

SITE DEVELOPMENT PLANS

PROPOSED CAR LOT COMMERCIAL DEVELOPMENT

PREPARED FOR
OSMENT AND COPELAND, LLC

JONESBORO, ARKANSAS
OCTOBER 4, 2016

LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT
300 South Church Street
Jonesboro, AR 72401
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT
300 South Church Street
Jonesboro, AR 72401
PH-870-932-2438

CITY OF JONESBORO - FIRE SAFETY DEPARTMENT
3215 East Johnson
Jonesboro, AR 72401
PH-870-932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT
400 East Monroe
Jonesboro, AR 72401
PH-870-930-3320

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS
2510 Hwy. 412 West
P.O. BOX 98
Paragould, AR 72451
PH-870-239-9511

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
2212 Fowler Ave. - Suite B
Jonesboro, AR 72401 72401
PH-870-935-7221

CENTERPOINT ENTERGY
613 Southwest Drive
Jonesboro, AR 72401
PH-800-555-6322

AT&T
723 South Church
Jonesboro, AR 72401
PH-870-972-7596

RITTER COMMUNICATIONS
2109 Fowler Ave.
Jonesboro, AR 72401
PH-870-336-3421

SUDDENLINK
1520 South Caraway
Jonesboro, AR 72401
PH-870-897-5697

VICINITY MAP



- 1 of 8
- 2 of 8
- 3 of 8
- 4 of 8
- 5 of 8
- 6 of 8
- 7 of 8
- 8 of 8

INDEX

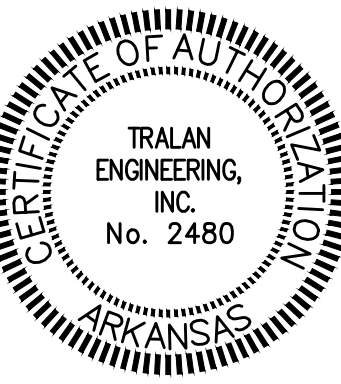
- TITLE PAGE
- TOPOGRAPHIC SURVEY
- SWPPP / DEMO
- SITE DIMENSION PLAN
- GRADING AND DRAINAGE PLAN
- SITE UTILITY PLAN
- SITE CONSTRUCTION DETAILS
- SWPPP DETAILS

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALANENGINEERING

PROJECT:
PROPOSED CAR LOT

CLIENT:
OSMENT AND COPELAND, LLC

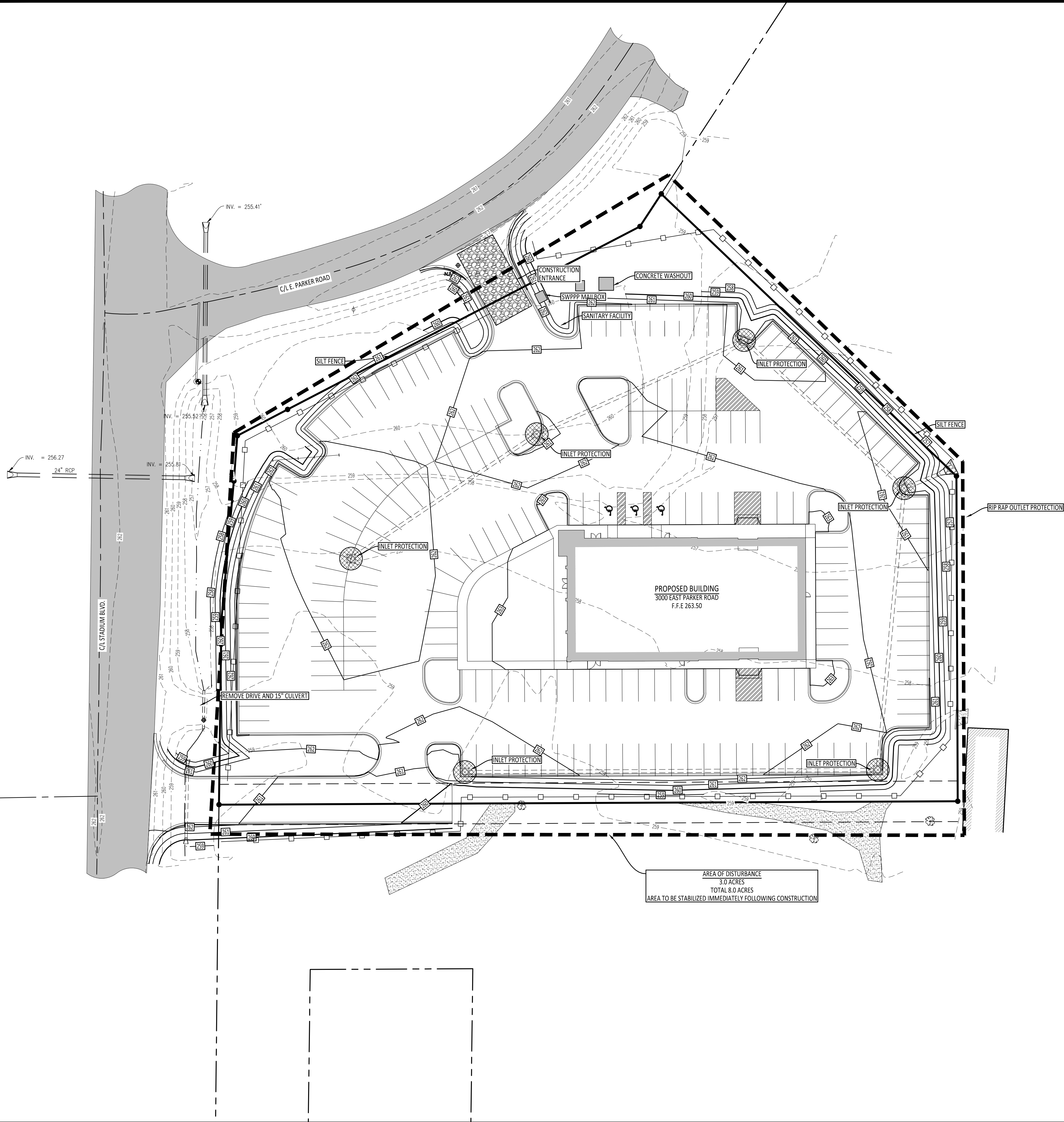


REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	10/04/2016
SCALE:	
JOB NO.:	16-013
CAD NO.:	

TITLE
PAGE

SHEET NUMBER:
1 of **8**

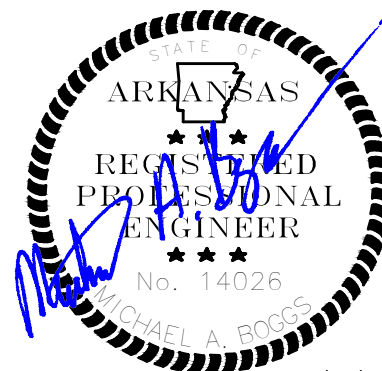
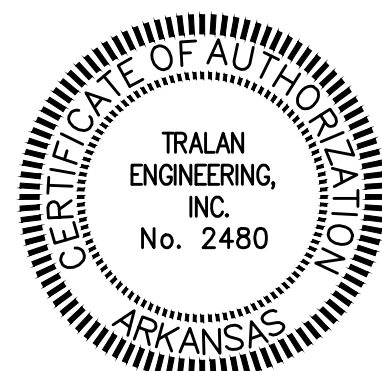


VICINITY MAP
NOT TO SCALE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES.
2. ALL TRAFFIC THAT EXITS THE CONSTRUCTION SITE MUST USE THE CONSTRUCTION ENTRANCE. ANY SEDIMENT THAT IS TRACKED OFF-SITE, MUST BE REMOVED IMMEDIATELY.
3. ALL CONCRETE TRUCK WASHOUT MUST BE CONFINED TO THE LOCATION SHOWN ON THIS PLAN.
4. A TEMPORARY SANITARY FACILITY MUST BE PLACED ON THIS JOBSITE.
5. ALL SWPPP DOCUMENTS MUST BE UPDATED IMMEDIATELY, IF ANY CHANGE IS MADE TO THIS PLAN DURING CONSTRUCTION.
6. ALL CONTROL MEASURES MUST BE WELL MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES TO ENSURE MINIMAL OFF-SITE ACCUMULATION OF SEDIMENT.
7. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, AND FEDERAL PERMITS RELATED TO ALL CLEARING/DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
9. THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
10. BEFORE ANY CLEARING OR EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY SAID ACTIVITY.
11. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO EXISTING FACILITIES AND/OR ADJACENT PROPERTIES, AND SHALL BE RESPONSIBLE FOR DAMAGE THAT MAY OCCUR.

PROJECT:
PROPOSED CAR LOT

CLIENT:
OSMENT AND COPELAND, LLC

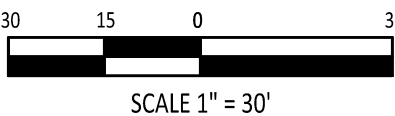


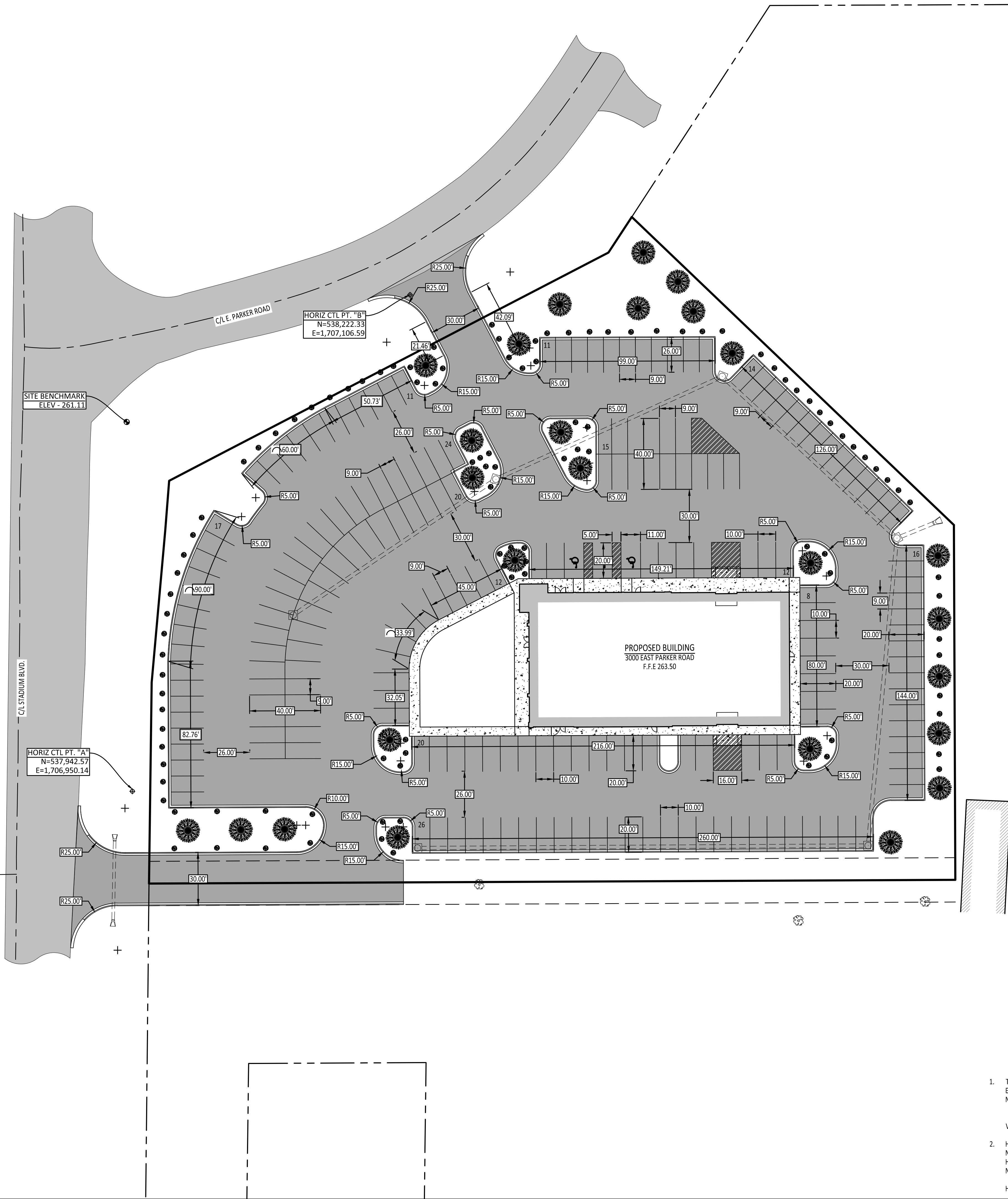
REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	10/04/2016
SCALE:	1" = 30'
JOB NO.:	16-013
CAD NO.:	

SWPPP / DEMO
PLAN

SHEET NUMBER:
3 of **8**





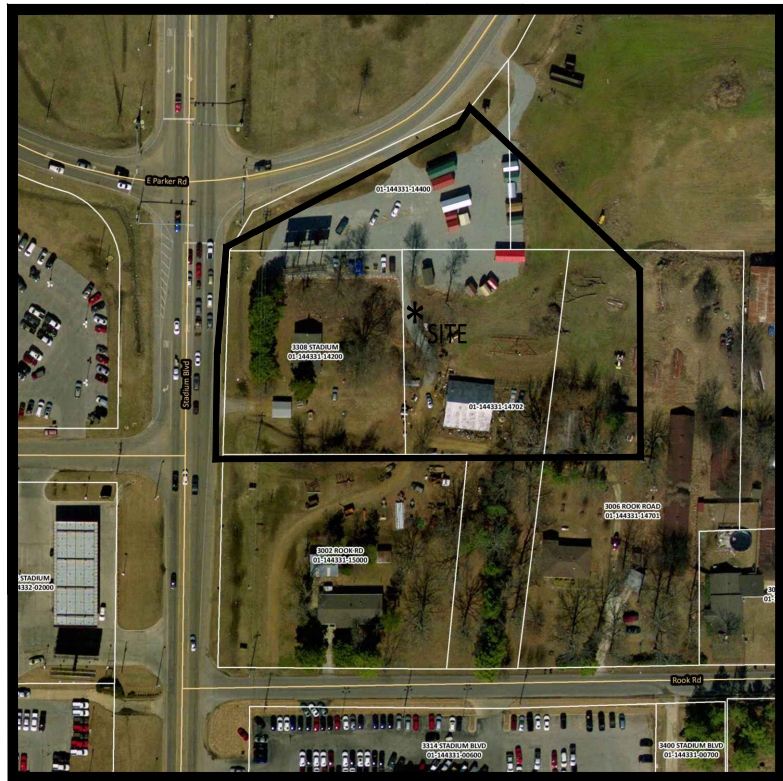
VERTICAL AND HORIZONTAL CONTROL

- THE SITE VERTICAL BENCHMARK IS A CHISELED SQUARE IN THE EAST SIDE OF AN EXISTING CONCRETE LIGHT POLE BASE LOCATED 33' NORTH AND 24' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN ON PLANS. ELEV = 261.11

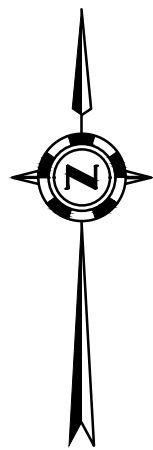
VERTICAL CONTROL - NAVD 88

- HORIZONTAL CONTROL POINT A
N- 537,942.57 E- 1,706,950.14
HORIZONTAL CONTROL POINT B
N- 538,222.33 E- 1,707,106.59

HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-NAD 83



VICINITY MAP
NOT TO SCALE



1. SITE INFORMATION

LAND AREA - 3.00 acres
CURRENT ZONING - C-3
EXISTING USE - FARMSTEAD
PROPOSED USE - COMMERCIAL

BUILDING AREA - 11,175 SQFT
BUILDING AREA COVERAGE - 8.6%

PARKING REQUIRED IS OFFICE SPACE - 1 SPACE PER 300 SQFT
INDOOR SHOP - 1 SPACE PER 5,000 SQFT
PARKING REQUIRED - OFFICE SPACE - 9,075 SQFT X 1 SPACE/300 SQFT = 31
INDOOR SHOP - 5,175 SQFT X 1 SPACE / 5,000 SQFT = 2
TOTAL PARKING REQUIRED = 33 SPACES
PARKING AVAILABLE - 40 SPACES

IMPERVIOUS AREA - 2.33 ACRES

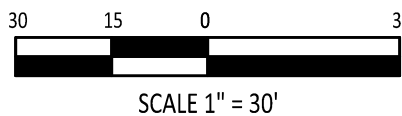
- ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
- SITE WILL UTILIZE MULTIPLE DUMPSTERS AT THE LOCATIONS SHOWN ON PLANS. ALL DUMPSTER AREAS SHALL BE SCREENED ON AT LEAST THREE SIDES.

LANDSCAPING NOTES:

- AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES.
40 SPACES X 1 TREE = 40 TREES
40 SPACES X 3 SHRUBS = 120 SHRUBS
- TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
- ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
- LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
- ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
- CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

STANDARD ACCESSIBILITY REQUIREMENTS

- HANDICAP ACCESSIBLE SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SIGN OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60 INCHES MINIMUM ABOVE THE ADJACENT PAVED SURFACE TO THE BOTTOM OF TEXT.
- ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60 INCHES MINIMUM. ALL VAN ACCESSIBLE SPACES SHALL HAVE ACCESS AISLES THAT ARE 96 INCHES MINIMUM.
- HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
- RAMPS EXCEEDING 6 INCHES IN RISE (EXCLUDING CURB RAMPS) SHAVE HAVE HANDRAILS ON EACH SIDE BETWEEN 34 INCHES AND 36 INCHES IN HEIGHT, AND EXTEND 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP. HANDRAILS SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5 FT X 5 FT MINIMUM.
- SIDEWALKS MUST BE AT LEAST 36 INCHES WIDE.
- RAMPS SHALL NOT EXCEED A 1:12 SLOPE.

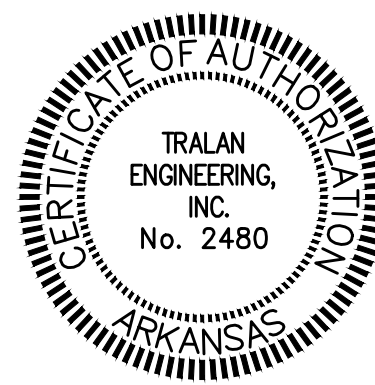


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN ENGINEERING

PROJECT:
PROPOSED CARLOT

CLIENT:
OSMENT & COPELAND, LLC

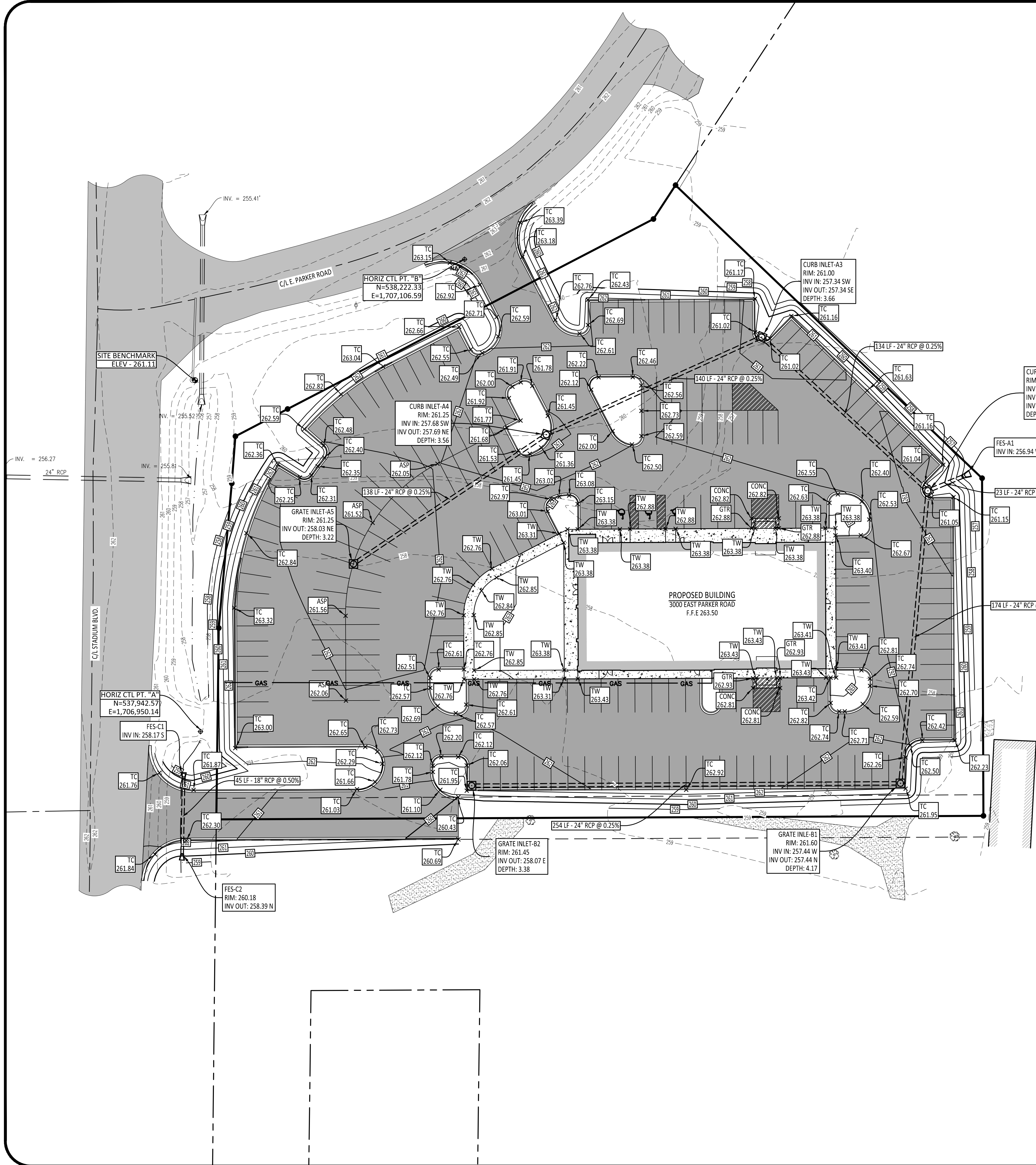


REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	09/28/16
SCALE:	1" = 30'
JOB NO.:	16-013
CAD NO.:	

SITE DIMENSION
PLAN

SHEET NUMBER:
4 of **8**



STANDARD ACCESSIBILITY REQUIREMENTS

- HANDICAP ACCESSIBLE SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SIGN OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60 INCHES MINIMUM ABOVE THE ADJACENT PAVED SURFACE TO THE BOTTOM OF TEXT.
- ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60 INCHES MINIMUM. ALL VAN ACCESSIBLE SPACES SHALL HAVE ACCESS AISLES THAT ARE 96 INCHES MINIMUM.
- HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
- RAMPS EXCEEDING 6 INCHES IN RISE (EXCLUDING CURB RAMPS) SHAVE HAVE HANDRAILS ON EACH SIDE BETWEEN 34 INCHES AND 36 INCHES IN HEIGHT, AND EXTEND 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP. HANDRAILS SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5 FT X 5 FT MINIMUM.
- SIDEWALKS MUST BE AT LEAST 36 INCHES WIDE.
- RAMPS SHALL NOT EXCEED A 1:12 SLOPE.

VERTICAL AND HORIZONTAL CONTROL

- THE SITE VERTICAL BENCHMARK IS A CHISELED SQUARE IN THE EAST SIDE OF AN EXISTING CONCRETE LIGHT POLE BASE LOCATED 33' NORTH AND 24' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN ON PLANS.
ELEV = 261.11

VERTICAL CONTROL - NAVD 88
- HORIZONTAL CONTROL POINT A
N- 537,942.57 E- 1,706,950.14
HORIZONTAL CONTROL POINT B
N- 538,222.33 E- 1,707,106.59

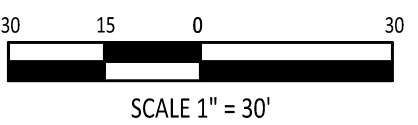
HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-NAD 83



VICINITY MAP
NOT TO SCALE

ENGINEER NOTES:

- ALL SUBGRADE STRUCTURAL FILL SHALL BE PLACED IN UNIFORM HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND COMPACTED WITH SUITABLE EQUIPMENT TO ACHIEVE 95% STANDARD PROCTOR (ASTM D698) AT 2% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT. STRUCTURAL FILL MATERIALS SHALL HAVE A PLASTICITY INDEX BETWEEN 5 AND 25 AND A LIQUID LIMIT NOT EXCEEDING 50. ALL FILL MATERIAL SHALL BE LESS THAN 3" IN DIAMETER.
- ALL BASE MATERIAL SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557).
- ASPHALT SURFACE COURSE MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD STANDARD SPECIFICATIONS. ALL PARKING LOTS SHALL BE CONSTRUCTED UTILIZING THE 3/8" ASPHALT CONCRETE HOT MIX SURFACE COURSE DESIGN REQUIREMENTS AS SHOWN IN SECTION 407.
- ASPHALT CONCRETE PAVEMENTS SHALL NOT BE APPLIED WHEN THE SURFACE TEMPERATURE IS BELOW 40 DEGREES (F), WHEN THERE IS FROST IN THE BASE MATERIAL, OR ANY OTHER TIME WHEN WEATHER CONDITIONS ARE UNSUITABLE.
- ALL CONCRETE CURB AND GUTTER SECTIONS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL SIDEWALK, DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH MASTERFIBER MAC 2200 CB AT AN APPLICATION RATE OF 3 LB/CU. YD. AN EQUIVALENT REINFORCEMENT PRODUCT MAY BE USED, BUT MUST BE APPROVED BY DESIGN ENGINEER. THE TOTAL TARGETED AIR CONTENT OF ALL CONCRETE SHALL BE 5% (PLUS OR MINUS 1%) AS DETERMINED BY ASTM C173/C173M. MAXIMUM SLUMP SHALL BE 5 INCHES AS DETERMINED BY ASTM C143.
- THE MAXIMUM CONTRACTION JOINT SPACING OF ANY CONCRETE PANEL SHALL BE 30 TIMES THE THICKNESS OF THE SLAB. IN NO CASE SHALL THE SPACING EXCEED 15 FEET. JOINT PATTERNS SHOULD DIVIDE ALL PAVEMENT SECTIONS INTO APPROXIMATELY SQUARE PANELS. THE LENGTH OF ANY PANEL SHALL NEVER BE MORE THAN 25% GREATER THAN ITS WIDTH. ALL JOINTS SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 1/3 THE THICKNESS OF THE SLAB.
- ALL CURB AND GUTTER SECTIONS SHALL HAVE CONTRACTION JOINTS CONSTRUCTED AT A MAXIMUM SPACING OF 15 FT.
- ISOLATION (EXPANSION) JOINTS ARE REQUIRED WHERE CURB AND PAVEMENTS ABUT BUILDINGS, FOUNDATIONS, EXISTING PAVEMENTS, MANHOLES AND OTHER FIXED OBJECTS.
- ALL CONCRETE ISOLATION JOINTS SHALL BE SEALED IN ACCORDANCE WITH ACI 504R.
- A WHITE-PIGMENTED MEMBRANE-FORMING CURING COMPOUND MEETING ASTM C309, TYPE II, CLASS A REQUIREMENTS SHALL BE APPLIED ON ALL CONCRETE SURFACES. THE APPLICATION RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS SITE CONDITIONS WARRANT EXTRA COVERAGE. A SECOND APPLICATION AT A 90 DEGREE OFFSET IS RECOMMENDED ON WINDY DAYS OR WHENEVER A SINGLE APPLICATION RESULTS IN COVERAGE THAT IS NOT UNIFORM. THE MINIMUM APPLICATION RATE SHALL NEVER BE LESS THAN 200 SQ FT/GAL.
- HOT AND COLD WEATHER WARRANT SPECIAL PRECAUTIONS WHEN PLACING, FINISHING, AND PROTECTING CONCRETE AGAINST THE EFFECTS OF WEATHER. DURING HOT WEATHER THE CONTRACTOR MUST COMPLY WITH ACI 305.1 AND DURING COLD WEATHER ACI 306.1.
- ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE GRADES SHOWN ON THIS PLAN. ALL COMBINATION CURB AND GUTTER SECTIONS SHALL HAVE THE GUTTER PORTION PITCHED IN THE SAME DIRECTION OF THE INTENDED FLOW.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN CONFORMANCE WITH THE GRADES AND SLOPES SHOWN HEREON THROUGHOUT ALL SITE GRADING AND EXCAVATING ACTIVITIES.
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL REGULATIONS.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITY.
- CONTRACTOR SHALL NOT CONSTRUCT A DRIVEWAY OF ANY TYPE UNTIL THE OWNER HAS SECURED A DRIVEWAY ACCESS PERMIT FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT (AHTD) OR THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THESE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THESE PLANS.

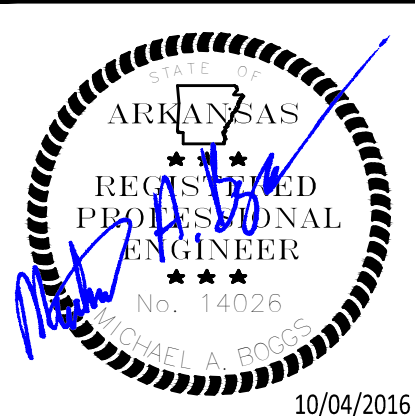
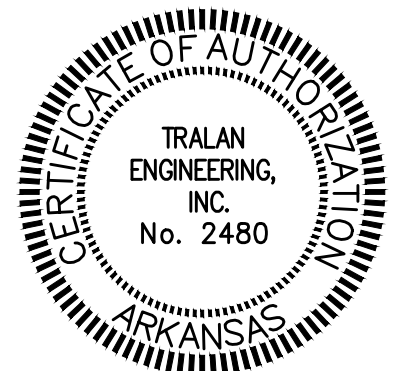


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM



PROJECT:
PROPOSED CAR LOT

CLIENT:
OSMENT & COPELAND, LLC

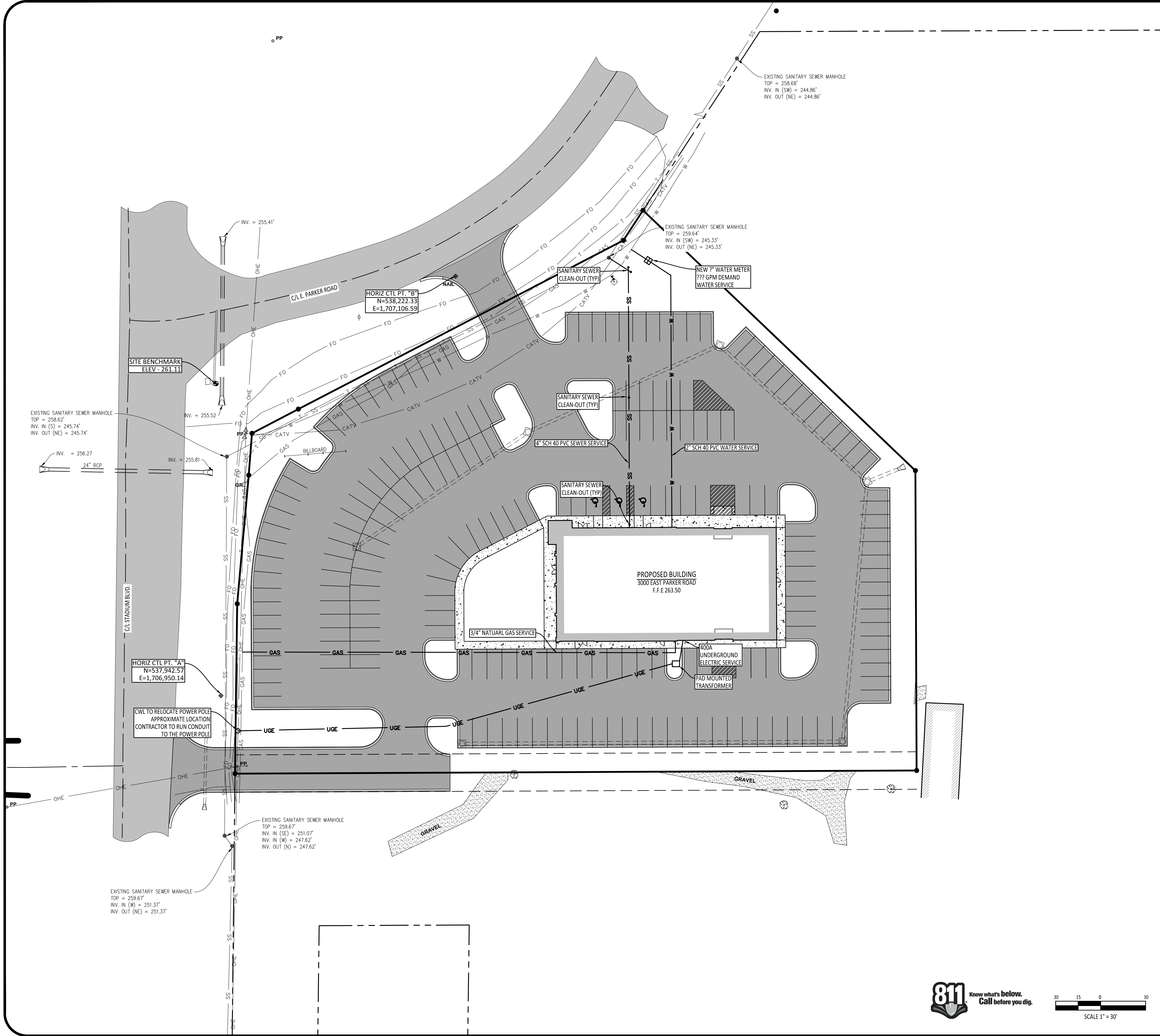


REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	10/04/16
SCALE:	1" = 30'
JOB NO.:	16-013
CAD NO.:	

GRADING & DRAINAGE
PLAN

SHEET NUMBER:
5 of **8**



VICINITY MAP
NOT TO SCALE
ENGINEERING NOTES:

- ALL MATERIALS USED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL MEET ALL OF CITY, WATER, AND LIGHT OF JONESBORO SPECIFICATIONS AND BE INSTALLED IN CONFORMANCE WITH DETAILS SHOWN ON THESE PLANS.
- ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE STANDARDS OF AWWA D651-05.
- ALL WORKED PERFORMED ON THIS PROJECT ASSOCIATED WITH THE WATER OR SEWER SYSTEM SHALL COMPLY WITH THE RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATE STANDARDS) AND THE ARKANSAS BOARD OF HEALTH RULES AND REGULATIONS PERTAINING TO PUBLIC WATER SYSTEM AS DESIGNED AND SHOWN ON THESE PLANS.
- WATER MAINS AND SANITARY SEWER SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES. WATER MAINS IN CLOSE PROXIMITY TO SEWER MAINS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATER TIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENTS.
- PER ARKANSAS STATUTES, TRACER WIRE SHALL BE INCLUDED WITH ALL WATER MAINS TO BE INSTALLED ON THIS PROJECT.
- ARKANSAS STATE LICENSING LAW FOR COMMERCIAL CONTRACTORS ACT 150 OF 1965 AND ACT 162 OF 1987 (AS AMENDED) REQUIRES THE INSTALLATION CONTRACTOR TO HAVE A CONTRACTORS LICENSES CLASSIFICATION OF MUNICIPAL AND UTILITY CONSTRUCTION.
- ALL SEWER SERVICE LATERALS FROM THE MAIN TO THE PROPERTY LINE SHALL NOT BE ASSEMBLED WITH GLUED JOINTS.
- ALL SEWER SERVICE LINES SHALL MEET WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLUMBING CODE AND OTHER CITY PLUMBING CODE (IF APPLICABLE). SERVICE LINES UNDER PAVED AREAS SHALL BE BEDDED, AS REQUIRED FOR MAINS, FROM THE MAIN TO THE LIMITS OF THE PAVEMENT.
- MANHOLES SHALL BE PRE-CAST CONCRETE.
- ALL GRAVITY SEWER MAINS AND SERVICE LATERAL SHALL BE LAID IN STRAIGHT ALIGNMENT AT NO LESS THAN THE MINIMUM GRADE FOR THE PIPE SIZE AS FOLLOWS:

4 INCH: 1.00%
6 INCH: 0.60%
8 INCH: 0.40%
12 INCH: 0.22%
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKEOUT. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THESE PLANS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO EXISTING FACILITIES AND/OR ADJACENT PROPERTIES, AND SHALL BE RESPONSIBLE FOR DAMAGE THAT MAY OCCUR.
- ACCESS ALONG ROADWAYS SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHTS-OF-WAY SHALL BE COORDINATED BY CONTRACTOR WITH THE APPROPRIATE PARTY.
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ALL UTILITIES AND SERVICES DAMAGED DURING CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.
- CONSTRUCTION LIMITS ARE TO BE CLEARED BY CONTRACTOR. ALL STUMPS, DEBRIS, ETC., REMAINING WITHIN THE PROJECT LIMITS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
- THE STATIC PRESSURE AT THE WATER SYSTEM TIE IN POINT IS 55 PSI.
- ALL SEWER SERVICE LINES MUST BE CONSTRUCTED AT A MINIMUM DISTANCE OF 10 FT FROM THE SIDE PROPERTY LINES OF ALL LOTS.
- ALL WATER METER SERVICES SHALL CONSTRUCTED WITH 1" TYPE K COPPER TUBING.
- ALL CONDUIT TRENCHES THAT LIE UNDER THE PAVING SHALL BACK FILLED WITH CLASS 7 TO 1 FOOT ABOVE THE PIPE AND FLOWABLE FILL TO WITHIN 1 FT BELOW THE SUBGRADE OR CLASS 7 LIMESTONE COMPACTED IN MAXIMUM 8" LIFTS TO 98% MODIFIED PROCTOR IN ACCORDANCE ASTM D1557.

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN
ENGINEERING

PROJECT:
PROPOSED CAR LOT

CLIENT:
OSMENT & COPELAND, LLC

TRALAN ENGINEERING, INC.
No. 2480

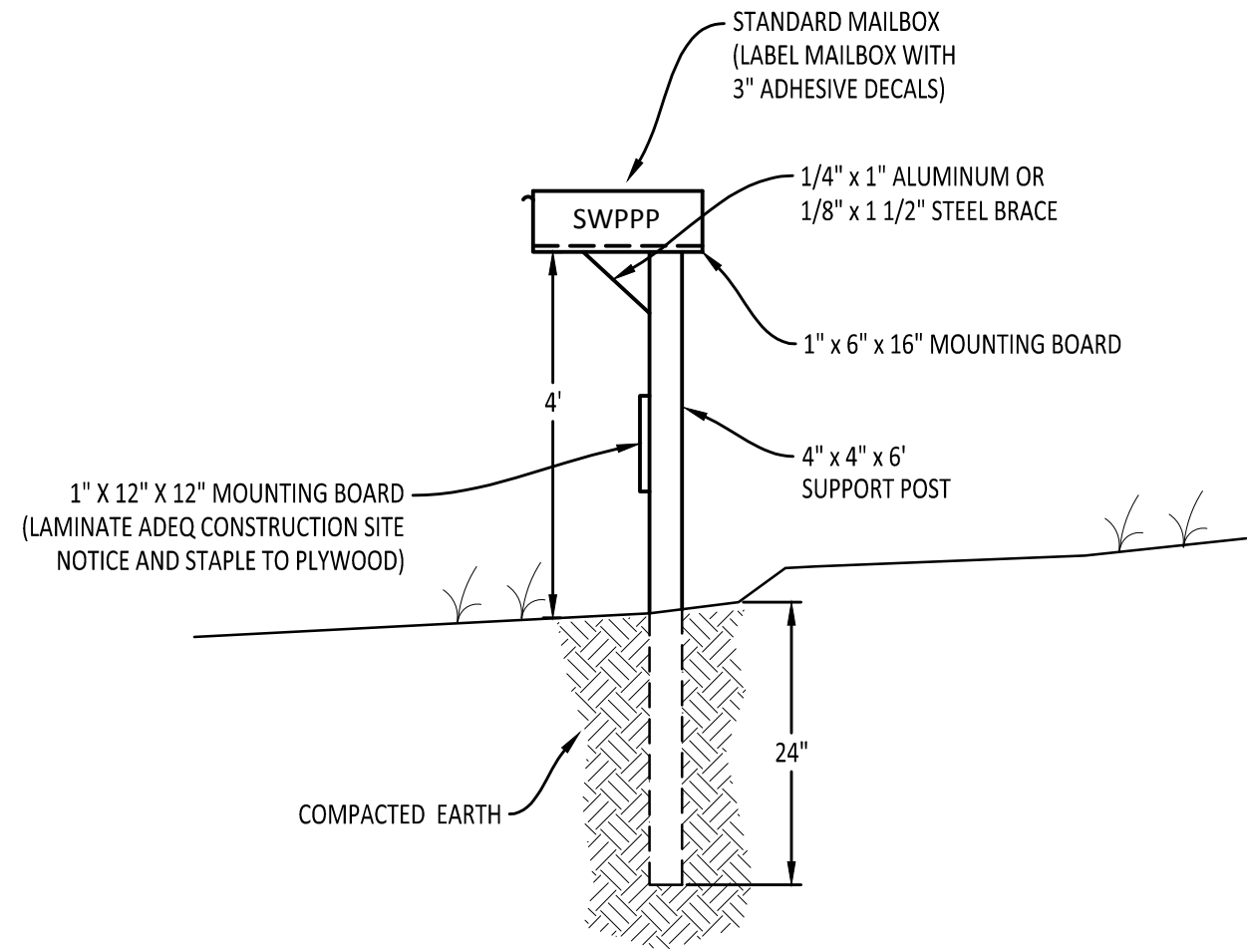
TRAVIS A. COPE
No. 14026

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	10/04/2016
SCALE:	1" = 30'
JOB NO.:	16-013
CAD NO.:	

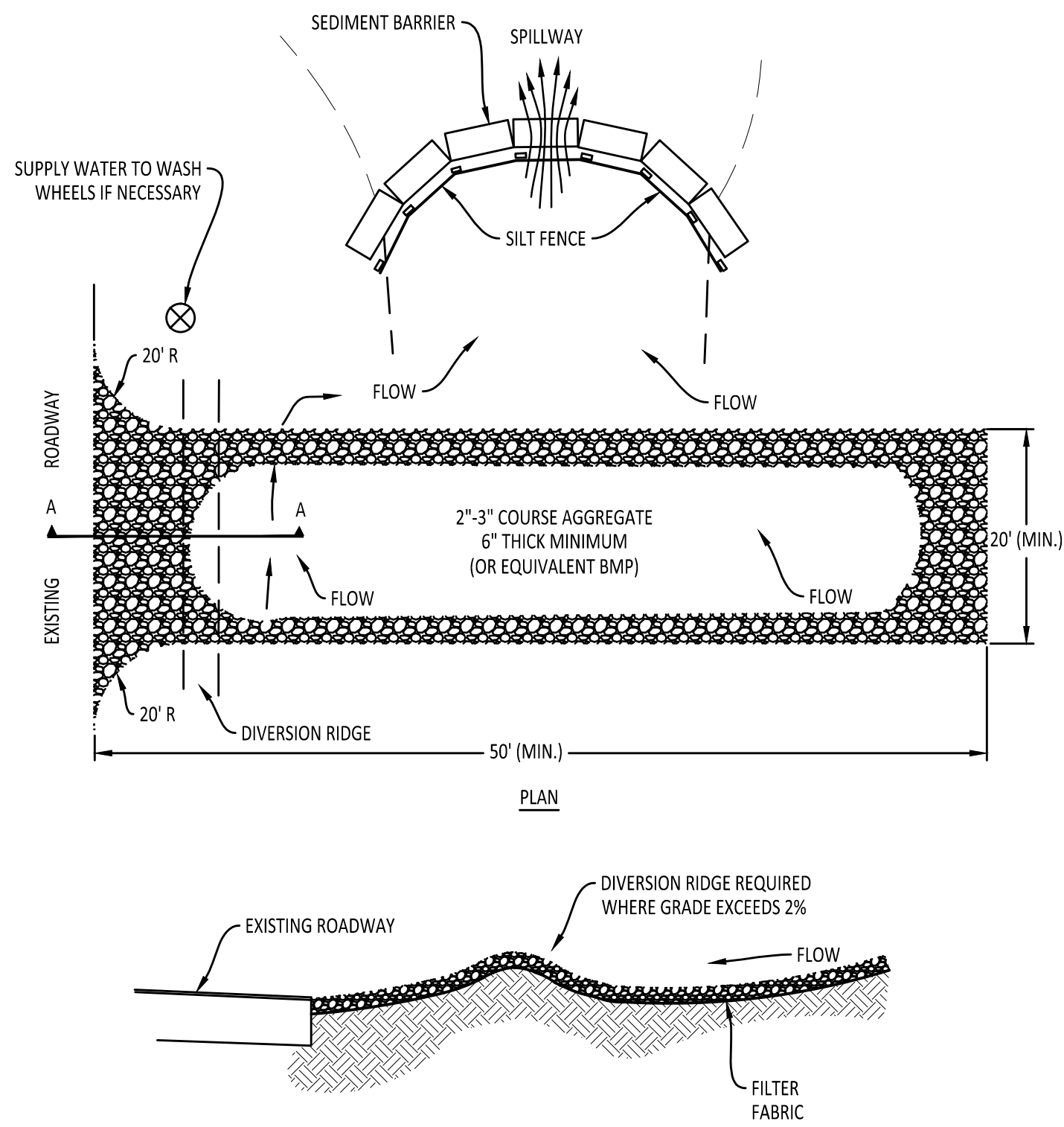
SITE UTILITY
PLAN

SHEET NUMBER:
6 of **8**



SWPPP MAILBOX

1

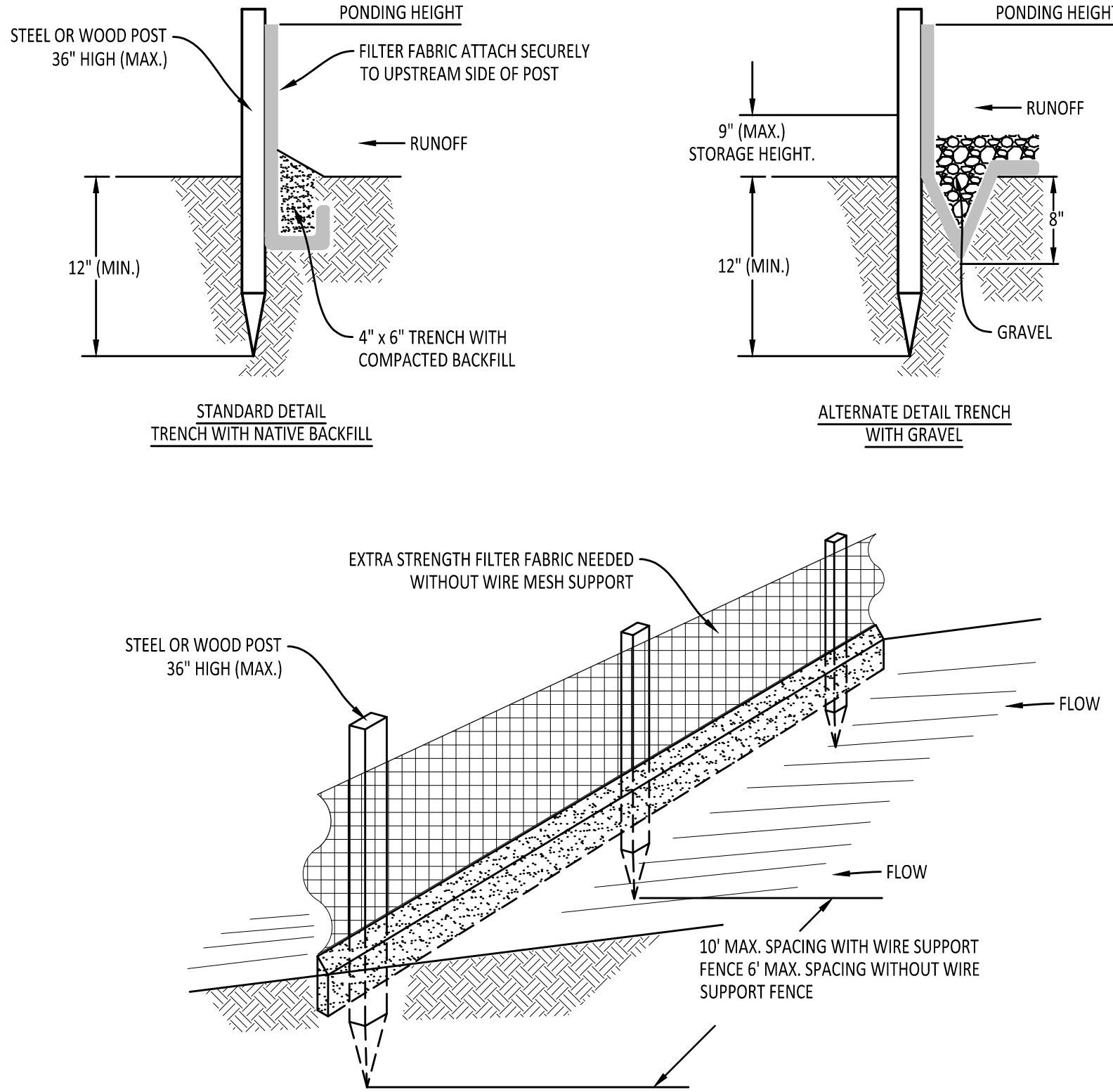


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNEL RUNOFF TO BASIN AS REQUIRED. WHEN STRAW BALES ARE USED IN THIS APPLICATION A SILT FENCE IS TO BE INCLUDED AS SHOWN ON THE UPSTREAM SIDE OF THE SEDIMENT BARRIER.

CONSTRUCTION EXIT
W/ DIVERSION BERM

2

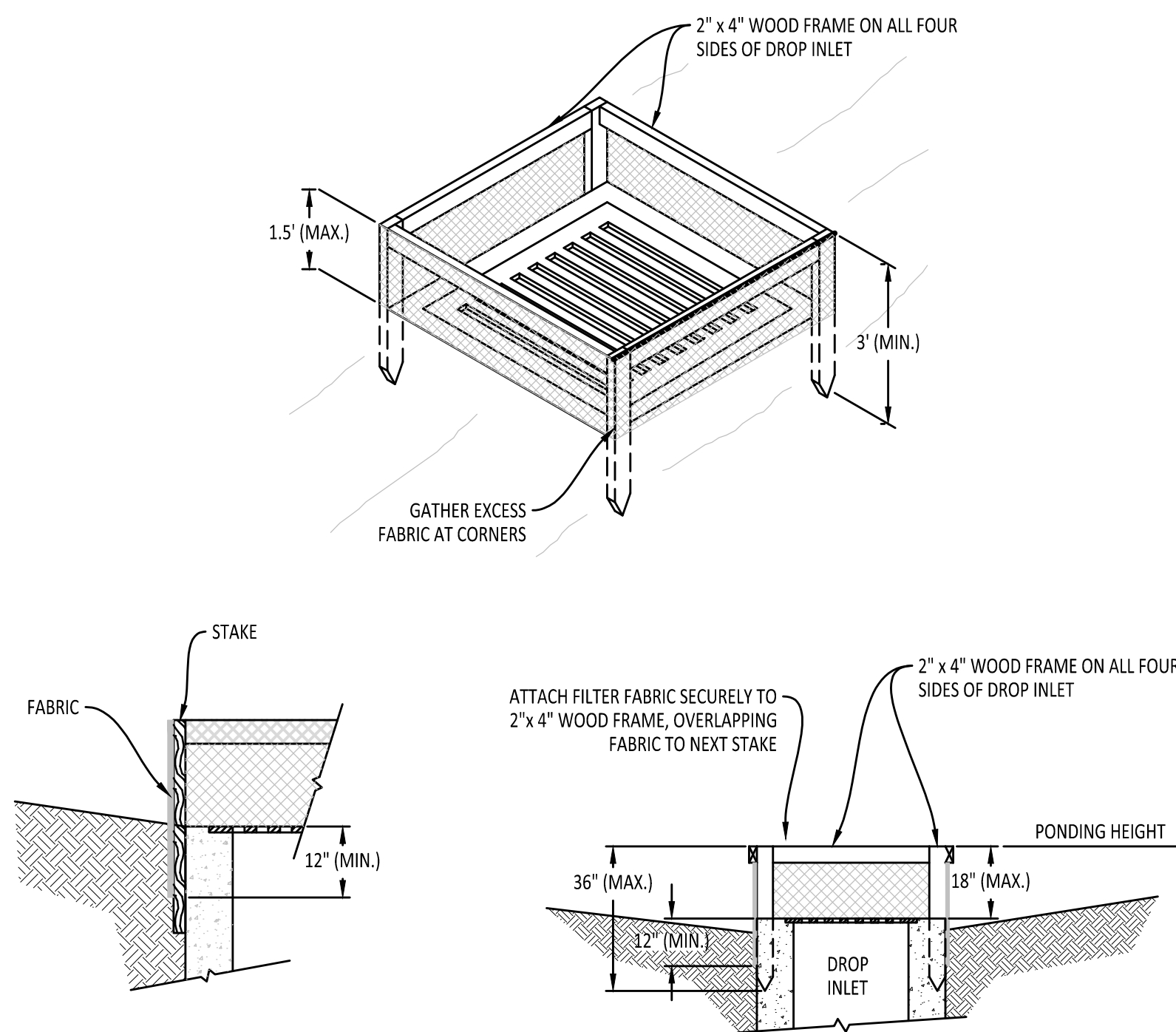


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

3

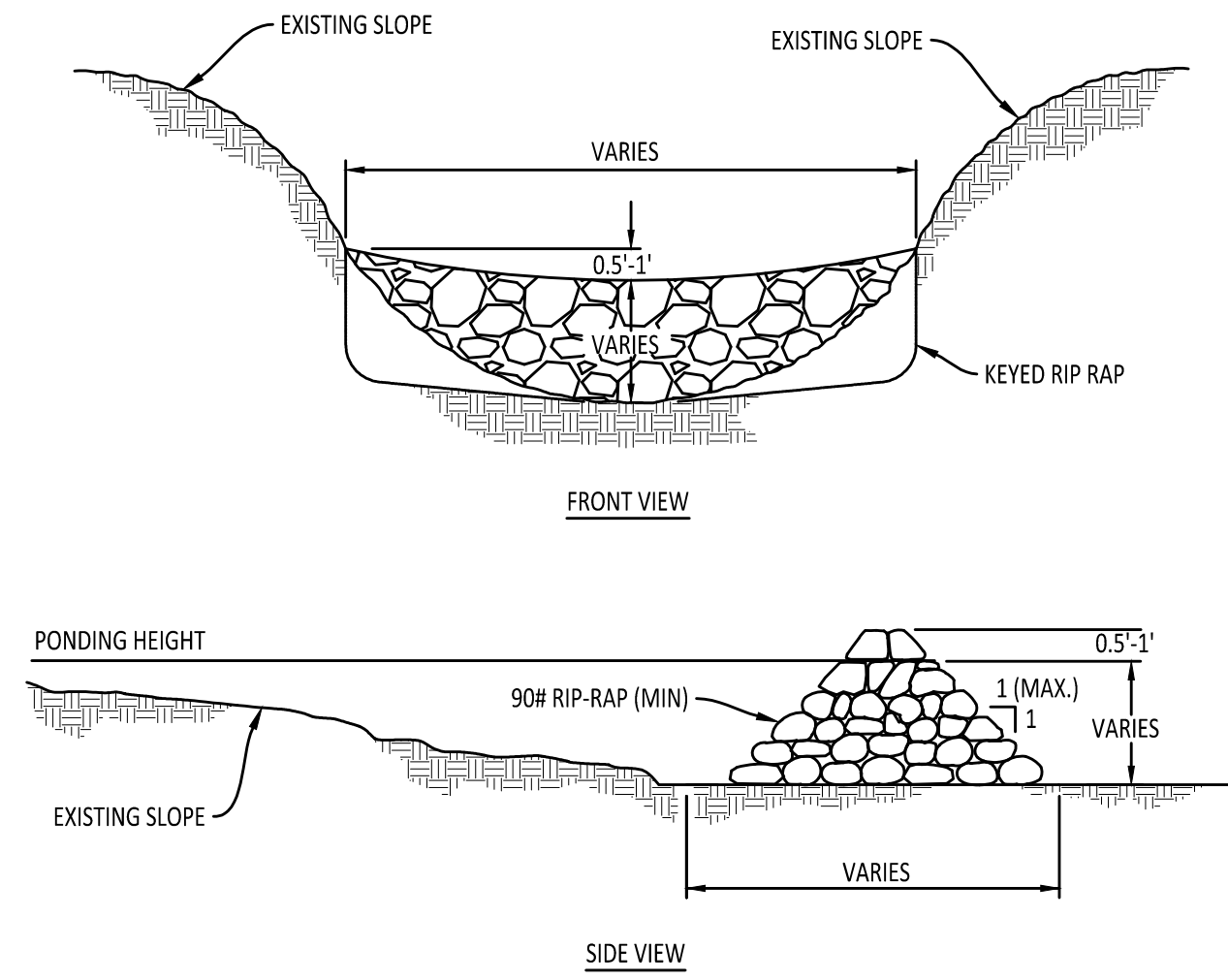


NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"x 4" WOOD OR EQUIVALENT METAL STAKES. (3 FT. MIN. LENGTH)
3. INSTALL 2"x 4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

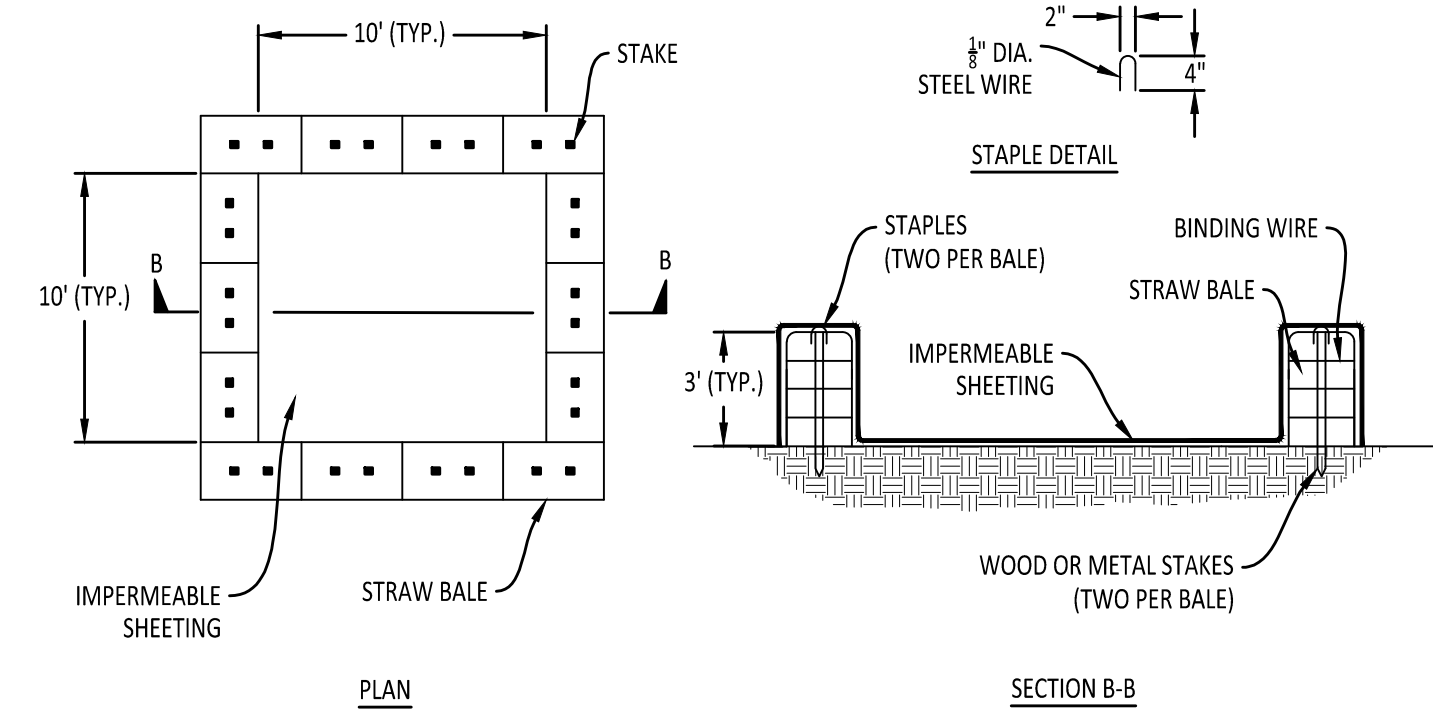
SEDIMENT BARRIER AT DROP INLET

4



RIP RAP CHECK DAM

5

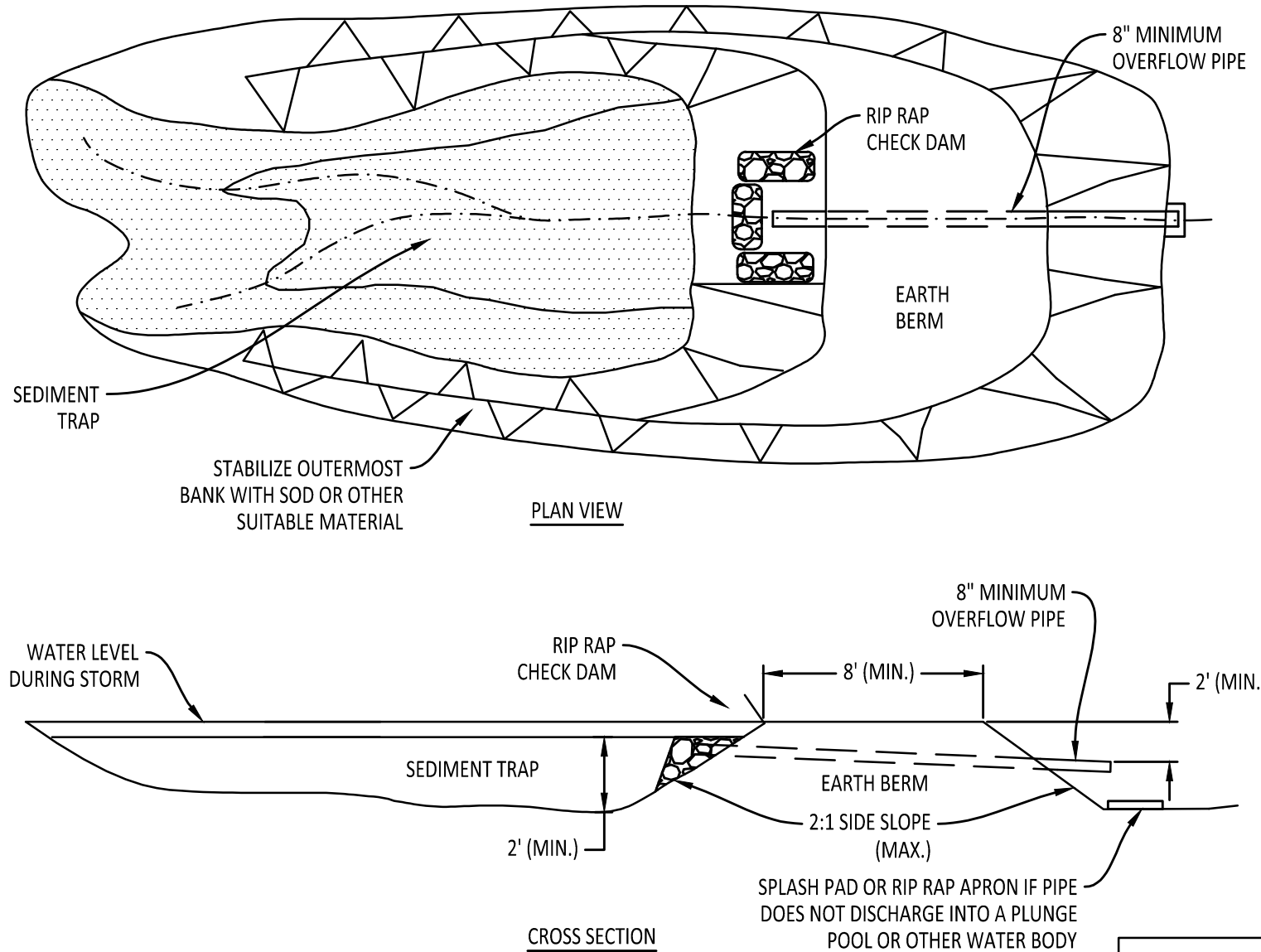


NOTES:

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

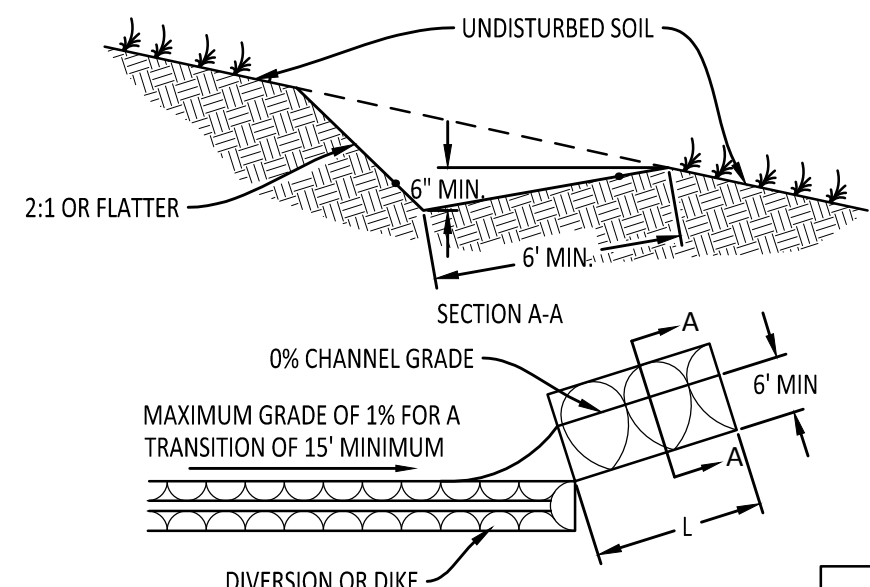
CONCRETE WASHOUT

6



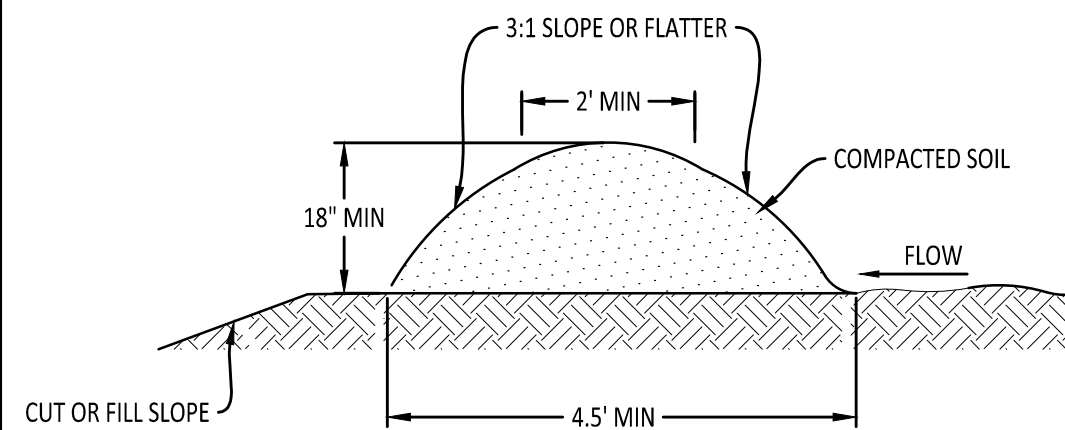
EROSION CONTROL SEDIMENT BASIN

7



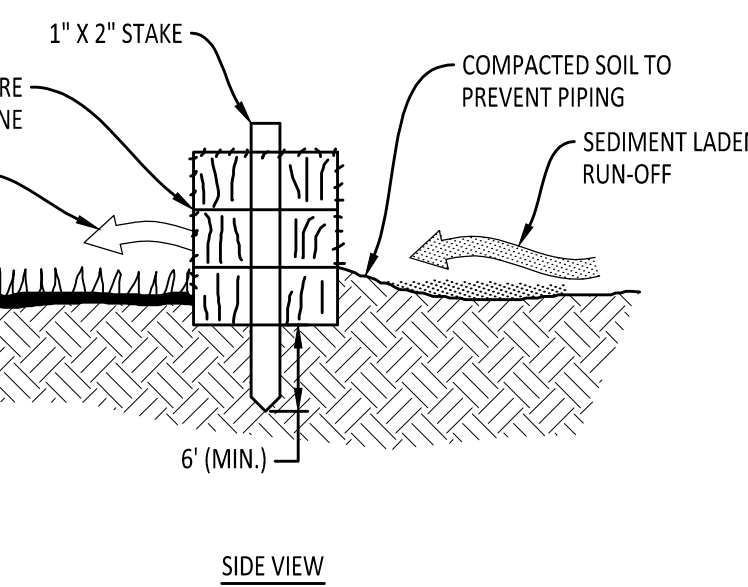
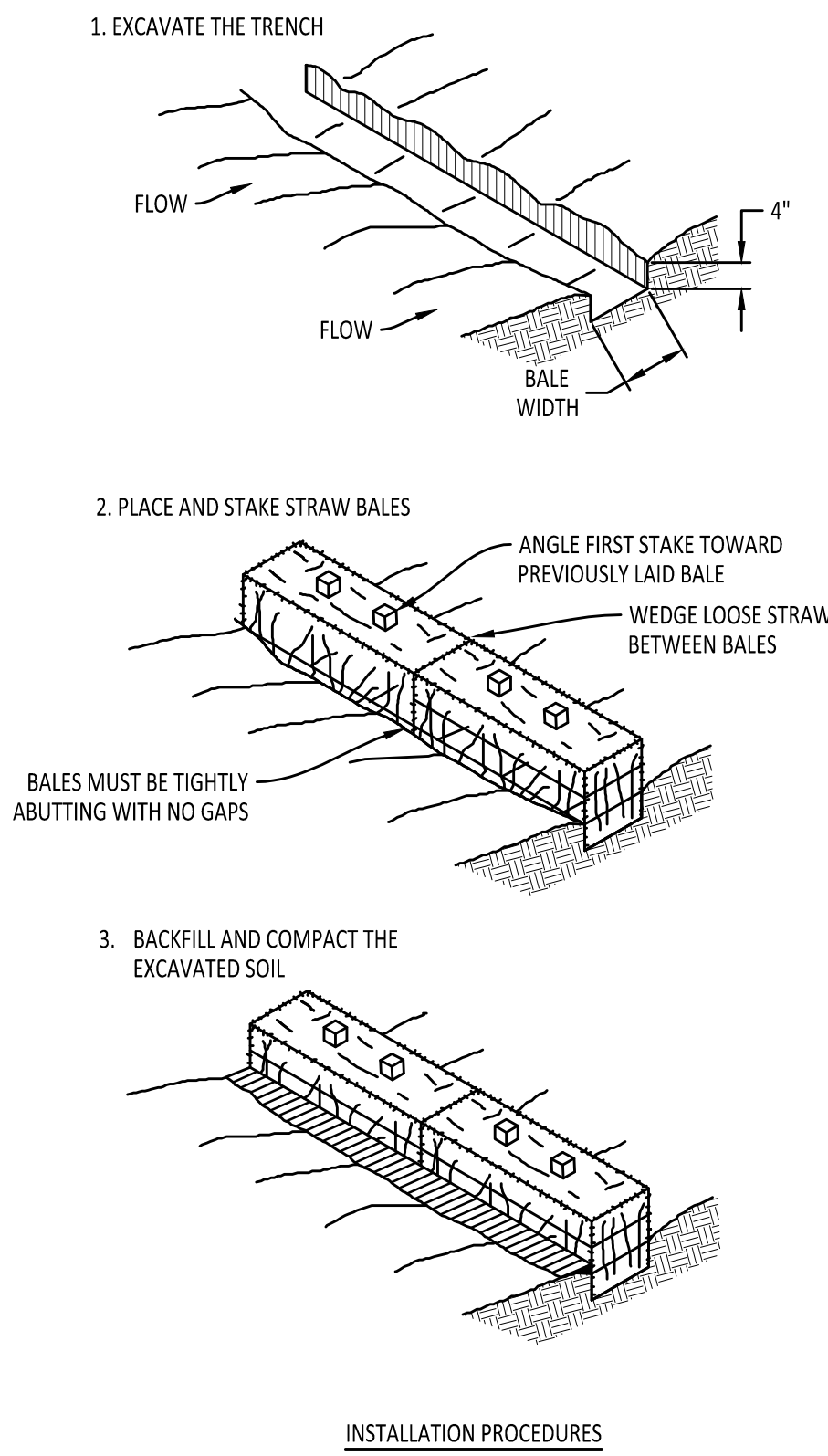
LEVEL SPREADER

8



TEMPORARY DIVERSION DIKE

9



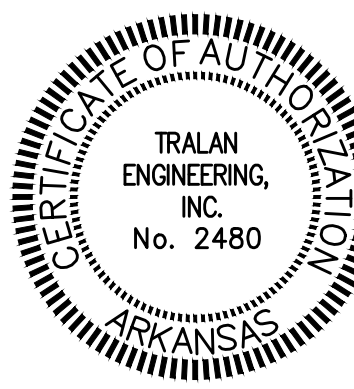
STRAW BALE BARRIER

10

COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN
ENGINEERING

PROJECT:
PROPOSED CAR LOT
CLIENT:
OSMENT AND COPLEAND



REVISIONS		
DATE	BY	DESCRIPTION
DRAWING INFO.		
DRAWN BY:	MAB	
DATE:	10/04/2016	
SCALE:		
JOB NO.:	16-013	
CAD NO.:		

SWPPP
DETAILS

SHEET NUMBER:
7 of **8**

