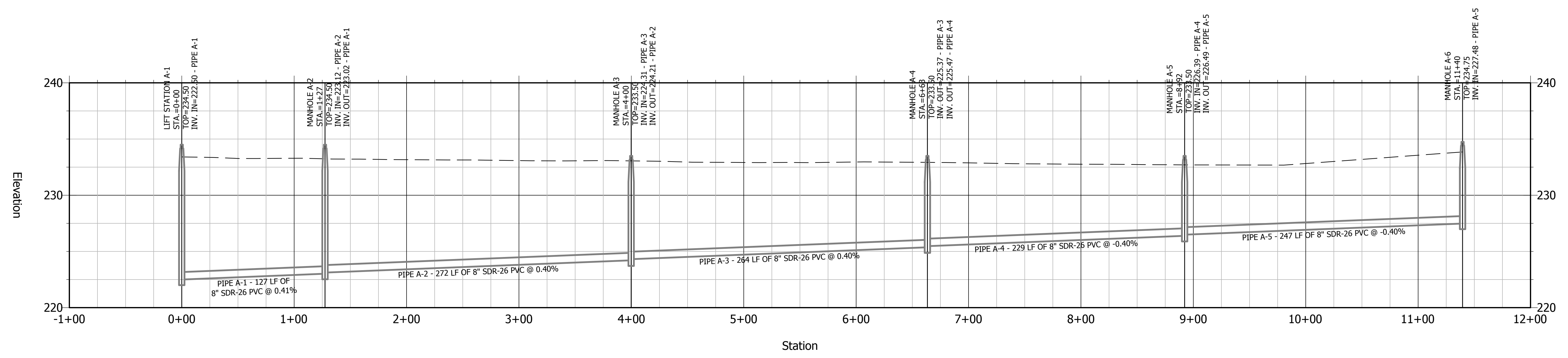
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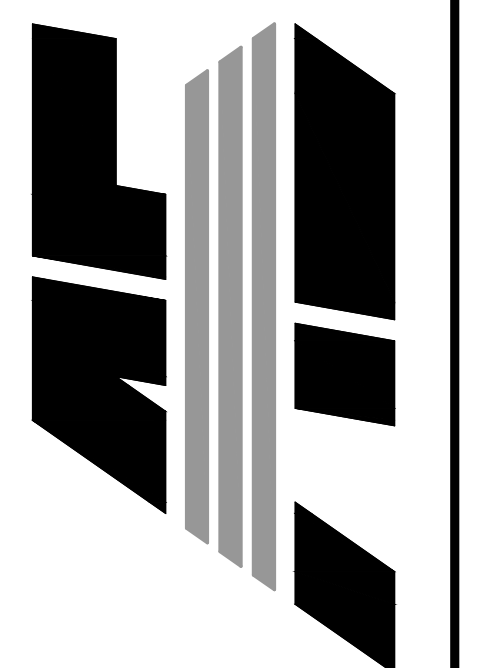


SEWER A PROFILE



RIVER BACK ESTATES  
 EARL QUINN DRIVE & CALLIE DRIVE  
 SECTION 4, T12N, R10E  
 OSCEOLA, ARKANSAS

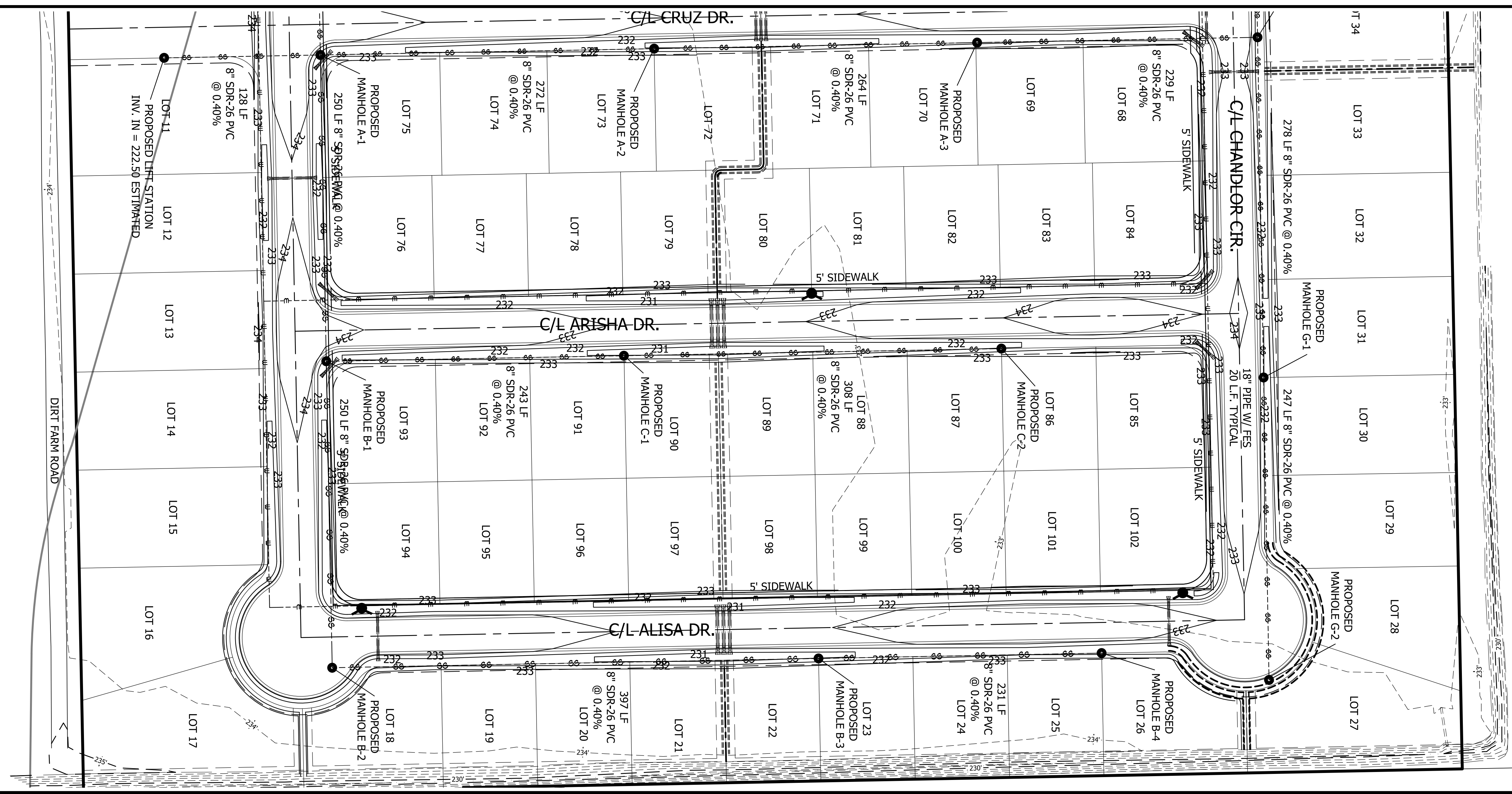
ASSOCIATED  
 ENGINEERING, LLC  
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 LAND PLANNING  
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 JONESBORO, AR 72403  
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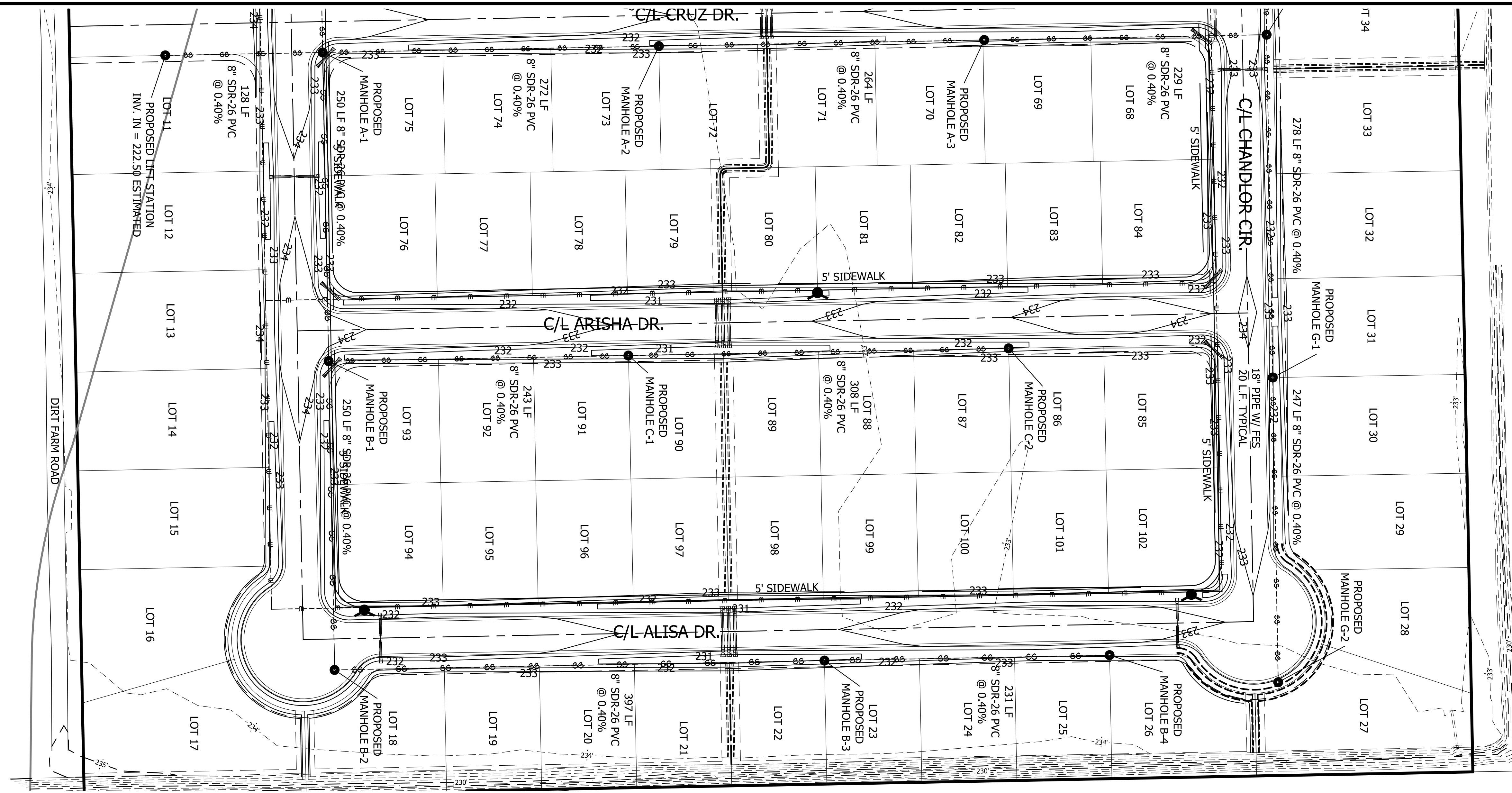


NO.	DESCRIPTION	DATE

SEWER PLAN &  
 PROFILE

DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG#: 1012044.XXXX	SHEET
SCALE: AS SHOWN	C007

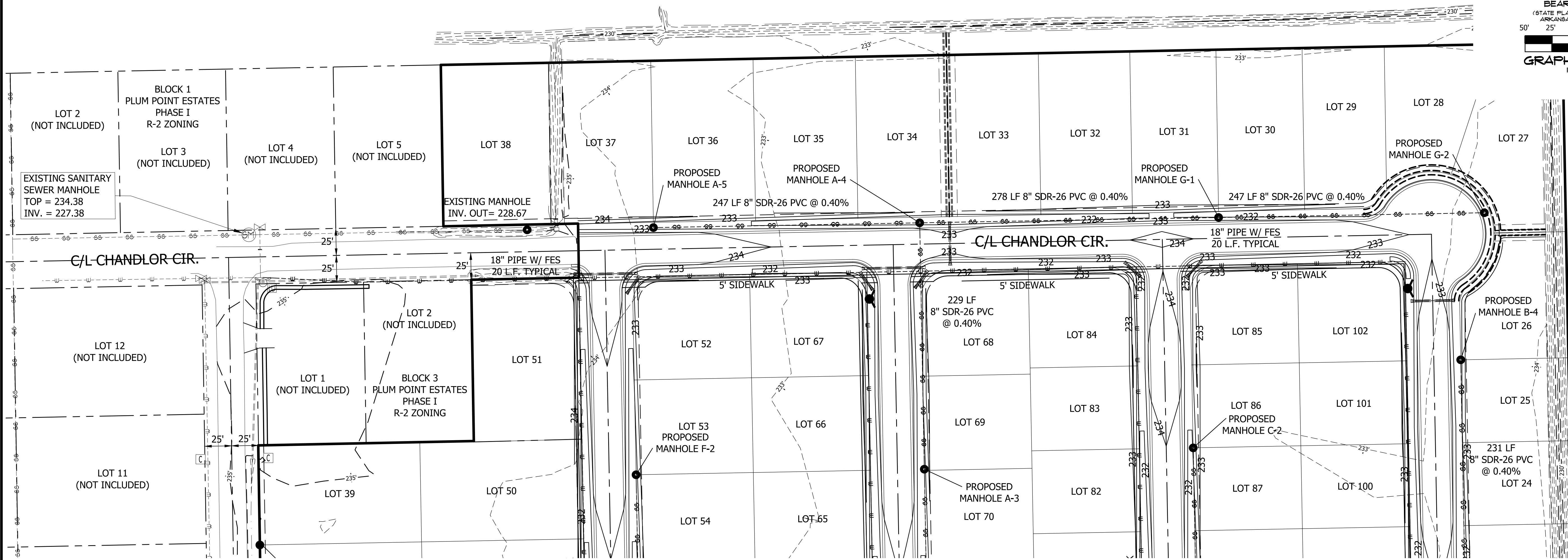
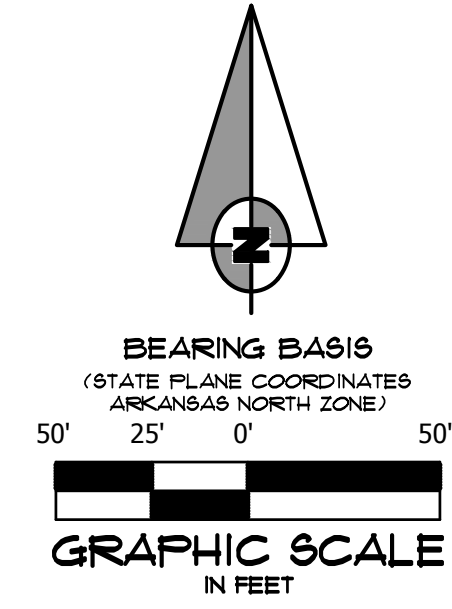




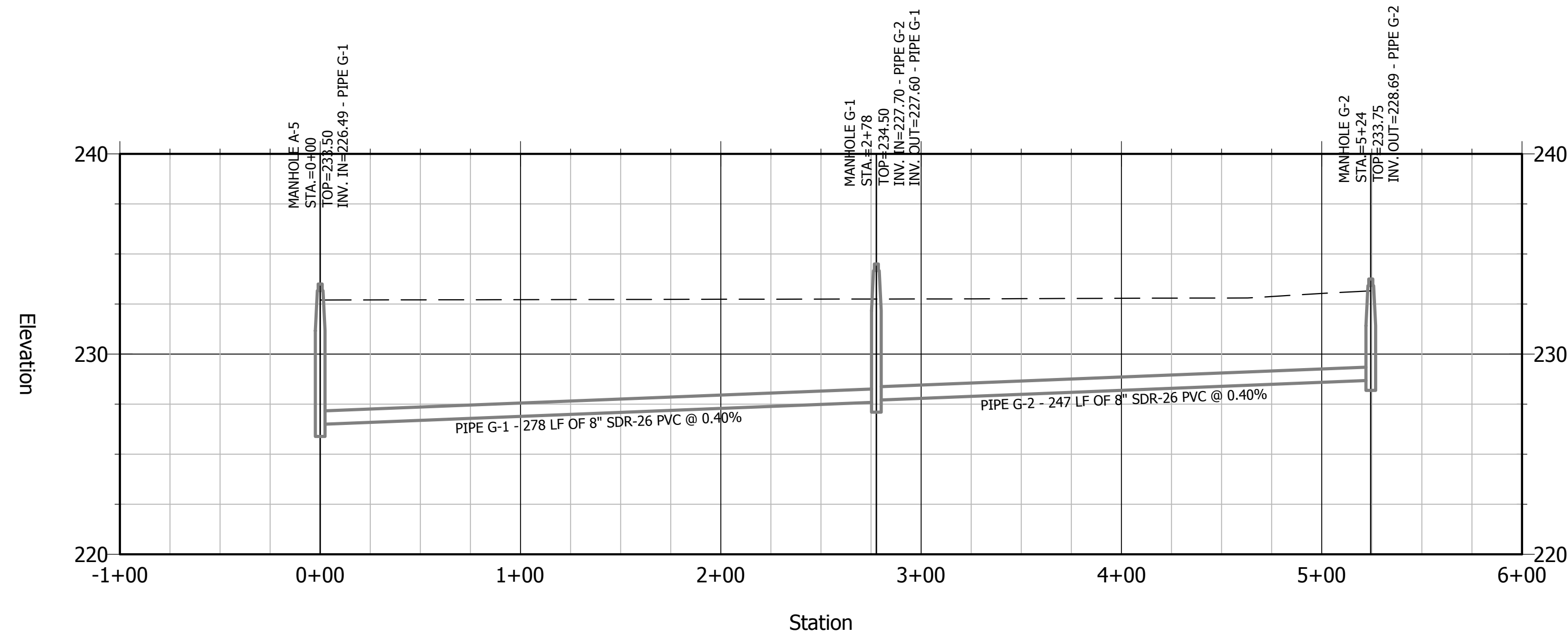




UNPLATTED  
(NOT INCLUDED)  
C-3 ZONING

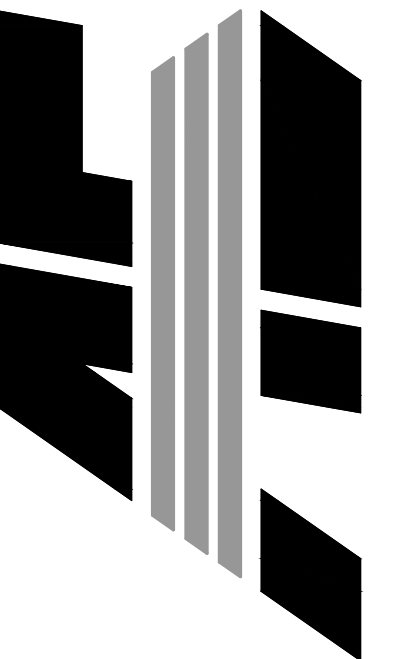


SEWER G PROFILE



RIVER BACK ESTATES  
EARL QUINN DRIVE & CALLIE DRIVE  
SECTION 4, T12N, R10E  
OSCEOLA, ARKANSAS

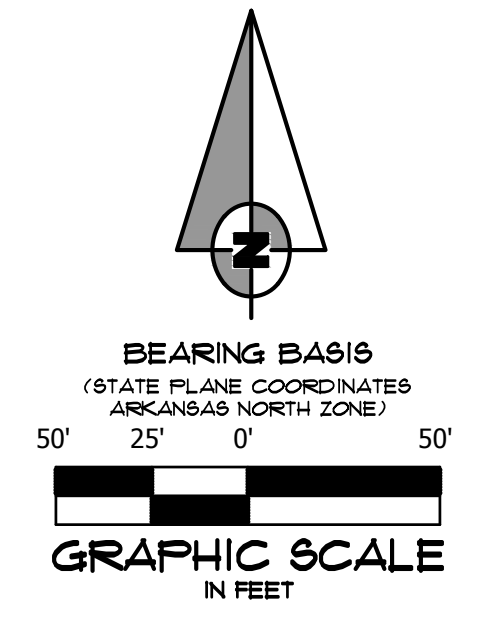
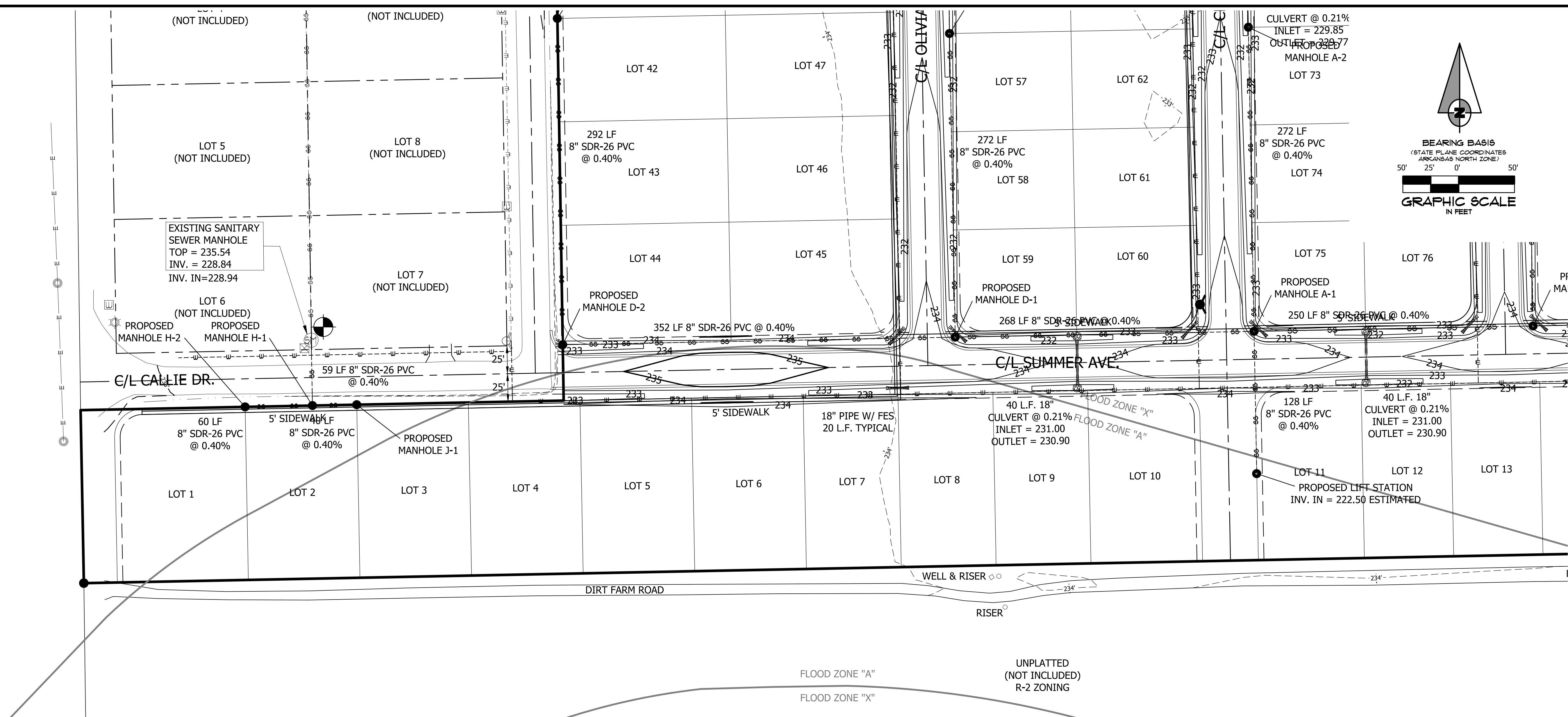
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NO.	DESCRIPTION	DATE

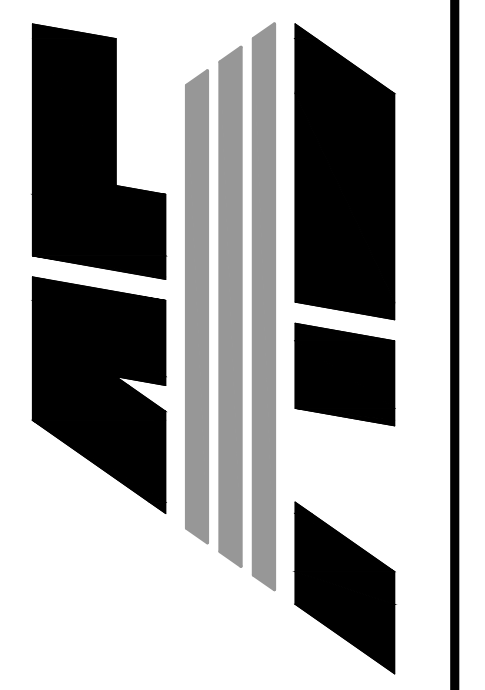
SEWER PLAN &  
PROFILE

DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG#: 1012044.XXXX	SHEET
SCALE: AS SHOWN	C012

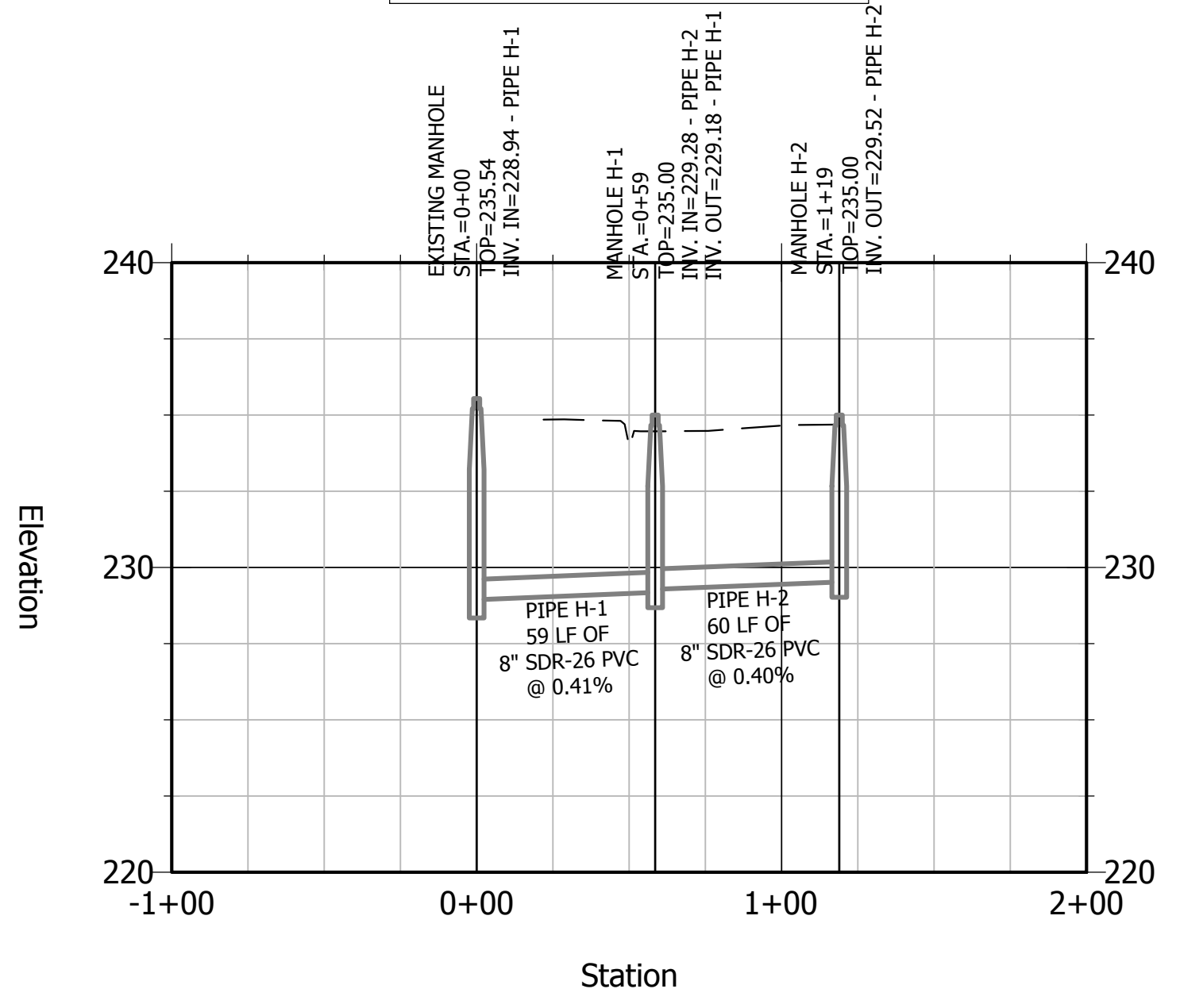


**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

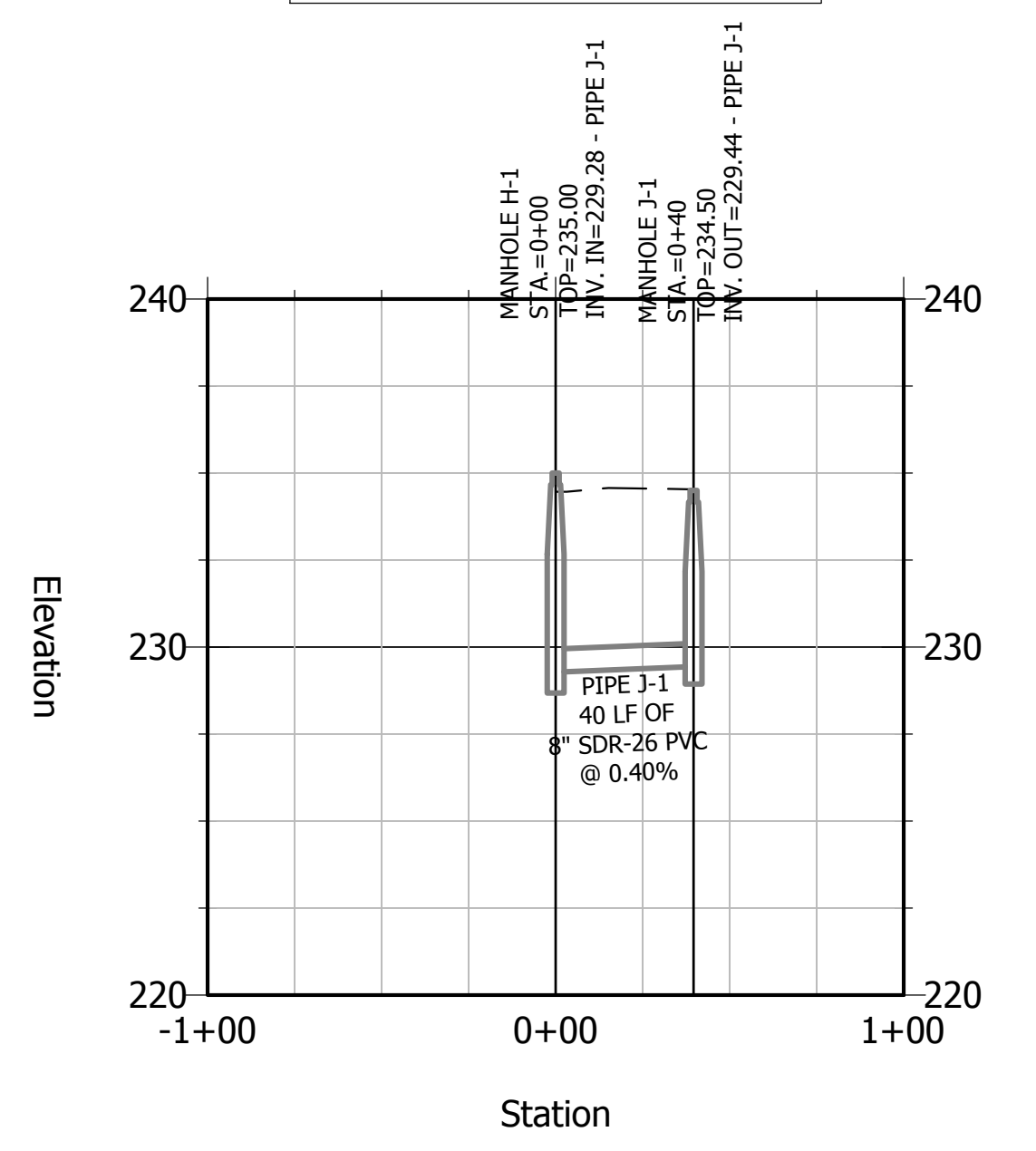
**ASSOCIATED ENGINEERING, LLC**  
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**SEWER H PROFILE**



**SEWER J PROFILE**



NO.	DESCRIPTION	DATE

**SEWER PLAN & PROFILE**

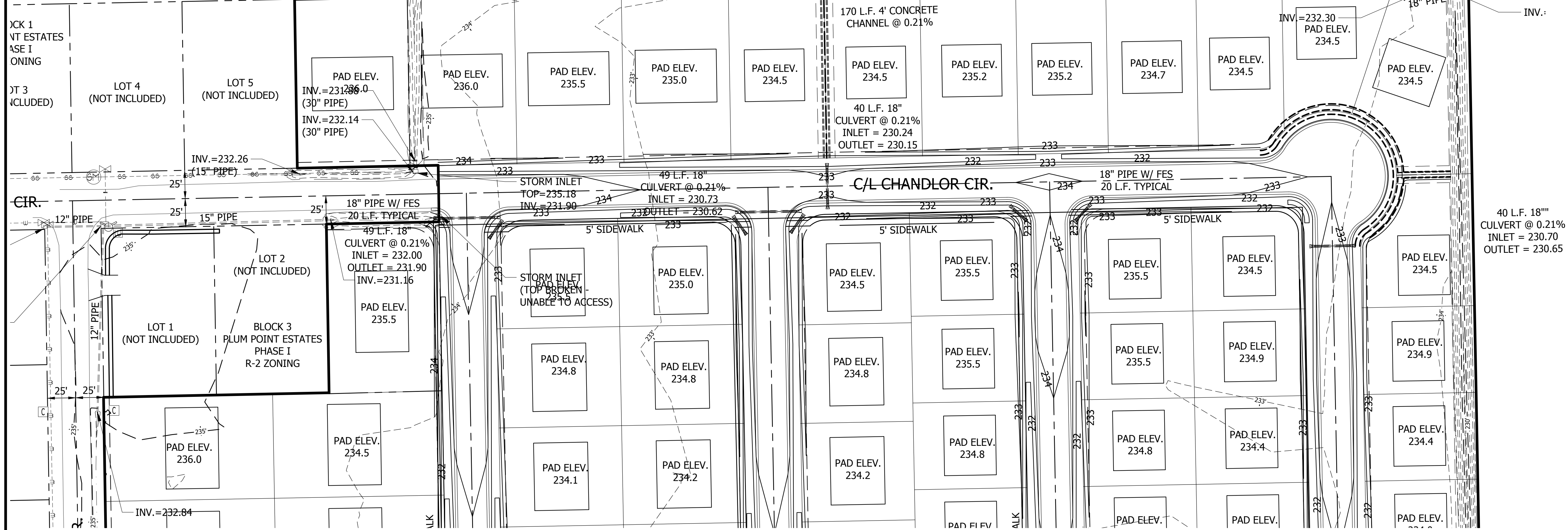
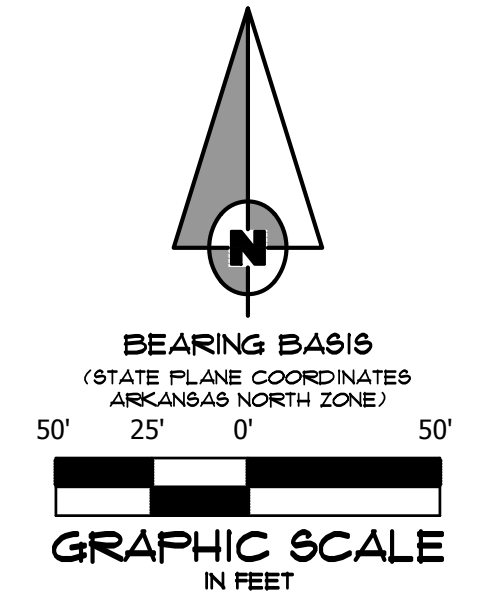
DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG# 1012044.XXXX	SHEET
SCALE: AS SHOWN	C013



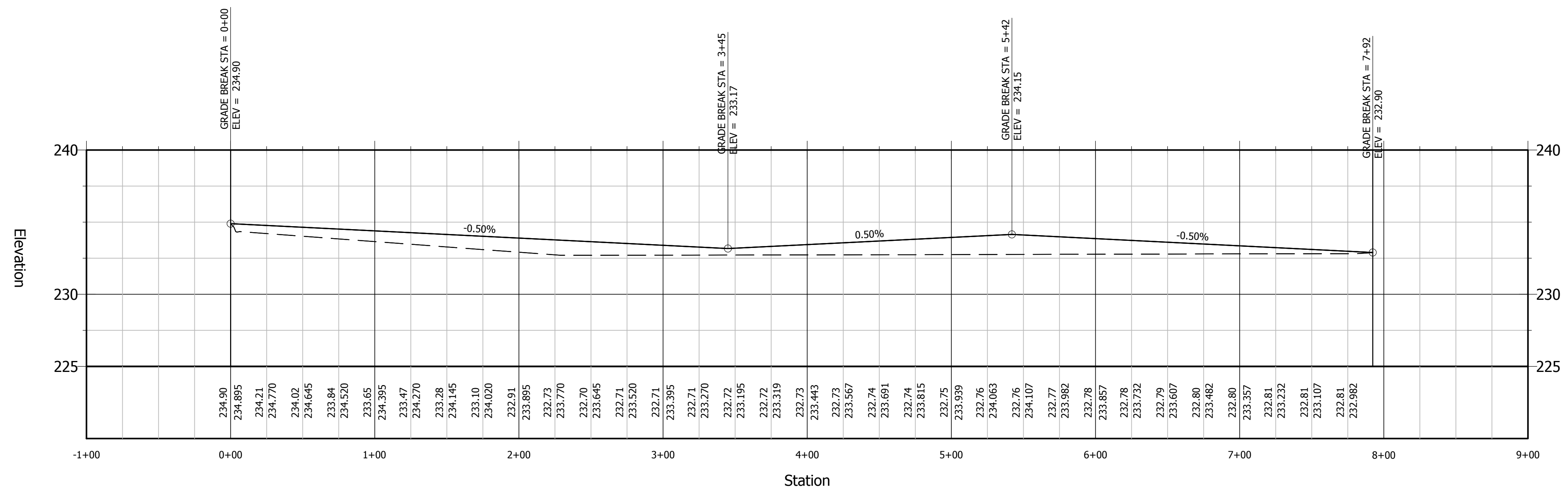


UNPLATTED  
(NOT INCLUDED)  
C-3 ZONING

FL - 229.80

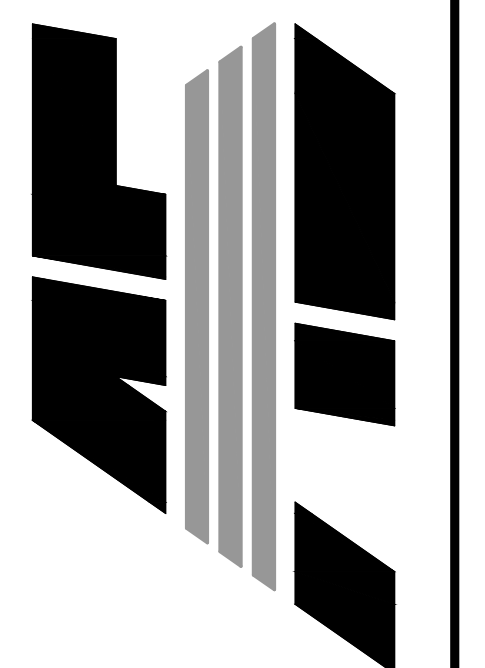


CHANDLOR CIRCLE PROFILE



RIVER BACK ESTATES  
EARL QUINN DRIVE & CALLIE DRIVE  
SECTION 4, T12N, R10E  
OSCEOLA, ARKANSAS

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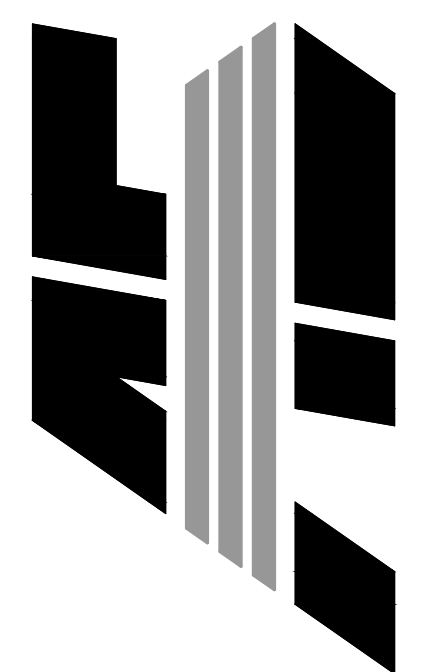
NO.	DESCRIPTION	DATE

STREET PLAN &  
PROFILE

DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG#: 1012044.XXXX	SHEET
SCALE: AS SHOWN	C016

**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

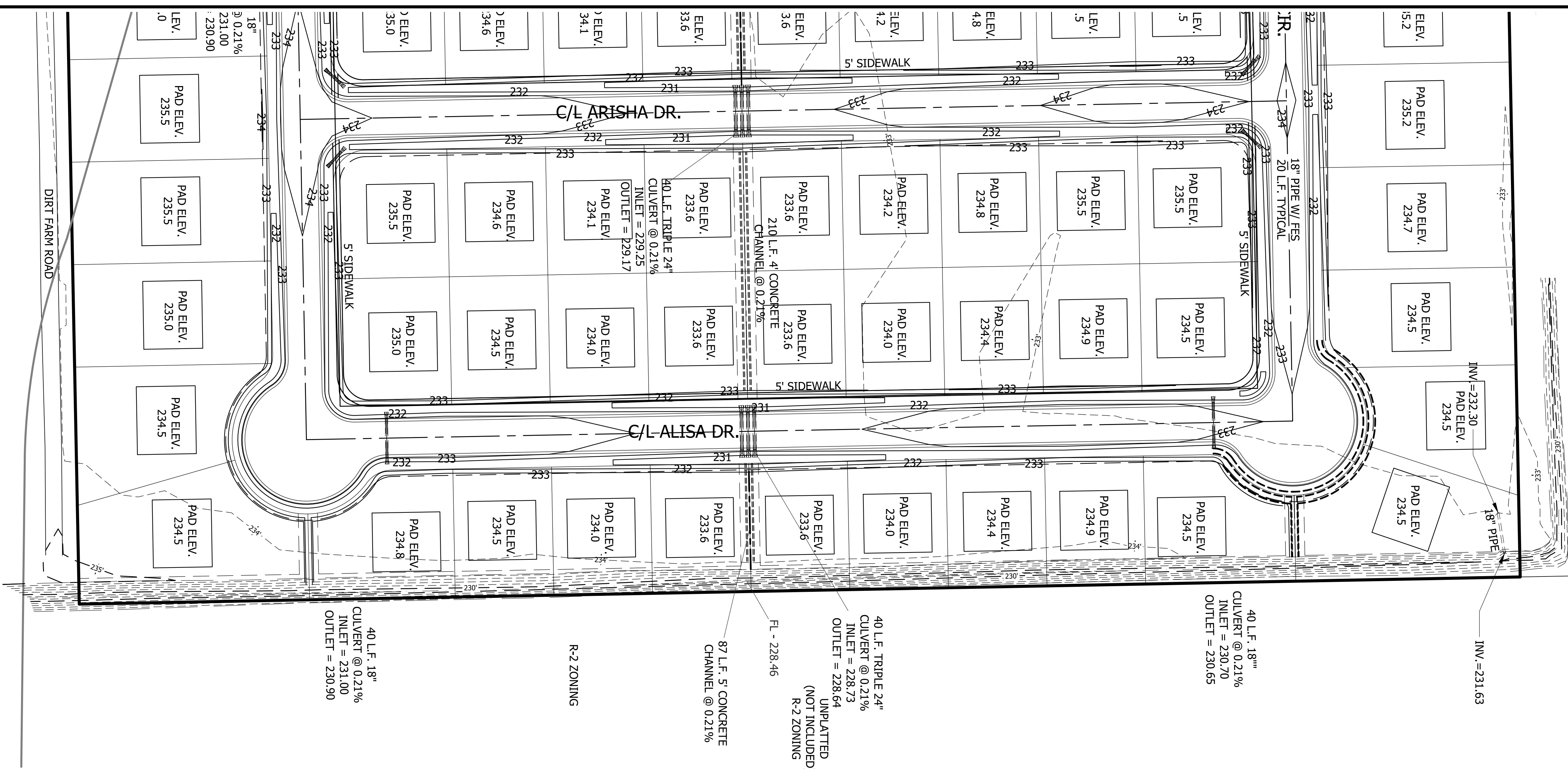
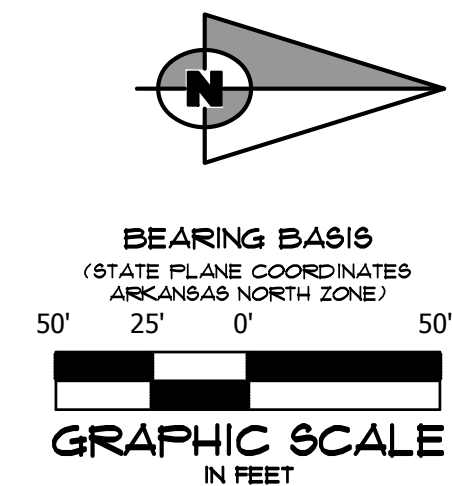
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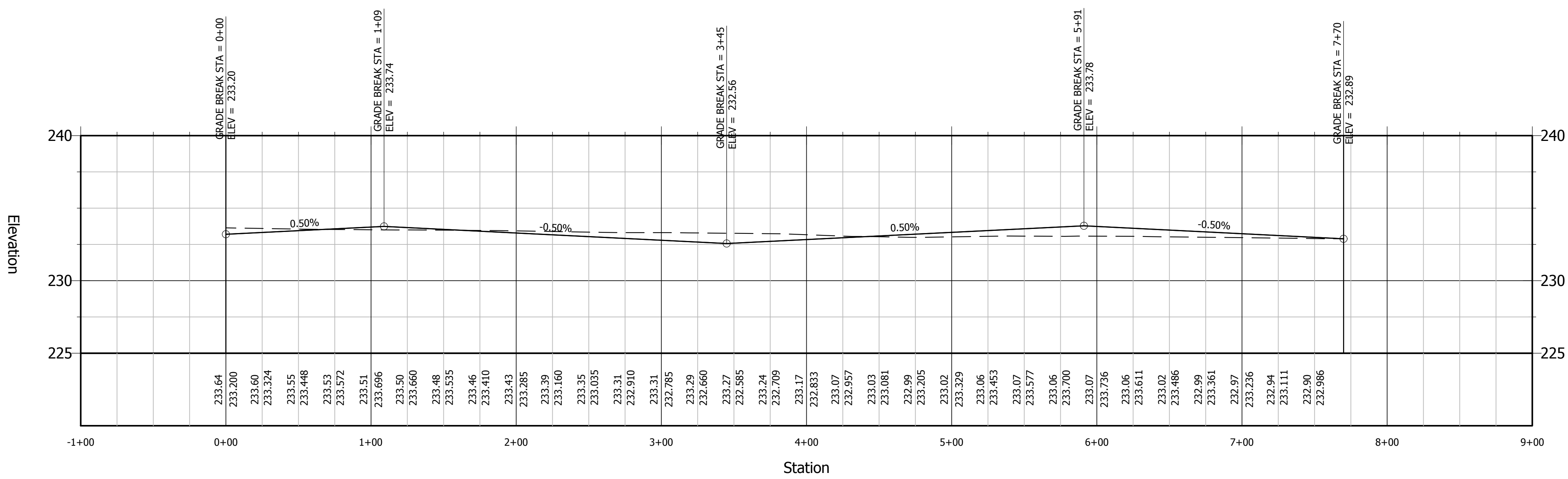
NO.	DESCRIPTION	DATE

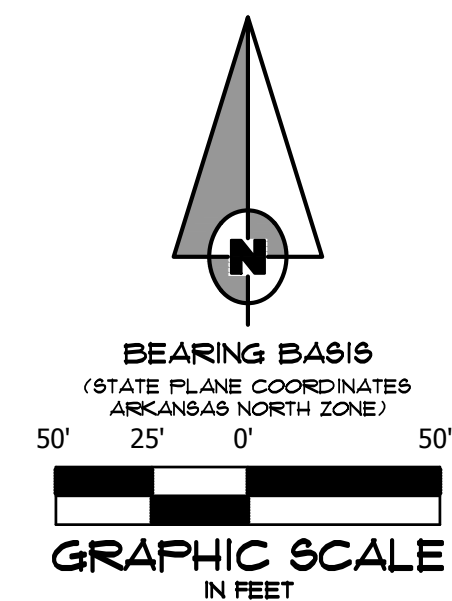
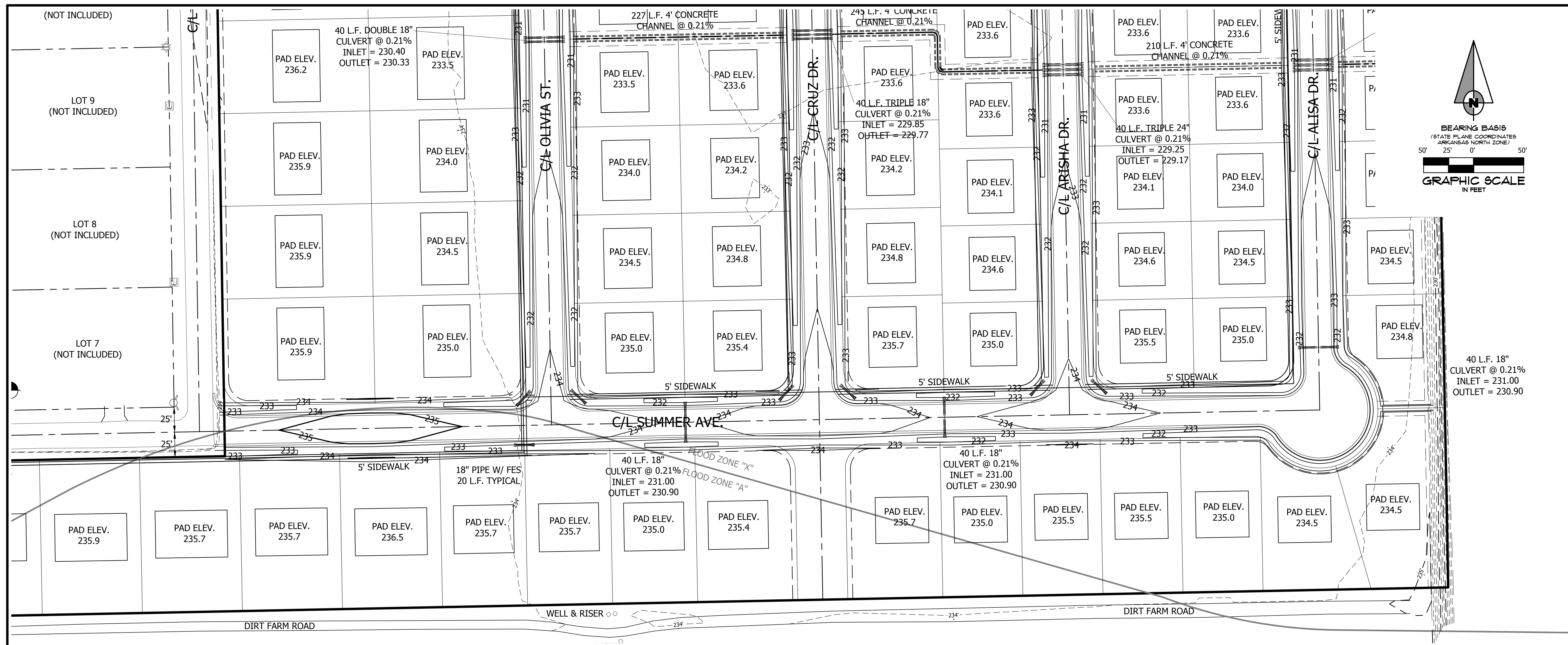
**STREET PLAN & PROFILE**

DATE: 09/02/2022 DRAIN: CCH  
 CADD FILE: 22105-SDP-R1 CHECKED: JME  
 DWG#: 1012044.XXXX SHEET: C017  
 SCALE: AS SHOWN

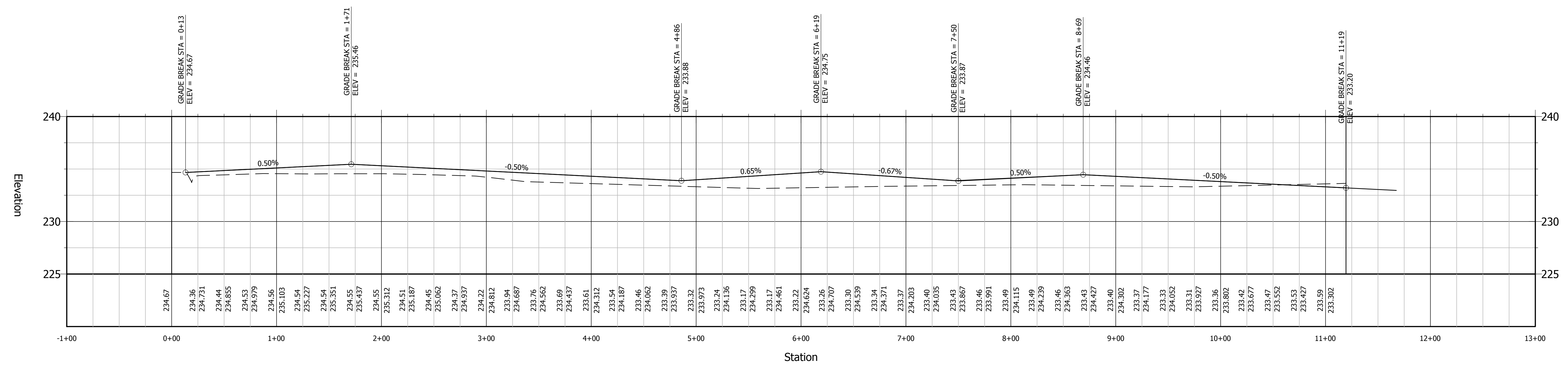


**ALISA DRIVE PROFILE**



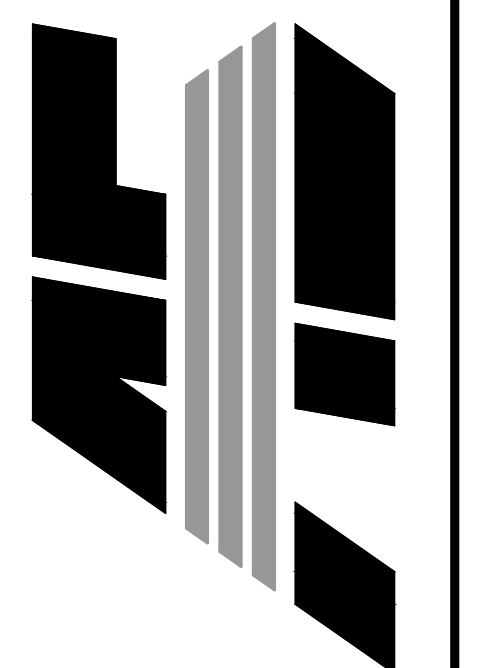


SUMMER AVENUE PROFILE



RIVER BACK ESTATES  
 EARL QUINN DRIVE & CALLIE DRIVE  
 SECTION 4, T12N, R10E  
 OSCEOLA, ARKANSAS

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NO.	DESCRIPTION	DATE

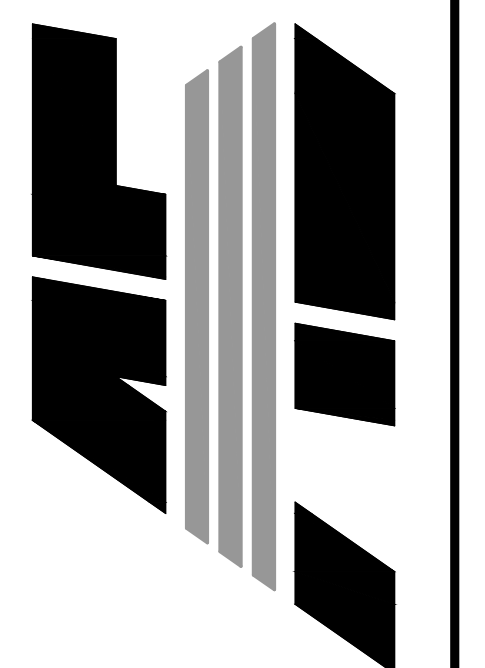
STREET PLAN &  
 PROFILE

DATE: 09/02/2022 DRAIN: CCH  
 CADD FILE: 22105-SDP-R1 CHECKED: JME  
 DWG#: 1012044.XXXX SHEET  
 SCALE: AS SHOWN C018



**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

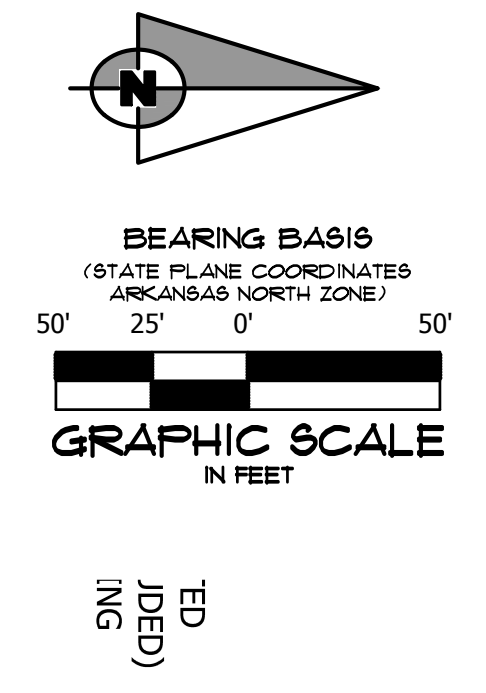
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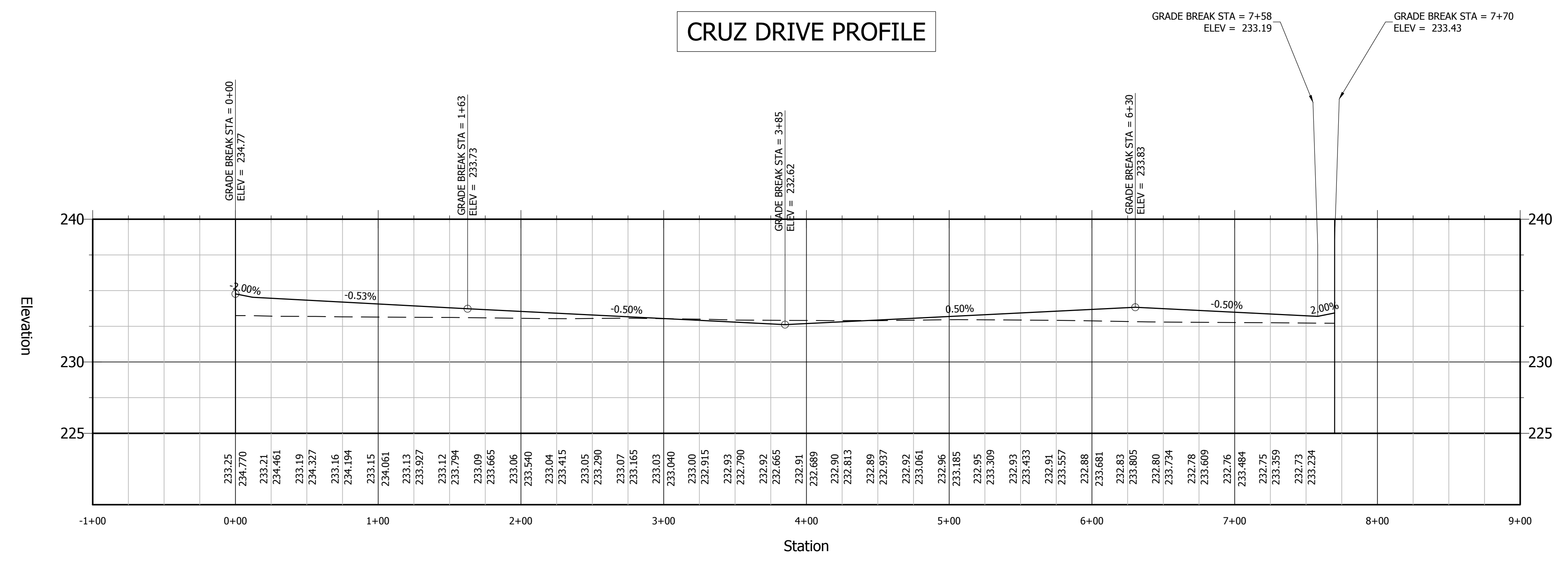
NO.	DESCRIPTION	DATE

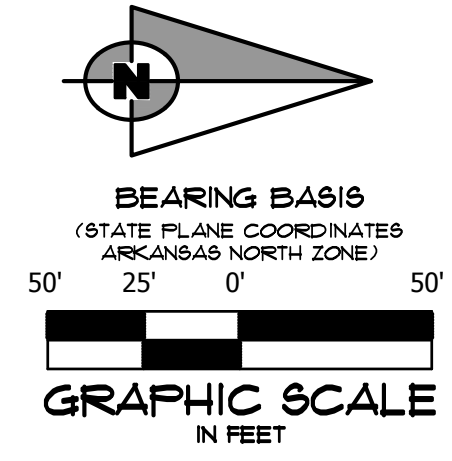
**STREET PLAN & PROFILE**

DATE: 09/02/2022 DRAIN: CCH  
 CADD FILE: 22105-SDP-R1 CHECKED: JME  
 DWG#: 1012044.XXXX SHEET  
 SCALE: AS SHOWN CO20



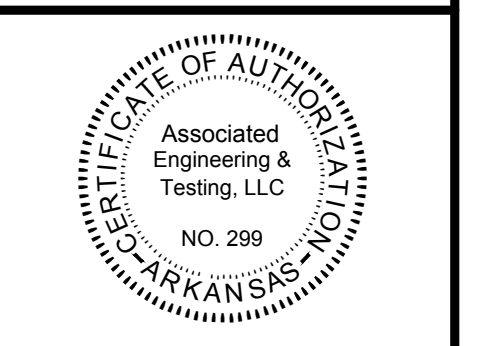
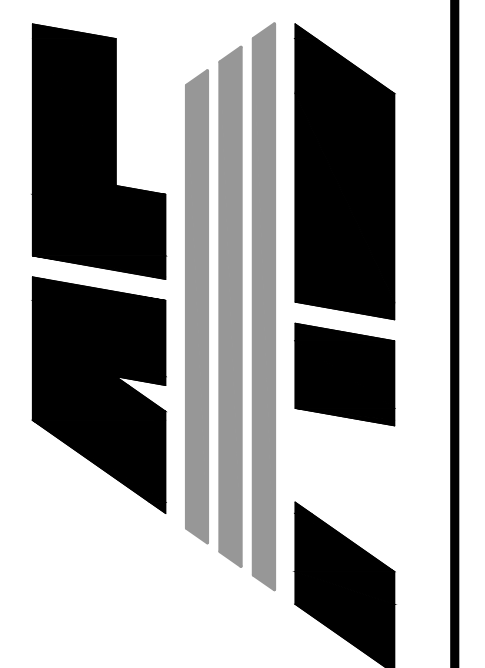
**CRUZ DRIVE PROFILE**





**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

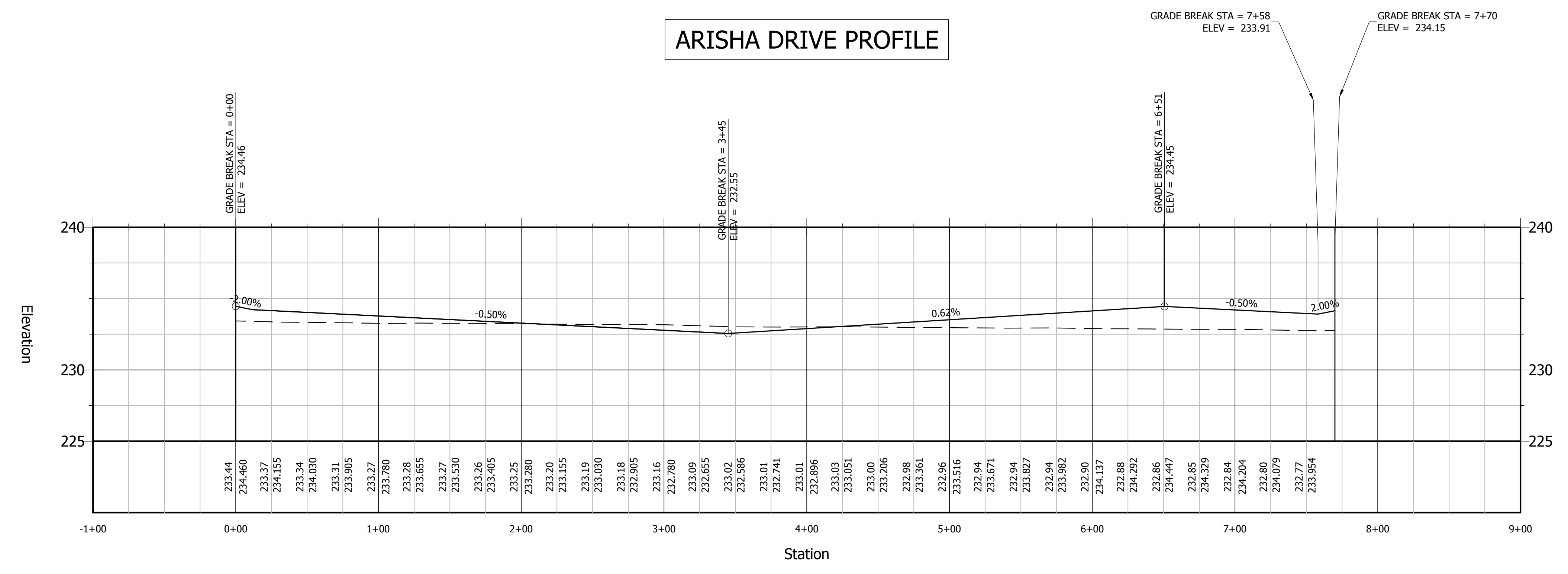
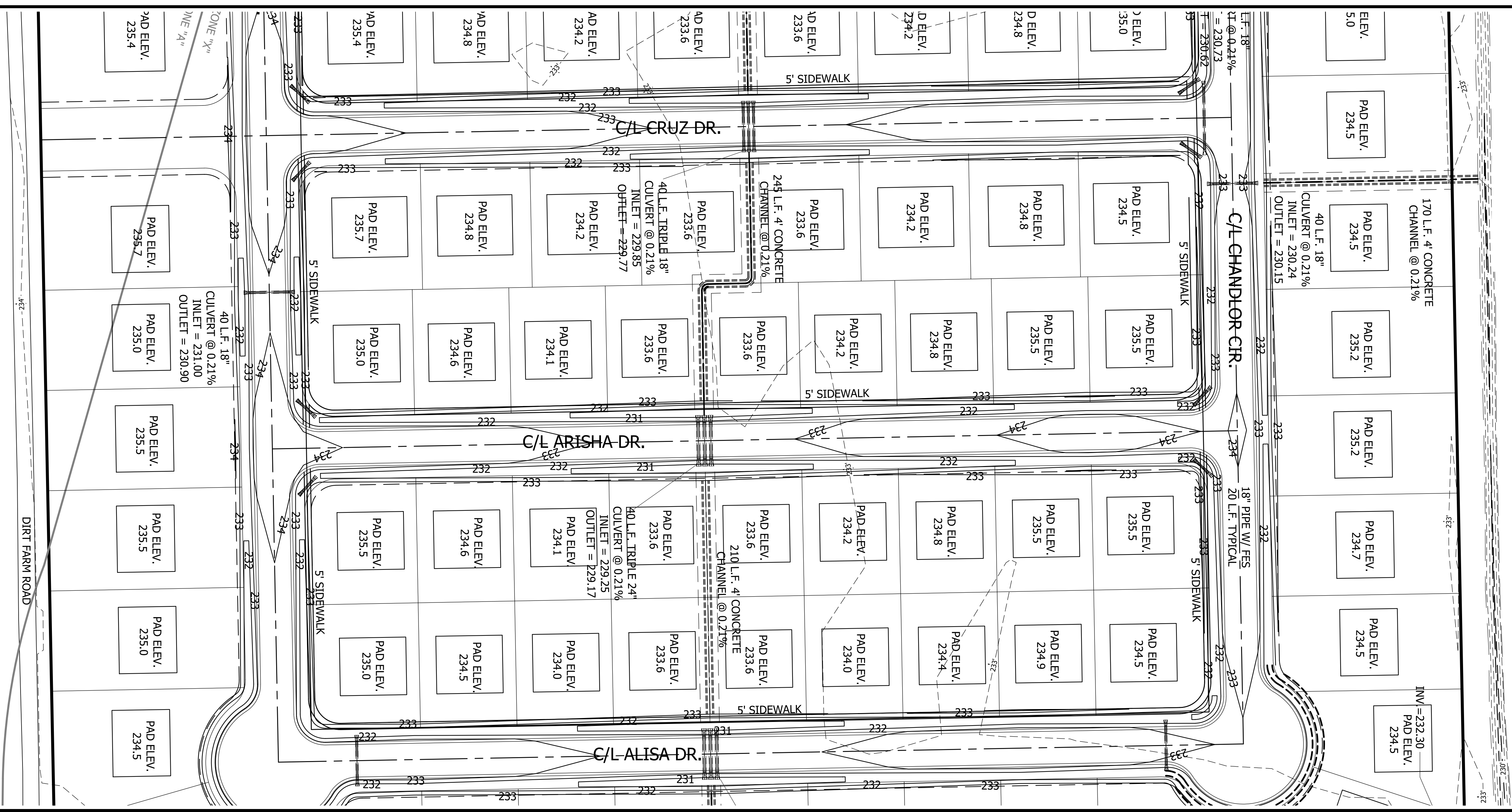
**ASSOCIATED ENGINEERING, LLC**  
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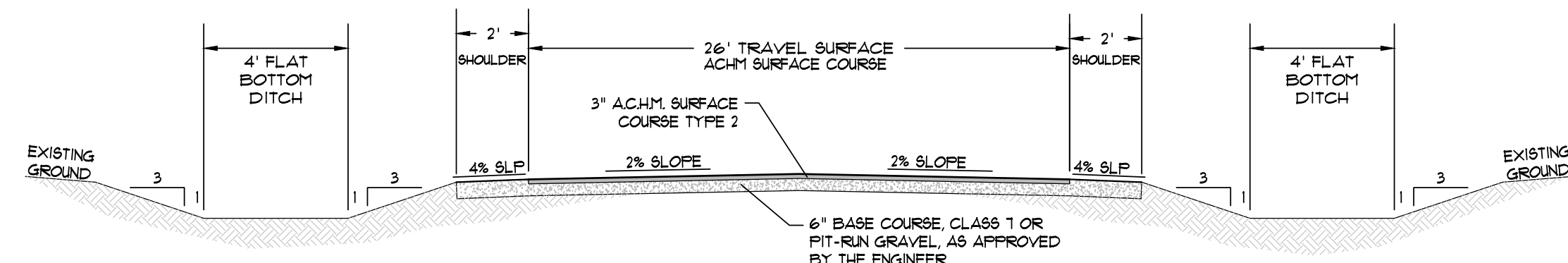


NO.	DESCRIPTION	DATE

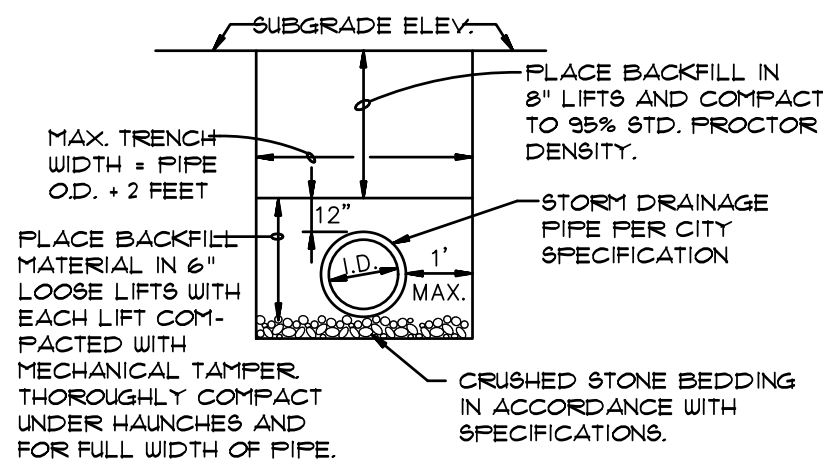
**STREET PLAN & PROFILE**

DATE: 09/02/2022 DRAIN: CCH  
 CADD FILE: 22105-SDP-R1 CHECKED: JME  
 DWG#: 1012044.XXXX SHEET: C021  
 SCALE: AS SHOWN



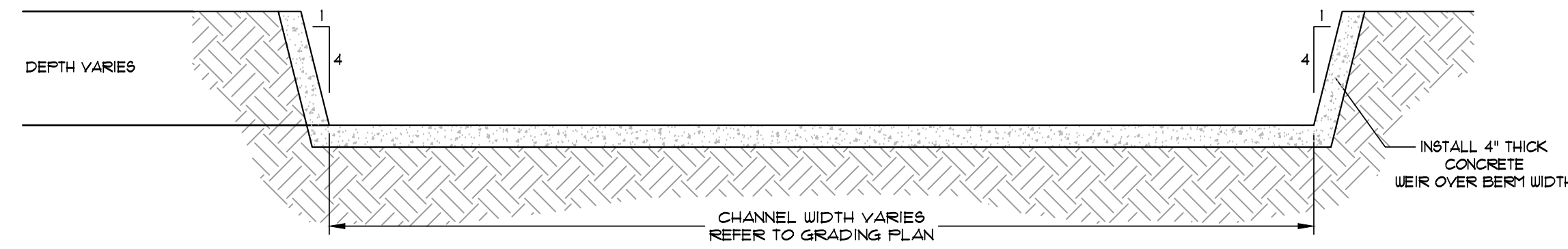


**PAVEMENT CROSS SECTION A**  
SCALE: NOT TO SCALE

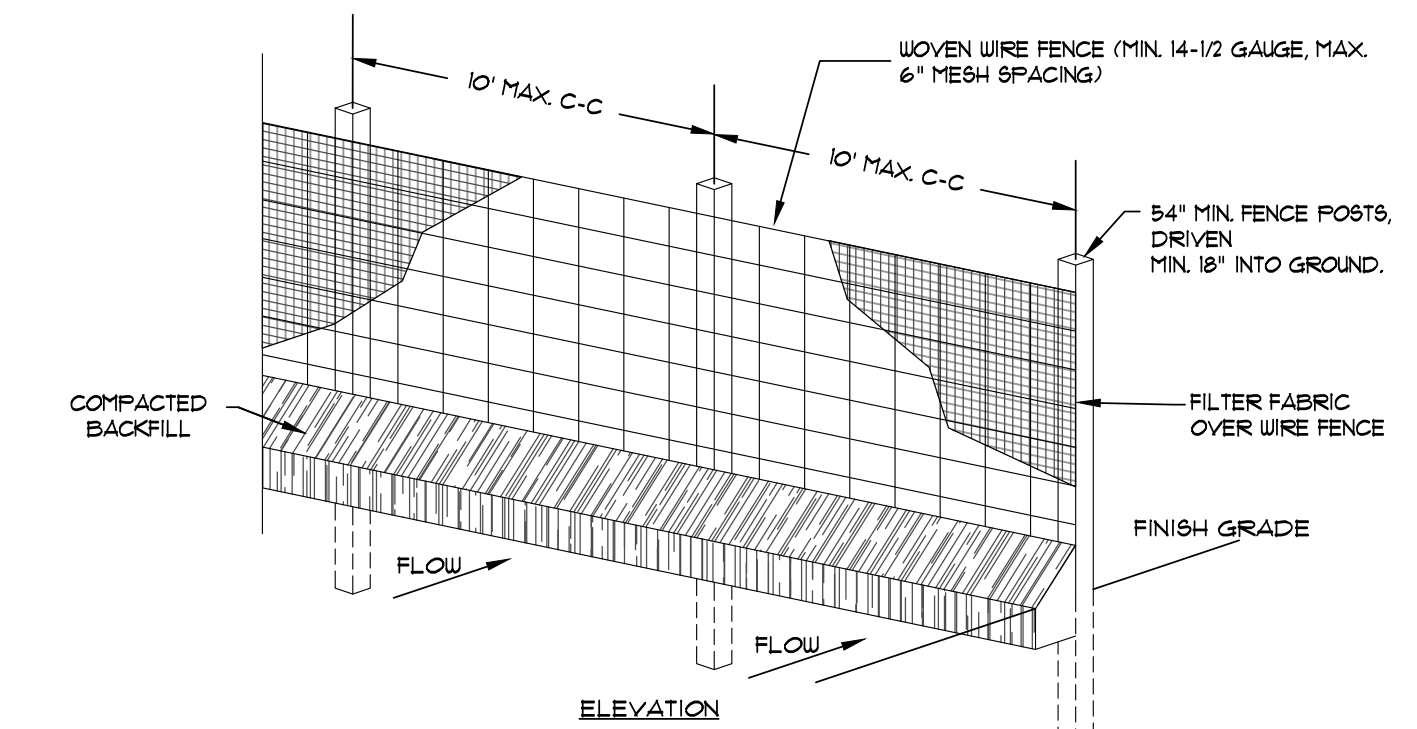


**DRAINAGE PIPE TRENCH DETAIL**

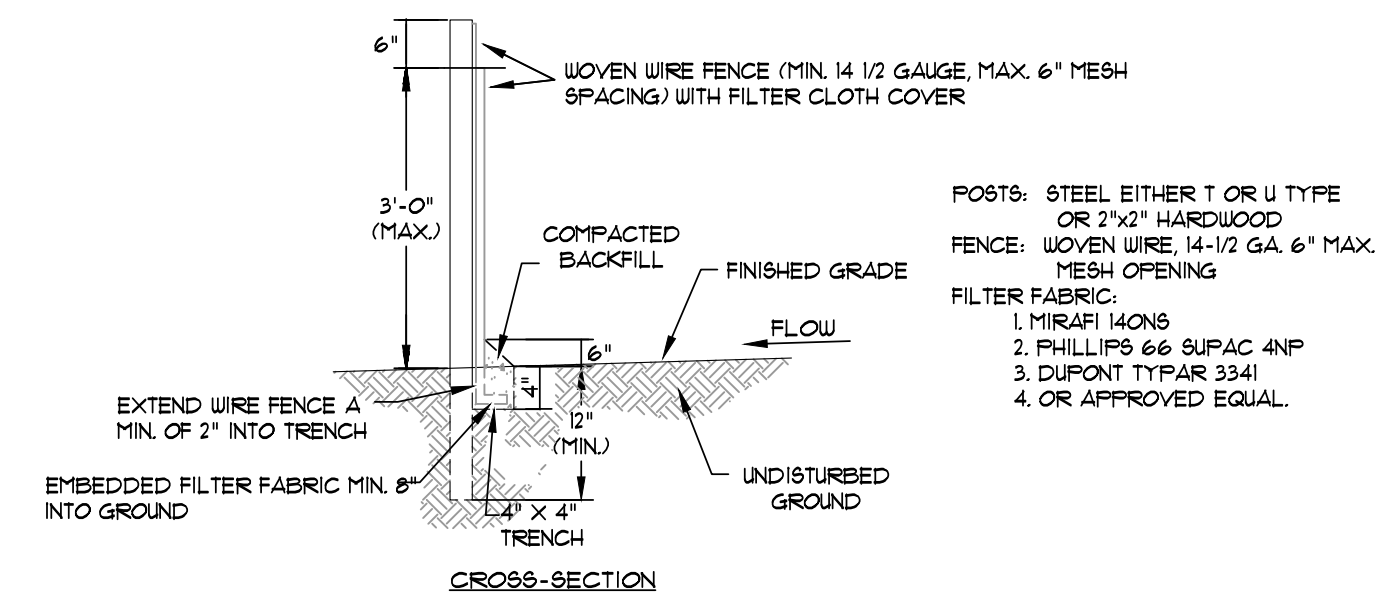
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



**CONCRETE CHANNEL**  
NOT TO SCALE



**SILT FENCE**



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.

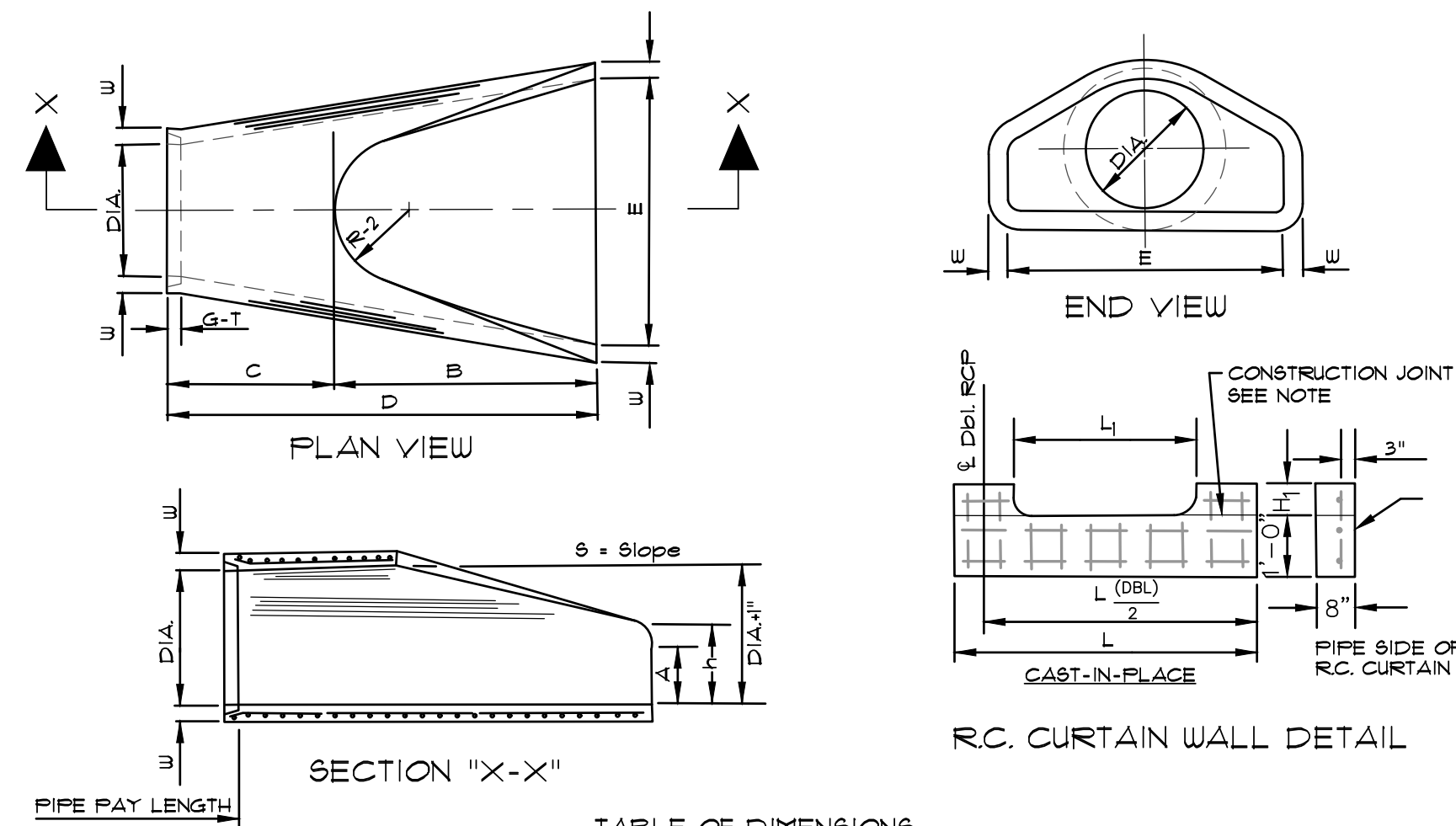


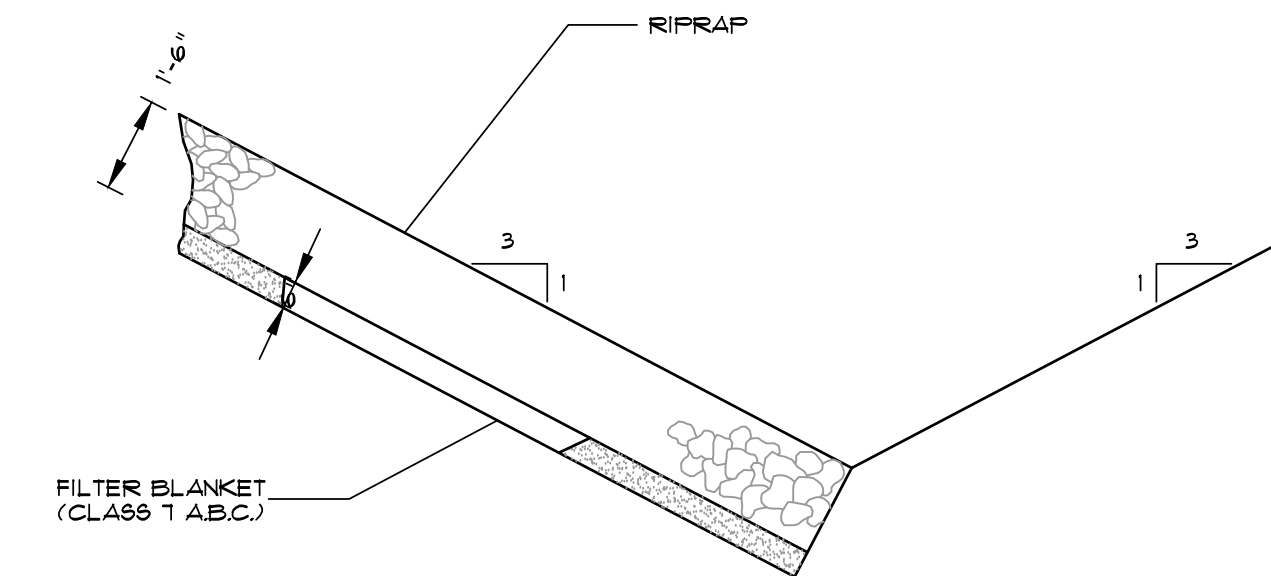
TABLE OF DIMENSIONS

DIA.	WALL	A	B	C	D	E	S	DIA. FT.	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'-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'-3 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"	8'-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"	58 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"	72 1/2"	36 11/16"	24"	4"	9270	3'-5"
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:**

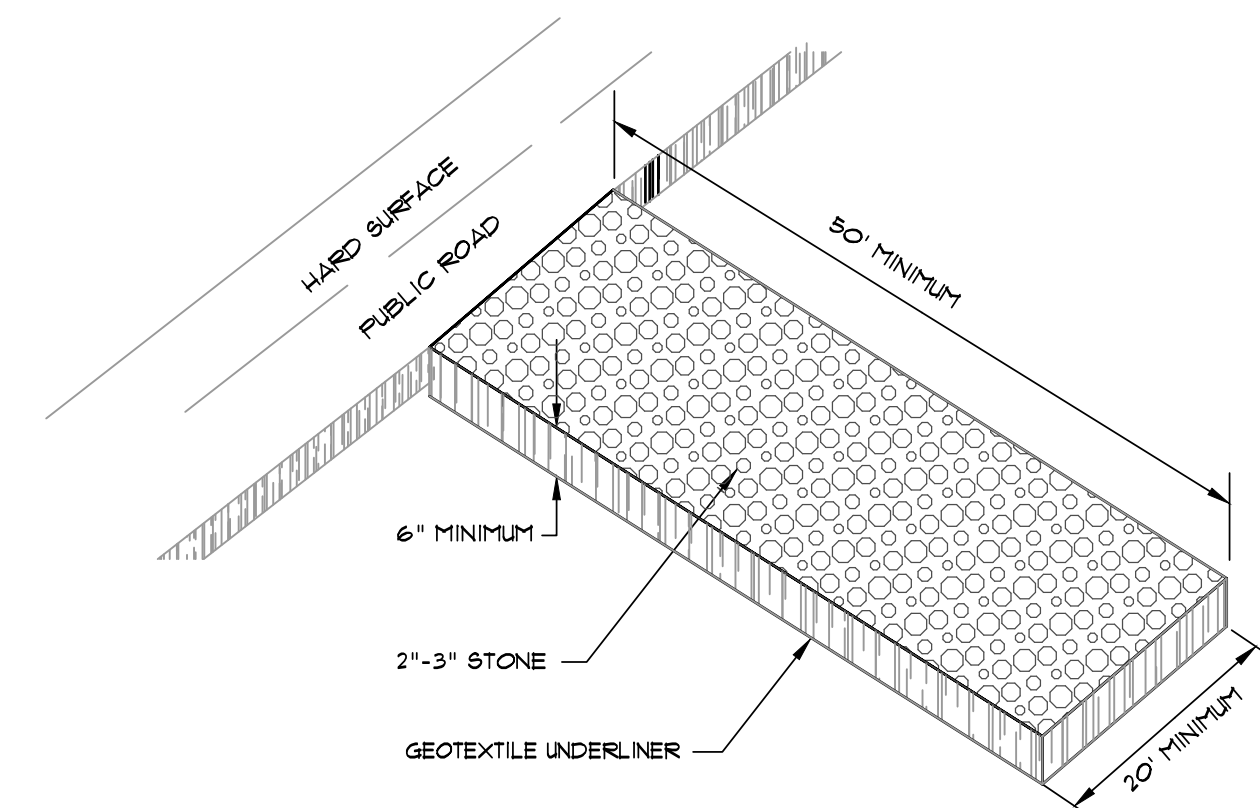
1. THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
2. ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
3. NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE 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**  
(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.

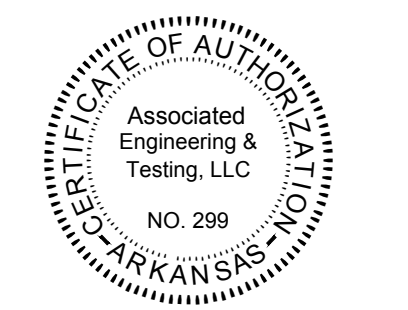
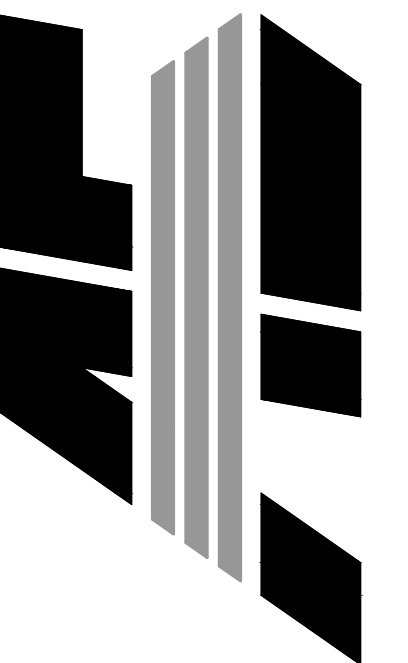
**SECTION - DUMPED RIPRAP**  
TOE EXCAVATION IN SOIL  
NOT TO SCALE



**CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**RIVER BACK ESTATES**  
EARL QUINN DRIVE & CALLIE DRIVE  
SECTION 4, T12N, R10E  
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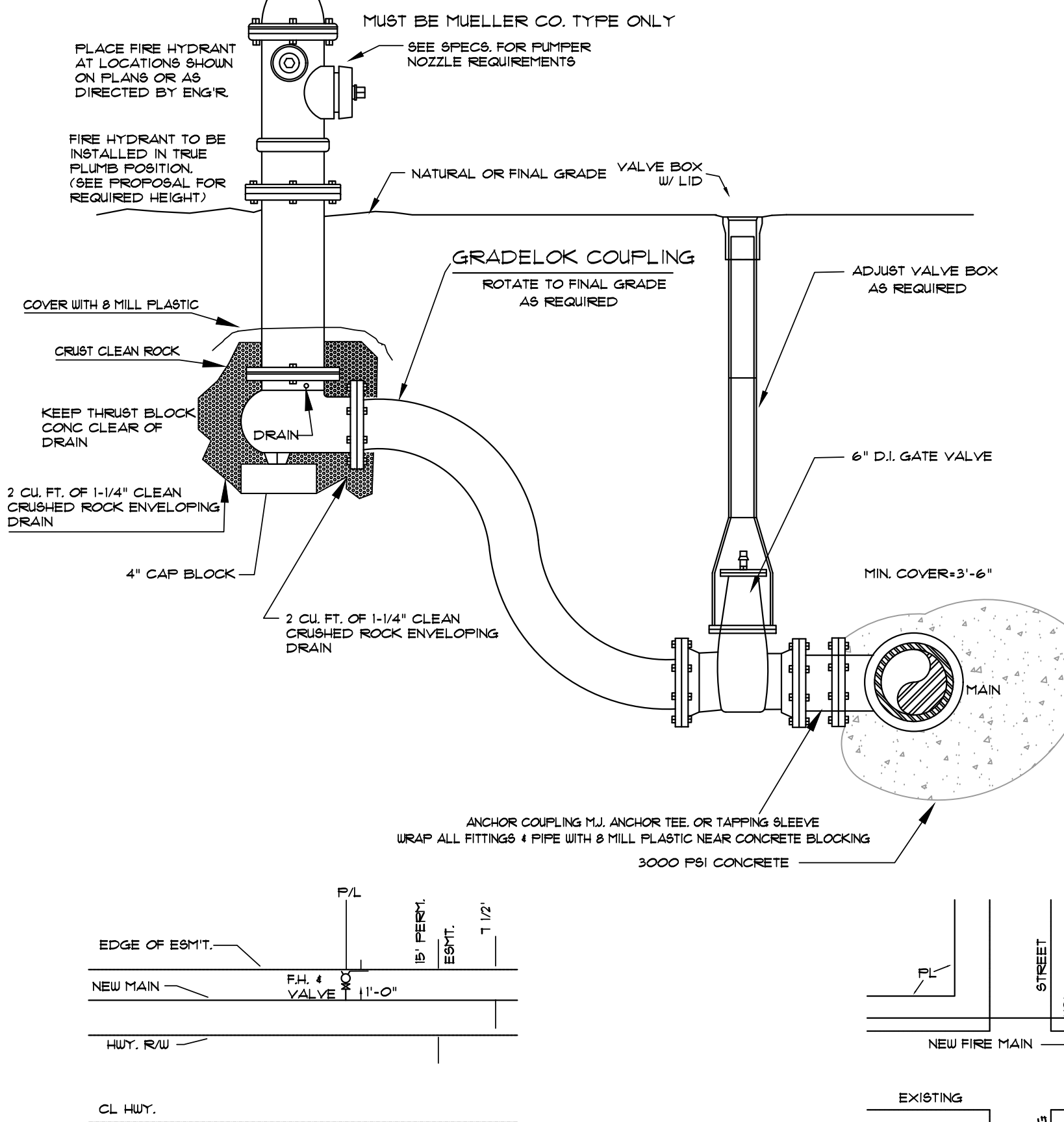


NO.	DESCRIPTION	DATE

**STANDARD DETAILS**

DATE: 09/02/2022 DRAIN: CCH  
CADD FILE: 22105-SDP-R1 CHECKED: JME  
DWG#: 1012044.XXXX SHEET  
SCALE: AS SHOWN SHEET C022

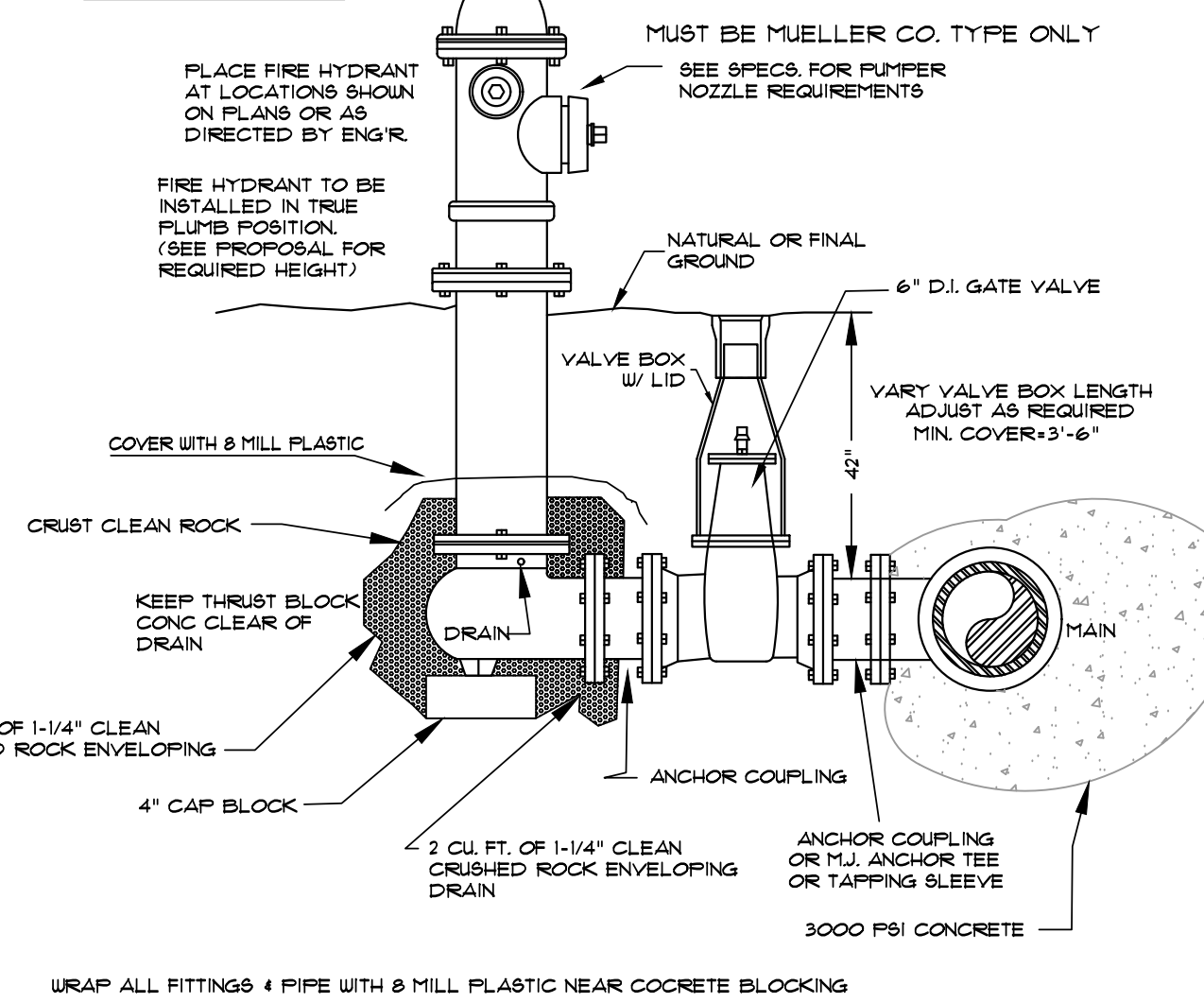
**FIRE HYDRANT DETAIL WITH GRADELOK COUPLING**



**TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY**

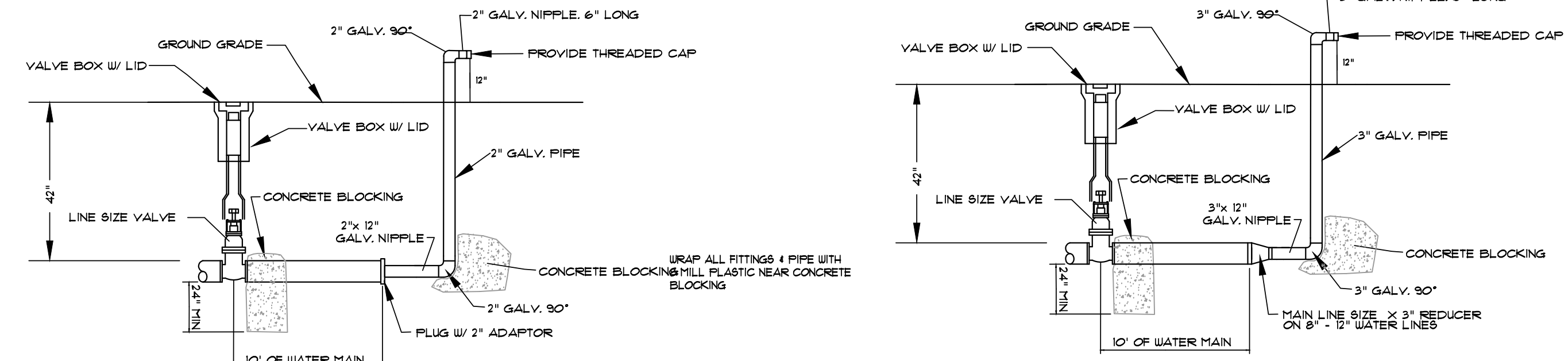
**TYPICAL FIRE HYDRANT LOCATION**

**FIRE HYDRANT DETAIL WITH ANCHOR COUPLING**



- NOTES:**
- (1) PROVIDE TWO (2) MECHANICAL JOINT ANCHORING COUPLINGS
  - (2) CUL WILL PROVIDE FIRE HYDRANTS, ANCHORING COUPLINGS, VALVES, VALVE BOXES AND TEES WITHIN CITY LIMITS.

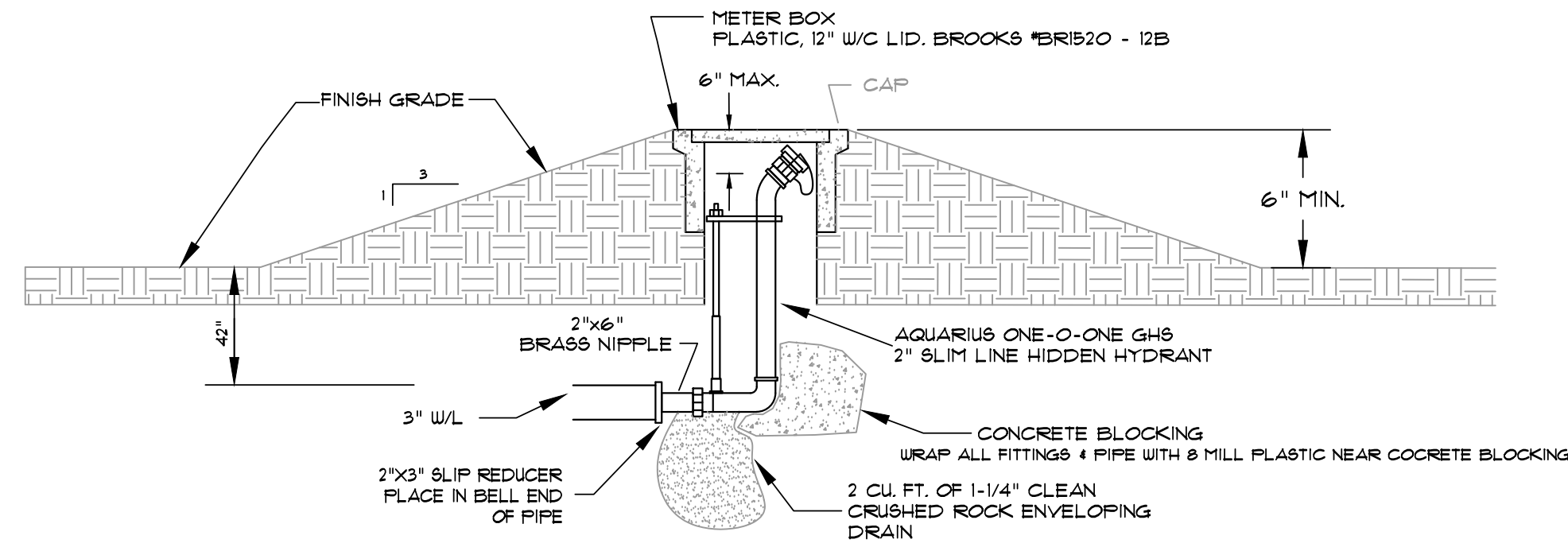
**BLOW-OFF ASSEMBLY DETAILS**



**2" B.O. ASSEMBLY FOR 2" THRU 6" LINES WITH FUTURE EXPANSION**

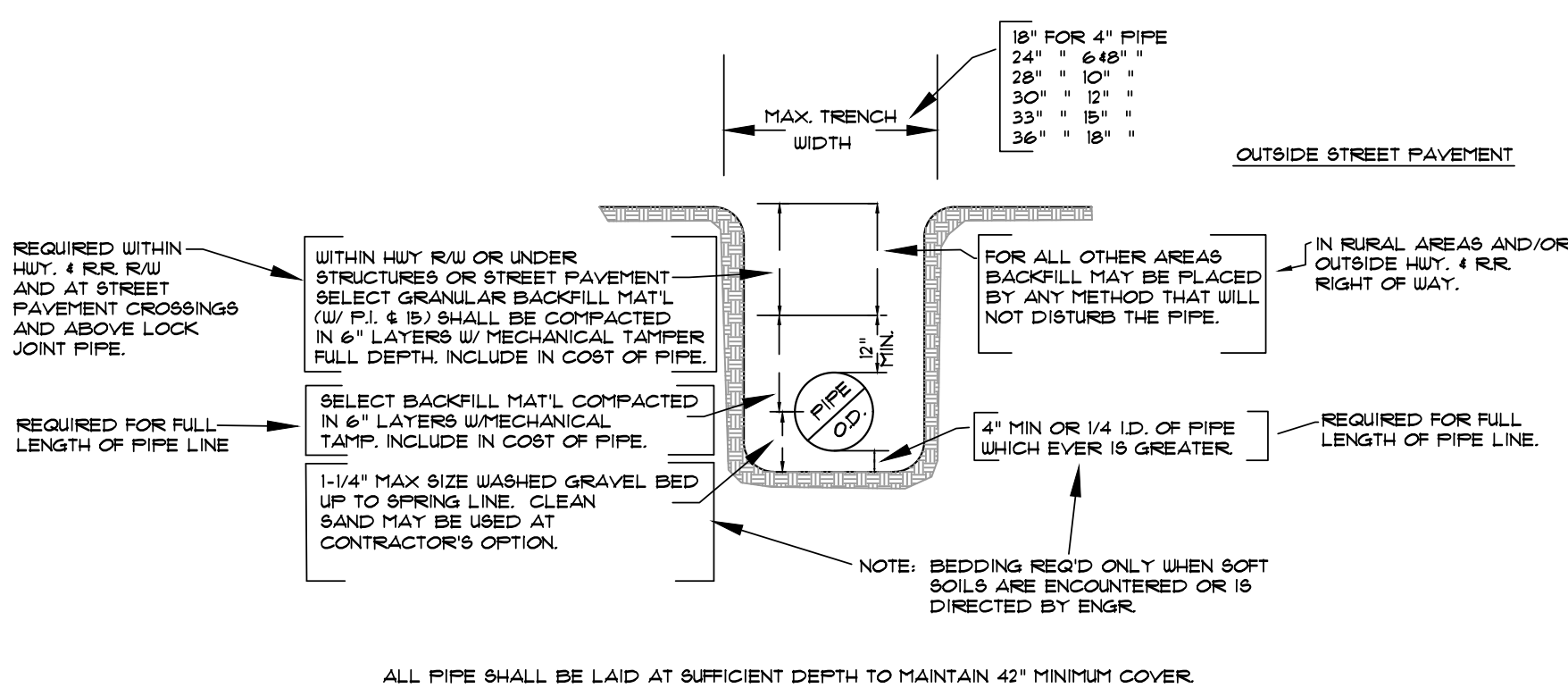
**3" B.O. ASSEMBLY FOR 8" THRU 12" LINES WITH FUTURE EXPANSION**

**NOTE:** OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.

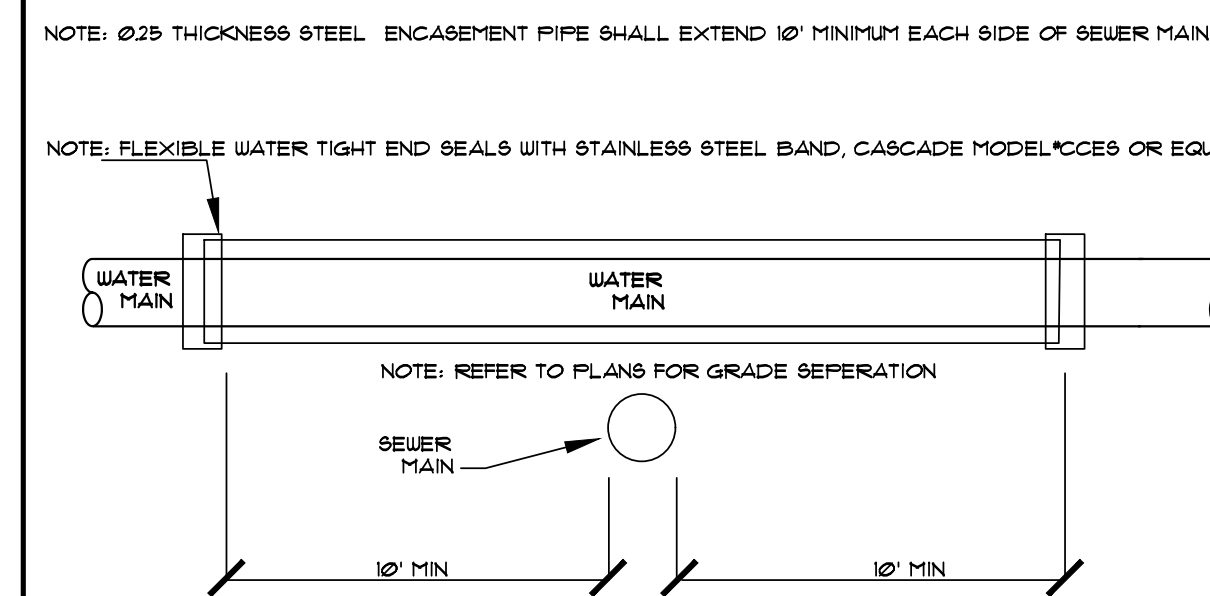


**UNDERGROUND WASHOUT ASSEMBLY FOR COVES AND DEAD END LINES WITH NO FUTURE EXTENSION**

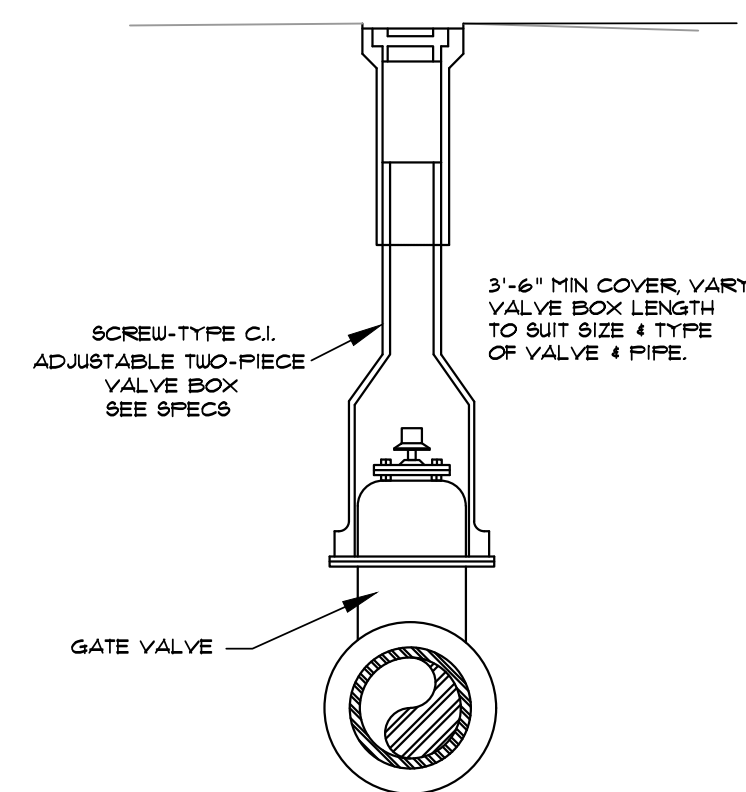
**NOTE:** ALL 2" OR 3" GALVANIZED PIPE AND FITTINGS ARE TO BE SCH 40



**TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL**



**ENCASEMENT FOR WATER MAINS AT SEWER CROSSINGS**

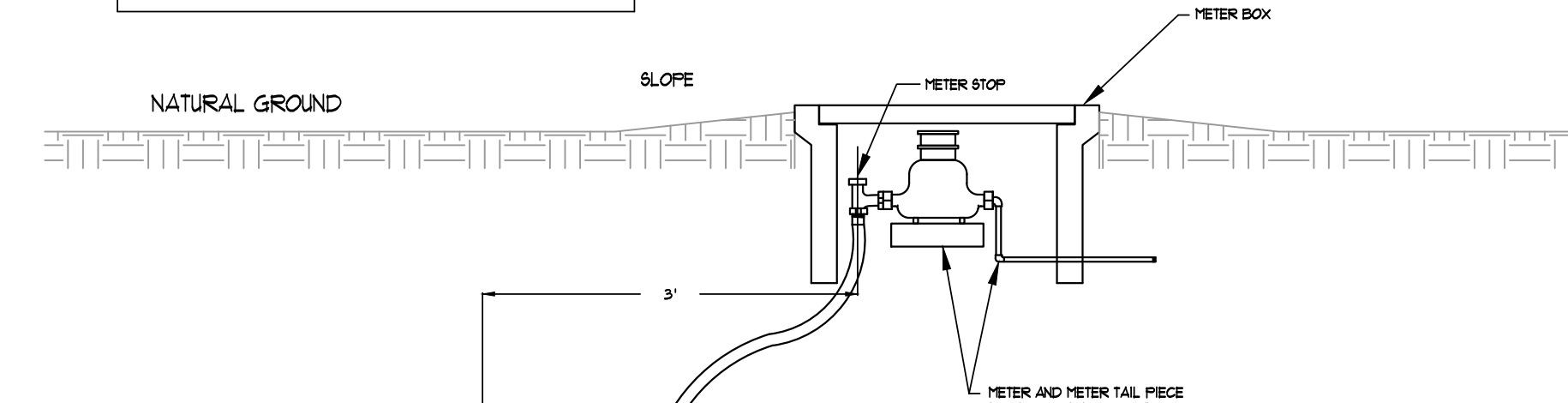


**VALVE BOX DETAIL**

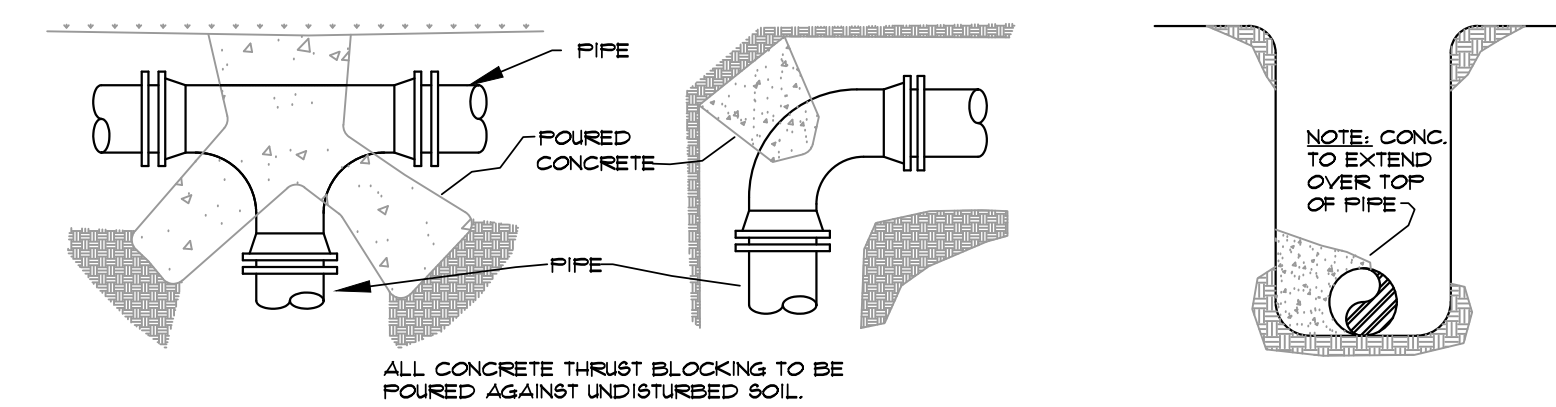
**SERVICE CONNECTION AND METER SETTING**

**NOTE:** ONLY 3/4" SERVICES TO BE USED OUTSIDE CITY LIMITS  
**NOTE:** 1" SERVICES TO BE USED WHEN WATER PRESSURE IS BELOW 60 PSI

**UNDERGROUND SERVICE LINE MINIMUM REQUIREMENTS CITY WATER AND LIGHT PLANT**

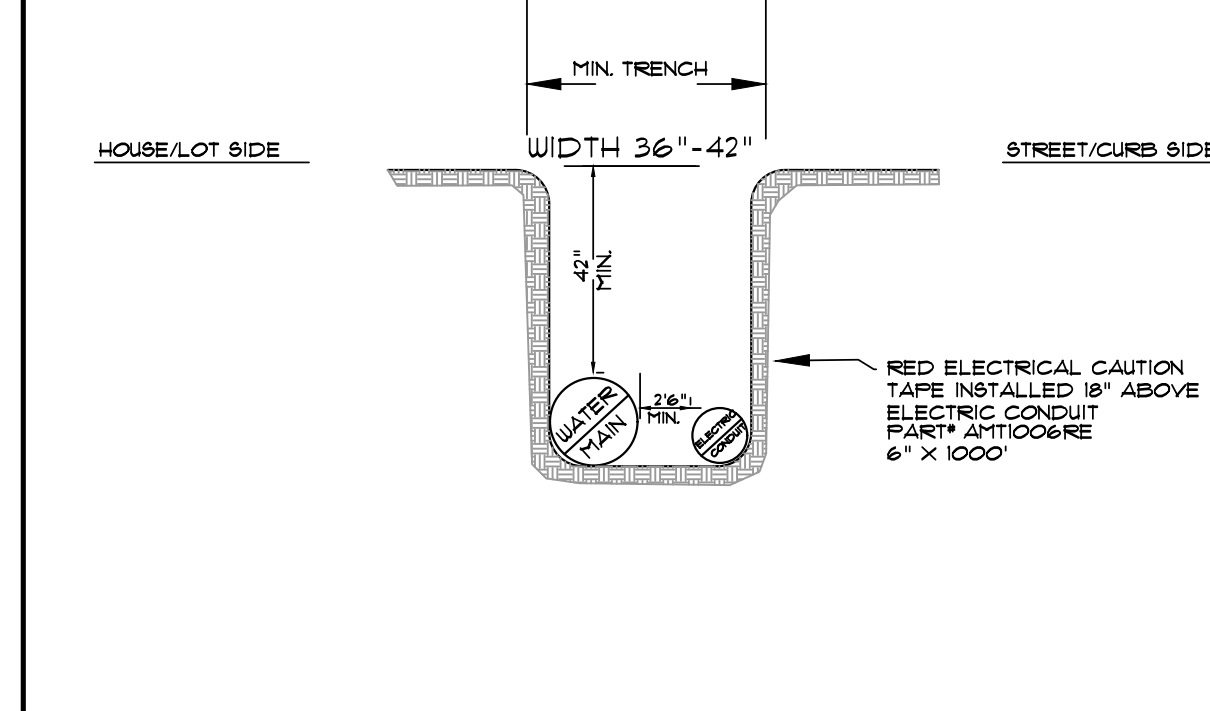


- PART SPECIFICATIONS**
- 3/4" SERVICES**
- METER BOX BROOKS #BR1015-12B, PLASTIC 12" W/C LID
  - METER STOP 3/4" FORD BALL VALVE #BA-43-232WR CTS
  - CORP STOP 3/4" FORD #F1000 CTS
  - COPPER 3/4" TYPE K
  - SADDLE FORD STYLE #S70 + S90
- 1" SERVICES**
- METER BOX CARSON #1220-12-6, PLASTIC W/C LID
  - METER STOP 1" FORD BALL VALVE #BA-43-444W CTS
  - CORP STOP FORD #F1000 CTS
  - COPPER 1" TYPE K
  - SADDLE FORD STYLE #S70 + S90

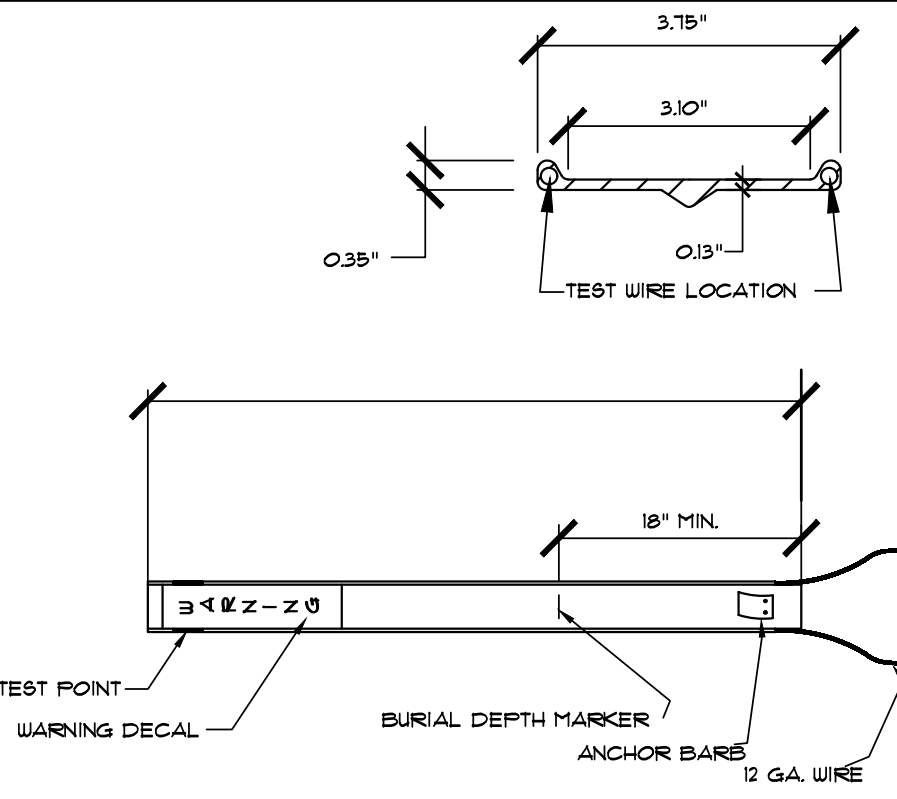


**THRUST BLOCK DETAILS**

- NOTES:**
- ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
  - WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
  - ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MILL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
  - WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
  - COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
  - CLEARANCE FROM OIL & GAS COMPANY LINES SHALL BE A MINIMUM OF 18".
  - THRUST BLOCKING DIMENSIONS SHALL BE 100% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST = 2 AP SIN) WHERE A = PIPE END AREA, P = PRESSURE PRODUCED BY PUMPING LIQUID, & (a) ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
  - ALL CONCRETE SHALL BE 3000 PSF AT 28 DAY STRENGTH.



**TYPICAL WATER/ELECTRIC COMBO DETAIL**



**WATER LINE & FORCE MAIN MARKER DETAIL**

**RIVER BACK ESTATES**  
**EARL QUINN DRIVE & CALLIE DRIVE**  
**SECTION 4, T12N, R10E**  
**OSCEOLA, ARKANSAS**

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

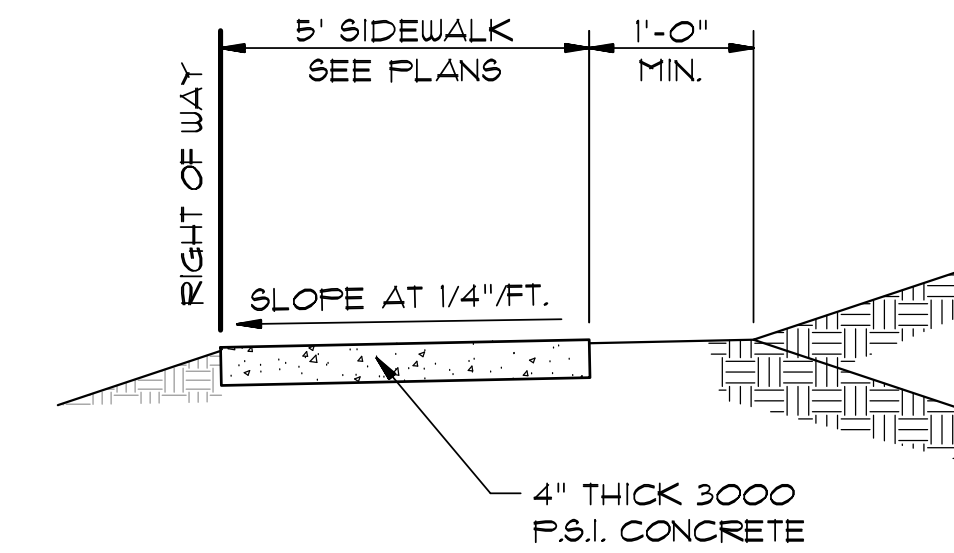
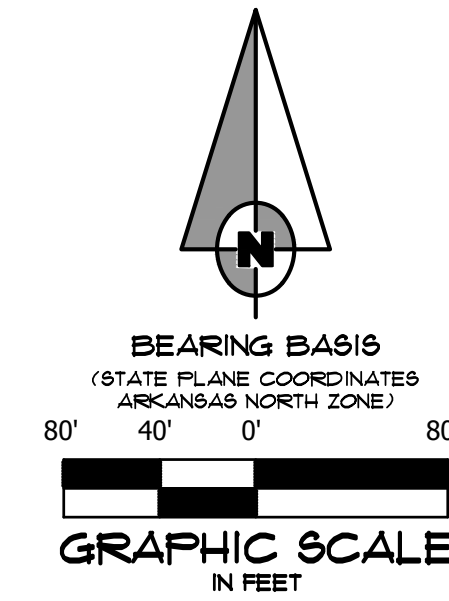
**WATER DETAILS**

DATE: 09/02/2022	DRAWN: CCH
CADD FILE: 22105-SDP-R1	CHECKED: JME
DWG# 101204.XXXX	SHEET
SCALE: AS SHOWN	C023

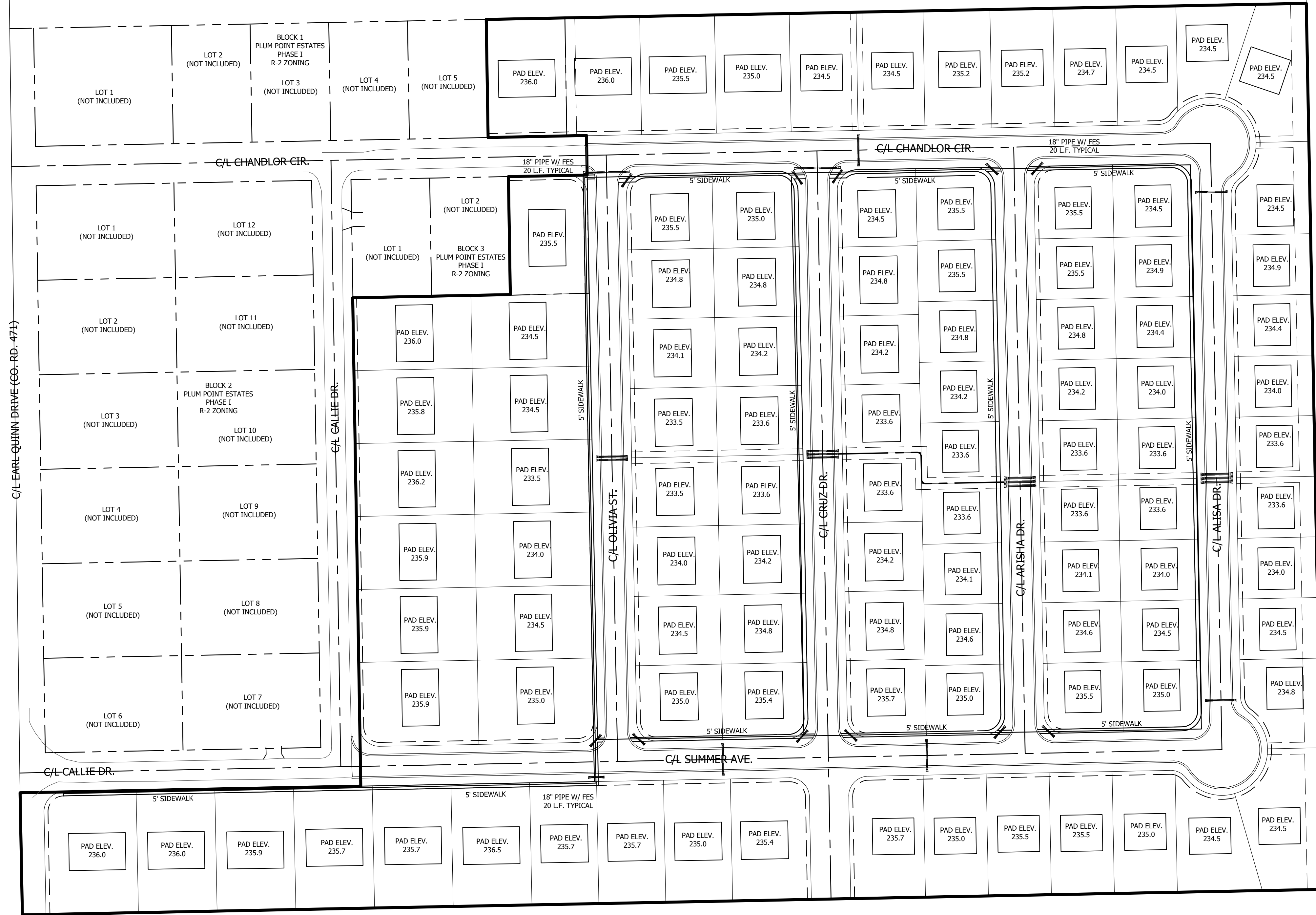


ARKANSAS HIGHWAY 140

UNPLATTED  
(NOT INCLUDED)  
C-3 ZONING



TYPICAL SECTION - SIDEWALK  
N.T.S.



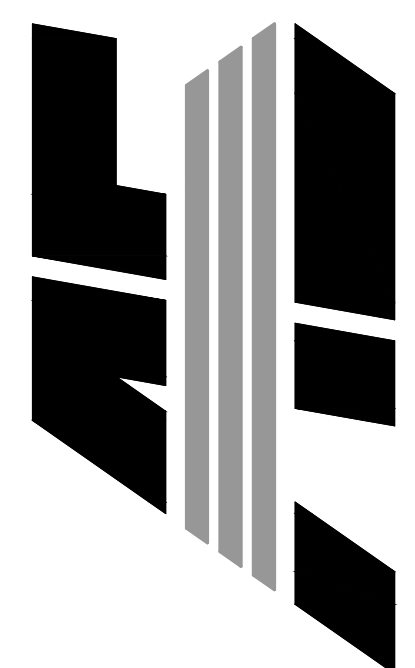
UNPLATTED  
(NOT INCLUDED)  
R-2 ZONING

R-2 ZONING

UNPLATTED  
(NOT INCLUDED)  
R-2 ZONING

**RIVER BACK ESTATES**  
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NO.	DESCRIPTION	DATE

**PAVEMENT PLAN**

DATE: 09/02/2022    DRAWN: CCH  
 CADD FILE: 22105-SDP-R1    CHECKED: JME  
 DWG#: 1012044.XXXX    SHEET  
 SCALE: 1" = 80'    1 OF 1