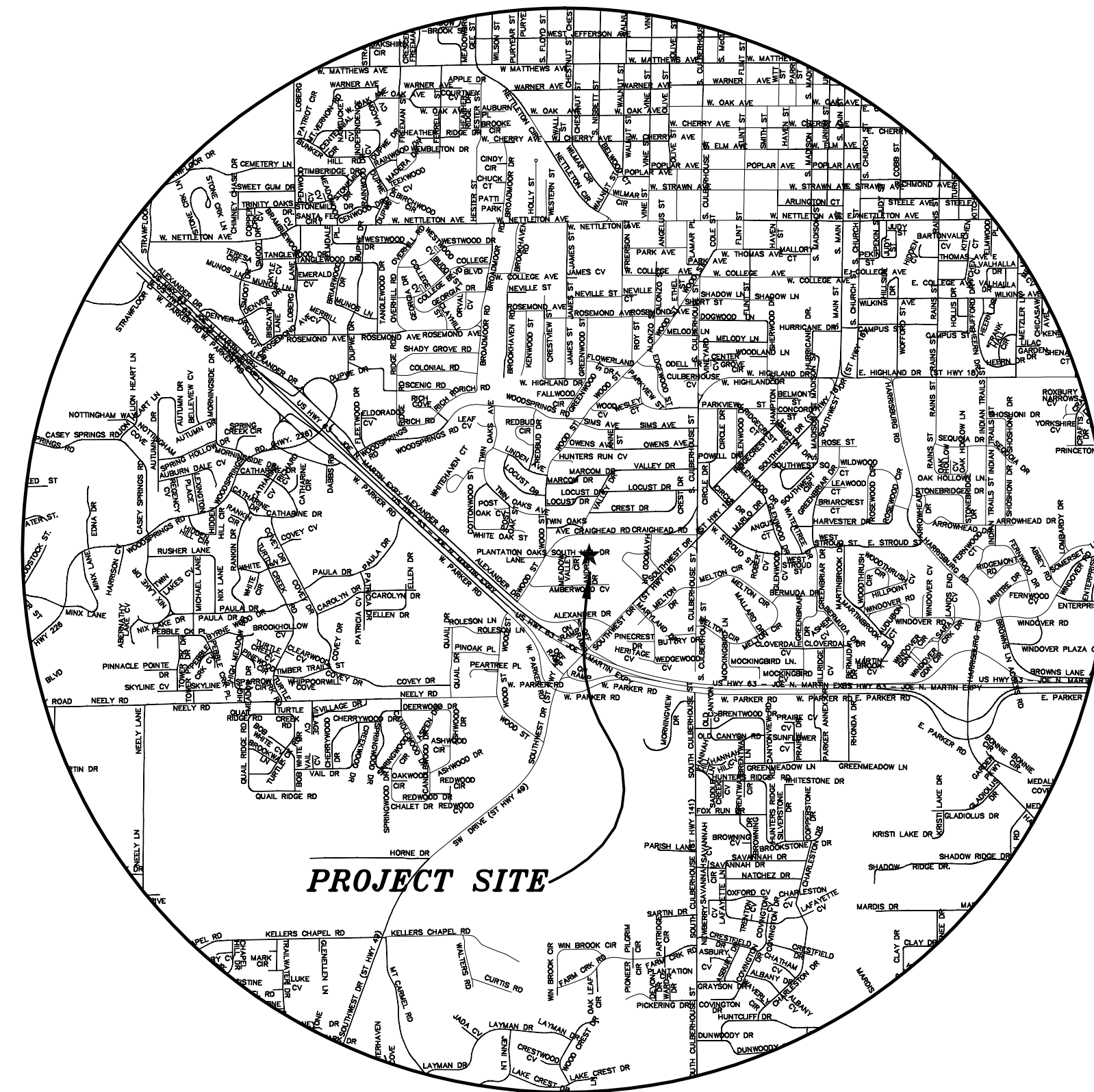


# *SOUTH OAKS SUBDIVISION PHASE TWO REVISED*

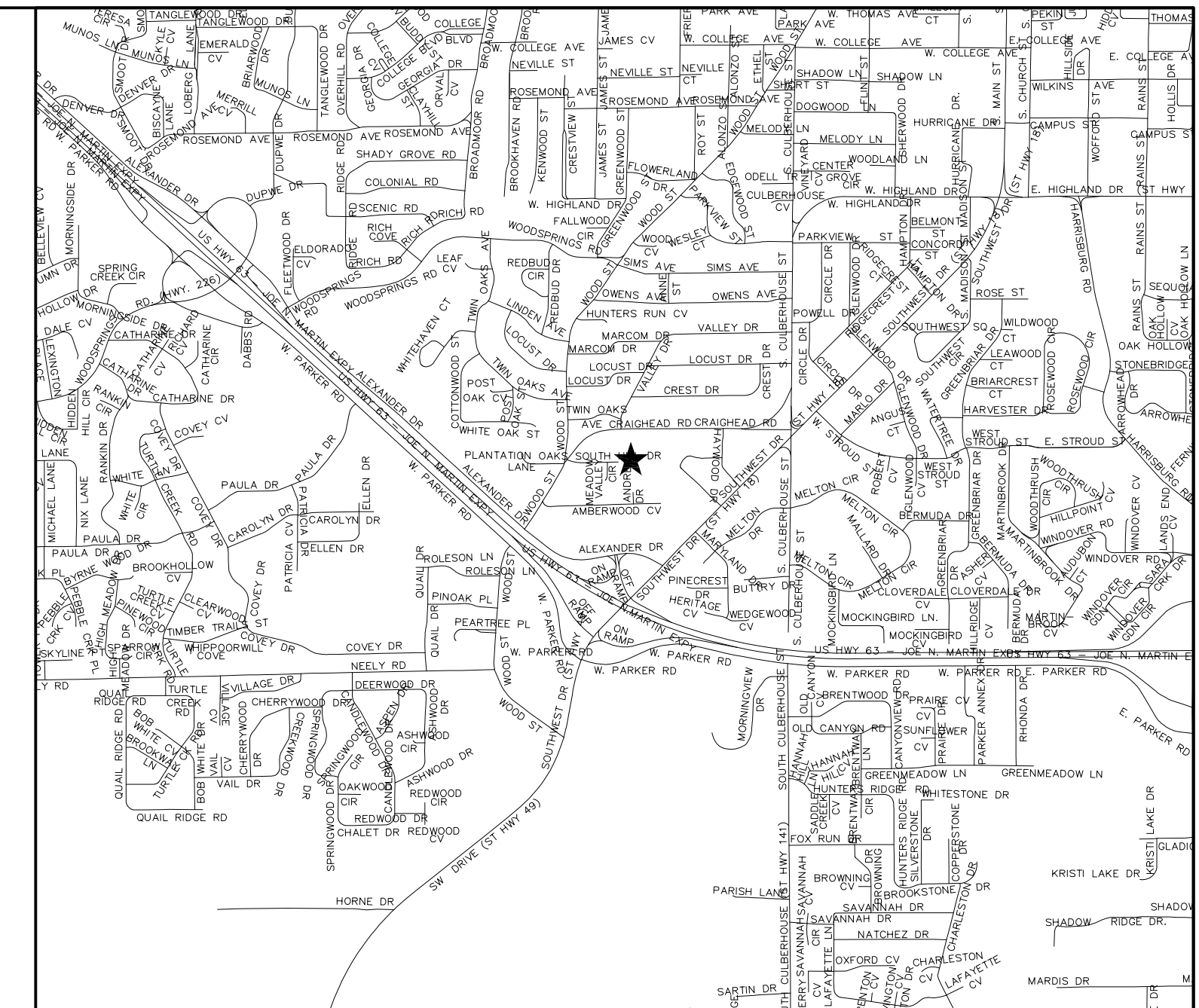
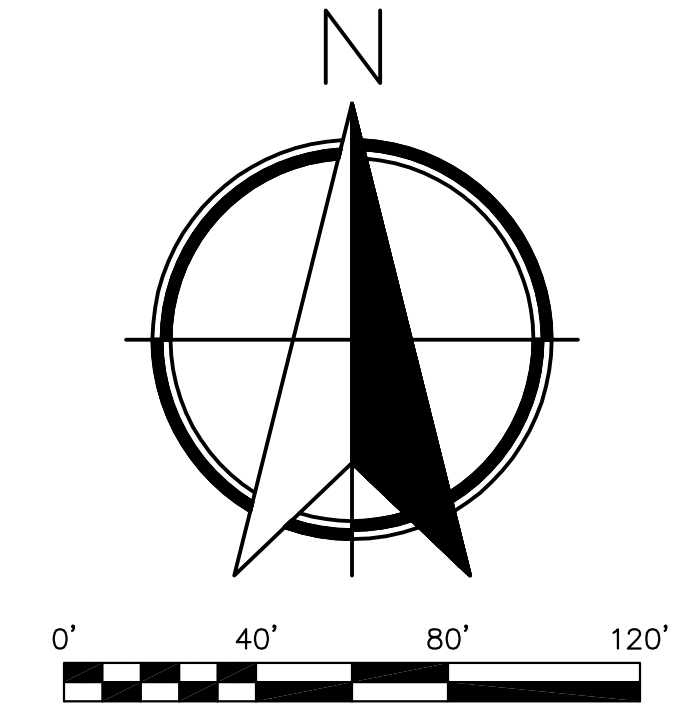
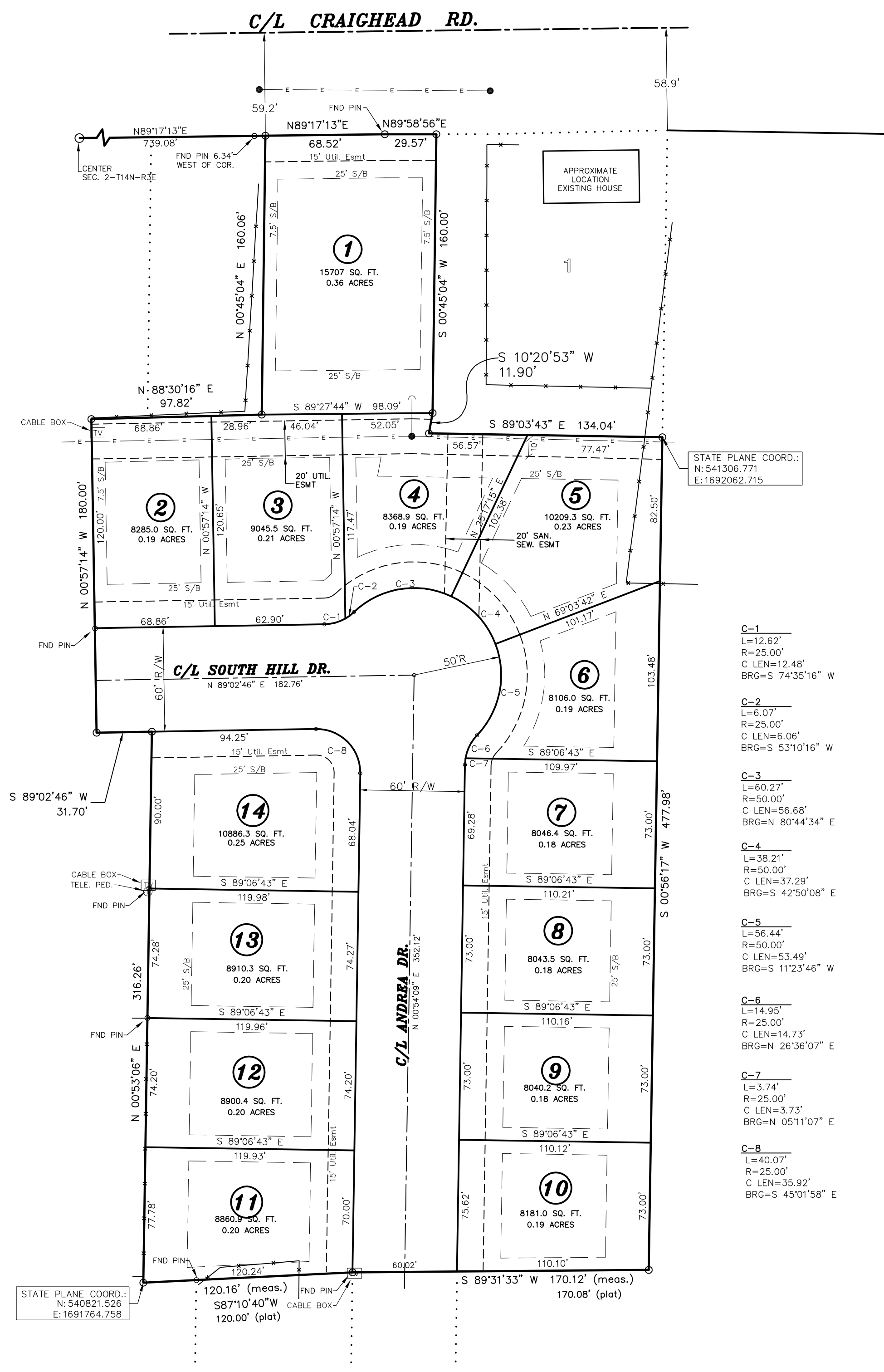
*Jonesboro, Arkansas*

*August, 2013*



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

SOUTH OAKS PHASE 2 LLC  
2704 S. CULBERHOUSE ST.  
JONESBORO, ARKANSAS 72401  
(870) 935-7800



**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.

**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.

The sub-divider or developer must, before the sale of any lot or lots, either complete the improvements defined in Section 15.16.01 of the Jonesboro Subdivision Regulations and as specifically identified on this Record Plat and supporting plans and documentation OR furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow agreement in the amount of the contract cost of improvements required by Section 15.16.01 that are not completed at the date of sale of the lot or lots from the closest improved street to and including all front footage of said lot or lots.

The record plat or plats will not be signed by the Chairman and Secretary of the Metropolitan Area Planning Commission until all conditions imposed by the Commission have been satisfied and all required site improvements have been either completed or their completion guaranteed and secured by an appropriate financial instrument.

**NOTES:**

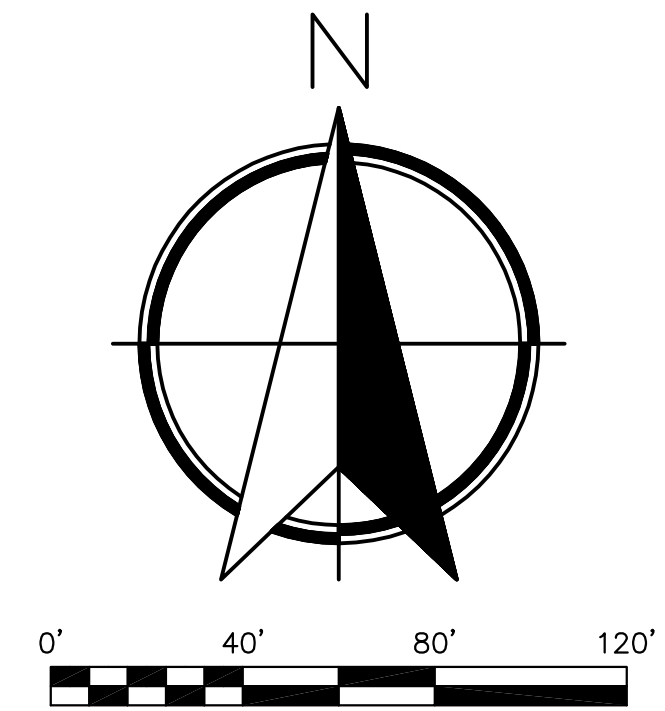
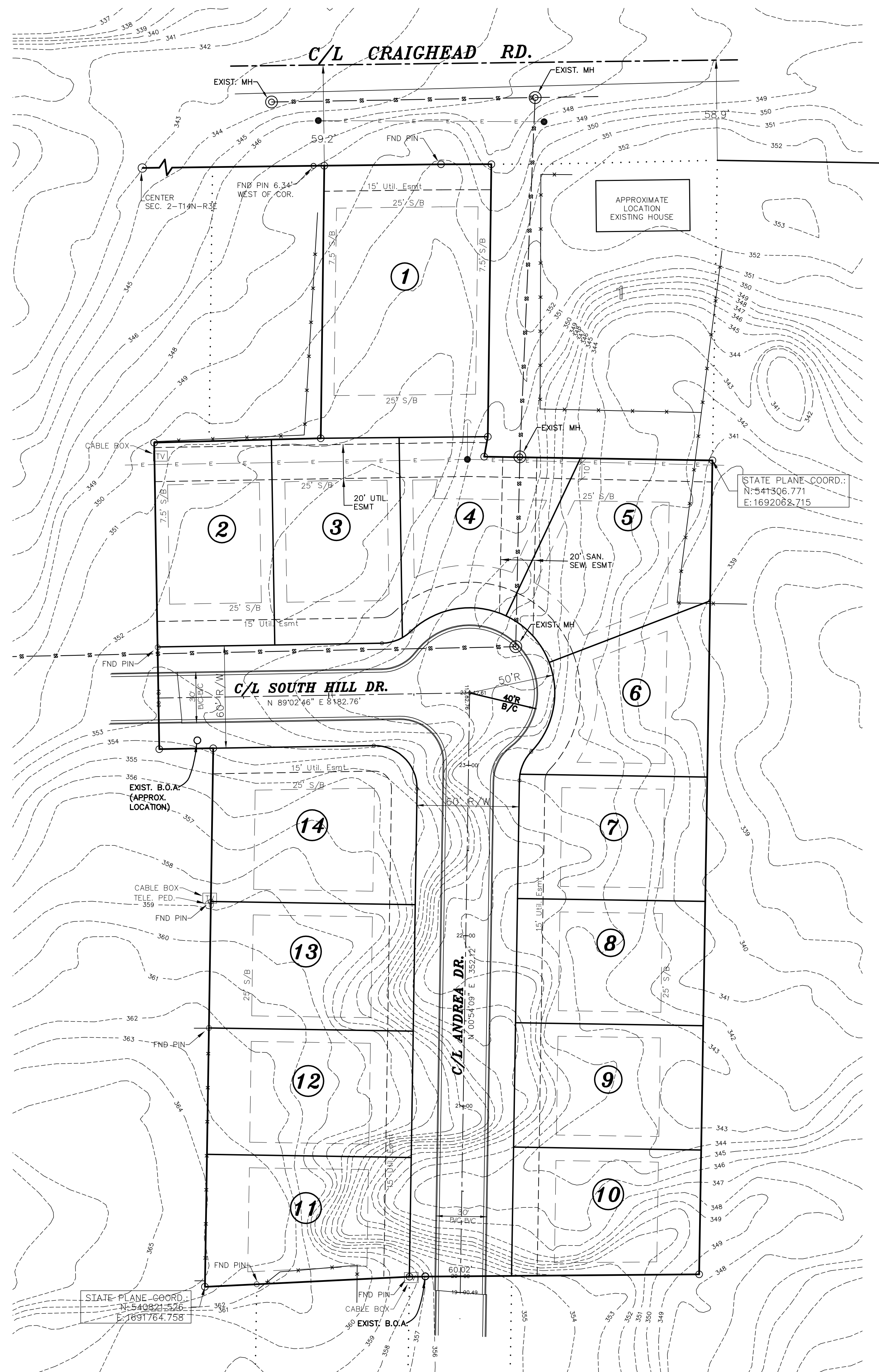
- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
- 2) BEARINGS BASED ON GPS OBSERVATION.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 100,000.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND PREVIOUS SURVEYS.
- 5) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 6) FLOOD PLAIN: THIS TRACT DOES/DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 7) CURRENT ZONING: R-1
- 8) SETBACKS: 25' FRONT  
25' REAR  
7.5' SIDE

**LEGAL DESCRIPTION:**

Lots 2 and 3 of South Oaks Ph. 2 Replat of Lots 7-8, Block 'A', Lots 9-12, Block 'B', Lots 3-8, Block 'C' of South Oaks Addition Phase Two and Part of the Northwest Quarter of the Southeast Quarter, Section 25, Township 14 North, Range 3 East more particularly described as follows:  
From the center of said section 2,  
run N89°17'13"E a distance of 739.08 ft. to the POINT OF BEGINNING;  
thence N89°17'13"E along the right of way line of Craighead Road a distance of 68.52 ft. to a point;  
thence N89°58'56"E along the right of way line of Craighead Road a distance of 29.57 ft. to a point;  
thence leaving said right of way line,  
run S00°45'04"W a distance of 160.00 ft. to a point;  
thence S10°20'53"W a distance of 11.90 ft. to a point;  
thence S89°03'43"E a distance of 134.04 ft. to a point;  
thence S00°56'17"W a distance of 477.98 ft. to a point;  
thence S89°31'33"W a distance of 170.12 ft. to a point;  
thence S87°10'40"W a distance of 120.16 ft. to a point;  
thence N00°53'06"E a distance of 316.26 ft. to a point;  
thence S89°02'46"W a distance of 31.70 ft. to a point;  
thence N00°57'14"W a distance of 180.00 ft. to a point;  
thence N88°30'16"E a distance of 97.82 ft. to a point;  
thence N00°45'04"E a distance of 160.06 ft. to the POINT OF BEGINNING, containing 3.75 acres,  
AND TO BE KNOWN AS:

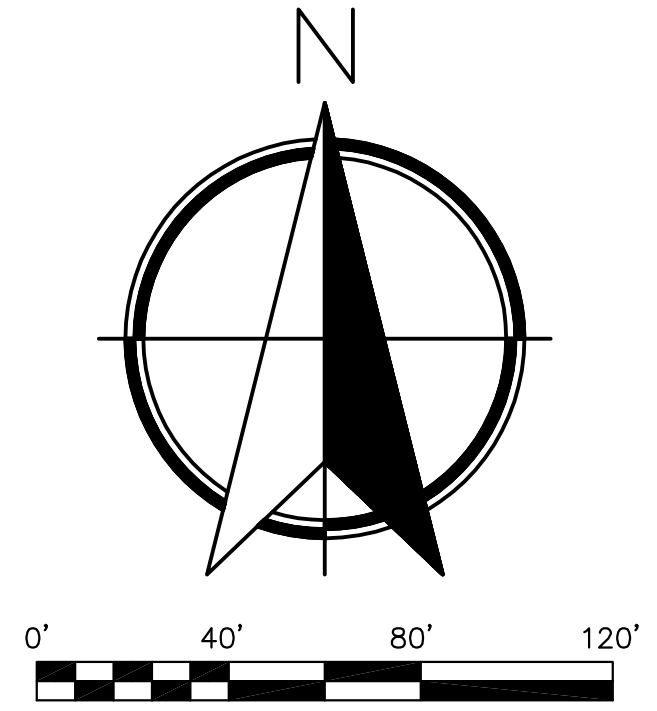
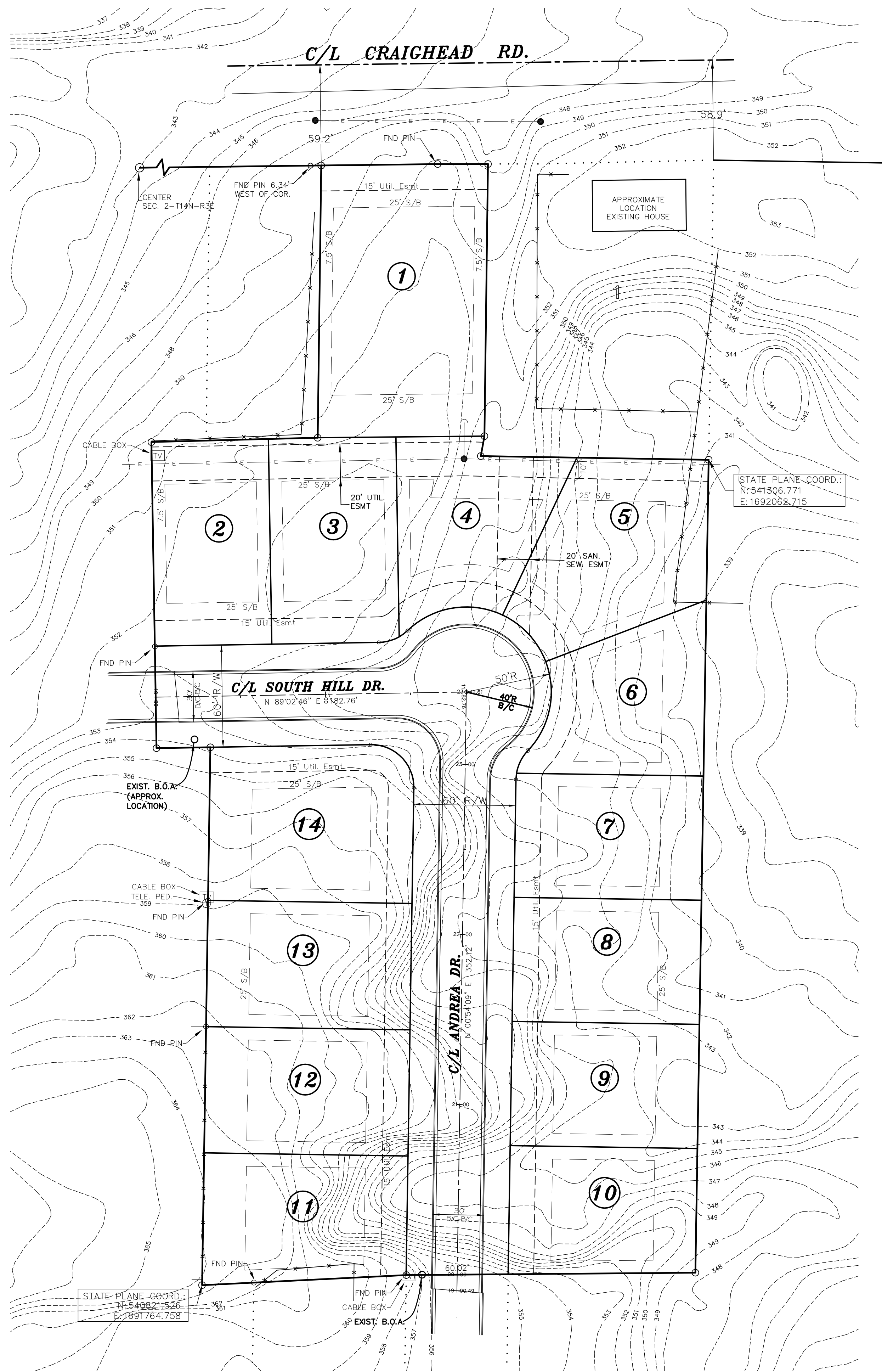
**SOUTH OAKS SUBDIVISION  
PHASE 2 - REVISED  
Jonesboro, Arkansas**

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
RECORD PLAT SOUTH OAKS SUBD. PHASE TWO REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1"=40'	113004	1 of 1		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
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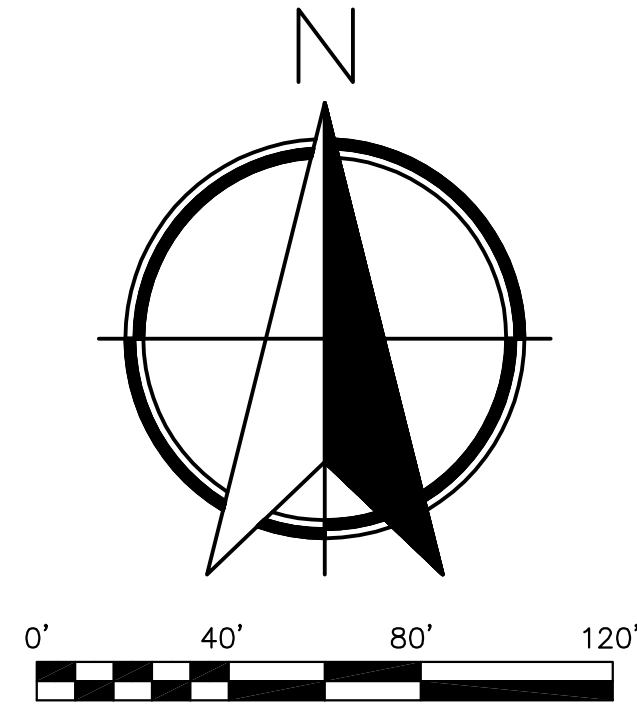
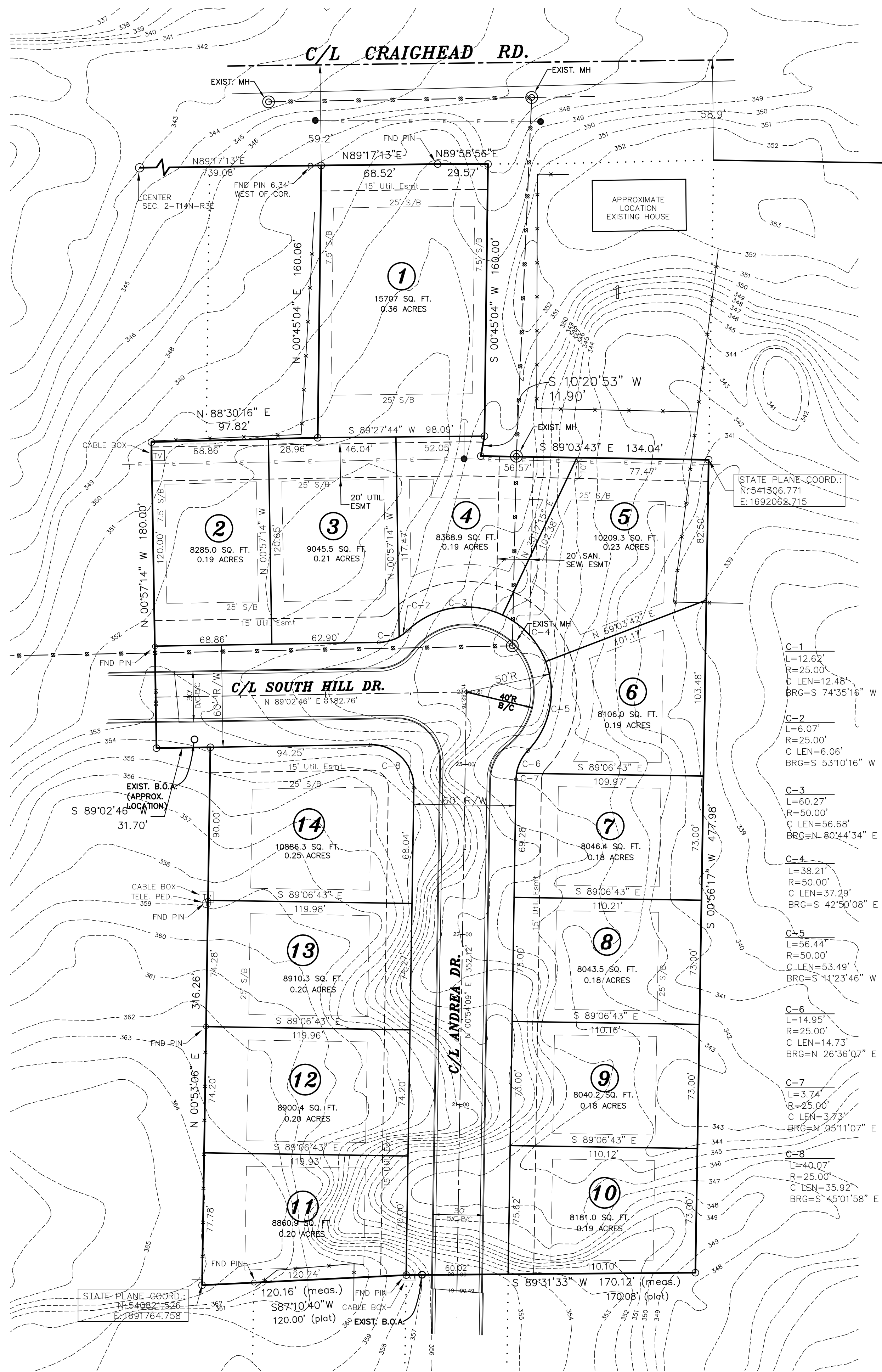
ENGINEERS		PLANNERS		SURVEYORS	
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
OVERALL UTILITY & DRAINAGE PLAN SOUTH OAKS SUBD PH. 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1"=40'	113004	No.		
Section	Township	Range	County	2 of 9	
25	14N	03E	CRAIGHEAD		
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ENGINEERS		PLANNERS		SURVEYORS	
<small>203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net</small>					
WATER DISTRIBUTION PLAN SOUTH OAKS SUBD. PH 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1" = 40'	113004	No.		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD	3 of 9	
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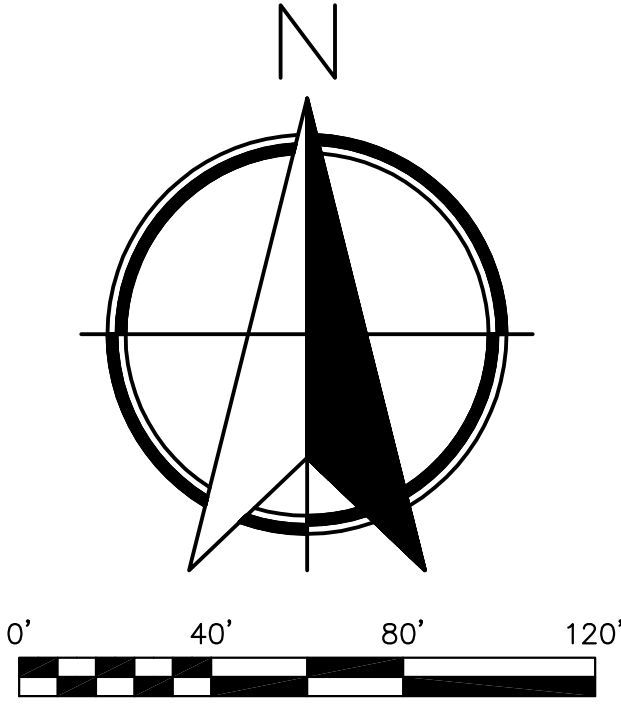
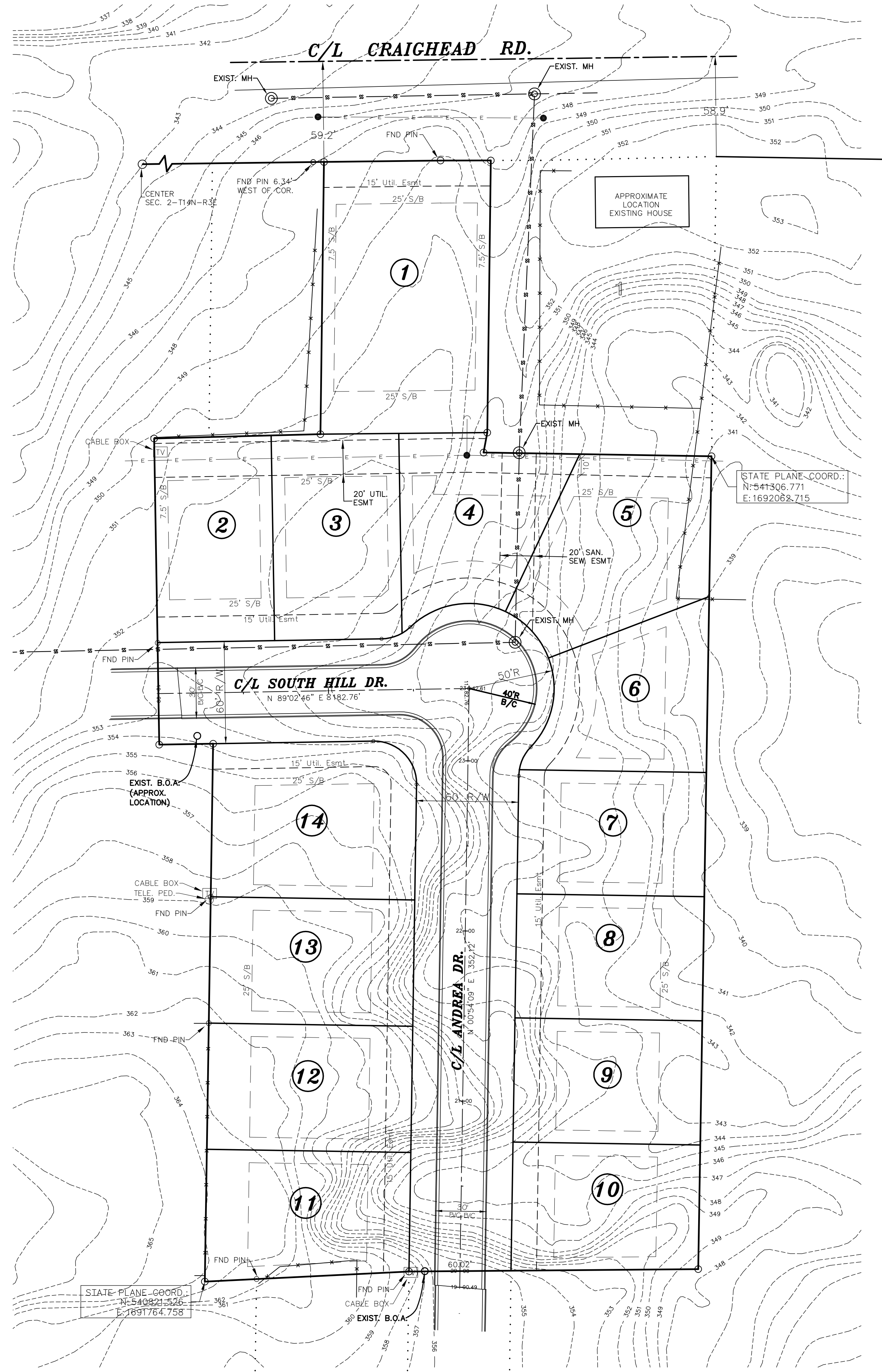
- C-1**  
L=12.62'  
R=25.00'  
C LEN=12.48'  
BRG=S 74°35'16" W
- C-2**  
L=6.07'  
R=25.00'  
C LEN=6.06'  
BRG=S 53°10'16" W
- C-3**  
L=60.27'  
R=50.00'  
C LEN=56.68'  
BRG=N 80°44'34" E
- C-4**  
L=38.21'  
R=50.00'  
C LEN=37.29'  
BRG=S 42°50'08" E
- C-5**  
L=56.44'  
R=50.00'  
C LEN=53.49'  
BRG=S 11°23'46" W
- C-6**  
L=14.95'  
R=25.00'  
C LEN=14.73'  
BRG=N 26°36'07" E
- C-7**  
L=3.74'  
R=25.00'  
C LEN=3.73'  
BRG=N 05°11'07" E
- C-8**  
L=40.07'  
R=25.00'  
C LEN=35.92'  
BRG=S 45°01'58" E

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
DRAINAGE PLAN SOUTH OAKS SUBD. PH 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1"=40'	113004	5 of 9		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
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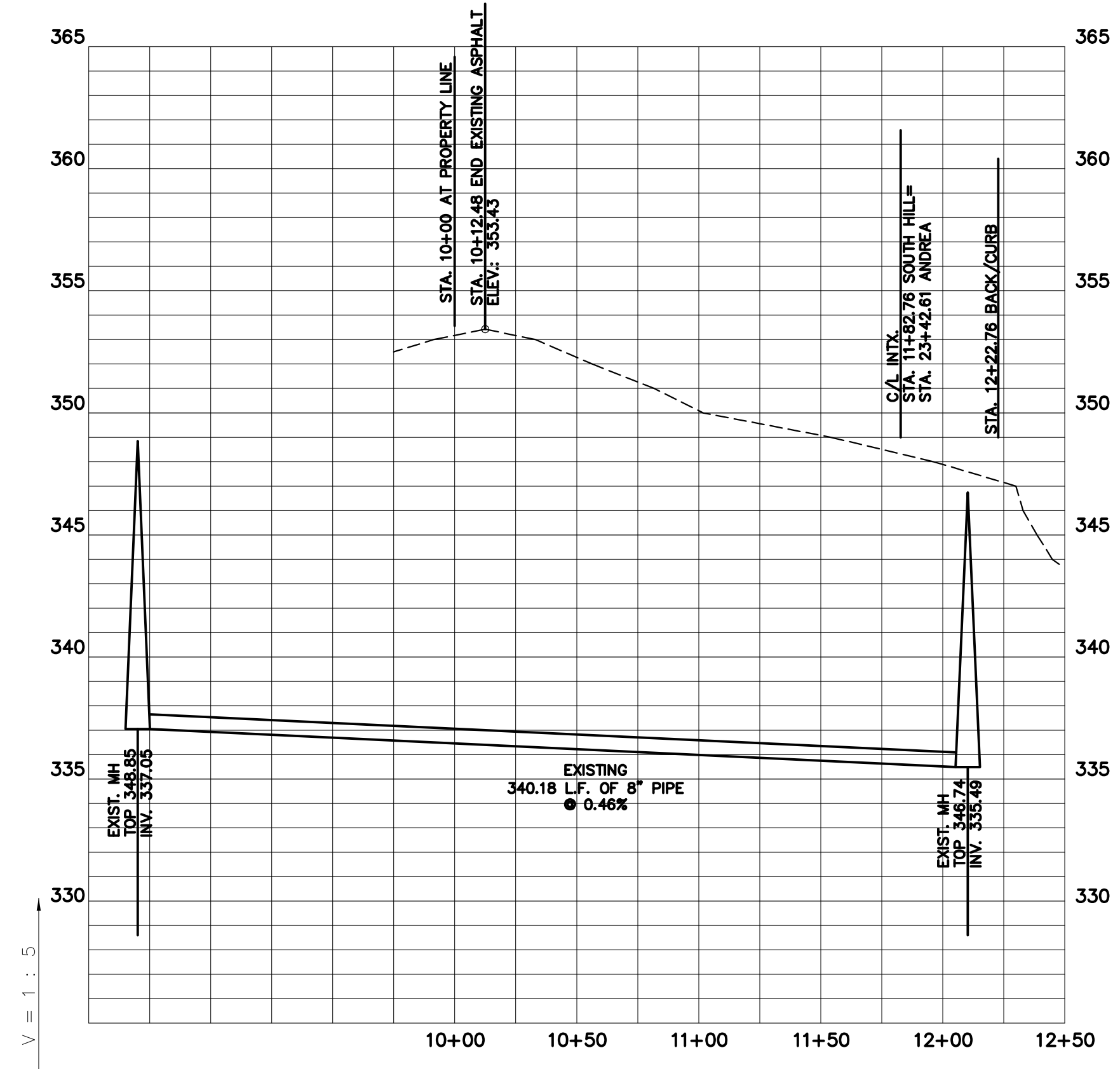
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
No. 7880  
GEORGE M. HAMMAN

CIVILOGIC  
No. 329  
ARKANSAS-ENGINEER

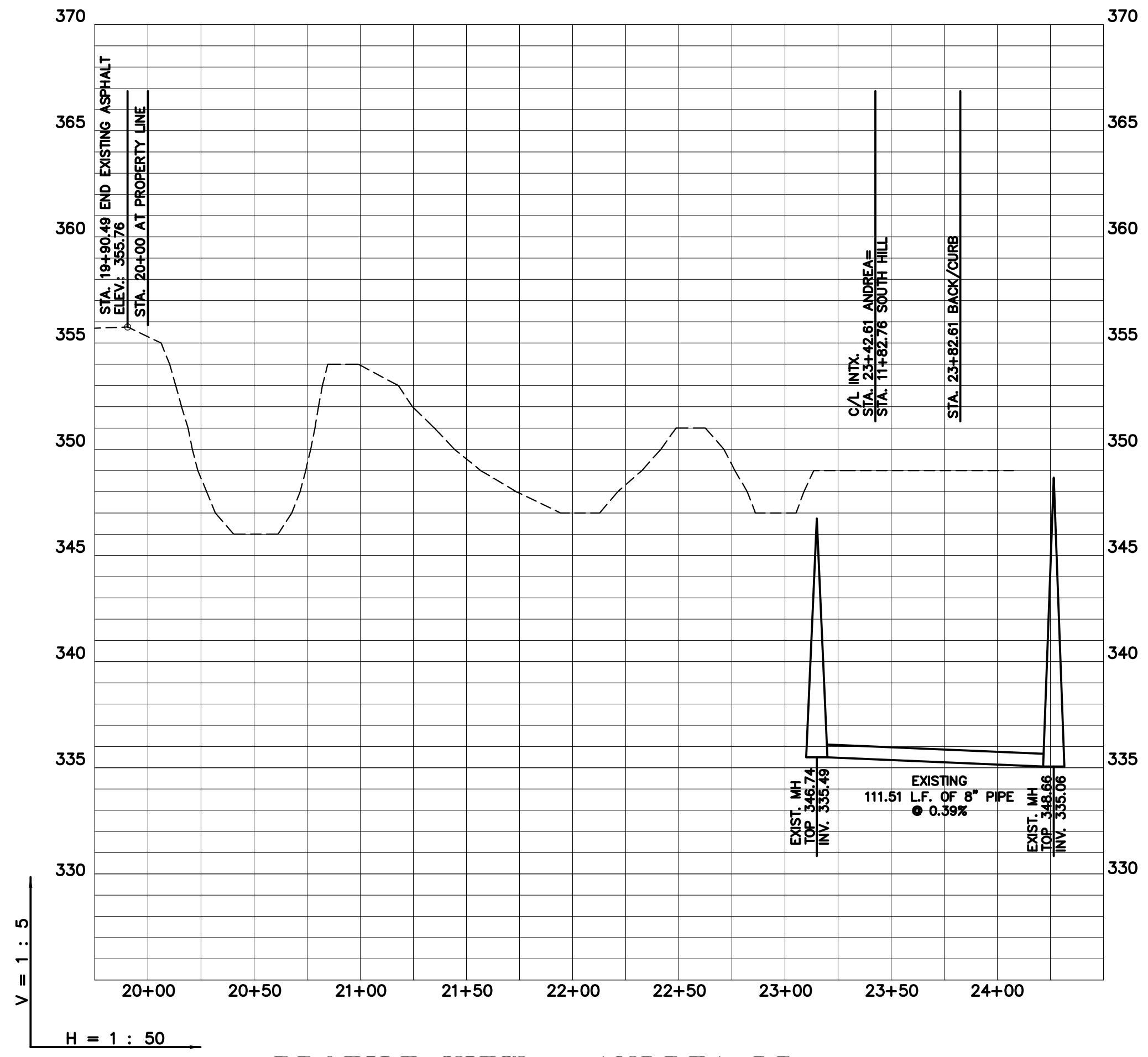




**PLAN VIEW**



**PROFILE VIEW - SOUTH HILL DR.**

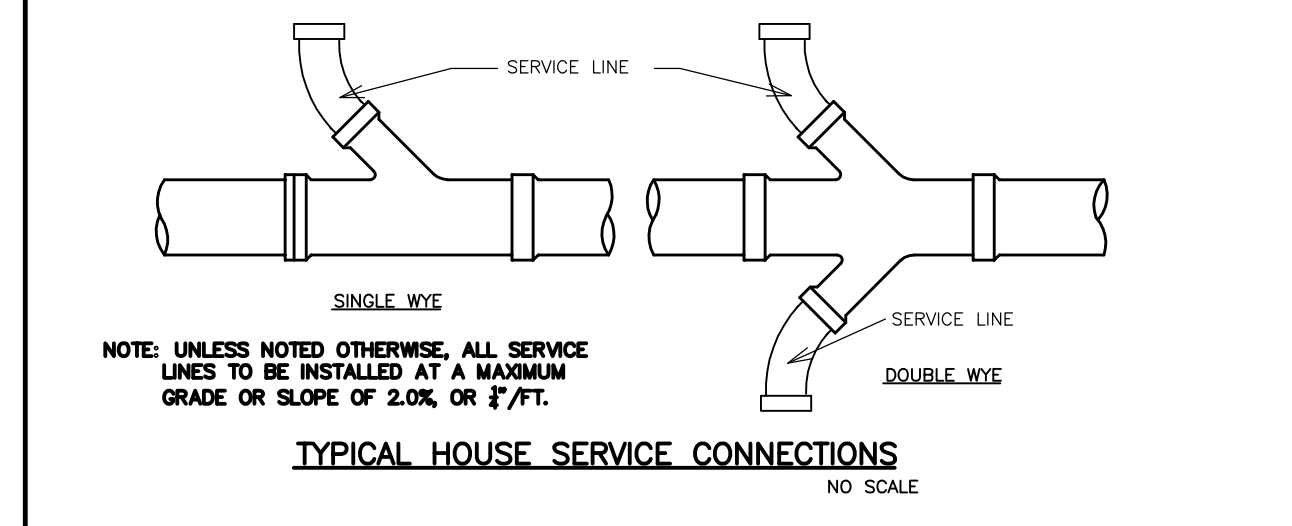
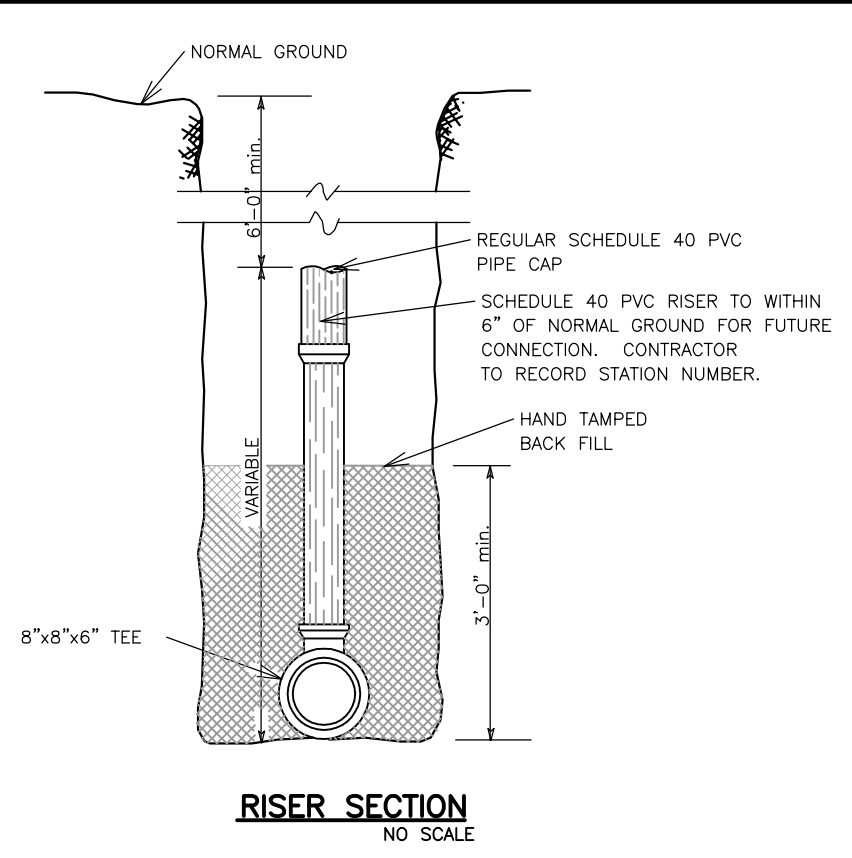
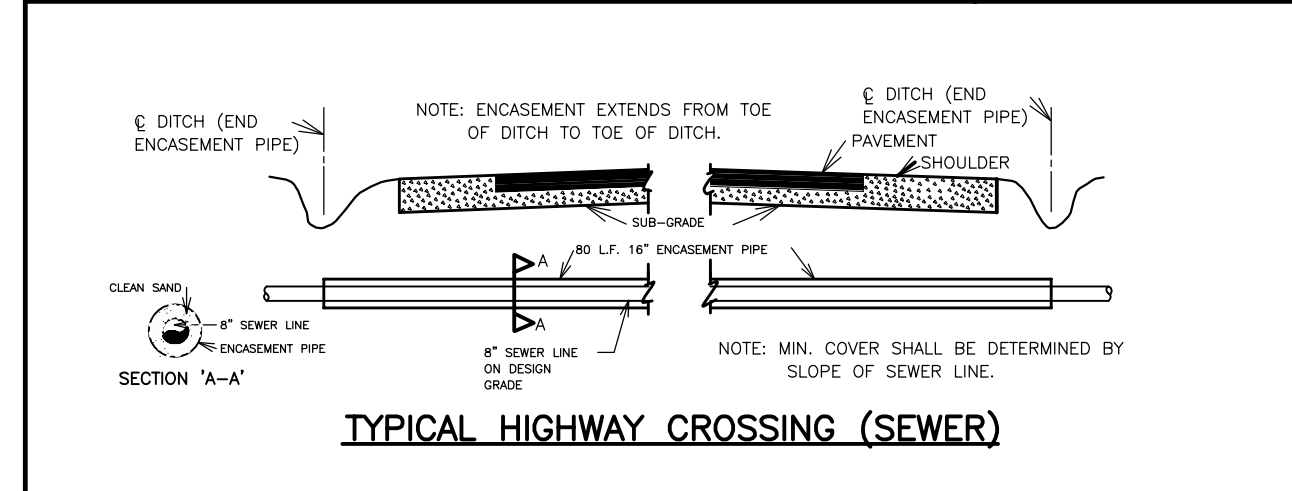
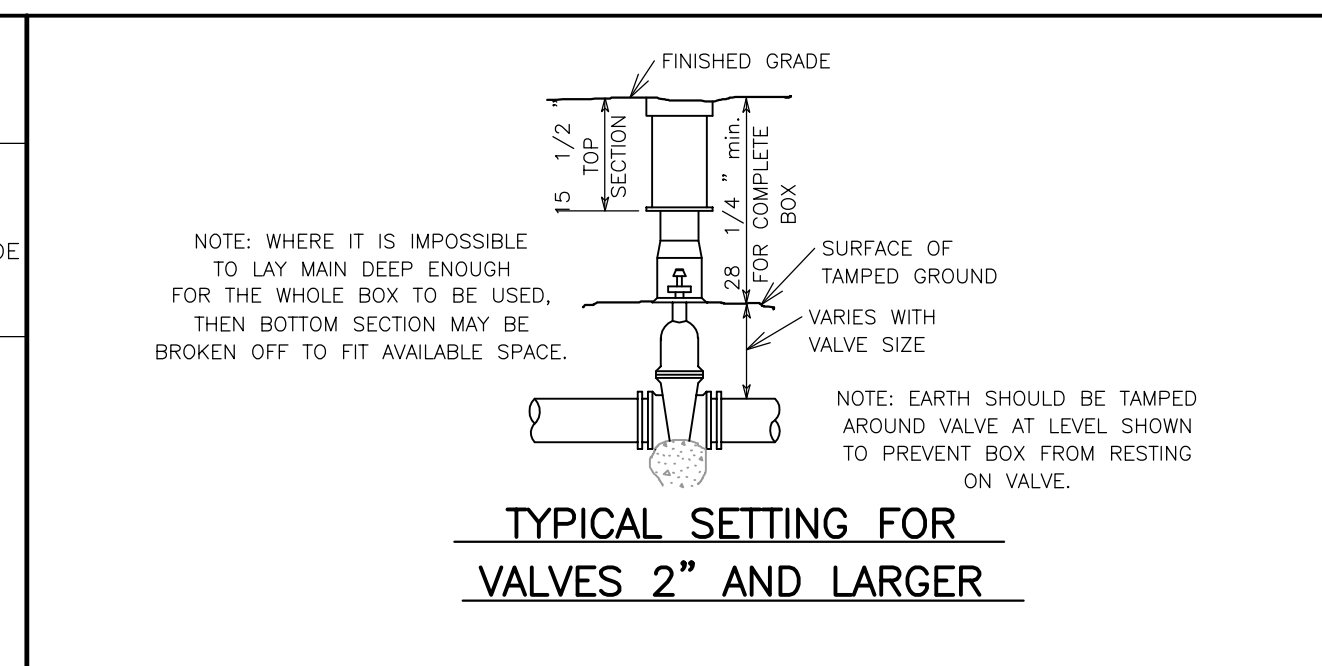
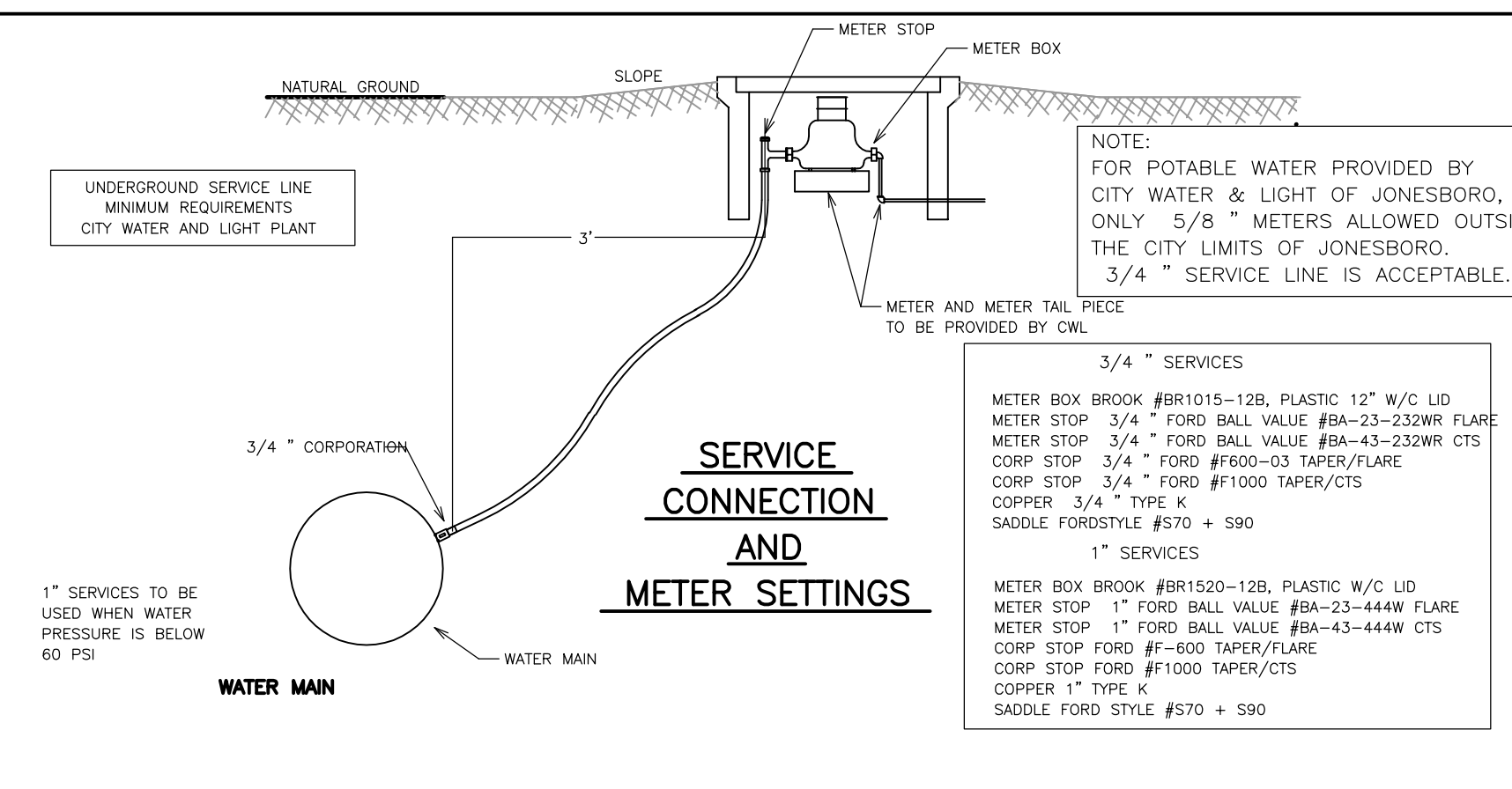
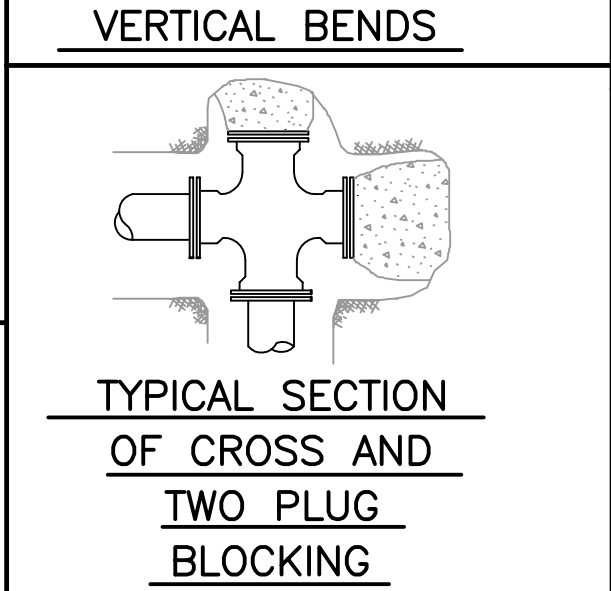
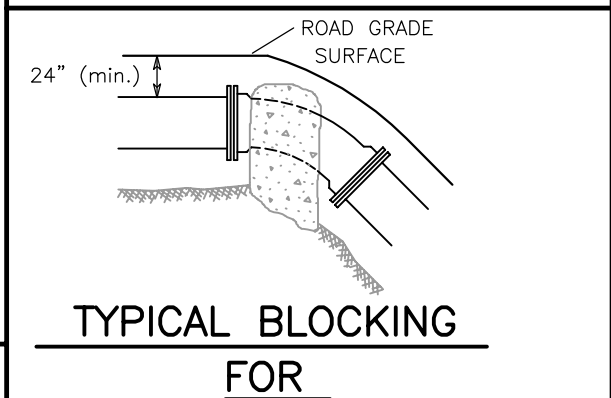
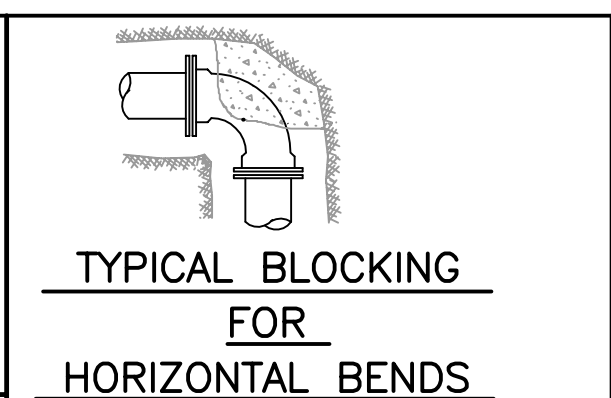
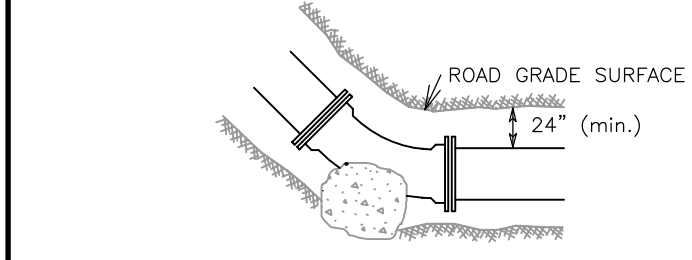
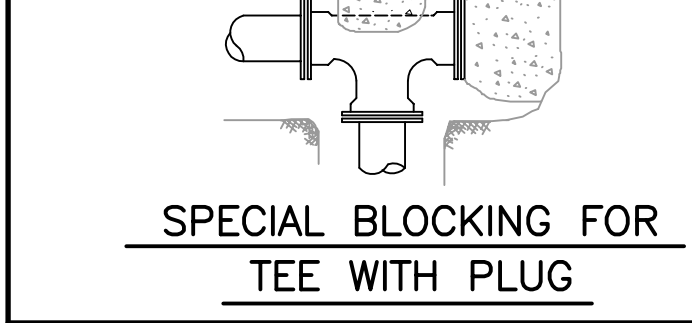
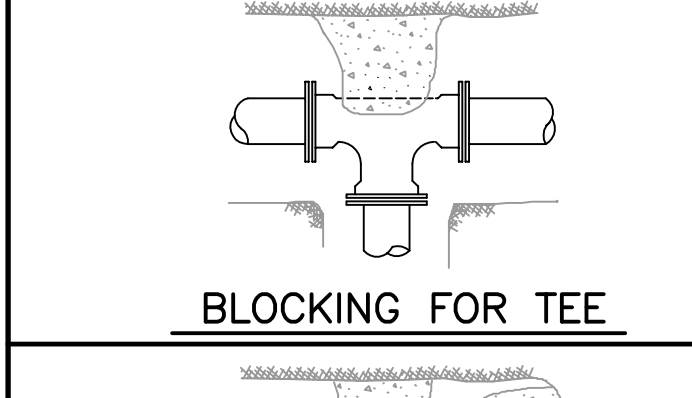
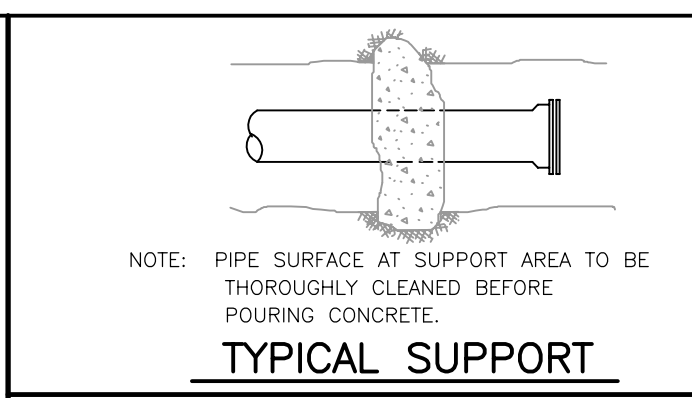
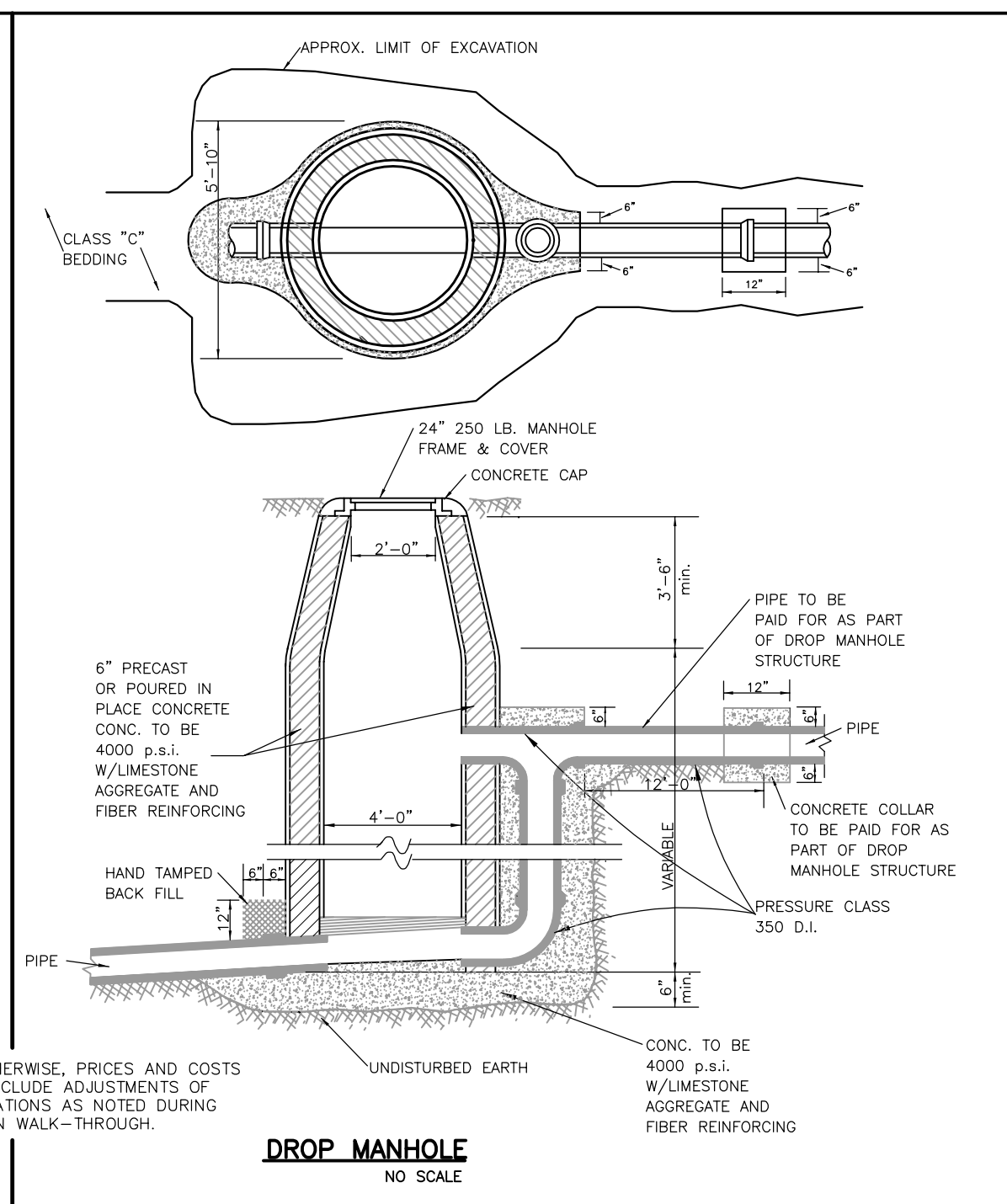
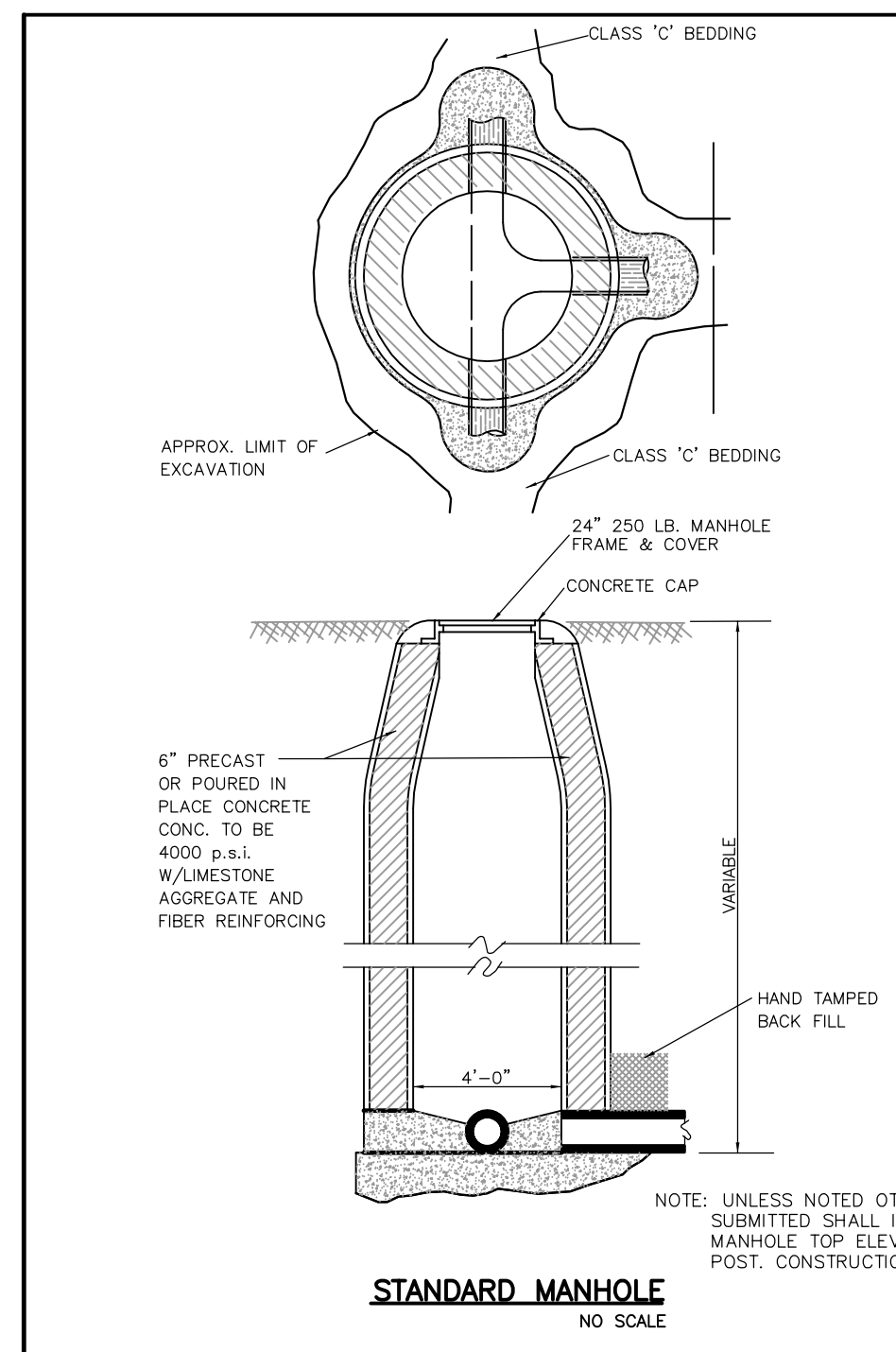


**PROFILE VIEW - ANDREA DR.**

ENGINEERS		PLANNERS		SURVEYORS	
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PLAN AND PROFILES SOUTH OAKS SUBD. PH. 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	SHOWN	113004	No. 6		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD		
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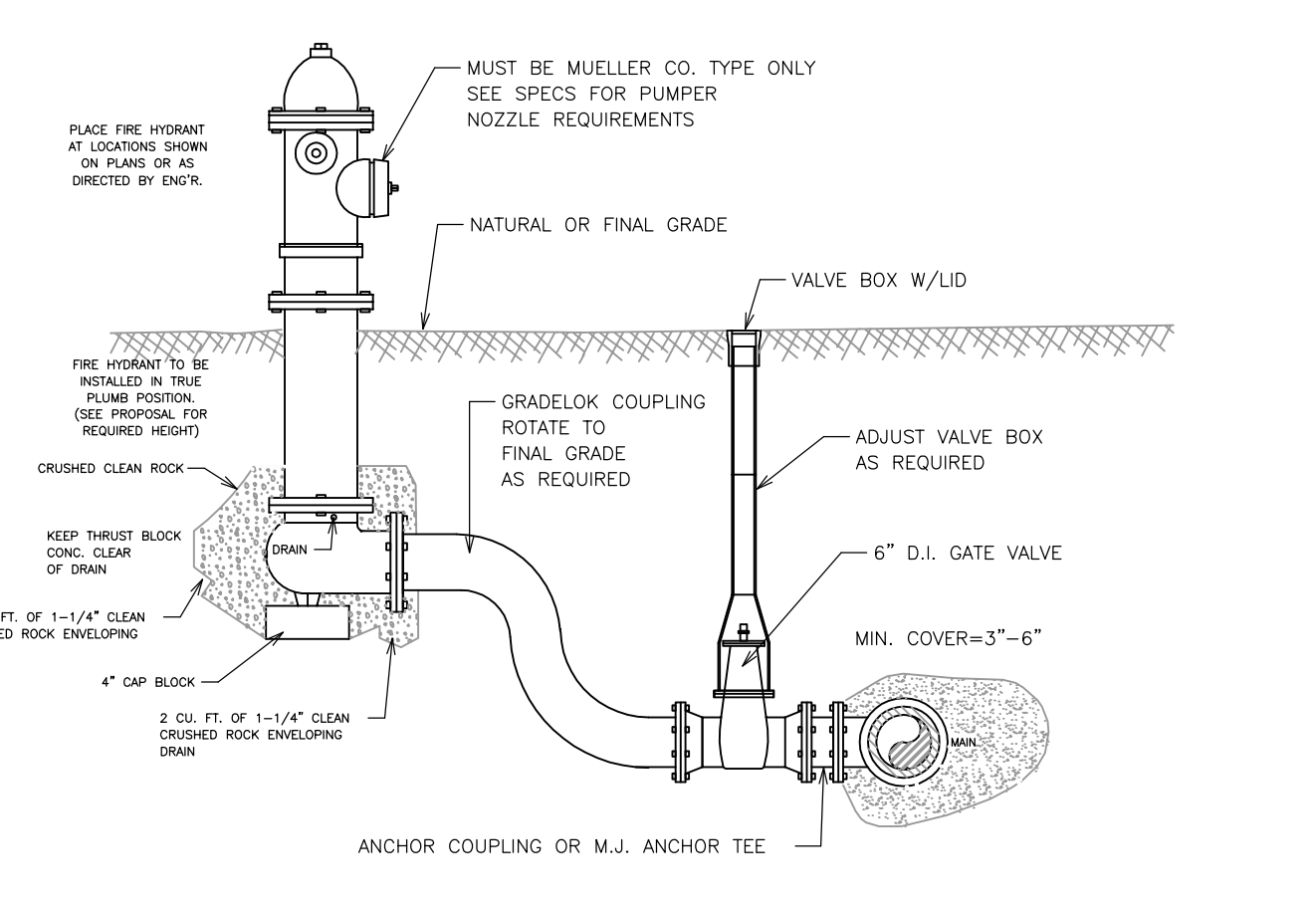
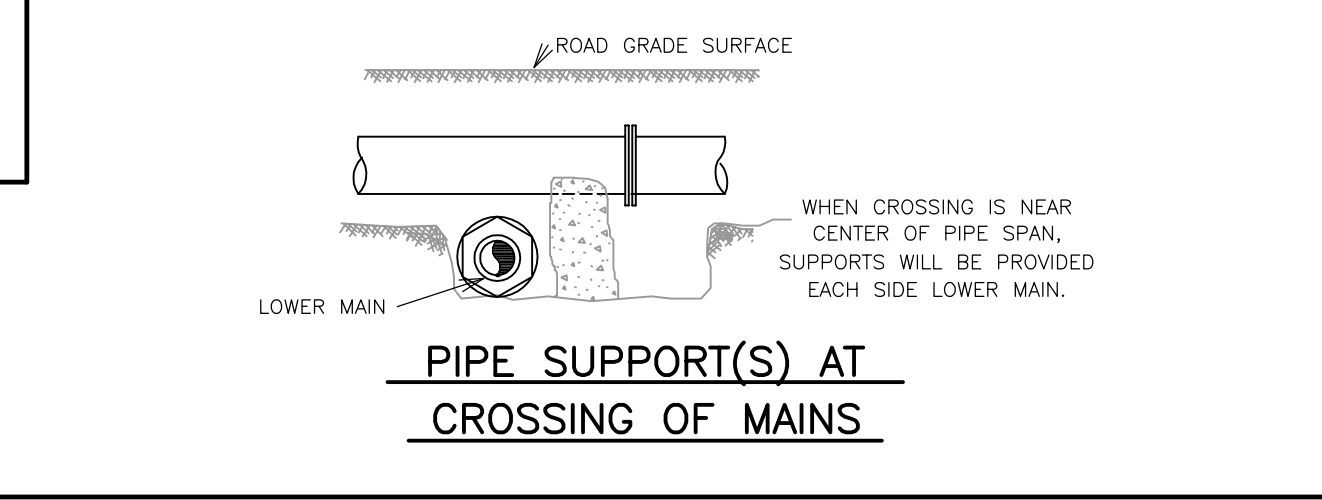
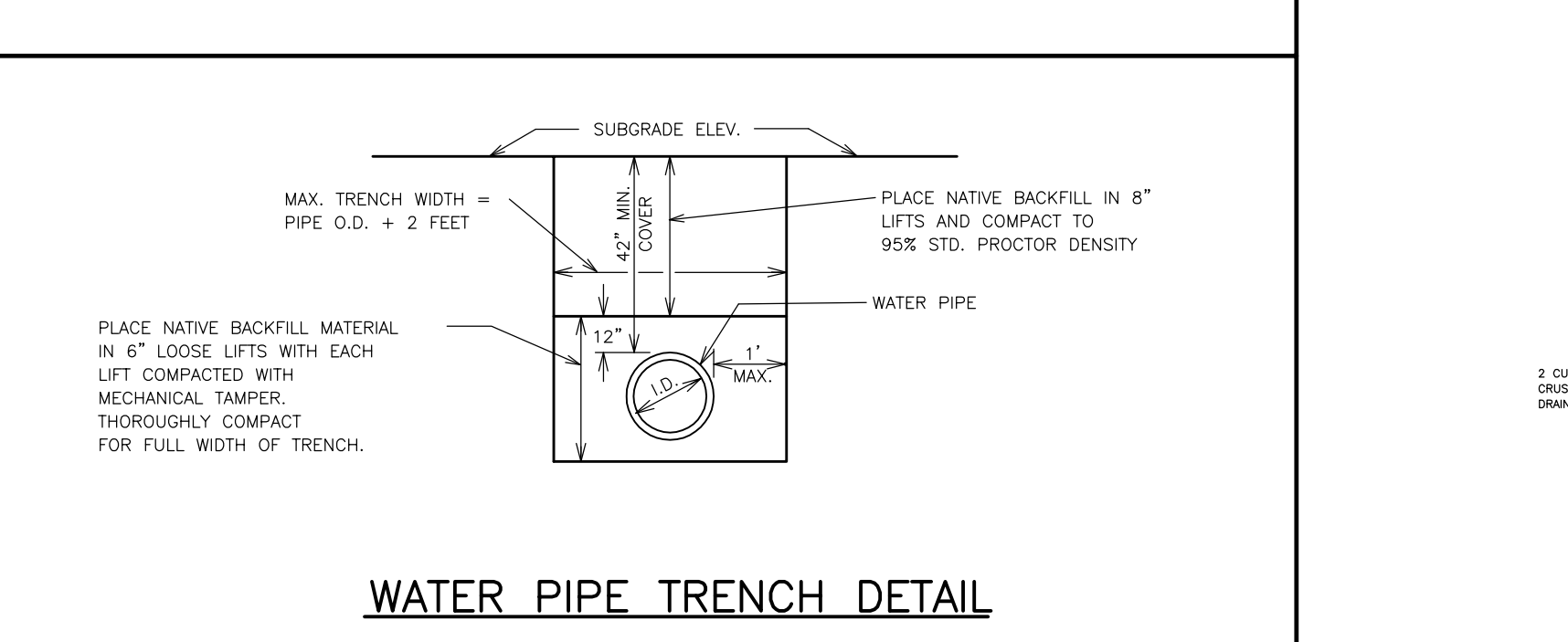
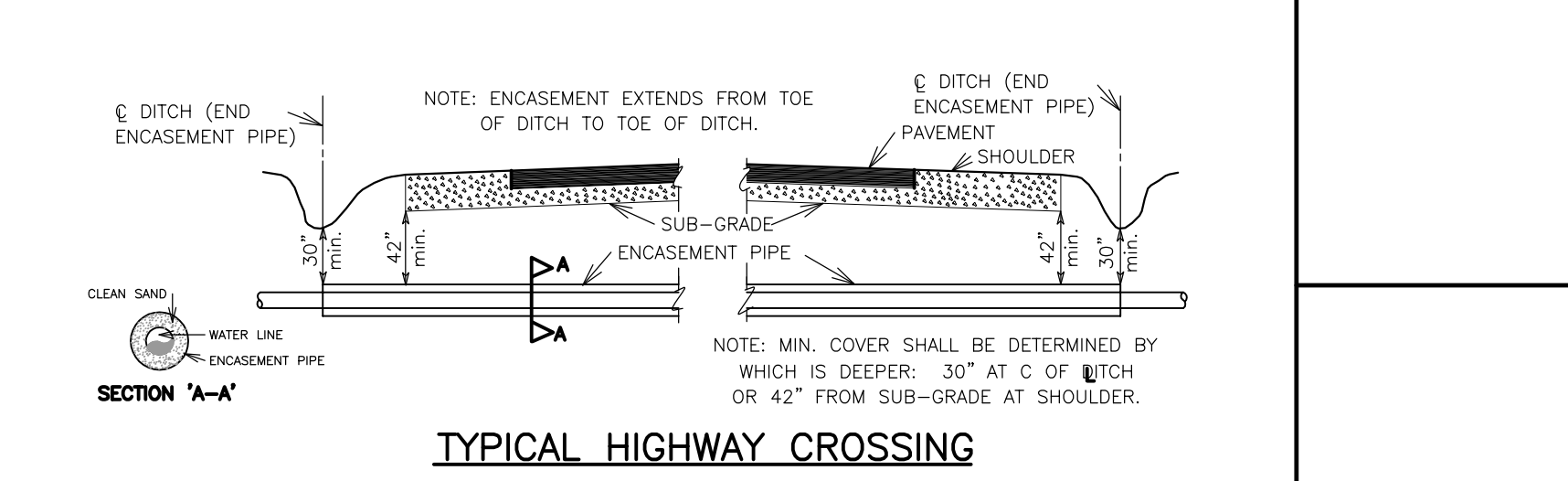
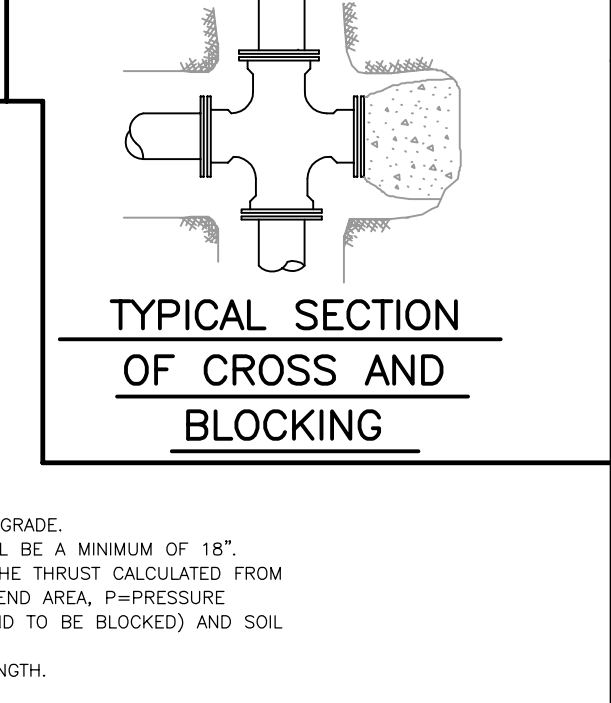




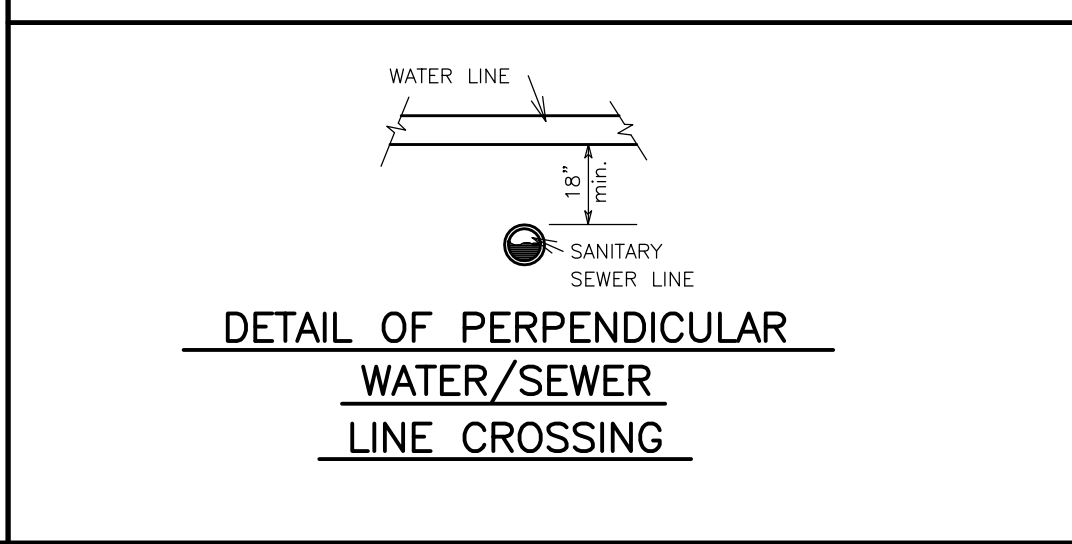
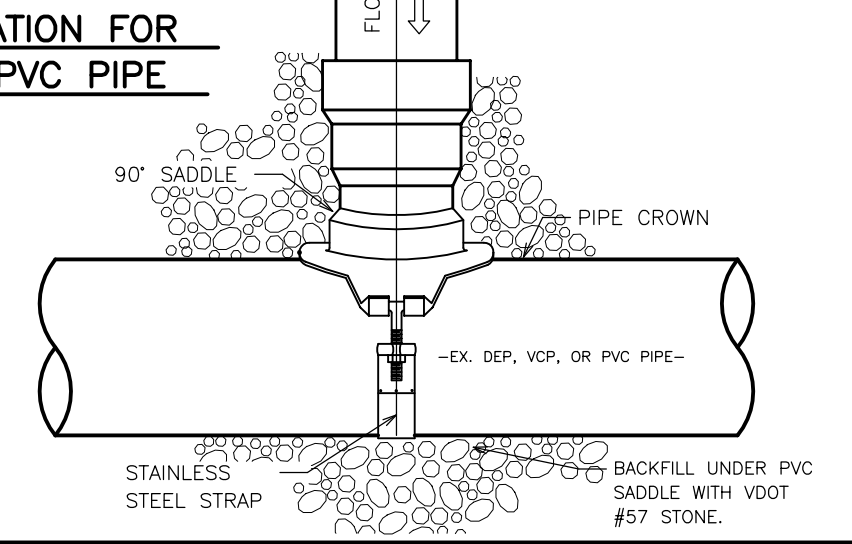
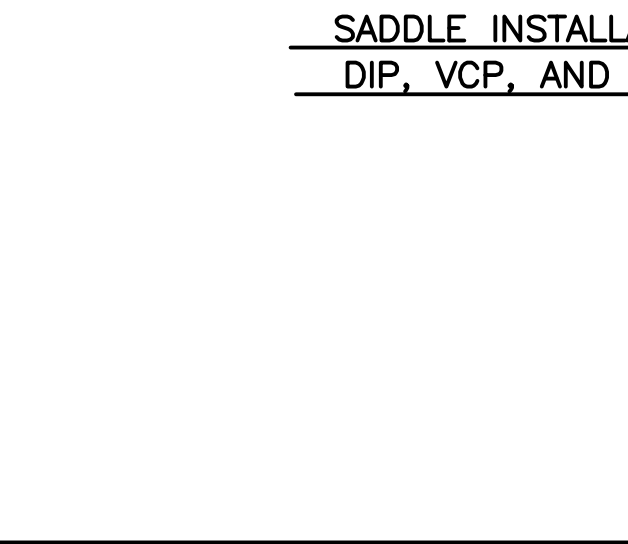
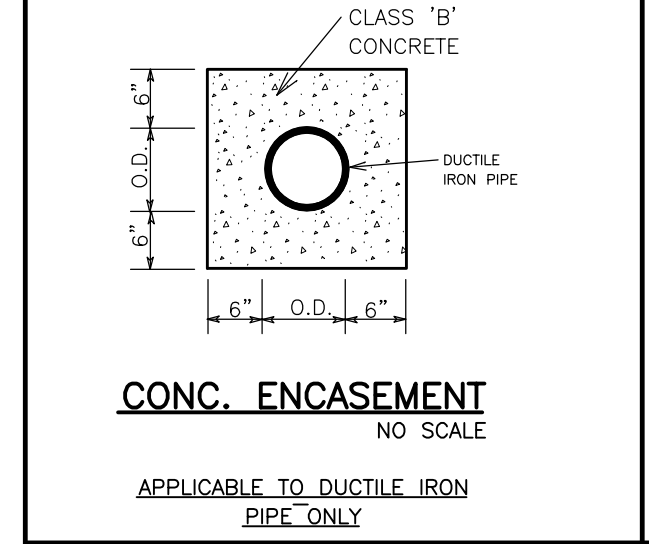
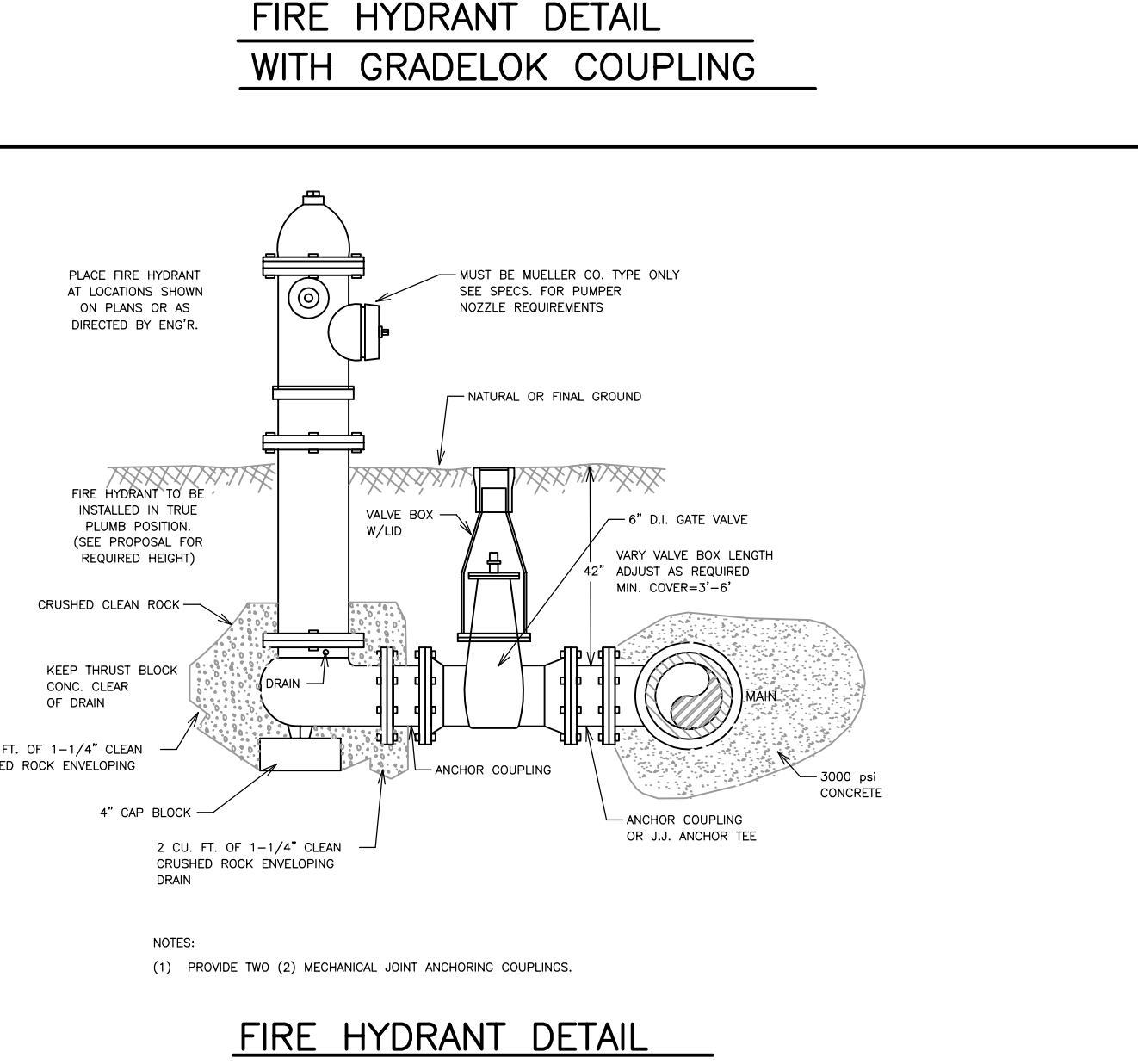
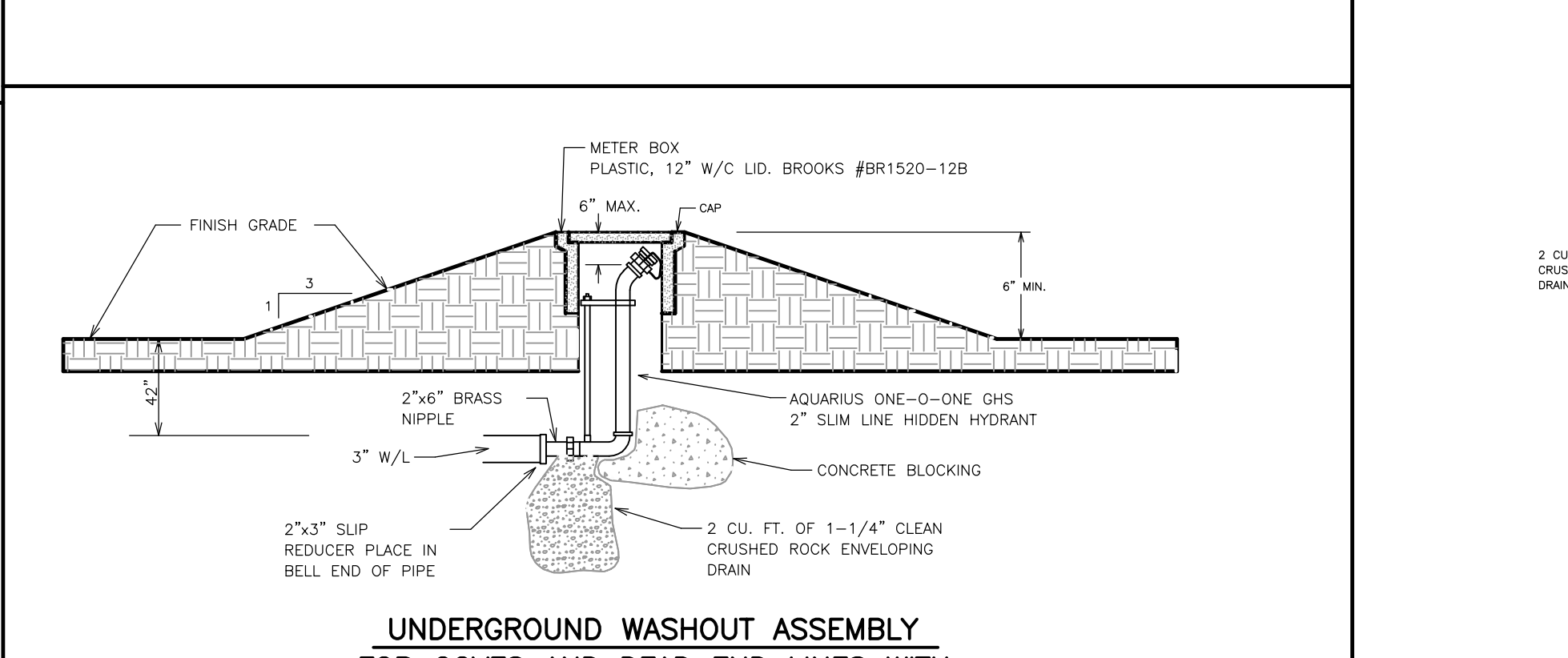
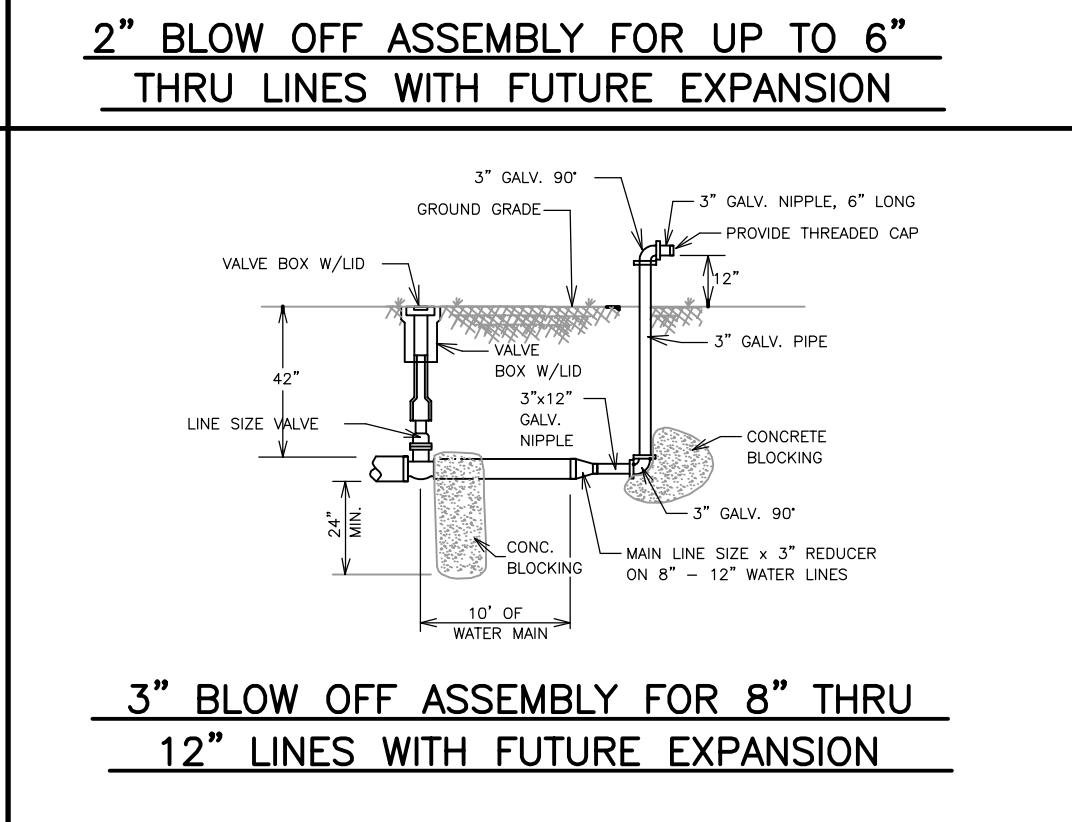
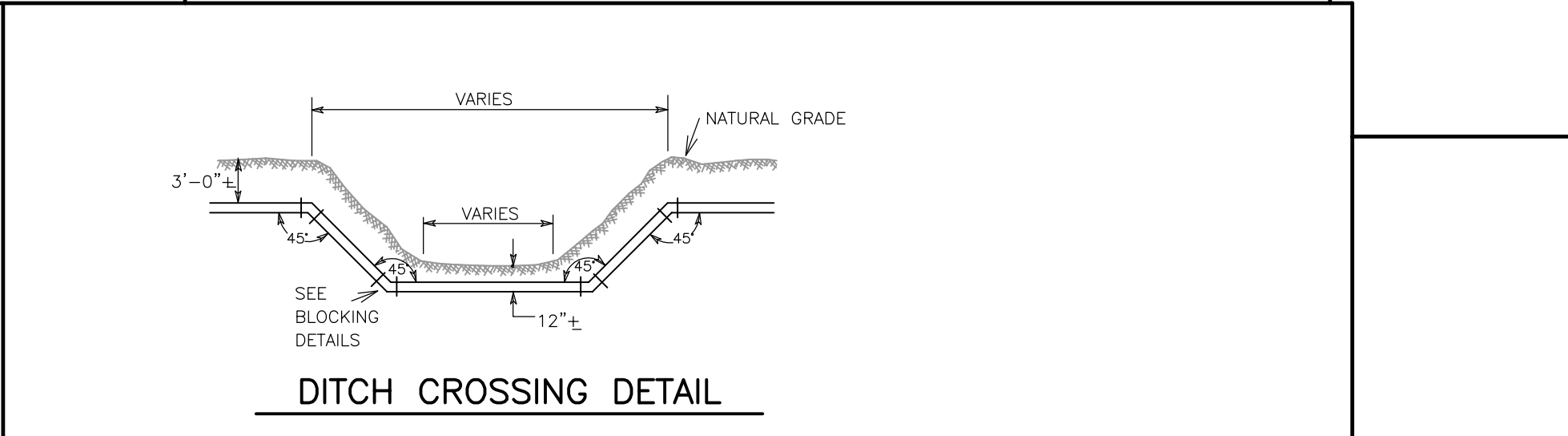
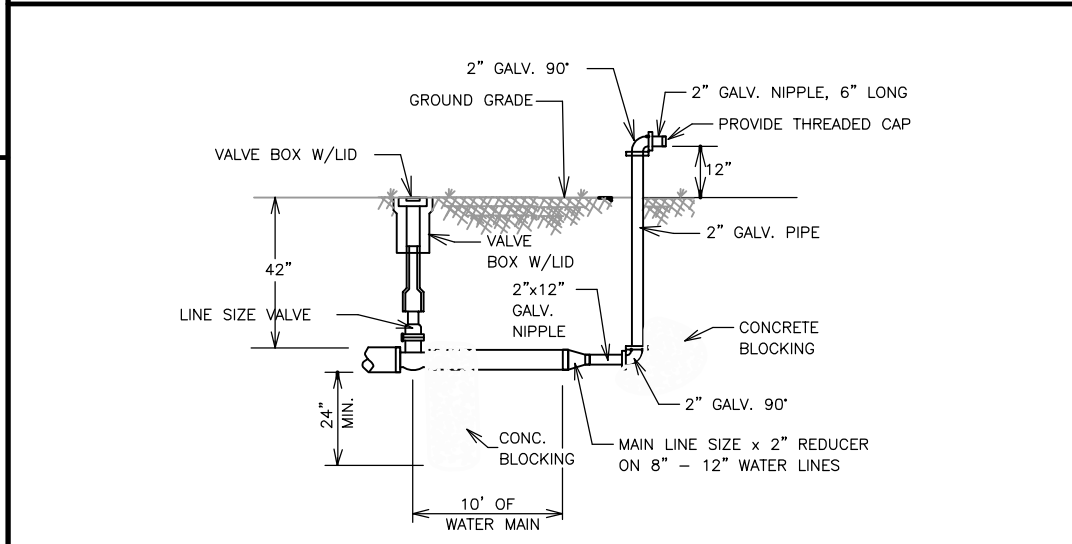
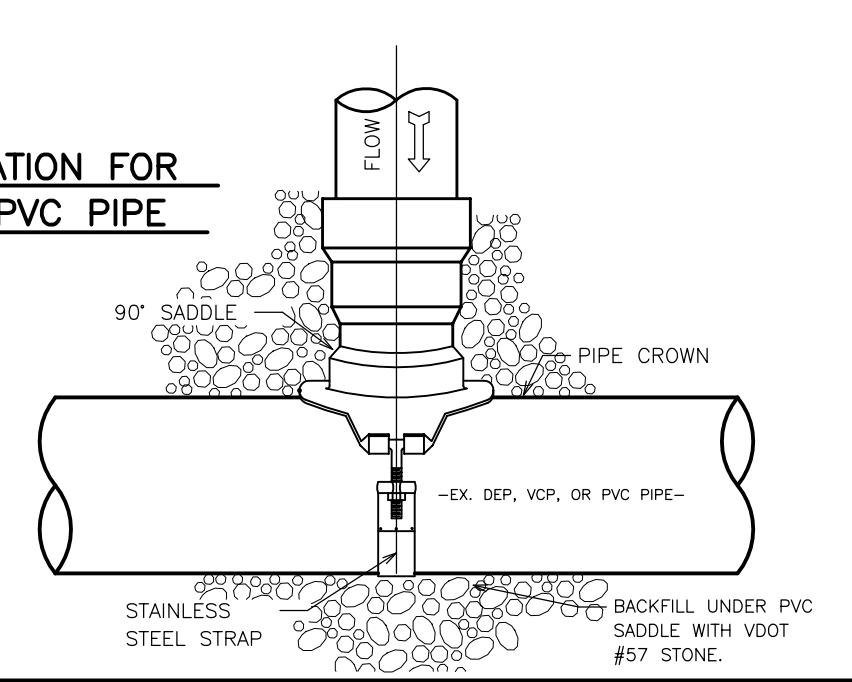
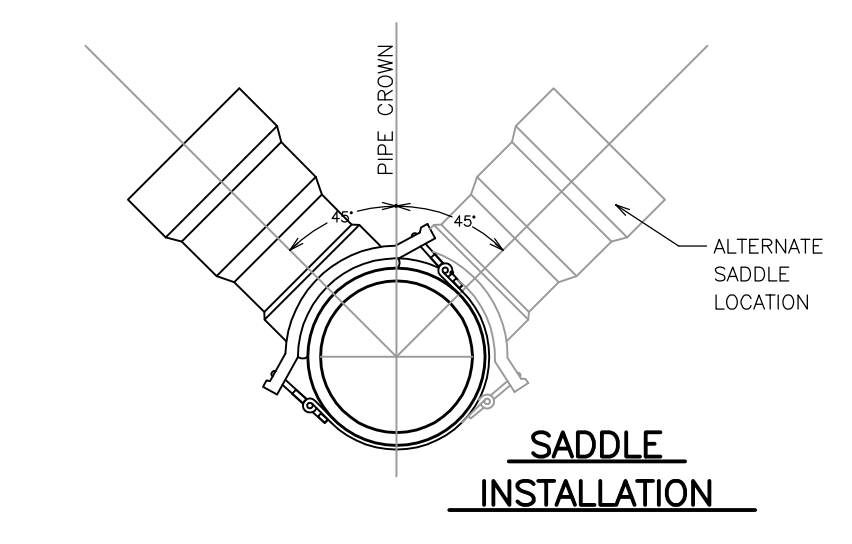
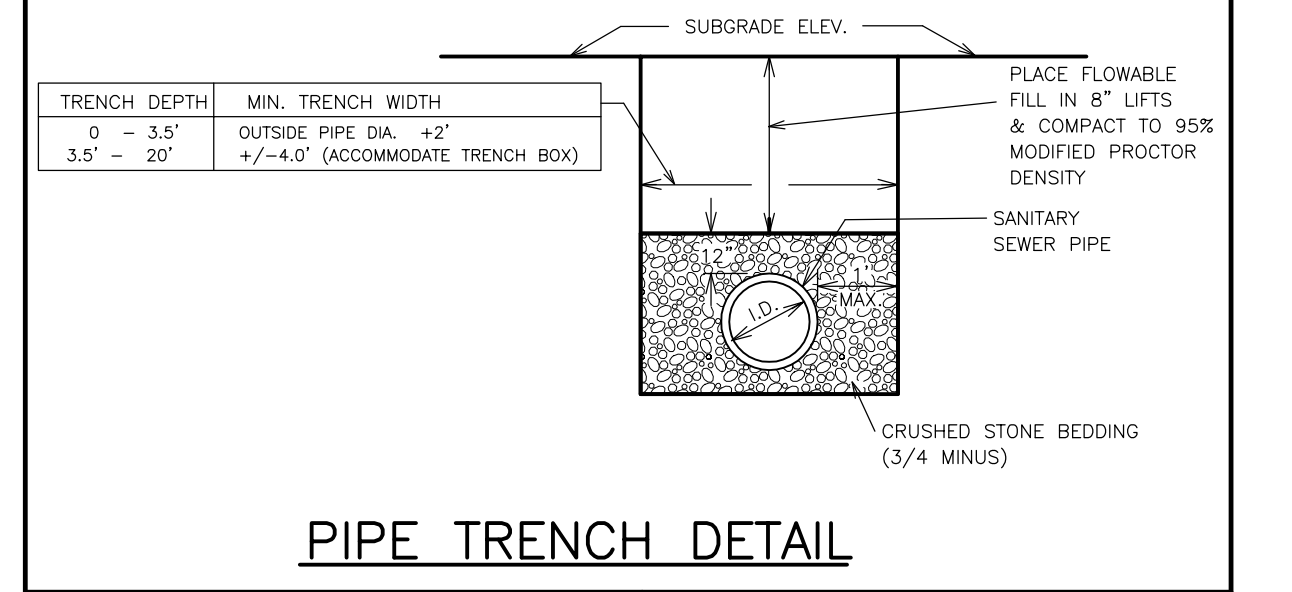
**NOTE:**  
ALL SANITARY SEWER PIPE TO BE ASTM D-3034 SDR-35

**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 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<sup>2</sup> ) WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID, & α= ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.



**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% MODIFIED PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AN ALTERNATIVE TO COMPACTION IS PLACEMENT OF FLOWABLE FILL.



**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% MODIFIED PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AN ALTERNATIVE TO COMPACTION IS PLACEMENT OF FLOWABLE FILL.

**SANITARY SEWER DETAILS**

**WATER DISTRIBUTION DETAILS**

**Civilogic**  
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net

UTILITY CONSTRUCTION DETAILS  
SOUTH OAKS SUBD. PH 2 REVISED  
JONESBORO, ARKANSAS  
FOR  
SOUTH OAKS PHASE 2 LLC

ENGINEERS PLANNERS SURVEYORS

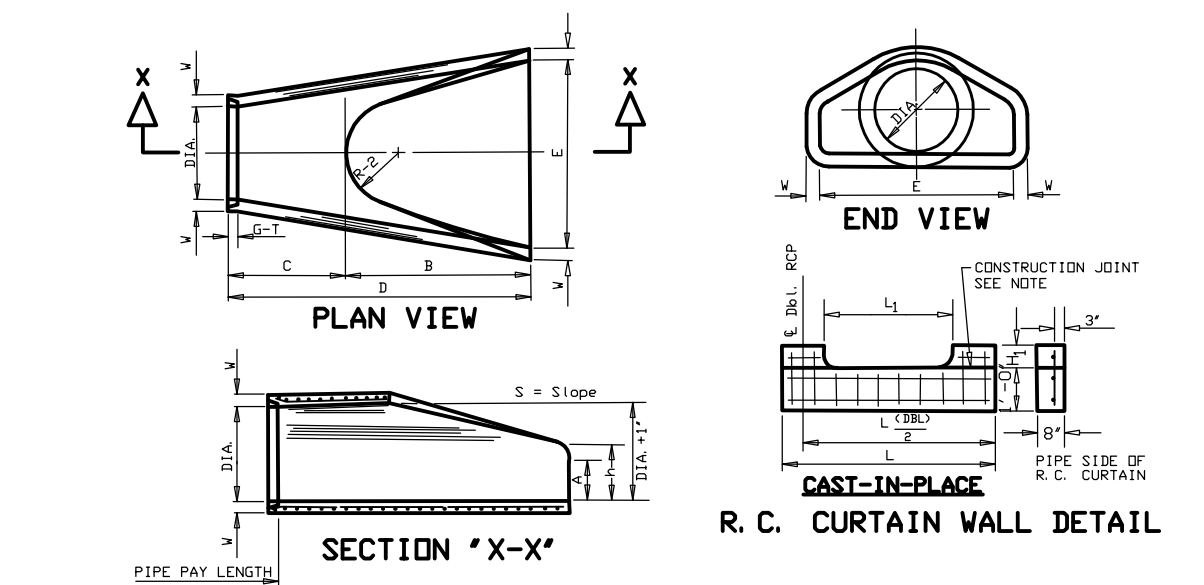
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7880 GEORGE M. HAMMAN

DATE 08-29-13 SCALE N.T.S. SHEET NO. 113004

SECTION 25 TOWNSHIP 14N RANGE 03E COUNTY CRAIGHEAD

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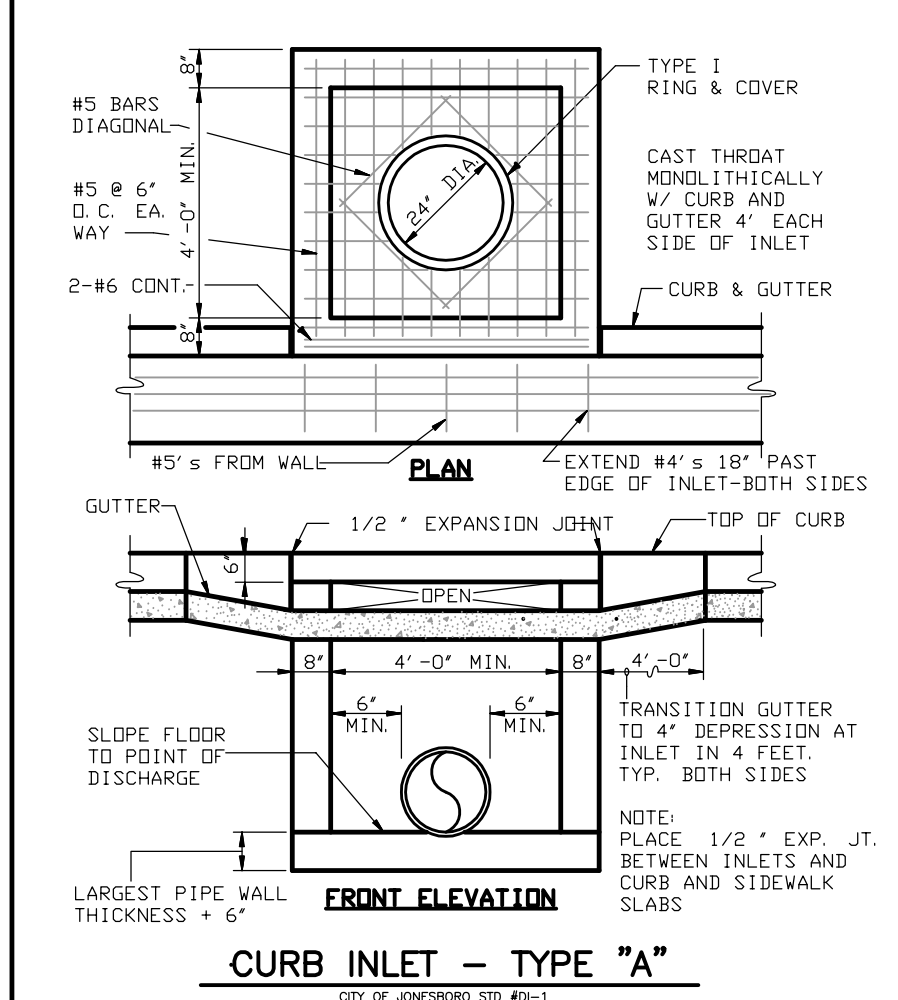
**TABLE OF DIMENSIONS**

DIA WALL	A	B	C	E	S	BIA *1	P	R-1	R-2	G-T	WT	h
18"	1/2"	4"	2-3/4"	3-1/2"	6-3/4"	3-1/2"	3-1/2"	19"	15 1/2"	12"	97	1000 11'-0" 1/2"
24"	3/4"	5-1/2"	3-1/2"	4-1/2"	7-1/2"	4-1/2"	4-1/2"	23"	18 1/2"	14"	117	1100 11'-1 1/2"
30"	1"	6-1/2"	4-1/2"	5-1/2"	8-1/2"	5-1/2"	5-1/2"	27"	21 1/2"	16"	137	1200 11'-6"
36"	1 1/4"	7-1/2"	5-1/2"	6-1/2"	9-1/2"	6-1/2"	6-1/2"	31"	24 1/2"	18"	157	1300 11'-9"
42"	1 3/4"	8-1/2"	6-1/2"	7-1/2"	10-1/2"	7-1/2"	7-1/2"	35"	27 1/2"	20"	177	1400 12'-2"
48"	2"	9-1/2"	7-1/2"	8-1/2"	11-1/2"	8-1/2"	8-1/2"	39"	30 1/2"	22"	197	1500 12'-5"
54"	2 1/4"	10-1/2"	8-1/2"	9-1/2"	12-1/2"	9-1/2"	9-1/2"	43"	33 1/2"	24"	217	1600 12'-8"
60"	2 3/4"	11-1/2"	9-1/2"	10-1/2"	13-1/2"	10-1/2"	10-1/2"	47"	36 1/2"	26"	237	1700 13'-1"
66"	3"	12-1/2"	10-1/2"	11-1/2"	14-1/2"	11-1/2"	11-1/2"	51"	39 1/2"	28"	257	1800 13'-4"
72"	3 1/4"	13-1/2"	11-1/2"	12-1/2"	15-1/2"	12-1/2"	12-1/2"	55"	42 1/2"	30"	277	1900 13'-7"

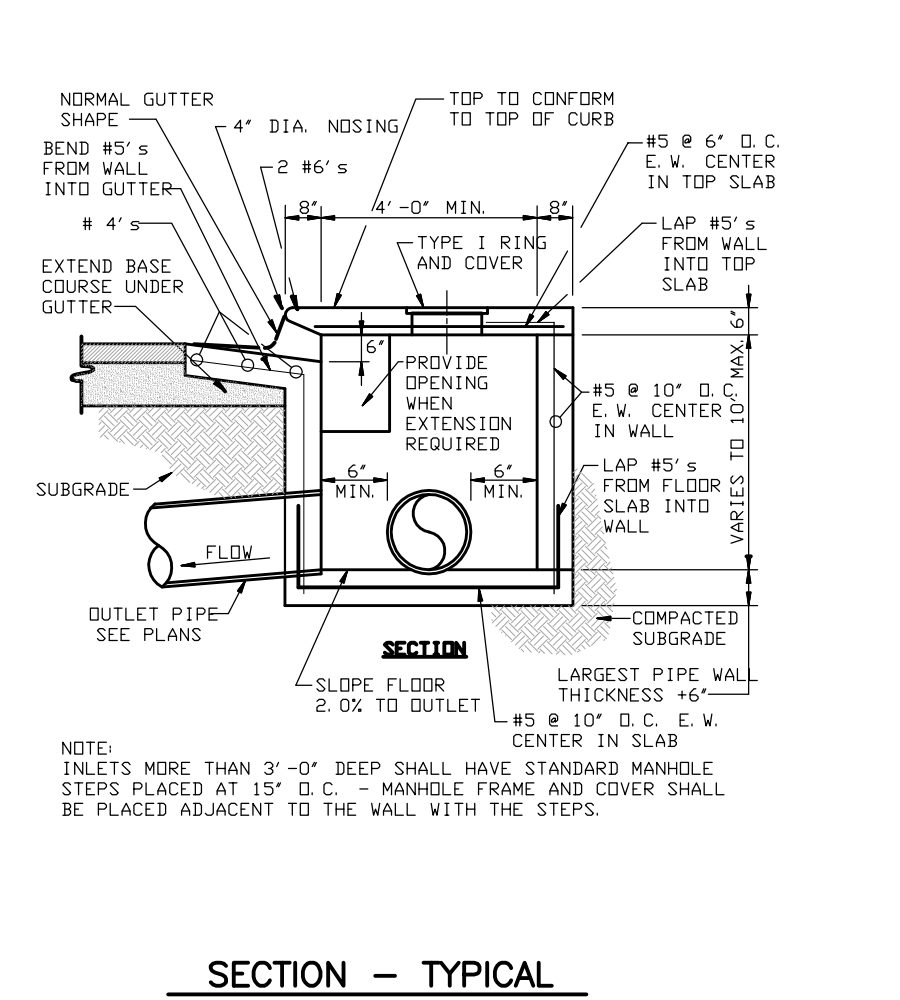
- NOTES:**
- The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.
  - All reinforcing steel use #4 Bars at 6" D.C.
  - No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
  - Tongue End On Upstream Section. Groove End On Downstream Section.
  - Concrete Minimum 350 psi.

**FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT**

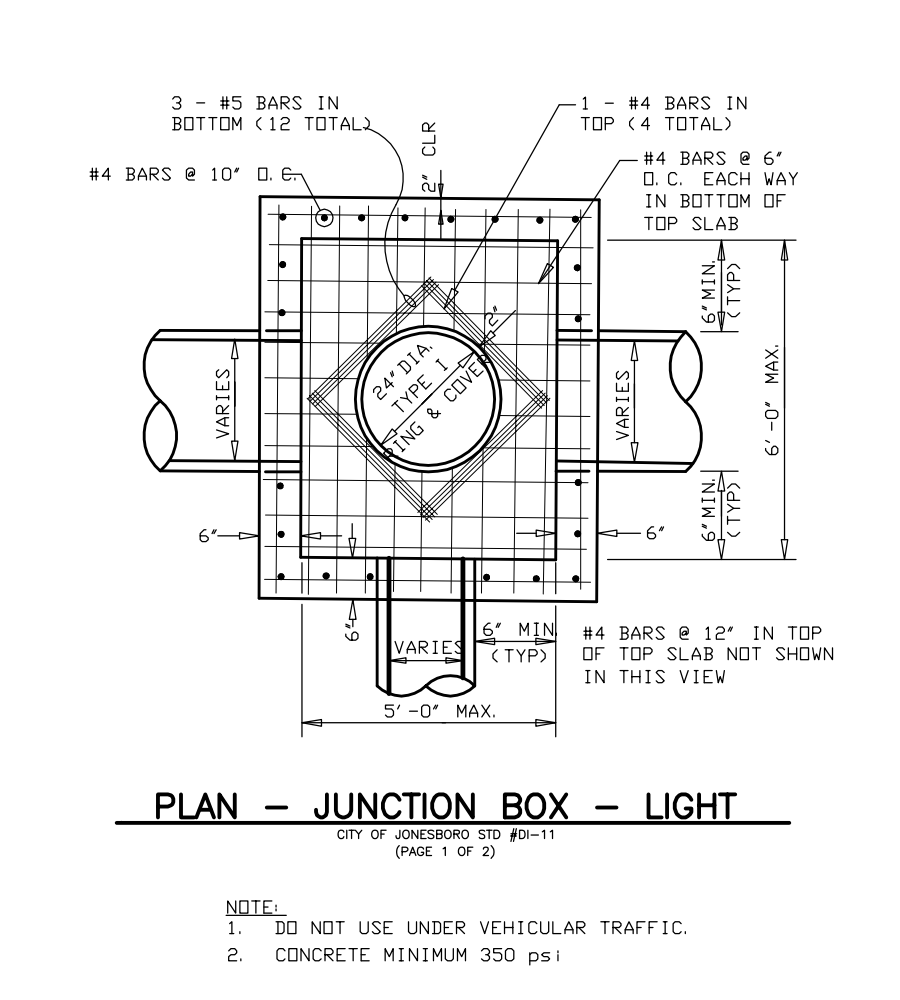
CITY OF JONESBORO STD #FE-1 (PAGE 1 OF 1)



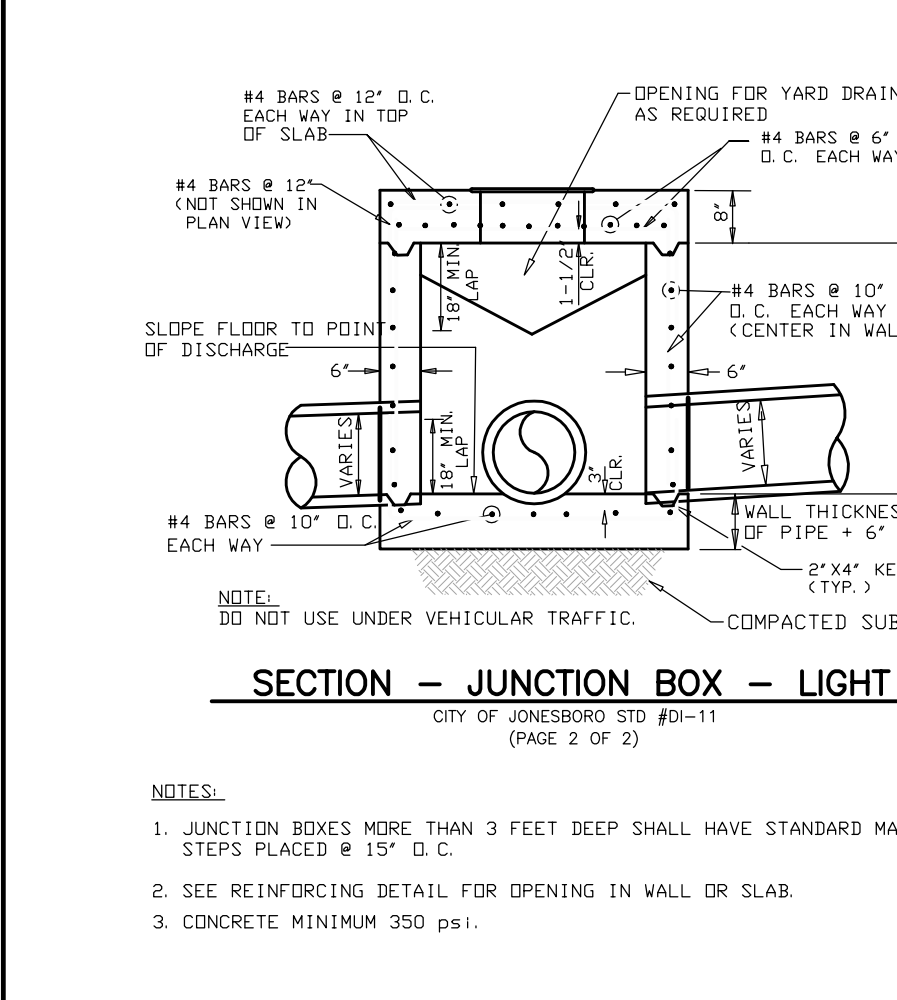
- CONCRETE MINIMUM 350 PSI



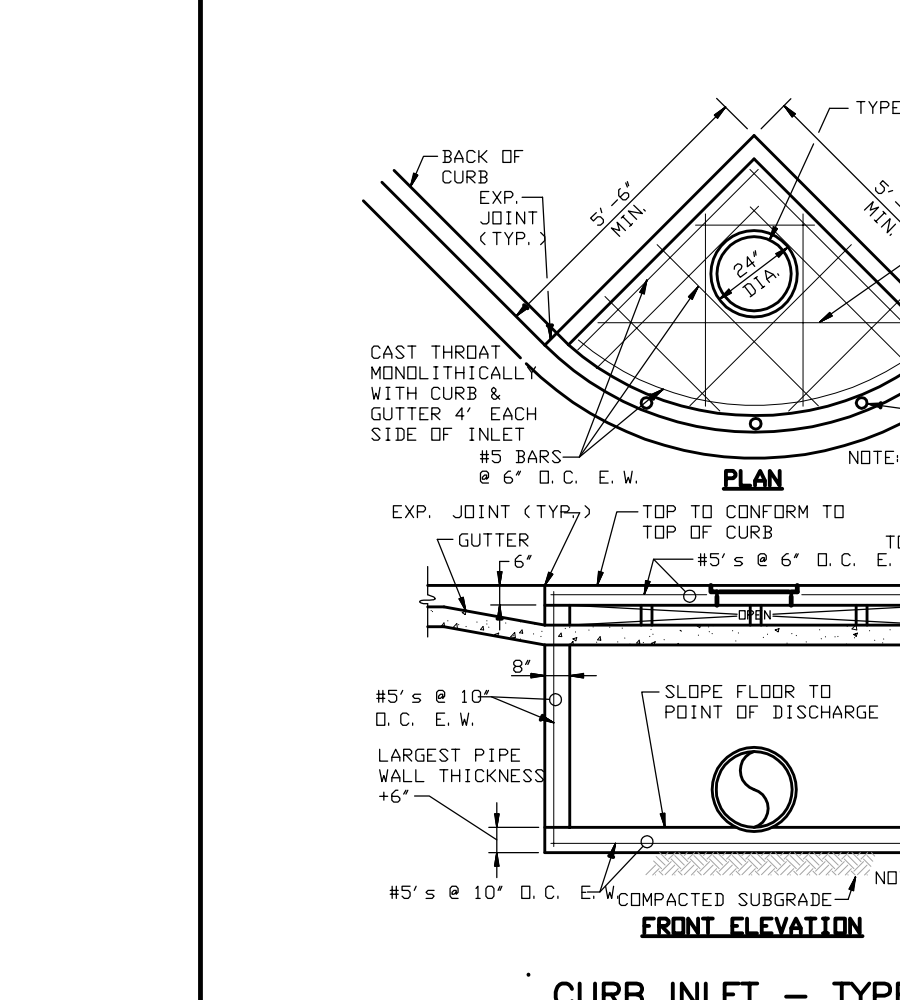
- CONCRETE MINIMUM 350 PSI



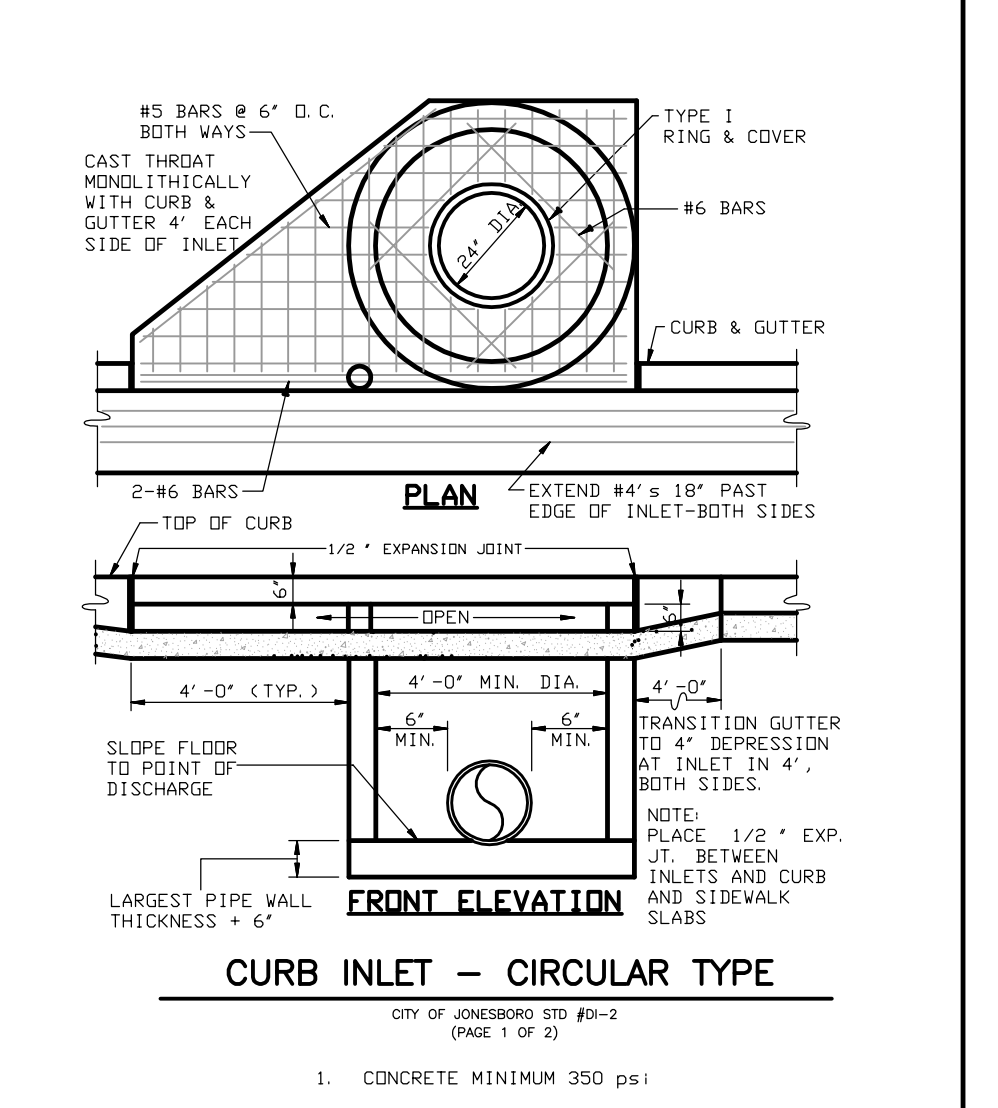
- DO NOT USE UNDER VEHICULAR TRAFFIC.
- CONCRETE MINIMUM 350 PSI



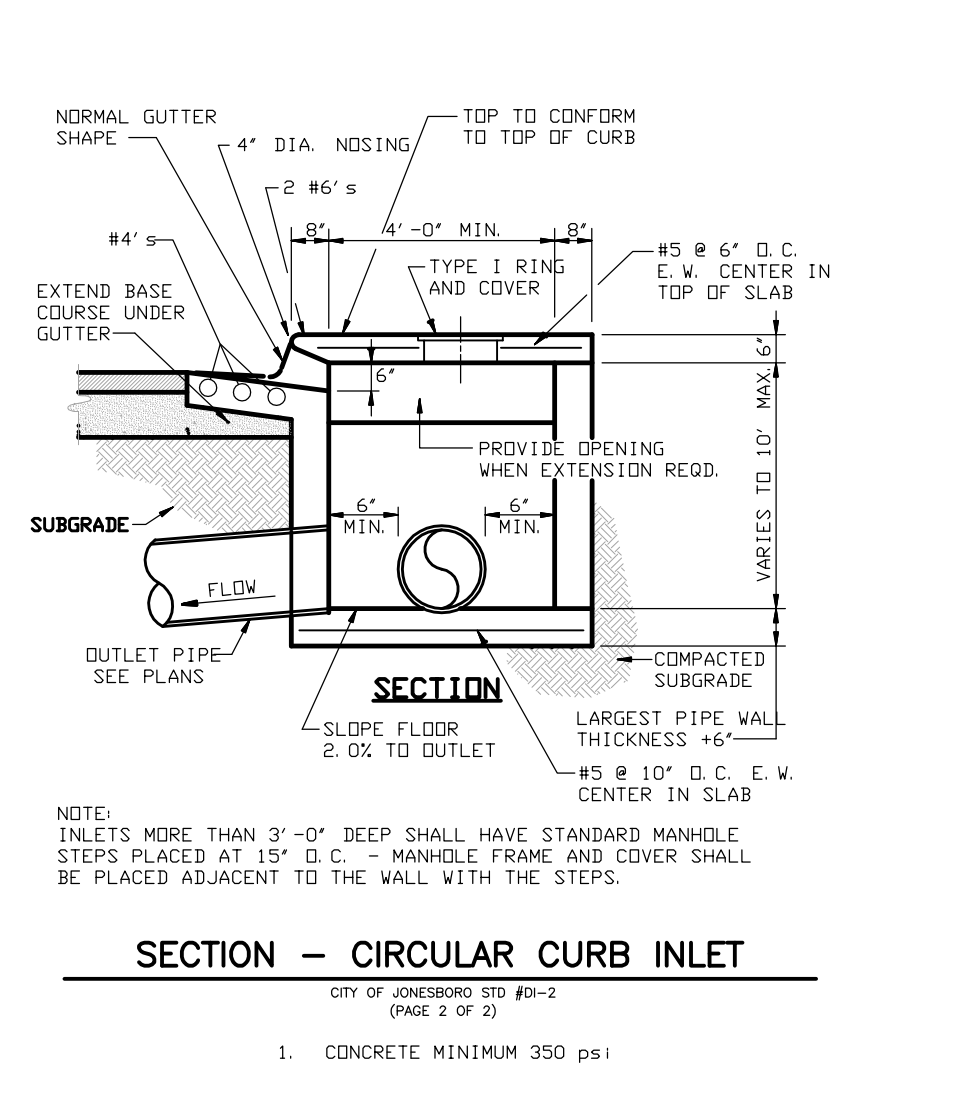
- NOTES:**
- JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" D.C.
  - SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.
  - CONCRETE MINIMUM 350 PSI.



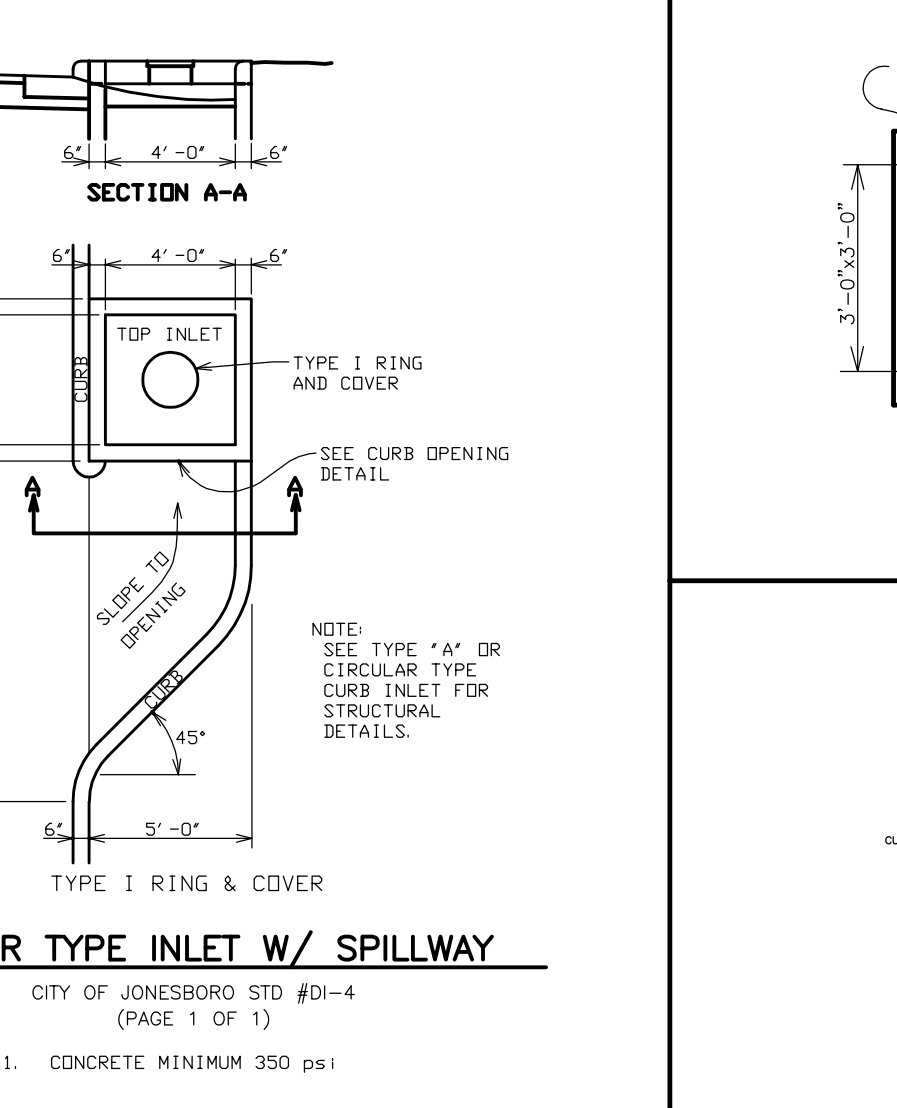
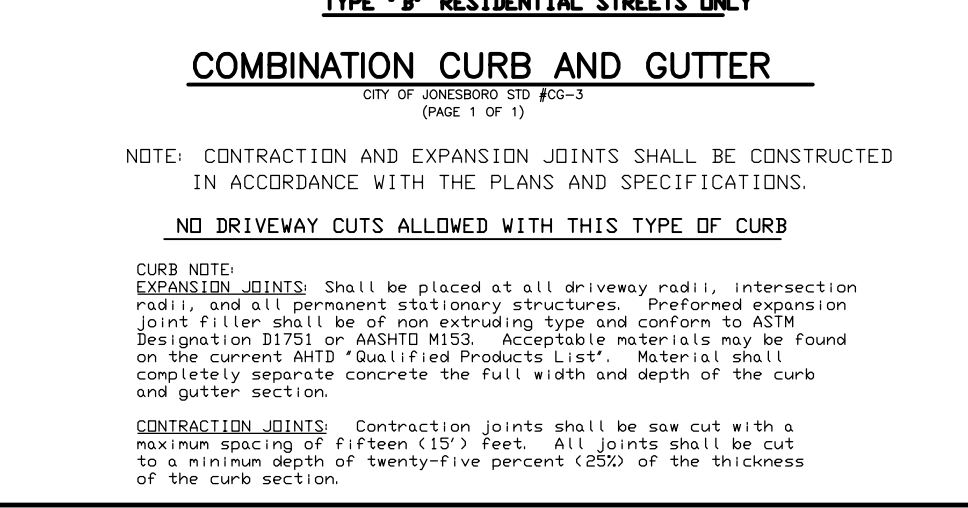
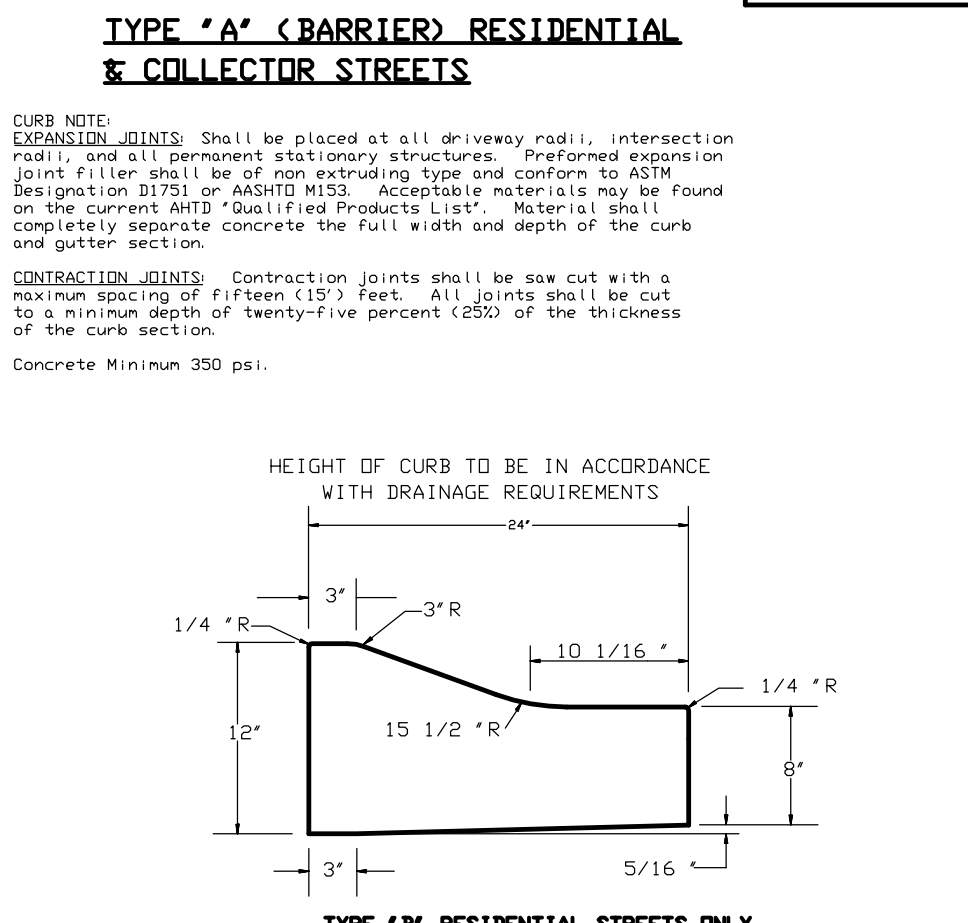
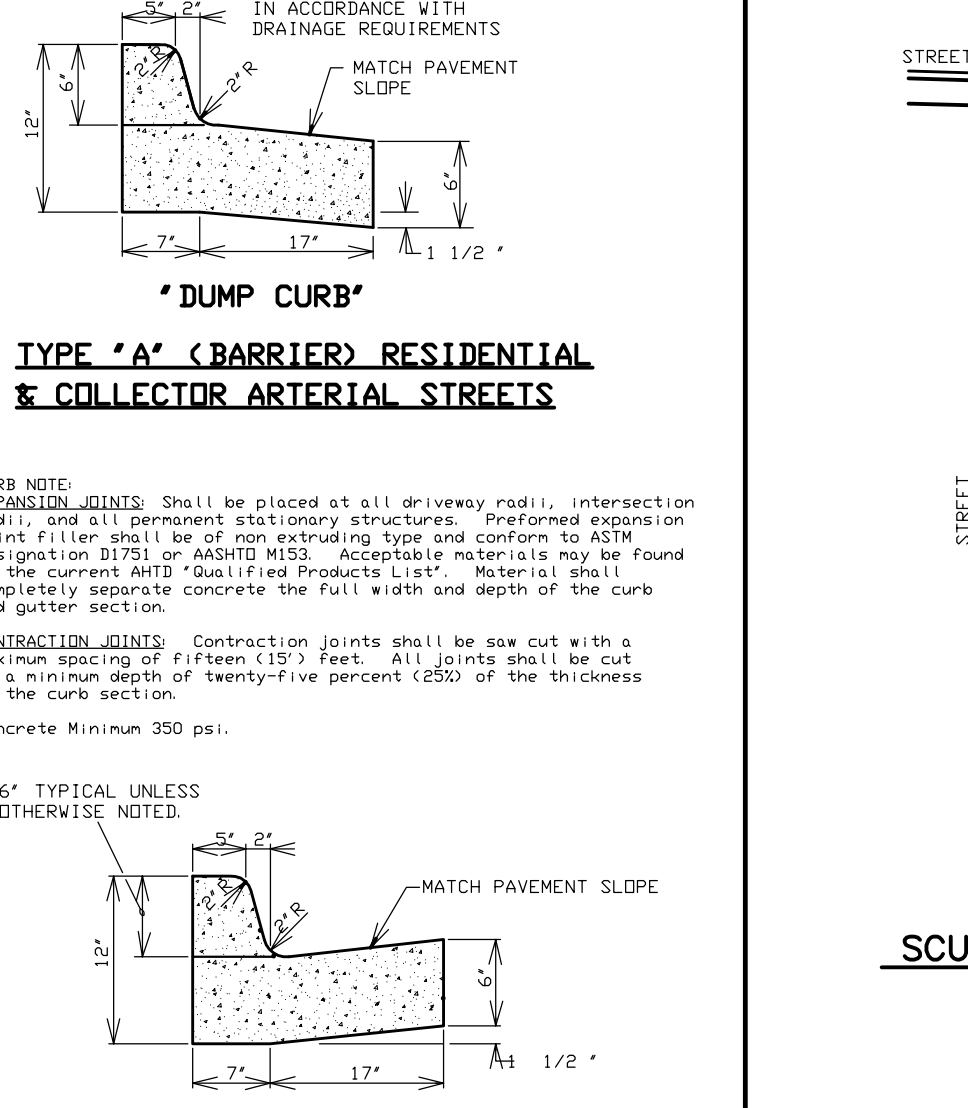
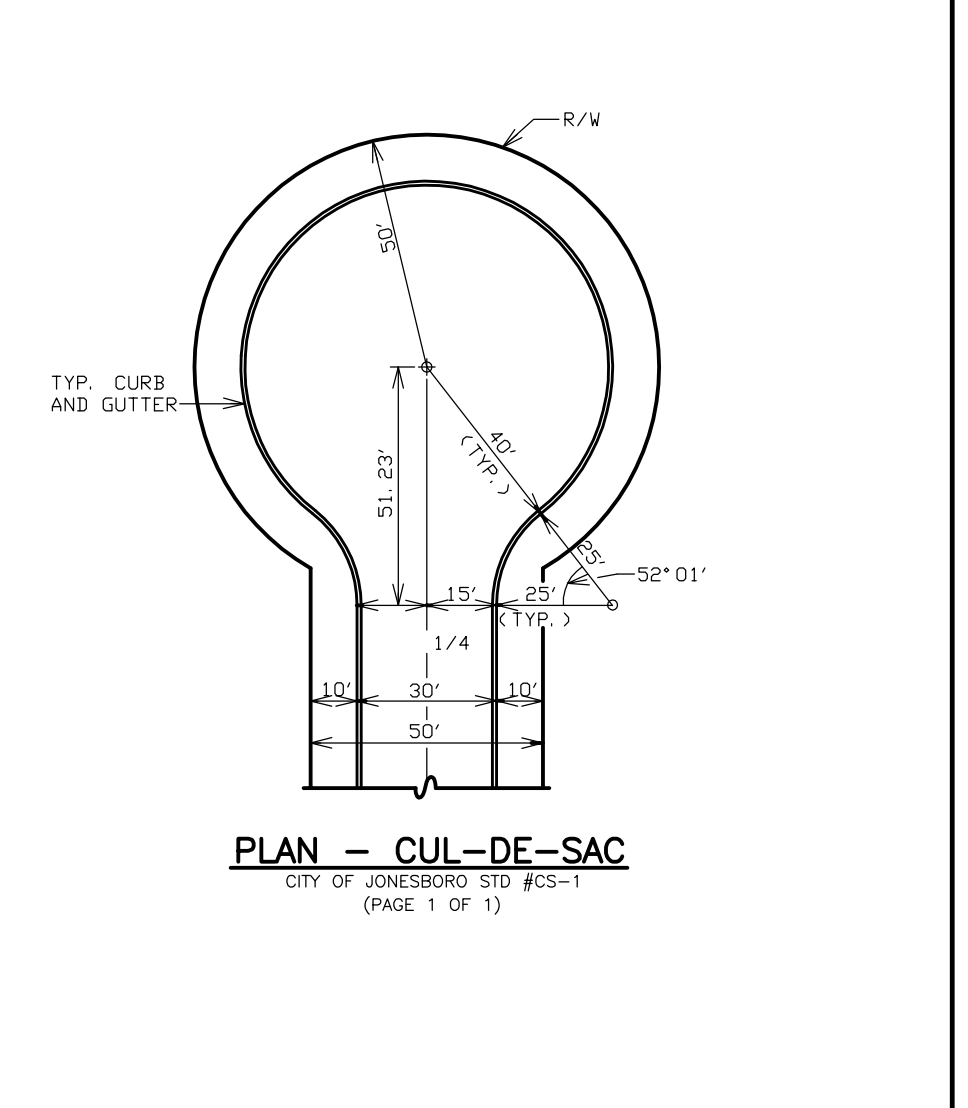
- CONCRETE MINIMUM 350 PSI



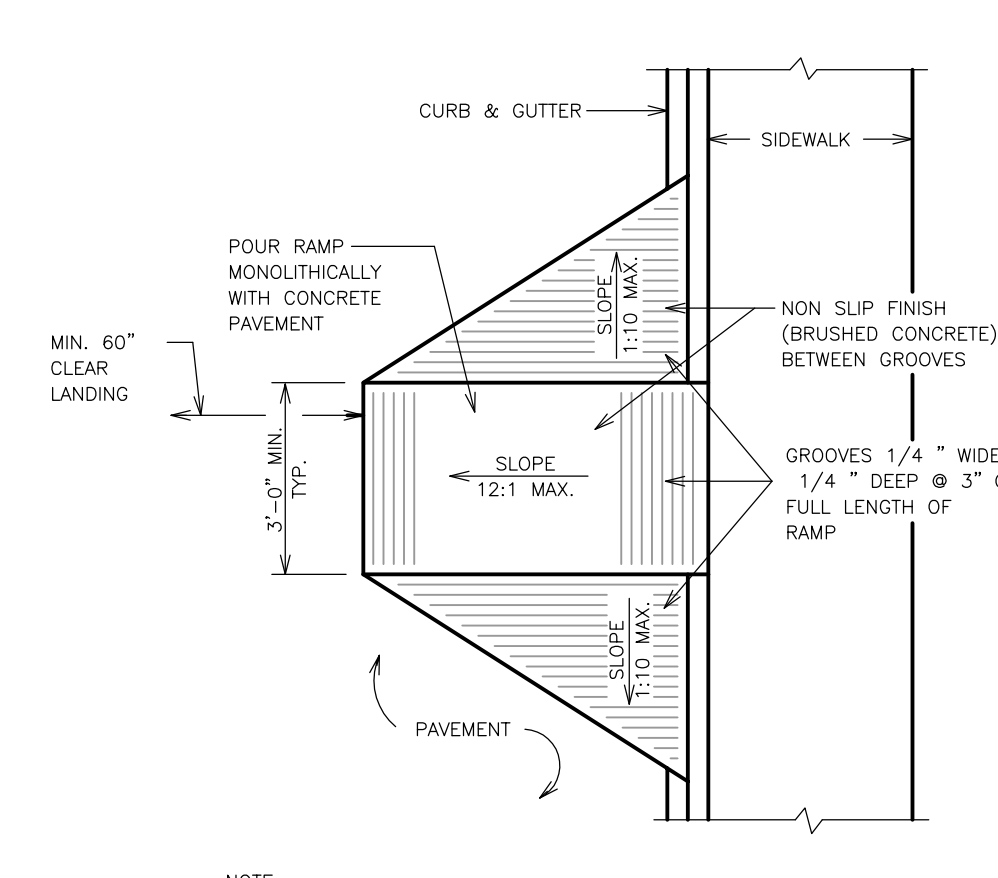
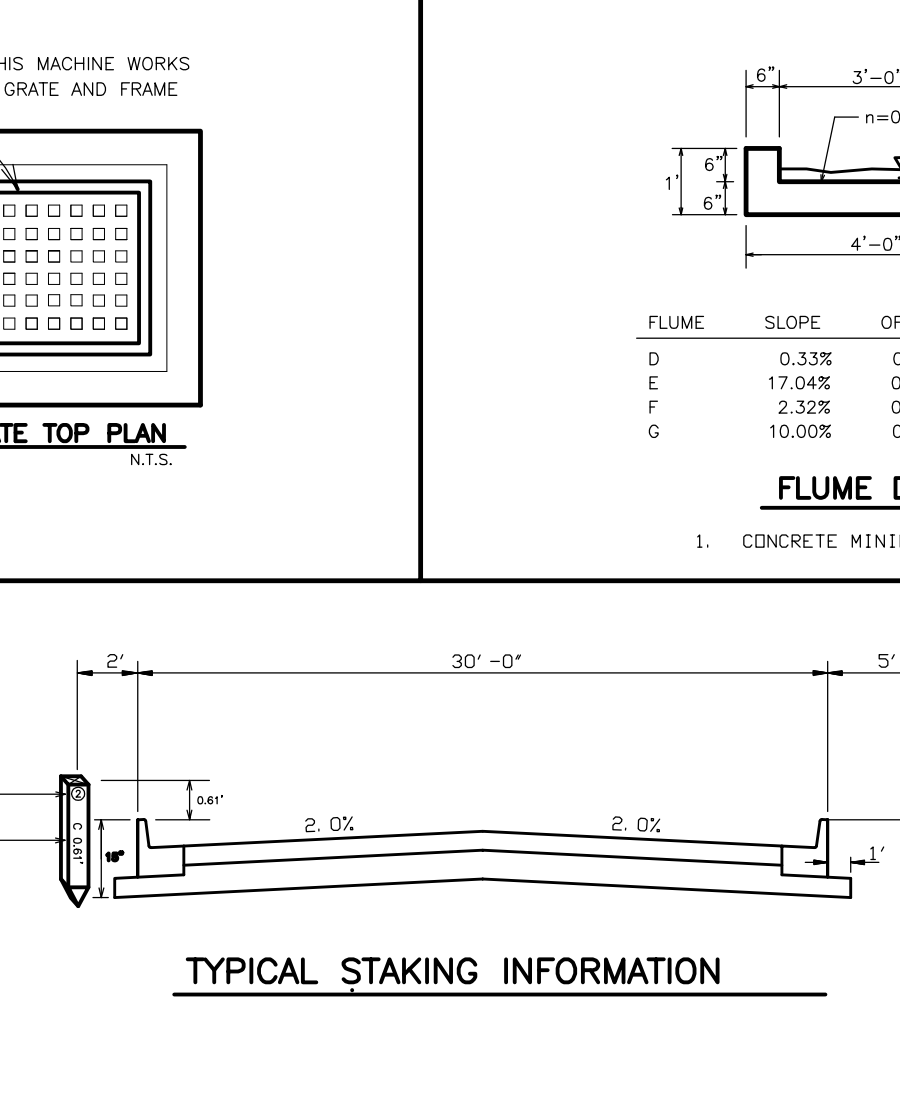
- CONCRETE MINIMUM 350 PSI



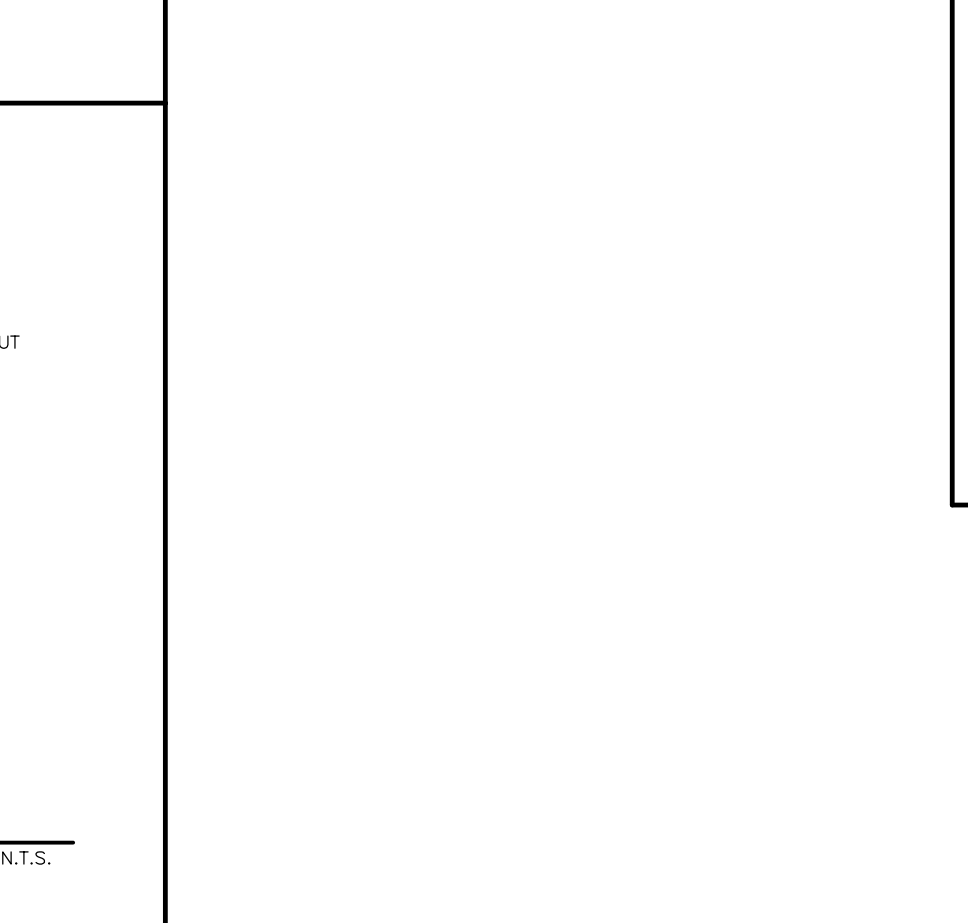
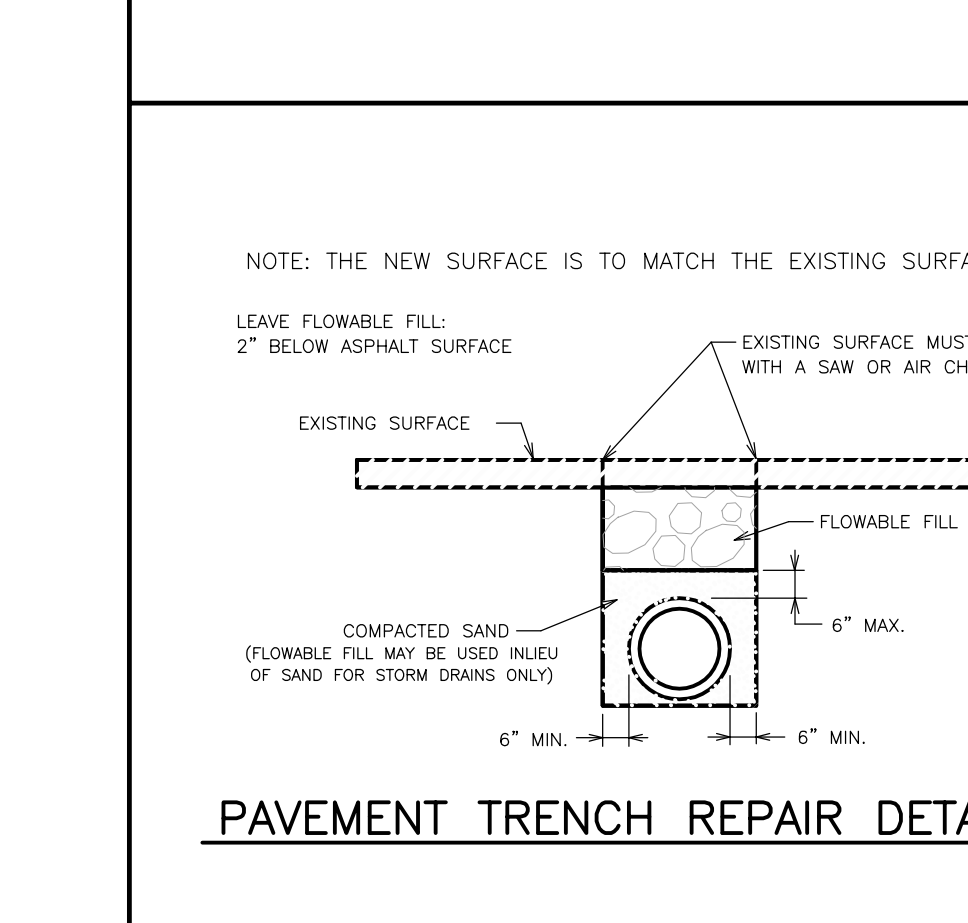
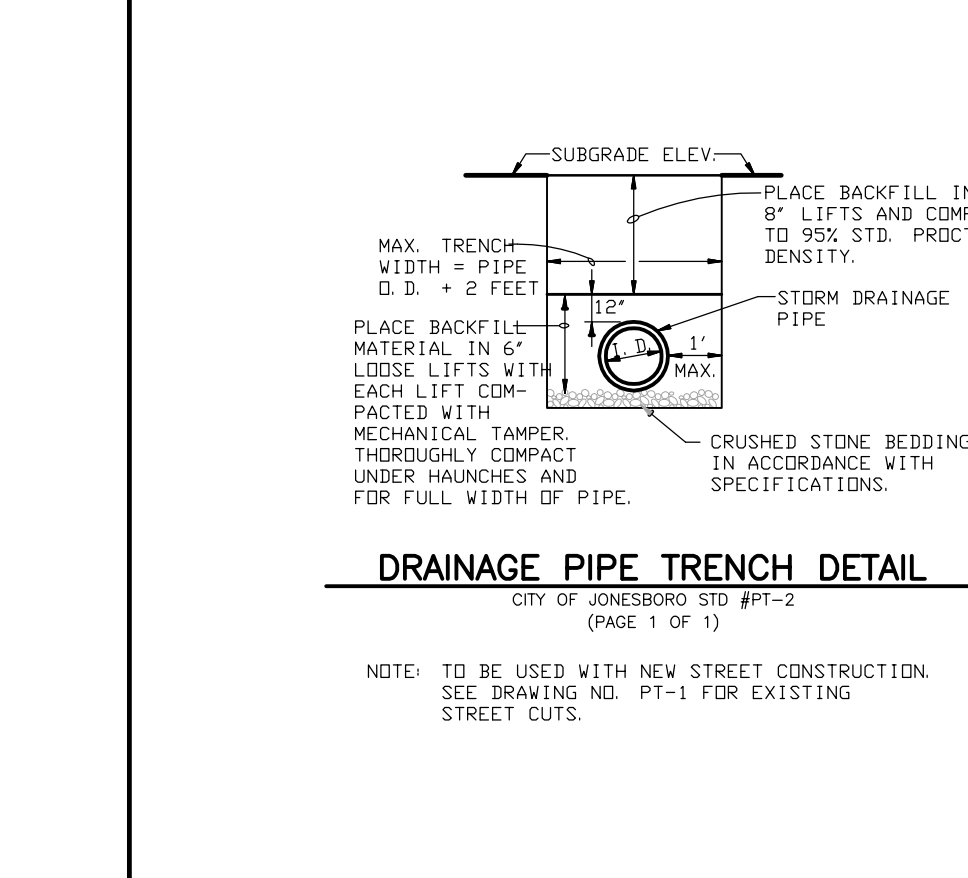
- CONCRETE MINIMUM 350 PSI



- CONCRETE MINIMUM 350 PSI



- CONCRETE MINIMUM 350 PSI



**CLASSIFICATION**

CLASSIFICATION	FLEXIBLE	RIGID
ARTERIAL	1 1/2" ACHM SURFACE COURSE (2" LIFTS) 3" ACHM BINDER COURSE 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	3" PCC PREPARED SUBGRADE
COLLECTOR	4" ACHM SURFACE COURSE (2" LIFTS) 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	6" PCC PREPARED SUBGRADE
RESIDENTIAL	3" ACHM SURFACE COURSE (2-1 1/2" LIFTS) 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	3" PCC PREPARED SUBGRADE

**NOTE:** INFORMATION IN TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE JONESBORO CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNATED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY ENGINEER.

**ENGINEERS**      **PLANNERS**      **SURVEYORS**

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No. 7850  
GEORGE M. HANSMAN

**CITY OF JONESBORO**  
STREET AND DRAINAGE  
CONSTRUCTION DETAILS  
SOUTH OAKS SUBD. PH 2 REVISED  
JONESBORO, ARKANSAS  
FOR  
SOUTH OAKS PHASE 2 LLC

Date	Scale	Job No.	Sheet
8-29-13	N.T.S.	113004	9 of 9
Section	Township	Range	County
25	14N	03E	CRAIGHEAD

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