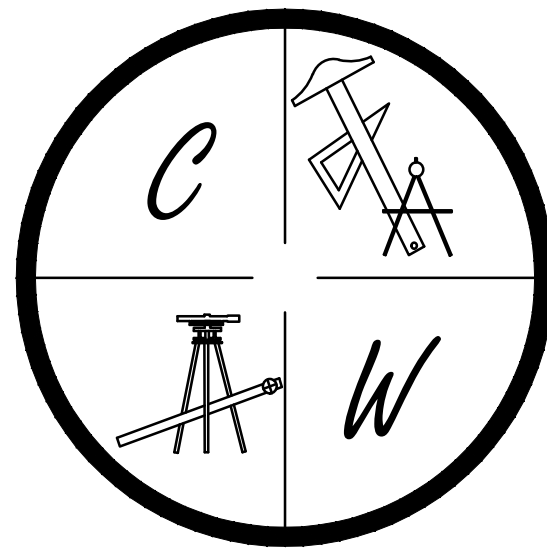


TWIN OAKS SUBDIVISION

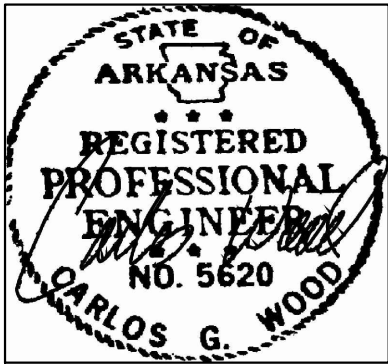
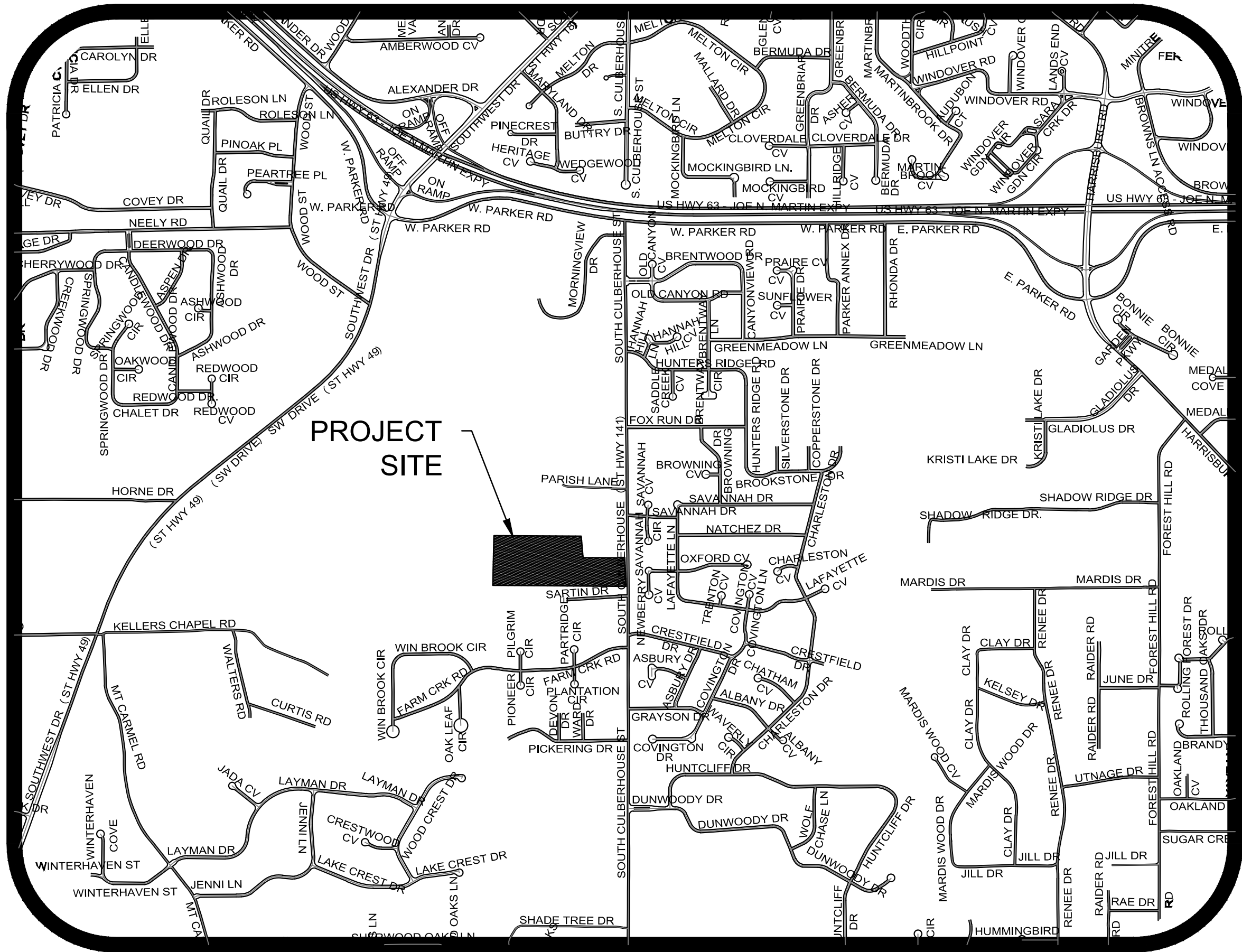
PHASE II

JONESBORO, ARKANSAS
STREET & DRAINAGE PLANS
APRIL 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	
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

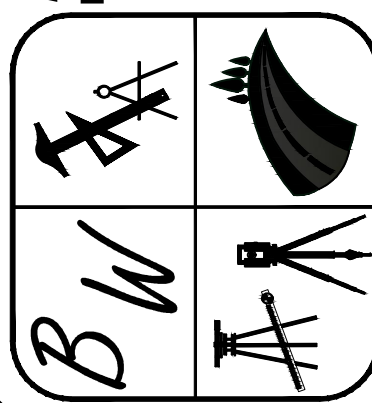
TWIN OAKS PHASE II
CONCEPTUAL LOT LAYOUT (NOT FOR RECORDING PURPOSES)
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

CLIENT: CHRIS FUTRELL

DATE: 3/7/2018
REV:

DRAWN BY: BGW

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

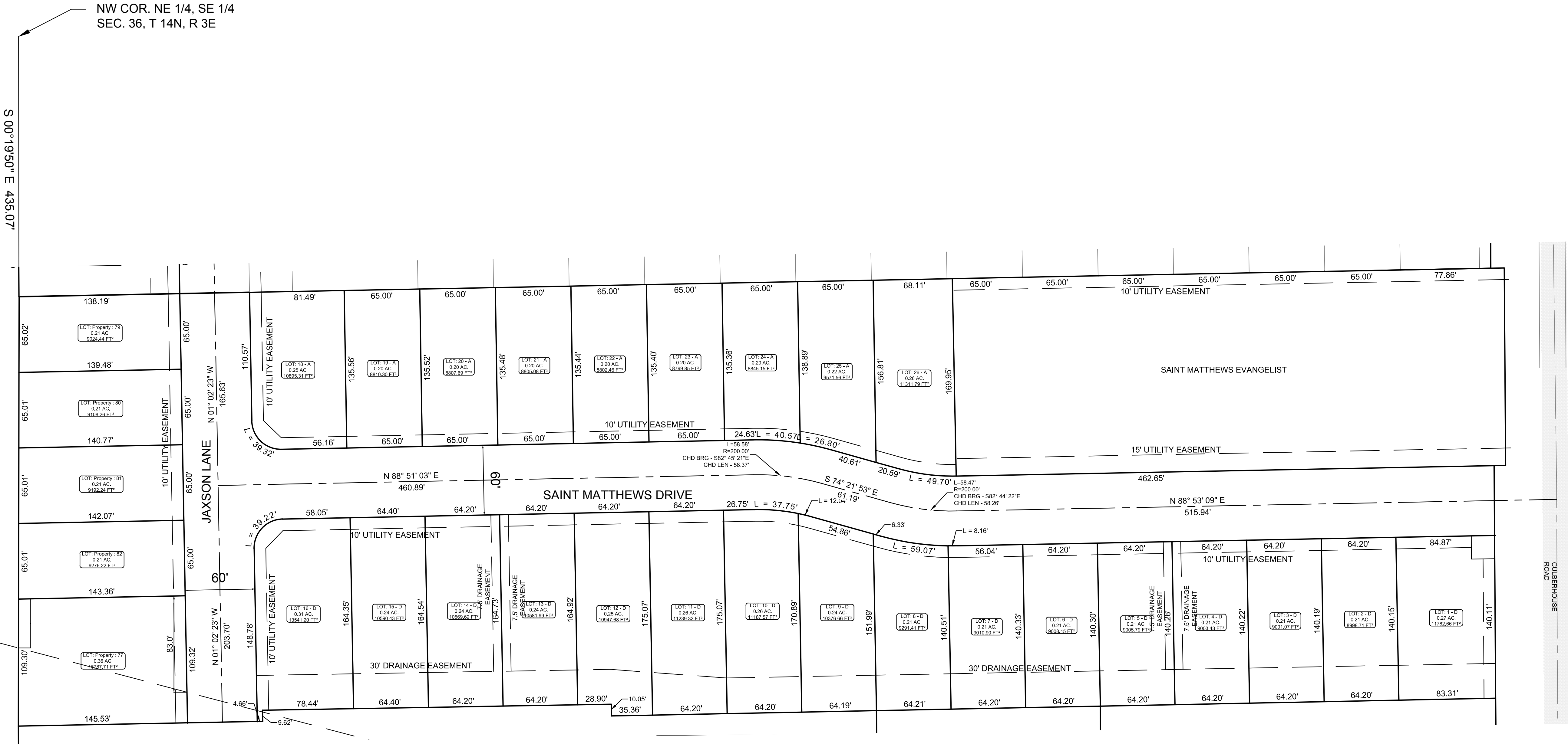
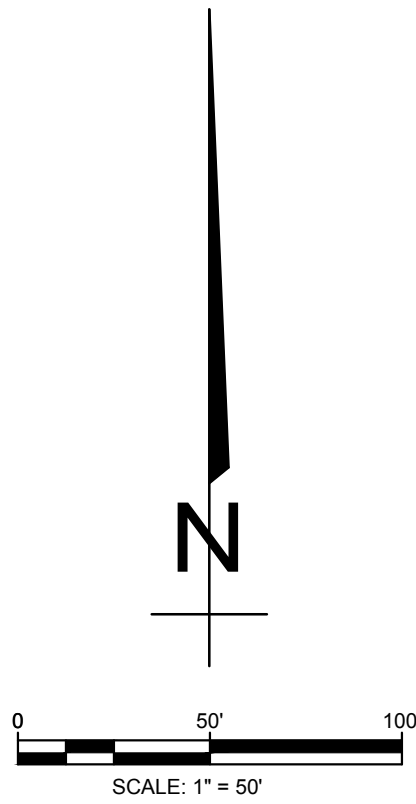


BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

LEGEND

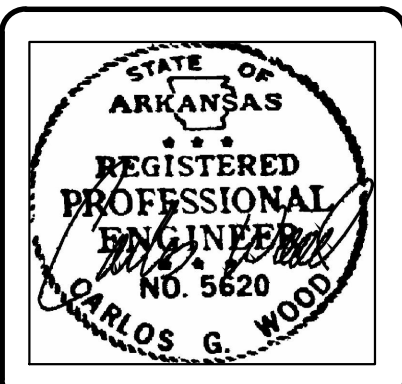
These standard symbols will be found in the drawing.

- 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



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.

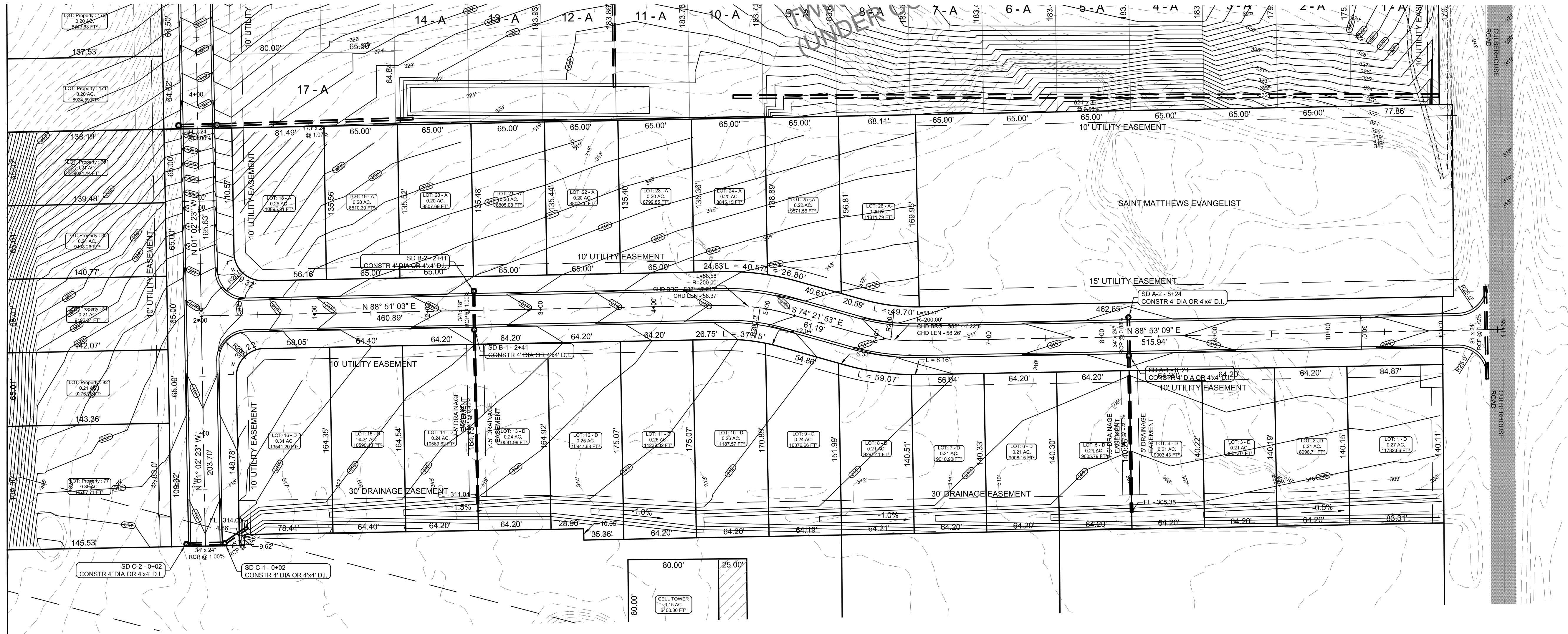
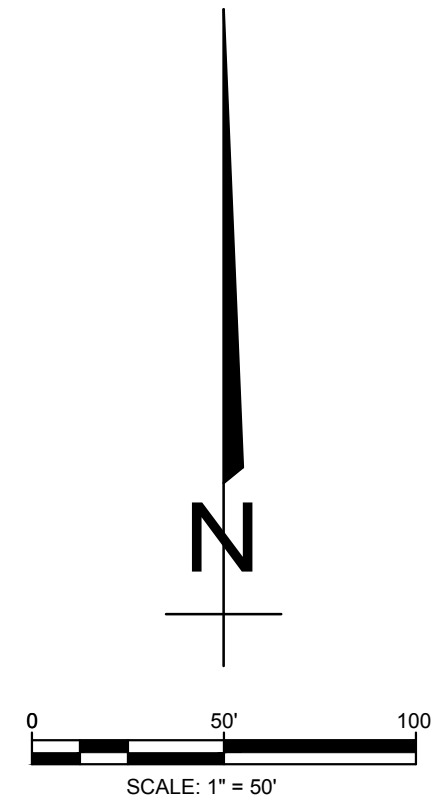
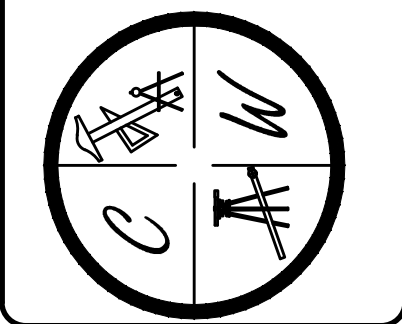


TWIN OAKS PHASE II

JONESBORO, AR

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

CARLOS WOOD, P.E.
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148 CR 375
BONO, AR 72416
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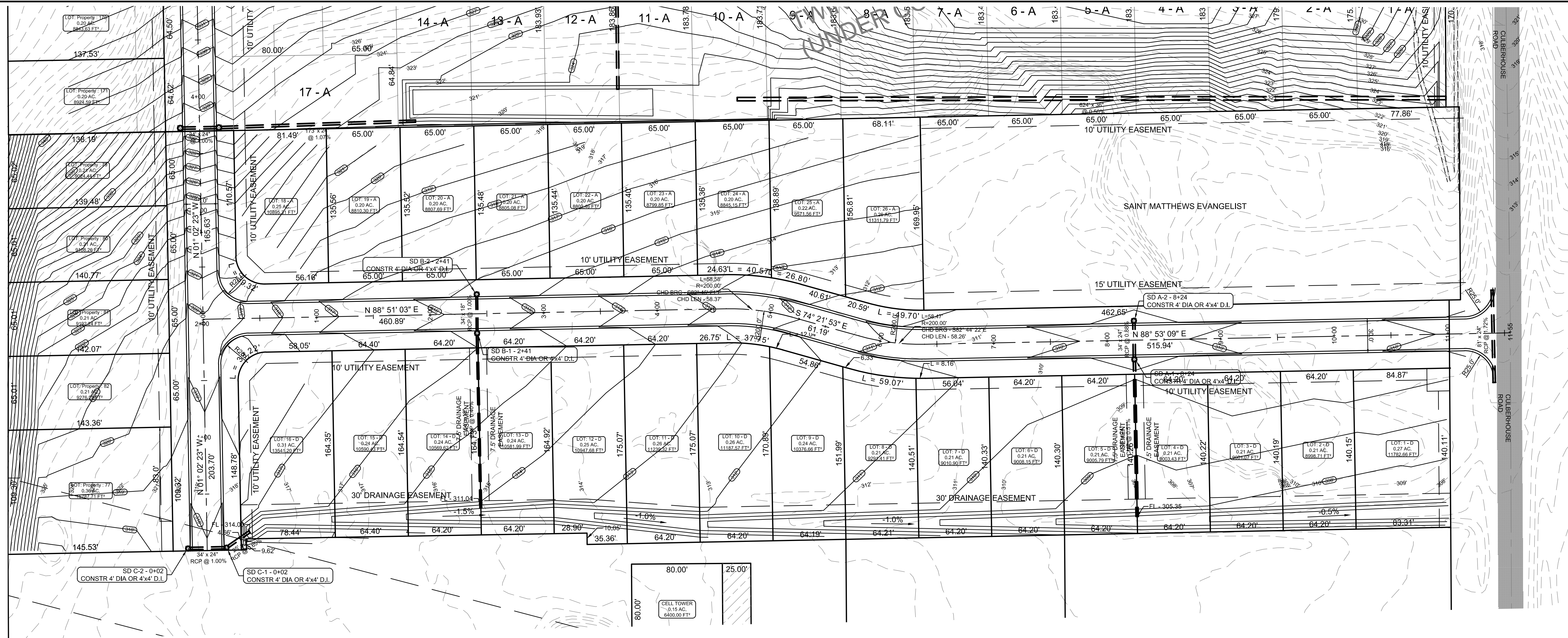
PIPE NOTE:
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- ALUMINIZED STEEL TYPE 2 STEEL PIPE
 - ASTM A-929
 - ASTM A-760
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-508
 - ASTM C-507

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

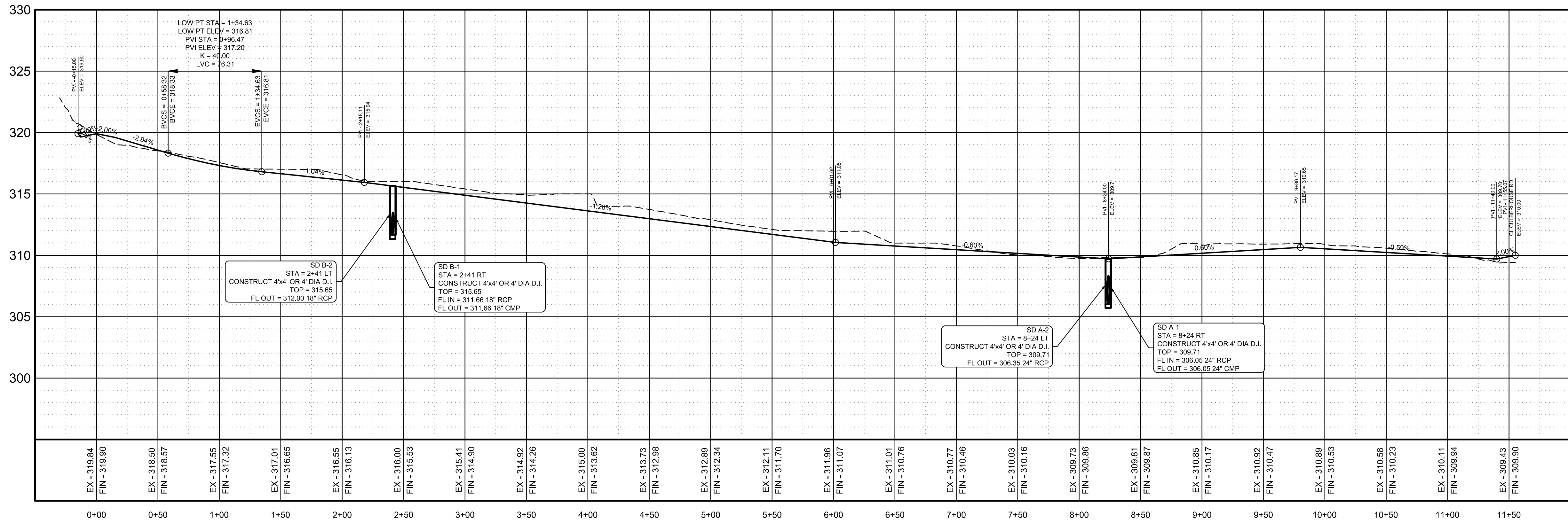
DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING WORK ON THE SITE, PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.

TOPOGRAPHY &
DRAINAGE PLAN



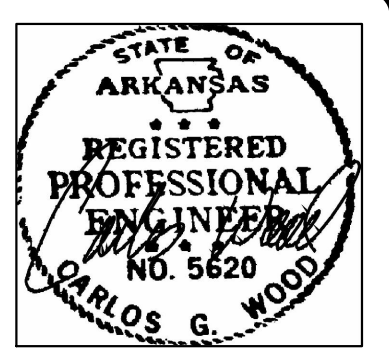
PROFILE SCALE:

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



SAINT MATTHEWS DRIVE

STR-2

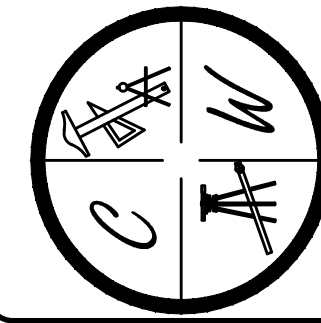


TWIN OAKS PHASE II

JONESBORO, AR

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

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SAINT MATTHEWS DR
PLAN & PROFILE

EX - EXISTING GROUND
FG - FINISHED GRADE

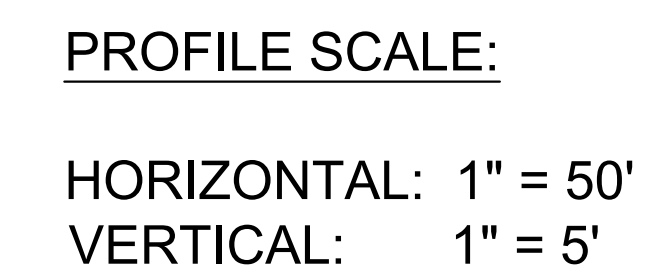
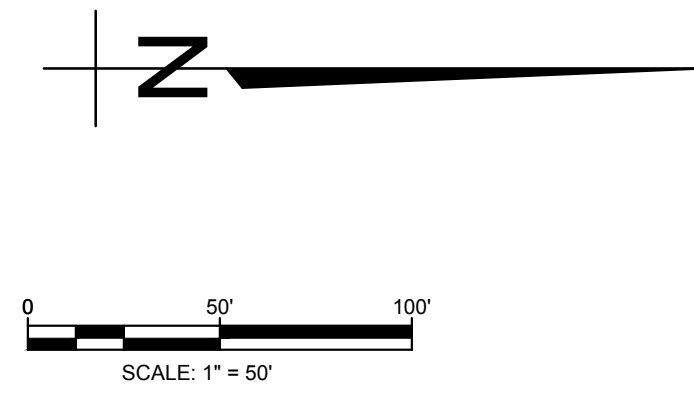
PIPE NOTE:
ALL PIPE SHALL MEET THE FOLLOWING STANDARDS.

- 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

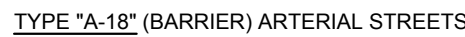
STR-3

DATE: 3/7/18
REV:

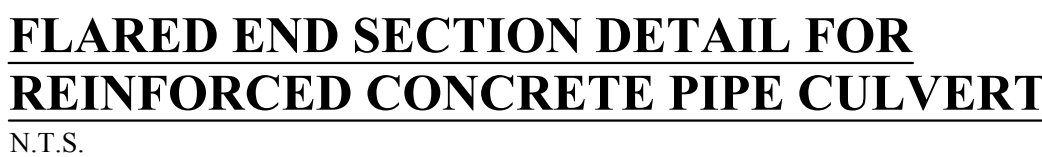
DRAWN BY: BGW



JAXON LANE

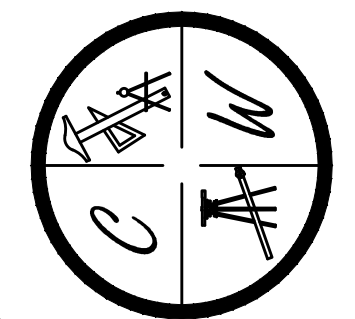


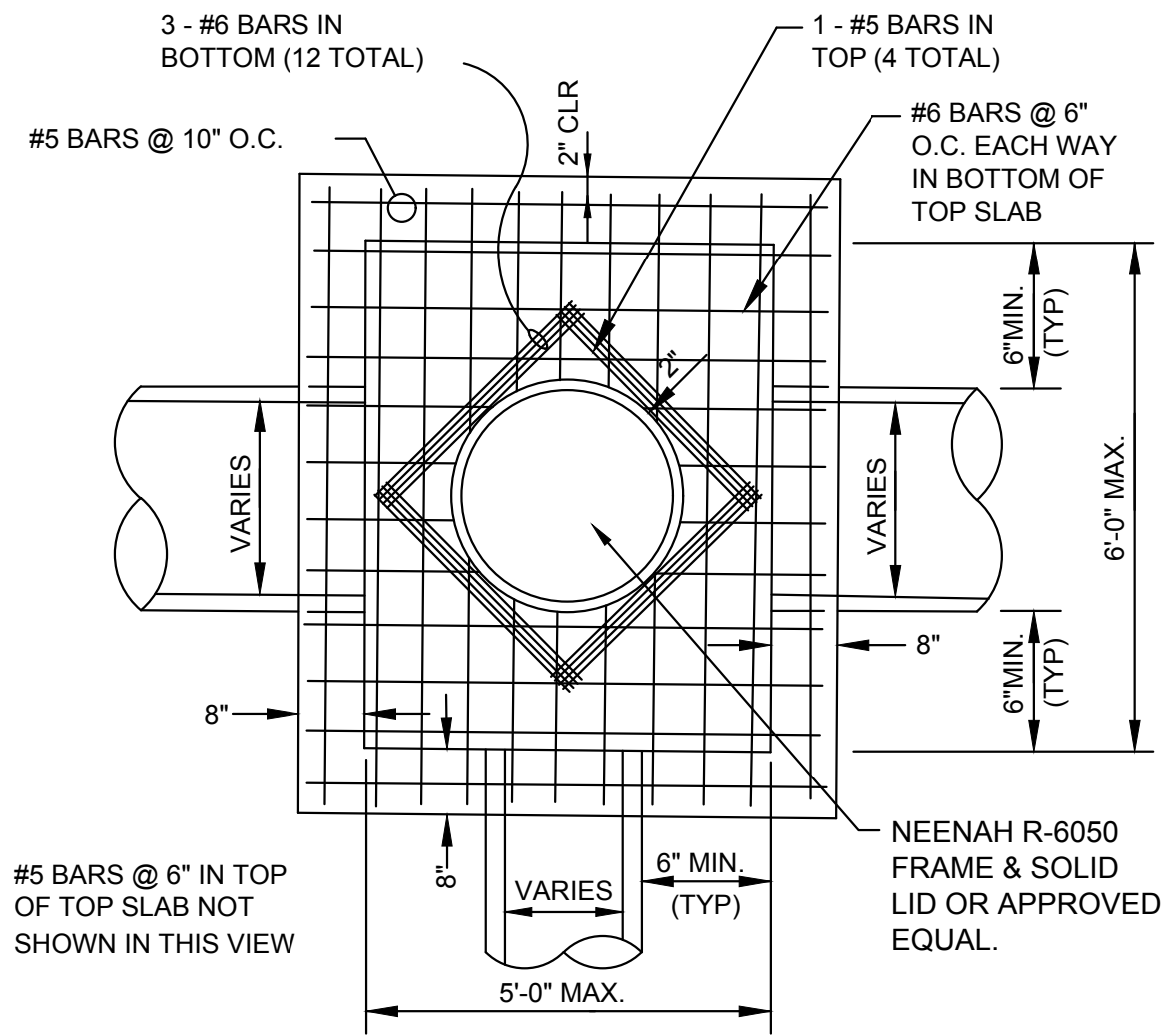
NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.



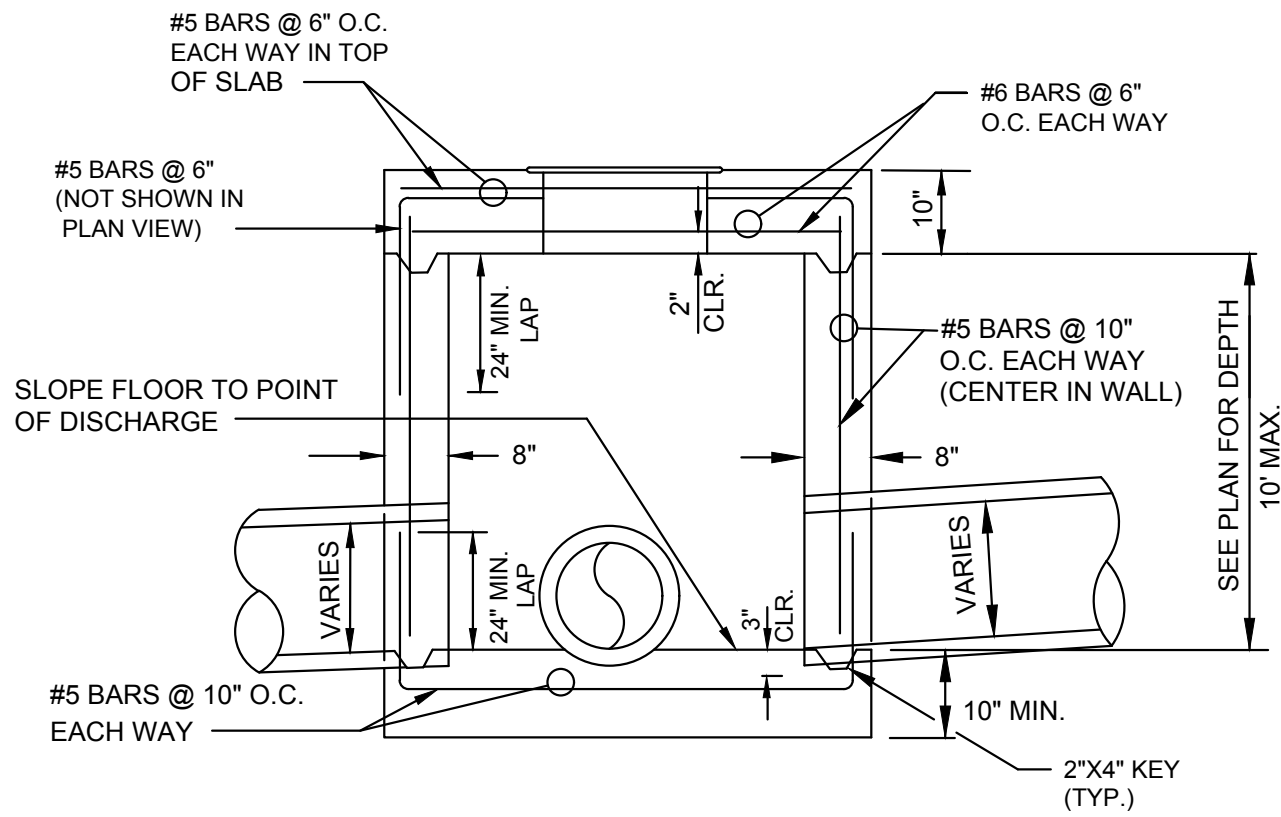
STEPS SPECIFICATIONS:

- 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.**





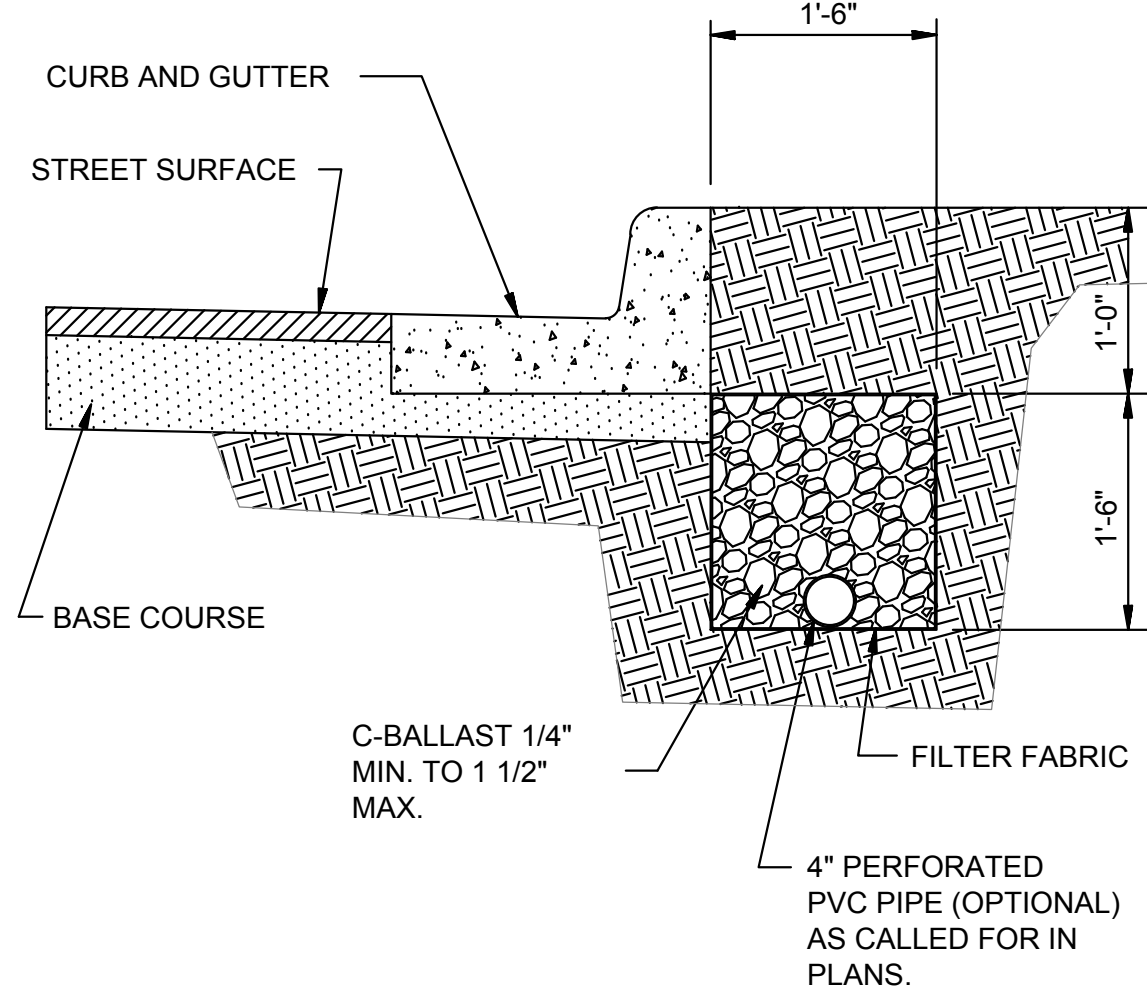
PLAN - JUNCTION BOX - HEAVY
SCALE: NONE



SECTION - JUNCTION BOX - HEAVY
N.T.S.

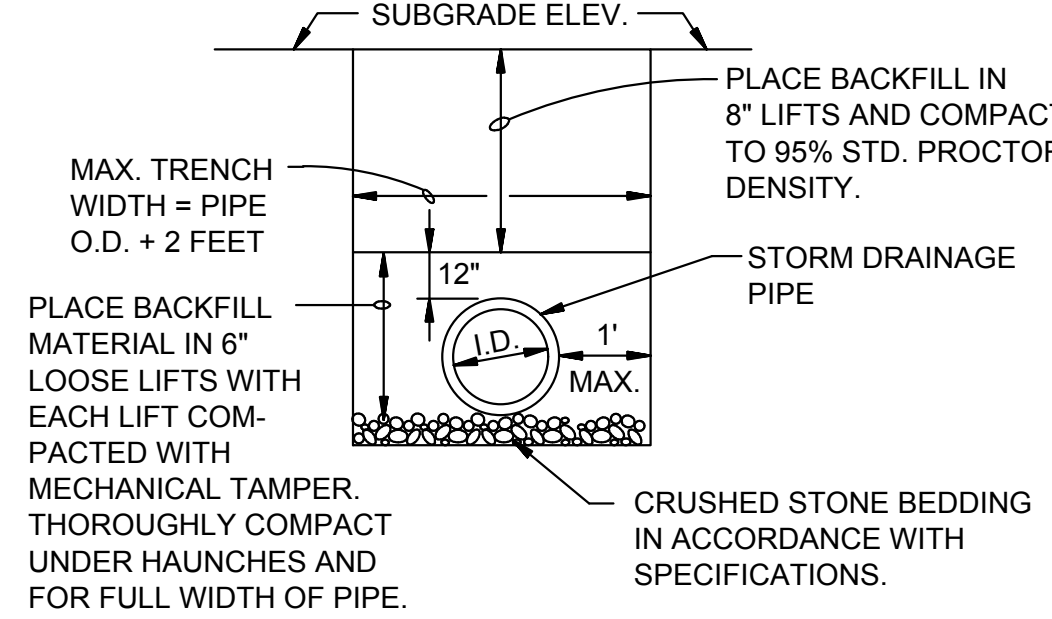
NOTES:

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.



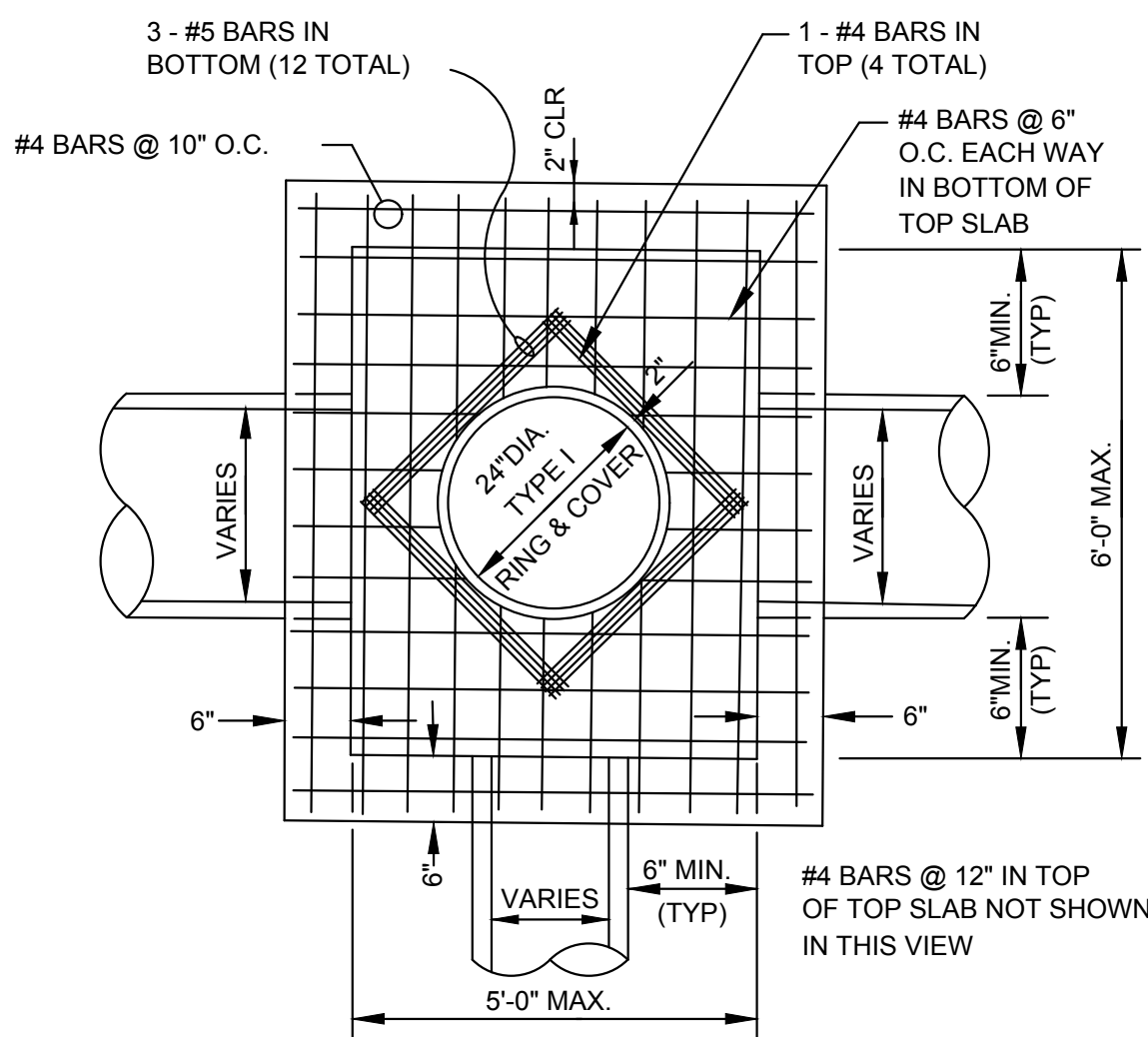
SUB-DRAIN DETAIL
N.T.S.

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



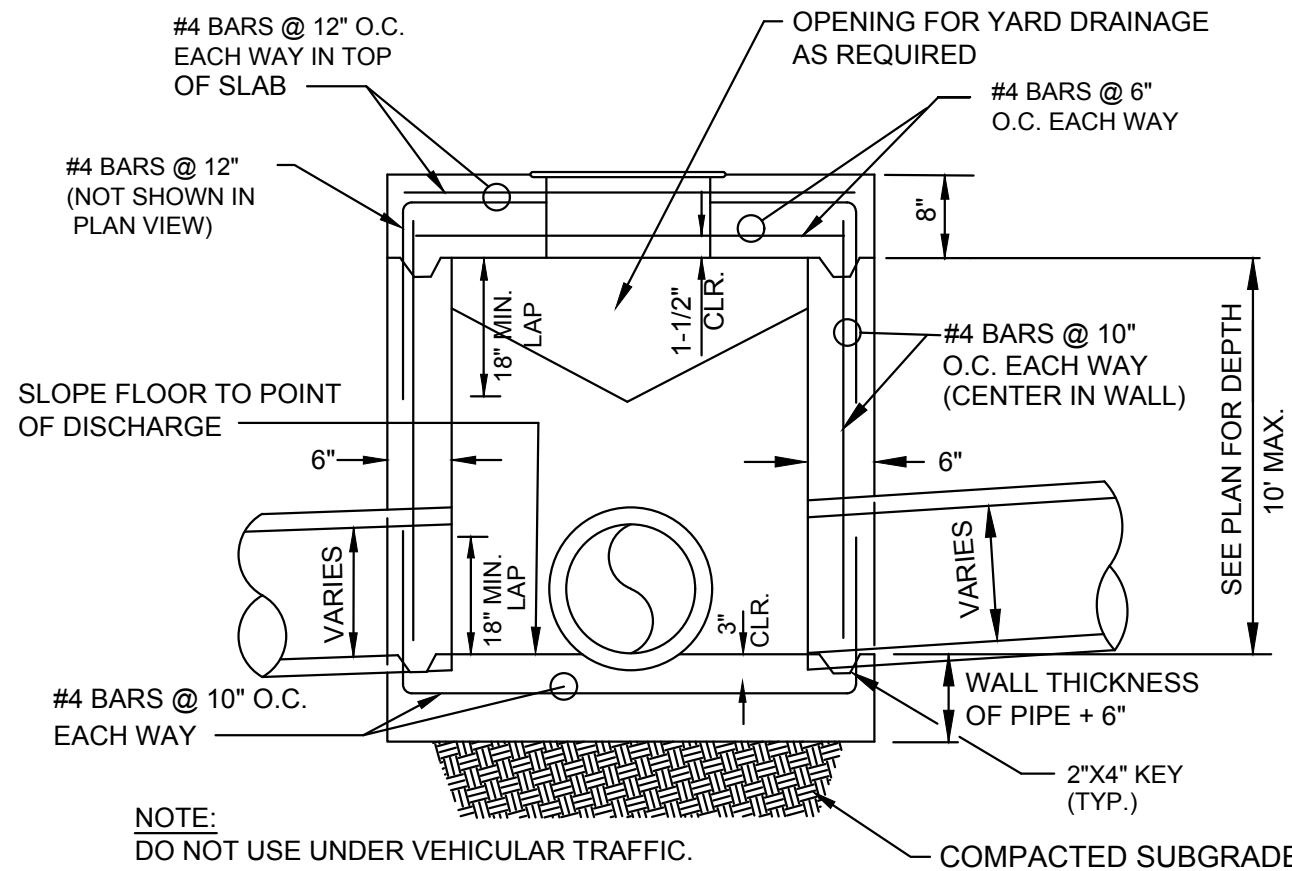
DRAINAGE PIPE TRENCH DETAIL
N.T.S.

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



PLAN - JUNCTION BOX - LIGHT
SCALE: NONE

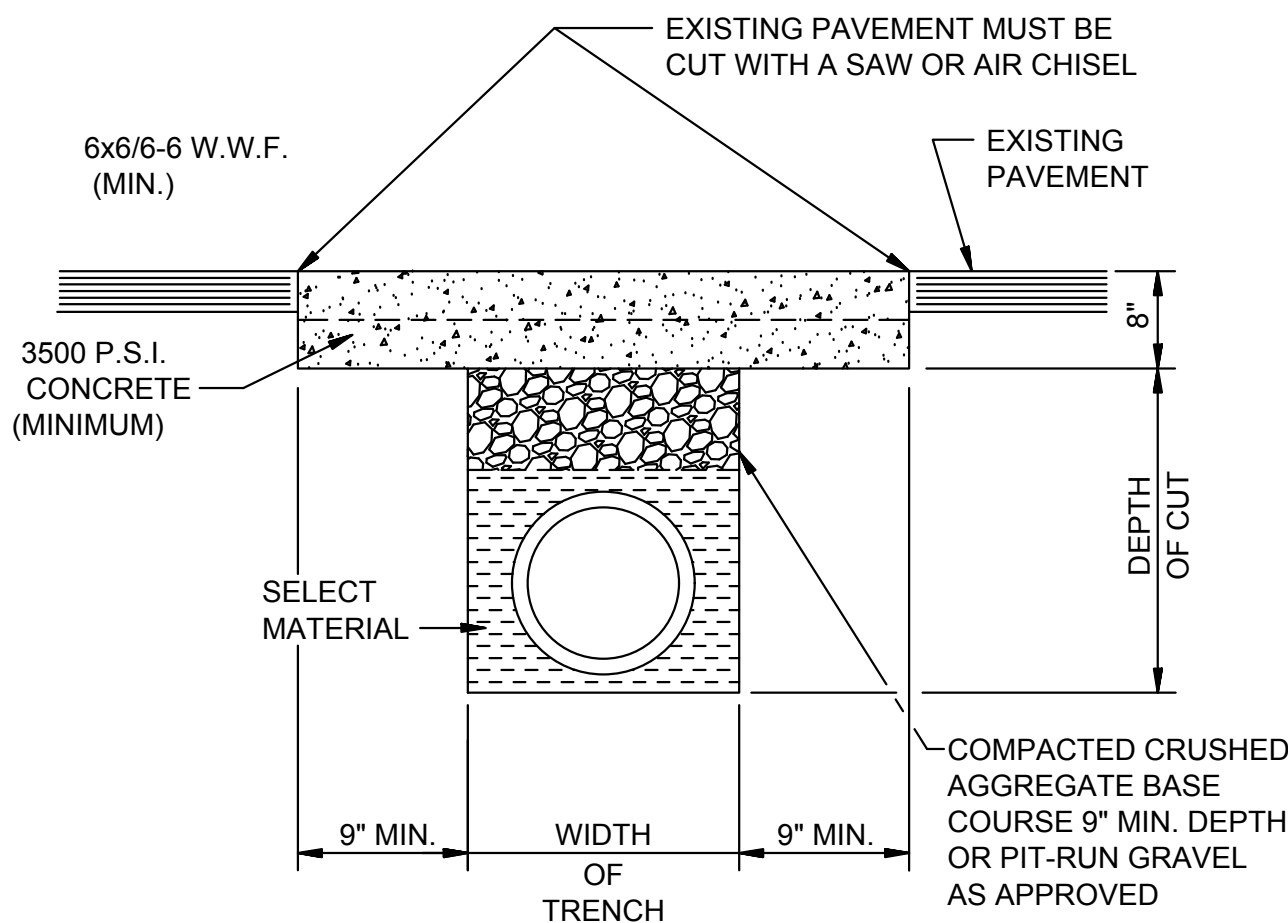
NOTE:
DO NOT USE UNDER VEHICULAR TRAFFIC.



SECTION - JUNCTION BOX - LIGHT
N.T.S.

NOTES:

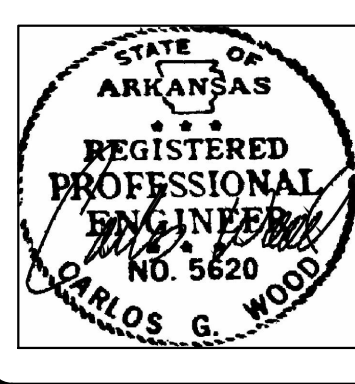
1. AS APPROVED BY THE ENGINEER, WALLS MAY BE 8" BLOCK WITH 1/2" MORTAR. FILL CELLS WITH CONCRETE AND WITH #4'S @ 16" O.C. BLOCK WALLS SHALL NOT BE USED UNDER VEHICULAR LOADING. MINIMUM DISTANCE FROM WALL TO PIPE SHALL BE 8" IF BLOCK WALLS ARE USED.
2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD 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 II
JONESBORO, AR

TYPICAL
STREET DETAILS

DATE: 3/12/18

REV:

DRAWN BY: BGW

CARLOS WOOD, P.E.
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