

SUBDIVISION PLANS

JAMESTOWN MANOR PHASE V RESIDENTIAL DEVELOPMENT

PREPARED FOR
NIX DEVELOPMENT, LLC
JONESBORO, ARKANSAS
APRIL 7, 2016

LOCAL CONTACTS

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

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

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

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

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS
2510 Hwy. 412 West
P.O. BOX 98
Paragould, AR 72451
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ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
2212 Fowler Ave. - Suite B
Jonesboro, AR 72401 72401
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CENTERPOINT ENTERGY
613 Southwest Drive
Jonesboro, AR 72401
PH-800-555-6322

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Jonesboro, AR 72401
PH-870-972-7600

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

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

VICINITY MAP



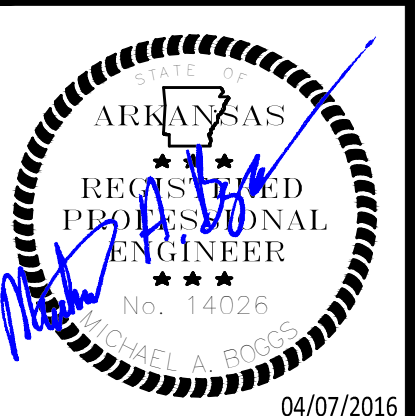
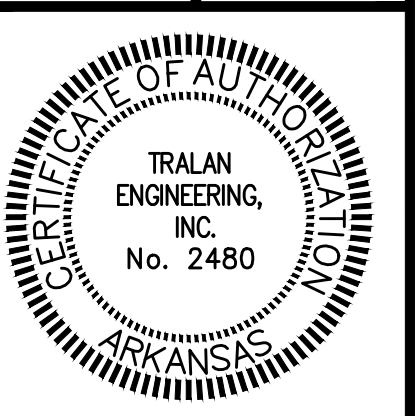
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COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9959
WWW.TRALANENG.COM



PROJECT:
JAMESTOWN MANOR PH V

CLIENT:
NIX DEVELOPMENT, LLC

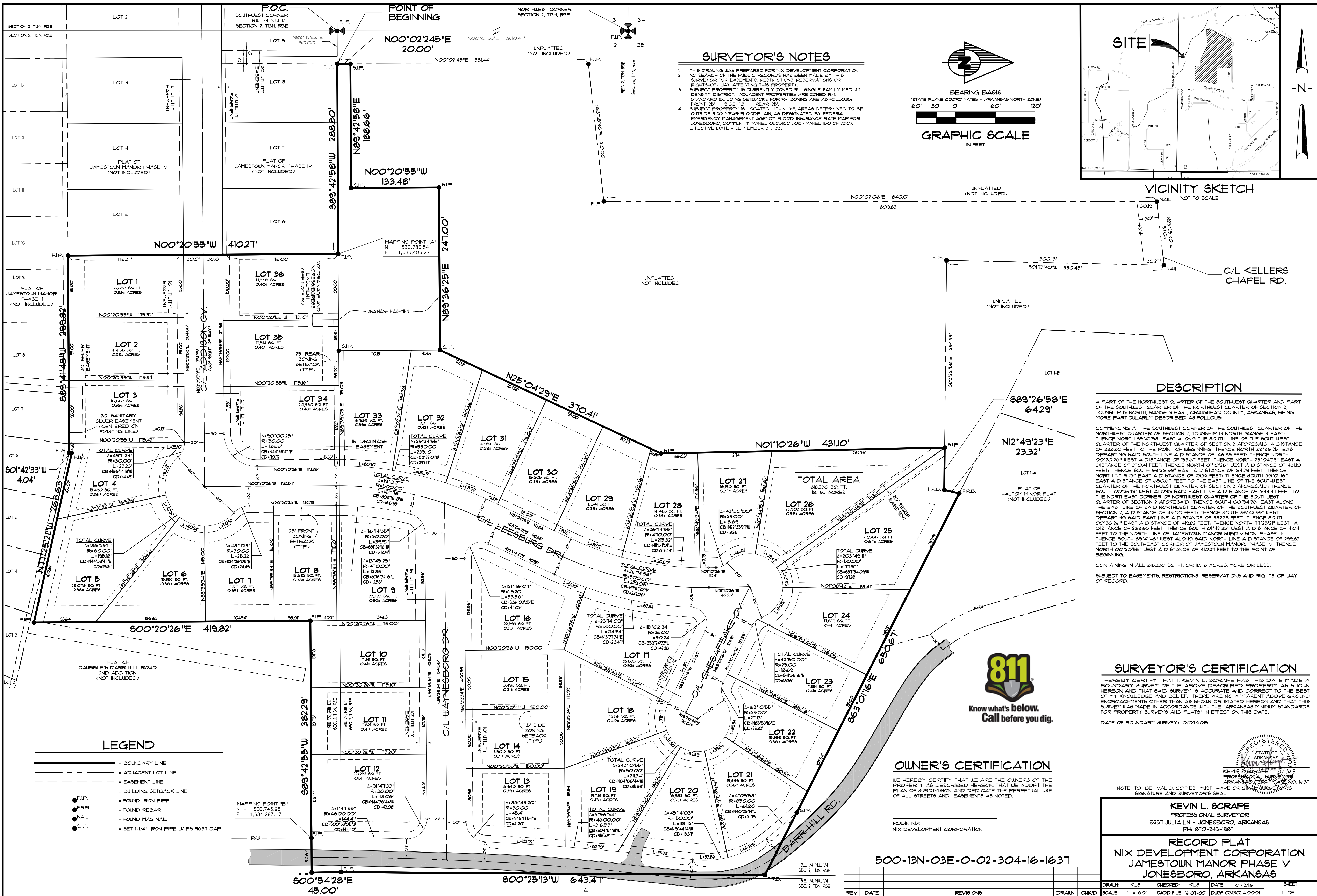


REVISIONS		
DATE	BY	DESCRIPTION

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DRAWN BY:	MAB
DATE:	04/07/16
SCALE:	
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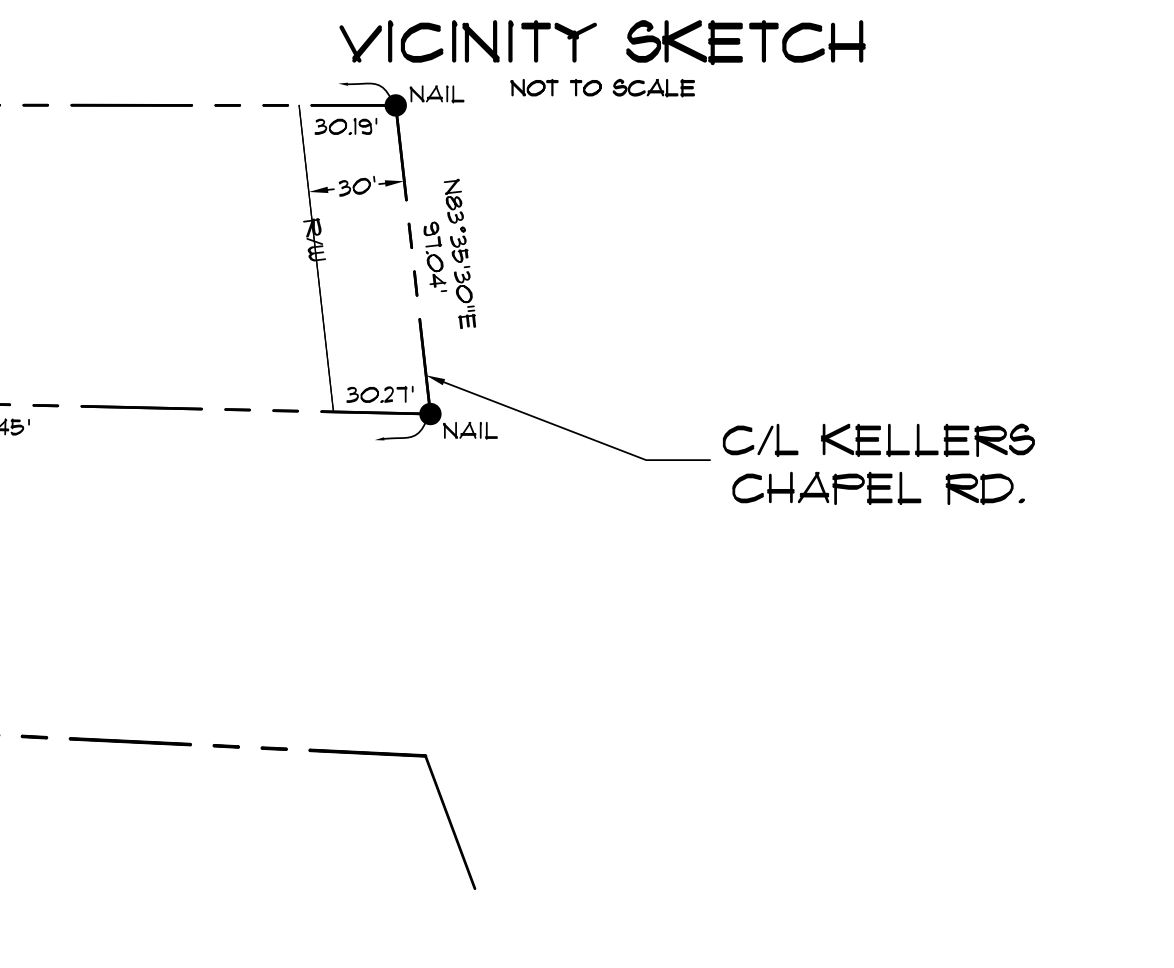
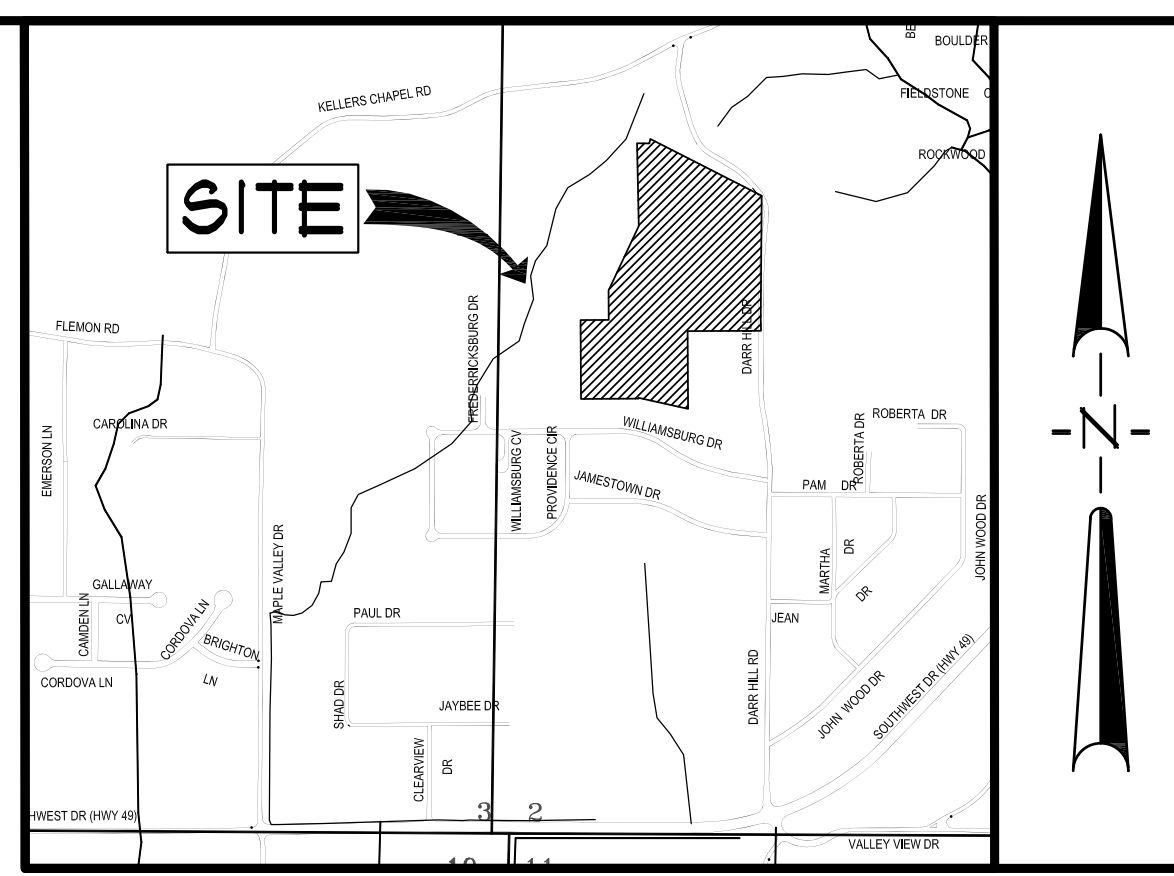
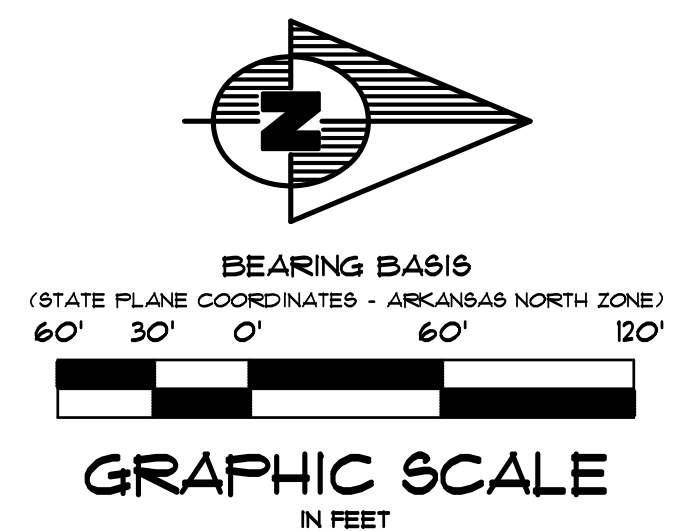
TITLE PAGE

SHEET NUMBER:
1 of 14



SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR NIX DEVELOPMENT CORPORATION. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 SINGLE-FAMILY MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE ZONED R-1. STANDARD BUILDING SETBACKS FOR R-1 ZONING ARE AS FOLLOWS: FRONT 25' SIDE 15' REAR 25'.
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL 0903020900 (PANEL 90 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991.



DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST; THENCE NORTH 89°42'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID, A DISTANCE OF 338.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'19" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 146.38 FEET; THENCE NORTH 00°20'26" WEST A DISTANCE OF 193.61 FEET; THENCE NORTH 25°04'29" EAST A DISTANCE OF 370.41 FEET; THENCE NORTH 01°07'26" WEST A DISTANCE OF 431.10 FEET; THENCE SOUTH 89°26'58" EAST A DISTANCE OF 642.91 FEET; THENCE NORTH 12°49'23" EAST A DISTANCE OF 23.32 FEET; THENCE SOUTH 63°01'16" EAST A DISTANCE OF 650.51 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE SOUTH 00°20'26" WEST A DISTANCE OF 419.82 FEET; THENCE NORTH 11°22'11" WEST A DISTANCE OF 263.63 FEET; THENCE SOUTH 01°42'33" WEST A DISTANCE OF 4.04 FEET TO THE NORTH LINE OF JAMESTOWN MANOR SUBDIVISION, PHASE II; THENCE SOUTH 89°41'48" WEST ALONG SAID NORTH LINE A DISTANCE OF 299.82 FEET TO THE SOUTHEAST CORNER OF JAMESTOWN MANOR, PHASE IV; THENCE NORTH 00°20'55" WEST A DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING.

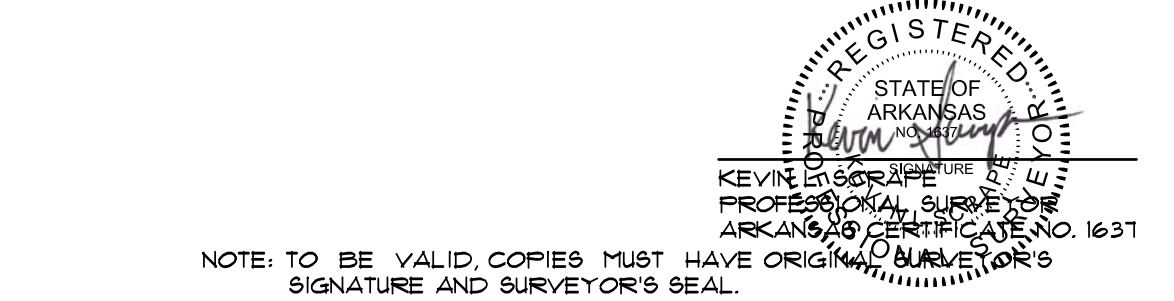
CONTAINING IN ALL 818,230 SQ. FT. OR 18.78 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 10/01/2015



KEVIN L. SCRAPE
PROFESSIONAL SURVEYOR
5231 JULIA LN - JONESBORO, ARKANSAS
PH: 810-743-1881

RECORD PLAT
NIX DEVELOPMENT CORPORATION
JAMESTOWN MANOR PHASE V
JONESBORO, ARKANSAS

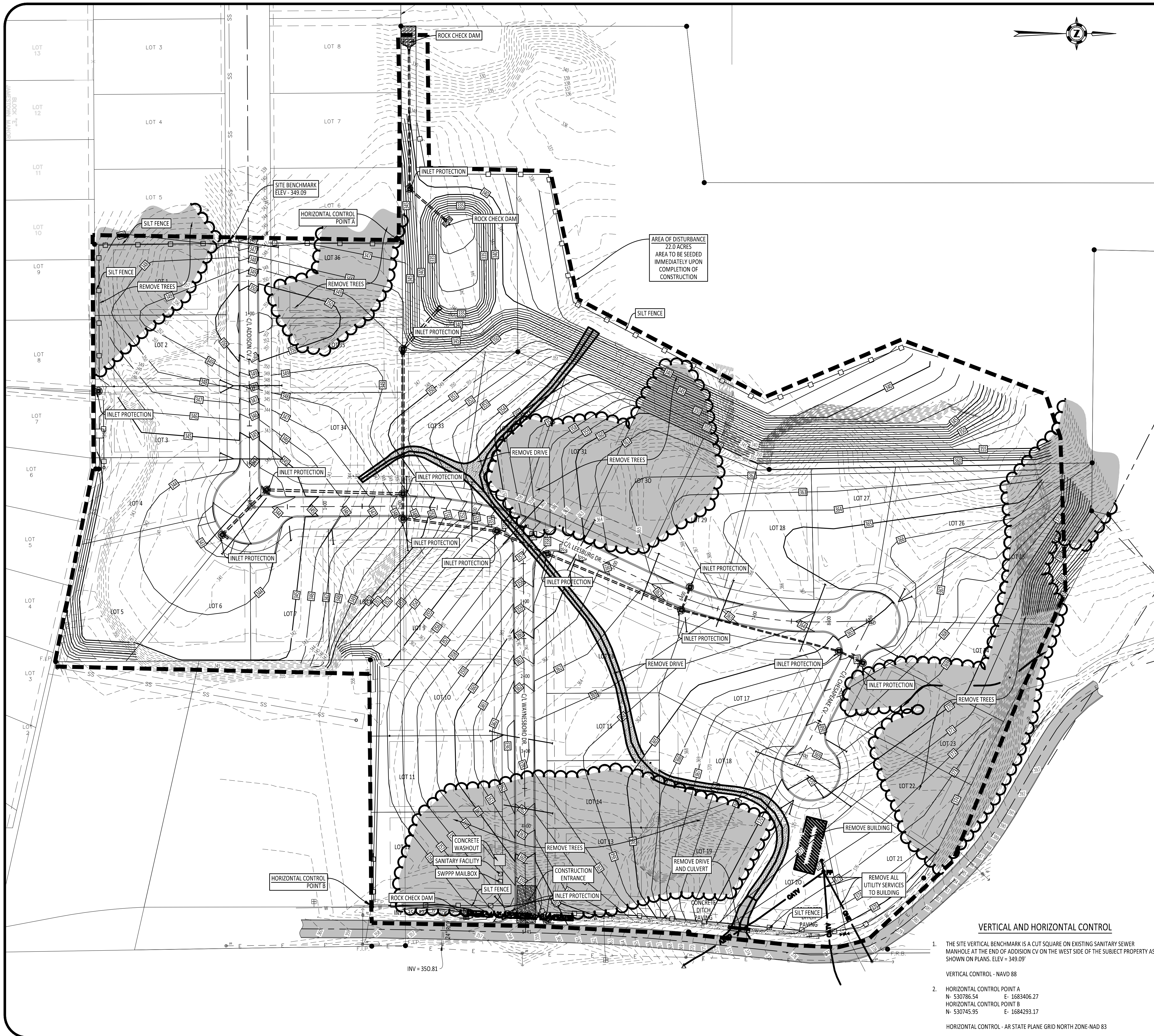
OWNER'S CERTIFICATION

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

ROBIN NIX
NIX DEVELOPMENT CORPORATION

500-13N-03E-0-02-304-16-1637

REV	DATE	REVISIONS	DRAWN	CHKD	SCALE	CADD FILE	DWG#	DATE	SHEET
					1" = 60'	1601-001	031024.0001	01/12/16	1 OF 1



VERTICAL AND HORIZONTAL CONTROL

- THE SITE VERTICAL BENCHMARK IS A CUT SQUARE ON EXISTING SANITARY SEWER MANHOLE AT THE END OF ADDITION CV ON THE WEST SIDE OF THE SUBJECT PROPERTY AS SHOWN ON PLANS. ELEV = 349.09'
 - HORIZONTAL CONTROL POINT A
N- 530786.54 E- 1683406.27
 - HORIZONTAL CONTROL POINT B
N- 530745.95 E- 1684293.17
- VERTICAL CONTROL - NAVD 88
HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-NAD 83



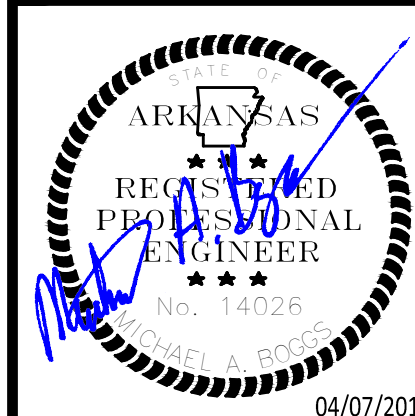
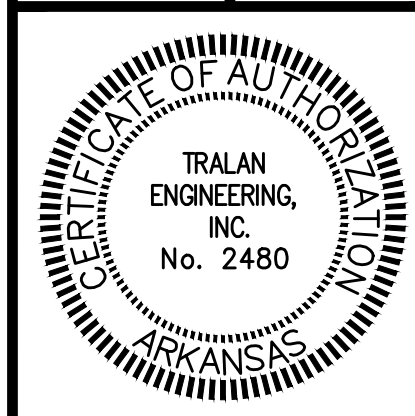
VICINITY MAP
NOT TO SCALE

- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITIES.
- ALL TRAFFIC THAT EXITS THE CONSTRUCTION SITE MUST USE THE CONSTRUCTION ENTRANCE. ANY SEDIMENT THAT IS TRACKED OFF-SITE, MUST BE REMOVED IMMEDIATELY.
- ALL CONCRETE TRUCK WASHOUT MUST BE CONFINED TO THE LOCATION SHOWN ON THIS PLAN.
- A TEMPORARY SANITARY FACILITY MUST BE PLACED ON THIS JOBSITE.
- ALL SWPPP DOCUMENTS MUST BE UPDATED IMMEDIATELY, IF ANY CHANGE IS MADE TO THIS PLAN DURING CONSTRUCTION.
- ALL CONTROL MEASURES MUST BE WELL MAINTAINED DURING ALL CONSTRUCTION ACTIVITIES TO ENSURE MINIMAL OFF-SITE ACCUMULATION OF SEDIMENT.
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL LOCAL, STATE, AND FEDERAL PERMITS RELATED TO ALL CLEARING/DEMOLITION ACTIVITIES.
- 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 CLEARING OR EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY SAID ACTIVITY.
- 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.
- CLEAR ALL TREES FROM THE SITE.

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TRALAN ENGINEERING

PROJECT: JAMESTOWN MANOR PH V
CLIENT: NIX DEVELOPMENT, LLC



REVISIONS

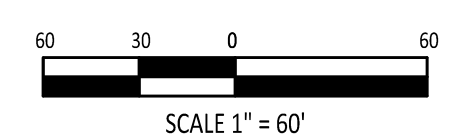
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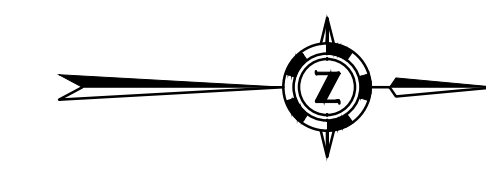
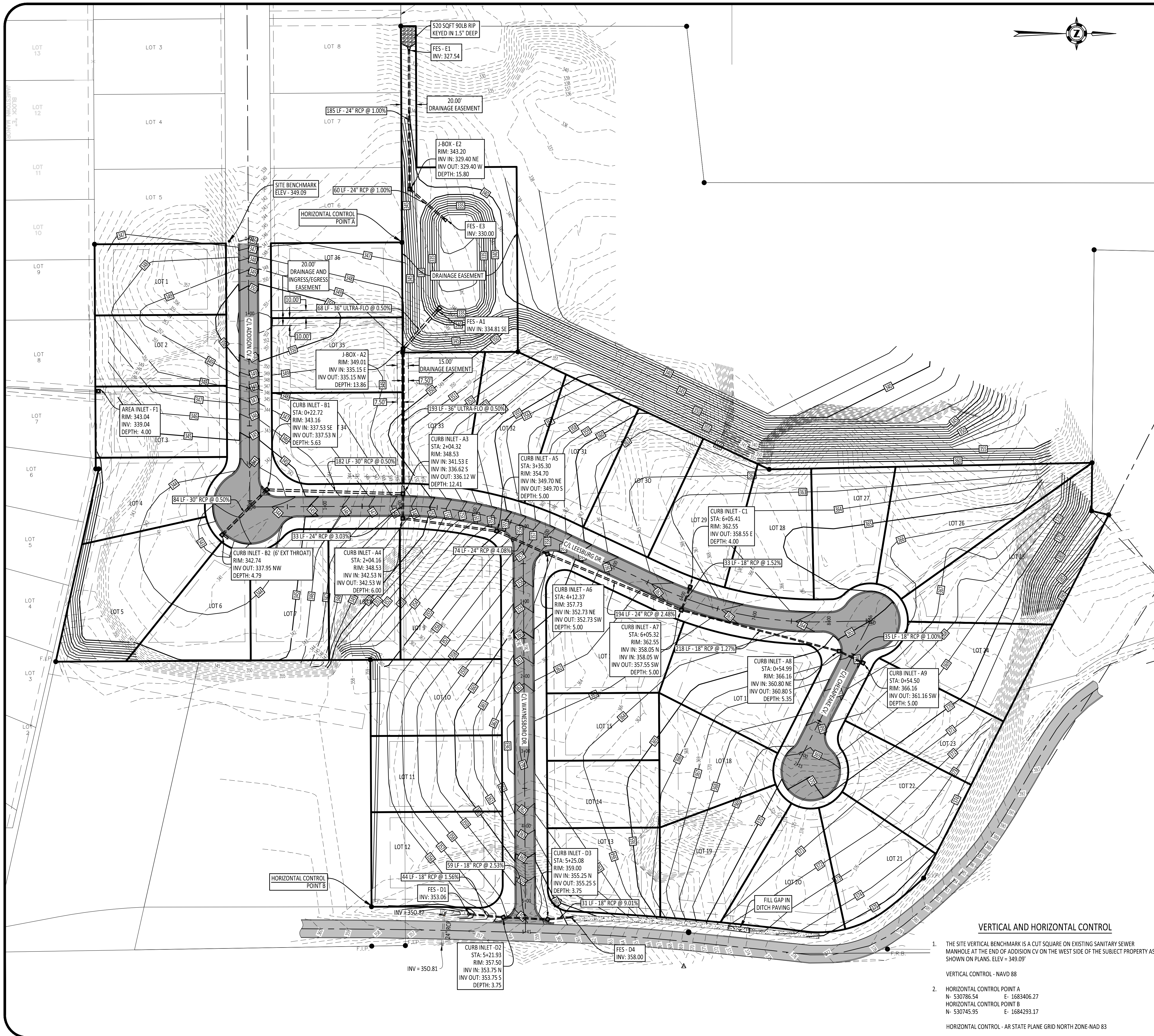
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JOB NO.:	15-002
CAD NO.:	

SWPPP PLAN

SHEET NUMBER:
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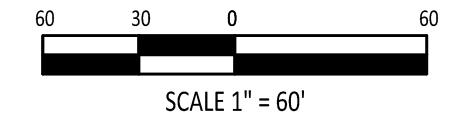


VICINITY MAP
NOT TO SCALE

- ALL SUBGRADE STRUCTURAL FILL SHALL BE PLACED IN UNIFORM HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND COMPACTED WITH SUITABLE EQUIPMENT TO ACHIEVE 95% STANDARD PROCTOR (ASTM D698) AT 2% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT. STRUCTURAL FILL MATERIALS SHALL HAVE A PLASTICITY INDEX BETWEEN 5 AND 25 AND A LIQUID LIMIT NOT EXCEEDING 50.
- ALL BASE MATERIAL SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557).
- ASPHALT SURFACE COURSE MATERIALS SHALL BE IN ACCORDANCE AHTD STANDARD SPECIFICATIONS. ALL PARKING LOTS SHALL CONSTRUCTED UTILIZING THE 3/8" ASPHALT CONCRETE HOT MIX SURFACE COURSE DESIGN REQUIREMENTS AS SHOWN IN SECTION 407.
- ASPHALT CONCRETE PAVEMENTS SHALL NOT BE APPLIED WHEN THE SURFACE TEMPERATURE IS BELOW 40 DEGREES (F), WHEN THERE IS FROST IN THE BASE MATERIAL, OR ANY OTHER TIME WHEN WEATHER CONDITIONS ARE UNSUITABLE.
- ALL CONCRETE CURB AND GUTTER SECTIONS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL SIDEWALK, DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH MASTERFIBER MAC 2200 CB AT AN APPLICATION RATE OF 3 LB/CU. YD. AN EQUIVALENT REINFORCEMENT PRODUCT MAY BE USED, BUT MUST BE APPROVED BY DESIGN ENGINEER. THE TOTAL TARGETED AIR CONTENT OF ALL CONCRETE SHALL BE 5% (PLUS OR MINUS 1%) AS DETERMINED BY ASTM C173/C173M. MAXIMUM SLUMP SHALL BE 5 INCHES AS DETERMINED BY ASTM C143.
- THE MAXIMUM CONTRACTION JOINT SPACING OF ANY CONCRETE PANEL SHALL BE 30 TIMES THE THICKNESS OF THE SLAB. IN NO CASE SHALL THE SPACING EXCEED 15 FEET. JOINT PATTERNS SHOULD DIVIDE ALL PAVEMENT SECTIONS INTO APPROXIMATELY SQUARE PANELS. THE LENGTH OF ANY PANEL SHALL NEVER BE MORE THAN 25% GREATER THAN ITS WIDTH. ALL JOINTS SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 1/4 THE THICKNESS OF THE SLAB.
- ALL CURB AND GUTTER SECTIONS SHALL HAVE CONTRACTION JOINTS CONSTRUCTED AT A MAXIMUM SPACING OF 15 FT.
- ISOLATION (EXPANSION) JOINTS ARE REQUIRED WHERE CURB AND PAVEMENTS ABUT BUILDINGS, FOUNDATIONS, EXISTING PAVEMENTS, MANHOLES AND OTHER FIXED OBJECTS.
- ALL CONCRETE ISOLATION JOINTS SHALL BE SEALED IN ACCORDANCE WITH ACI 504R.
- A WHITE-PIGMENTED MEMBRANE-FORMING CURING COMPOUND MEETING ASTM C309, TYPE II, CLASS A REQUIREMENTS SHALL BE APPLIED ON ALL CONCRETE SURFACES. THE APPLICATION RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS SITE CONDITIONS WARRANT EXTRA COVERAGE. A SECOND APPLICATION AT A 90 DEGREE OFFSET IS RECOMMENDED ON WINDY DAYS OR WHENEVER A SINGLE APPLICATION RESULTS IN COVERAGE THAT IS NOT UNIFORM. THE MINIMUM APPLICATION RATE SHALL NEVER BE LESS THAN 200 SQ FT/GAL.
- HOT AND COLD WEATHER WARRANT SPECIAL PRECAUTIONS WHEN PLACING, FINISHING, AND PROTECTING CONCRETE AGAINST THE EFFECTS OF WEATHER. DURING HOT WEATHER THE CONTRACTOR MUST COMPLY WITH ACI 305.1 AND DURING COLD WEATHER ACI 306.1.
- ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE GRADES SHOWN ON THIS PLAN. ALL COMBINATION CURB AND GUTTER SECTIONS SHALL HAVE THE GUTTER PORTION PITCHED IN THE SAME DIRECTION OF THE INTENDED FLOW.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN CONFORMANCE WITH THE GRADES AND SLOPES SHOWN HEREON THROUGHOUT ALL SITE GRADING AND EXCAVATING ACTIVITIES.
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL REGULATIONS.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITY.
- CONTRACTOR SHALL NOT CONSTRUCT A DRIVEWAY OF ANY TYPE UNTIL THE OWNER HAS SECURED A DRIVEWAY ACCESS PERMIT FROM THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT (AHTD) OR THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THESE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THESE PLANS.

VERTICAL AND HORIZONTAL CONTROL

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- HORIZONTAL CONTROL - AR STATE PLANE GRID NORTH ZONE-14D 83

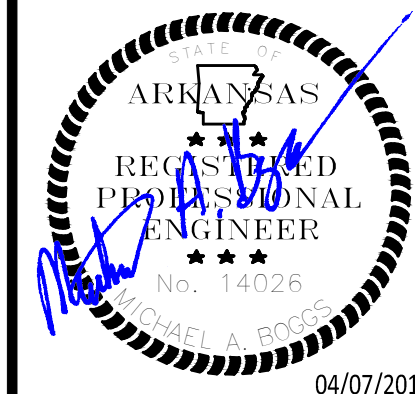
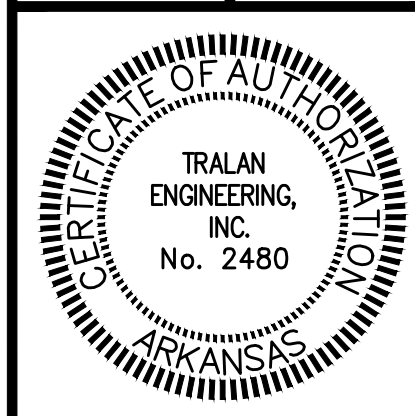


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REVISIONS

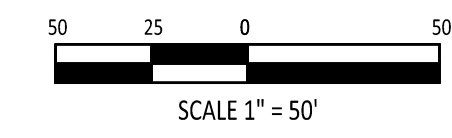
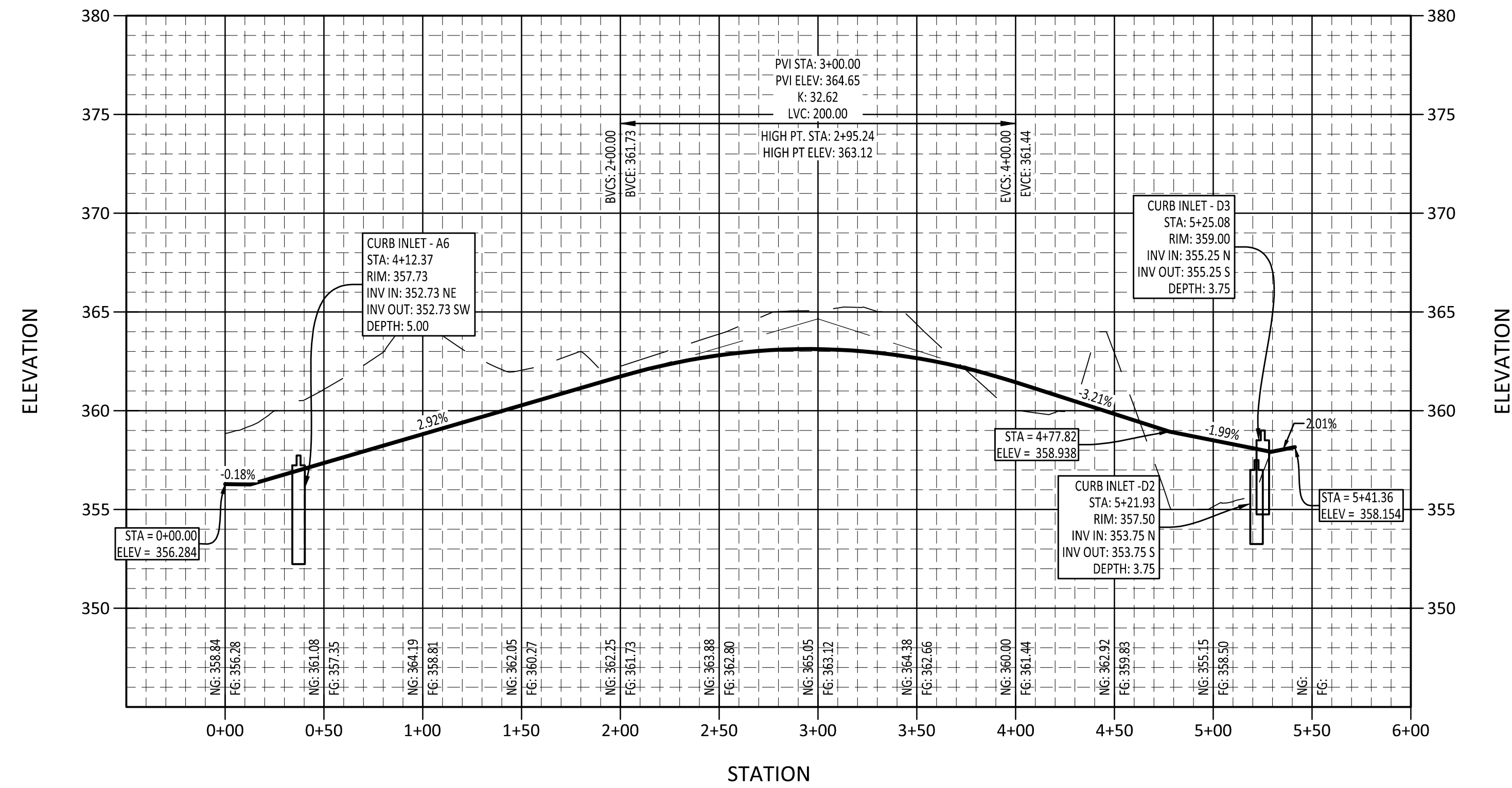
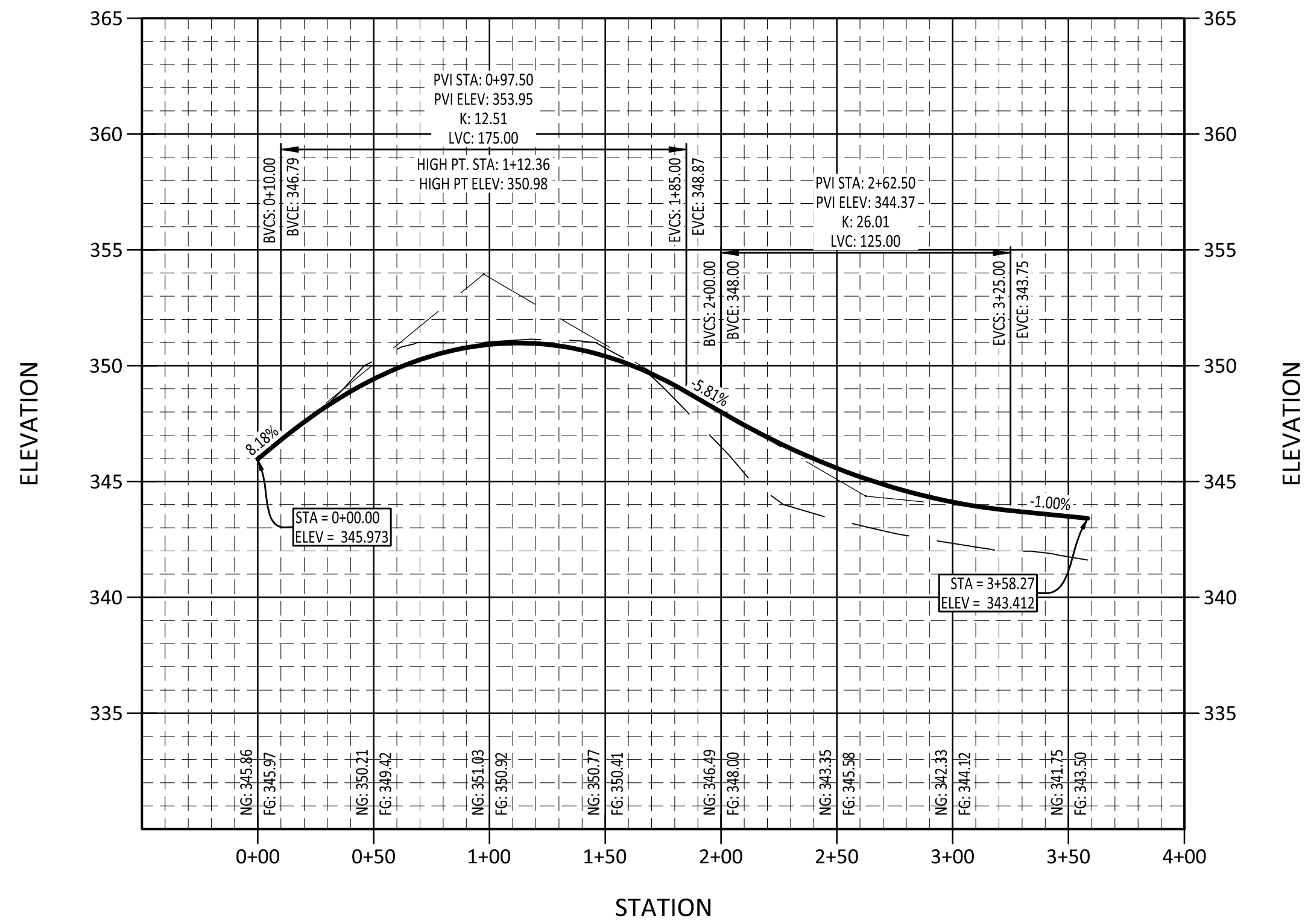
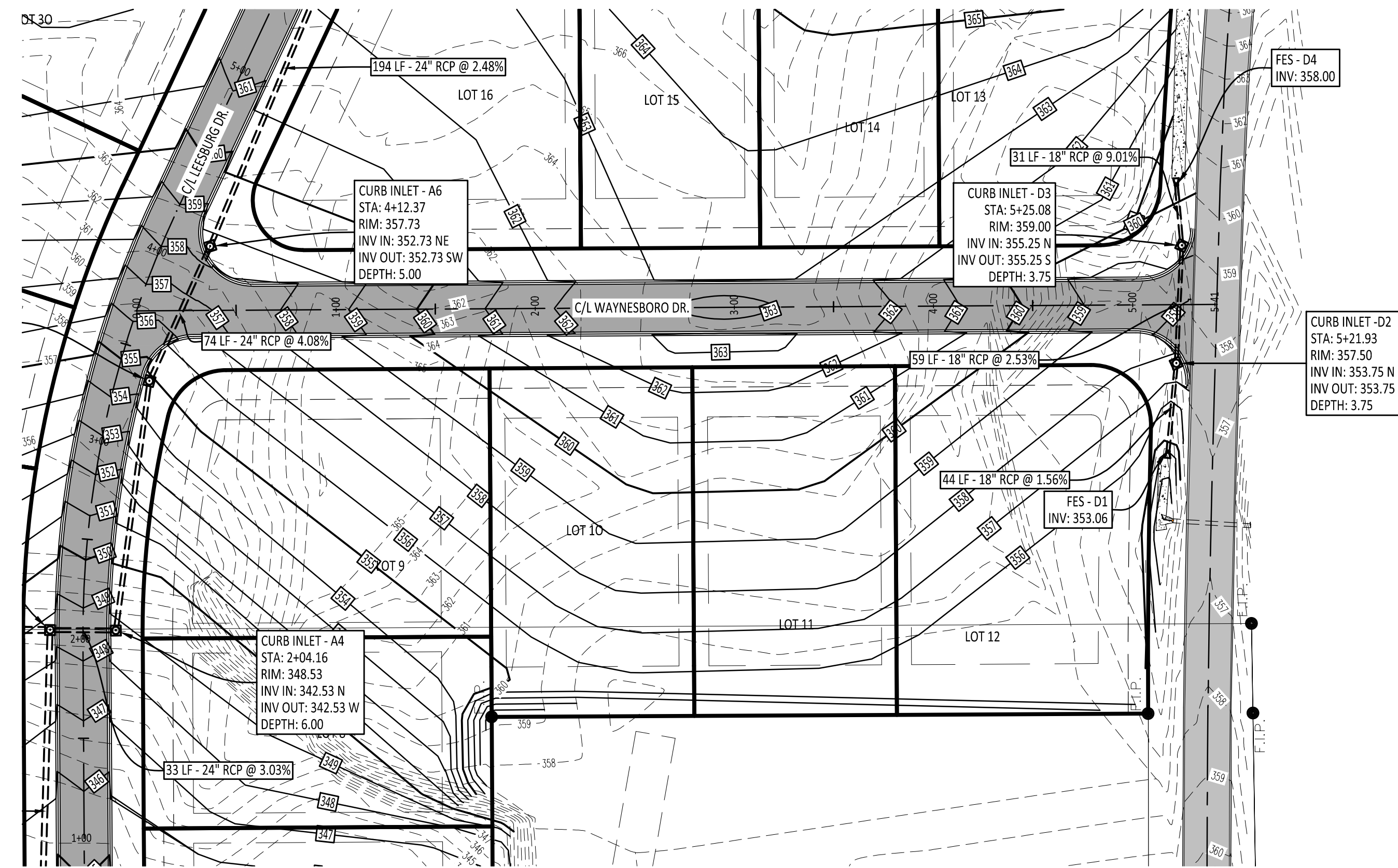
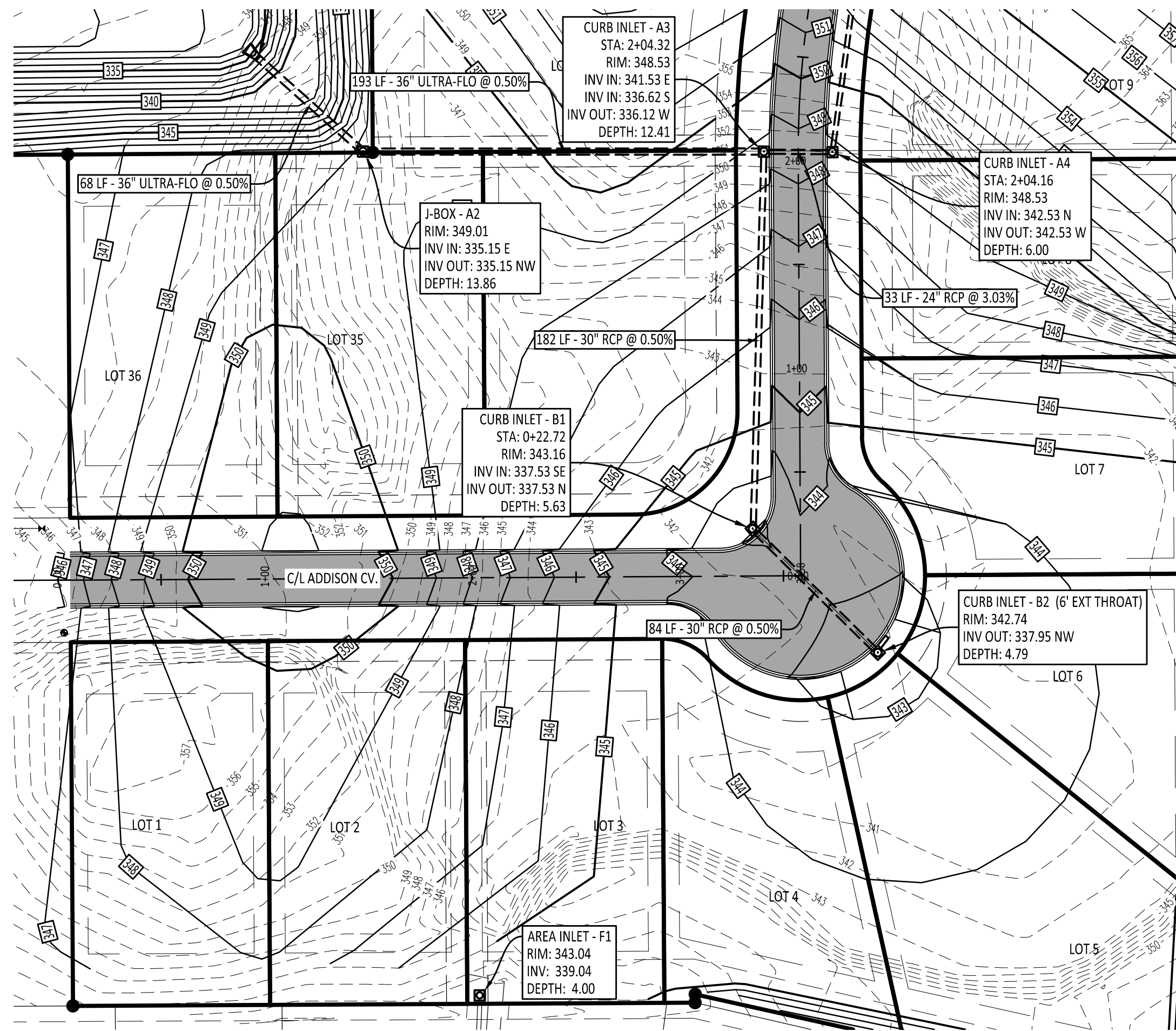
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STREET & DRAINAGE PLAN

SHEET NUMBER:
4 of 14

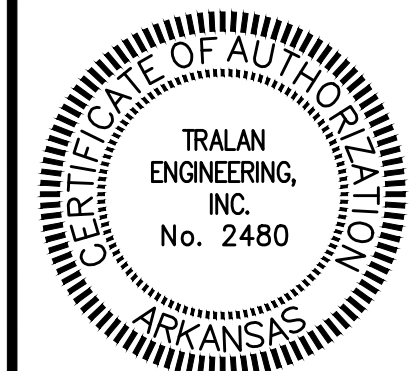


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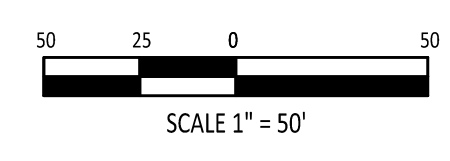
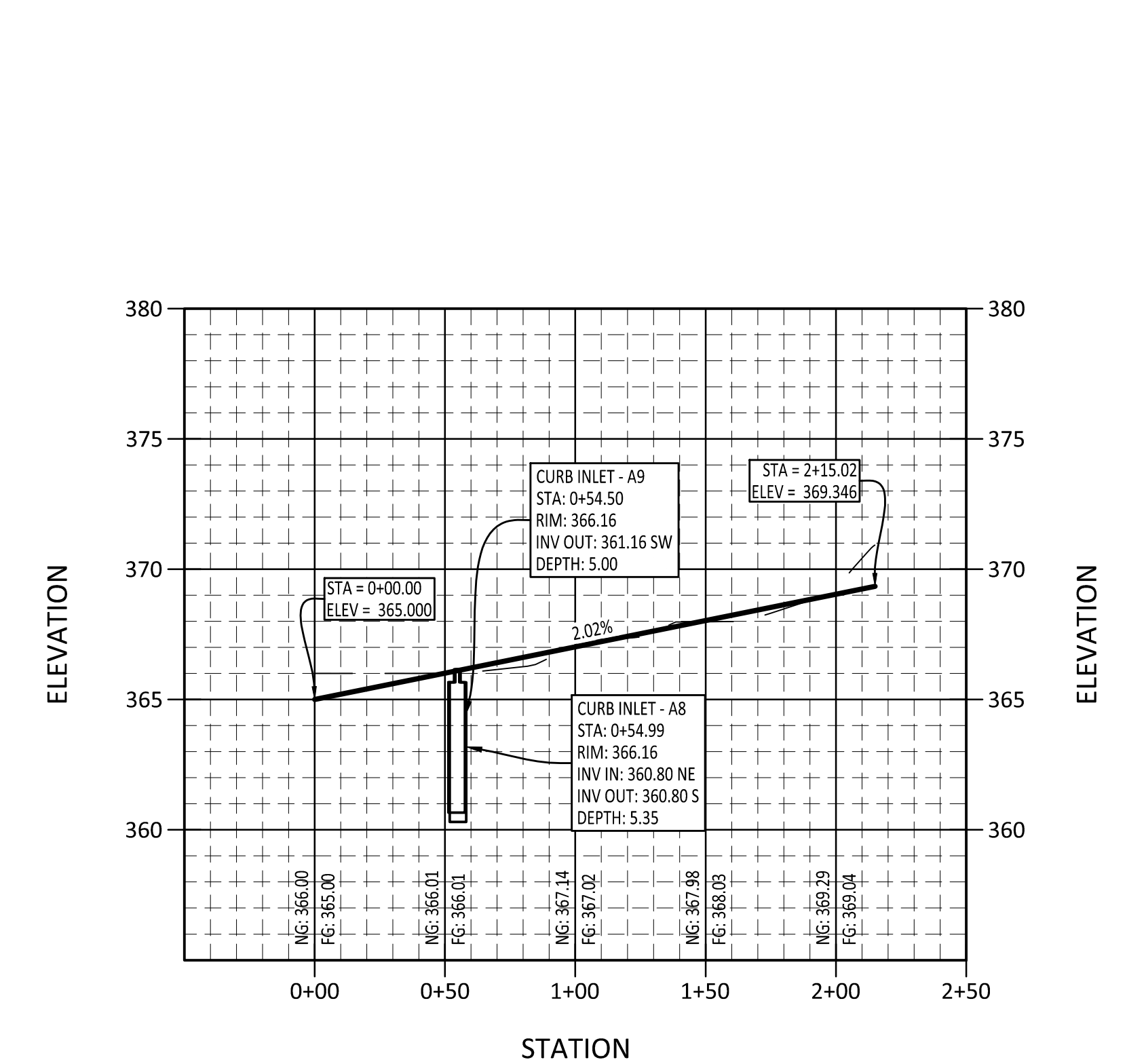
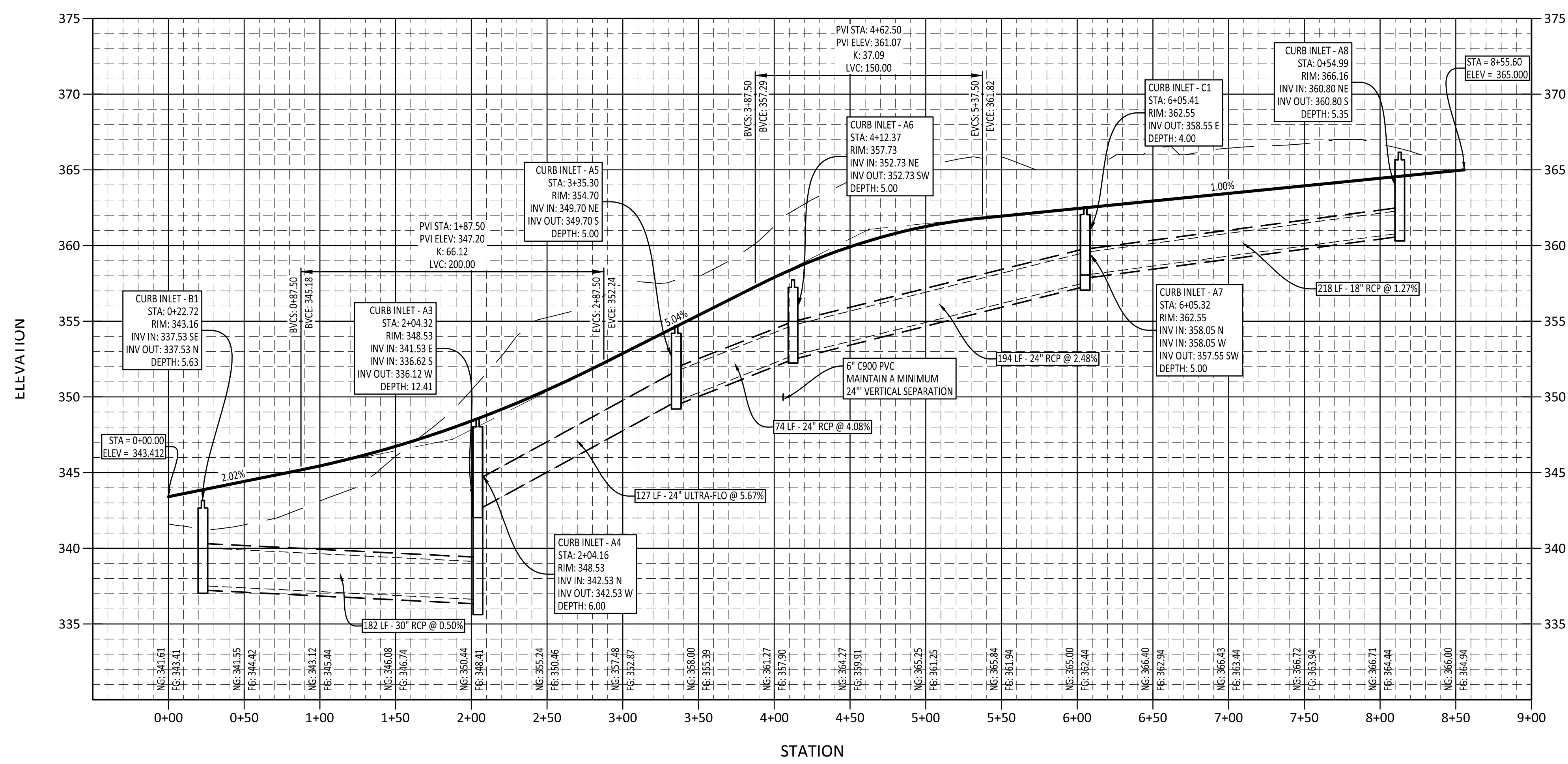
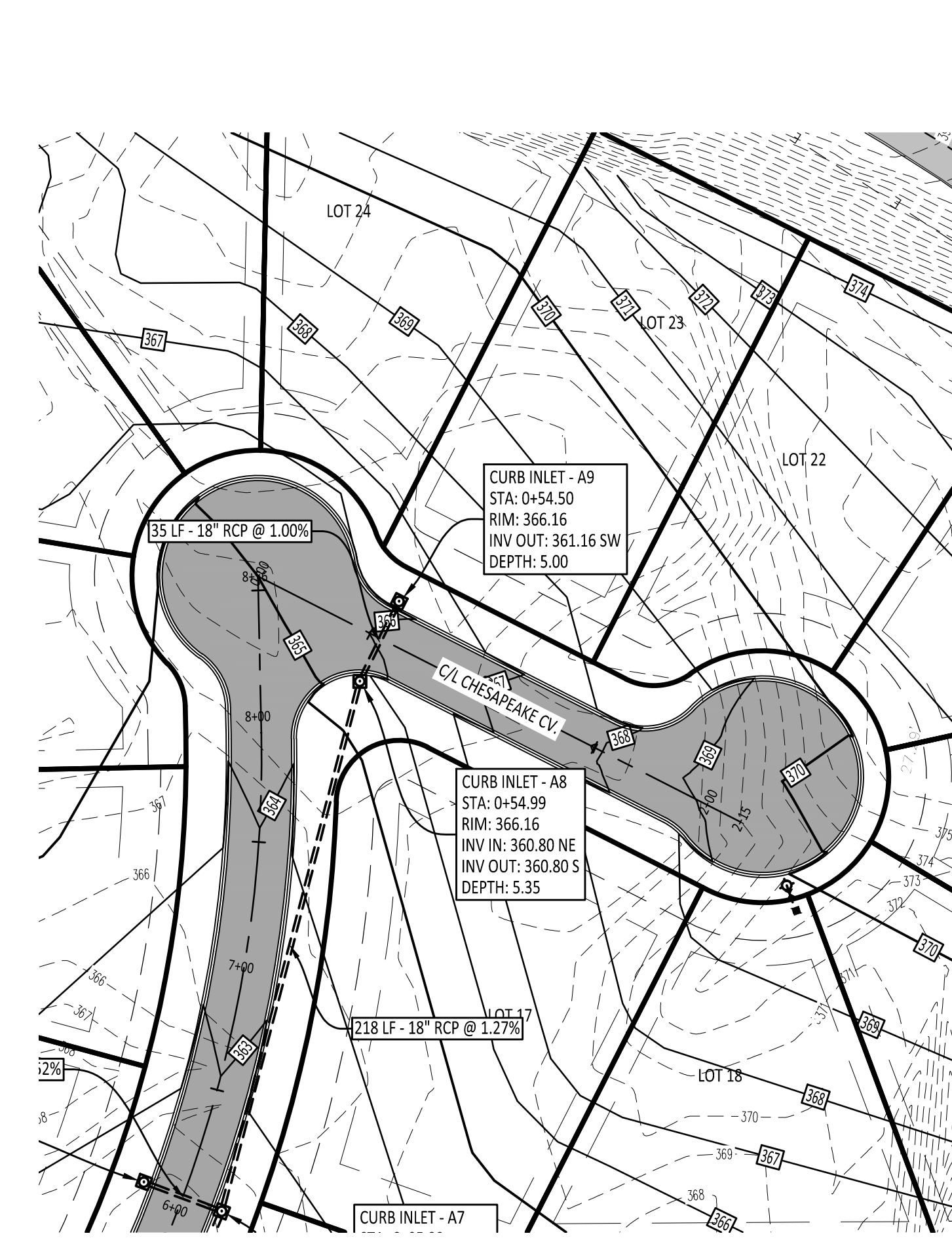
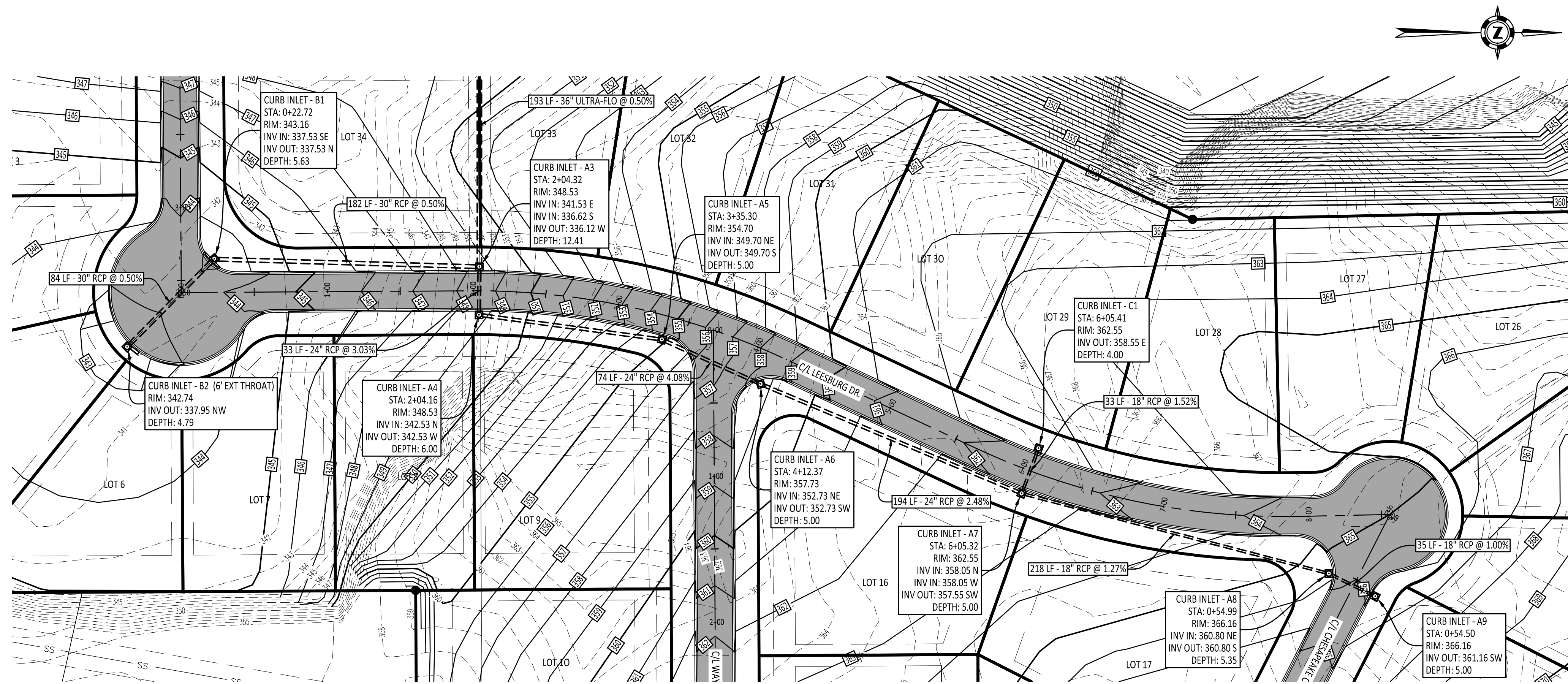
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STREET
 PLAN & PROFILE

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5 of 14

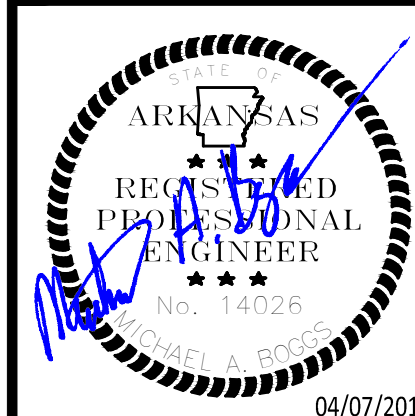
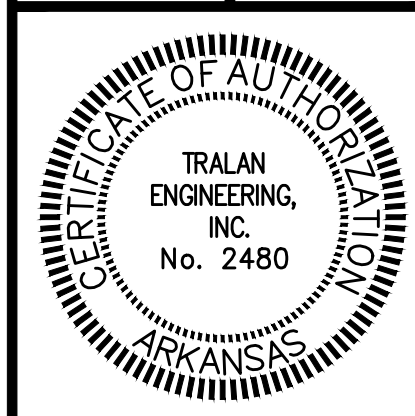


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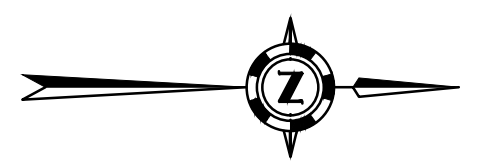
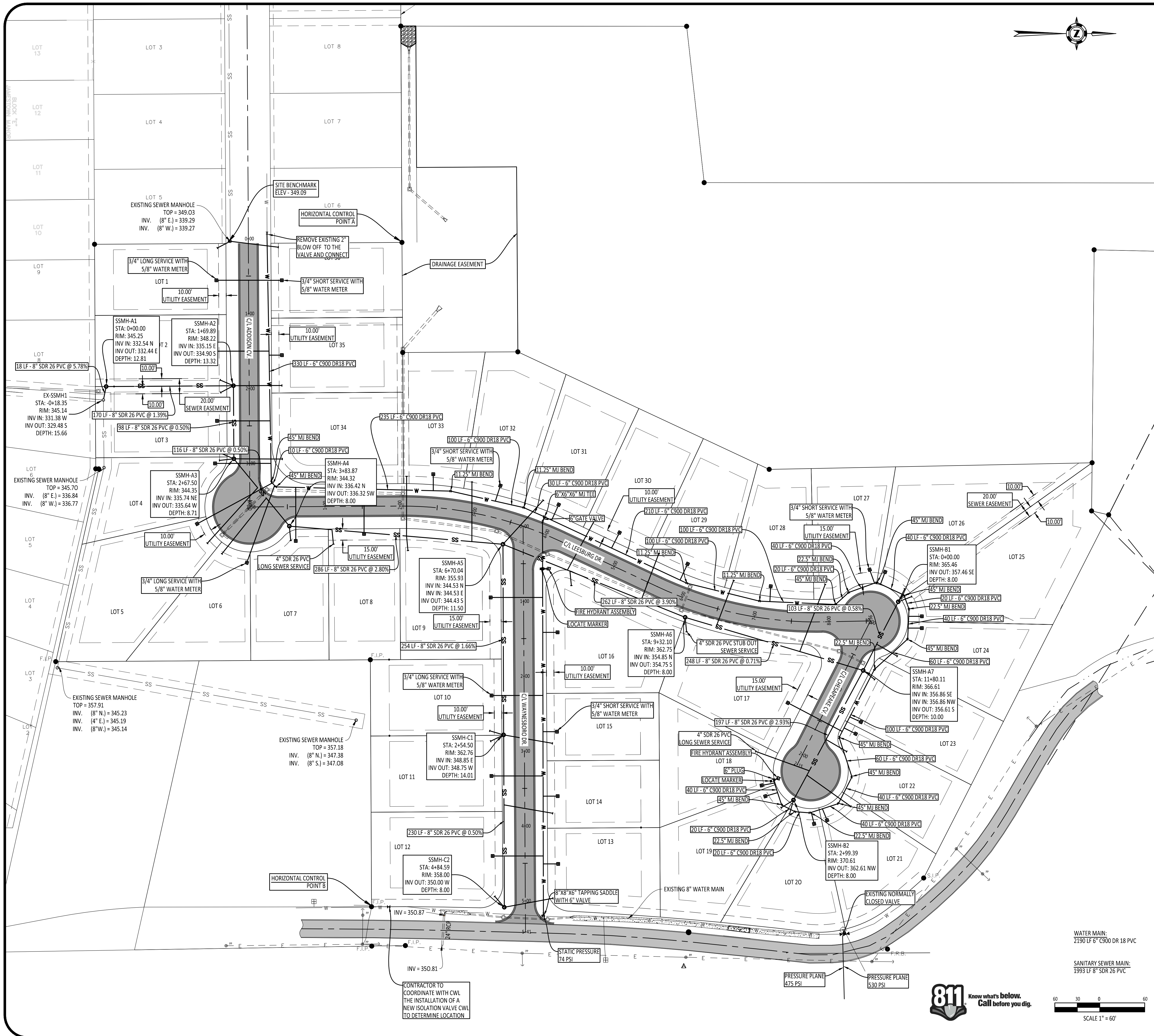
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VICINITY MAP
NOT TO SCALE

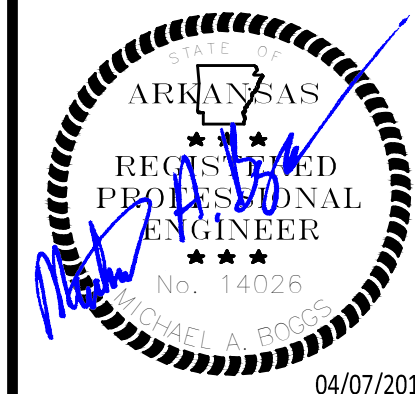
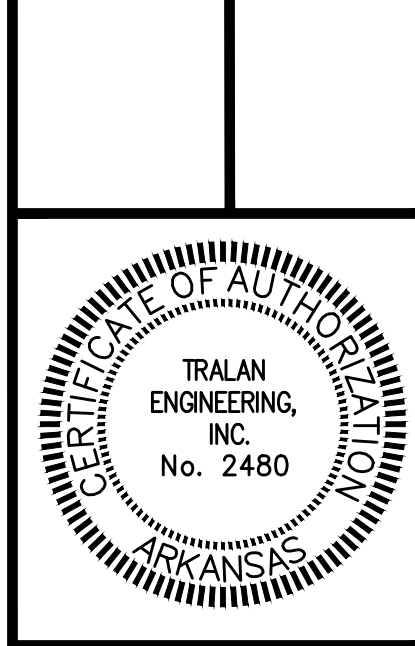
ENGINEERING NOTES:

- ALL MATERIALS USED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL MEET ALL CITY OF BROOKLAND SPECIFICATIONS AND BE INSTALLED IN CONFORMANCE WITH DETAILS SHOWN ON THESE PLANS.
- ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE STANDARDS OF AWWA D651-05.
- ALL WORK PERFORMED ON THIS PROJECT ASSOCIATED WITH THE WATER OR SEWER SYSTEM SHALL COMPLY WITH THE RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATE STANDARDS) AND THE ARKANSAS BOARD OF HEALTH RULES AND REGULATIONS PERTAINING TO PUBLIC WATER SYSTEM AS DESIGNED AND SHOWN ON THESE PLANS.
- WATER MAINS AND SANITARY SEWER SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES. WATER MAINS IN CLOSE PROXIMITY TO SEWER MAINS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATER TIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENTS.
- PER ARKANSAS STATUTES, TRACER WIRE SHALL BE INCLUDED WITH ALL WATER MAINS TO BE INSTALLED ON THIS PROJECT.
- ARKANSAS STATE LICENSING LAW FOR COMMERCIAL CONTRACTORS ACT 150 OF 1965 AND ACT 162 OF 1987 (AS AMENDED) REQUIRES THE INSTALLATION CONTRACTOR TO HAVE A CONTRACTOR'S LICENSE CLASSIFICATION OF MUNICIPAL AND UTILITY CONTRACTOR.
- ALL SEWER SERVICE LATERALS FROM THE MAIN TO THE PROPERTY LINE SHALL SDR 26 PVC WITH GASKET JOINTS.
- ALL SEWER SERVICE LINES SHALL MEET WITH THE REQUIREMENTS OF THE ARKANSAS STATE PLUMBING CODE AND OTHER CITY PLUMBING CODE (IF APPLICABLE). SERVICE LINES UNDER PAVED AREAS SHALL BE BEDDED, AS REQUIRED FOR MAINS, FROM THE MAIN TO THE LIMITS OF THE PAVEMENT.
- MANHOLES SHALL BE PRE-CAST CONCRETE.
- ALL GRAVITY SEWER MAINS AND SERVICE LATERAL SHALL BE LAID IN STRAIGHT ALIGNMENT AT NO LESS THAN THE MINIMUM GRADE FOR THE PIPE SIZE AS FOLLOWS:
4 INCH: 1.00%
6 INCH: 0.60%
8 INCH: 0.40%
12 INCH: 0.22%
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKEOUT. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, STATIONS, ETC. BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR SAME. IF ANY DISCREPANCY IN THE PLANS OR SPECIFICATIONS ARISES, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INITIATING WORK AFFECTED BY THE DISCREPANCY.
- THE CONTRACTOR IS CAUTIONED AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY ERROR OR OMISSION ON THE PLANS WHICH MAY CREATE ADDITIONAL WORK OR EXPENSE BY THE CONTRACTOR, AND SHALL OBTAIN A WRITTEN WORK ORDER FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXTRA WORK WHICH MAY BE CAUSED FROM SUCH ERROR OR OMISSION ON THESE PLANS.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO EXISTING FACILITIES AND/OR ADJACENT PROPERTIES, AND SHALL BE RESPONSIBLE FOR DAMAGE THAT MAY OCCUR.
- ACCESS ALONG ROADWAYS SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHTS-OF-WAY SHALL BE COORDINATED BY CONTRACTOR WITH THE APPROPRIATE PARTY.
- CONTRACTOR SHALL KEEP AN ORDERLY WORK SITE AND SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. TRALAN ENGINEERING, INC. MAKES NO GUARANTEE TO THE EXACT LOCATION OF THE UTILITIES SHOWN ON THESE PLANS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES OR STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE MADE, THE CONTRACTOR SHALL CONTACT THE ARKANSAS ONE-CALL AT 811 AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ALL UTILITIES AND SERVICES DAMAGED DURING CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.
- CONSTRUCTION LIMITS ARE TO BE CLEARED BY CONTRACTOR. ALL STUMPS, DEBRIS, ETC., REMAINING WITHIN THE PROJECT LIMITS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
- THE STATIC PRESSURE AT THE WATER SYSTEM TIE IN POINT IS 74 PSI.
- ALL SEWER SERVICE LINES MUST BE CONSTRUCTED AT A MINIMUM DISTANCE OF 10 FT FROM THE SIDE PROPERTY LINES OF ALL LOTS.
- ALL WATER METER SERVICES SHALL CONSTRUCTED WITH 1" TYPE K COPPER TUBING.
- ALL CONDUIT TRENCHES THAT LIE UNDER THE PAVING SHALL BACK FILLED WITH CLASS 7 TO 1 FOOT ABOVE THE PIPE AND FLOWABLE FILL TO WITHIN 1 FT BELOW THE SUBGRADE OR CLASS 7 LIMESTONE COMPACTED IN MAXIMUM 8" LIFTS TO 98% MODIFIED PROCTOR IN ACCORDANCE ASTM D1557.

COMPANY INFO:
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JONESBORO, AR 72404
PH: 1-870-203-9939
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PROJECT: JAMESTOWN MANOR PH V
CLIENT: NIX DEVELOPMENT, LLC



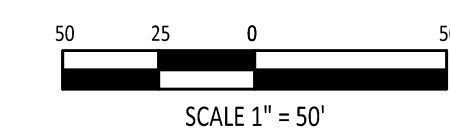
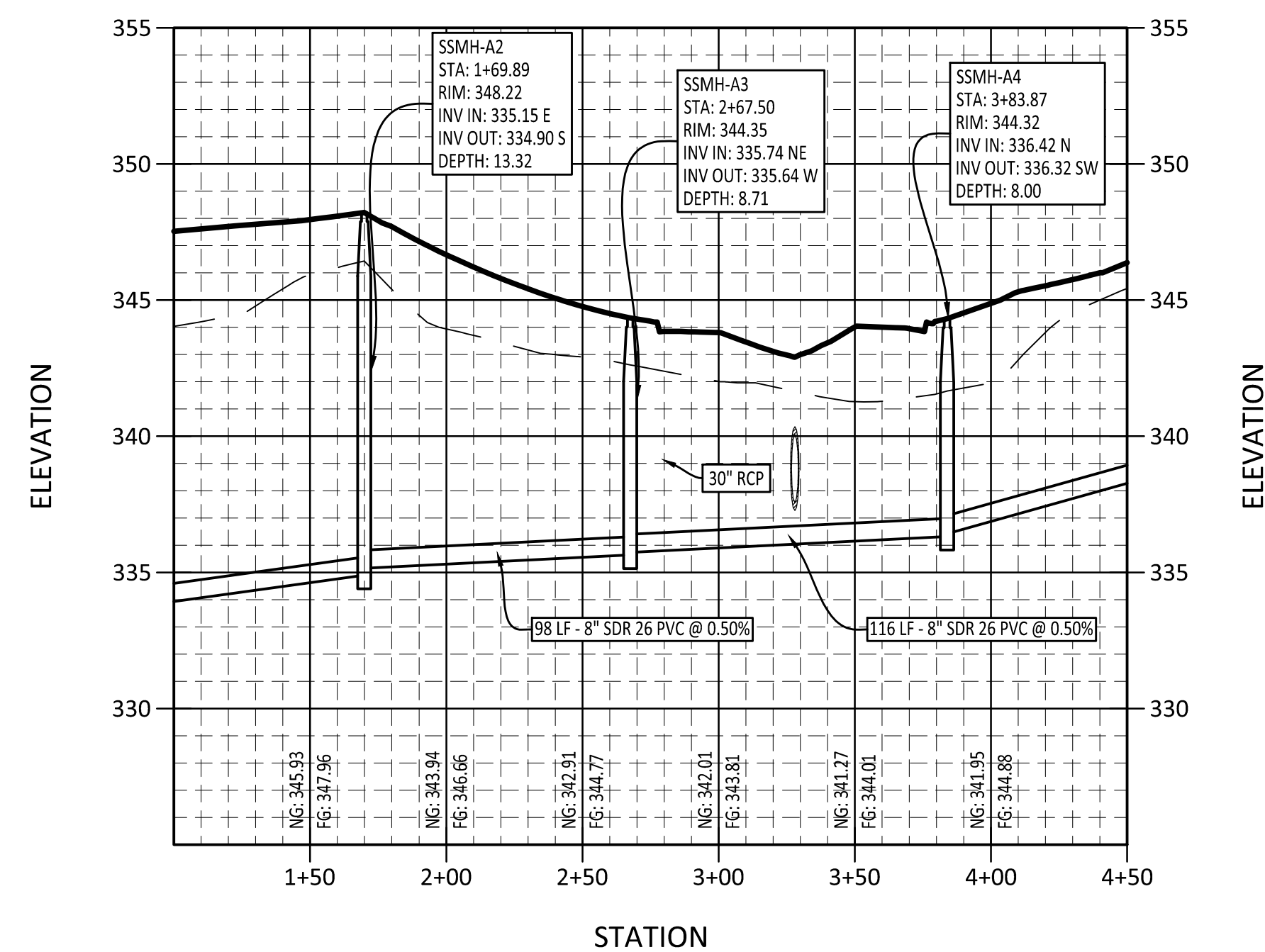
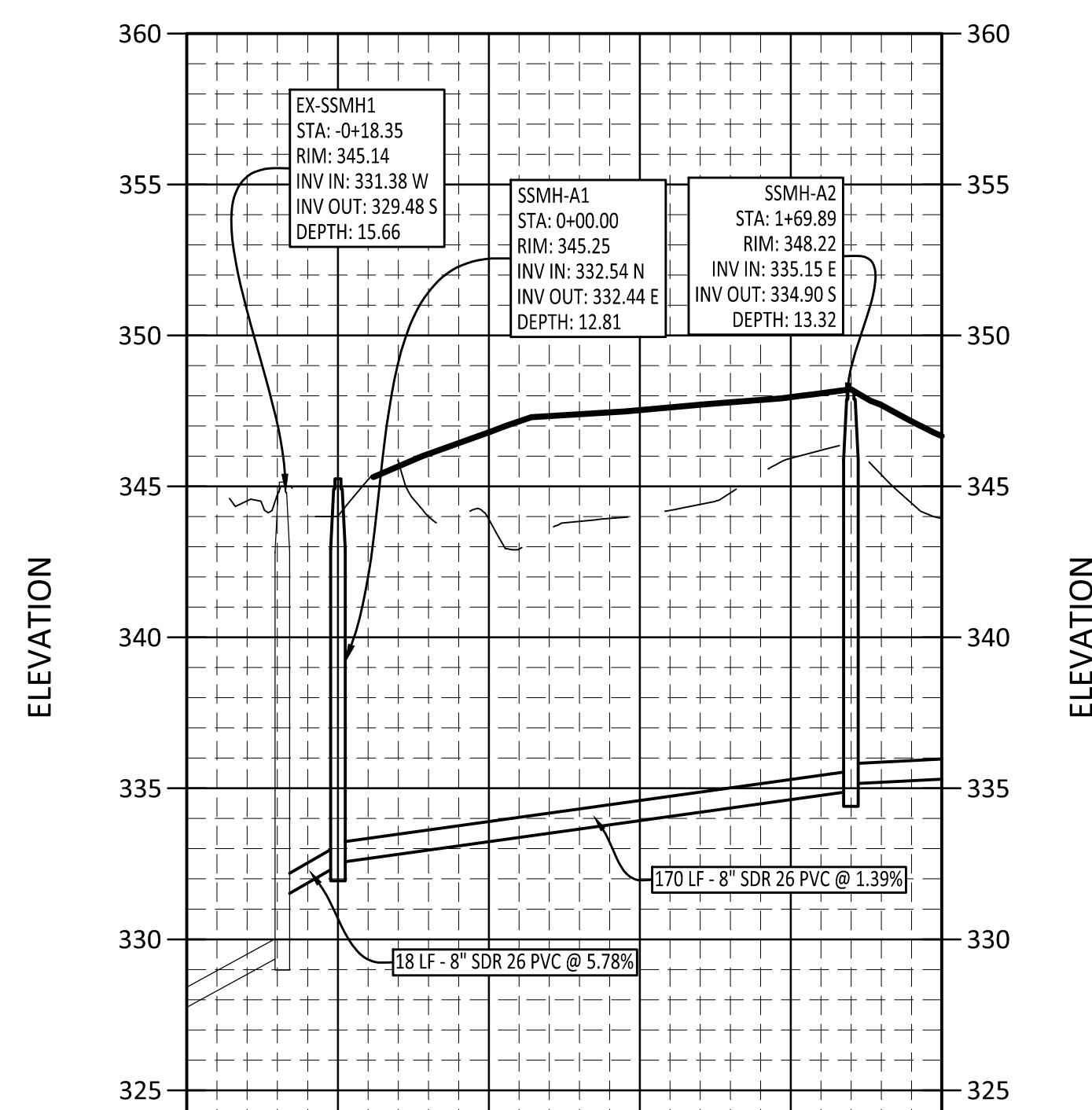
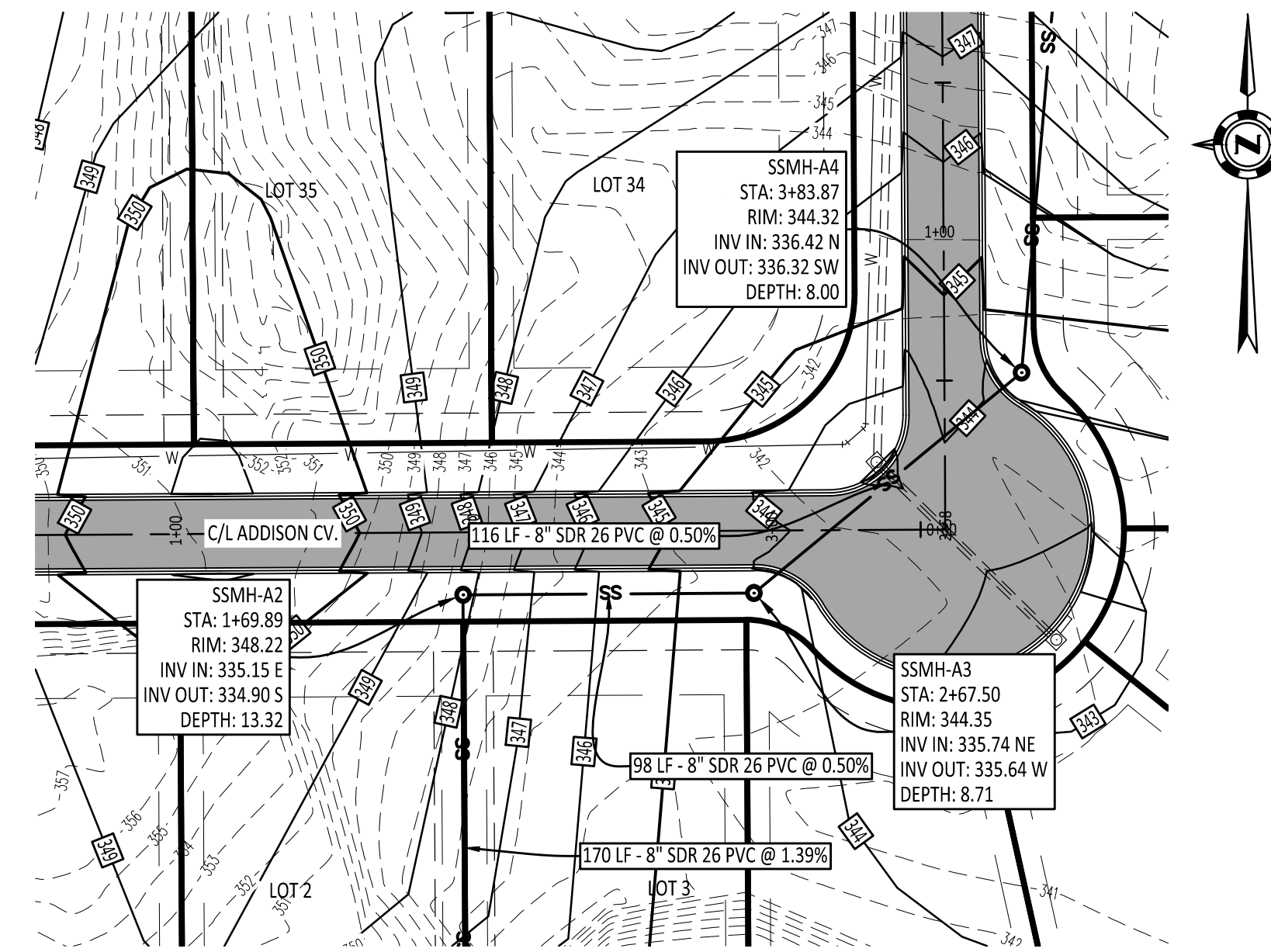
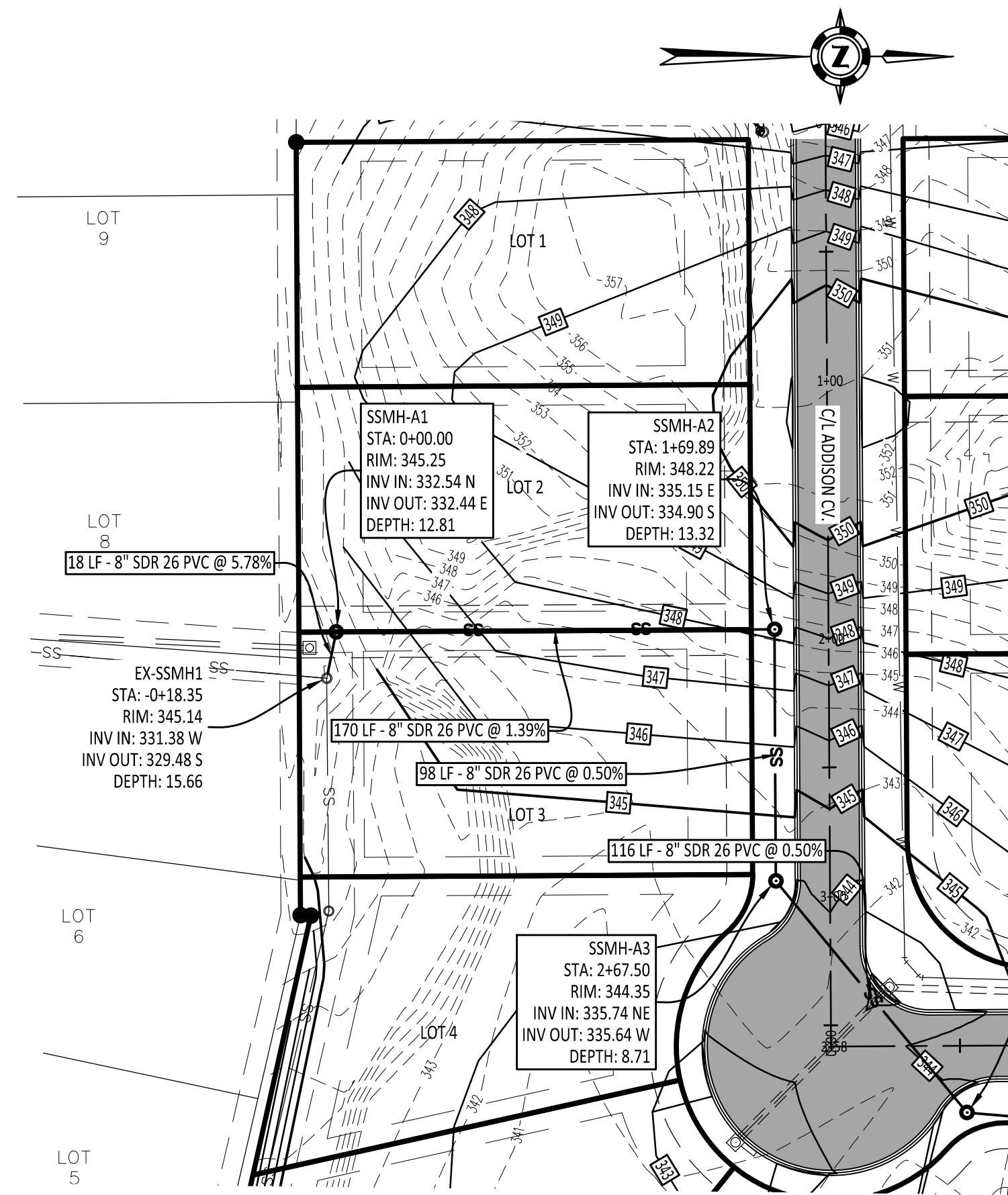
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DRAWING INFO.

DRAWN BY:	MAB
DATE:	04/07/2016
SCALE:	1" = 60'
JOB NO.:	15-002
CAD NO.:	

SITE UTILITY PLAN

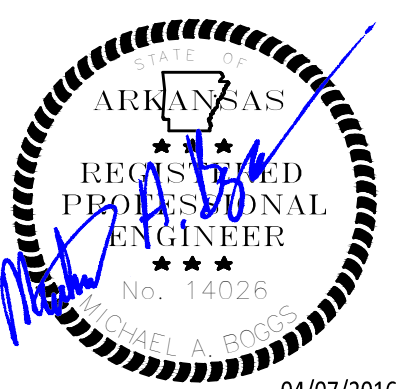
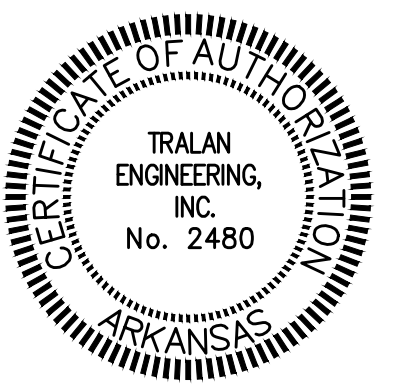


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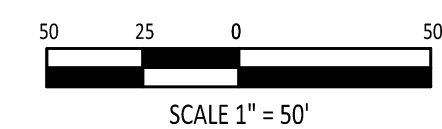
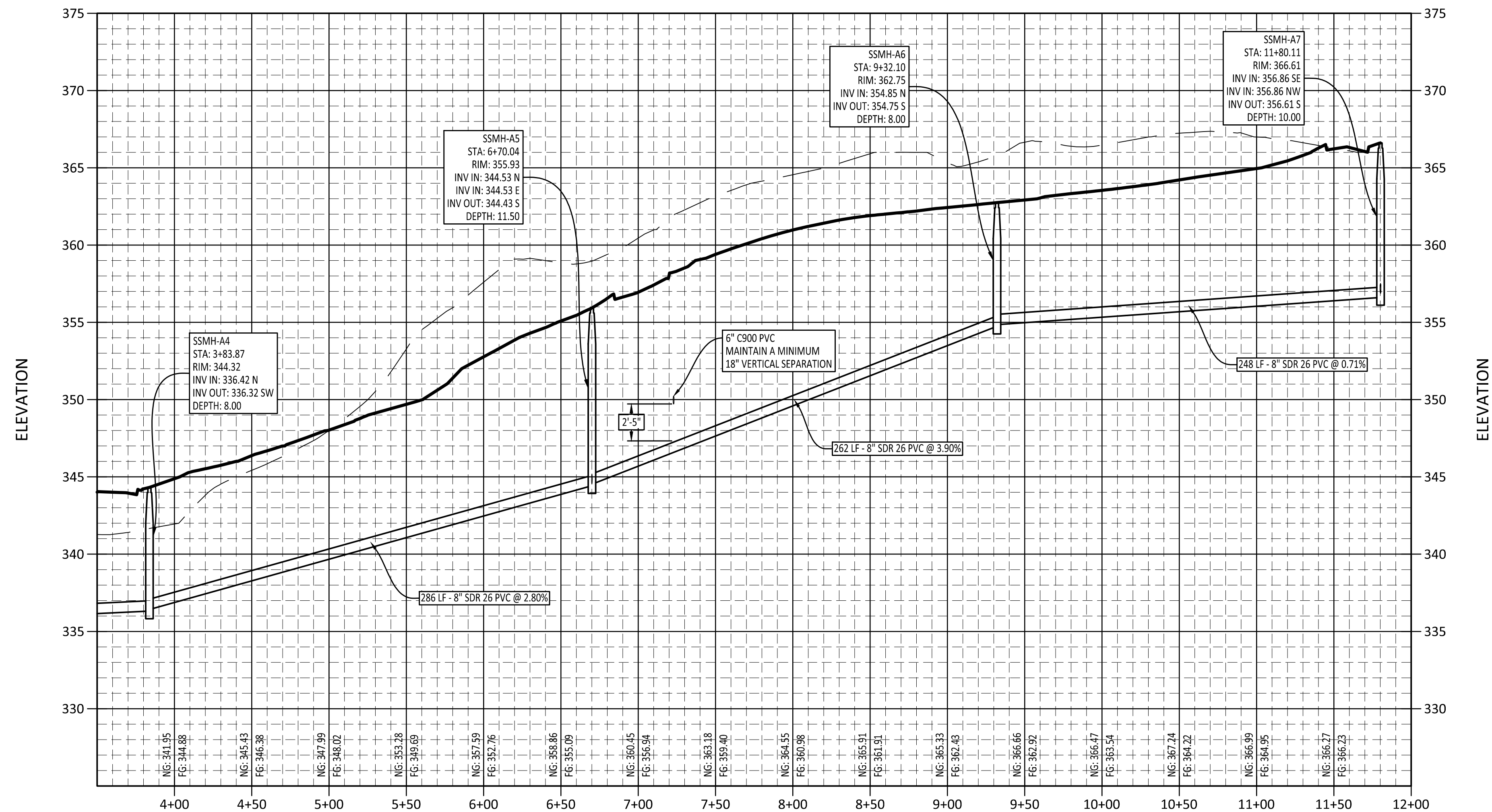
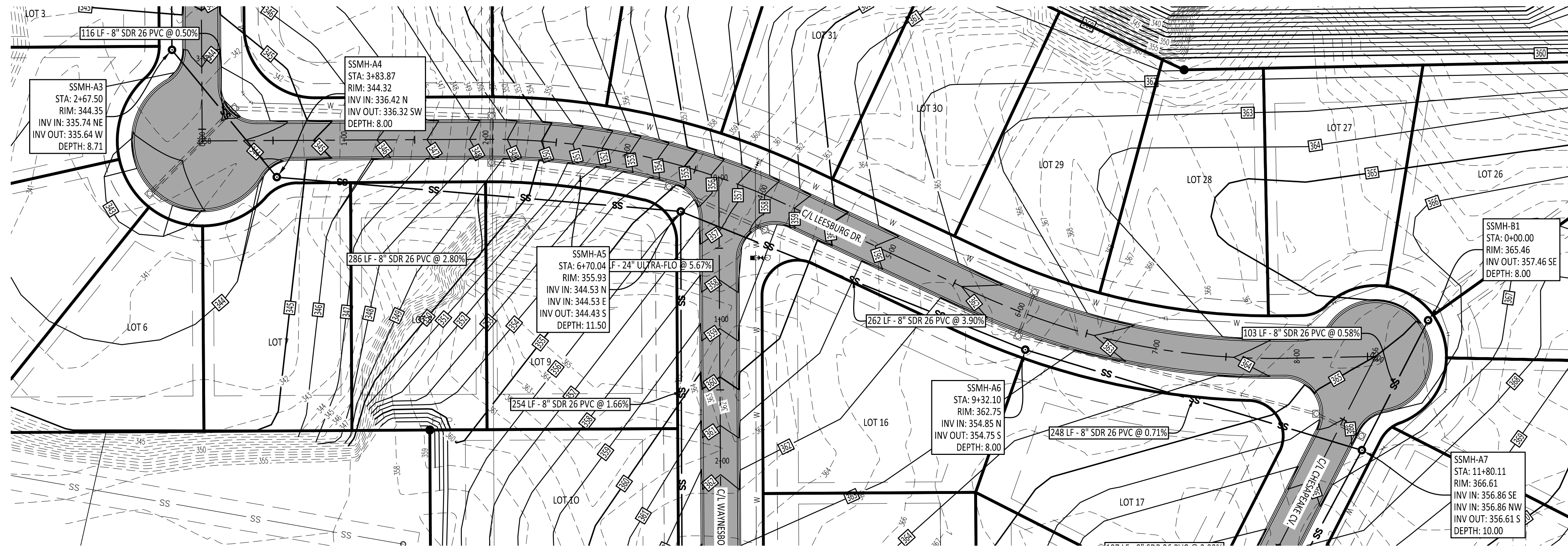
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SANITARY SEWER
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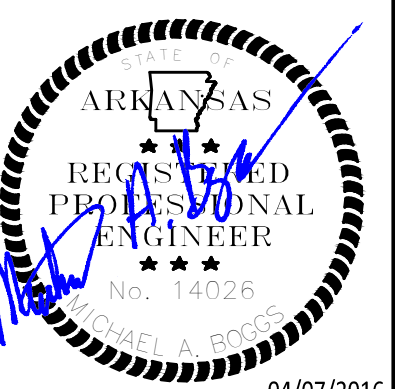
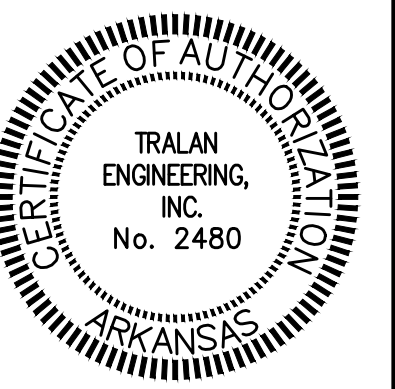


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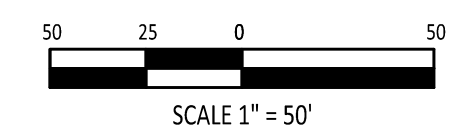
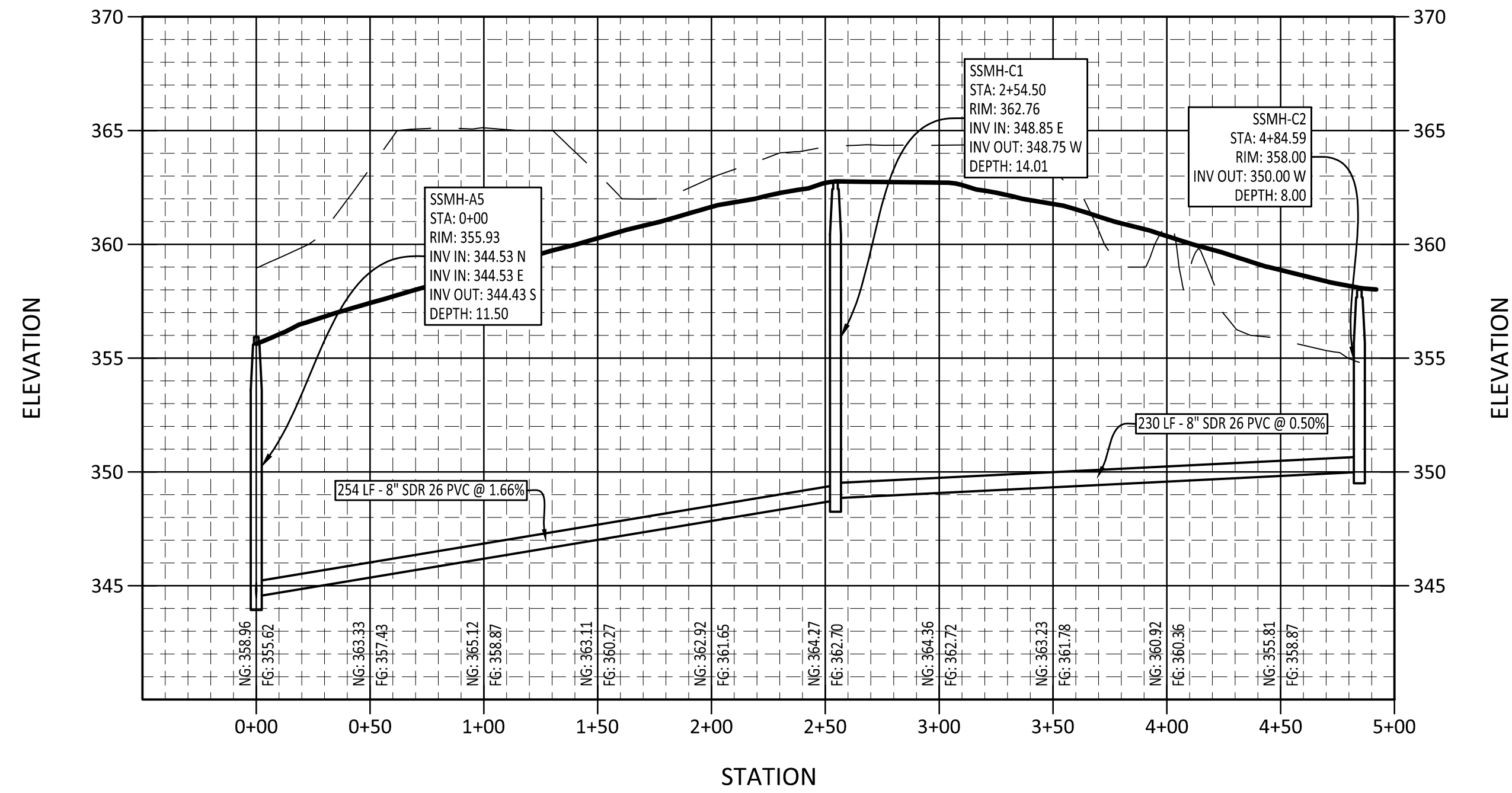
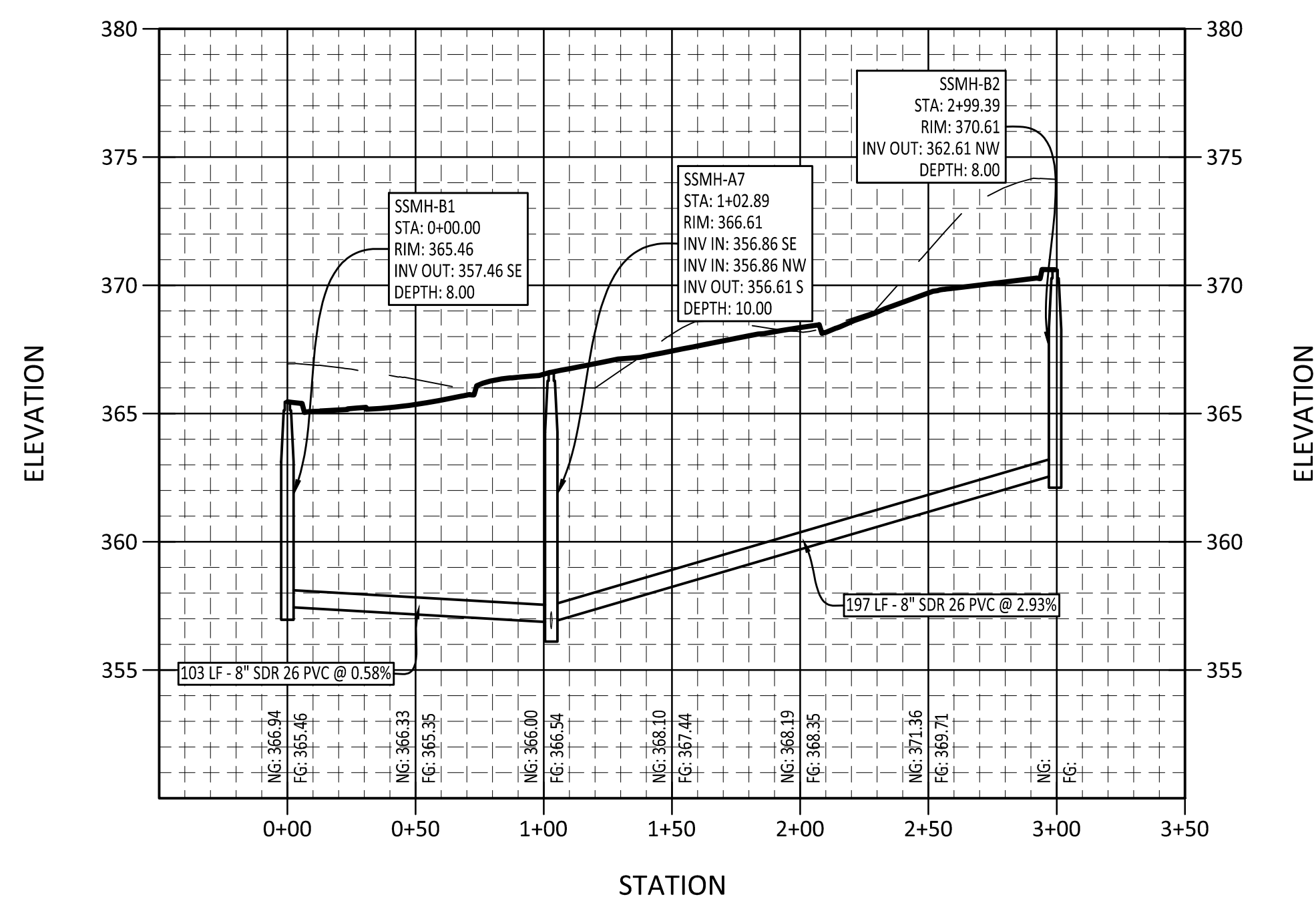
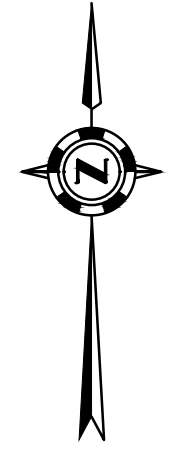
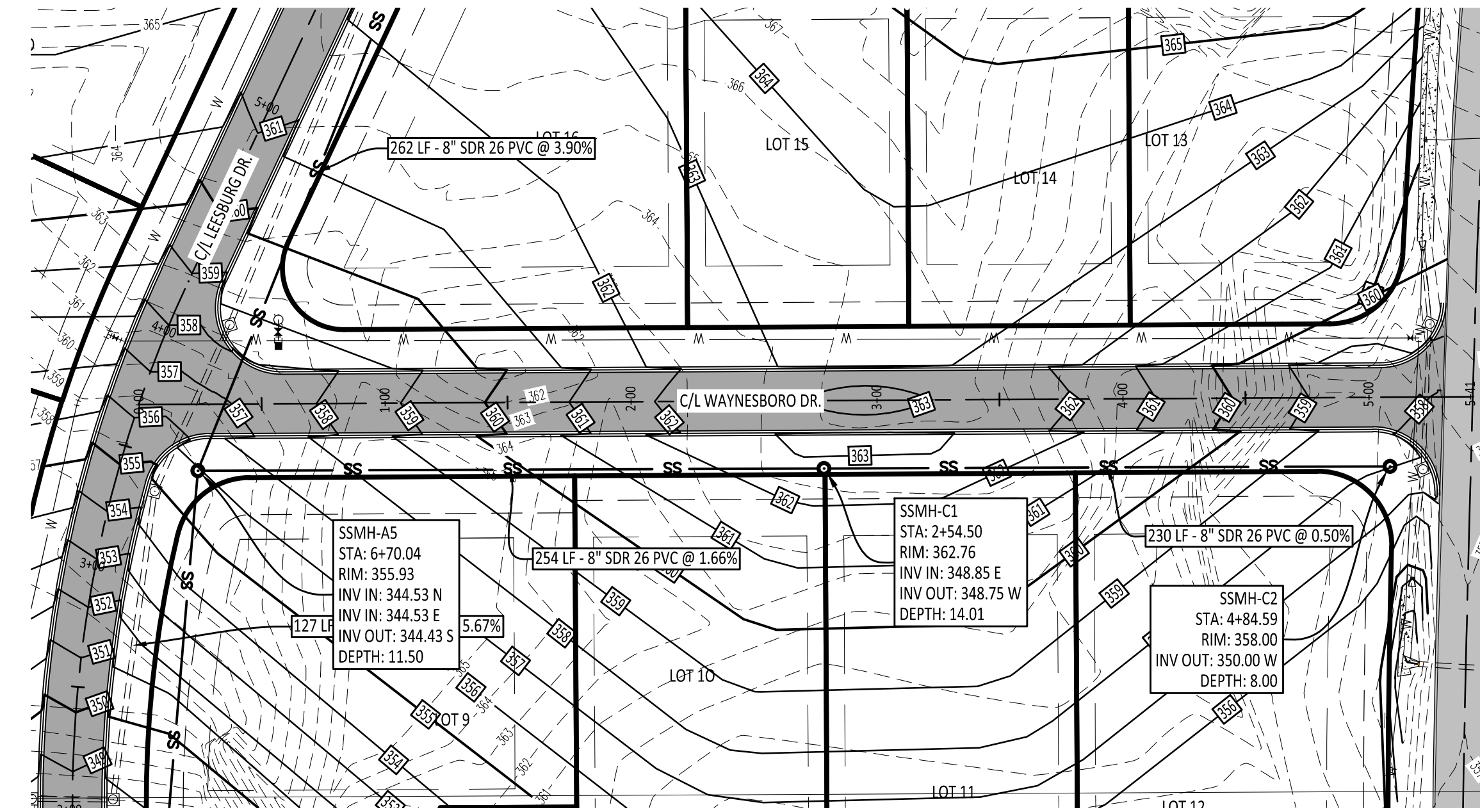
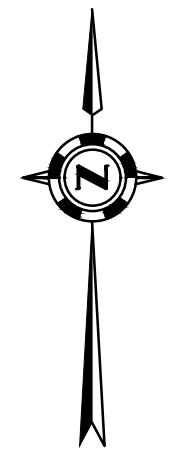
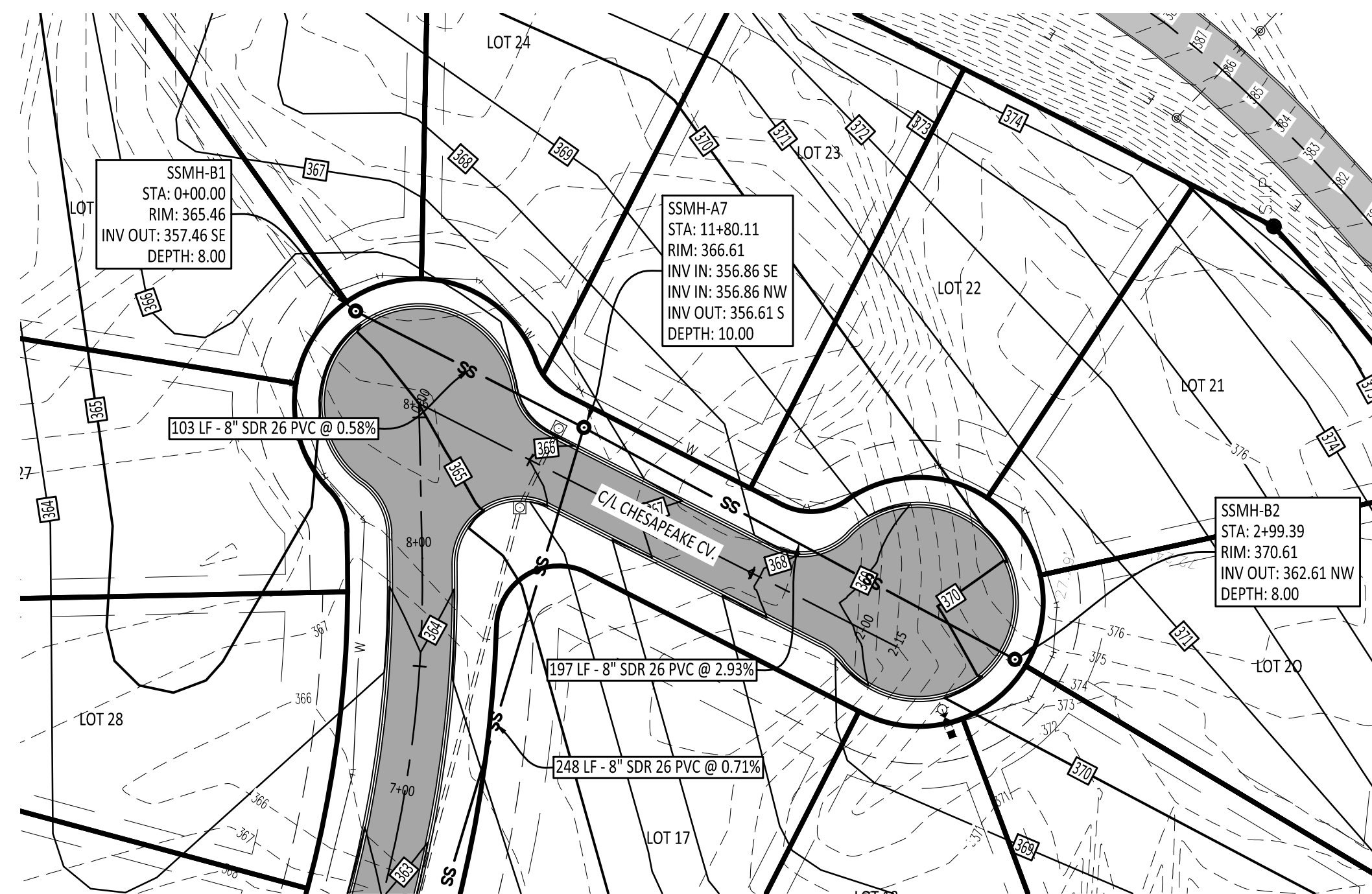
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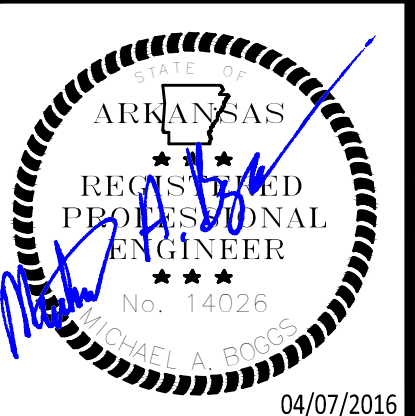
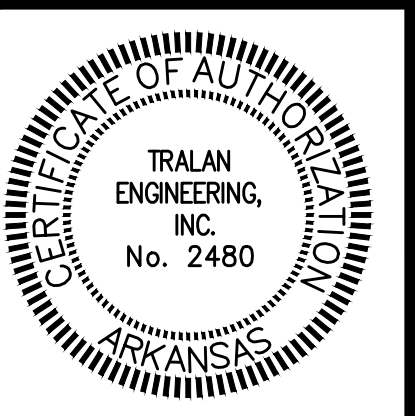


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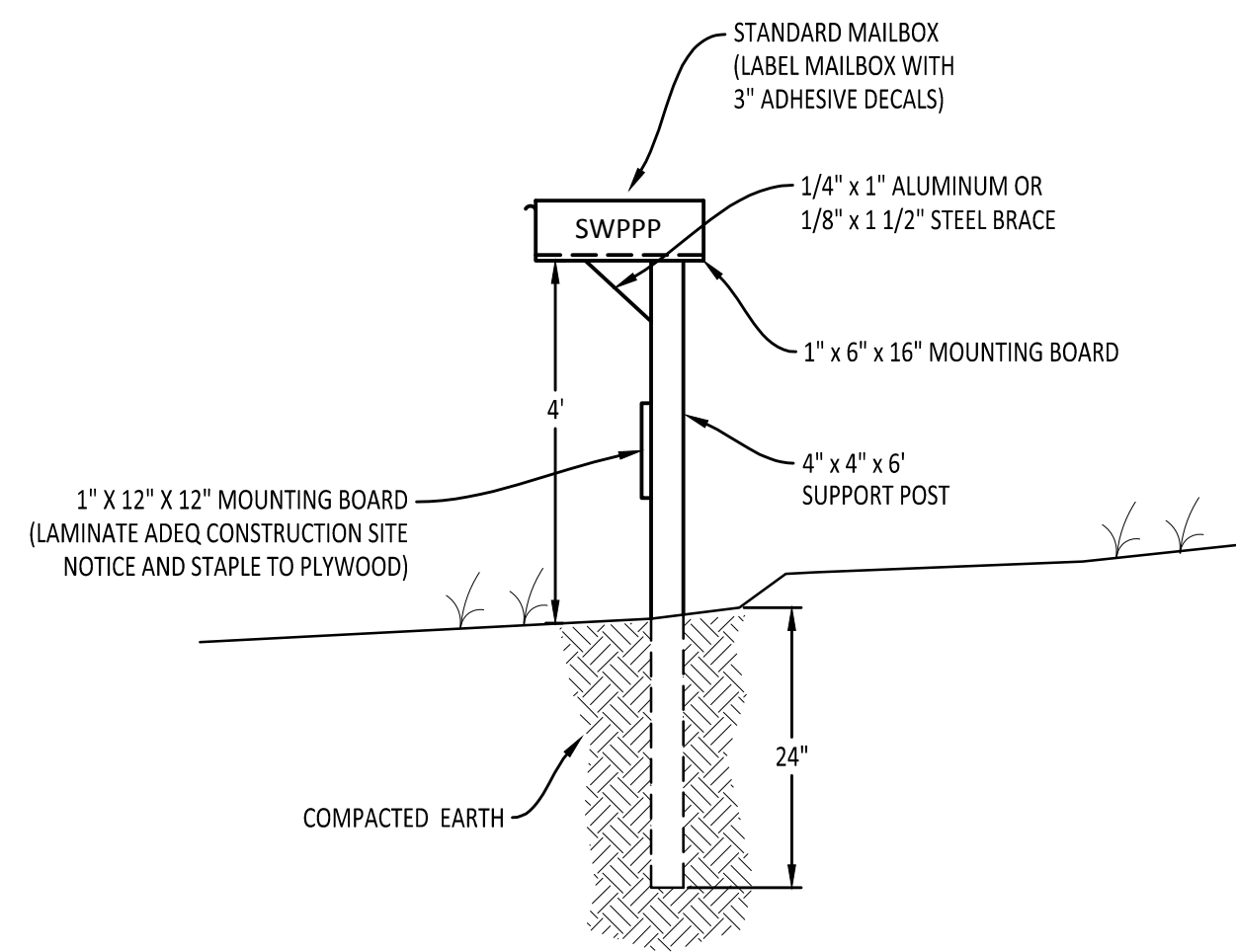
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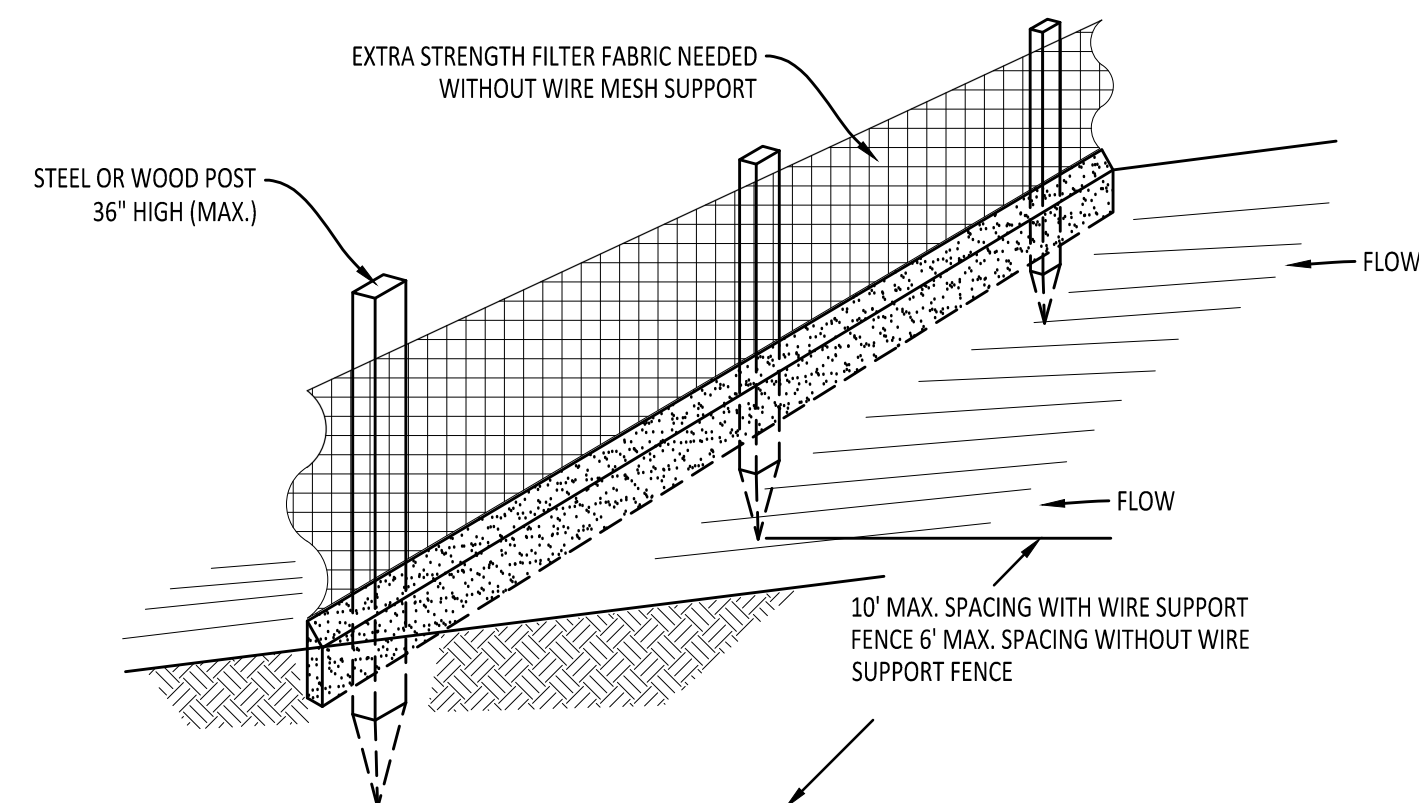
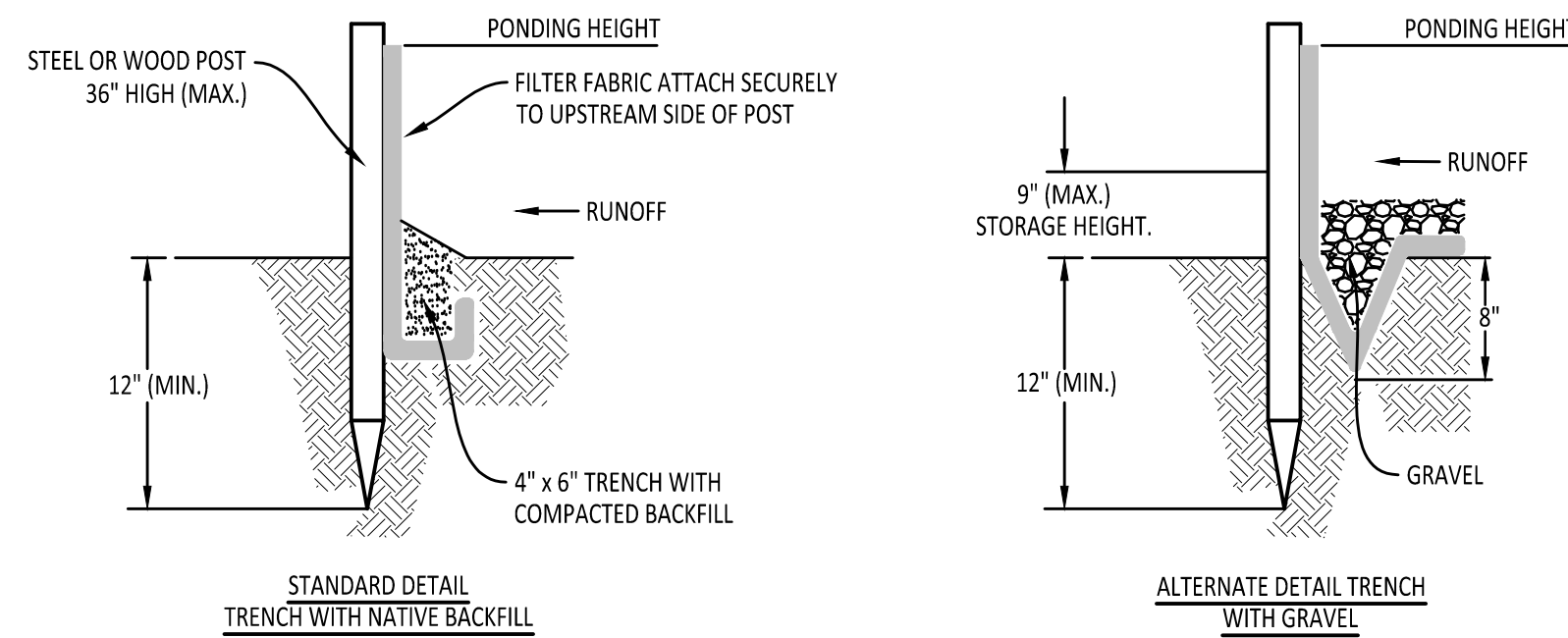
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SWPPP MAILBOX

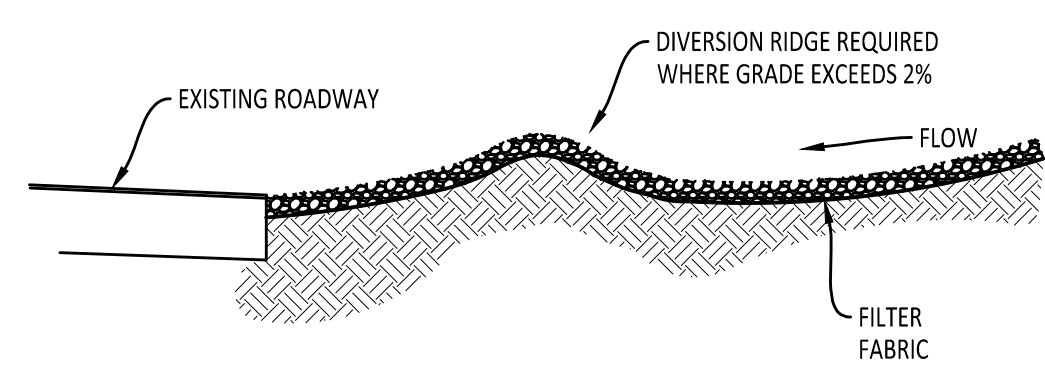
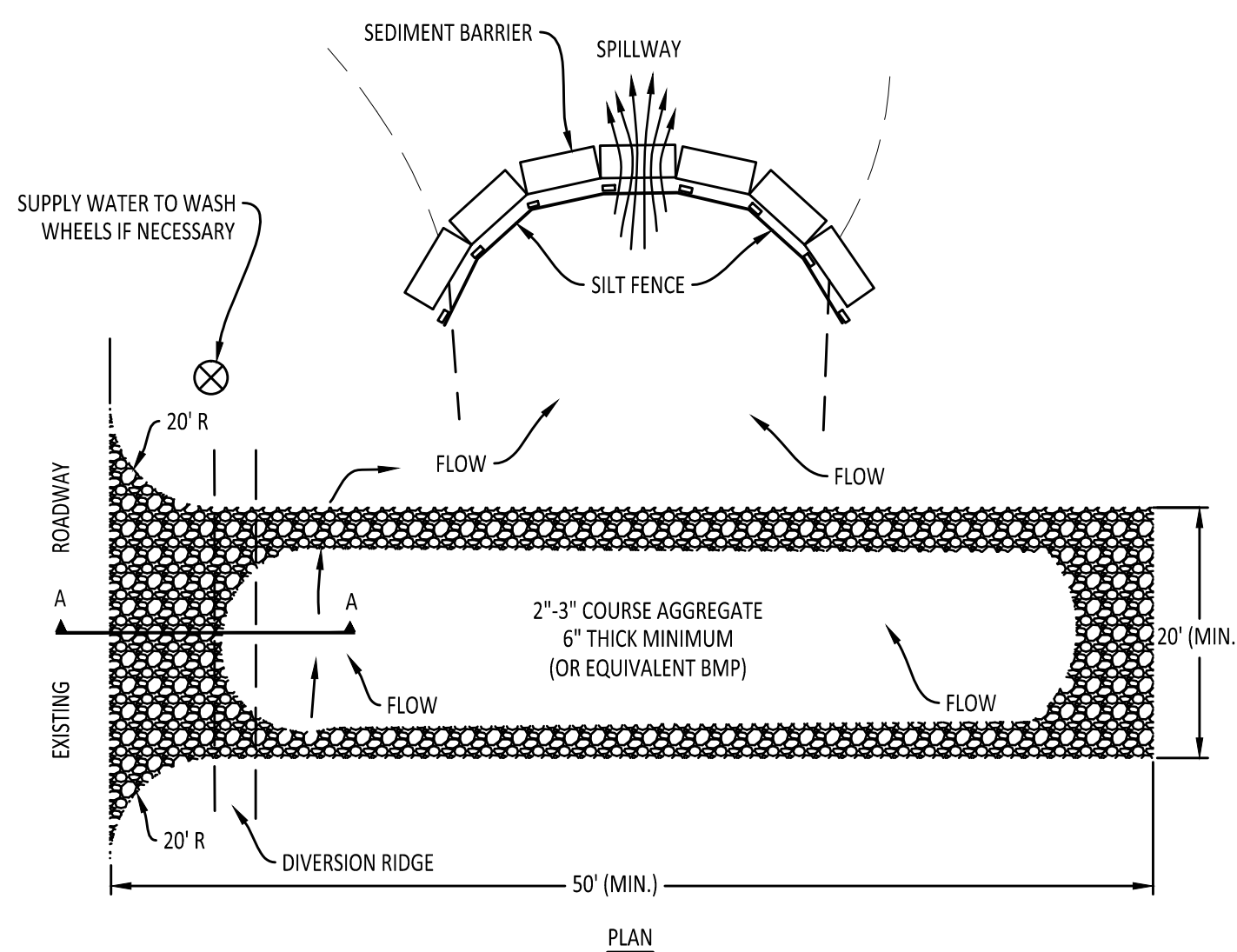
1



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

SILT FENCE

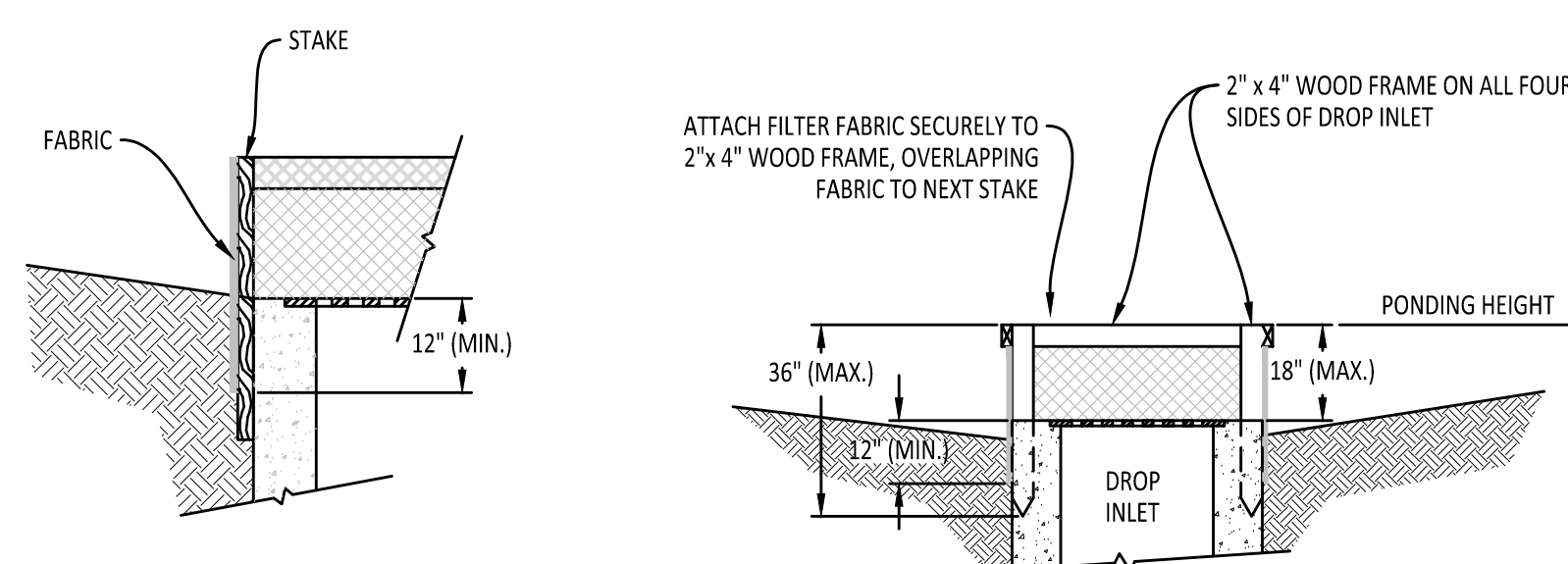
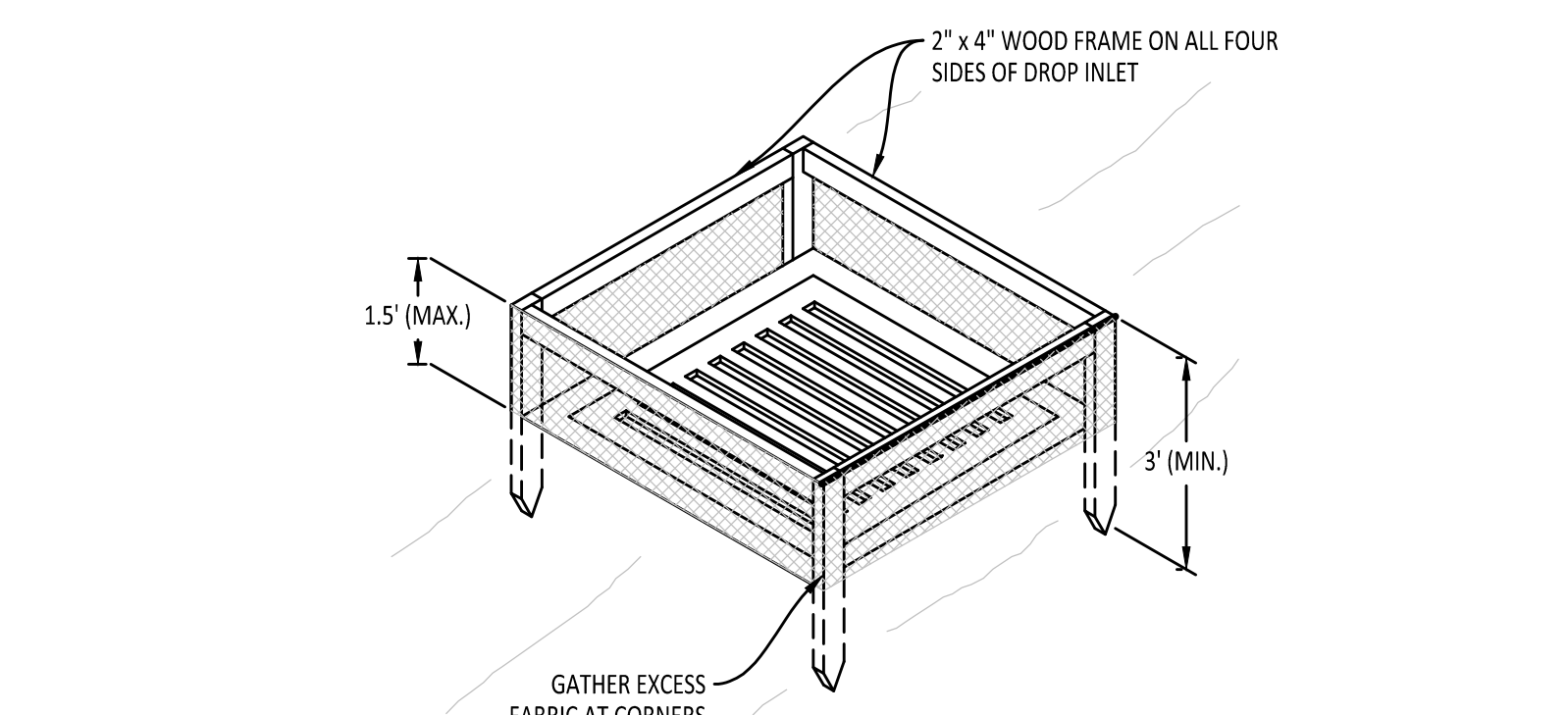
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- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY,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

CONSTRUCTION EXIT W/ DIVERSION BERM

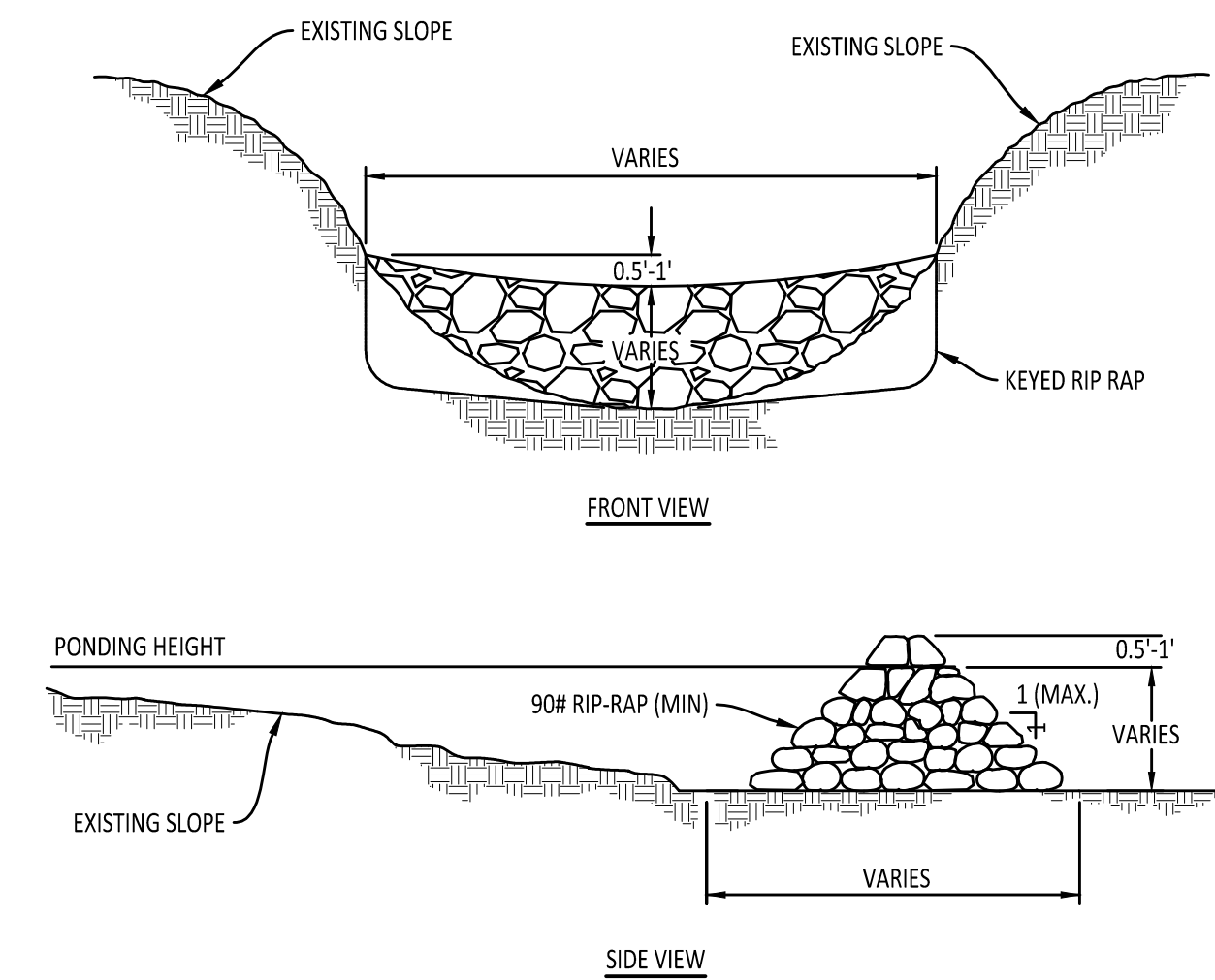
2



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

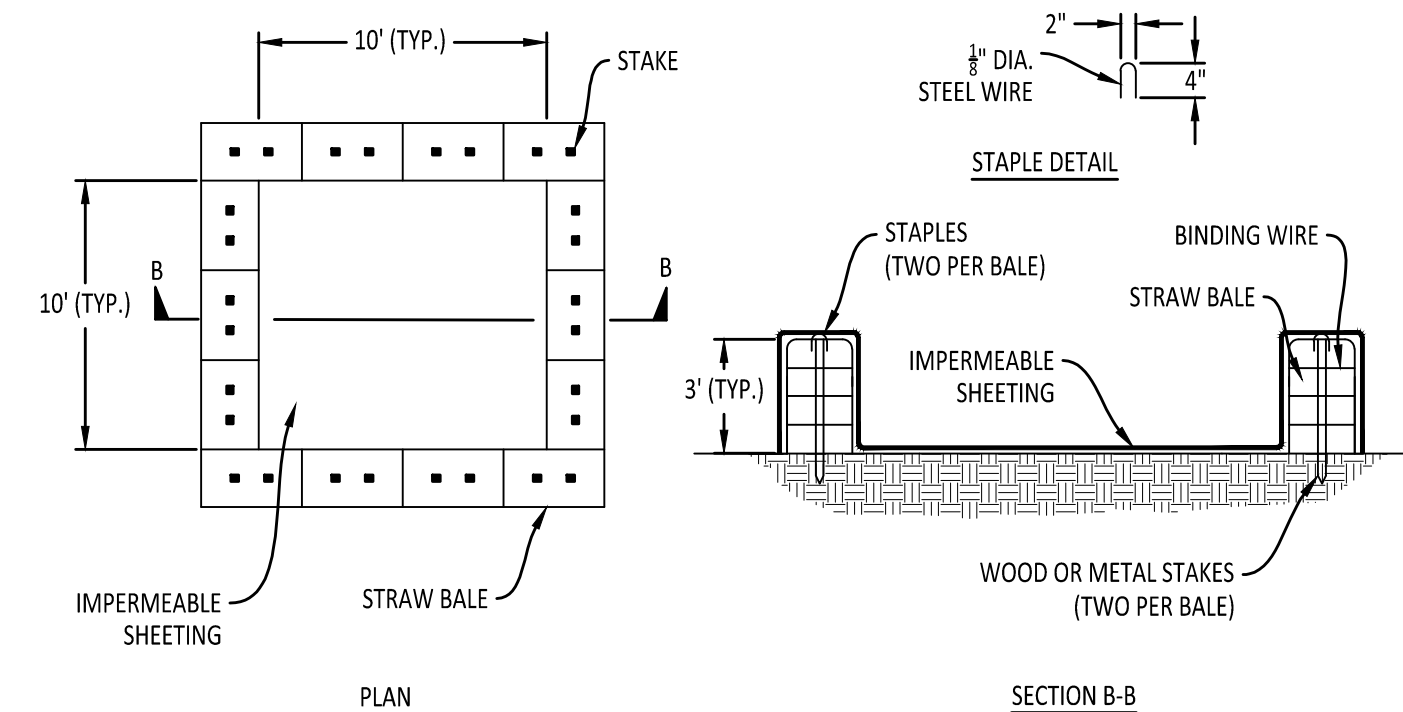
SEDIMENT BARRIER AT DROP INLET

4



RIP RAP CHECK DAM

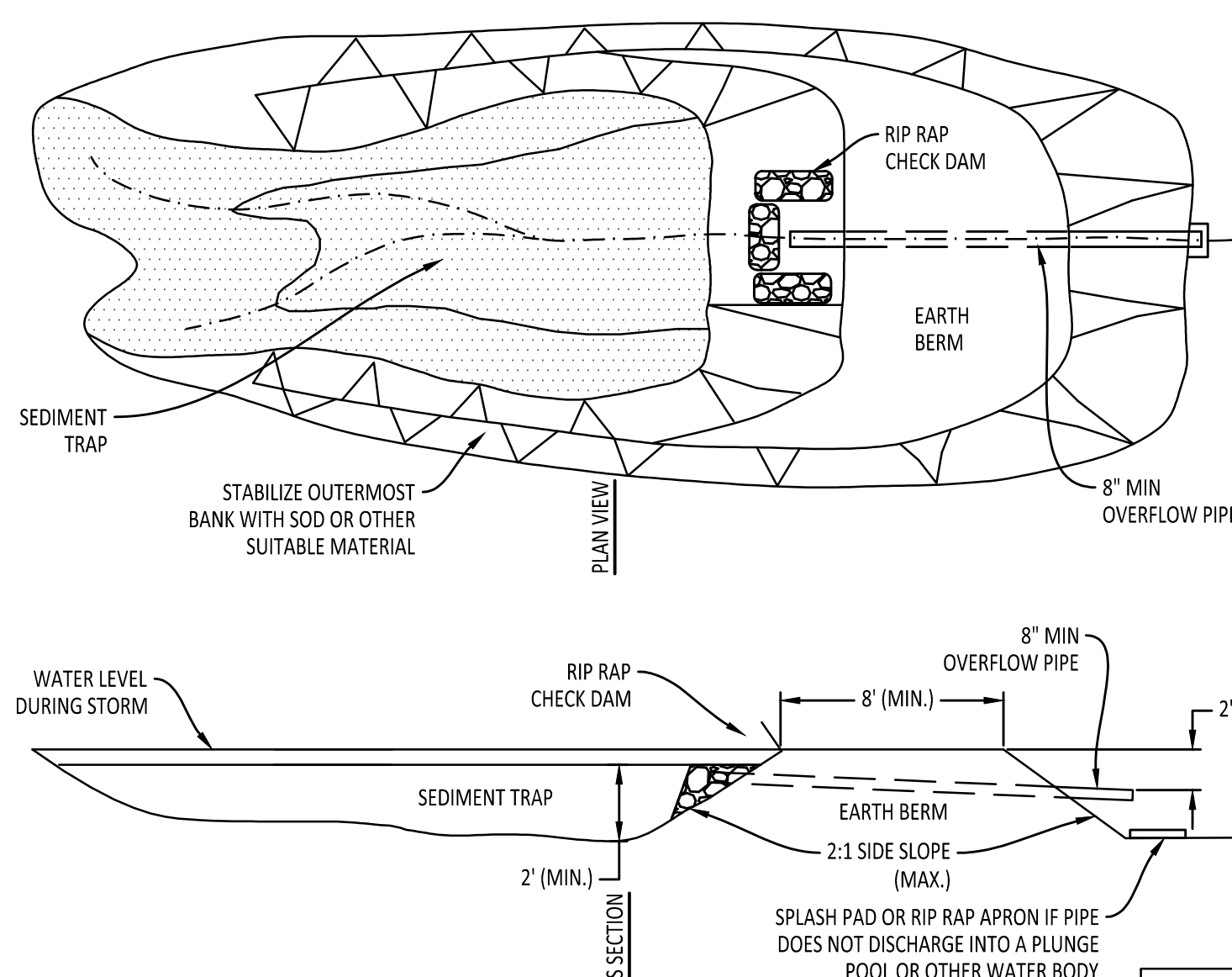
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- NOTES:
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN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

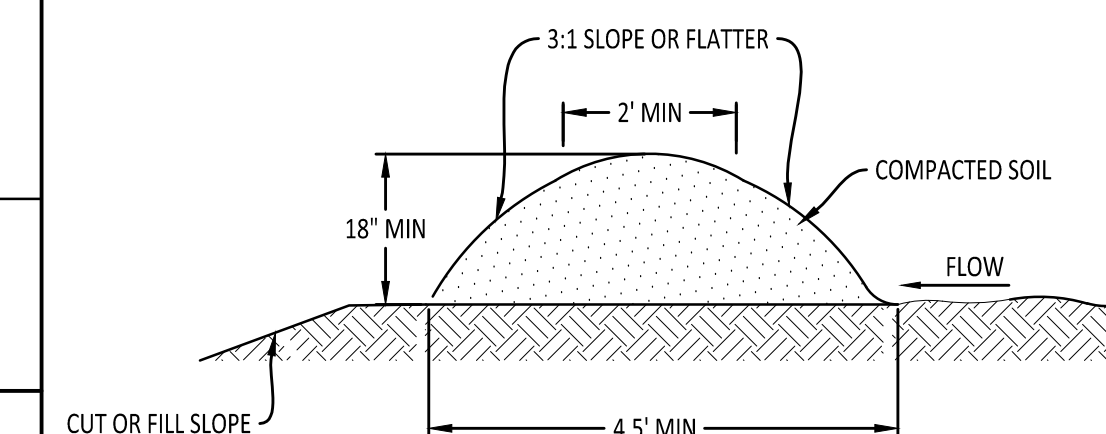
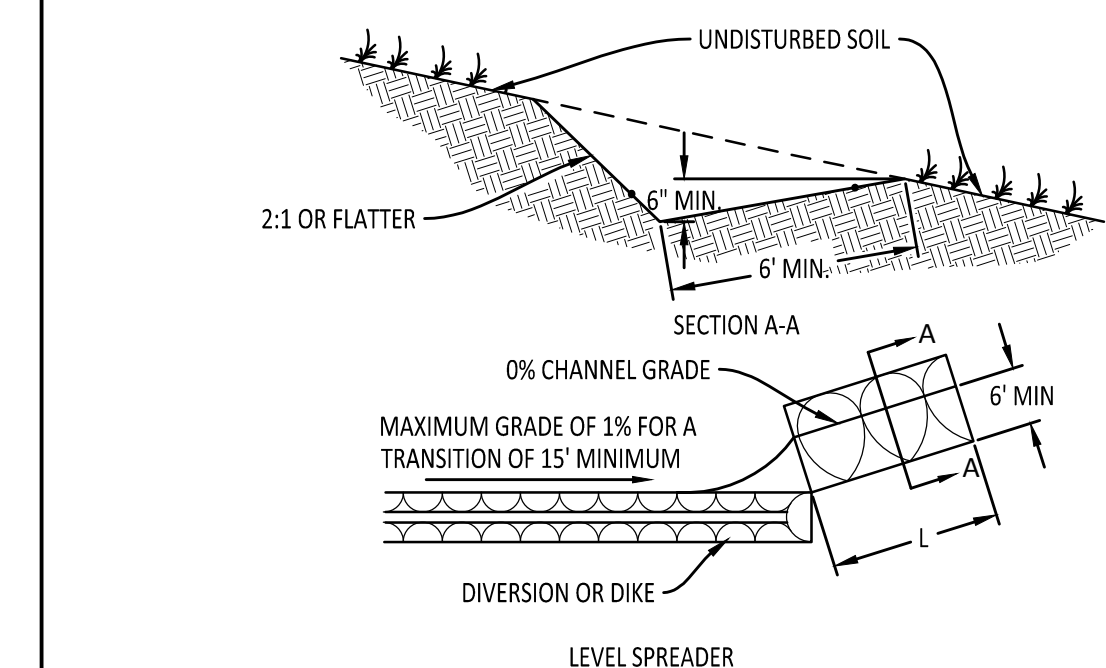
CONCRETE WASHOUT

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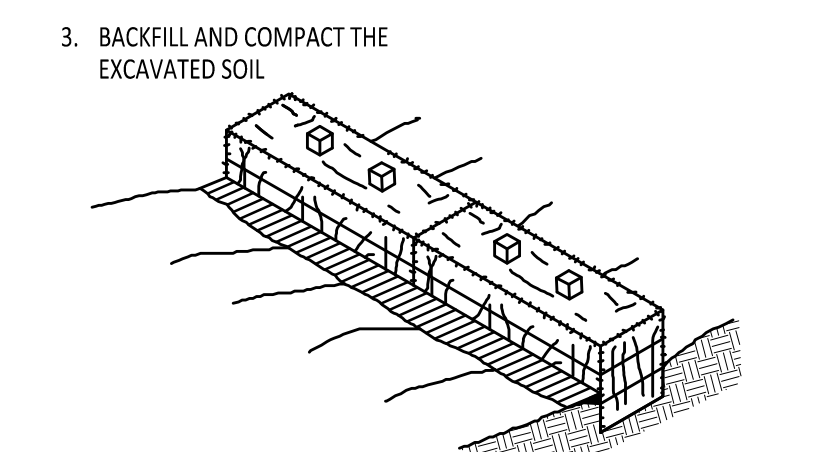
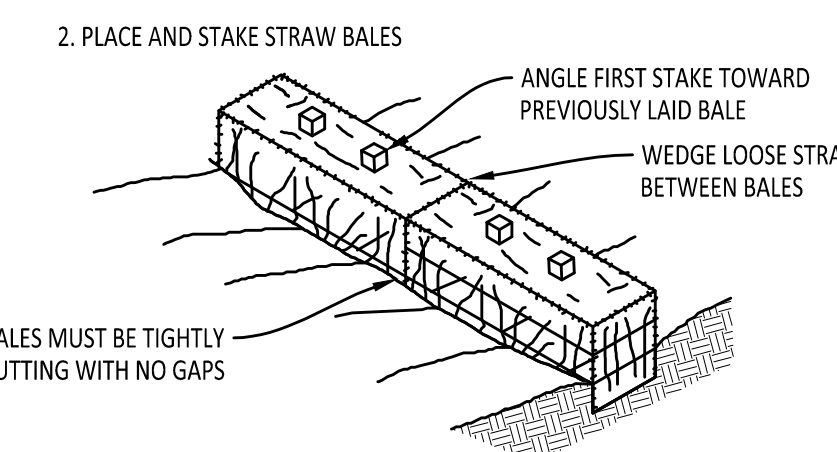
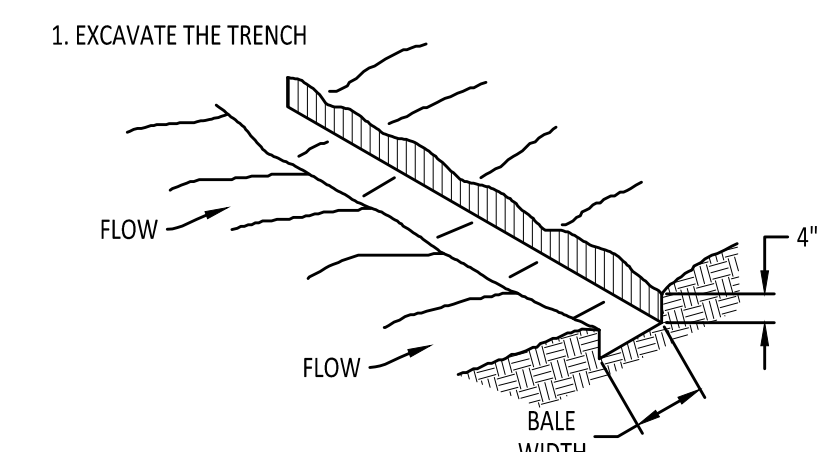
EROSION CONTROL SEDIMENT BASIN

7

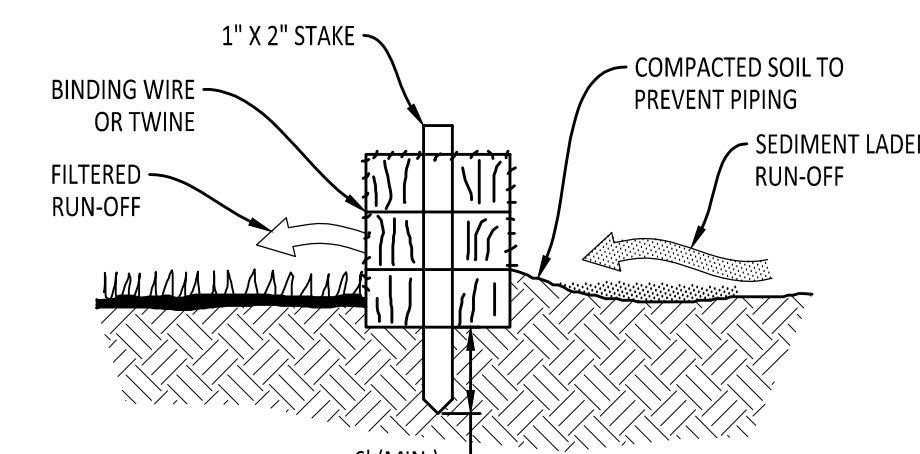


TEMPORARY DIVERSION DIKE

8



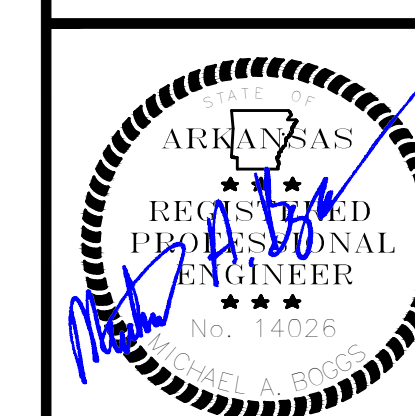
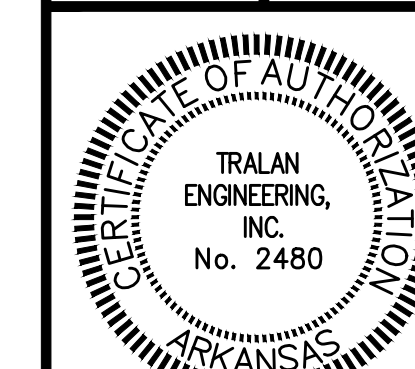
INSTALLATION PROCEDURES



STRAW BALE BARRIER

9

PROJECT: JAMESTOWN MANOR PH V
CLIENT: NIX DEVELOPMENT, LLC



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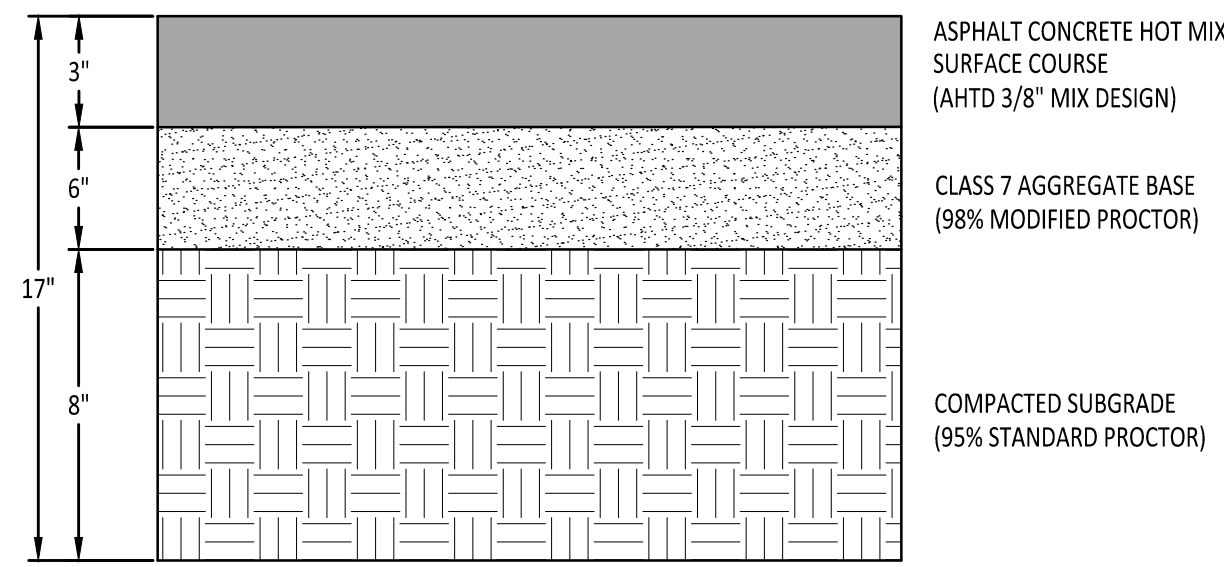
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DATE:	04/07/2016
SCALE:	
JOB NO.:	15-002
CAD NO.:	

SWPPP DETAILS

SHEET NUMBER: 11 of 14

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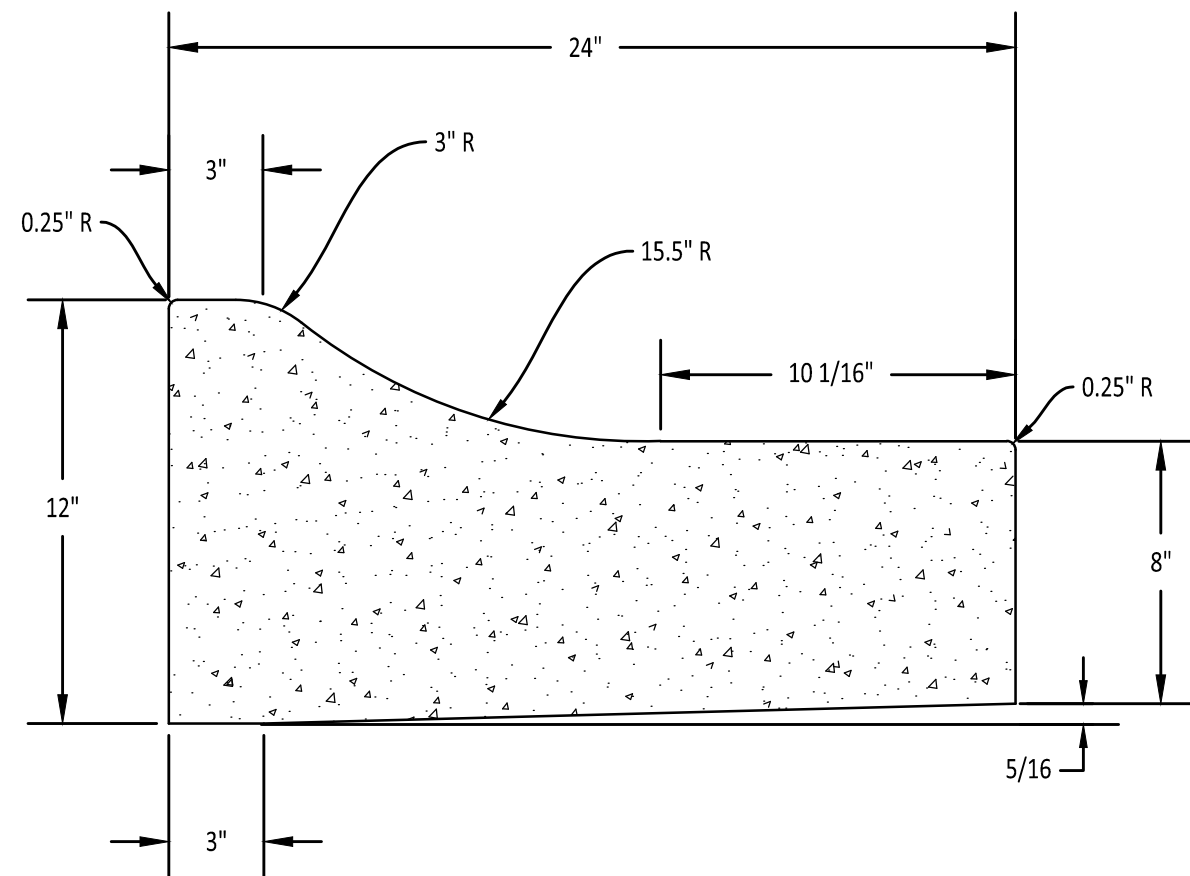




ASPHALT PAVING SECTION

N.T.S.

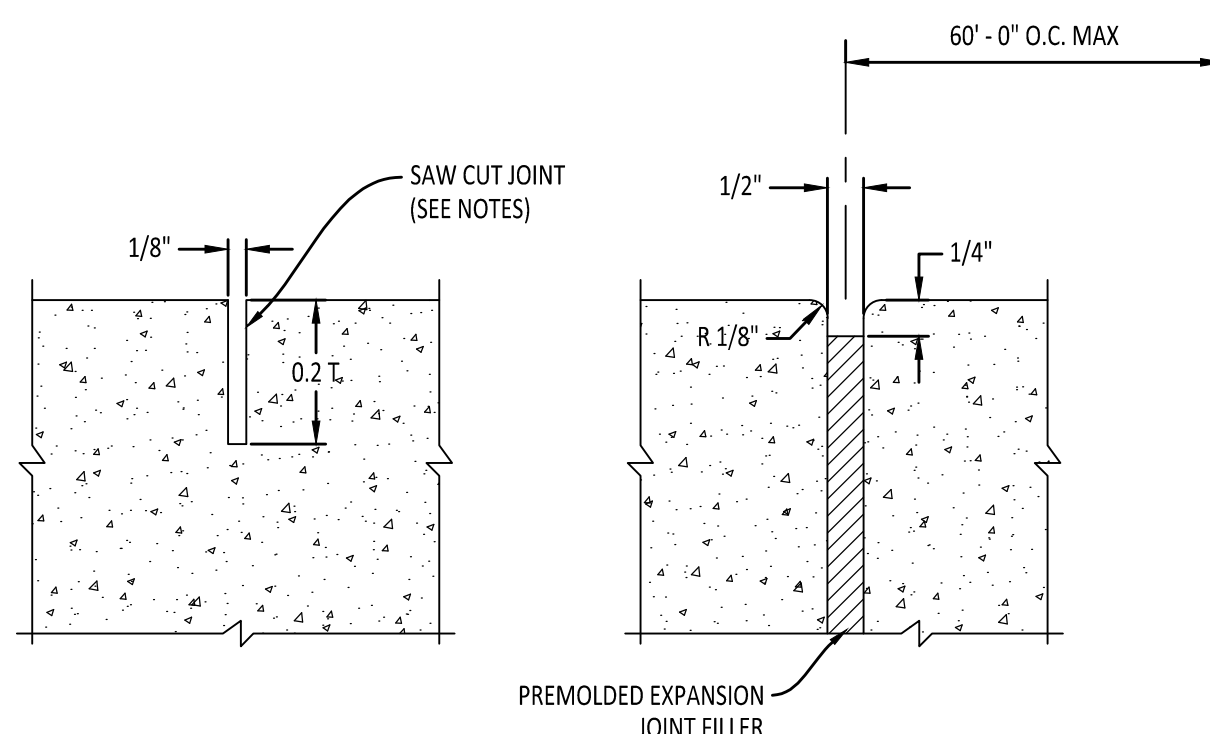
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COMBINATION CURB AND GUTTER

N.T.S.

2



CONTRACTION JOINT (C)

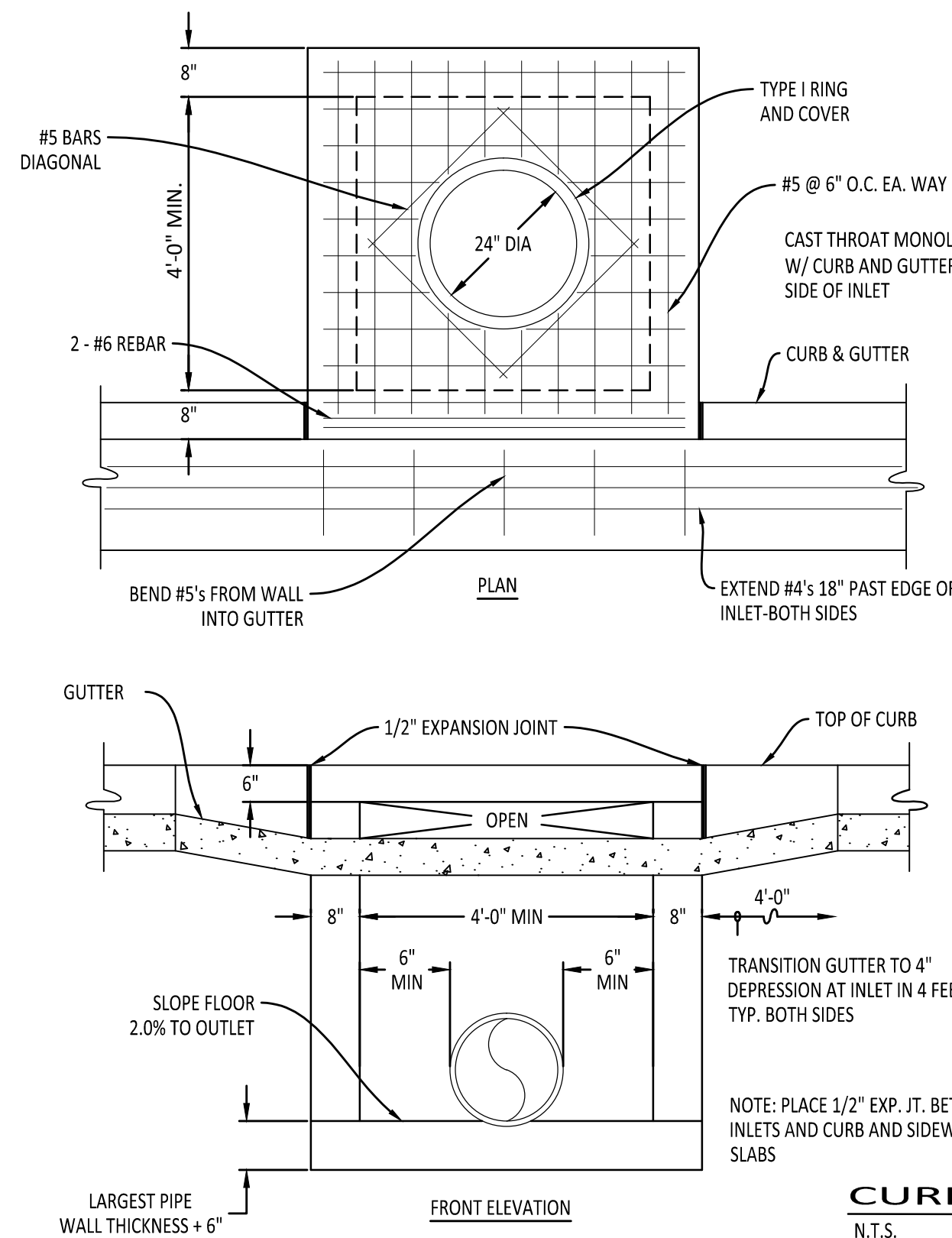
EXPANSION JOINT (E)

CONSTRUCTION JOINT DETAILS

N.T.S.

- NOTE:
1. PROVIDE EXPANSION JOINT WHERE CONCRETE ABUTTS EXISTING CONCRETE, SUCH AS CURBS AND NEXT TO STRUCTURES AND DRIVEWAYS.
 2. JOINT SPACING ON CURBS TO BE MAXIMUM 15'.
 3. JOINT SPACING ON SIDEWALKS TO BE EQUAL TO THE SIDEWALK WIDTH.

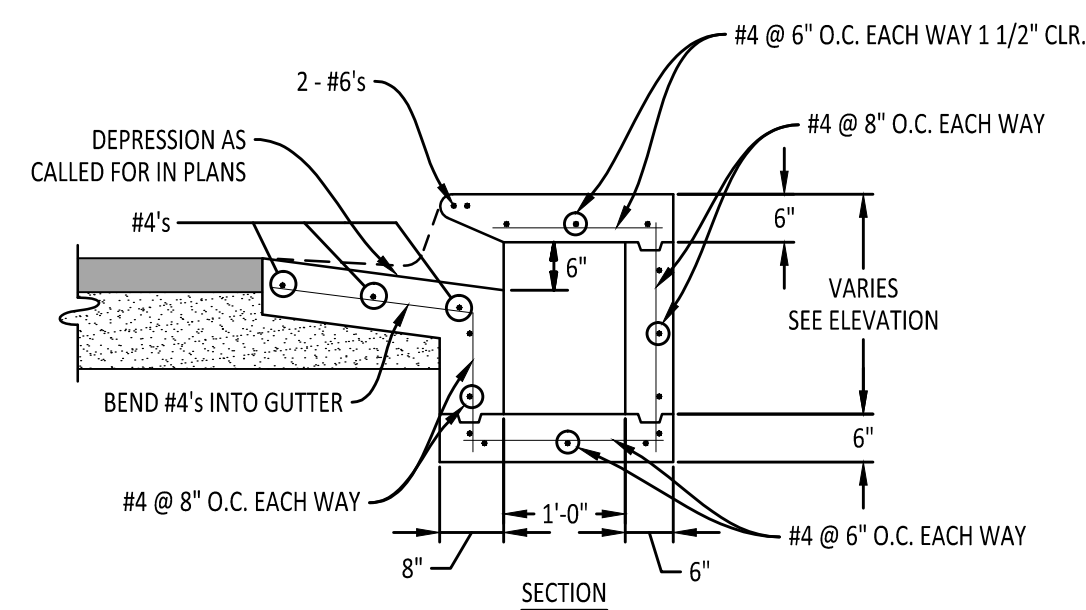
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CURB INLET DETAIL

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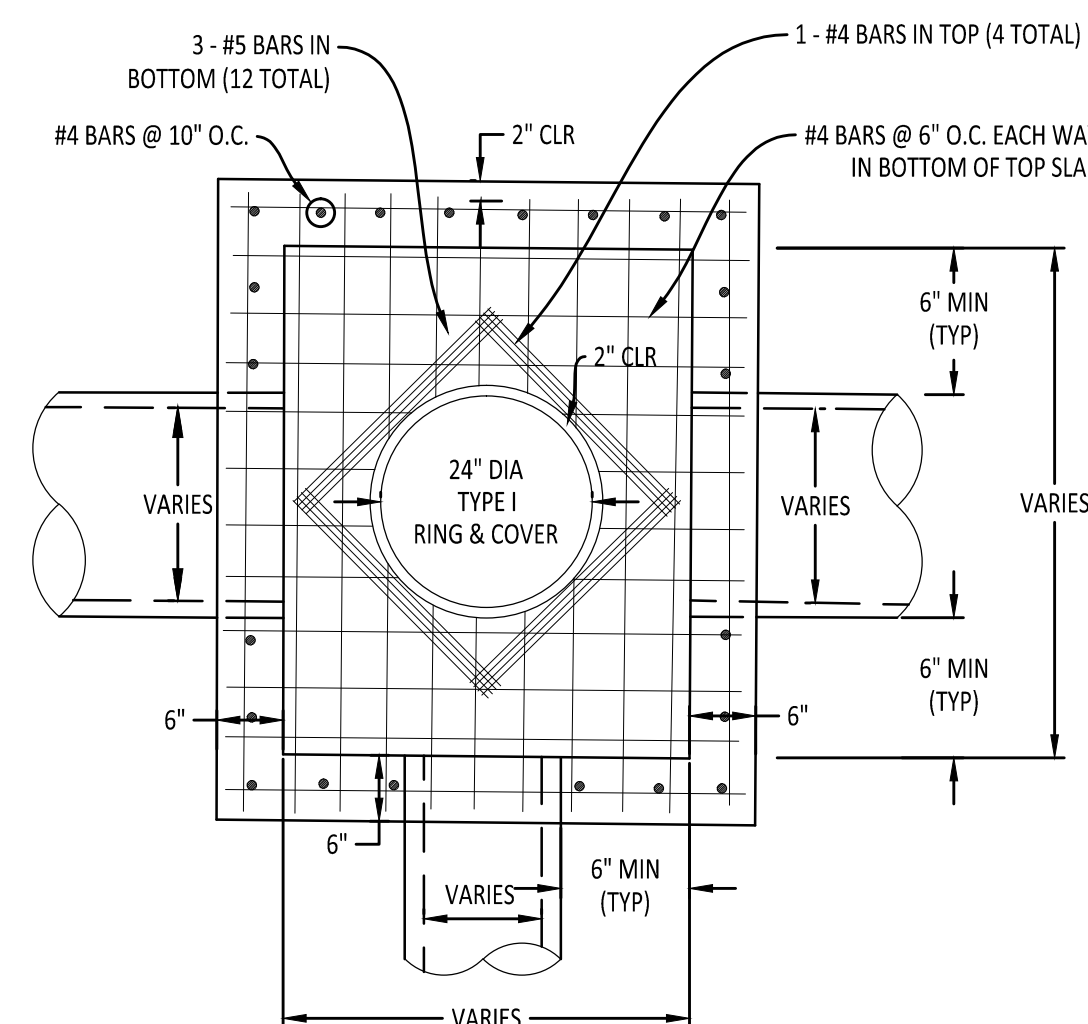
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CURB INLET EXTENSION

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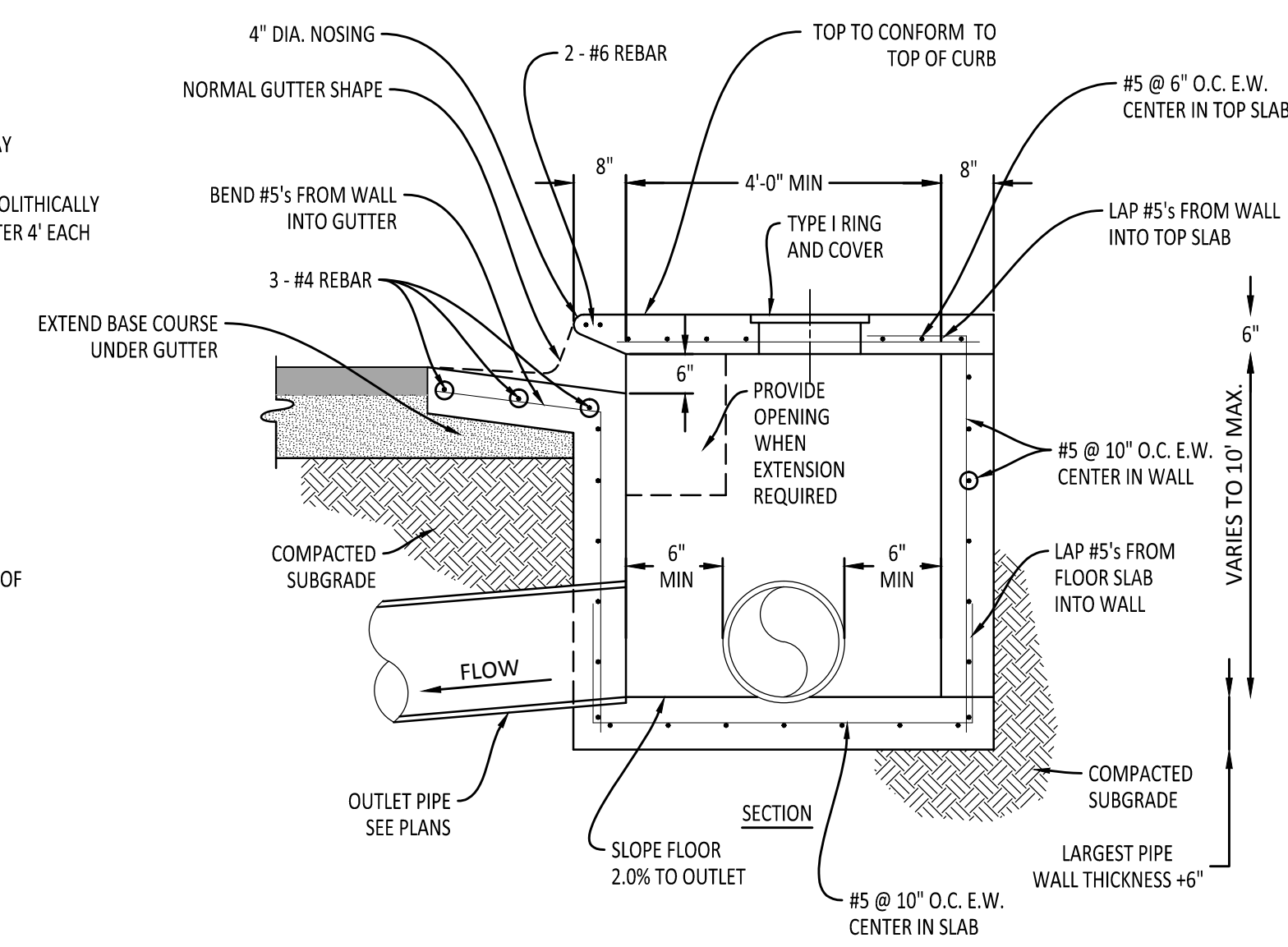
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JUNCTION BOX - LIGHT

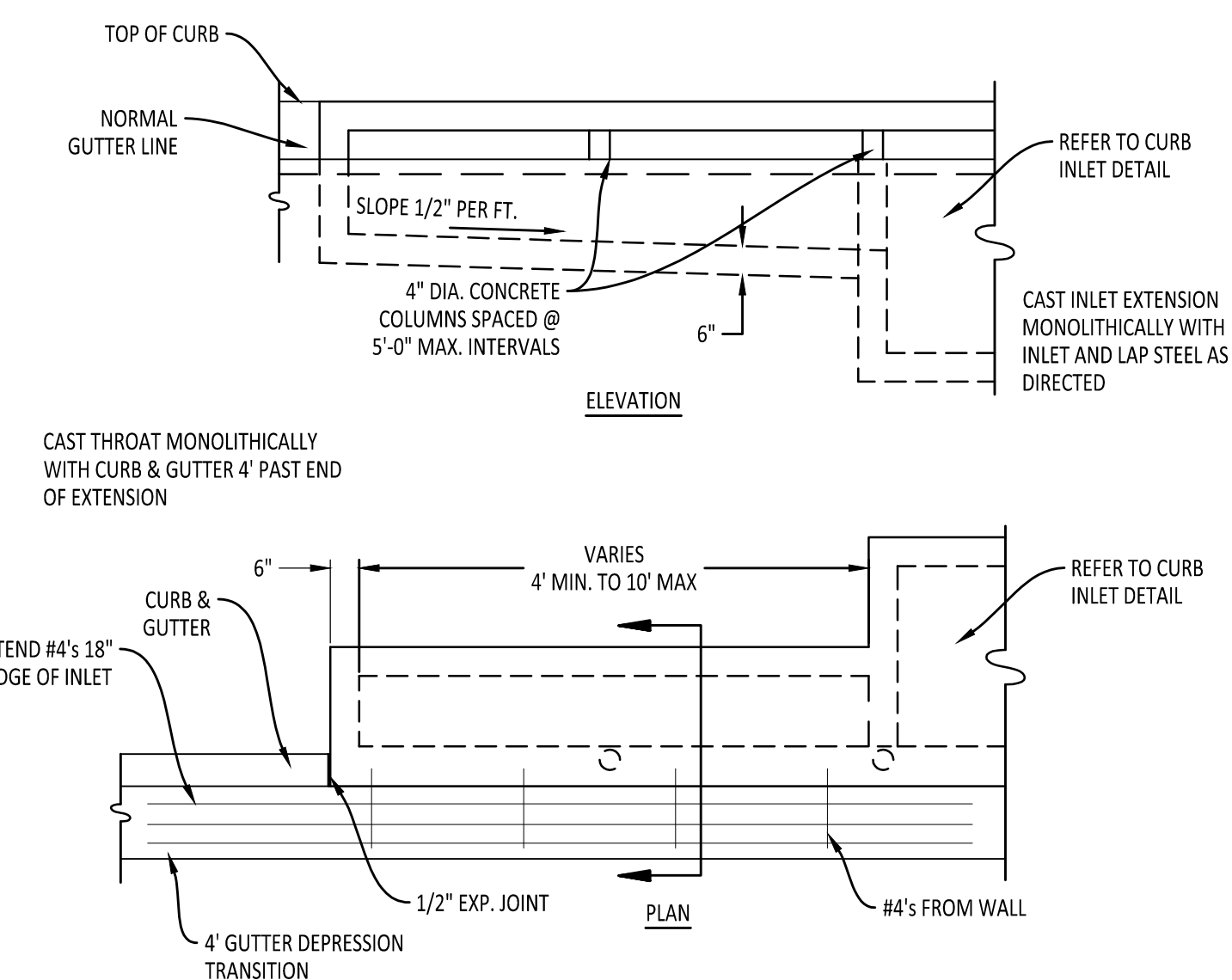
N.T.S.

6



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

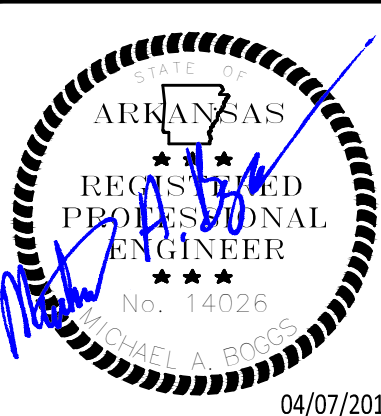
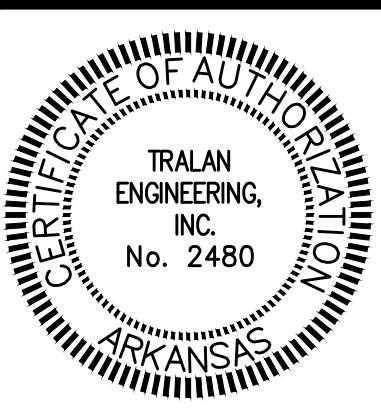
AS APPROVED BY ENGINEER, WALLS MAY BE 8" BLOCK WITH 1/2" MORTAR. FILL CELLS WITH CONCRETE AND WITH #4 @ 16" O.C. MINIMUM DISTANCE FROM WALL TO PIPE SHALL BE 8" IF BLOCK WALLS ARE CONSTRUCTED.



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

TRALAN ENGINEERING

PROJECT: JAMESTOWN MANOR PH-V
CLIENT: NIX DEVELOPMENT, LLC



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

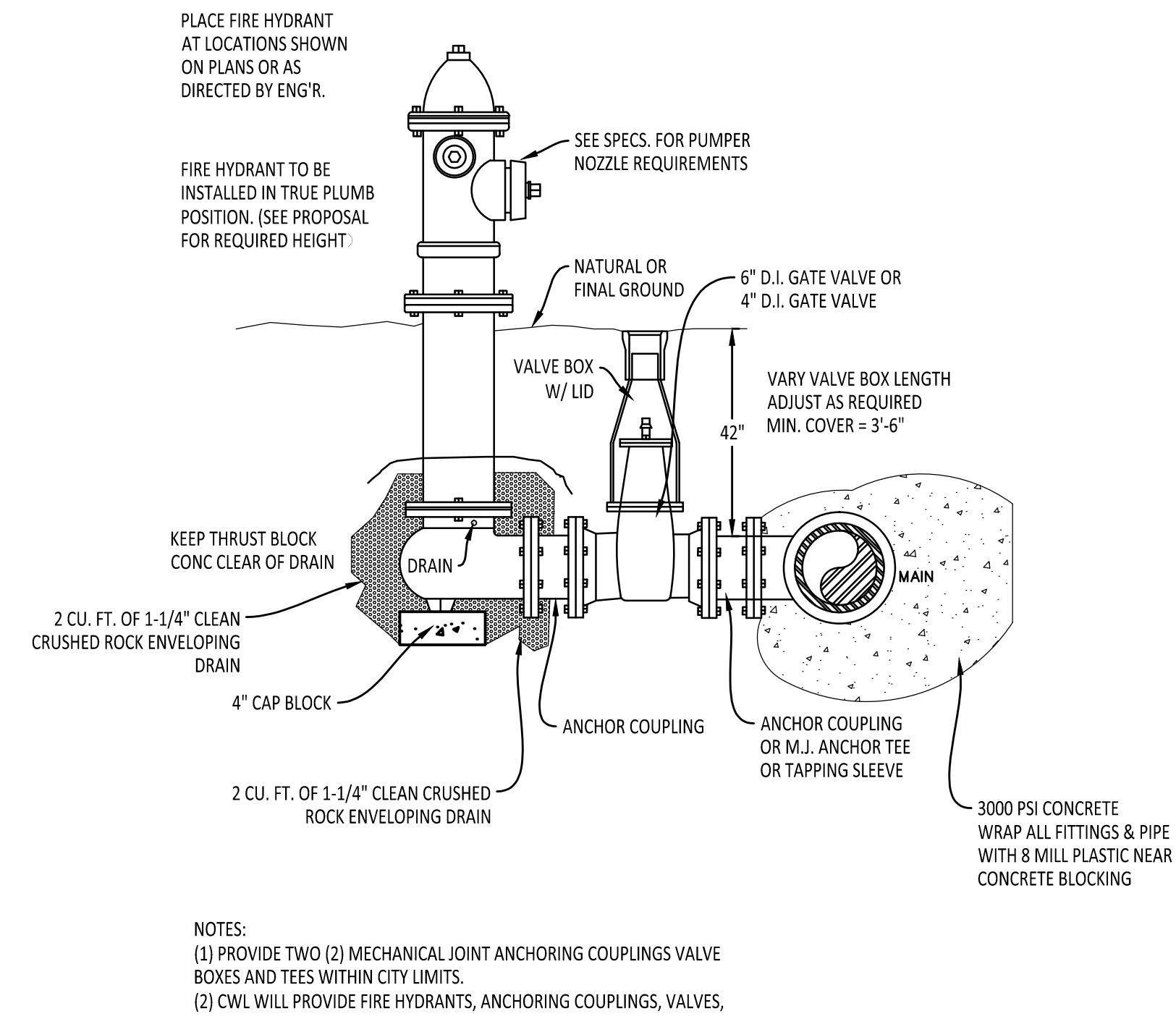
DRAWN BY:	MAB
DATE:	04/07/2016
SCALE:	
JOB NO.:	15-002
CAD NO.:	

SITE CONSTRUCTION DETAILS

SHEET NUMBER:
12 of 14

REVISIONS		
DATE	BY	DESCRIPTION

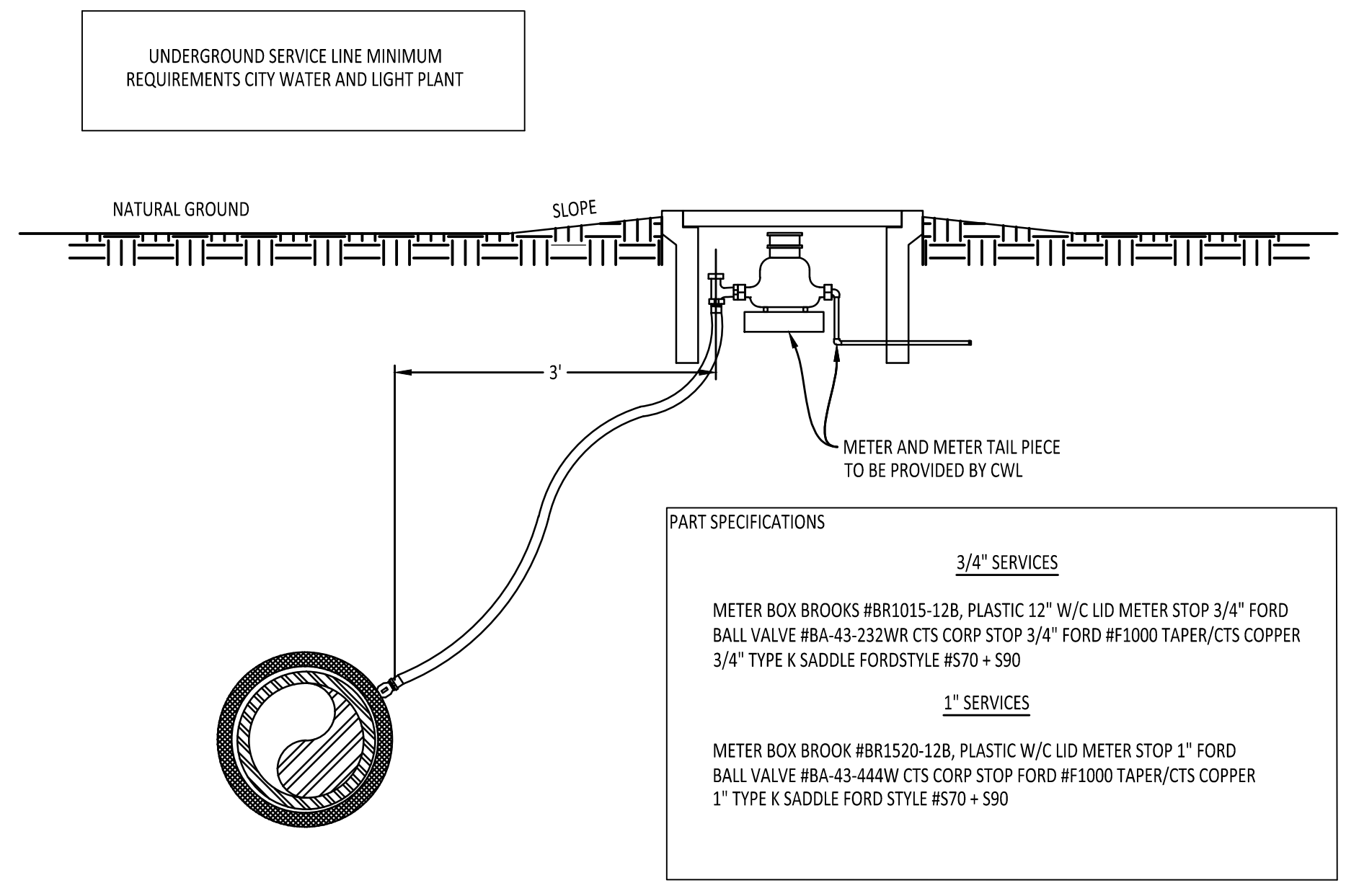
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SCALE:	15'-002
JOB NO.:	
CAD NO.:	



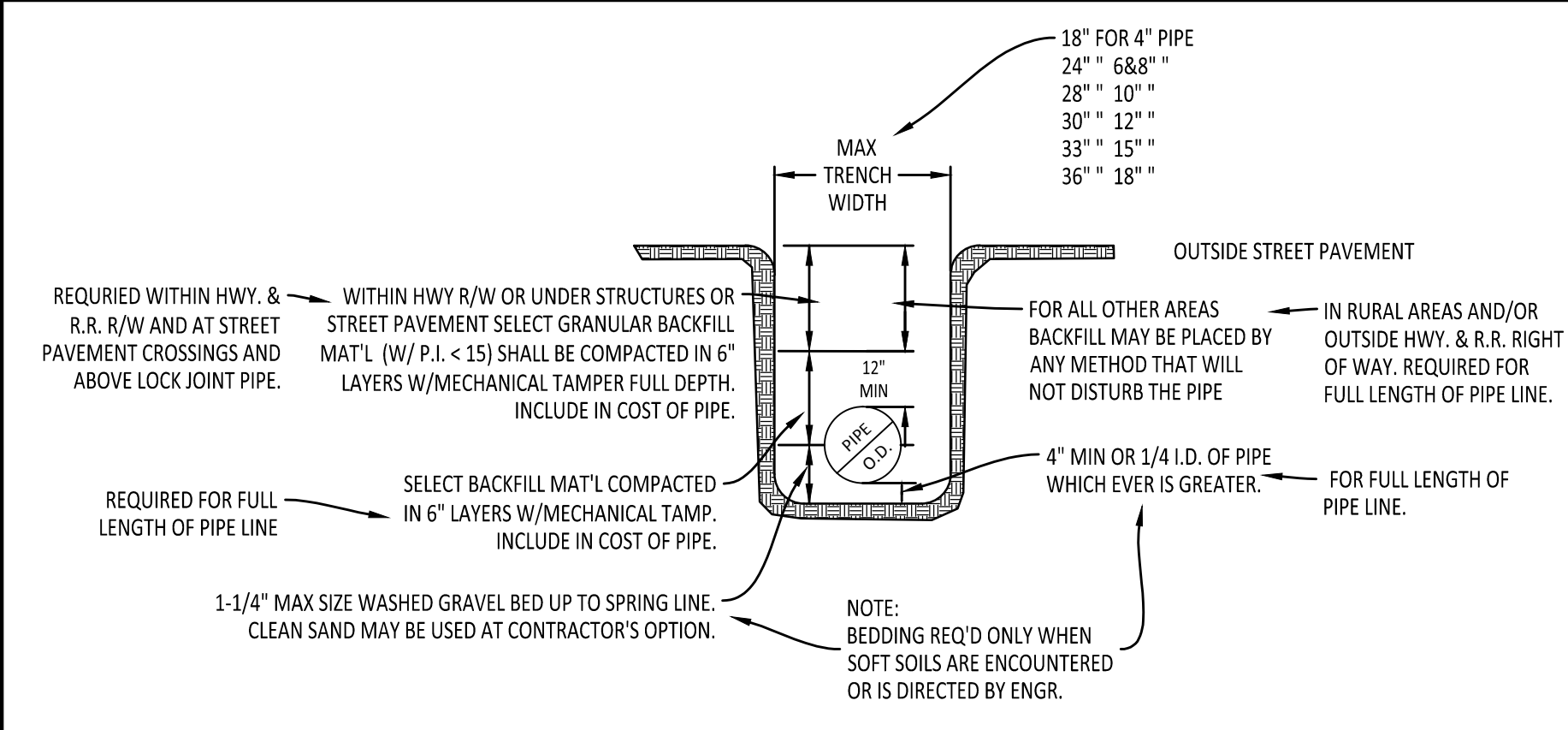
FIRE HYDRANT DETAIL WITH ANCHOR COUPLING
 N.T.S.

- FIRE HYDRANT SHALL BE MULLER TYPE ONLY**
- THREE SPUD HYDRANT #A-423, 5-1/4" MAIN VALVE OPENING, 3 WAY, 2- 2 1/2" HOSE NOZZLES, 1-4 1/2" PUMPER NOZZLE, 4'0" BURY, 6" M.J. SHOE PENTAGON NUT OPEN LEFT NST.
 - TWO SPUD HYDRANT #A-422, 5-1/4" MAIN VALVE OPENING, 2 WAY, 2- 2 1/2" HOSE NOZZLES, 4'0" BURY, 6" M.J. SHOE PENTAGON NUT OPEN LEFT NST.
 - TWO SPUD HYDRANT #A-420, 4-1/2" MAIN VALVE OPENING, 2 WAY, 2- 2 1/2" HOSE NOZZLES, 4'0" BURY, 4" M.J. SHOE PENTAGON NUT OPEN LEFT NST. THIS IS TO BE USED ON 4" MAINS.

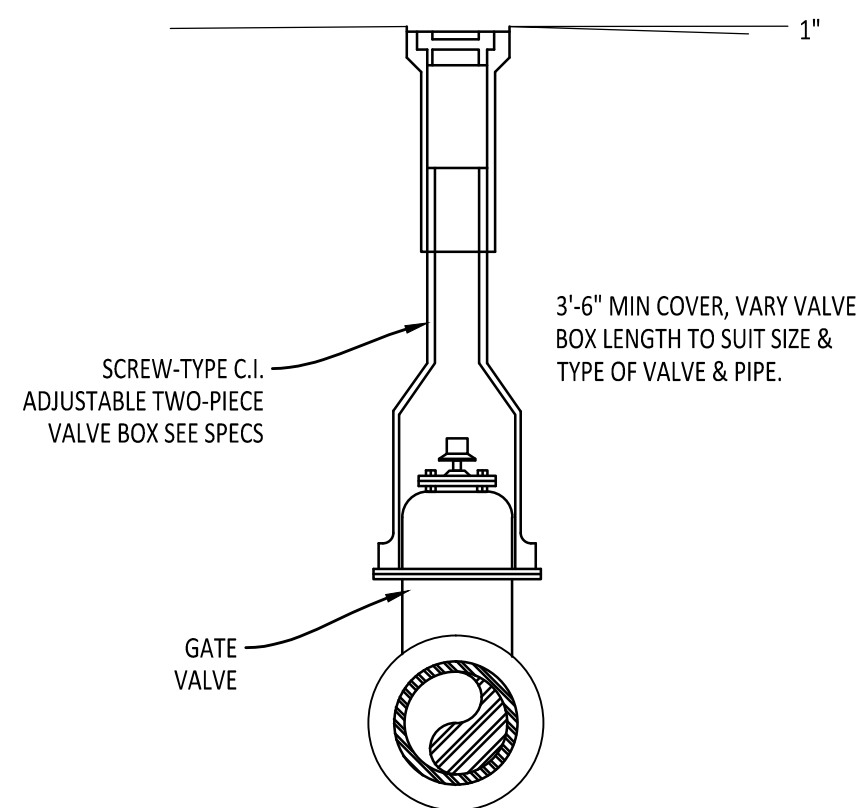
NOTE: ONLY 3/4" SERVICES TO BE USE OUTSIDE CITY LIMITS
 NOTE: 1" SERVICES TO BE USE WHEN WATER PRESSURE IS BELOW 60 PSI



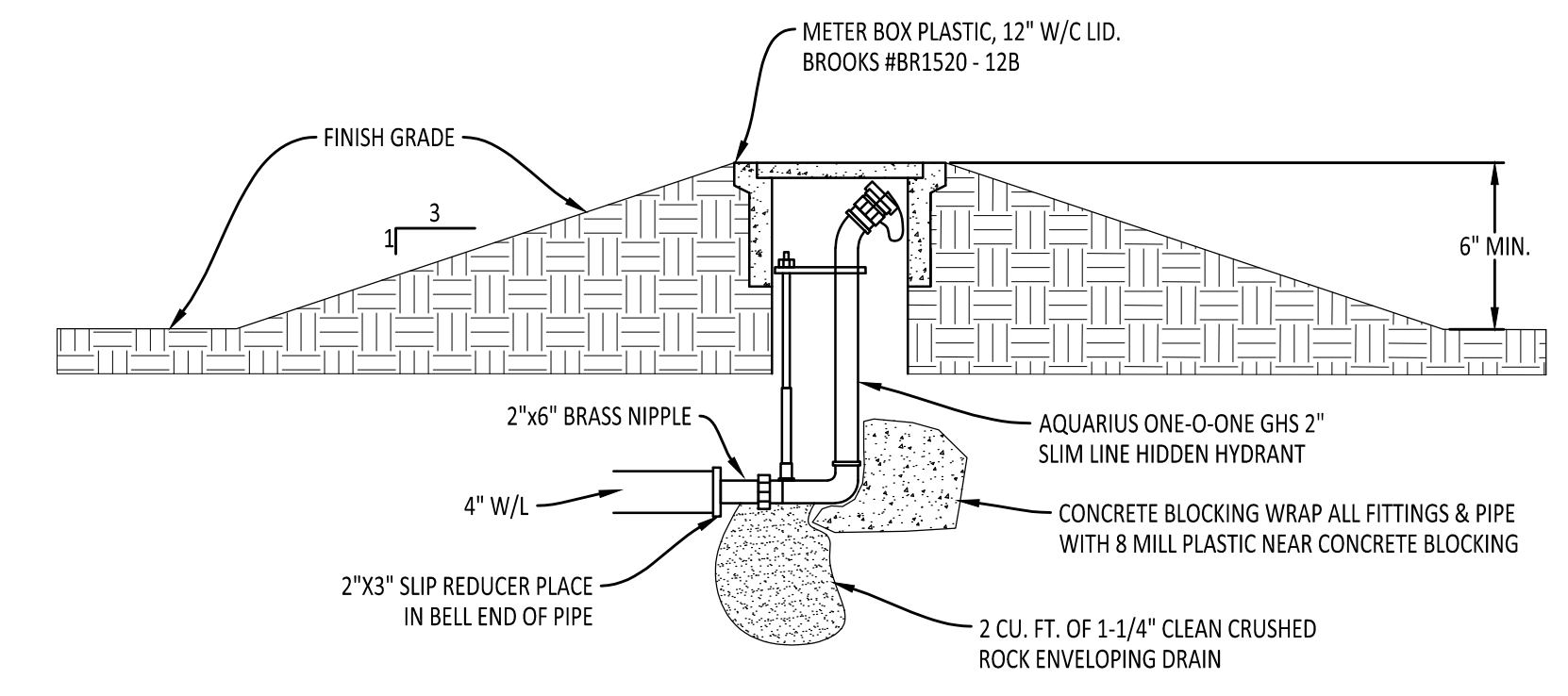
SERVICE CONNECTION AND METER SETTING
 N.T.S.



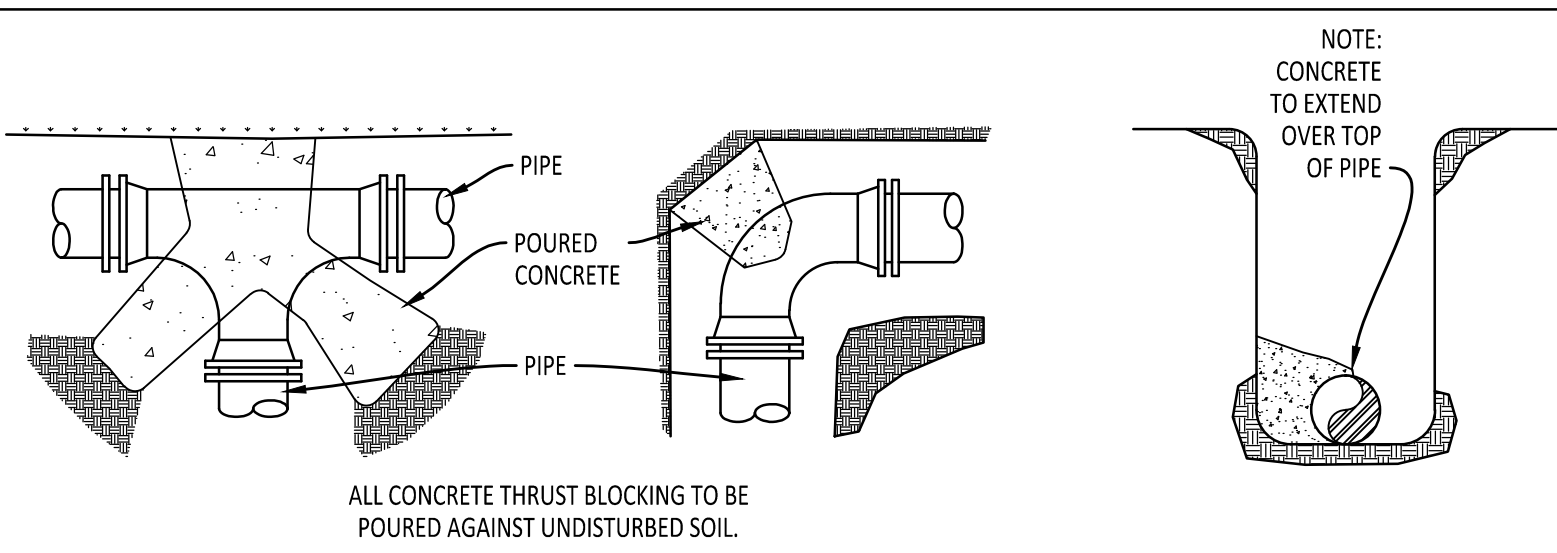
TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL
 N.T.S.



VALVE BOX DETAIL
 N.T.S.

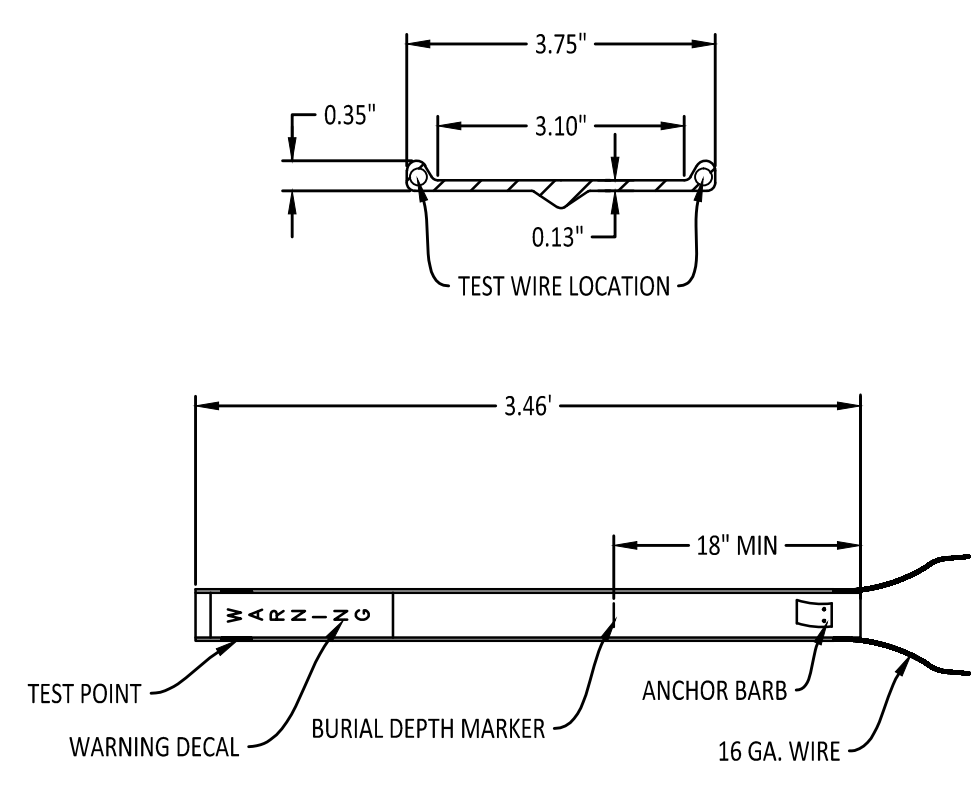


UNDERGROUND WASHOUT ASSEMBLY FOR COVES AND DEAD END LINES WITH NO FUTURE EXTENSION
 N.T.S.

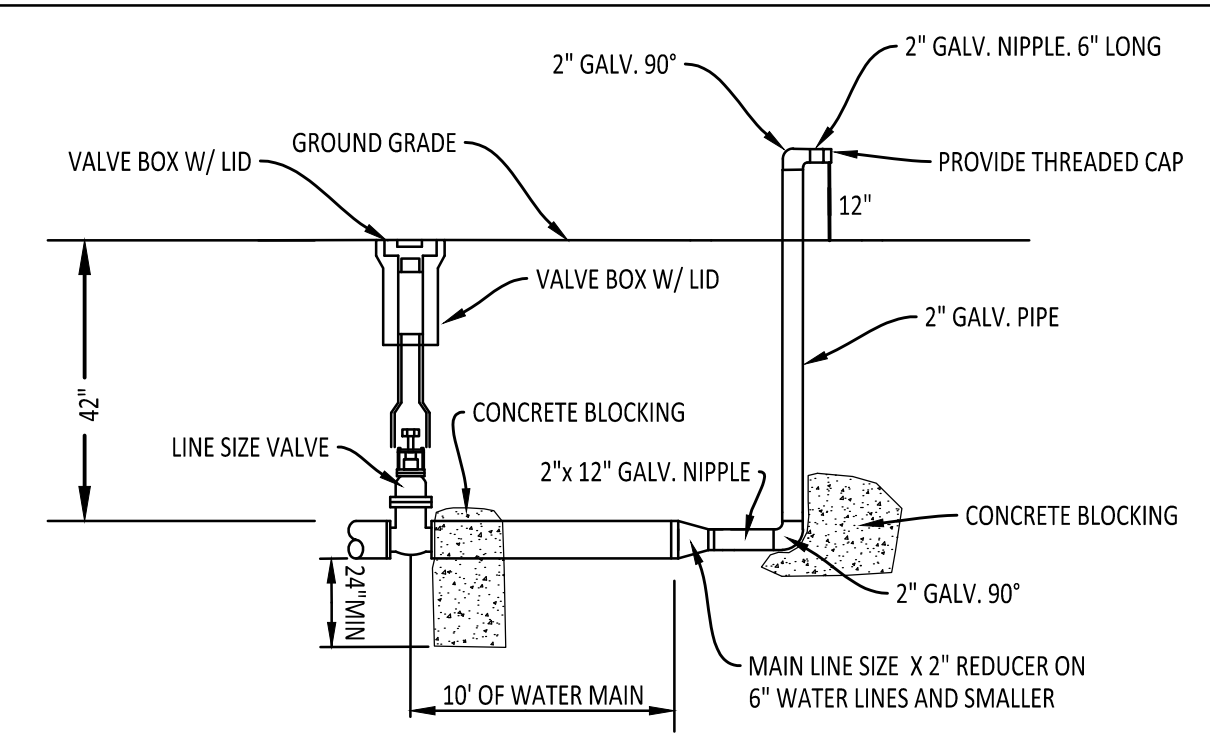


THRUST BLOCK DETAIL
 N.T.S.

- NOTES:**
- ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
 - WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS. THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
 - ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MILL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
 - WHERE SHEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
 - COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
 - CLEARANCE FROM OIL & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
 - THRUST BLOCKING DIMENSIONS SHALL BE 150% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST=2 AP SIN²); WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID, & Ø=ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
 - ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.



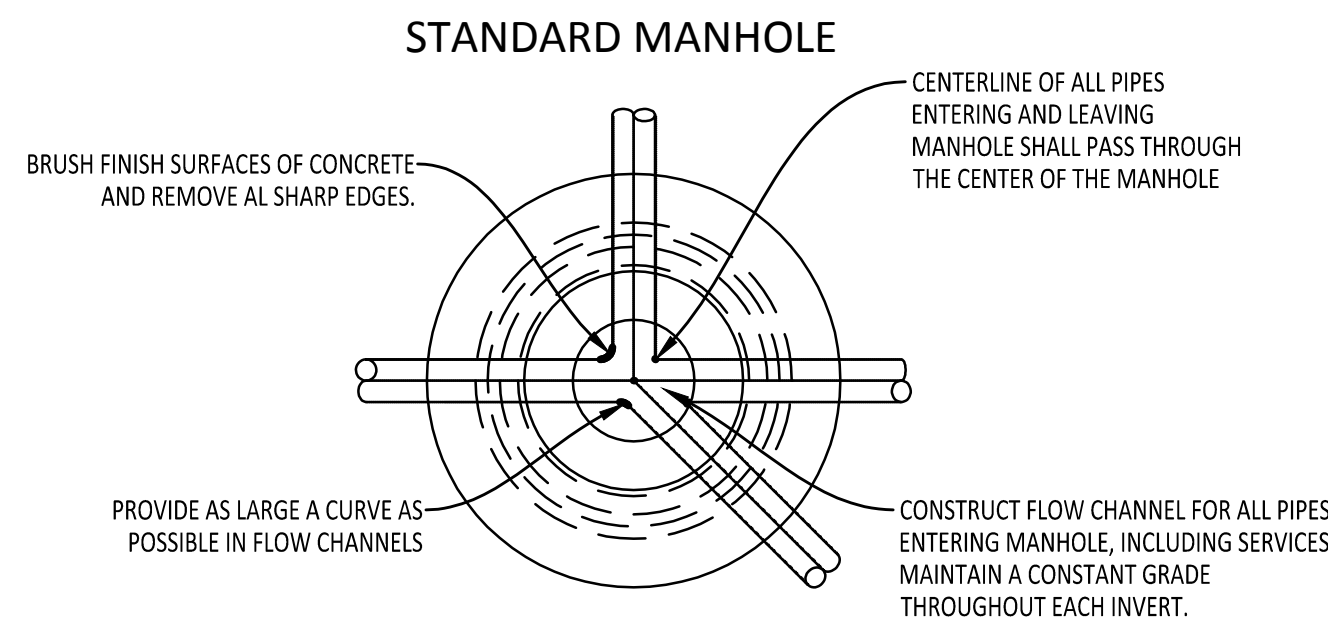
WATER LINE & FORCE MAIN MARKER DETAIL
 N.T.S.



2" B.O. ASSEMBLY FOR 6" OR SMALLER LINES WITH FUTURE EXPANSION
 NOTE: ALL 2" GALVANIZED PIPE AND FITTINGS ARE TO BE SCH 40
BLOW-OFF ASSEMBLY DETAIL
 N.T.S.

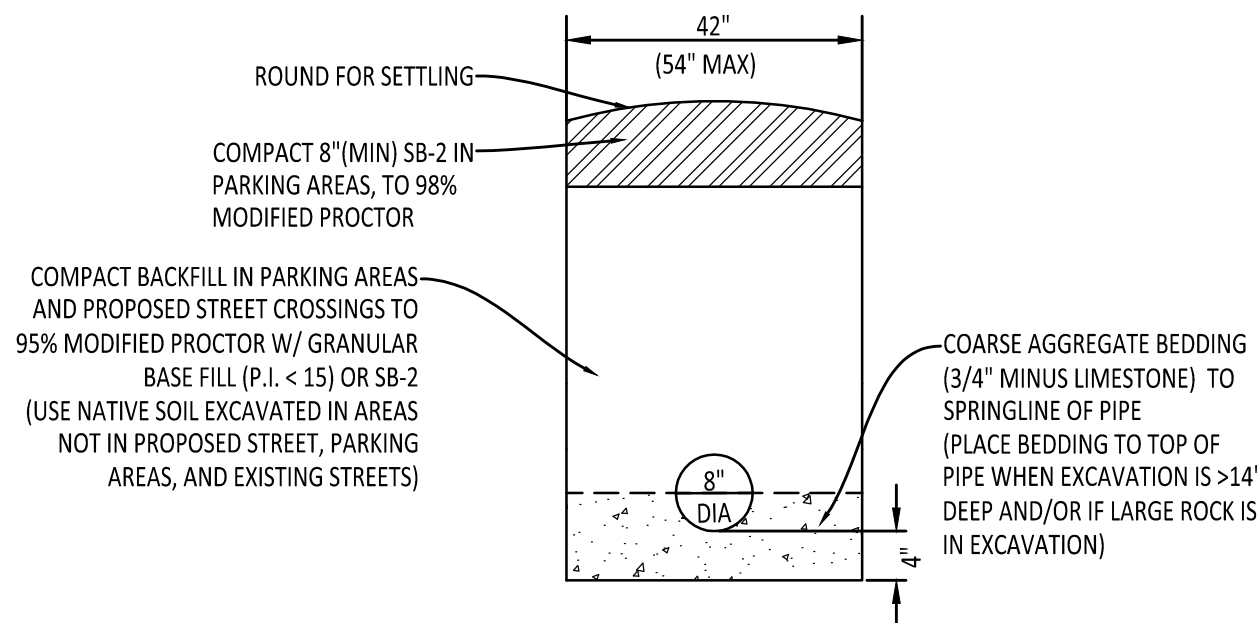
NOTES TYPICAL TO ALL MANHOLES:

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



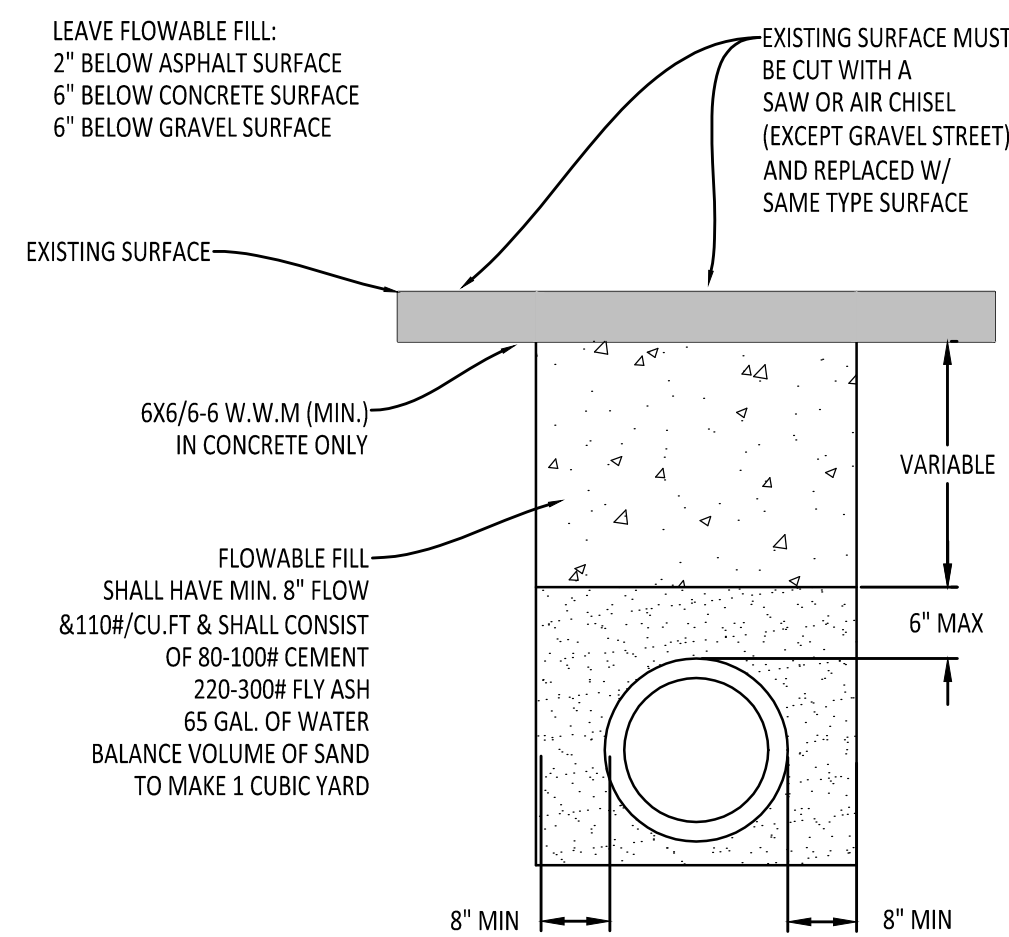
MANHOLE DETAILS

- NOTES:**
- COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
 - 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.
 - PVC PIPE SHALL BE SDR-26 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.

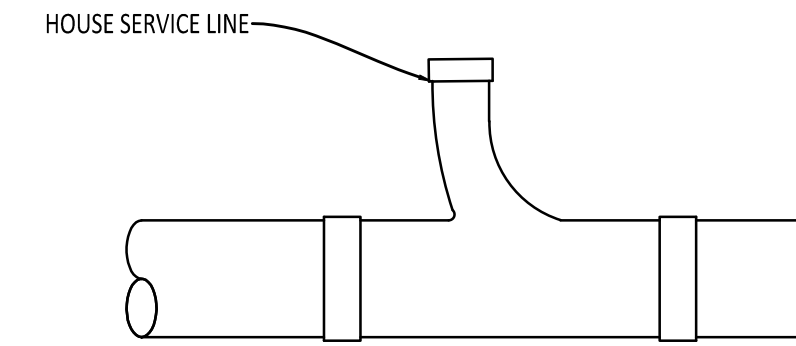


NON-EXISTING STREET LOCATIONS

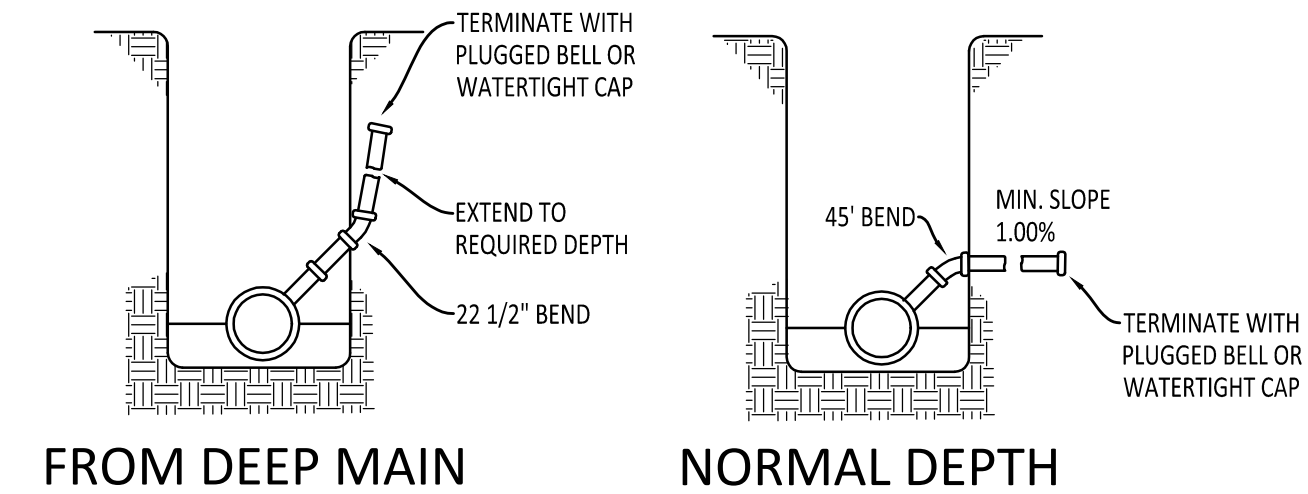
- NOTE:**
- CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.
 - EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR
 - THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND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



EXISTING STREET LOCATIONS

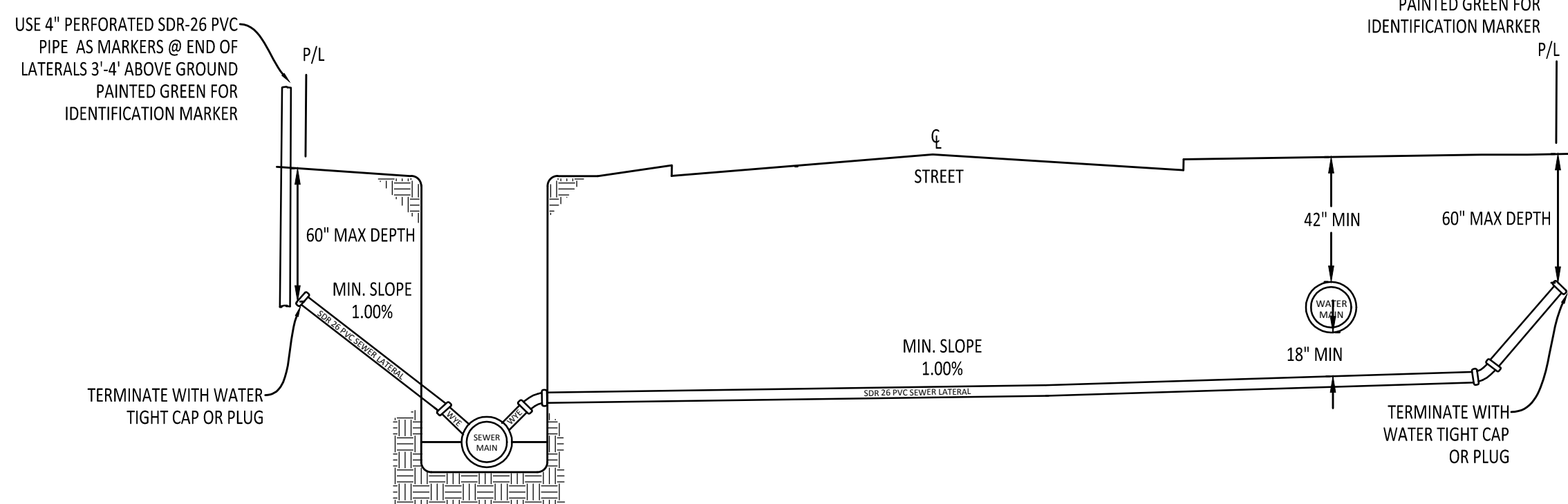


SINGLE WYE



SERVICE CONNECTIONS

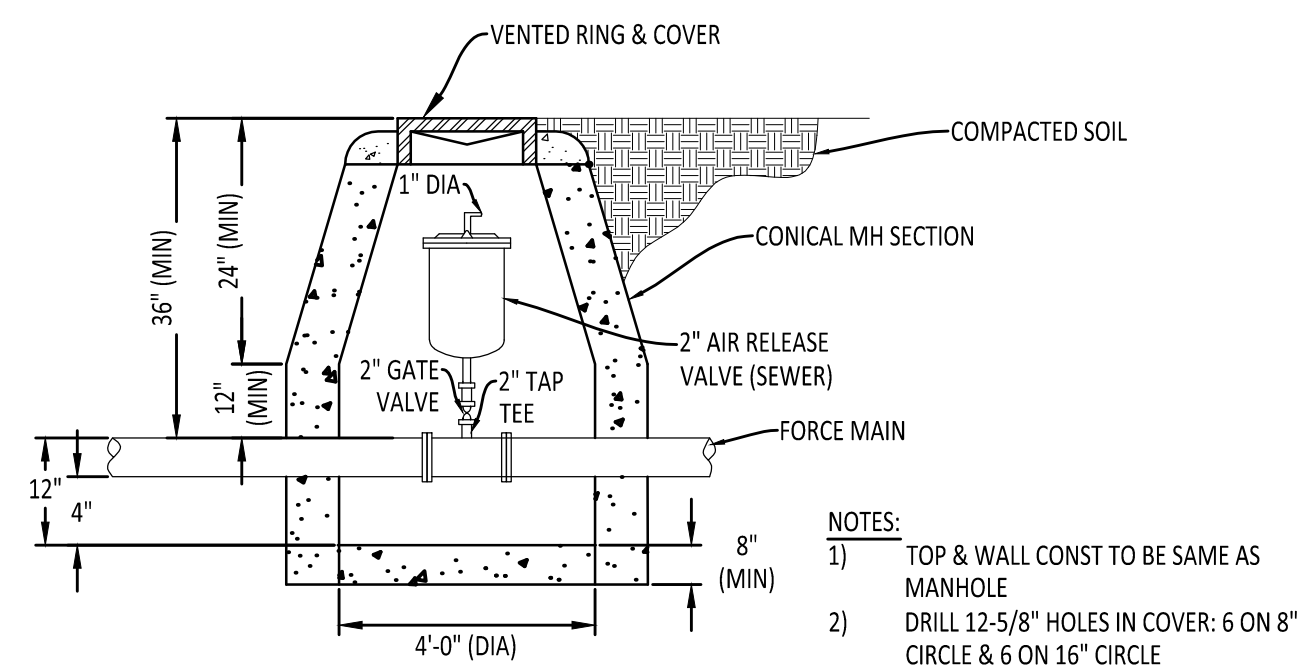
PVC TRENCH DETAIL



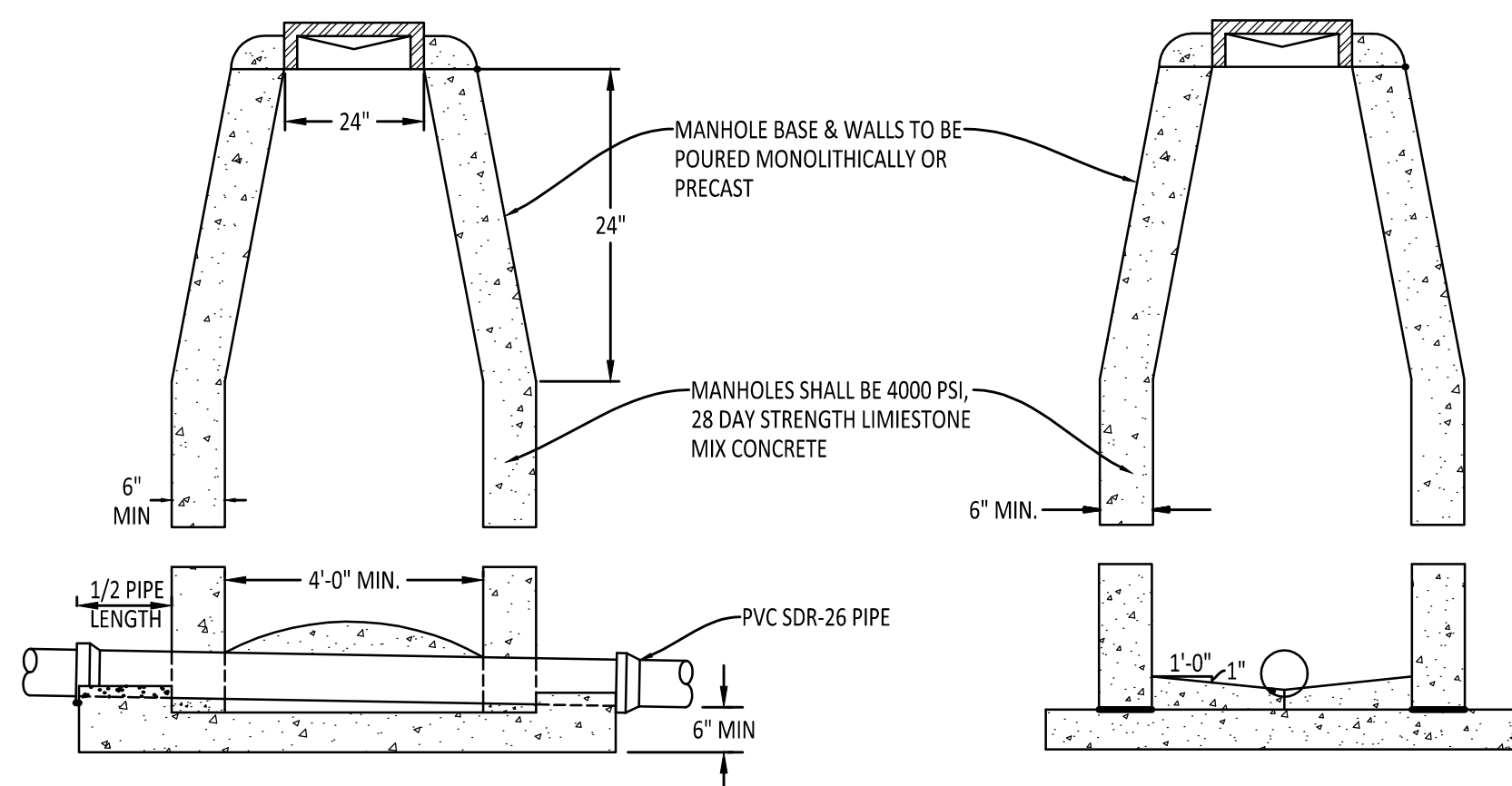
SEWER LATERAL STUBOUT PERMITS REQUIRED BEFORE INSTALLATION

USE SAME CONFIGURATION FOR MANHOLE STUBOUTS

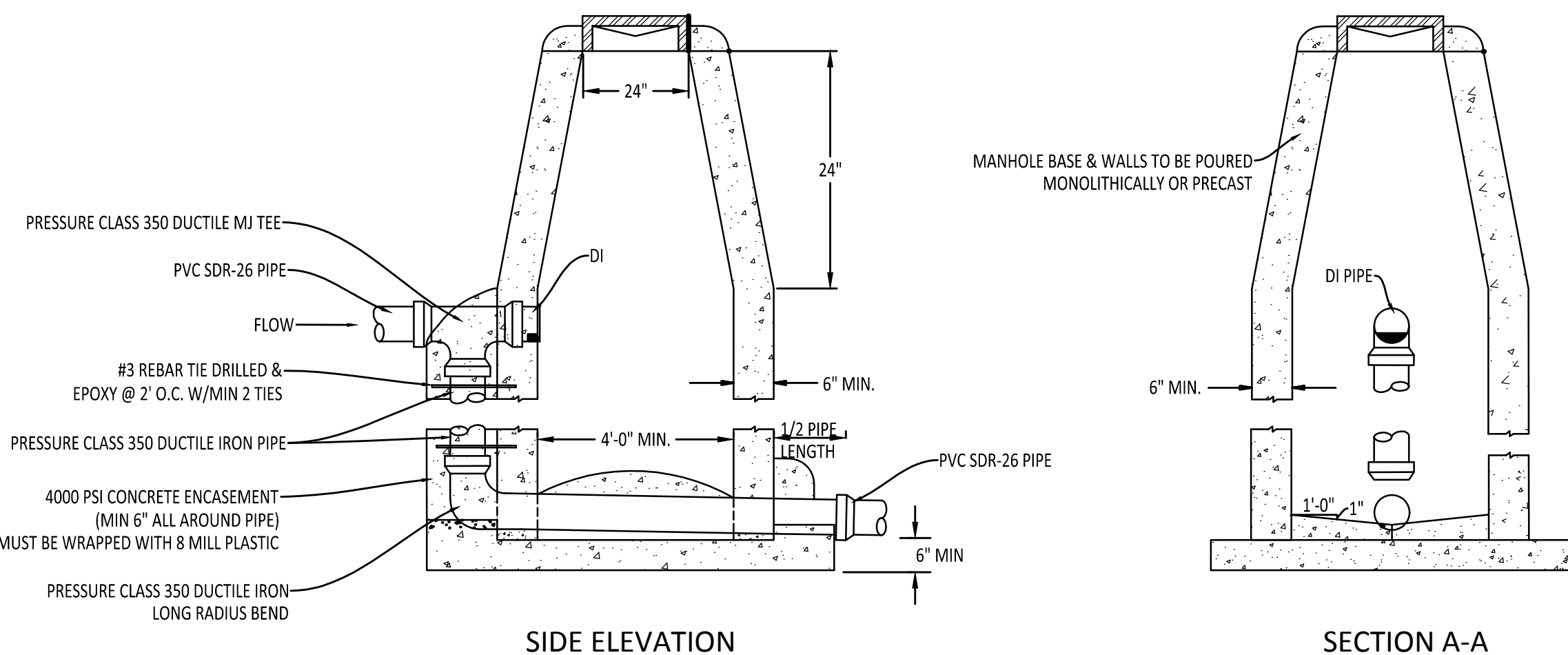
AIR/VACUUM RELEASE VALVE DETAIL



AIR/VACUUM RELEASE VALVE DETAIL



STANDARD MANHOLE



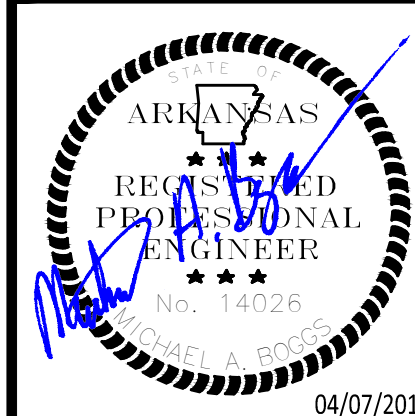
DROP MANHOLE

CONCRETE ENCASEMENT FOR DITCH CROSSINGS

NOTE: ENCASEMENT PIPE MUST BE PRESSURE CLASS 350 DUCTILE IRON AND WRAP DUCTILE IRON PIPE WITH 8 MILL PLASTIC. NOTE: WHEN 18" SEPARATION CANNOT BE MAINTAINED, JOINTS SHALL BE LOCATED SUCH THAT THEY ARE EQUAL DISTANCE BEFORE AND AFTER CROSSING.

PROJECT: JAMESTOWN MANOR PH V

CLIENT: NIX DEVELOPMENT, LLC



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CWL SEWER DETAILS

SHEET NUMBER: 14 of 14

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