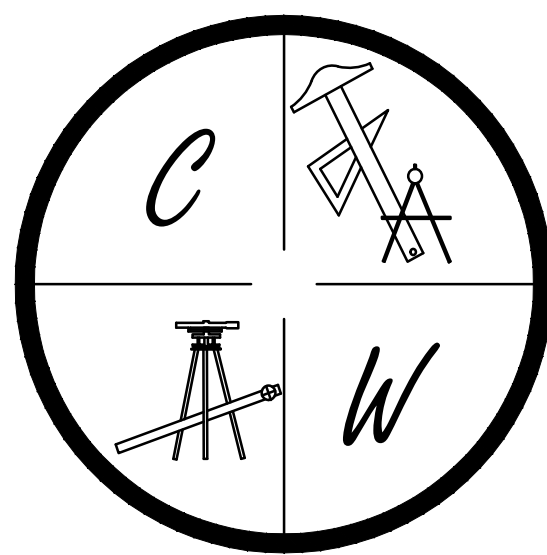


TWIN OAKS SUBDIVISION

PHASE III

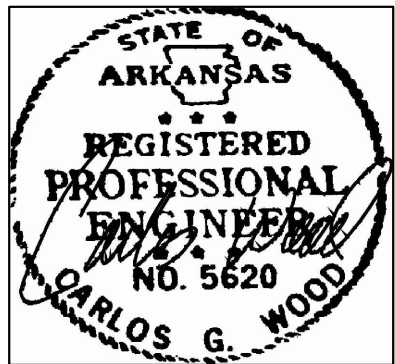
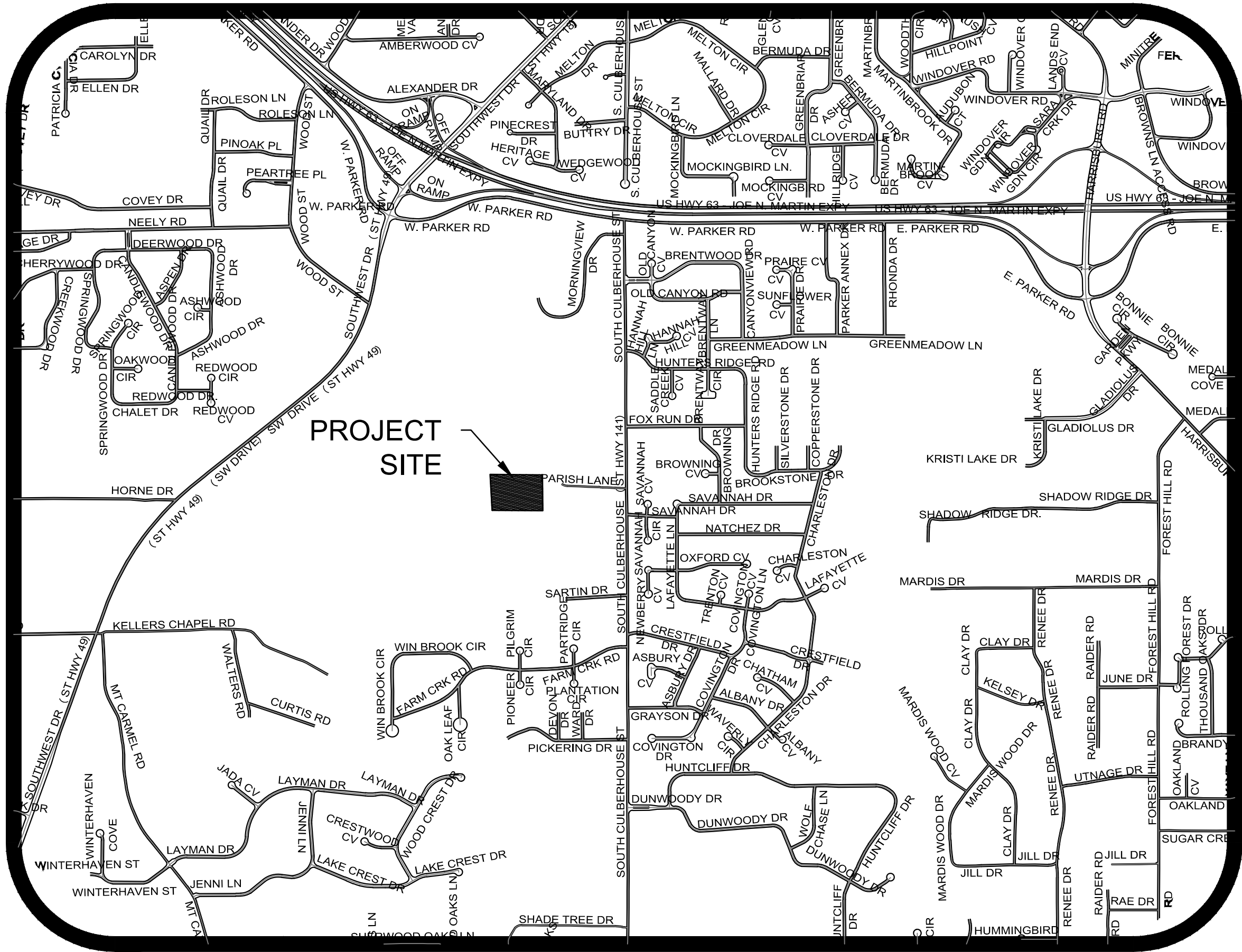
JONESBORO, ARKANSAS
STREET & DRAINAGE PLANS
MARCH 2018



CARLOS WOOD, P.E.
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

SHEET LAYOUT	
PLAT	
TOPOGRAPHY & DRAINAGE	STR-1
JAXON LANE & JAXON COVE PLAN & PROFILE	STR-2
TYPICAL STREET DETAILS	DET-1 DET-2

CLIENT: CHRIS FUTRELL

REV:

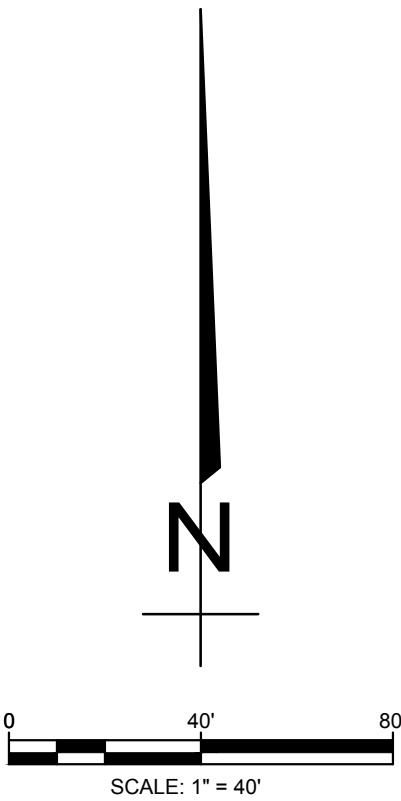
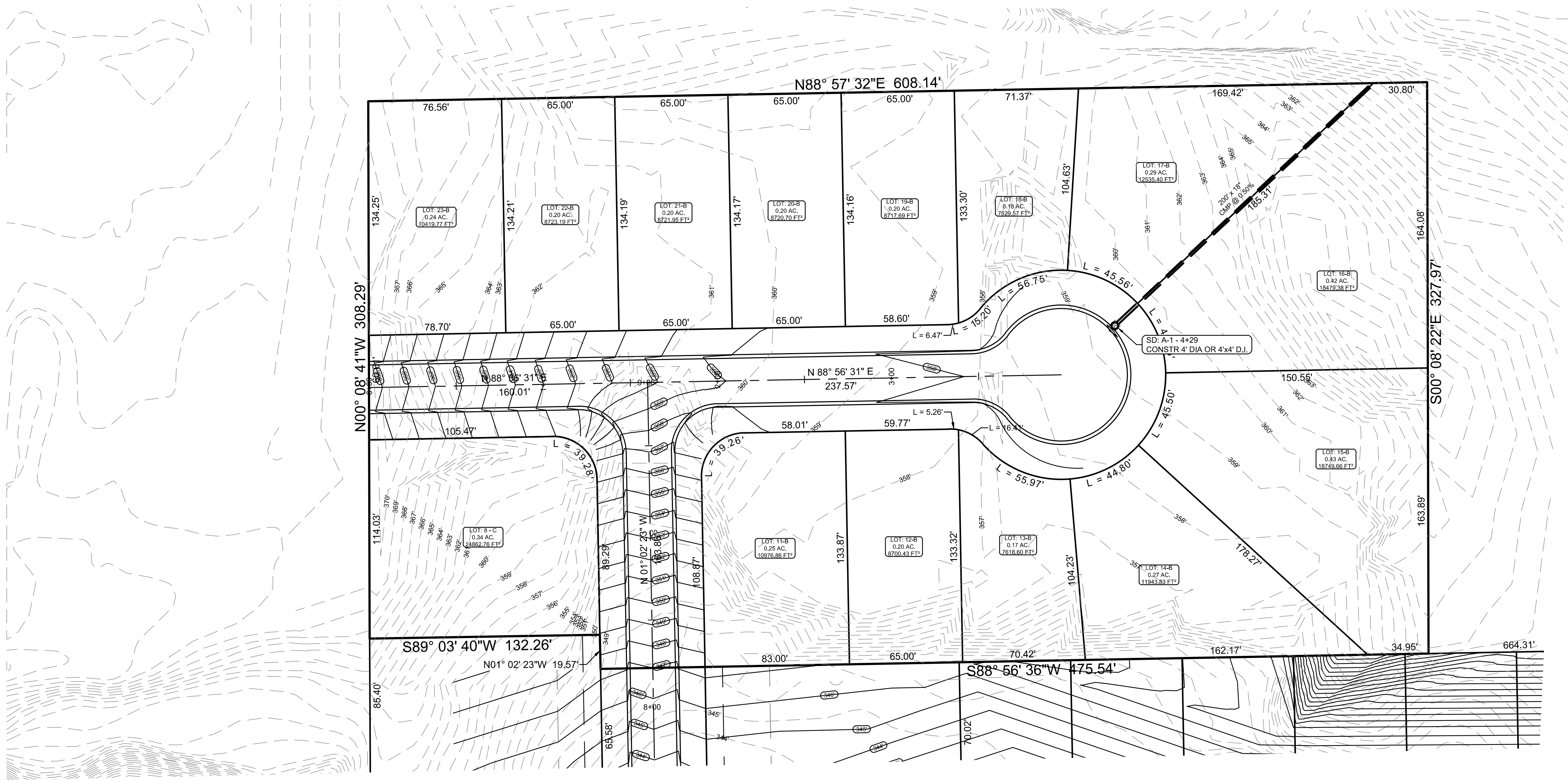
BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING

These standard symbols will be found in the drawing.

-



Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 36; thence North 00°08'41" West 19.70 feet to the point of beginning proper; thence North 00°08'41" West 308.29 feet; thence North 88°57'32" East 608.14 feet; thence South 00°08'22" East 327.97 feet; thence South 88°56'36" West 475.54 feet; thence North 01°02'23" West 19.57 feet; thence North 89°03'40" West 132.26 feet to the point of beginning proper, having an area of 196,865.35 square feet, 4.52 acres more or less.



PIPE NOTE:

ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

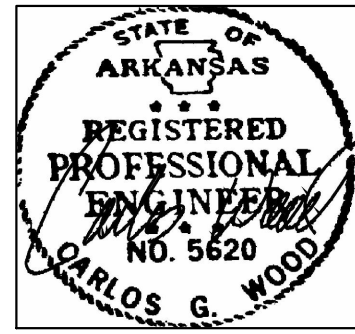
- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-929
 - ASTM A-760
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507

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.

STR-1



TWIN OAKS PHASE III
JONESBORO, AR

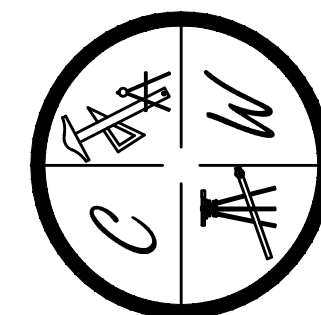
TOPOGRAPHY &
DRAINAGE PLAN

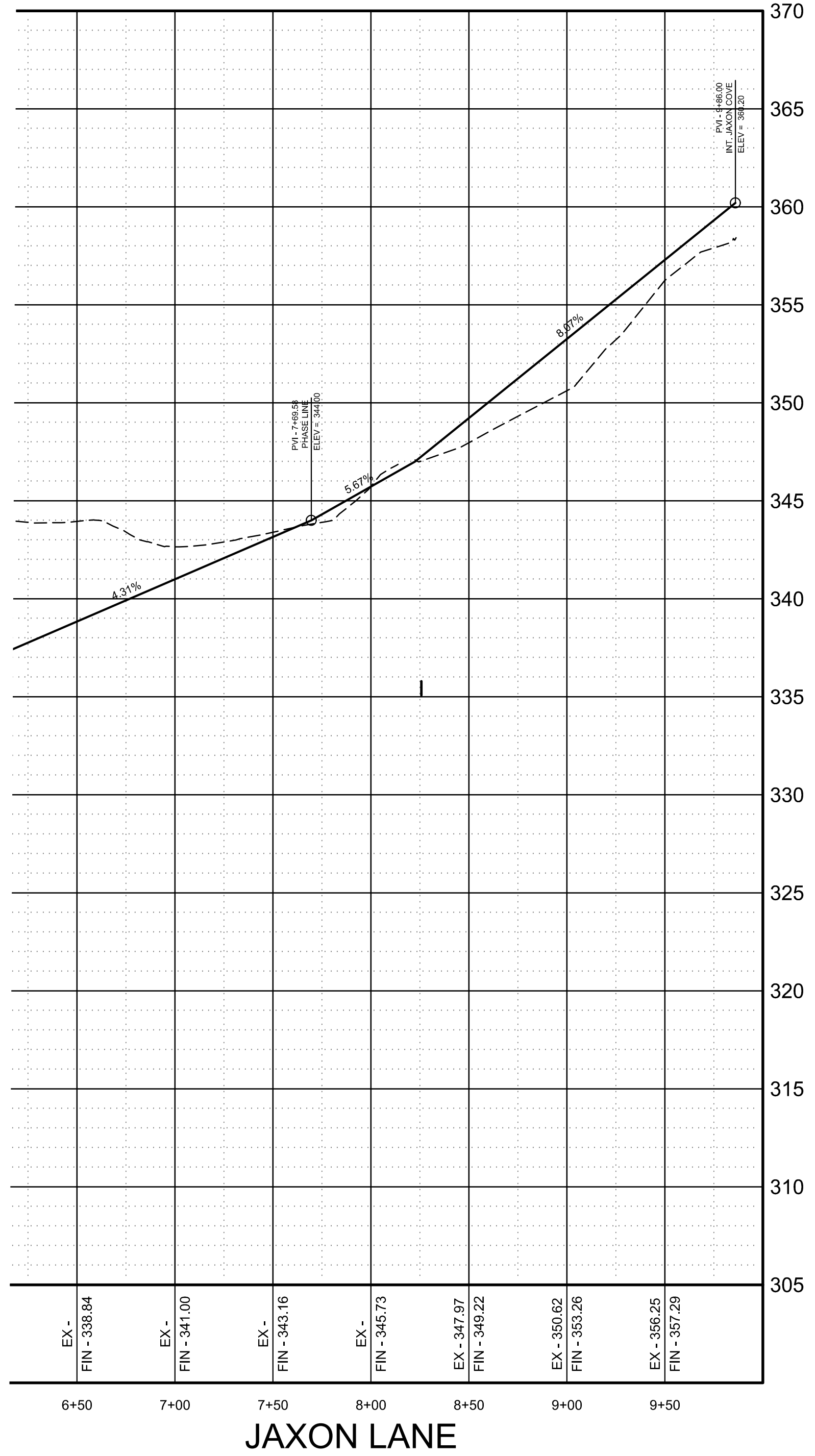
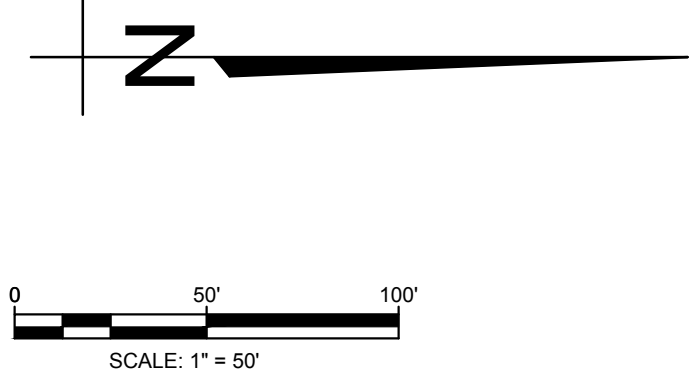
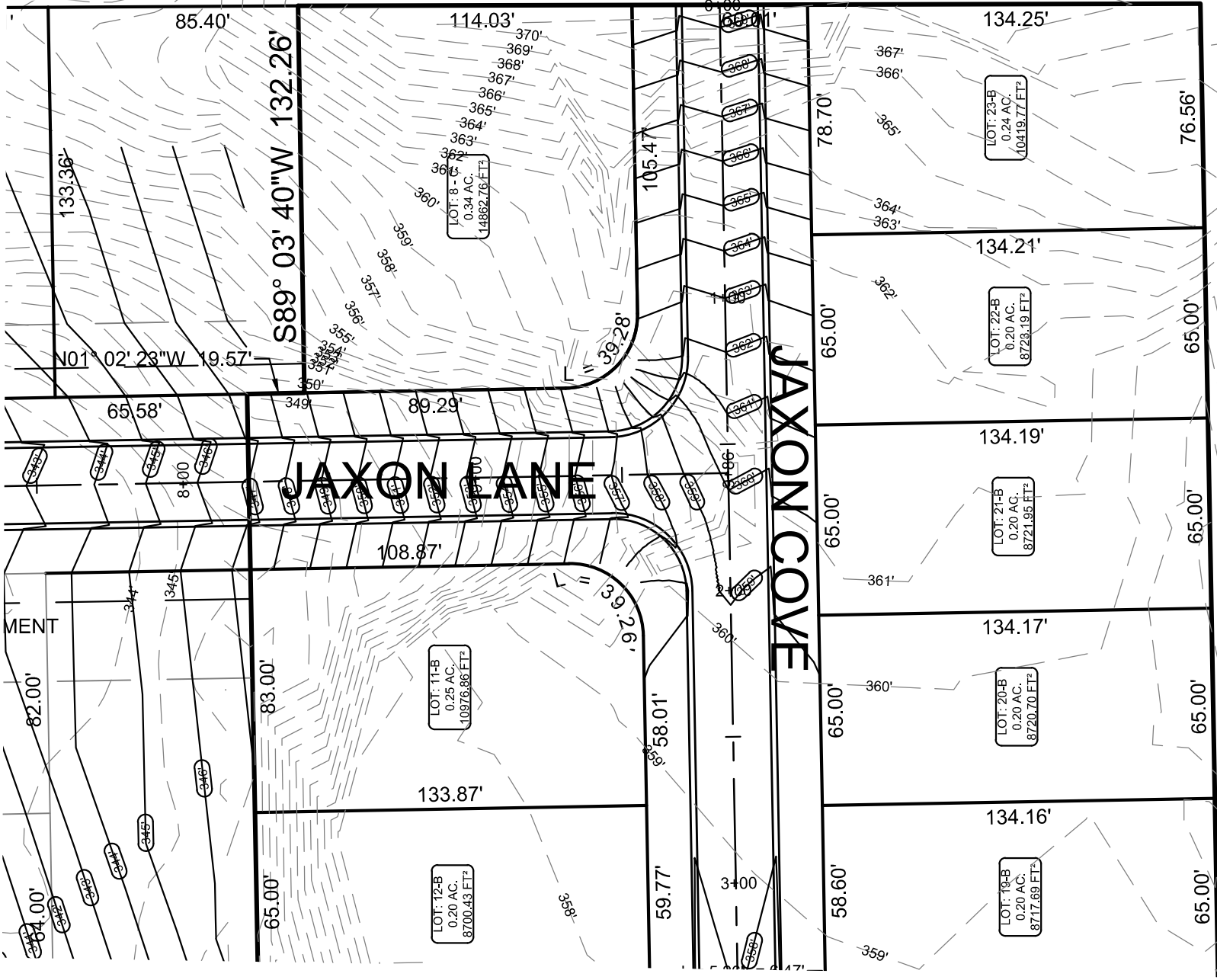
DATE: 3/7/18

REV:

DRAWN BY: BGW

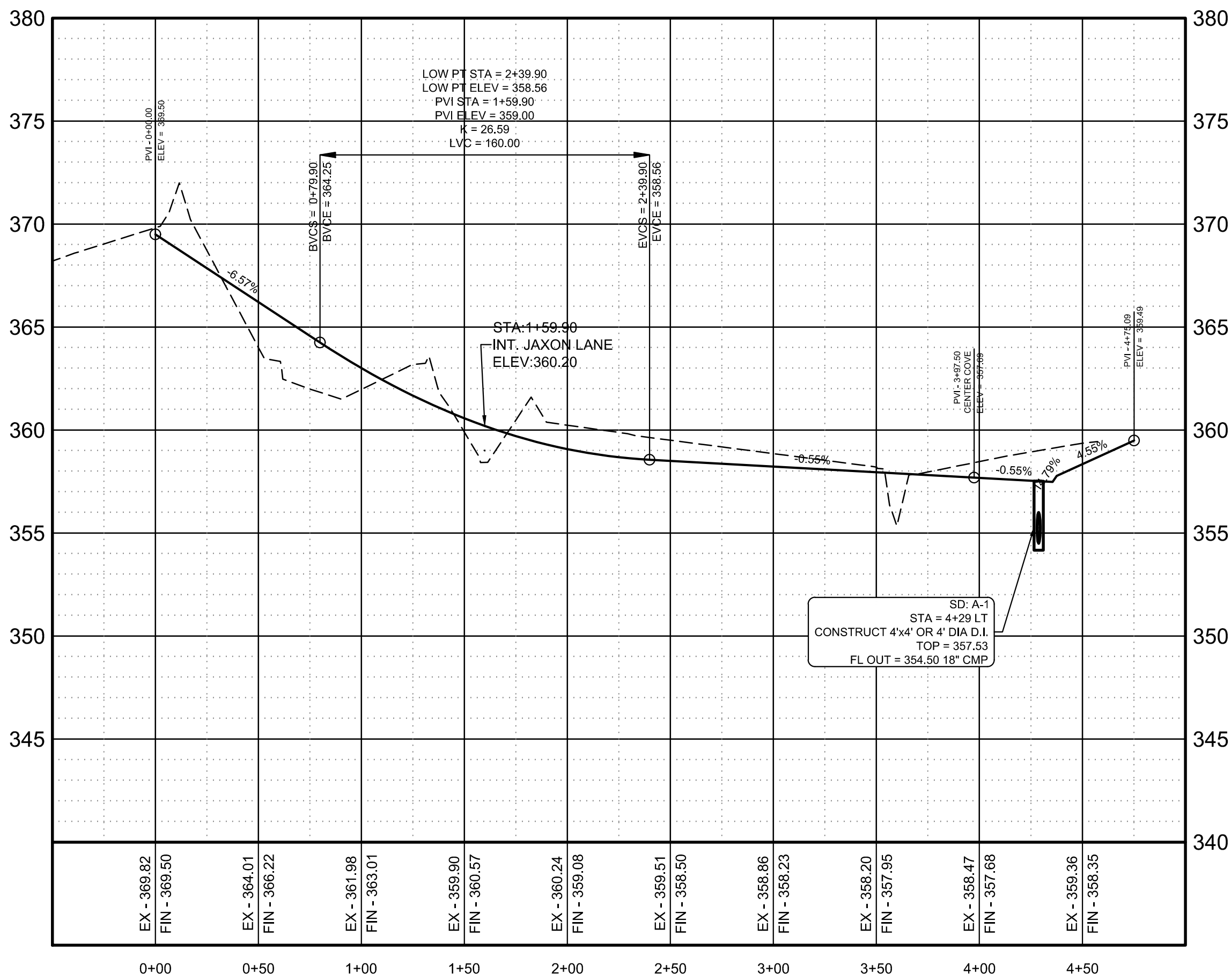
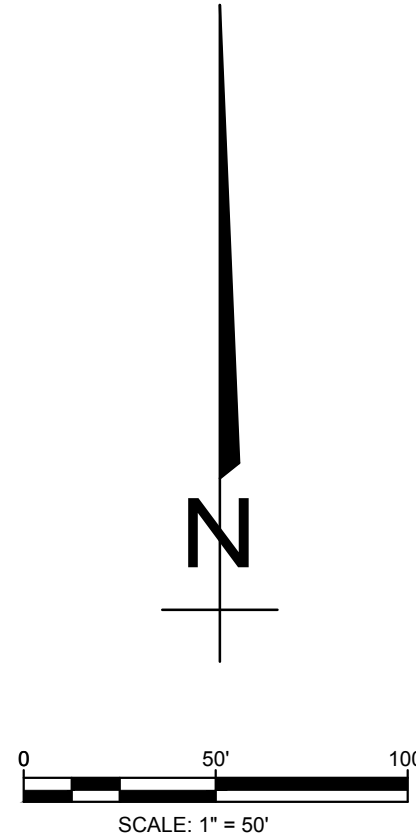
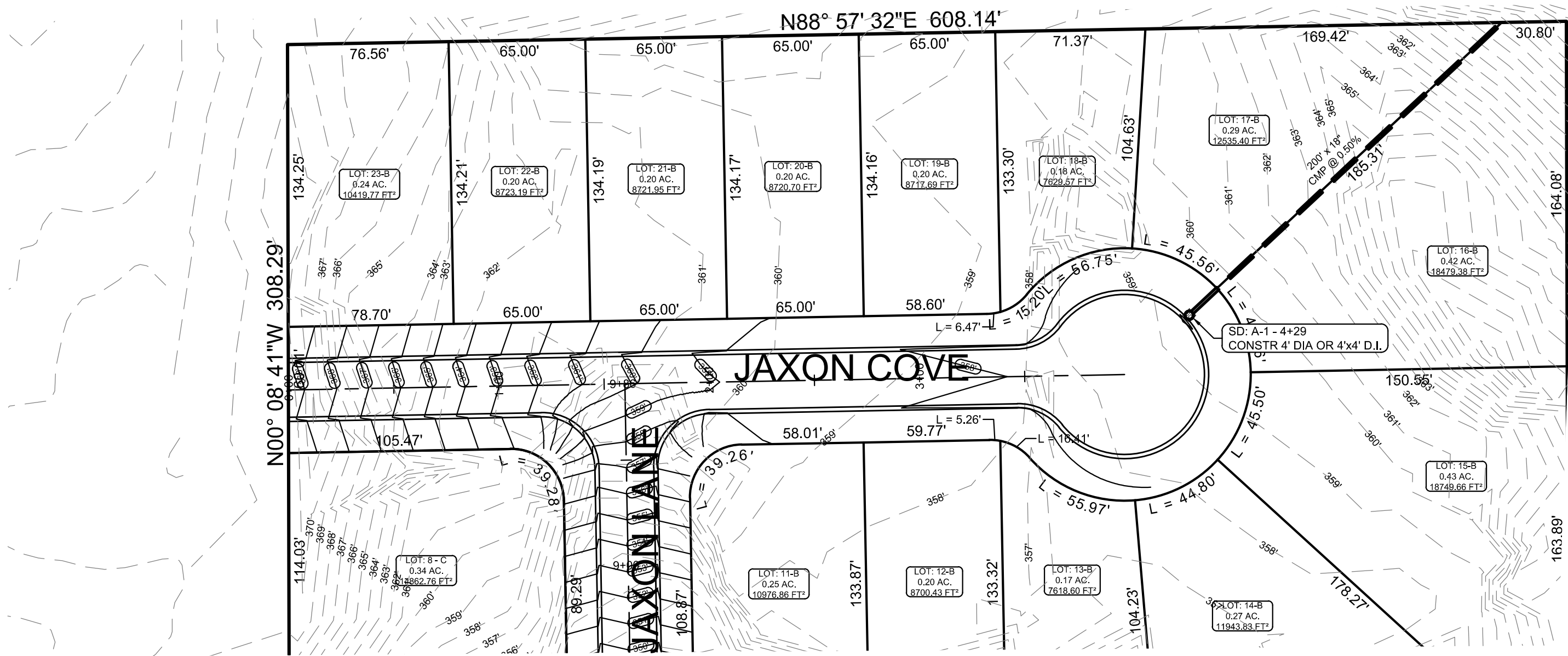
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ENGINEERING CONSULTANT
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WEBSITE: WWW.WOODENR.COM





PROFILE SCALE:

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



JAXON COVE

TWIN OAKS PHASE III

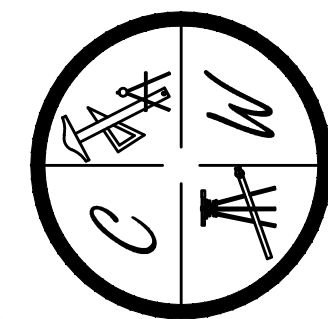
JONESBORO, AR

JAXON LANE & JAXON COVE

PLAN & PROFILE

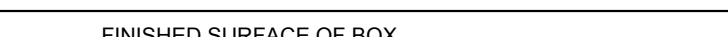
DATE: 3/7/18
REV:
DRAWN BY: BGW

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

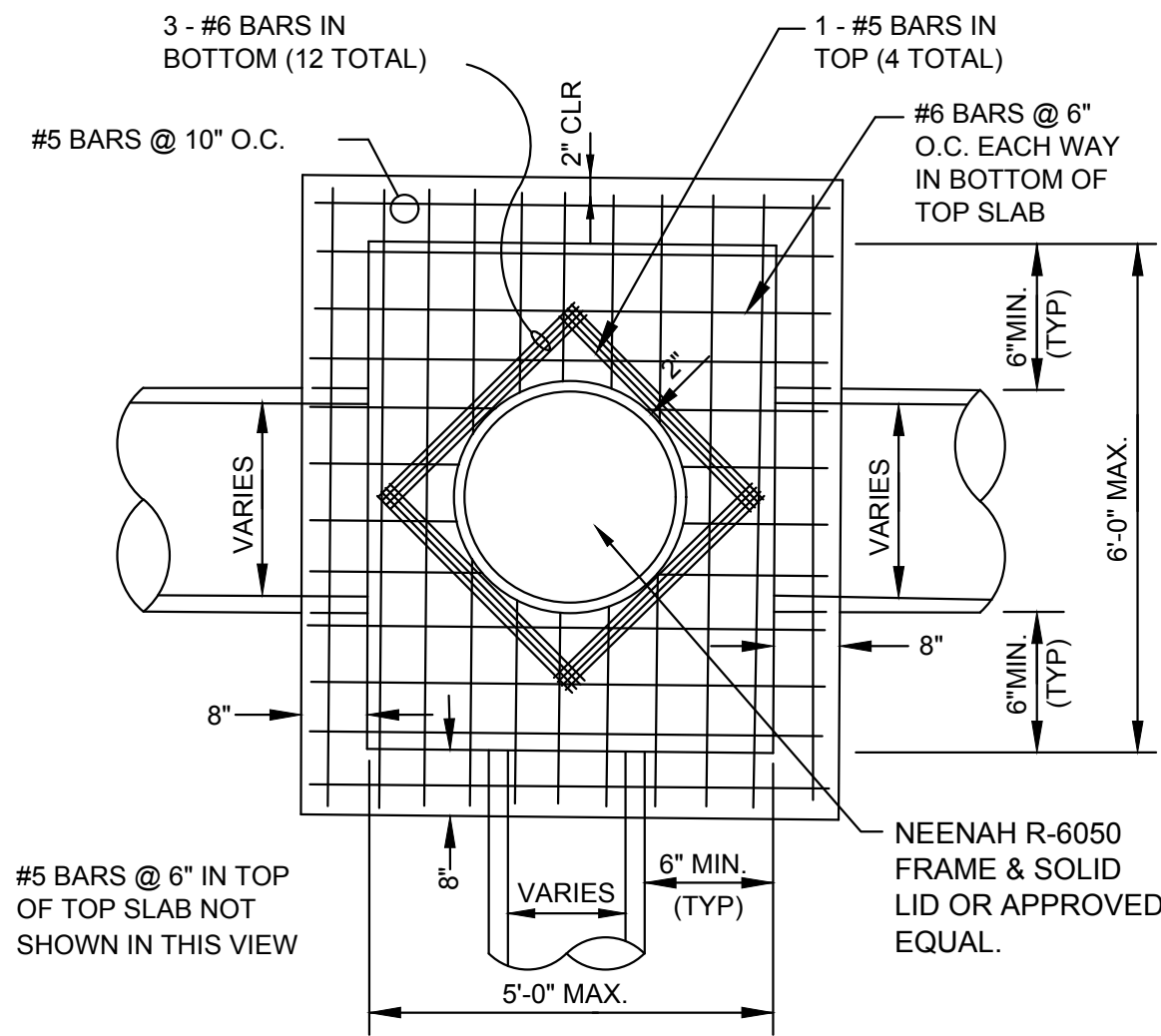


STEPS SPECIFICATIONS:

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

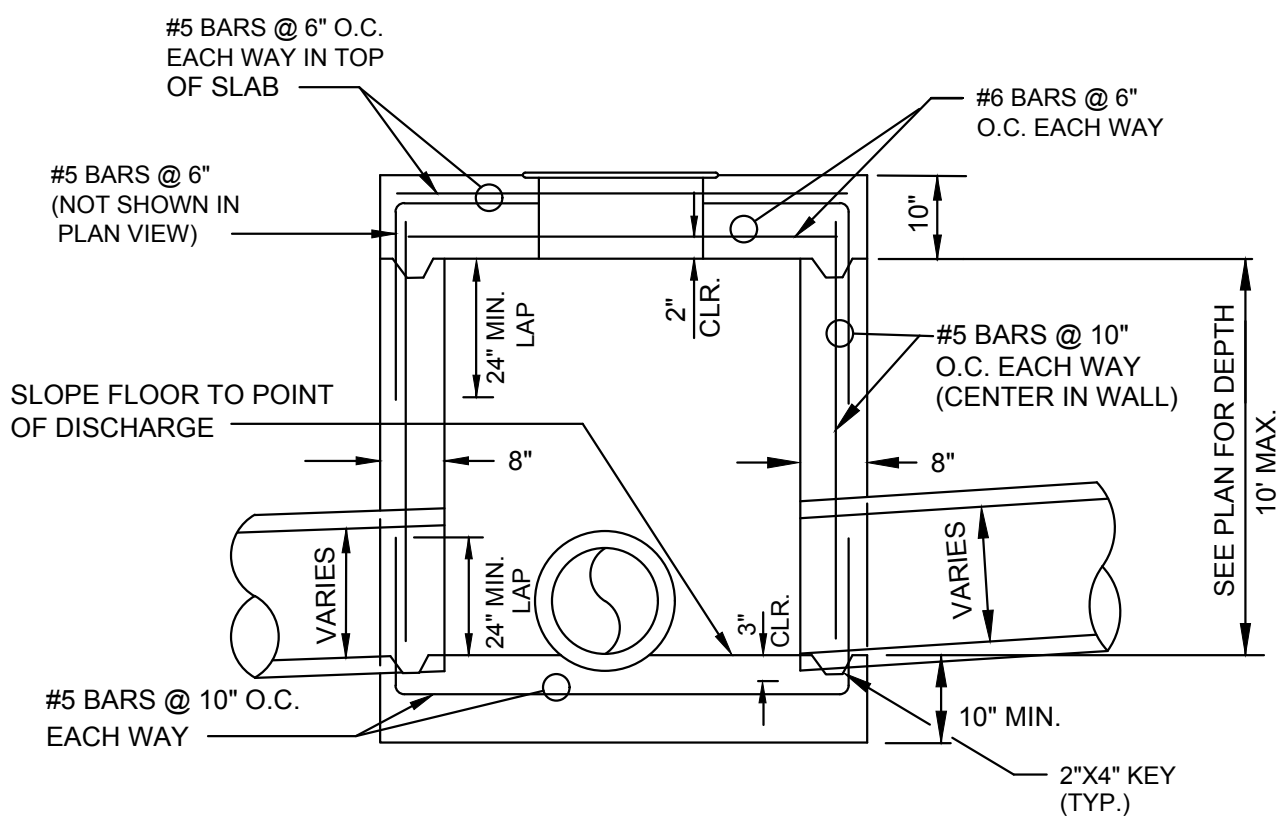
TWIN OAKS PHASE III
JONESBORO, AR

DRAWN BY: BGW



PLAN - JUNCTION BOX - HEAVY

SCALE: NONE

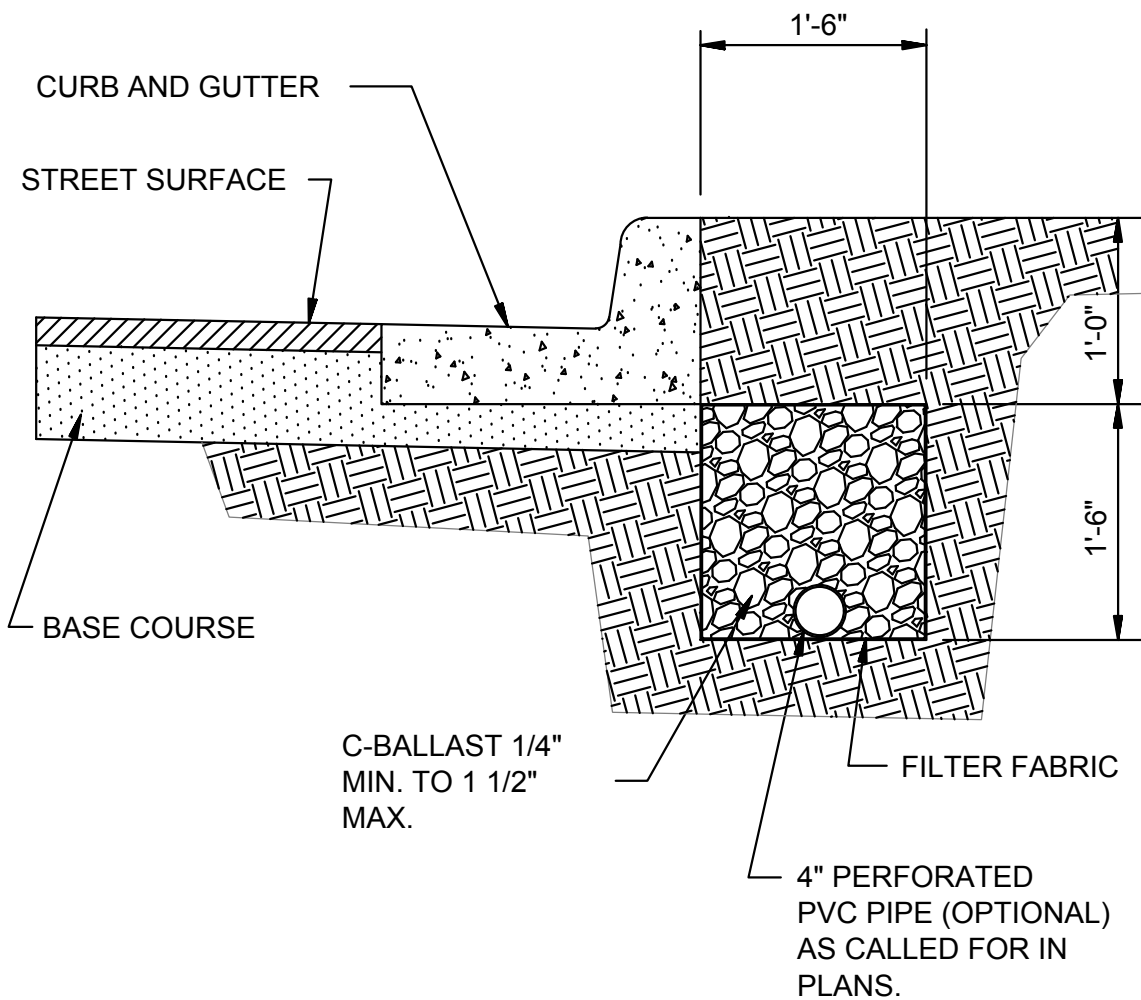


SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTES:

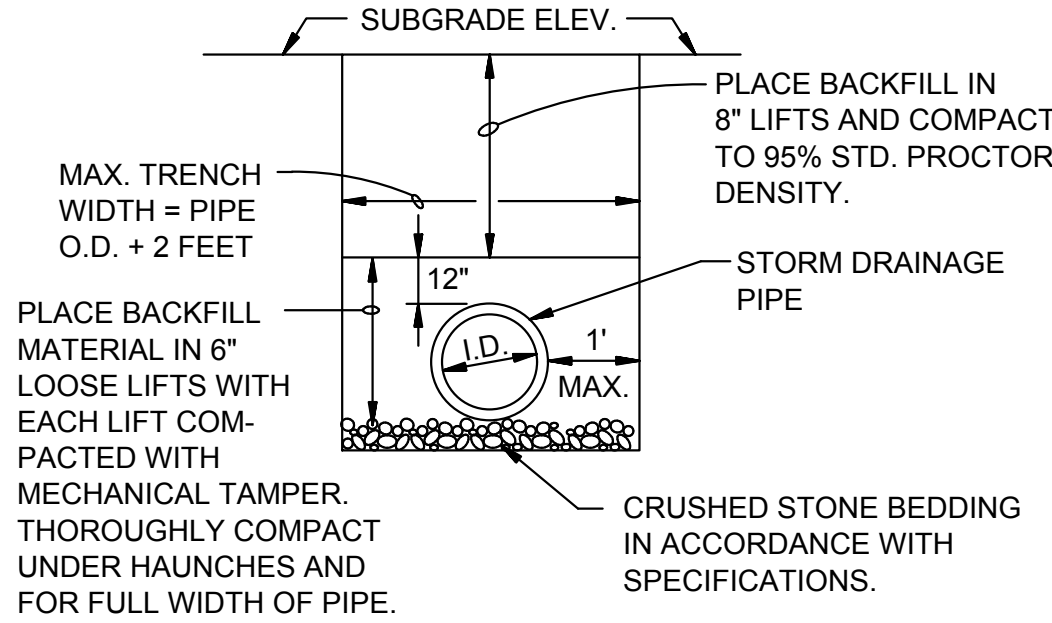
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15' O.C.
3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



SUB-DRAIN DETAIL

N.T.S.

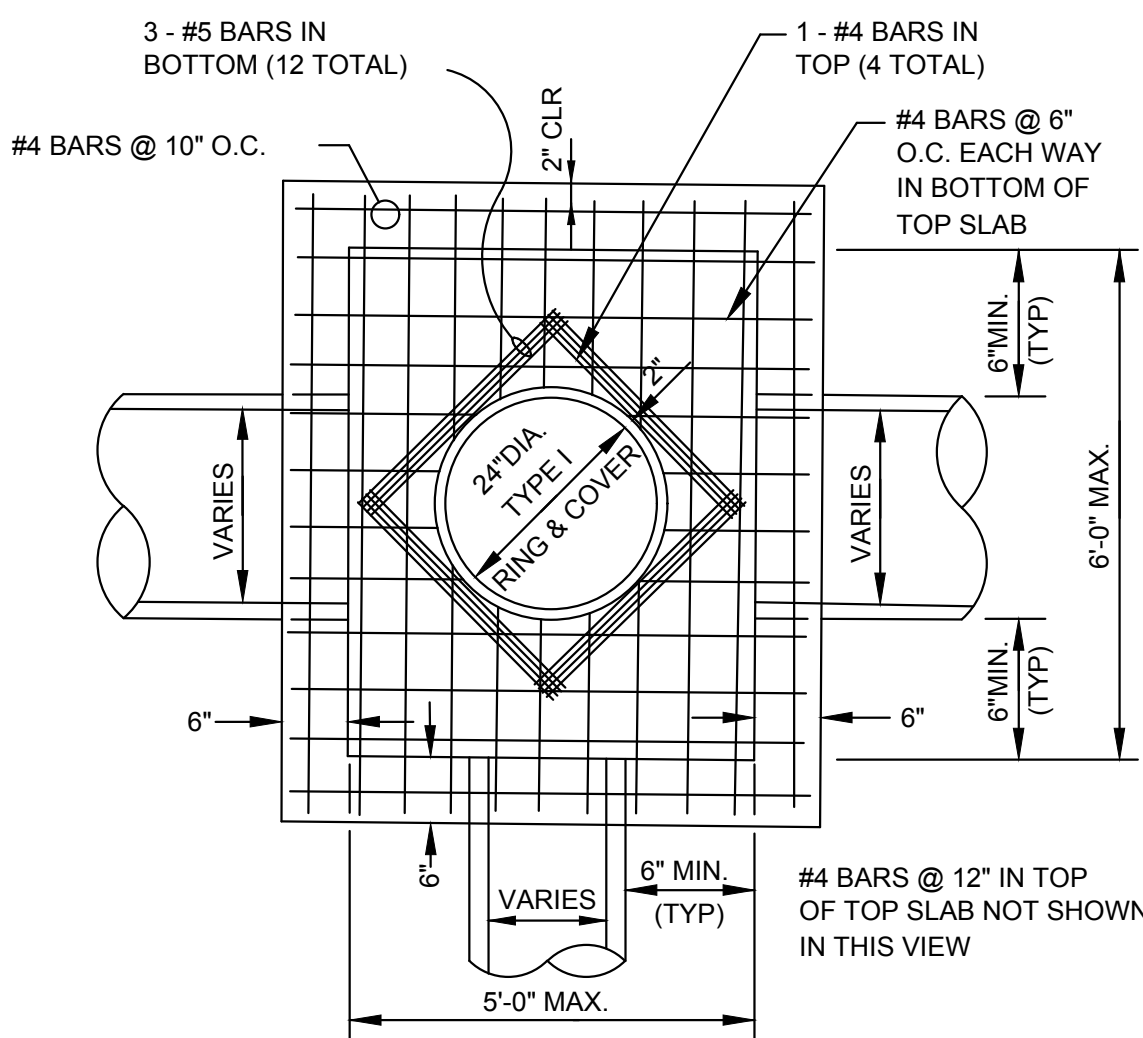
NOTE:
FINAL LOCATION OF SUB-DRAIN MAY BE DETERMINED BY
THE ENGINEER DURING THE CONSTRUCTION PERIOD.



DRAINAGE PIPE TRENCH DETAIL

N.T.S.

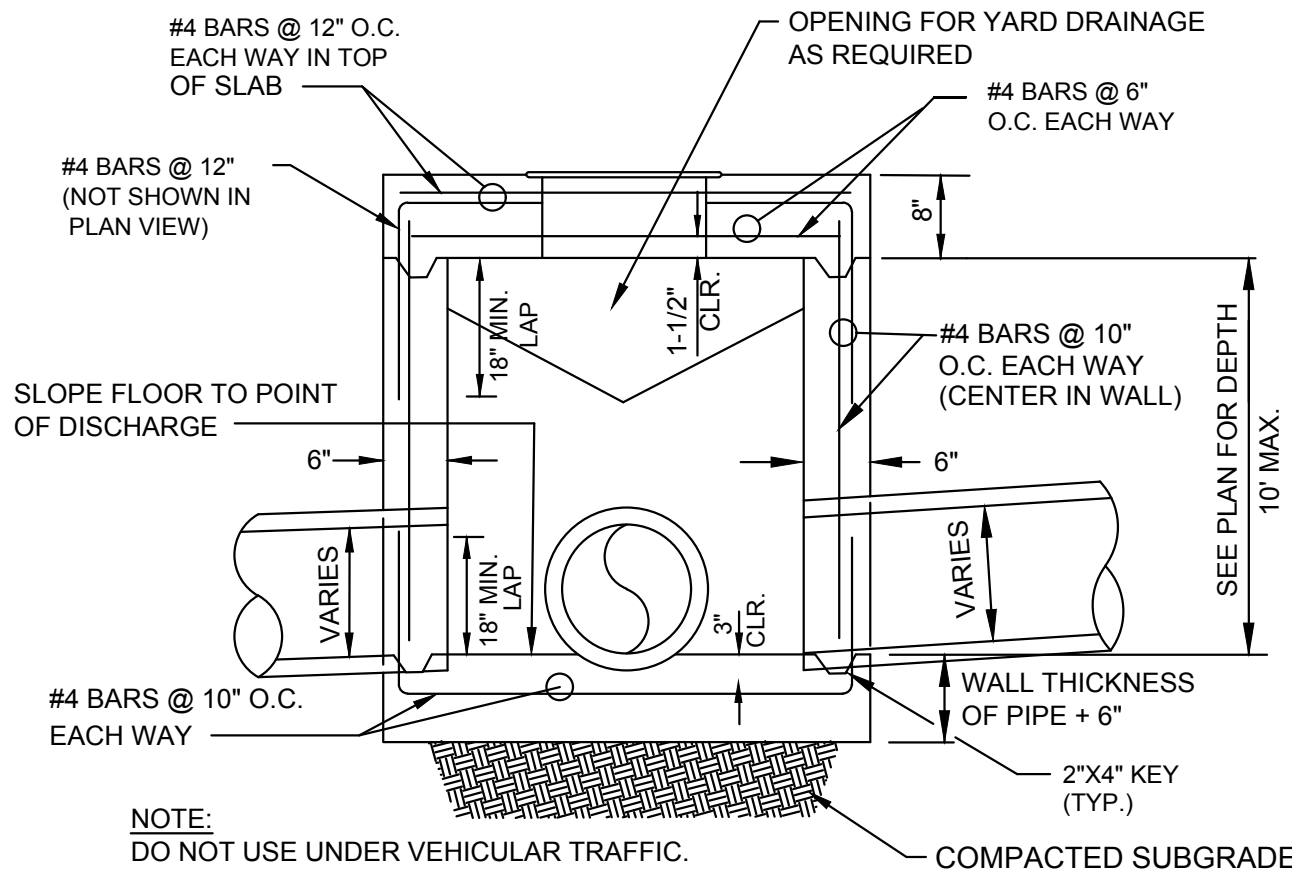
NOTE: TO BE USED WITH NEW STREET CONSTRUCTION.
SEE DRAWING NO. PT-1 FOR EXISTING
STREET CUTS.



PLAN - JUNCTION BOX - LIGHT

SCALE: NONE

NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.

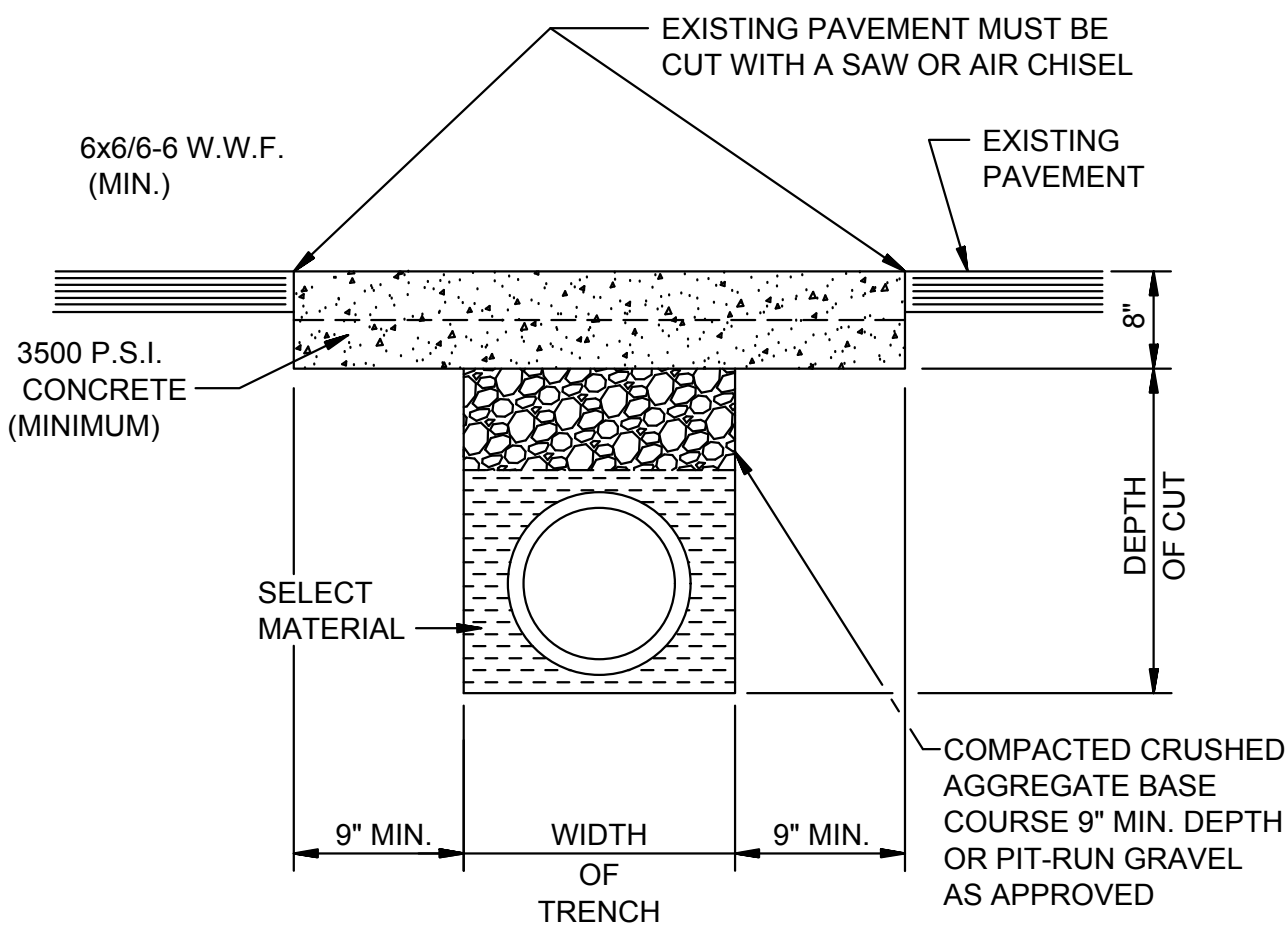


SECTION - JUNCTION BOX - LIGHT

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.

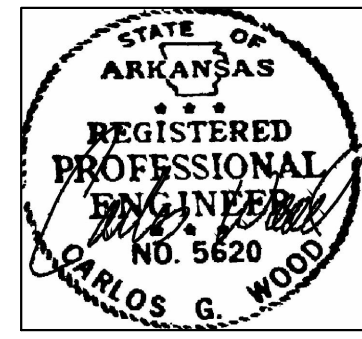


PAVEMENT TRENCH REPAIR DETAIL

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.

DET-2



TWIN OAKS PHASE III
JONESBORO, AR

TYPICAL
STREET DETAILS

DATE: 3/12/18

REV:

DRAWN BY: BGW

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