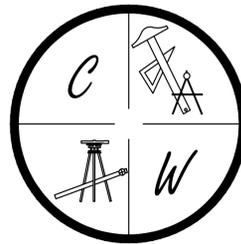


TWIN OAKS RESERVE

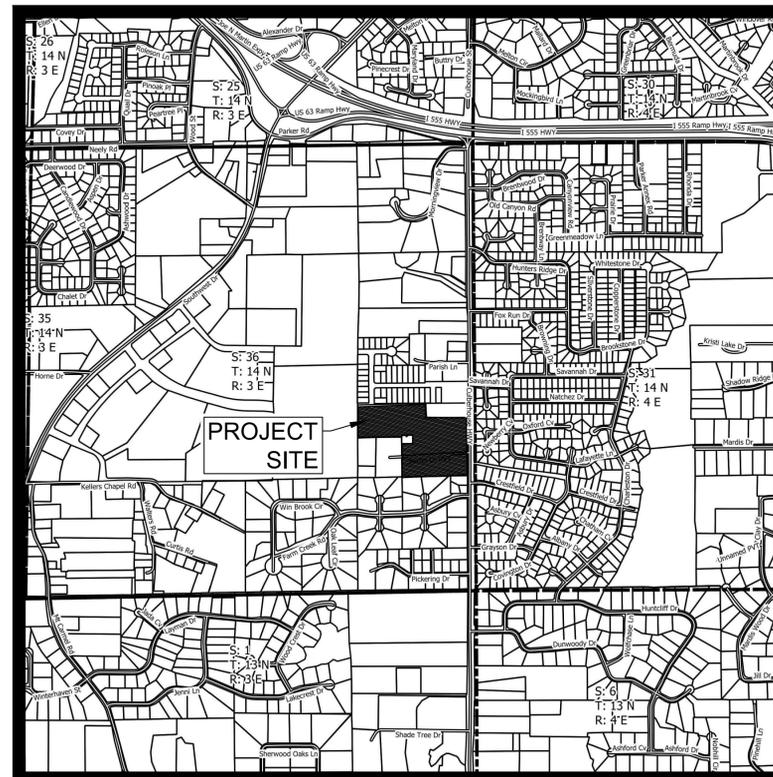
JONESBORO, ARKANSAS COMMERCIAL SUBDIVISION STREET & DRAINAGE PLANS MARCH 2023



CARLOS WOOD, P.E.
ENGINEERING CONSULTANT
148 CR 375
BONO, AR 72416
PHONE: (870) 919-3900
EMAIL: CWOOD@WOODENGR.COM
WEBSITE: WWW.WOODENGR.COM

PROJECT VICINITY MAP

SCALE: 1" = 1000'



LOCAL CONTACT INFORMATION

CITY OF JONESBORO - PLANNING DEPARTMENT
300 S. CHURCH ST.
JONESBORO, AR 72401
(870) 932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT
300 S. CHURCH ST.
JONESBORO, AR 72401
(870) 932-2438

CITY OF JONESBORO - FIRE SAFETY DEPARTMENT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
(870) 932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT
400 E. MONROE
JONESBORO, AR 72401
(870) 930-3320

CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO, AR 72404
1-800-992-7552

AT&T
723 S. CHURCH ST.
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 S. CARAWAY RD.
JONESBORO, AR 72401
(870) 935-3615

RITTER COMMUNICATIONS
2400 RITTER DR.
JONESBORO, AR 72401
(870) 336-3434



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

SHEET LAYOUT

PRELIMINARY PLAT	
TOPOGRAPHY & DRAINAGE PLAN	STR-1
ROAD PLAN & PROFILES	STR-2 STR-3
TYPICAL STREET DETAILS	DET-1 DET-2

- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/OR UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
 - THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - DEED - AR MANAGEMENT GROUP TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007762.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007763.
 - DEED - R&R REAL ESTATE INVESTMENTS TO CFK LLC, CRAIGHEAD COUNTY DOCUMENT # 2017R-007764.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007765.
 - DEED - CFK LLC TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-005947.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DEED BOOK 577 PAGES 797-798.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DOCUMENT # 2021R-017715.
 - PLAT - SARTIN MINOR PLAT, MACALISTER PS 1303, CRAIGHEAD COUNTY BOOK 'C' PAGE 187.
 - PLAT - CELL TOWER PARCEL, MACALISTER PS 1303, CRAIGHEAD COUNTY DOCUMENT # 2016R-020103.
 - PLAT - TWIN OAKS SUBDIVISION, HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-013456.
 - PLAT - TWIN OAKS SUBDIVISION REPLAT LOTS 1-7 BLOCK 'C', HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-020037.
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605621
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605623.
 - THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 05031C0150C, EFFECTIVE DATE 09/27/1991.
 - PROPERTY ZONING IS AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 10 & 14 ARE ZONED **C-4LUO**. LOTS 6, 7, 8, 9, 11, 12, 13 & 15 ARE ZONED **C-3LUO**. BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 20'. THE FOLLOWING USES ARE NOT ALLOWED PER ZONING ORDINANCE ORD-23.041.
 - AUDITORIUM OR STADIUM
 - CARWASH
 - CEMETERY
 - COMMUNICATION TOWER
 - CONSTRUCTION SALES & SERVICE
 - GOLF COURSE
 - ENTERTAINMENT, ADULT
 - HOMELESS SHELTER
 - HOTEL OR MOTEL (EXCEPT FOR SMALL BOUTIQUE LODGING, 30 ROOMS OR LESS)
 - MEDICAL MARIJUANA DISPENSARY
 - PARKING LOT, COMMERCIAL
 - PAWN SHOPS
 - RECREATIONAL VEHICLE PARK
 - SERVICE STATION
 - SIGN, OFF-PREMISES
 - UTILITY, MAJOR
 - UTILITY, MINOR
 - FREIGHT TERMINAL
 - AGRICULTURAL, ANIMAL
 - ANY BUSINESS THAT REMAINS OPEN 24 HOURS PER DAY

DESCRIPTION (PER SURVEYED):

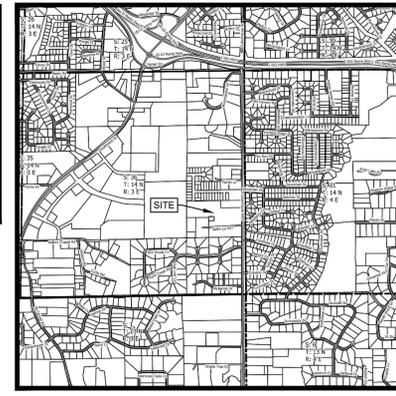
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING A PART OF LOT 1 SARTIN MINOR PLAT AS RECORDED IN BOOK C, PAGE 187 OF THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00°08'46" WEST 495.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'36" EAST 369.67 FEET; THENCE NORTH 89°00'25" EAST 802.41 FEET; THENCE SOUTH 01°03'25" EAST 169.90 FEET; THENCE NORTH 89°02'05" EAST 465.84 FEET; THENCE SOUTH 00°48'47" WEST 199.94 FEET; THENCE SOUTH 00°32'27" EAST 300.59 FEET; THENCE SOUTH 29°26'55" WEST 11.84 FEET; THENCE SOUTH 00°09'17" EAST 45.14 FEET; THENCE SOUTH 37°35'41" EAST 10.19 FEET; THENCE SOUTH 00°26'20" EAST 130.95 FEET; THENCE SOUTH 89°00'20" WEST 761.74 FEET; THENCE NORTH 00°08'00" WEST 394.87 FEET; THENCE NORTH 89°00'04" EAST 130.01 FEET; THENCE NORTH 00°08'26" WEST 100.00 FEET; THENCE SOUTH 89°00'04" WEST 130.01 FEET; THENCE NORTH 01°04'11" WEST 9.96 FEET; THENCE SOUTH 89°03'06" WEST 300.31 FEET; THENCE SOUTH 01°51'57" EAST 9.98 FEET; THENCE SOUTH 89°05'31" WEST 210.18 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 750,342.6 SQUARE FEET, 17.23 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

OWNER'S CERTIFICATION

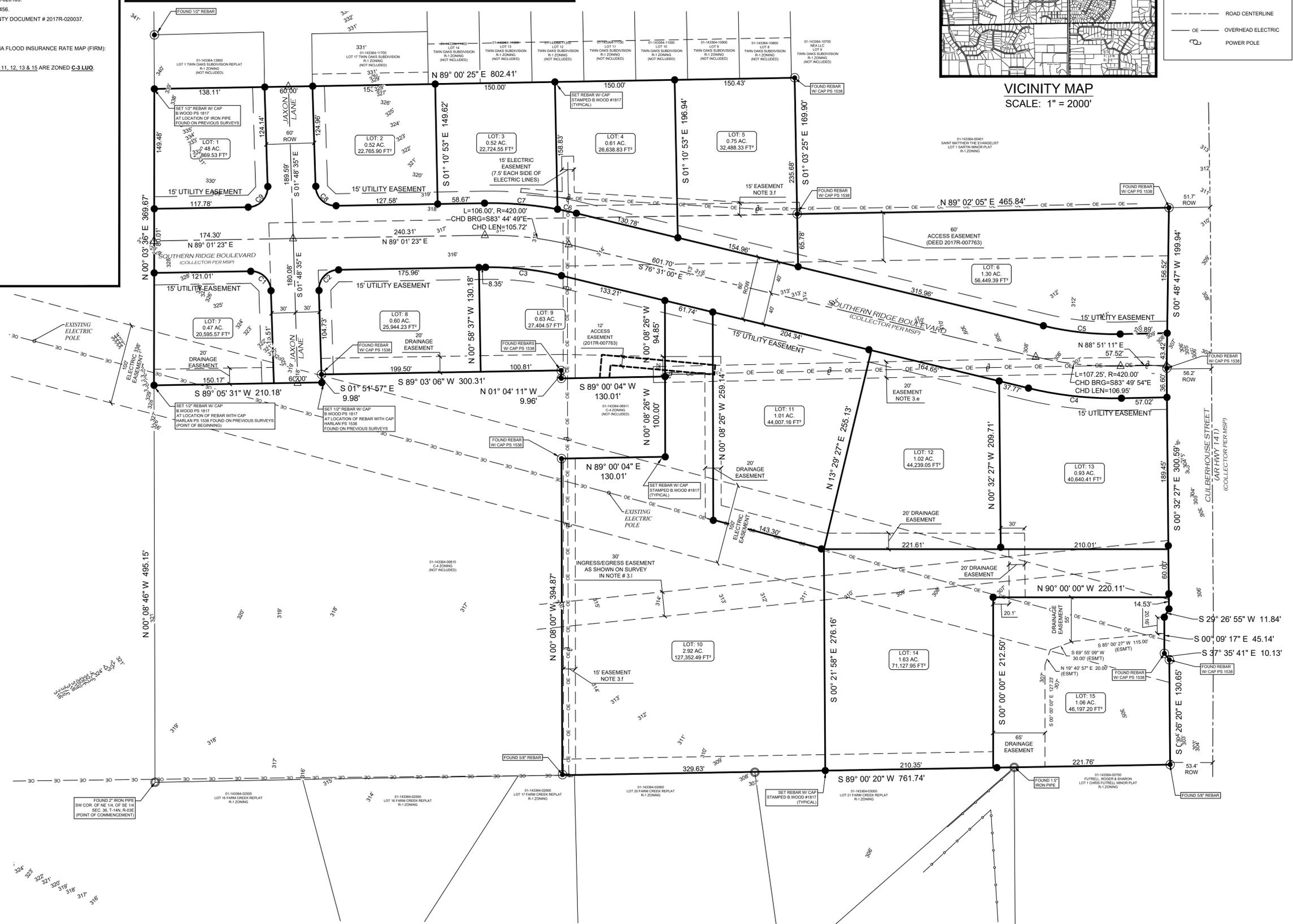
WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____



- LEGEND**
- FOUND IRON PIPE (AS NOTED)
 - FOUND REBAR (AS NOTED)
 - SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
 - CALCULATED CORNER
 - BOUNDARY LINE
 - EASEMENT LINE
 - ROAD CENTERLINE
 - OVERHEAD ELECTRIC
 - POWER POLE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817



Curve Table

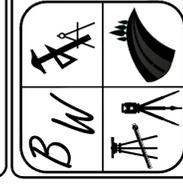
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	38.85'	25.00'	N46° 19' 49"W	35.06'
C2	39.69'	25.00'	N43° 40' 06"E	35.65'
C3	95.90'	380.00'	S83° 44' 49"E	95.65'
C4	117.46'	460.00'	S83° 49' 54"E	117.14'
C5	97.03'	380.00'	N83° 49' 54"W	96.77'
C6	24.12'	460.00'	N78° 01' 07"W	24.11'
C7	91.98'	460.00'	N85° 14' 55"W	91.83'
C8	38.91'	25.00'	N46° 23' 36"W	35.10'
C9	39.48'	25.00'	N43° 25' 28"E	35.50'

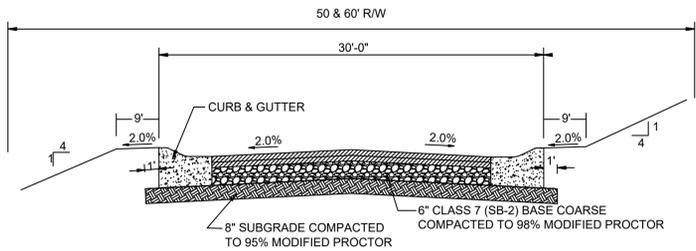
TWIN OAKS RESERVE
COMMERCIAL SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: FUTRELL CONSTRUCTION

DATE: 03/27/2024
REV:

DRAWN BY: BGW

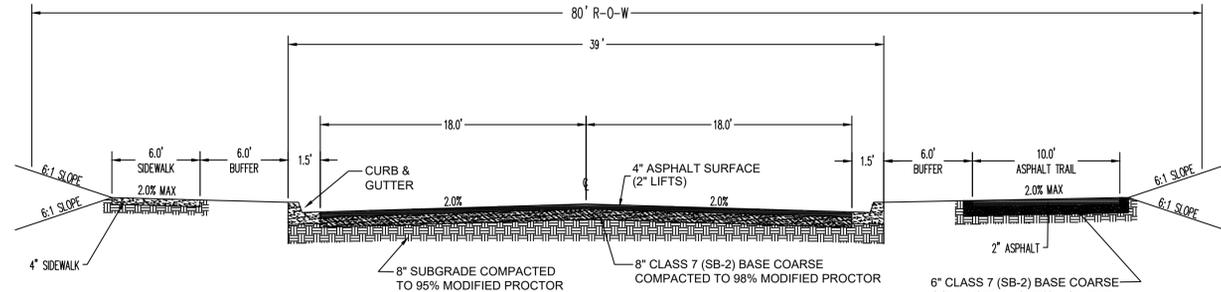
BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM





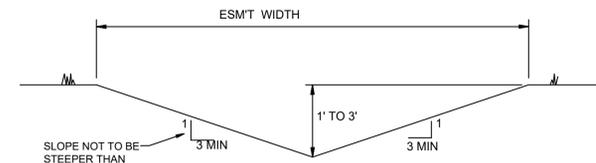
TYPICAL SECTION - LOCAL STREETS

N.T.S.



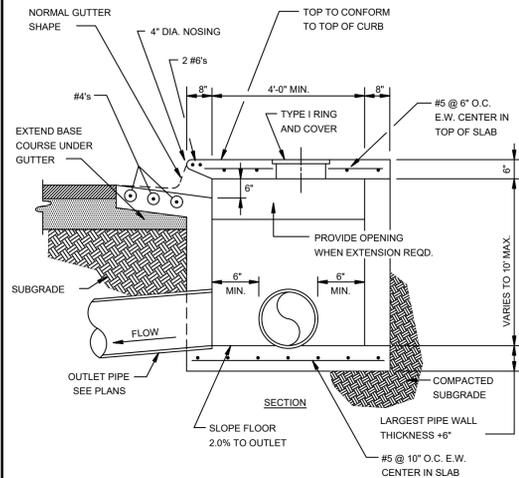
TYPICAL SECTION - COLLECTOR STREET

N.T.S.



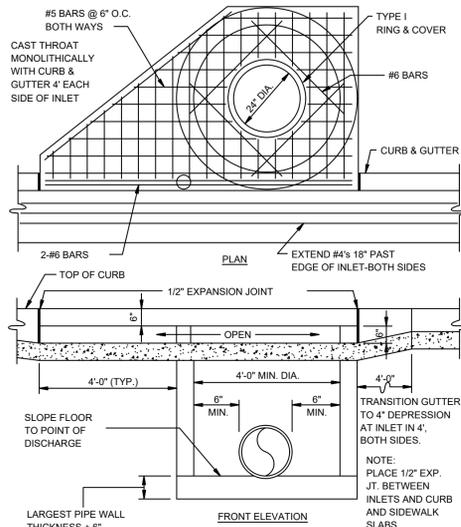
'A' TYPICAL DITCH DETAIL

N.T.S.



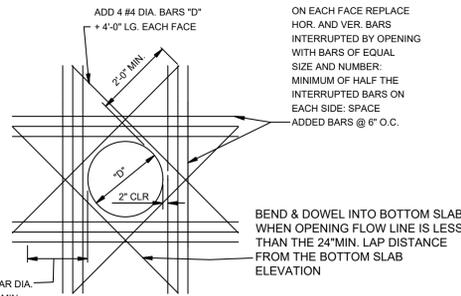
SECTION - CIRCULAR CURB INLET

N.T.S.



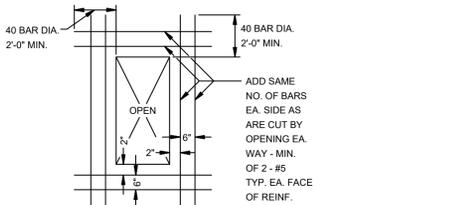
CIRCULAR CURB INLET W/ INLET EXTENSION

N.T.S.



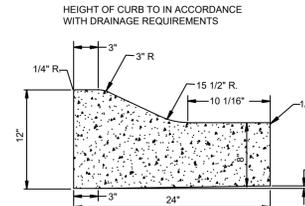
ADDED REINFORCEMENT AT ROUND OPENING IN WALL OR SLAB

N.T.S.



ADDED REINFORCEMENT AT RECTANGULAR OPENING IN WALL OR SLAB

N.T.S.

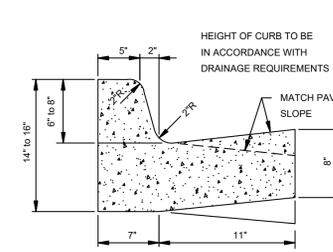


TYPE 'B' CURB & GUTTER

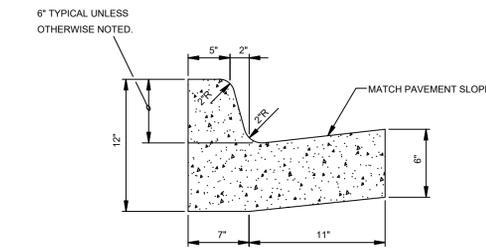
N.T.S.

NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF JONESBORO SPECIFICATIONS

NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB



TYPE 'A-18' (BARRIER) ARTERIAL STREETS

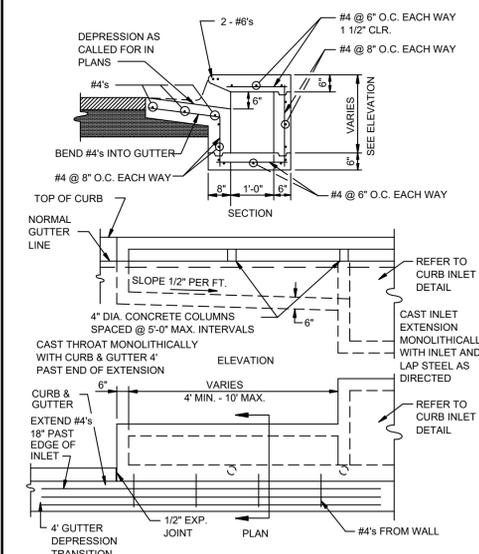


TYPE 'A-18' (BARRIER) RESIDENTIAL & COLLECTOR STREETS

TYPE 'A' CURB & GUTTER

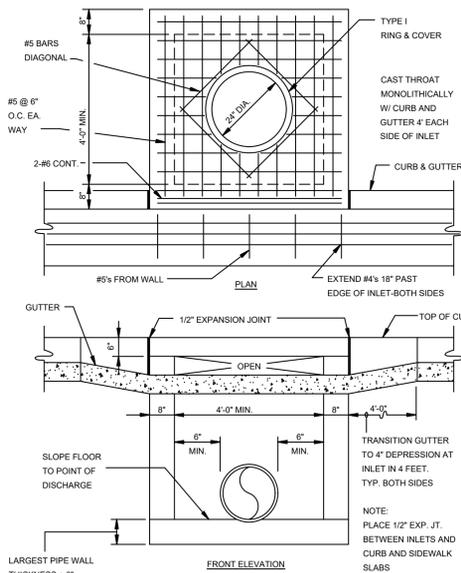
N.T.S.

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



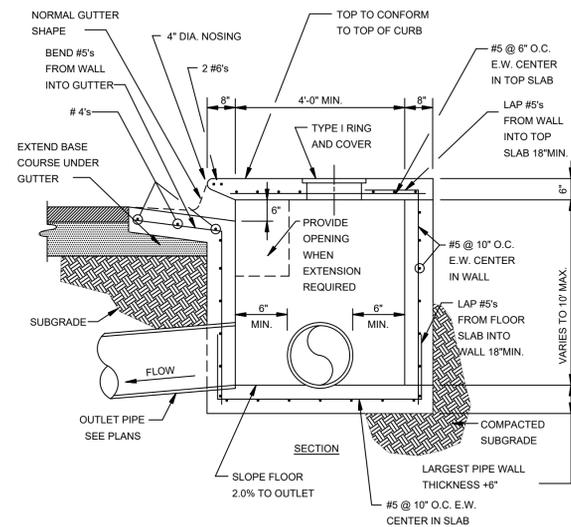
RECTANGULAR CURB INLET EXTENSION

N.T.S.



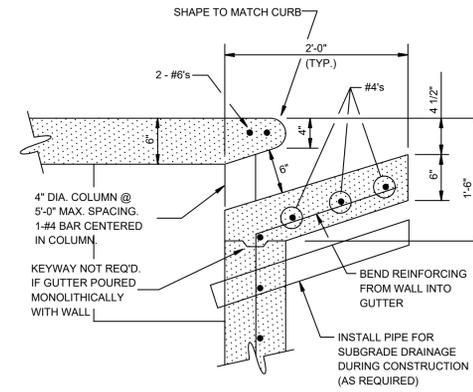
RECTANGULAR CURB INLET

N.T.S.



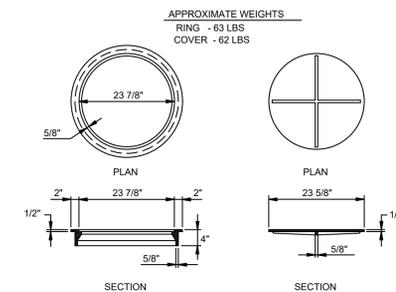
SECTION - TYPICAL CURB INLET - TYPE 'A'

N.T.S.



CURB OPENING

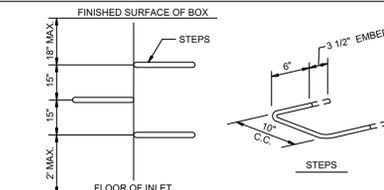
N.T.S.



TYPE I RING & COVER

N.T.S.

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



MANHOLE / INLET STEPS

N.T.S.

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 TRENDS. D. REQUIRED IN ALL STRUCTURES 3'-0" DEEP OR DEEPER, UNLESS SPECIFIED OTHERWISE.

TWIN OAKS RESERVE JONESBORO, AR TYPICAL STREET DETAILS

DATE: 03/28/2024

REV:

DRAWN BY: BGW

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





TWIN OAKS RESERVE

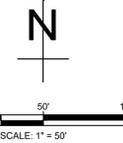
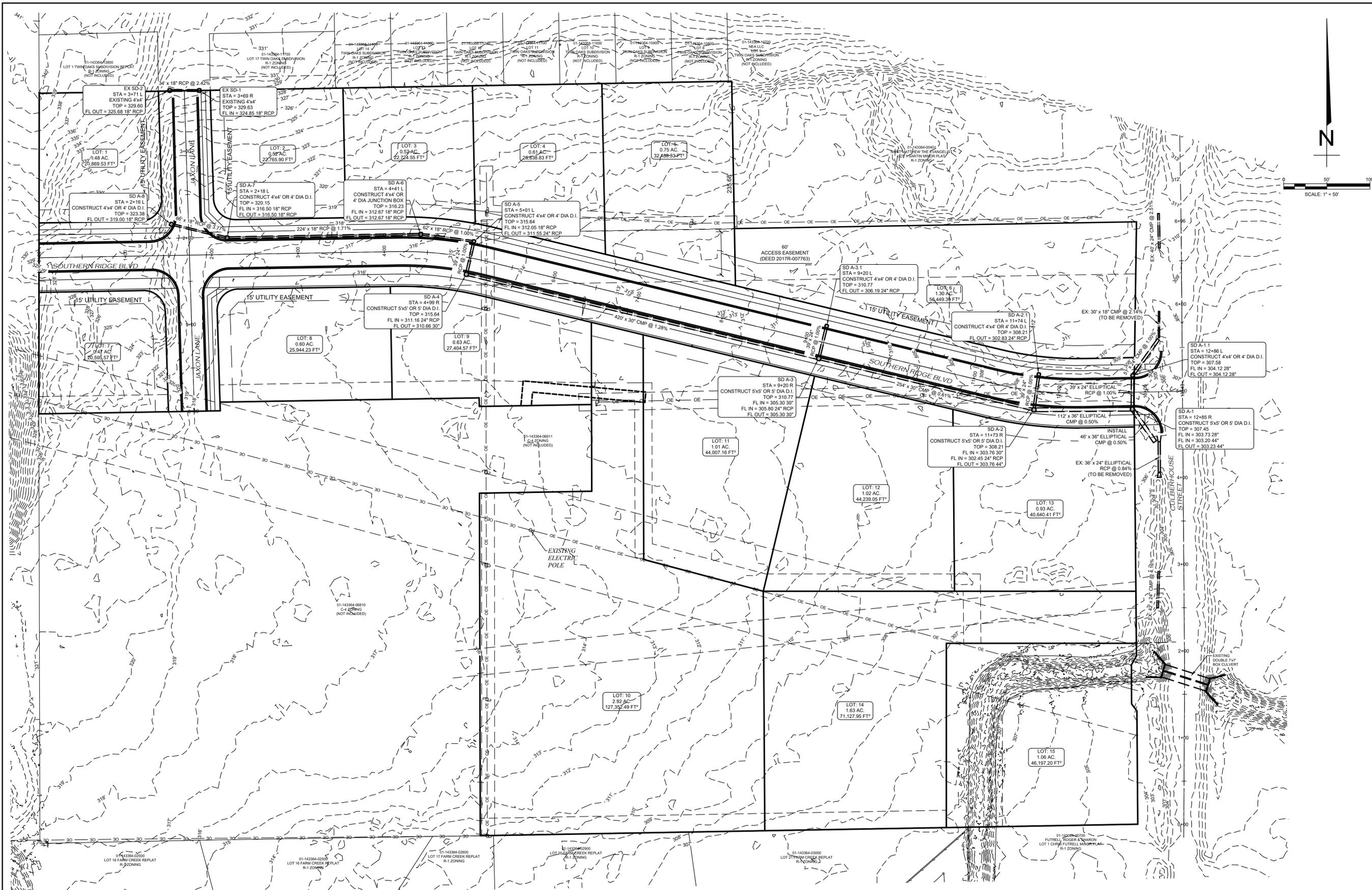
JONESBORO, AR

DATE: 03/28/2024

REV:

DRAWN BY: BGW

CARLOS WOOD, P.E.
ENGINEERING CONSULTANT
148 CR 375
BONO, AR 72416
PHONE: (870) 919-3900
EMAIL: CWOOD@WOODENGR.COM
WEBSITE: WWW.WOODENGR.COM



PIPE NOTE:
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.
• ALUMINIZED STEEL TYPE 2 STEEL PIPE
• ASTM A-929
• ASTM A-750
• RCP CLASS III OR CLASS IV
• ASTM C-76
• ASTM C-596
• 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.



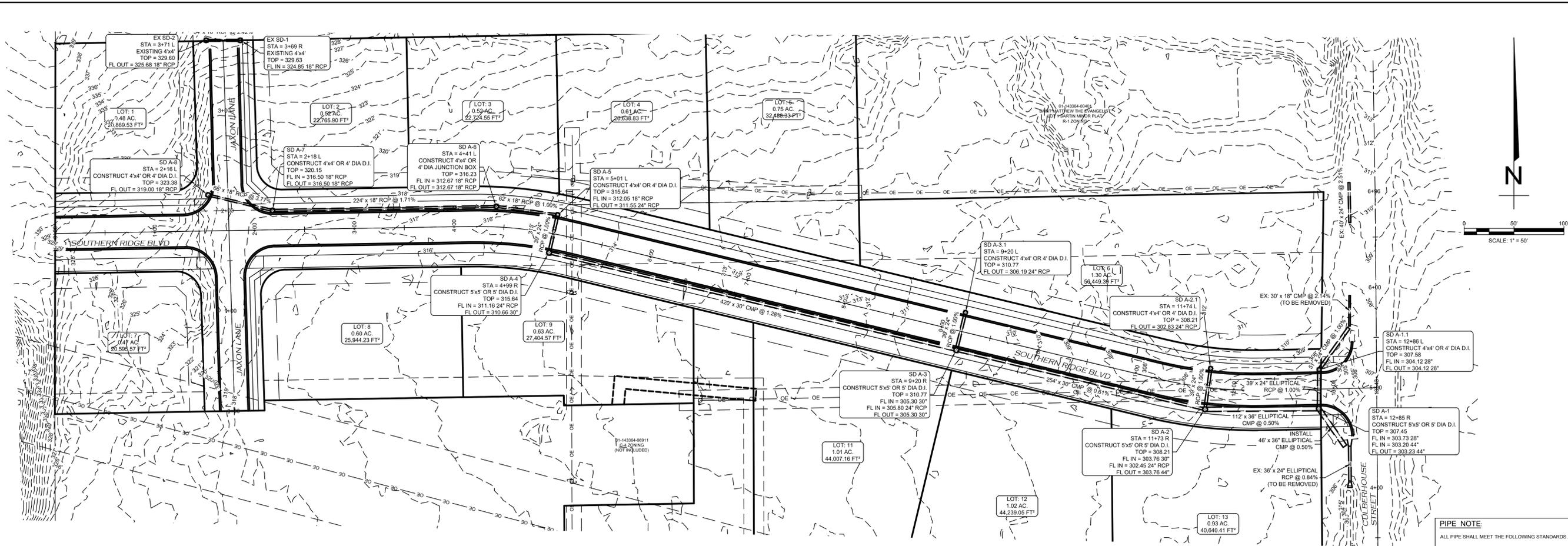
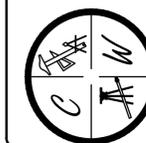
TWIN OAKS RESERVE
JONESBORO, AR
SOUTHERN RIDGE BOULEVARD
PLAN & PROFILE

DATE: 03/28/2024

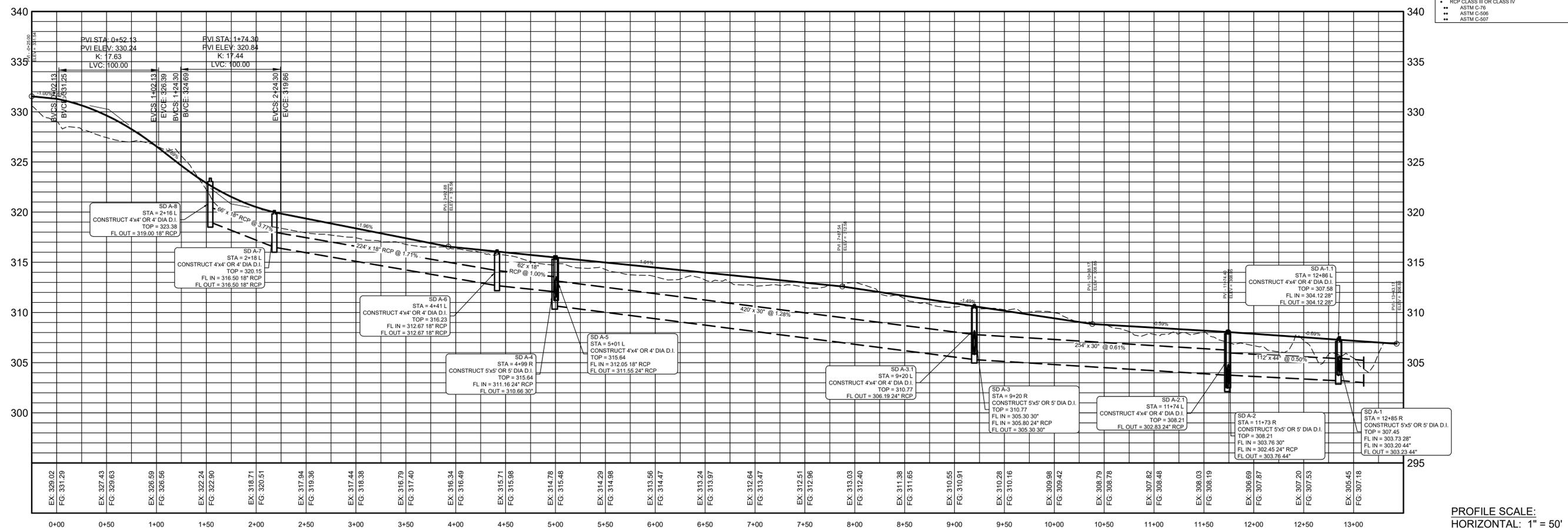
REV:

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CARLOS WOOD, P.E.
ENGINEERING CONSULTANT
148 CR 375
BONO, AR 72416
PHONE: (870) 919-3900
EMAIL: CWOOD@WOODENGR.COM
WEBSITE: WWW.WOODENGR.COM



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-595
• ASTM C-507



PROFILE SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'
EX - EXISTING GROUND
FG - FINISHED GRADE

SOUTHERN RIDGE BOULEVARD



TWIN OAKS RESERVE

JONESBORO, AR

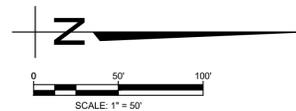
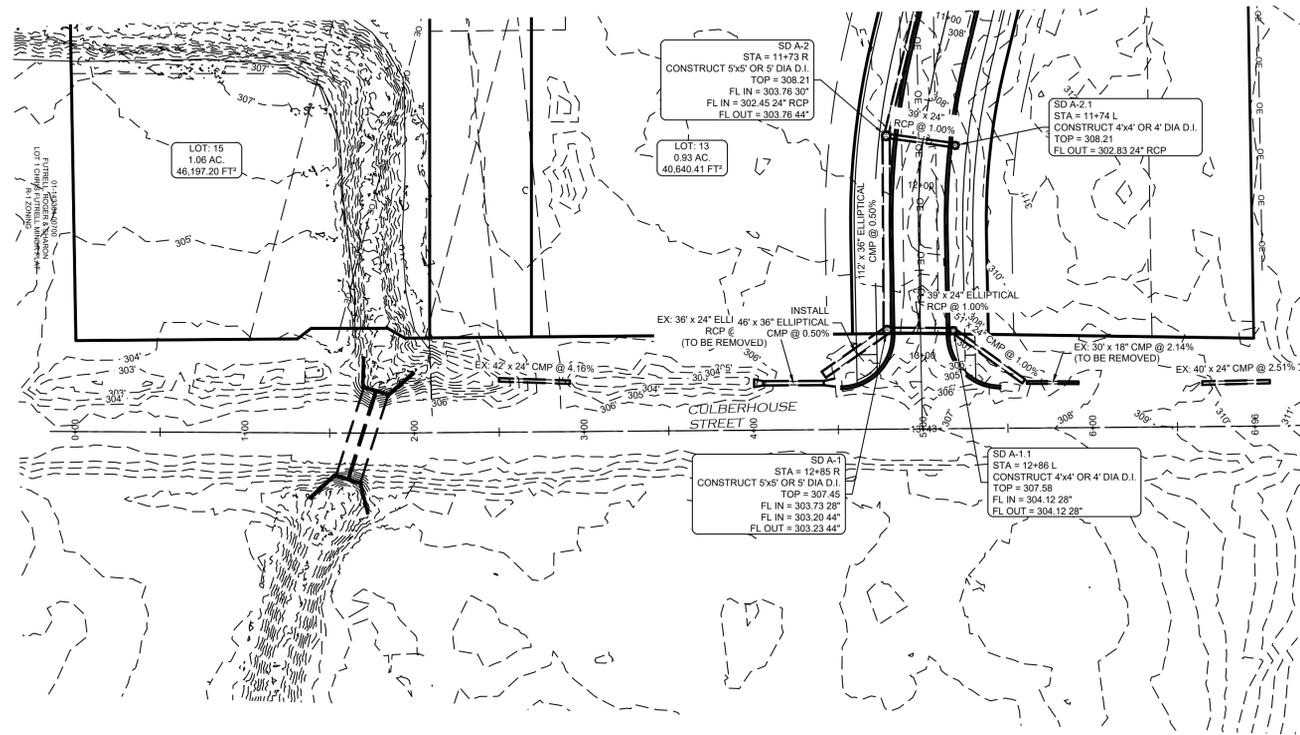
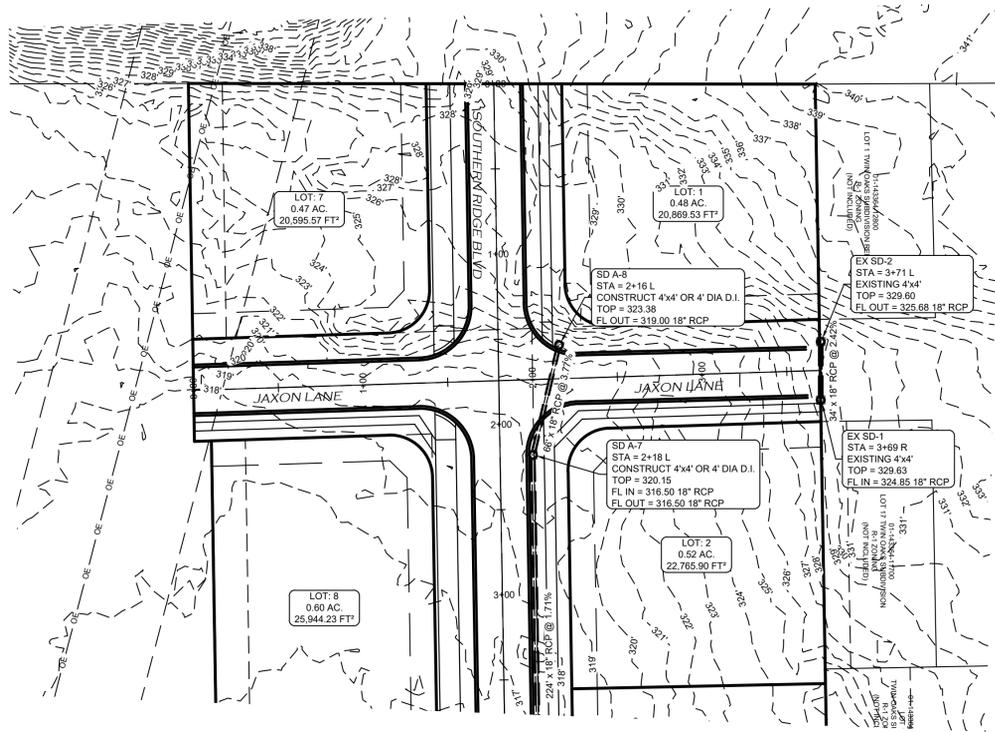
SOUTHERN RIDGE BOULEVARD PLAN & PROFILE

DATE: 03/28/2024

REV:

DRAWN BY: BGW

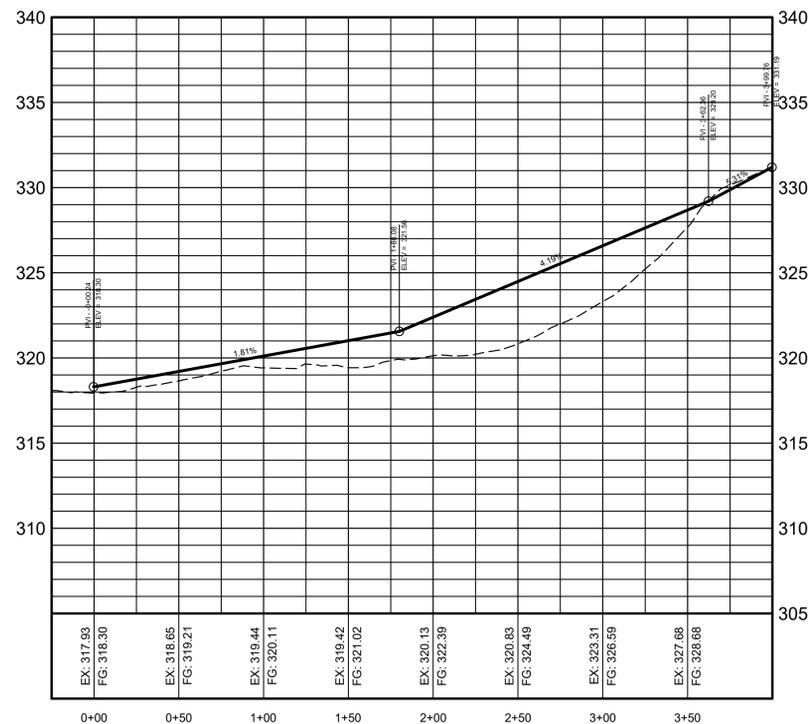
CARLOS WOOD, P.E.
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PIPE NOTE

ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

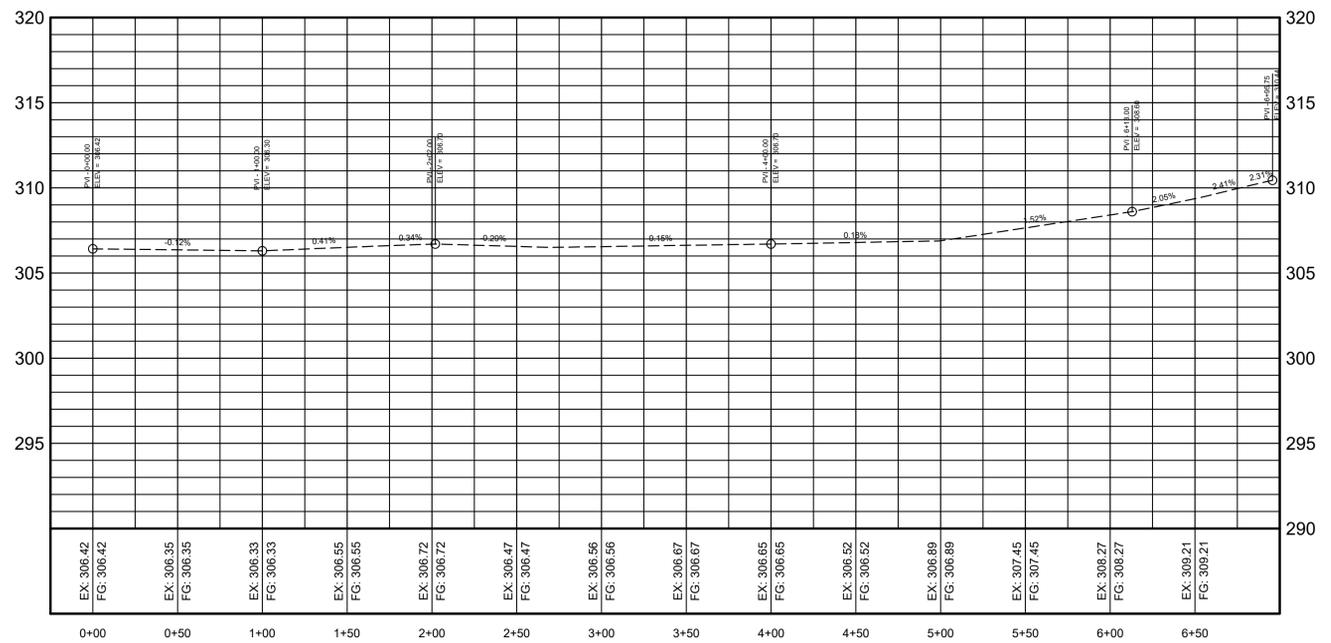
- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-329
 - ASTM A-750
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507



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

EX - EXISTING GROUND
FG - FINISHED GRADE

JAXON LANE



CULBERHOUSE STREET