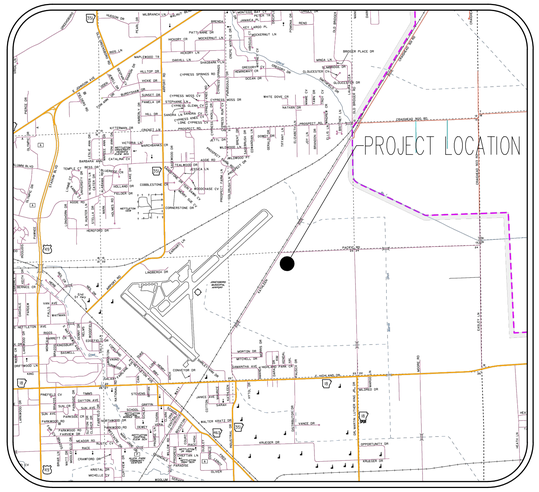
PACIFIC LANDING SUBDIVISION

JONESBORO, ARKANSAS



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)



LOCAL CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	300 S. CHURCH JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	300 S. CHURCH JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
SUMMIT UTILITIES	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	1-800-992-7552

SHEET INDEX	
PAGE	DESCRIPTION
C1.01	COVER SHEET
C2.01-C2.02	EXISTING CONDITIONS
	PLAT
C2.03	PHASING PLAN
C2.04	TREE PRESERVATION PLAN
C2.05-C2.06	EROSION CONTROL
C3.01-C3.02	GRADING AND DRAINAGE
C3.03-C3.12	STREET PLAN AND PROFILE
C4.01-C4.02	WATER PLAN
C4.03-C4.04	SEWER PLAN
C4.05-C4.14	SEWER PLAN AND PROFILE
C5.01	EROSION CONTROL DETAIL
C5.02	CIVIL CONSTRUCTION DETAILS
C5.03	WATER DETAILS
C5.04	SEWER DETAILS

LEGEND:

- CONTROL POINT
- SITE BENCHMARK
- FOUND MONUMENT (AS NOTED)
- FOUND CONCRETE ROW MONUMENT
- UTILITY POLE
- LIGHT POLE
- GUY POLE
- GUY WIRE
- ELECTRIC BOX
- PAD MOUNTED TRANSFORMER
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- SPOT LIGHT
- AC UNIT
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT- EXISTING
- FIRE HYDRANT-PROPOSED
- FIRE PROTECTION VALVE
- AUTO SPRINKLER CONNECTION
- SPRINKLER CONTROL VALVE
- WATER VALVE BOX
- WELLHEAD
- GAS RISER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER PUMP
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS PULL BOX
- TELECOMMUNICATIONS BOX
- TELECOMMUNICATIONS LINE MARKER
- GAS LINE MARKER
- MANHOLE
- UTILITY MANHOLE
- STORM DRAIN MANHOLE
- BOLLARD
- DOWNSPOUT
- TREE
- FLAGPOLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELECOMMUNICATIONS LINE

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COVER SHEET

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

sed

FULLNAME-DISCIPLINE
State - License#

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
FISHER & ARNOLD
No. 248
PRELIMINARY
NOT FOR CONSTRUCTION

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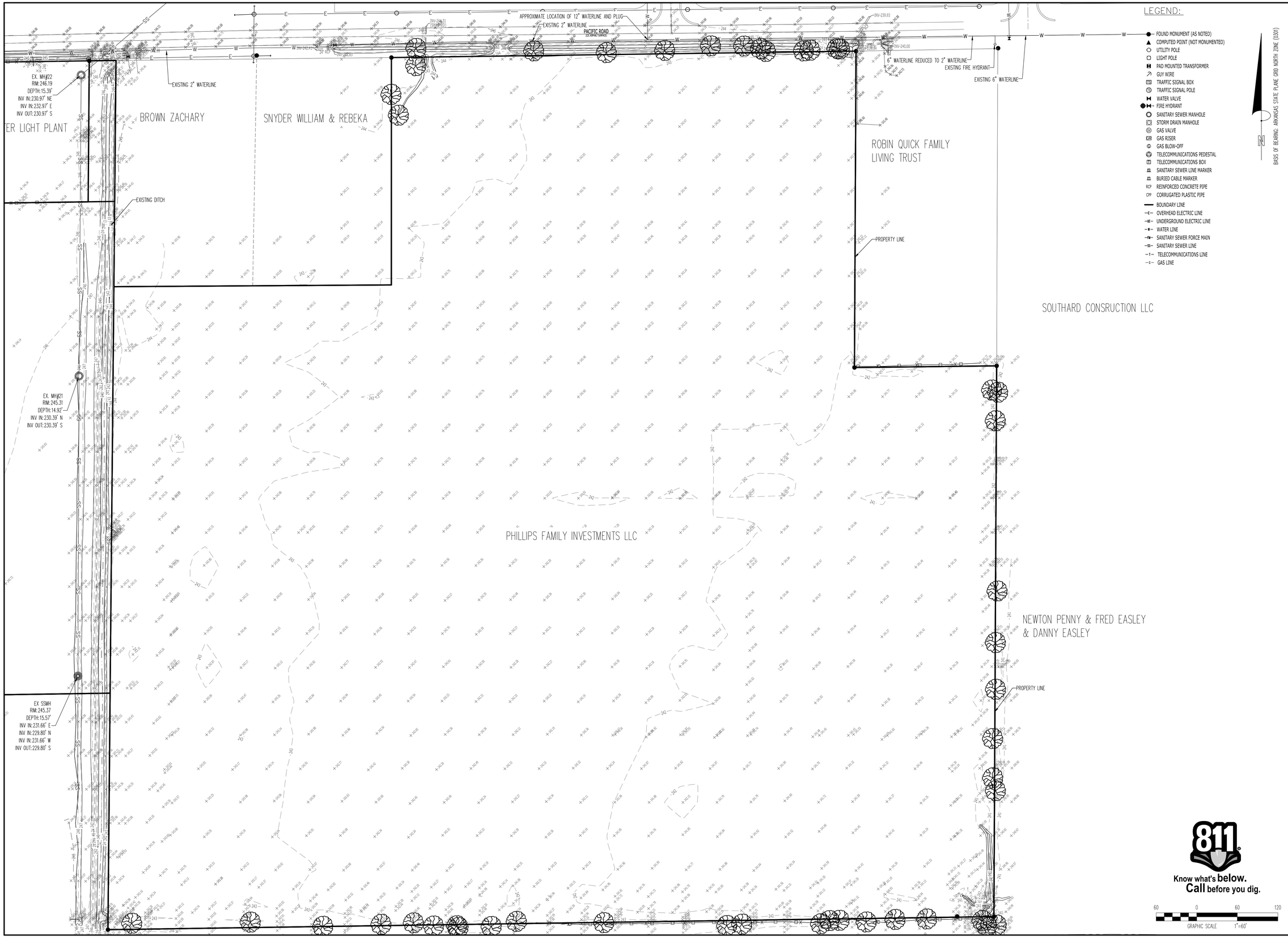
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DATE	BY	DESCRIPTION

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EXISTING CONDITIONS 1 OF 2

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

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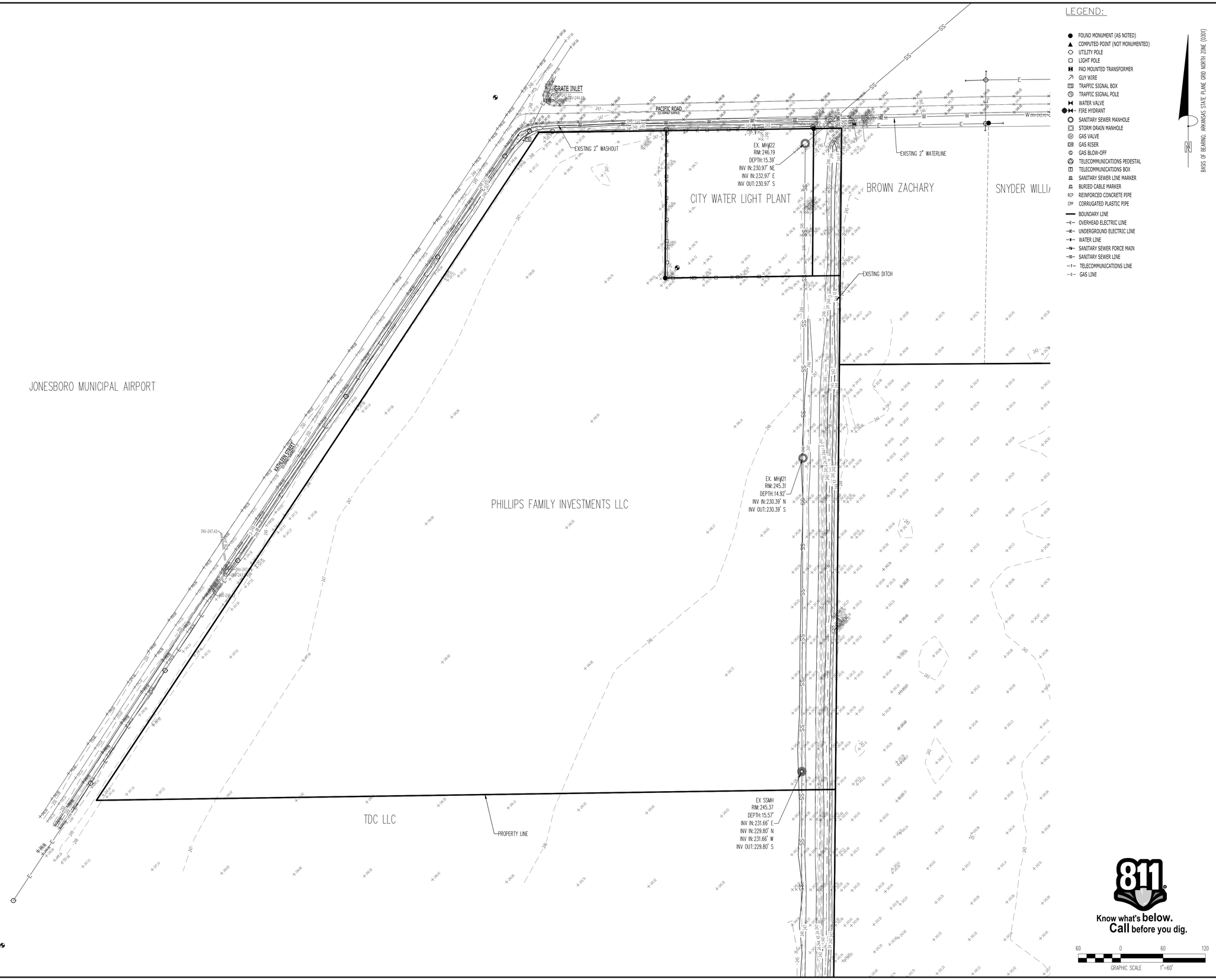
REVISIONS

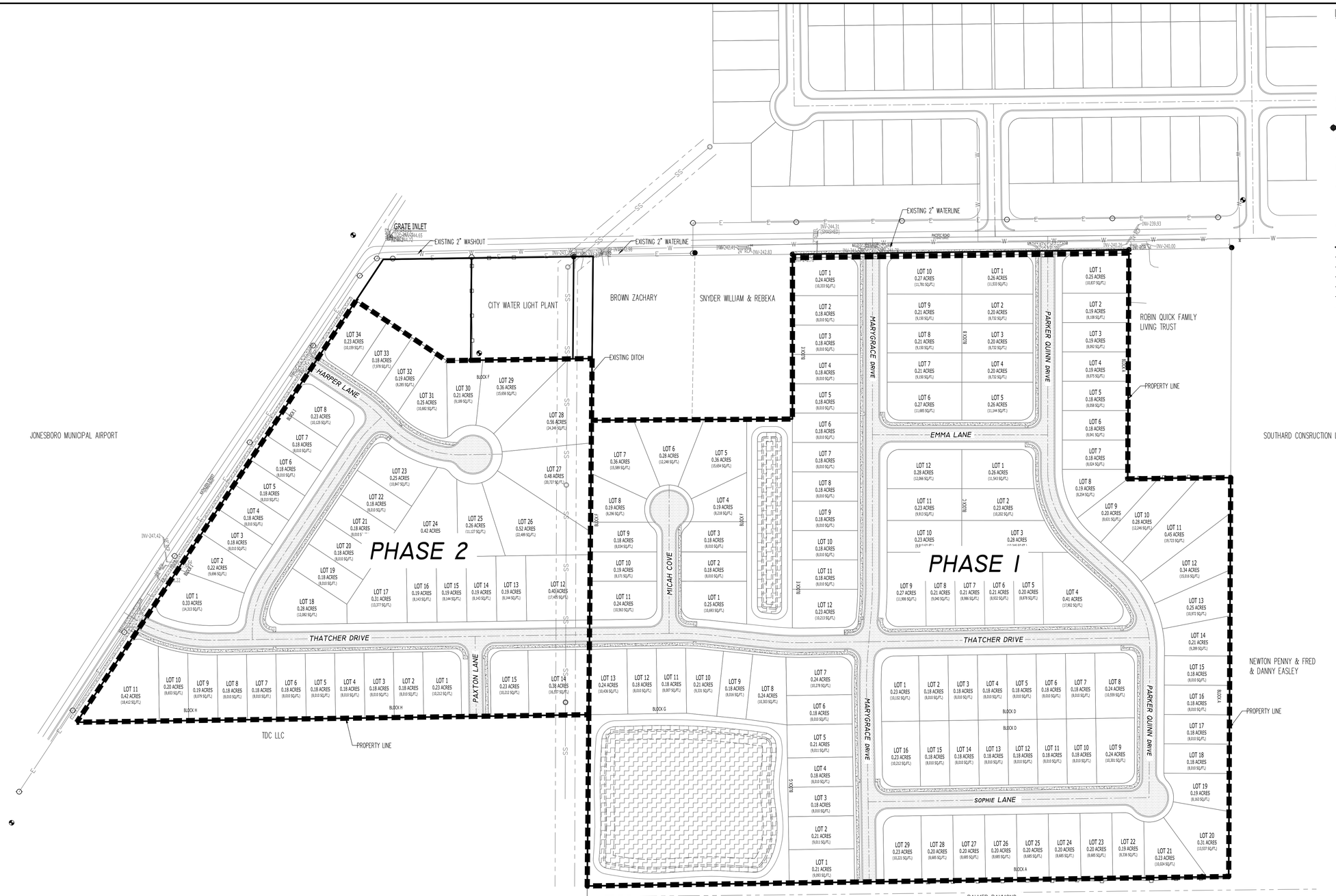
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PROJECT NO.
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DATE	SCALE
3/11/2025	1"=60'

SHEET
C2.01


JONESBORO MUNICIPAL AIRPORT
PHILLIPS FAMILY INVESTMENTS LLC
TDC LLC
CITY WATER LIGHT PLANT
BROWN ZACHARY
SNYDER WILLI
PACIFIC ROAD
SOUTHEAST SERVICE
GRATE INLET
EXISTING 2" WASHOUT
EXISTING 2" WATERLINE
EXISTING DITCH
PROPERTY LINE
EX. MH#22
RIM: 246.19
DEPTH: 15.39'
INV IN: 230.97" NE
INV IN: 232.97" E
INV OUT: 230.97" S
EX. MH#21
RIM: 245.31
DEPTH: 14.92'
INV IN: 230.39" N
INV OUT: 230.39" S
EX SSMH
RIM: 245.37
DEPTH: 15.57'
INV IN: 231.66" E
INV IN: 229.80" N
INV IN: 231.66" W
INV OUT: 229.80" S
INV-247.42
INV-247.42
INV-247.42



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PHASING PLAN

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

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ARKANSAS – PE # 20874

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INC.
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ARKANSAS

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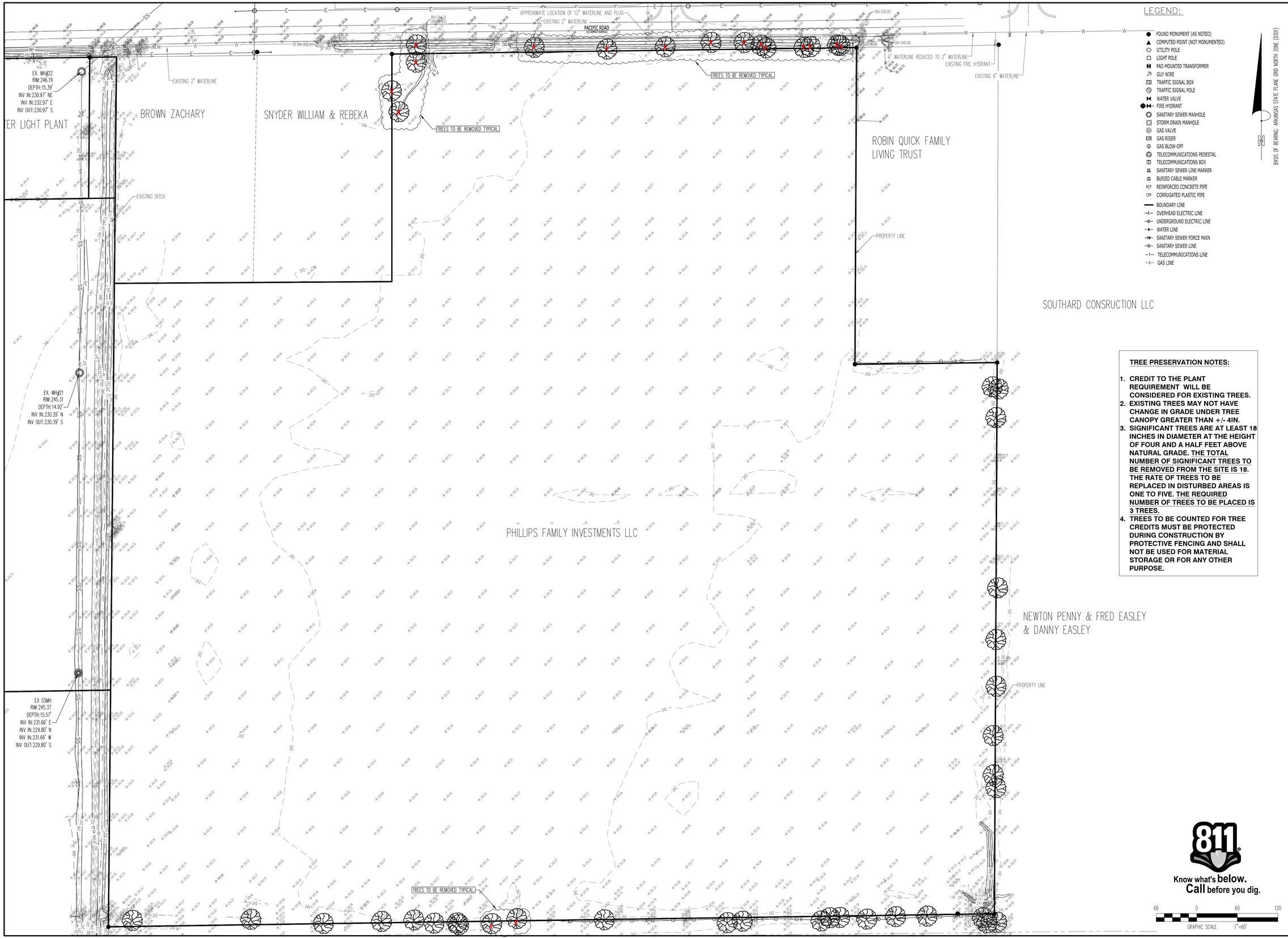
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811 Know what's **below.** **Call** before you dig.

100 0 100 200
GRAPHIC SCALE 1"=100'



LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GAS VALVE
- GAS RISER
- GAS BLOW-OFF
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS BOX
- SANITARY SEWER LINE MARKER
- BURIED CABLE MARKER
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- BOUNDARY LINE
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- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH (0301)

TREE PRESERVATION NOTES:

1. **CREDIT TO THE PLANT REQUIREMENT WILL BE CONSIDERED FOR EXISTING TREES.**
2. **EXISTING TREES MAY NOT HAVE CHANGE IN GRADE UNDER TREE CANOPY GREATER THAN +/- 4IN.**
3. **SIGNIFICANT TREES ARE AT LEAST 18 INCHES IN DIAMETER AT THE HEIGHT OF FOUR AND A HALF FEET ABOVE NATURAL GRADE. THE TOTAL NUMBER OF SIGNIFICANT TREES TO BE REMOVED FROM THE SITE IS 18. THE RATE OF TREES TO BE REPLACED IN DISTURBED AREAS IS ONE TO FIVE. THE REQUIRED NUMBER OF TREES TO BE PLACED IS 3 TREES.**
4. **TREES TO BE COUNTED FOR TREE CREDITS MUST BE PROTECTED DURING CONSTRUCTION BY PROTECTIVE FENCING AND SHALL NOT BE USED FOR MATERIAL STORAGE OR FOR ANY OTHER PURPOSE.**

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TREE PRESERVATION PLAN

PACIFIC LANDING SUBDIVISION
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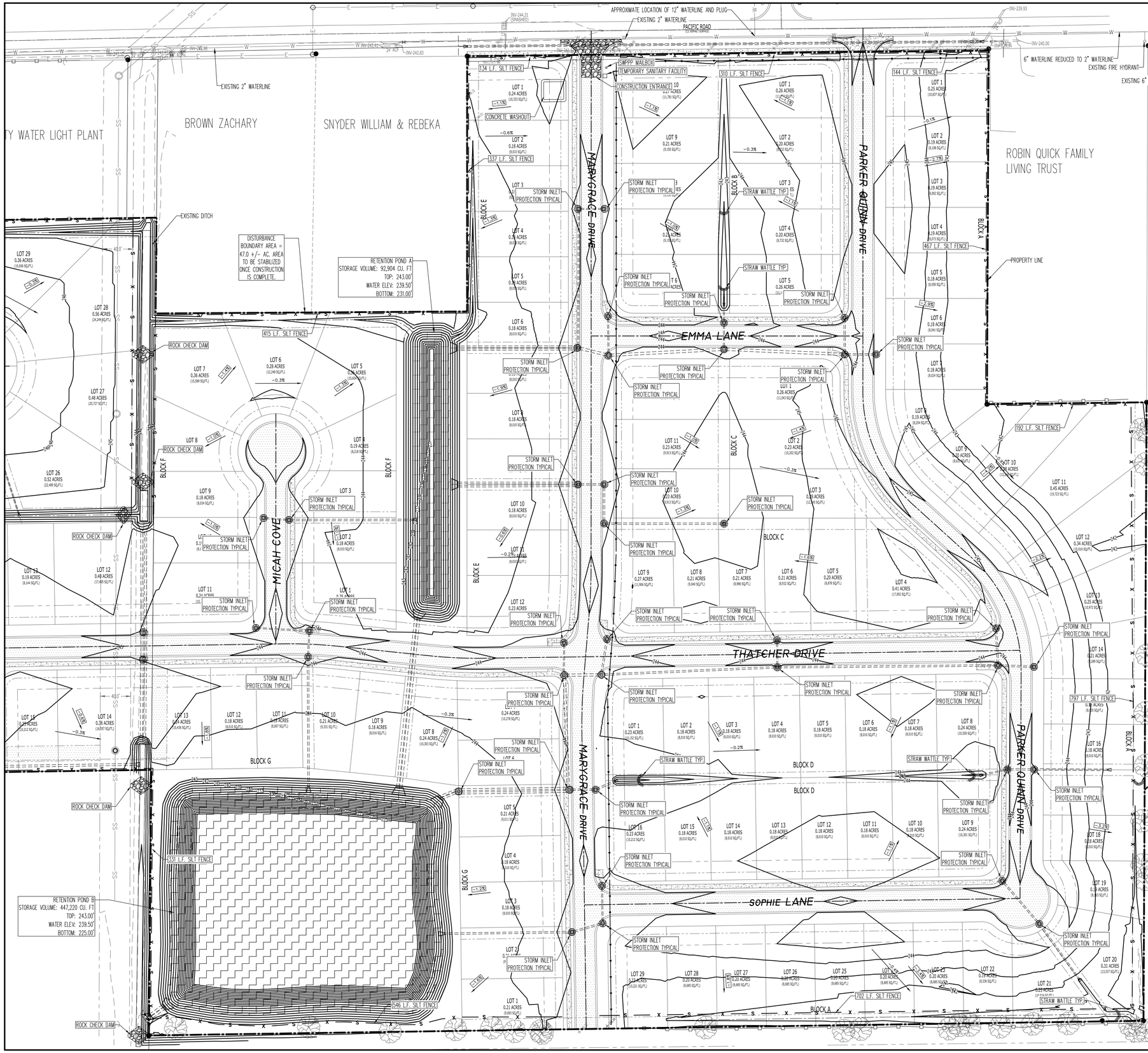
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PHILLIPS.0004LD

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DATE: 3/11/2025	SCALE: 1"=60'

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LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
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- GAS VALVE
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- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

EROSION CONTROL

- SILT FENCE
- 1.0% EXISTING SLOPES
- 0.0% PROPOSED SLOPES
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

GENERAL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES PRESENTED ON THIS PLAN ARE INTENDED TO MINIMIZE POLLUTANT LOADS OCCURRING IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE.
2. THE CONTROL MEASURES SHALL BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, GOOD ENGINEERING, AND CONSTRUCTION PRACTICES.
3. IF THERE ARISES ANY QUESTIONS REGARDING PERMIT COMPLIANCE, IT IS THE RESPONSIBILITY OF THE RESPONSIBLE OFFICIAL AND/ OR THE GENERAL CONTRACTOR'S TO REFER TO THE ARR150000 PERMIT AND/ OR THE ENGINEER OF RECORD.
4. THE OPERATOR, RESPONSIBLE COGNIZANT OFFICIAL IS REQUIRED TO PROVIDE A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION IS COMPLETE TO ENSURE MINIMIZING POLLUTANT DISCHARGE UNTIL FINAL STABILIZATION IS OBTAINED.
3. AREAS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED, STABILIZATION MEASURES MUST BE TAKEN NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITIES HAVE CEASED; AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED, STABILIZATION MEASURES MUST BE TAKEN IMMEDIATELY.

EROSION AND SEDIMENT CONTROL NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES ON SITE WITH ACCORDANCE WITH AR150000
4. HAY BALES, WATTLES, AND ADDITIONAL RIP RAP OR SILT FENCE THAN WHAT IS SHOWN ON PLAN ARE TO BE UTILIZED IN ORDER TO MINIMIZE SUSPENDED SOLIDS ON STORMWATER RUNOFF IF NECESSARY.

GENERAL NOTES: EROSION BALES

1. DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES, AS EROSION CHECKS IN DITCHES, AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATERS FOR HIGH VELOCITY RUNOFF.
2. CONSTRUCTION: BALES SHALL BE LAID TO MAINTAIN TIGHT JOINTS. EROSION BALES WILL NOT FILTER SEDIMENT OUT OF WATER IF THE WATER IS ALLOWED TO FLOW BETWEEN, AROUND, OR UNDERNEATH THE BALES. THE BALES SHOULD BE ENTRENCHED 6 INCHES AND ANCHORED SECURELY.
3. MAINTENANCE: EROSION BALES REQUIRE FREQUENT INSPECTION AS THEY DETERIDATE QUICKLY AND MAY NEED TO BE REPLACED. WHEN NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE SPREAD, SEEDED, AND MULCHED WITH THE EROSION BALES AS APPROVED BY COGNIZANT OFFICIAL OR DULY AUTHORIZED REPRESENTATIVE.
4. HAY BALES ARE A TEMPORARY MEASURE ONLY. THEY SHALL BE INSTALLED, REPAIRED OR REPLACED AT THE DIRECTION OF THE COGNIZANT OFFICIAL OF DULY AUTHORIZED REPRESENTATIVE.

INSPECTIONS AND MAINTAINENCE:

1. AN INSPECTION SHALL BE MADE EVERY 7 DAYS. INSPECTION FORMS CAN BE FOUND ON DEQ'S WEBSITE AT WWW.ADEQ.STATE.AR.US
2. ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE RECORDED ON THE INSPECTION FORM, AND ANY REPAIRS THAT ARE NEEDED BASED ON AN INSPECTION SHALL BE COMPLETED BEFORE THE NEXT STORM EVENT; BUT NOT TO EXCEED OF PERIOD OF THREE (3) DAYS FROM DISCOVERY.
3. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE THE CAPACITY OF THE RESPECTIVE BMP HAS REACHED 50%
4. IN THE EVENT THAT WEATHER DOESN'T NOT ALLOW SAFE ACCESS TO THE SITE (IE. LOCAL FLOODING, HIGH WINDS, OR EXTENDED FROZEN CONDITIONS) AN INSPECTION SHALL BE COMPLETED AS SOON AS IT IS SAFE AND FEASIBLE.
5. EACH INSPECTION REPORT SHALL BE RETAINED AS PART OF THE SWPPP FOR AT LEAST THREE (3) YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED.

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EROSION CONTROL 1 OF 2

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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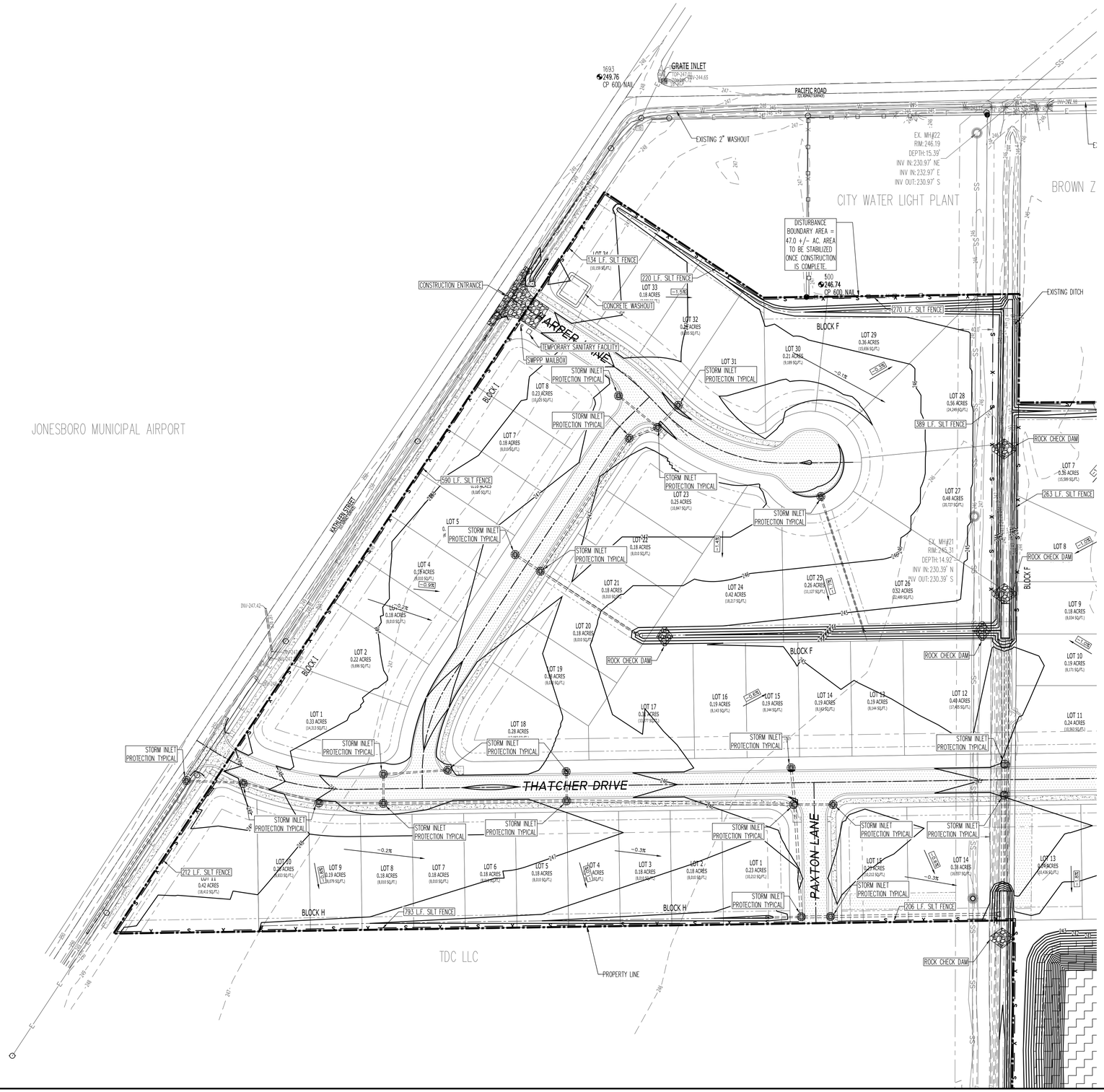
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DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

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SD	GMD
DATE	SCALE
3/11/2025	1"=60'

SHEET
C2.05



LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
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BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

EROSION CONTROL

- SILT FENCE
- 1.0% EXISTING SLOPES
- 1.0% PROPOSED SLOPES
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

GENERAL NOTES:

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4. THE OPERATOR, RESPONSIBLE COGNIZANT OFFICIAL IS REQUIRED TO PROVIDE A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION IS COMPLETE TO ENSURE MINIMIZING POLLUTANT DISCHARGE UNTIL FINAL STABILIZATION IS OBTAINED.
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2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES ON SITE WITH ACCORDANCE WITH AR150000
4. HAY BALES, WATTLES, AND ADDITIONAL RIP RAP OR SILT FENCE THAN WHAT IS SHOWN ON PLAN ARE TO BE UTILIZED IN ORDER TO MINIMIZE SUSPENDED SOLIDS ON STORMWATER RUNOFF IF NECESSARY.

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3. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE THE CAPACITY OF THE RESPECTIVE BMP HAS REACHED 50%.
4. IN THE EVENT THAT WEATHER DOESN'T NOT ALLOW SAFE ACCESS TO THE SITE (IE. LOCAL FLOODING, HIGH WINDS, OR EXTENDED FROZEN CONDITIONS) AN INSPECTION SHALL BE COMPLETED AS SOON AS IT IS SAFE AND FEASIBLE.
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EROSION CONTROL 2 OF 2

PACIFIC LANDING SUBDIVISION
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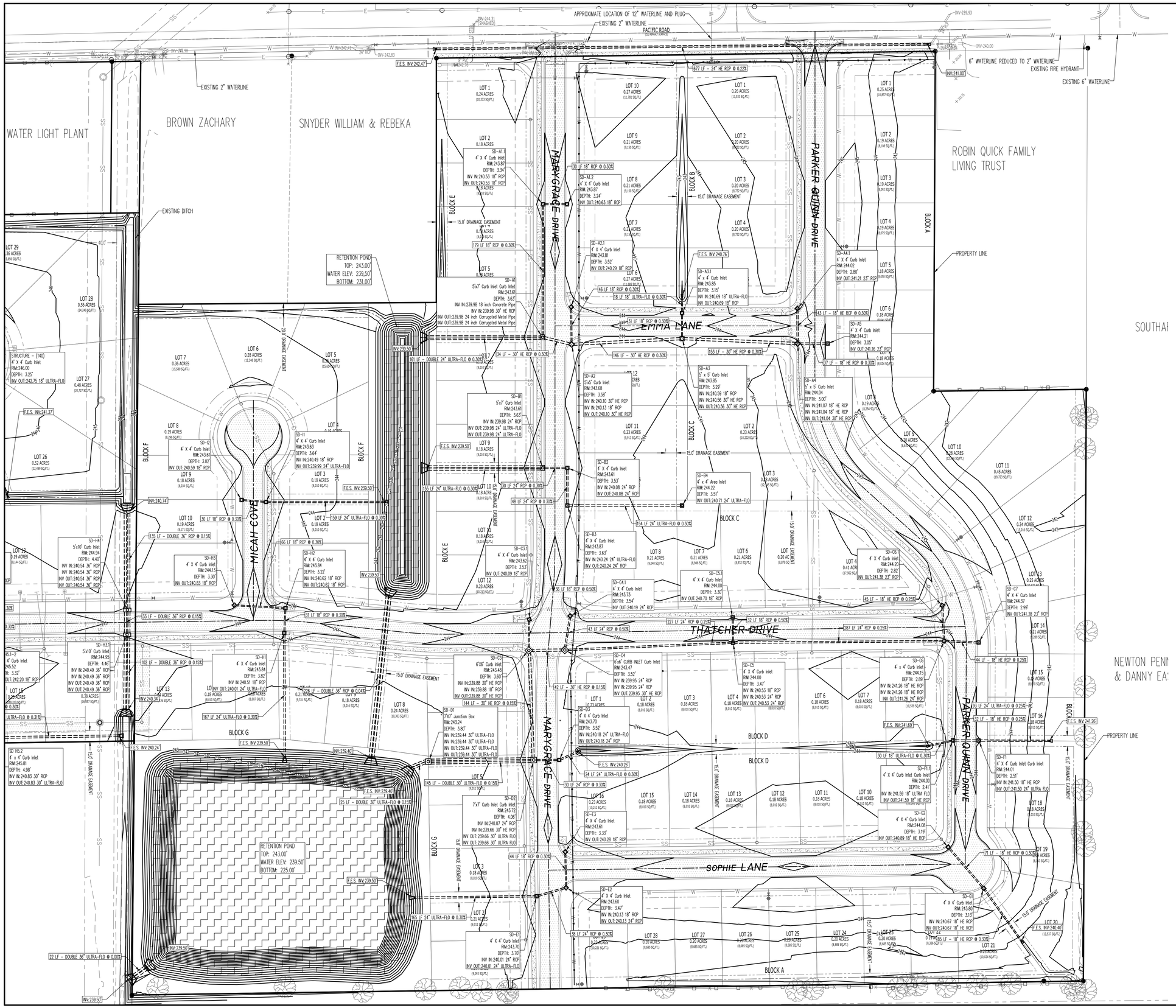
REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=60'

SHEET
C2.06



LEGEND:

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GAS VALVE
- GAS RISER
- GAS BLOW-OFF
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS BOX
- SANITARY SEWER LINE MARKER
- BURIED CABLE MARKER
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

ENGINEERING NOTES:

1. ADA ACCESSIBILITY- ALL CROSS SLOPE TO BE NO GREATER THAN 1:50, LONGITUDINAL SLOPE TO BE NO GREATER THAN 1:20; RAMPS TO HAVE LONGITUDINAL SLOPE NO GREATER THAN 1:12. ANY RAMP WITH A VERTICAL RISE GREATER THAN 6" SHALL HAVE HANDRAILS.
2. AFTER SITE STRIPPING, THE SUBGRADE WILL BE SCARIFIED, MOISTURE CONDITIONED, & RECOMPACTED. THE PROJECT AREA WILL BE PROOF-ROLLED IN ORDER TO IDENTIFY SOFT SOILS BEFORE FILL MATERIALS ARE PLACED.
3. ALL SOIL FILL (PI 5-20) SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND OFF OF PAVED DRIVEWAYS WHERE APPLICABLE. CLEAN UP IS REQUIRED DAILY.
6. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK, CURB AND GUTTER AND/OR ASPHALT/CONCRETE DAMAGED DURING CONSTRUCTION.
7. DEVIATION FROM ENGINEERING DESIGN PLANS IS NOT PERMITTED. ANY CHANGE IN THE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED BY THE ENGINEER WILL RESULT IN CONSTRUCTION TERMINATION UNTIL A RESOLUTION IS MET. MODIFICATION NEEDED TO UPDATE DESIGN PLANS WILL RESULT IN DESIGN EXPENSES FOR THE CONTRACTOR.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.
9. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS UPON COMPLETION OF EARTHWORK.
10. CONTRACTOR IS RESPONSIBLE FOR ALL CITY, STATE, OR FEDERAL PERMIT FEES ASSOCIATED WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR AND THEIR SURVEYOR SHALL BE RESPONSIBLE FOR CREATING THE STAKING MODEL. CONTRACTOR TO VERIFY ALL GRADING ELEVATIONS AND CONTACT THE OWNER/ENGINEER PRIOR TO CONSTRUCTION IF THERE ARE ANY, OR SEEMS TO BE ANY, DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND TYPICAL CONSTRUCTION STANDARDS AND/ OR TOLERANCES.
12. QUANTITIES FOUND HEREIN ARE FOR REFERENCE ONLY, CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING.

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GRAPHIC SCALE 1"=60'

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GRADING AND DRAINAGE 1 OF 2

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

seal

GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GARRETT DUNNAM
FISHER & ARNOLD
No. 248

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FISHER & ARNOLD, INC.
Arkansas – 248

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=60'

SHEET
C3.01



LEGEND:

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- COMPUTED POINT (NOT MONUMENTED)
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JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

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GARRETT DUNNAM- CIVIL
ARKANSAS - PE # 20874

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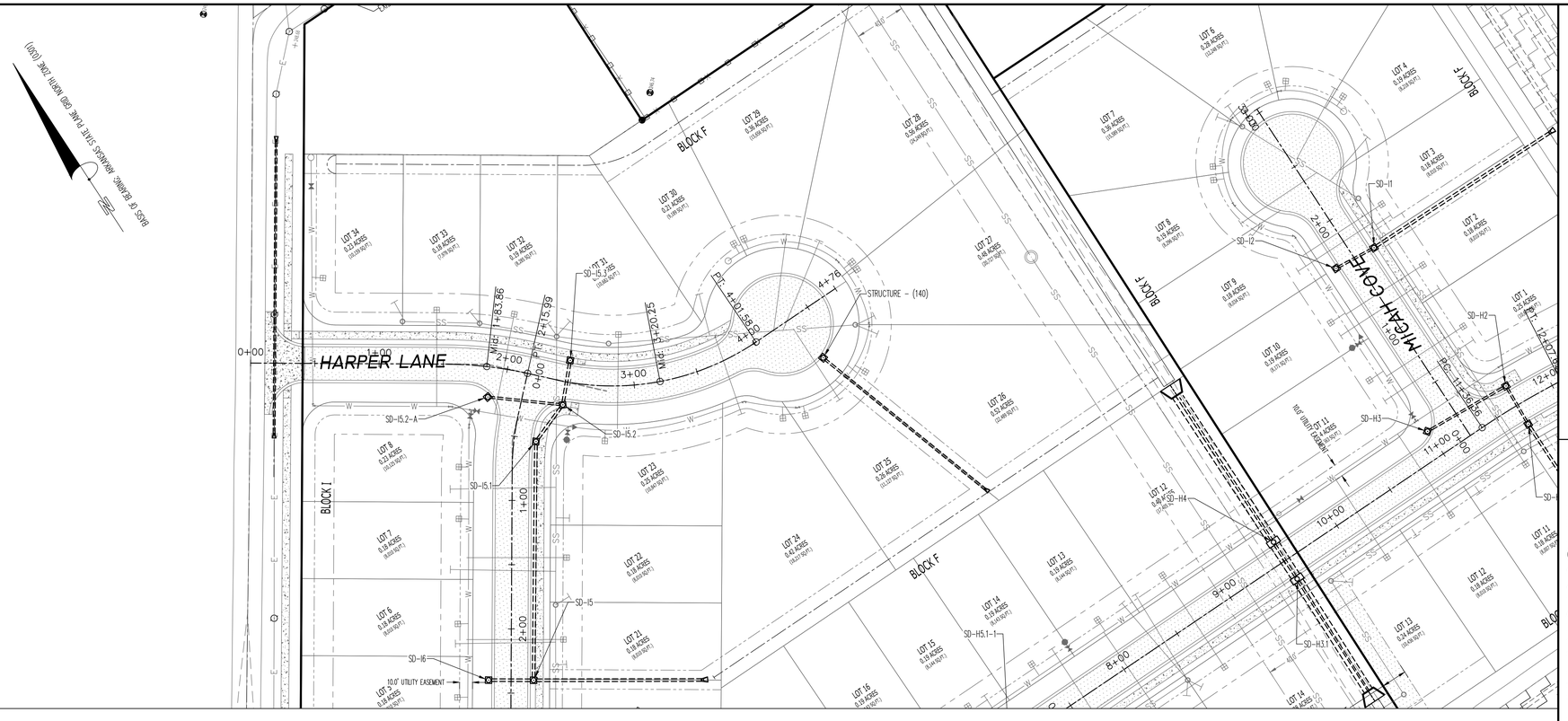
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DATE	BY	DESCRIPTION

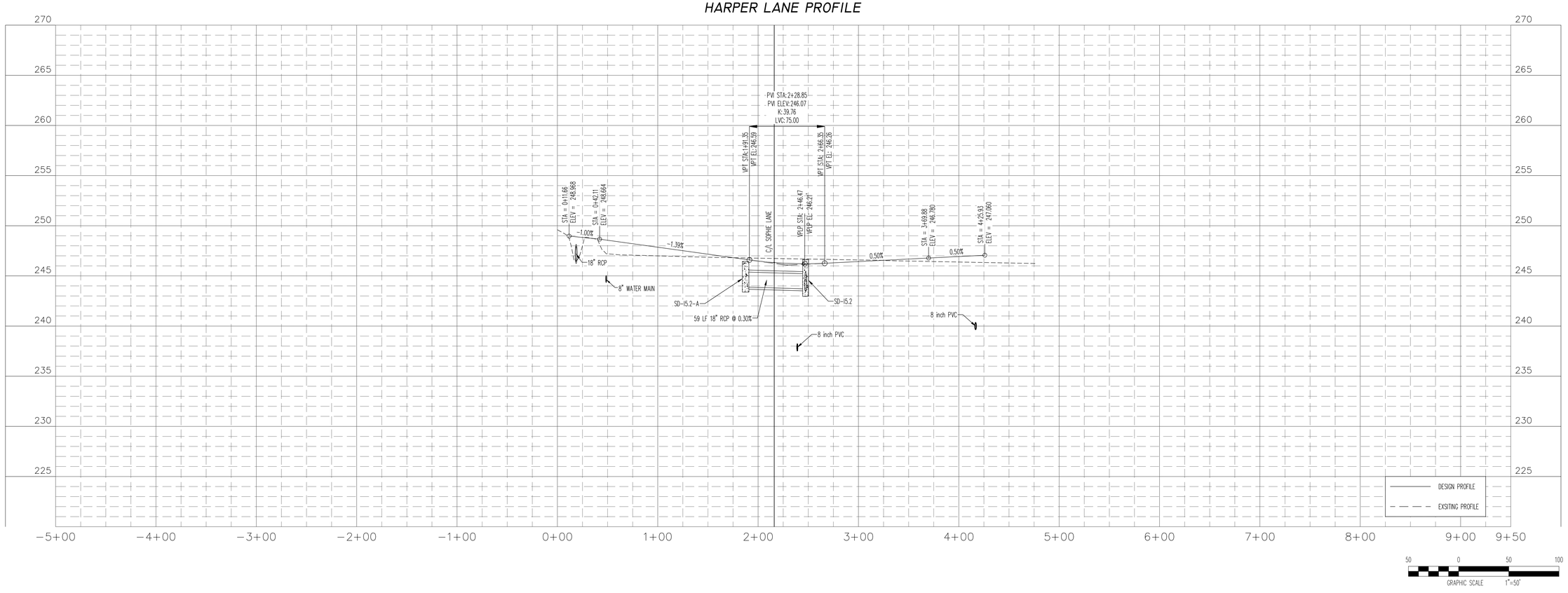
PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=60'

SHEET
C3.02



HARPER LANE PROFILE



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C3.03

PROFILE

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STREET PLAN AND PROFILE
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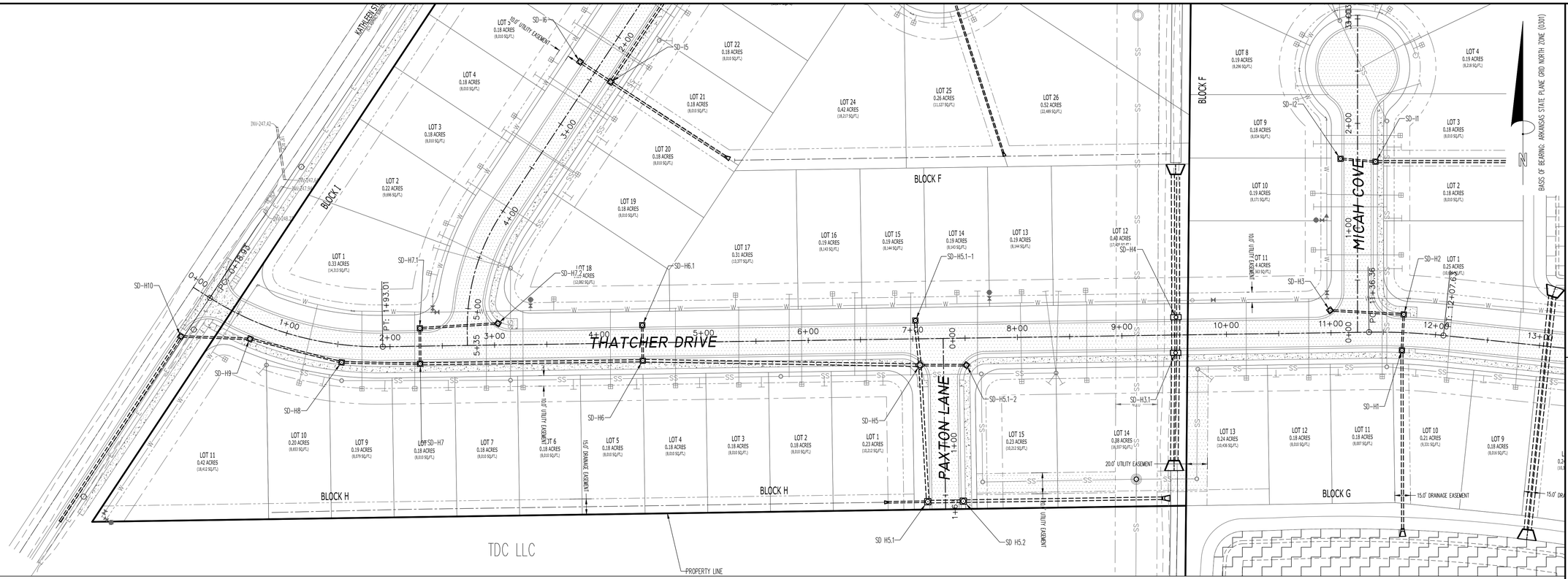
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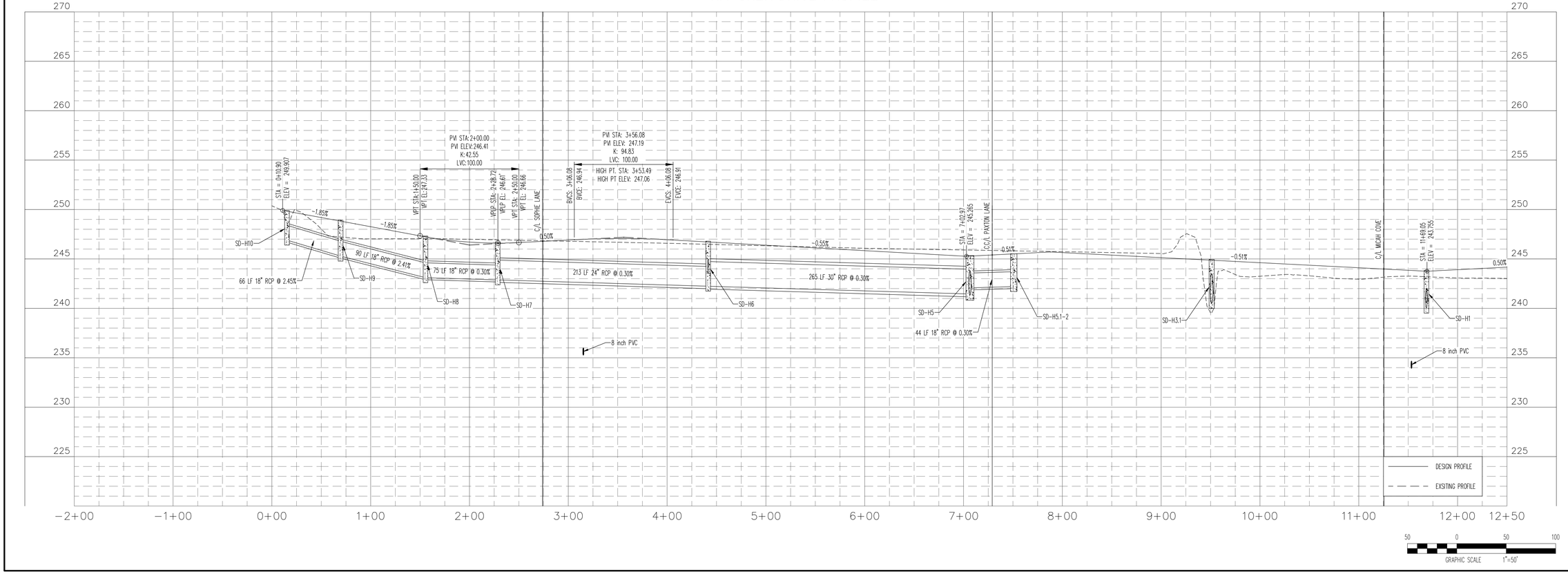
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THATCHER DRIVE PROFILE



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STREET PLAN AND PROFILE
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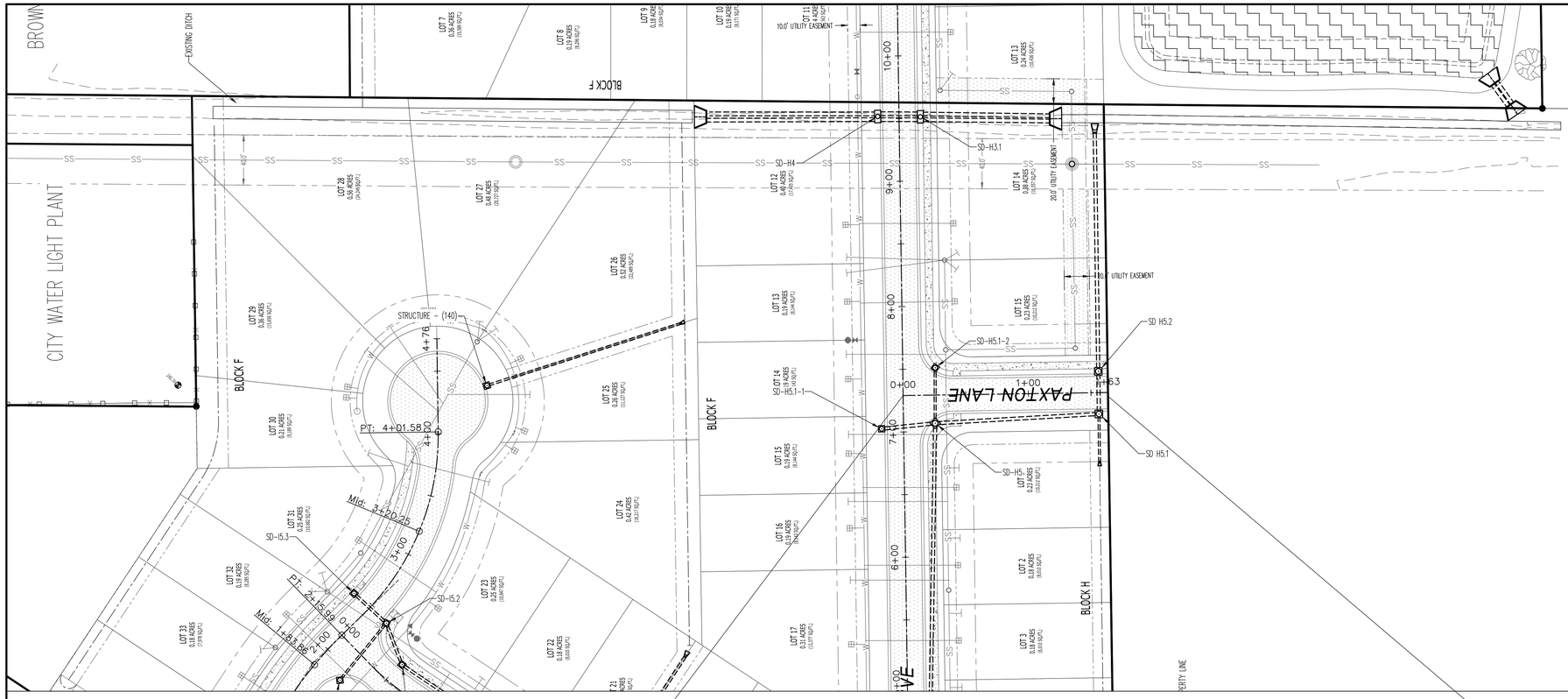
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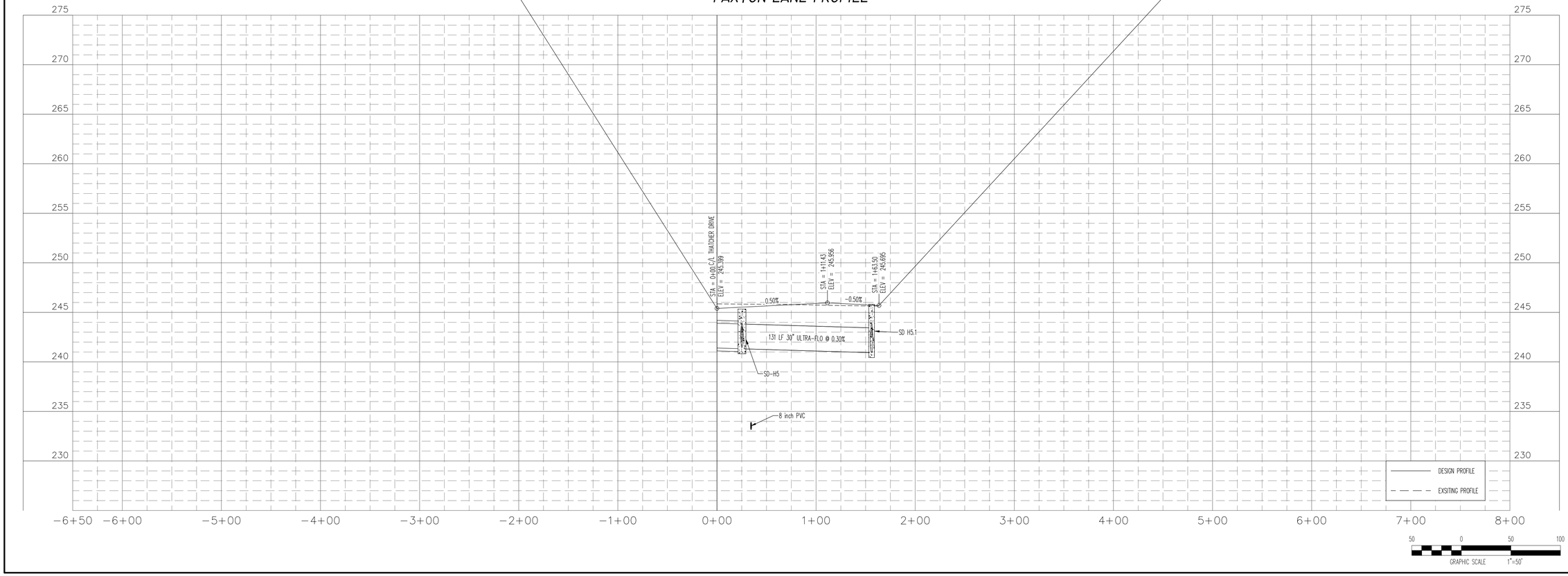
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DATE	SCALE
3/11/2025	1"=50'

SHEET
C3.05



PAXTON LANE PROFILE



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STREET PLAN AND PROFILE
4 OF 10

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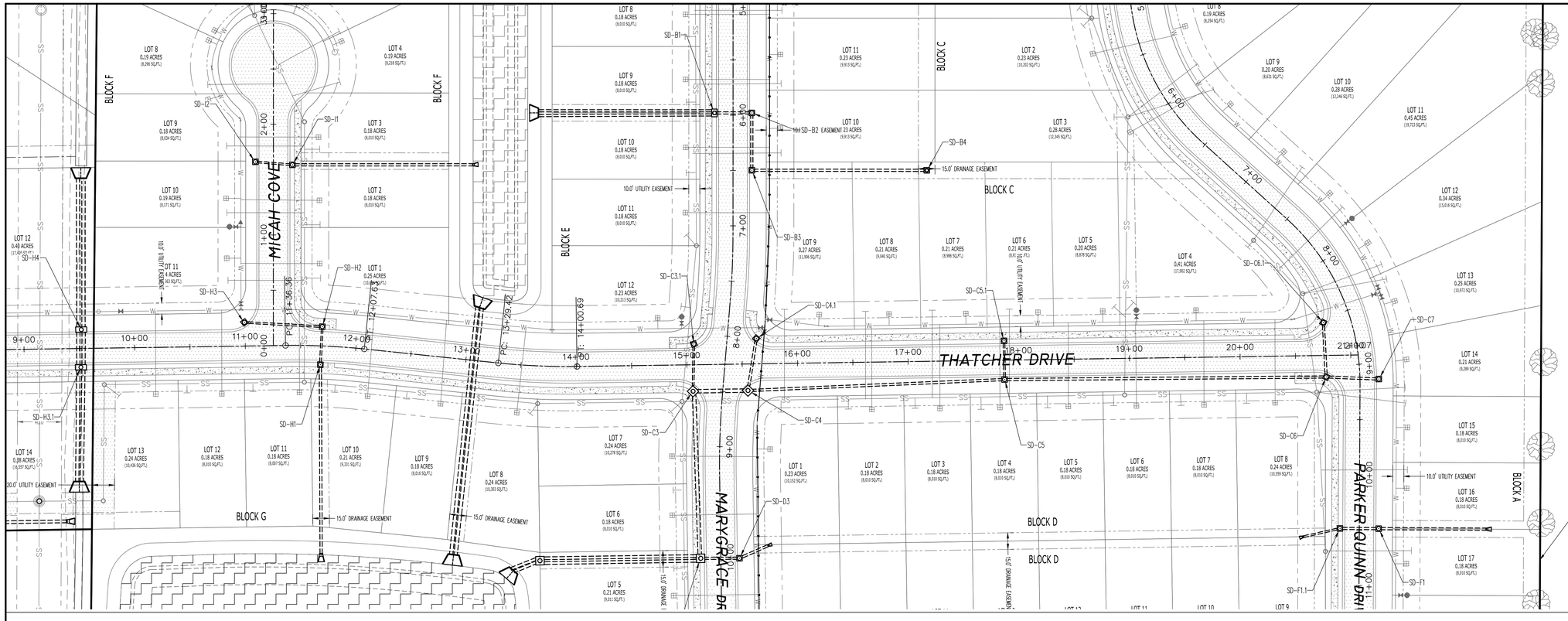
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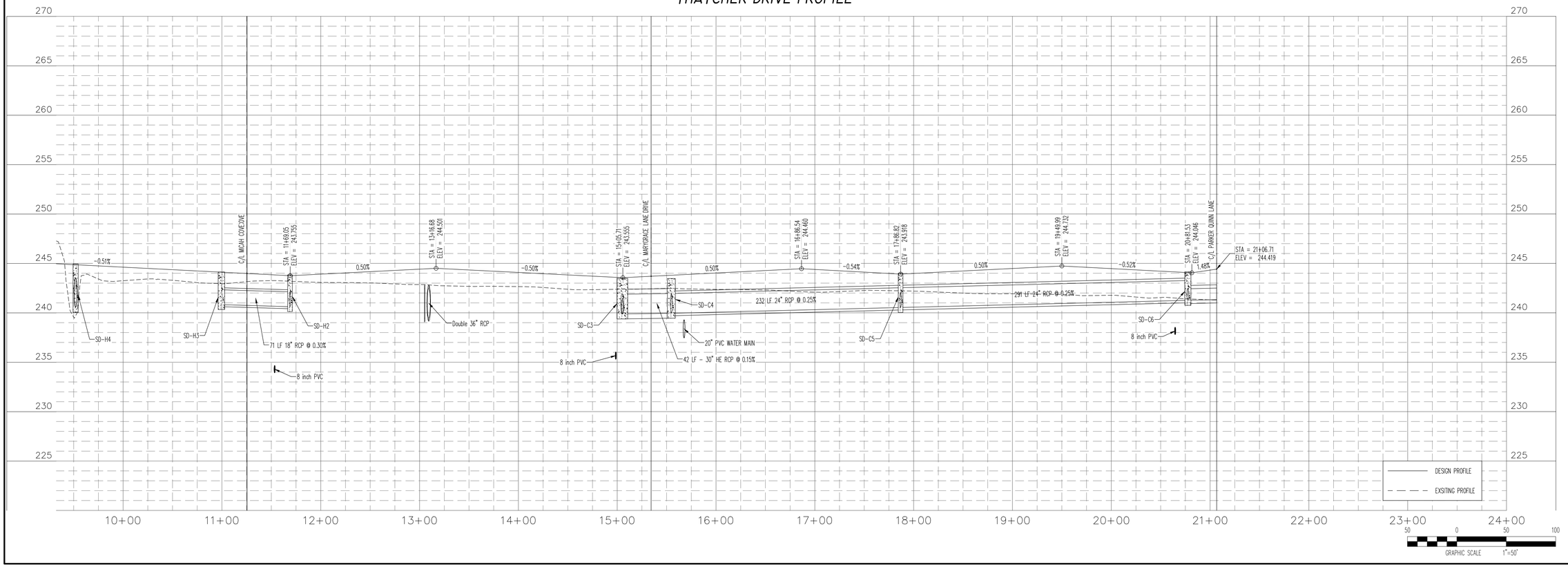
PROJECT NO.
PHILLIPS.0004LD

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3/11/2025	1"=50'

SHEET
C3.06



THATCHER DRIVE PROFILE



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PACIFIC LANDING SUBDIVISION
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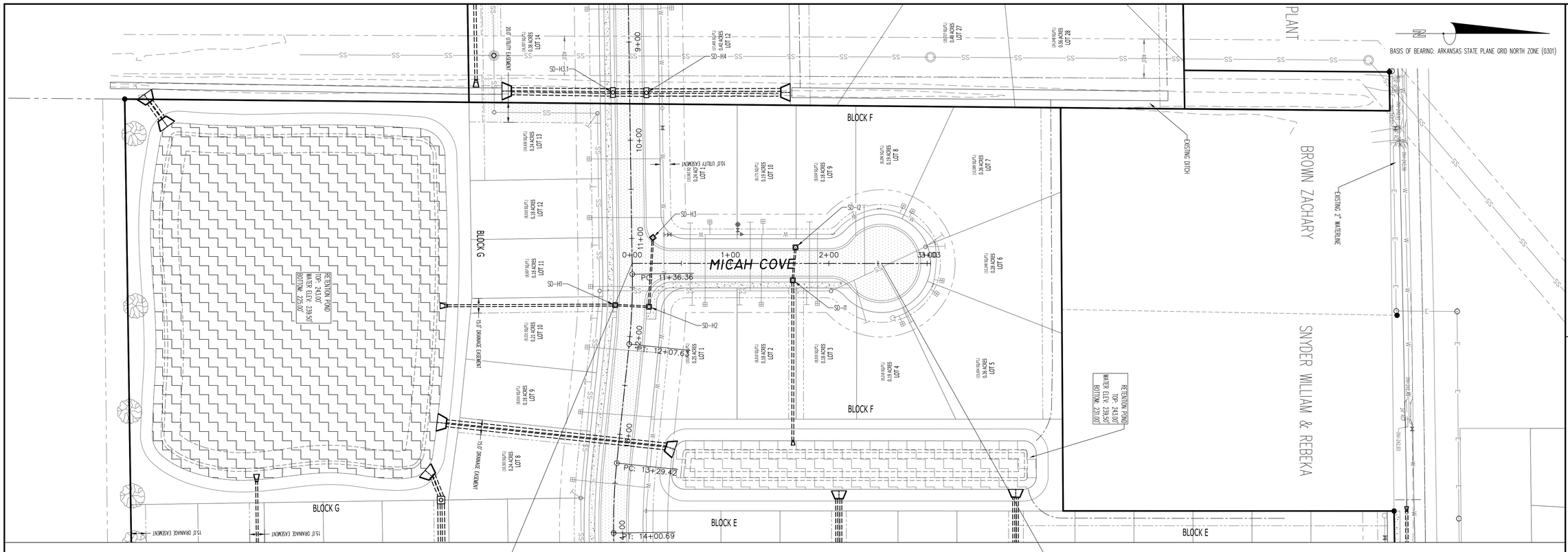
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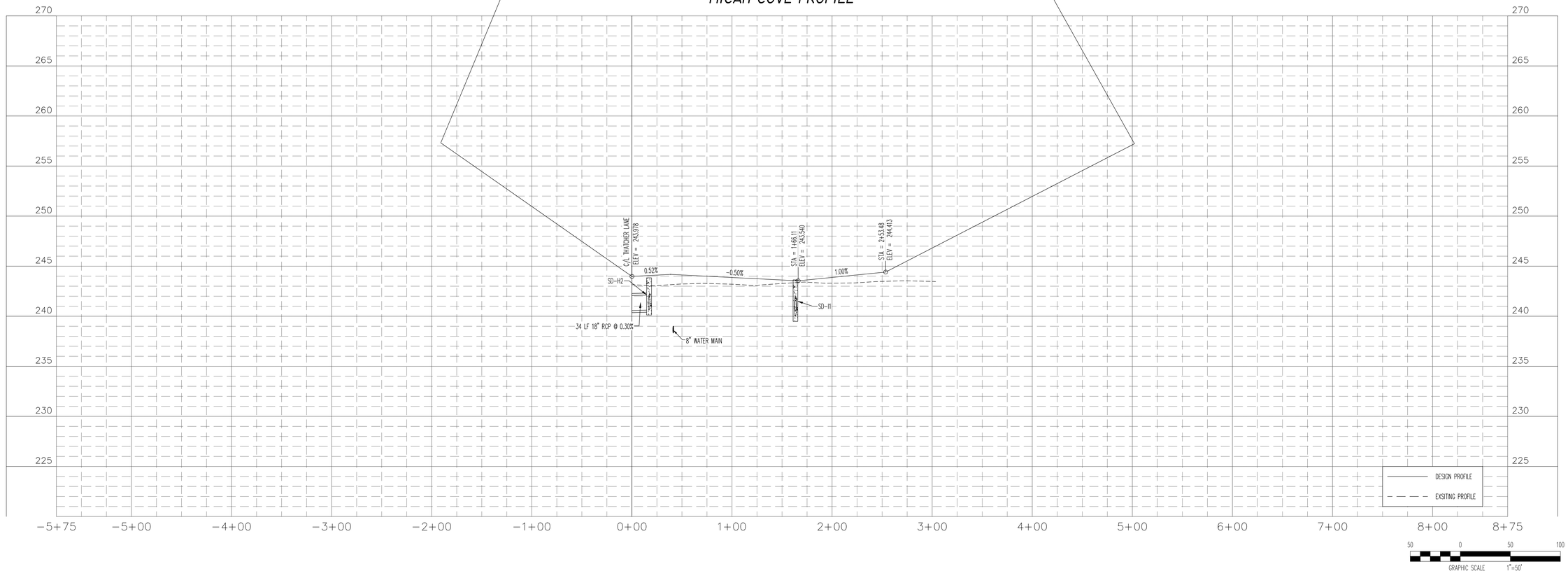
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PHILLIPS.0004LD

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6 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

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GARRETT DUNNAM- CIVIL
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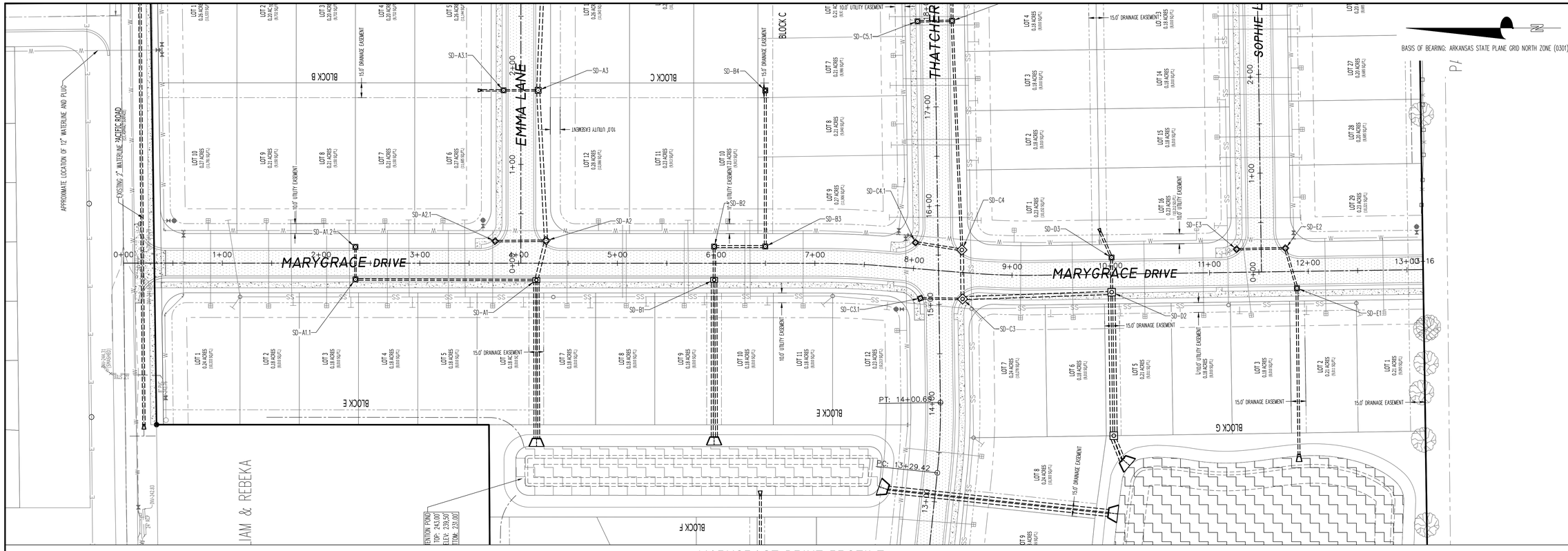
REVISIONS

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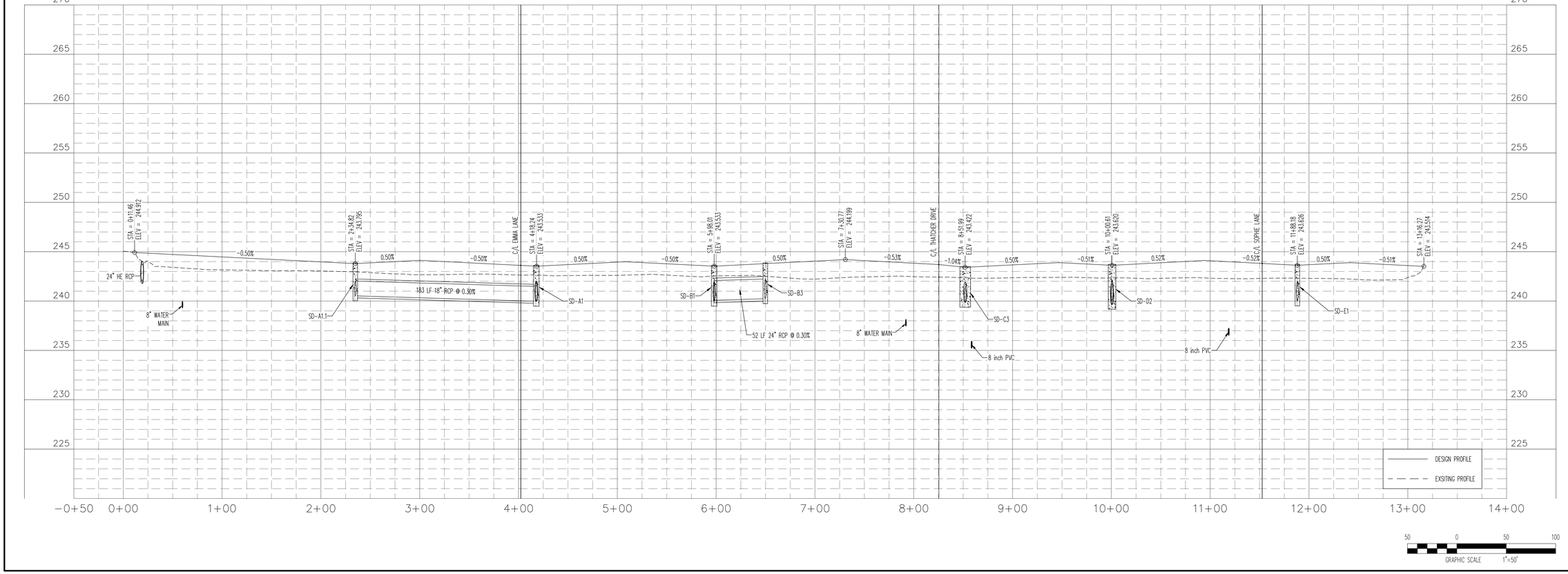
PROJECT NO.
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3/11/2025	1"=50'

SHEET
C3.08



MARYGRACE DRIVE PROFILE



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STREET PLAN AND PROFILE
7 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

STATE OF ARKANSAS
GARRETT M. DUNNAM
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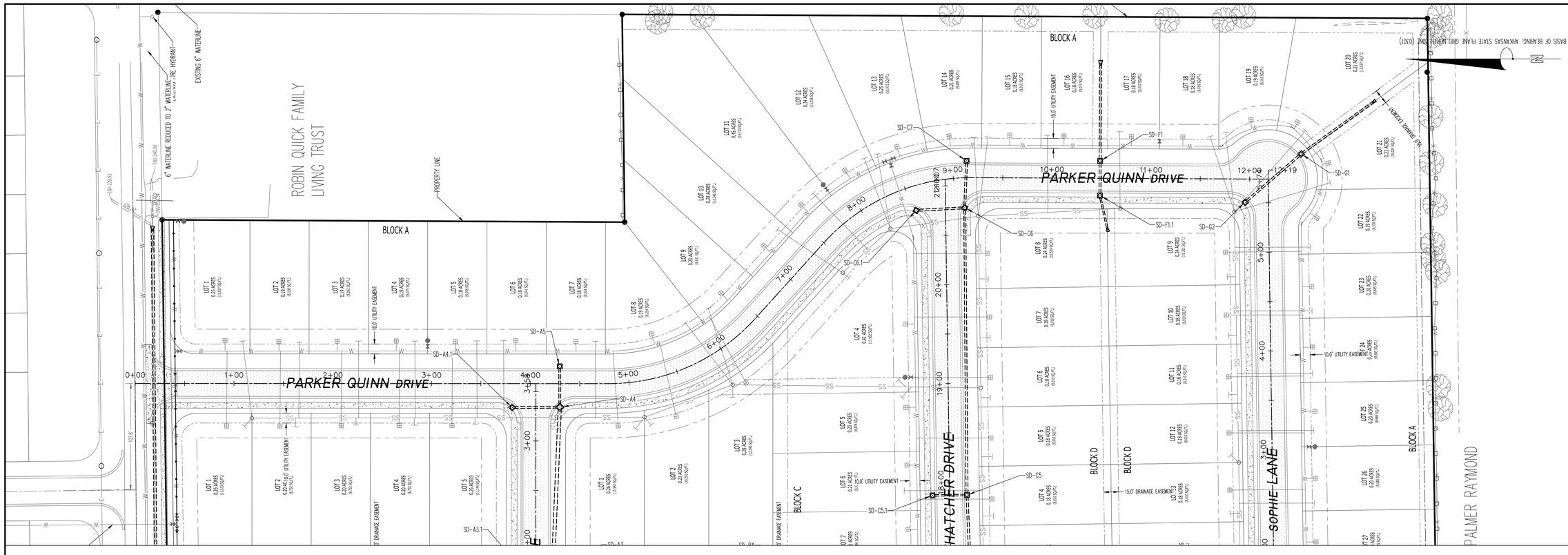
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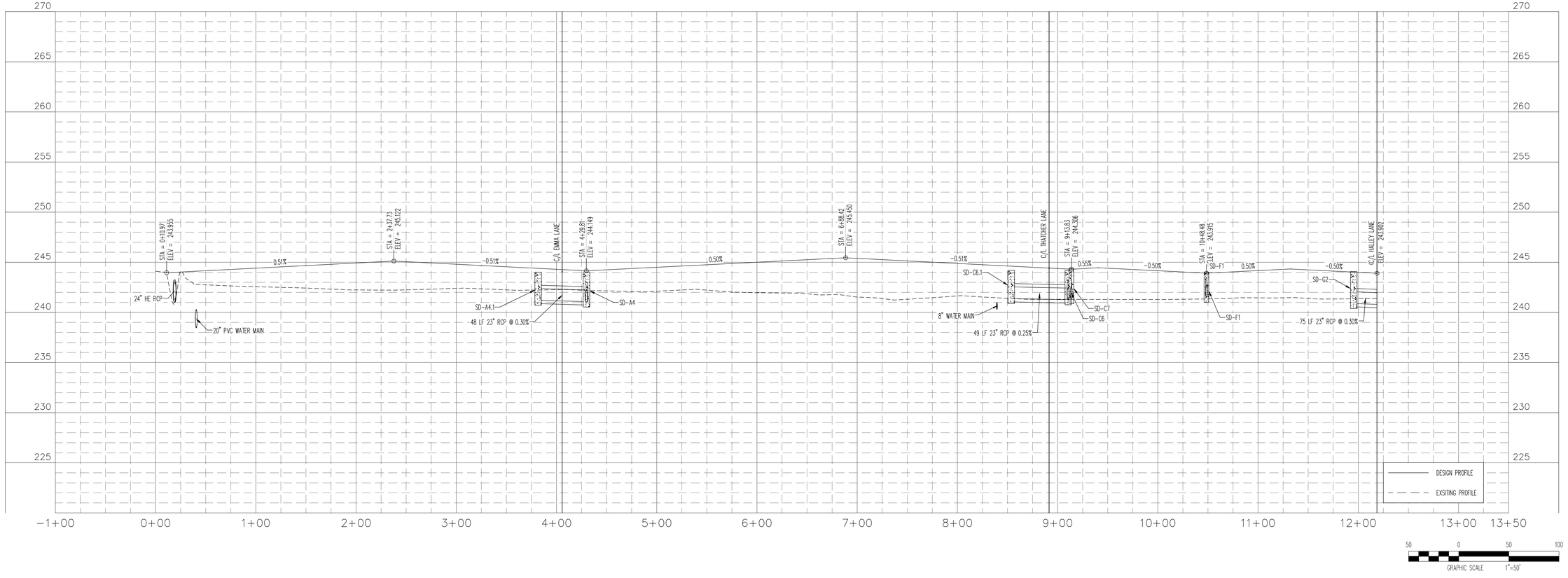
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SHEET
C3.09



PARKER QUINN DRIVE PROFILE



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STREET PLAN AND PROFILE
8 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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ARKANSAS – PE # 20874

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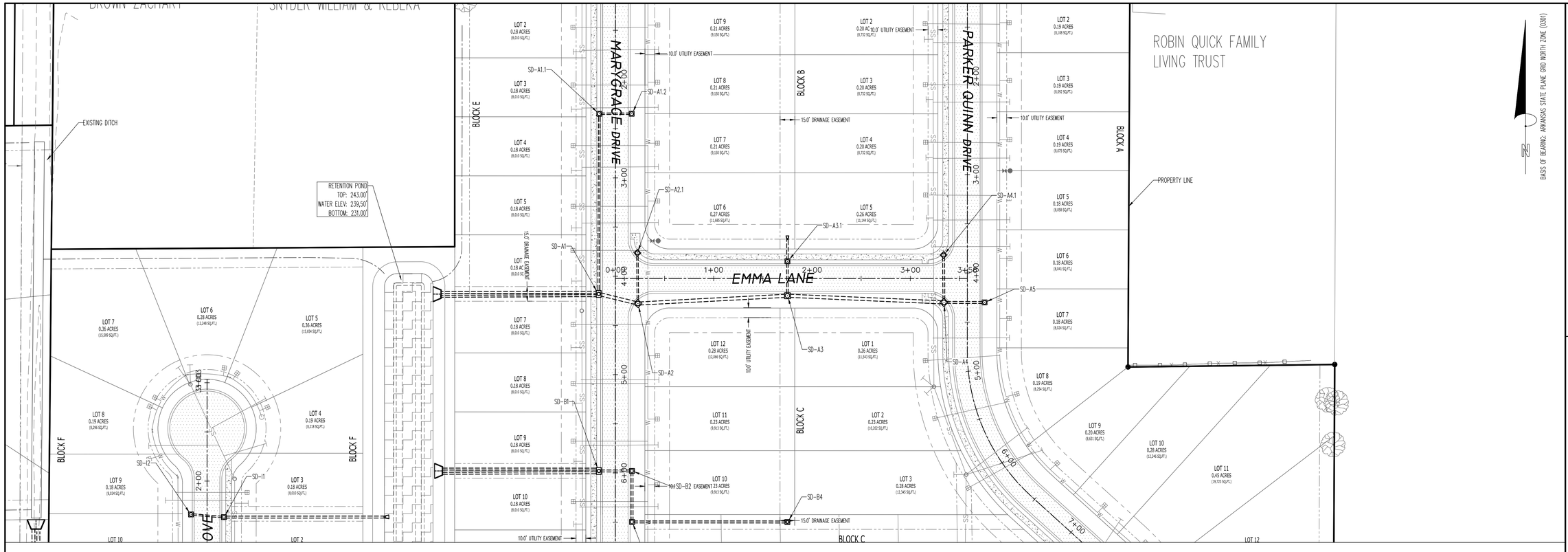
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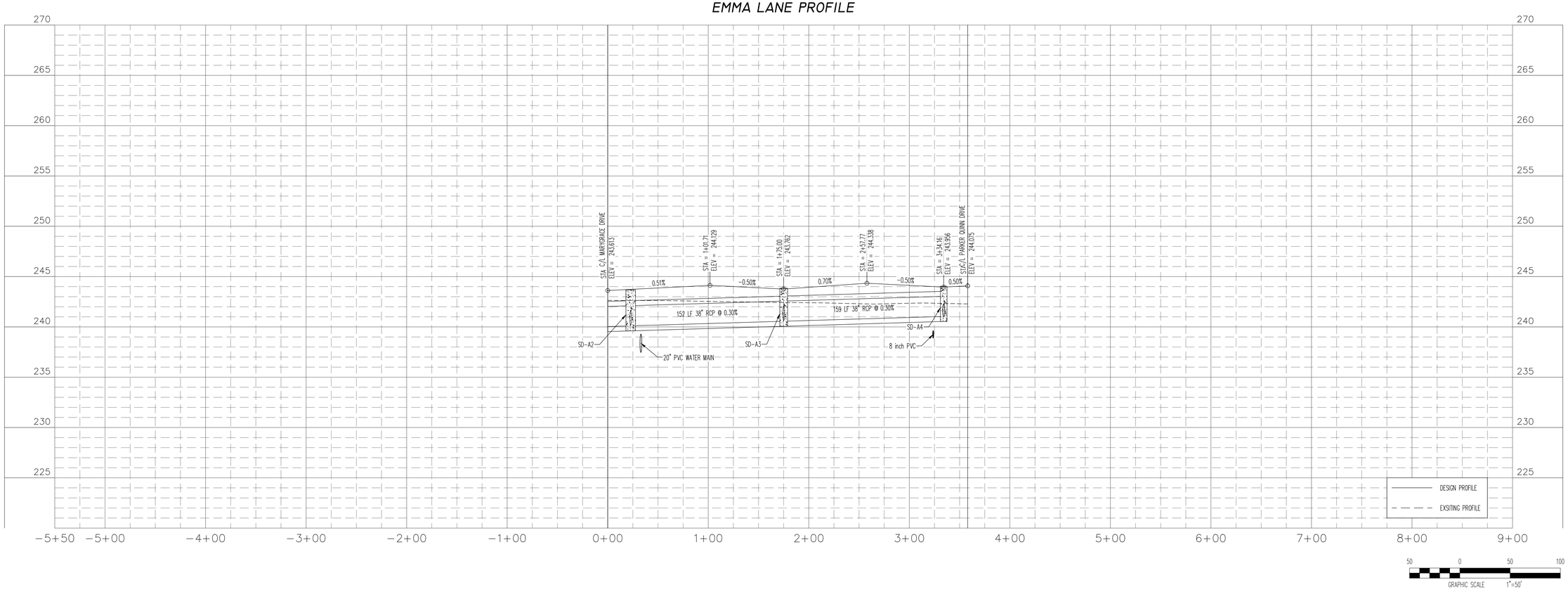
PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=50'

SHEET
C3.10



EMMA LANE PROFILE



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STREET PLAN AND PROFILE
9 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

seal

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ARKANSAS – PE # 20874

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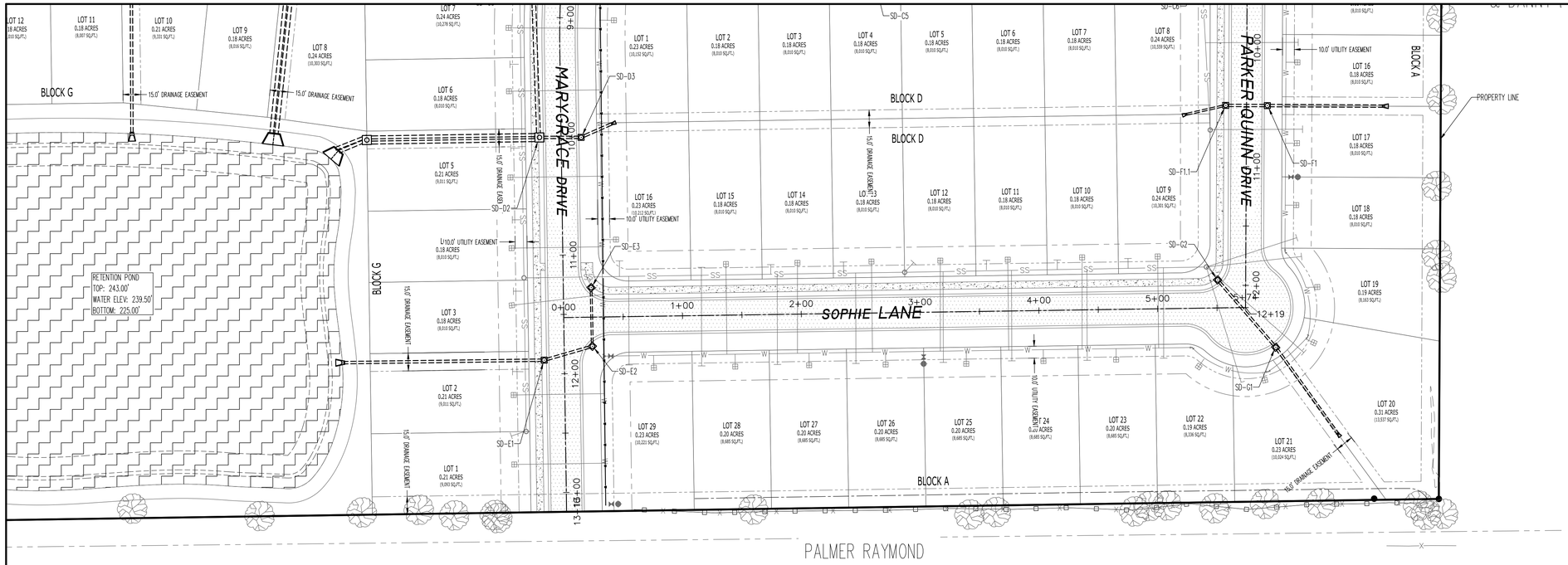
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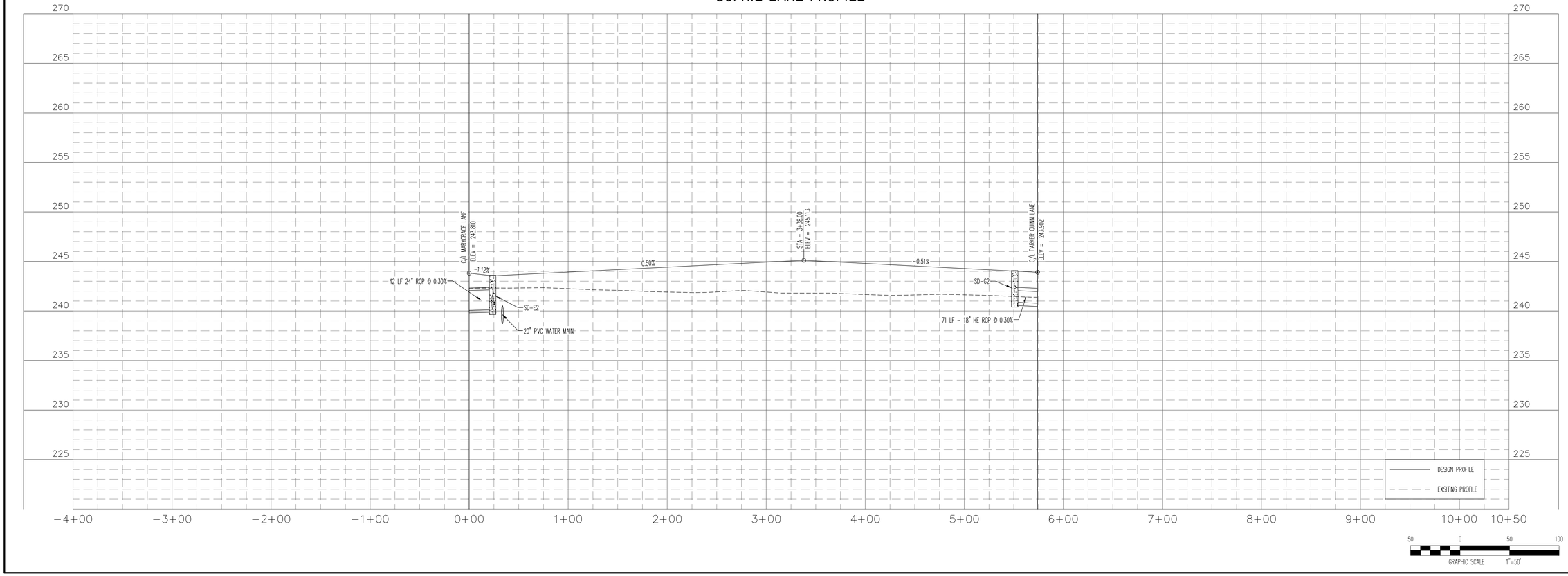
PROJECT NO.
PHILLIPS.0004LD

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DATE	SCALE
3/11/2025	1"=50'

SHEET
C3.11



SOPHIE LANE PROFILE



FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

STREET PLAN AND PROFILE
10 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

sea

GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

STATE OF ARKANSAS
PRELIMINARY NOT FOR CONSTRUCTION
FISHER & ARNOLD
No. 248

coa

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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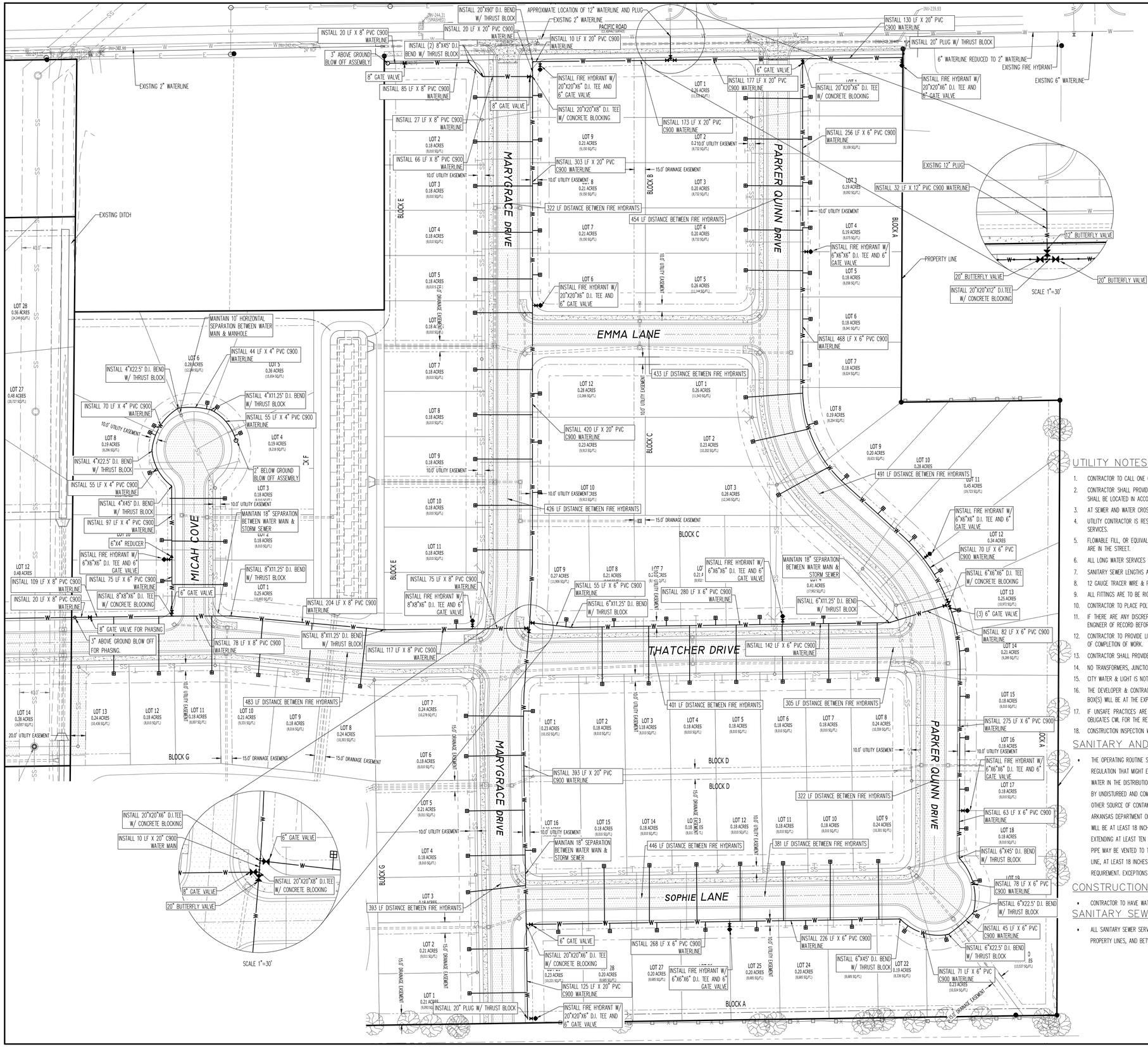
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PACIFIC LANDING WATER PHASE 1 QUANTITIES:

1. 6"X6"X6" FIRE HYDRANT ASSEMBLY – 6
2. 8"X8"X6" FIRE HYDRANT ASSEMBLY – 1
3. 20"X20"X6" FIRE HYDRANT ASSEMBLY – 4
4. 4" C900 DR18 PVC – 321 L.F.
2. 6" C900 DR18 PVC – 2454 L.F.
2. 8" C900 DR18 PVC – 801 L.F.
2. 12" C900 DR18 PVC – 32 L.F.
2. 20" C900 DR18 PVC – 1761 L.F.
3. 20" X 90° DI–MJ BEND – 1
4. 4" X 45° DI–MJ BEND – 1
5. 6" X 45° DI–MJ BEND – 2
6. 8" X 45° DI–MJ BEND – 2
7. 4" X 22.5° DI–MJ BEND – 2
8. 6" X 22.5° DI–MJ BEND – 2
10. 4" X 11.25° DI–MJ BEND – 1
10. 6" X 11.25° DI–MJ BEND – 2
11. 8" X 11.25° DI–MJ BEND – 2
12. 6"X6"X6" DI–MJ TEE – 1
13. 8"X8"X6" DI–MJ TEE – 1
14. 20"X20"X6" DI–MJ TEE – 3
7. 20"X20"X8" DI–MJ TEE – 2
7. 20"X20"X12" DI–MJ TEE – 1
10. 6" GATE VALVE – 7
10. 8" GATE VALVE – 4
10. 12" BUTTERFLY VALVE – 1
10. 20" BUTTERFLY VALVE – 3
10. 6" X 4" REDUCER – 1
11. 2" BLOW OFF ASSEMBLY – 2
12. 3" BLOW OFF ASSEMBLY – 2
13. SHORT WATER SERVICE – 54
14. LONG WATER SERVICE – 49

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

UTILITY NOTES:

1. CONTRACTOR TO CALL ONE CALL 811 TO VERIFIY ANY UNDERGROUND UTILITES BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE 3/4" METER STOP, TAP, SERVICE LINE AND METER BOX IN ACCORDANCE WITH LOCAL REQUIREMENTS. WATER METERS AND BOXES SHALL BE LOCATED IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS; WATER METERS SHOWN ON PLANS ARE FOR PICTORIAL REPRESENTATION ONLY.
3. AT SEWER AND WATER CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
4. UTILITY CONTRACTOR IS RESPONSIBLE FOR THE INTEGRITY OF UTILITY STREET CROSSING, WHICH INCLUDES ALL WATER AND SEWER MAINS AND WATER AND SEWER SERVICES.
5. FLOWABLE FILL, OR EQUIVALENT, IS TO BE USED AS BACKFILL WHERE THE WATER MAIN AND SEWER MAIN CROSSES THE STREET AND ALL SEWER SERVICES THAT ARE IN THE STREET.
6. ALL LONG WATER SERVICES ARE TO BE BACKFILLED WITH EITHER FLOWABLE FILL, COMPACTED SAND, OR COMPACTED 3/4" MINUS LIMESTONE, OR EQUIVALENT.
7. SANITARY SEWER LENGTHS ARE FROM THE CENTER OF THE SSMH.
8. 12 GAUGE TRACER WIRE & PEDS INSTALLED WITH WATER MAIN. 12 GAUGE TRACER WIRE INSTALLED WITH SERVICE LINES AS REQUIRED.
9. ALL FITTINGS ARE TO BE RIGIDLY CONNECTED BY ANCHOR COUPLINGS
10. CONTRACTOR TO PLACE POLYWRAP OVER DUCTILE IRON FITTINGS PRIOR TO PLACING CONCRETE BLOCKING TO PREVENT CONCRETE FROM ENCASING BOLTS & NUTS.
11. IF THERE ARE ANY DISCREPANCIES BETWEEN THE ENGINEERING PLANS, SPECIFICATIONS, AND OR LOCAL MUNICIPALITY REQUIREMENTS CONTRACTOR IS TO INFORM ENGINEER OF RECORD BEFORE PROCEEDING WITH WORK.
12. CONTRACTOR TO PROVIDE LIEN RELEASES FOR MATERIALS AND LABOR; BACTERIAL SAMPLE RESULTS; AND MODEL & YEAR OF WATERLINE VALVES WITHIN 30 DAYS OF COMPLETION OF WORK.
13. CONTRACTOR SHALL PROVIDE ENGINEER WITH "AS–BUILT" DIMENSIONS FOR WYE'S, VALVES, TEES, BENDS, FIRE HYDRANTS, AND WATER METERS.
14. NO TRANSFORMERS, JUNCTION BOX, OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CWL APPROVAL
15. CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
16. THE DEVELOPER & CONTRACTOR ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICT THAT REQUIRE PLASTIC BOX(S) TO BE REPLACED FOR CONCRETE BOX(S) WILL BE AT THE EXPENSE OF THE DEVELOPER OR CONTRACTOR.
17. IF UNSAFE PRACTICES ARE DISCOVERED BY CWL DURING CWL INSPECTION OF WORKMANSHIP AND MATERIALS, CWL WILL NOTIFY THE OSHA. THIS IN NO WAY OBLIGATES CWL FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.
18. CONSTRUCTION INSPECTION WILL BE THE RESPONSIBILITY OF FISHER ARNOLD INC.

SANITARY AND SAFETY HAZARDS:

- THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINATED OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEMS. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCE OF CONTAMINATION. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRICTED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. 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 REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

CONSTRUCTION STAKEOUT:

- CONTRACTOR TO HAVE WATER AND SEWER MAIN CONSTRUCTION STAKEOUT PERFORMED BY A LICENSE SURVEYOR PRIOR TO PRECONSTRUCTION MEETING.

SANITARY SEWER SERVICES:

- ALL SANITARY SEWER SERVICES SHOWN HEREIN ARE FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR TO ENSURE TO MAINTAIN MINIMUM 10FT FROM PROPERTY LINES, AND BETWEEN ALL SANITARY SEWER SERVICES AND WATER MAIN & WATER APPURTENANCES.

Know what's below. Call before you dig.

60 0 60 120
GRAPHIC SCALE 1"=60'

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

WATER PLAN 1 OF 2

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

seal

GARRETT DUNNAM– CIVIL
ARKANSAS – PE # 20874

CERTIFICATE OF AUTHORIZATION
FISHER & ARNOLD
No. 248
ARKANSAS

cog

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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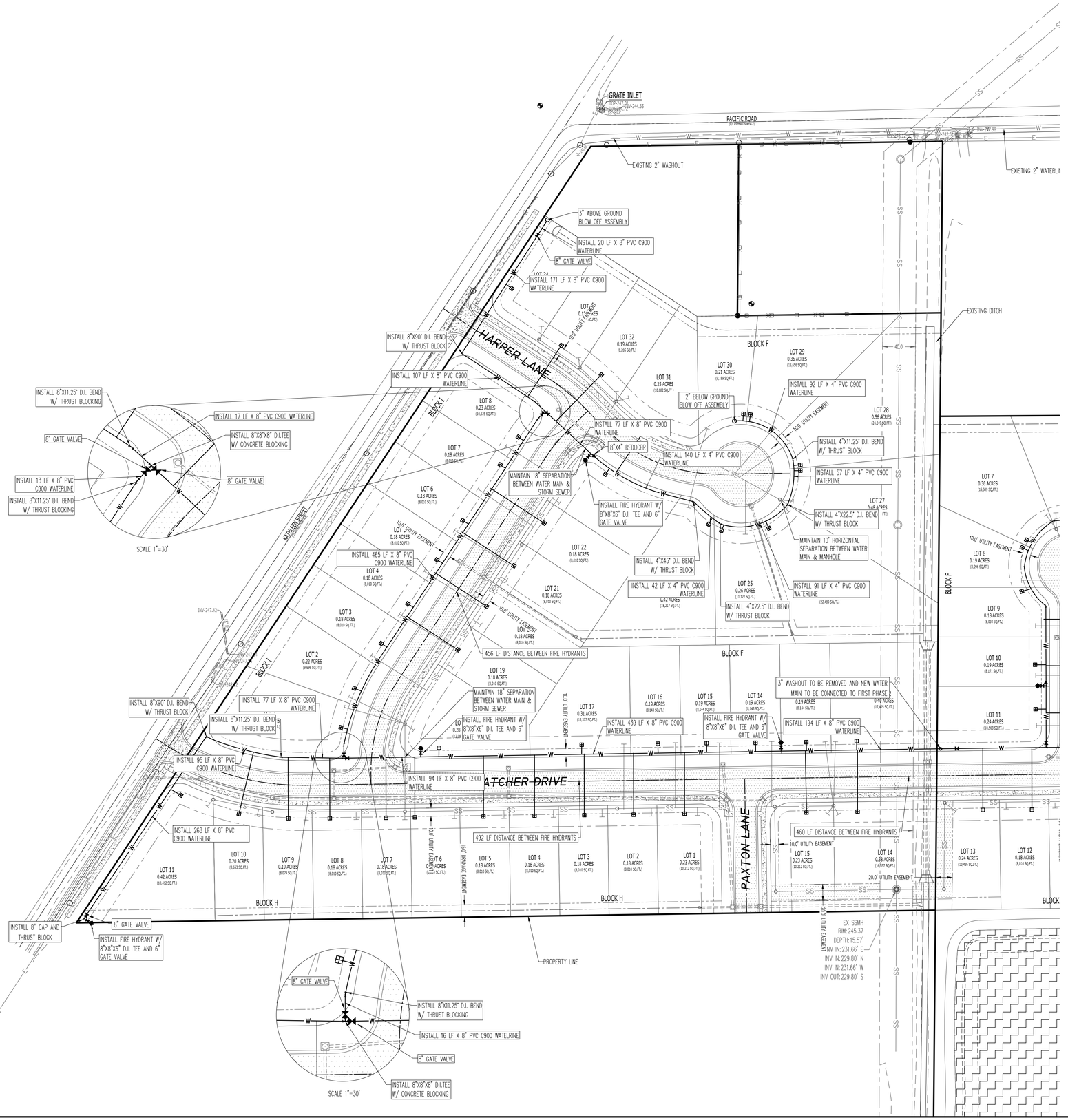
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SHEET
C4.01



PACIFIC LANDING WATER PHASE 2 QUANTITIES:

1. 8"X8"X6" FIRE HYDRANT ASSEMBLY – 4
2. 4" C900 DR18 PVC – 422 L.F.
2. 8" C900 DR18 PVC – 2053 L.F.
10. 8" X 90° DI-MJ BEND – 4
2. 4" X 45° DI-MJ BEND – 1
3. 4" X 22.5° DI-MJ BEND – 2
4. 4" X 11.25° DI-MJ BEND – 1
10. 8" X 11.25° DI-MJ BEND – 4
11. 8"X8"X8" DI-MJ TEE – 1
12. 8" GATE VALVE – 7
10. 8" X 4" REDUCER – 1
11. 2" BLOW OFF ASSEMBLY – 1
12. 3" BLOW OFF ASSEMBLY – 1
13. 8" CAP – 1
14. SHORT WATER SERVICE – 19
15. LONG WATER SERVICE – 25

UTILITY NOTES:

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404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

WATER PLAN 2 OF 2

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

sed

GARRETT DUNNAM– CIVIL
ARKANSAS – PE # 20874

PROFESSIONAL ENGINEER
GARRETT M. DUNNAM
ARKANSAS
FISHER & ARNOLD
No. 248
CERTIFICATE OF AUTHORIZATION

coa

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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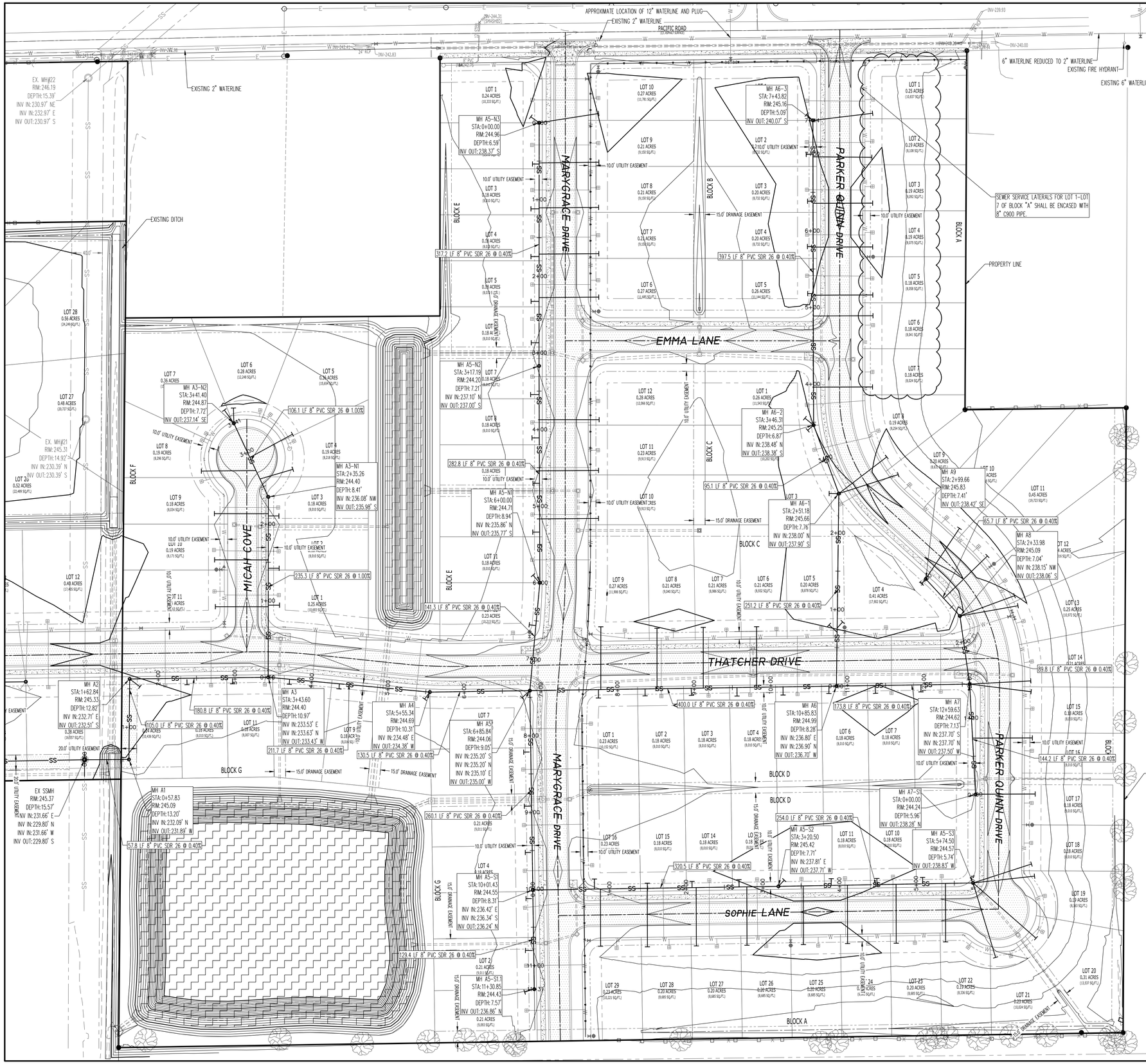
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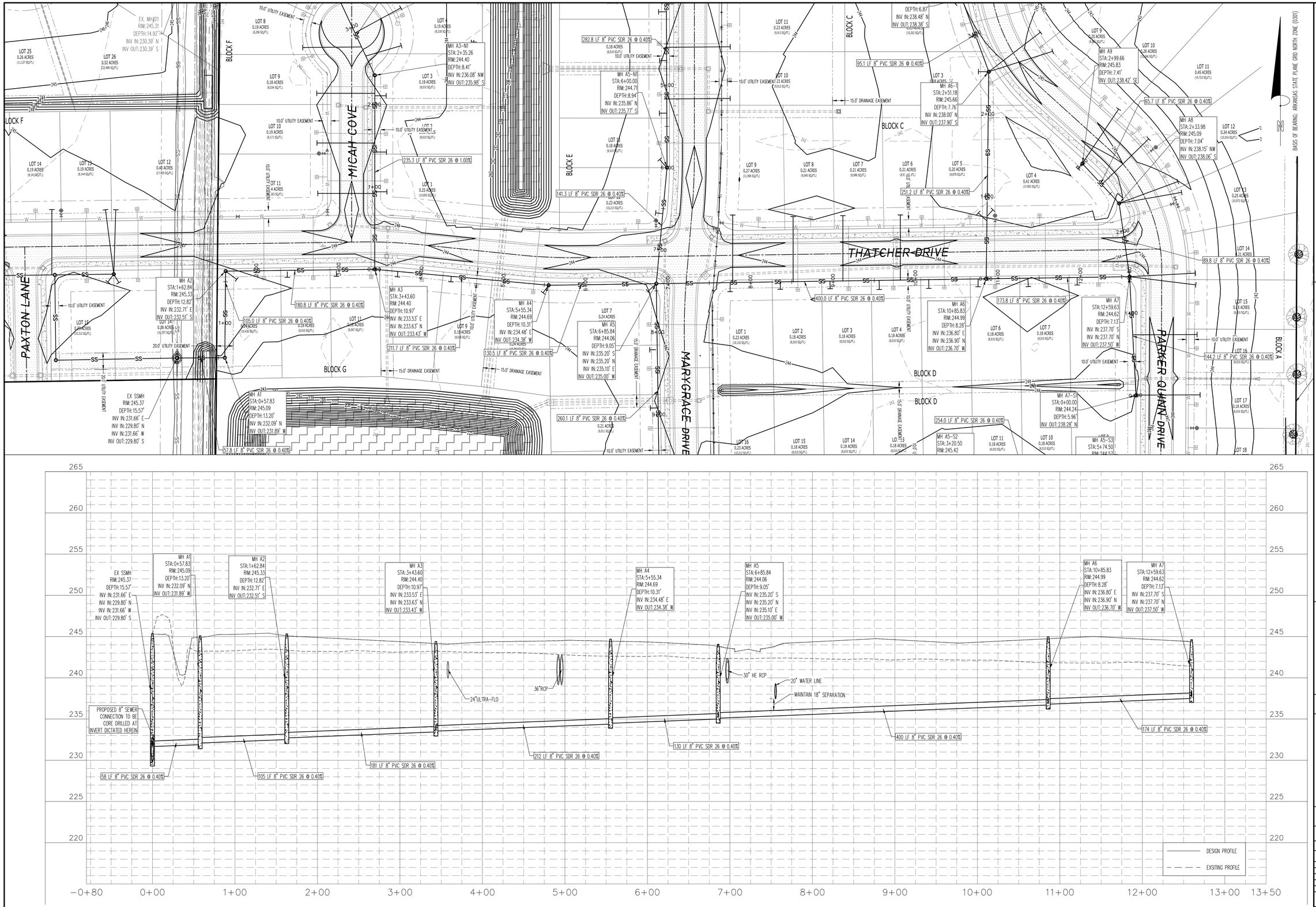
PROJECT NO.
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MARYGRACE DRIVE
PARKER QUINN DRIVE
EMMA LANE
MICAH COVE
THATCHER DRIVE
SOPHIE LANE
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
PACIFIC ROAD
EXISTING 2" WATERLINE
APPROXIMATE LOCATION OF 12" WATERLINE AND PLUG
6" WATERLINE REDUCED TO 2" WATERLINE
EXISTING FIRE HYDRANT
EXISTING 6" WATERLINE
EXISTING DITCH
PROPERTY LINE
SEWER SERVICE LATERALS FOR LOT 1–LOT 7 OF BLOCK "A" SHALL BE ENCASED WITH 8" C900 PIPE.
317.2 LF 8" PVC SDR 26 @ 0.40%
397.5 LF 8" PVC SDR 26 @ 0.40%
106.1 LF 8" PVC SDR 26 @ 1.00%
282.8 LF 8" PVC SDR 26 @ 0.40%
95.1 LF 8" PVC SDR 26 @ 0.40%
65.7 LF 8" PVC SDR 26 @ 0.40%
235.3 LF 8" PVC SDR 26 @ 1.00%
141.3 LF 8" PVC SDR 26 @ 0.40%
251.2 LF 8" PVC SDR 26 @ 0.40%
180.8 LF 8" PVC SDR 26 @ 0.40%
105.0 LF 8" PVC SDR 26 @ 0.40%
211.7 LF 8" PVC SDR 26 @ 0.40%
130.5 LF 8" PVC SDR 26 @ 0.40%
400.0 LF 8" PVC SDR 26 @ 0.40%
173.8 LF 8" PVC SDR 26 @ 0.40%
89.8 LF 8" PVC SDR 26 @ 0.40%
144.2 LF 8" PVC SDR 26 @ 0.40%
260.1 LF 8" PVC SDR 26 @ 0.40%
57.8 LF 8" PVC SDR 26 @ 0.40%
254.0 LF 8" PVC SDR 26 @ 0.40%
320.5 LF 8" PVC SDR 26 @ 0.40%
129.4 LF 8" PVC SDR 26 @ 0.40%
MH A5–N3 STA: 0+00.00 RIM: 244.96 DEPTH: 6.59' INV OUT: 238.37' S
MH A6–3 STA: 7+43.82 RIM: 245.16 DEPTH: 5.09' INV OUT: 240.07' S
MH A5–N2 STA: 3+17.19 RIM: 244.20 DEPTH: 7.21' INV IN: 237.10' N INV OUT: 237.00' S
MH A6–2 STA: 3+46.31 RIM: 245.25 DEPTH: 6.87' INV IN: 238.48' N INV OUT: 238.38' S
MH A5–N1 STA: 6+00.00 RIM: 244.71 DEPTH: 8.94' INV IN: 235.86' N INV OUT: 235.77' S
MH A6–1 STA: 2+51.18 RIM: 245.66 DEPTH: 7.76' INV IN: 238.00' N INV OUT: 237.90' S
MH A9 STA: 2+99.66 RIM: 245.83 DEPTH: 7.41' INV OUT: 238.42' SE
MH A8 STA: 2+33.98 RIM: 245.09 DEPTH: 7.04' INV IN: 238.15' NW INV OUT: 238.06' S
MH A3–N1 STA: 2+35.26 RIM: 244.40 DEPTH: 8.41' INV IN: 236.08' NW INV OUT: 235.98' S
MH A3–N2 STA: 3+41.40 RIM: 244.87 DEPTH: 7.72' INV OUT: 237.14' SE
MH A2 STA: 1+62.84 RIM: 245.33 DEPTH: 12.82' INV IN: 232.71' E INV OUT: 232.51' S
MH A3 STA: 3+43.60 RIM: 244.40 DEPTH: 10.97' INV IN: 233.53' E INV IN: 233.63' N INV OUT: 233.43' W
MH A4 STA: 5+55.36 RIM: 244.69 DEPTH: 10.31' INV IN: 234.48' E INV OUT: 234.38' W
MH A5 STA: 6+85.84 RIM: 244.06 DEPTH: 9.05' INV IN: 235.20' S INV IN: 235.20' N INV IN: 235.10' E INV OUT: 235.00' W
MH A6 STA: 10+85.83 RIM: 244.99 DEPTH: 8.28' INV IN: 236.80' E INV IN: 236.90' N INV OUT: 236.70' W
MH A7 STA: 12+59.63 RIM: 244.62 DEPTH: 7.13' INV IN: 237.70' S INV IN: 237.70' N INV OUT: 237.50' W
MH A7–S1 STA: 0+00.00 RIM: 244.24 DEPTH: 5.96' INV OUT: 238.28' N
MH A5–S2 STA: 3+20.50 RIM: 245.42 DEPTH: 7.71' INV IN: 237.81' E INV OUT: 237.71' W
MH A5–S3 STA: 5+74.50 RIM: 244.57 DEPTH: 5.74' INV OUT: 238.83' W
MH A1 STA: 0+57.83 RIM: 245.09 DEPTH: 13.20' INV IN: 232.09' N INV OUT: 231.89' W
MH A5–S1 STA: 10+01.43 RIM: 244.55 DEPTH: 8.31' INV IN: 236.42' E INV IN: 236.34' S INV OUT: 236.24' N
MH A5–S1.1 STA: 11+30.85 RIM: 244.43 DEPTH: 7.57' INV OUT: 236.86' N
EX. MH#22 RIM: 246.19 DEPTH: 15.39' INV IN: 230.97' NE INV IN: 232.97' E INV OUT: 230.97' S
EX. MH#21 RIM: 245.31 DEPTH: 14.92' INV IN: 230.39' N INV OUT: 230.39' S
EX SSMH RIM: 245.37 DEPTH: 15.57' INV IN: 231.66' E INV IN: 229.80' N INV IN: 231.66' W INV OUT: 229.80' S
LOT 1 0.24 ACRES (10,333 SQ.FT.)
LOT 2 0.19 ACRES (8,108 SQ.FT.)
LOT 3 0.18 ACRES (8,010 SQ.FT.)
LOT 4 0.18 ACRES (8,028 SQ.FT.)
LOT 5 0.18 ACRES (8,010 SQ.FT.)
LOT 6 0.28 ACRES (12,248 SQ.FT.)
LOT 7 0.36 ACRES (15,809 SQ.FT.)
LOT 8 0.19 ACRES (8,296 SQ.FT.)
LOT 9 0.18 ACRES (8,034 SQ.FT.)
LOT 10 0.18 ACRES (8,010 SQ.FT.)
LOT 11 0.18 ACRES (8,010 SQ.FT.)
LOT 12 0.49 ACRES (21,495 SQ.FT.)
LOT 13 0.25 ACRES (10,872 SQ.FT.)
LOT 14 0.21 ACRES (9,121 SQ.FT.)
LOT 15 0.18 ACRES (8,010 SQ.FT.)
LOT 16 0.23 ACRES (10,221 SQ.FT.)
LOT 17 0.18 ACRES (8,010 SQ.FT.)
LOT 18 0.18 ACRES (8,033 SQ.FT.)
LOT 19 0.19 ACRES (8,183 SQ.FT.)
LOT 20 0.31 ACRES (13,537 SQ.FT.)
LOT 21 0.23 ACRES (10,024 SQ.FT.)
LOT 22 0.19 ACRES (8,336 SQ.FT.)
LOT 23 0.20 ACRES (8,685 SQ.FT.)
LOT 24 0.20 ACRES (8,727 SQ.FT.)
LOT 25 0.20 ACRES (8,685 SQ.FT.)
LOT 26 0.20 ACRES (8,685 SQ.FT.)
LOT 27 0.20 ACRES (8,685 SQ.FT.)
LOT 28 0.56 ACRES (24,249 SQ.FT.)
LOT 29 0.23 ACRES (10,221 SQ.FT.)
LOT 27 0.48 ACRES (20,737 SQ.FT.)
LOT 28 0.52 ACRES (22,489 SQ.FT.)
JT 11 0.19 ACRES (8,175 SQ.FT.)
0.23 ACRES (10,023 SQ.FT.)
0.41 ACRES (17,902 SQ.FT.)
0.21 ACRES (9,121 SQ.FT.)
0.38 ACRES (16,557 SQ.FT.)
0.26 ACRES (11,544 SQ.FT.)
0.27 ACRES (11,695 SQ.FT.)
0.28 ACRES (12,096 SQ.FT.)
0.22 ACRES (9,583 SQ.FT.)
0.21 ACRES (9,011 SQ.FT.)
0.21 ACRES (9,121 SQ.FT.)
0.21 ACRES (9,040 SQ.FT.)
0.21 ACRES (8,986 SQ.FT.)
0.21 ACRES (8,932 SQ.FT.)
0.20 ACRES (8,878 SQ.FT.)
0.27 ACRES (11,766 SQ.FT.)
0.27 ACRES (11,781 SQ.FT.)
0.21 ACRES (9,130 SQ.FT.)
0.21 ACRES (9,130 SQ.FT.)
0.27 ACRES (11,695 SQ.FT.)
0.23 ACRES (10,023 SQ.FT.)
0.22 ACRES (9,583 SQ.FT.)
0.21 ACRES (9,011


PACIFIC ROAD
(CONCRETE SURFACE)
EXISTING 2" WASHOUT
EXISTING 2" WATERLINE
EXISTING DITCH
EX. MH#22
RIM: 246.19
DEPTH: 15.39'
INV IN: 230.97' NE
INV IN: 232.97' E
INV OUT: 230.97' S
HARPER LANE
KATHLEEN STREET
THATCHER DRIVE
PACIFIC AVE
MH B4-N3.4
STA: 0+00.00
RIM: 248.18
DEPTH: 7.02'
INV OUT: 241.16' SE
60.0 LF 8" PVC SDR 26 @ 2.80%
MH B4-N3
STA: 5+76.43
RIM: 246.81
DEPTH: 9.13'
INV IN: 237.87' SE
INV IN: 237.87' NW
INV OUT: 237.68' SW
MH B4-N3.3
STA: 0+60.01
RIM: 247.38
DEPTH: 7.90'
INV IN: 239.48' NW
INV OUT: 239.58' SE
40.8 LF 8" PVC SDR 26 @ 1.01%
MH B4-N3.1
STA: 1+61.59
RIM: 246.90
DEPTH: 8.61'
INV IN: 238.38' SE
INV OUT: 238.29' NW
60.8 LF 8" PVC SDR 26 @ 2.80%
192.5 LF 8" PVC SDR 26 @ 1.00%
208.9 LF 8" PVC SDR 26 @ 0.40%
MH B4-N2
STA: 3+67.51
RIM: 247.19
DEPTH: 10.45'
INV IN: 236.83' NE
INV OUT: 236.73' SW
MH B4-N3.2
STA: 3+54.12
RIM: 246.62
DEPTH: 6.30'
INV OUT: 240.31' NW
EX. MH#21
RIM: 245.31
DEPTH: 14.92'
INV IN: 230.39' N
INV OUT: 230.39' S
260.3 LF 8" PVC SDR 26 @ 0.40%
MH B4-N1
STA: 1+07.24
RIM: 247.75
DEPTH: 12.16'
INV IN: 235.69' NE
INV OUT: 235.59' S
107.2 LF 8" PVC SDR 26 @ 0.40%
71.5 LF 8" PVC SDR 26 @ 2.00%
MH B2.1
STA: 0+71.54
RIM: 246.05
DEPTH: 10.76'
INV OUT: 235.29' W
258.5 LF 8" PVC SDR 26 @ 0.40%
191.8 LF 8" PVC SDR 26 @ 0.40%
MH B3
STA: 4+42.19
RIM: 246.57
DEPTH: 12.74'
INV IN: 233.92' W
INV OUT: 233.83' E
MH B2
STA: 2+50.43
RIM: 246.12
DEPTH: 13.26'
INV IN: 233.06' W
INV IN: 233.86' E
INV OUT: 232.86' S
147.0 LF 8" PVC SDR 26 @ 0.40%
MH B6
STA: 9+35.67
RIM: 249.02
DEPTH: 6.81'
INV OUT: 242.21' E
73.5 LF 8" PVC SDR 26 @ 3.00%
MH B5
STA: 8+62.20
RIM: 247.86
DEPTH: 7.95'
INV IN: 240.00' W
INV OUT: 239.91' E
161.5 LF 8" PVC SDR 26 @ 3.00%
MH B4
STA: 7+00.70
RIM: 247.67
DEPTH: 12.71'
INV IN: 235.16' N
INV IN: 235.06' W
INV OUT: 234.96' E
103.4 LF 8" PVC SDR 26 @ 0.40%
MH B1
STA: 1+46.99
RIM: 246.16
DEPTH: 13.92'
INV IN: 232.44' N
INV OUT: 232.25' E
EX SSMH
RIM: 245.37
DEPTH: 15.57'
INV IN: 231.66' E
INV IN: 229.80' N
INV IN: 231.66' W
INV OUT: 229.80' S
PROPERTY LINE
BLOCK F
BLOCK I
BLOCK H
BLOCK G
LOT 1 0.33 ACRES (14,313 SQ.FT.)
LOT 2 0.22 ACRES (9,696 SQ.FT.)
LOT 3 0.18 ACRES (8,010 SQ.FT.)
LOT 4 0.18 ACRES (8,010 SQ.FT.)
LOT 5 0.18 ACRES (8,010 SQ.FT.)
LOT 6 0.18 ACRES (8,010 SQ.FT.)
LOT 7 0.18 ACRES (8,010 SQ.FT.)
LOT 8 0.23 ACRES (10,125 SQ.FT.)
LOT 9 0.18 ACRES (8,034 SQ.FT.)
LOT 10 0.20 ACRES (8,693 SQ.FT.)
LOT 11 0.42 ACRES (18,412 SQ.FT.)
LOT 12 0.40 ACRES (17,476 SQ.FT.)
LOT 13 0.19 ACRES (8,144 SQ.FT.)
LOT 14 0.19 ACRES (8,143 SQ.FT.)
LOT 15 0.19 ACRES (8,144 SQ.FT.)
LOT 16 0.19 ACRES (8,143 SQ.FT.)
LOT 17 0.31 ACRES (13,377 SQ.FT.)
LOT 18 0.28 ACRES (12,092 SQ.FT.)
LOT 19 0.18 ACRES (8,010 SQ.FT.)
LOT 20 0.18 ACRES (8,010 SQ.FT.)
LOT 24 0.42 ACRES (18,207 SQ.FT.)
LOT 25 0.26 ACRES (11,127 SQ.FT.)
LOT 27 0.49 ACRES (20,737 SQ.FT.)
LOT 28 0.56 ACRES (24,249 SQ.FT.)
LOT 29 0.36 ACRES (15,656 SQ.FT.)
LOT 30 0.36 ACRES (15,589 SQ.FT.)
LOT 31 0.25 ACRES (10,665 SQ.FT.)
LOT 7 0.36 ACRES (15,589 SQ.FT.)
LOT 8 0.19 ACRES (8,296 SQ.FT.)
LOT 9 0.18 ACRES (8,034 SQ.FT.)
LOT 10 0.19 ACRES (8,171 SQ.FT.)
LOT 11 0.14 ACRES (6,103 SQ.FT.)
LOT 12 0.18 ACRES (8,010 SQ.FT.)
LOT 13 0.24 ACRES (10,436 SQ.FT.)
LOT 14 0.86 ACRES (37,597 SQ.FT.)
LOT 15 0.23 ACRES (10,212 SQ.FT.)
10.0' UTILITY EASEMENT
15.0' DRAINAGE EASEMENT
20.0' UTILITY EASEMENT
40.0'
INV-247.42
INV-242.98
INV-242.41
INV-242.98
INV-243.12
INV-247.42
INV-247.42
INV-247.42



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1 OF 10

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

seal

GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

coa

FISHER & ARNOLD, INC.
Arkansas – 248

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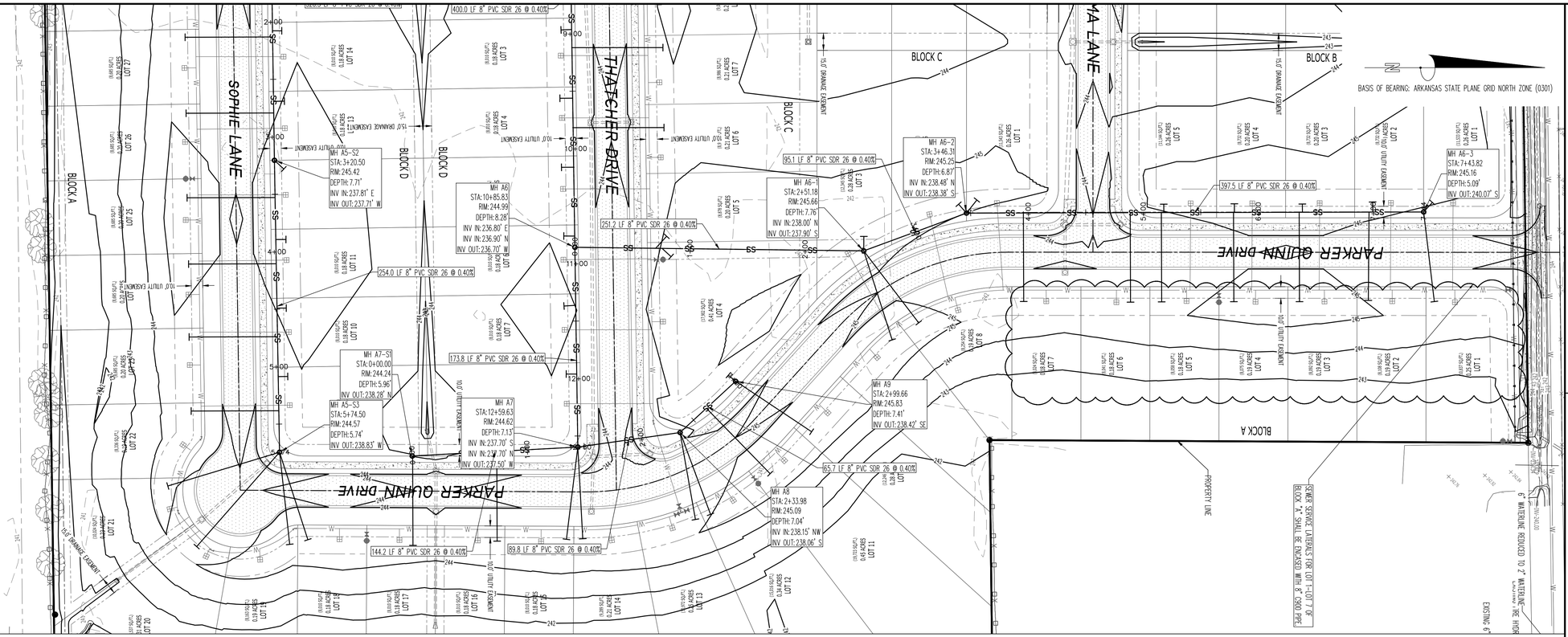
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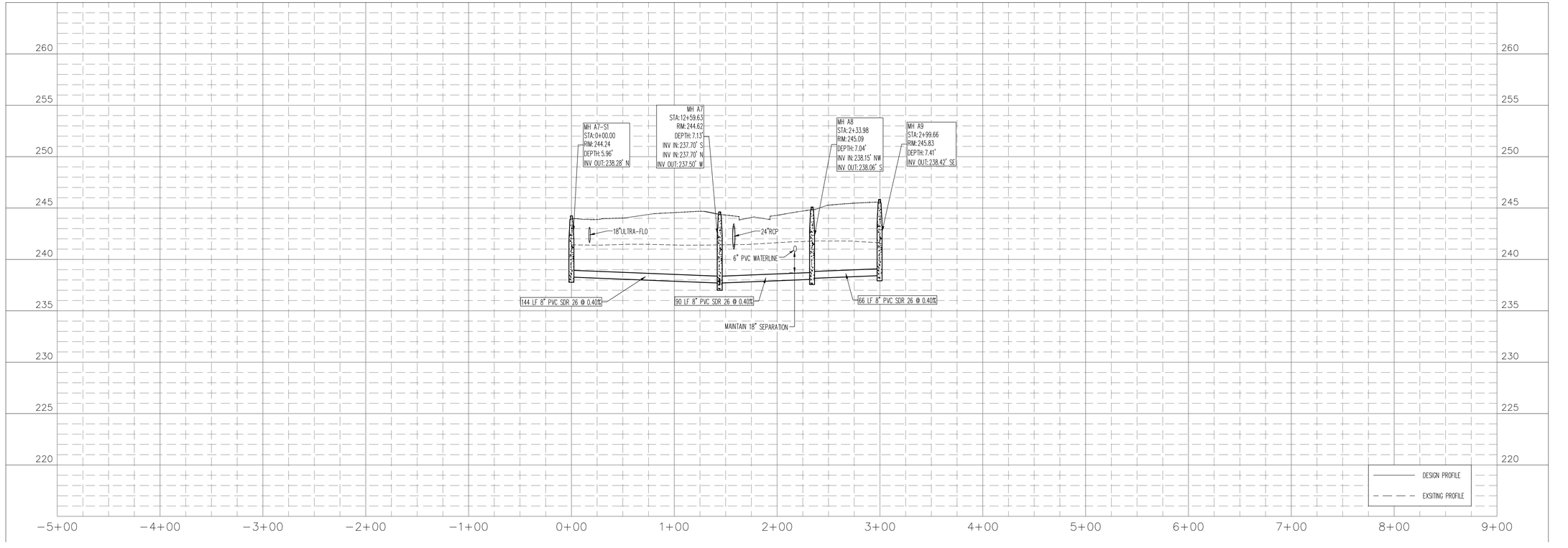
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=50'

SHEET
C4.05





50 0 50 100
GRAPHIC SCALE 1"=50'

SEWER PLAN AND PROFILE
2 OF 10

PACIFIC LANDING SUBDIVISION
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ARKANSAS – PE # 20874

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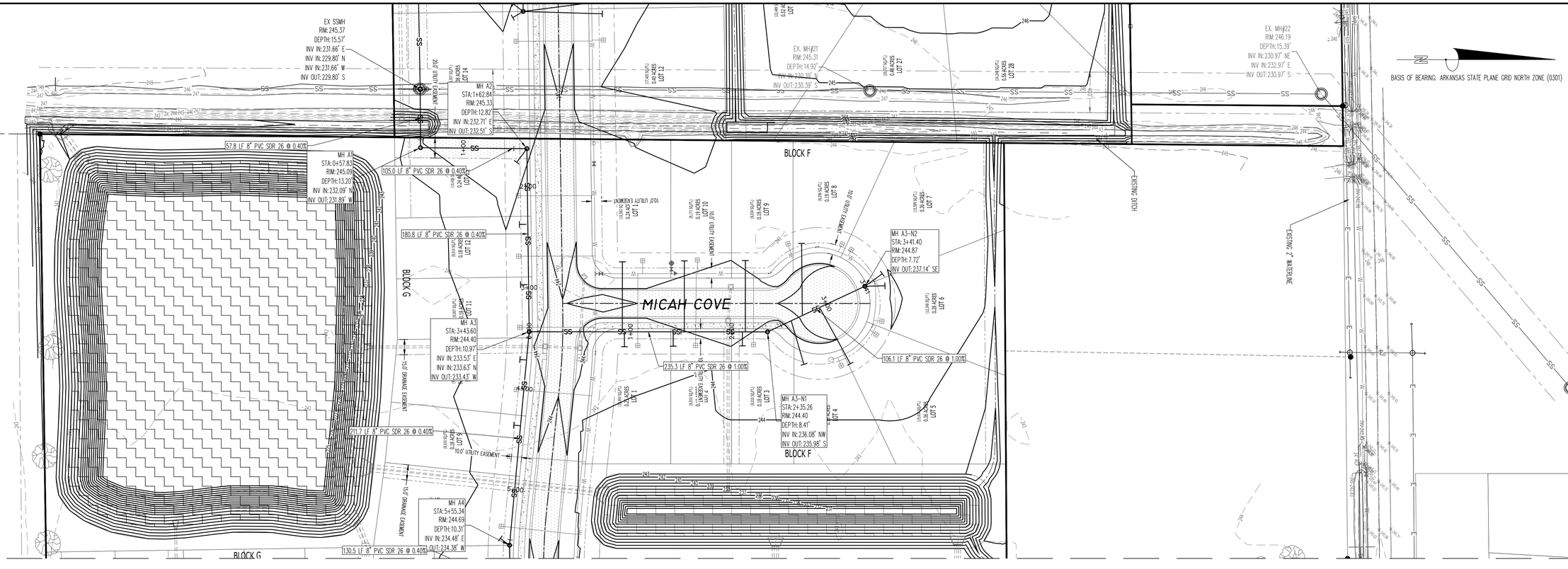
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DATE	BY	DESCRIPTION

PROJECT NO.
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DATE	SCALE
3/11/2025	1"=50'

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C4.06



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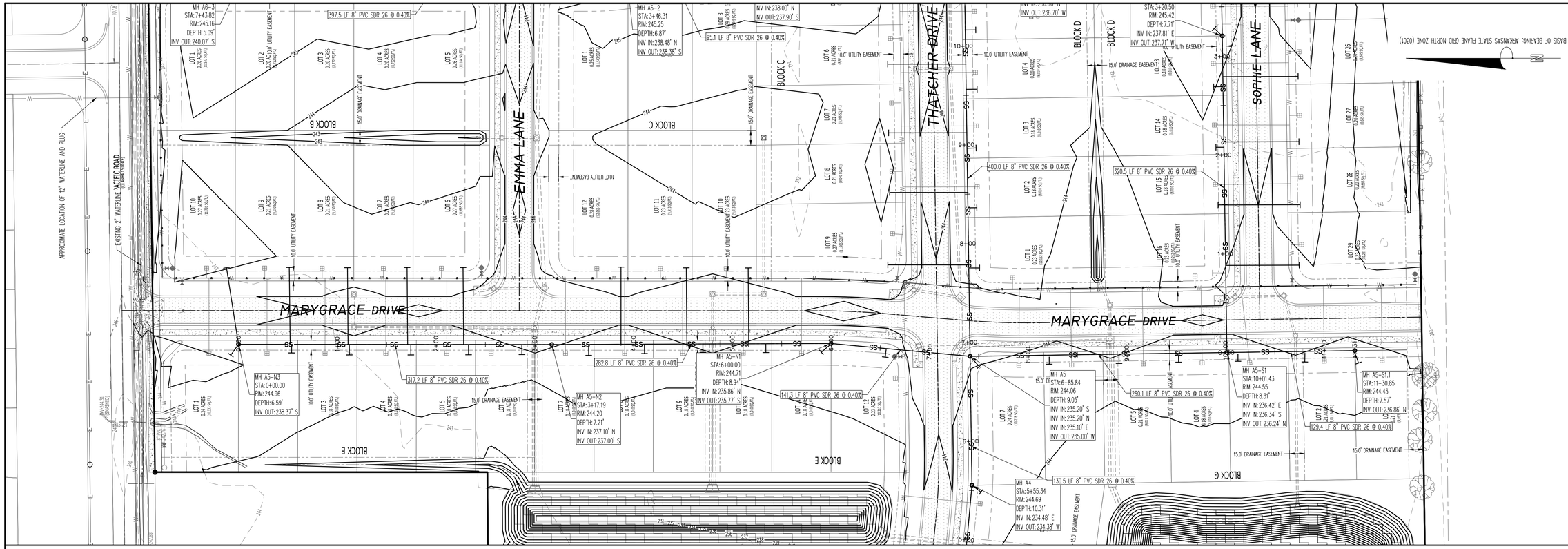
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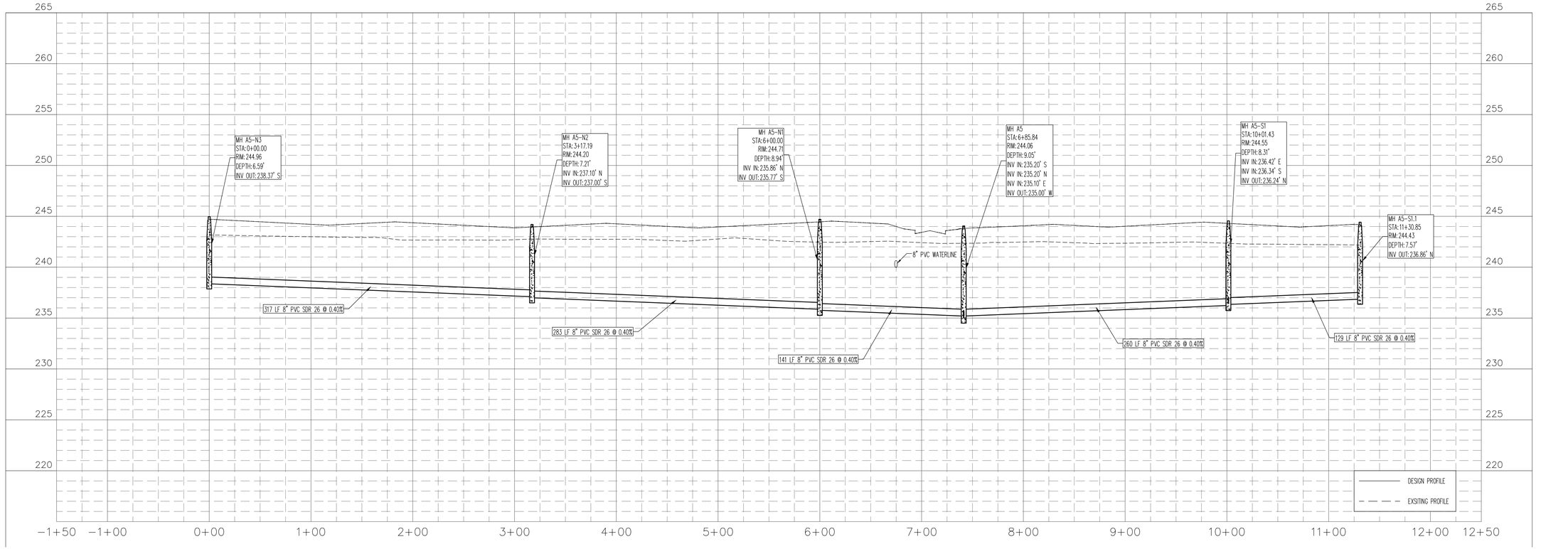
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

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DATE: 3/11/2025	SCALE: 1"=50'

SHEET
C4.07





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GRAPHIC SCALE 1"=50'

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PACIFIC LANDING SUBDIVISION
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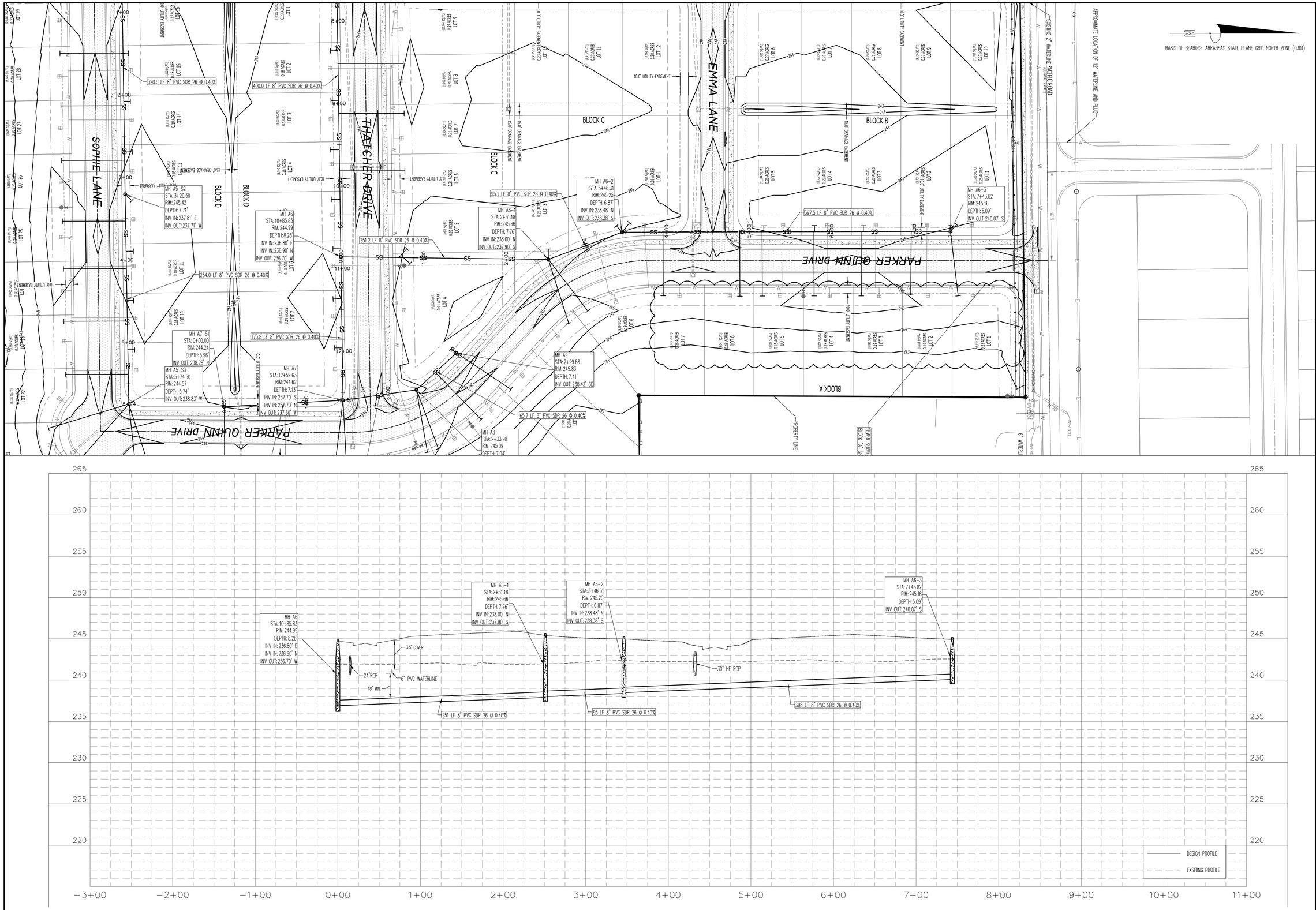
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DATE	BY	DESCRIPTION

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3/11/2025	1"=50'

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C4.08



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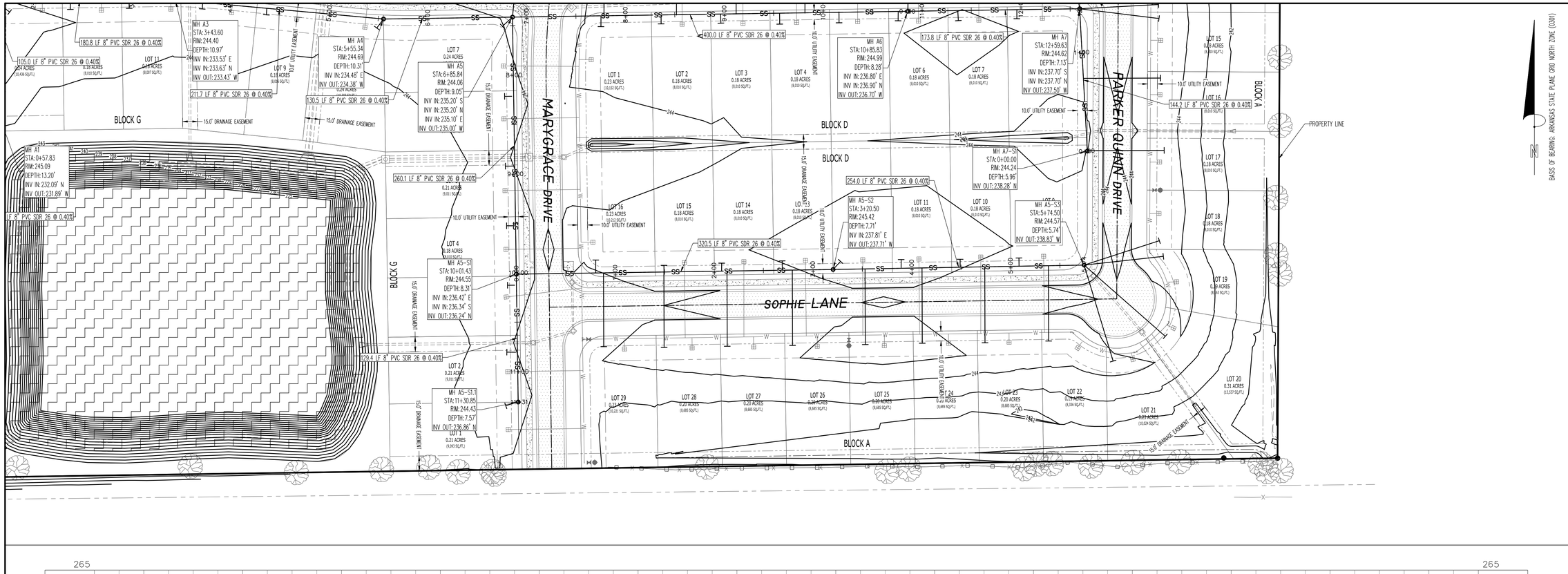
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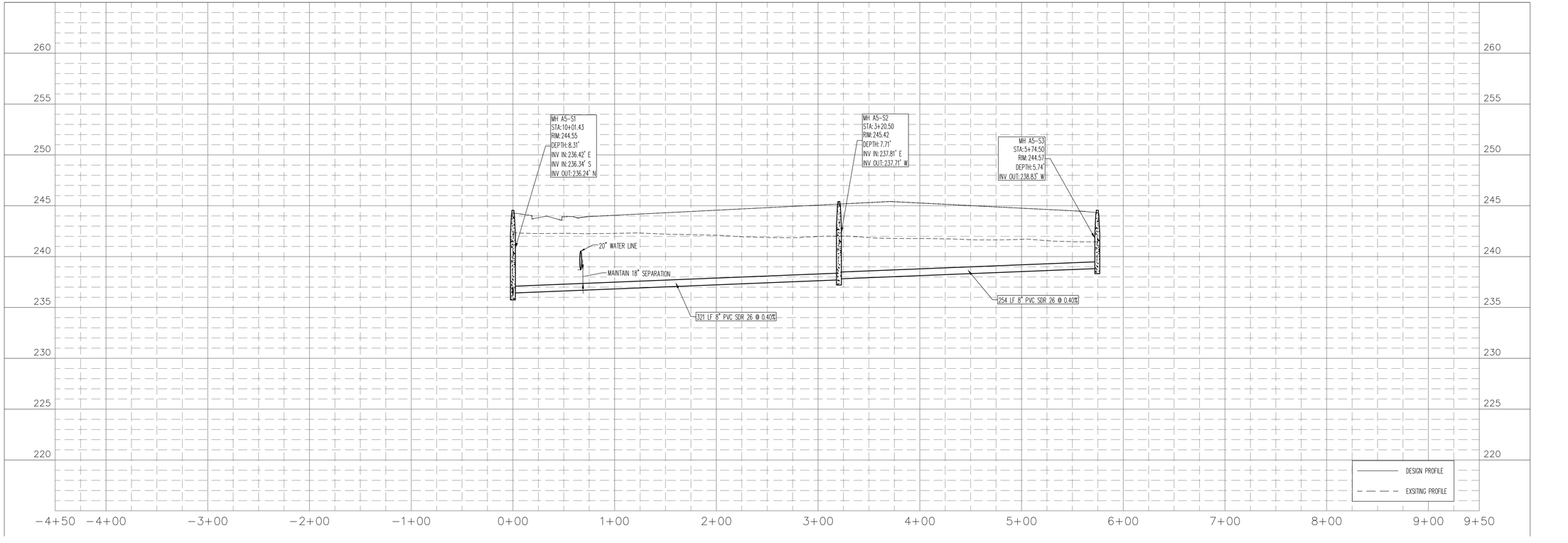
DATE	BY	DESCRIPTION

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DATE	SCALE
3/11/2025	1"=50'

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C4.09





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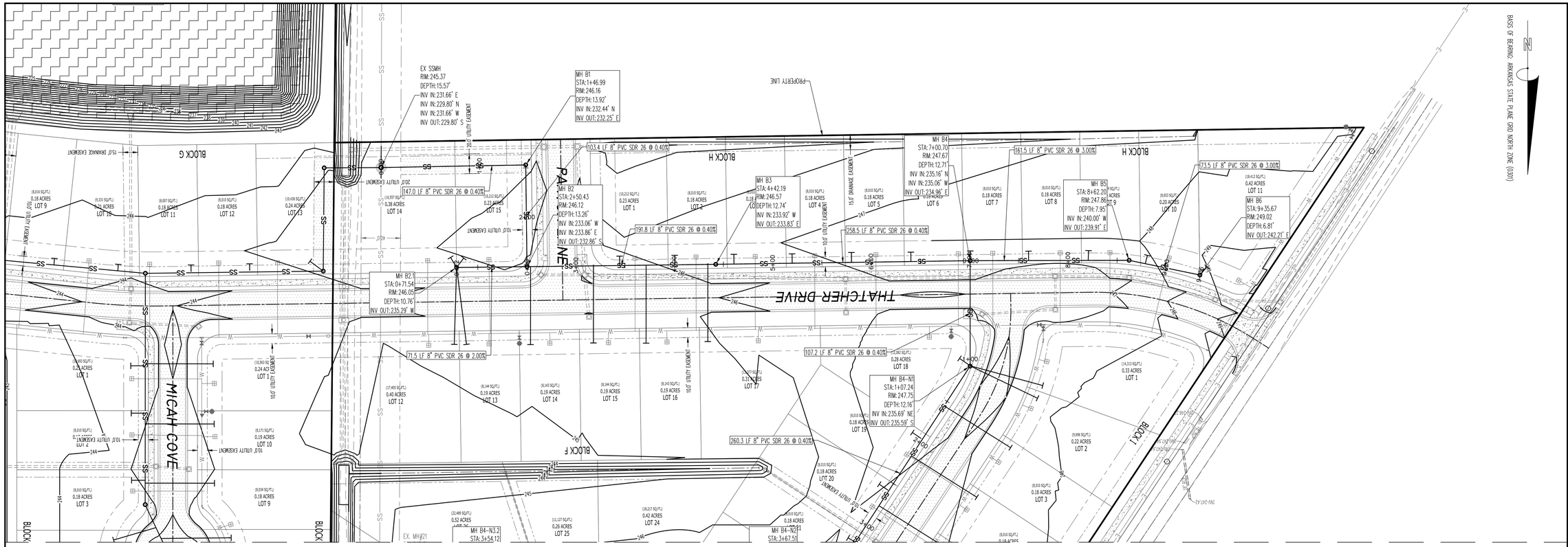
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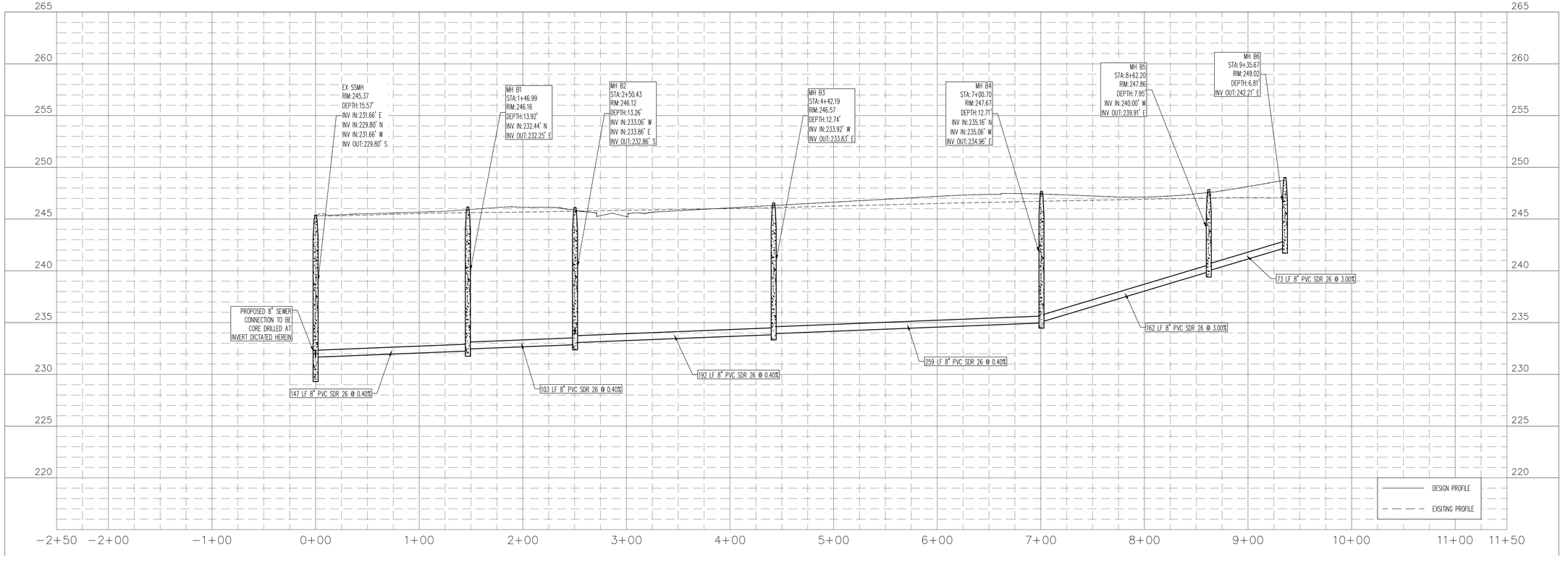
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

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SD	GMD
DATE	SCALE
3/11/2025	1"=50'

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7 OF 10

PACIFIC LANDING SUBDIVISION
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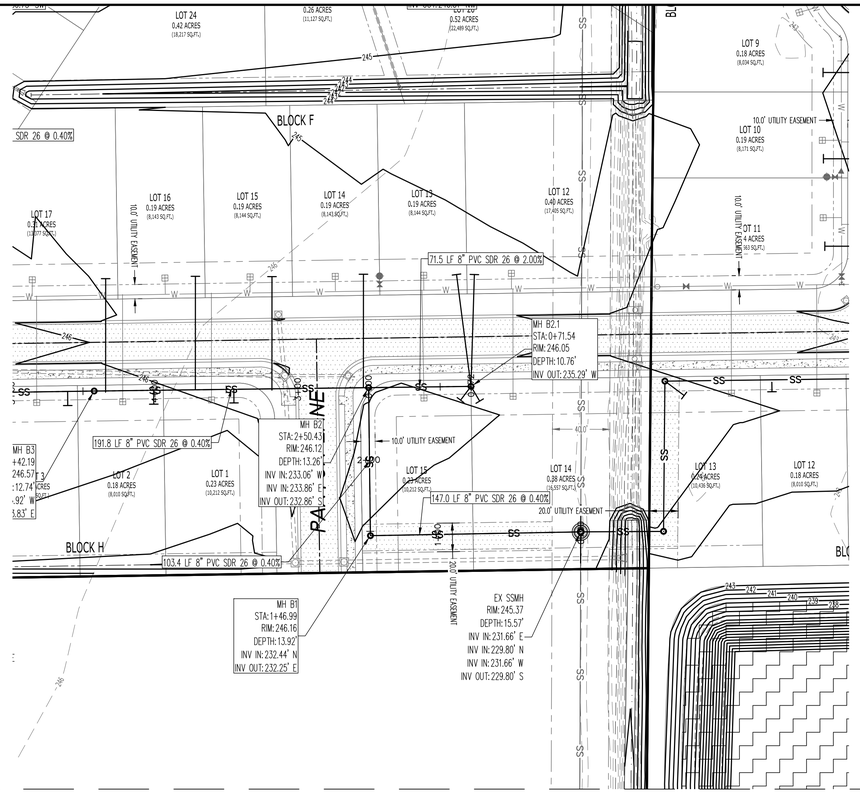
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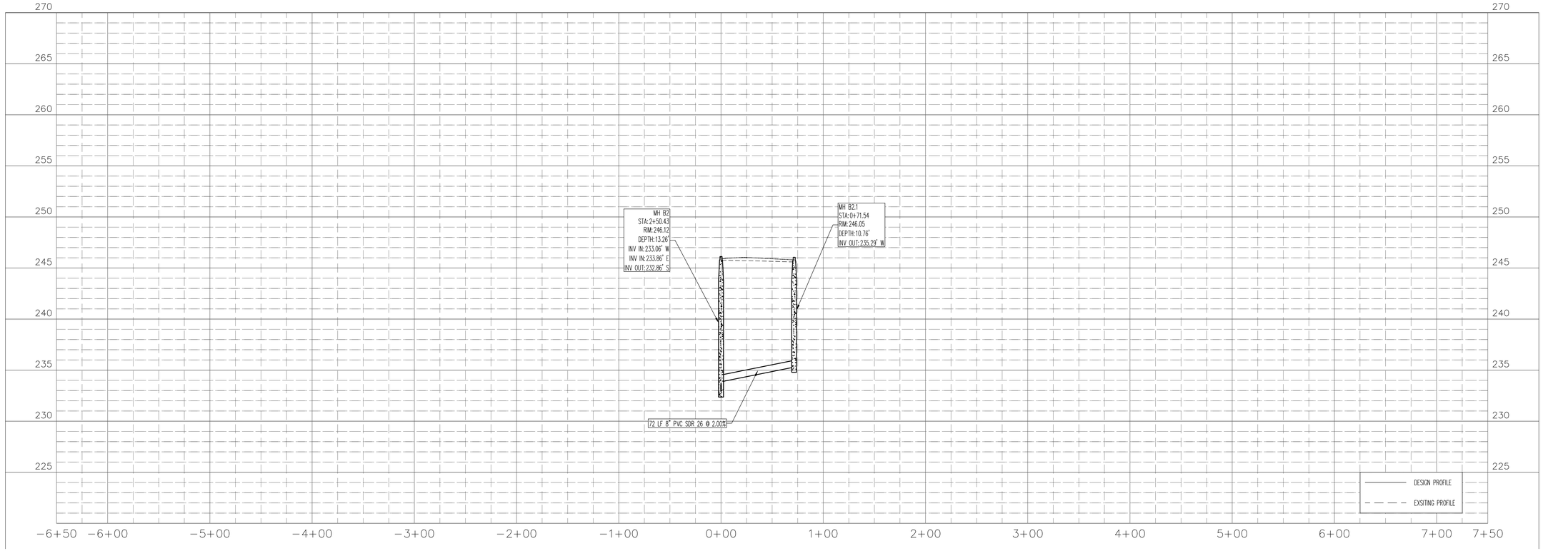
DATE	BY	DESCRIPTION

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DATE	SCALE
3/11/2025	1"=50'

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C4.11





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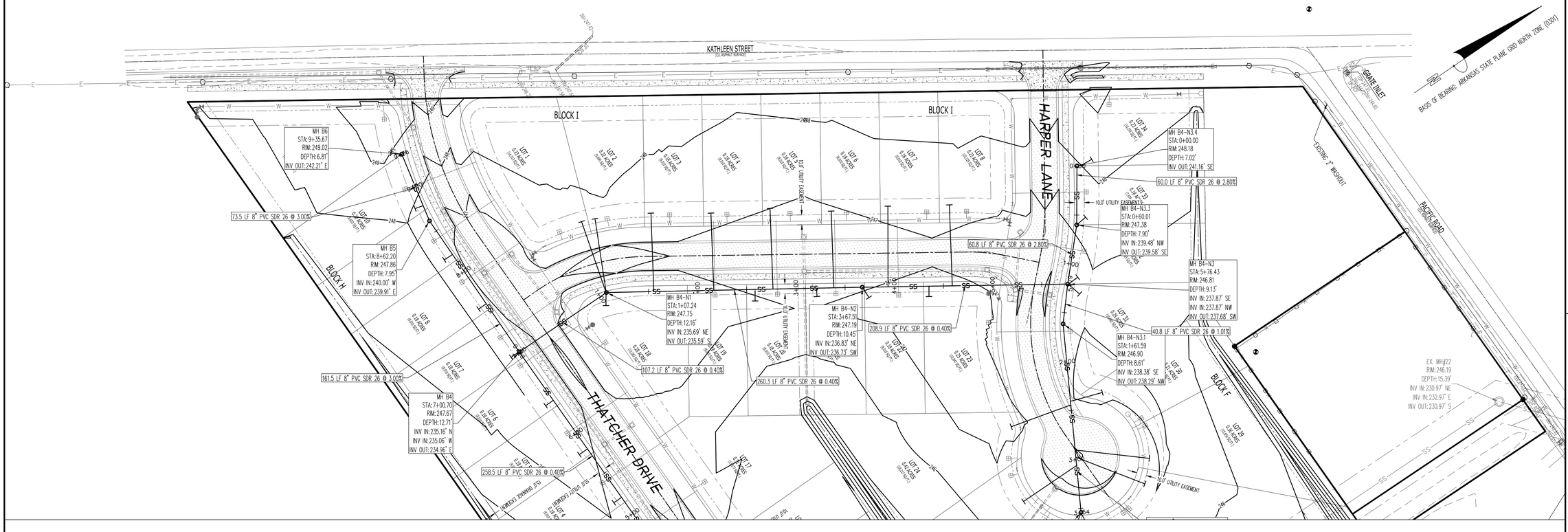
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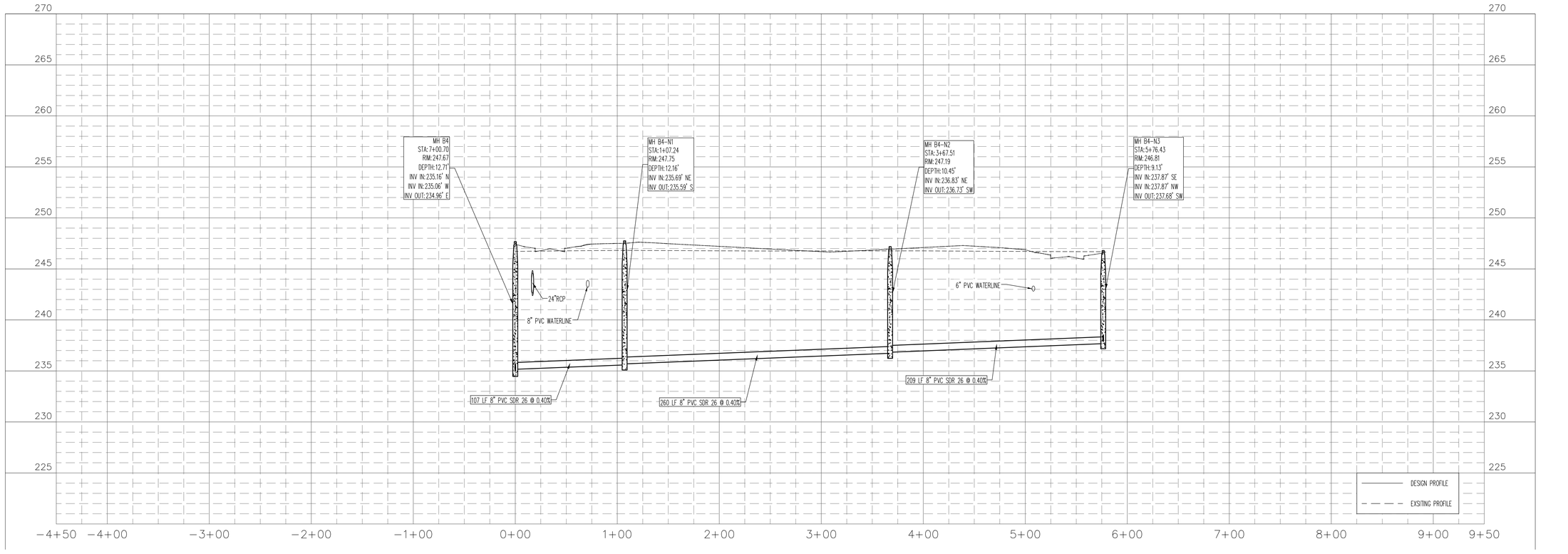
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	1"=50'

SHEET
C4.12





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PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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GARRETT DUNNAM- CIVIL
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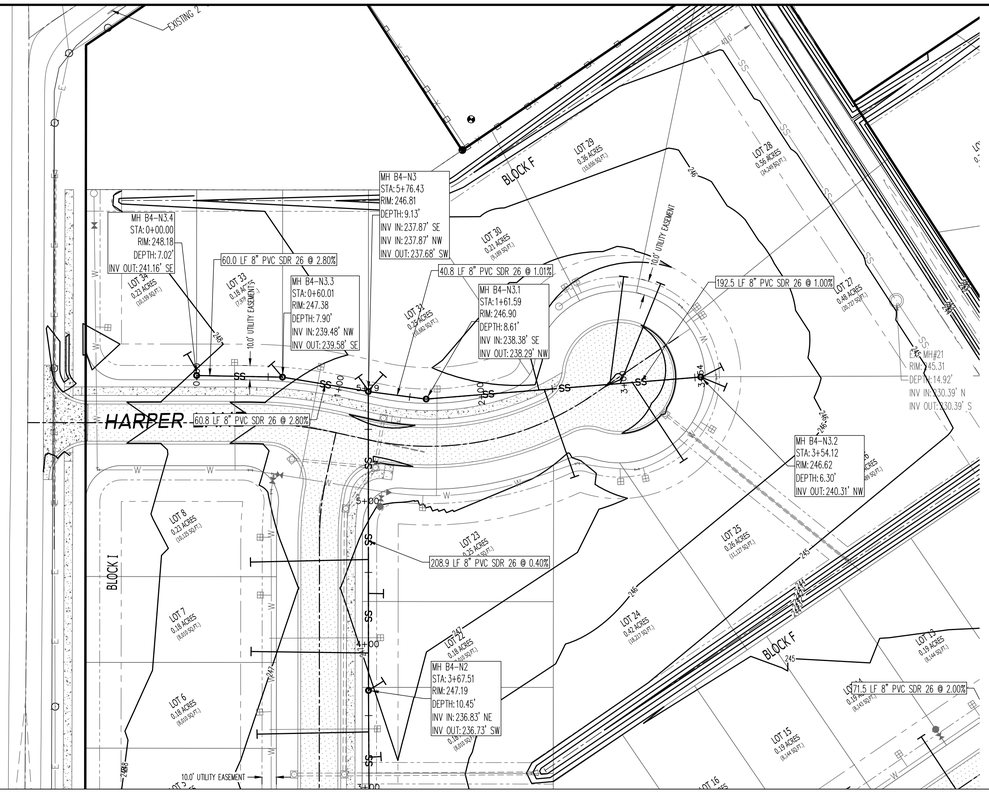
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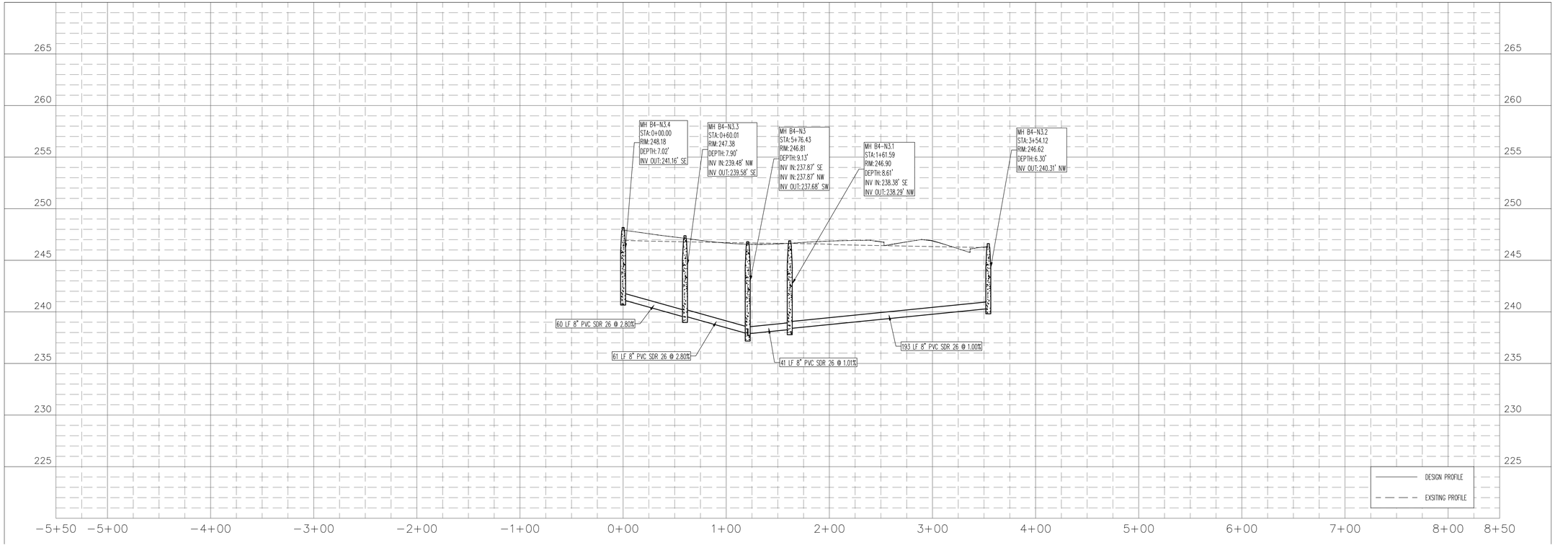
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

DRAWN BY	CHECKED BY
SD	GMD
DATE: 3/11/2025	SCALE: 1"=50'

SHEET
C4.13





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GRAPHIC SCALE 1"=50'

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10 OF 10

PACIFIC LANDING SUBDIVISION
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ARKANSAS – PE # 20874

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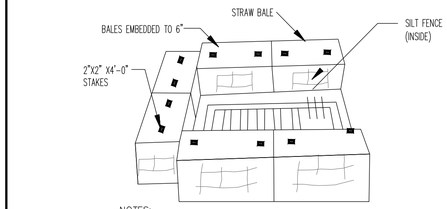
REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

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SD	GMD
DATE	SCALE
3/11/2025	1"=50'

SHEET
C4.14



NOTES:
1. INSTALL SILT FENCE AFTER CONSTRUCTION OF INLET ACCORDING TO TYPICAL SILT FENCE DETAIL.
2. INSTALL STRAW BALES OUTSIDE OF SILT FENCE ACCORDING TO THE TYPICAL STRAW BALE DETAIL.

INLET TRAP DETAILS

GENERAL NOTES – EROSION BALES

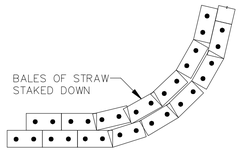
DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES, AS EROSION CHECKS IN DITCHES, AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATERS FOR HIGH VELOCITY RUNOFF.

CONSTRUCTION: BALES SHALL BE LAID TO MAINTAIN TIGHT JOINTS. EROSION BALES WILL NOT FILTER SEDIMENT OUT OF WATER IF THE WATER IS ALLOWED TO FLOW BETWEEN, AROUND, OR UNDERNEATH THE BALES. THE BALES SHOULD BE ENTRENCHED 6 INCHES AND ANCHORED SECURELY.

MAINTENANCE: EROSION BALES REQUIRE FREQUENT INSPECTION AS THEY DETERIORATE QUICKLY AND MAY NEED TO BE REPLACED. WHEN NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE SPREAD, SEEDED, AND MULCHED WITH THE EROSION BALES AS APPROVED BY THE ENGINEER.

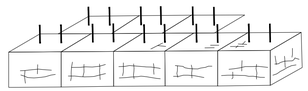
HAY BALES ARE A TEMPORARY MEASURE ONLY. THEY SHALL BE INSTALLED, REPAIRED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

1 STRAW BALE / SILT TRAP
N.T.S.

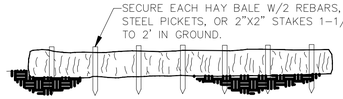


DOUBLE ROW OF BALES OF STRAW TO BE PLACED PRIOR TO THE START OF ROUGH GRADING. BALES ARE TO BE PLACED AS CLOSELY TOGETHER AS POSSIBLE IN ORDER TO PROVIDE MAXIMUM PROTECTION.

PLAIN VIEW



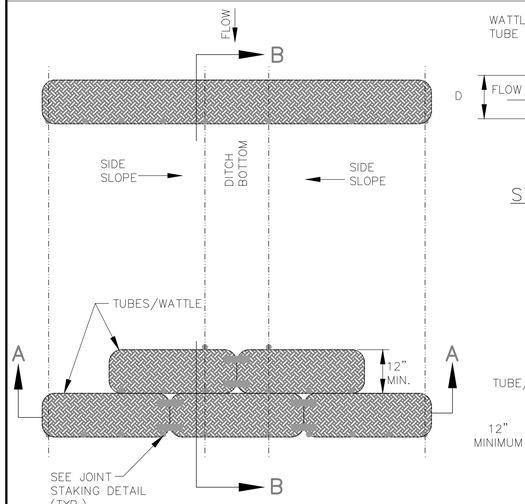
ISOMETRIC



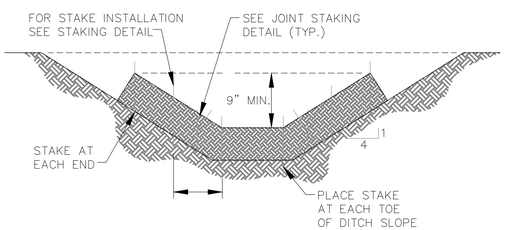
NOTES:
WIRE OR NYLON BOUND BALES ARE REQUIRED FOR DURABILITY.

REQUIRED AT LOW AREAS OF SITE WHERE SURFACE DRAINAGE OCCURS DURING GRADING OPERATIONS & PRIOR TO LANDSCAPING COMPLETION.

TEMPORARY SEDIMENT BARRIER

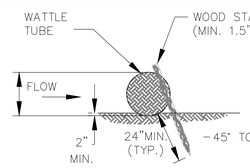


PLAN VIEW FOR DITCH APPLICATION

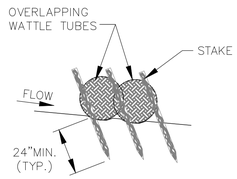


SECTION A–A

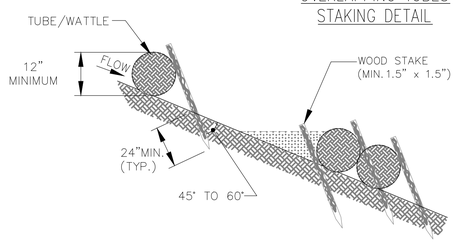
2 STRAW WATTLES
N.T.S.



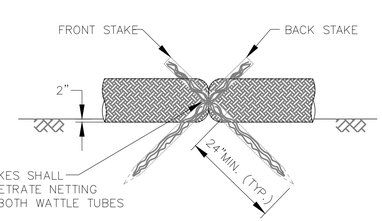
STAKING DETAIL



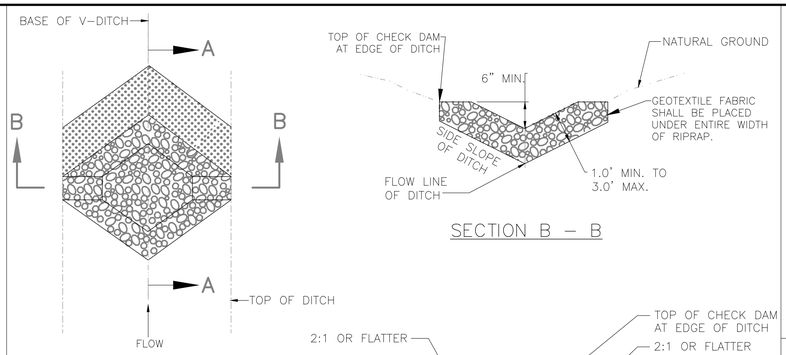
OVERLAPPING TUBES STAKING DETAIL



SECTION B–B



JOINT STAKING DETAIL

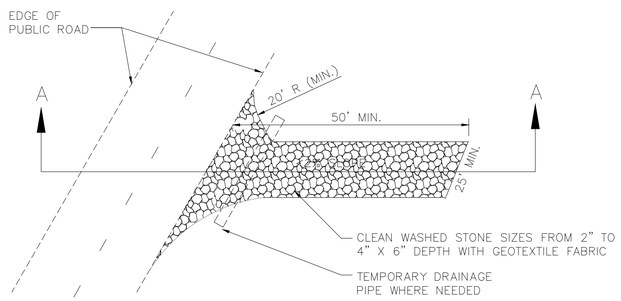


PLAN VIEW

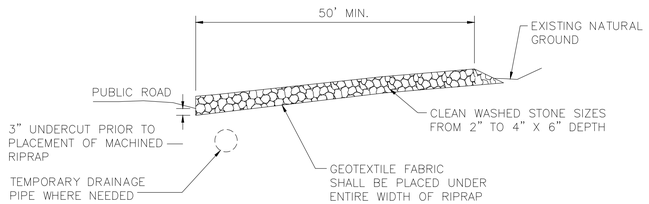
SECTION B – B

SECTION A – A

3 ROCK CHECK DAM
N.T.S.

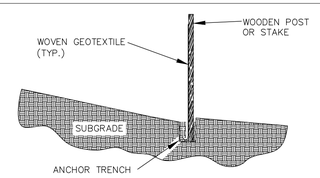


PLAN VIEW



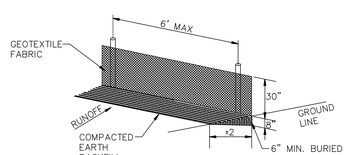
SECTION A–A

4 CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
1. GEOTEXTILE ANCHORED IN TRENCH A MINIMUM OF 15 CM (6 IN). TRENCH BACKFILLED WITH TAMPED NATURAL SOIL.
2. DEPENDING UPON CONFIGURATION, ATTACH GEOTEXTILE TO STEEL POST WITH TIE WIRES OR WOOD POSTS WITH STAPLES.

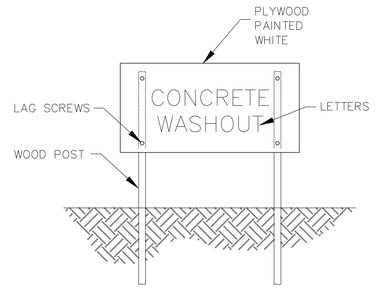
CROSS SECTION



NOTES:
GEOTEXTILE FABRIC SHALL BE SPLICED TOGETHER WITH A SEWN SEAM ONLY AT A SUPPORT POST, OR TWO SECTIONS OF FENCE MAY BE OVERLAPPED INSTEAD. PAYMENT OF ADDITIONAL MATERIAL FOR OVERLAP WILL NOT BE MADE.

CROSS SECTION

5 SILT FENCE
N.T.S.

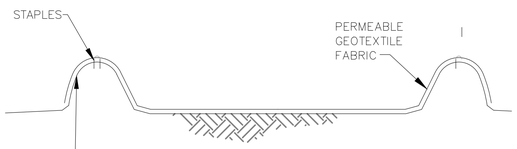


CONCRETE WASHOUT SIGN (OR EQUIVALENT)

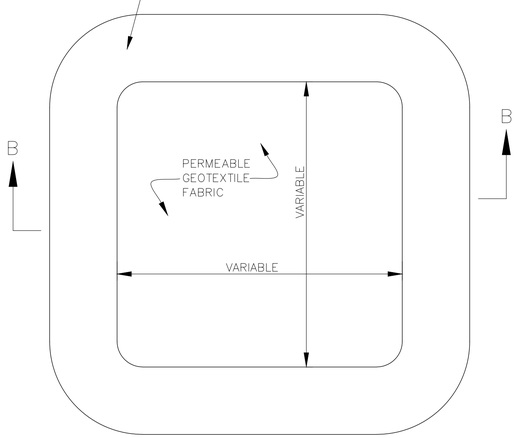
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.



SECTION B–B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

6 CONCRETE WASHOUT
N.T.S.

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EROSION CONTROL DETAILS

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

sed

GARRETT DUNNAM– CIVIL
ARKANSAS – PE # 20874

PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION
FISHER & ARNOLD
No. 248
ARKANSAS

cog

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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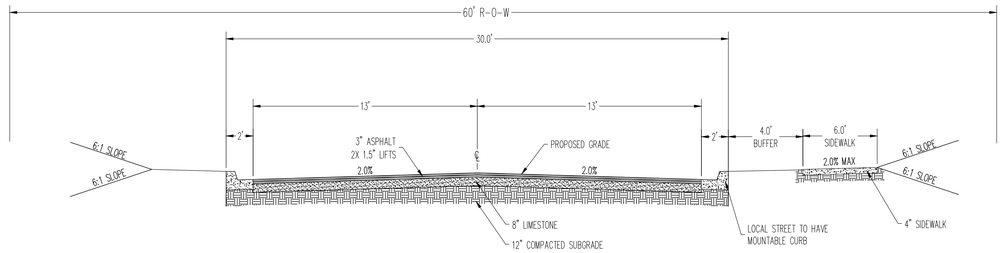
REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

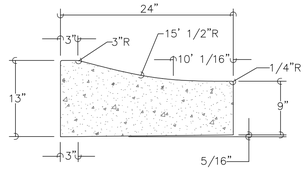
DRAWN BY	CHECKED BY
SD	GMD
DATE	SCALE
3/11/2025	NTS

SHEET
C5.01



LOCAL STREET
TYPICAL STREET SECTION

8 N.T.S.

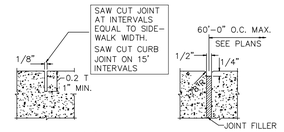


TYPE "B" – RESIDENTIAL STREETS ONLY

NOTE:
CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB

MOUNTABLE CURB & GUTTER

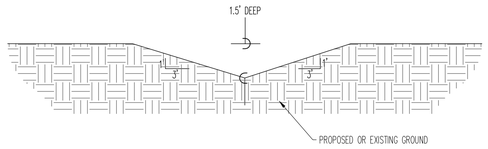
2 N.T.S.



NOTE: PROVIDE EXPANSION JOINT WHERE CURB ABUTTS STRUCTURES. PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTTS CURB AND NEXT TO STRUCTURES AND DRIVEWAYS.
USE SELF LEVELING SEALANT ON ALL JOINTS

JOINTS FOR CURB & WALKS

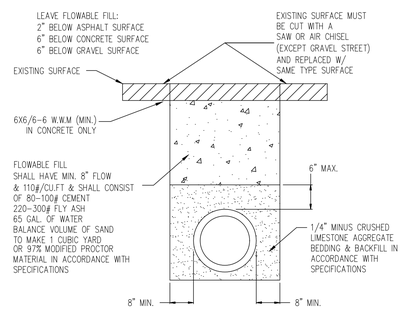
6 N.T.S.



TYPICAL 18" DEEP DRAINAGE SWALE

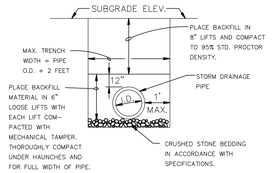
3 N.T.S.

NOTE:
(1) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR
(2) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



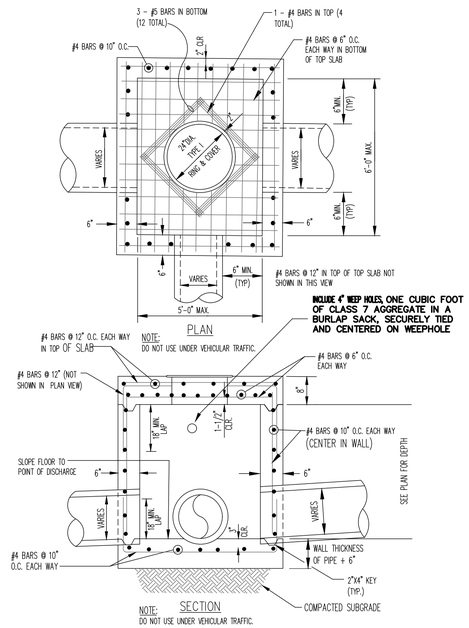
PIPE TRENCH DETAIL AT EXISTING STREET OR PROPOSED PAVING

9 N.T.S.



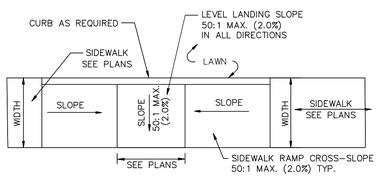
DRAINAGE/SEWER PIPE TRENCH DETAIL AT LAWN/LANDSCAPE AREAS

10 N.T.S.



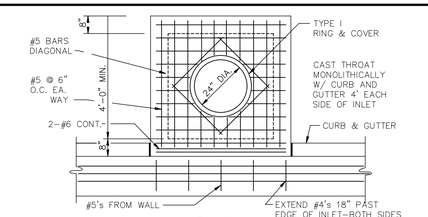
TYPICAL GRATE INLET

11 N.T.S.

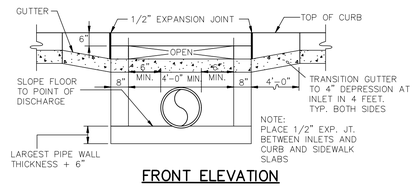


SIDEWALK RAMP DETAIL

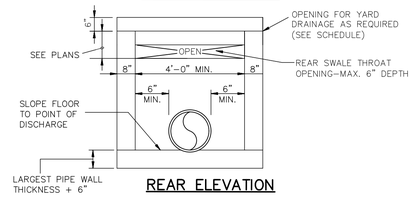
12 N.T.S.



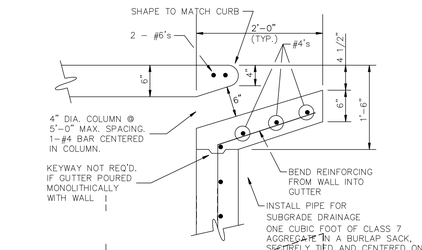
PLAN



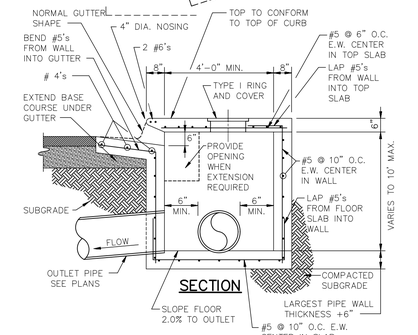
FRONT ELEVATION



REAR ELEVATION



SECTION – CURB OPENING

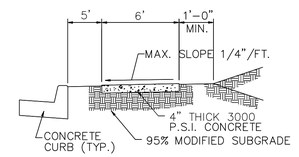


SECTION

NOTE:
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. – MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.

TYPICAL CURB INLET

13 N.T.S.



4" SIDEWALK CROSS SECTION

14 N.T.S.

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404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

CONSTRUCTION DETAILS

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

seal

GARRETT DUNNAM- CIVIL
ARKANSAS – PE # 20874

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER FISHER & ARNOLD INC. No. 248 PRELIMINARY NOT FOR CONSTRUCTION

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FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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REVISIONS

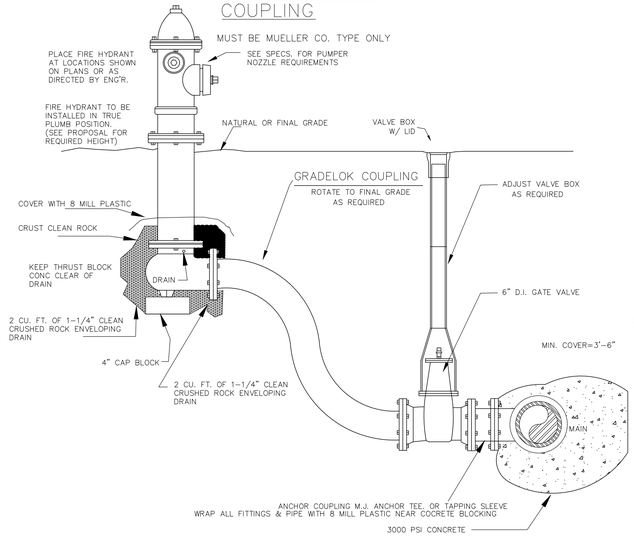
DATE	BY	DESCRIPTION

PROJECT NO.
PHILLIPS.0004LD

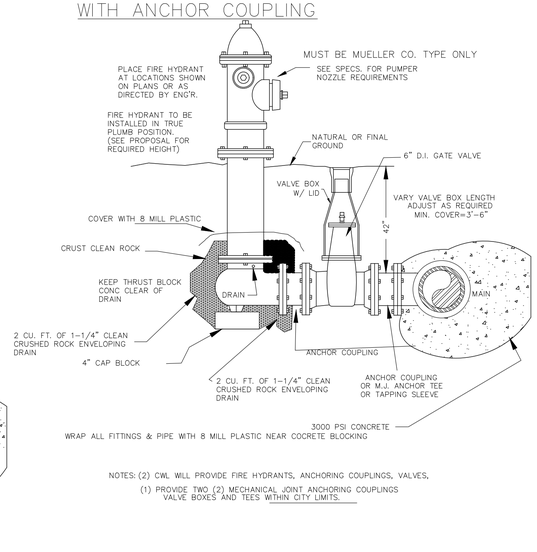
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DATE	SCALE
3/11/2025	NTS

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C5.02

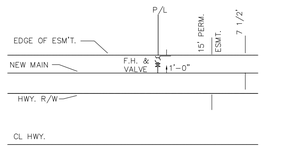
FIRE HYDRANT DETAIL WITH GRADELOK COUPLING



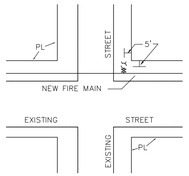
FIRE HYDRANT DETAIL WITH ANCHOR COUPLING



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

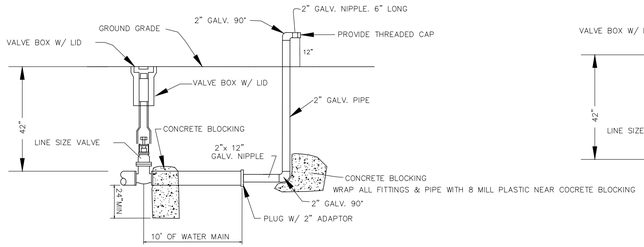


TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY

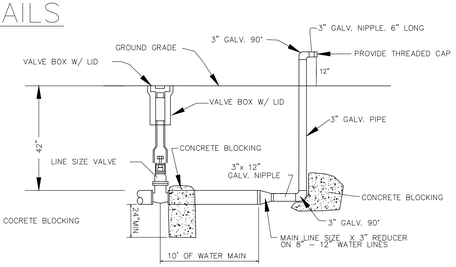


TYPICAL FIRE HYDRANT LOCATION

BLOW-OFF ASSEMBLY DETAILS

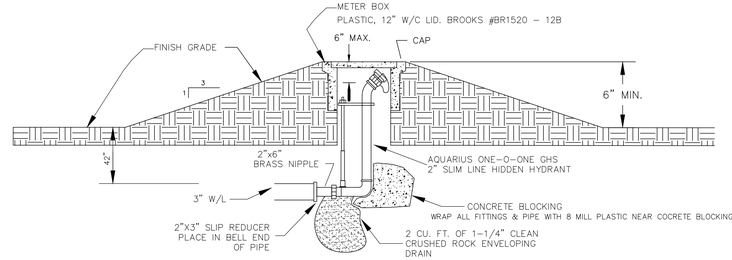


2" B.O. ASSEMBLY FOR 2" THRU 6" LINES WITH FUTURE EXPANSION



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

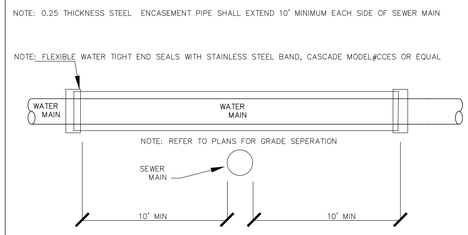
NOTE:
OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.



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

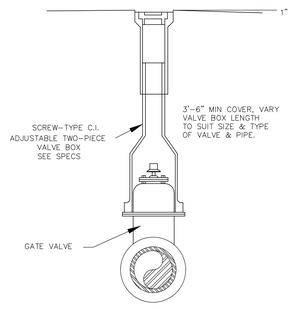
NOTE: ALL 2", OR 3" GALVANIZED PIPE AND FITTINGS ARE TO BE SCH 40

TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL



ENCASEMENT FOR WATER MAINS AT SEWER CROSSINGS

NOTE: WHEN 18" VERTICAL SEPERATION CANNOT BE MAINTAINED

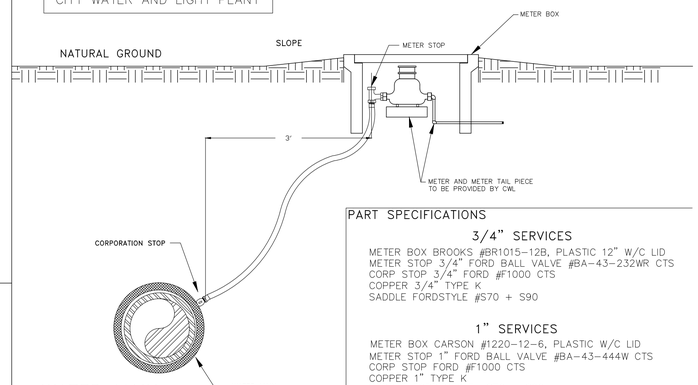


VALVE BOX DETAIL

SERVICE CONNECTION AND METER SETTING

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

UNDERGROUND SERVICE LINE
MINIMUM REQUIREMENTS
CITY WATER AND LIGHT PLANT



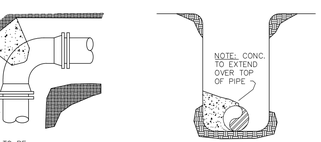
PART SPECIFICATIONS

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 FORDSTYLE #S70 + S90

1" SERVICES

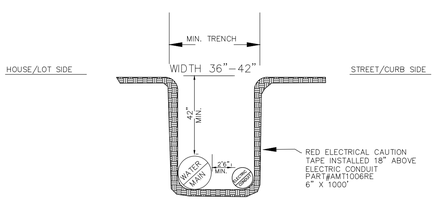
METER BOX CARSON #1220-12-6, PLASTIC W/C LID
METER STOP 1" FORD BALL VALVE #BA-43-444W CTS
CORP STOP FORD #F1000 CTS
COPPER 1" TYPE K
SADDLE FORD STYLE #S70 + S90



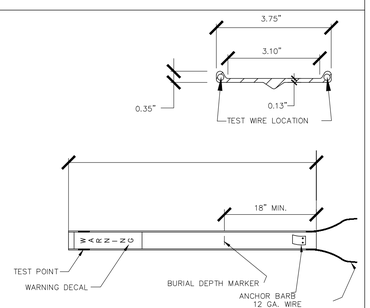
THRUST BLOCK DETAILS

NOTES:

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
2. 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.
3. ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MILL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
4. WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
5. COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
6. CLEARANCE FROM OIL & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
7. THRUST BLOCKING DIMENSIONS SHALL BE 150% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST=2 AP SINθ WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID & θ=ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.



TYPICAL WATER/ELECTRIC COMBO DETAIL



WATER LINE & FORCE MAIN MARKER DETAIL

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

WATER DETAILS

PACIFIC LANDING SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

sea

GARRETT DUNNAM- CIVIL
ARKANSAS - PE # 20874

CERTIFICATE OF AUTHORIZATION
FISHER & ARNOLD
No. 248
PROFESSIONAL ENGINEERING
ARKANSAS

coa

FISHER & ARNOLD, INC.
Arkansas - 248

CLIENT:
PHILLIPS FAMILY INVESTMENTS

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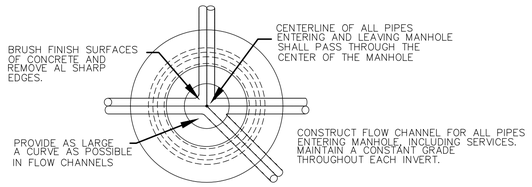
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1 MANHOLE DETAILS
N.T.S.

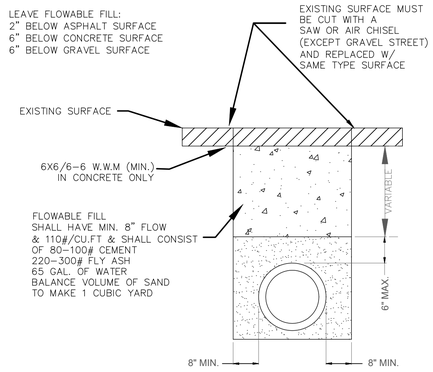
1. MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
2. MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
   a. 4' I.D. FOR SEWER SIZES 6" THRU 24"
   b. 5' I.D. FOR SEWER SIZES 24" THRU 30"
   c. 6' I.D. FOR SEWER SIZES 36" THRU 42"
3. SET MANHOLE TOPS AS FOLLOWS:
   a. IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
   b. UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC..: 12" ABOVE GROUND.
   c. OTHER AREAS: 1" ABOVE GROUND.
4. MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.

STANDARD MANHOLE



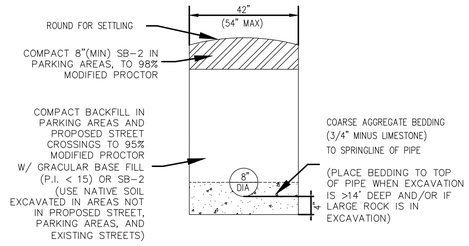
2 EXISTING STREET LOCATIONS
N.T.S.

NOTE: (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.
(2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR
(3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



3 NON-EXISTING STREET LOCATIONS SDR-26 PVC TRENCH DETAIL
N.T.S.

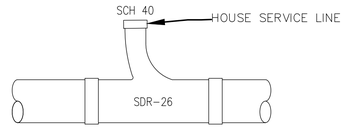
NOTES:
1. COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
2. PIPE IN TRENCH SHALL BE PLACED ON NO LESS THAN 4" OF 3/4" MINUS LIMESTONE. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.
3. PVC PIPE SHALL BE SDR-26 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.



4 SINGLE WYE
N.T.S.

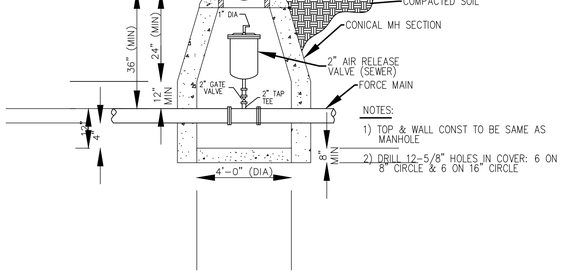
ALL SERVICE LINES UNDER PAVEMENT SHALL BE PVC SCH 40 PIPE W/ PVC SCH 40 COUPLINGS

TEE WYE ONLY

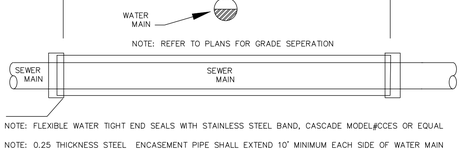


SDR-26 X SCH 40 PVC WYE

5 AIR/VACUUM RELEASE VALVE DETAIL
N.T.S.



NOTES:
1) TOP & WALL CONST TO BE SAME AS MANHOLE
2) DRILL 12-5/8" HOLES IN COVER: 6 ON 8" CIRCLE & 6 ON 16" CIRCLE



NOTE: FLEXIBLE WATER TIGHT END SEALS WITH STAINLESS STEEL BAND, CASCADE MODEL#CCES OR EQUAL

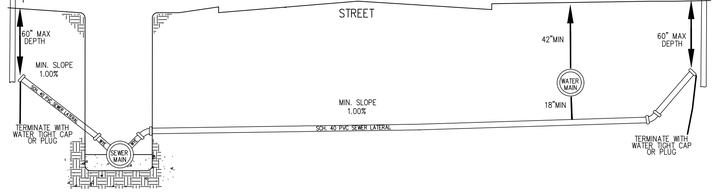
NOTE: 0.25 THICKNESS STEEL ENCASEMENT PIPE SHALL EXTEND 10' MINIMUM EACH SIDE OF WATER MAIN

6 ENCASEMENT FOR SEWER MAINS AT WATER CROSSINGS
N.T.S.

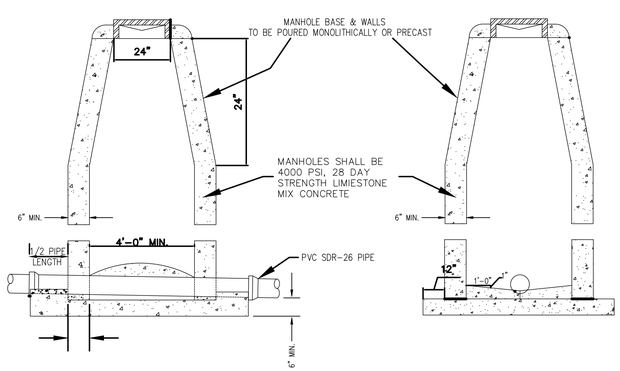
NOTE: WHEN 18" VERTICAL SEPERATION CANNOT BE MAINTAINED, JOINTS SHALL BE LOCATED SUCH THAT THEY ARE EQUAL DISTANCE BEFORE AND AFTER CROSSING.

SEWER LATERAL STUBOUT PERMITS REQUIRED BEFORE INSTALLATION
7
N.T.S.

USE SAME CONFIGURATION FOR MANHOLE STUBOUTS



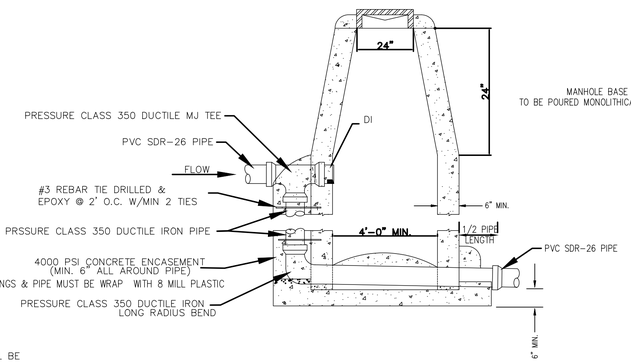
8 STANDARD MANHOLE
N.T.S.



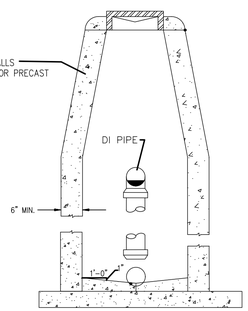
SIDE ELEVATION

NOTE: MANHOLES SHALL BE PRECAST W/ NEOPRENE GASKETS AS APPROVED BY ENGINEER AND/OR UTILITY COMPANY

9 DROP MANHOLE
N.T.S.

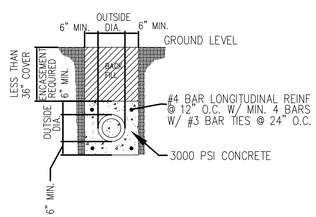


SIDE ELEVATION



SECTION A-A

10 CONCRETE ENCASEMENT FOR DITCH CROSSINGS
N.T.S.



NOTE: ENCASEMENT PIPE MUST BE PRESSURE CLASS 350 DUCTILE IRON AND WRAP DUCTILE IRON PIPE WITH 8 MILL PLASTIC

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SEWER DETAILS

PACIFIC LANDING SUBDIVISION
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PRELIMINARY

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
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SD	GMD
DATE: 3/11/2025	SCALE: NTS

SHEET
C5.04