

DEVELOPMENT PLANS

Rabo AgriFinance

Lot B of Nix's Alexander Road Replat
2600 Alexander Drive

PREPARED FOR
NIX DEVELOPMENT, LLC.

JONESBORO, ARKANSAS
NOVEMBER 2013

LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT
307 Vine Street PH-870-932-0406
Jonesboro, AR 72401
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT
307 Vine 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-870-935-5581

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
1825 Grant Ave. Suite A
Jonesboro, AR 72401 72401
PH-870-935-7221

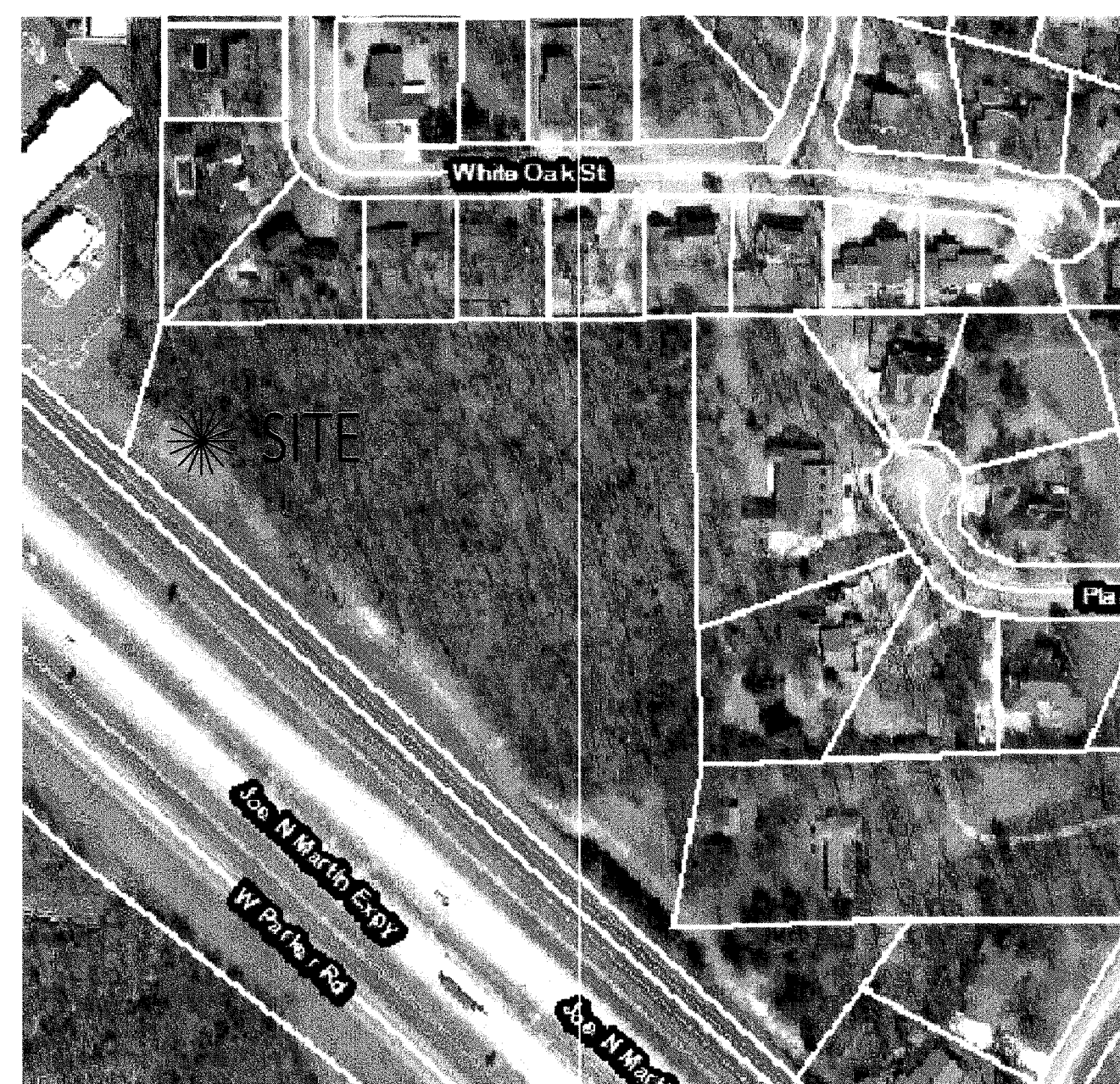
CENTERPOINT ENTERGY
613 Southwest Drive
Jonesboro, AR 72401
PH-800-555-6322

AT&T
723 South Church
Jonesboro, AR 72401
PH-870-972-7600

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

SUDDENLINK
1520 South Caraway
Jonesboro, AR 72401
PH-870-219-1355

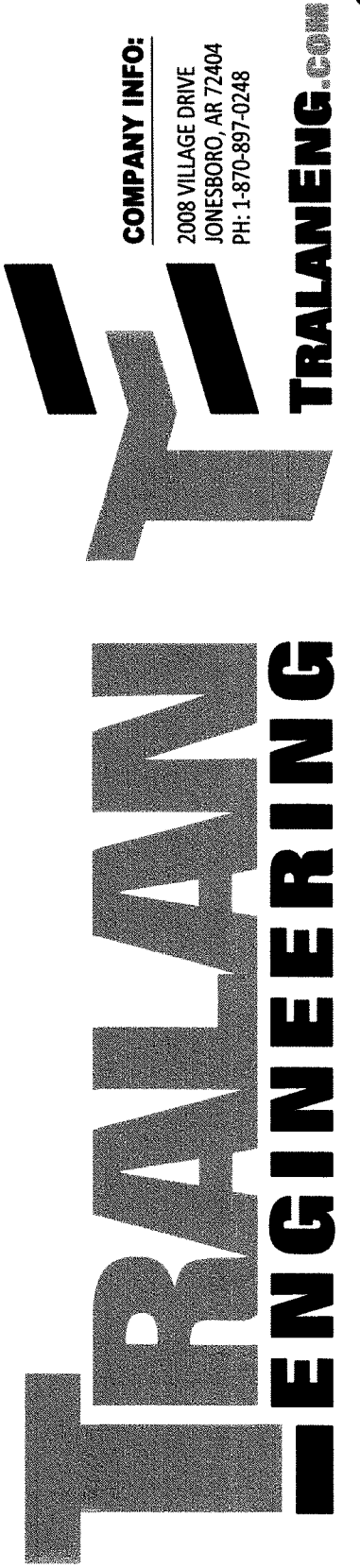
VICINITY MAP



- 1 of 10
- 2 of 10
- 3 of 10
- 4 of 10
- 5 of 10
- 6 of 10
- 7 of 10
- 8 of 10
- 9 of 10
- 10 of 10

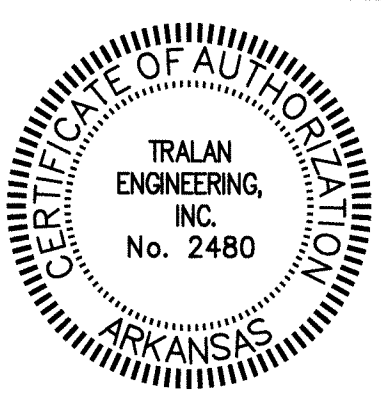
INDEX

- TITLE PAGE
- BOUNDARY SURVEY
- SWPPP/DEMO PLAN
- SITE PLAN
- GRADING AND DRAINAGE PLAN
- UTILITY PLAN
- SEWER PLAN AND PROFILE
- SEWER DETAILS
- SITE CONSTRUCTION DETAILS
- SITE CONSTRUCTION DETAILS



PROJECT:
Rabo AgriFinance

CLIENT:
Nix Development, LLC.



REVISIONS		
DATE	BY	DESCRIPTION

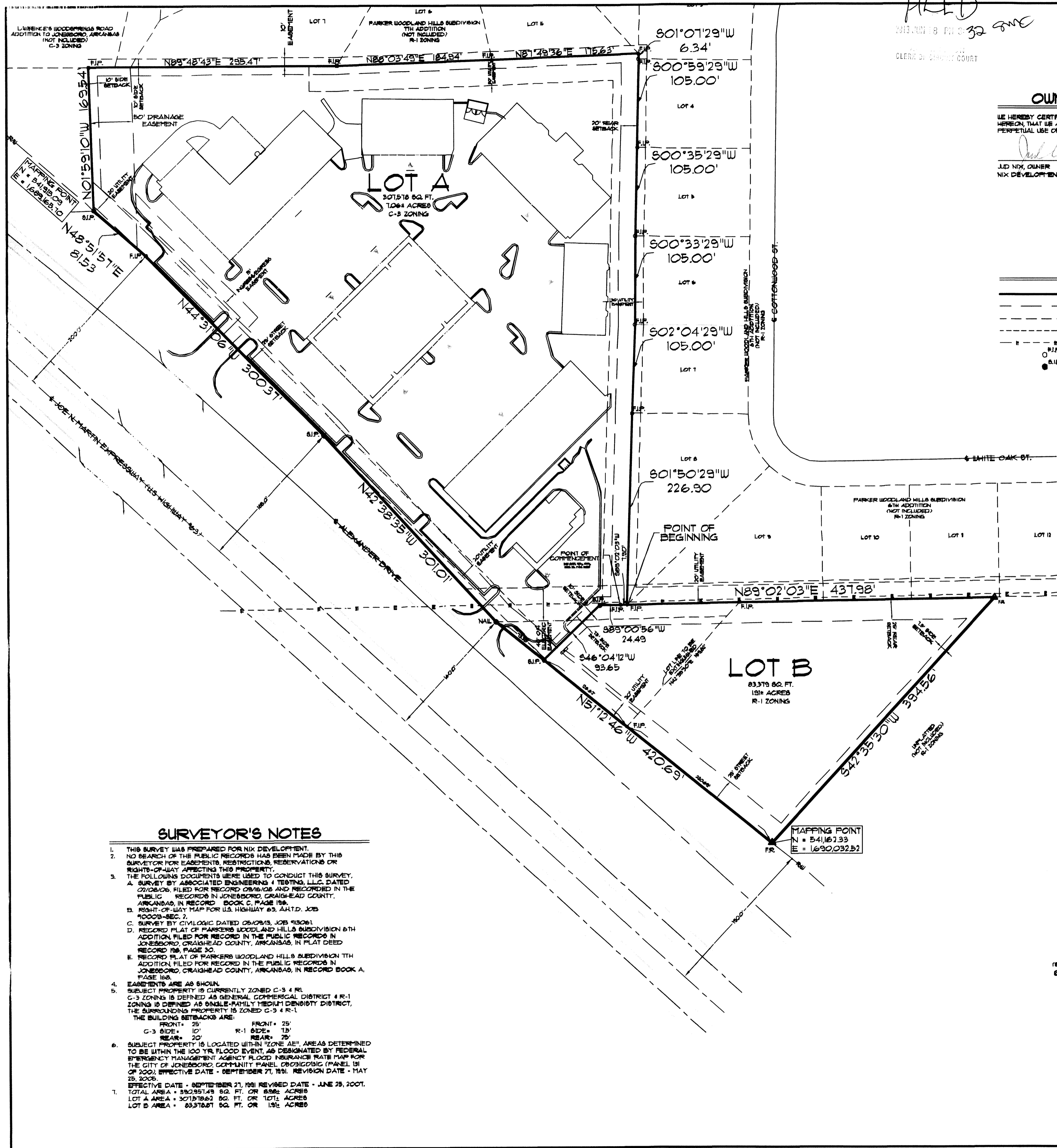
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DATE:	11/1/2013
SCALE:	1"=20'
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TITLE
PAGE

SHEET NUMBER:
1 of 10

COMPANY INFO:
JONESBORO, ARKANSAS 72401
PH: 870-937-0248
TRALANENG.COM

FILED
 2013 JUN 18 PM 3:32 P.M.
 CLERK OF COURT



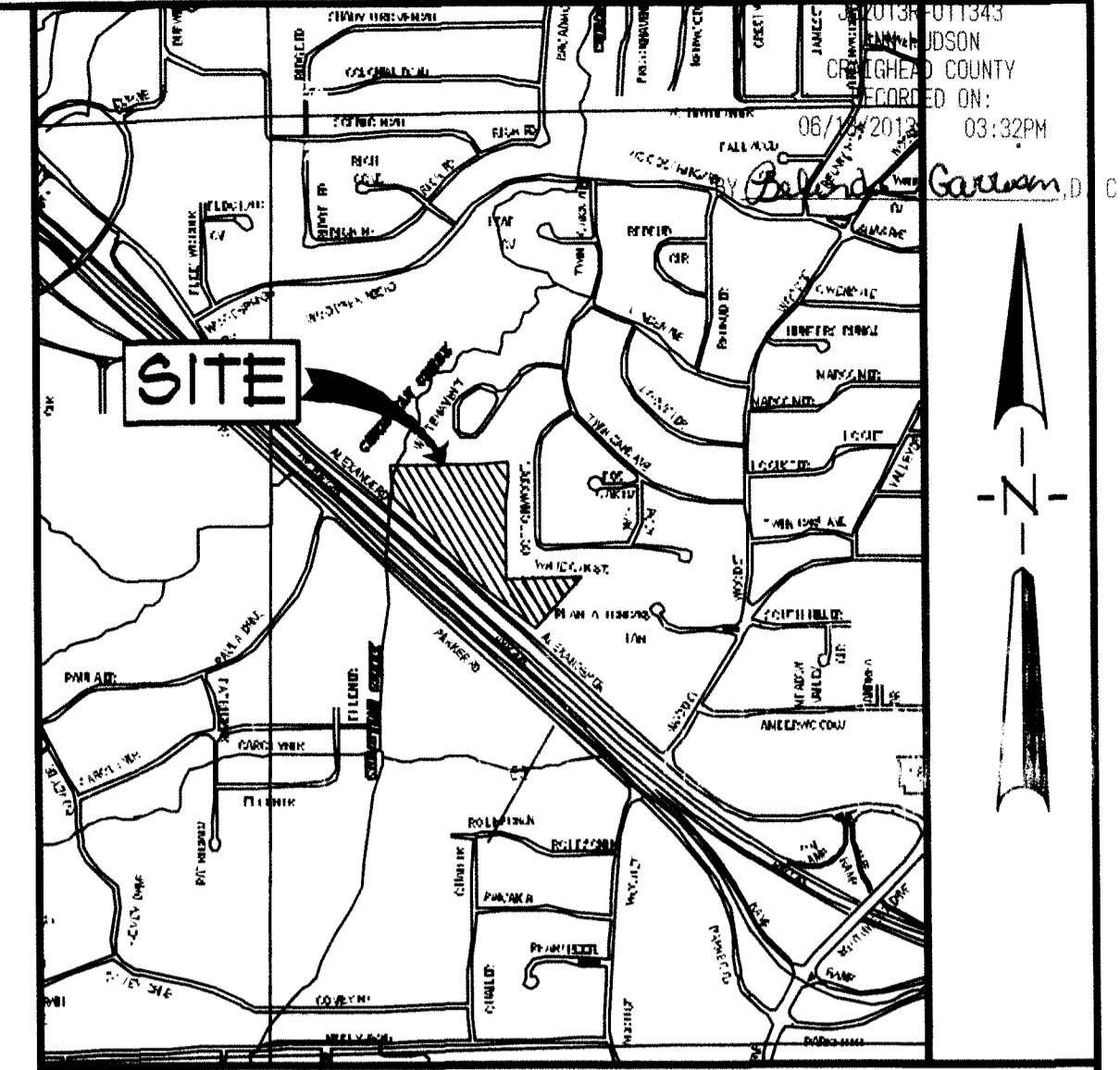
OWNER'S CERTIFICATION

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

[Signature]
 JLD NIX, OWNER
 NIX DEVELOPMENT, INC.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINES
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - EXISTING OVERHEAD ELECTRIC LINE
- FOUND IRON PIPE
- SET IRON PIPE W/ 1/2" 16ST CAP
- FOUND REBAR W/ 1/2" 16ST CAP



VICINITY SKETCH
 NOT TO SCALE

DESCRIPTION

NIX'S ALEXANDER DRIVE MINOR PLAT AS RECORDED IN BOOK 101, AT PAGE 59, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°00'03" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, AFORESAID, 130 FEET TO THE SOUTHWEST CORNER OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE CONTINUE NORTH 89°00'03" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, AFORESAID, AND ALONG THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, 670.88 FEET; THENCE SOUTH 42°55'50" WEST DEPARTING FROM SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, AFORESAID, AND THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION, 398.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE JOE N. MARTIN EXPRESSWAY (U.S. HIGHWAY 54); THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 81°24'40" WEST 402.68 FEET, NORTH 41°58'50" WEST 302.00 FEET, NORTH 44°31'06" WEST 300.31 FEET, NORTH 48°31'51" WEST 813.3 FEET; THENCE NORTH 01°58'10" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, 16.84 FEET TO THE SOUTH LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE SOUTH 88°48'43" EAST ALONG SAID SOUTH LINE, 256.41 FEET; THENCE NORTH 88°03'49" EAST, ALONG SAID SOUTH LINE, 164.54 FEET; THENCE NORTH 87°49'26" EAST, CONTINUING ALONG SAID SOUTH LINE, 176.88 FEET TO THE WEST LINE OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION; THENCE ALONG SAID WEST LINE AS FOLLOWS: SOUTH 07°19'10" WEST 6.34 FEET, SOUTH 00°58'02" WEST 105.00 FEET, SOUTH 00°38'29" WEST 105.00 FEET, SOUTH 00°33'29" WEST 105.00 FEET, SOUTH 02°04'29" WEST 105.00 FEET, SOUTH 01°00'28" WEST 226.90 FEET TO THE POINT OF BEGINNING.

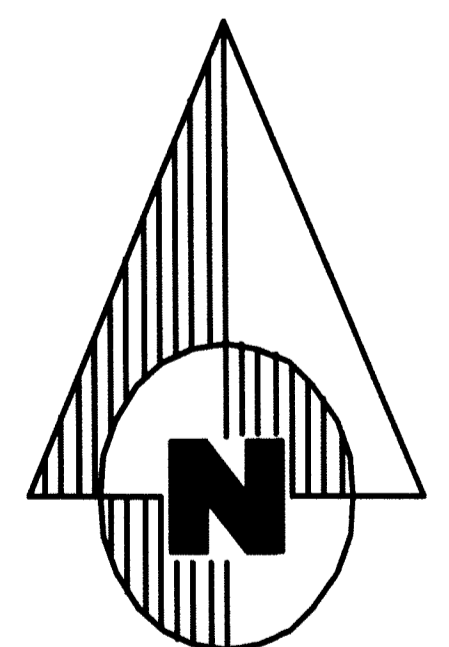
CONTAINING IN ALL 340,951 SQ. FT. OR 8.88 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR NIX DEVELOPMENT.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
 - A. SURVEY BY ASSOCIATED ENGINEERS & TESTING, LLC, DATED 07/08/06, FILED FOR RECORD 08/16/06 AND RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN RECORD BOOK C, PAGE 196.
 - B. RIGHT-OF-WAY MAP FOR U.S. HIGHWAY 54, A.L.T.D. JOB #0003-SEC. 2.
 - C. SURVEY BY CIVILOGIC DATED 05/03/05, JOB #13061.
 - D. RECORDED PLAT OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION FILED FOR RECORD IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN PLAT DEED RECORD 196, PAGE 30.
 - E. RECORDED PLAT OF PARKER WOODLAND HILLS SUBDIVISION 6TH ADDITION FILED FOR RECORD IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, IN RECORD BOOK A, PAGE 158.
4. EASEMENTS ARE AS SHOWN.
5. SUBJECT PROPERTY IS CURRENTLY ZONED C-3 & R-1. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT & R-1 ZONING IS DEFINED AS SINGLE-FAMILY RESIDENTIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED C-3 & R-1. THE BUILDING SETBACKS ARE:

FRONT	25'
G-3 SIDE	10'
REAR	20'
R-1 SIDE	15'
6. SUBJECT PROPERTY IS LOCATED WITHIN "ZONE AE" AREAS DETERMINED TO BE WITHIN THE 100 YR. FLOOD EVENT, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 030303C (PANEL 51 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISION DATE - MAY 28, 2006.
7. EFFECTIVE DATE - SEPTEMBER 21, 1991, REVISION DATE - JUNE 25, 2007.

TOTAL AREA	• 340,951.8 SQ. FT. OR 8.88 ACRES
LOT A AREA	• 307,576.2 SQ. FT. OR 1.071 ACRES
LOT B AREA	• 83,379.6 SQ. FT. OR 1.918 ACRES



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



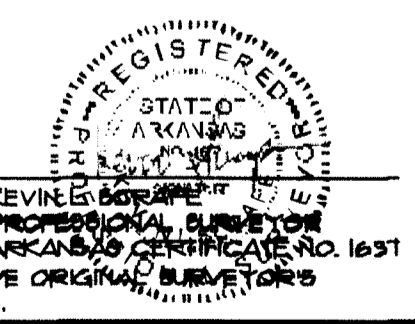
SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 06/10/13

City of Jonesboro, Arkansas
 DATE: 6/10/13
 FILE # RP13-34
 FINAL APPROVAL
 PRELIMINARY (NOT FOR RECORDING)
 PLANNING DEPT. *[Signature]*

BOOK 240
 DATE 6-10-13 3:32 P.M.
 CRAIGHEAD COUNTY
 ANN HUDSON, CLERK
 BY *[Signature]*



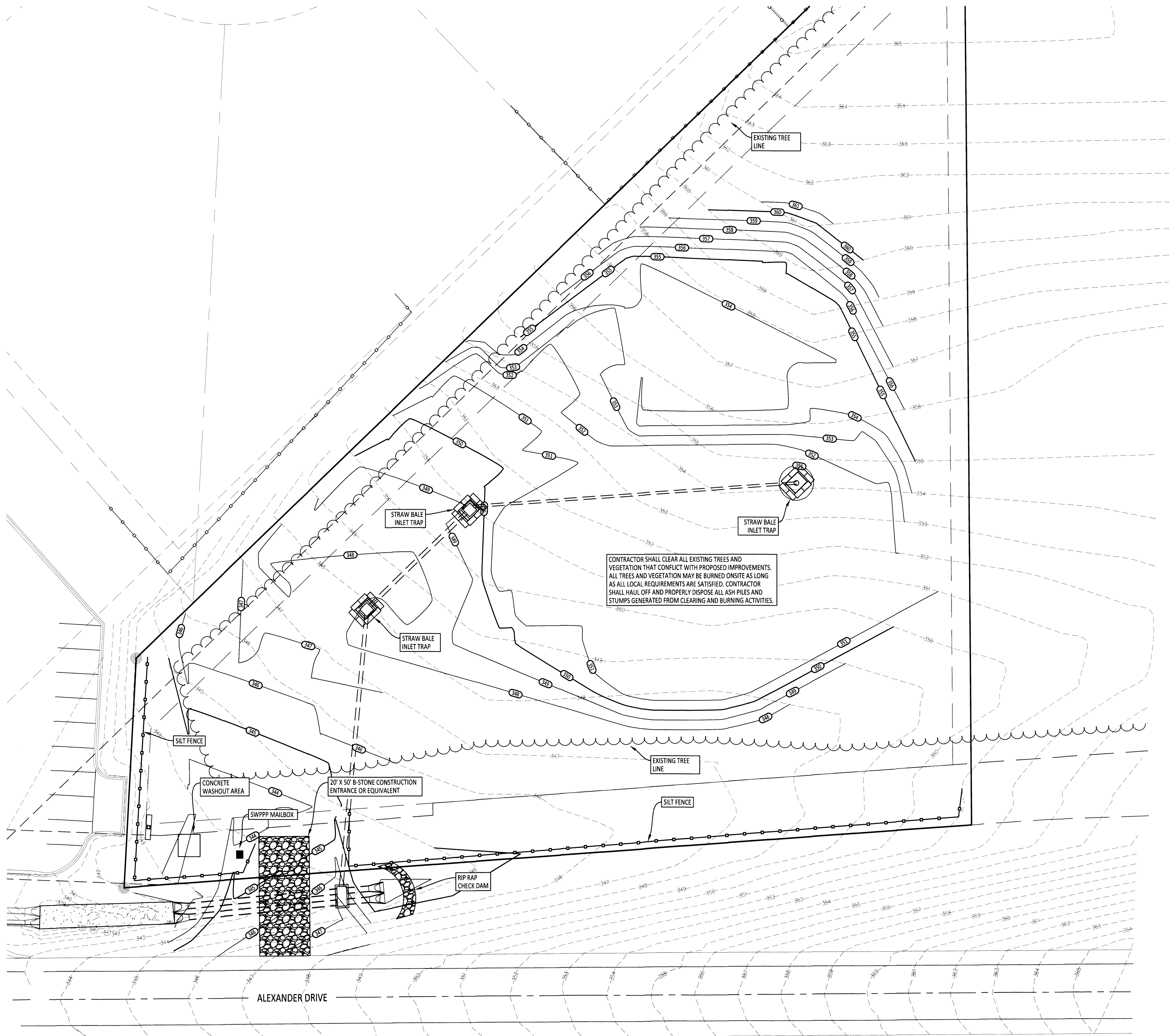
NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

KEVIN L. SCRAFE, P.S.
 PROFESSIONAL SURVEYOR
 3301 MARDINGWOOD COVE - JONESBORO, ARKANSAS
 PH: 870-243-1887

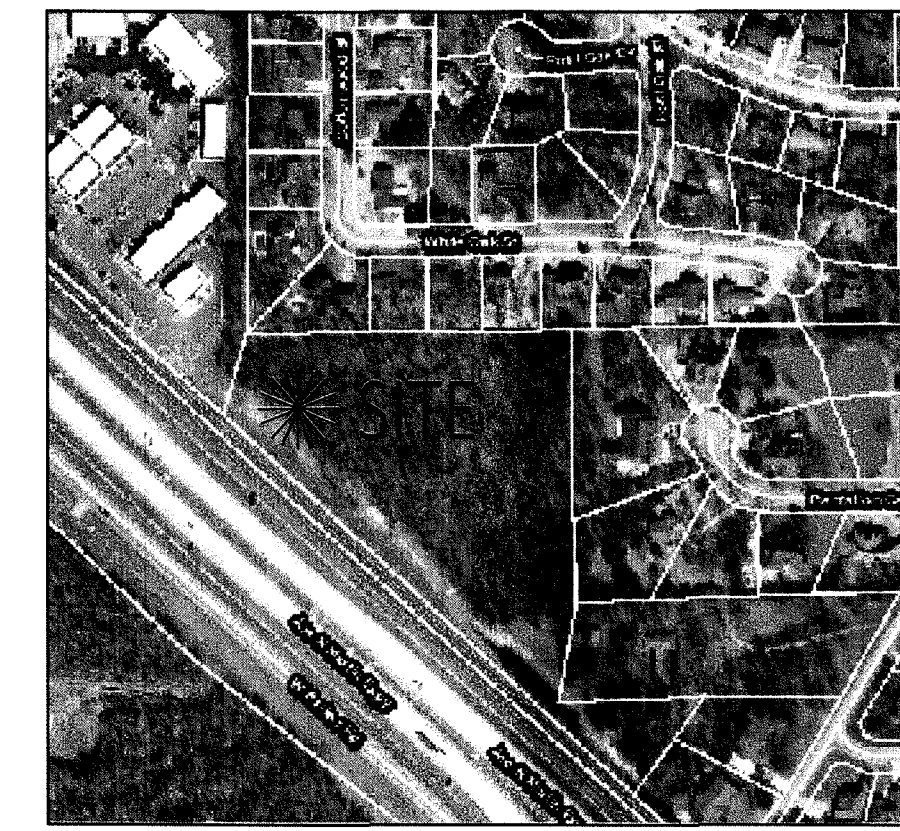
NIX'S ALEXANDER DRIVE REPLAT
 NIX DEVELOPMENT, INC.
 JONESBORO, ARKANSAS

1	06/11/13	ADD MAPPING POINTS & INCREASE TEXT HEIGHT	KLS	KLS
1	06/11/13	CHANGE OWNER'S NAME & CORRECT BOUNDARY TEXT	KLS	KLS
REV	DATE	REVISIONS	DRAWN	CHECKED

SCALE: 1" = 60'
 DRAWN: KLS
 CHECKED: KLS
 DATE: 06/11/13
 SHEET: 1 OF 1



CONTRACTOR SHALL CLEAR ALL EXISTING TREES AND VEGETATION THAT CONFLICT WITH PROPOSED IMPROVEMENTS. ALL TREES AND VEGETATION MAY BE BURNED ONSITE AS LONG AS ALL LOCAL REQUIREMENTS ARE SATISFIED. CONTRACTOR SHALL HAUL OFF AND PROPERLY DISPOSE ALL ASH PILES AND STUMPS GENERATED FROM CLEARING AND BURNING ACTIVITIES.



ENGINEER'S NOTES

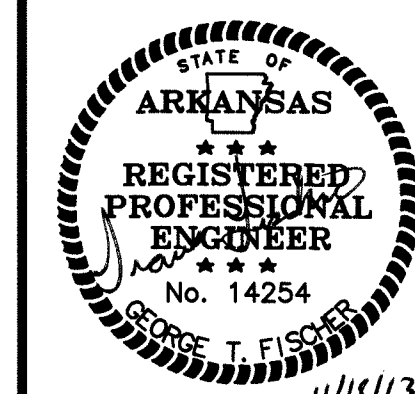
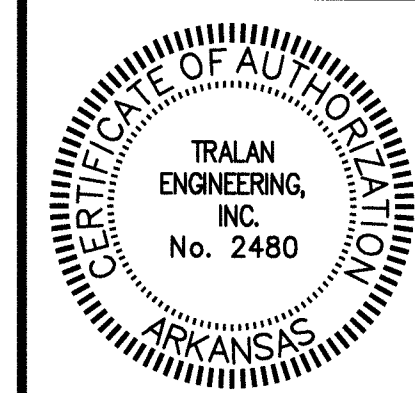
1. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES.
2. ALL TRAFFIC THAT EXITS THE CONSTRUCTION SITE MUST USE THE CONSTRUCTION ENTRANCE. ANY SEDIMENT THAT IS TRACKED OFF-SITE, MUST BE REMOVED IMMEDIATELY.
3. ALL CONCRETE TRUCK WASHOUT 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 EYCAVATIONS 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.

COMPANY INFO:
2008 VILLAGE DRIVE
JONESBORO, AR 72404
PH: 1-501-987-0246
TRALANENGINEERING.COM



PROJECT:
Rabo Agrifinance

CLIENT:
Nix Development, LLC.



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

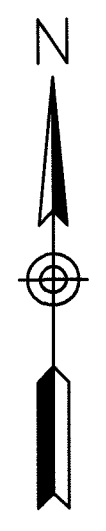
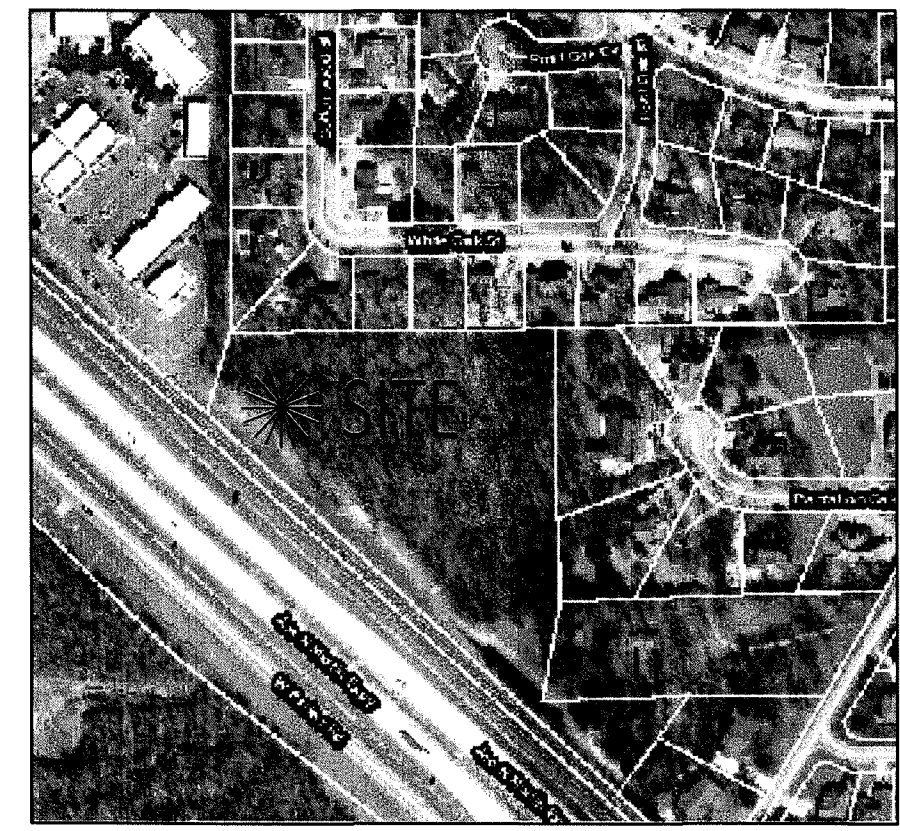
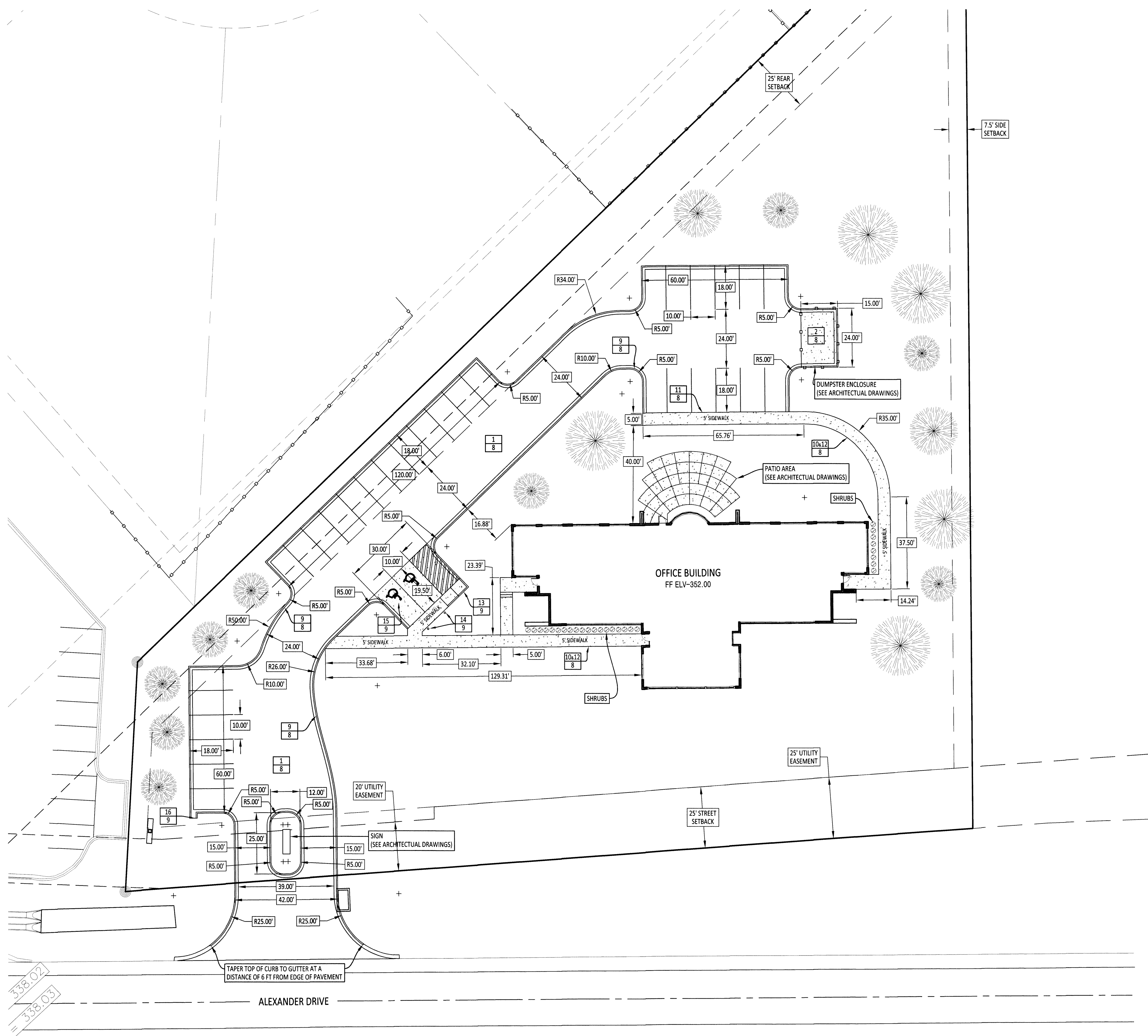
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SCALE:	1"=20'
JOB NO.:	
CAD NO.:	

SWPPP/DEMO PLAN

SHEET NUMBER:
3 of 10



Know what's below.
Call before you dig.
SCALE 1" = 20'



ENGINEER'S NOTES

- ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
- PARKING REQUIRED IS 1 SPACES PER 300 SQUARE FEET OF BUILDING
PARKING REQUIRED - 6458/300 = 21.5 SPACES
PARKING AVAILABLE - 32 SPACES
- ALL SIDEWALK AND PATIO CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH A 6X6 W2.9/2.9 WELDED WIRE MESH.
- SITE WILL UTILIZE MULTIPLE DUMPSTERS.
- REFER TO DETAIL SHEETS FOR CONSTRUCTION MATERIAL SPECIFICATIONS.

LANDSCAPING NOTES:

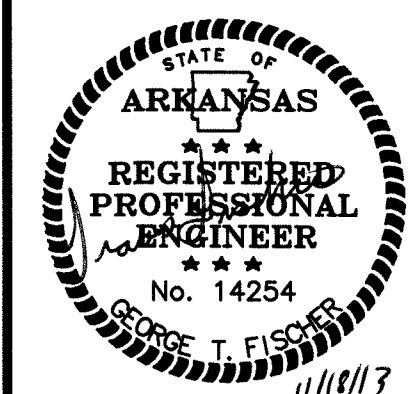
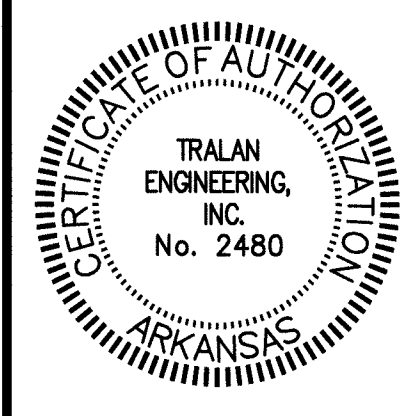
- AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES.
32 PARKING SPACES AVAILABLE
32 SPACES / (1 TREE/10 SPACES) = 3 TREES REQUIRED
32 SPACES / (3 SHRUBS/10 SPACES) = 9 SHRUBS REQUIRED
- TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND 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.

COMPANY INFO:
3008 VILLAGE DRIVE
JONESBORO, AR 72404
PH: 1-870-897-0248

TRALAN ENGINEERING

PROJECT:
Rabo AgriFinance

CLIENT:
Nix Development, LLC.



REVISIONS

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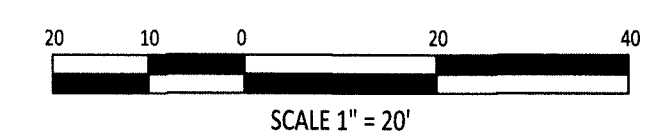
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SITE DIMENSION PLAN

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4 of 10

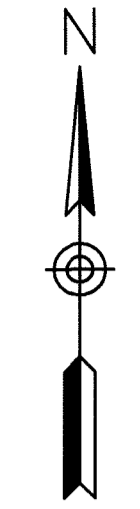
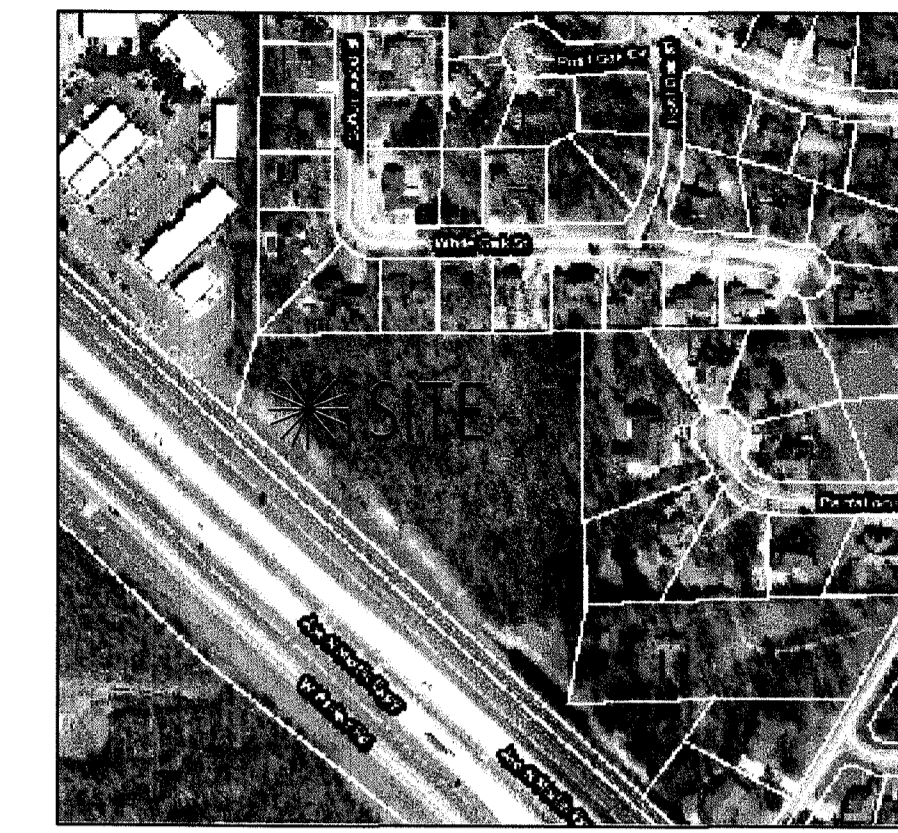
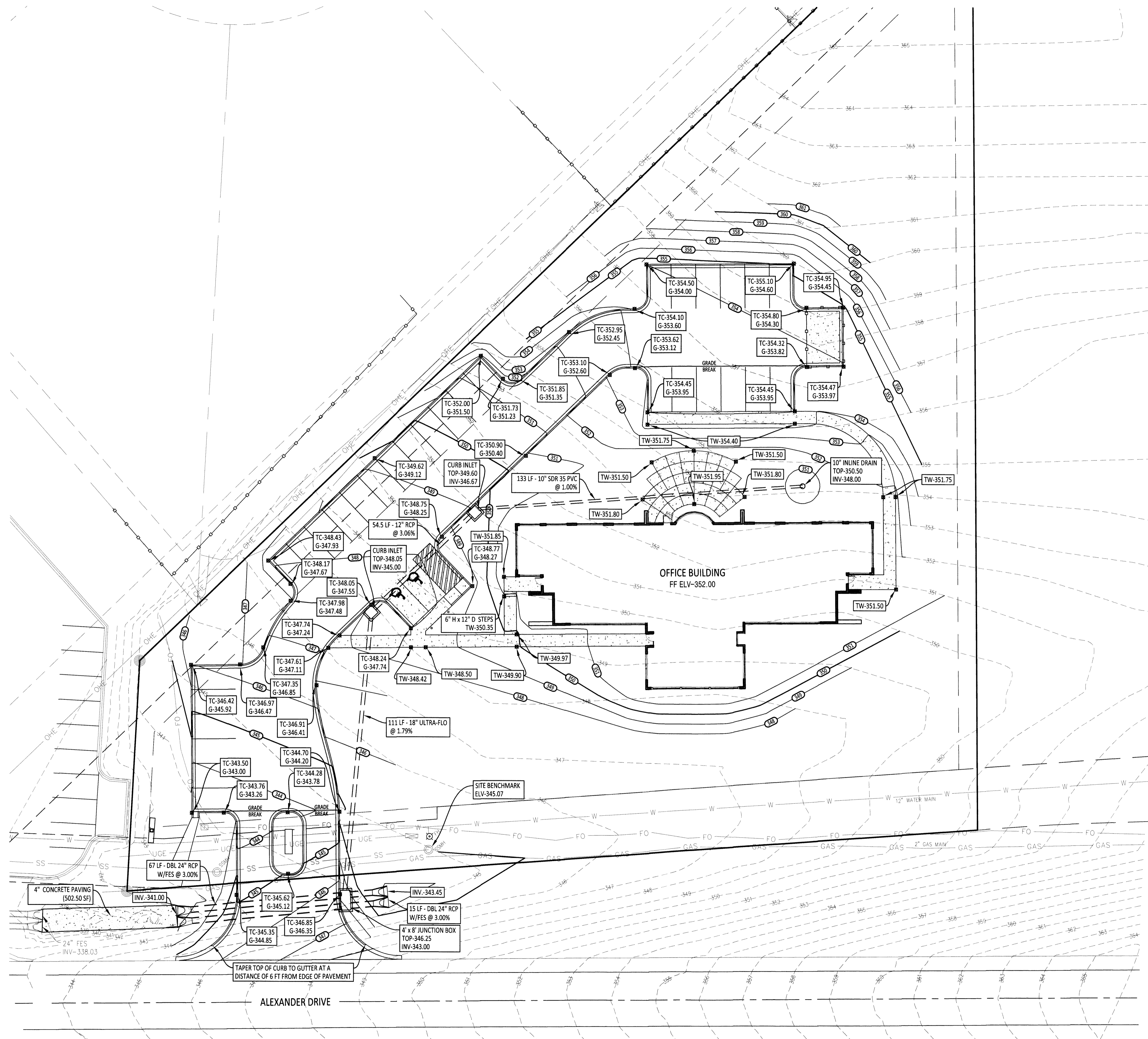


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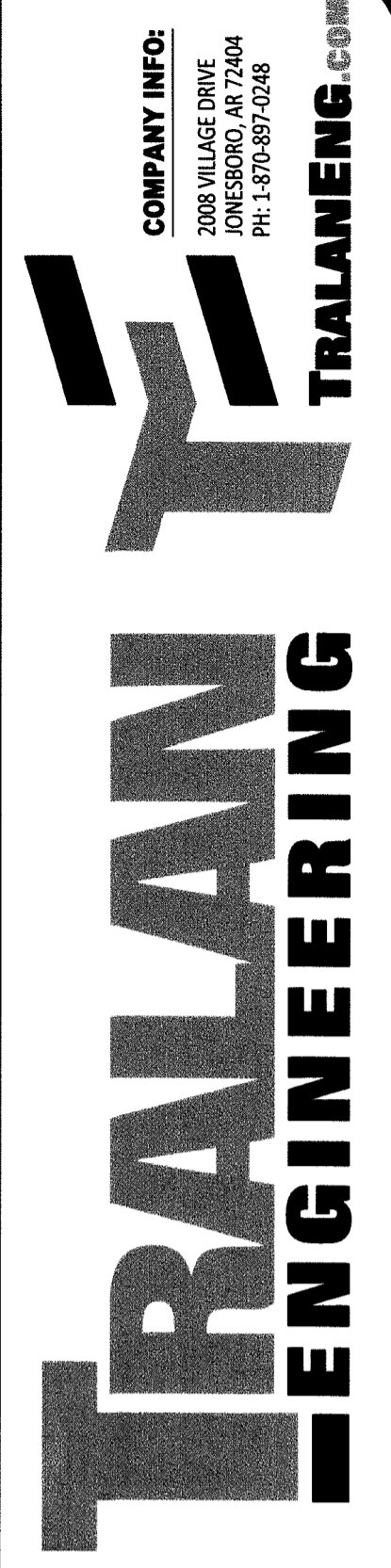
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ALEXANDER DRIVE



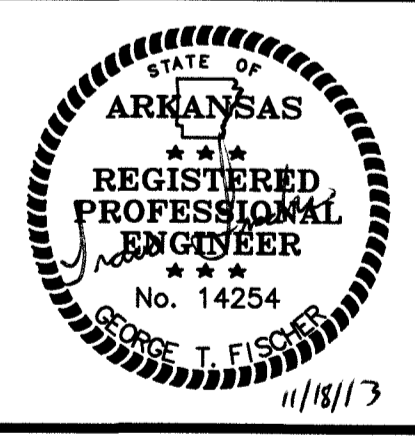
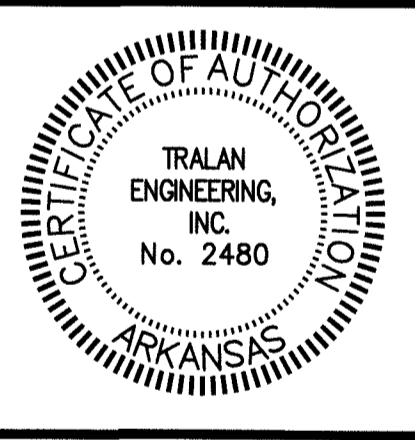
ENGINEER'S NOTES

- ALL HANDICAP SPACES AND UNLOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
- THE SITE VERTICAL BENCHMARK IS THE TOP OF THE SANITARY SEWER MANHOLE AT THE SOUTHWEST CORNER OF THE SITE AS SHOWN ON PLANS. ELV = 345.07
VERTICAL CONTROL - NAVD 88
HORIZONTAL CONTROL - AR STATE PLANE NORTH ZONE-NAD 83
- ALL PIPE SHALL BE REINFORCED CONCRETE PIPE, UNLESS NOTED OTHERWISE.
- ALL INLINE DRAINS SHALL HAVE A 10" NYLOPLAST DOMED GRATE. SEE PAGE 10 DETAIL.
- 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.
- THROUGHOUT ALL SITE GRADING AND EXCAVATING ACTIVITIES, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN CONFORMANCE WITH THE GRADES AND SLOPES SHOWN HEREON.
- 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 NOT CONSTRUCT A DRIVEWAY OF ANY TYPE UNTIL THE OWNER HAS SECURED A DRIVEWAY ACCESS PERMIT FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
- 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.



PROJECT:
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CLIENT:
Nix Development, LLC.



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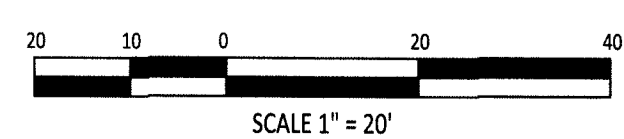
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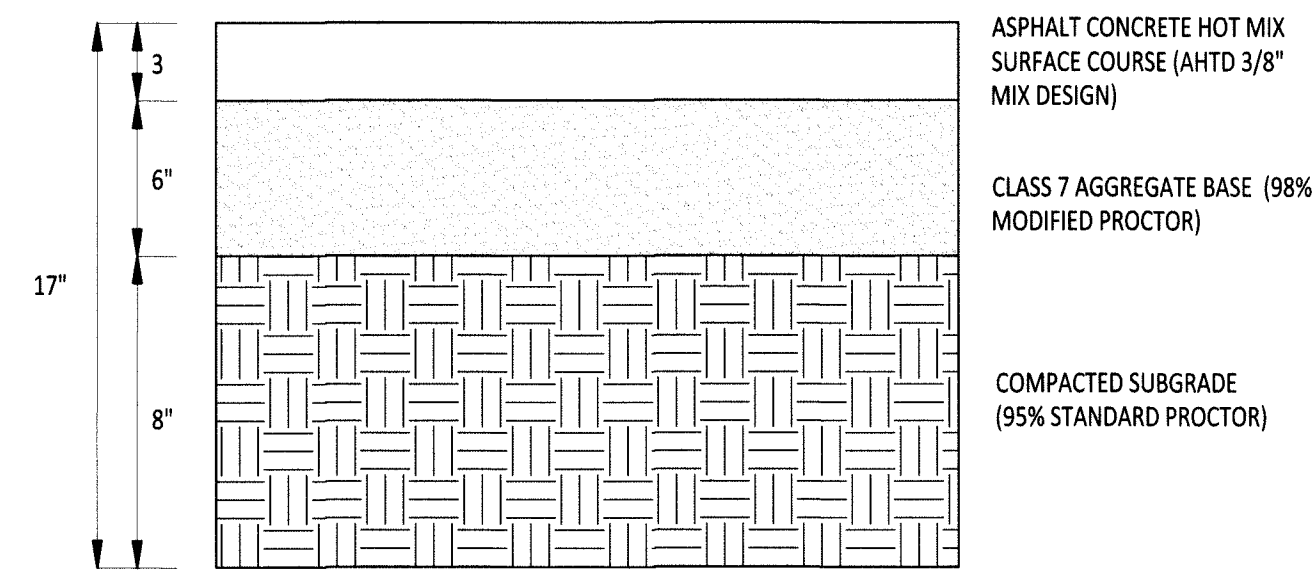
STREET & DRAINAGE PLAN

SHEET NUMBER:
5 of **10**



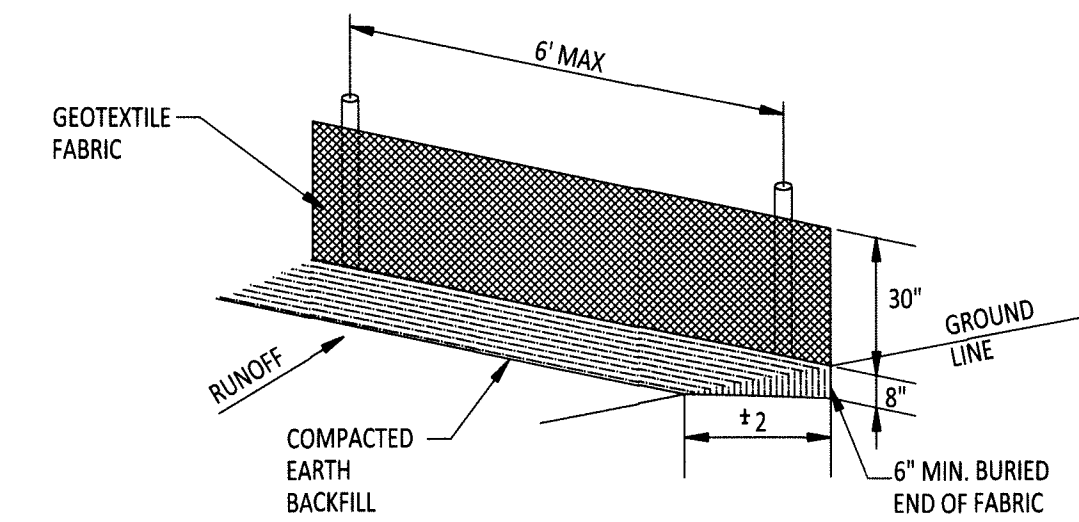
Know what's below.
Call before you dig.





ASPHALT PAVING SECTION
N.T.S.

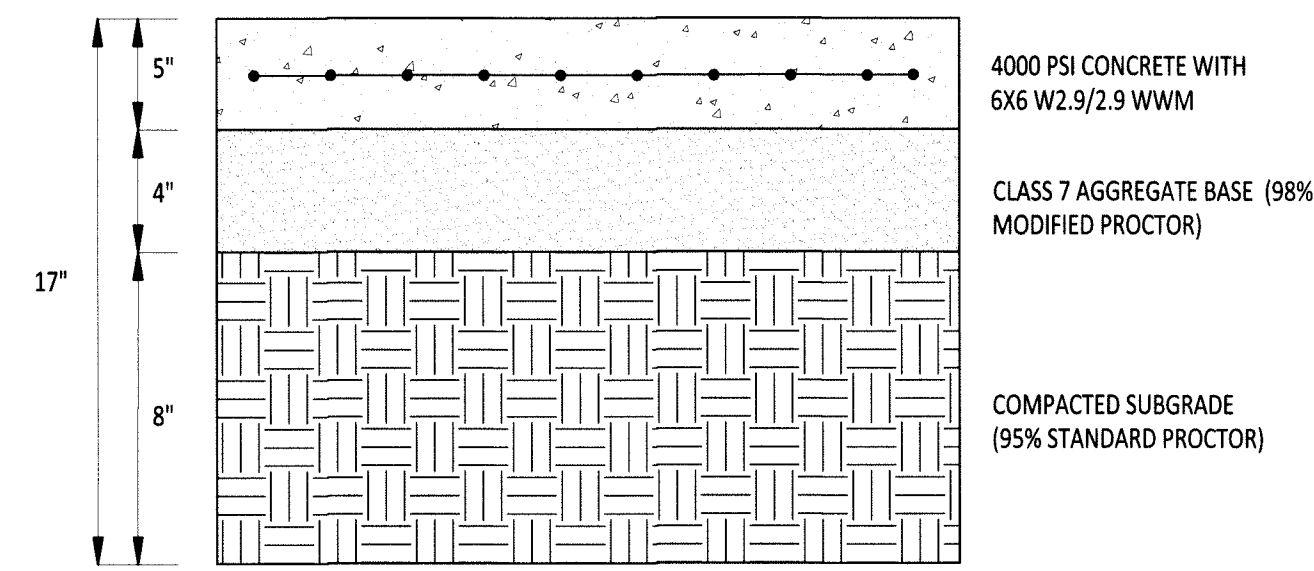
1



GENERAL 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.

SILT FENCE DETAIL
N.T.S.

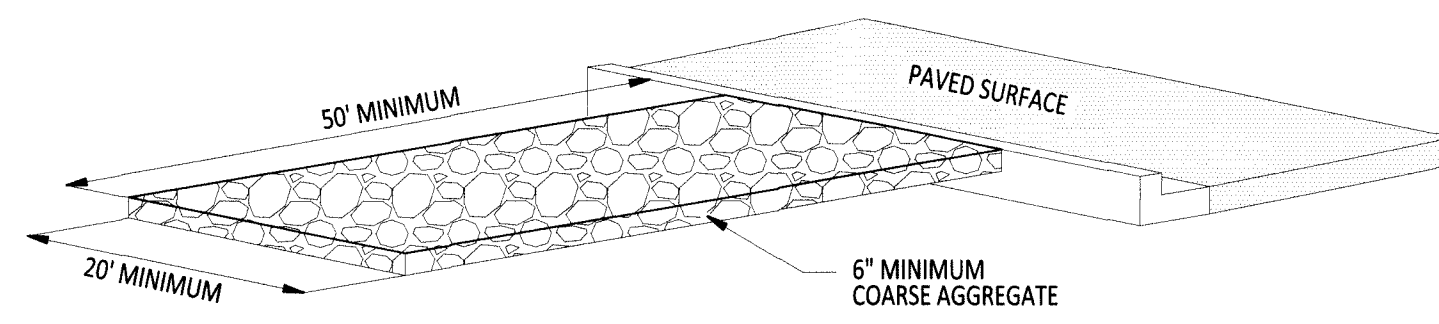
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CONCRETE PAVING SECTION
N.T.S.

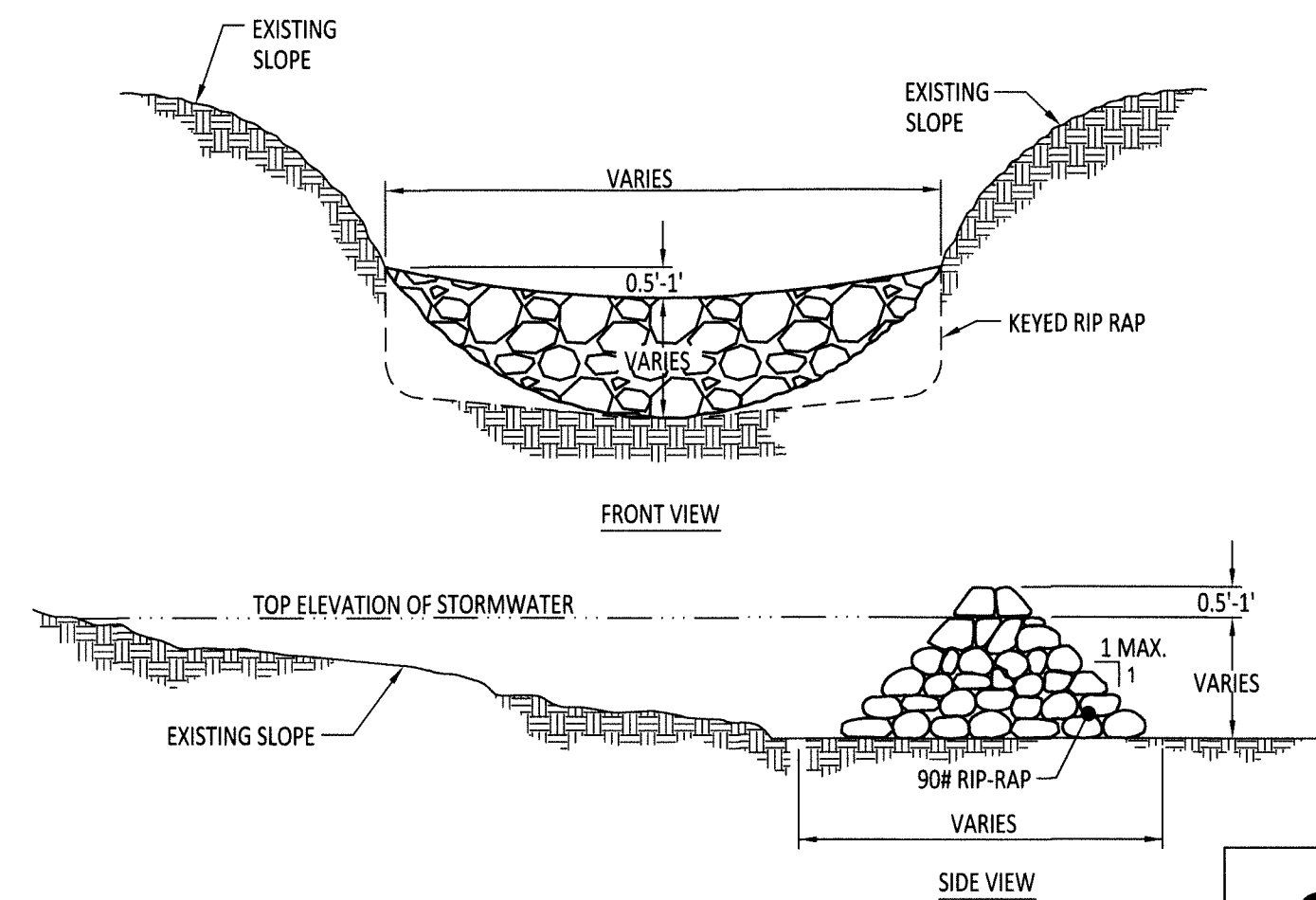
NOTE:
CONSTRUCT CONTRACTION JOINTS ON A MAXIMUM OF 15' CENTERS EACH WAY. PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTTS CURB AND SIDEWALKS.

2



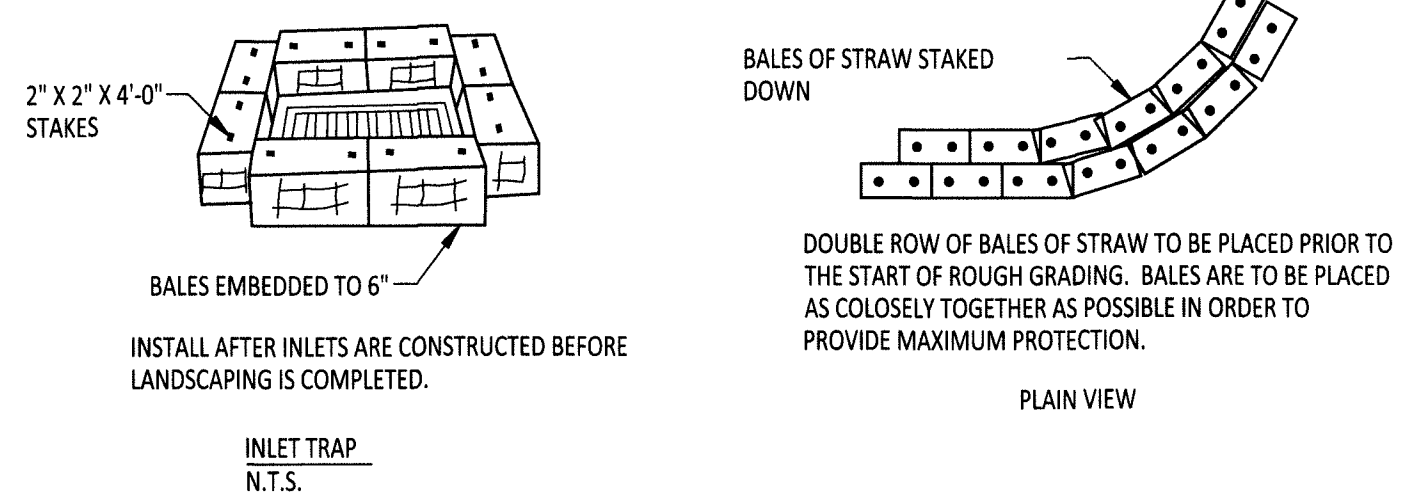
B-STONE CONSTRUCTION ENTRANCE
N.T.S.

5



RIP RAP CHECK DAM
N.T.S.

6



INLET TRAP
N.T.S.

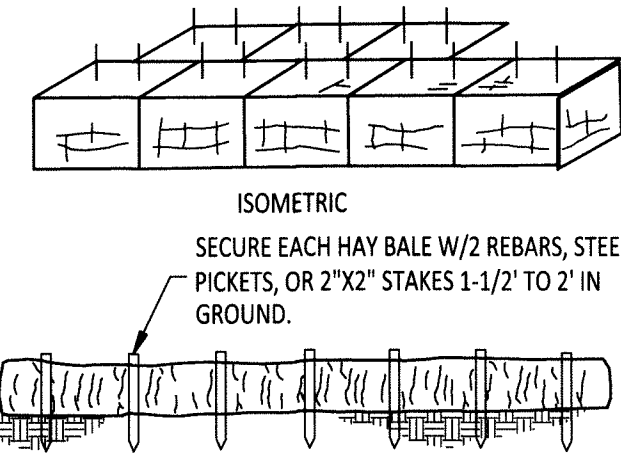
GENERAL NOTES - EROSION BALES

DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATORS 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, SEED, 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.

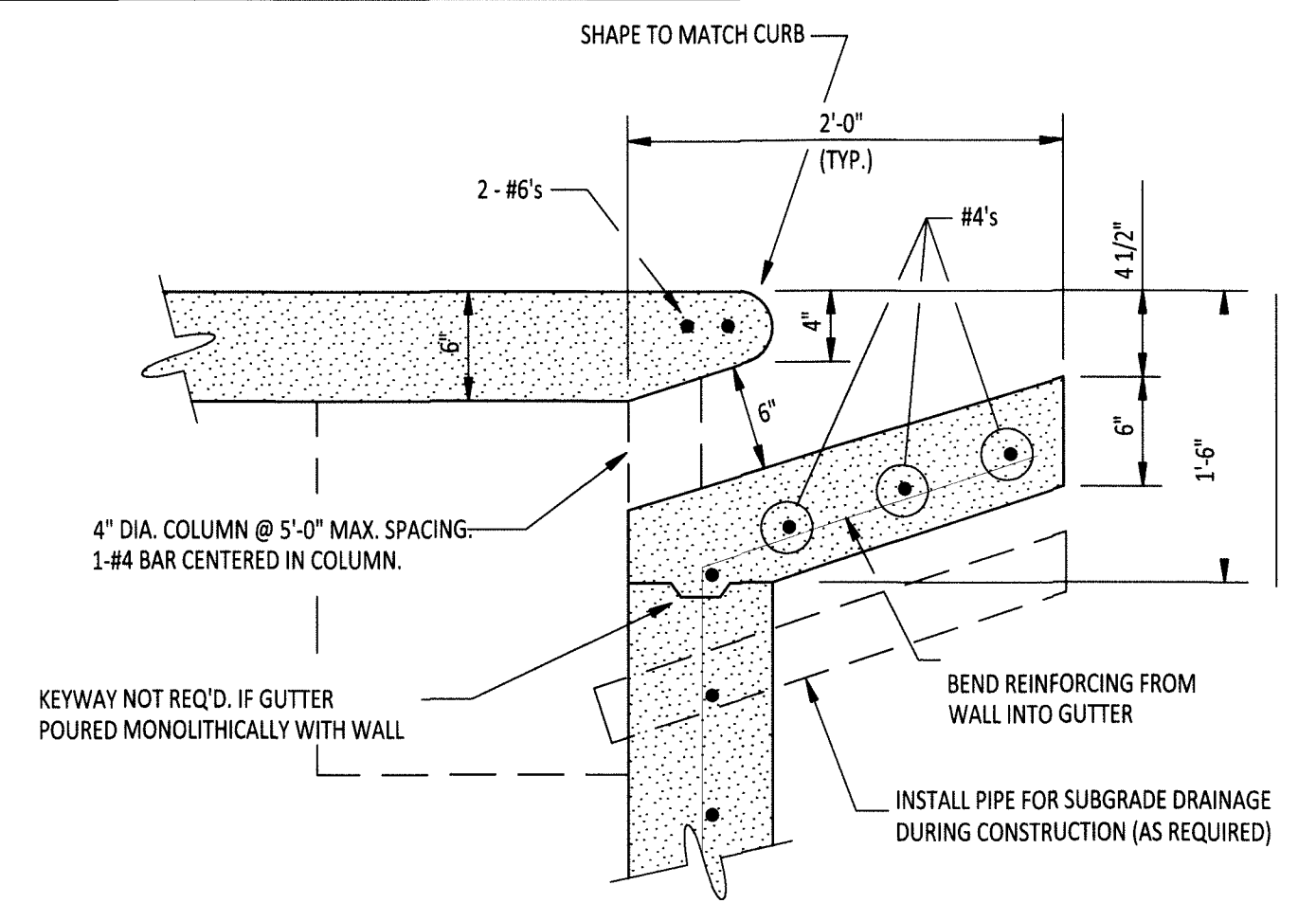


NOTES:
WIRE OR NYLON BOUND BALES ARE REQUIRED FOR DURABILITY. REQUIRED AT LOW AREAS OF SITE WHERE SURFACE DRAINAGE OCCURS DURING GRADING OPERATIONS & PRIOR TO LANDSCAPING COMPLETION.

TEMPORARY SEDIMENT BARRIER
N.T.S.

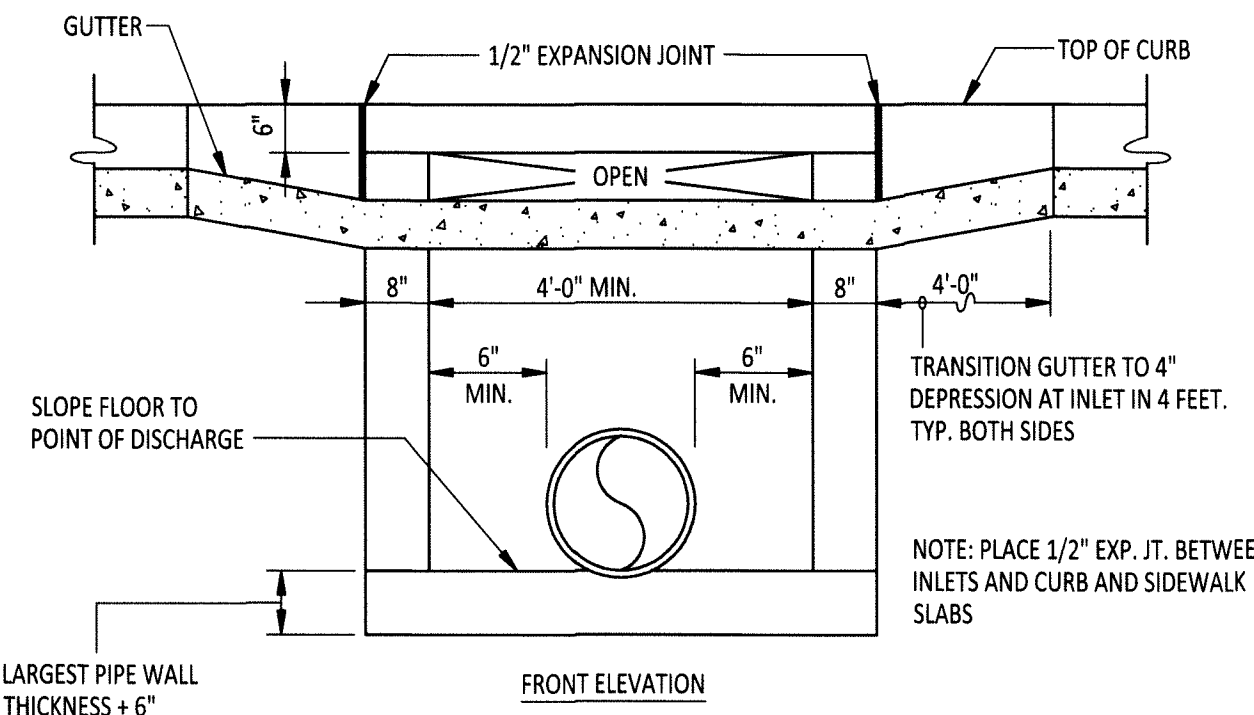
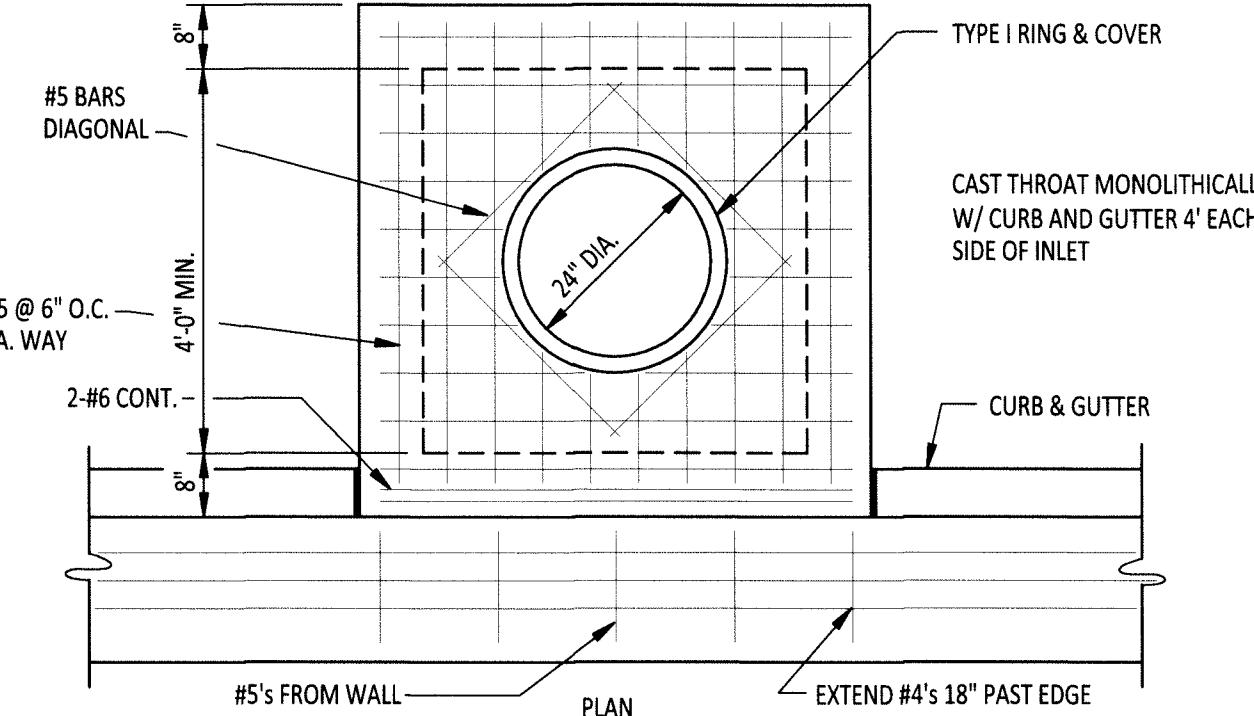
STRAW BALE SILT TRAP
N.T.S.

3



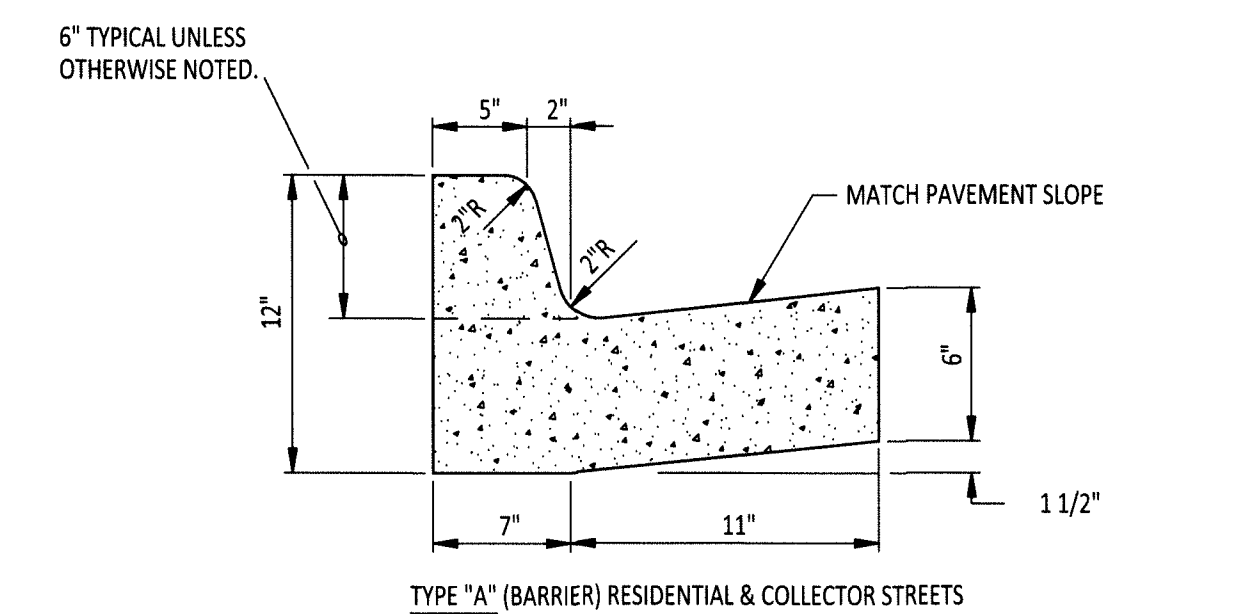
CURB OPENING DETAIL
N.T.S.

7



CURB INLET DETAIL
N.T.S.

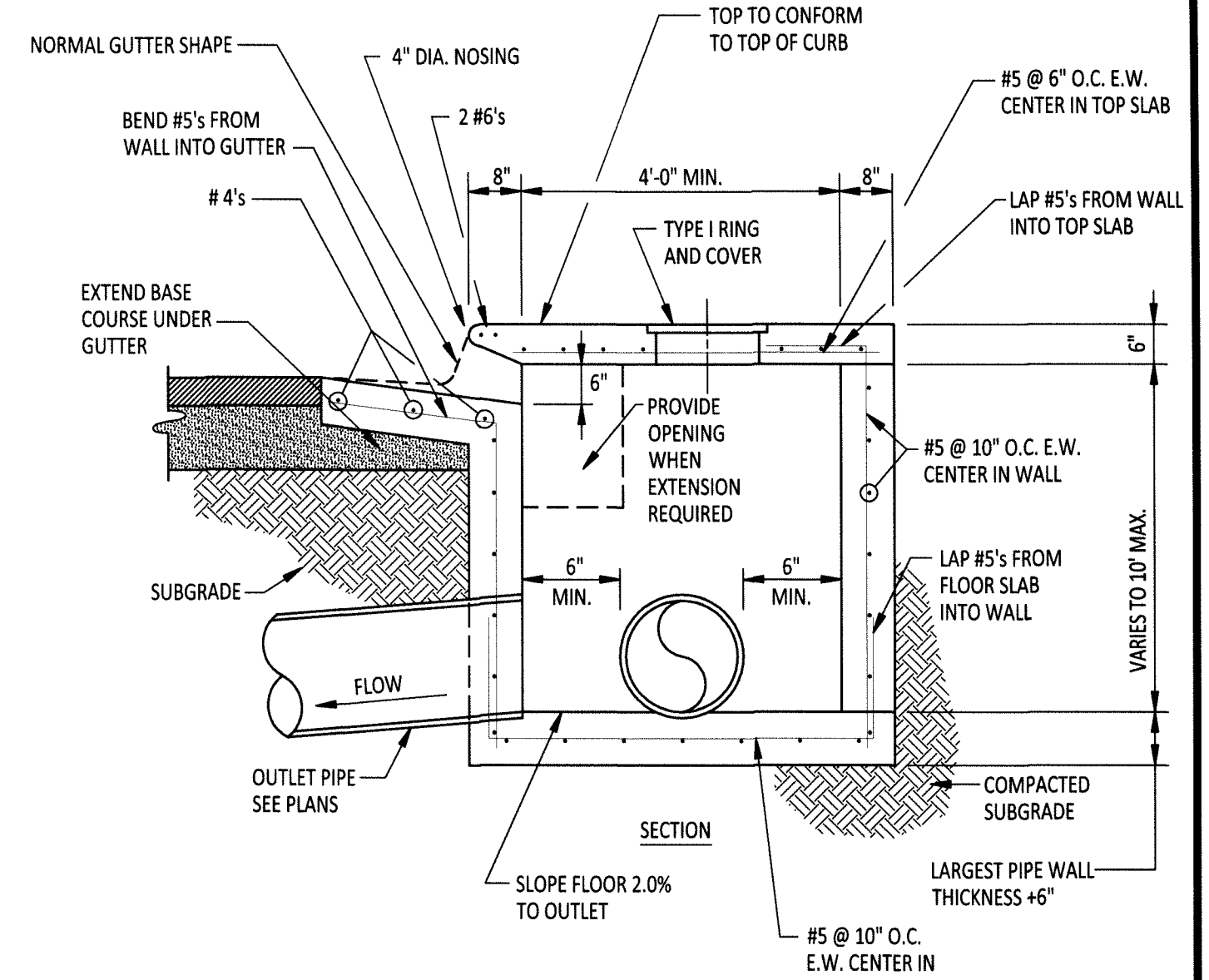
8



COMBINATION CURB AND GUTTER
N.T.S.

NOTE:
CONTRACTION JOINTS SHALL BE CONSTRUCTED EVERY FIFTEEN FEET. EXPANSION JOINTS SHALL BE CONSTRUCTED AT FIXED STRUCTURAL OBJECTS, SUCH AS DRAINAGE INLETS AND SIDEWALKS.

9

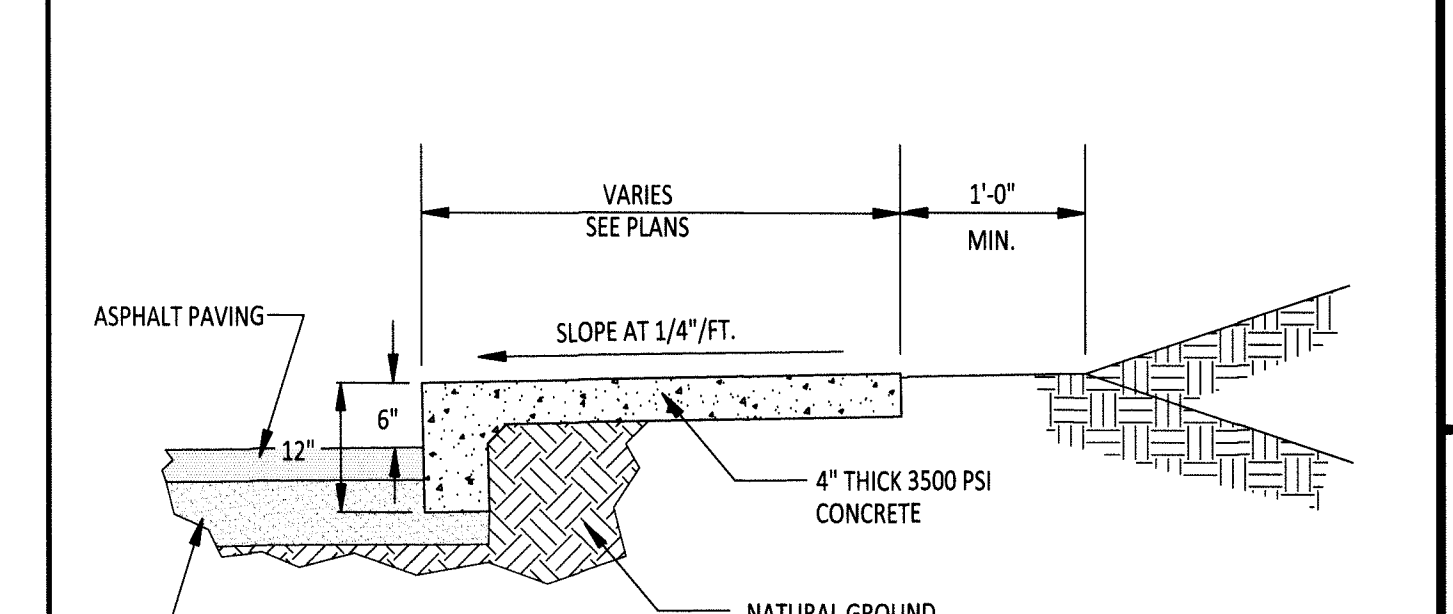


NOTE:
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. - MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.

AS APPROVED BY ENGINEER, WALLS MAY BE 8" BLOCK WITH 1/2" MORTAR. FILL CELLS WITH CONCRETE AND WITH #4 @ 16" O.C. MINIMUM DISTANCE FROM WALL TO PIPE SHALL BE 8" IF BLOCK WALLS ARE CONSTRUCTED.

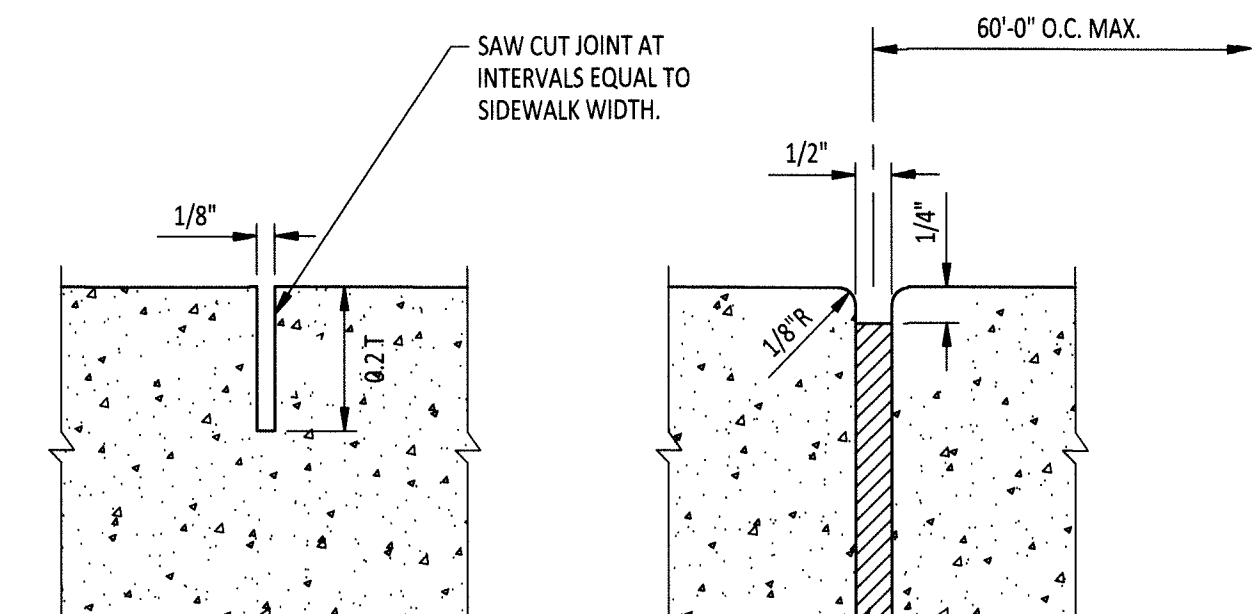
CURB INLET DETAIL
N.T.S.

8



SIDEWALK AT ASPHALT PAVING
N.T.S.

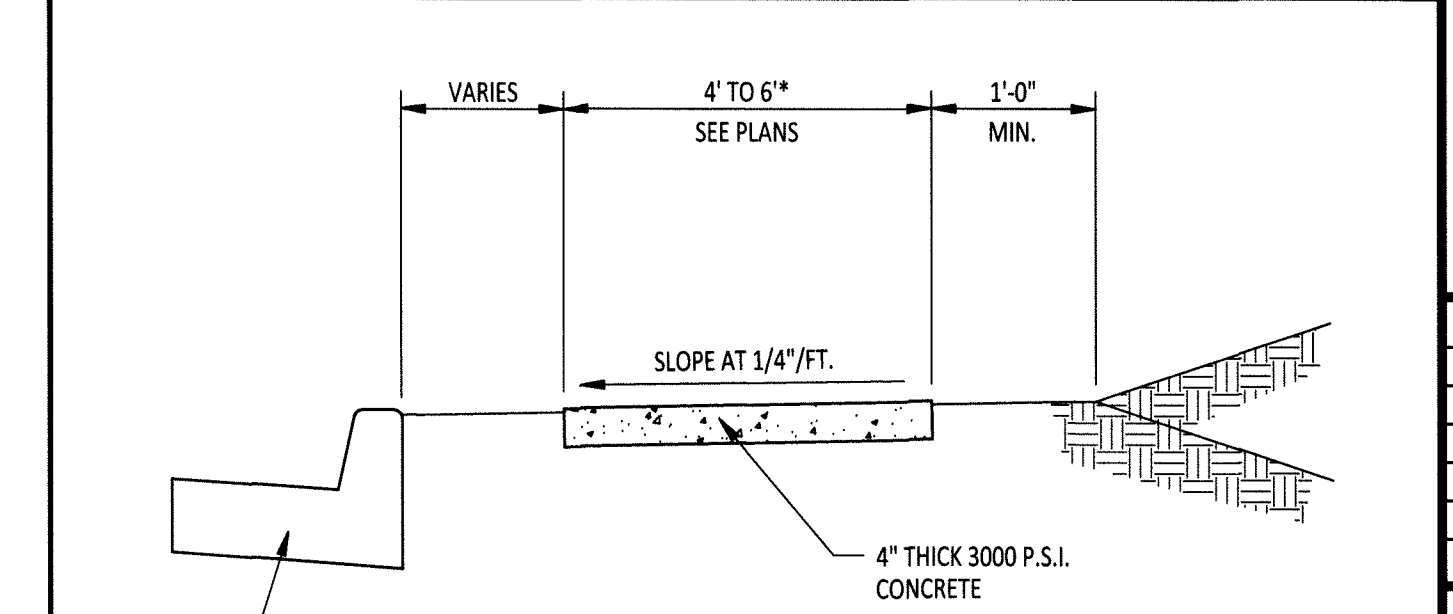
11



SIDEWALK JOINT DETAILS
N.T.S.

NOTE:
PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTTS CURB AND NEXT TO STRUCTURES AND DRIVEWAYS.

10



TYPICAL SIDEWALK SECTION
N.T.S.

12

TRALAN ENGINEERING
 COMPANY INFO:
 2008 VILLAGE DRIVE
 JONESBORO, AR 72404
 PH: 501-857-7626
 TRALANENG.COM

PROJECT:
Rabo Agrifinance

CLIENT:
Nix Development, LLC.

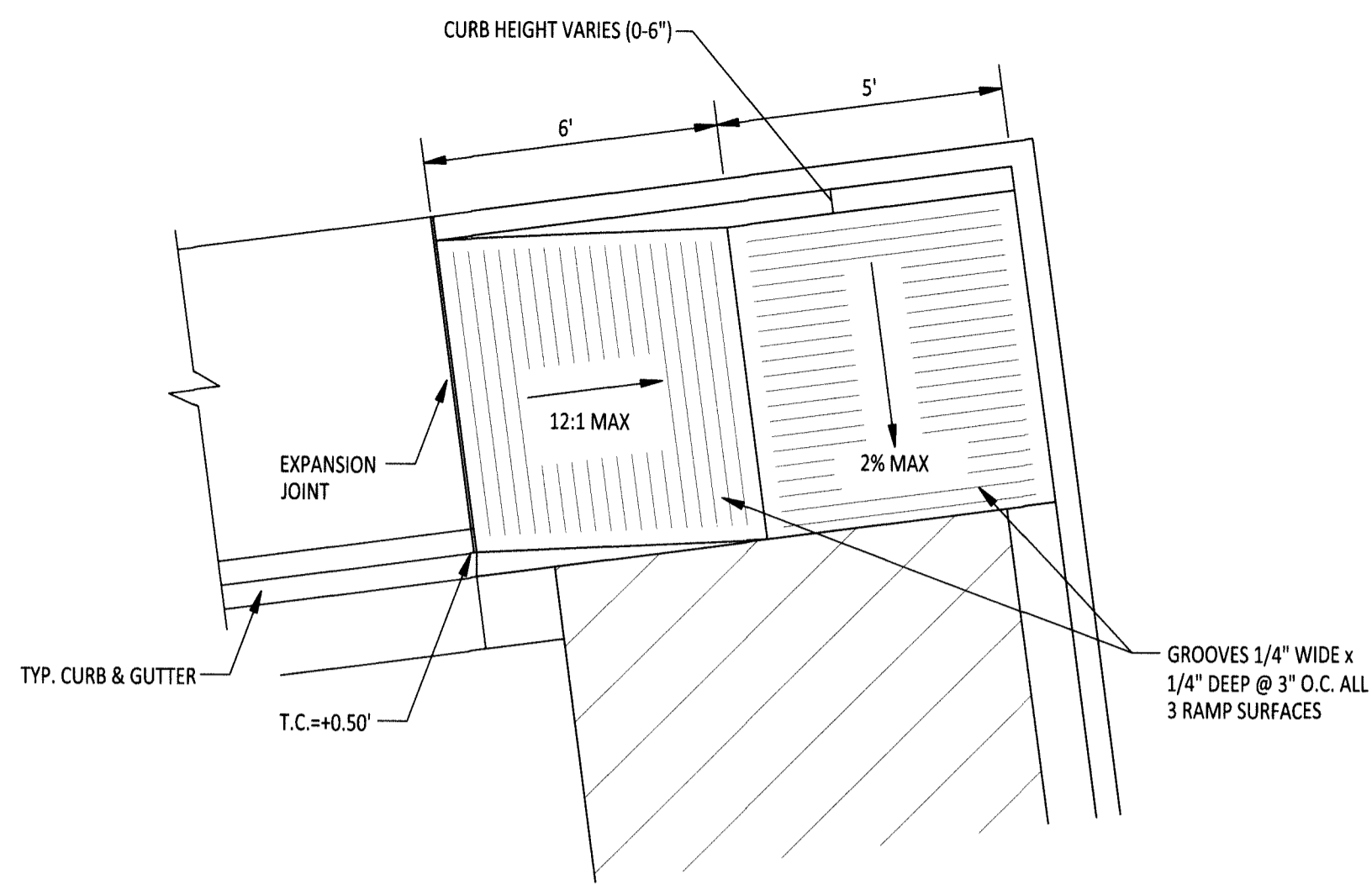
STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 2480
 TRALAN ENGINEERING, INC.

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 14254
 GORE T. FISHER

REVISIONS		
DATE	BY	DESCRIPTION

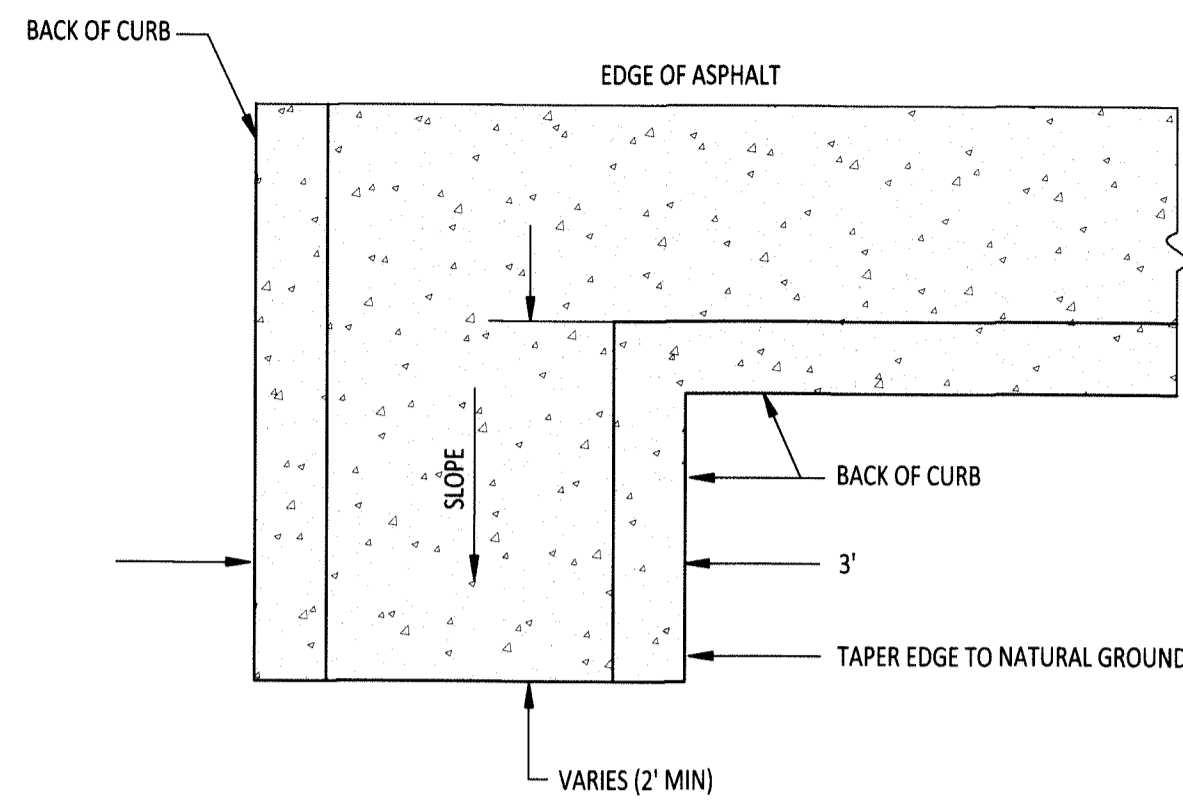
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SCALE:	NTS
JOB NO.:	
CAD NO.:	

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SHEET NUMBER:	9 of 10



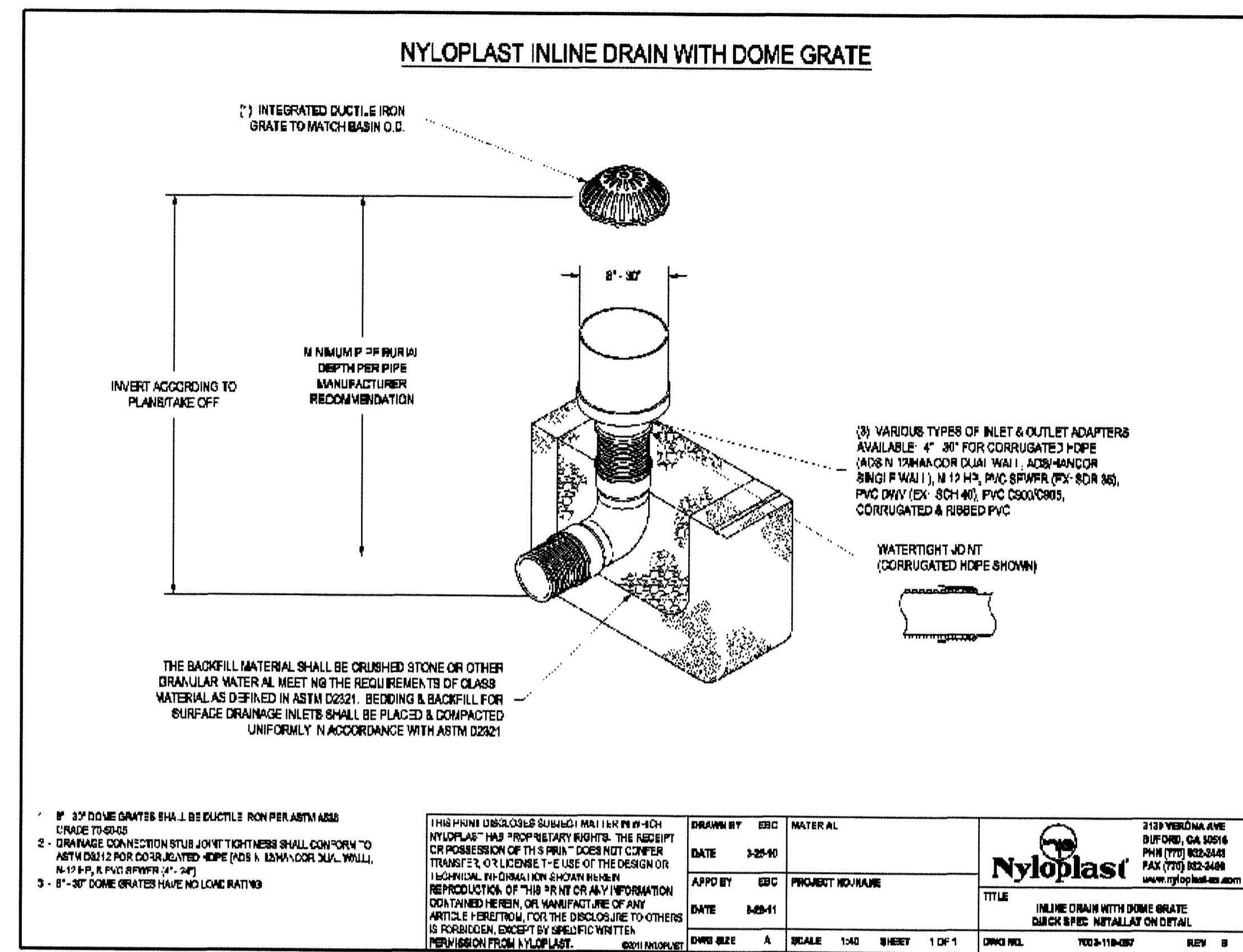
TYPE E - ACCESS RAMP
N.T.S.

13

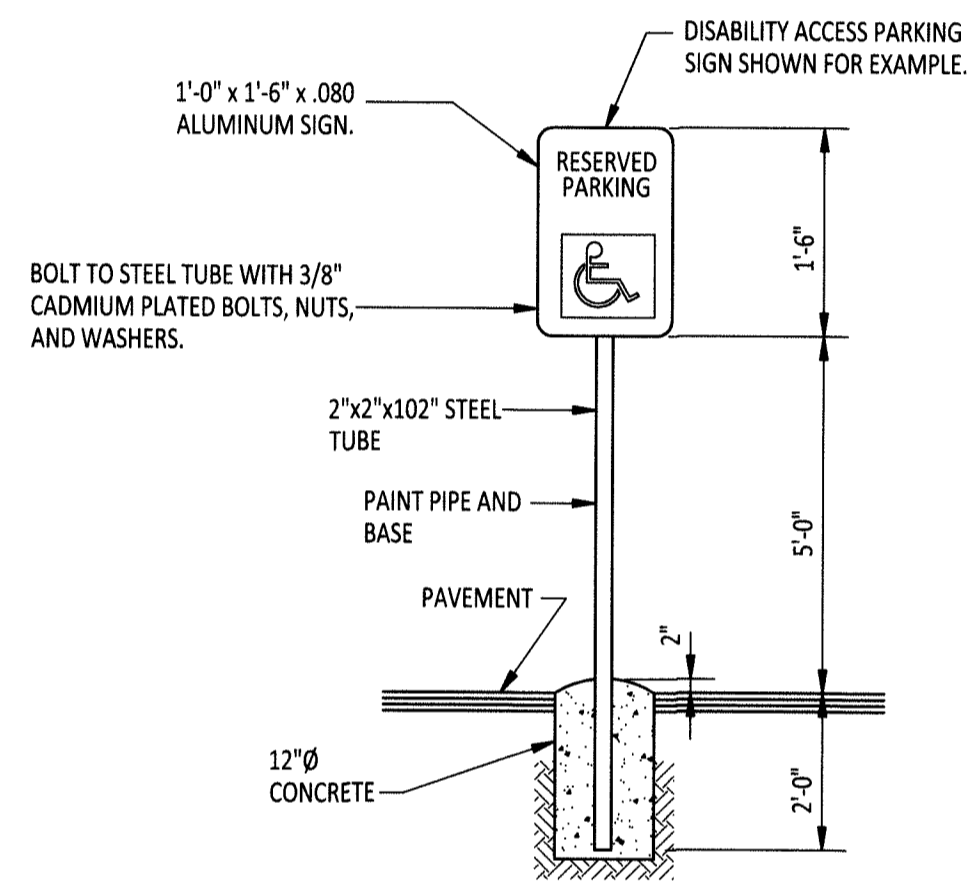


CURB CUT/FLUME
N.T.S.

16



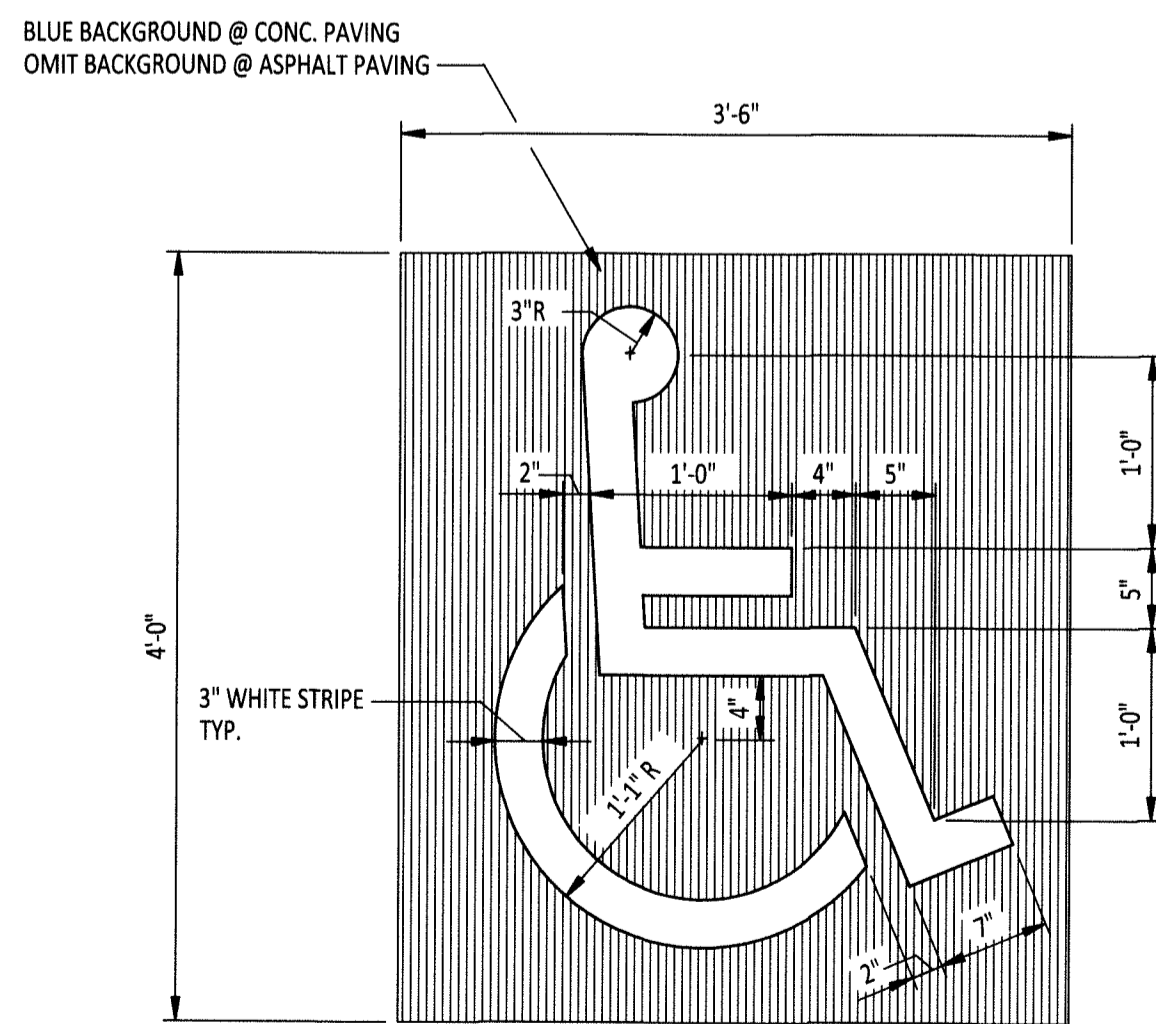
17



HANDICAPP SIGN DETAIL

NOTE:
ALL SIGNS SHALL CONFORM TO MUTCD AND SHALL BE HIGH INTENSITY.

14

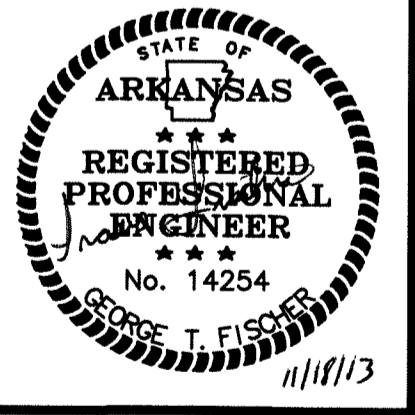
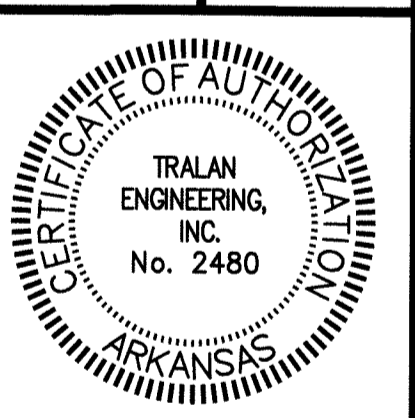


PARKING STALL SYMBOL
N.T.S.

15

PROJECT:
Rabo Agrifinance

CLIENT:
Nix Development, LLC.



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GTF
DATE:	11/1/2013
SCALE:	NTS
JOB NO.:	
CAD NO.:	

CONSTRUCTION DETAILS

SHEET NUMBER:
10 of 10