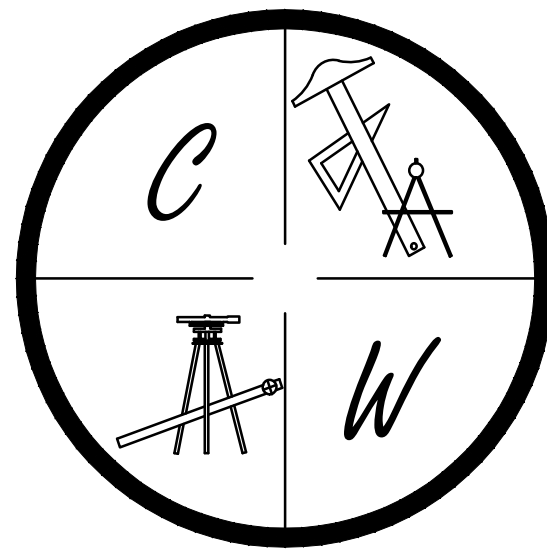


WOLF MEADOWS

PHASE II

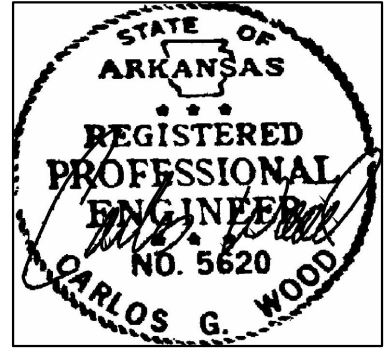
JONESBORO, ARKANSAS

STREET & DRAINAGE PLANS



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



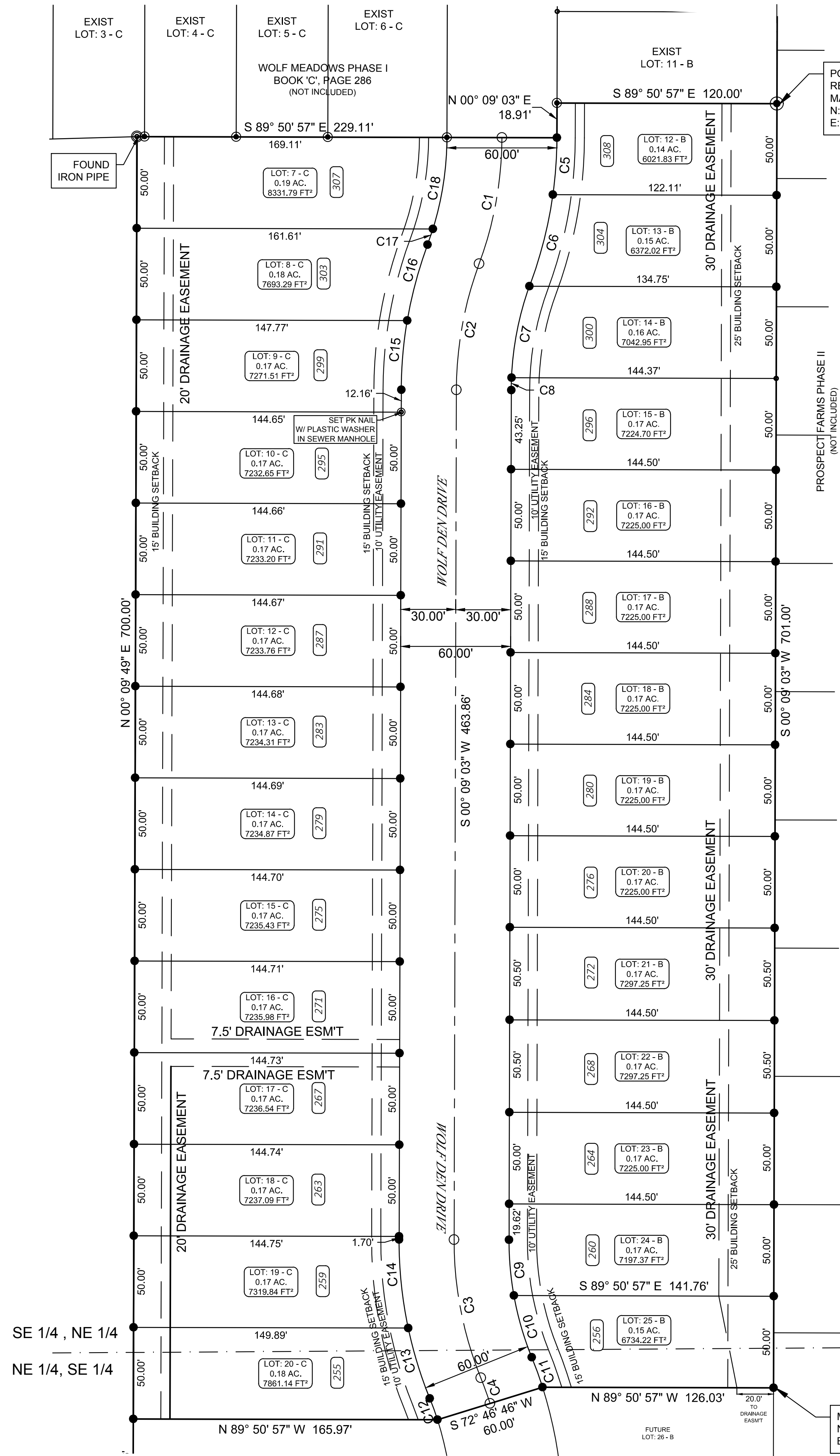
SHEET LAYOUT

RECORD PLAT	
TOPOGRAPHY & DRAINAGE	STR-1
WOLF DEN DRIVE PLAN & PROFILE	STR-2
SUBDIVISION OVERALL	OVR
TYPICAL STREET DETAILS	DET-1 DET-2



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

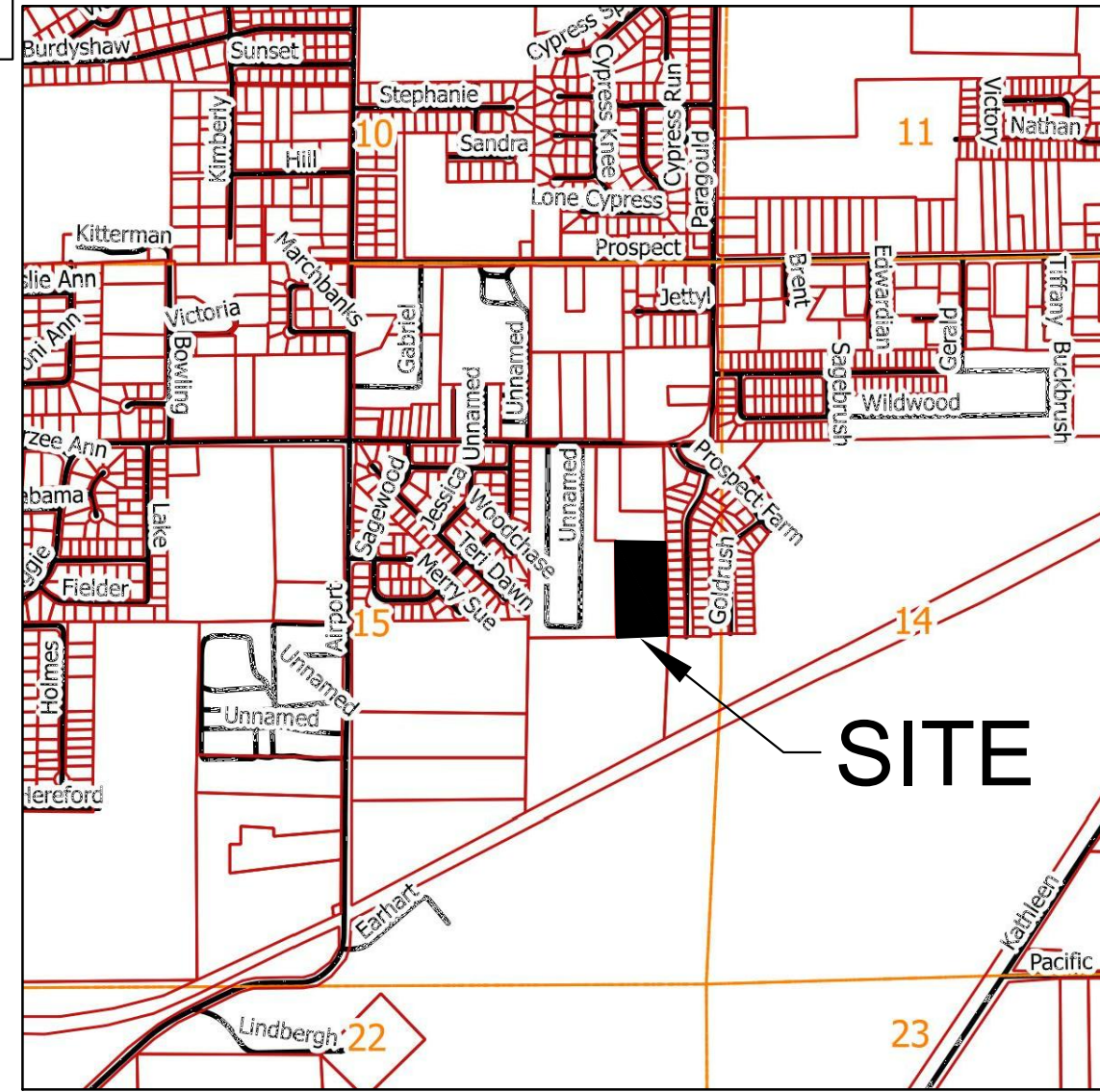
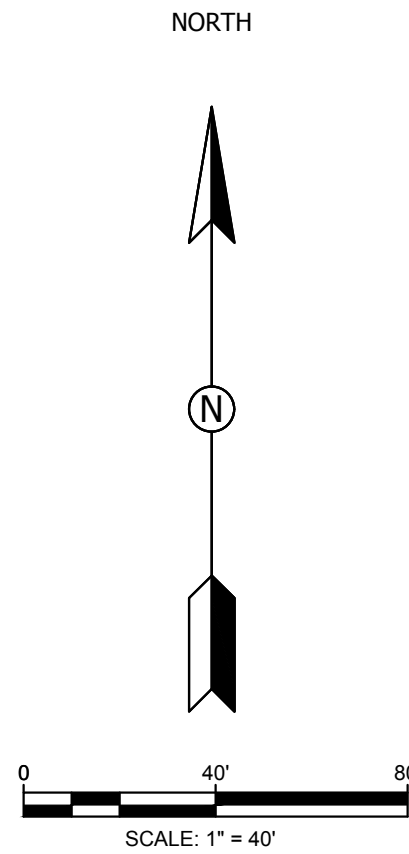
SETBACK NOTES:
RS-8 L.U.O. ZONING
15' STREET SETBACK
7.5' SIDE SETBACK
15' REAR SETBACK
LOTS 12-B THRU 25-B: 25' REAR SETBACK



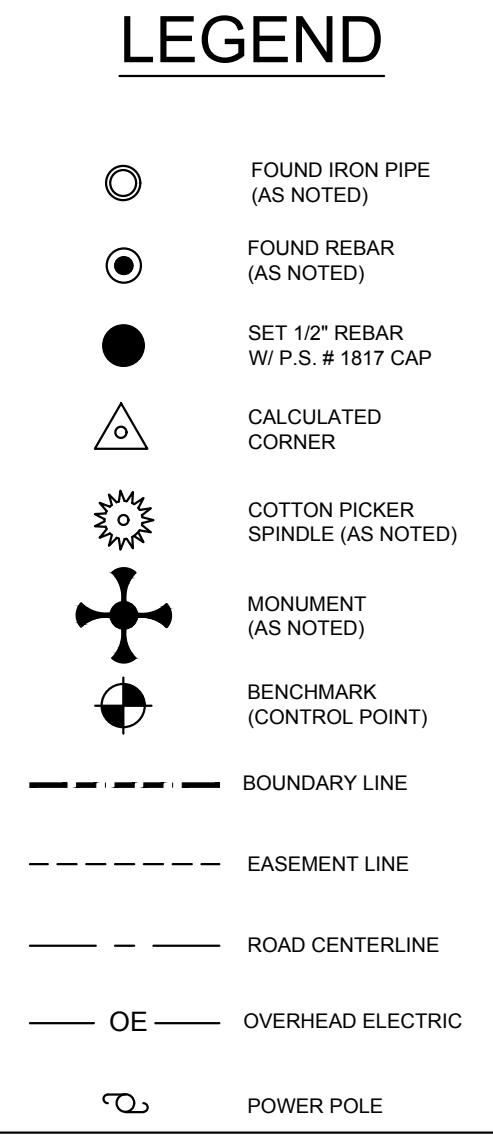
POINT OF BEGINNING
REBAR W/ CAP B. WOOD PS 1817
MAPPING POINT 'A'
N: 552,802.86
E: 1,714,726.70

MAPPING POINT 'B'
N: 552,101.86
E: 1,714,724.86

FOUND MONUMENT 500/500
JONESBORO MON. PROGRAM (NOT RECORDED)
NE CORNER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST
(EXISTING CORNER REMOVED BY MON. PROGRAM)



VICINITY MAP
NOT TO SCALE



DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (5.36 AC.) AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (0.24 AC.) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of said Section 15; thence South 00°33'46" West 1314.59 feet (Record 1325.85 feet); thence North 89°46'09" West 336.60 feet; Thence South 00°09'03" West 631.33 feet to the point of beginning proper;
Thence South 00°09'03" West thence 701.00 feet; thence North 89°50'57" West 126.03 feet; thence South 72°46'46" West 60.00 feet; thence North 89°50'57" West 165.97 feet; thence North 00°09'49" East 700.00 feet; thence South 89°50'57" East 229.11 feet; thence North 00°09'03" East 18.91; thence South 89°50'57" East 120.00 feet to the point of beginning proper; having an area of 243,933.25 square feet, 5.60 acres more or less and being subject to all public and private roads and easements.

OWNER'S CERTIFICATION

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

PRINTED NAME: _____ PRINTED NAME: _____

SIGNATURE _____ SIGNATURE _____

DATE _____ DATE _____

SURVEYOR'S NOTES:

- BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
- THE PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

STATE CODE: 500-14N-04E-0-15-102-16-1817

WOLF MEADOWS PHASE II

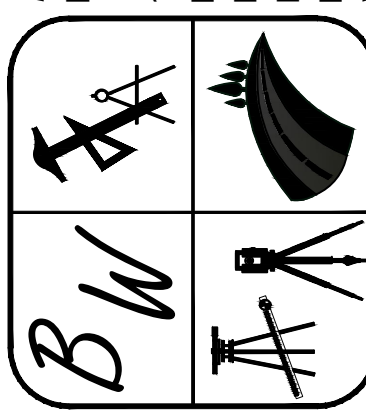
RECORD PLAT

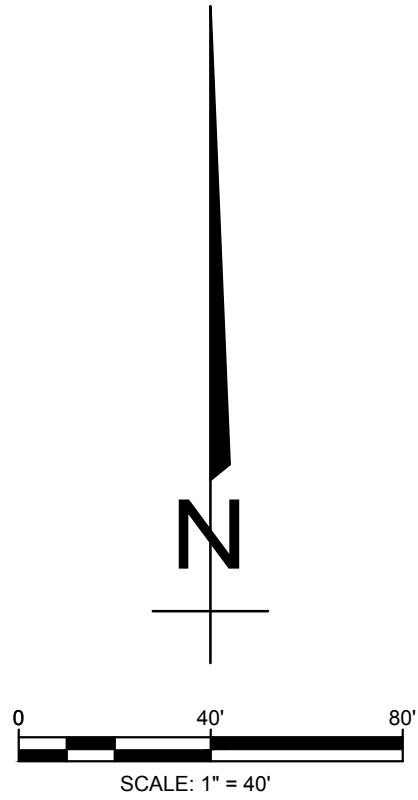
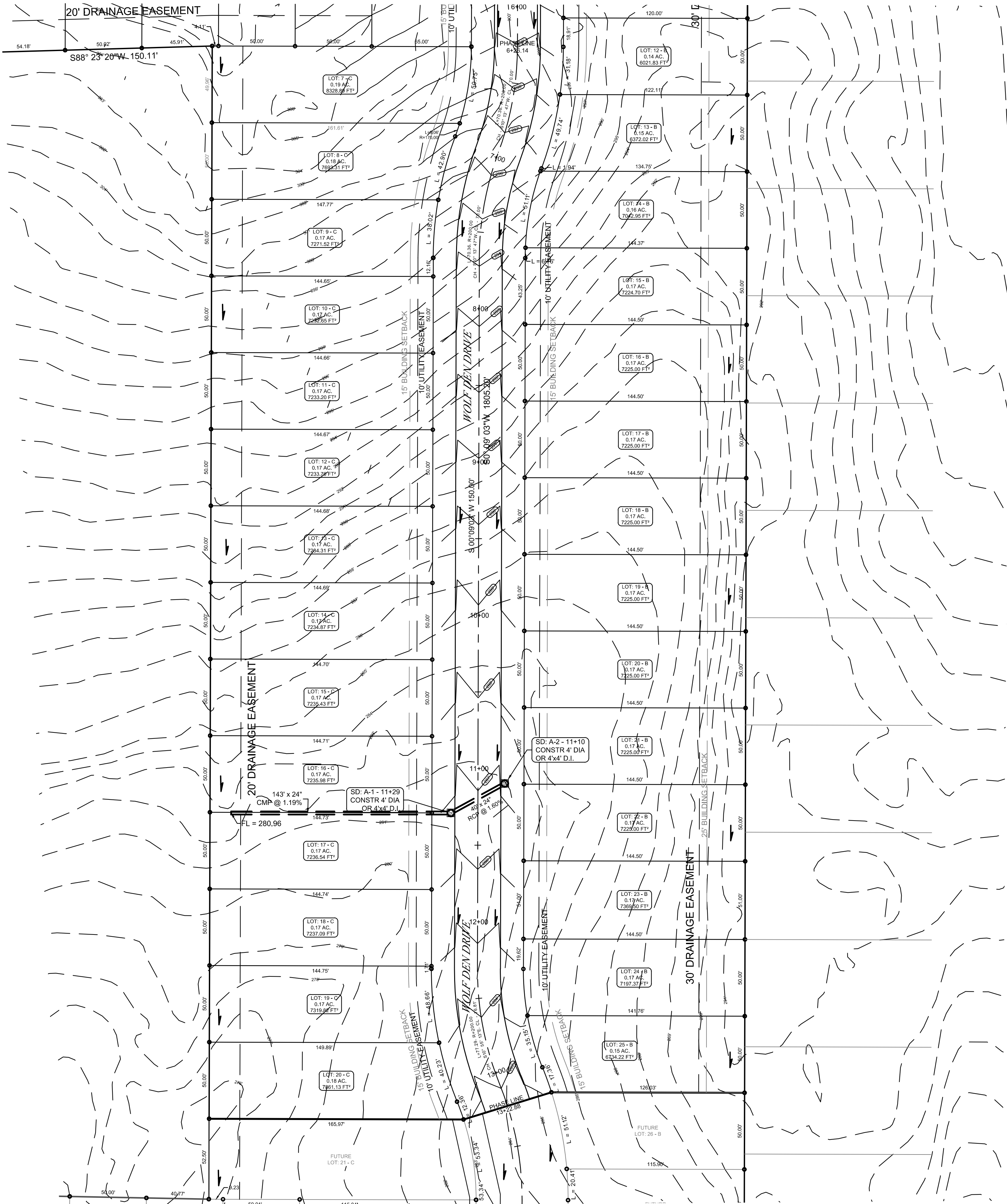
DATE: 11/27/2018
REV:

DRAWN BY: BGW

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

112 CR 7625
BROOKLAND, AR 72417
Phone: (870) 930-7504
Fax: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM





LEGEND	
	CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STORM DRAIN INLET
	STORM DRAIN PIPE
	BENCHMARK

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.

SURVEY CONTROL REFERENCE MARKS:

- JONESBORO MONUMENT # 89
- JONESBORO MONUMENT # 43
- VERTICAL CONTROL IS NAVD 88
- HORIZONTAL CONTROL IS NAD 83

STR-1



WOLF MEADOWS PHASE II

JONESBORO, AR

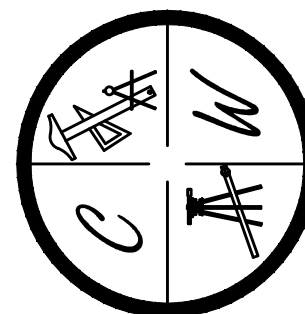
TOPOGRAPHY & DRAINAGE PLAN

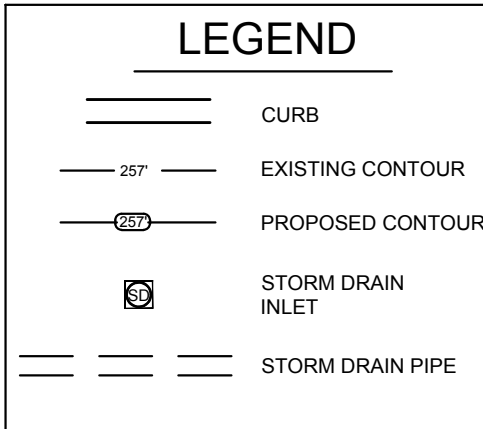
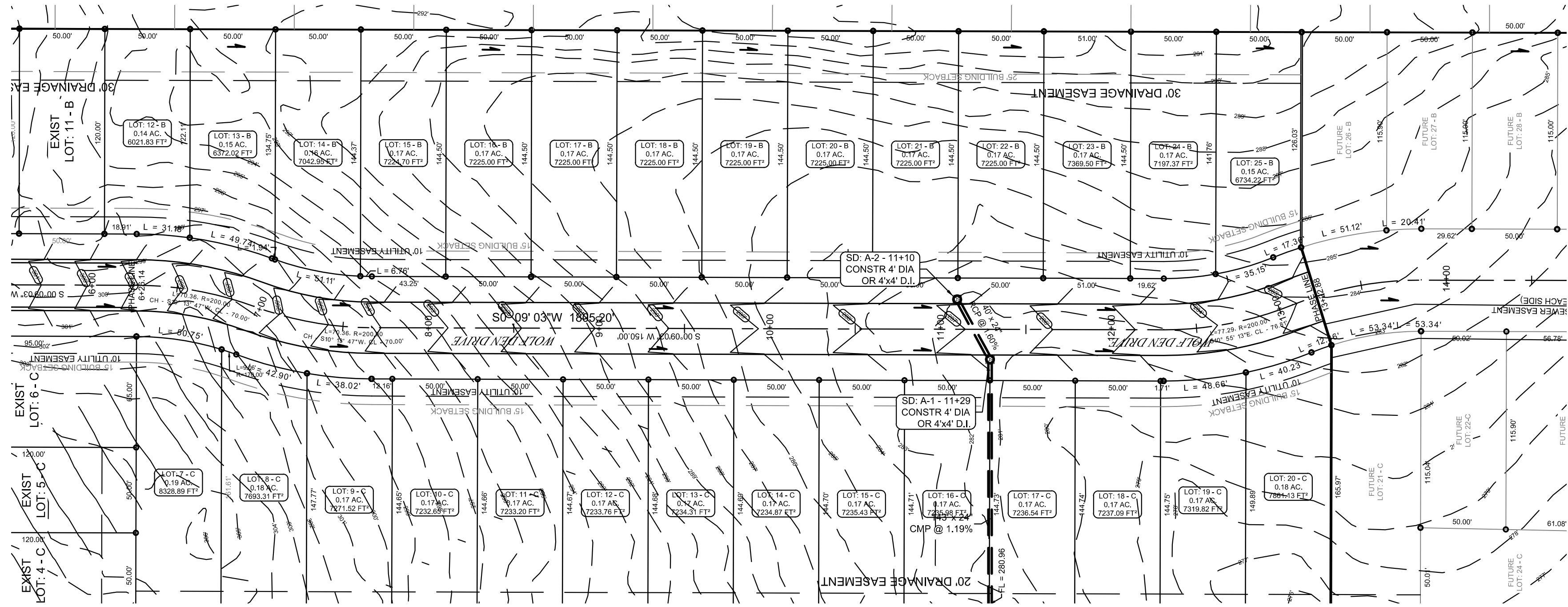
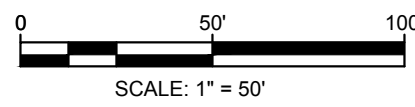
DATE: 11/28/16

REV:

DRAWN BY: BGW

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PIPE NOTE:

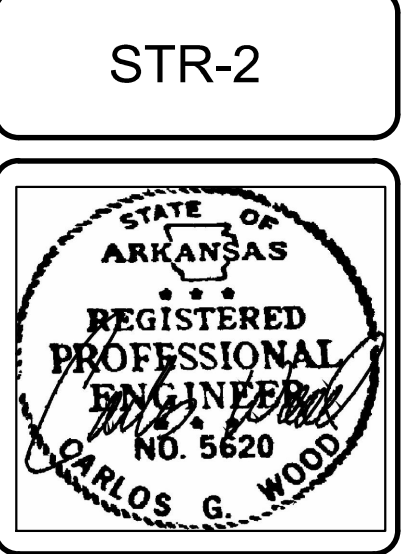
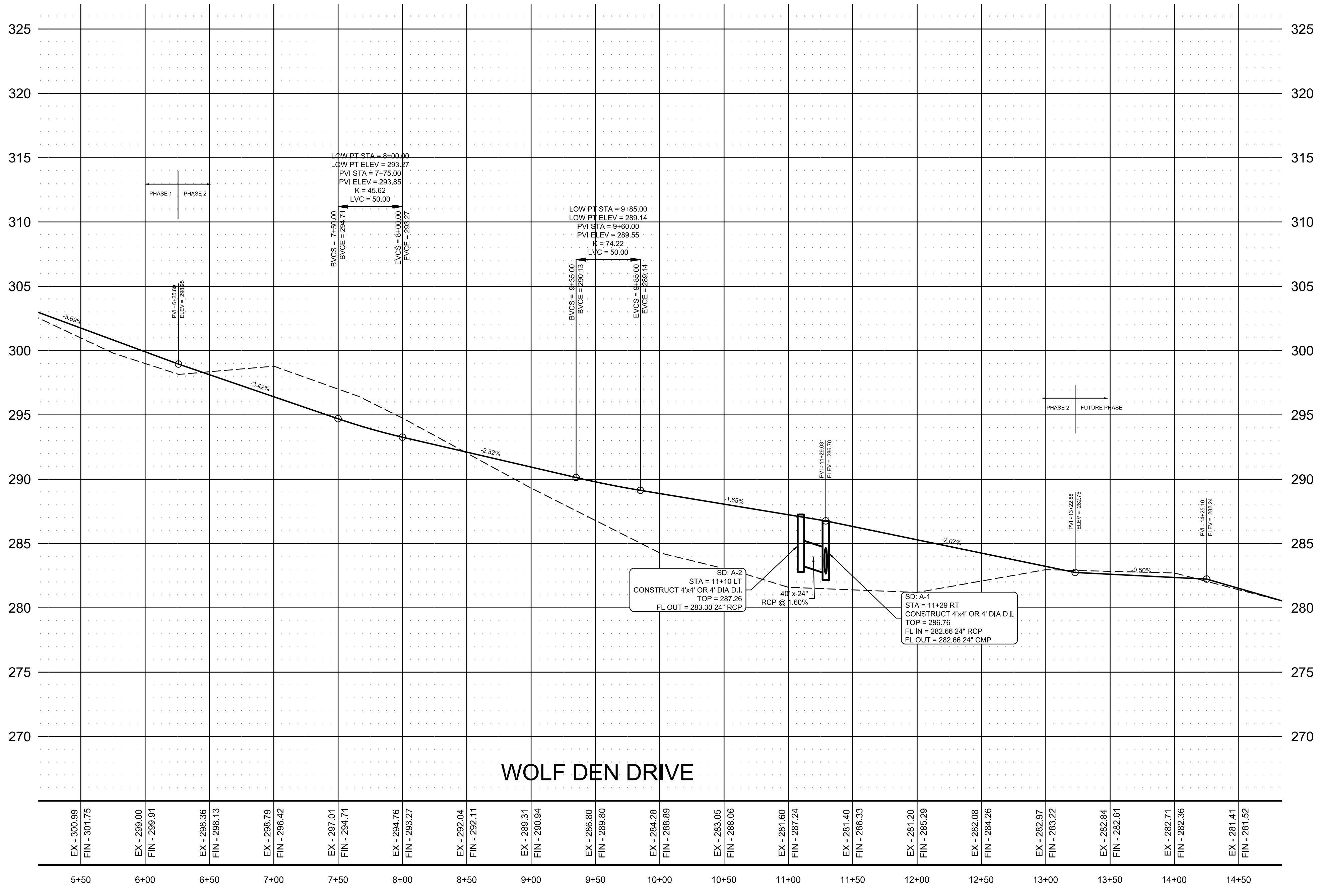
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- 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

PROFILE SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'



WOLF MEADOWS PHASE II

JONESBORO, AR

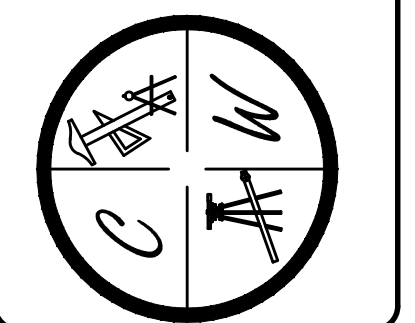
WOLF DEN DRIVE
PLAN & PROFILE

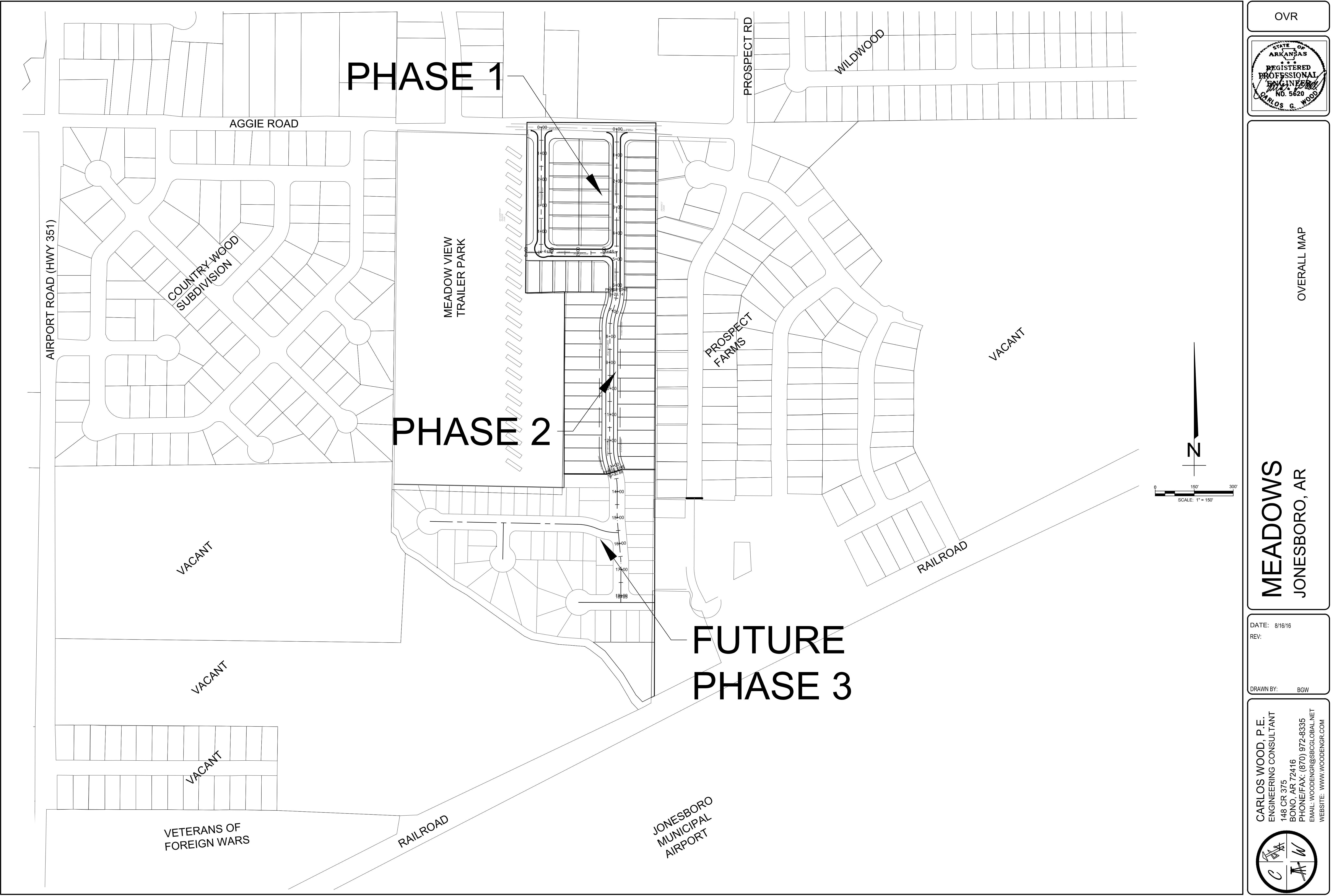
DATE: 11/28/16

REV:

DRAWN BY: BGW

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OVR

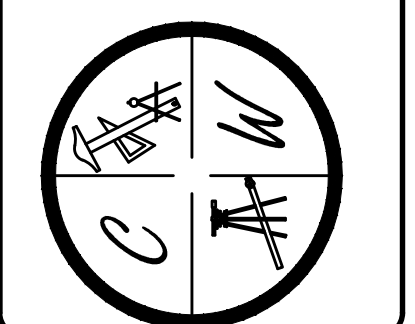


OVERALL MAP

MEADOWS
JONESBORO, AR

DATE: 8/16/16
REV:
DRAWN BY: BGW

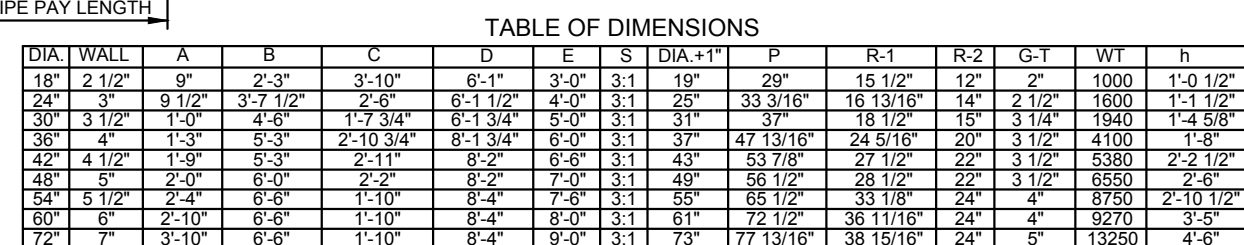
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N.T.S

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



- NOTES:
1. The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be placed and the remaining portions of the R.C. Curtain Wall placed.
 2. All reinforcing steel are #4 Bars at 6" O.C.
 3. No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
 4. Tongue End On Upstream Section. Groove End On Downstream Section.

N.T.S



NOTE:
TYPE I FRAME AND COVER PERMITTED ONLY ON STRUCTURES
NOT SUBJECT TO VEHICULAR TRAFFIC.



- 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.

