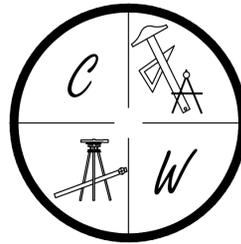


TWIN OAKS SUBDIVISION PHASE II

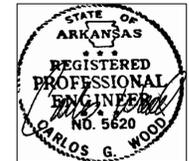
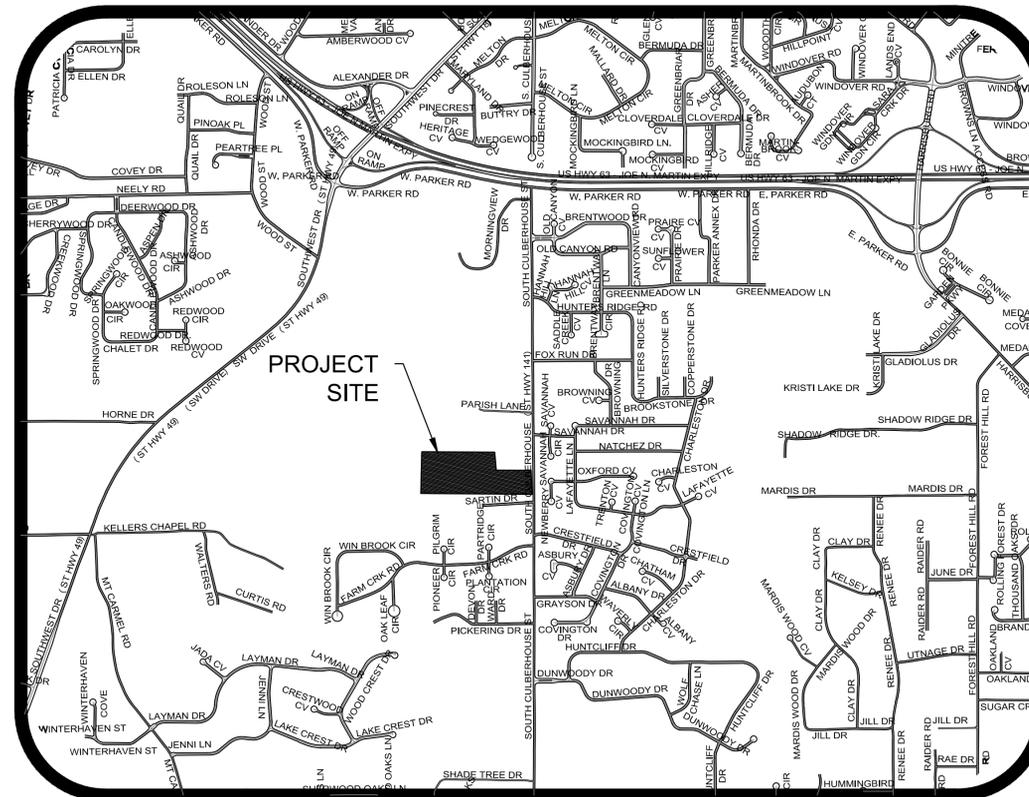
JONESBORO, ARKANSAS
STREET & DRAINAGE PLANS
MARCH 2018



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ENGINEERING CONSULTANT
148 CR 375
BONO, AR 72416
PHONE/FAX: (870) 972-8335
EMAIL: WOODENGR@SBCGLOBAL.NET
WEBSITE: WWW.WOODENGR.COM

PROJECT VICINITY MAP

SCALE: 1" = 1000'



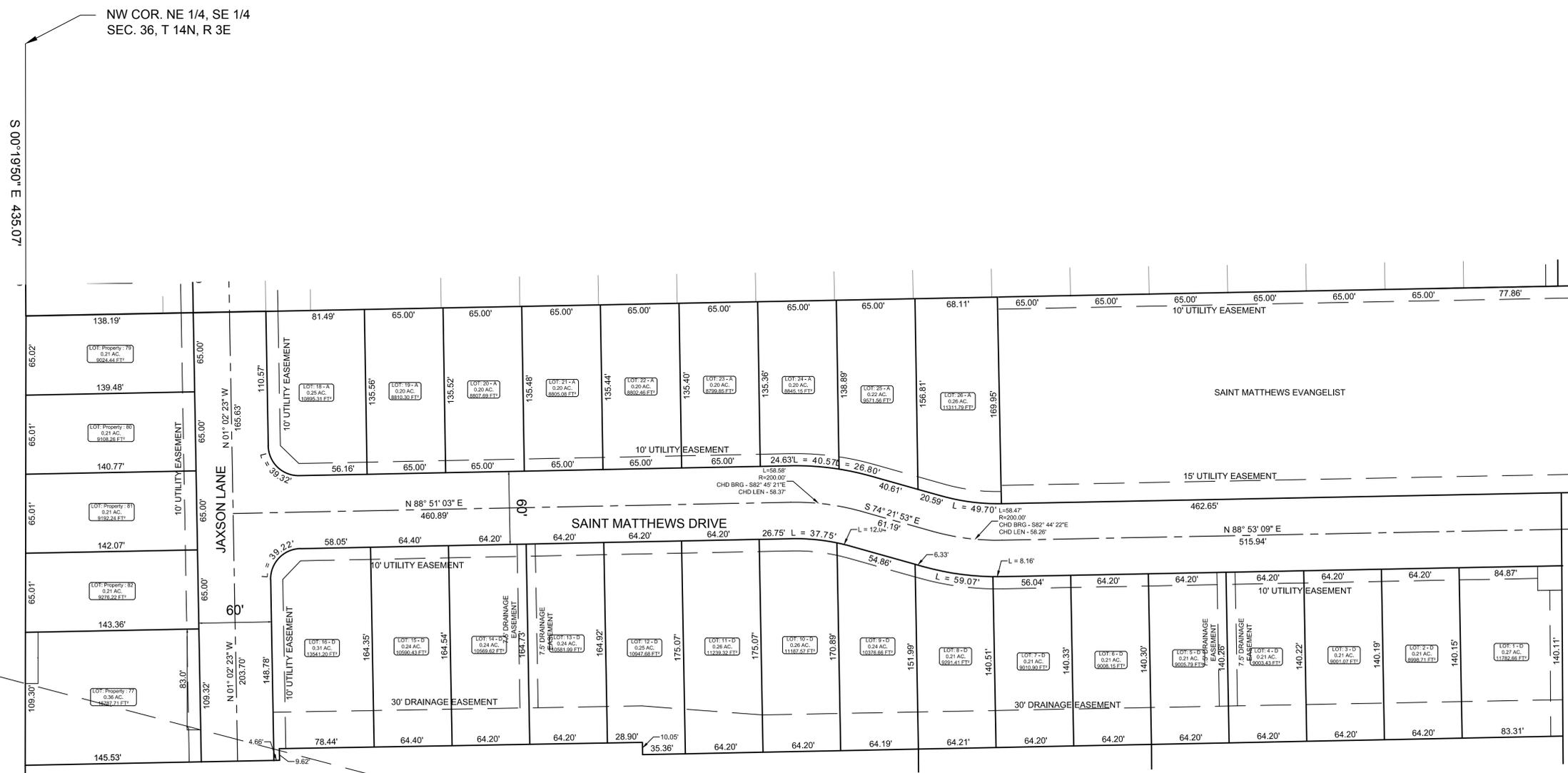
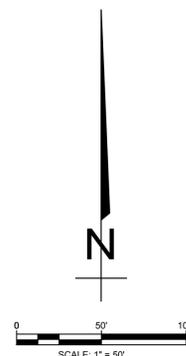
ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811

SHEET LAYOUT

PLAT	
TOPOGRAPHY & DRAINAGE	STR-1
SAINT MATTHEW DRIVE PLAN & PROFILE	STR-2
JAXON LANE PLAN & PROFILE	STR-3
TYPICAL STREET DETAILS	DET-1 DET-2

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - △ CALCULATED CORNER
 - X—X— FENCE LINE
 - E—E— ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE



TWIN OAKS PHASE II
CONCEPTUAL LOT LAYOUT (NOT FOR RECORDING PURPOSES)
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 CLIENT: CHRIS FUTRELL

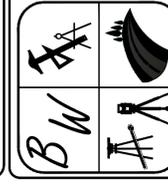
DESCRIPTION:
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

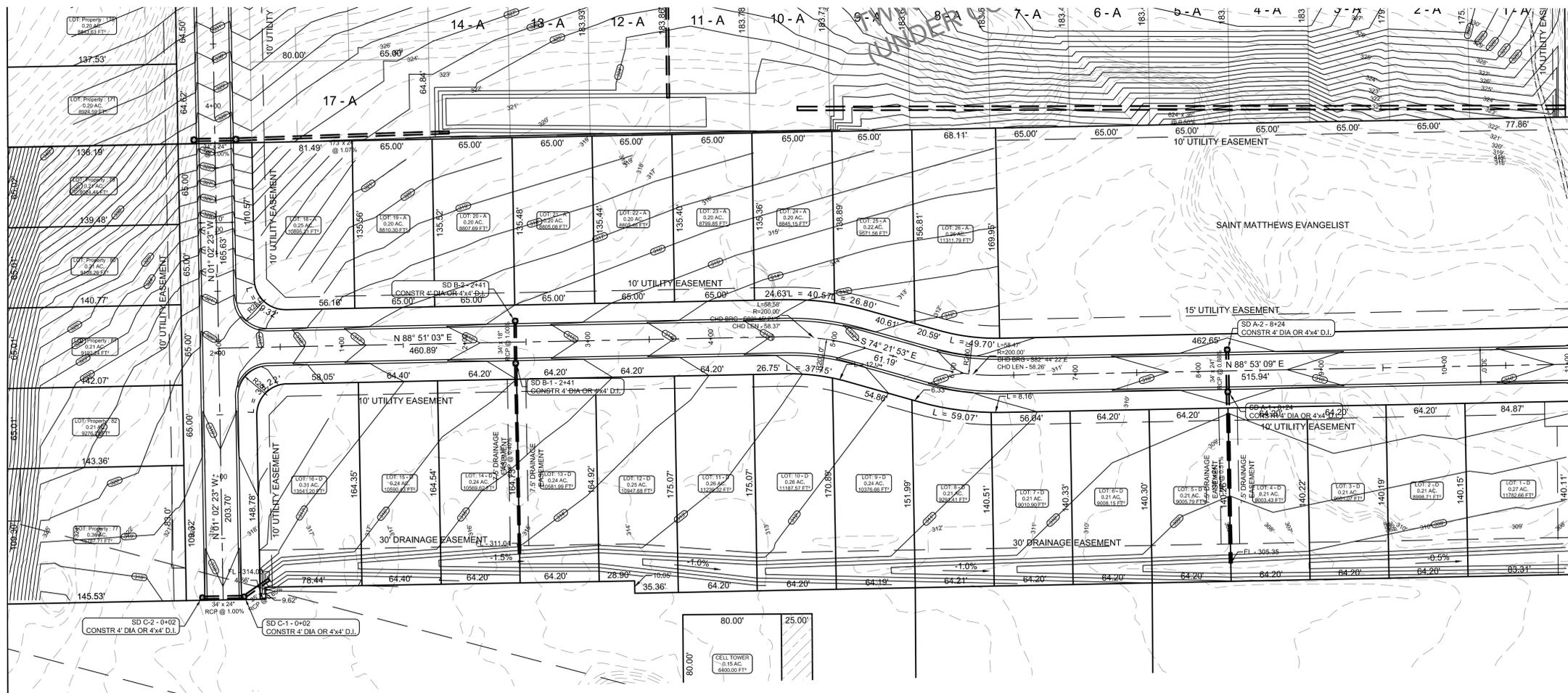
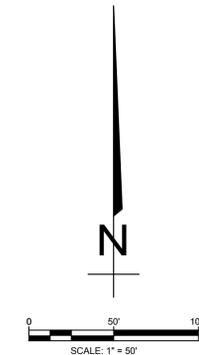
Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 00°19'50" East 435.07 feet to the point of beginning proper;
 thence North 88°53'11" East 802.79 feet; thence South 01°08'05" East 169.95 feet; thence North 88°54'00" East 511.57 feet; thence South 00°26'00" East 199.96 feet; thence South 88°51'11" West 809.69 feet; thence North 00°43'14" West 10.05 feet; thence South 89°01'23" West 300.15 feet; thence South 01°37'49" East 9.62 feet; thence South 88°54'14" West 210.19 feet; thence North 00°05'56" East 369.36 feet to the point of beginning proper, having an area of 397654.50 square feet, 9.13 acres more or less.

DATE: 3/7/2018
 REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
 ENGINEERING & SURVEYING
 112 CR 7625
 BROOKLAND, AR 72417
 PH: (870) 930-7504
 FAX: (870) 972-0027
 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM





TOPOGRAPHY &
DRAINAGE PLAN

TWIN OAKS PHASE II

JONESBORO, AR

DATE: 3/7/18
REV:
DRAWN BY: BGW

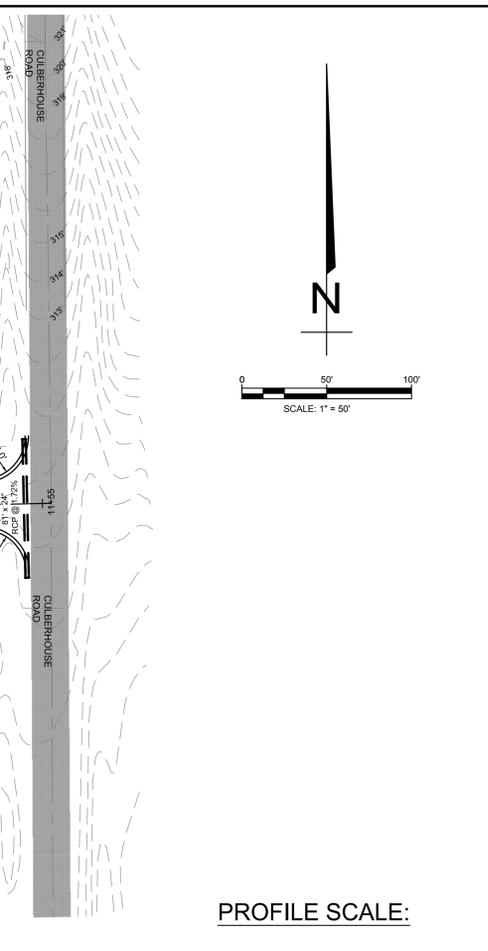
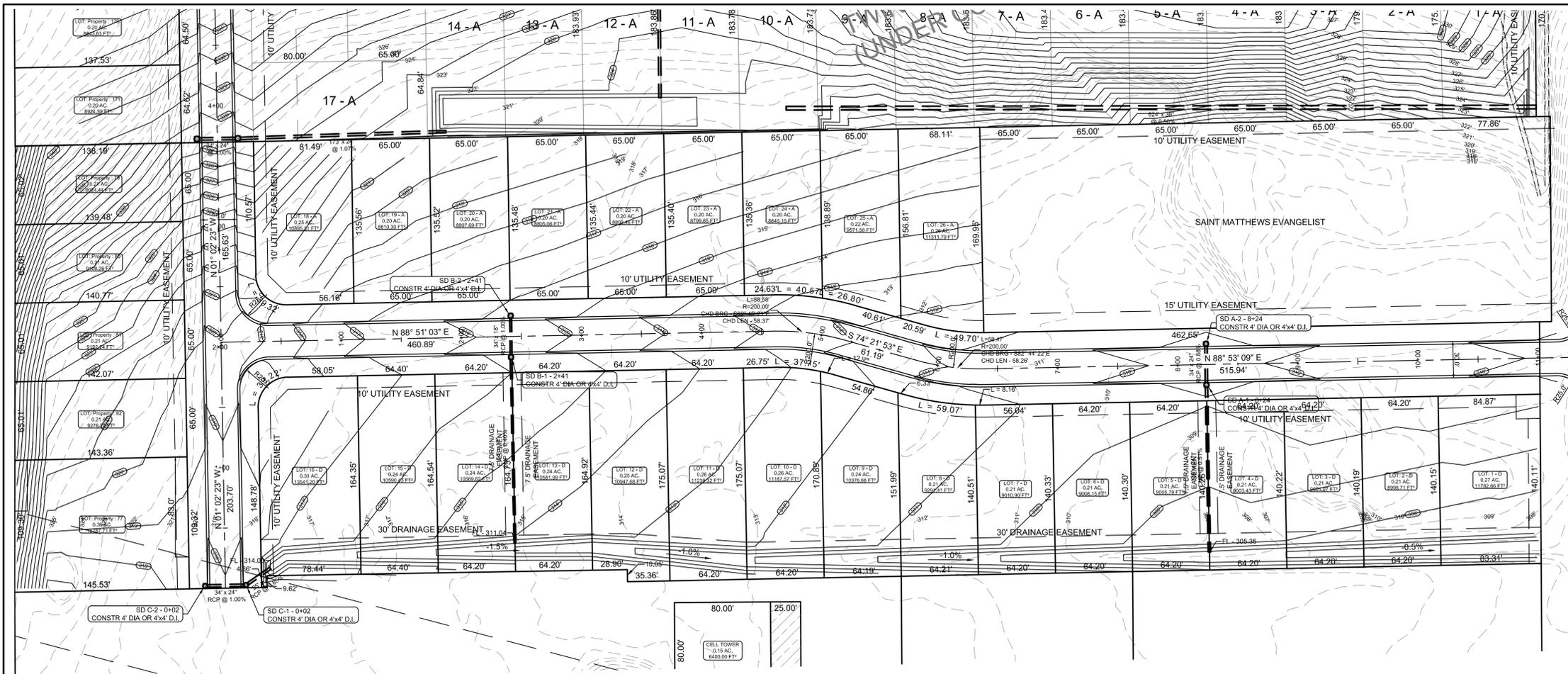
PIPE NOTE:
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- ALUMINIZED STEEL TYPE 2 STEEL PIPE
- ASTM A-929
- ASTM A-760
- RCP CLASS III OR CLASS IV
- ASTM C-76
- ASTM C-508
- ASTM C-507

NOTE:
DEVELOPER SHALL OBTAIN GRADING PERMIT FROM THE CITY OF JONESBORO ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR CLEARING OPERATIONS.
DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING WORK ON THE SITE, PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.

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



STR-2
 SAINT MATTHEWS DR
 PLAN & PROFILE

TWIN OAKS PHASE II

JONESBORO, AR

DATE: 3/7/18
 REV:
 DRAWN BY: BGW

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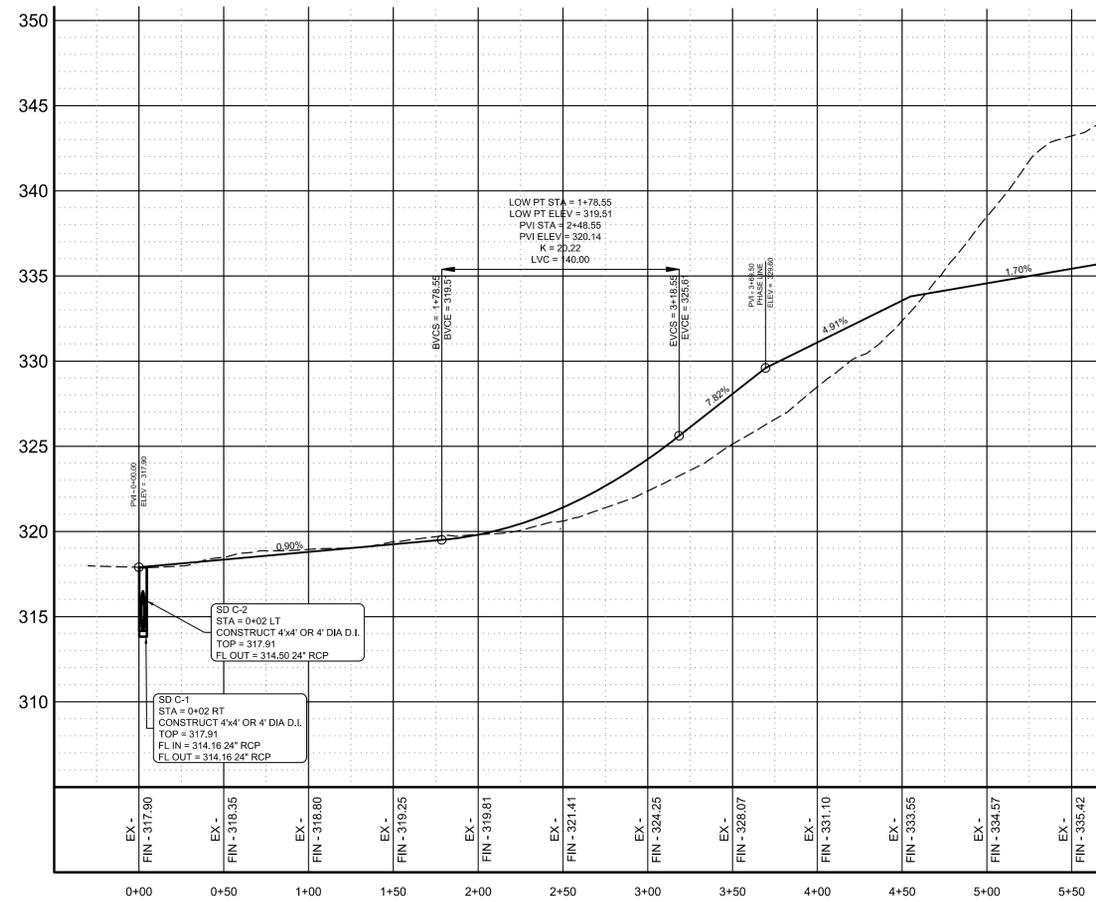
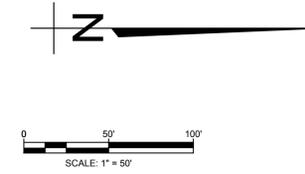
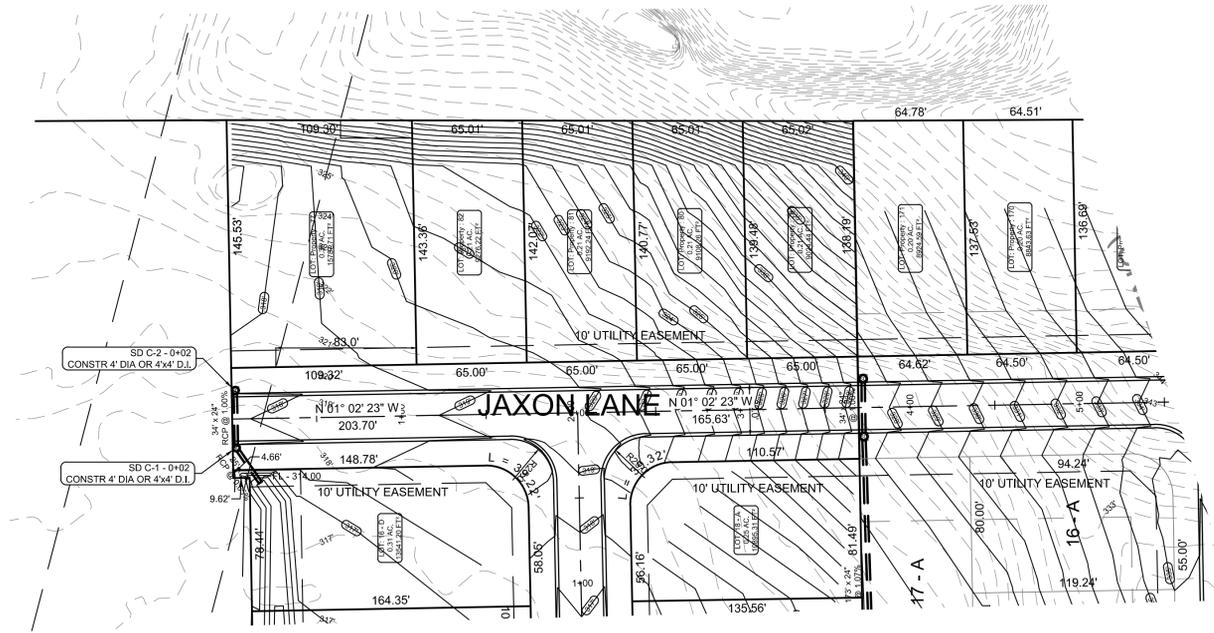


Station	EX - EXISTING GROUND	FG - FINISHED GRADE
0+00	319.84	319.90
0+50	318.50	318.57
1+00	317.55	317.32
1+50	317.01	316.65
2+00	316.55	316.13
2+50	316.00	315.53
3+00	315.41	314.90
3+50	314.92	314.26
4+00	315.00	313.62
4+50	313.73	312.98
5+00	312.89	312.34
5+50	312.11	311.70
6+00	311.96	311.07
6+50	311.01	310.76
7+00	310.77	310.46
7+50	310.03	310.16
8+00	309.73	309.86
8+50	309.81	309.87
9+00	310.85	310.17
9+50	310.92	310.47
10+00	310.89	310.53
10+50	310.58	310.23
11+00	310.11	309.94
11+50	309.43	309.90

PIPE NOTE:
 ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-929
 - ASTM A-760
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507

SAINT MATTHEWS DRIVE



PROFILE SCALE:

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

EX - EXISTING GROUND
FG - FINISHED GRADE

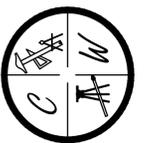
JAXON LANE

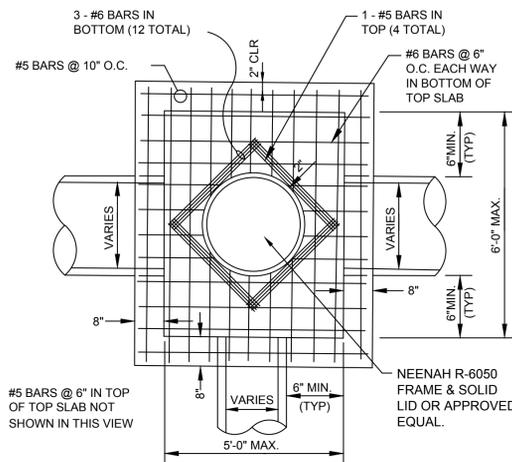
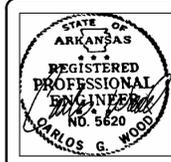
TWIN OAKS PHASE II
JONESBORO, AR

DATE: 3/7/18
REV:

DRAWN BY: BGW

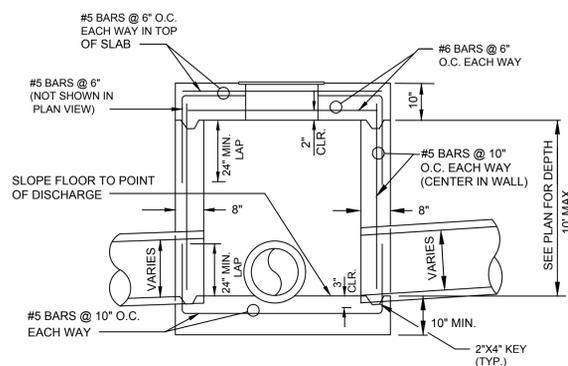
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PLAN - JUNCTION BOX - HEAVY

SCALE: NONE

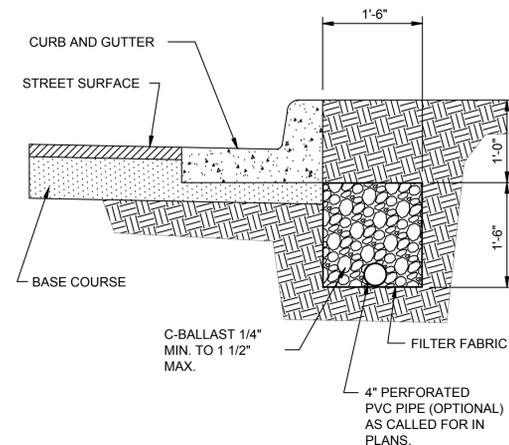


SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTES:

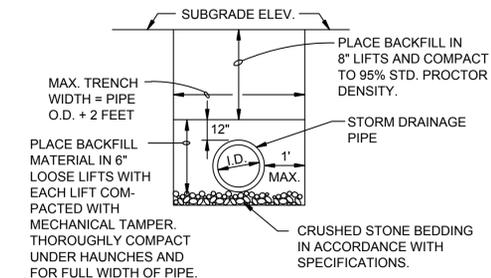
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



SUB-DRAIN DETAIL

N.T.S.

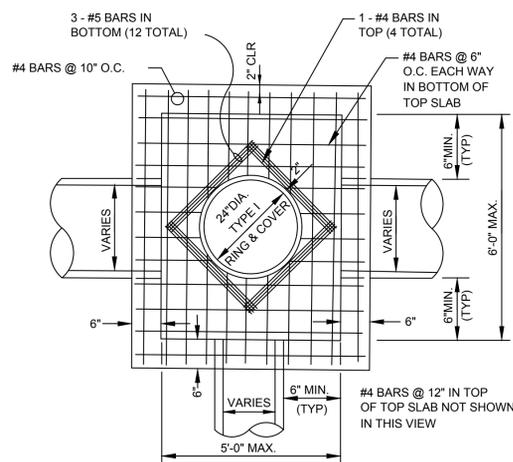
NOTE:
FINAL LOCATION OF SUB-DRAIN MAY BE DETERMINED BY THE ENGINEER DURING THE CONSTRUCTION PERIOD.



DRAINAGE PIPE TRENCH DETAIL

N.T.S.

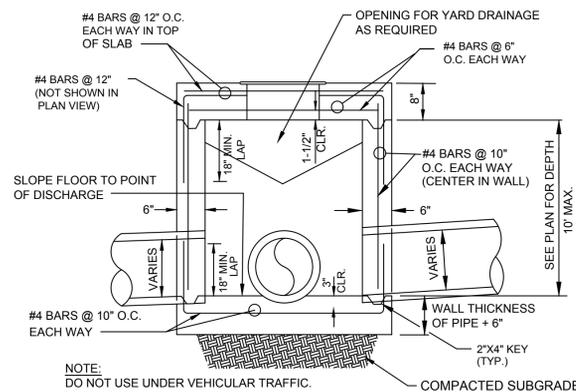
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



PLAN - JUNCTION BOX - LIGHT

SCALE: NONE

NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.

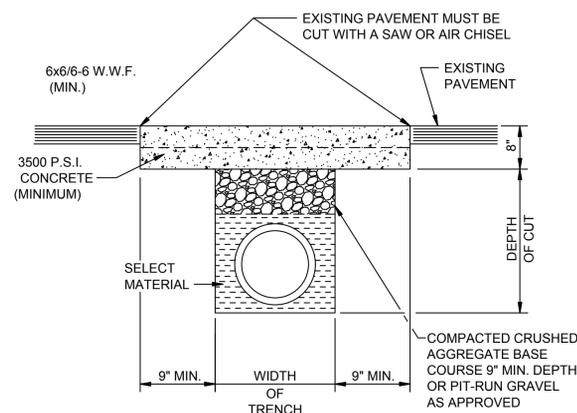


SECTION - JUNCTION BOX - LIGHT

N.T.S.

NOTES:

1. AS APPROVED BY THE ENGINEER, WALLS MAY BE 8" BLOCK WITH 1/2" MORTAR. FILL CELLS WITH CONCRETE AND WITH #4'S @ 16" O.C. BLOCK WALLS SHALL NOT BE USED UNDER VEHICULAR LOADING. MINIMUM DISTANCE FROM WALL TO PIPE SHALL BE 8" IF BLOCK WALLS ARE USED.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



PAVEMENT TRENCH REPAIR DETAIL

N.T.S.

NOTE:
THE CONTRACTOR SHALL CALL PUBLIC WORKS DEPARTMENT FOR INSPECTION PRIOR TO PLACING CRUSHED AGGREGATE BASE COURSE AND PRIOR TO PLACING CONCRETE.

TYPICAL
STREET DETAILS

TWIN OAKS PHASE II
JONESBORO, AR

DATE: 3/12/18

REV:

DRAWN BY: BGW

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