

Exhibit A

Details

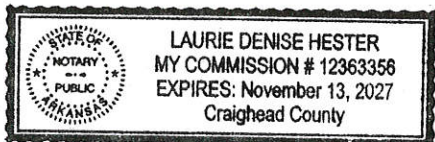
File #: PP-18-17 Version: 1
 Type: Subdivisions
 Title: FINAL SUBDIVISION: Twin Oaks Phase 2 Carlow Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 28 lots located west of South Culberhouse and South of Sadie Lane. This property is zoned R-1 Single Family Residential District. THIS HAS BEEN WITHDRAWN.
 Mover: [Kevin Bailey](#) Secondar: [Jimmy Cooper](#)
 Result: Fail
 Agenda note:
 Minutes note:
 Action: Denied
 Action text:

Carlos Wood of Wood Engineering on behalf of CKF, LLC / Chris Futurell requests MAPC Consideration of a Final Subdivision Review for Twin Oaks Phase 2 with a total of 9.13 +/- acres and 28 lots located west of South Culberhouse and South of Sadie Lane. This was Tabled at the MAPC June 12 Meeting. This property is zoned R-1 Single Family Residential District. APPLICANT: Mr. Carlos Wood representing Chris Futurell requesting the right of way to be 60 feet instead of 80 feet. They were informed that this street is a collector street, and builders backed out after knowing that this could be a busy street. Mr. Carlos further mentioned that as Mr. Futurell cannot sell those lots with 80 feet right of way they are proposing that the city works with them to put a collector street on a commercial property which is south of the property in question. STAFF: Mr. Derrel Smith said the plat has not been recorded but it shows the 80 feet right of way on the plat. Mr. Smith further stated that the City does not mind moving the collector street, but the problem is that Mr. Futurell does not control all of the property as the back 5 acre is not owned by the developer. APPLICANT: Mr. Chris Futurell said when he rezoned this property from commercial to residential the most expensive 2000 sqft houses are sold there. That was phase 1. He said no one wants to back out on a commercial road. He said the City cannot just take the land and make an 80 feet easement. He further said if the City does put the easement in then they are tying his hands and not letting him develop the property and he will not develop the property. He said if the City wants the easement they will have to buy it from him. Mr. Chris Futurell said he has helped developers and builders and no one has thanked him, not that he is looking for a thanks. He also mentioned, he cannot go to the Sartin family and ask them to give him their land. He said the City does not know when the road will be built. He said it can be 20-30 years before this is built, and he does not see why we need 80 feet right of way in a sleep neighborhood. STAFF: Mr. Derrel Smith said the Master Street Plan states that this is a collector's street with an 80 feet right of way. APPLICANT: Mr. Carlos Wood said he did not realize that this was a collector's street. BOARD: Ms. Mary Margaret Jackson said MAPC plans for the general Public, they do not plan for developers. She asked what the City plans on doing with the 80 feet right of way. STAFF: Mr. Michael Morris said that the City intends to connect Southwest drive and Culberhouse, and this will be basically a cut-across. PUBLIC COMMENT: Mr. Harold Carter said the City cannot succumb to threats from developers, as Jonesboro has a lot of them. BOARD: Mr. David Handwork said as Mr. Futurell does not own the property south of this land and MAPC are here for the good of all people of Jonesboro and not just developers. APPLICANT: Mr. Chris Futurell said he will never develop a subdivision that he knows will not sell. He said at this time his hands are tied. Mr. Futurell asked if the City will buy it. STAFF: Mr. Derrel Smith said the final approved plat is what can be recorded, you cannot get anything else recorded. APPLICANT: Mr. Chris Futurell said I will not develop a residential property with a commercial road through it. STAFF: Mr. Derrel Smith said then you don't have to develop it. APPLICANT: Mr. Chris Futurell repeated "I am not going to" STAFF: Mr. Derrel Smith said then we will have a plat that is not recorded and piece of property that is not developed. A motion was made by Kevin Bailey, seconded by Jimmy Cooper, that this matter be Denied. The motion FAILED with the following vote.

Votes (3:4)

9 records Group Export

Person Name	Vote
Lonnie Roberts Jr.	Chair
Jerry Reece	Aye
Jim Scurlock	Aye
Kevin Bailey	Nay
Jimmy Cooper	Aye
Jim Little	Nay
Dennis Zolper	Absent
David Handwork	Nay
Mary Margaret Jackson	Nay



Laurie Denise Hester
 8/7/18

Details

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Lonnie Roberts Jr.	Chair
Jerry Reece	Aye
Jim Scurlock	Aye
Kevin Bailey	Nay
Jimmy Cooper	Aye
Jim Little	Nay
Dennis Zolper	Absent
David Handwork	Nay
Mary Margaret Jackson	Nay



Laurie Denise Hester
 8/7/18



Planning & Zoning Department

300 S. Church
Jonesboro, AR 72401
Ph# (870) 932-0406 / Fax# (870) 336-3036

"Helping to Build A Better Community"

FINAL SUBDIVISION PLAT

GENERAL INFORMATION

Name of Subdivision: TWIN OAKS PHASE 2

Location: S. CULBERHOUSE - SOUTH OF SAVANNAH Zoning District: RS-7

Property Owner: CKF, LLC - CHRIS FUTRELL

Property owner address: 504 FARM CREEK, JONESBORO, AR. 72404

Surveyor: BRANDON WOOD Phone #: 870-930-7504

Surveyor's Address: 112 CR 7625, BROOKLAND, AR. Zip Code: 72417

Applicant's Signature *Chris Futrell* Date: 6-26-18

THE FOLLOWING INFORMATION MUST BE INCLUDED FOR AN APPLICATION TO BE CONSIDERED COMPLETE:

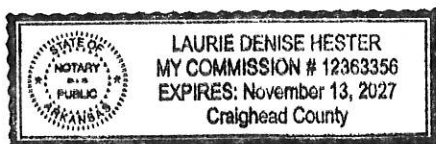
1. The names and lines of all streets and roads, alleys lines, lot lines, building setback lines, block and lot numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should be altered to match existing streets. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale. (Revised: ORD-07:45, February 6, 2007)
2. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight and including true North point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets and curved property lines that are not the boundary of curved streets.
3. Profiles of all streets with natural and finished grades drawn to a scale of one (1") inch equals fifty (50') feet horizontal and one (1") inch equals ten (10') feet vertical or larger when required by the Planning Commission.



Laurie Denise Hester
8/7/18

4. All dimensions to the nearest one-tenth (1/10) of a foot and angles to the nearest minute.
5. Location and description of monuments.
6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
7. Date, title, name and location of subdivision, graphic scale and true North point.
8. Certificate of dedication by landowner.
9. The names and seal of the Registered Land Surveyor (in the state of Arkansas). Responsible for the survey and contour formation on the plat.
10. The plan shall provide for all proposed utility lines in accord with existing policies, rules or regulations of the utilities, the city or other applicable regulations, and approval of the City Water and Light as to proposed sanitary sewer, water and electric lines, shall accompany the final plan.
11. a. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plan and he shall file with the City Planning Commission a description, specifications and drawings prepared by a registered civil engineer in the State of Arkansas, which shall be adequate to provide drainage for area subdivided and/or adjacent areas attached by drainage across or from such tract. The minimum size pipe used in the subdivision shall not be less than eighteen (18) inches inside diameter. (Ord. No. 1986, Sec. 3)

b. If proposed subdivision is a portion of a tract, which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision should be submitted with the plat of the portion first to be subdivided.
12. A development permit where required in accordance with Section 5-18.2 as amended, before final approval of final plat.
13. A registered engineer, in the state of Arkansas, will check the final plat for correctness, and placing his seal on drawings, charging the cost to the subdivider. (Ord. Nos. 909, 1290, and 1630)
14. Fees (See Fee Schedule).



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Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
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Special District Applications

Village Residential Overlay	\$500
JMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)

Base Fee	\$400
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Reviews requiring MAPC Approval

Subdivisions: 0 to 20 acres

Base Fee	\$500
Per Lot Fee	\$4
Subdivisions: Over 20 to 40 acres	\$1,000
Subdivisions: Over 40 acres	\$1,500

On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF JONESBORO



INSPECTIONS
300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING
300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

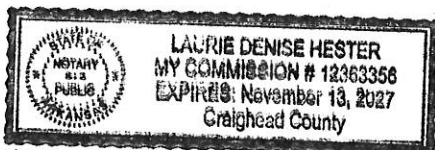
Planning: RES-17 091
Inspections RES-17 092



Laurie Denise Hester
8/7/18

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Changeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O VentAHood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee.....	R - \$40 C - \$100	Fence Permit	Planning Fee	Canopy Permit	\$50
Residential Plumbing .....	.05 sq ft	Existing Structure CO	\$50	Backflow Permit	C - \$50 R - \$40
Residential HVAC .....	.05 sq ft	Driveway Permit	Engineering Fee	Temp Pole	\$55
Residential Gas Test.....	\$40	Demolition Permit	R - \$100 C - \$250	Low Voltage	R - \$50 C - \$100
Residential Electrical .....	.05 sq ft	Communication Tower	Project Cost	Temp Co	R - \$50 C - \$500
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Foundation & Footing	040,000 sq ft \$50 10,001-> sq ft \$1,000
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Tent Permit	\$50
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Moving Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	HVAC Duct Only	\$40.
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost		
		Commercial Sewer/Stubout	\$50		



Laurie Denise Hester
817/18

ENGINEERING & STREET DEPARTMENTS

FEES

THE CITY OF JONESBORO



www.jonesboro.org

Engineering Dept RES-17 089
Street Dept RES-17 088

Engineering Fees

Driveway Permit (<i>per driveway</i>).....	\$50
<i>(includes one form inspection & one final inspection)</i>	
Driveway Re-Inspection Fee	\$30
Lane/Traffic Closure Permit:	
One Traffic Lane Closure Permit	\$25
Street Closure (Collector)	\$100
Street Closure (Arterial)	\$200
Floodplain Development Permit	\$100 per acre (\$25 min.)
Drainage Alteration/Modification Permit	\$25
<i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>	
Grading Permit	\$100 per acre (\$50 minimum)
Stormwater Management Plan Permit:	
for subdivision	\$1,000 minimum
<i>additional lots over 10</i>	<i>\$100 per lot</i>
for commercial site	\$350 minimum
<i>additional acres over 3.5 acres</i>	<i>\$100 per acre</i>
Stormwater Appeal Fee	\$200
Encroachment Permit	\$50
Residential Site Permit	\$25

Street Fees

Street Plate - 1st plate delivered (<i>up to 60 days</i>)	\$45
<i>(includes one form inspection & one final inspection)</i>	
Each additional street plate delivered (<i>up to 60 days</i>)	\$15
Street Repair	\$200
Base Asphalt	\$30
Barricades (contractors - street cuts and repairs)	\$75/ea
Barricades (block parties, etc.)	\$10/ea
Cones	\$5/ea
Replacement of Regulatory Sign & Post - <i>accidents, etc.</i>	\$150
Replacement of Street Identifier Sign & Post - <i>accidents, etc.</i>	\$150
New Regulatory Sign & Post for Subdivisions.....	\$150
New Street Identifier Sign & Post for Subdivisions	\$250
Replacement for Damaged Sign Post - <i>accidents, etc.</i>	\$50



Laurie Denise Hester
8/1/18



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Single Family Districts _____ Acres
 Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Zoning Map Amendments _____ Acres

Special District Applications 01-0516:

- Village Residential Overlay JMA-O, Jonesboro Municipal Overlay District
 Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee 01-0516:

- Residential Commercial Conditional Use Compatible Non-Conforming Use

Subdivision Planning Fees 01-0733:

- Minor Plats & Replats Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review 01-0734:

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft | Faces _____ | |

Zoning Sign Deposit 01-0155: _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 8 1/2" x 11" BW Copies | <input type="checkbox"/> 8 1/2" x 11" Color Map | <input type="checkbox"/> Over Size Page | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50" | <input type="checkbox"/> Land Use (36"x44") | <input type="checkbox"/> 11"x17" Map | |
| <input type="checkbox"/> Property Owner Search/Plat Map | | <input type="checkbox"/> Zoning Certification Letter | |

Total Pages _____

Description: _____ Total Amount Due: _____

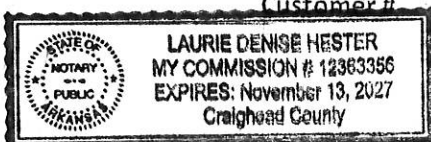
Site: Address: _____ Tracking No.: _____

Customer _____

Customer # _____

City Official _____

Date _____



Laurie Denise Hester 8/7/18



Final Subdivision: Twin Oaks Phase 2

For consideration by Metropolitan Planning Commission on July 10, 2018.

Applicant/Agent/ Owner: Chris Futrell of CKF, LLC.

Engineer: Wood Engineering, LLC

Surveyor: H & S Hime Professional Surveying Services

Property Location:

Total Acres: 9.13

Proposed Lots: 29

Zoning:

District: R-1

Required Min. Lot Size: 8,000 sq. ft., *Min. Lot Width:* 60 ft., *Min. Lot Depth:* 100 ft.

Proposed Min. Lot Size: 0.22 acres, 9373.13 sq. ft.

Proposed Max. Lot Size: 0.29 acres, 12,631.89 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: Saint Matthews Drive and Jaxson Lane

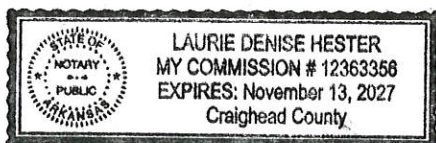
Compliance with Address Policy: N/A

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 Residence District.



Laurie Denise Hester
8/7/18



Laurie Denise Hester
 MY COMMISSION # 12363356
 EXPIRES: November 13, 2027
 Craighead County
Laurie Denise Hester 87-1118



-----Original Message-----

From: Walker, Brent [<mailto:WALKER@adeq.state.ar.us>]

Sent: Monday, March 26, 2018 12:07 PM

To: Gary Toney <GToney@jonesboro.org>; Craig Light <CLight@jonesboro.org>; Roger Gibson <RGibson@jonesboro.org>

Cc: Frasher, Sarah <frasher@adeq.state.ar.us>

Subject: RE: Stabilization

Craig, Roger & Gary,

It is my understanding that Mr. Futrell has requested a preliminary review of Phases 2 & 3 of the Twin Oaks Subdivision by the MAPC on Tuesday. It seems like the information in the email below might be of interest to the MAPC. Furthermore, while I have not performed an official inspection, I would like to comment that his subdivision off Neely Ln. (The Oaks Subdivision as permitted with ADEQ) has an unacceptable amount of sediment leaving the southwest corner of the site and flowing across Neely Ln. It also has a tremendous amount of sediment leaving the northeast corner and flowing into the woods where there have been multiple problems in the past.

Until he is able to manage his current projects, I'm not sure that allowing him to start additional projects would be beneficial to anyone.

I'll be in Little Rock Tuesday, but please feel free to pass along my concerns to the MAPC if you think it will help you obtain compliance with the Construction Stormwater Regulations.

Gary - in response to your email below, obviously we agree that corrective actions are needed. Sarah and I are both tied up with other commitments this week, but if you or Roger will carbon copy me on an email to Mr. Futrell that details the need for corrective actions, I will gladly reply with my comments to encourage him to take this more seriously.

Sincerely,

Brent L. Walker

District 3 Field Inspector

Office of Water Quality - Jonesboro Field Office Arkansas Department of Environmental Quality

870-935-7221 ext.-12

walker@adeq.state.ar.us

-----Original Message-----

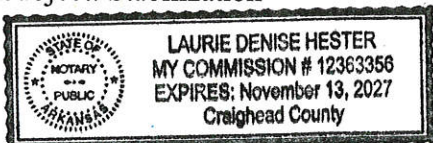
From: Gary Toney [<mailto:GToney@jonesboro.org>]

Sent: Thursday, March 22, 2018 14:51

To: Frasher, Sarah; Walker, Brent

Cc: Roger Gibson

Subject: Stabilization



Laurie Denise Hester
8/7/18

Sarah,

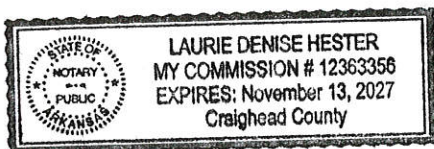
Please refer to the attached photos. This development is called Twin Oaks and is on S Culberhouse. The developer is Chris Futrell. I informed Chris late last summer that he must stabilize the development. Since then little or no effort has been made towards stabilization. Erosion control here seems to be repair the silt fences when over ran with sediment and scoop the sand off the street. The silt fence has never been adequate to contain the amount of sediment running onto them.

So much sediment has flowed south that it has filled a small pond and now flows into a ditch running perpendicular to the ditch along S Culberhouse. Several times I have observed observed sediment laden water flowing out of this ditch and have notified Chris. Sediment is also leaving the north side of the property.

I have attached six photos to this email. I'm not sure how many I can attach and the email go through. I will send the balance in a couple of other emails.

If you could take time to send a letter to Chris, it might behoove him to get to work on stabilizing . If this does not work for you, let me know and I will take another route in addressing this situation with Chris.

Thank you
Gary Toney
Construction Site Inspector
City of Jonesboro
243-7845
gtoney@jonesboro.org

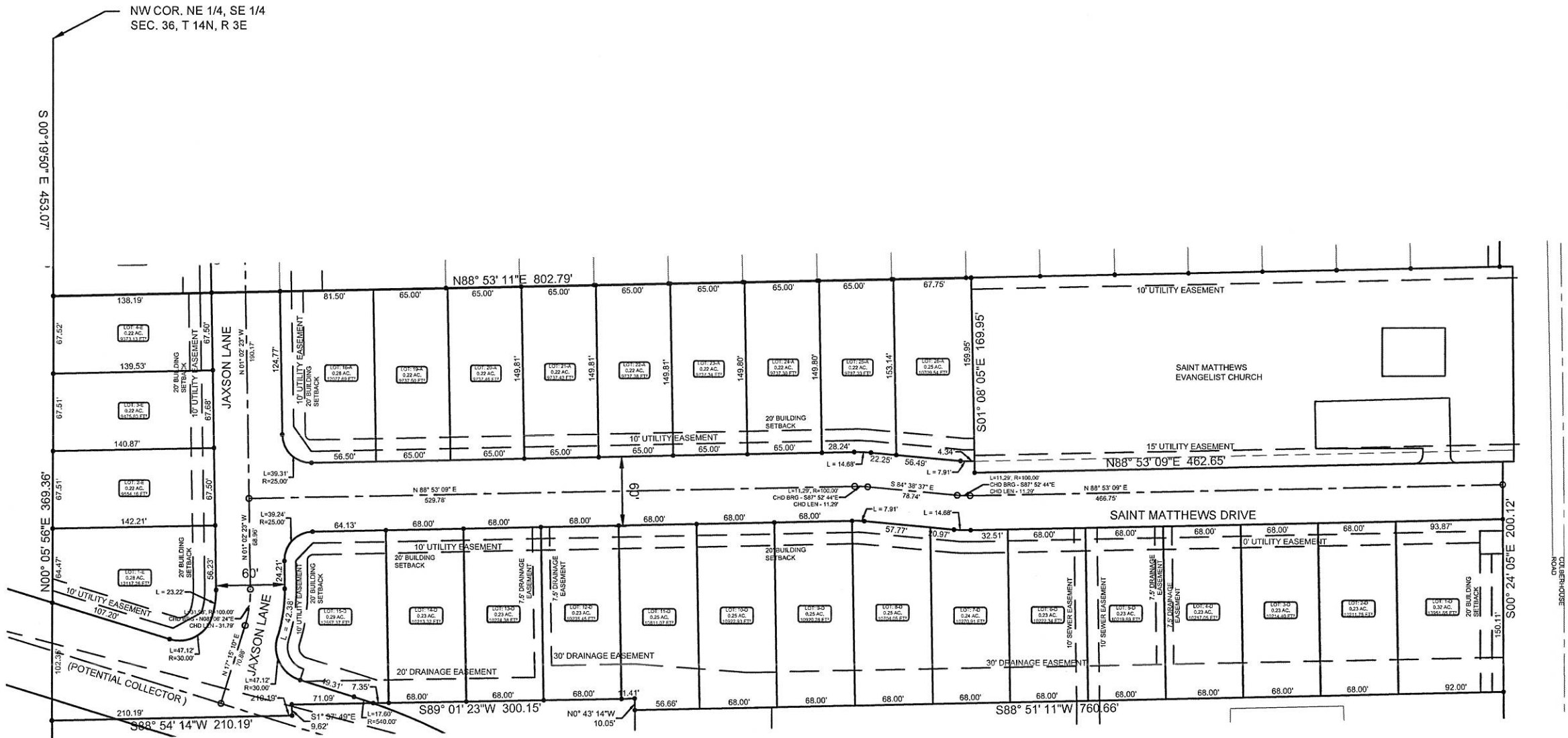
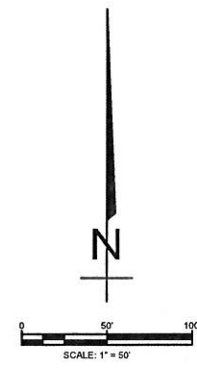


Laurie Denise Hester
8/7/18

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

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: CKF, LLC

DATE: 6/27/2018
REV:

DRAWN BY: BGW

ZONING RS-7:
BUILDING SETBACKS: 20' STREET & REAR, 7.5' SIDE

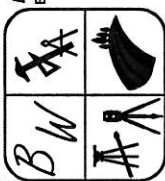
DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

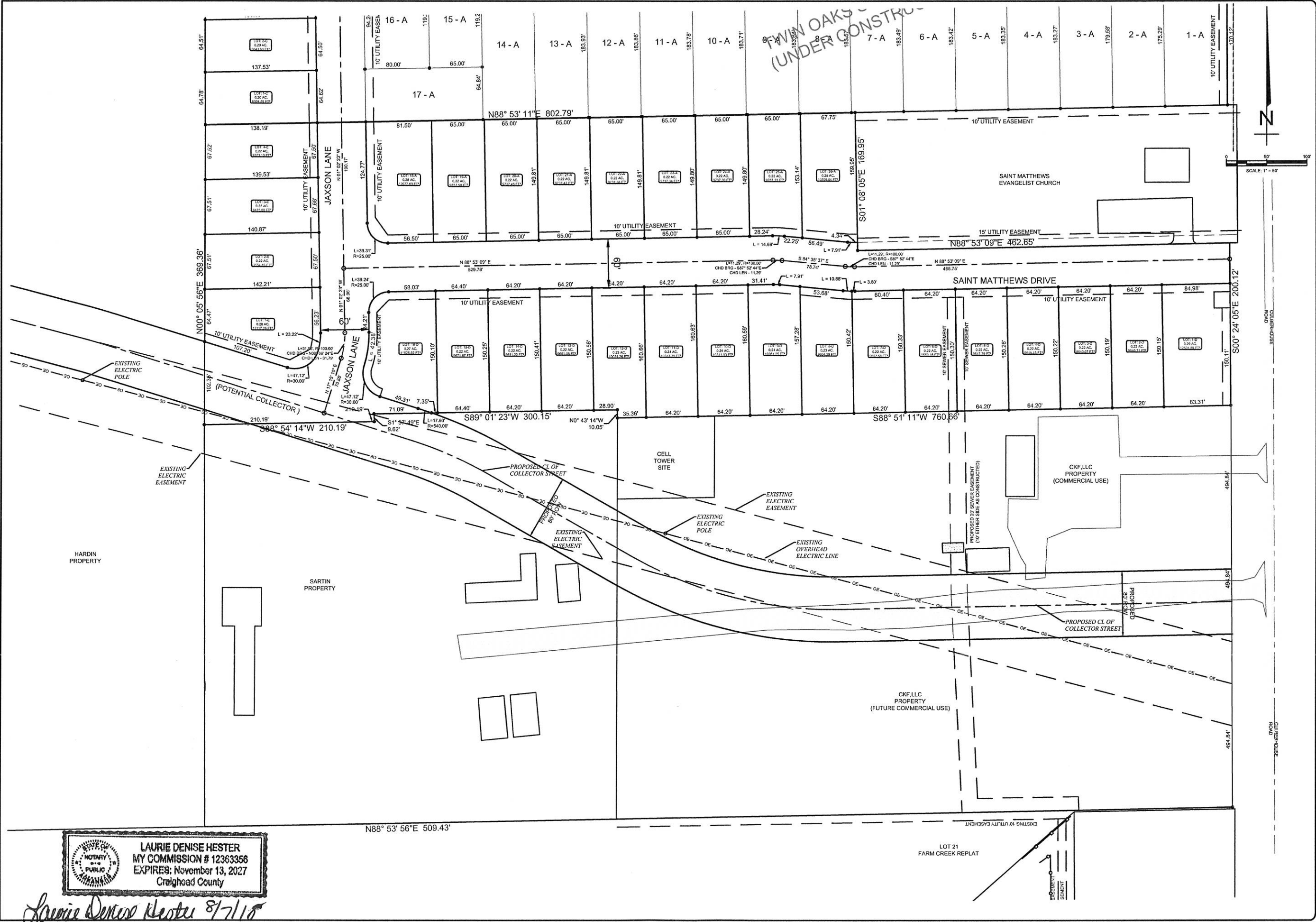
Commencing at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 36; thence South 00°19'50" East 453.07 feet to the point of beginning proper;
thence North 88°53'11" East 802.79 feet; thence South 01°08'05" East 169.95 feet; thence North 88°53'09" East 462.65 feet; thence South 00°24'05" East 200.12 feet; thence South 88°51'11" West 760.66 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 387887.81 square feet, 8.90 acres more or less.



Laurie Denise Hester
8/7/18

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



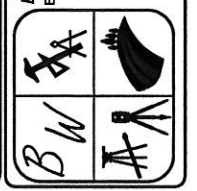


BRANDON G. WOOD
 ARKANSAS SURVEYOR
 # 1817

TWIN OAKS PHASE II
 AREA MAP
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DATE: 6/27/2018
 REV:
 DRAWN BY: BGW

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



Laurie Denise Hester
 MY COMMISSION # 12363356
 EXPIRES: November 13, 2027
 Craighead County

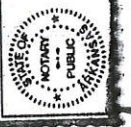
Laurie Denise Hester 8/7/18



BRANDON G. WOOD
 ARKANSAS SURVEYOR
 # 1817

Laurie Denise Hester
 MY COMMISSION # 12363358
 EXPIRES: November 13, 2027
 Craighead County

Laurie Denise Hester

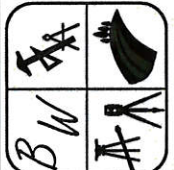


**TWIN OAKS PHASE II
 AREA MAP**
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

DATE: 6/27/2018
 REV:

DRAWN BY: BGW

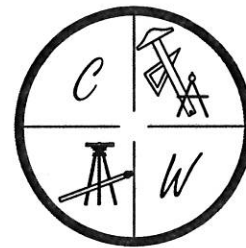
BRANDON WOOD, P.E., P.S.
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 PH: (870) 830-7504
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 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM



TWIN OAKS SUBDIVISION

PHASE II

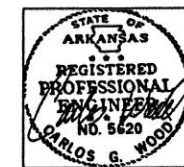
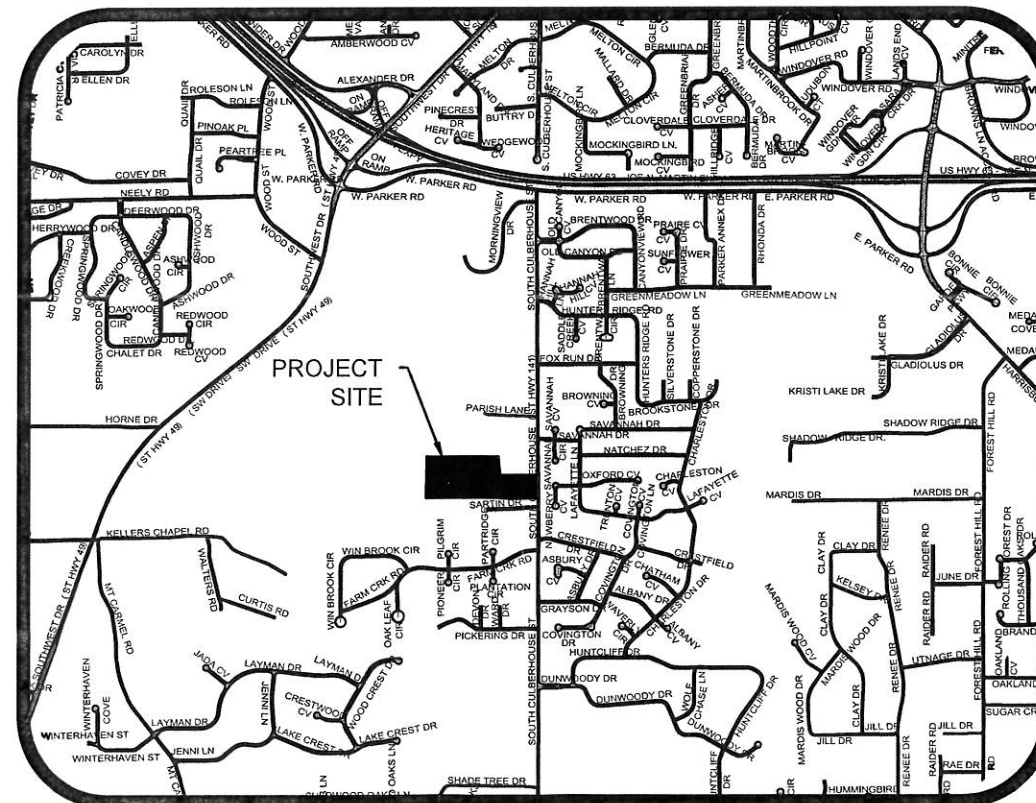
JONESBORO, ARKANSAS
 STREET & DRAINAGE PLANS
 MARCH 2018



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'



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



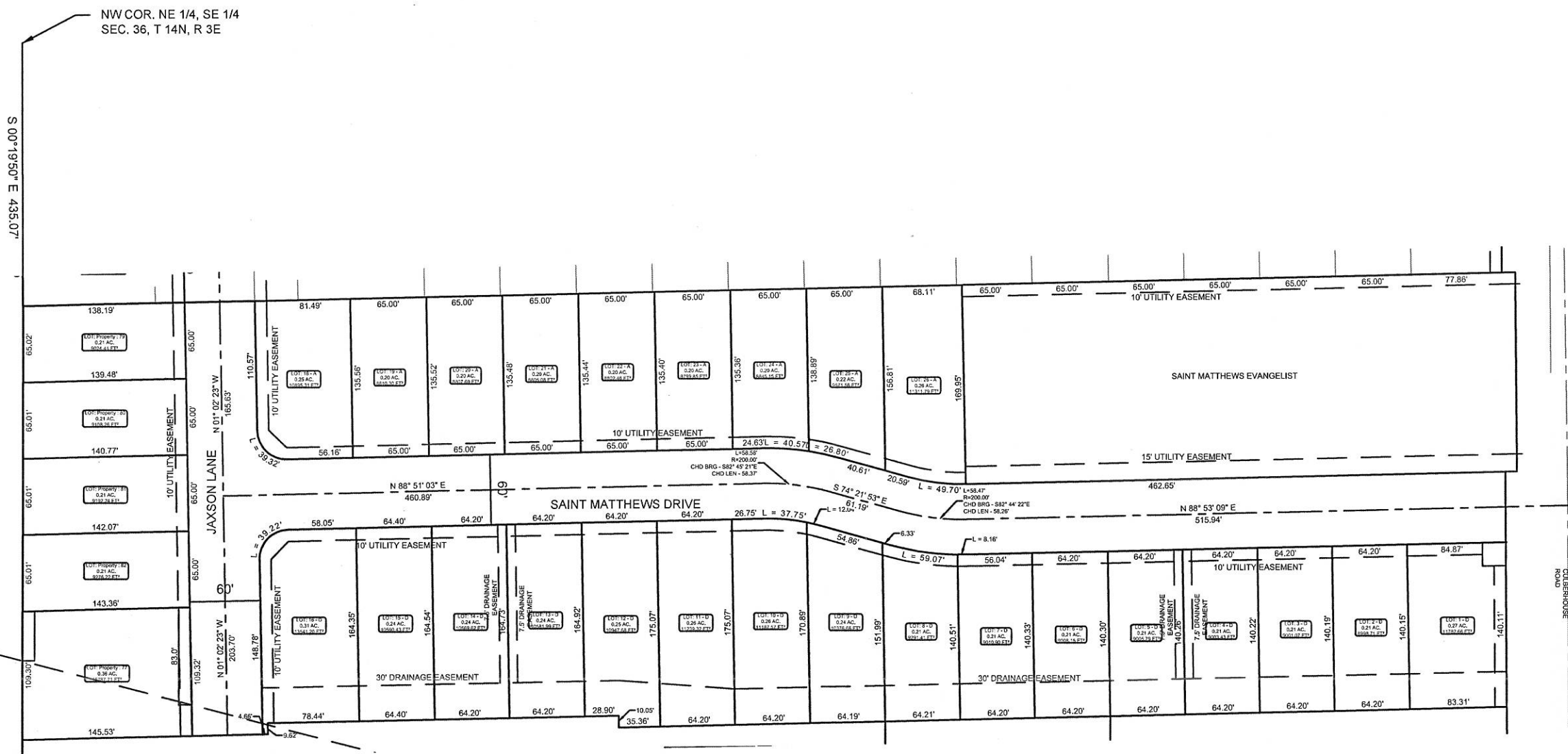
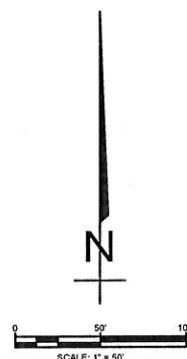
ARIZONA ENGINEERING SYSTEM, INC.
 LAURIE DENISE HESTER
 MY COMMISSION # 12363356
 EXPIRES: November 13, 2027
 Craighead County

Laurie Denise Hester 8/7/18

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - FD GOTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - ▲ FOUND REBAR
 - ▲ CALCULATED CORNER
 - 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

DATE: 3/7/2018
REV:
DRAWN BY: BGW

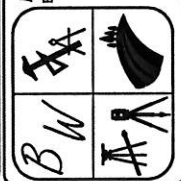
LAURIE DENISE HESTER
MY COMMISSION # 12363356
EXPIRES: November 13, 2027
Craighead County

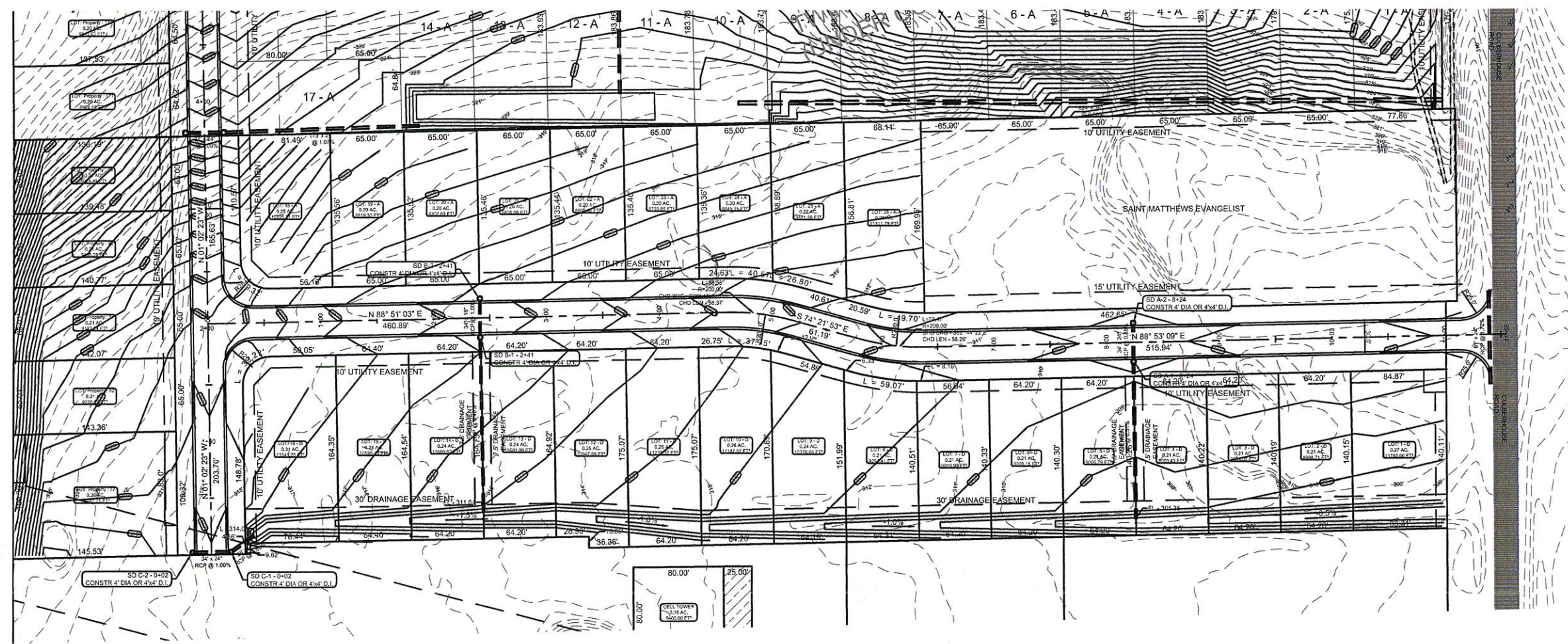
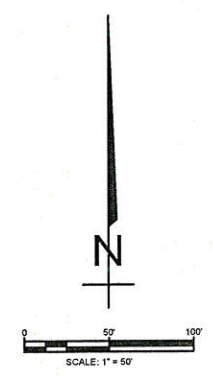
Laurie Denise Hester
8/7/18

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.

BRANDON WOOD, P.E., P.S.
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BROOKLAND, AR 72417
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BWOOD@BWOODENGINEERING.COM
WWW.BWOODENGINEERING.COM





TOPOGRAPHY &
DRAINAGE PLAN

TWIN OAKS PHASE II

JONESBORO, AR

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

Laurie Denise Hester
MY COMMISSION # 12363356
EXPIRES: November 13, 2027
Craighead County

Laurie Denise Hester 8/7/18

PIPE NOTE:
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

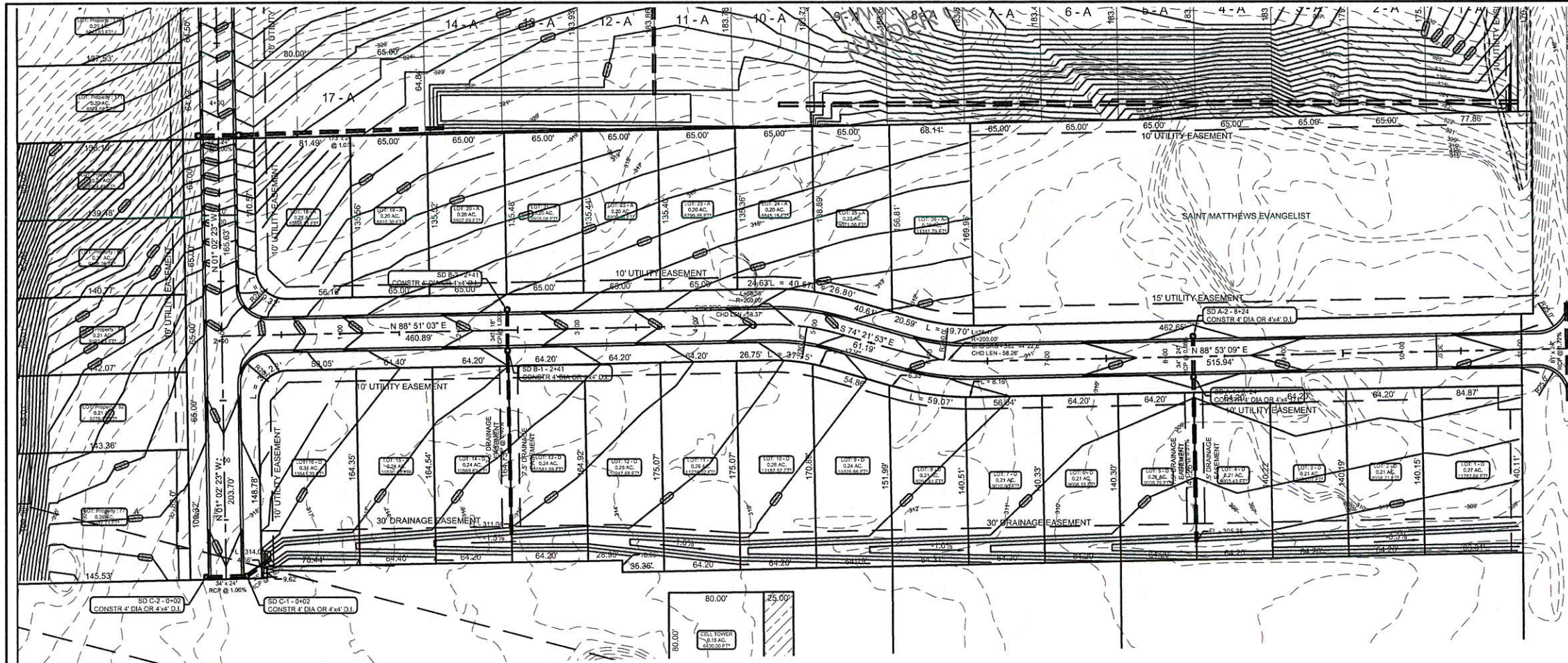
- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-829
 - ASTM A-760
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507

NOTE:
DEVELOPER SHALL OBTAIN GRADING PERMIT FROM THE CITY OF JONESBORO ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR CLEARING OPERATIONS.

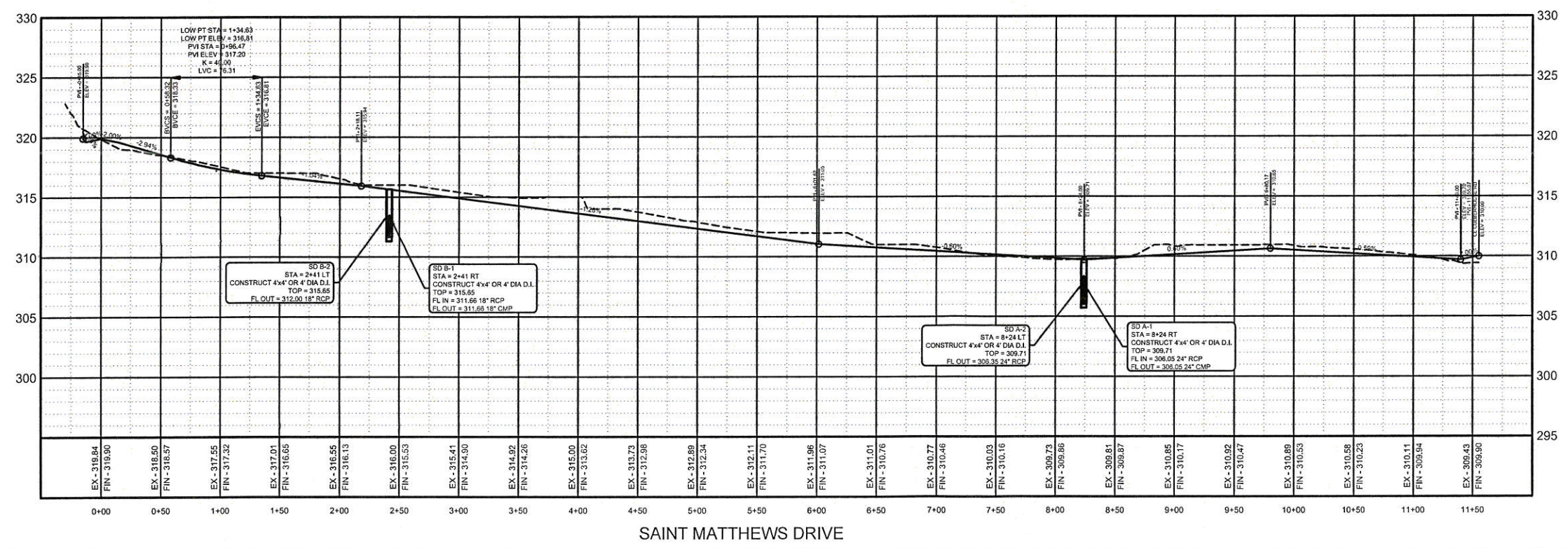
DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING WORK ON THE SITE, PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.

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





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

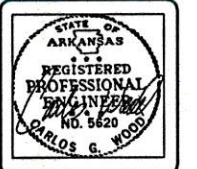


EX - EXISTING GROUND
 FG - FINISHED GRADE

PIPE NOTE:
 ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-528
 - ASTM A-750
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507

STR-2



TWIN OAKS PHASE II

JONESBORO, AR

SAINT MATTHEWS DR
 PLAN & PROFILE

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

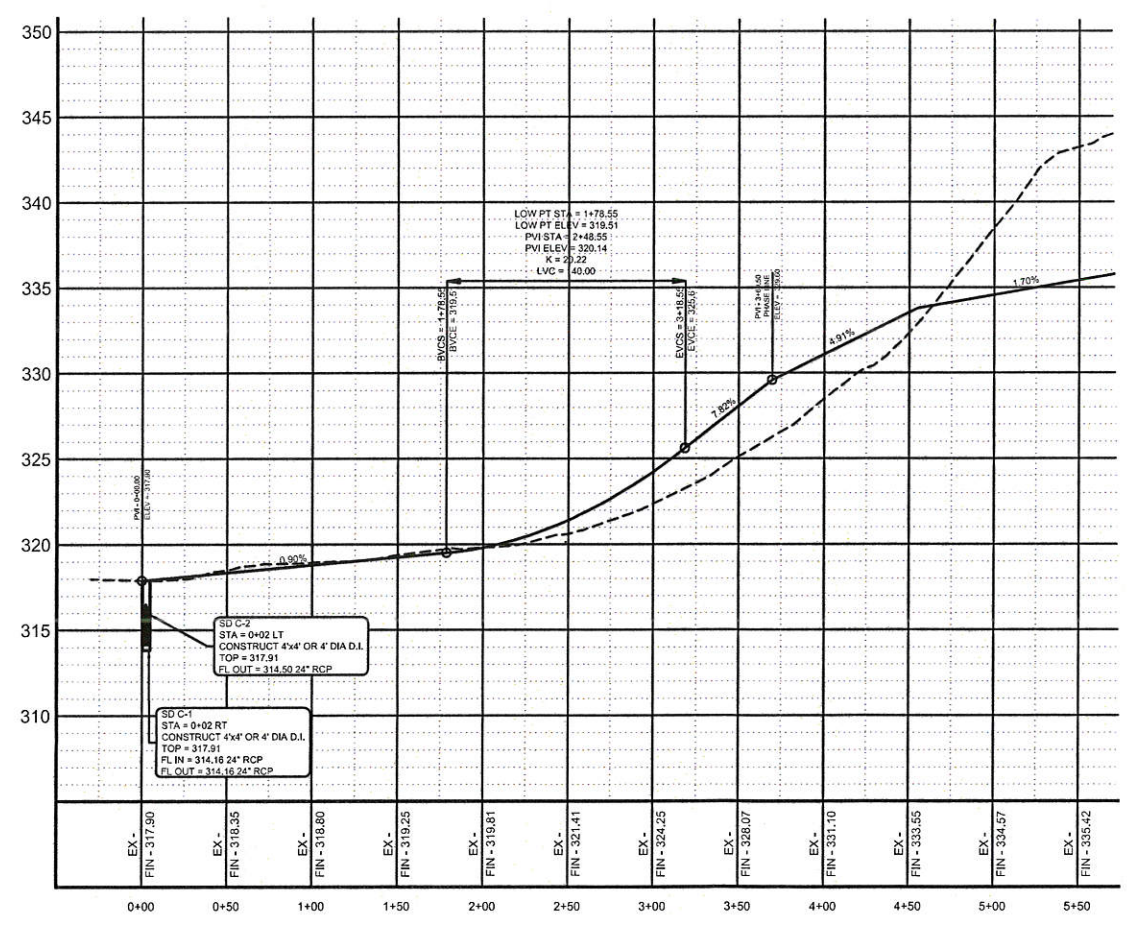
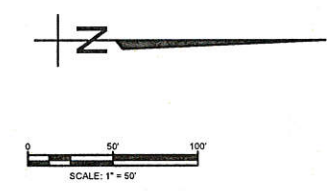
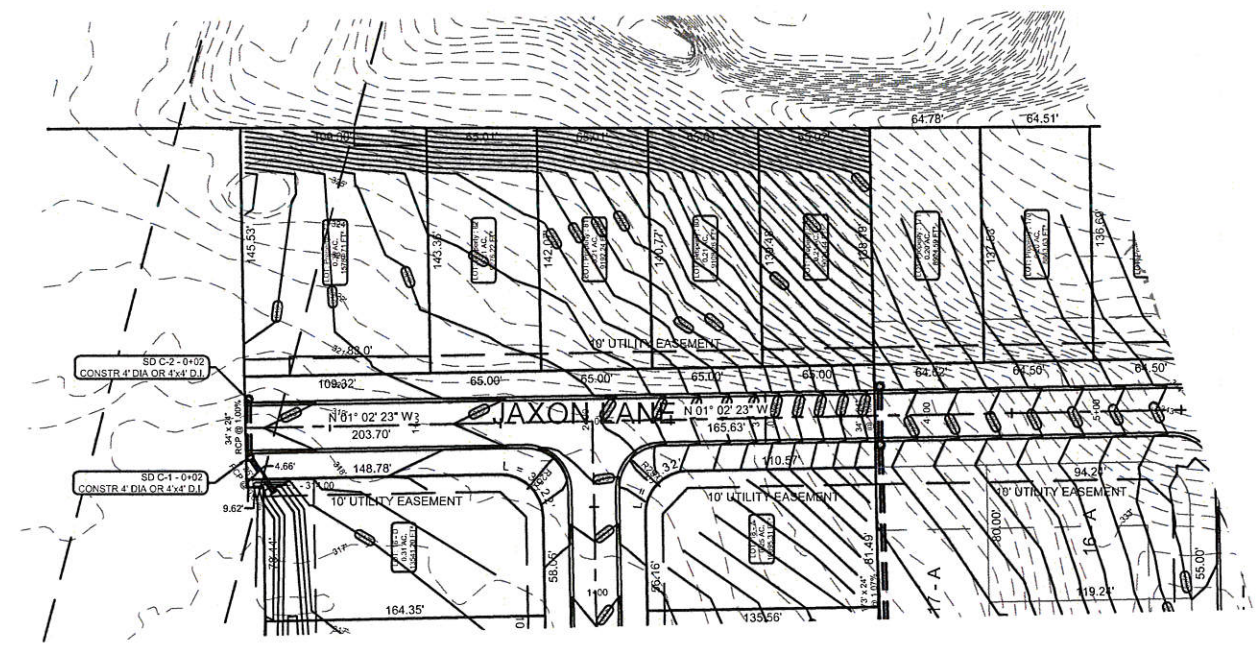
CARLOS WOOD, P.E.
 ENGINEERING CONSULTANT
 148 CR 375
 BONO, AR 72416
 PHONE/FAX: (870) 972-8335
 EMAIL: WOODENGR@SBCGLOBAL.NET
 WEBSITE: WWW.WOODENGR.COM



Laurie Denise Hester
 8/17/18

Laurie Denise Hester
 MY COMMISSION # 12363356
 EXPIRES: November 13, 2027
 Craighead County





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

EX - EXISTING GROUND
 FG - FINISHED GRADE

JAXON LANE

Laurie Denise Hester
 MY COMMISSION # 12363356
 EXPIRES: November 13, 2027
 Craighead County

Laurie Denise Hester
 8/7/18

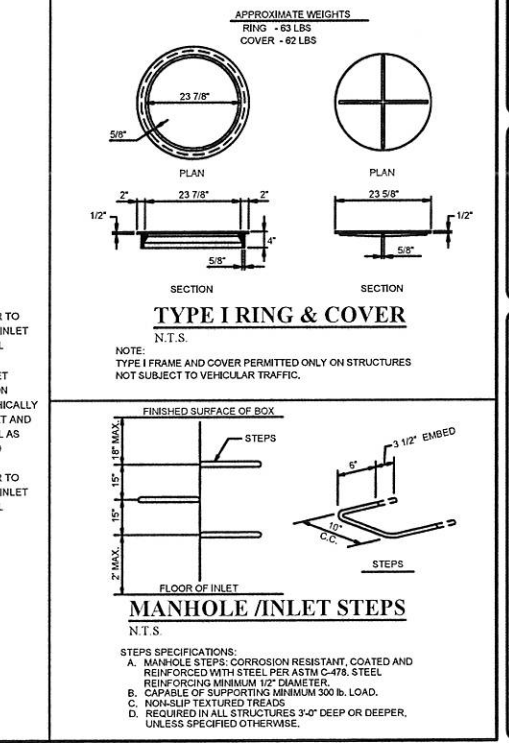
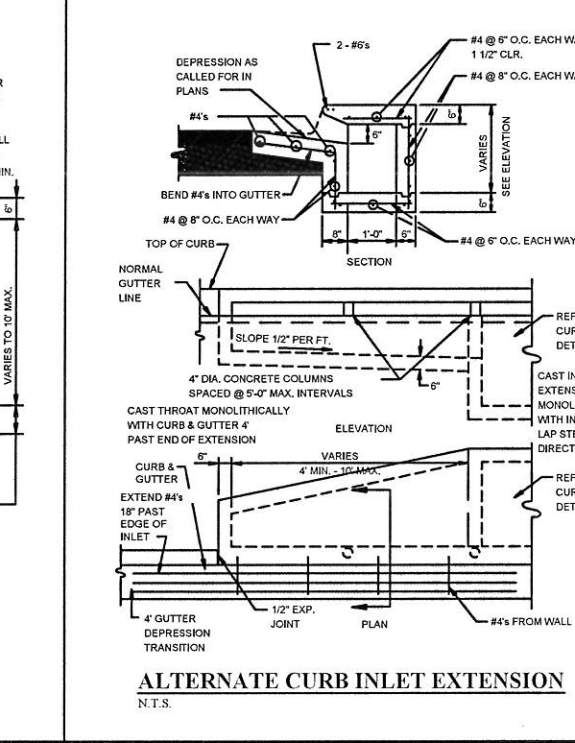
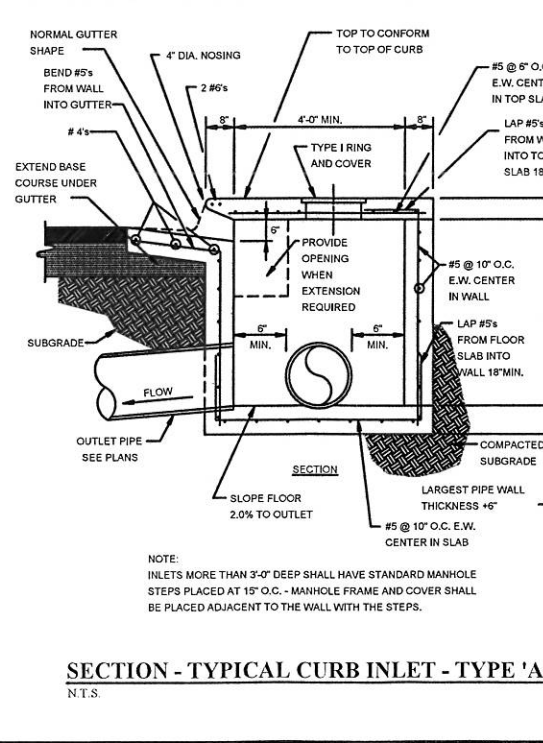
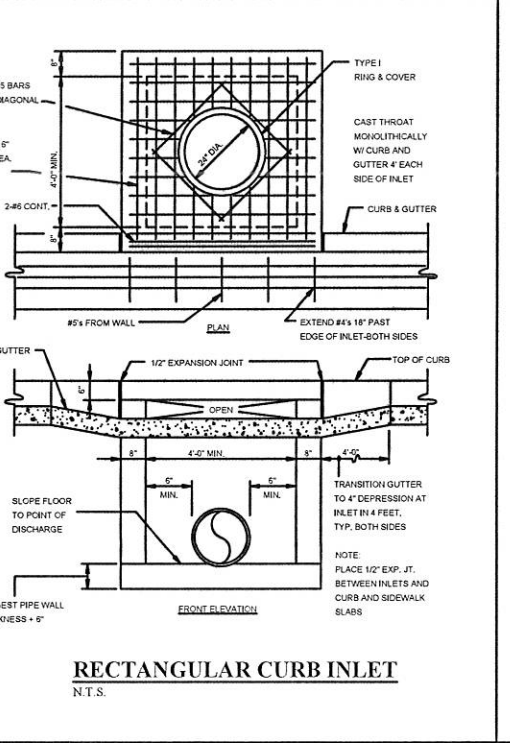
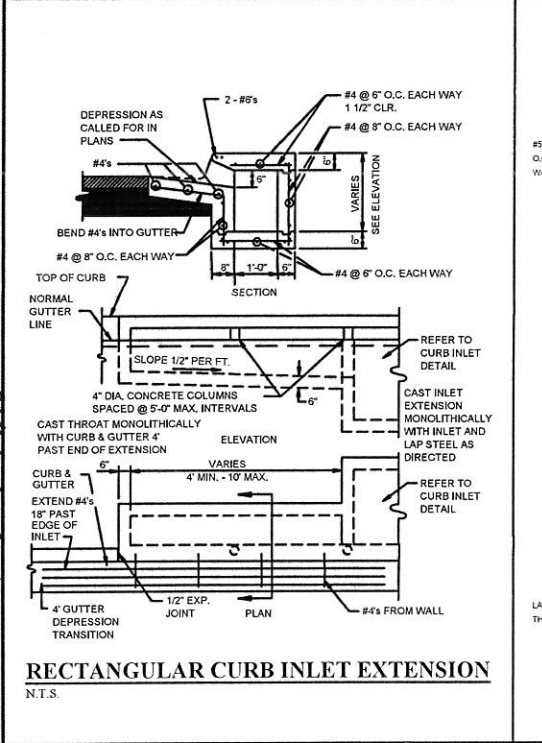
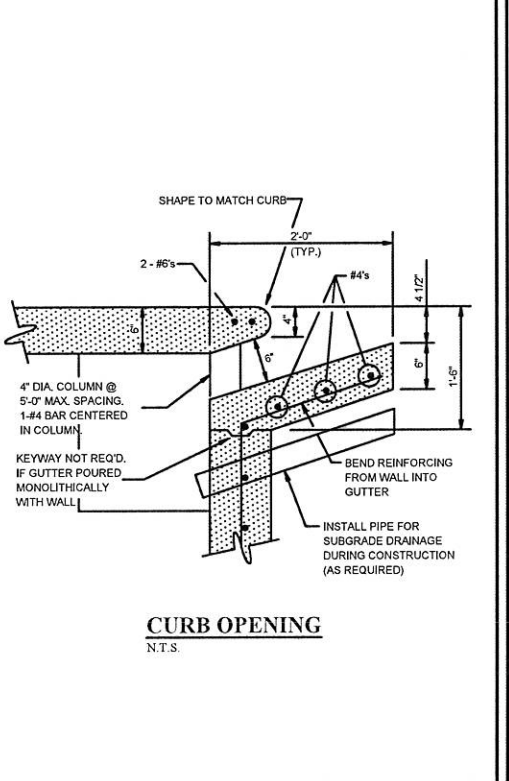
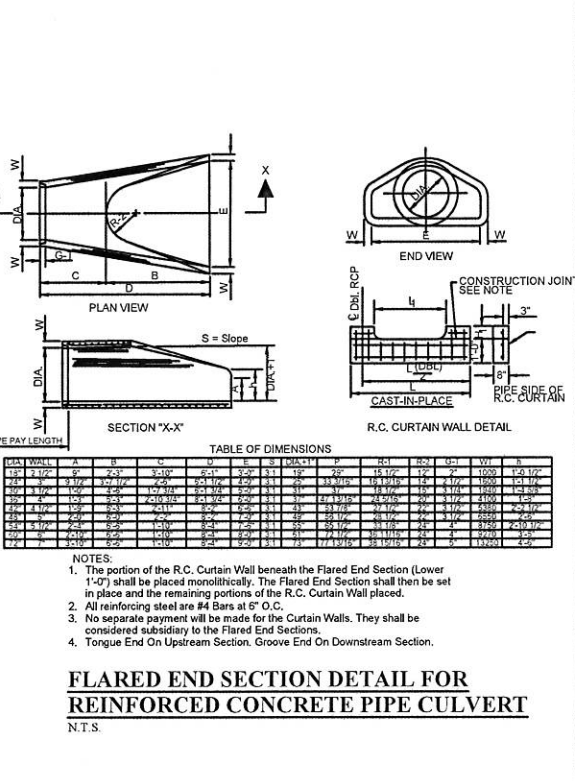
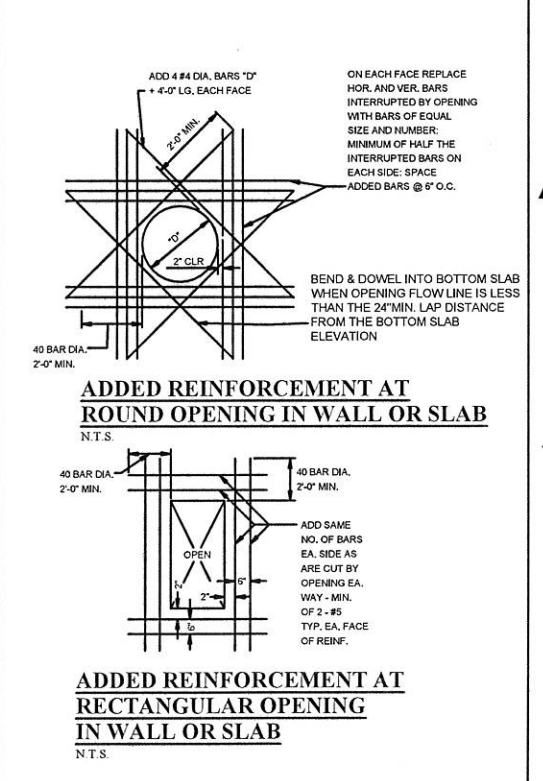
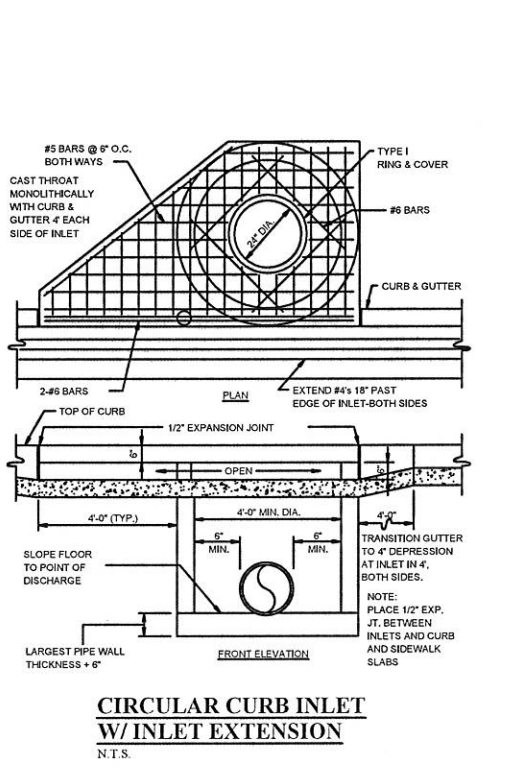
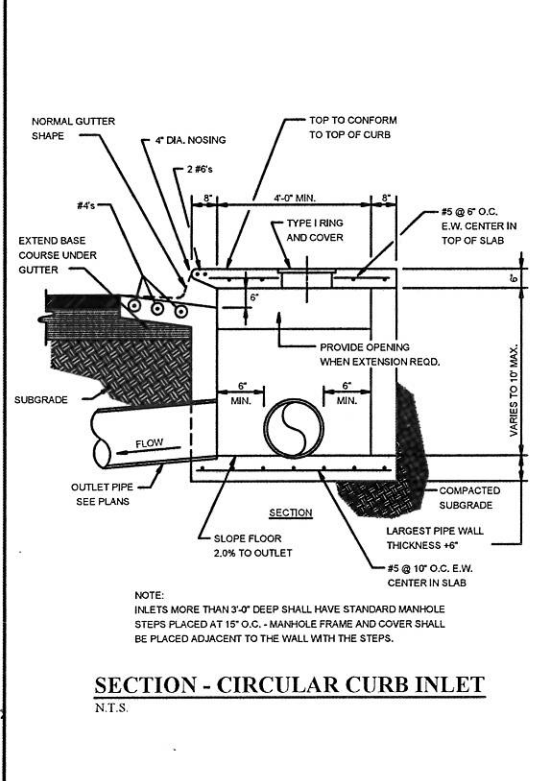
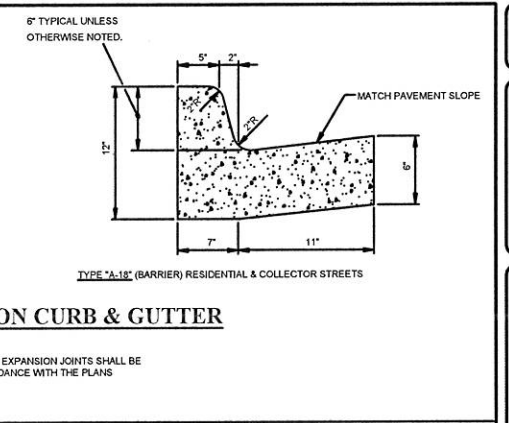
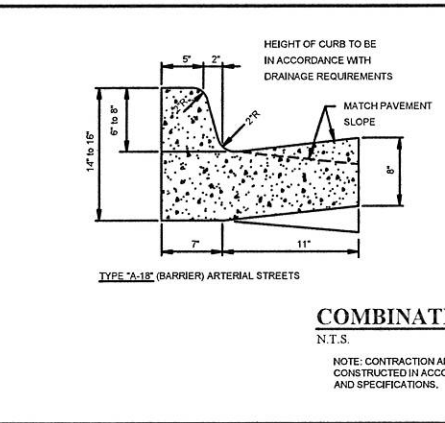
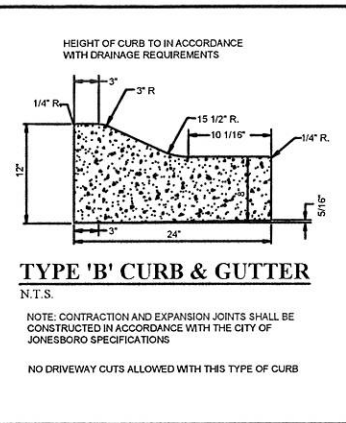
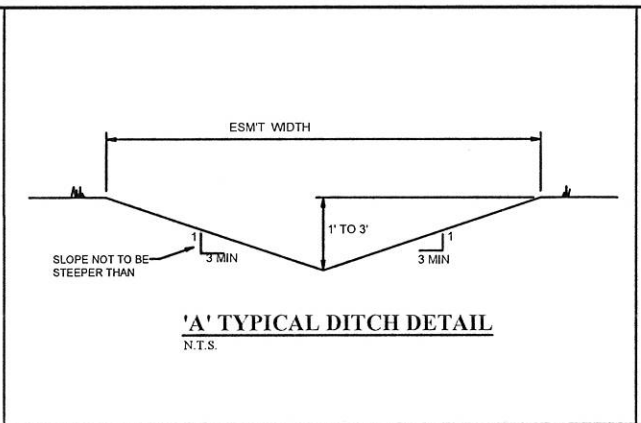
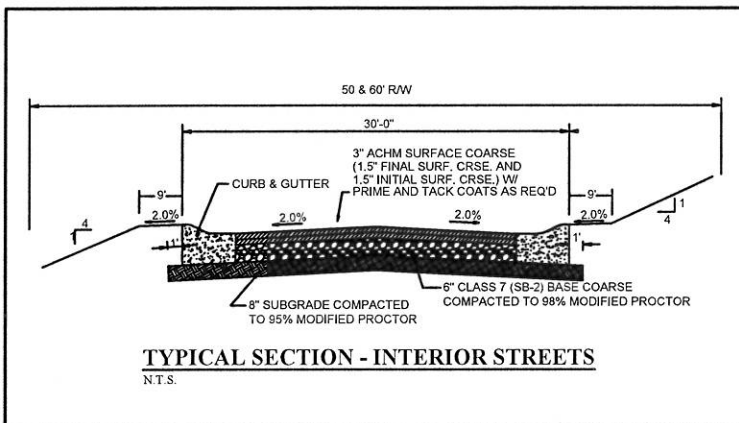
TWIN OAKS PHASE II
 JONESBORO, AR

JAXON LANE
 PLAN & PROFILE

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

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





DET-1

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 5620 CARLOS G. WOOD

TWIN OAKS PHASE II JONESBORO, AR

TYPICAL STREET DETAILS

DATE: 3/12/18
REV:
DRAWN BY: BGW

CARLOS WOOD, P.E. ENGINEERING CONSULTANT 148 CR 375 BONO, AR 72416 PHONE/FAX: (870) 972-9335 EMAIL: WOODENGR@SBCGLOBAL.NET WEBSITE: WWW.WOODENGR.COM

Laurie Denise Hester
MY COMMISSION # 12363356
EXPIRES: November 13, 2027
Craighead County

DET-2



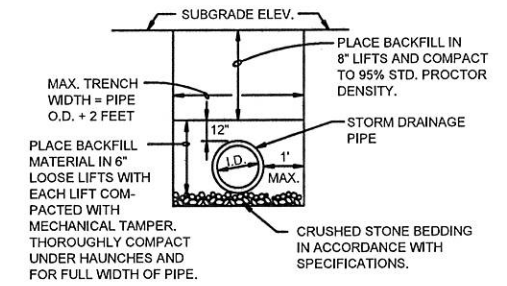
TYPICAL STREET DETAILS

TWIN OAKS PHASE II

JONESBORO, AR

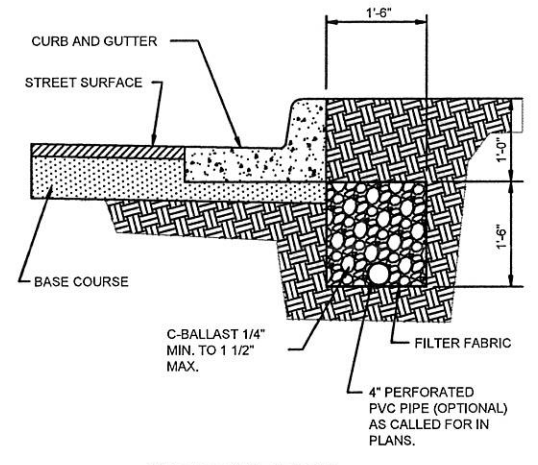
DATE: 3/12/18
REV:
DRAWN BY: BGW

CARLOS WOOD, P.E.
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148 CR 375
BONO, AR 72416
PHONE/FAX: (870) 972-8335
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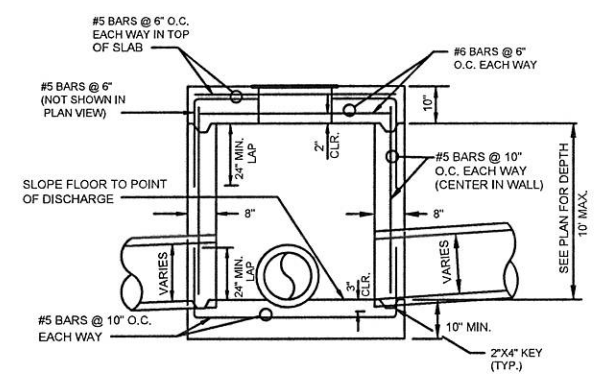
DRAINAGE PIPE TRENCH DETAIL

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



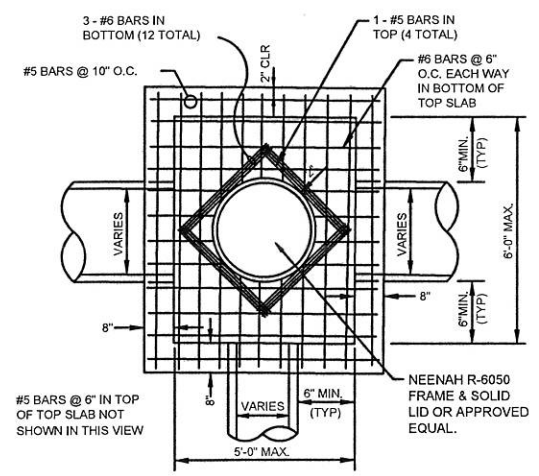
SUB-DRAIN DETAIL

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



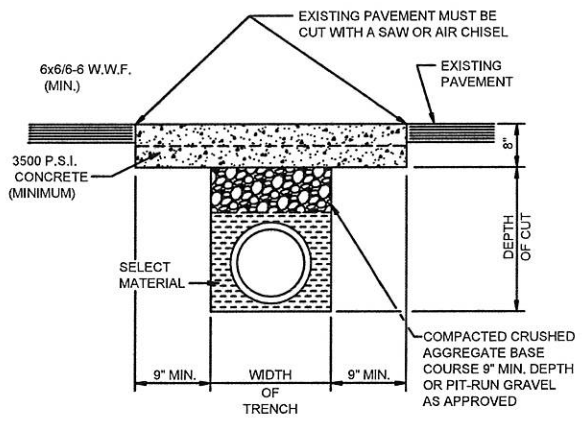
SECTION - JUNCTION BOX - HEAVY

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.



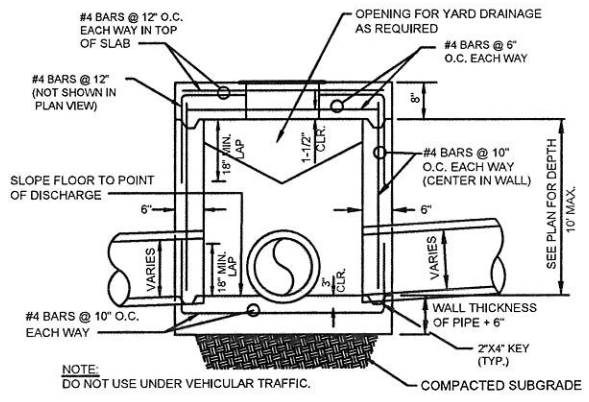
PLAN - JUNCTION BOX - HEAVY

SCALE: NONE



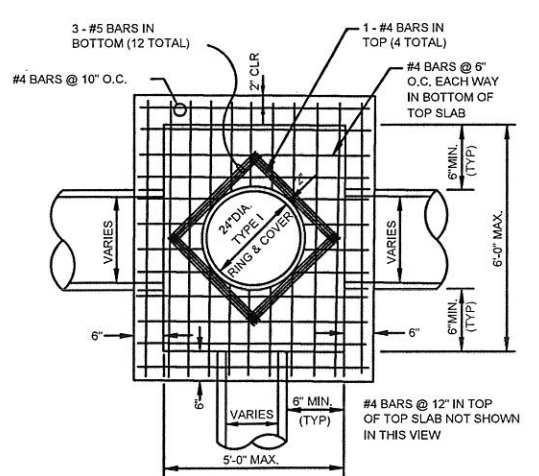
PAVEMENT TRENCH REPAIR DETAIL

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.



SECTION - JUNCTION BOX - LIGHT

N.T.S.
NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.
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.



PLAN - JUNCTION BOX - LIGHT

SCALE: NONE

NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.



Laurie Denise Hester
8/17/18