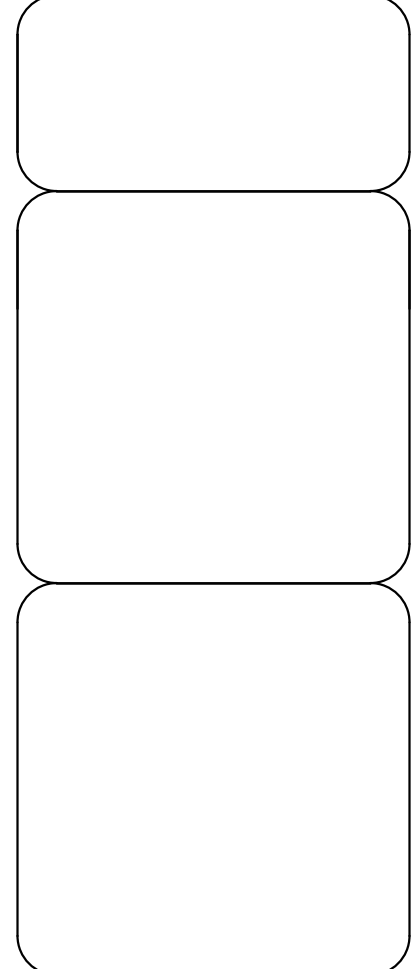
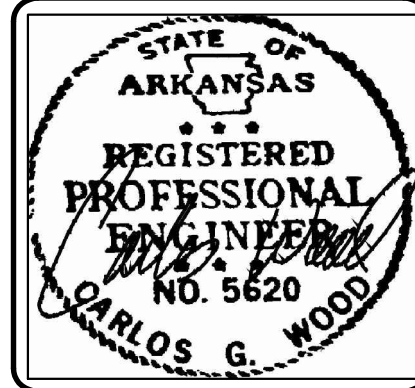


**THE VILLAS AT SAGE PHASE III**  
**JONESBORO, ARKANSAS**  
**LOT LAYOUT**





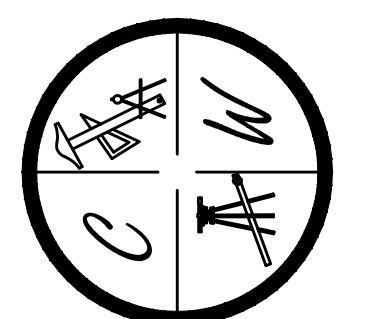


THE VILLAS AT SAGE PHASE II  
JONESBORO, AR  
TOPOGRAPHY &  
DRAINAGE MAP

DATE: 9-1-16  
REV:

DRAWN BY: BCW

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**LEGEND**

- CURB
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- (SD) STORM DRAIN INLET
- STORM DRAIN PIPE
- ⊕ BENCHMARK

**NOTE:**  
DEVELOPER SHALL OBTAIN GRADING PERMIT FROM THE CITY OF JONESBORO ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR CLEARING OPERATIONS.

DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING WORK ON THE SITE. PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.

**SURVEY CONTROL REFERENCE MARKS:**  
JONESBORO GPS MONUMENT # 24  
JONESBORO GPS MONUMENT # 22  
VERTICAL CONTROL IS NAVD 88  
HORIZONTAL CONTROL IS NAD 83

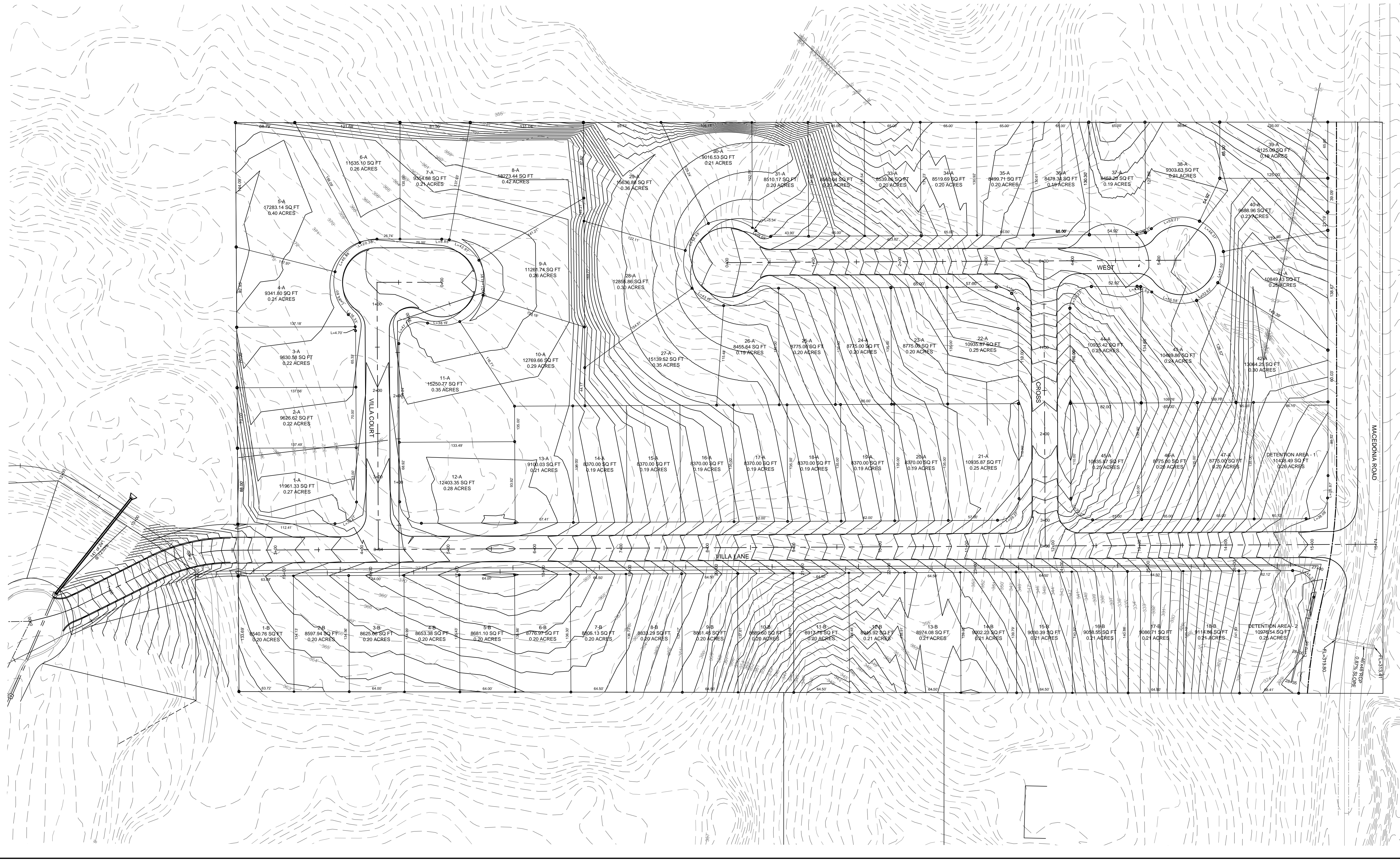
**PIPE NOTE:**

ALL CMP PIPE SHALL BE ALUMINIZED STEEL TYPE 2 ASTM A-929, ASTM A-760

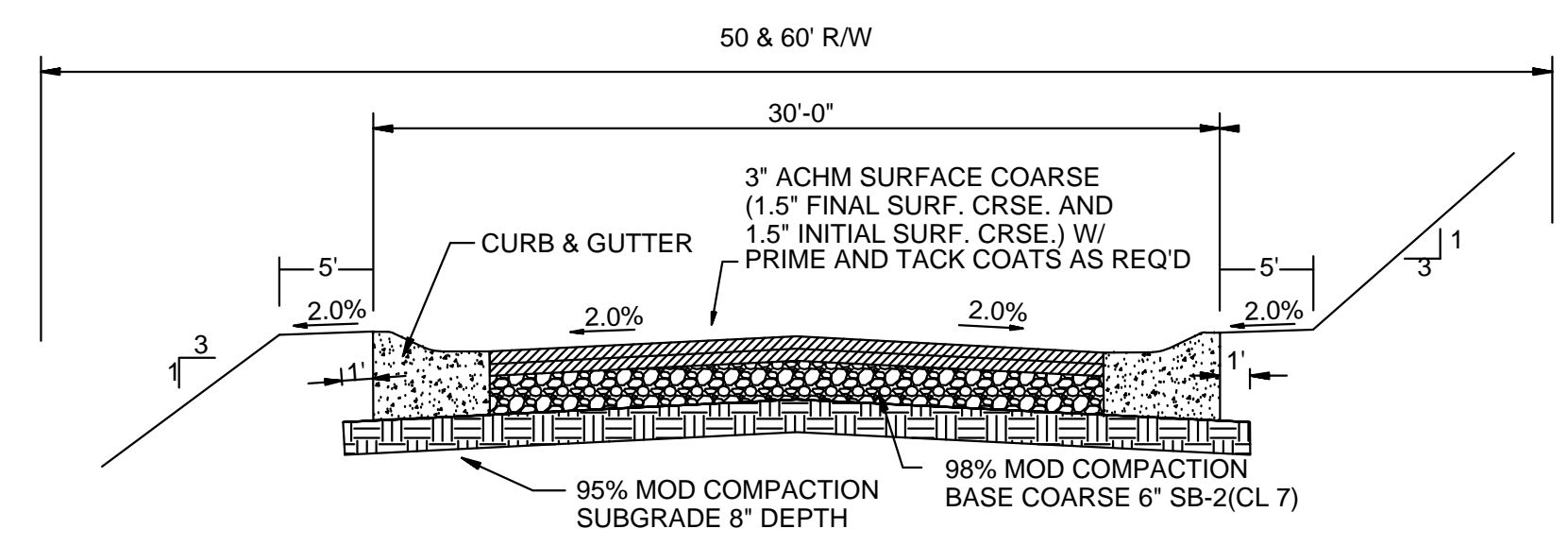
ALL RCP PIPE SHALL BE RCP CLASS III OR CLASS IV ASTM C-76, ASTM C-506, ASTM C-507

0 50' 100'  
SCALE: 1" = 50'

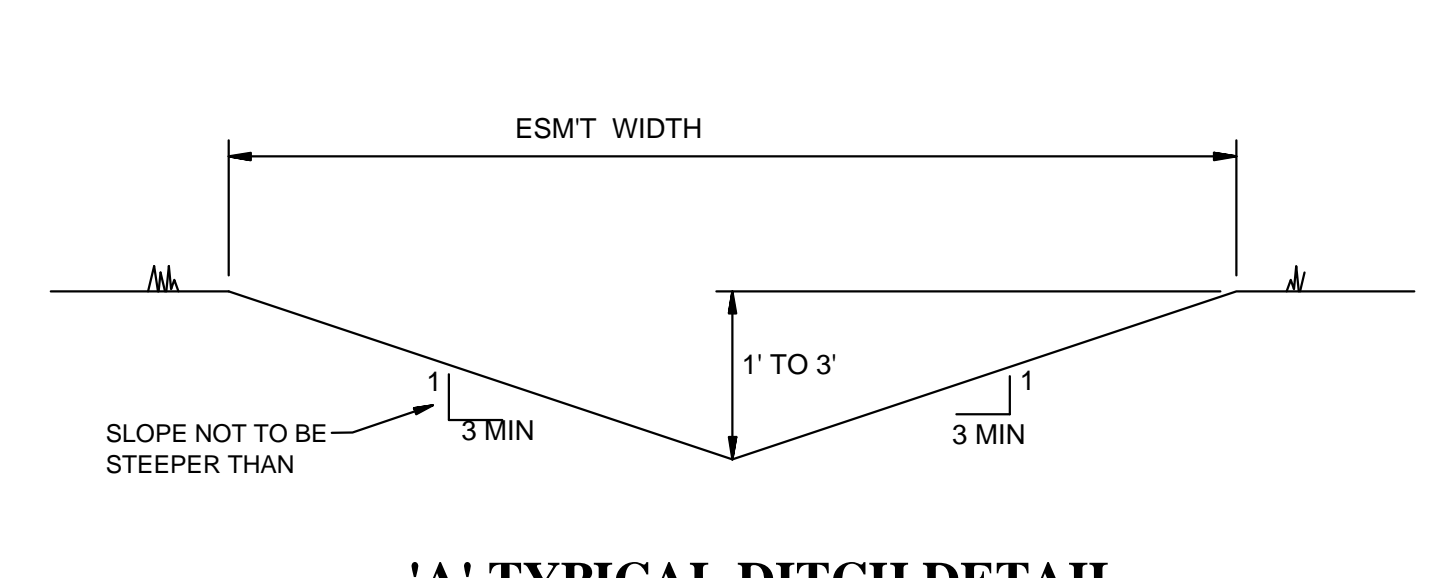
↑ NORTH



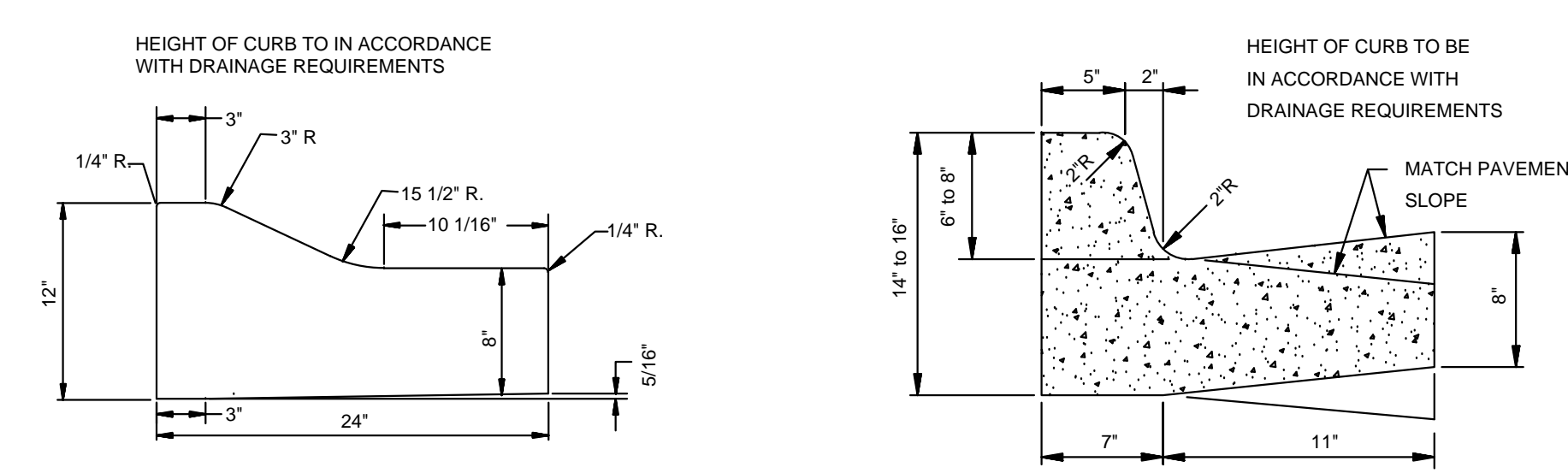




**TYPICAL SECTION - INTERIOR STREETS**  
N.T.S.

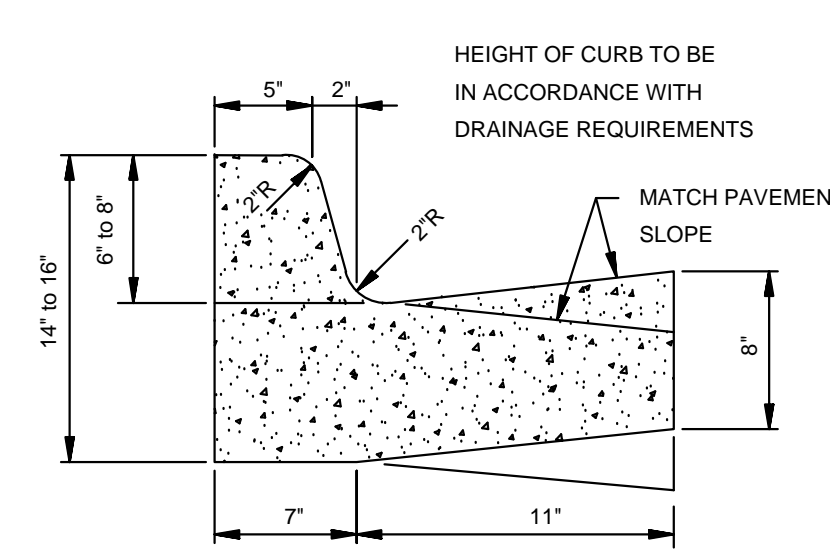


**'A' TYPICAL DITCH DETAIL**  
N.T.S.



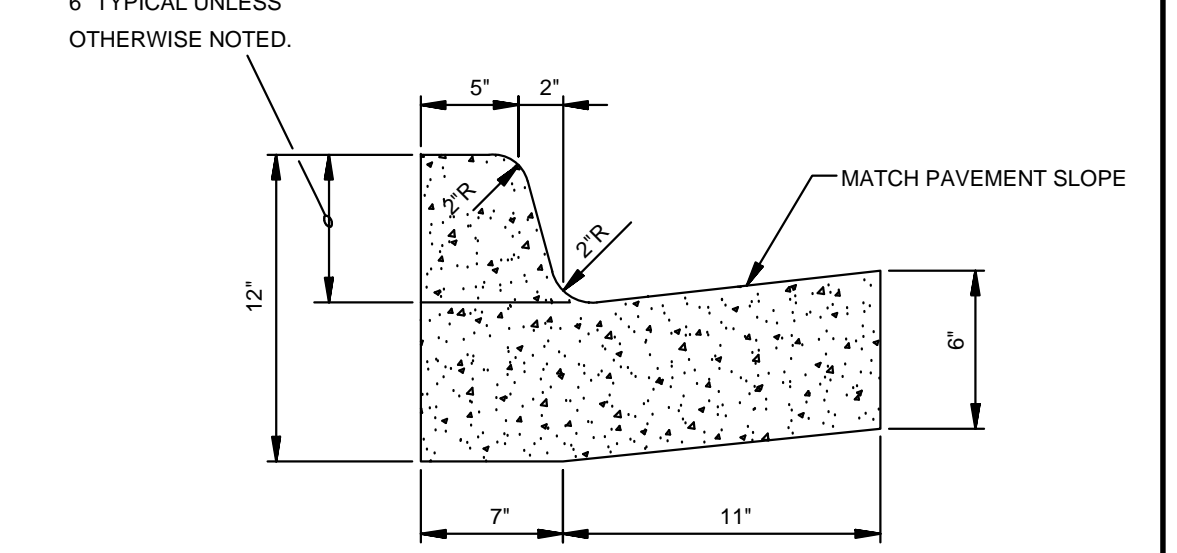
**TYPE 'B' CURB & GUTTER**  
N.T.S.

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

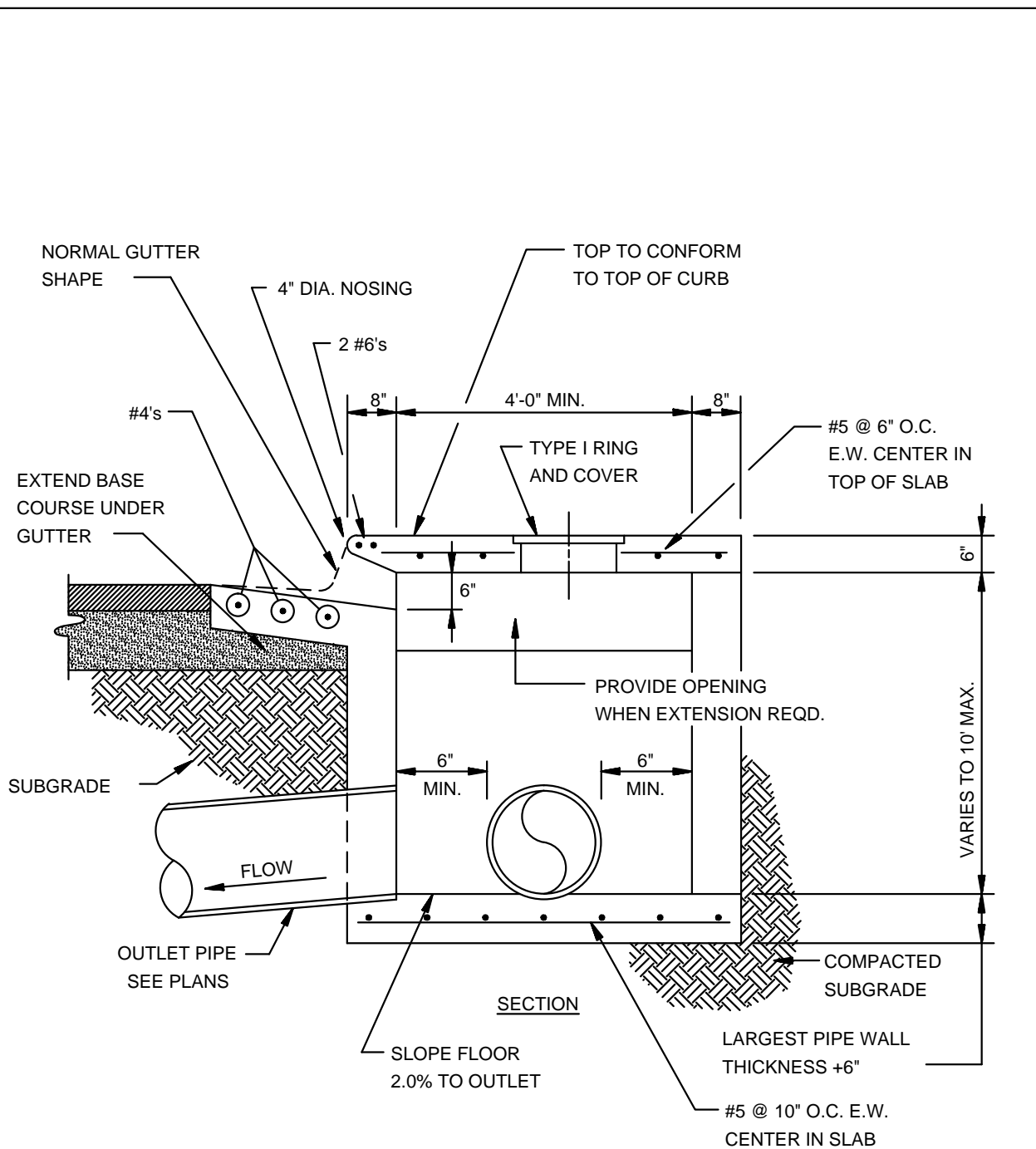


**COMBINATION CURB & GUTTER**  
N.T.S.

NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

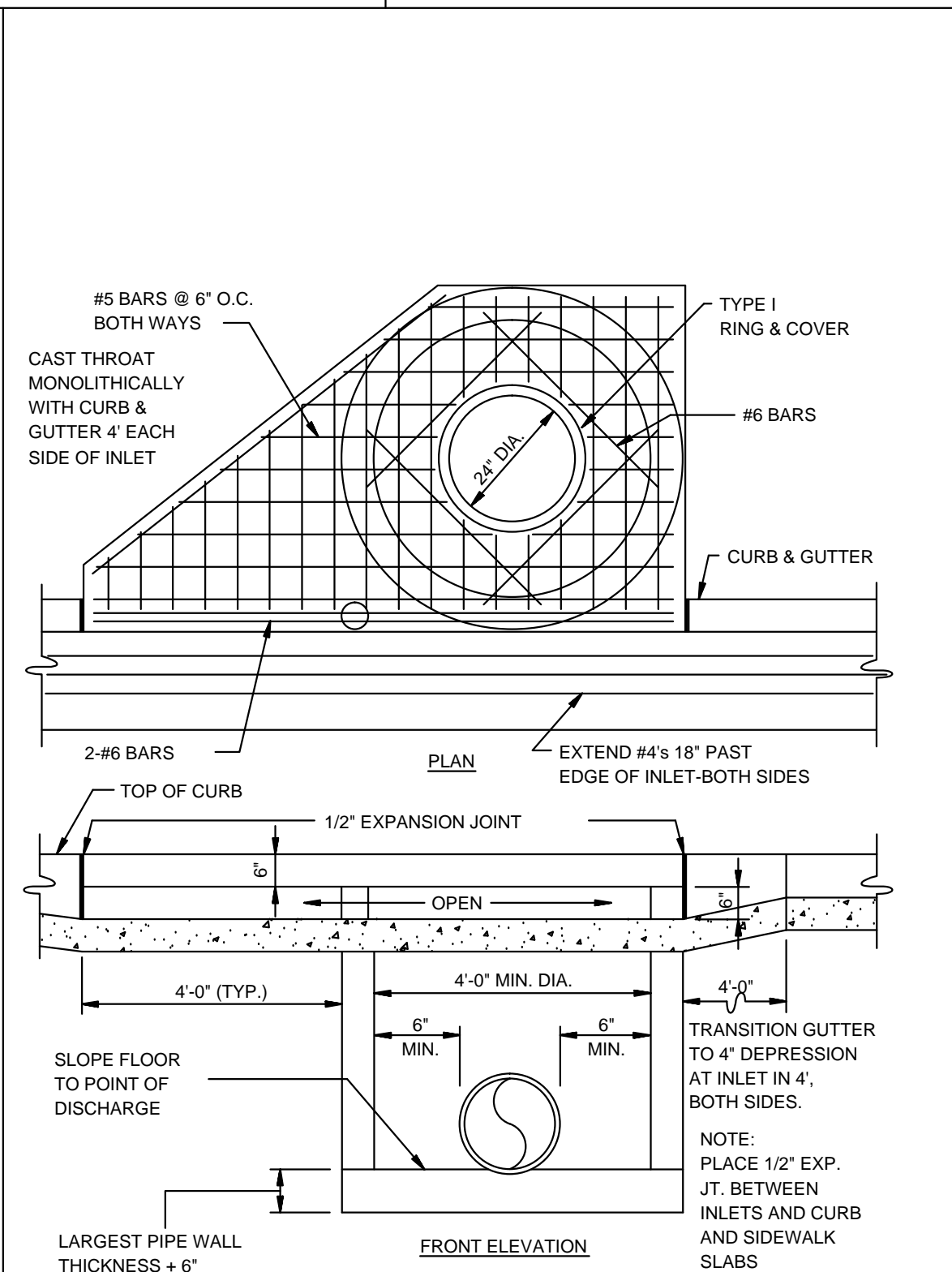


TYPE 'A-18' (BARRIER) RESIDENTIAL & COLLECTOR STREETS



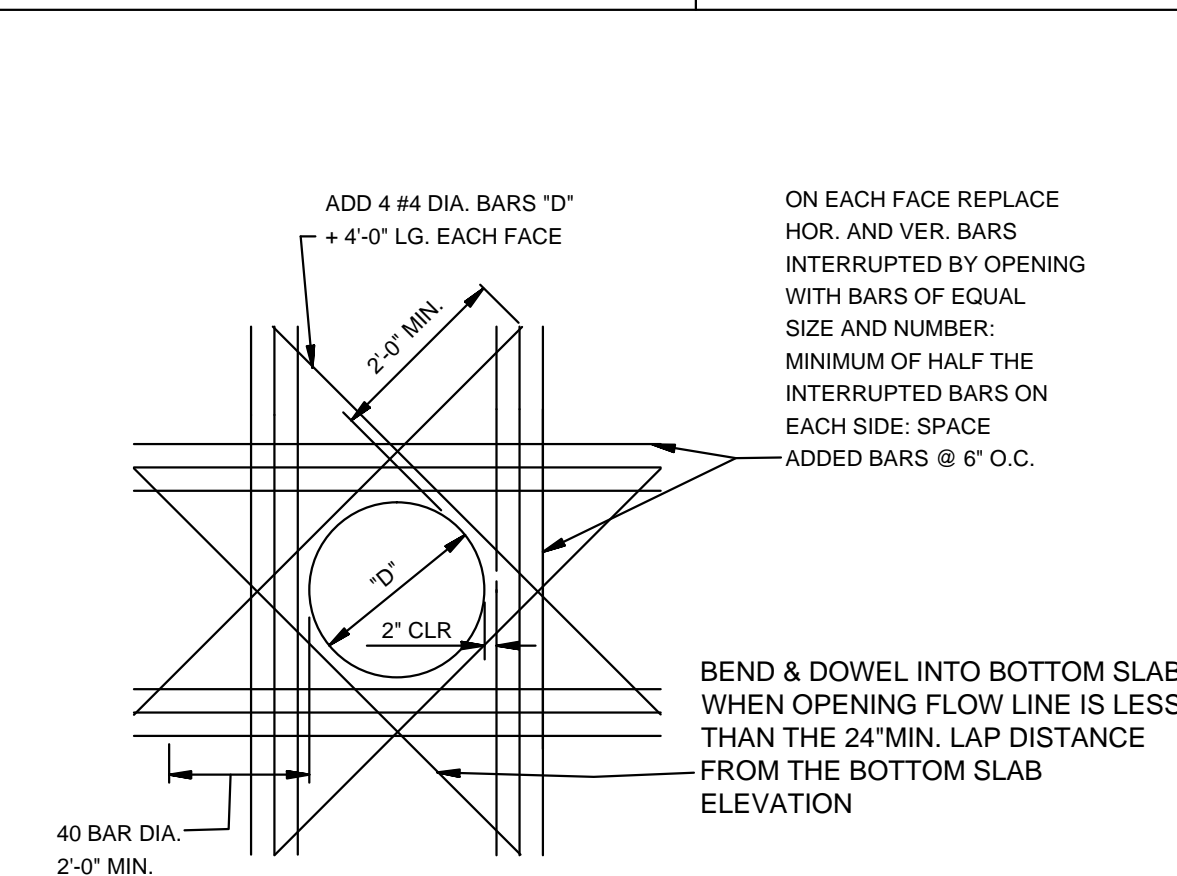
**SECTION - CIRCULAR CURB INLET**  
N.T.S.

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.

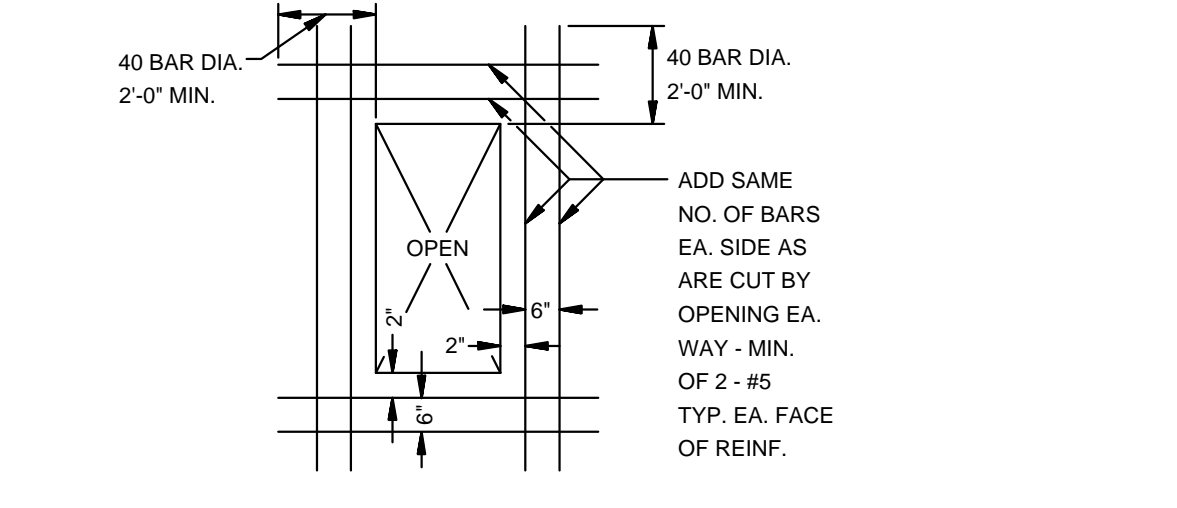


**CIRCULAR CURB INLET W/ INLET EXTENSION**  
N.T.S.

NOTE: PLACE 1/2" EXP. JT. BETWEEN INLETS AND CURB AND SIDEWALK SLABS



**ADDED REINFORCEMENT AT ROUND OPENING IN WALL OR SLAB**  
N.T.S.



**ADDED REINFORCEMENT AT RECTANGULAR OPENING IN WALL OR SLAB**  
N.T.S.

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.

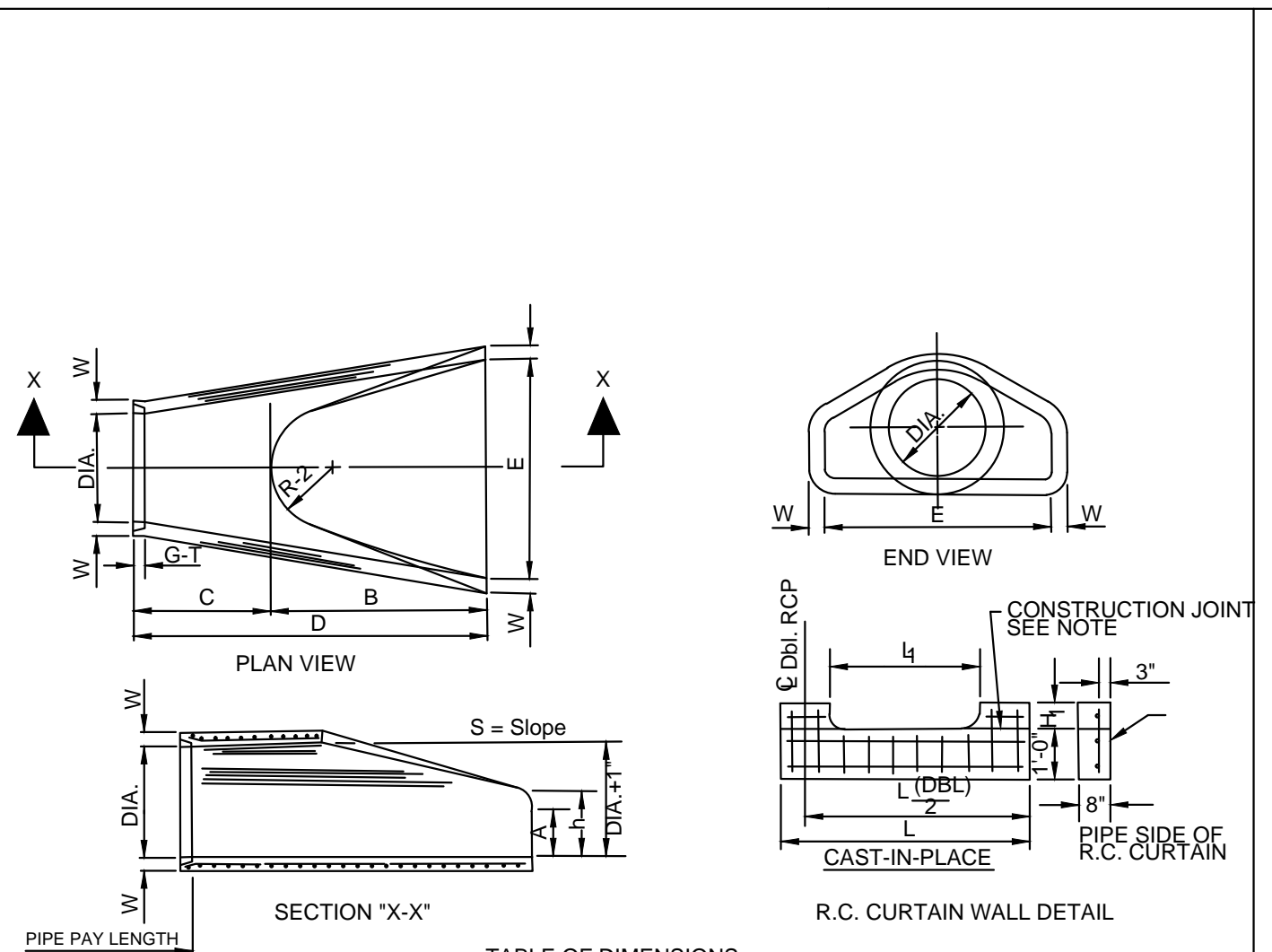
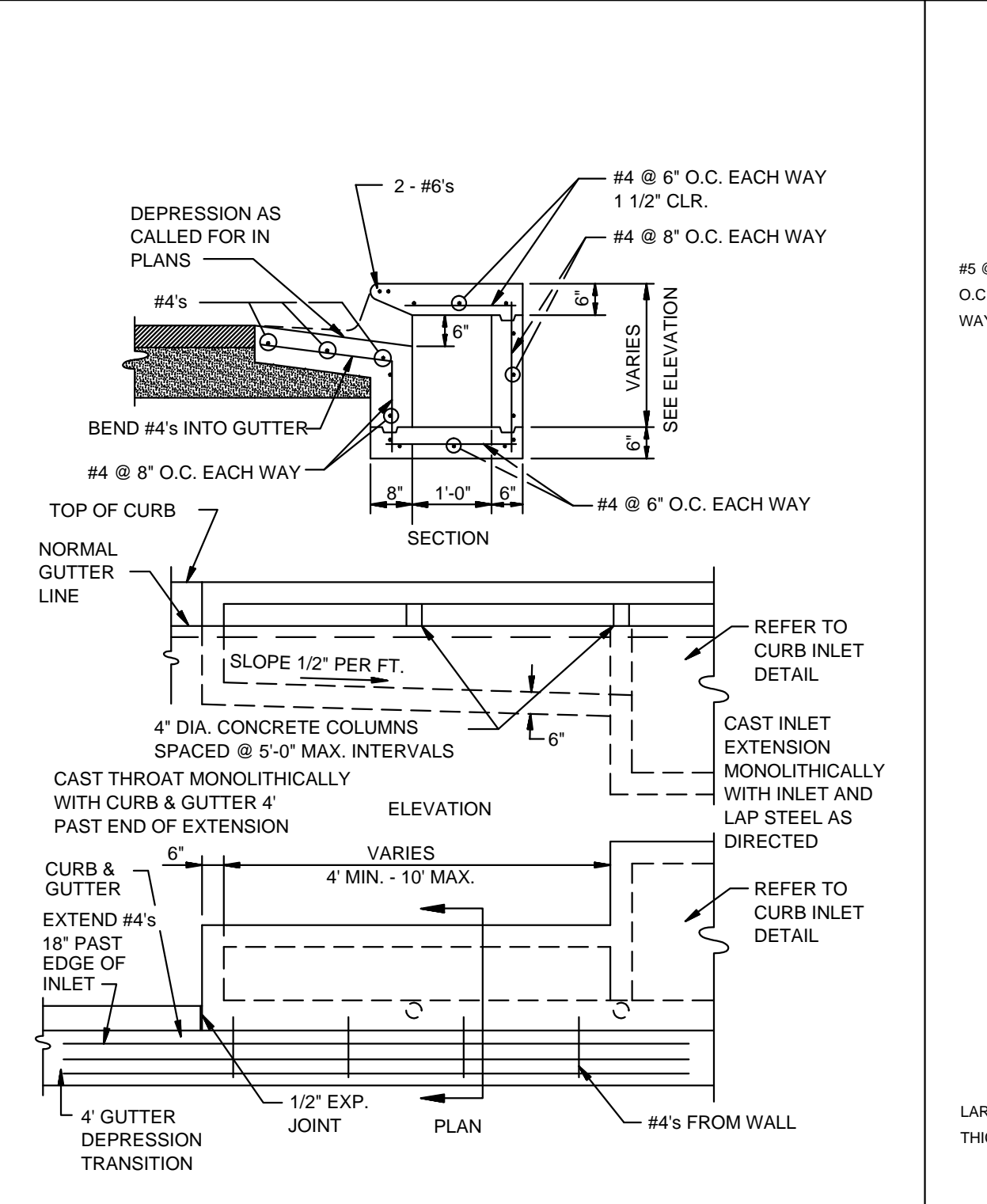


TABLE OF DIMENSIONS

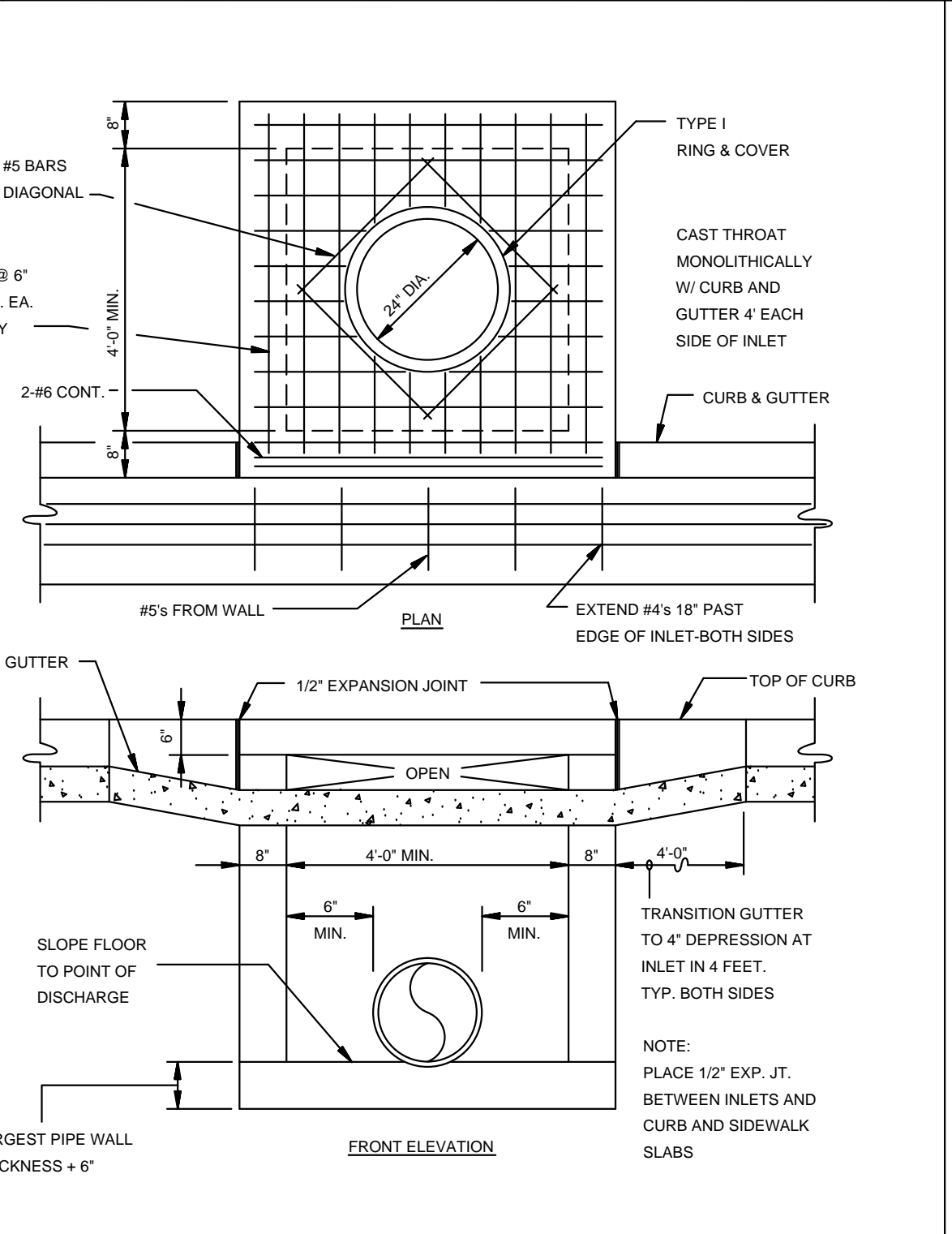
DIA. WALL	A	B	C	D	E	S	D <sub>MAX</sub> +1"	R-1	R-2	G-1	WT	h		
18"	2 1/2"	9"	2-3"	3-10"	6-1"	3-0"	3-1"	19"	20"	15 1/2"	12"	2"	1000	1-0 1/2"
24"	3"	9 1/2"	3-7 1/2"	2-6"	6-1 1/2"	4-0"	3-1"	25"	33 3/8"	16 13/16"	14"	2 1/2"	1600	1-1 1/2"
30"	3 1/2"	1-0"	4-0"	1-2 3/4"	6-3 3/4"	5-0"	3-1"	31"	39"	18 1/2"	15"	3 1/4"	1500	1-4 3/8"
36"	4"	1-3"	5-3"	2-10 3/4"	8-1 3/4"	6-0"	3-1"	37"	47 13/16"	24 5/16"	20"	3 1/2"	4100	1-8"
42"	4 1/2"	1-5"	6-5"	2-11"	8-4 1/4"	6-6"	3-1"	43"	53 7/8"	31 1/2"	22"	3 1/2"	5300	2-2 1/2"
48"	5"	2-0"	8-0"	2-2"	8-2"	8-2"	3-1"	49"	58 1/2"	38 1/2"	24"	3 1/2"	6550	2-6"
54"	5 1/2"	2-4"	9-6"	1-10"	9-4"	9-4"	3-1"	55"	65 1/2"	43 1/8"	26"	4"	8150	2-10 1/2"
60"	6"	2-10"	10-6"	1-10"	9-4"	9-0"	3-1"	61"	72 1/2"	48 11/16"	28"	4"	9270	3-5"
72"	7"	3-10"	12-6"	1-10"	9-4"	9-0"	3-1"	73"	87 13/16"	58 15/16"	32"	5"	13250	4-6"

NOTES:  
1. The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.  
2. All reinforcing steel are #4 Bars at 6" O.C.  
3. No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.  
4. Tongue End On Upstream Section. Groove End On Downstream Section.

**FLARED END SECTION DETAIL FOR REINFORCED CONCRETE PIPE CULVERT**  
N.T.S.

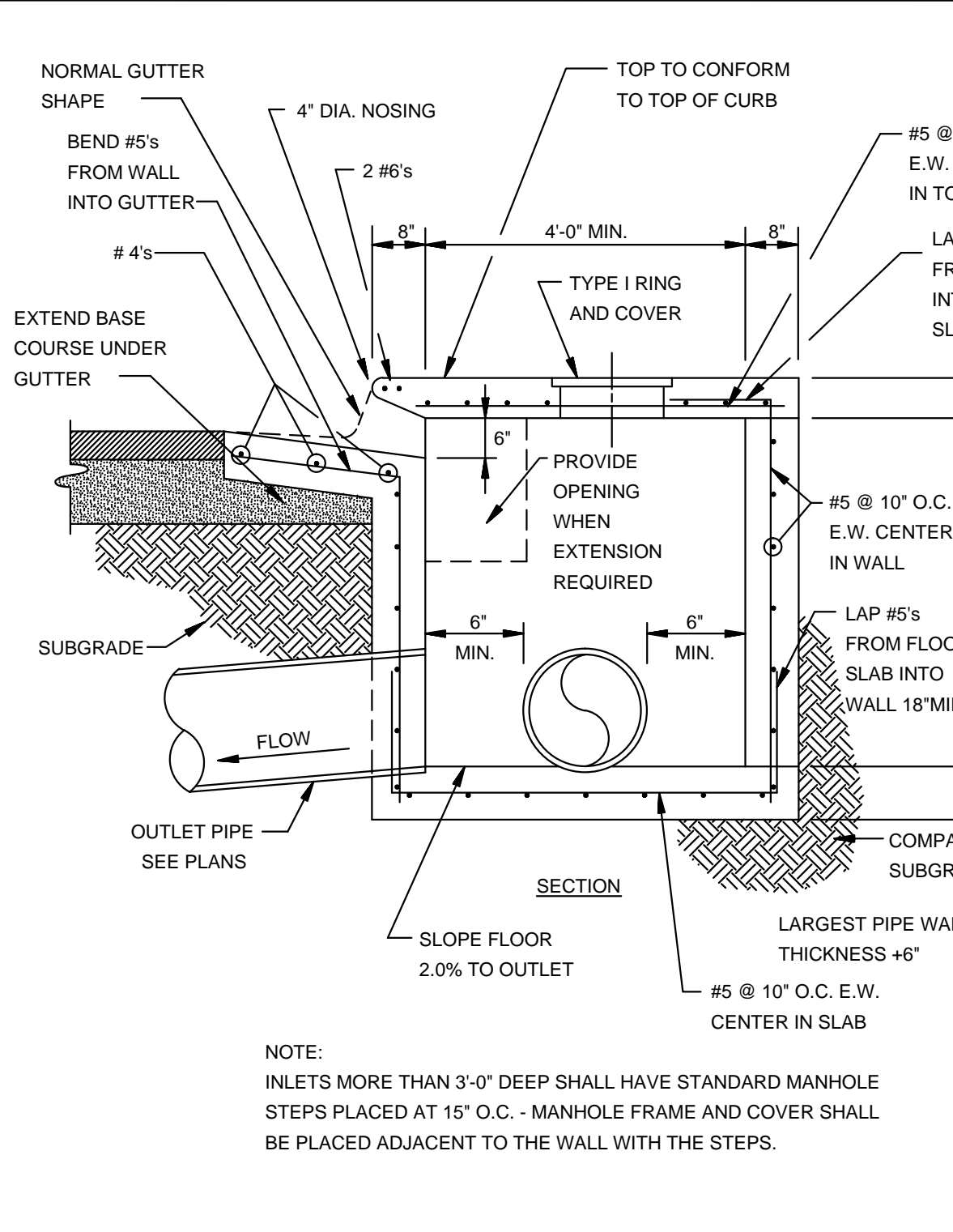


**RECTANGULAR CURB INLET EXTENSION**  
N.T.S.



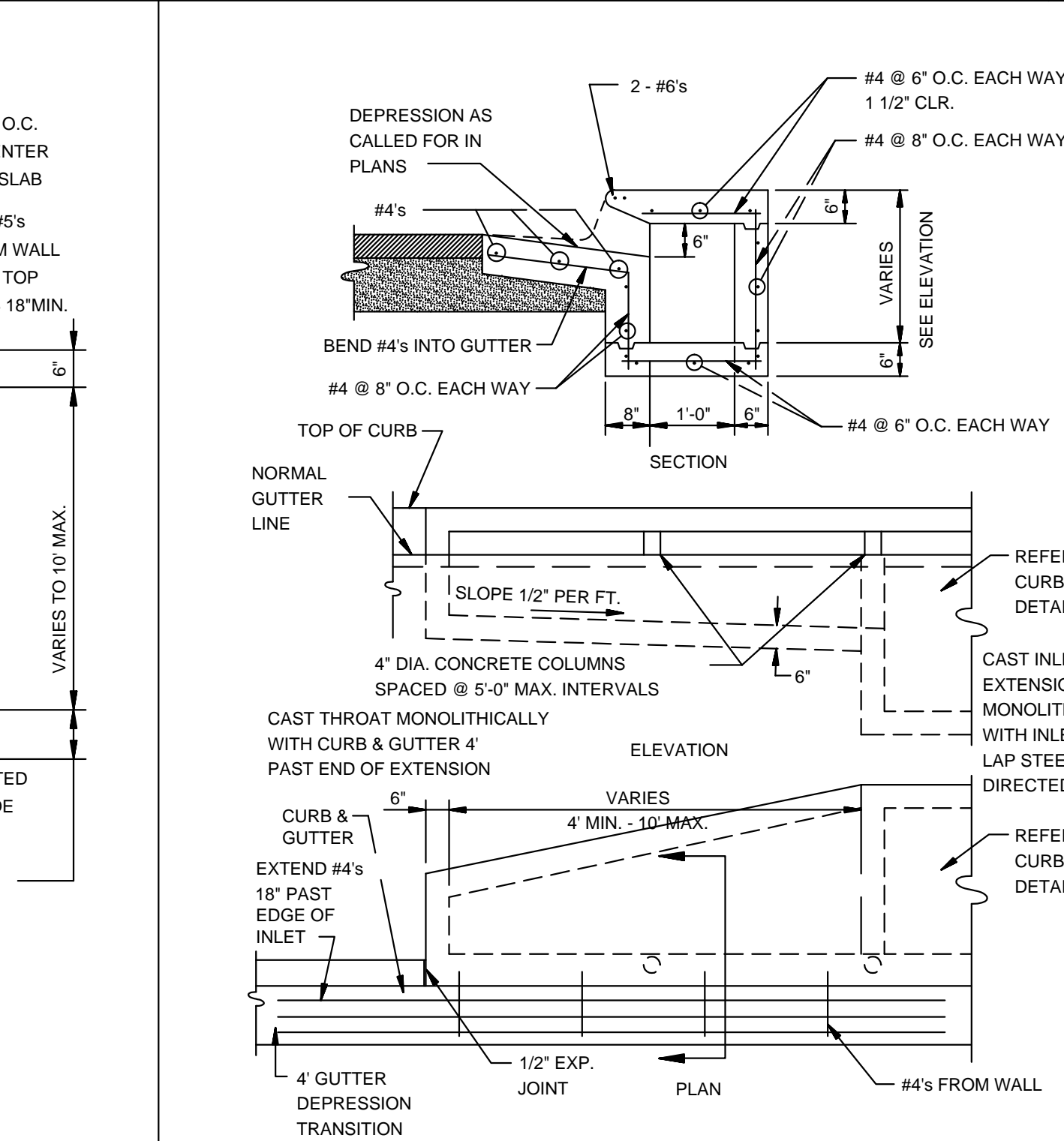
**RECTANGULAR CURB INLET**  
N.T.S.

NOTE: PLACE 1/2" EXP. JT. BETWEEN INLETS AND CURB AND SIDEWALK SLABS



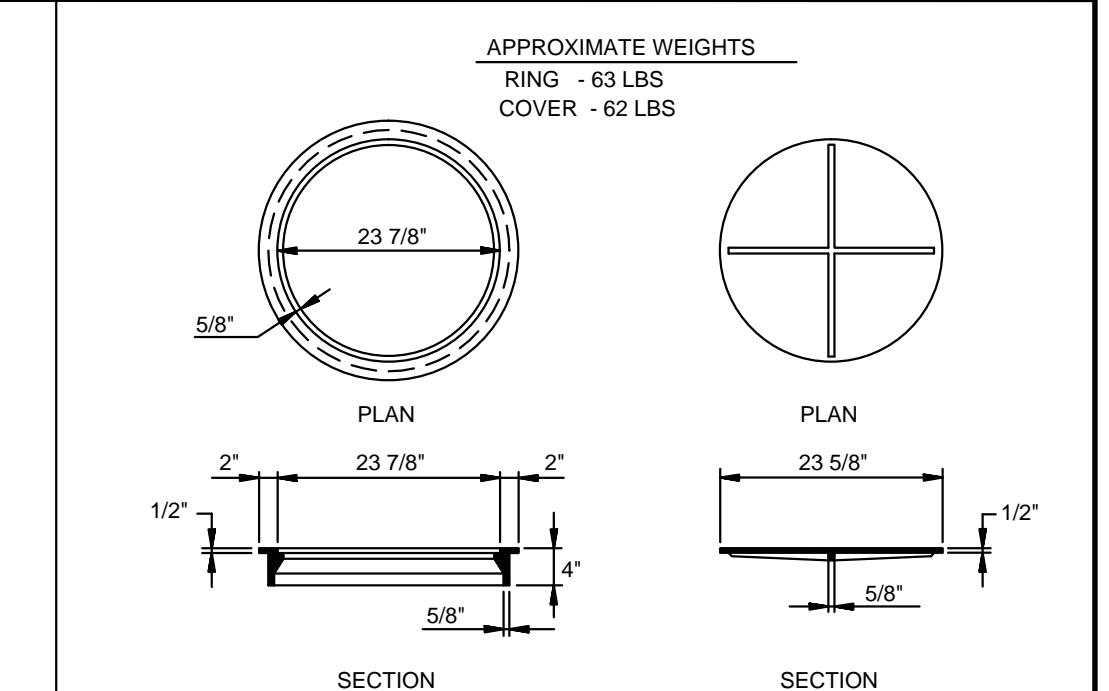
**SECTION - TYPICAL CURB INLET - TYPE 'A'**  
N.T.S.

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.



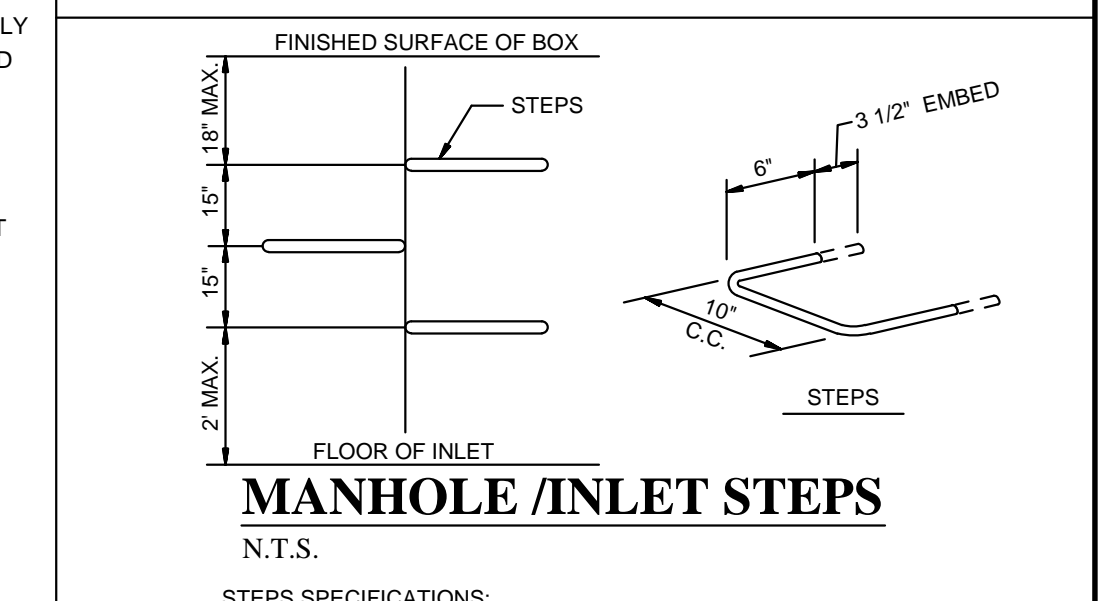
**ALTERNATE CURB INLET EXTENSION**  
N.T.S.

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.



**TYPE I RING & COVER**  
N.T.S.

NOTE: TYPE I FRAME AND COVER PERMITTED ONLY ON STRUCTURES NOT SUBJECT TO VEHICULAR TRAFFIC.



**MANHOLE /INLET STEPS**  
N.T.S.

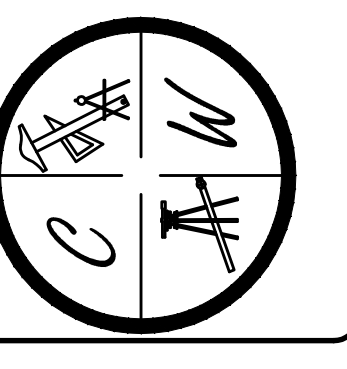
STEPS SPECIFICATIONS:  
A. MANHOLE STEPS: CORROSION RESISTANT, COATED AND REINFORCED WITH STEEL PER ASTM C-478. STEEL REINFORCING MINIMUM 1/2" DIAMETER.  
B. CAPABLE OF SUPPORTING MINIMUM 300 lb. LOAD.  
C. NON-SLIP TEXTURED TREADS.  
D. REQUIRED IN ALL STRUCTURES 3'-0" DEEP OR DEEPER, UNLESS SPECIFIED OTHERWISE.

THE VILLAS AT SAGE PHASE II  
TYPICAL STREET DETAILS  
JONESBORO, AR

DATE: 9-1-16  
REV:

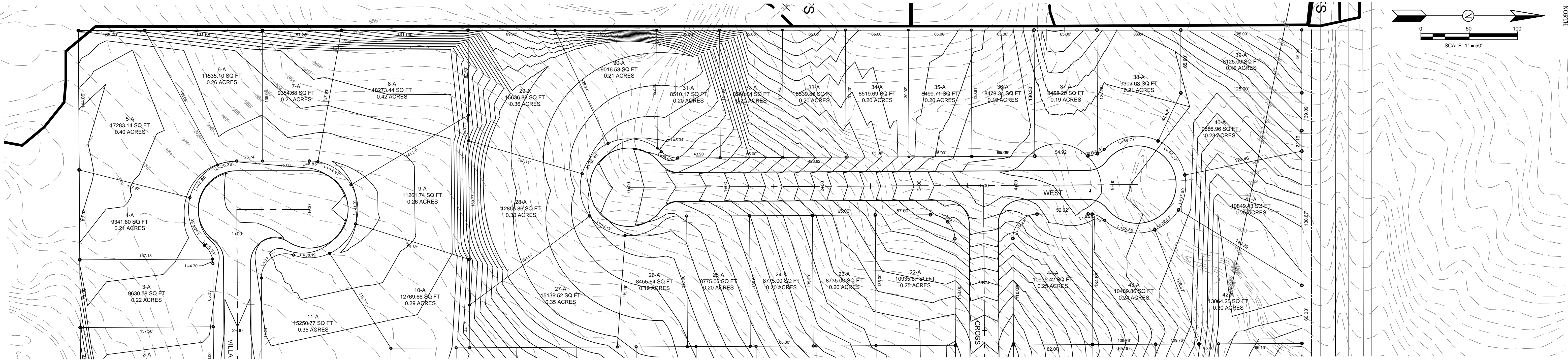
DRAWN BY: BGW

CARLOS WOOD, P.E.  
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STR-3

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 5620  
CARLOS G. WOOD

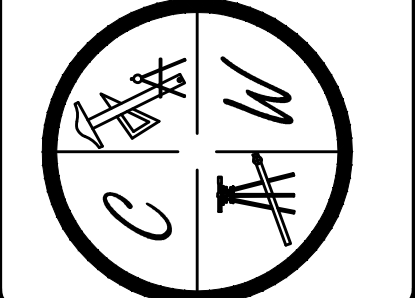
# THE VILLAS AT SAGE PHASE II

## JONESBORO, AR

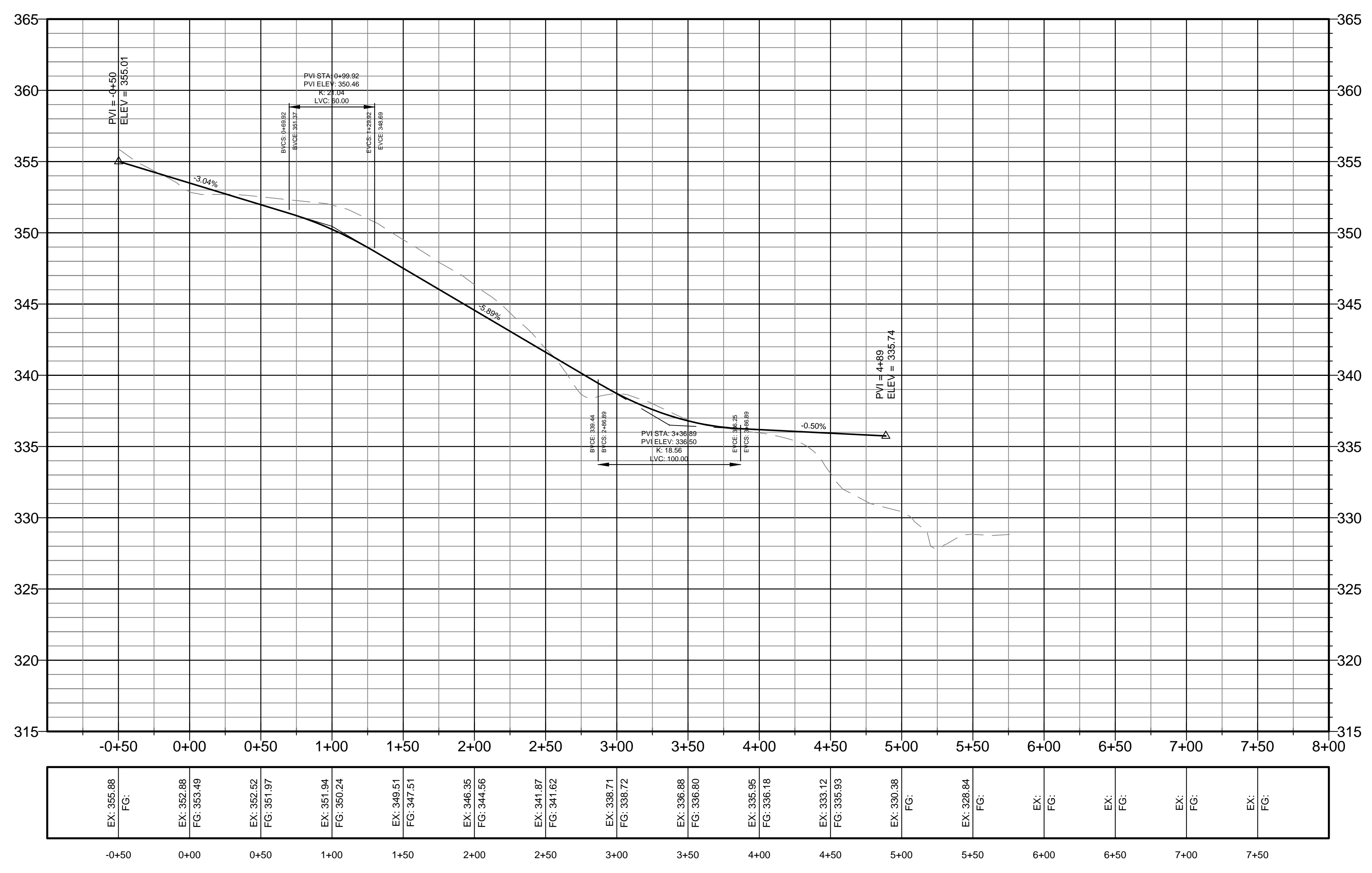
PLAN & PROFILE

DATE: 9-1-16  
REV:  
DRAWN BY: BGW

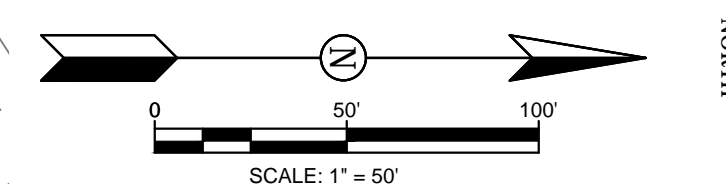
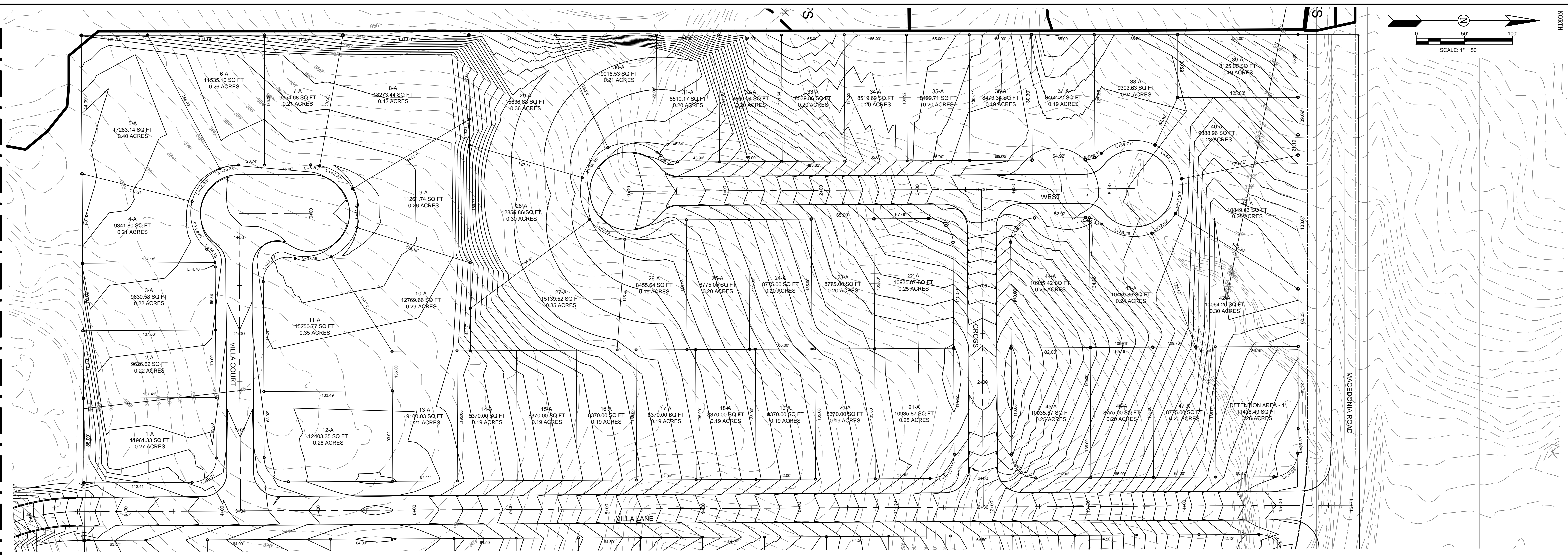
CARLOS WOOD, P.E.  
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West







STR-4

# THE VILLAS AT SAGE PHASE II

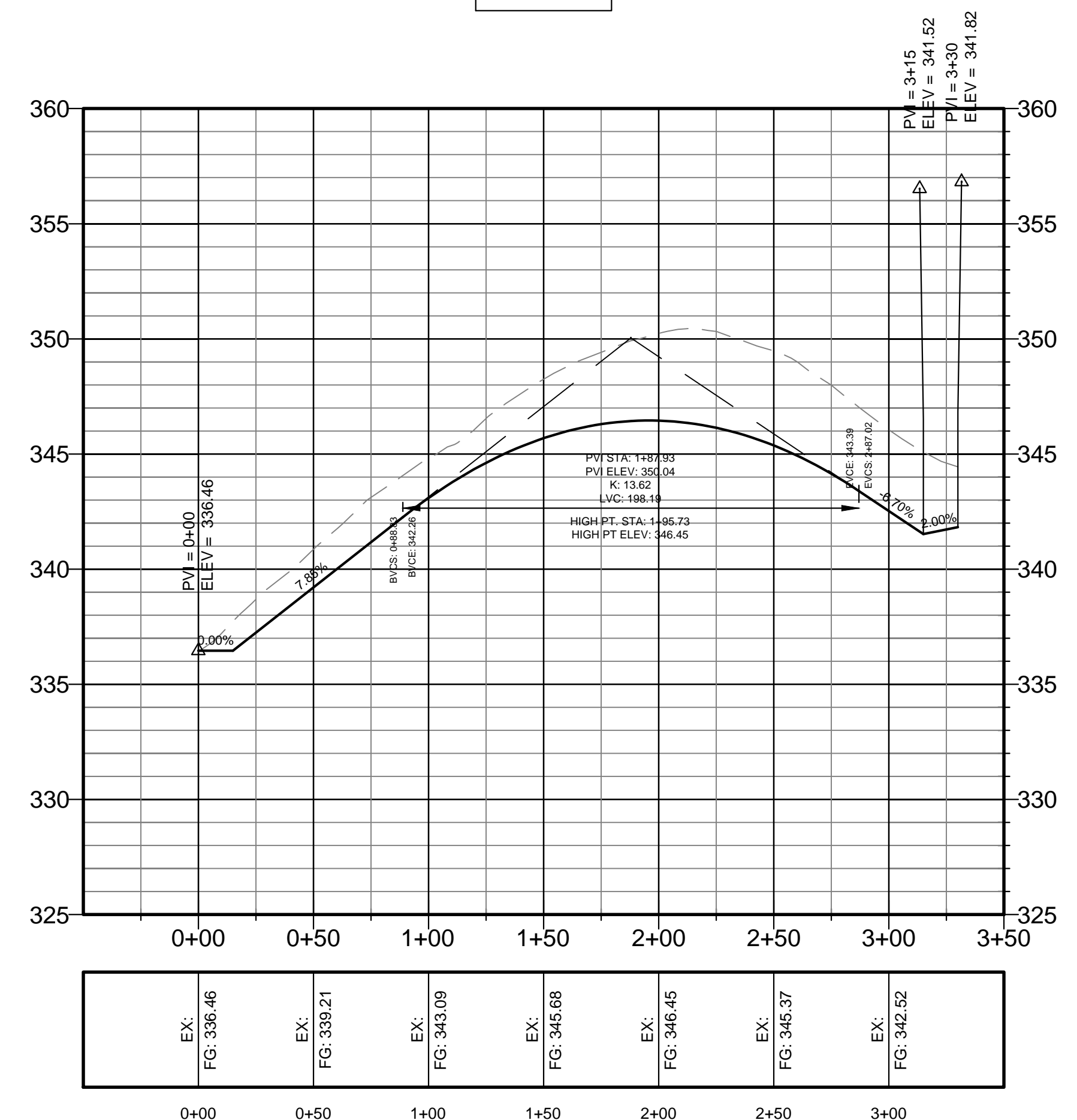
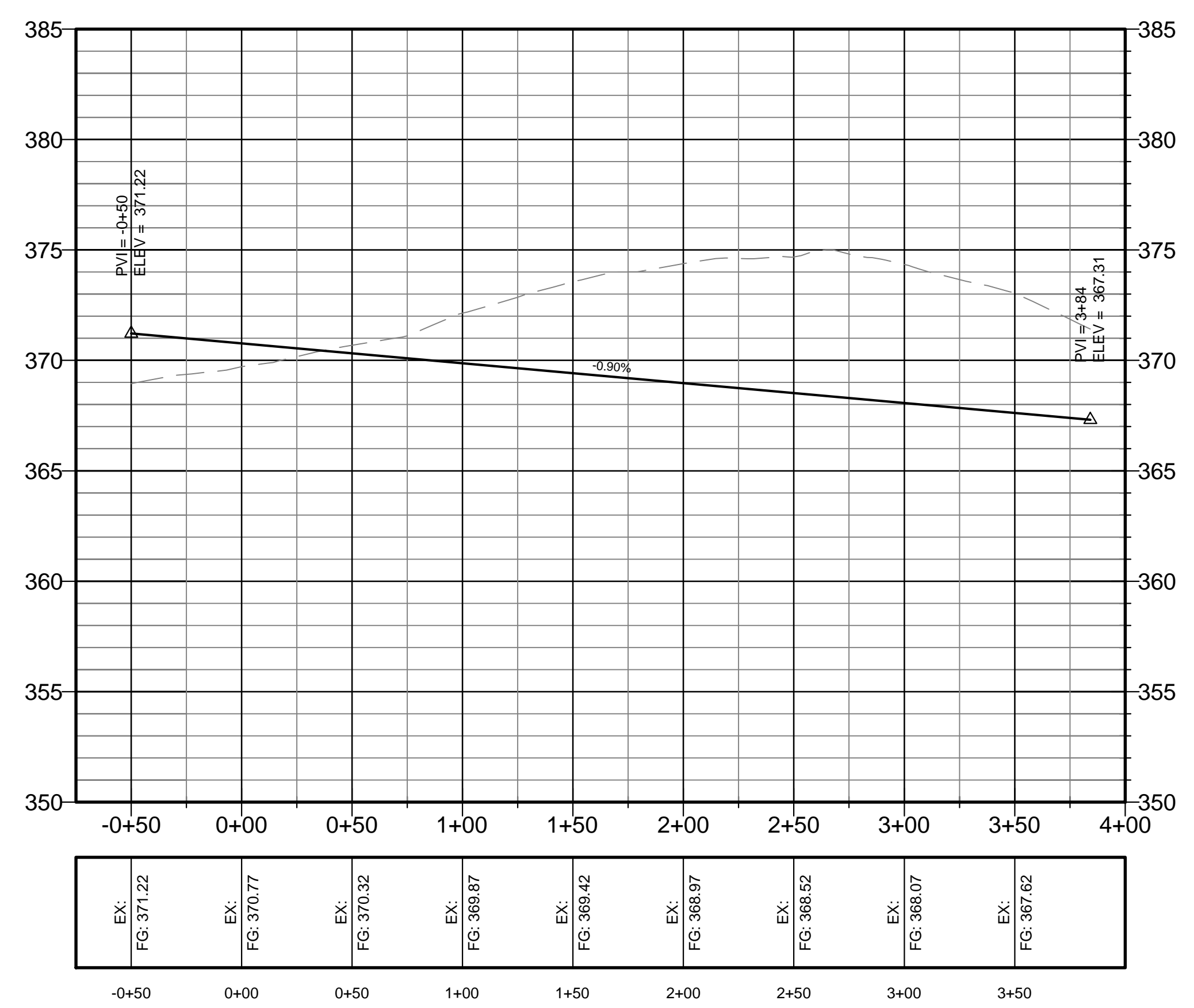
## JONESBORO, AR

PLAN & PROFILE

Club

Cross

PROFILE SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'



DATE: 9-1-16  
 REV:  
 DRAWN BY: BGW

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 BONO, AR 72416  
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