

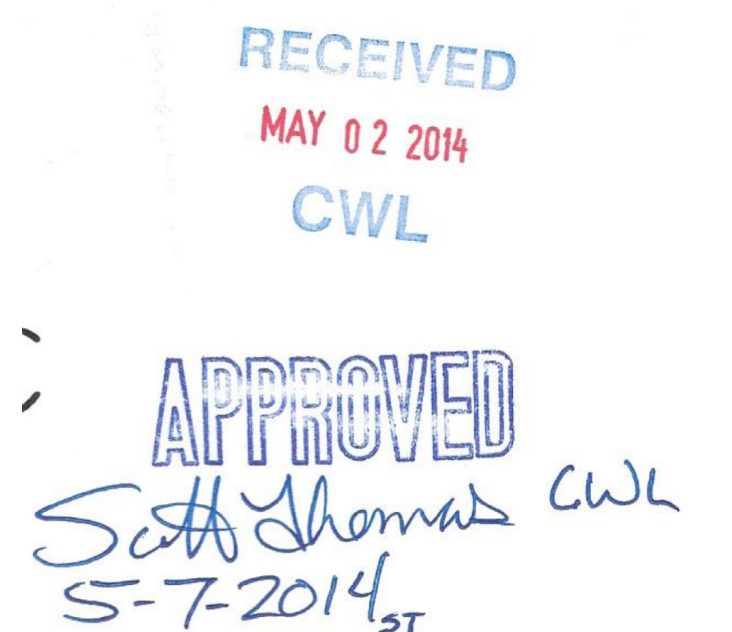
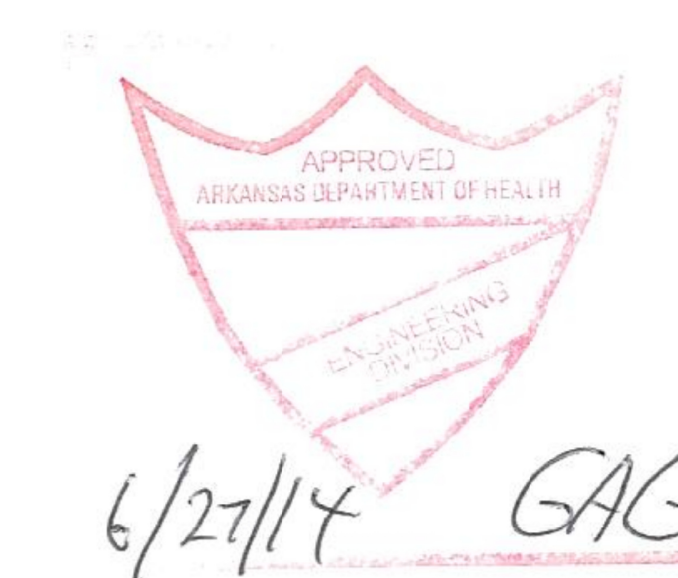
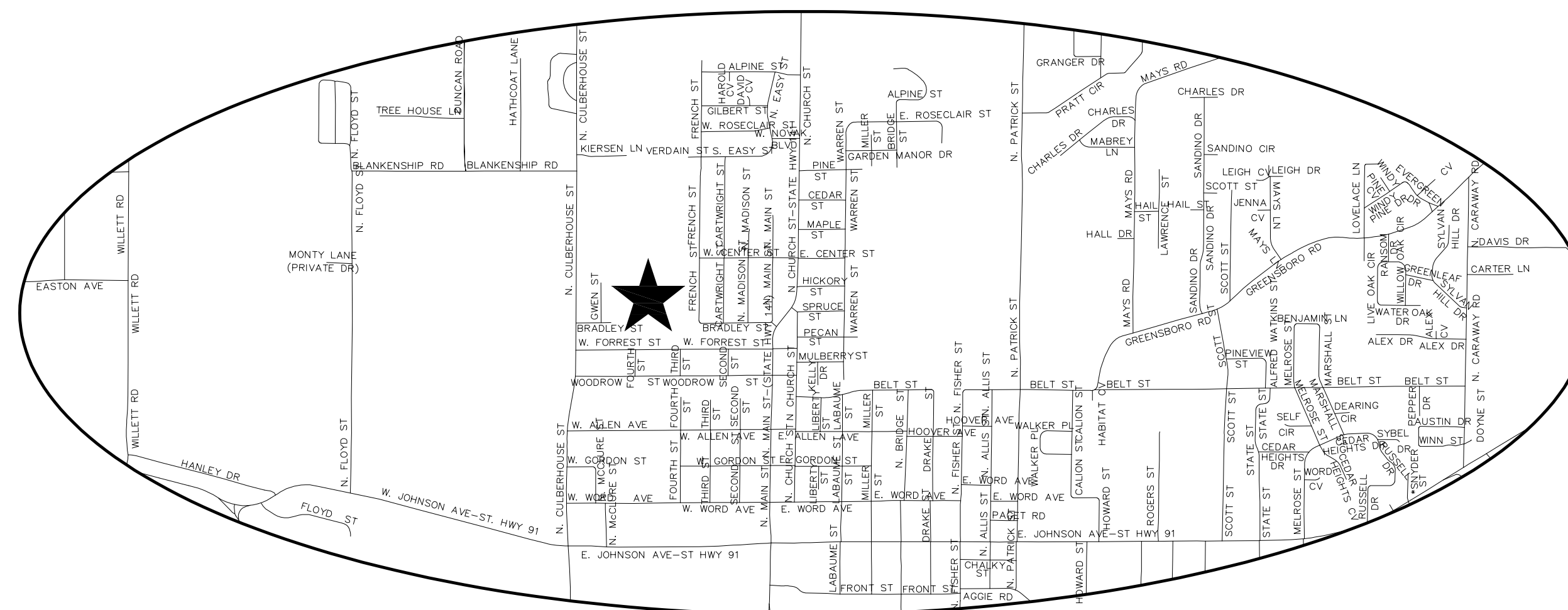
OAKTREE MANOR

88241

A Planned Unit Development

Jonesboro, Arkansas

April, 2014



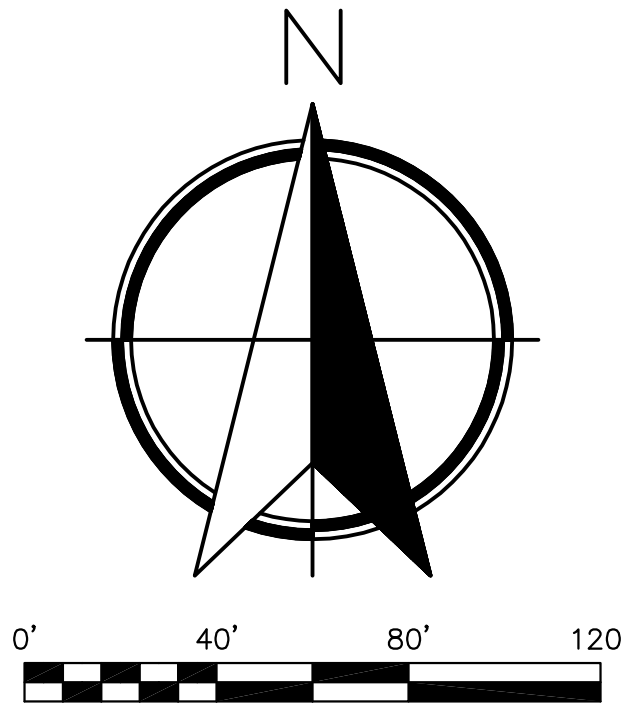
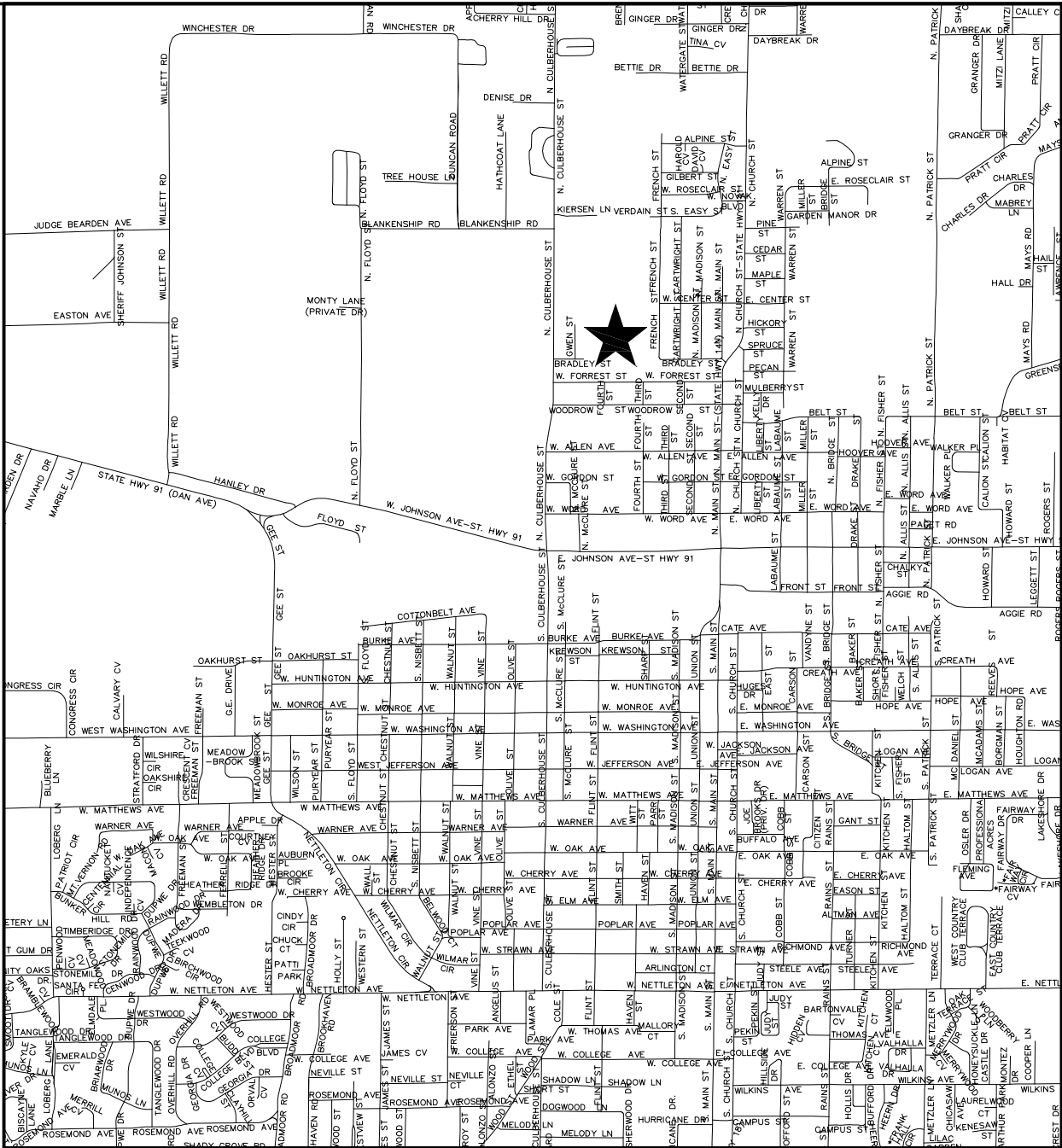
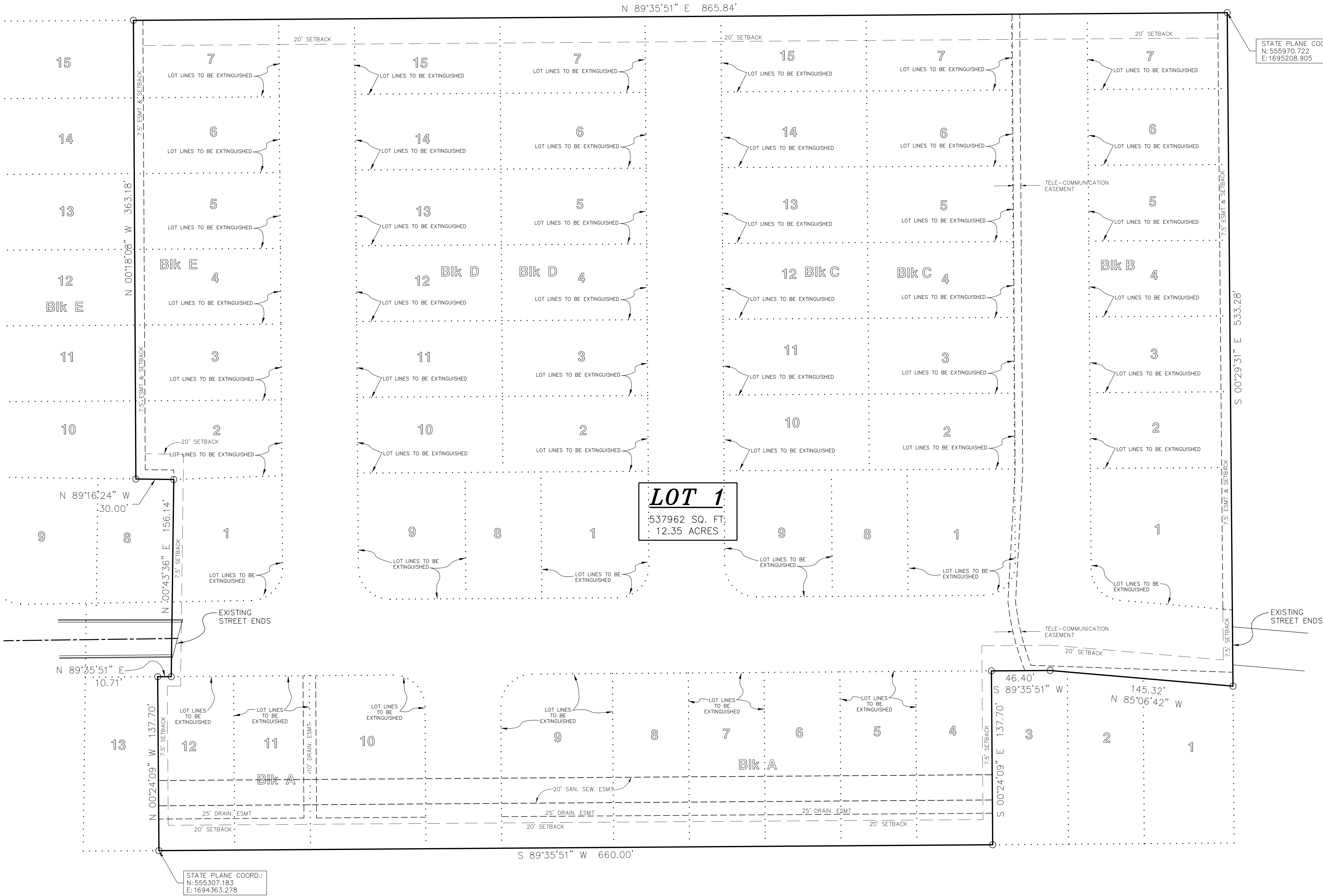
INDEX OF SHEETS

COVER

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2. CONCEPTUAL PLAN & PHASE DELINEATION
3. BUILDING LAYOUT
4. OVERALL UTILITY & DRAINAGE PLAN
5. WATER DISTRIBUTION PLAN
6. SANITARY SEWER PLAN
7. SANITARY SEWER PROFILES
8. DRAINAGE PLAN
9. DRAINAGE PROFILES
10. PHASE I GRADING PLAN
11. PHASE I GRADING PLAN
12. PHASE II-A GRADING PLAN
13. PHASE II-B GRADING PLAN
14. PHASE III GRADING PLAN
15. PHASE IV GRADING PLAN
16. SOIL & EROSION CONTROL PLAN
17. GENERAL NOTES AND DETAILS
18. UTILITY CONSTRUCTION DETAILS

CIVILOGIC
203 SOUTHWEST DRIVE
JONESBORO, ARKANSAS 72401
(870) 932-7880

T. ABRAHAM & SONS, LLC
c/o ROBERT ABRAHAM
2608 DUCKSWATER
JONESBORO, ARKANSAS 72404
(870) 897-3467



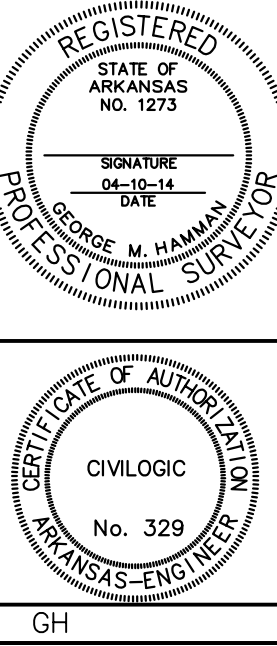
LEGAL DESCRIPTION:
Lots 4-12, Block A, Lots 1-7, Block B, Lots 1-15, Block C, Lots 1-15, Block D, and Lots 1-7, Block E, along with the right of ways of Beth Street, Carla Street, part of 5th Street and part of Bradley Street all in Northgate Addition, Jonesboro, Arkansas.

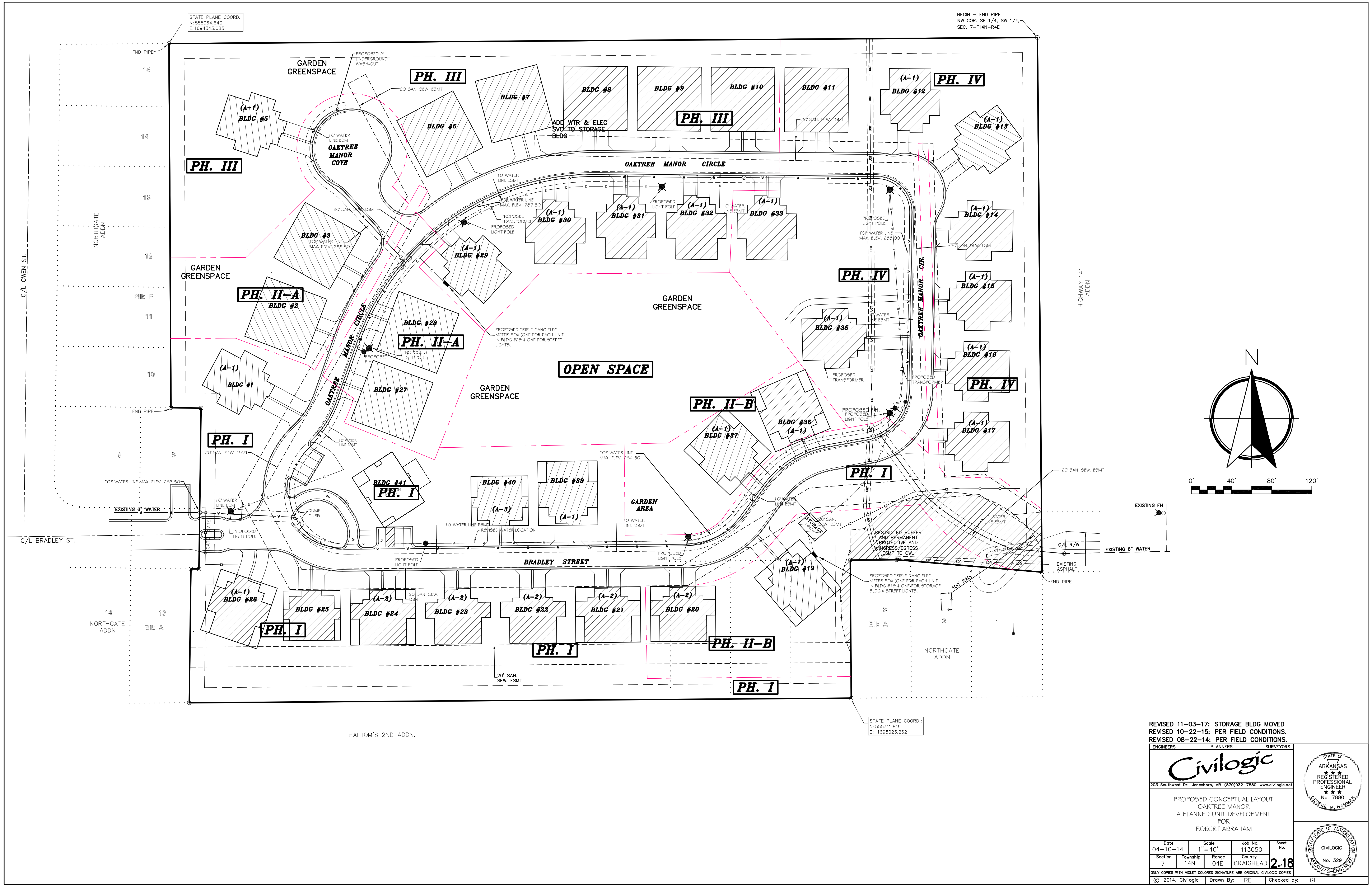
NOTES:
1) BEARINGS BASED ON GPS OBSERVATION.
2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 500,000'
3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
4) ALL PINS SET ARE 3" REBAR, UNLESS NOTED OTHERWISE.
5) FLOOD PLAIN: THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0043 C, DATED 09/27/91.

OWNER'S CERTIFICATION:
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

CERTIFICATE OF SURVEY:
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established. The improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

ENGINEERS		PLANNERS		SURVEYORS	
<i>Civilogic</i>					
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net					
BOUNDARY PLAT OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14		Scale 1"=40'		Job No. 113050	
Section 7		Township 14N		Range 04E	
				County CRAIGHEAD	
				Sheet No. 1 of 18	
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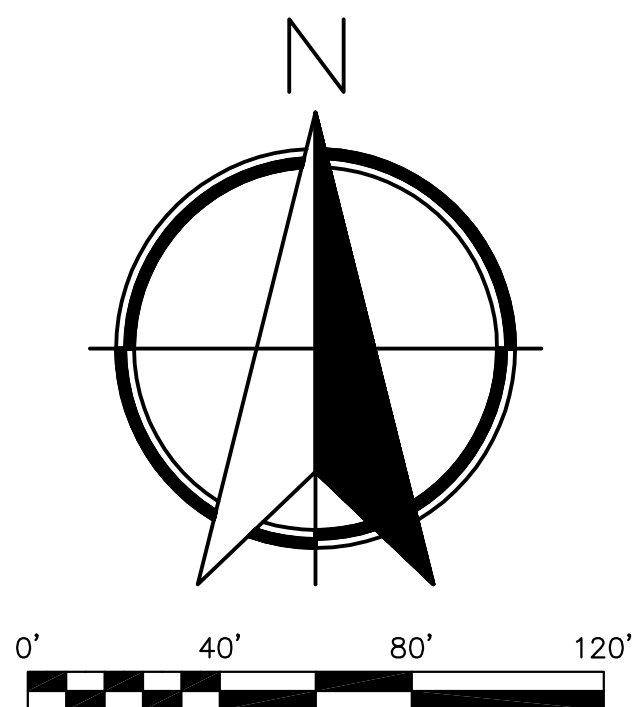
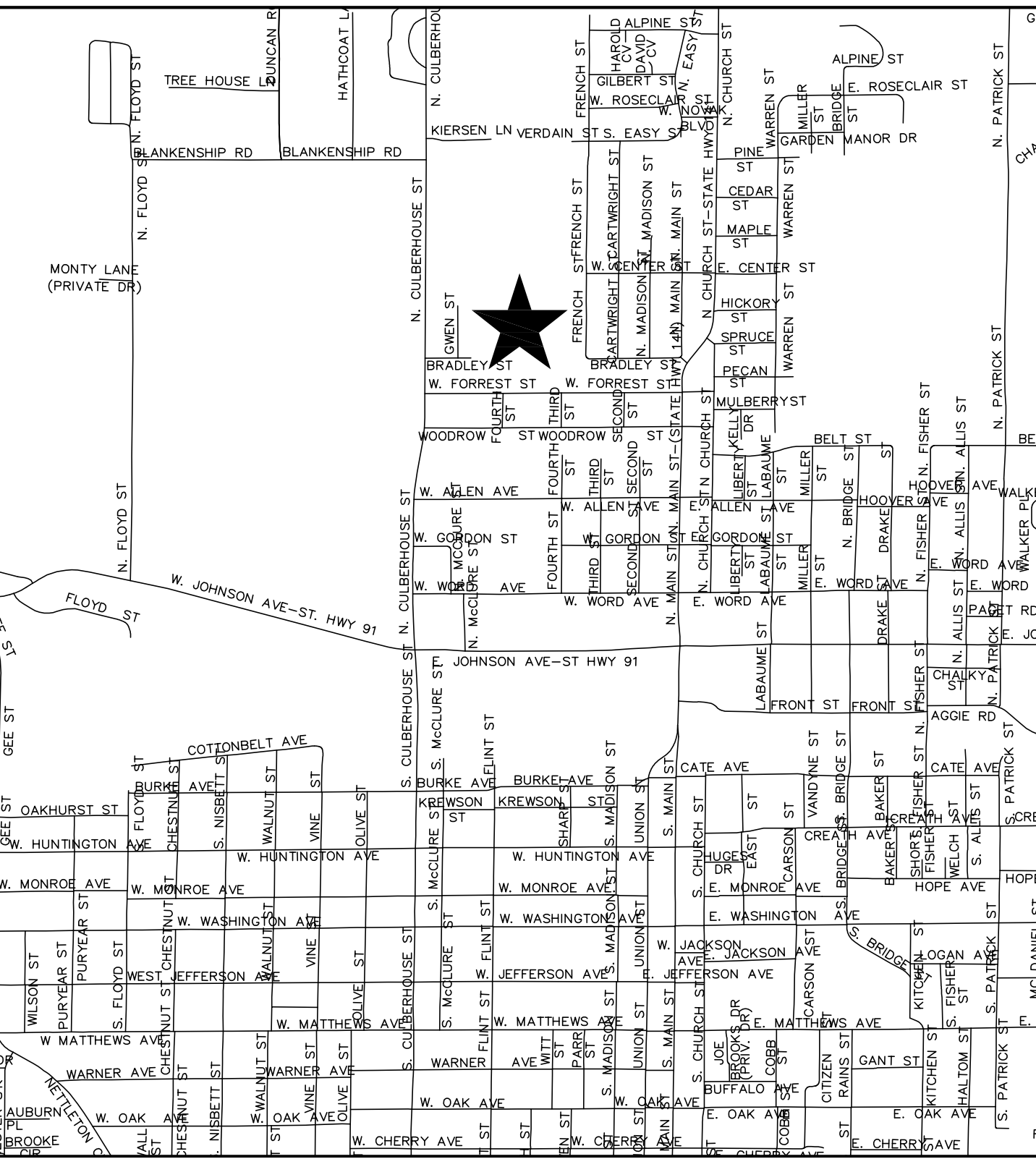


REVISED 11-03-17: STORAGE BLDG MOVED
REVISED 10-22-15: PER FIELD CONDITIONS.
REVISED 08-22-14: PER FIELD CONDITIONS.

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic 203 Southwest Dr., Jonesboro, AR - (870)932-7880 - www.civilogic.net					
PROPOSED CONCEPTUAL LAYOUT OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date	Scale	Job No.	Sheet		
04-10-14	1"=40'	113050	No.		
Section	Township	Range	County		
7	14N	04E	CRAIGHEAD		
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

CIVILOGIC
No. 329
ARKANSAS-ENGINEER



ENGINEERS PLANNERS SURVEYORS

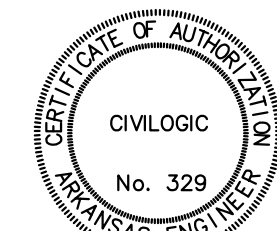
Civilogic

203 Southwest Dr.—Jonesboro, AR—(870)932-7880—www.civilogic.com

Date 04-10-14	Scale 1"=40'	Job No. 113050	Sheet No. 3.1 of
Section 7	Township 14N	Range 04E County CRAIGHEAD	

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C/L GWEN ST.

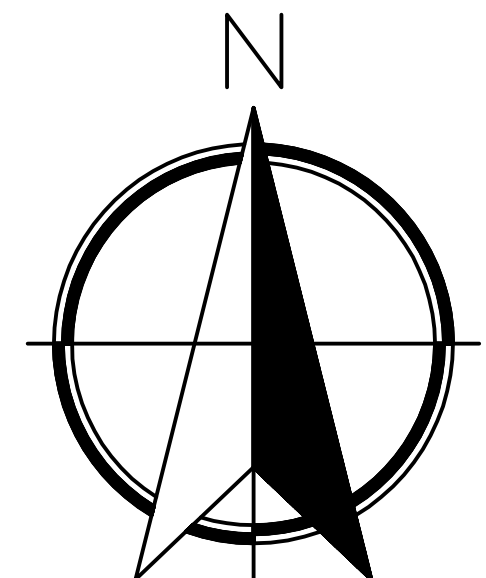
C/L BRADLEY ST.

STATE PLANE COORD.:
N: 555964.640
E: 169434.5085

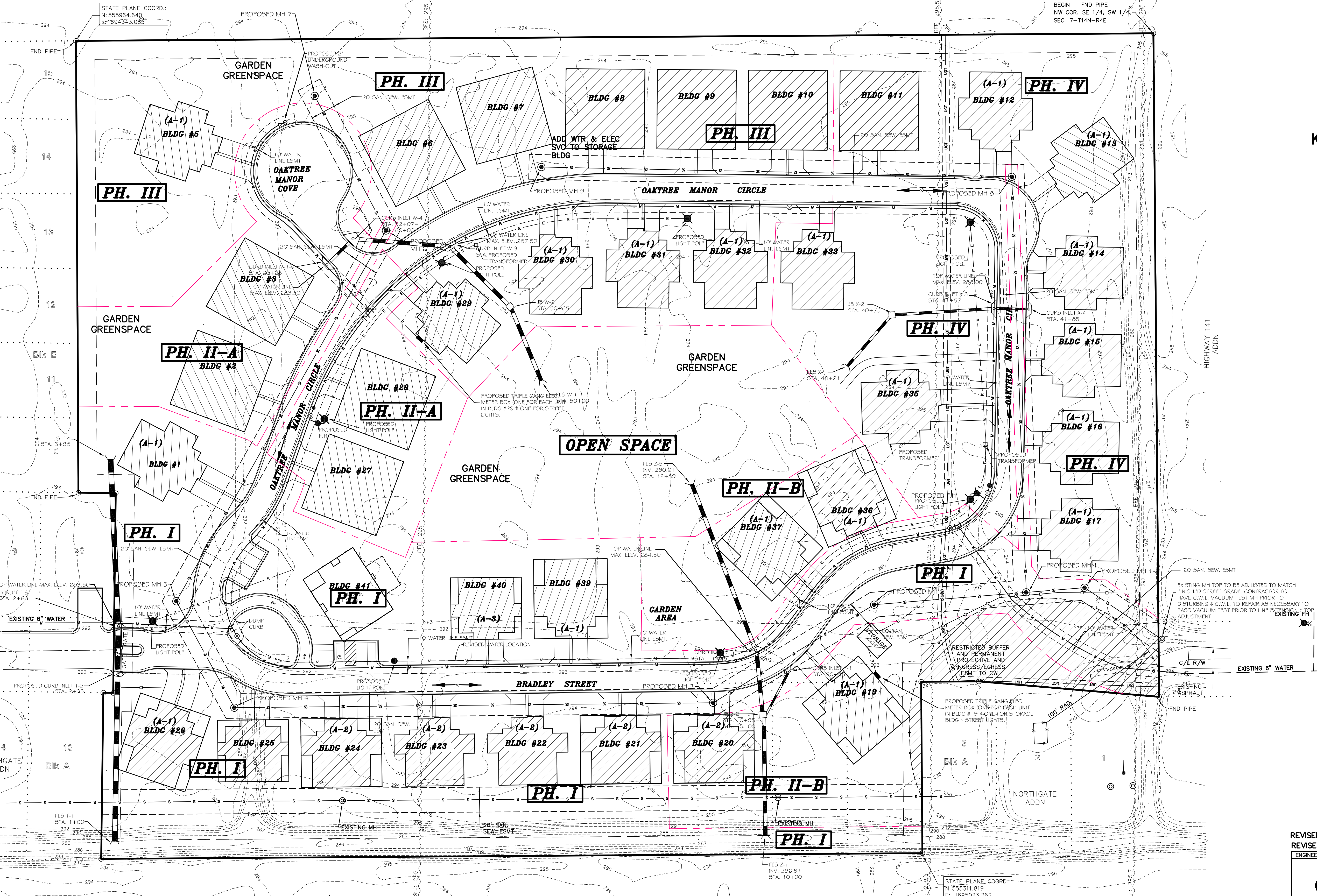
BEGIN - FND PIPE
NW COR. SE 1/4, SW 1/4
SEC. 7-T14N-R4E



Know what's below.
Call before you dig.

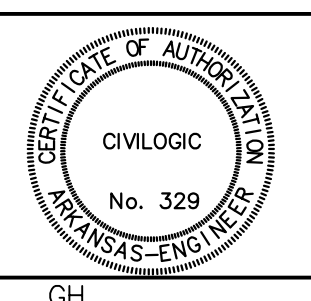


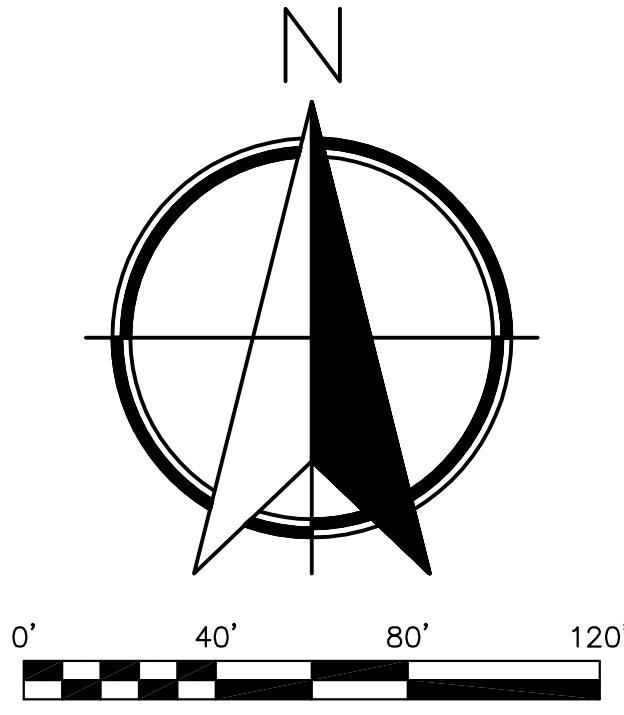
0' 40' 80' 120'



REVISED 08-22-14: PER FIELD CONDITIONS.
REVISED 8-1-14: LIGHT POLES ADDED

ENGINEERS		PLANNERS		SURVEYORS	
<i>Civilogic</i>					
203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PROPOSED OVERALL UTILITY & DRAINAGE PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale 1"=40'	Job No. 113050	Sheet No.		
Section 7	Township 14N	Range 04E	County CRAIGHEAD	4 of 18	
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TOTAL WATER LINE
LENGTH FOR PHASE I
AND PHASE II-B; 1,182 L.F.

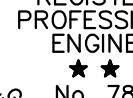
NOTES:

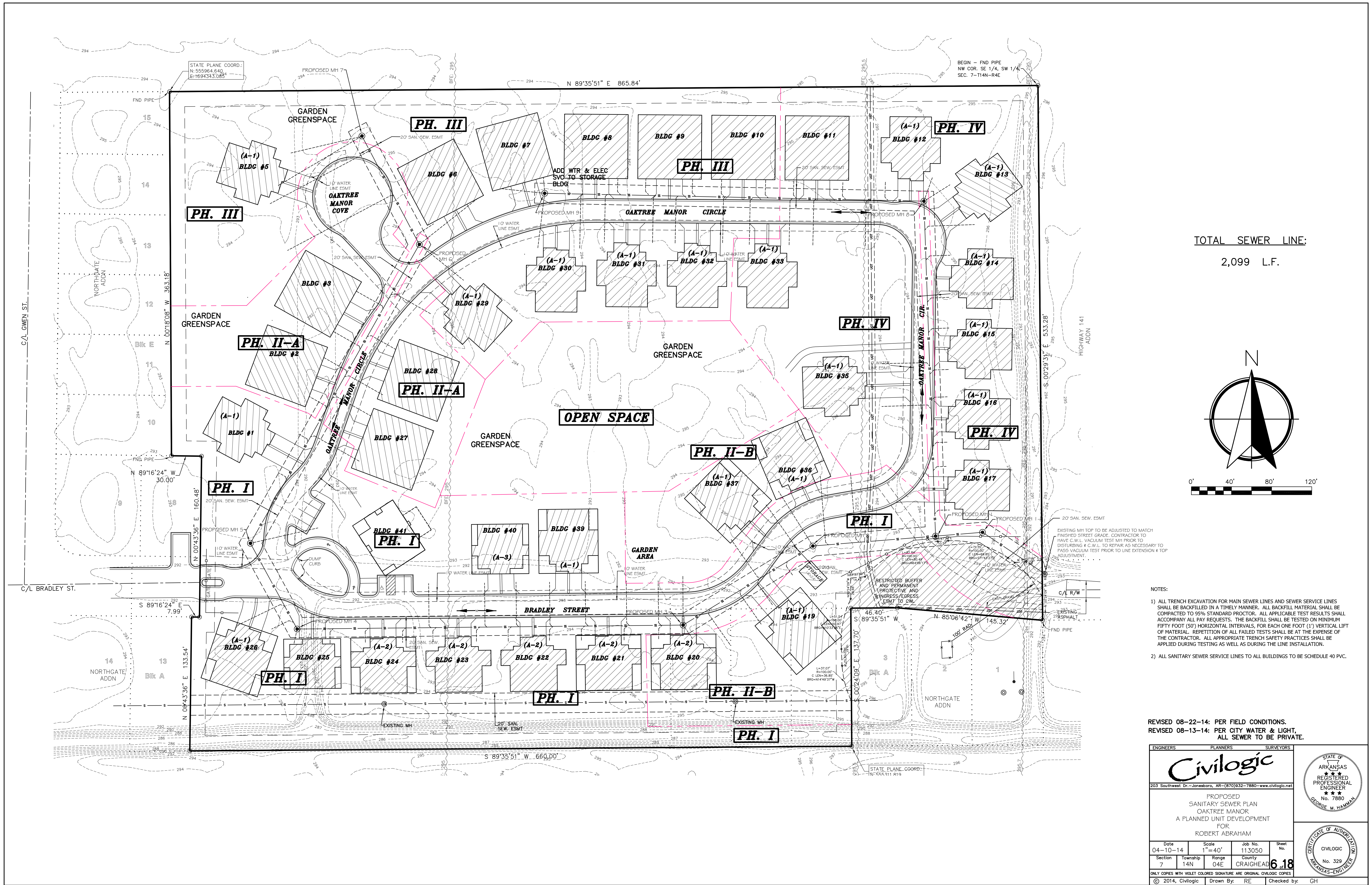
1) ALL TRENCH EXCAVATION FOR MAIN WATER LINES AND WATER SERVICE LINES SHALL BE BACKFILLED IN A TIMELY MANNER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. ALL APPLICABLE TEST RESULTS SHALL ACCOMPANY ALL PAY REQUESTS. THE BACKFILL SHALL BE TESTED ON MINIMUM FIFTY FOOT (50') HORIZONTAL INTERVALS, FOR EACH ONE FOOT (1') VERTICAL LIFT OF MATERIAL. REPETITION OF ALL FAILED TESTS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ALL APPROPRIATE TRENCH SAFETY PRACTICES SHALL BE APPLIED DURING TESTING AS WELL AS DURING THE LINE INSTALLATION.

2) ALL DOMESTIC WATER SERVICES $\geq 36"$ UNLESS NOTED OTHERWISE.

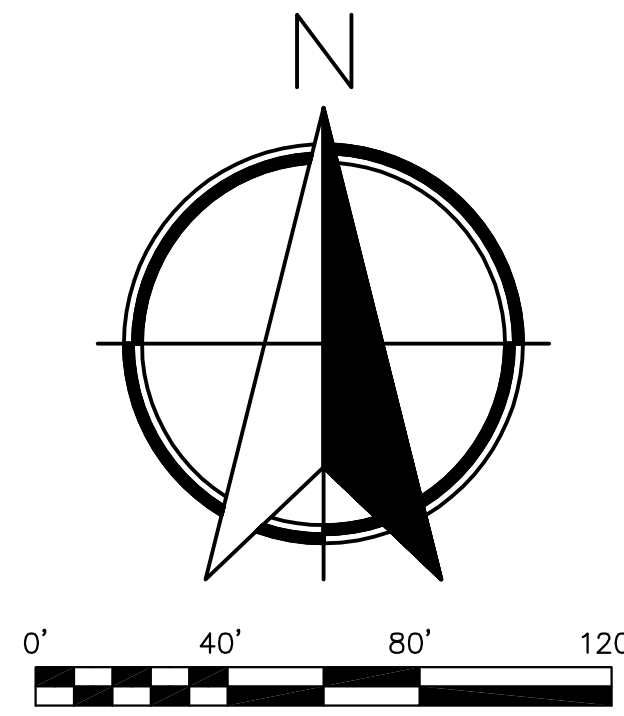
REVISED 11-13-14: PER CWL COMMENTS.
REVISED 08-22-14: PER FIELD CONDITIONS.

ENGINEERS	PLANNERS	SURVEYORS
		
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net		
PROPOSED WATER DISTRIBUTION PLAN PHASES I & II-B OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM		
Date 04-10-14	Scale 1" = 40'	Job No. 113050
Section 7	Township 14N	Range 04E
County CRAIGHEAD		Sheet No. 5 of 18
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES		
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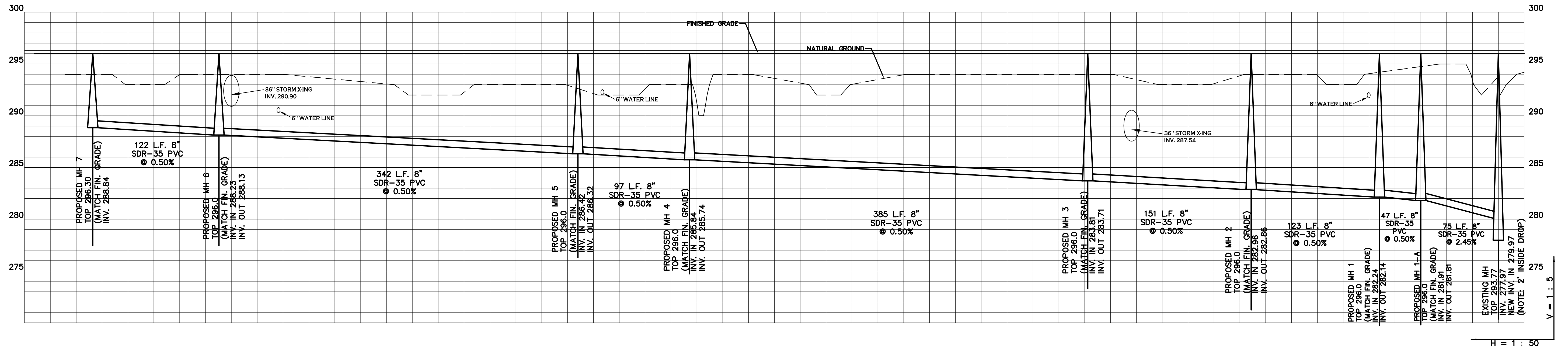
TOTAL SEWER LINE:
2,099 L.F.



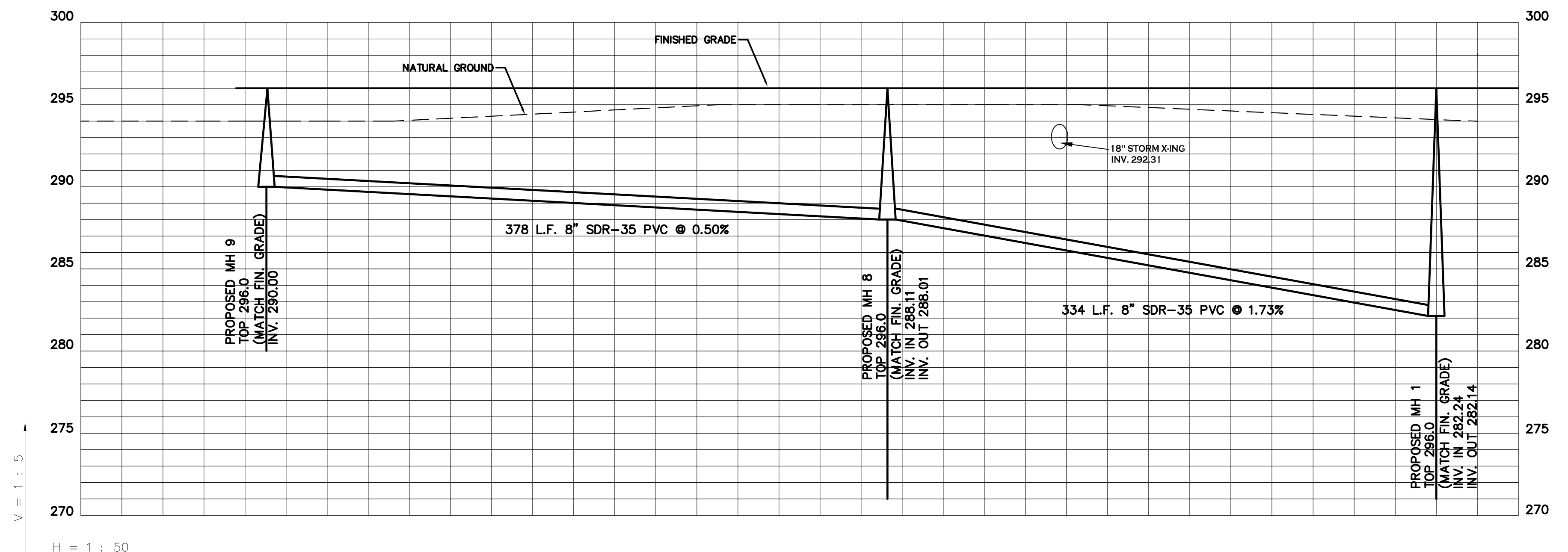
- NOTES:
- 1) ALL TRENCH EXCAVATION FOR MAIN SEWER LINES AND SEWER SERVICE LINES SHALL BE BACKFILLED IN A TIMELY MANNER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. ALL APPLICABLE TEST RESULTS SHALL ACCOMPANY ALL PAY REQUESTS. THE BACKFILL SHALL BE TESTED ON MINIMUM FIFTY FOOT (50') HORIZONTAL INTERVALS, FOR EACH ONE FOOT (1') VERTICAL LIFT OF MATERIAL. REPETITION OF ALL FAILED TESTS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ALL APPROPRIATE TRENCH SAFETY PRACTICES SHALL BE APPLIED DURING TESTING AS WELL AS DURING THE LINE INSTALLATION.
 - 2) ALL SANITARY SEWER SERVICE LINES TO ALL BUILDINGS TO BE SCHEDULE 40 PVC.

REVISED 08-22-14: PER FIELD CONDITIONS.
REVISED 08-13-14: PER CITY WATER & LIGHT,
ALL SEWER TO BE PRIVATE.

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PROPOSED SANITARY SEWER PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale 1"=40'	Job No. 113050	Sheet No. 14N	6 of 18	
Section 7	Township 14N	Range 04E	County CRAIGHEAD		
ONLY COPIES WITH MOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES					
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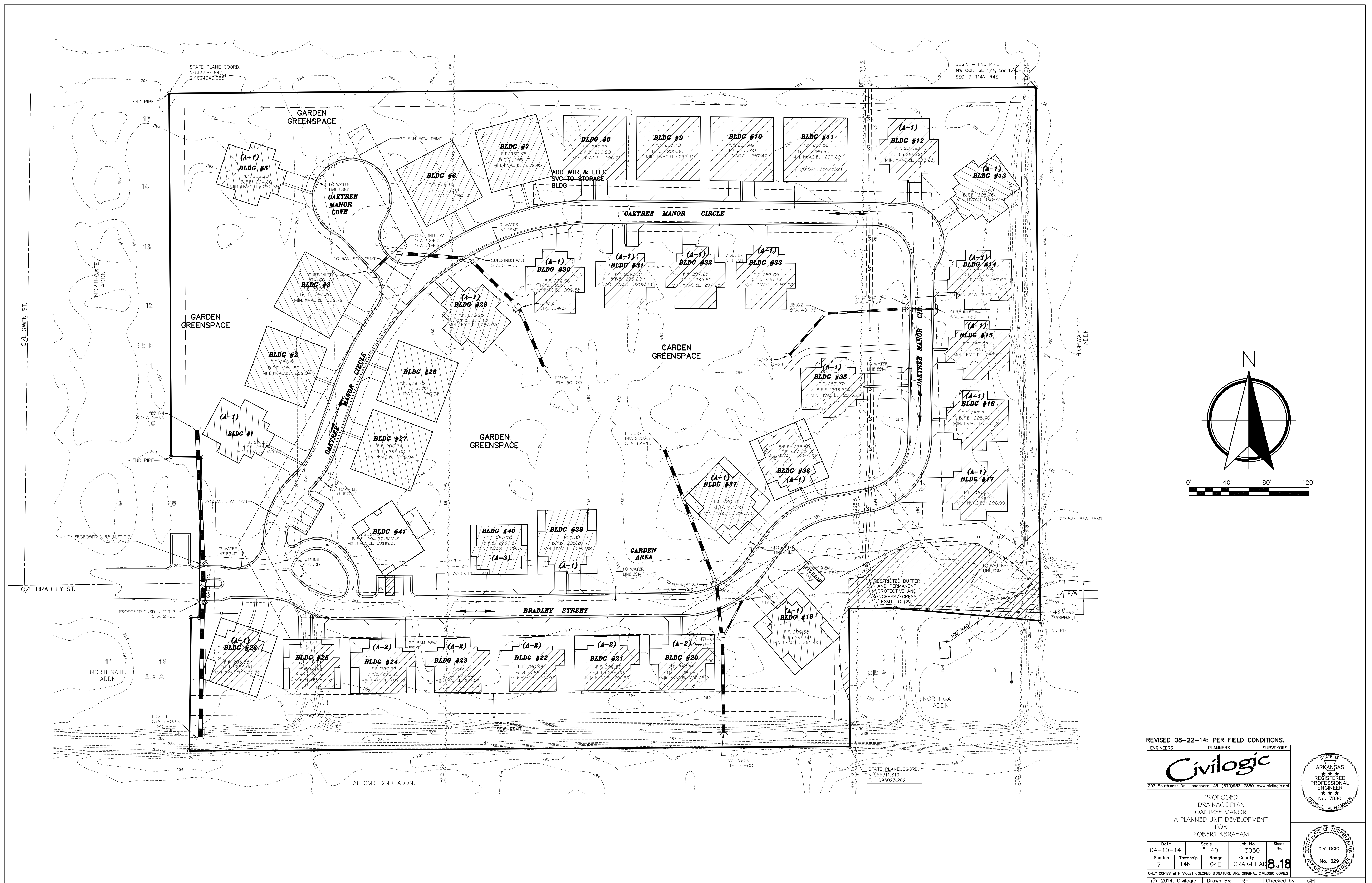
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 - 2) EXISTING MH TOP TO BE ADJUSTED TO MATCH FINISHED STREET GRADE. CONTRACTOR TO HAVE C.W.L. VACUUM TEST MH PRIOR TO DISTURBING & C.W.L. TO REPAIR AS NECESSARY TO PASS VACUUM TEST PRIOR TO LINE EXTENSION & TOP ADJUSTMENT.

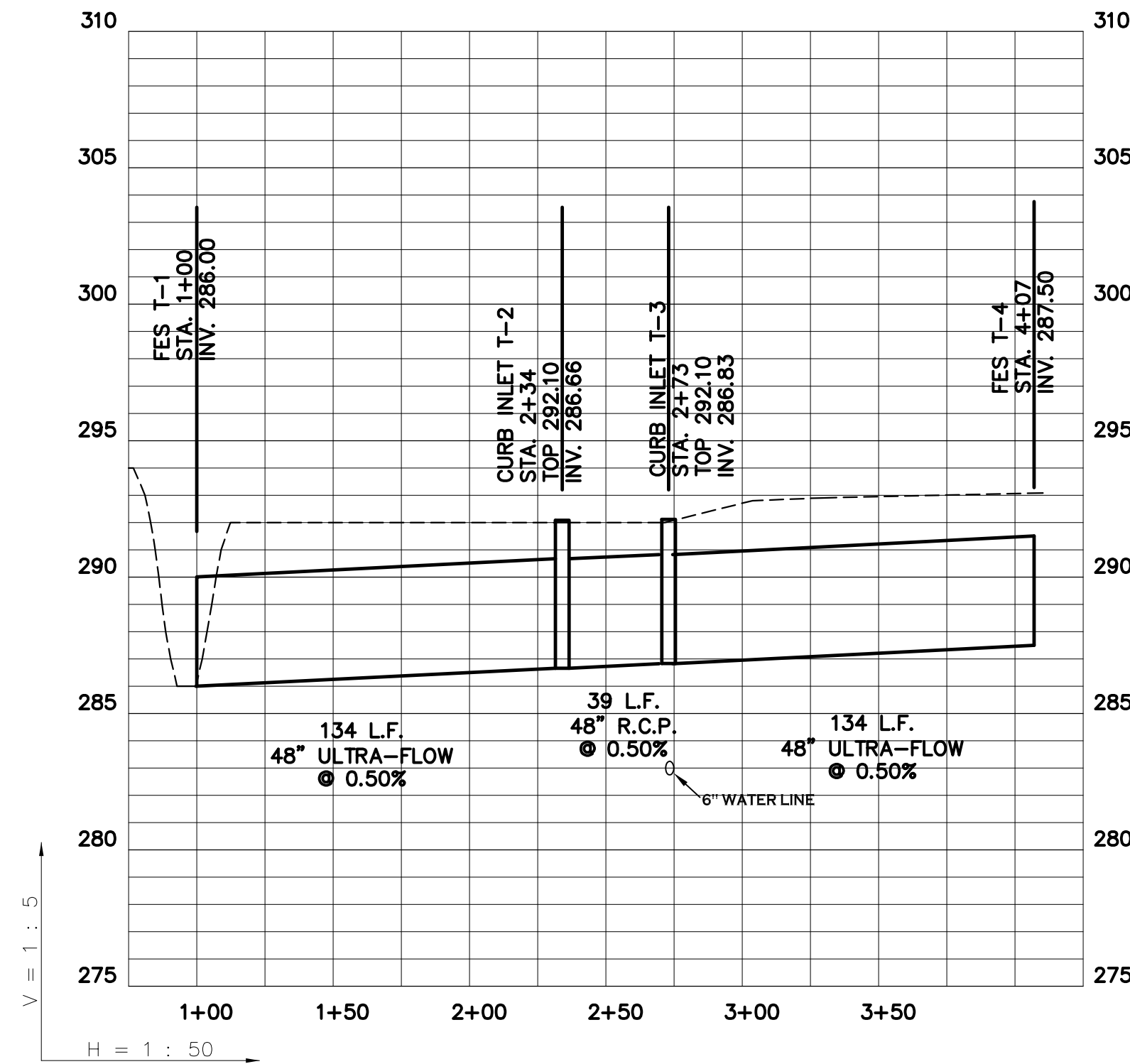


REVISED 08-13-14: PER CITY WATER & LIGHT,
ALL SEWER TO BE PRIVATE.

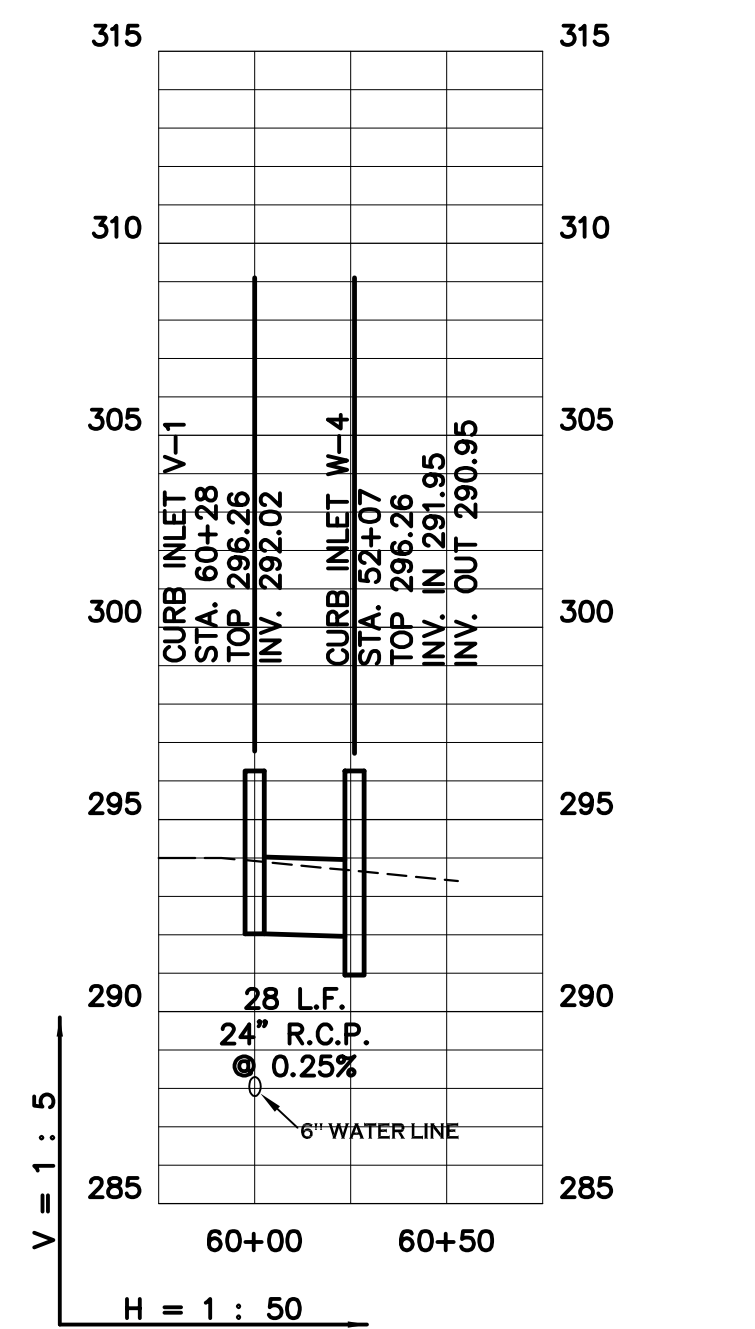
REVISED 6-3-14: PER ADH COMMENTS

ENGINEERS		PLANNERS		SURVEYORS	
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net					
PROPOSED SANITARY SEWER PROFILES OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date	Scale	Job No.	Sheet		
04-10-14	SHOWN	113050	No.		
Section 7	Township 14N	Range 04E	County CRAIGHEAD	7 of 18	
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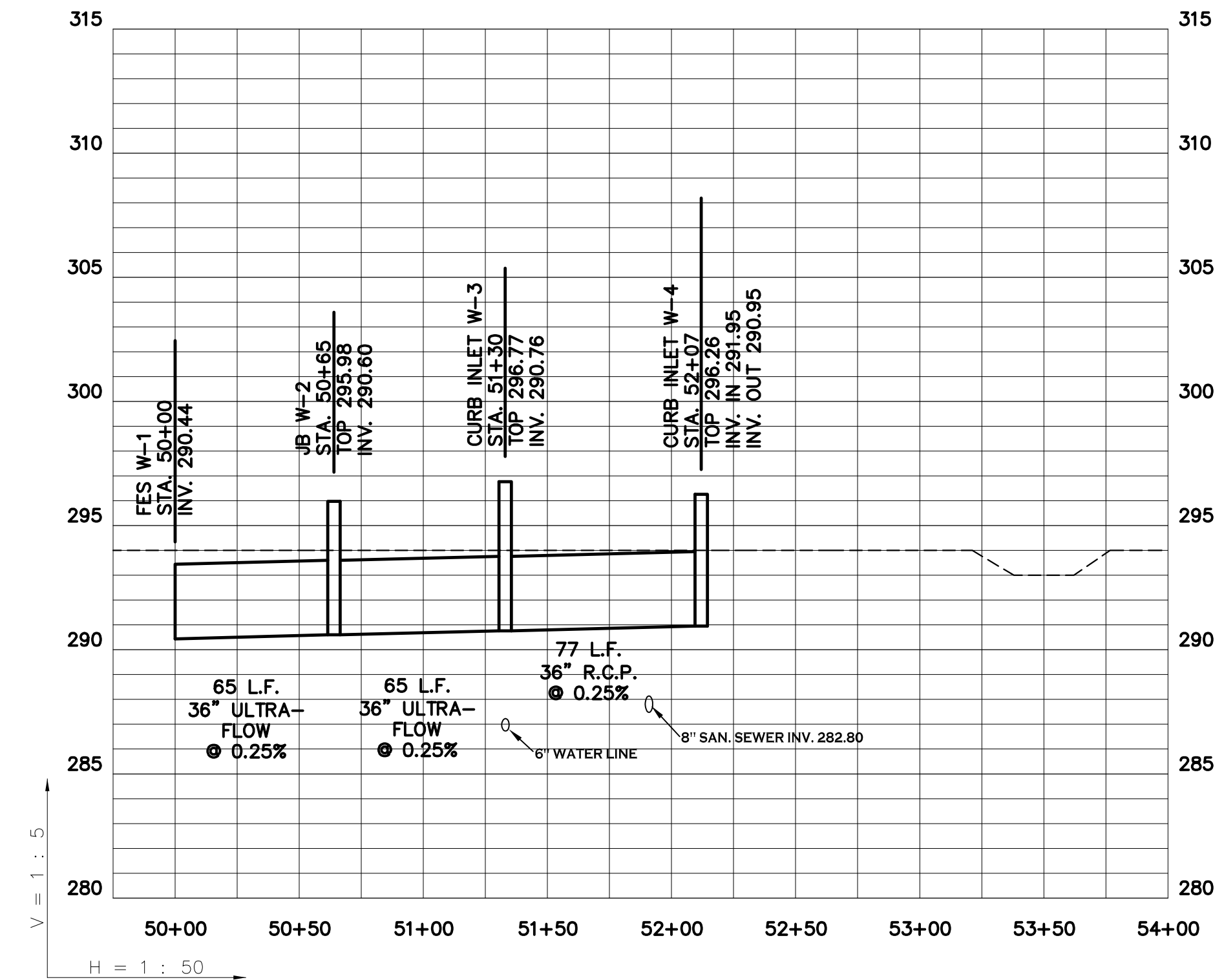




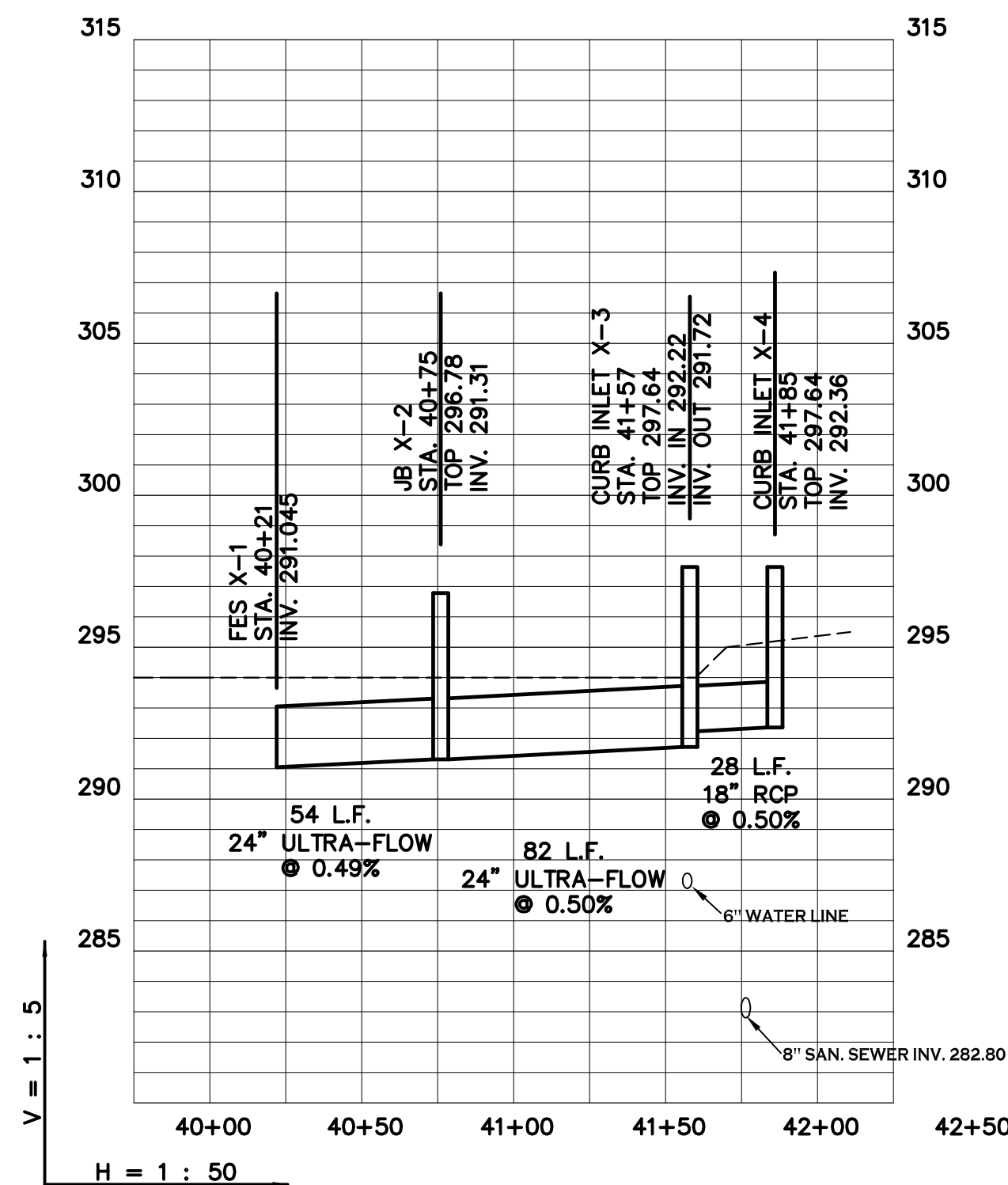
DRAINAGE STRUCTURE 'T'



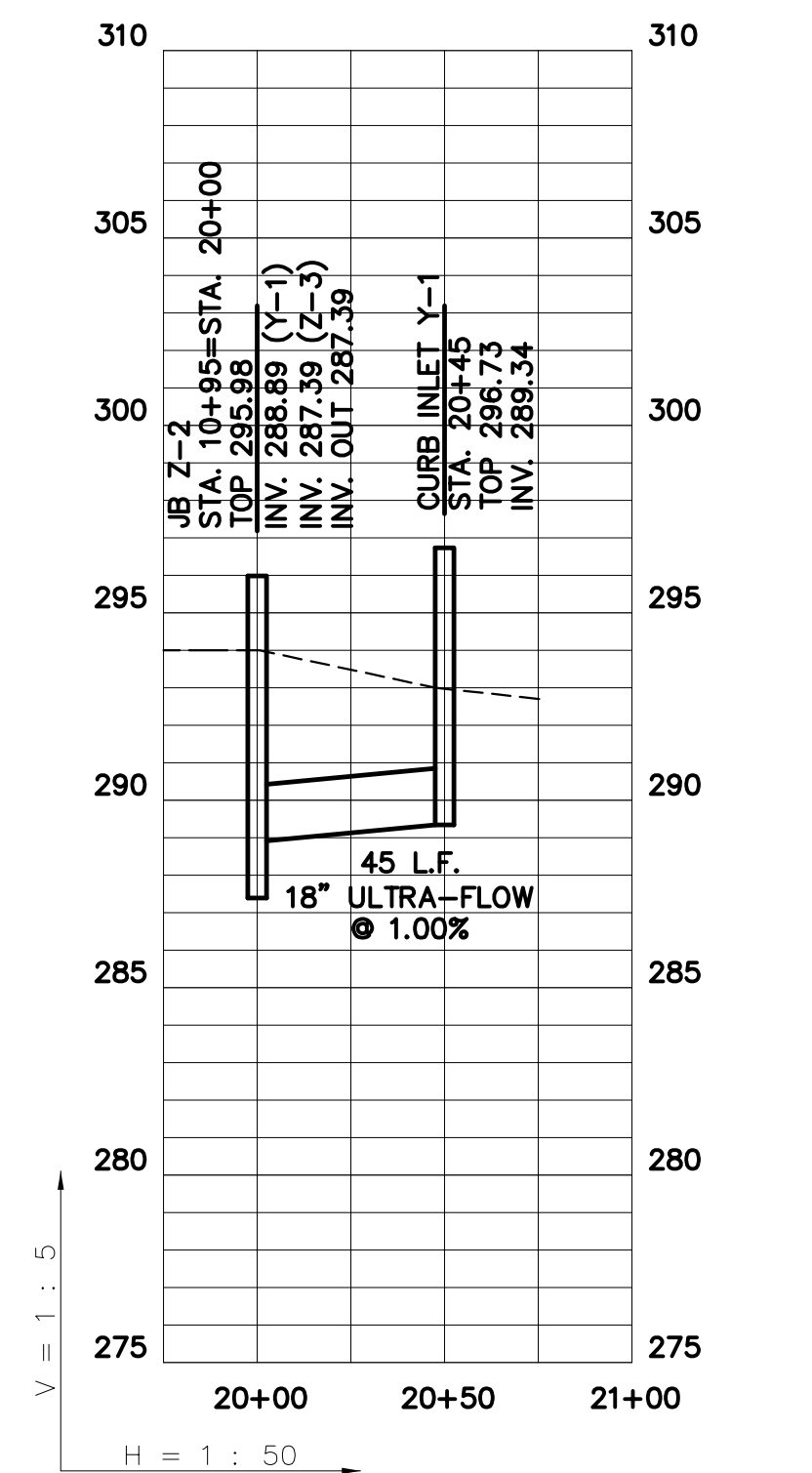
DRAINAGE STRUCTURE 'V'



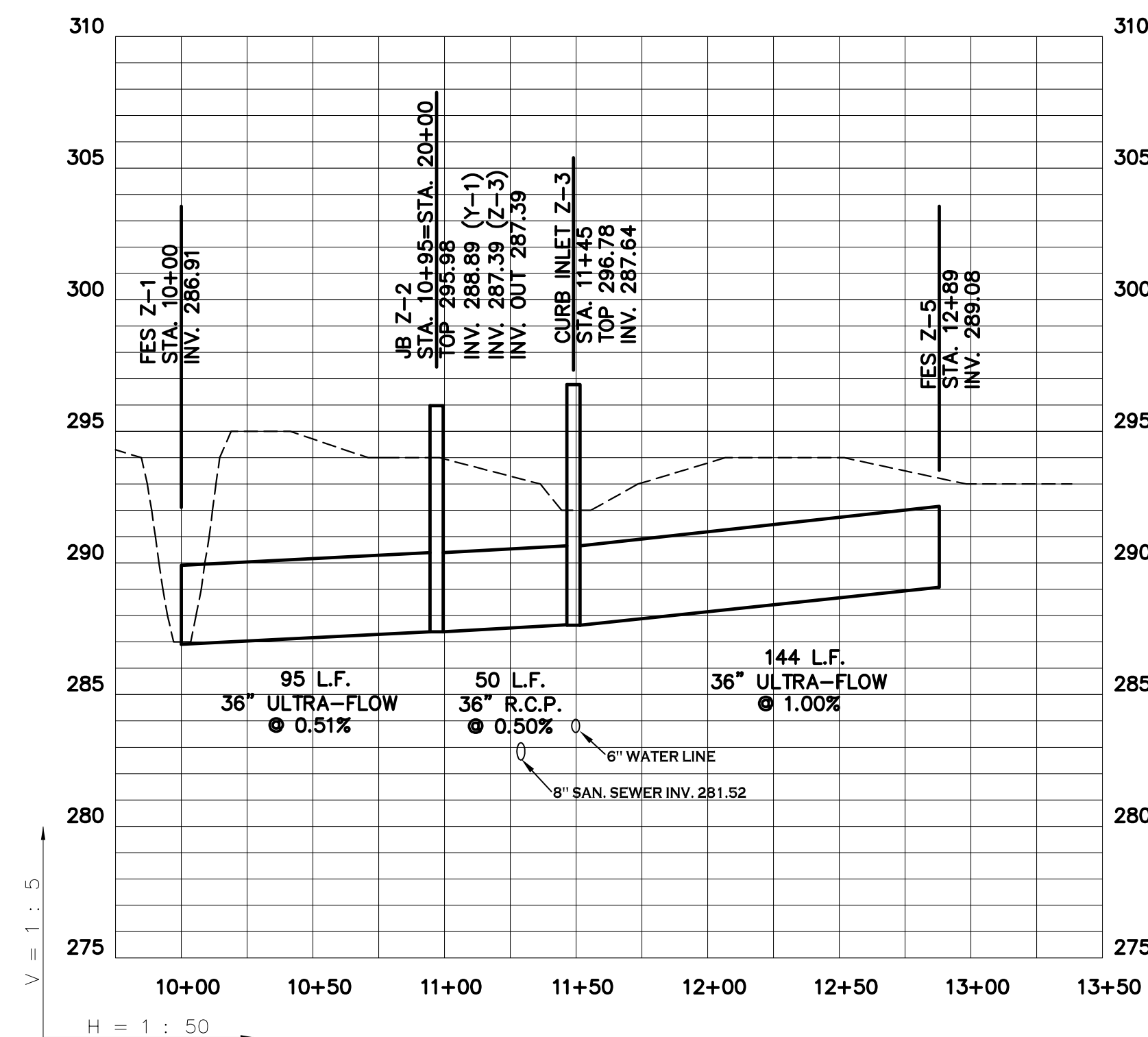
DRAINAGE STRUCTURE 'W'



DRAINAGE STRUCTURE 'X'



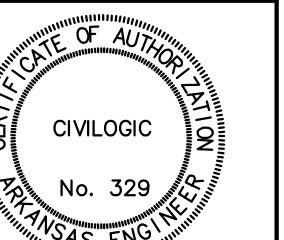
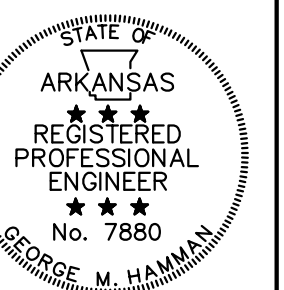
DRAINAGE STRUCTURE 'Y'

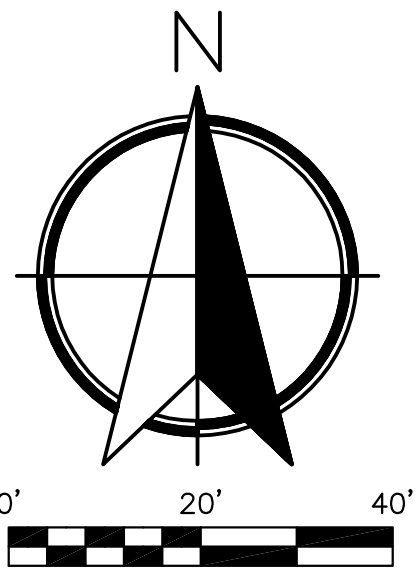
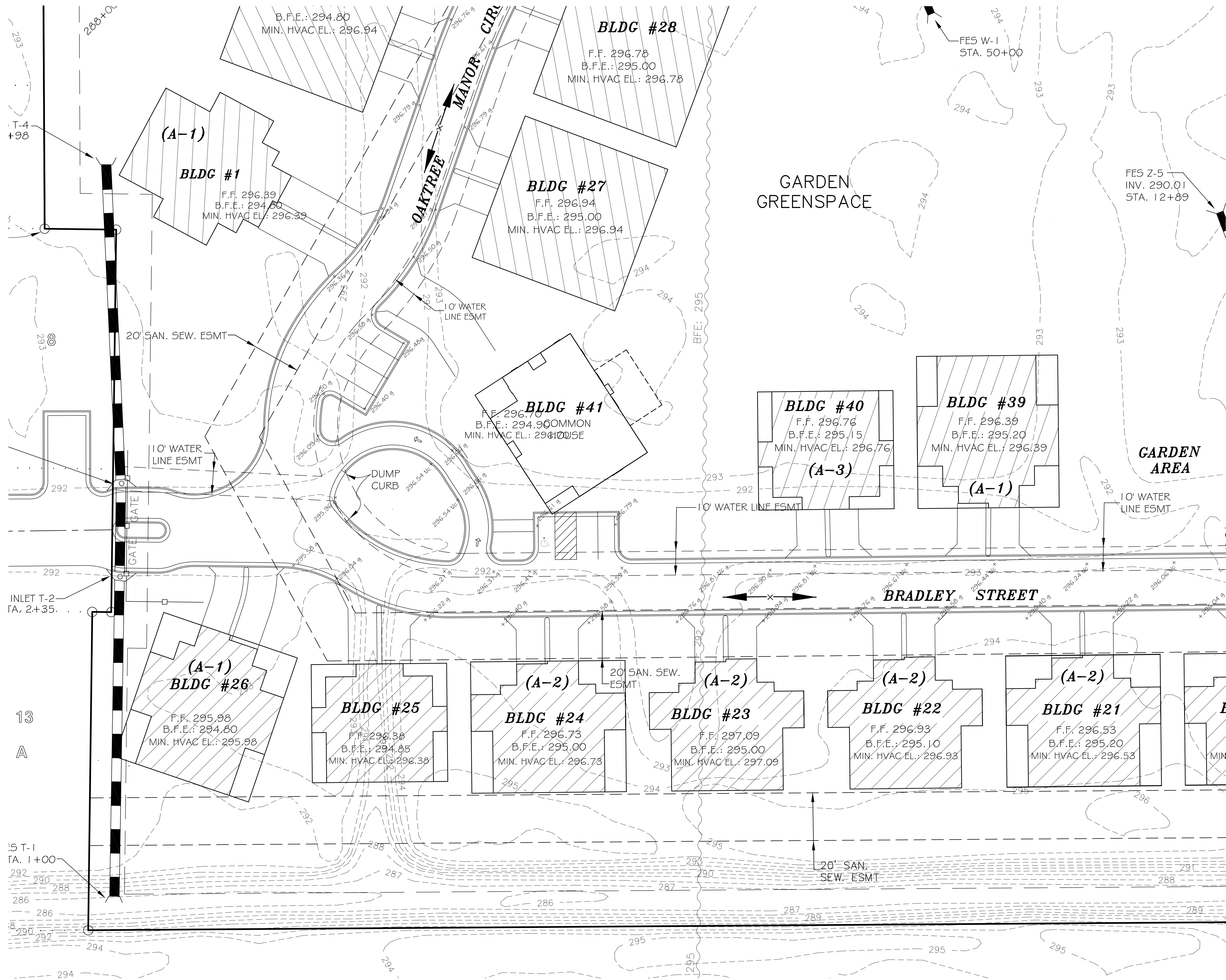


DRAINAGE STRUCTURE 'Z'

REVISED 08-22-14: PER FIELD CONDITIONS.

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr.-Jonesboro, AR--(870)932-7880--www.civilogic.net					
PROPOSED DRAINAGE PROFILES OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale SHOWN	Job No. 113050	Sheet No.	9 of 18	
Section 7	Township 14N	Range 04E	County CRAIGHEAD		
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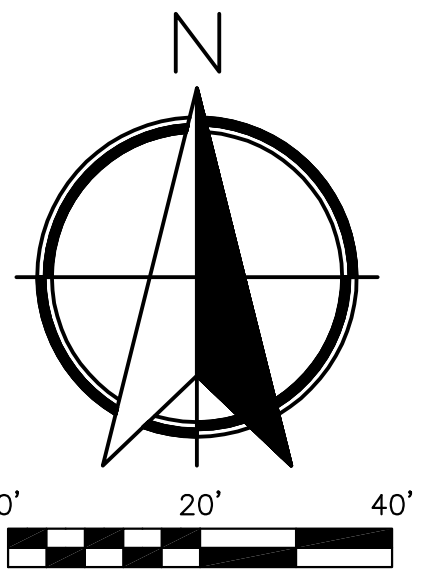
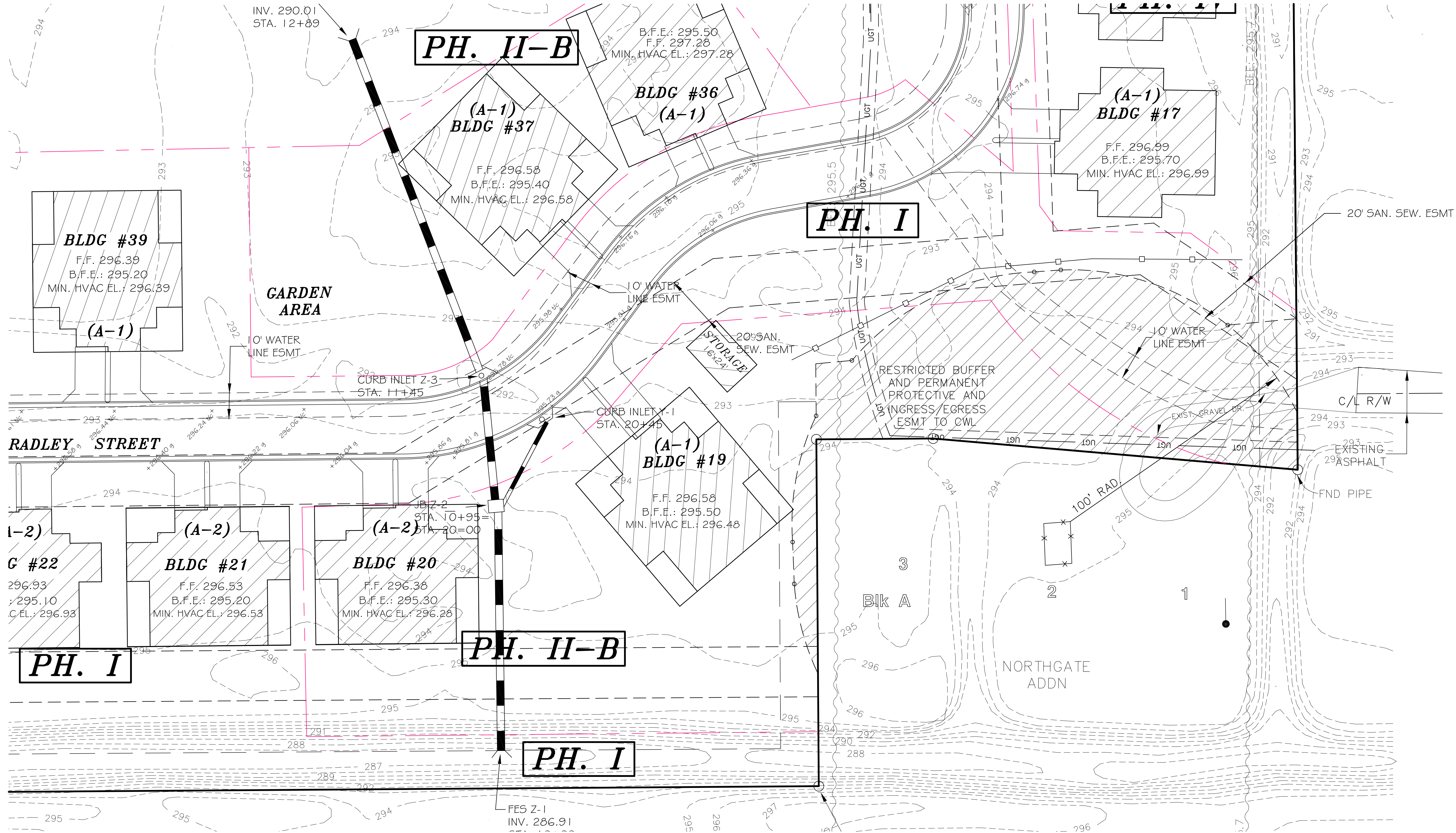
- NOTES:
- 1) A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
 - 2) HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET A.D.A. REQUIREMENTS. THE MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3%. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION.
 - 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
 - 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.



Know what's below.
Call before you dig.

REVISED 08-22-14: PER FIELD CONDITIONS.

ENGINEERS		PLANNERS		SURVEYORS		
203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net						
PROPOSED PHASE I GRADING PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM						
Date 04-10-14	Scale 1"=20'	Job No. 113050	Sheet No.			
Section 7	Township 14N	Range 04E	County CRAIGHEAD			
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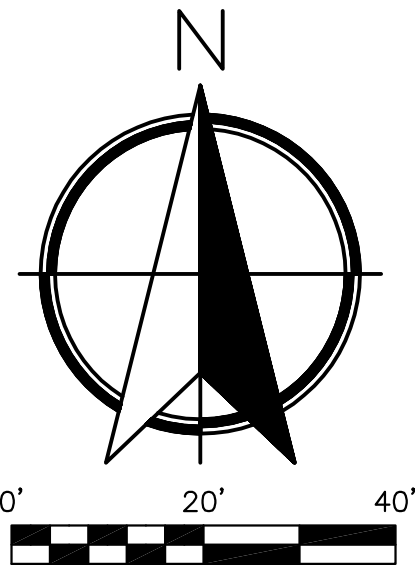
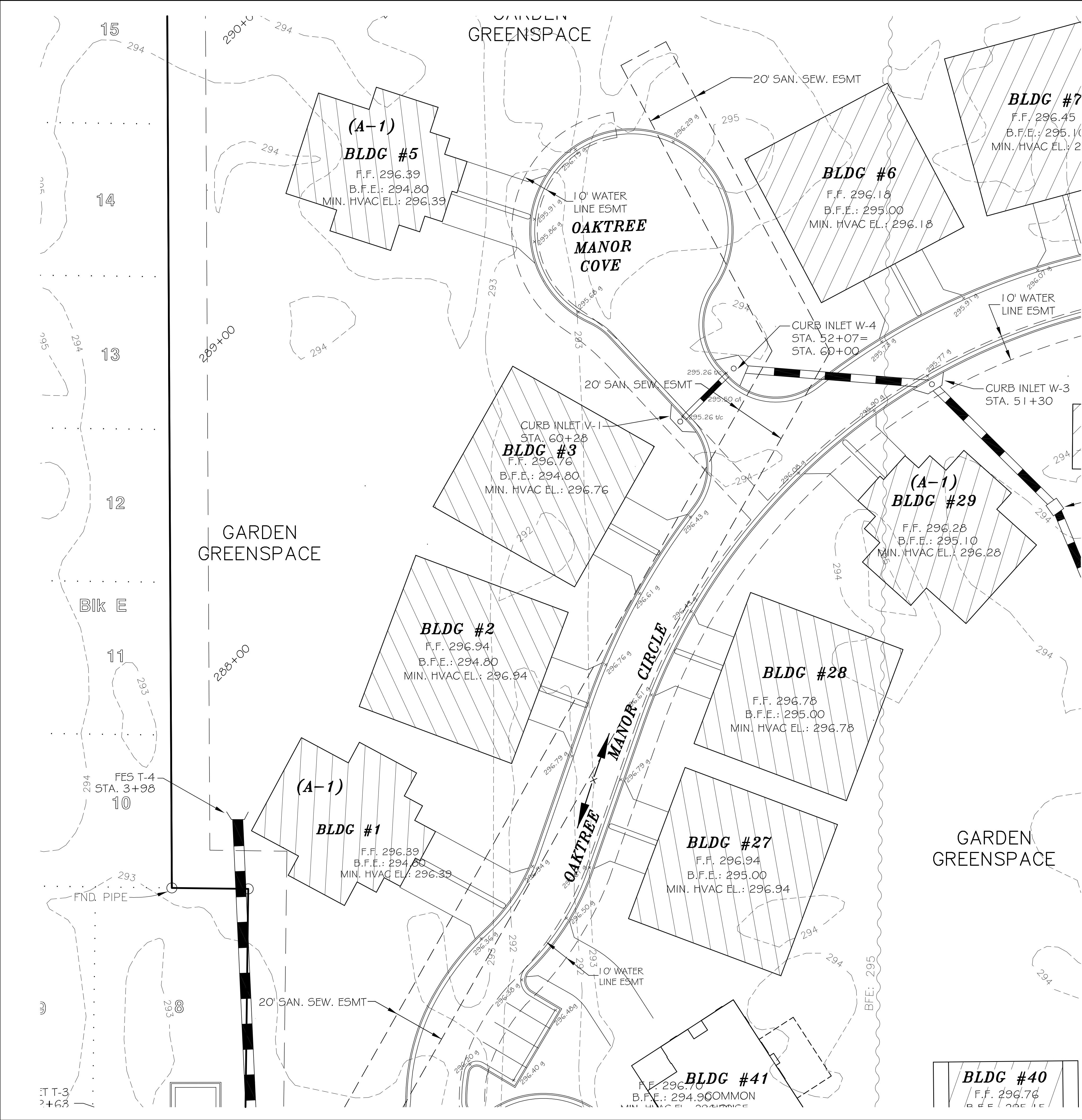


- NOTES:
- 1) A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
 - 2) HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET A.D.A. REQUIREMENTS. THE MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3%. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION.
 - 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
 - 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.

REVISED 08-22-14: PER FIELD CONDITIONS.			
ENGINEERS	PLANNERS	SURVEYORS	
Civilogic			
203 Southwest Dr., Jonesboro, AR - (870)932-7880 - www.civilogic.net			
PROPOSED PHASE I GRADING PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM			
Date 04-10-14	Scale 1"=20'	Job No. 113050	Sheet No. 11 of 18
Section 7	Township 14N	Range 04E	County CRAIGHEAD
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

CIVILOGIC
No. 329
ARKANSAS-ENGINEER

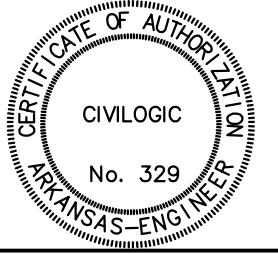


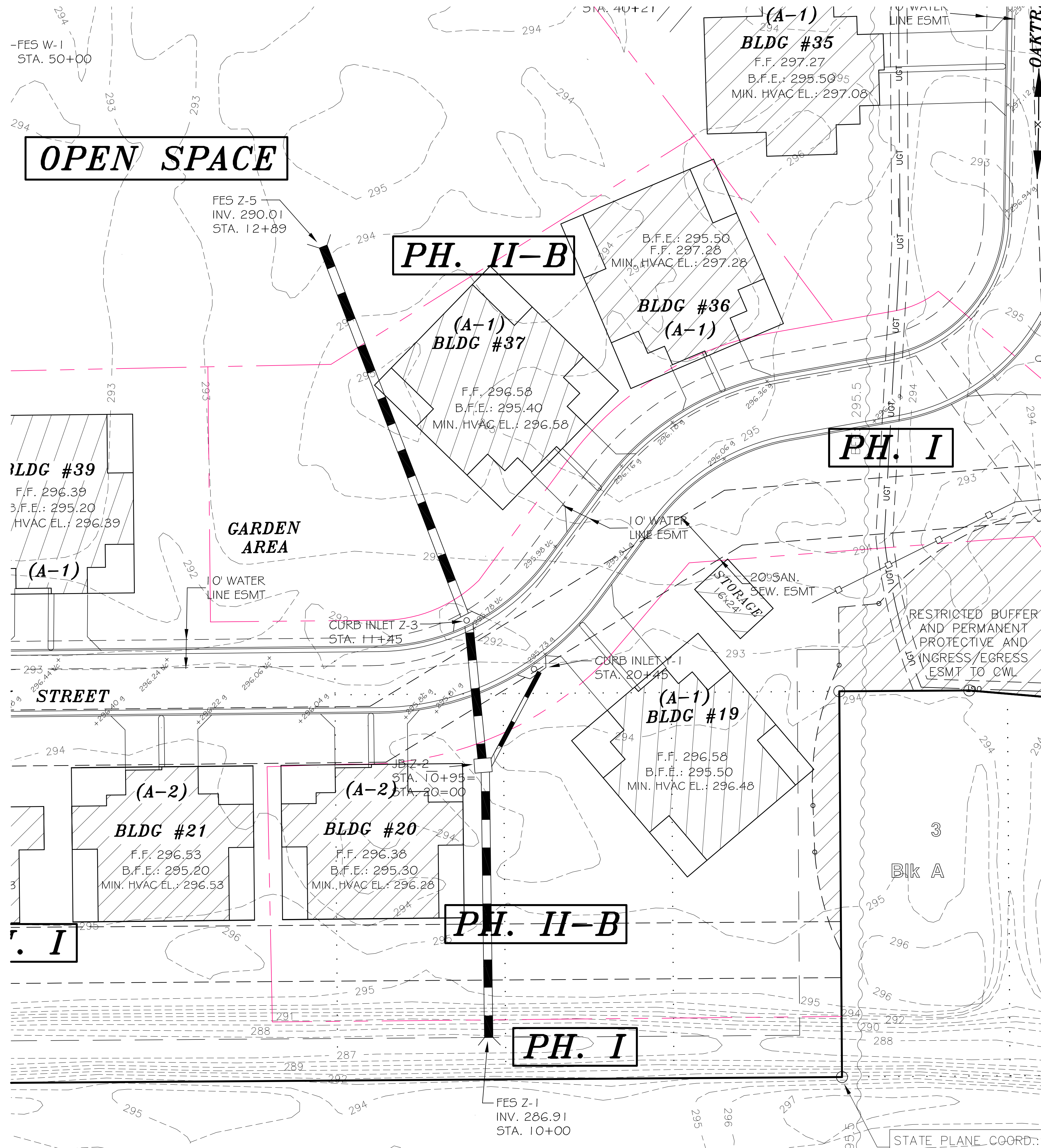
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 - 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
 - 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.



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ENGINEERS		PLANNERS		SURVEYORS	
					
203 Southwest Dr., Jonesboro, AR (870) 932-7880 www.civilogic.net					
PROPOSED PHASE II-A GRADING PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale 1"=20'	Job No. 113050	Sheet No. 12 of 18	 	
Section 7	Township 14N	Range 04E	County CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES					
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NOTES:

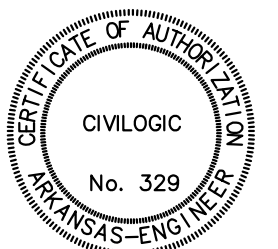
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- 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
- 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.

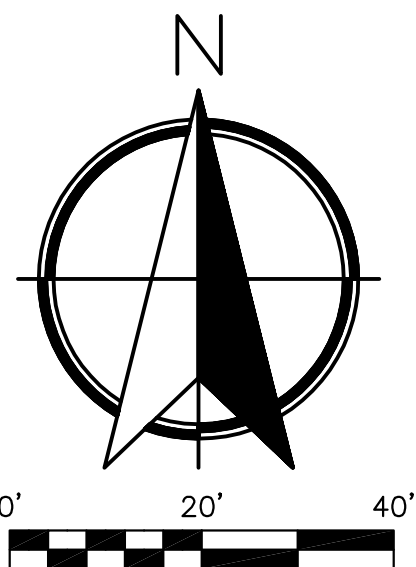
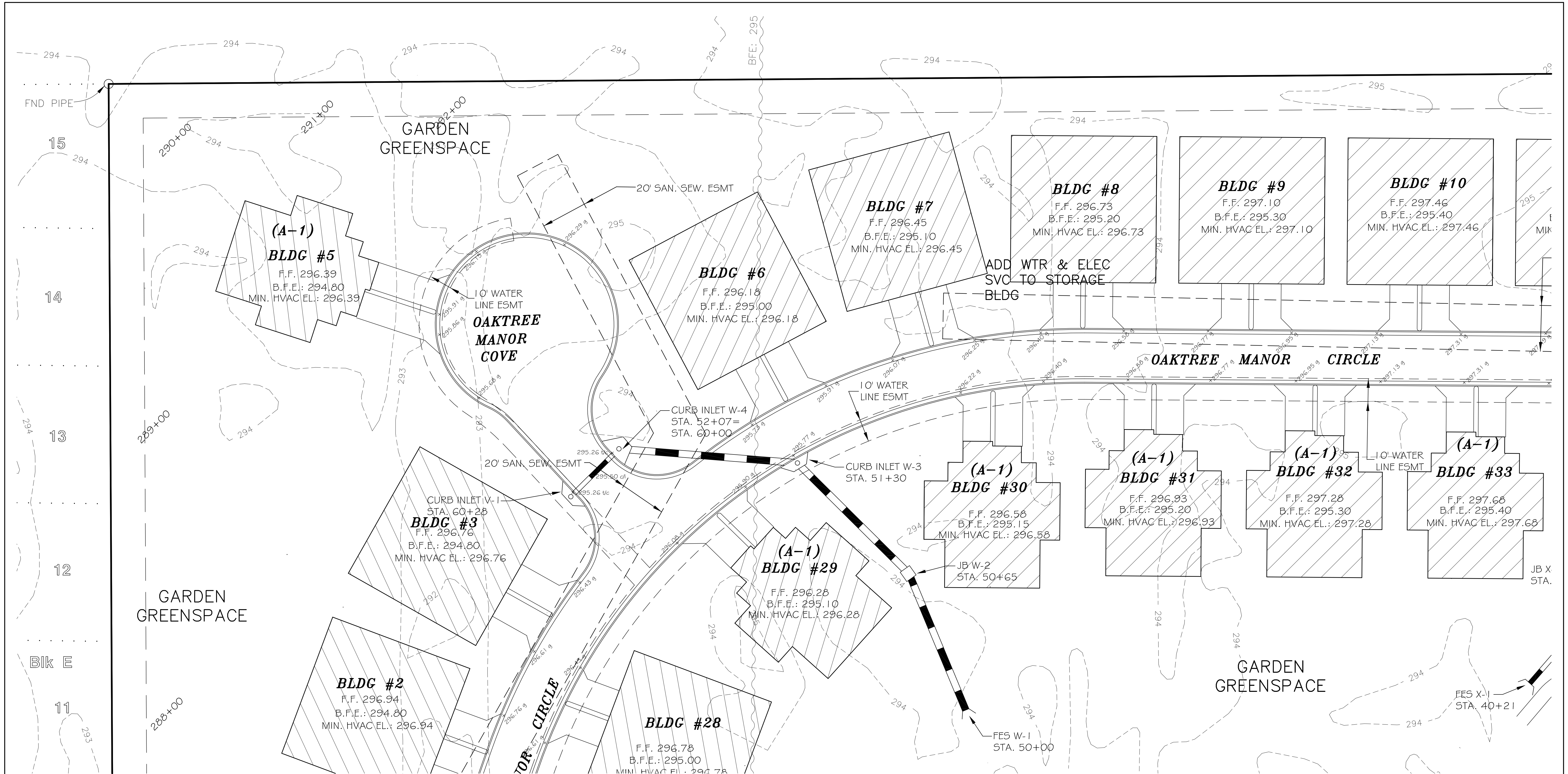


Know what's below.
Call before you dig.

REVISED 08-22-14: PER FIELD CONDITIONS.

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PROPOSED PHASE II-B GRADING PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale 1"=20'	Job No. 113050	Sheet No. 13 of 18		
Section 7	Township 14N	Range 04E	County CRAIGHEAD	No. 329	
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES					
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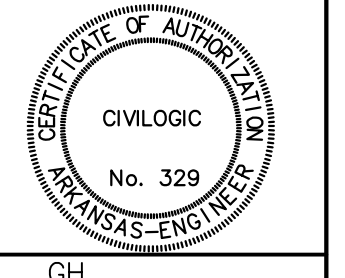
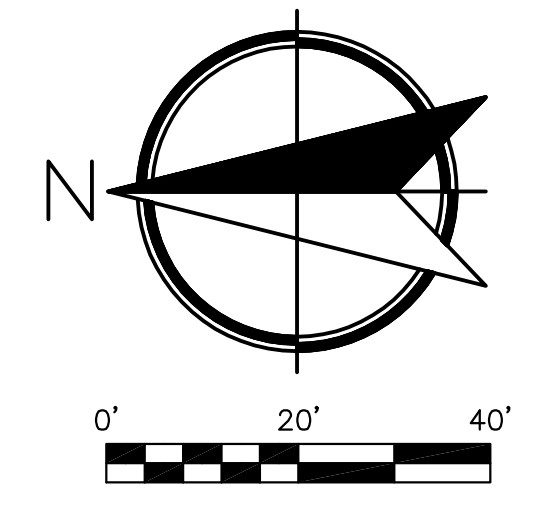
Know what's below.
Call before you dig.

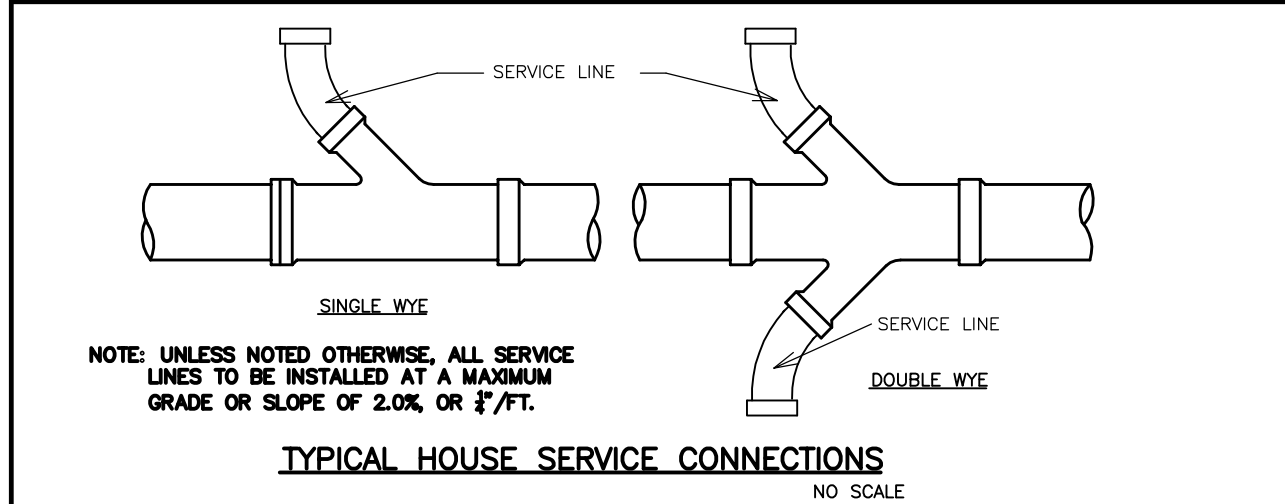
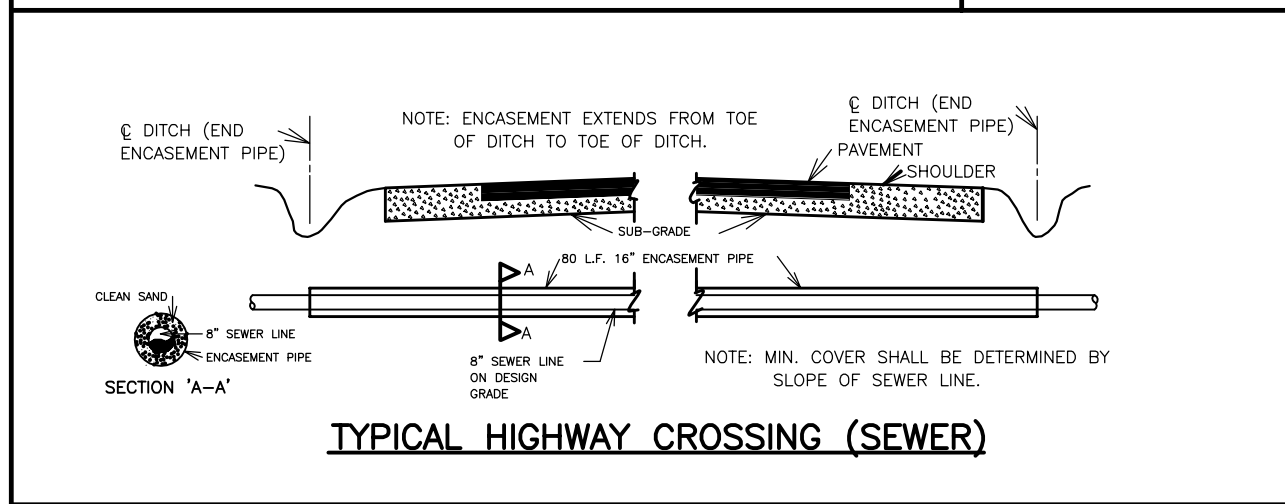
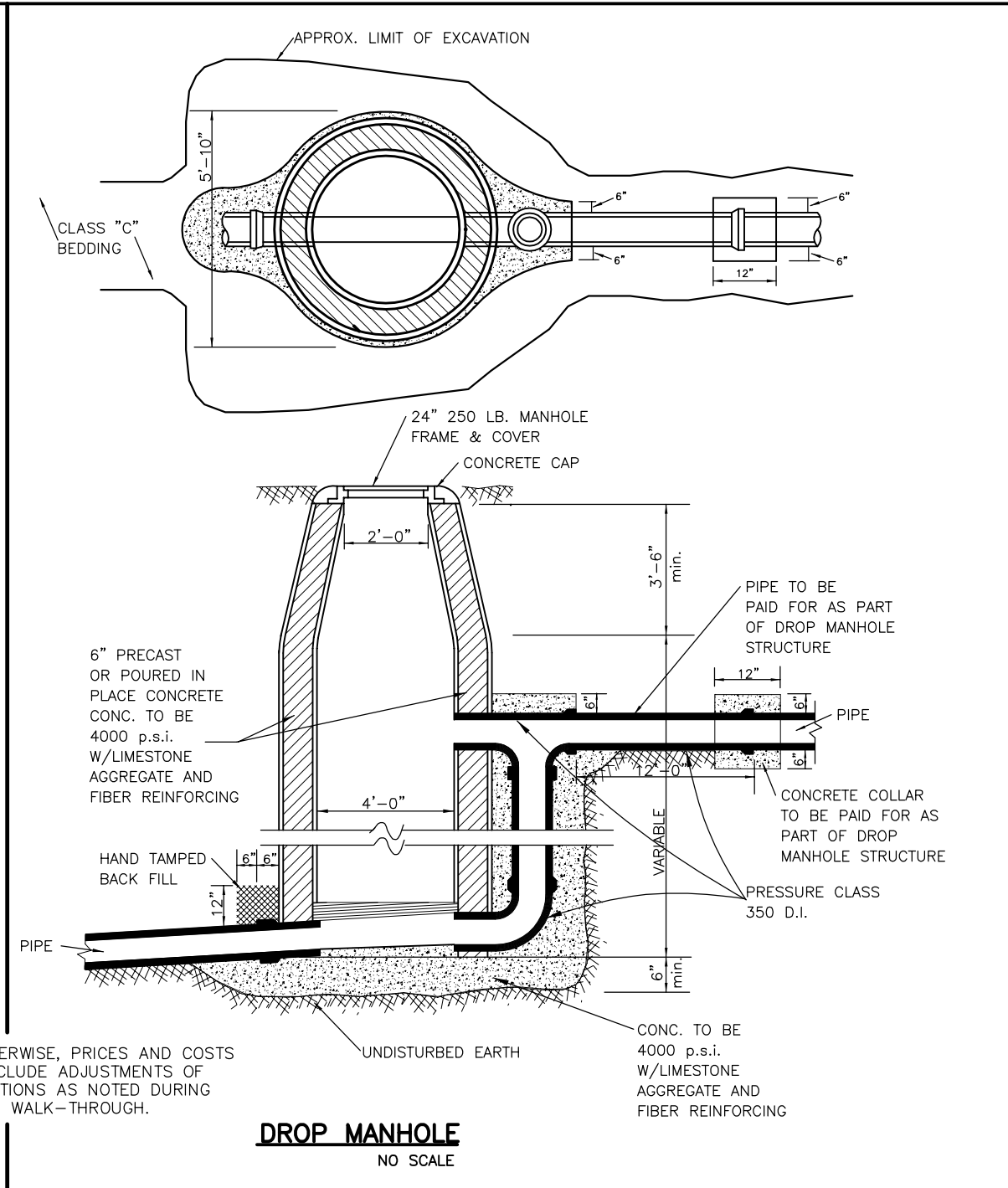
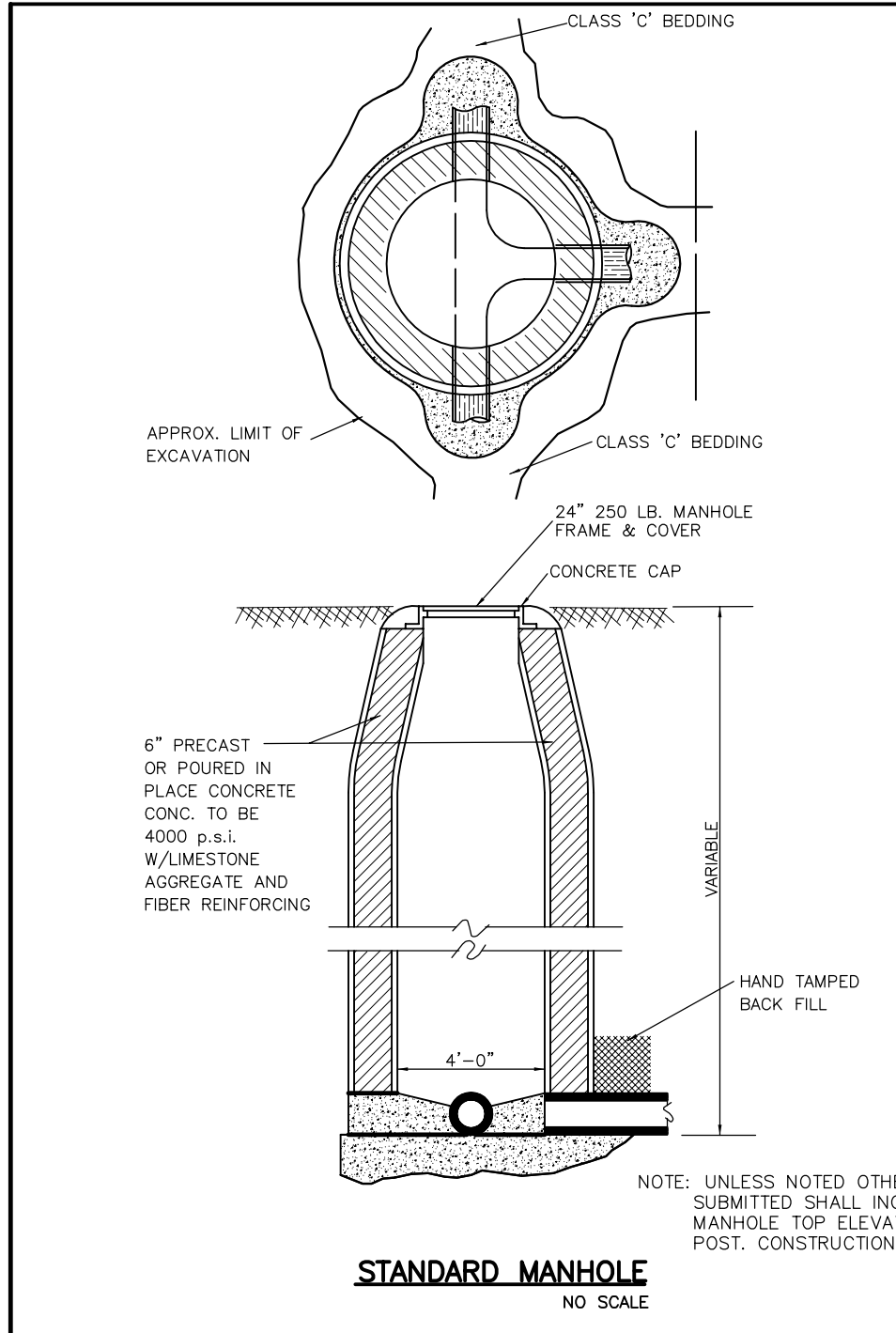
NOTES:

- 1) A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF JONESBORO PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITY.
- 2) HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET A.D.A. REQUIREMENTS. THE MAXIMUM CROSS-SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 2.0% AND THE MAXIMUM RUNNING SLOPE ON ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3%. HANDICAPPED PARKING AREAS SHALL NOT SLOPE MORE THAN 2.0% IN ANY DIRECTION.
- 3) VERTICAL CONTROL NAVD 1988, THIRD ORDER.
- 4) HORIZONTAL CONTROL NAD 83, THIRD ORDER CLASS 1, ARKANSAS STATE PLANE NORTH ZONE.

REVISED 08-22-14: PER FIELD CONDITIONS.

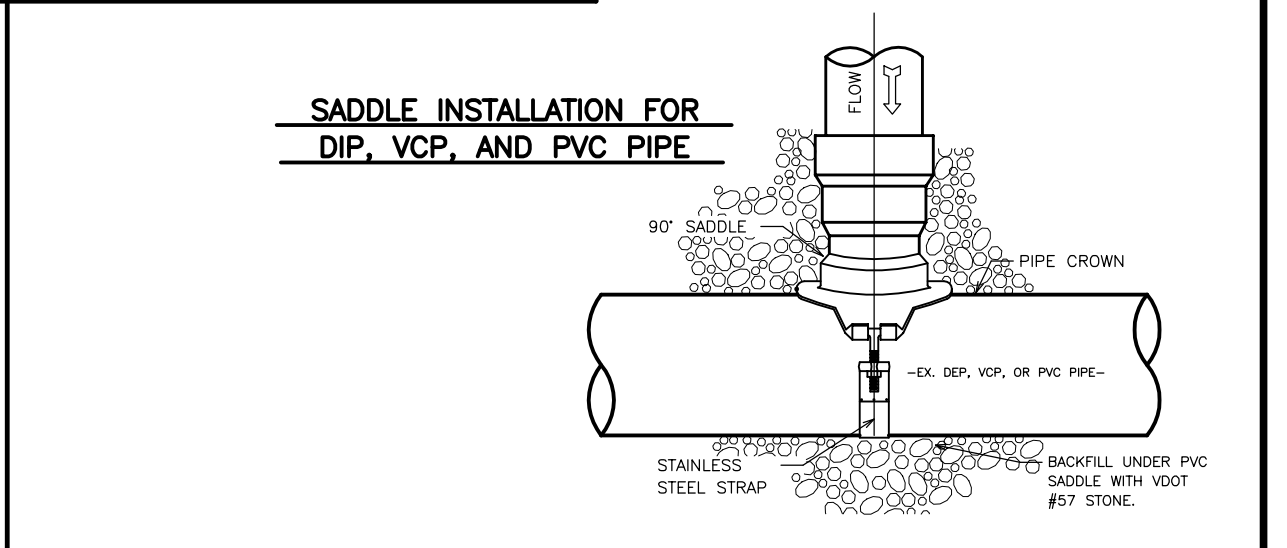
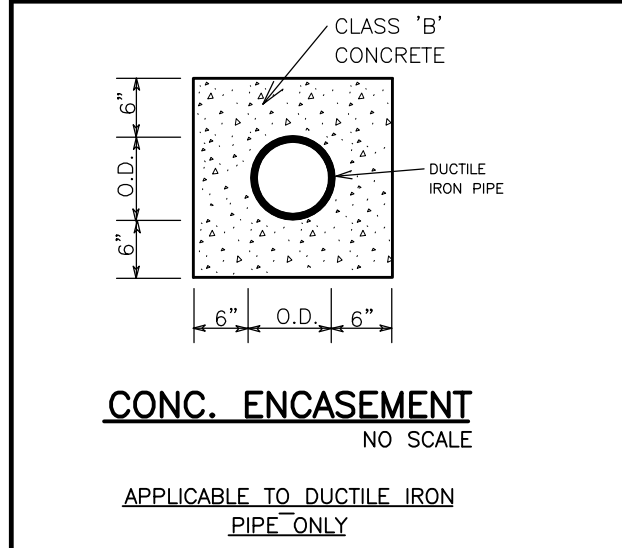
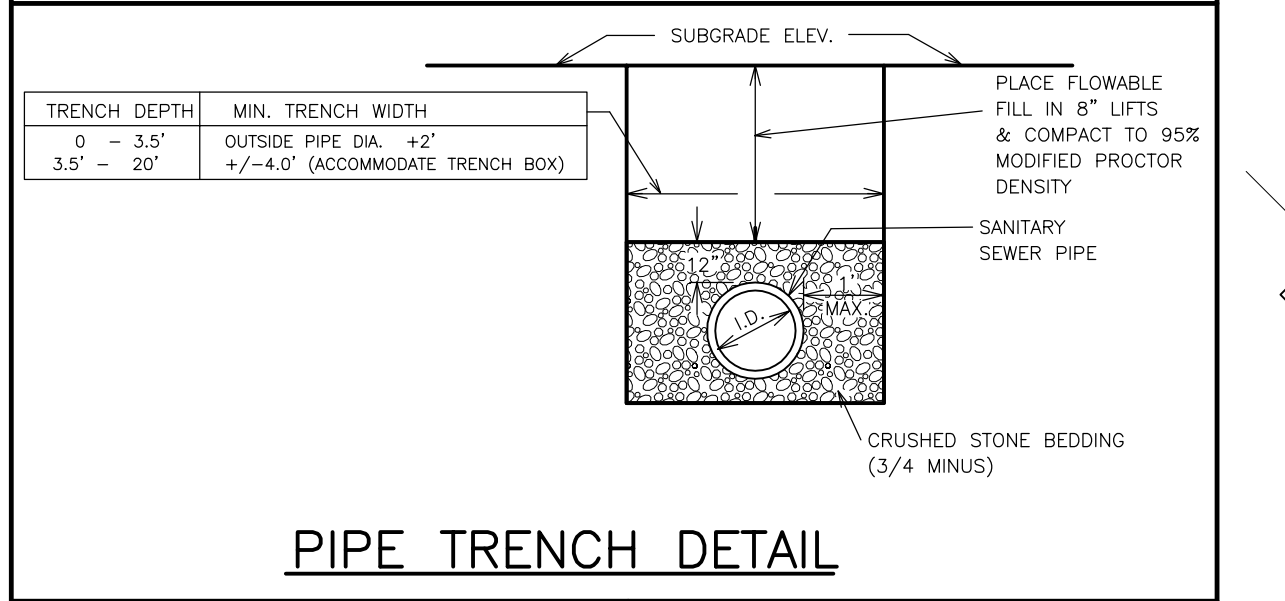
ENGINEERS		PLANNERS		SURVEYORS	
Civilogic 203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PROPOSED PHASE III GRADING PLAN OAKTREE MANOR A PLANNED UNIT DEVELOPMENT FOR ROBERT ABRAHAM					
Date 04-10-14	Scale 1"=20'	Job No. 113050	Sheet No. 14 of 18	STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7880 GEORGE M. HAMMAN CIVILOGIC No. 329 ARKANSAS-ENGINEER	
Section 7	Township 14N	Range 04E	County CRAIGHEAD		
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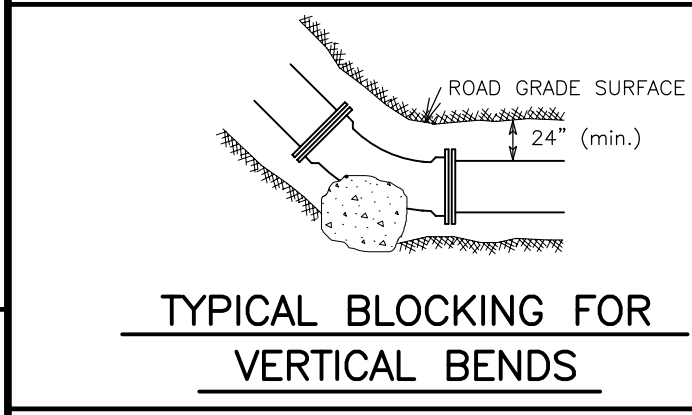
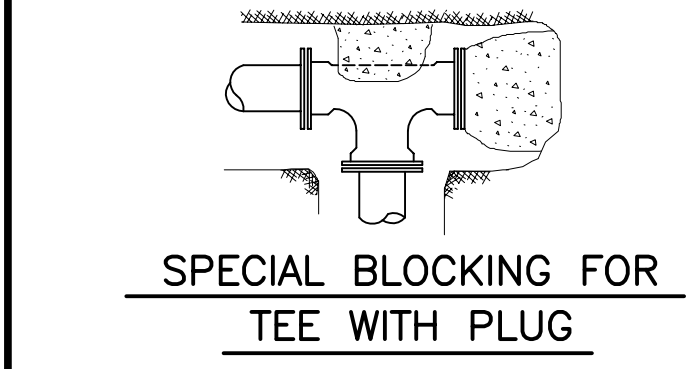
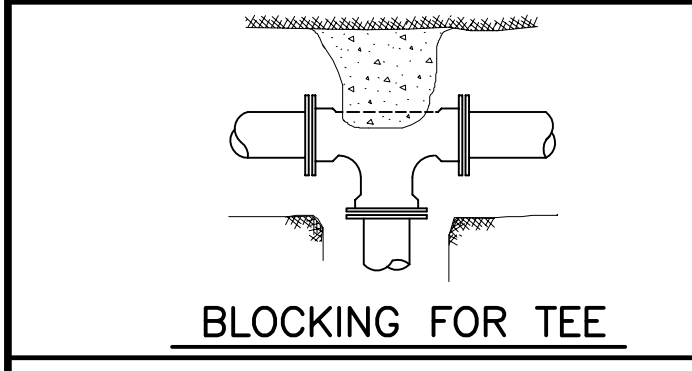
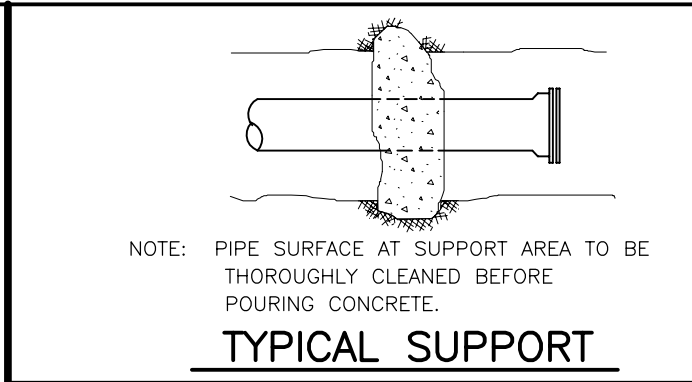
SEWER NOTE:

ALL EXCAVATION FOR THE PURPOSE OF INSTALLING SEWER (INCLUDING, BUT NOT LIMITED TO, MAIN LINES, MANHOLES, SERVICE LINES AND BORE PITS) SHALL BE BACKFILLED AND COMPACTED TO THE FOLLOWING STANDARDS: BENEATH CURBS OR DRIVING SURFACES OR DRAINAGE DITCHES, COMPACTION SHALL BE 95% STANDARD PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AN ALTERNATIVE TO COMPACTION IS PLACEMENT OF FLOWABLE FILL.



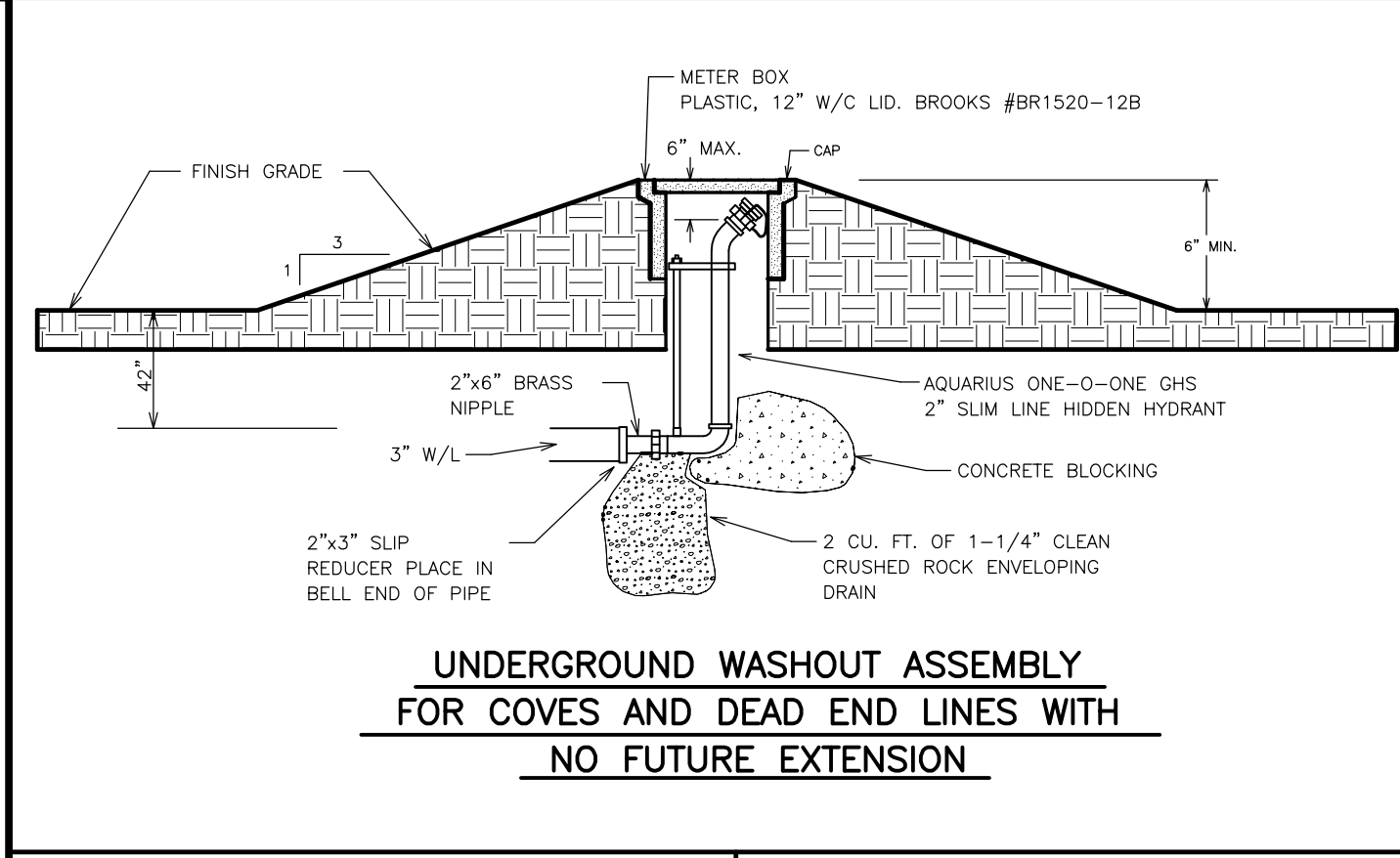
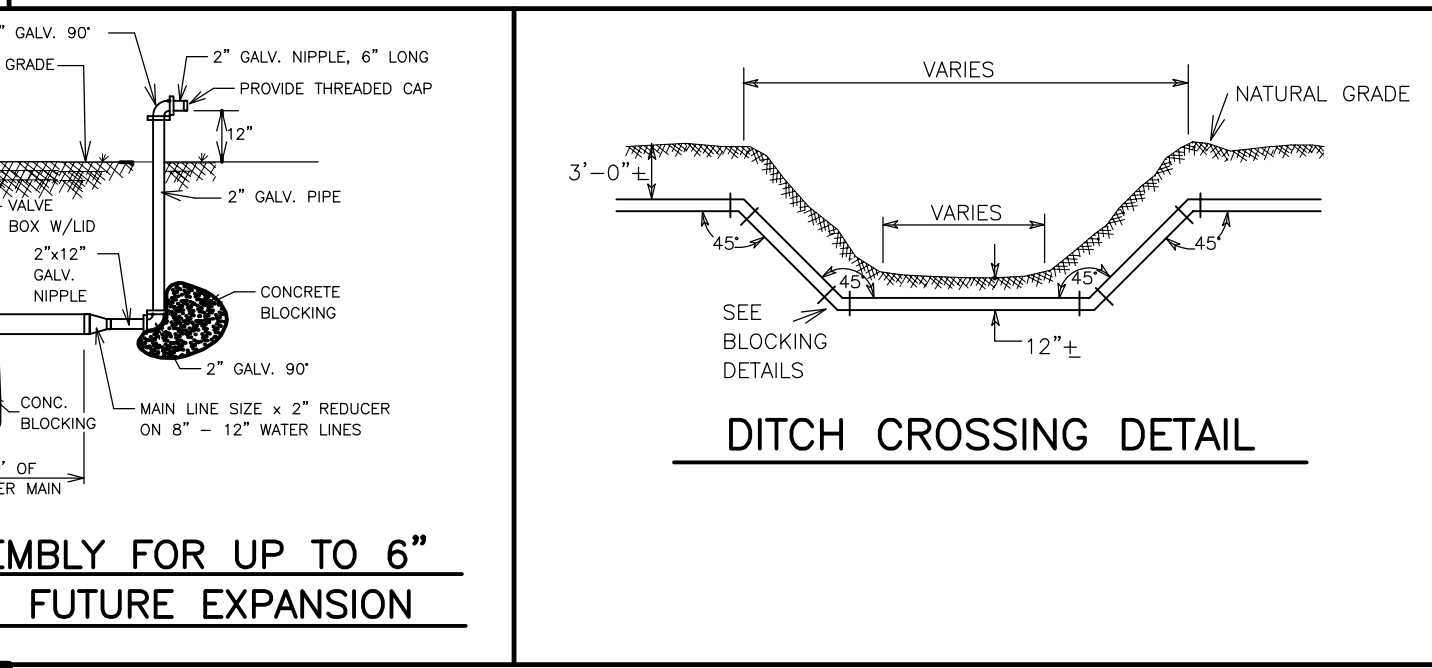
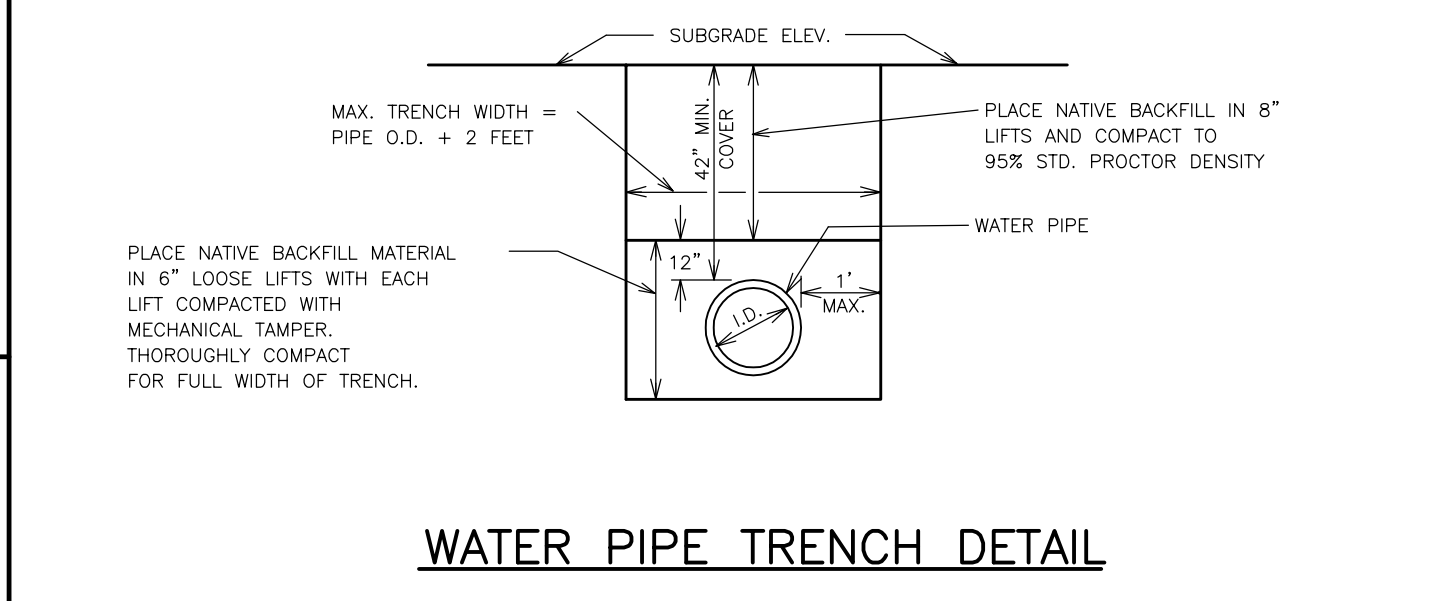
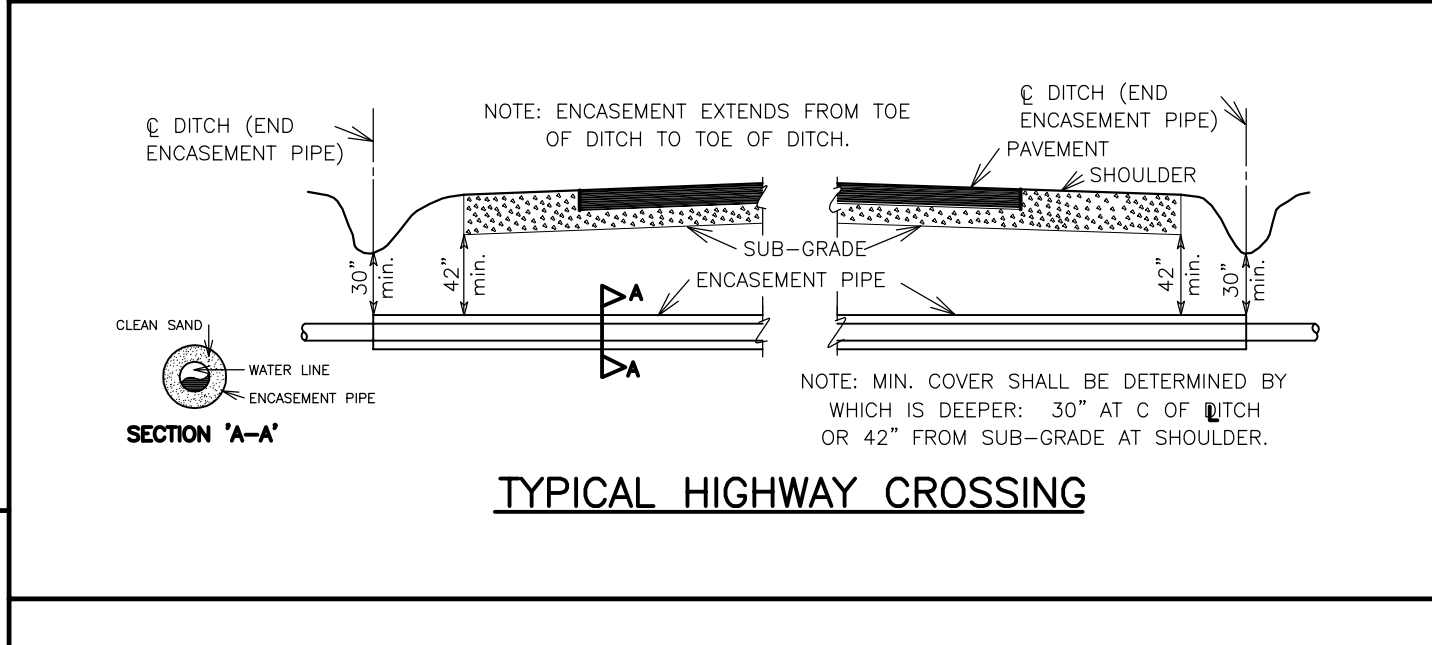
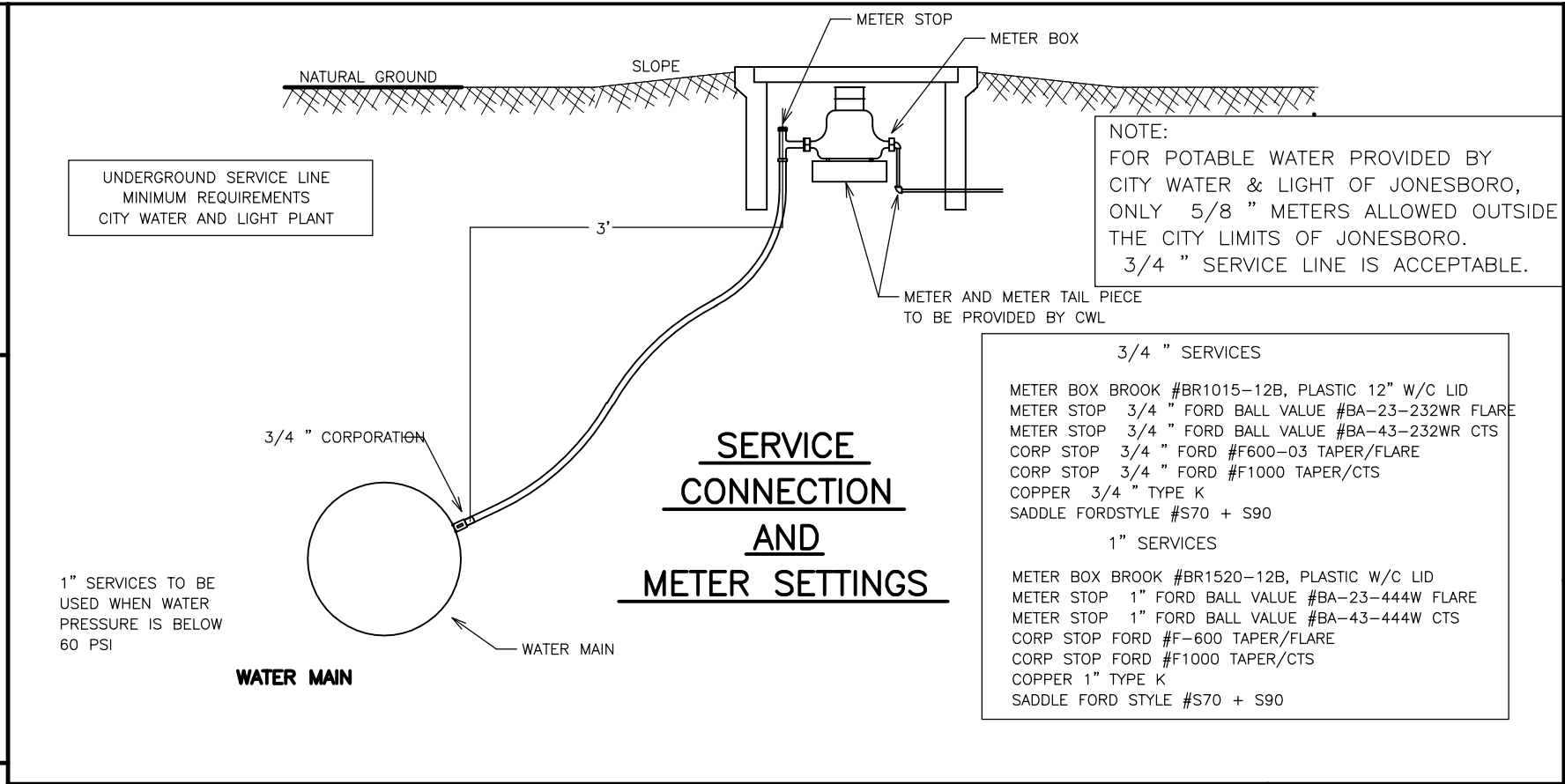
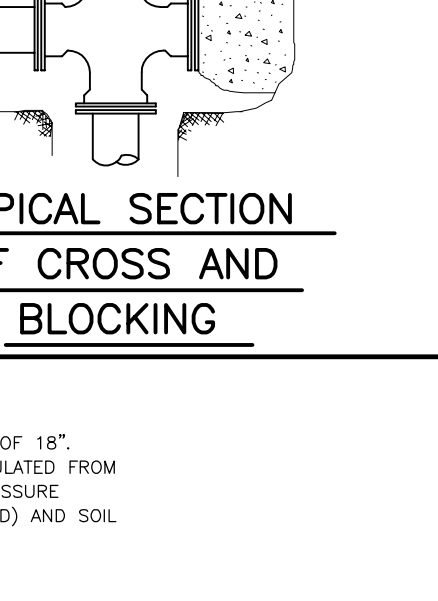
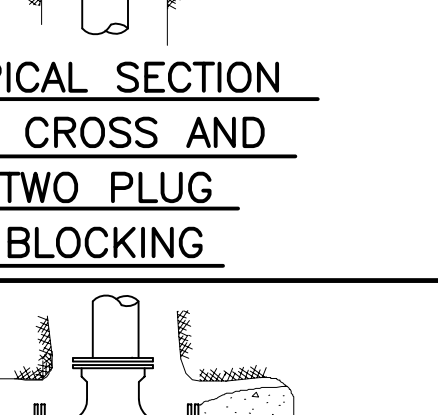
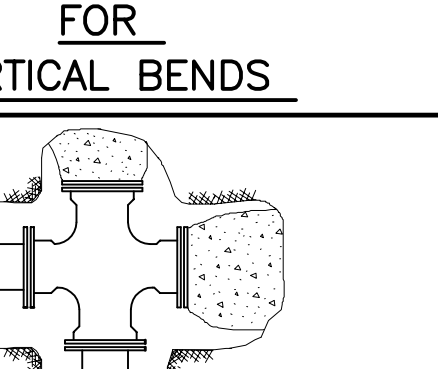
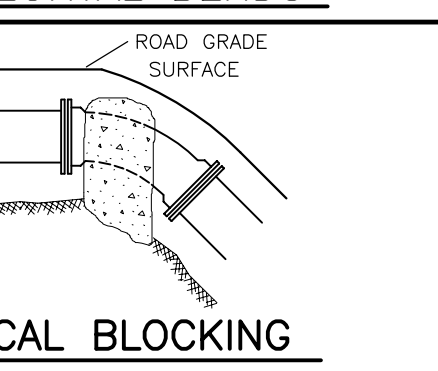
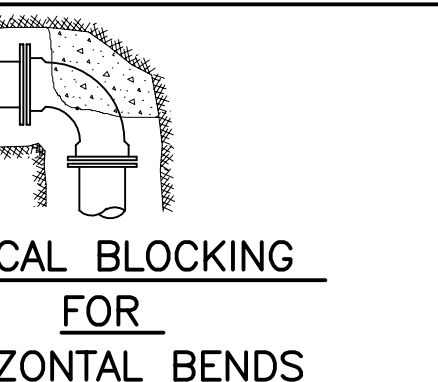
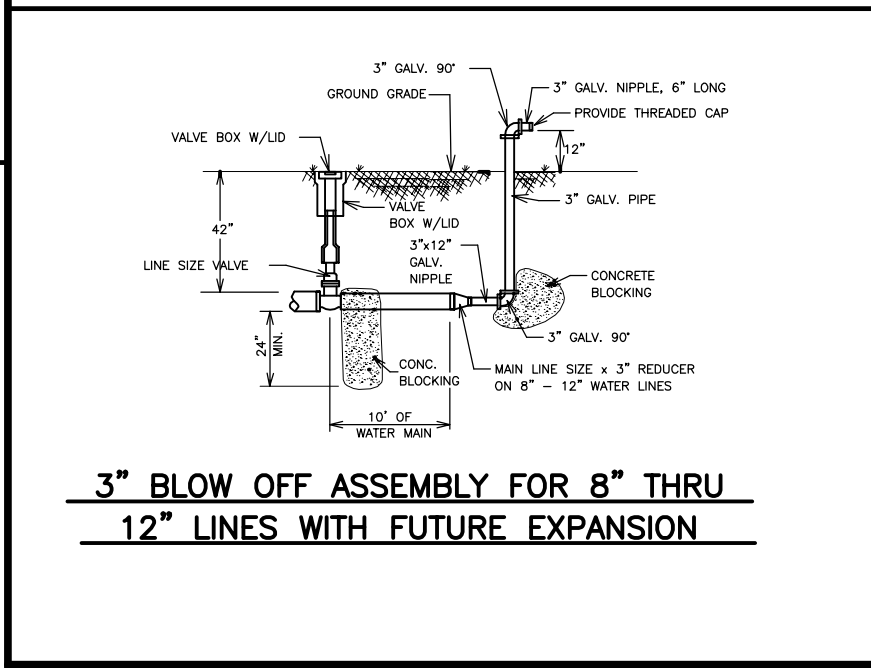
NOTE:

ALL SANITARY SEWER PIPE TO BE ASTM D-3034 SDR-35



THRUST BLOCK DETAIL NOTES:

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

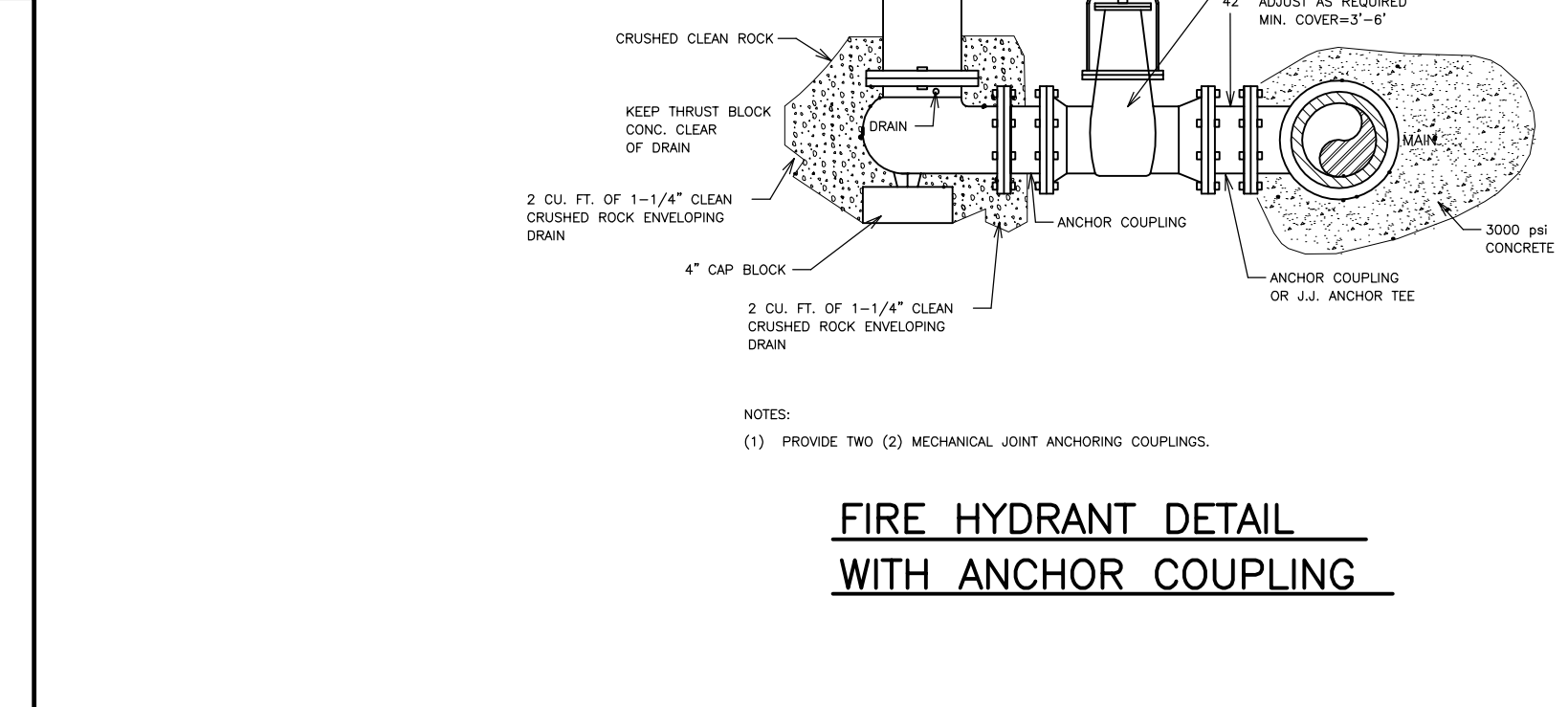
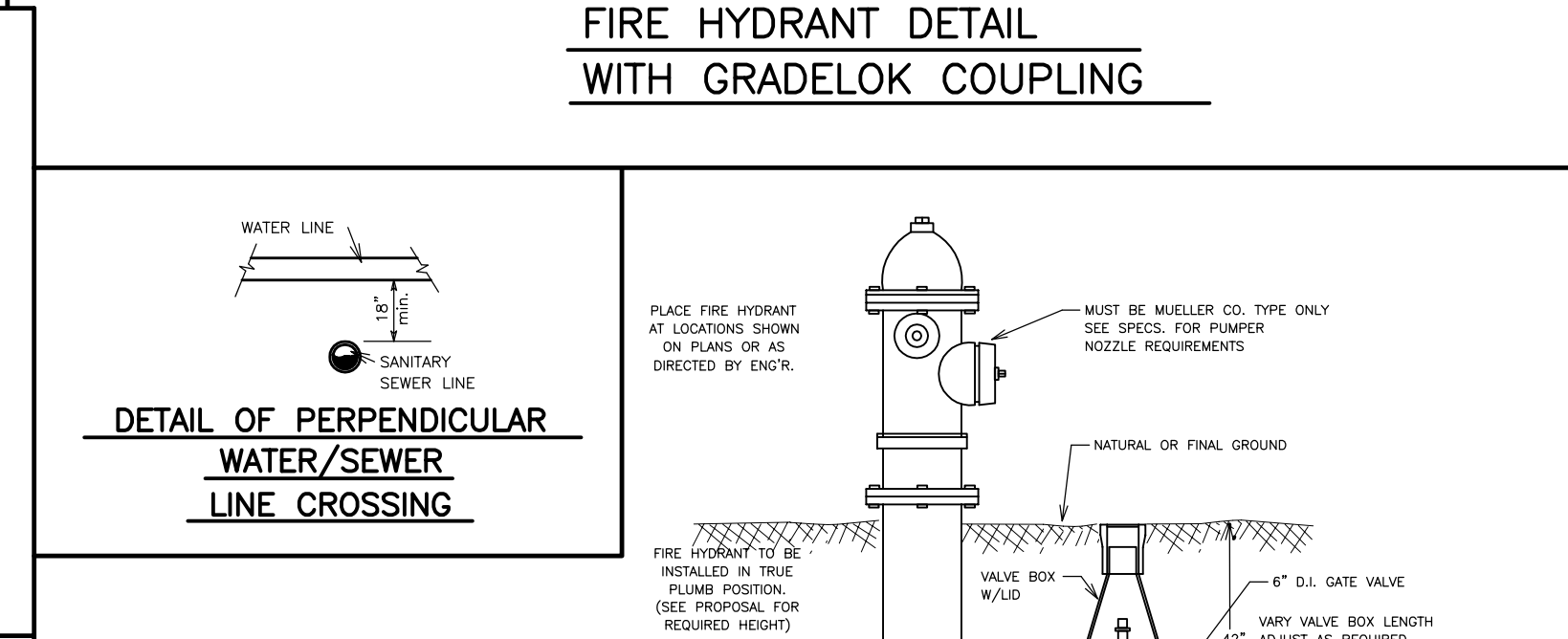
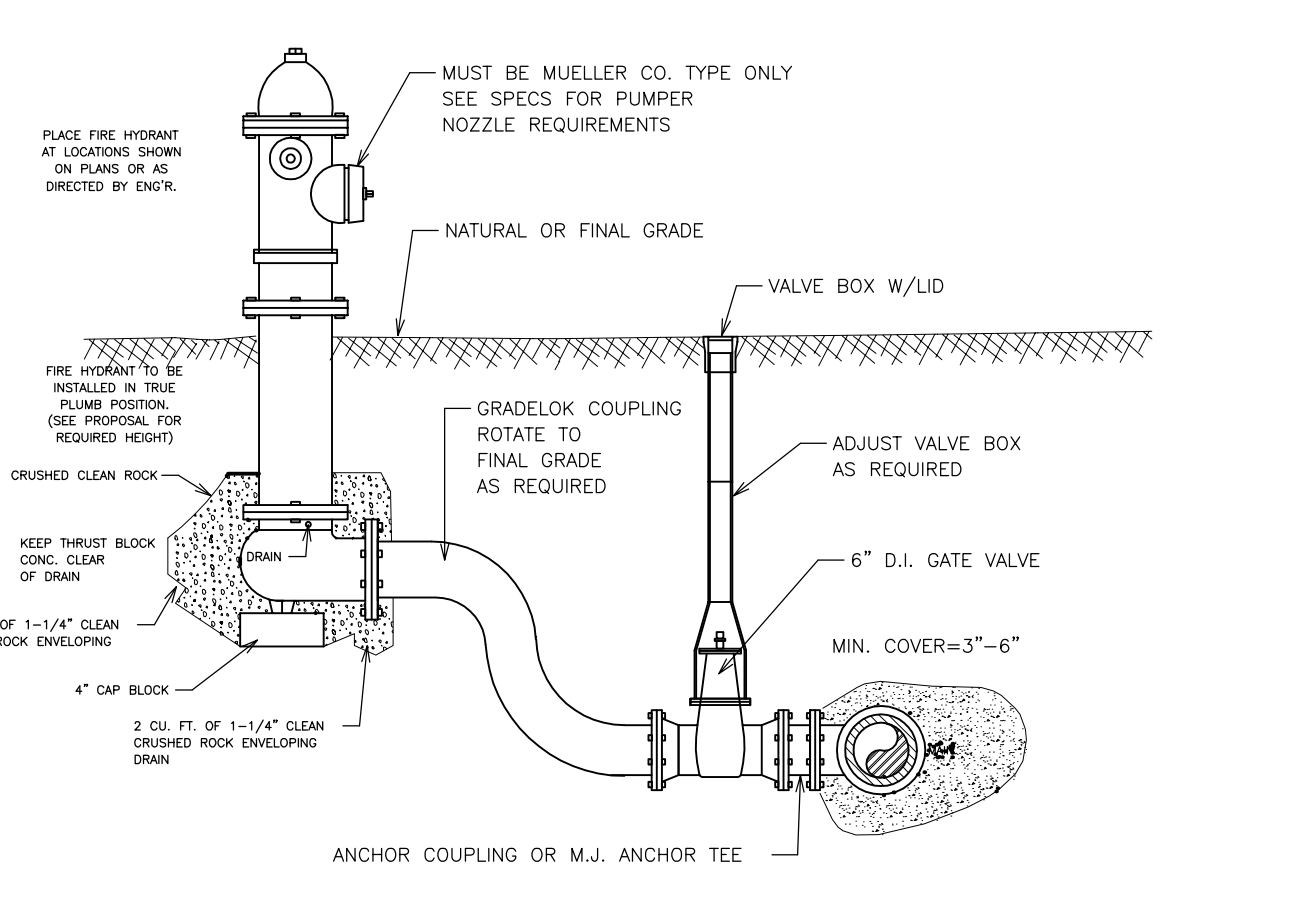
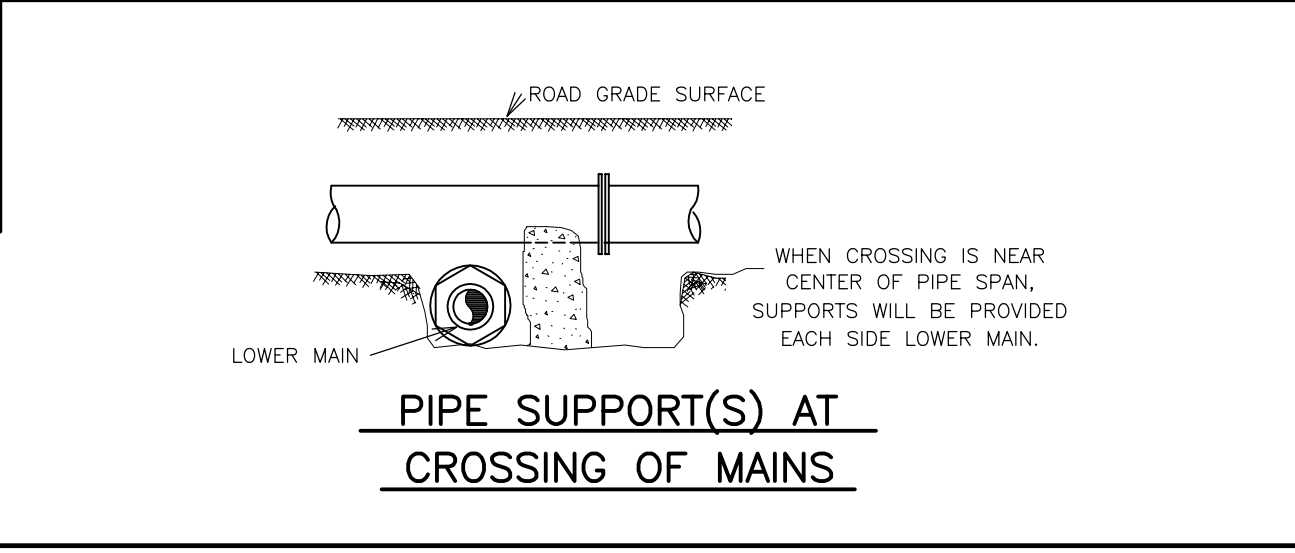
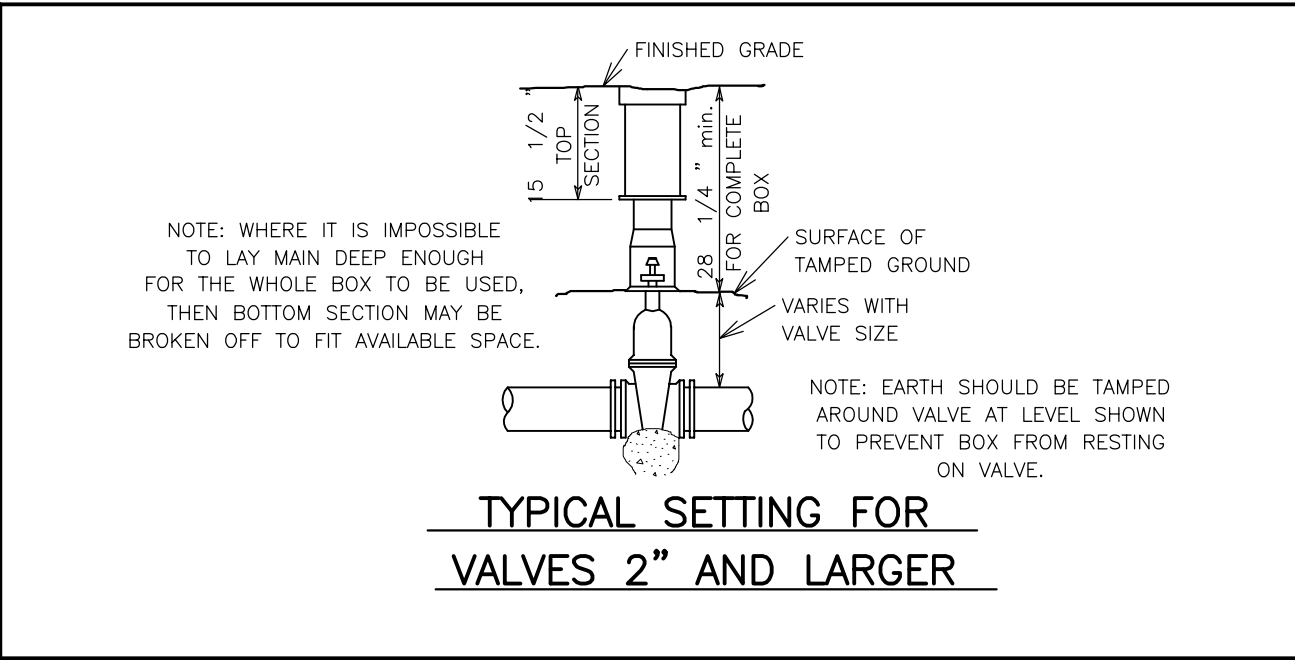


NOTE:

ALL WATER PIPE TO BE AWWA C-900 PRESSURE CLASS 150/DR 18

WATER NOTE:

ALL EXCAVATION FOR THE PURPOSE OF INSTALLING SEWER (INCLUDING, BUT NOT LIMITED TO, MAIN LINES, FIRE HYDRANTS, SERVICE LINES AND VALVES) SHALL BE BACKFILLED AND COMPACTED TO THE FOLLOWING STANDARDS: BENEATH CURBS OR DRIVING SURFACES OR DRAINAGE DITCHES, COMPACTION SHALL BE 95% STANDARD PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AN ALTERNATIVE TO COMPACTION IS PLACEMENT OF FLOWABLE FILL.



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UTILITY CONSTRUCTION DETAILS
OAKTREE MANOR
A PLANNED UNIT DEVELOPMENT
FOR
ROBERT ABRAHAM

Date	Scale	Job No.	Sheet No.
04-10-14	1"=40'	113050	
Section 7	Township 14N	Range 04E	County CRAIGHEAD

18.18

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7880
GEORGE M. HAMMAN

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

SANITARY SEWER DETAILS

WATER DISTRIBUTION DETAILS