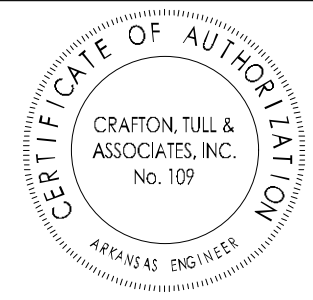


# PONDEROSA POINTE SUBDIVISION

## JONESBORO, ARKANSAS 72401

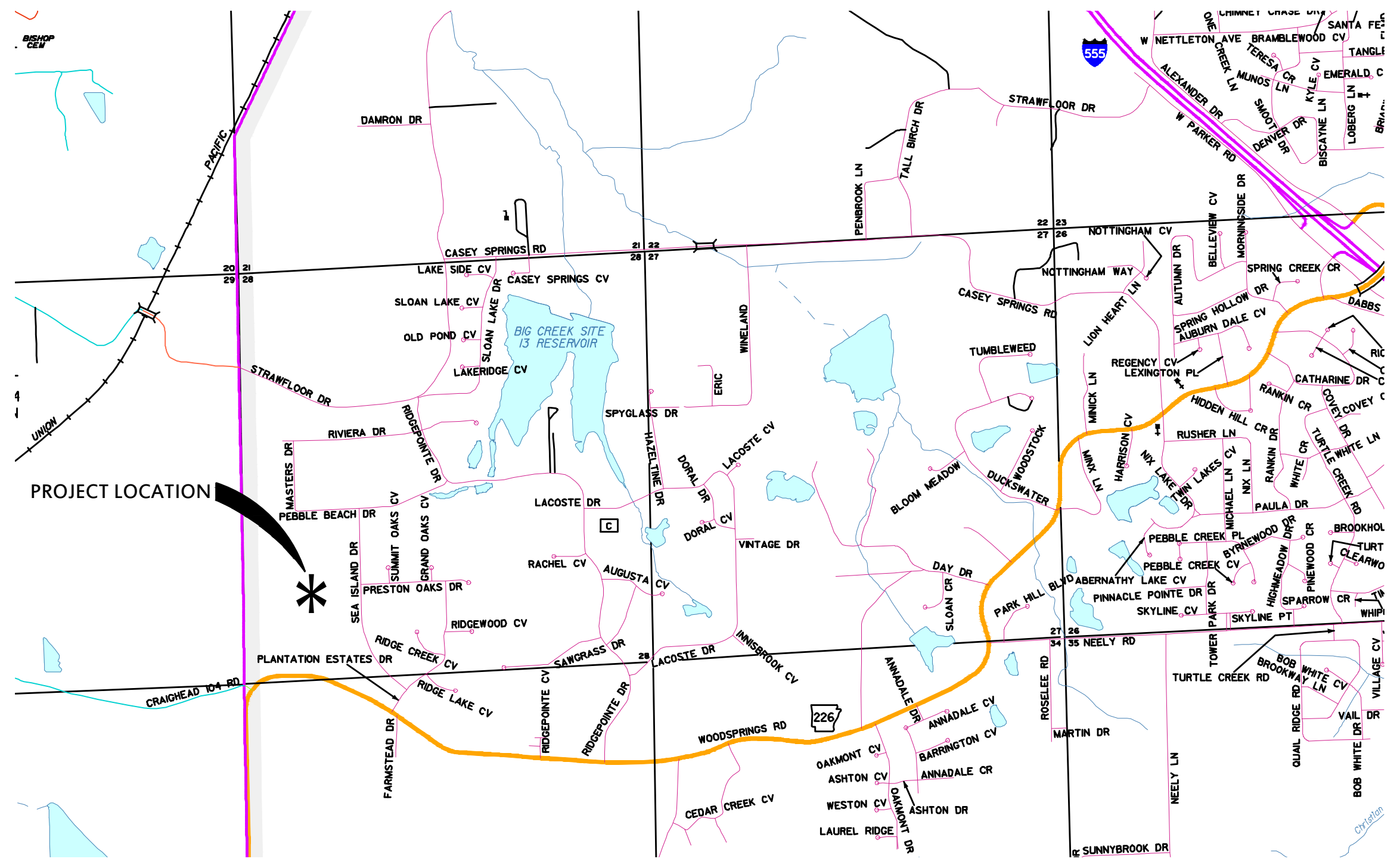


### LEGEND (EXISTING SYMBOLS)

| SYMBOLS  |   |
|----------|---|
|          | BENCHMARK                                 |
|          | FOUND IRON PIPE/REBAR                     |
|          | PRIMARY CONTROL/SET MONUMENT              |
|          | FOUND MONUMENT/ROW                        |
|          | AIR CONDITIONER                           |
|          | AIR RELEASE VALVE                         |
|          | ELECTRIC BOX/PEDESTAL                     |
|          | ELECTRIC JUNCTION BOX                     |
|          | ELECTRIC METER                            |
|          | ELECTRIC TRANSFORMER                      |
|          | FIRE DEPARTMENT CONNECTION                |
|          | FIRE HYDRANT                              |
|          | GAS METER                                 |
|          | GAS VALVE                                 |
|          | GUARD POST                                |
|          | LIGHT POLE                                |
|          | POWER POLE                                |
|          | SANITARY MANHOLE                          |
|          | SANITARY SEWER CLEANOUT                   |
|          | SIGN                                      |
|          | SPRINKLER HEAD                            |
|          | TELEPHONE PEDESTAL                        |
|          | TV PEDESTAL                               |
|          | WATER FAUCET                              |
|          | WATER METER                               |
|          | WATER VALVE                               |
|          | DOWN GUY                                  |
|          | STORM SEWER MANHOLE                       |
|          | STORM SEWER PIPE                          |
|          | DROP/CURB INLET                           |
|          | TREE                                      |
|          | GRATED INLET                              |
|          | TREE TO BE REMOVED                        |
| LINEWORK |   |
|          | EASEMENT                                  |
|          | CURB                                      |
|          | INTERMEDIATE CONTOUR 1206                 |
|          | INDEX CONTOUR 1205                        |
|          | SANITARY SEWER LINE (SPECIFY SIZE & TYPE) |
|          | GAS LINE                                  |
|          | WATER LINE (SPECIFY SIZE & TYPE)          |
|          | UNDERGROUND TELEPHONE                     |
|          | OVERHEAD ELECTRIC                         |
|          | UNDERGROUND TELEVISION                    |
|          | OVERHEAD TELEVISION                       |
|          | CHAIN LINK FENCE                          |
|          | WOOD FENCE                                |
|          | BARBED WIRE FENCE                         |
|          | FIBER OPTIC                               |
|          | RIGHT OF WAY                              |
|          | ROAD CENTERLINE                           |

### LEGEND (CONSTRUCT)

| SYMBOLS  |  |
|----------|--|
|          | SET IRON PIN   |
|          | LIGHT POLE   |
|          | POWER POLE   |
|          | TELEPHONE PEDESTAL   |
|          | TV PEDESTAL  |
|          | MANHOLE  |
|          | SANITARY SEWER CLEANOUT  |
|          | GAS METER  |
|          | GAS VALVE  |
|          | STORM SEWER PIPE   |
|          | STRUCTURE NUMBER   |
|          | WATER VALVE  |
|          | FIRE HYDRANT ASSEMBLY  |
|          | AIR RELEASE VALVE  |
|          | FIRE DEPARTMENT CONNECTION   |
|          | WATER METER  |
|          | BACK FLOW PREVENTER  |
|          | REDUCER  |
|          | RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET) |
|          | CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)    |
| LINEWORK |  |
|          | EASEMENT   |
|          | CURB   |
|          | INTERMEDIATE CONTOUR 1206  |
|          | INDEX CONTOUR 1205   |
|          | SANITARY SEWER LINE  |
|          | GAS LINE   |
|          | WATER LINE   |
|          | UNDERGROUND TELEPHONE  |
|          | UNDERGROUND ELECTRIC   |
|          | OVERHEAD ELECTRIC  |
|          | FIBER OPTIC  |
|          | UNDERGROUND TELEVISION   |
|          | CHAIN LINK FENCE   |
|          | WOOD FENCE   |
|          | BARBED WIRE FENCE  |
|          | BUILDING SET BACK  |
|          | RIGHT OF WAY   |
|          | PROPERTY LINE  |
|          | ROAD CENTERLINE  |



### GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

### PROJECT INFORMATION

|                           |   |
|---------------------------|---|
| MINIMUM LOT SIZE:         | 60' WIDTH   |
| BUILDING SETBACK:         | FRONT: 25 FT<br>REAR: 7.5 FT<br>SIDE: 25 FT   |
| SITE AREA:                | 70 ACRES  |
| SITE DISTURBED AREA:      | 40.5 ACRES  |
| FINISHED FLOOR ELEVATION: | SEE GRADING PLAN  |
| ZONING:                   | R-1   |
| PROPERTY USAGE:           | PONDEROSA POINTE SUBDIVISION  |
| OWNER/DEVELOPER:          | PONDEROSA POINTE SUBDIVISION  |
| SITE ENGINEER/SURVEYOR:   | CRAFTON TULL & ASSOCIATES<br>2520 ALEXANDER DR., SUITE C<br>JONESBORO, AR 72401<br>870.203.7876 |
| PHONE:                    | 870.203.7876  |
| FAX:                      | 501.664.6704  |

| Sheet List Table |                                 |
|------------------|---------------------------------|
| SHEET NUMBER     | SHEET TITLE                     |
| C001             | COVER SHEET                     |
| 1 OF 2           | RECORD PLAT                     |
| 2 OF 2           | RECORD PLAT                     |
| C100             | EROSION CONTROL PLAN            |
| C200-C202        | GRADING & DRAINAGE PLAN         |
| C203-C211        | STREET PLAN & PROFILE           |
| C300-C303        | WATER PLAN                      |
| C400-C409        | SEWER PLAN & PROFILES           |
| C500             | EROSION CONTROL NOTES & DETAILS |
| C600-C601        | UTILITY DETAILS                 |
| C700-C701        | CONSTRUCTION DETAILS            |
| C800             | TREE PRESERVATION PLAN          |
| C801             | TREE PRESERVATION DETAILS       |
| C900             | TRAFFIC CONTROL PLAN            |

**FLOOD PLAIN STATEMENT**  
**FLOOD NOTE:**  
THIS PROPERTY IS NOT IN A FLOOD ZONE AREAS THAT ARE 0.2% ANNUAL CHANCE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; IS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05031C0150C, EFFECTIVE DATE SEPTEMBER 27, 1991.

| No. | Description | Date |
|-----|-------------|------|
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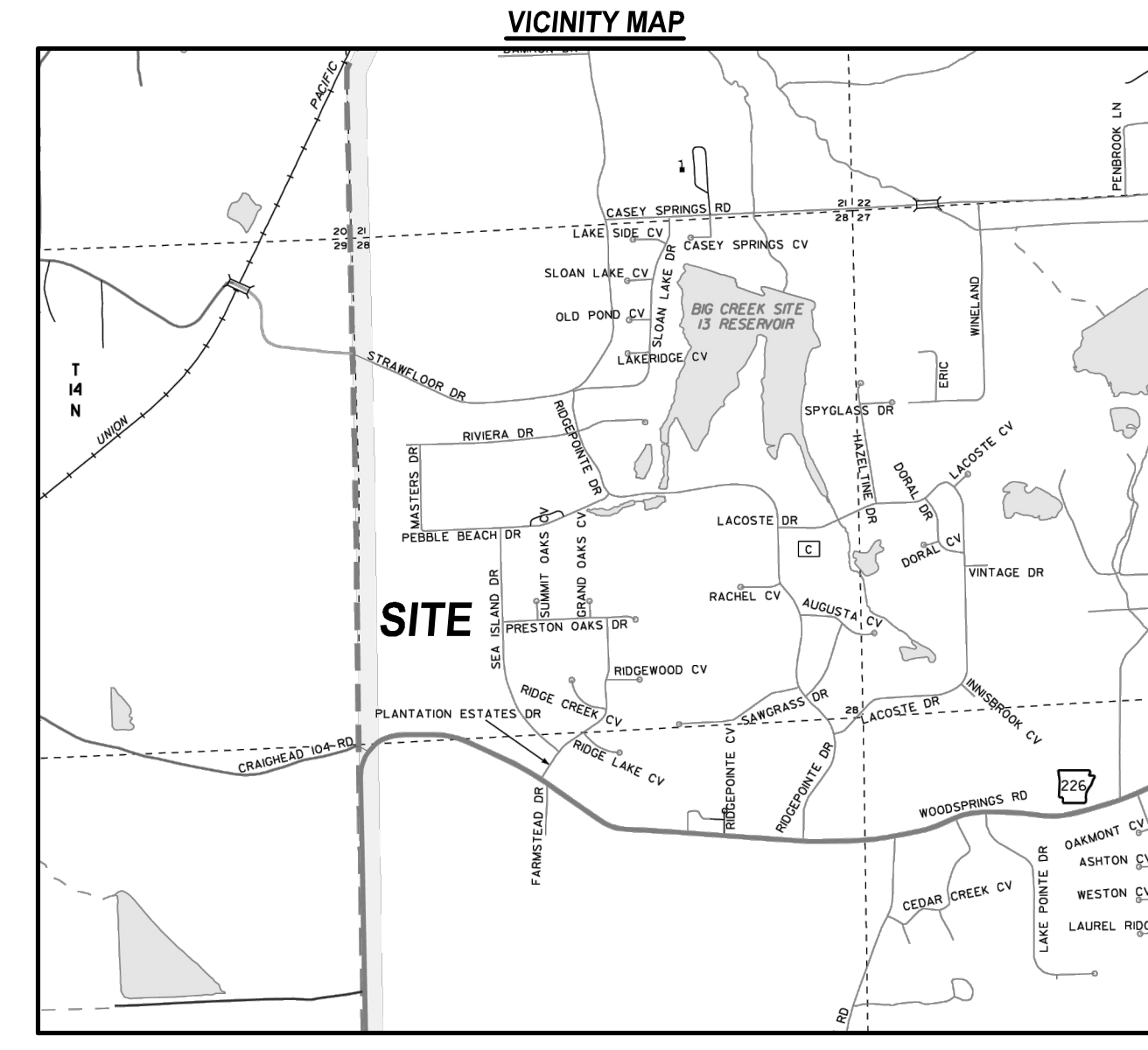
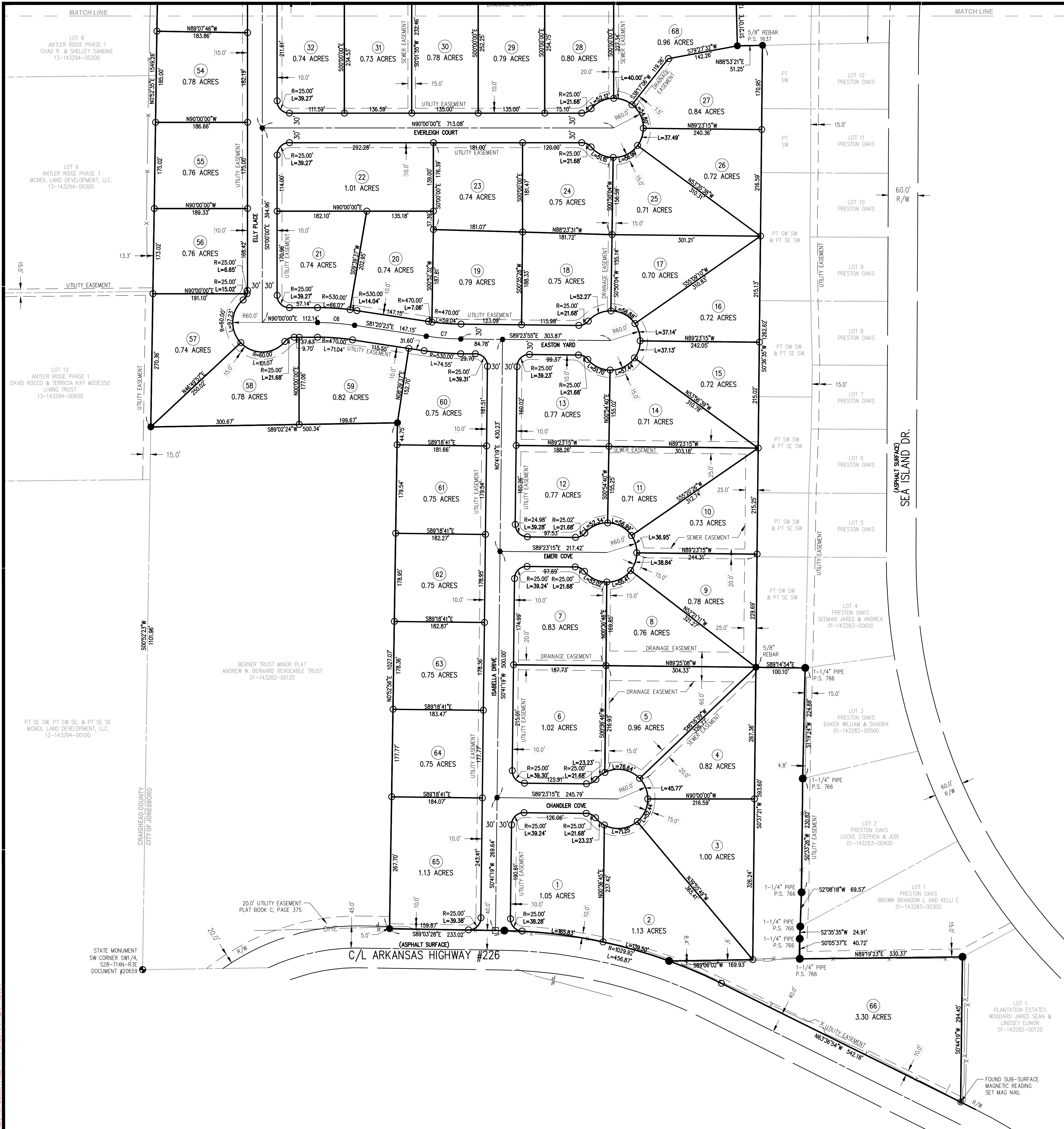
PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
PLOT NO:    
DATE:    
ISSUED FOR CONSTRUCTION  
MICHAEL A. BOGGS  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
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Arkansas One Call  
**811**  
Know what's below.  
Call before you dig.

COVER  
**C001**

DRAWING: C:\COMPUTER\AUTOCAD\DRAWINGS\SUBDIVISIONS\2024\24900700\C001.DWG; COVER AND DETAILING: UNP PLOTTED BY: MICHAEL BOGGS, 1/14/2024 8:44 AM





**SURVEY DESCRIPTION:**  
 A Part of the West Half of Section 28, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 28; Thence North 00° 51' 55" East, a distance of 1325.33 feet, to the Southern Right-of-Way of Shawford Road; Thence along said right of way the following courses and distances: South 89° 39' 32" East, a distance of 410.43 feet; South 62° 49' 00" East, a distance of 601.45 feet to the beginning of a non-tangent curve. Said curve bearing to the left through an angle of 69° 04' 52" having a radius of 940.25 feet, and whose long chord bears South 85° 58' 35" East for a distance of 99.78 feet to a point of intersection with a non-tangent line; South 00° 52' 27" West leaving right of way, a distance of 255.60 feet; Thence North 89° 09' 07" West, a distance of 500.52 feet; Thence South 00° 35' 43" West, a distance of 204.80 feet; Thence North 89° 05' 41" West, a distance of 7.58 feet to the beginning of a curve. Said curve turning to the left through an angle of 65° 57' 15", having a radius of 170.00 feet, and whose long chord bears South 87° 55' 41" West for a distance of 17.66 feet; Thence South 84° 57' 04" West, a distance of 14.70 feet; Thence South 00° 40' 54" West, a distance of 413.52 feet; Thence South 00° 32' 42" West, a distance of 541.20 feet; Thence North 89° 56' 45" East, a distance of 100.04 feet; Thence South 00° 38' 08" West, a distance of 94.84 feet; Thence North 88° 56' 28" East, a distance of 657.85 feet; Thence South 01° 21' 01" East, a distance of 125.22 feet; Thence North 88° 53' 21" East, a distance of 51.25 feet; Thence South 00° 36' 35" West, a distance of 1262.62 feet; Thence South 89° 14' 54" East, a distance of 100.10 feet; Thence South 01° 19' 24" West, a distance of 224.88 feet; Thence South 00° 33' 25" West, a distance of 230.82 feet; Thence South 02° 08' 16" West, a distance of 69.57 feet; Thence South 00° 35' 35" East, a distance of 24.91 feet; Thence South 00° 05' 37" East, a distance of 40.72 feet; Thence North 89° 19' 23" East, a distance of 330.37 feet; Thence South 00° 44' 19" West, a distance of 294.45 feet to the Northern right of way of Arkansas Highway #226 (H.T.D. job #10267); Thence along said right of way the following courses and distances: North 63° 36' 54" West, a distance of 542.18 feet to the beginning of a non-tangent curve. Said curve turning to the left through an angle of 25° 24' 59", having a radius of 1029.92 feet, and whose long chord bears North 78° 20' 23" West for a distance of 453.14 feet to a point of intersection with a non-tangent line; Thence North 89° 03' 28" West, a distance of 233.02 feet; North 00° 52' 58" East leaving right of way, a distance of 1027.07 feet; Thence South 89° 02' 24" West, a distance of 500.34 feet; Thence North 00° 52' 35" East a distance of 1549.26 feet to the POINT OF BEGINNING, containing 70.05 acres, more or less, and being subject to all Rights-of-Way and easements of record.

**OWNER'S CERTIFICATION:**  
 I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

| CURVE TABLE |        |         |          |                 |              |
|-------------|--------|---------|----------|-----------------|--------------|
| CURVE #     | LENGTH | RADIUS  | DELTA    | CHORD DIRECTION | CHORD LENGTH |
| C6          | 75.57' | 500.00' | 8'39"37" | S85° 40' 12"E   | 75.50'       |
| C7          | 70.33' | 500.00' | 8'03"31" | S85° 22' 09"E   | 70.27'       |

| POINT TABLE |             |           |            |           |
|-------------|-------------|-----------|------------|-----------|
| POINT #     | DESCRIPTION | NORTHING  | EASTING    | ELEVATION |
| 1           | CTL         | 539758.57 | 1671569.08 | 359.59    |
| 2           | CTL         | 542499.84 | 1672821.34 | 381.46    |
| 3           | CTL         | 538406.37 | 1673625.53 | 391.24    |
| 4           | CTL         | 541536.17 | 1673152.91 | 356.24    |
| 5           | CTL         | 538460.20 | 1673501.43 | 394.83    |

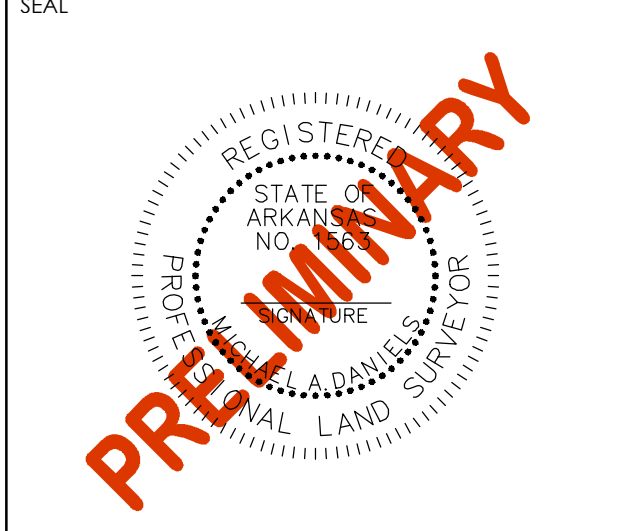
- LEGEND**
- SET 5/8" REBAR P.S. 1563
  - CALCULATED (NOT SET)
  - FOUND REBAR (AS NOTED)
  - FOUND PIPE (AS NOTED)
  - FOUND COTTON PICKER SPINDLE
  - FOUND STATE MONUMENT
  - SET MAG NAIL
  - POINT OF INTERSECTION
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - CENTERLINE ROAD
  - - - EXISTING EASEMENT
  - - - OVERHEAD ELECTRIC
  - - - FENCE (WOOD)
  - - - FENCE (WROUGHT IRON)
  - - - FENCE (BARBED WIRE)
  - - - FENCE (CHAIN LINK)
  - - - EXISTING RIGHT-OF-WAY
  - - - MATCH LINE

RECORD INFORMATION

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

GRAPHIC SCALE IN FEET

100' 0 100'



**PRELIMINARY PLAT**  
 PONDEROSA POINTE SUBDIVISION  
 A PART OF THE W 1/2 OF SECTION 28,  
 TOWNSHIP 14 NORTH, RANGE 3 EAST,  
 CRAIGHEAD COUNTY, ARKANSAS  
 PREPARED FOR:  
 PONDEROSA POINTE, LLC.

ISSUE DATE: 11/12/2024  
 PROJECT NO: 24P0070  
 CONTACT: M. DANIELS

2520 Alexander Drive Suite C  
 Jonesboro, AR 72401-7194

**Crafton Tull**  
 870.203.7871  
 www.craftontull.com



CERTIFICATE OF AUTHORIZATION

| DELTA | DESCRIPTION | DATE |
|-------|-------------|------|
|       |             |      |
|       |             |      |
|       |             |      |
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SHEET NO.:

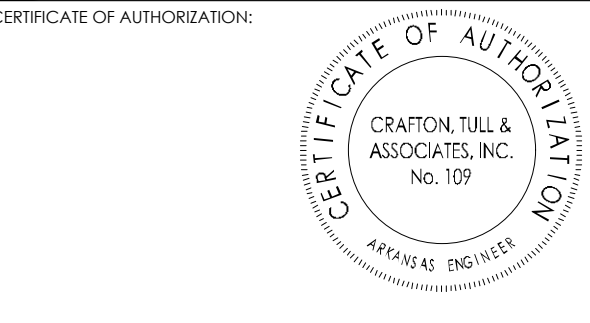




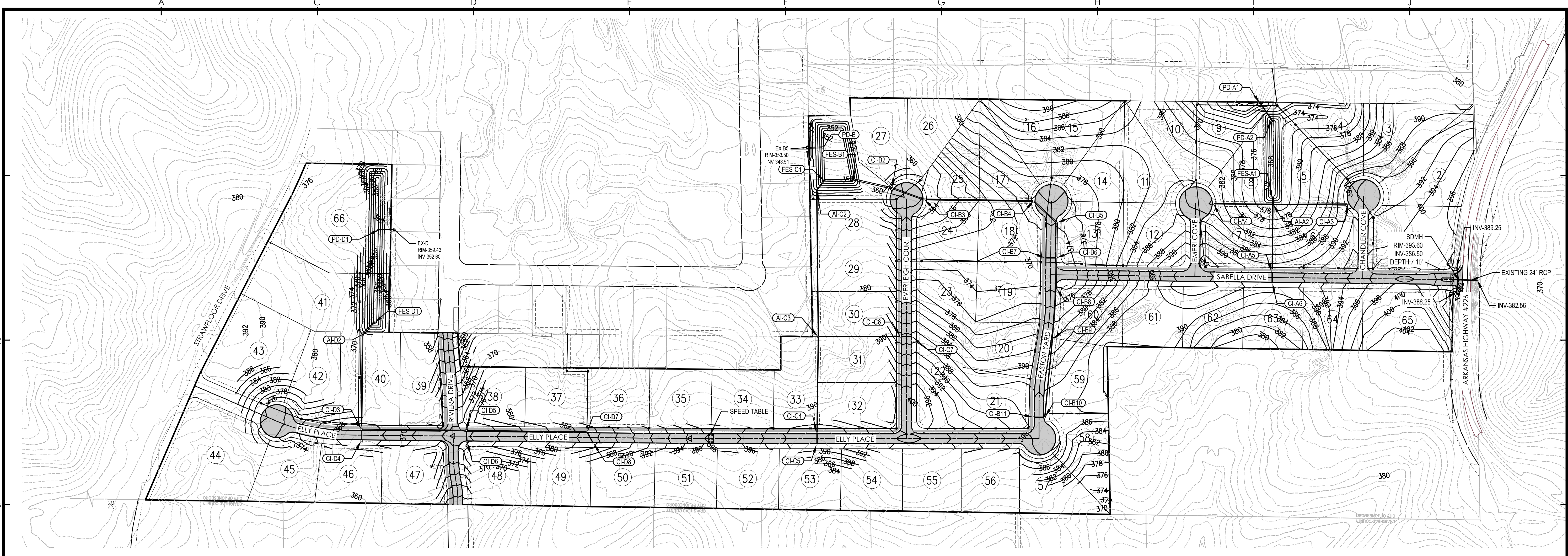








PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS



| STRUCTURE NAME: | DETAILS:  | PIPES IN:  | PIPES OUT                             |
|-----------------|---|--|---------------------------------------|
| AI-A2           | RIM = 374.50<br>DEPTH = 4.25<br>INV IN = 371.25<br>INV IN = 370.75<br>INV IN = 371.25<br>INV OUT = 370.25 | A3-A2, 18" RCP INV IN = 371.25<br>A4-A2, 24" ULTRA-FLO INV IN = 370.75<br>A5-A2, 18" ULTRA-FLO INV IN = 371.25 | A2-A1, 30" ULTRA-FLO INV OUT = 370.25 |
| AI-C2           | RIM = 360.47<br>DEPTH = 6.00<br>INV IN = 354.97<br>INV OUT = 354.47                                       | C3-C2, 24" ULTRA-FLO INV IN = 354.97   | C2-C1, 30" ULTRA-FLO INV OUT = 354.47 |
| AI-C3           | RIM = 372.45<br>DEPTH = 5.00<br>INV IN = 367.95<br>INV IN = 367.95<br>INV OUT = 367.45                    | C4-C3, 18" ULTRA-FLO INV IN = 367.95<br>C6-C3, 18" ULTRA-FLO INV IN = 367.95                                   | C3-C2, 24" ULTRA-FLO INV OUT = 367.45 |
| AI-D2           | RIM = 367.97<br>DEPTH = 9.47<br>INV IN = 359.00<br>INV OUT = 358.50                                       | D3-D2, 30" ULTRA-FLO INV IN = 359.00   | D2-D1, 36" ULTRA-FLO INV OUT = 358.50 |
| *CI-A3          | RIM = 389.27<br>DEPTH = 4.50<br>INV OUT = 384.77  |  | A3-A2, 18" RCP INV OUT = 384.77       |
| *CI-A4          | RIM = 382.13<br>DEPTH = 4.50<br>INV OUT = 377.63  |  | A4-A2, 24" ULTRA-FLO INV OUT = 377.63 |
| CI-A5           | RIM = 388.60<br>DEPTH = 4.60<br>INV IN = 384.00<br>INV OUT = 384.00                                       | A6-A5, 18" RCP INV IN = 384.00   | A5-A2, 18" ULTRA-FLO INV OUT = 384.00 |
| **CI-A6         | RIM = 388.60<br>DEPTH = 4.10<br>INV OUT = 384.50  |  | A6-A5, 18" RCP INV OUT = 384.50       |
| *CI-B2          | RIM = 359.68<br>DEPTH = 6.18<br>INV IN = 354.00<br>INV OUT = 353.50                                       | B3-B2, 36" RCP INV IN = 354.00   | B2-B1, 42" CMP INV OUT = 353.50       |
| **CI-B3         | RIM = 362.56<br>DEPTH = 6.56<br>INV IN = 357.00<br>INV OUT = 356.00                                       | B4-B3, 36" ULTRA-FLO INV IN = 357.00   | B3-B2, 36" RCP INV OUT = 356.00       |
| CI-B4           | RIM = 375.78<br>DEPTH = 9.28<br>INV IN = 366.50<br>INV OUT = 366.50                                       | B5-B4, 36" RCP INV IN = 366.50   | B4-B3, 36" ULTRA-FLO INV OUT = 366.50 |
| *CI-B5          | RIM = 374.38<br>DEPTH = 7.13<br>INV IN = 367.25<br>INV OUT = 367.25                                       | B6-B5, 42" ULTRA-FLO INV IN = 367.25   | B5-B4, 36" RCP INV OUT = 367.25       |
| **CI-B6         | RIM = 372.49<br>DEPTH = 4.99<br>INV IN = 368.00<br>INV IN = 368.50<br>INV OUT = 367.50                    | B9-B6, 30" RCP INV IN = 368.00<br>B7-B6, 24" ULTRA-FLO INV IN = 368.50   | B6-B5, 42" ULTRA-FLO INV OUT = 367.50 |

| STRUCTURE NAME: | DETAILS:   | PIPES IN:  | PIPES OUT                               |
|-----------------|--|--|---|
| *CI-B7          | RIM = 372.49<br>DEPTH = 3.75<br>INV OUT = 368.74                                       |  | B7-B6, 24" ULTRA-FLO INV OUT = 368.74   |
| CI-B8           | RIM = 373.97<br>DEPTH = 4.97<br>INV IN = 370.00<br>INV OUT = 369.00                    | B10-B9, 18" ULTRA-FLO INV IN = 370.00                                  | B9-B6, 30" RCP INV OUT = 369.00         |
| *CI-B9          | RIM = 379.99<br>DEPTH = 4.93<br>INV IN = 375.38<br>INV OUT = 375.06                    | B12-B11, 18" ULTRA-FLO INV IN = 375.38                                 | B10-B9, 18" ULTRA-FLO INV OUT = 375.06  |
| *CI-B10         | RIM = 386.99<br>DEPTH = 4.19<br>INV IN = 382.80<br>INV OUT = 382.80                    | B11-B10, 18" RCP INV IN = 382.80                                       | B12-B11, 18" ULTRA-FLO INV OUT = 382.80 |
| CI-B11          | RIM = 386.99<br>DEPTH = 4.00<br>INV OUT = 382.99                                       |  | B11-B10, 18" RCP INV OUT = 382.99       |
| CI-C4           | RIM = 390.13<br>DEPTH = 5.60<br>INV IN = 384.53<br>INV OUT = 384.53                    | C5-C4, 18" RCP INV IN = 384.53   | C4-C3, 18" ULTRA-FLO INV OUT = 384.53   |
| *CI-C5          | RIM = 390.13<br>DEPTH = 5.00<br>INV OUT = 385.13                                       |  | C5-C4, 18" RCP INV OUT = 385.13         |
| CI-C6           | RIM = 386.79<br>DEPTH = 4.75<br>INV IN = 382.04<br>INV OUT = 382.04                    | C7-C6, 18" RCP INV IN = 382.04   | C6-C3, 18" ULTRA-FLO INV OUT = 382.04   |
| CI-C7           | RIM = 386.79<br>DEPTH = 4.00<br>INV OUT = 382.79                                       |  | C7-C6, 18" RCP INV OUT = 382.79         |
| **CI-D3         | RIM = 367.27<br>DEPTH = 5.27<br>INV IN = 362.00<br>INV IN = 362.50<br>INV OUT = 362.00 | D4-D3, 30" RCP INV IN = 362.00<br>D5-D3, 24" RCP INV IN = 362.50       | D3-D2, 30" ULTRA-FLO INV OUT = 362.00   |
| *CI-D4          | RIM = 367.27<br>DEPTH = 5.00<br>INV OUT = 362.27                                       |  | D4-D3, 30" RCP INV OUT = 362.27         |
| CI-D5           | RIM = 373.83<br>DEPTH = 4.25<br>INV IN = 370.08<br>INV IN = 370.08<br>INV OUT = 369.58 | D6-D5, 18" RCP INV IN = 370.08<br>D7-D5, 18" ULTRA-FLO INV IN = 370.08 | D5-D3, 24" RCP INV OUT = 369.58         |
| CI-D6           | RIM = 373.88<br>DEPTH = 3.60<br>INV OUT = 370.28                                       |  | D6-D5, 18" RCP INV OUT = 370.28         |

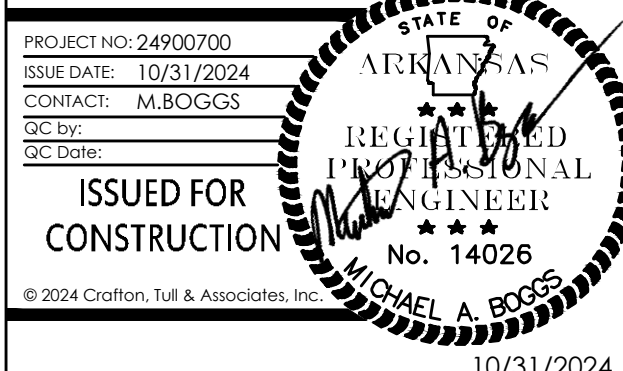
| STRUCTURE NAME: | DETAILS:   | PIPES IN:  | PIPES OUT                                  |
|-----------------|--|--|--|
| CI-D7           | RIM = 383.01<br>DEPTH = 4.51<br>INV IN = 378.50<br>INV OUT = 378.50                    | D8-D7, 18" RCP INV IN = 378.50   | D7-D5, 18" ULTRA-FLO INV OUT = 378.50      |
| CI-D8           | RIM = 383.63<br>DEPTH = 4.00<br>INV OUT = 379.63                                       |  | D8-D7, 18" RCP INV OUT = 379.63            |
| FES-A1          | RIM = 372.59<br>DEPTH = 0.00<br>INV IN = 370.00  | A2-A1, 30" ULTRA-FLO INV IN = 370.00                                       |  |
| FES-B1          | RIM = 354.59<br>DEPTH = 356.00<br>INV IN = 351.00                                      | B2-B1, 42" CMP INV IN = 351.00   |  |
| FES-C1          | RIM = 354.09<br>DEPTH = 356.00<br>INV IN = 351.50                                      | C2-C1, 30" ULTRA-FLO INV IN = 351.50                                       |  |
| FES-D1          | RIM = 361.09<br>DEPTH = 360.00<br>INV IN = 358.00                                      | D2-D1, 36" ULTRA-FLO INV IN = 358.00                                       |  |
| PD-A1           | RIM = 364.19<br>DEPTH = 0.00<br>INV IN = 362.10  | POND OUT-A, 24" ULTRA-FLO INV IN = 362.10                                  |  |
| PD-A2           | RIM = 365.09<br>DEPTH = 0.00<br>INV OUT = 363.00                                       |  | POND OUT-A, 24" ULTRA-FLO INV OUT = 363.00 |
| PD-B            | RIM = 357.25<br>DEPTH = 356.00<br>INV OUT = 349.00                                     |  | POND OUT-B, 36" ULTRA-FLO INV OUT = 349.00 |
| PD-D1           | RIM = 357.59<br>DEPTH = 356.00<br>INV OUT = 356.00                                     |  | POND OUT-D, 18" ULTRA-FLO INV OUT = 356.00 |
| SDMH            | RIM = 393.43<br>DEPTH = 6.93<br>INV IN = 386.50<br>INV IN = 386.50<br>INV OUT = 386.50 | Pipe - 107, 24" RCP INV IN = 386.50<br>Pipe - 108, 24" RCP INV IN = 386.50 | Pipe - 109, 24" RCP INV OUT = 386.50       |

LEGEND:  
\* 4' EXTENDED THROAT  
\*\* 8' EXTENDED THROAT

Key Plan

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PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M.BOGGS  
SCALE: AS SHOWN  
DATE: 10/31/2024



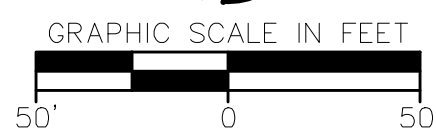
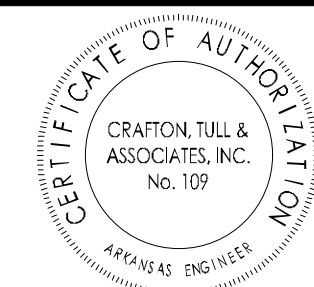








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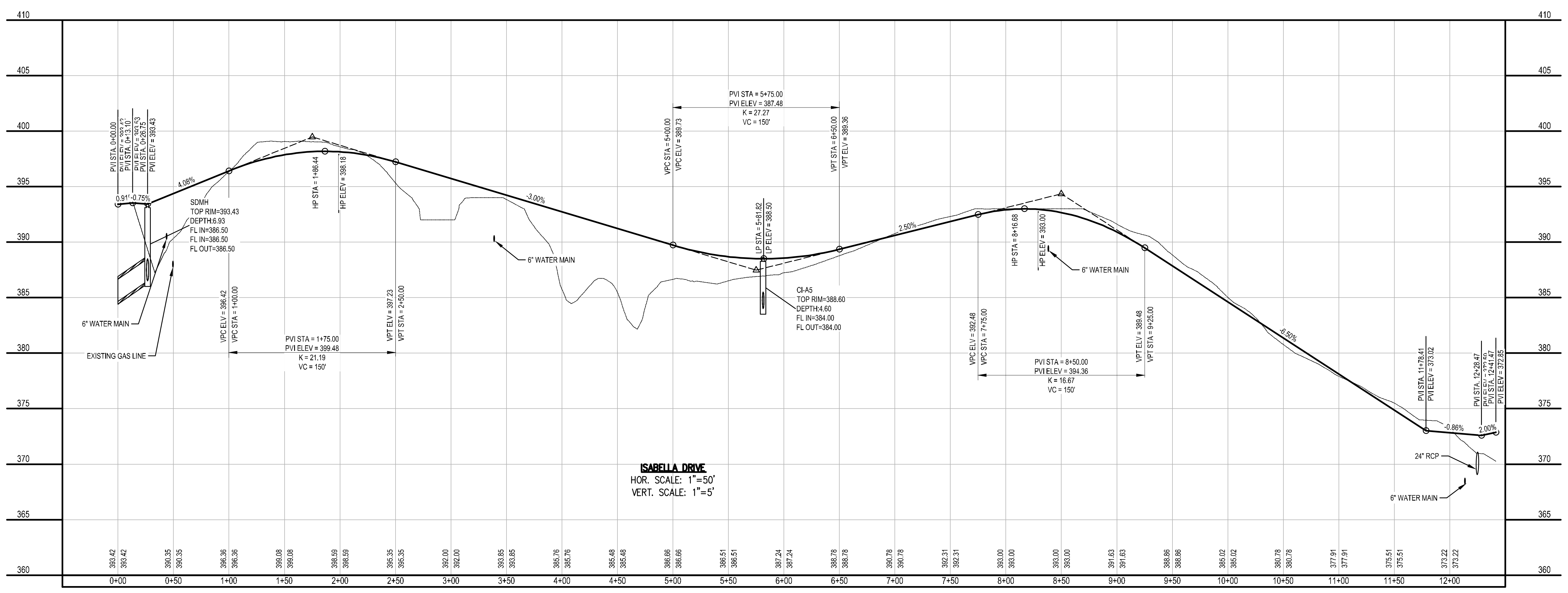
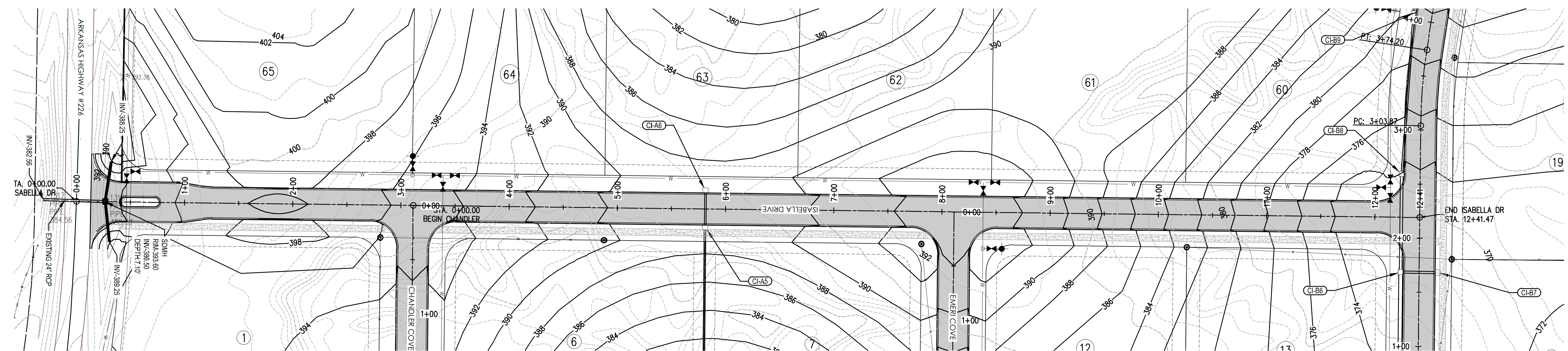
PONDEROSA POINTE  
 SUBDIVISION  
 JONESBORO, ARKANSAS

Key Plan

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PROJECT NO: 24900700  
 ISSUE DATE: 10/31/2024  
 CONTACT: M. BOGGS  
 PREPARED BY: MICHAEL BOGGS  
 CHECKED BY: MICHAEL BOGGS  
 DATE: 10/31/2024  
**ISSUED FOR CONSTRUCTION**  
 MICHAEL A. BOGGS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14026



**ISABELLA DRIVE**  
 HOR. SCALE: 1"=50'  
 VERT. SCALE: 1"=5'

DRAWING C:\COMPTON\PROJECTS\24900700\ASB\24900700.DWG (10/31/2024) 11:44:29 AM  
 UNIT PLOTTED BY MICHAEL BOGGS 11/14/2024 8:28 AM





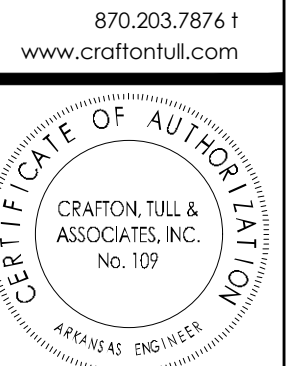




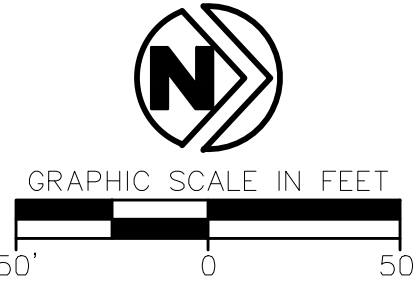








CERTIFICATE OF AUTHORIZATION:



PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS

Key Plan

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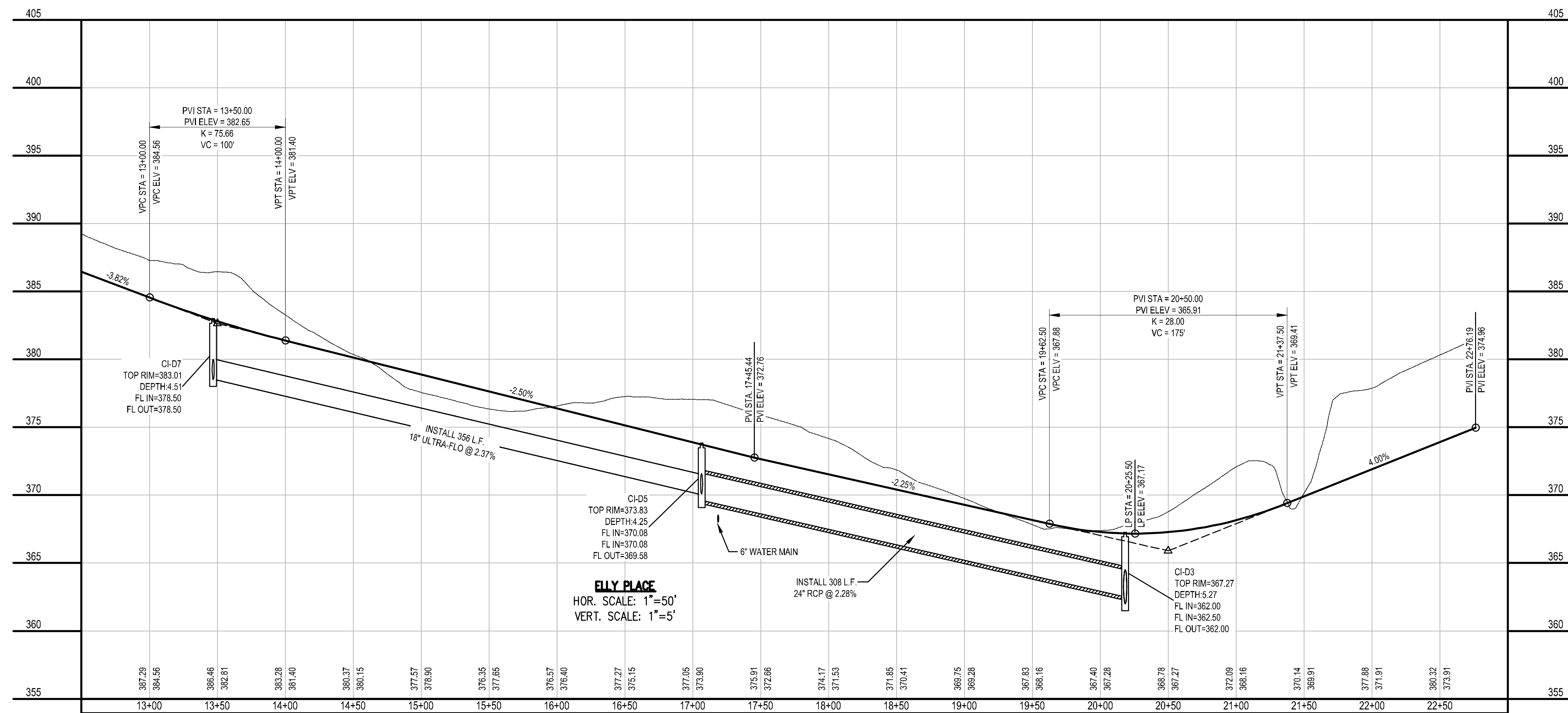
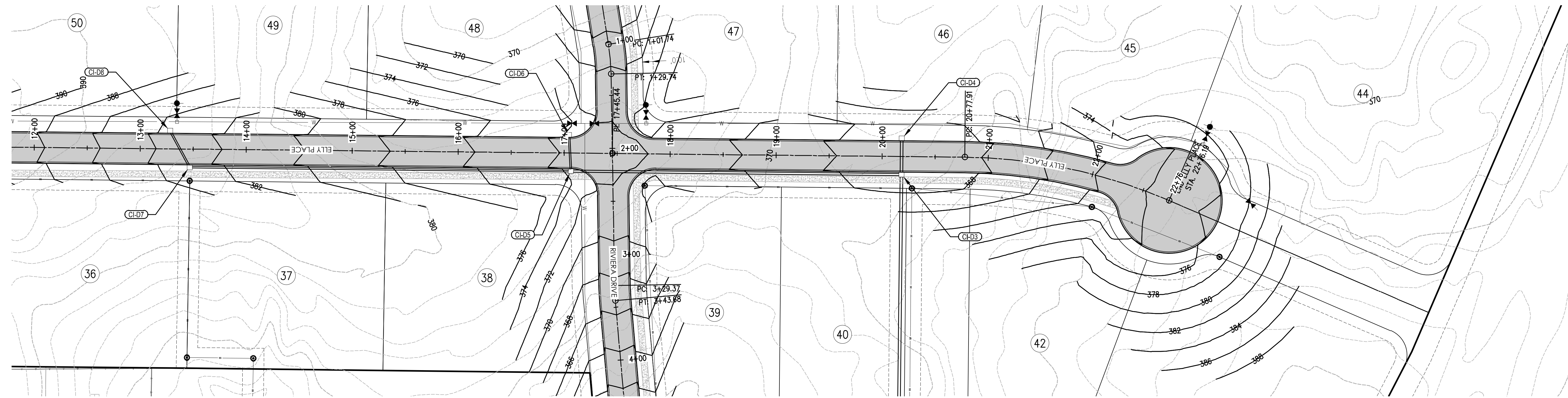
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PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
DESIGNER: M. BOGGS  
CHECKED: M. BOGGS  
DATE: 10/31/2024

ISSUED FOR  
CONSTRUCTION

STREET PLAN & PROFILE

C207

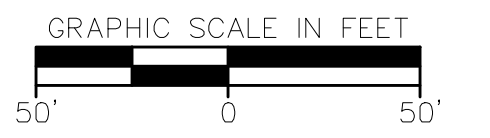
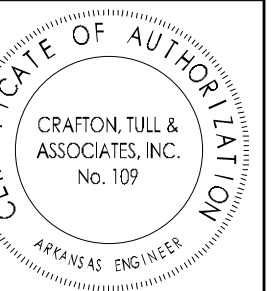


DRAWING CONVENTIONS: POWERPOLES AND INSTRUMENT TRANSFORMERS TO BE SHOWN AND SHOWN AS APPLICABLE TO THE UTILITY LOCATIONS. DATE PLOTTED BY MICHAEL BOGGS 11/14/2024 8:52 AM







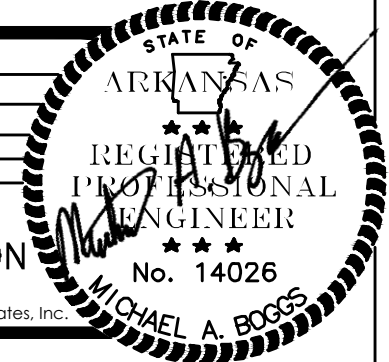


PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS

Key Plan

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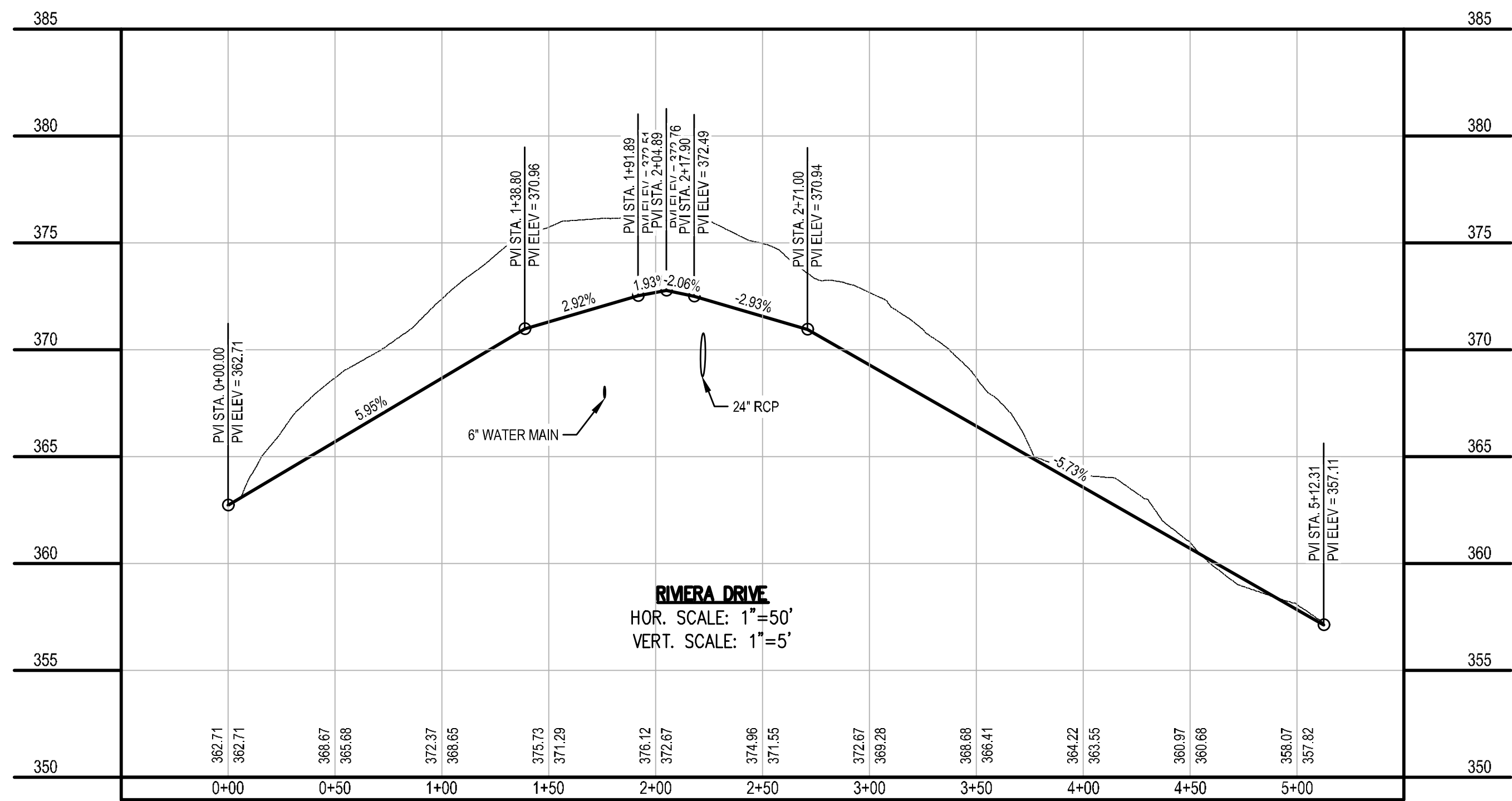
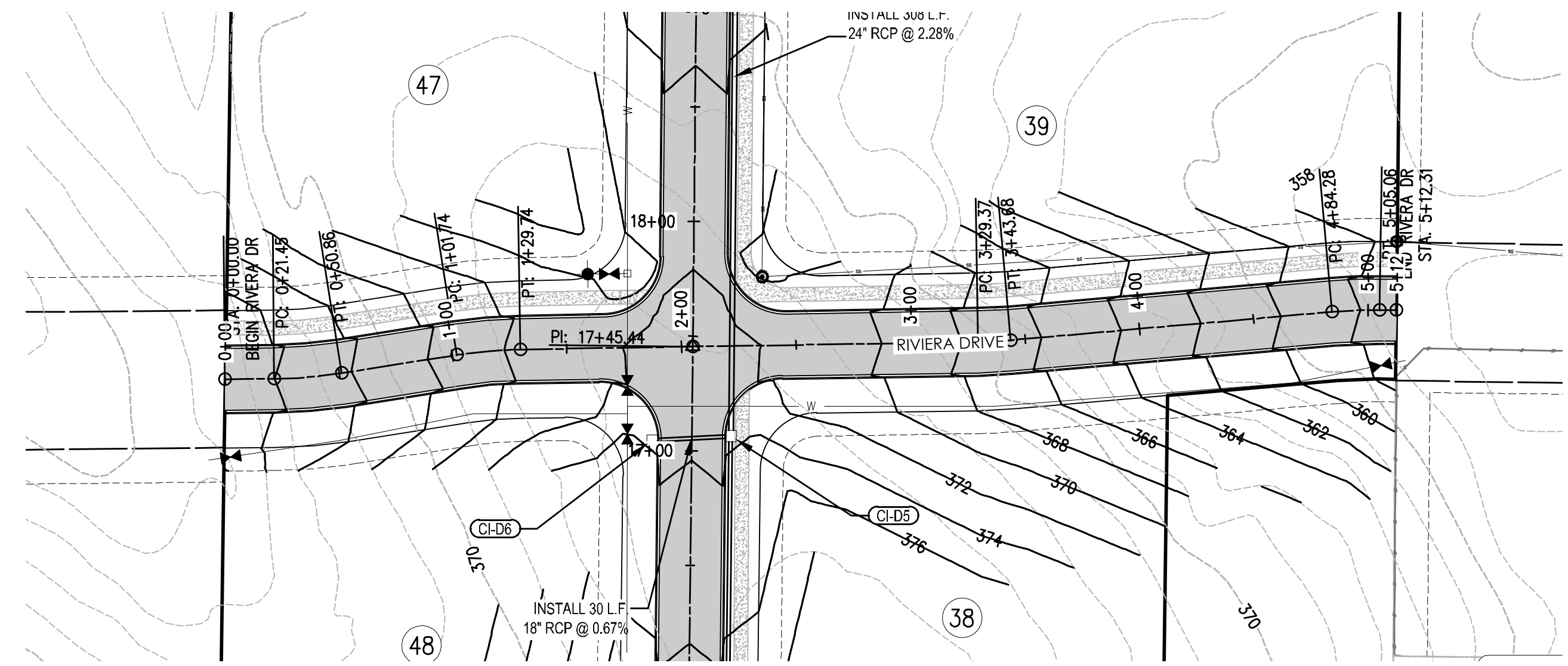


PROJECT NO: 24900700  
 ISSUE DATE: 10/31/2024  
 CONTACT: M. BOGGS  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

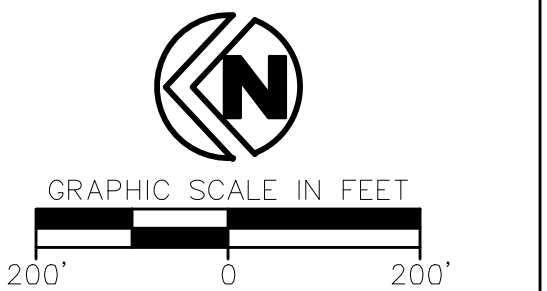
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STREET PLAN & PROFILE

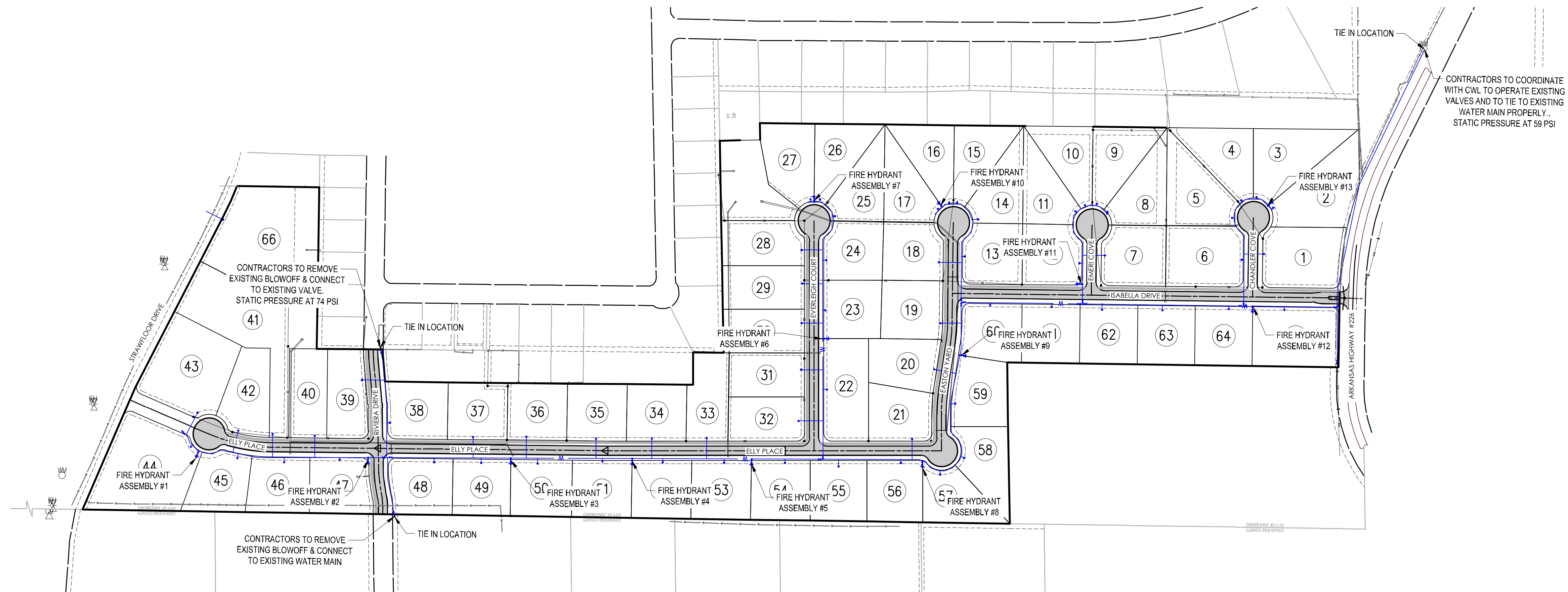
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**PONDEROSA POINTE SUBDIVISION**  
JONESBORO, ARKANSAS



CONTRACTORS TO COORDINATE WITH CWL TO OPERATE EXISTING VALVES AND TO TIE TO EXISTING WATER MAIN PROPERLY. STATIC PRESSURE AT 59 PSI

**JONESBORO CWL UTILITY NOTES**

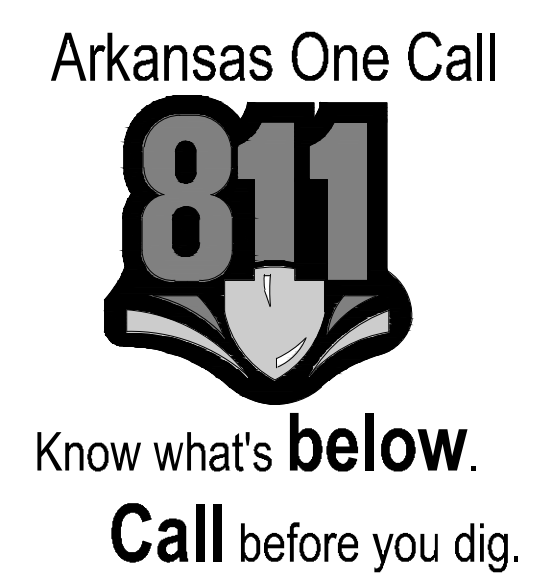
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 24 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
- CONTRACTOR SHALL NOT INITIATE TIE IN CONNECTION TO EXISTING WATER MAIN AFTER 3 P.M. DURING NORMAL WORKING DAYS OR ON FRIDAY AFTER 12 A.M., UNLESS APPROVED BY CITY WATER & LIGHT ENGINEERING DEPT.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
- CWL SHALL PROVIDE FIRE HYDRANT, 6" D.I. GATE VALVE, VALVE BOX W/LID, AND 6" BY LINE SIZED D.I. TEE. CONTRACTOR SHALL PROVIDE LABOR FOR INSTALLATION AND CONCRETE BLOCKING. (SEE DETAIL SHEET)
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
- A 12 GA TRACER WIRE SHALL BE INSTALLED WITH WATER LINE MAIN WHERE, THERE SHALL BE A PERMANENT WATER LINE MARKER INSTALLED AT THE BEGINNING AND 750' INTERVALS IN BETWEEN WHERE THE TRACER

- WIRE IS INSTALLED. THE TRACER WIRE SHALL BE INSTALLED ABOVE THE WATER WILL ENSURE A CONTINUOUS CONNECTION OF THE TRACER LINE. CONTRACTOR SHALL CALL ARK ONE CALL FOR LOCATES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PLACE 8 MIL. POLYWRAP OVER DUCTILE IRON FITTINGS PRIOR TO PLACING CONCRETE BLOCKING TO PREVENT CONCRETE FROM ENCASING BOLTS AND NUTS.
- WATER LINE FITTINGS SHALL BE CLASS 350 DUCTILE IRON OR CAST IRON.
- ALL WATER LINES 4" - 12" DIAMETER SHALL BE AWWA. IF VALVE IS CLOSED BY THE CONTRACTOR WITHOUT CWL'S KNOWLEDGE, THE NEW SECTION MUST BE TESTED FOR WATER QUALITY AND FLUSHED. THE CWL INSPECTOR WILL WITNESS ALL REPAIRS.
- ALL WATER LINES SHALL BE STERILIZED IN ACCORDANCE WITH AWWA C-651-94. ANY NEW REPAIRED WATER MAIN MUST THOROUGHLY CLEANED (FLUSHED), DISINFECTED, AND TESTED FOR BACTERIOLOGICAL QUALITY BEFORE IT CAN BE PLACED IN SERVICE.
- THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
- CONTRACTOR SHALL DRESS UP PROJECT AFTER INSTALLATION TO THE CONDITION IT HAS PRIOR TO BEGINNING CONSTRUCTION. MOUND BACKFILL OVER TRENCHES 1' TO 2' TO ALLOW FOR SETTLING IN AREAS OUT THE STREET.
- TRENCH DEPTH WILL BE SUCH AS TO ALLOW A MINIMUM COVER OF 42" OVER WATER MAIN.
- ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
- ALL SEWER SHALL BE A MINIMUM OF 10' AWAY FROM PROPERTY CORNERS.
- ALL ELECTRICAL CONDUIT SHALL HAVE A MINIMUM 48" OF COVER BELOW FINISHED GRADE.
- NO TRANSFORMER, JUNCTION BOX, OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CWL APPROVAL.

- DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IF UNSAFE PRACTICES ARE DISCOVERED BY CWL DURING INSPECTIONS OF WORKMANSHIP AND MATERIALS, CWL WILL NOTIFY OSHA. THE PRACTICES IN NO WAY OBLIGATES CWL FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.
- CONTRACTOR SHALL PROVIDE OWNER WITH ONE YEAR WARRANTY FOR MATERIALS AND WORKMANSHIP.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH LIEN RELEASES FOR MATERIALS AND LABOR; BACTERIAL SAMPLE RESULTS; AND MODEL & YEAR OF WATER LINE VALVES WITHIN 30 DAYS OF COMPLETION OF WORK.
- LEAKAGE TESTS SHALL BE MADE PRIOR TO STERILIZATION OPERATIONS. THE TEST PERIOD SHALL BE TWO HOURS. TEST PRESSURE SHALL BE 1.5 TIMES THE CALCULATED WORKING PRESSURE OF THE MAIN, BUT NOT LESS THAN 100 PSI. THE LINE WILL NOT BE ACCEPTED UNLESS OR UNTIL THE TOTAL IS LESS THAN THAT SPECIFIED IN AWWA C-600-93 FOR DUCTILE IRON AND AWWA C-605-94 FOR PVC PIPE.
- FOLLOWING A CONTACT PERIOD OF NOT LESS THAN 24 HOURS, THE CHLORINATED WATER SHALL BE FLUSHED FROM THE SYSTEM, AND THE SYSTEM FILLED WITH WATER OF NORMAL CHLORINE CONTENT. SAMPLES OF WATER THEN SHALL BE TAKEN ON TWO.
- CONSECUTIVE DAYS FROM THE LINES AND DELIVERED TO THE CWL-LABORATORY FOR BACTERIAL ANALYSIS. THIS PROCESS SHALL BE CONTINUED UNTIL THE SAMPLES SHOW THE WATER IS SAFE FOR DOMESTIC REQUIREMENTS. FLUSHING DEVICES SHOULD BE SIZED TO PROVIDE FLOWS WHICH WILL GIVE A VELOCITY OF AT LEAST 2.5 FEET PER SECOND IN THE WATER MAIN BEING FLUSHED. NO FLUSHING DEVICES SHALL BE DIRECTLY CONNECTED TO ANY SEWER. IF THE LINE HAS SET FOR A ONE MONTH OR LONGER BEFORE FINAL ACCEPTANCE, IT SHALL BE RESTERILIZED, FLUSHED AND BACTERIAL TESTED.
- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

**WATER NOTES**

| DESCRIPTION                     | TOTAL    |
|---------------------------------|----------|
| FIRE HYDRANT                    | 13       |
| 6" WATER MAIN                   | 6,953 LF |
| 8" WATER MAIN                   | 1,027 LF |
| SHORT SERVICE MAINS             | 44       |
| LONG SERVICE MAINS              | 22       |
| STATIC PRESSURE AT RIVERA DRIVE | 74 PSI   |
| STATIC PRESSURE AT HIGHWAY 226  | 59 PSI   |



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PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
PLOT NO:  
DC DATE:  
ISSUED FOR CONSTRUCTION  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026  
MICHAEL A. BOGGS  
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DRAWING: C300-01, PONDOROSA POINTE SUBDIVISION, UTILITY PLAN, WATER MAINS AND WATER SERVICE LINES, INDEXED TO SHEET C300-02, C300-03, C300-04, C300-05, C300-06, C300-07, C300-08, C300-09, C300-10, C300-11, C300-12, C300-13, C300-14, C300-15, C300-16, C300-17, C300-18, C300-19, C300-20, C300-21, C300-22, C300-23, C300-24, C300-25, C300-26, C300-27, C300-28, C300-29, C300-30, C300-31, C300-32, C300-33, C300-34, C300-35, C300-36, C300-37, C300-38, C300-39, C300-40, C300-41, C300-42, C300-43, C300-44, C300-45, C300-46, C300-47, C300-48, C300-49, C300-50, C300-51, C300-52, C300-53, C300-54, C300-55, C300-56, C300-57, C300-58, C300-59, C300-60, C300-61, C300-62, C300-63, C300-64, C300-65, C300-66. PLOT BY MICHAEL BOGGS, 11/14/2024, 10:52:47 AM.



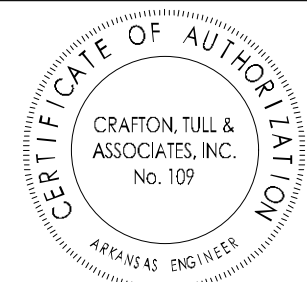








CERTIFICATE OF AUTHORIZATION:



GRAPHIC SCALE IN FEET  
50' 0 50'

PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS

Key Plan

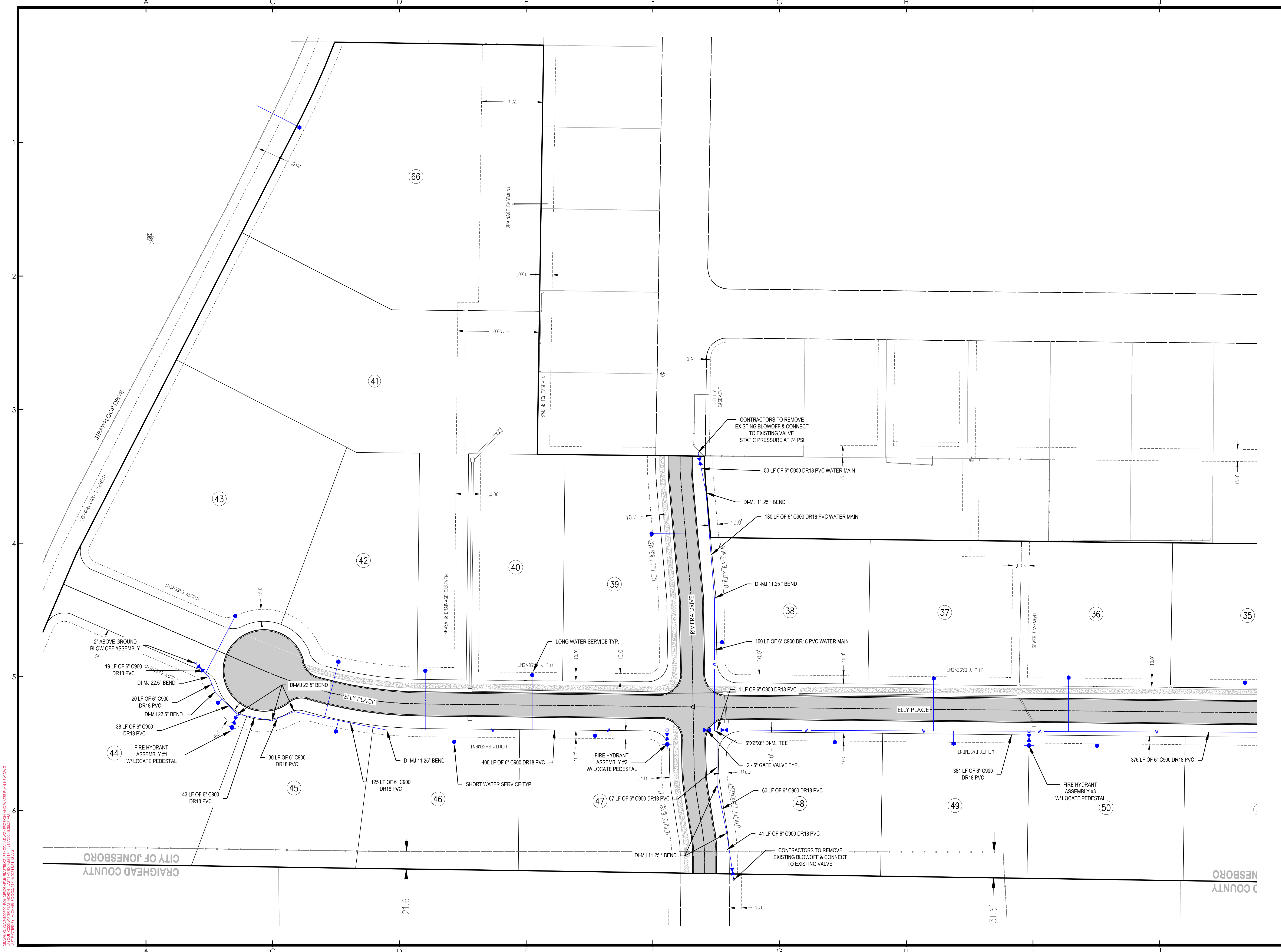
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PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
PLOT NO:  
PLOT DATE:  
ISSUED FOR CONSTRUCTION  
MICHAEL A. BOGGS  
Professional Engineer  
No. 14026  
10/31/2024

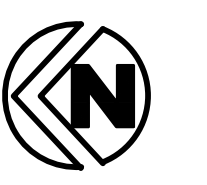
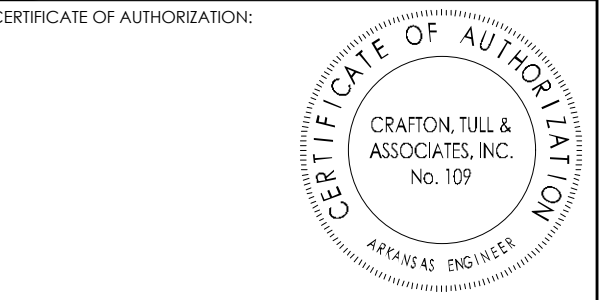
WATER PLAN NORTH

C303



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DATE PLOTTED: 11/14/2024 1:18 PM  
PLOT BY: MICHAEL BOGGS





GRAPHIC SCALE IN FEET  
 150' 0 150'

**PONDEROSA POINTE  
 SUBDIVISION**  
 JONESBORO, ARKANSAS

Key Plan

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PROJECT NO: 24900700  
 ISSUE DATE: 10/31/2024  
 CONTRACTOR: M. BOGGS  
 TITLE: REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO: 14026

ISSUED FOR CONSTRUCTION  
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**UTILITY NOTES**

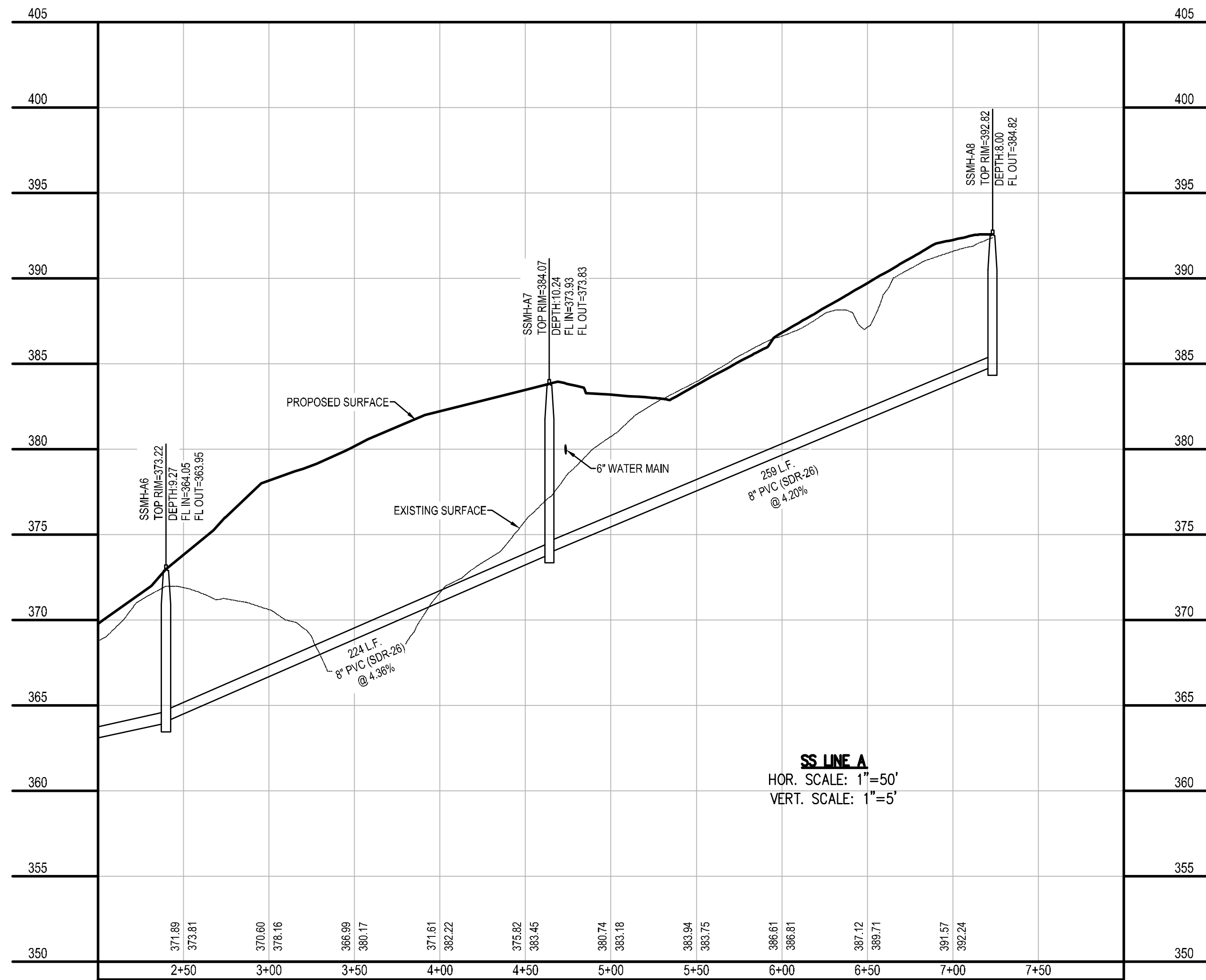
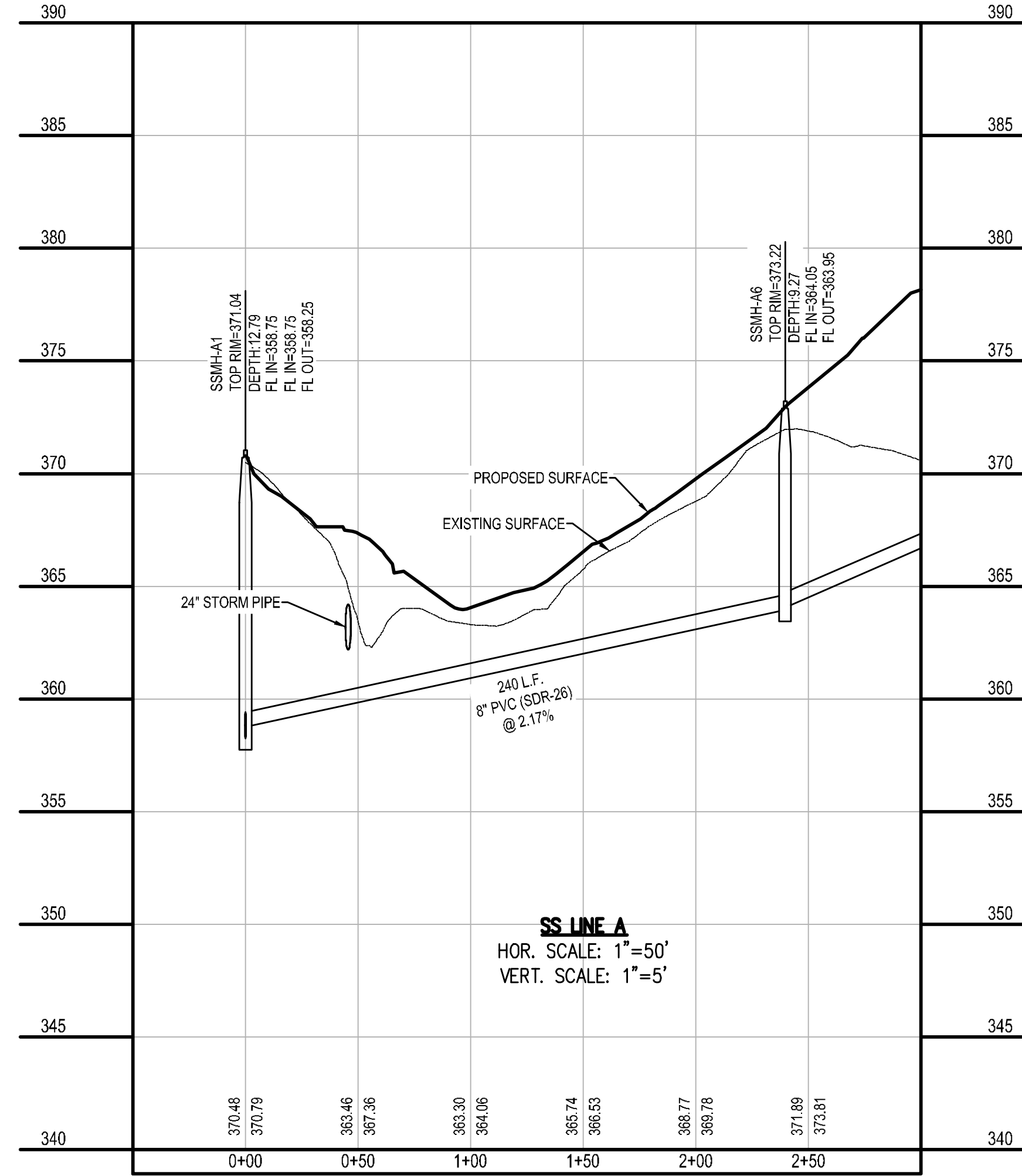
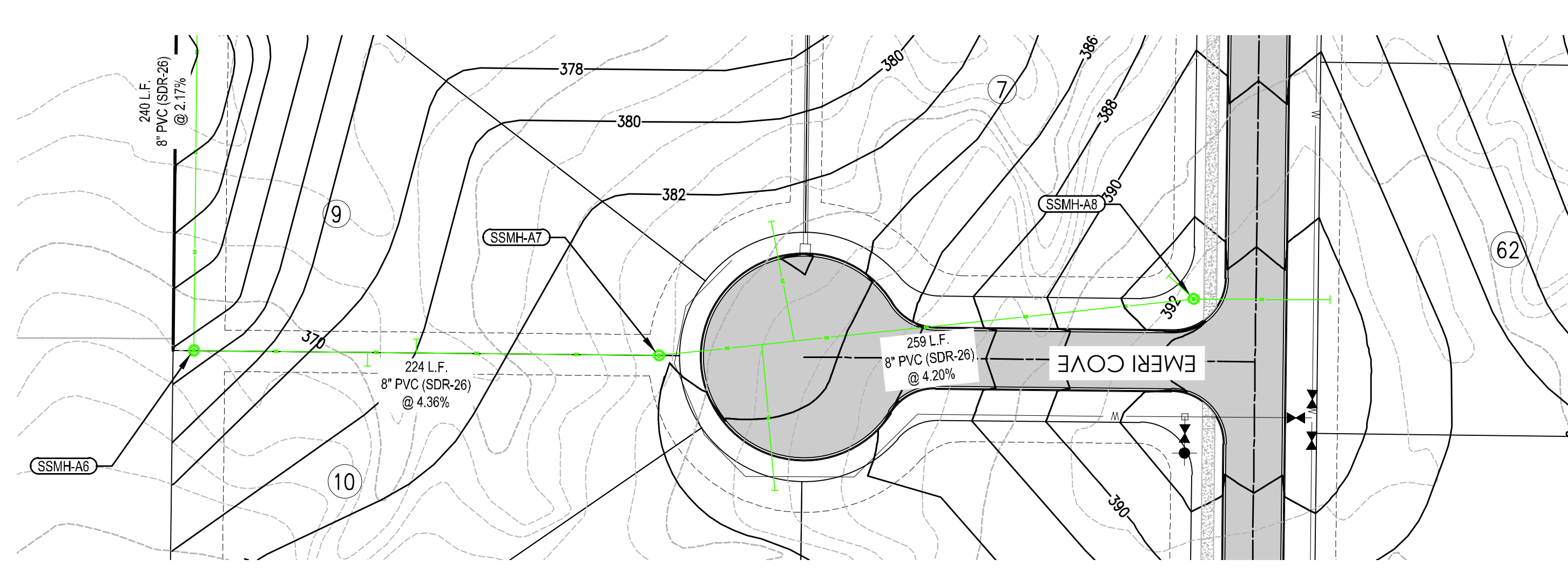
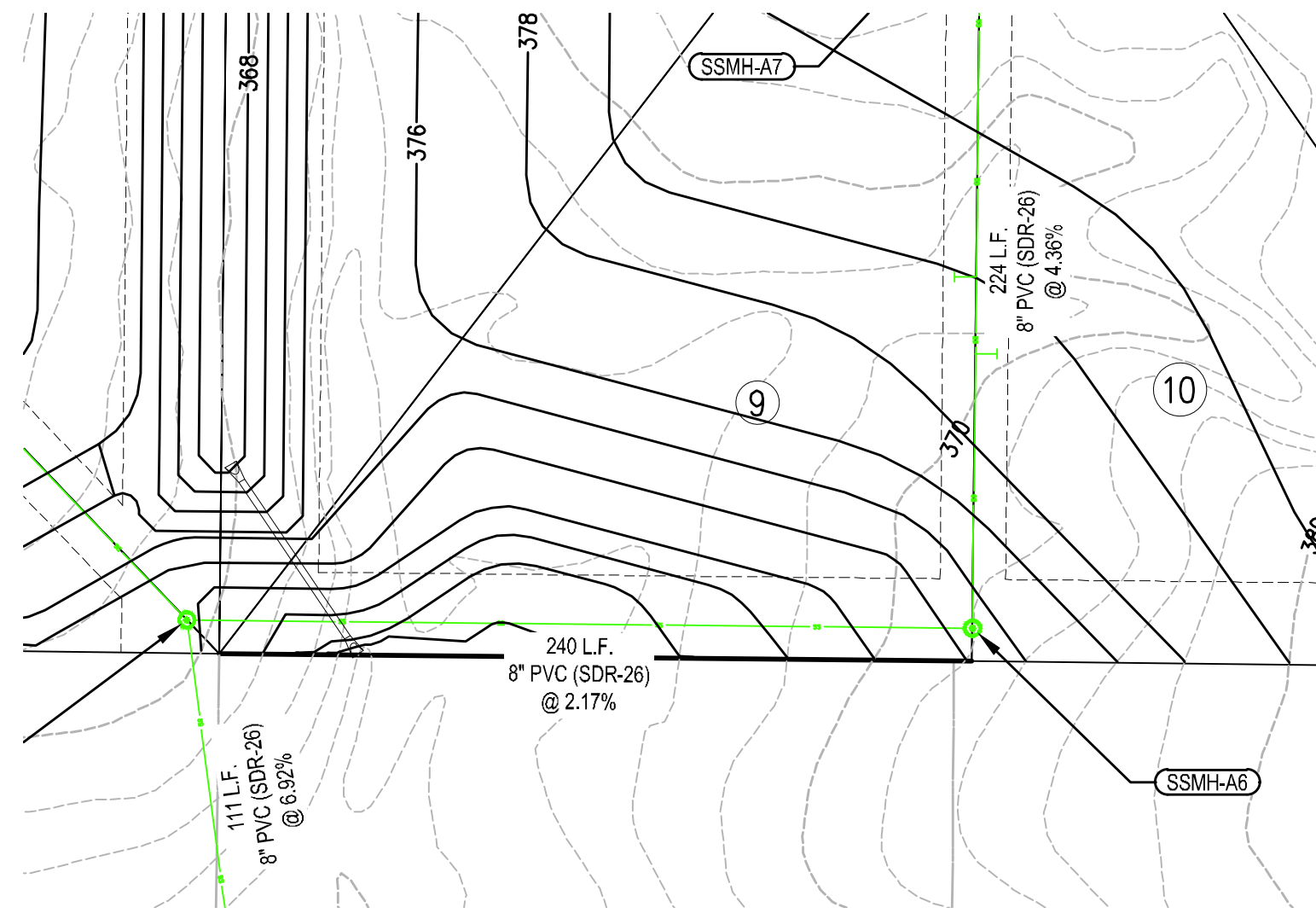
1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIIZED ELECTRICAL LINE.

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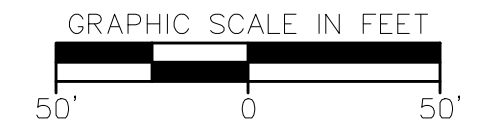
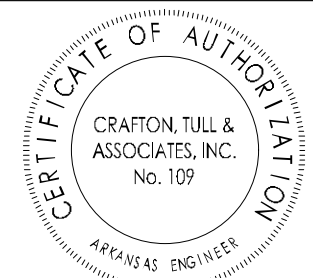








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**PONDEROSA POINTE  
 SUBDIVISION  
 JONESBORO, ARKANSAS**

Key Plan

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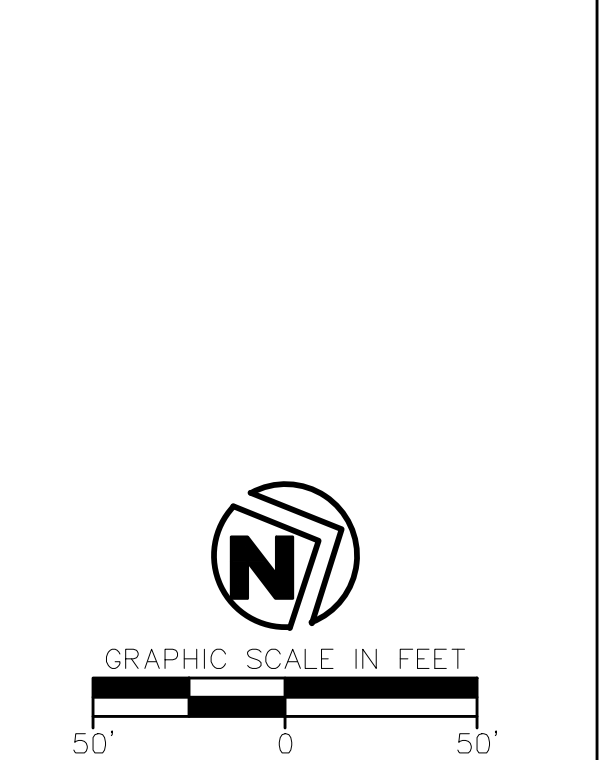
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 ISSUE DATE: 10/31/2024  
 CONTACT: M. BOGGS  
 PLOTTED BY: MICHAEL BOGGS  
 DATE: 11/14/2024 1:53:19 PM

**ISSUED FOR CONSTRUCTION**

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS

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**PONDEROSA POINTE  
SUBDIVISION**  
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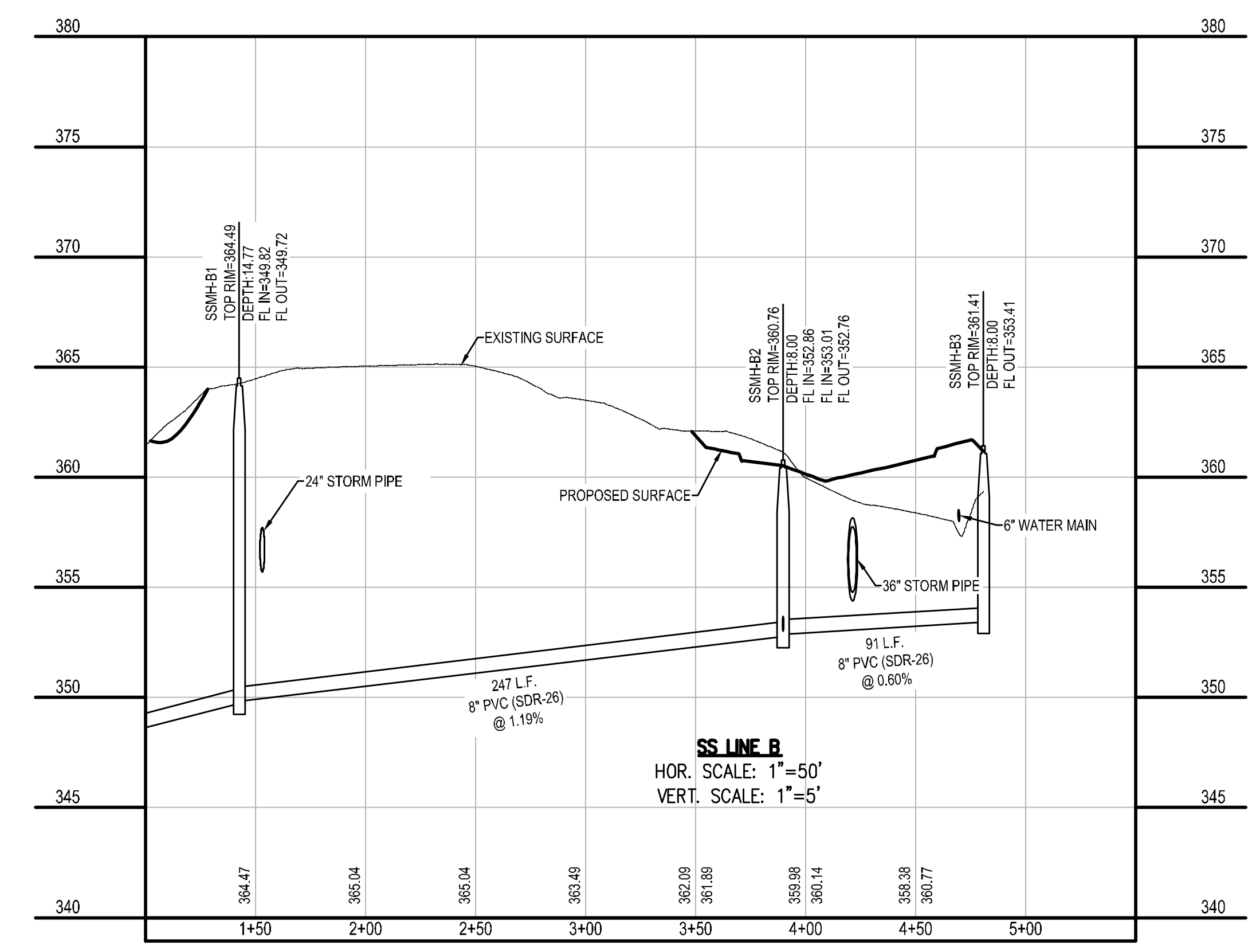
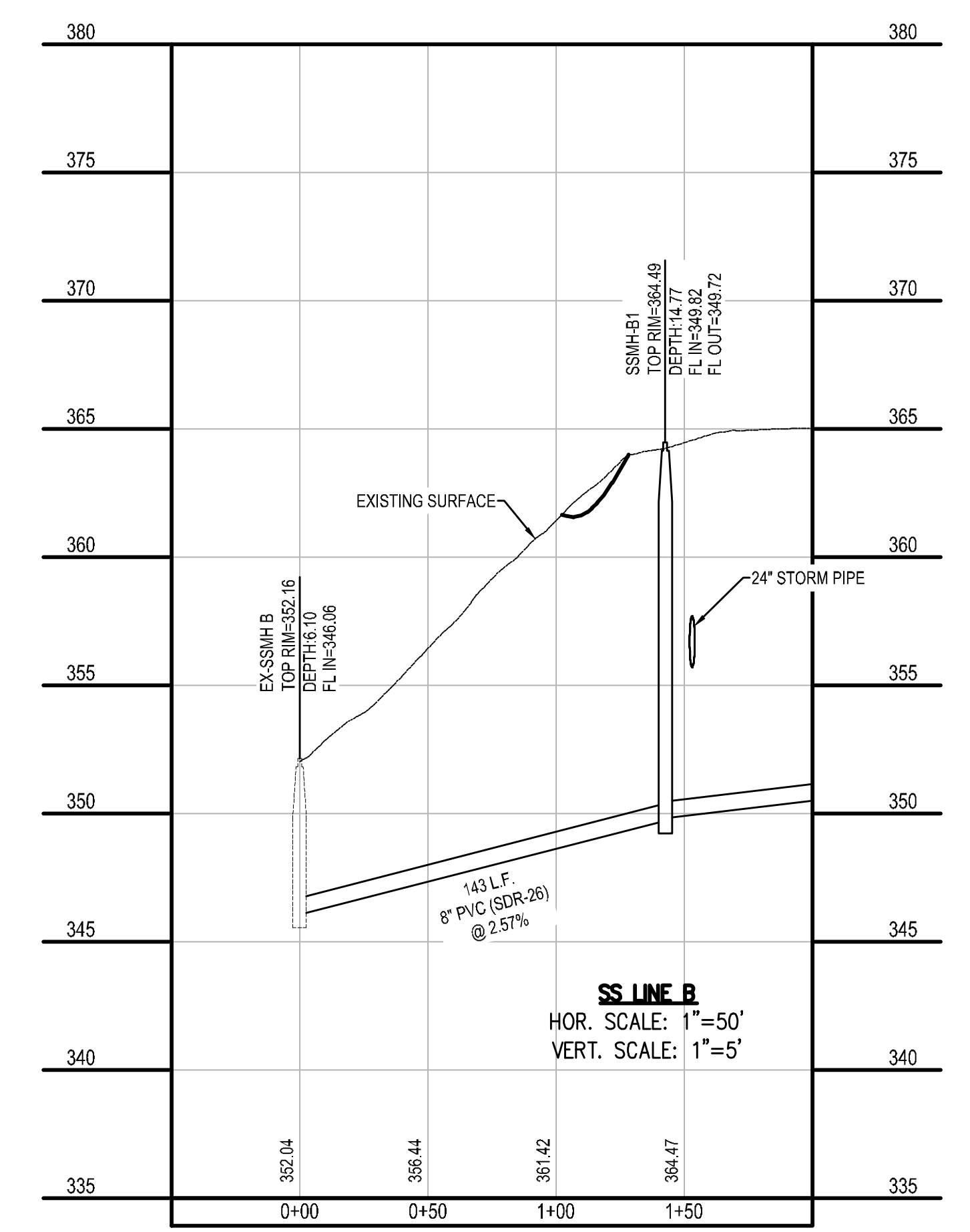
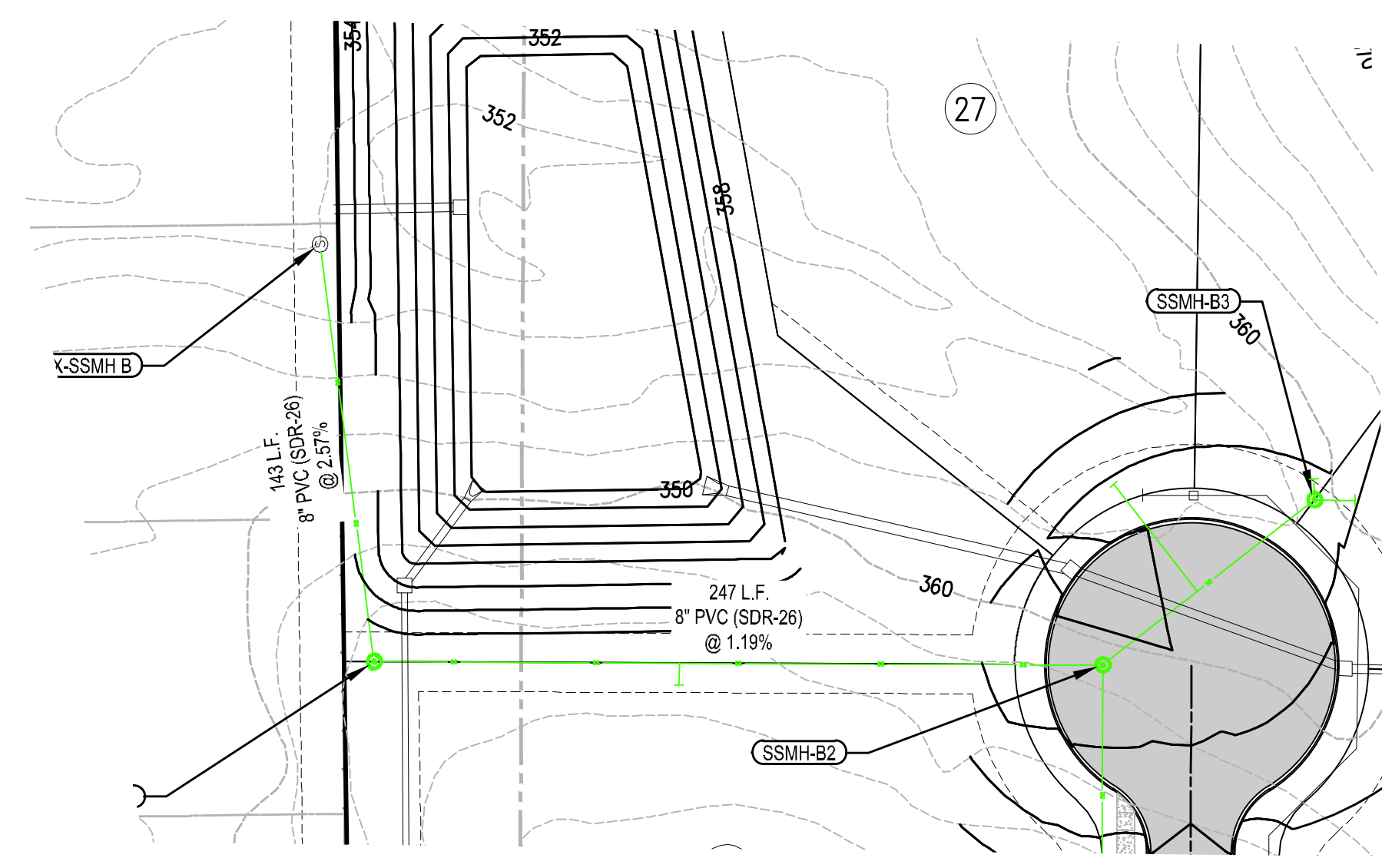
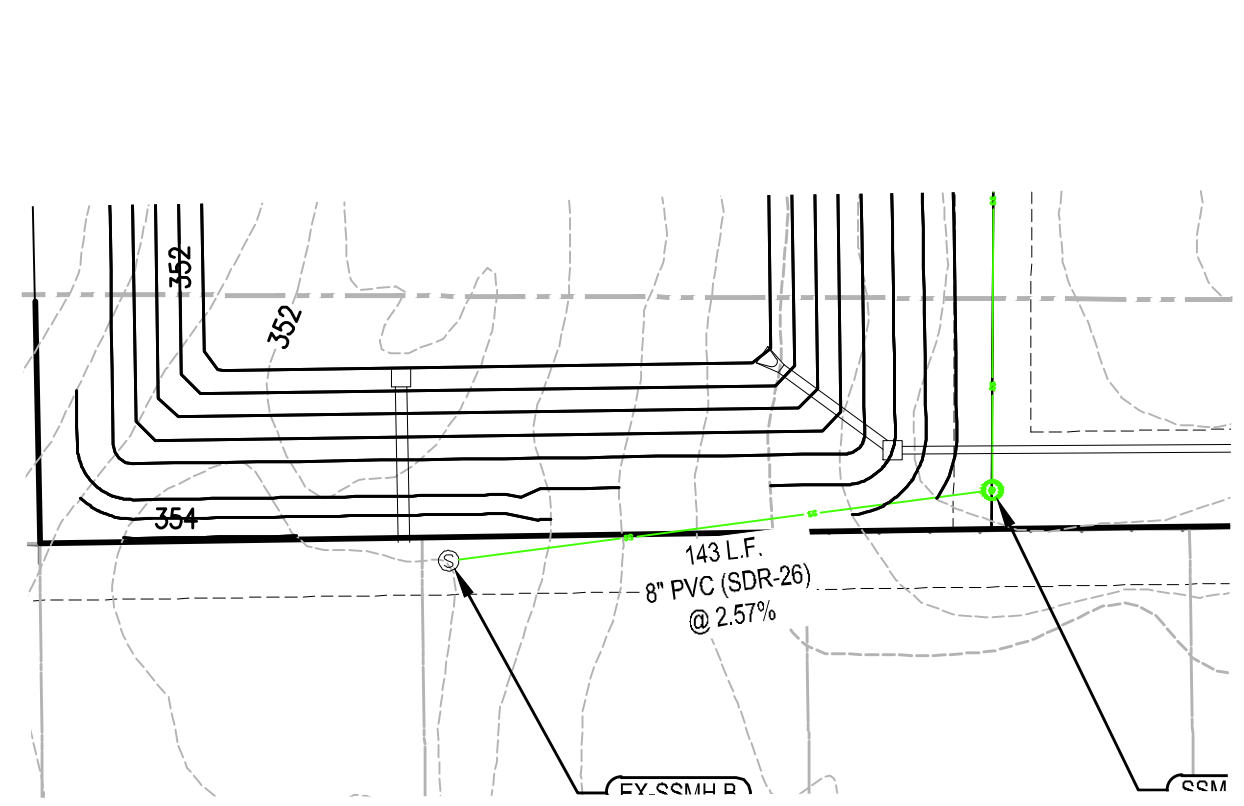
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**Michael A. Boggs**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 14026

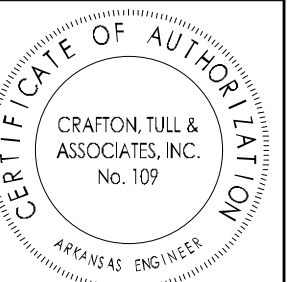
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 PLOT BY: MICHAEL BOGGS



CERTIFICATE OF AUTHORIZATION:



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PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS

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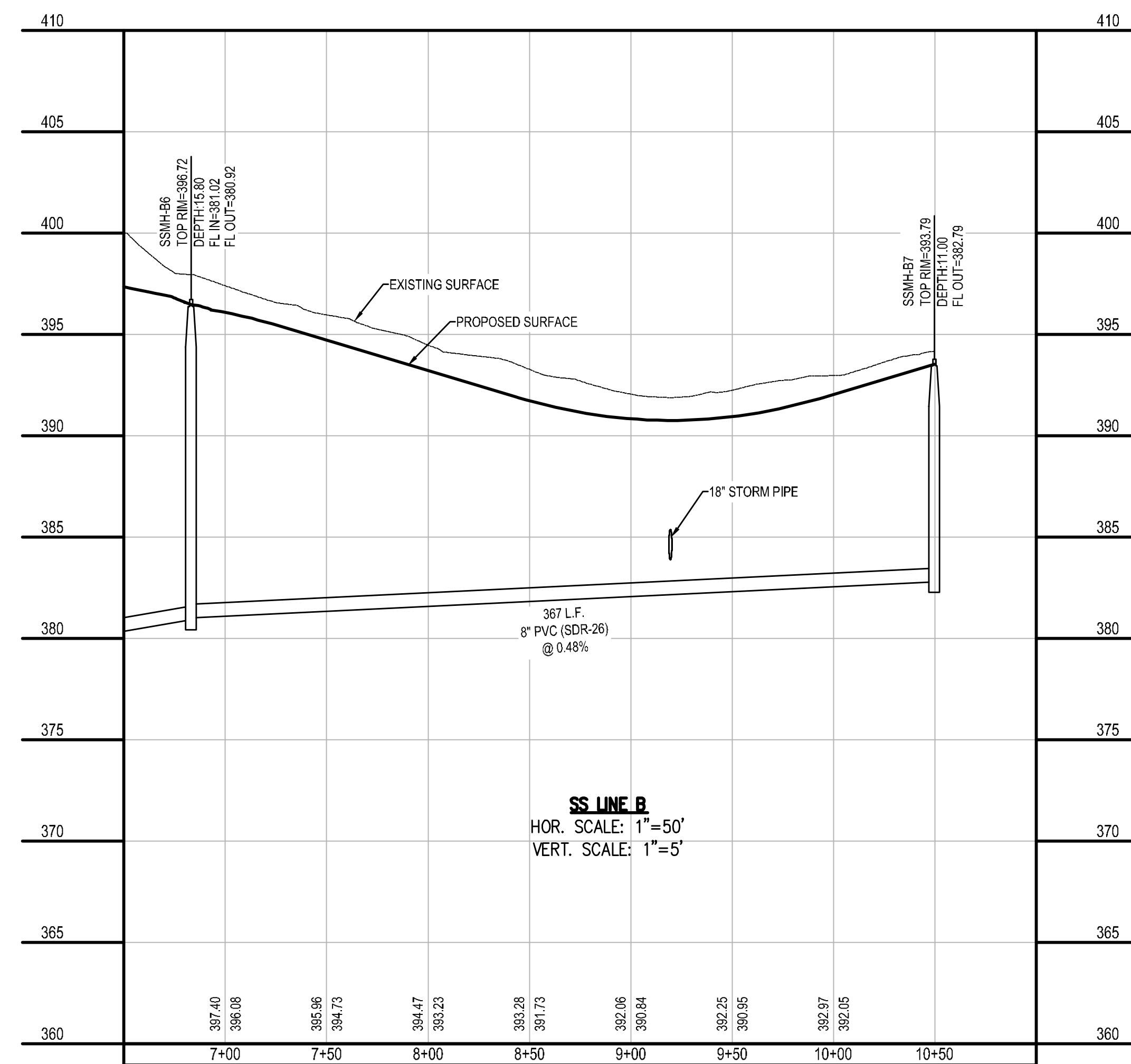
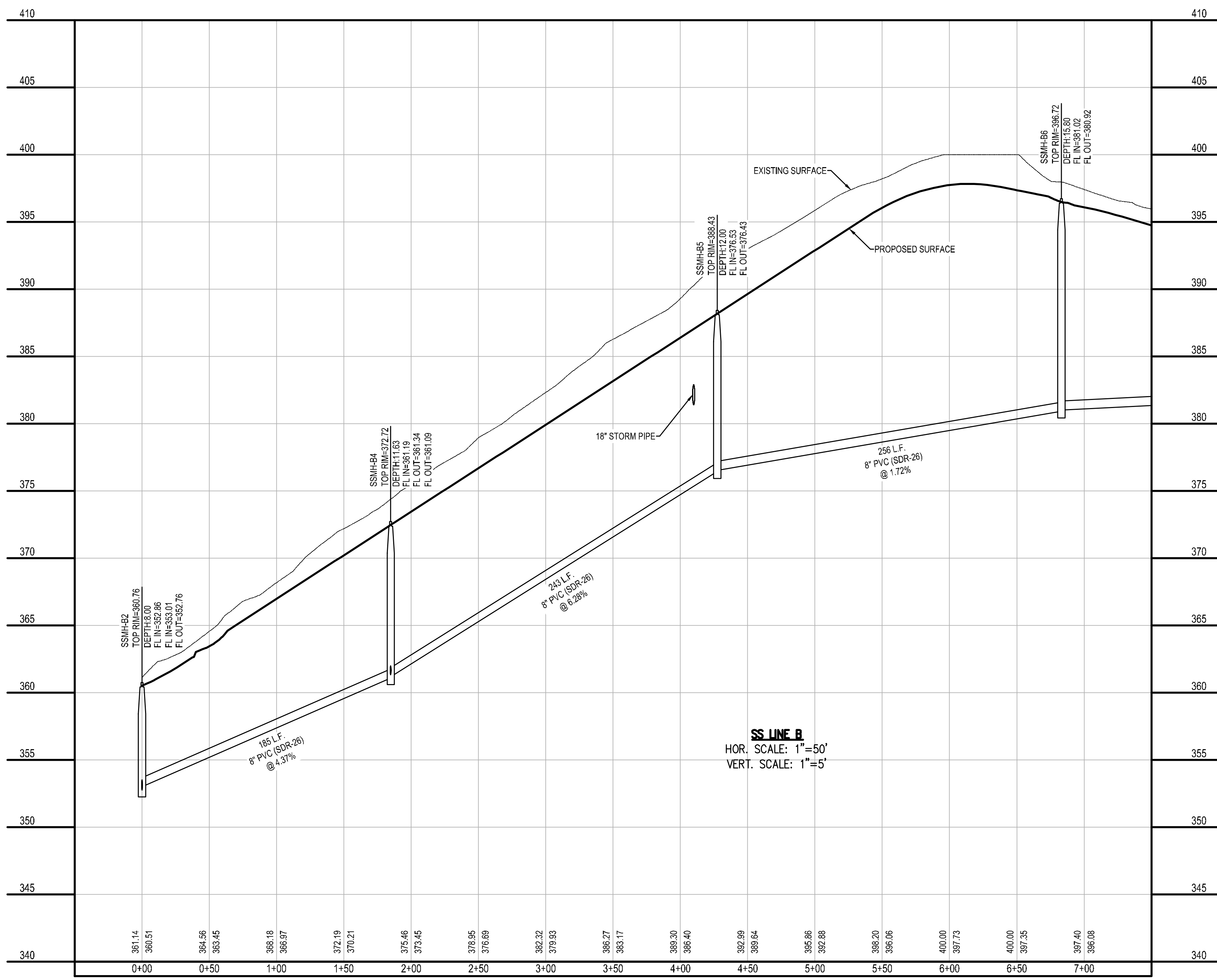
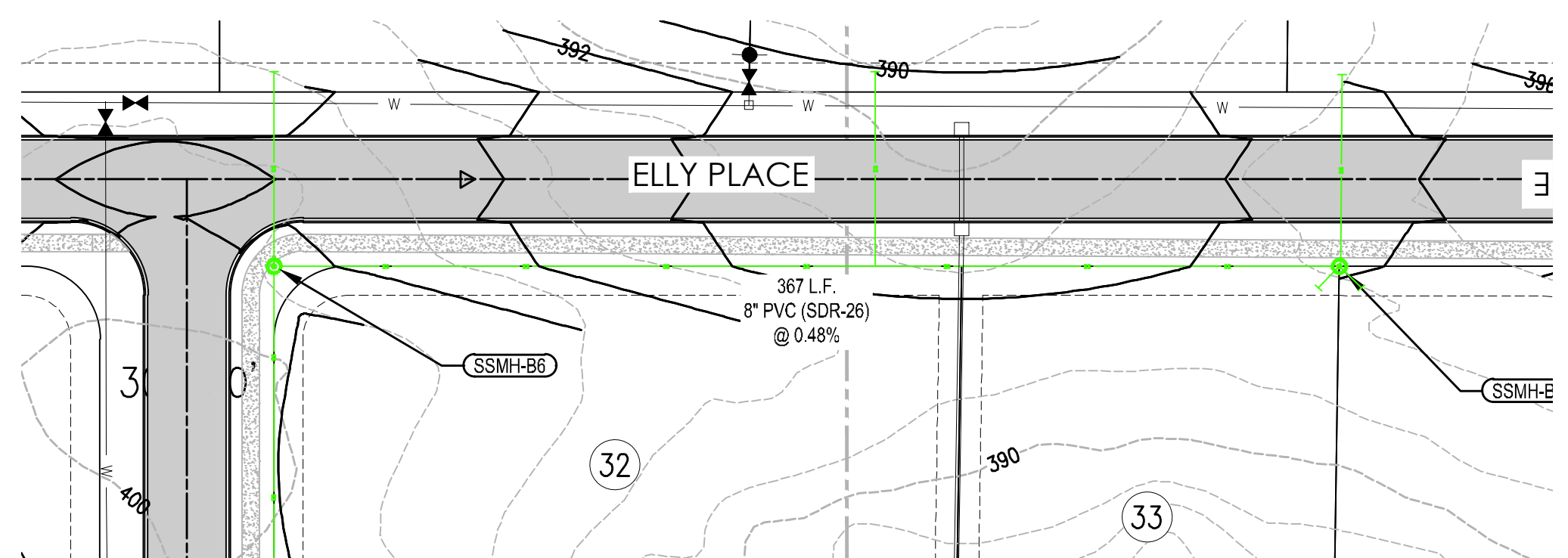
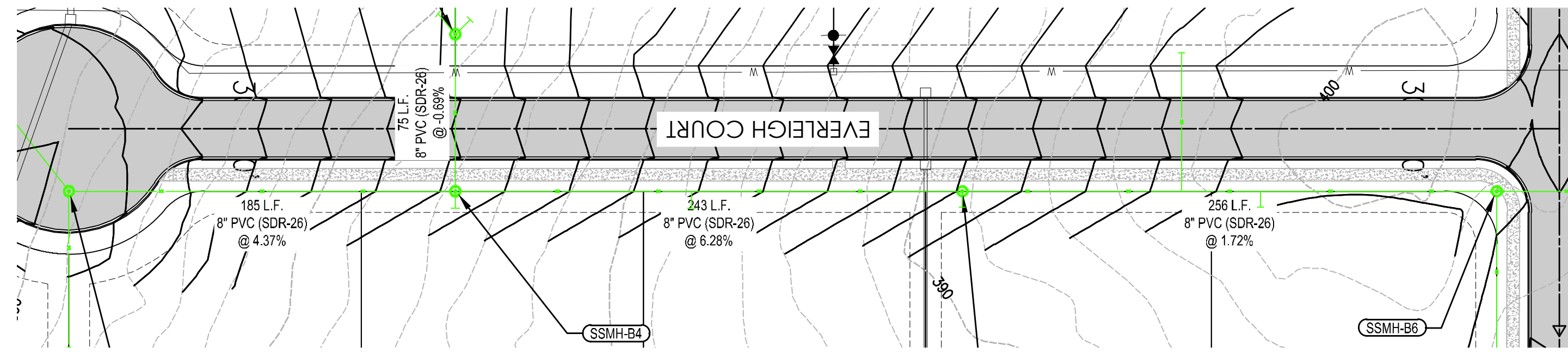
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DATE: 10/31/2024  
ISSUED FOR CONSTRUCTION  
MICHAEL A. BOGGS  
REGISTERED PROFESSIONAL ENGINEER  
No. 14026

10/31/2024

SEWER PLAN & PROFILE

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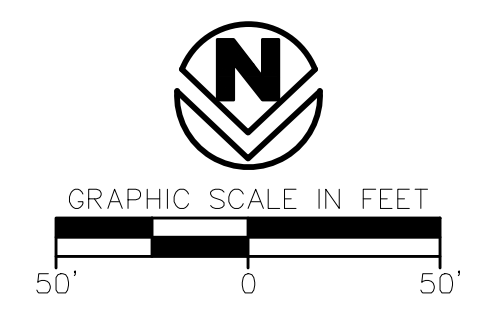
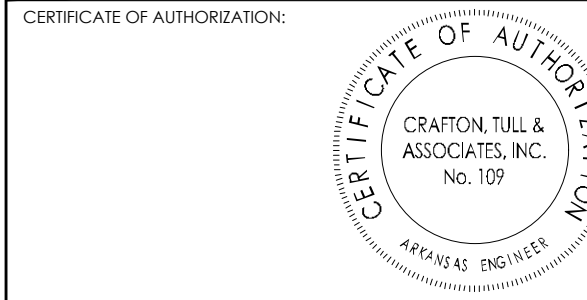
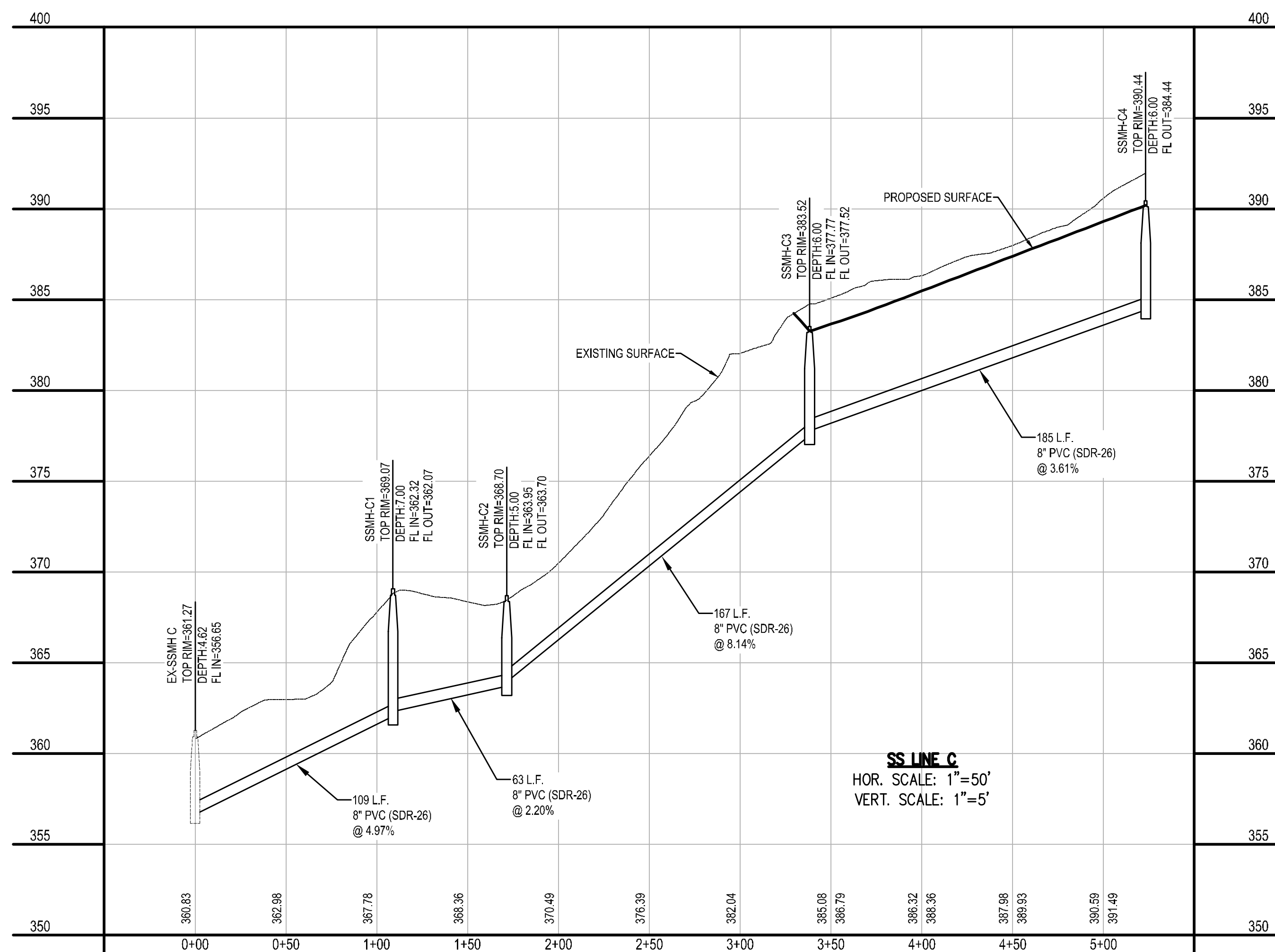
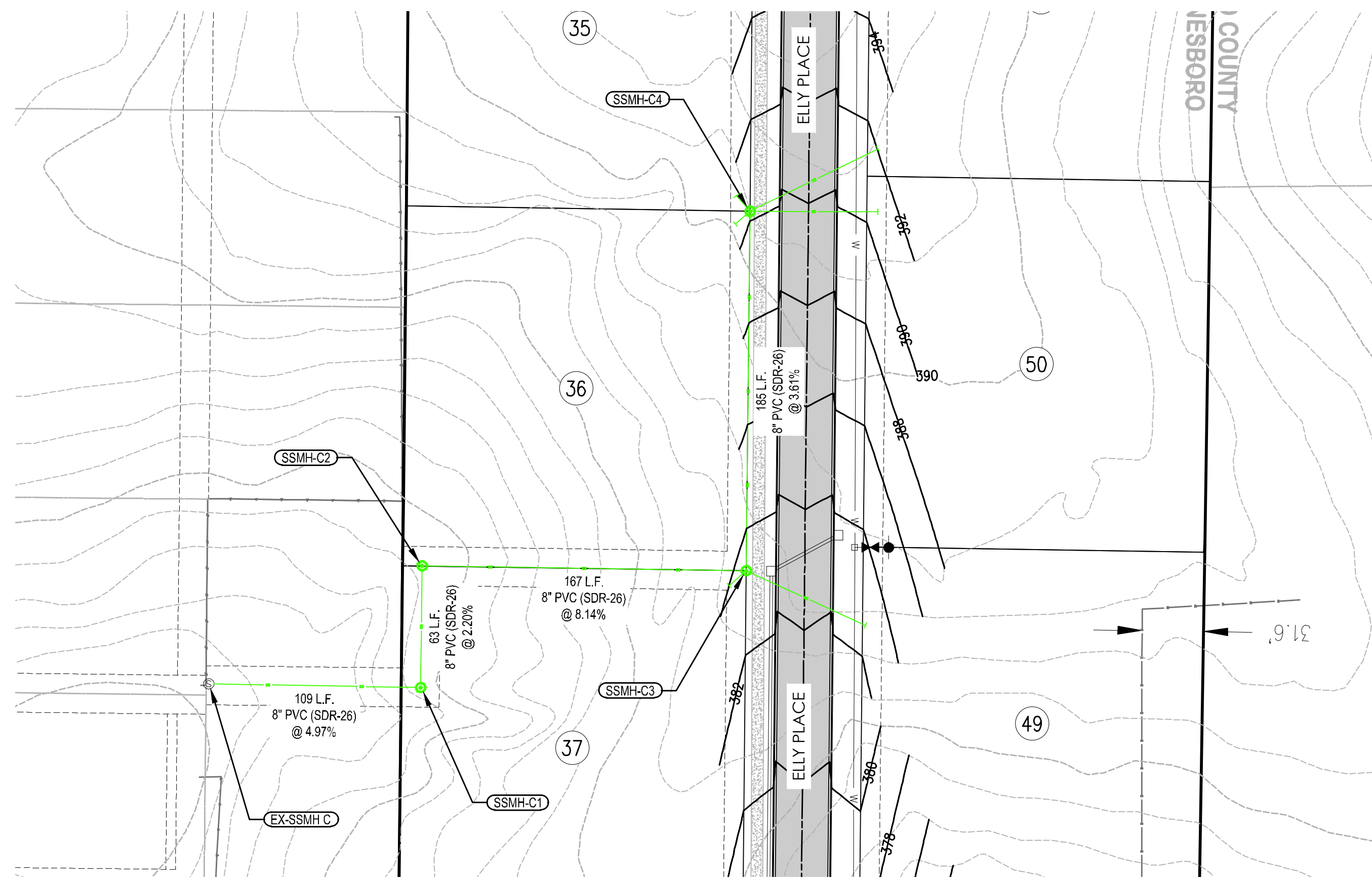












**PONDEROSA POINTE**  
**SUBDIVISION**  
 JONESBORO, ARKANSAS

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 CONTACT: M. BOGGS  
 PLOT DATE: 10/31/2024  
 PLOTTED BY: MICHAEL BOGGS  
 PROJECT: PONDEROSA POINTE SUBDIVISION  
 DRAWING: SEWER PLAN & PROFILE  
 STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS  
 10/31/2024

SEWER PLAN & PROFILE

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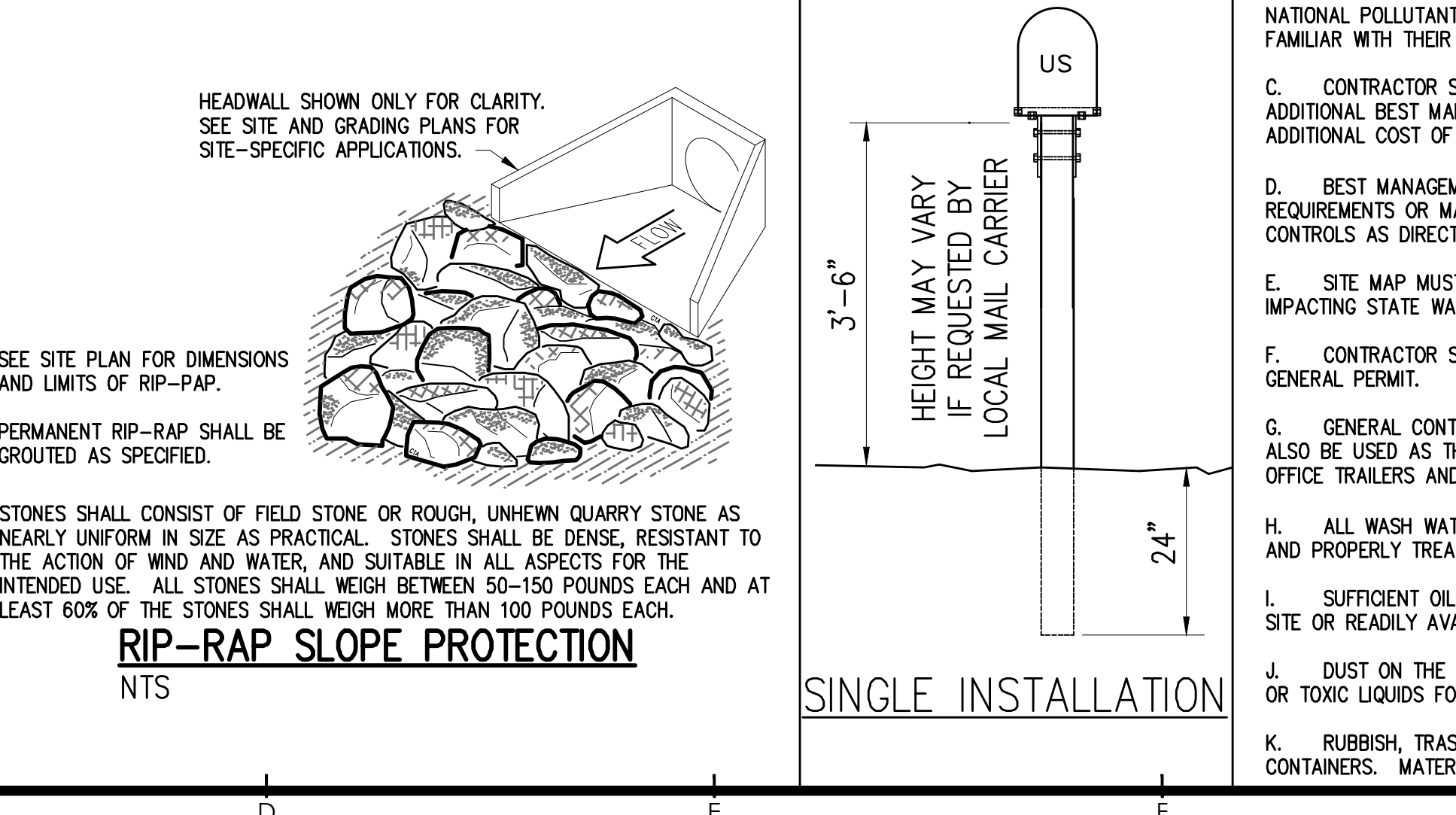
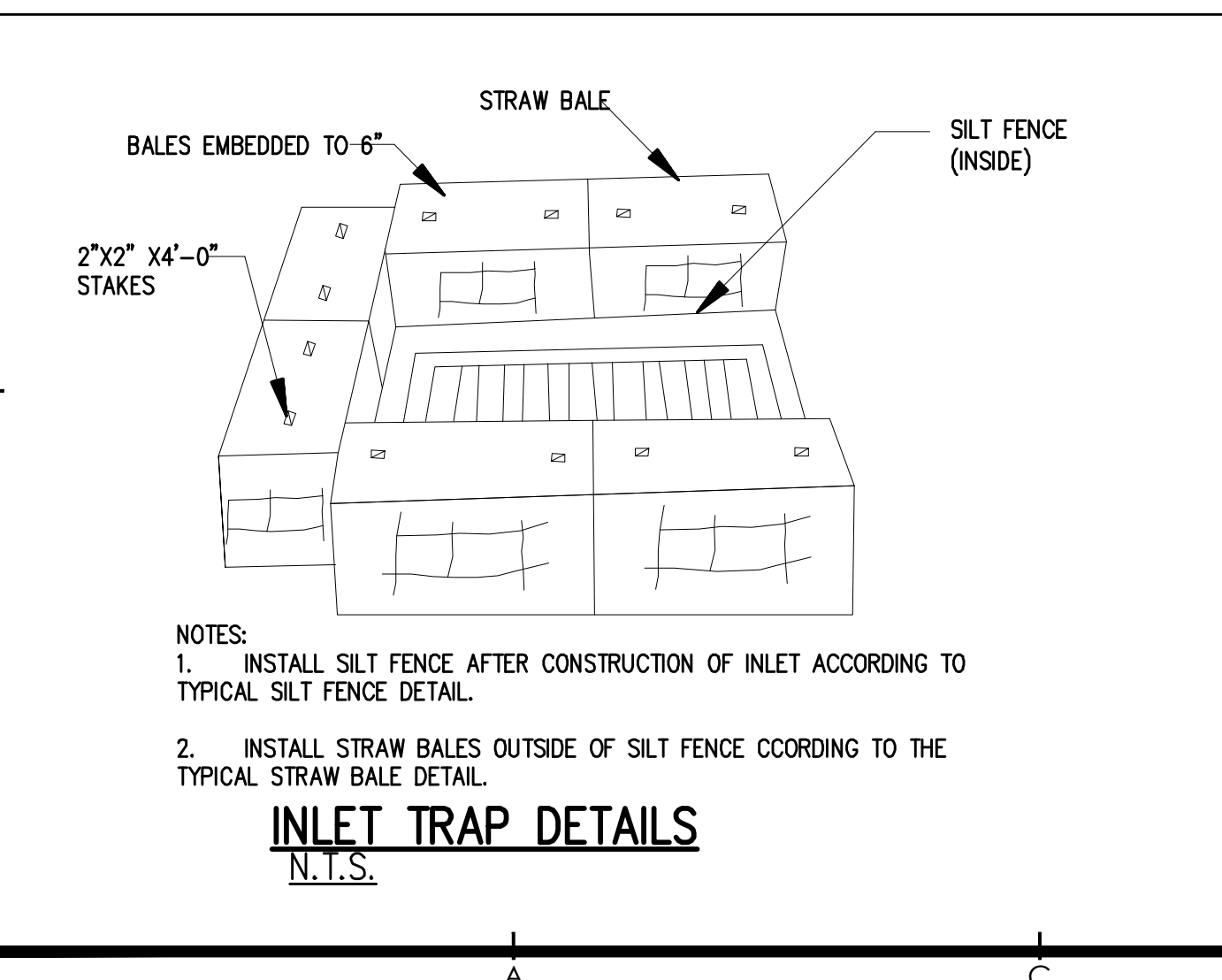
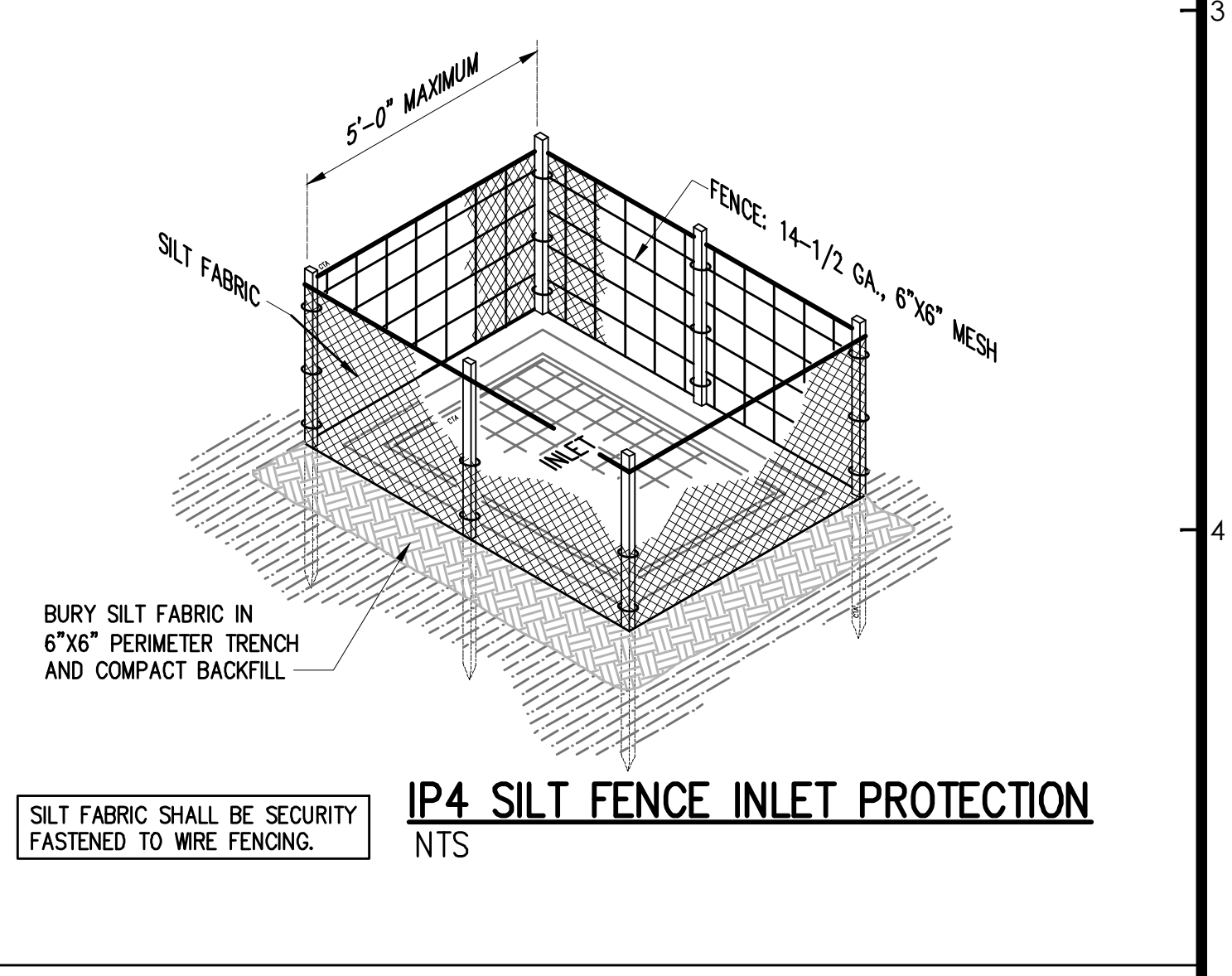
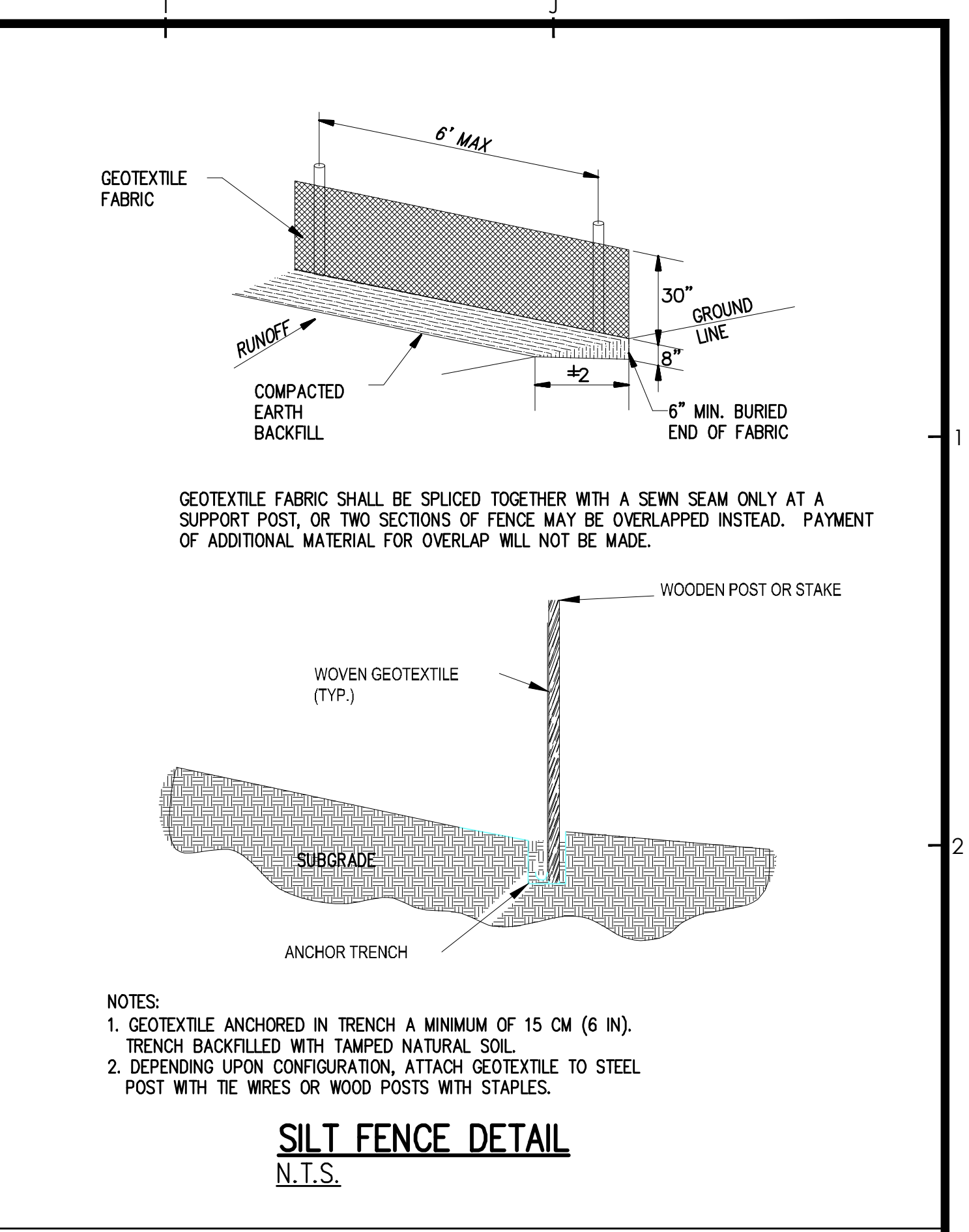
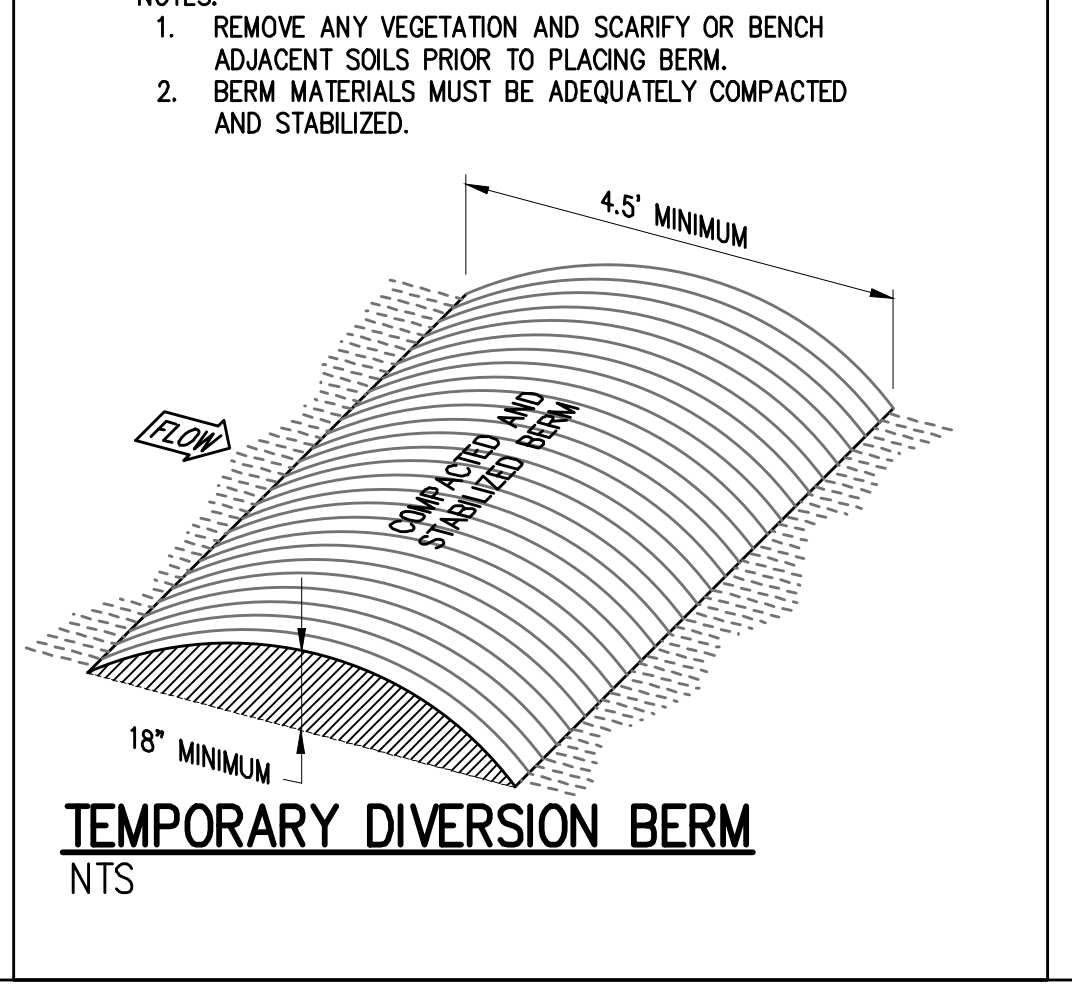
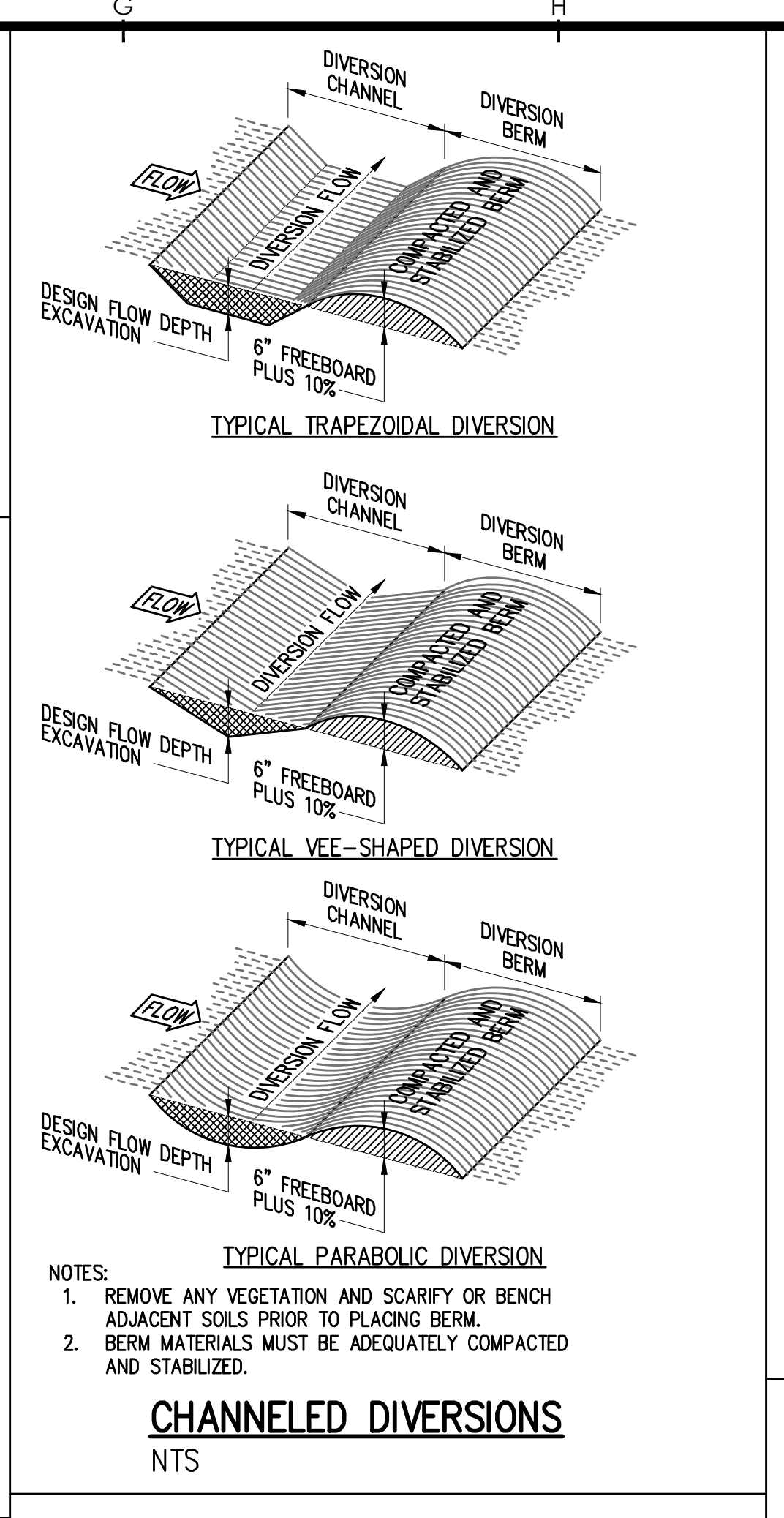
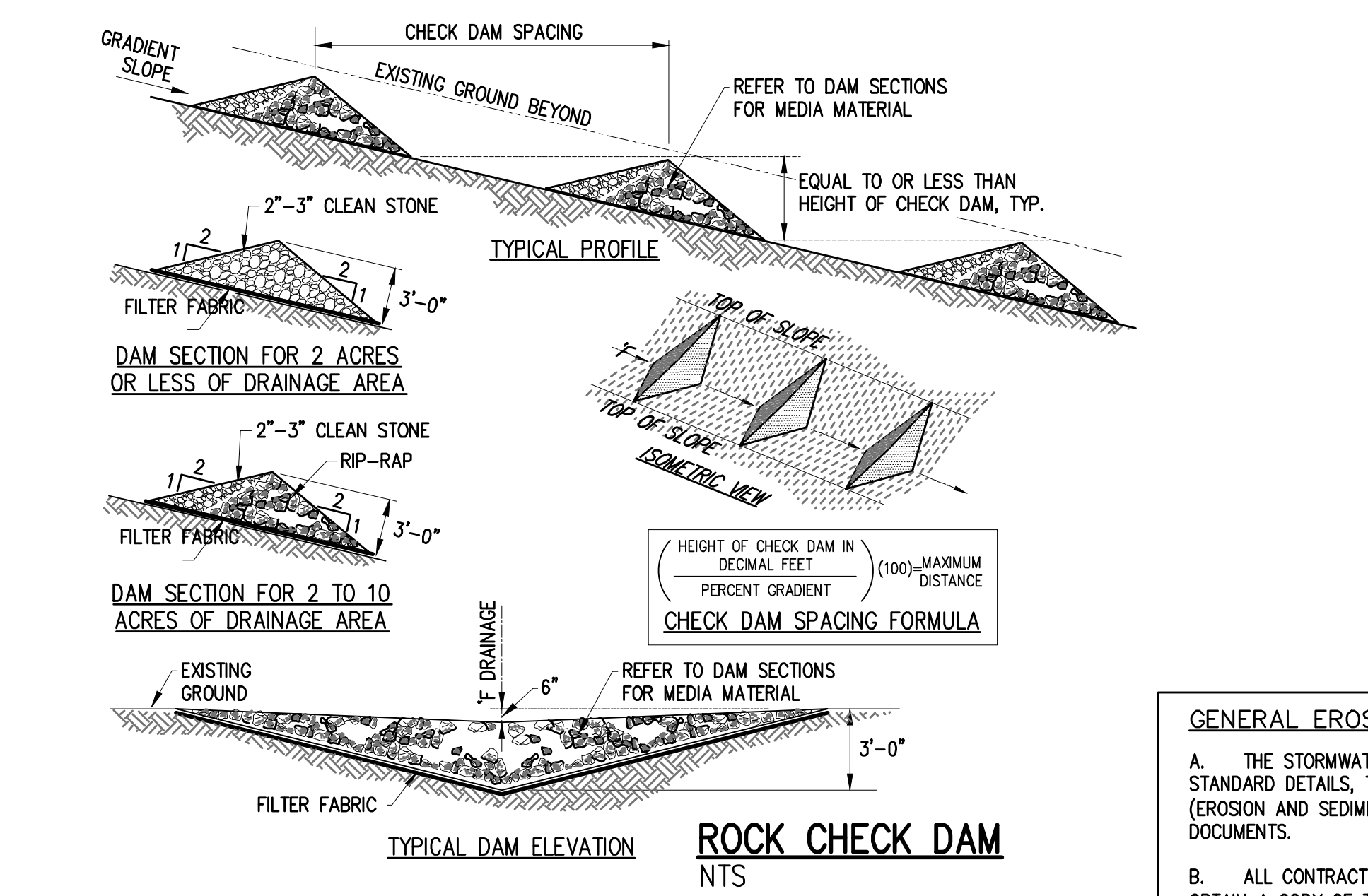
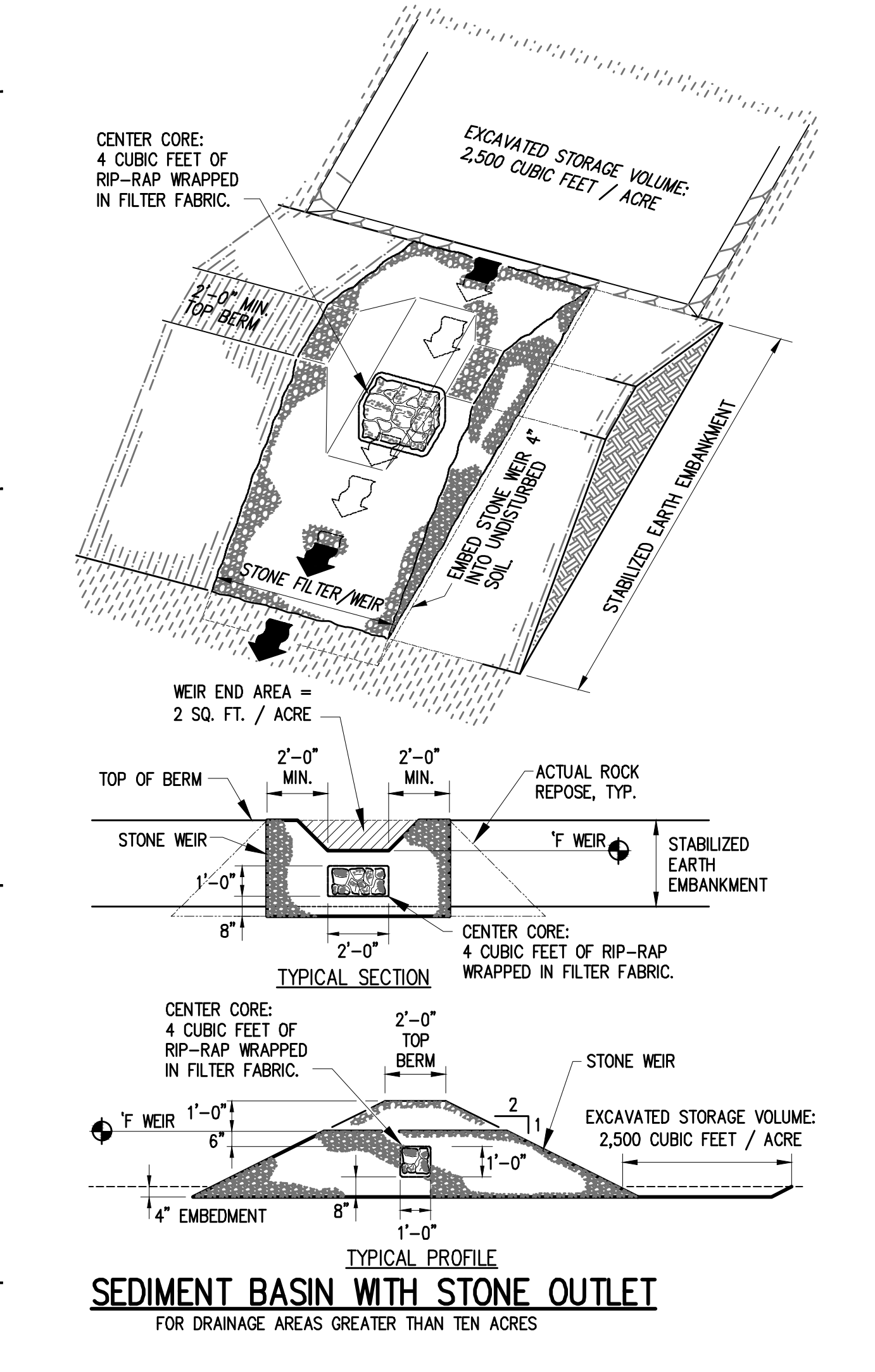
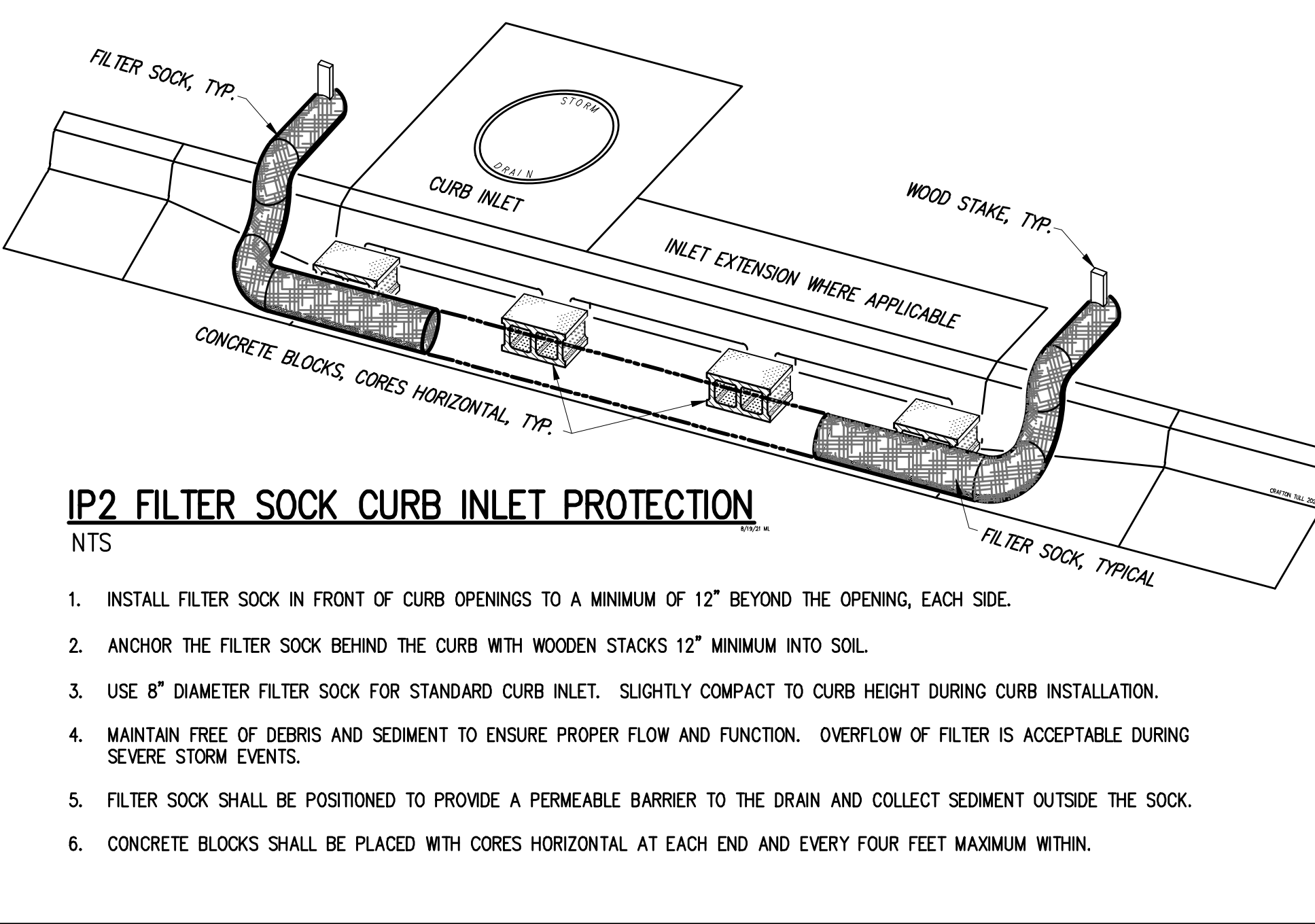
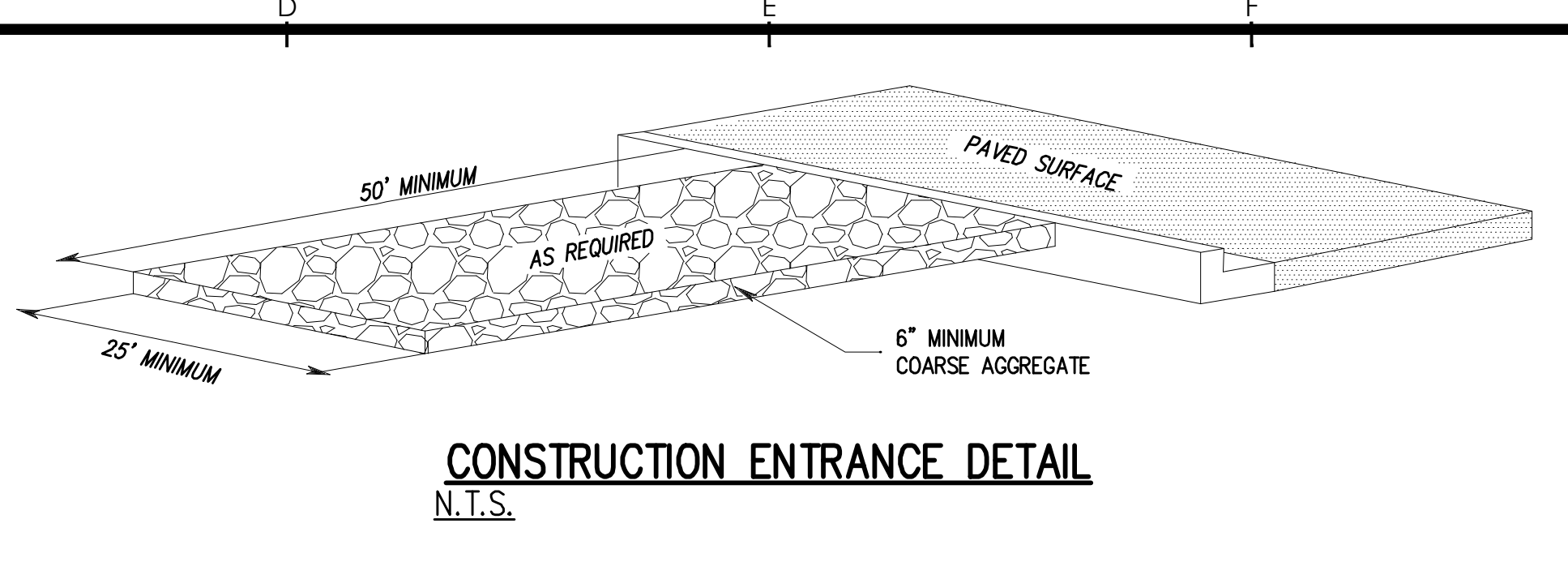
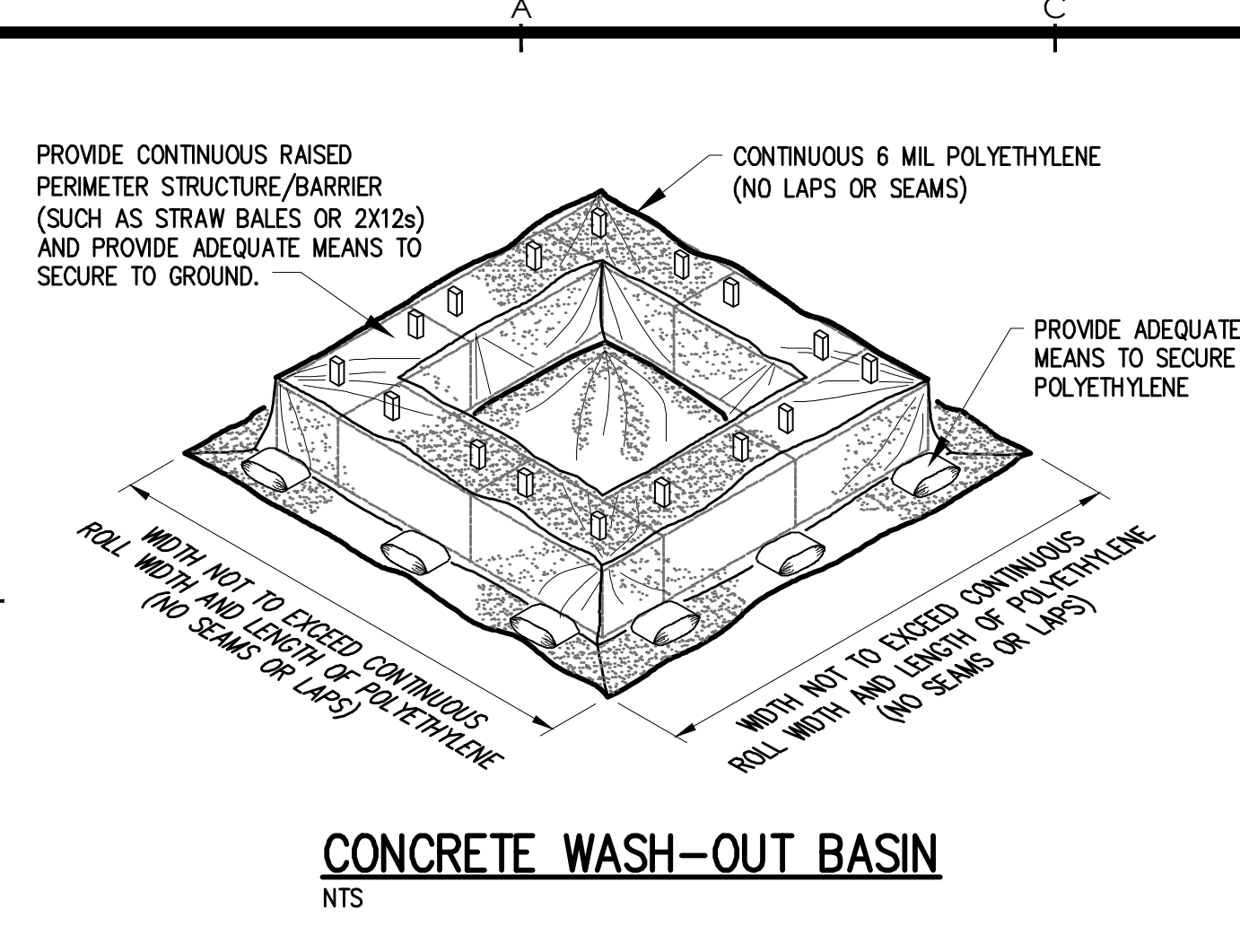












**GENERAL EROSION NOTES:**

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS SECTION 312800 (EROSION AND SEDIMENTATION CONTROL), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AND APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON THE SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL DENOTE THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, AND AREA FOR PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.

H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND SWPPP SHALL BE INITIATED AS SOON AS POSSIBLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEED.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH THE GENERAL PERMIT.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

U. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

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No. 109  
REGISTERED PROFESSIONAL ENGINEER  
AR 14026

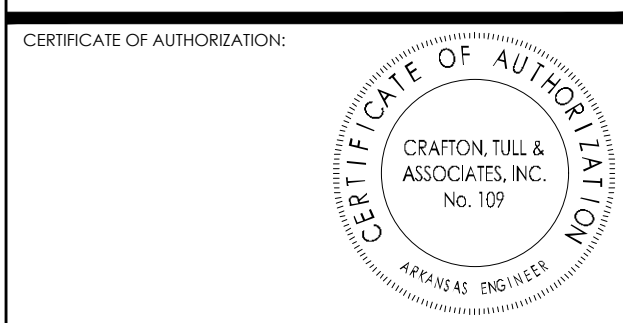
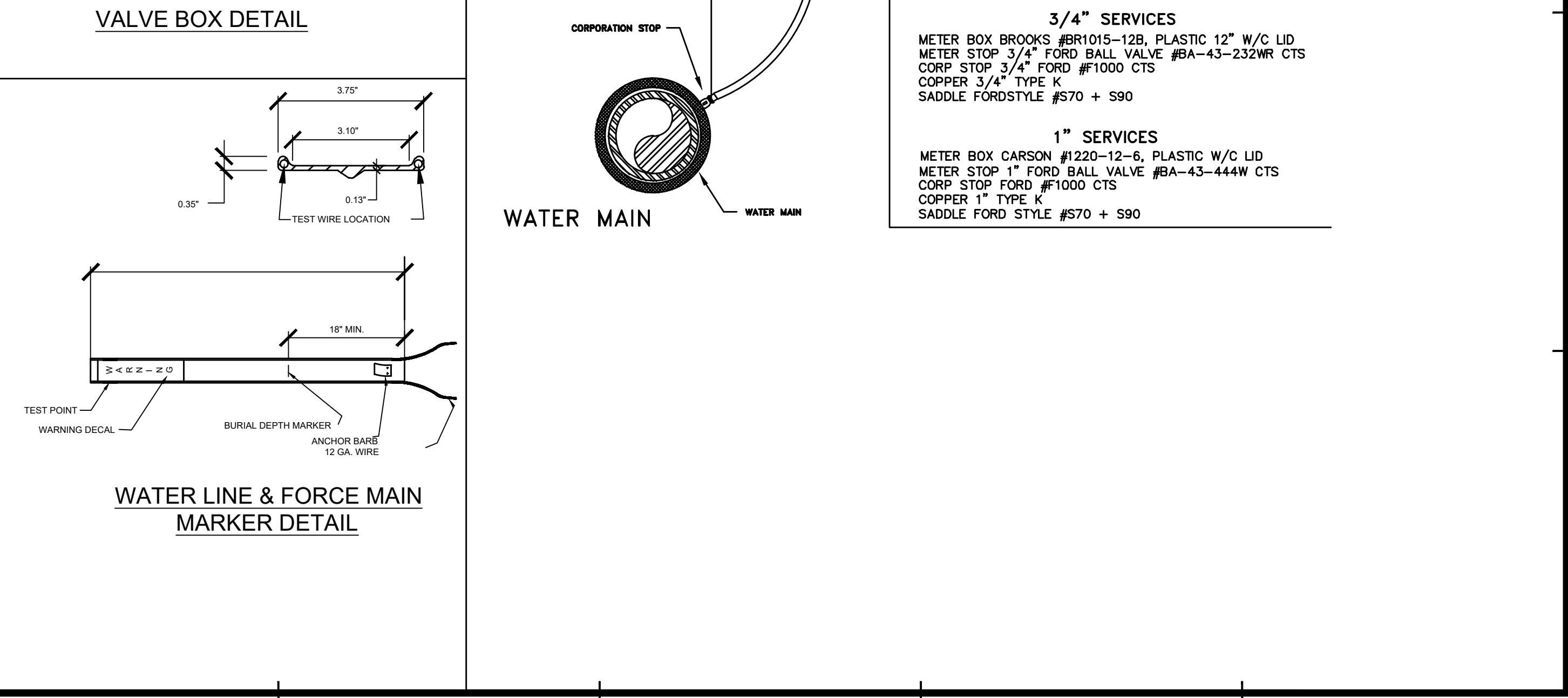
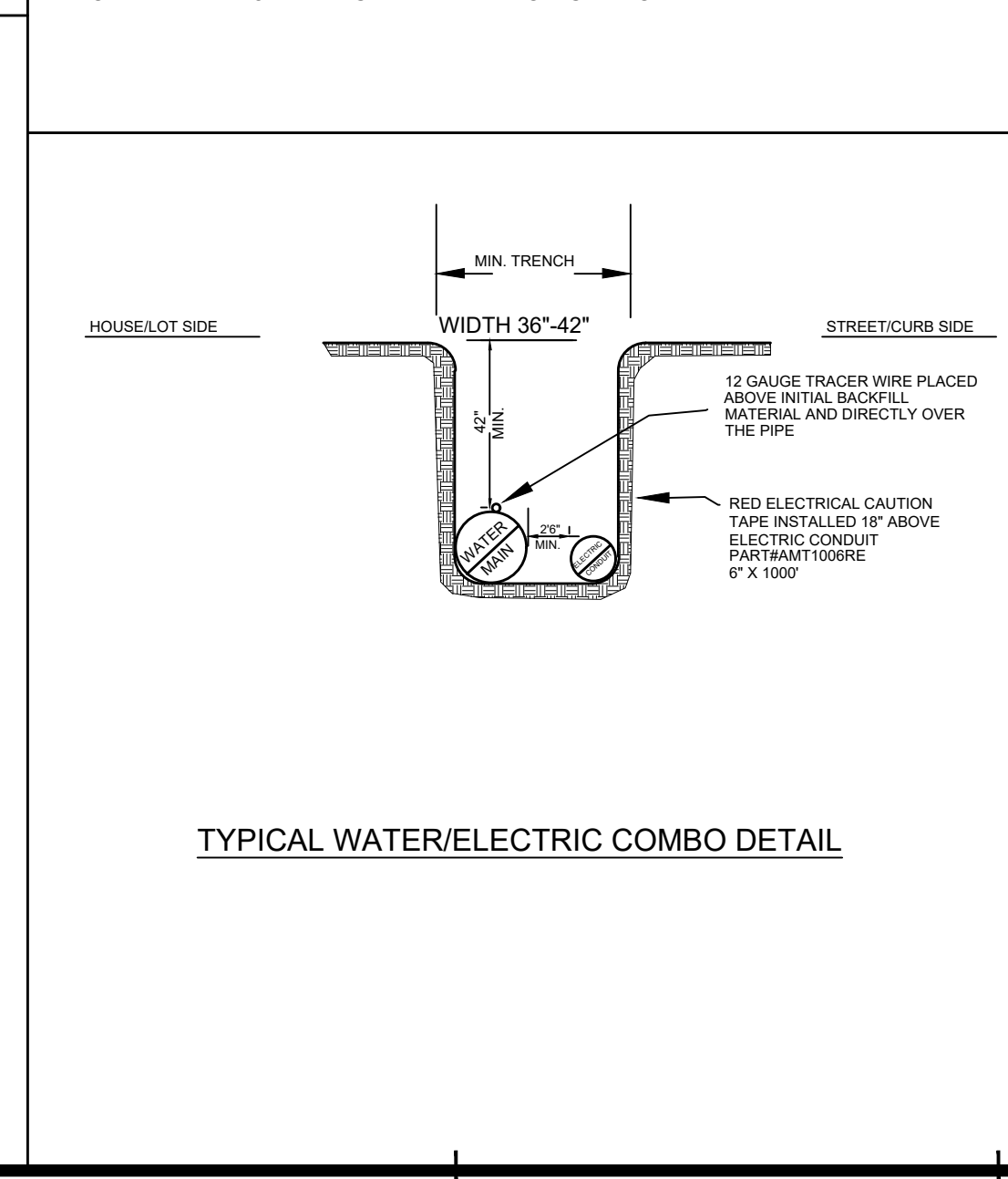
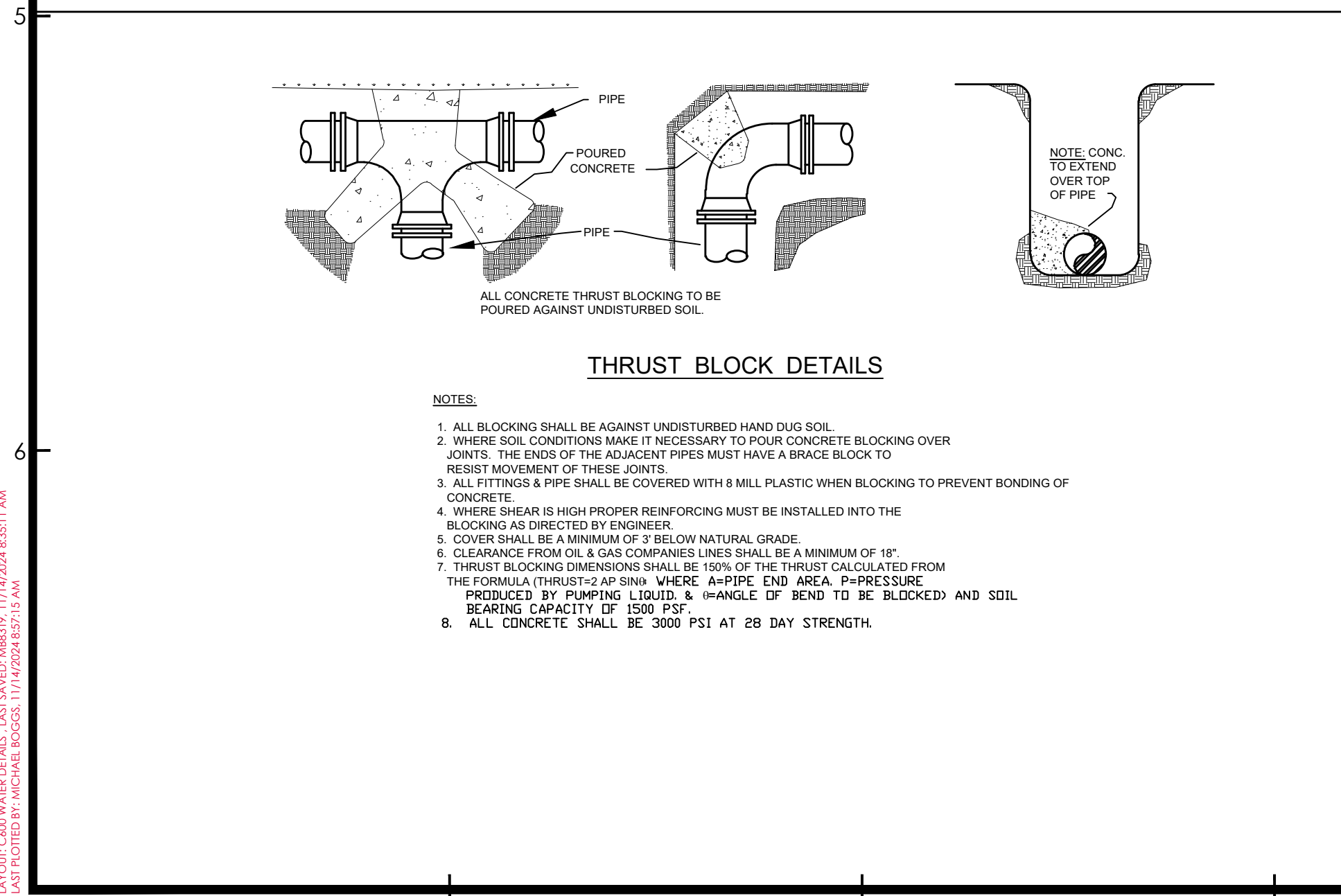
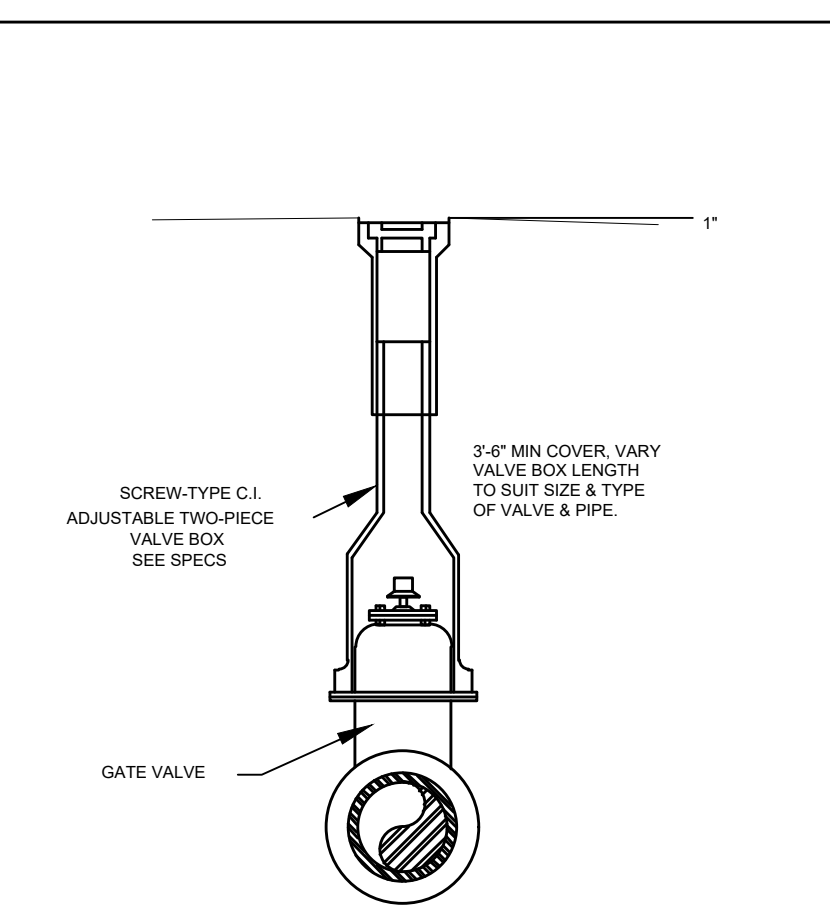
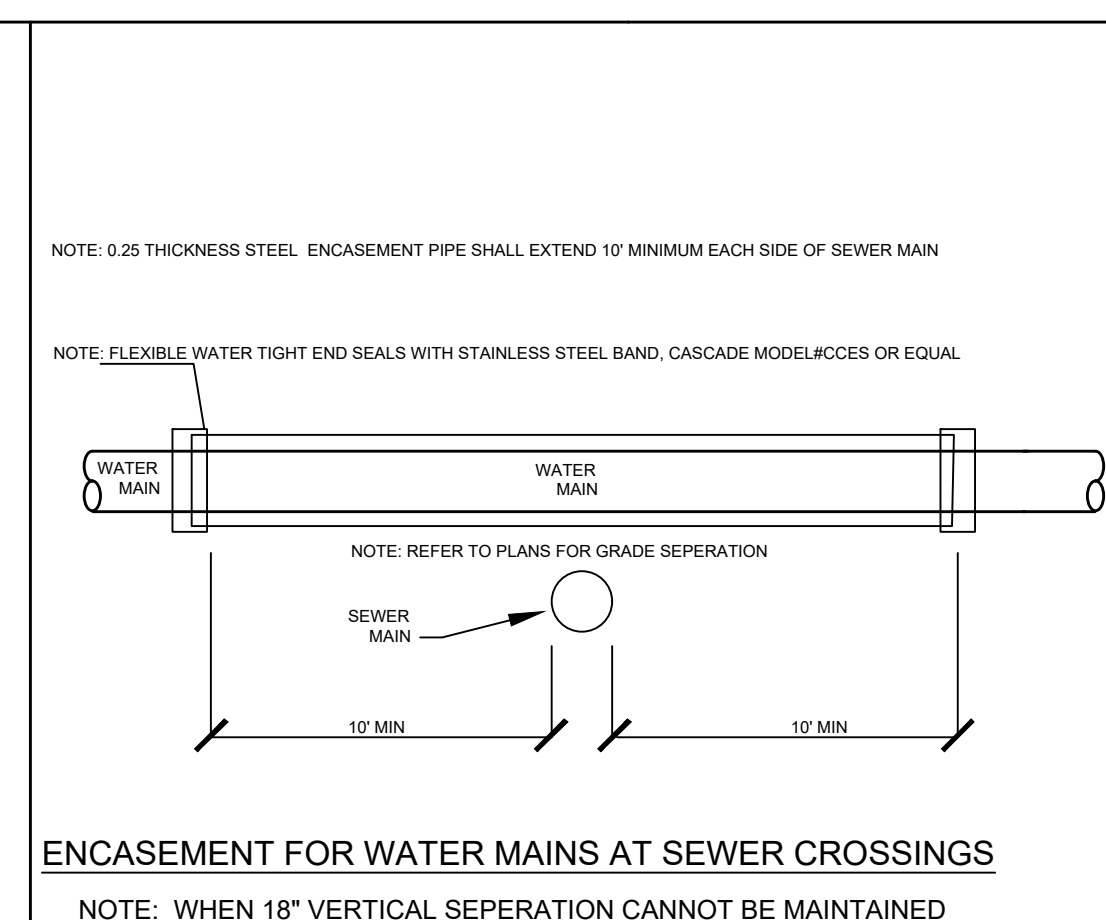
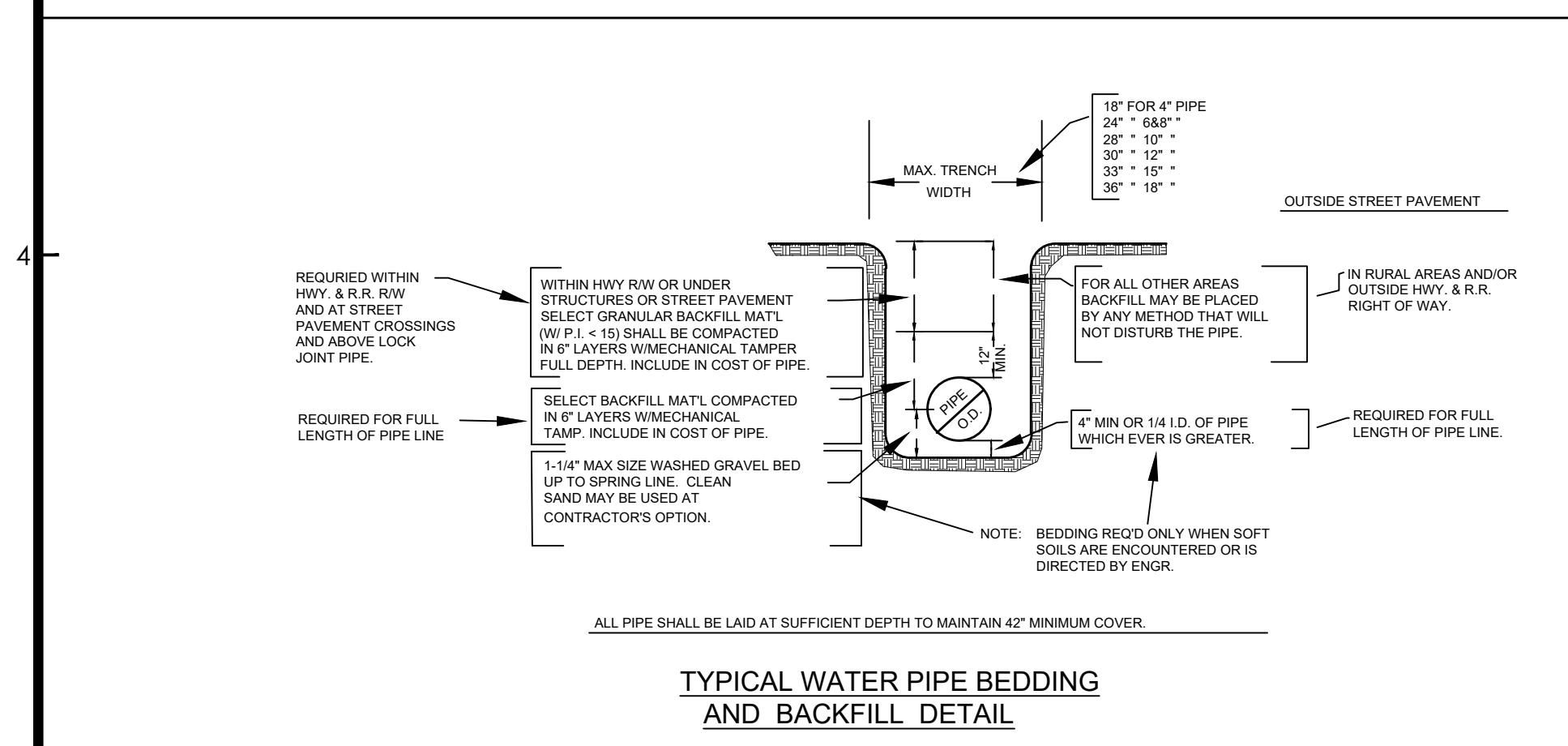
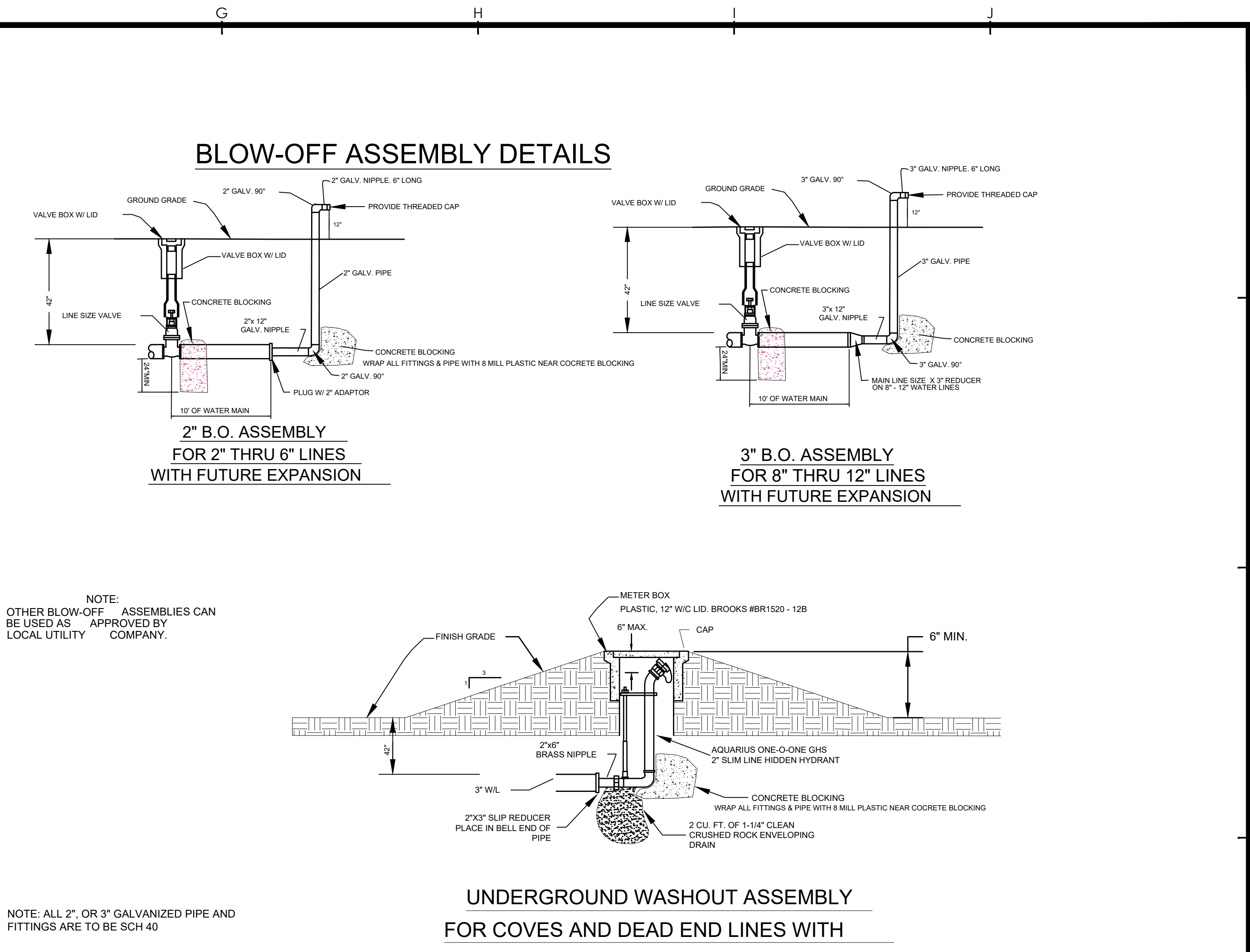
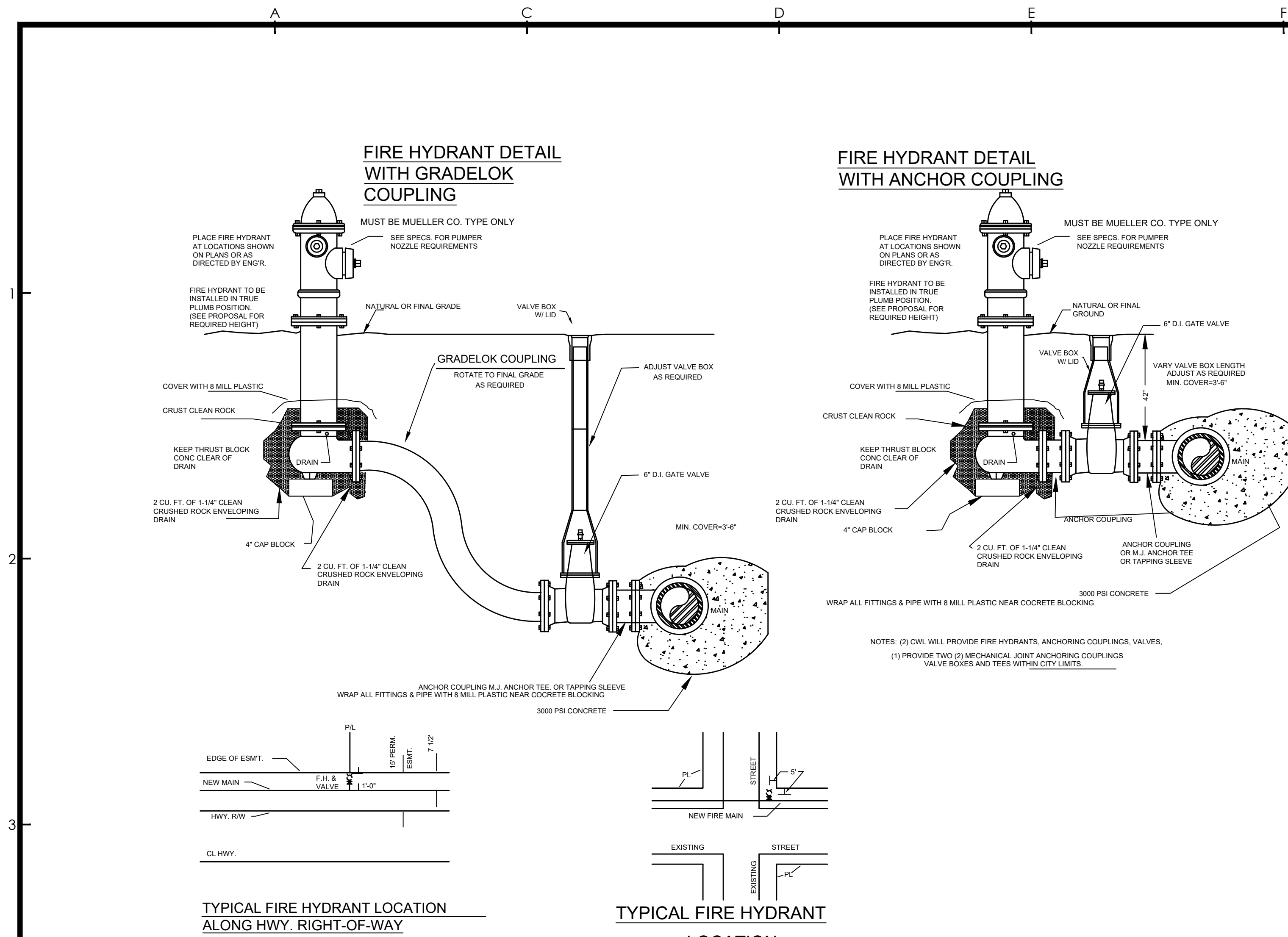
PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
PROJECT ENGINEER  
No. 14026

ISSUED FOR CONSTRUCTION  
MICHAEL A. BOGGS  
10/31/2024

EROSION CONTROL DETAILS

**C500**





**PONDEROSA POINTE**  
**SUBDIVISION**  
**JONESBORO, ARKANSAS**

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PROJECT NO: 24900700  
 ISSUE DATE: 10/31/2024  
 CONTACT: M. BOGGS  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**ISSUED FOR CONSTRUCTION**

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 14026  
 MICHAEL A. BOGGS

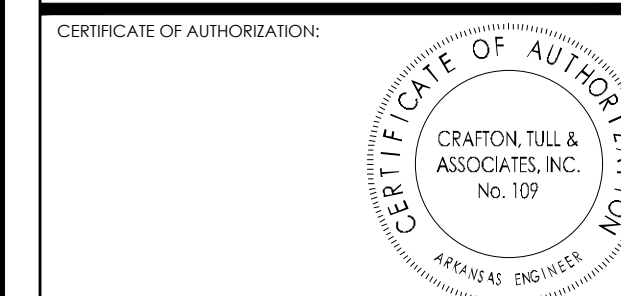
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DRAWING C6000010 - PONDEROSA POINT SUBDIVISION - WATER MAINS - CLOSURE AND DETAILS - WORK COVER AND DETAILING - UNIT PLOTTED BY MICHAEL BOGGS 1/14/2024 8:53 AM









CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.  
No. 109  
PROFESSIONAL ENGINEER  
AR 10/31/2024

PONDEROSA POINTE  
SUBDIVISION  
JONESBORO, ARKANSAS

Key Plan

| No. | Description | Date |
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PROJECT NO: 24900700  
 ISSUE DATE: 10/31/2024  
 CONTACT: M.BOGGS  
 DESIGNED BY: MICHAEL BOGGS  
 CHECKED BY: MICHAEL BOGGS  
 DATE: 10/31/2024

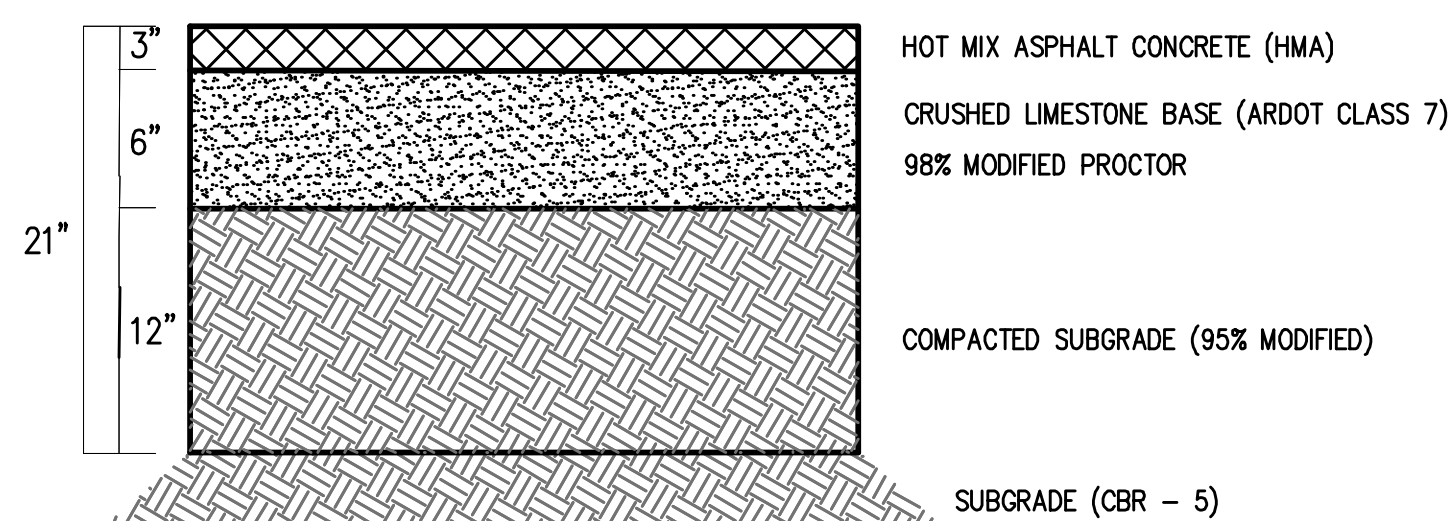
ISSUED FOR  
CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER  
MICHAEL A. BOGGS  
No. 14026

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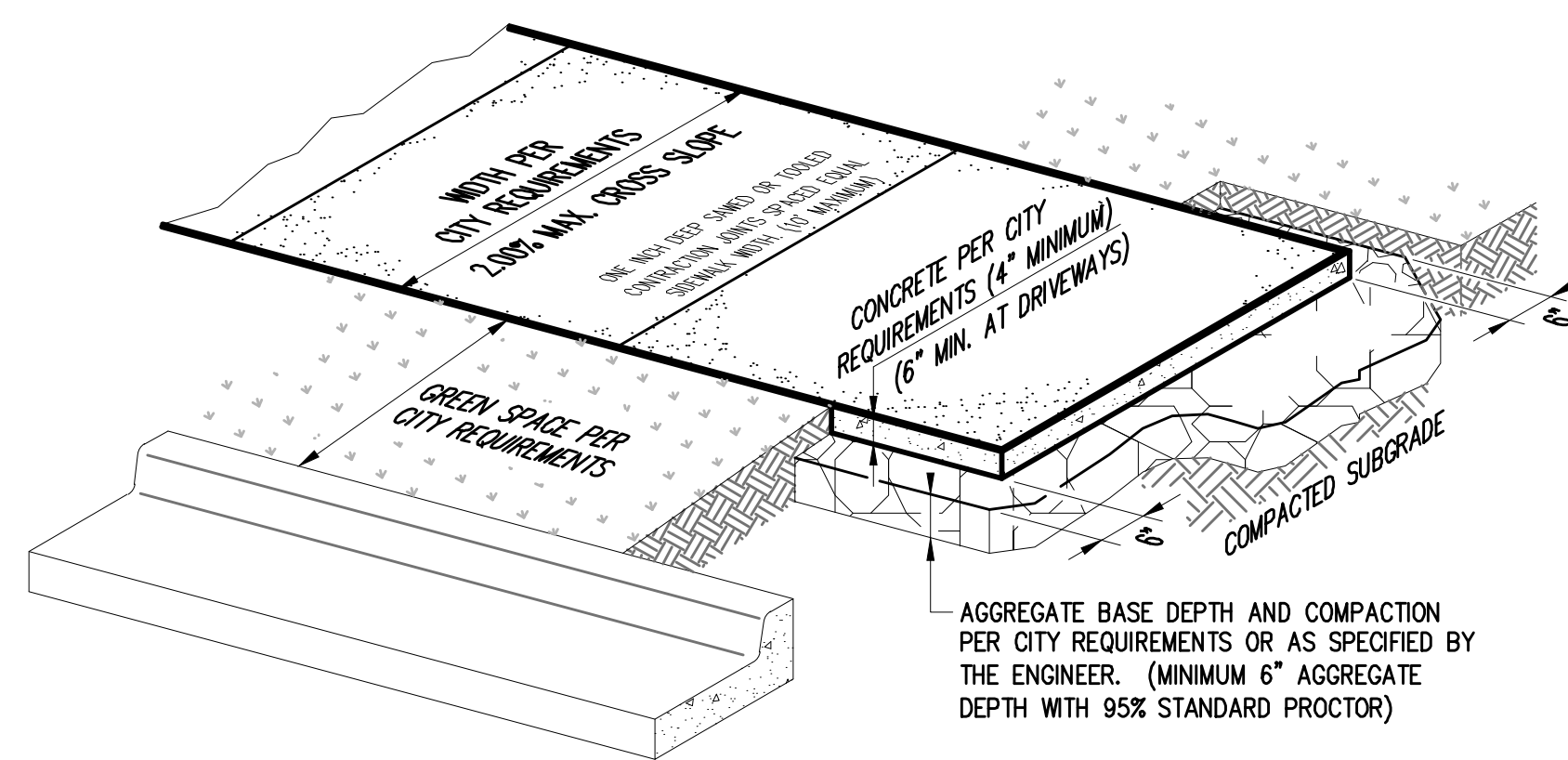
CONSTRUCTION DETAILS

C700

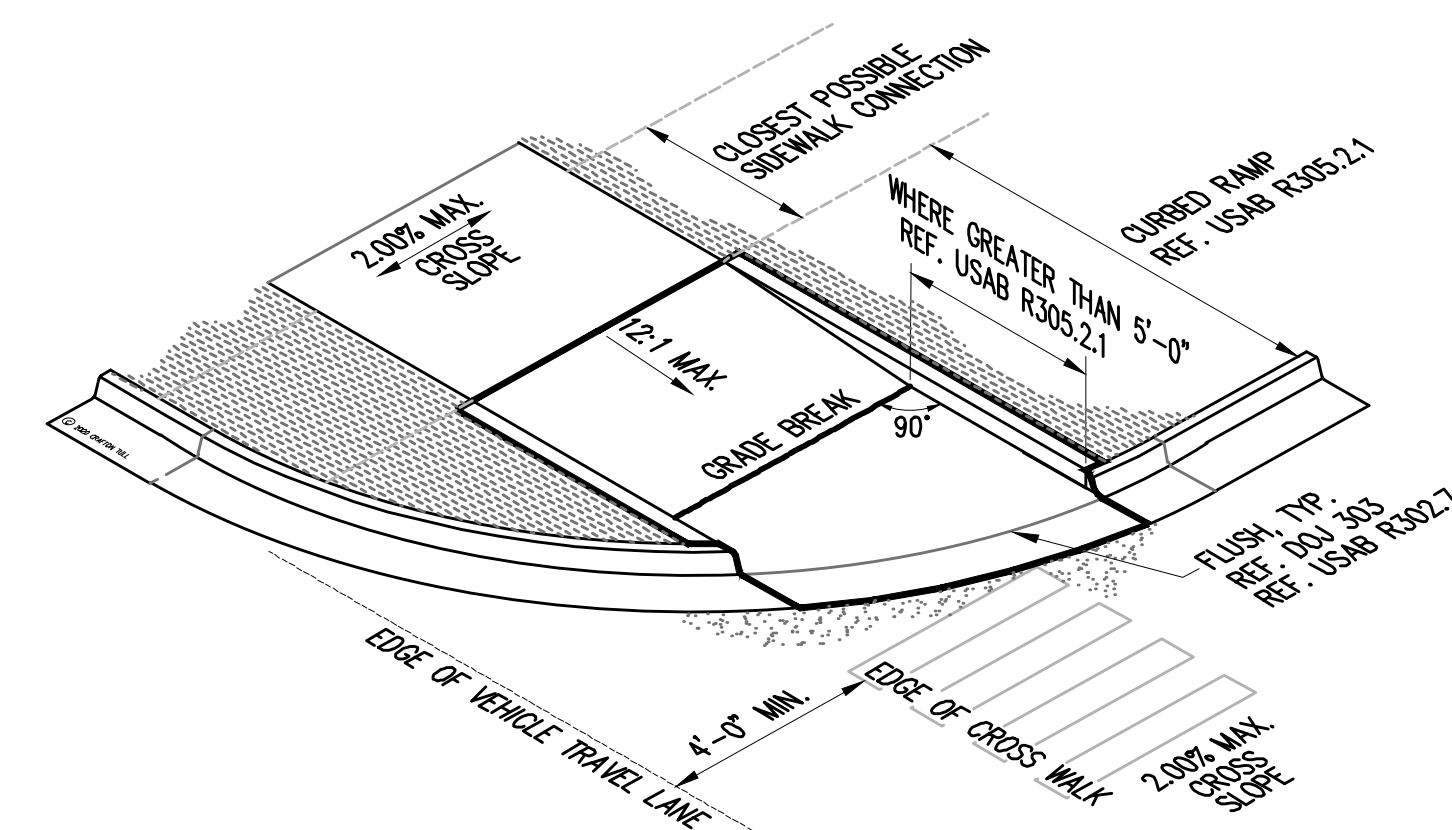


**ASPHALT PAVING**  
N.T.S.

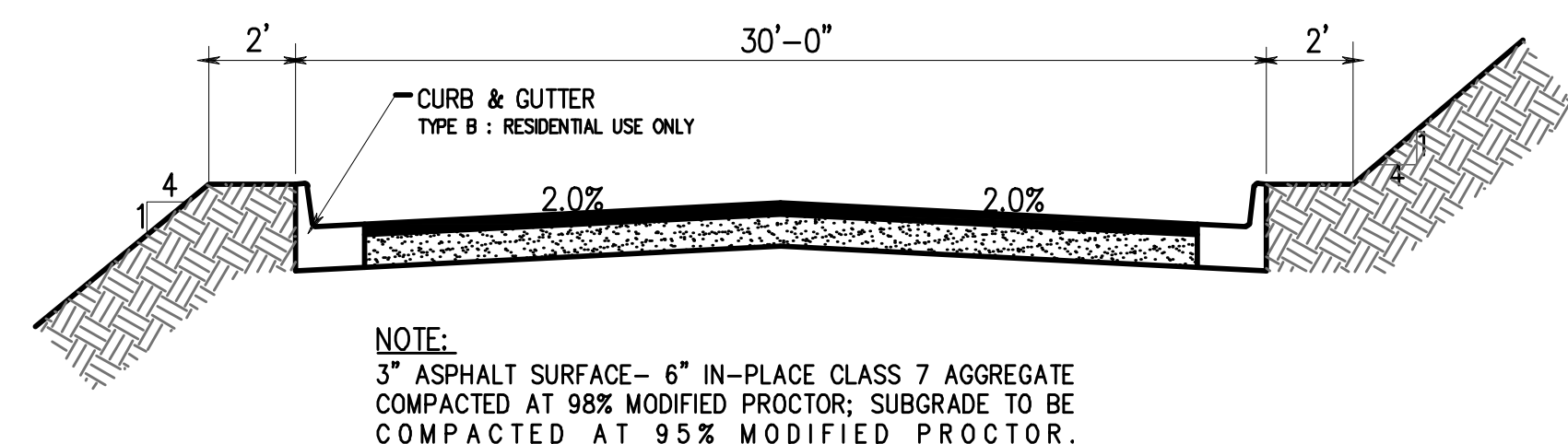
- NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL STATIONARY OBJECTS.
  2. CONCRETE MIXTURE TO BE PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER.
  3. PROVIDE 1/2" TOOLED RADIUS ON ALL EXPOSED EDGES.
  4. CONCRETE TO BE MINIMUM 4000 PSI, 4-7% AE, OR AS REQUIRED BY CITY.
  5. CONTRACTION/EXPANSION JOINTS PER CITY REQUIREMENTS OR AS SPECIFIED BY THE ENGINEER. MINIMUM: 5'/25' FOR 5' WIDE SIDEWALK, 6'/24' FOR 6' WIDE SIDEWALK. EXPANSION JOINTS SHALL BE 1/2" X FULL DEPTH.



**PUBLIC CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY**  
NTS

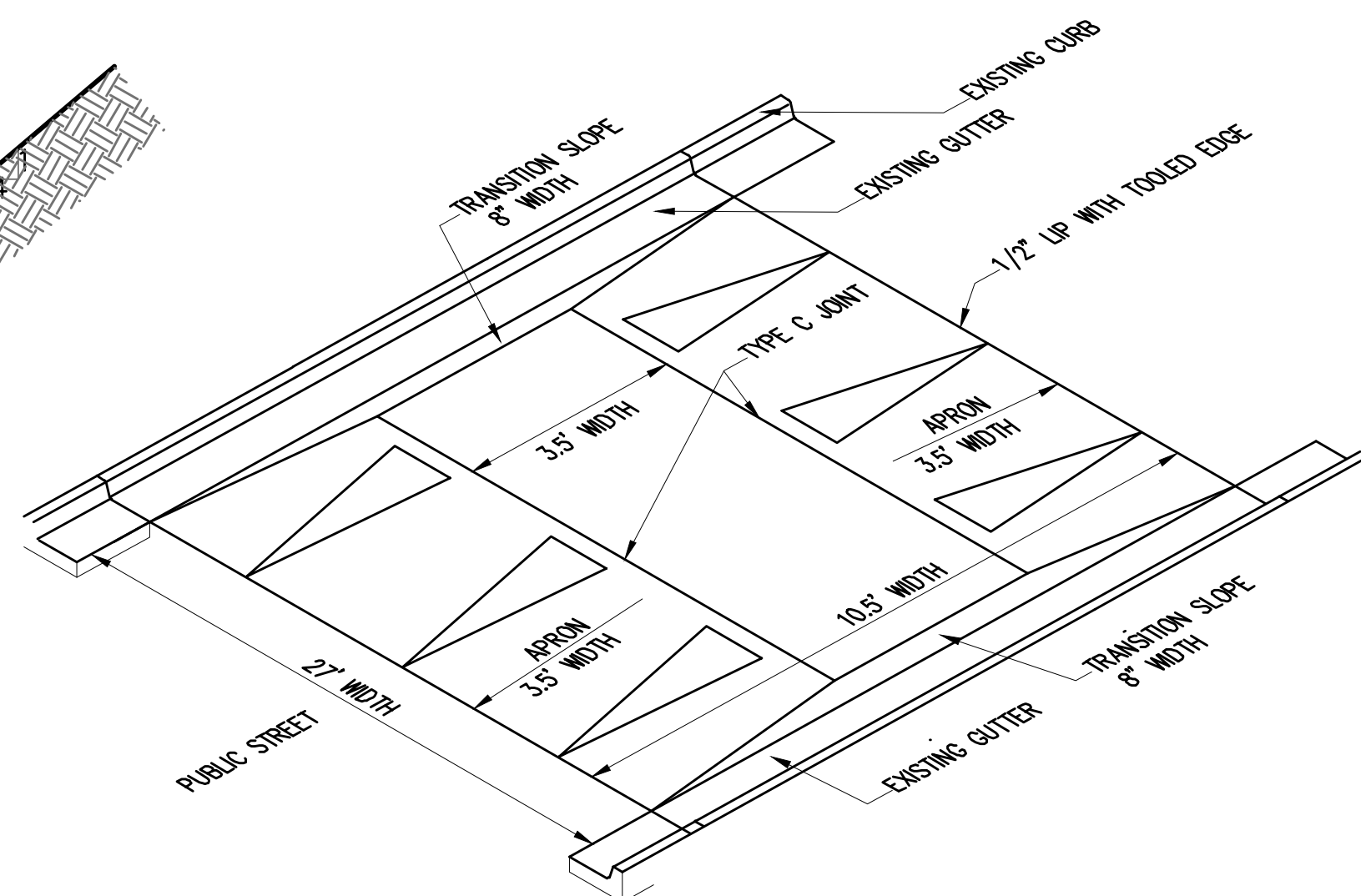


**CURBED SINGLE ACCESSIBLE RAMP**  
NTS LARGER RADIUS / WIDER SIDEWALK AUG. 25, 2020



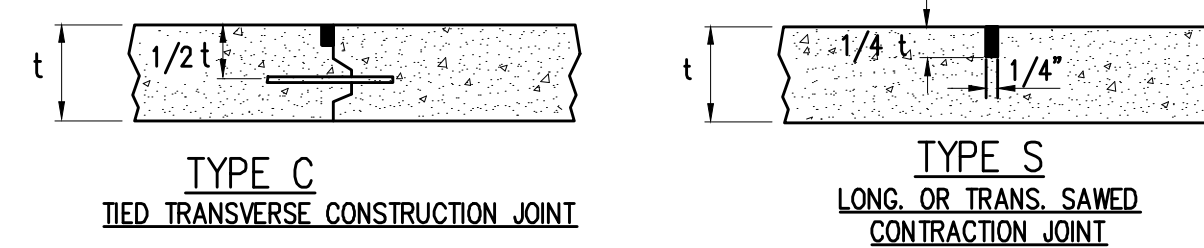
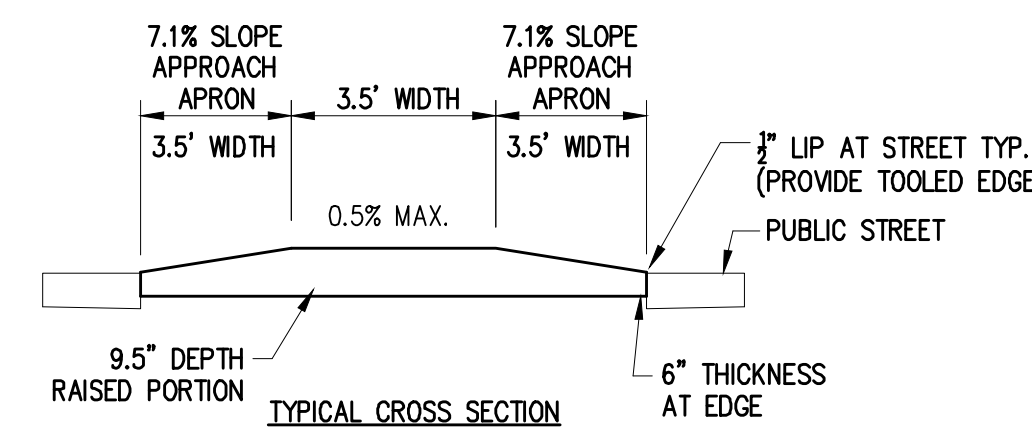
**RESIDENTIAL TYPICAL STREET SECTION**  
N.T.S.

NOTE:  
3" ASPHALT SURFACE - 6" IN-PLACE CLASS 7 AGGREGATE COMPACTED AT 98% MODIFIED PROCTOR; SUBGRADE TO BE COMPACTED AT 95% MODIFIED PROCTOR.



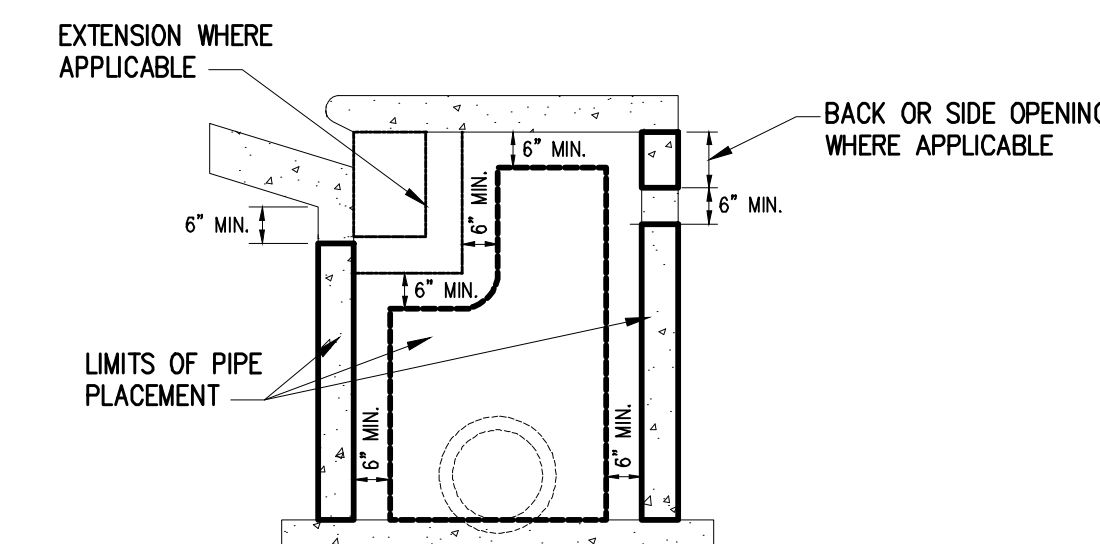
ACTUAL RAISED SPEED TABLE CONFIGURATION AND FEATURES SHALL BE PER JURISDICTIONAL REQUIREMENTS.

**SPEED TABLE**  
NTS



- NOTES:
1. ALL JOINTS SPACING NOT TO EXCEED 15'-0" INTERVALS.
  2. SAWS JOINTS SHALL BE CUT AS SOON AS POSSIBLE AFTER FINISH WORK IS COMPLETE & CONCRETE HAS CURED TO ACCEPT TYPE OF SAW EQUIPMENT.
  3. ASSURE SAW JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
  4. SPECIFIED JOINT SEALANT APPLIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS SEALANT TOOLED 1/8" BELOW PAVEMENT SURFACE.
  5. DRILLING BY HAND OR PUSHING DOMEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS.
  6. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

**CONCRETE PAVEMENT JOINTING DETAIL**  
NTS AUG. 25, 2020



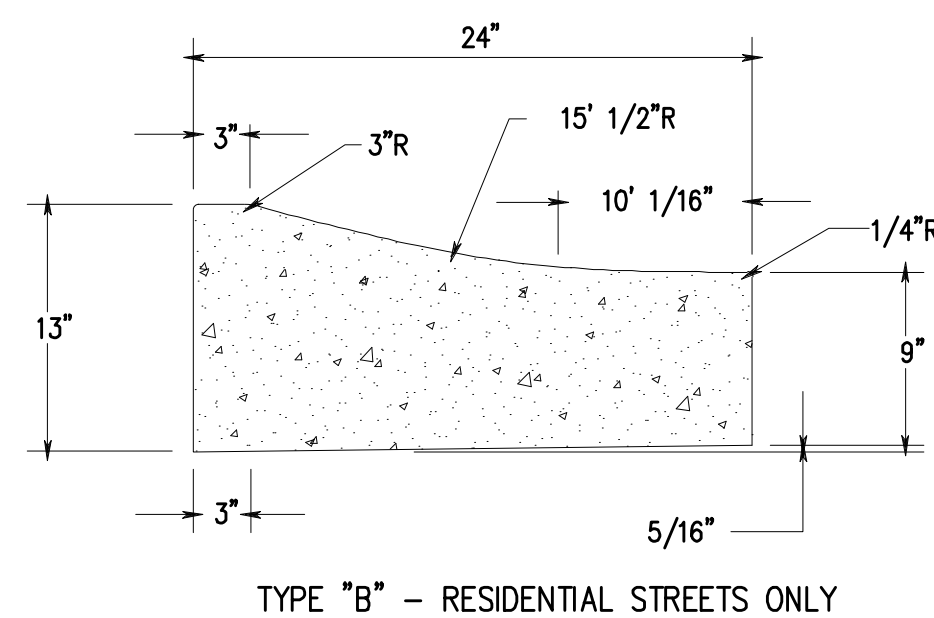
**PIPE CLEARANCE PLACEMENT LIMITS**

MAINTAIN 6" MINIMUM CLEARANCE BETWEEN PIPE O.D. AND INLET SIDES, TOP, EXTENSIONS, DEPRESSIONS, AND OPENINGS.

- NOTES:
1. UNDER PAVEMENT, BACKFILL ENTIRE EXCAVATION WITH "ENTER TYPE HERE" AGGREGATE BASE MATERIAL COMPACTED IN 8" LIFTS TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.

**CONSTRUCTION SEQUENCE**

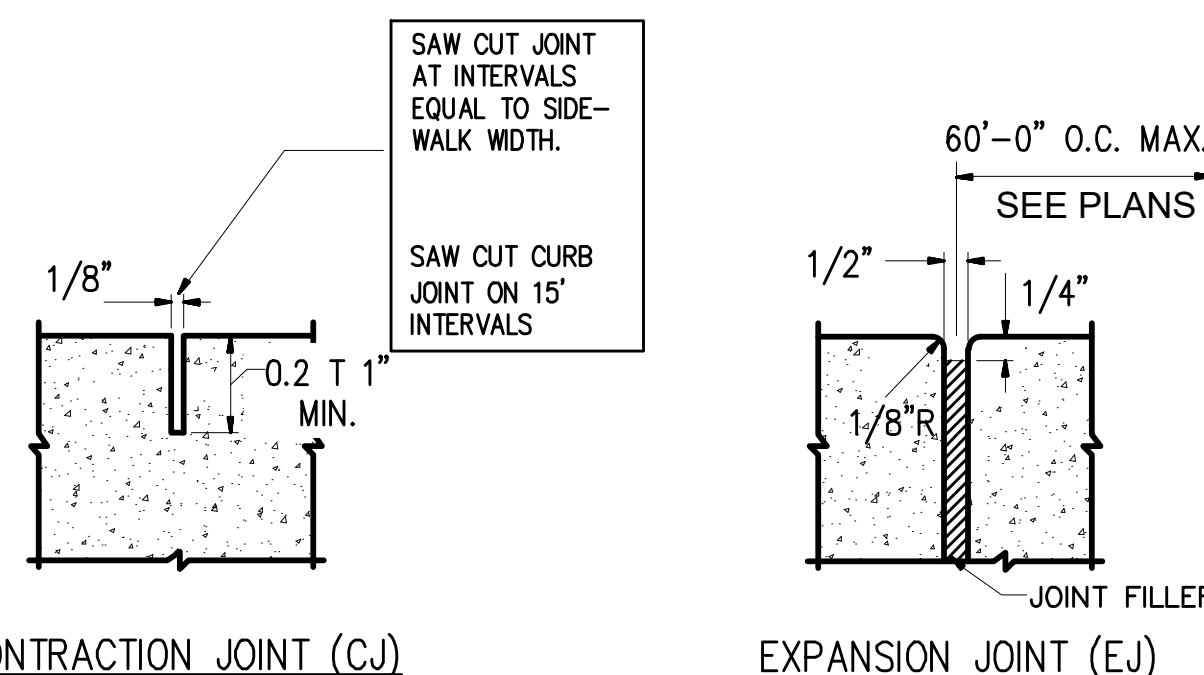
1. PLACE SELECT BEDDING MATERIAL TO GRADE.
2. COMPACT SELECT BEDDING BELOW THE PIPE.
3. INSTALL PIPE TO GRADE.
4. PLACE AND COMPACT THE HAUNCH AREA UP TO THE MIDDLE OF THE PIPE.
5. COMPLETE BACKFILL ACCORDING TO SPECIFICATIONS.



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



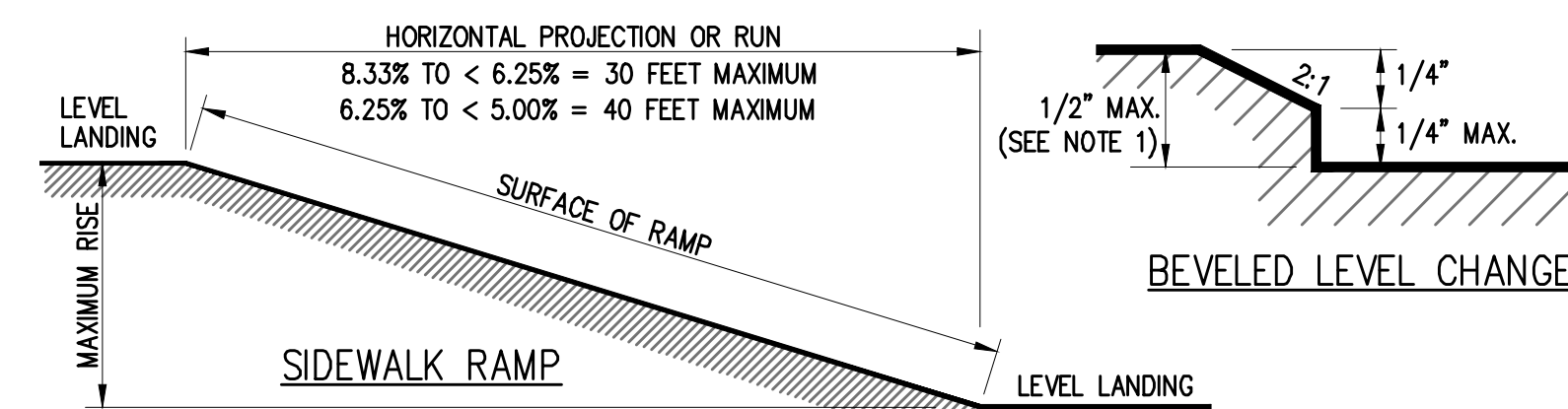
**CONTRACTION JOINT (CJ)**

**EXPANSION JOINT (EJ)**

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**  
N.T.S.

| SLOPE                             | MAXIMUM RISE | MAXIMUM HORIZONTAL PROJECTION OR RUN |
|-----------------------------------|--------------|--------------------------------------|
| 1:12 TO < 1:16 (8.33% TO < 6.25%) | 30 INCHES    | 30 FEET                              |
| 1:16 TO < 1:20 (6.25% TO < 5.00%) | 30 INCHES    | 40 FEET                              |



**IN-LINE ACCESSIBLE ROUTE / SIDEWALK RAMP - CHANGES IN LEVEL**  
NTS AUG. 25, 2020

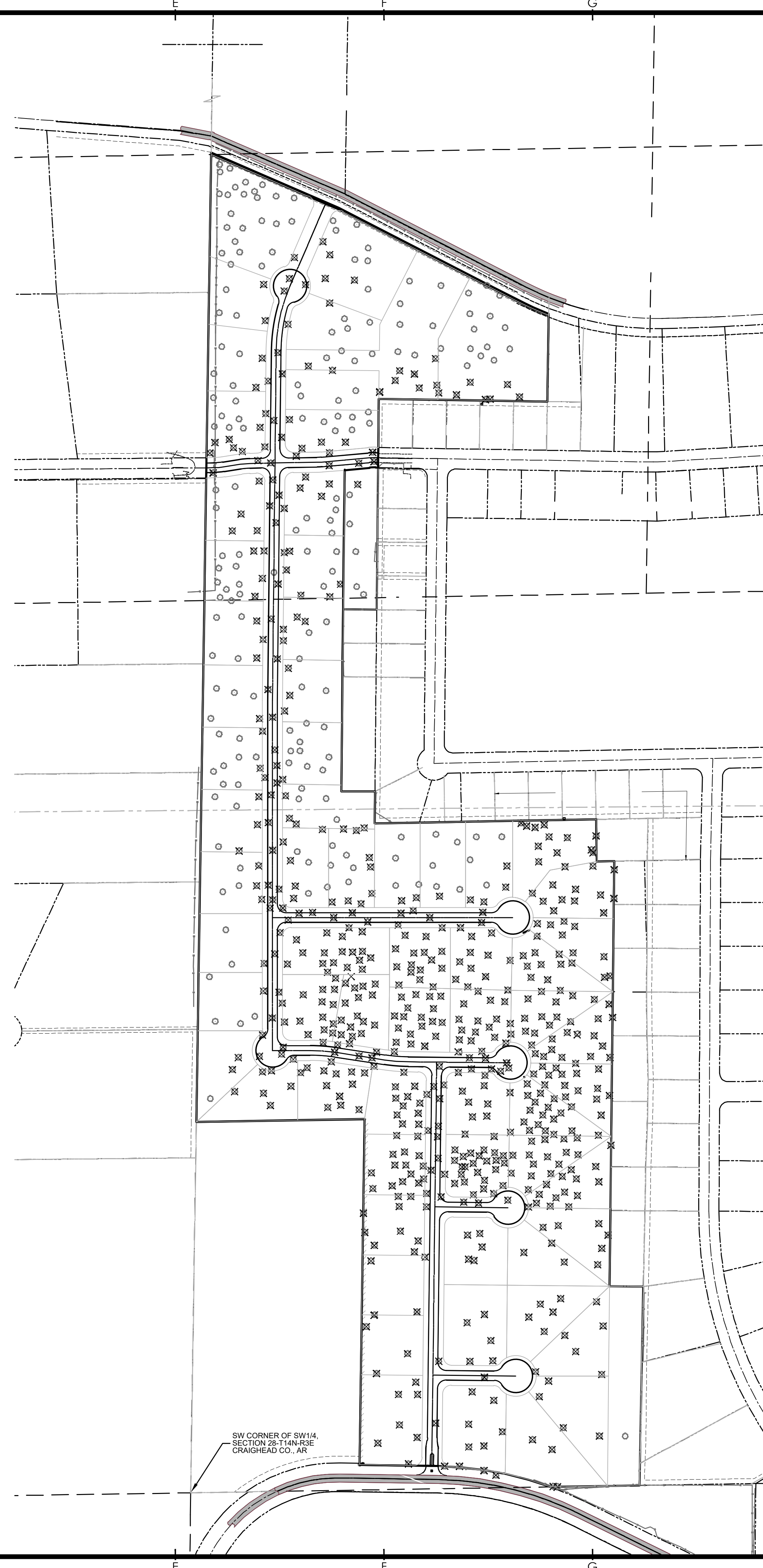






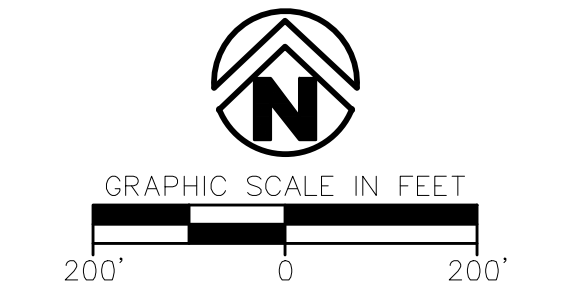
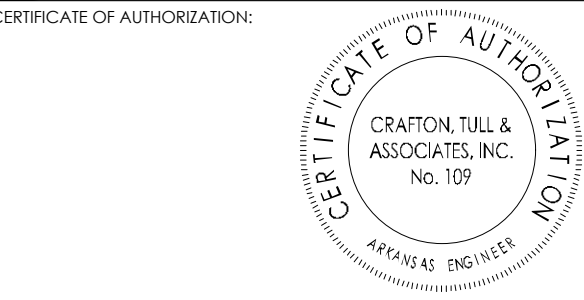
### LEGEND (EXISTING SYMBOLS)

| SYMBOLS |                              | LINEWORK |   |
|---------|------------------------------|----------|---|
| ⊕       | BENCHMARK                    | ----     | EASEMENT                                  |
| ○       | FOUND IRON PIPE/REBAR        | =====    | CURB                                      |
| ⊙       | PRIMARY CONTROL/SET MONUMENT | ----     | INTERMEDIATE CONTOUR 1206'                |
| ●       | FOUND MONUMENT/ROW           | ----     | INDEX CONTOUR 1205'                       |
| ☒       | AIR CONDITIONER              | - - - -  | SANITARY SEWER LINE (SPECIFY SIZE & TYPE) |
| ⊠       | AIR RELEASE VALVE            | ====     | GAS LINE                                  |
| ⊠       | ELECTRIC BOX/PEDESTAL        | ----     | WATER LINE (SPECIFY SIZE & TYPE)          |
| ⊠       | ELECTRIC JUNCTION BOX        | ----     | UNDERGROUND TELEPHONE                     |
| ⊠       | ELECTRIC METER               | ----     | UNDERGROUND ELECTRIC                      |
| ⊠       | ELECTRIC TRANSFORMER         | ----     | UNDERGROUND TELEVISION                    |
| ⊠       | FIRE DEPARTMENT CONNECTION   | ----     | OVERHEAD TELEVISION                       |
| ⊠       | FIRE HYDRANT                 | ----     | CHAIN LINK FENCE                          |
| ⊠       | GAS METER                    | ----     | WOOD FENCE                                |
| ⊠       | GAS VALVE                    | ----     | BARBED WIRE FENCE                         |
| ⊠       | GUARD POST                   | ----     | FIBER OPTIC                               |
| ⊠       | LIGHT POLE                   | ----     | RIGHT OF WAY                              |
| ⊠       | POWER POLE                   | ----     | ROAD CENTERLINE                           |
| ⊠       | SANITARY MANHOLE             | ----     |   |
| ⊠       | SANITARY SEWER CLEANOUT      | ----     |   |
| ⊠       | SIGN                         | ----     |   |
| ⊠       | SPRINKLER HEAD               | ----     |   |
| ⊠       | TELEPHONE PEDESTAL           | ----     |   |
| ⊠       | TV PEDESTAL                  | ----     |   |
| ⊠       | WATER FAUCET                 | ----     |   |
| ⊠       | WATER METER                  | ----     |   |
| ⊠       | WATER VALVE                  | ----     |   |
| ⊠       | DOWN GUY                     | ----     |   |
| ⊠       | STORM SEWER MANHOLE          | ----     |   |
| ⊠       | STORM SEWER PIPE             | ----     |   |
| ⊠       | DROP/CURB INLET              | ⊠        | GRATED INLET                              |
| ⊠       | TREE                         | ⊠        | TREE TO BE REMOVED                        |



### TREE PRESERVATION TABLE

|                            |     |
|----------------------------|-----|
| SIGNIFICANT TREES          | 917 |
| TREES TO BE REMOVED        | 602 |
| TOTAL REQUIRED REPLACEMENT | 120 |



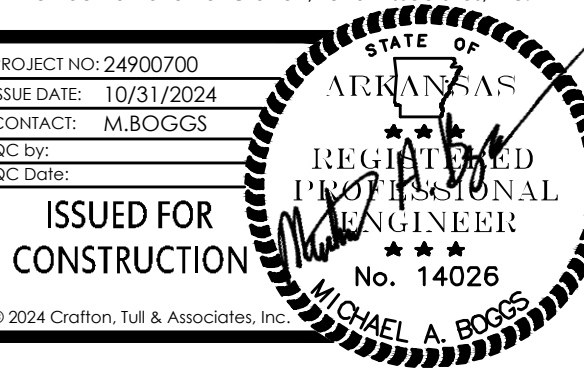
### PONDEROSA POINTE SUBDIVISION JONESBORO, ARKANSAS

Key Plan

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PROJECT NO: 24900700  
ISSUE DATE: 10/31/2024  
CONTACT: M. BOGGS  
ISSUED FOR CONSTRUCTION



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TREE PRESERVATION PLAN

# C800

DRAWING: C:\PROJECTS\24900700\DRAWINGS\10/31/2024\TREE PRESERVATION PLAN & TRAFFIC CONTROL.DWG  
DATE PLOTTED BY MICHAEL BOGGS, 11/14/2024 8:58:58 AM