

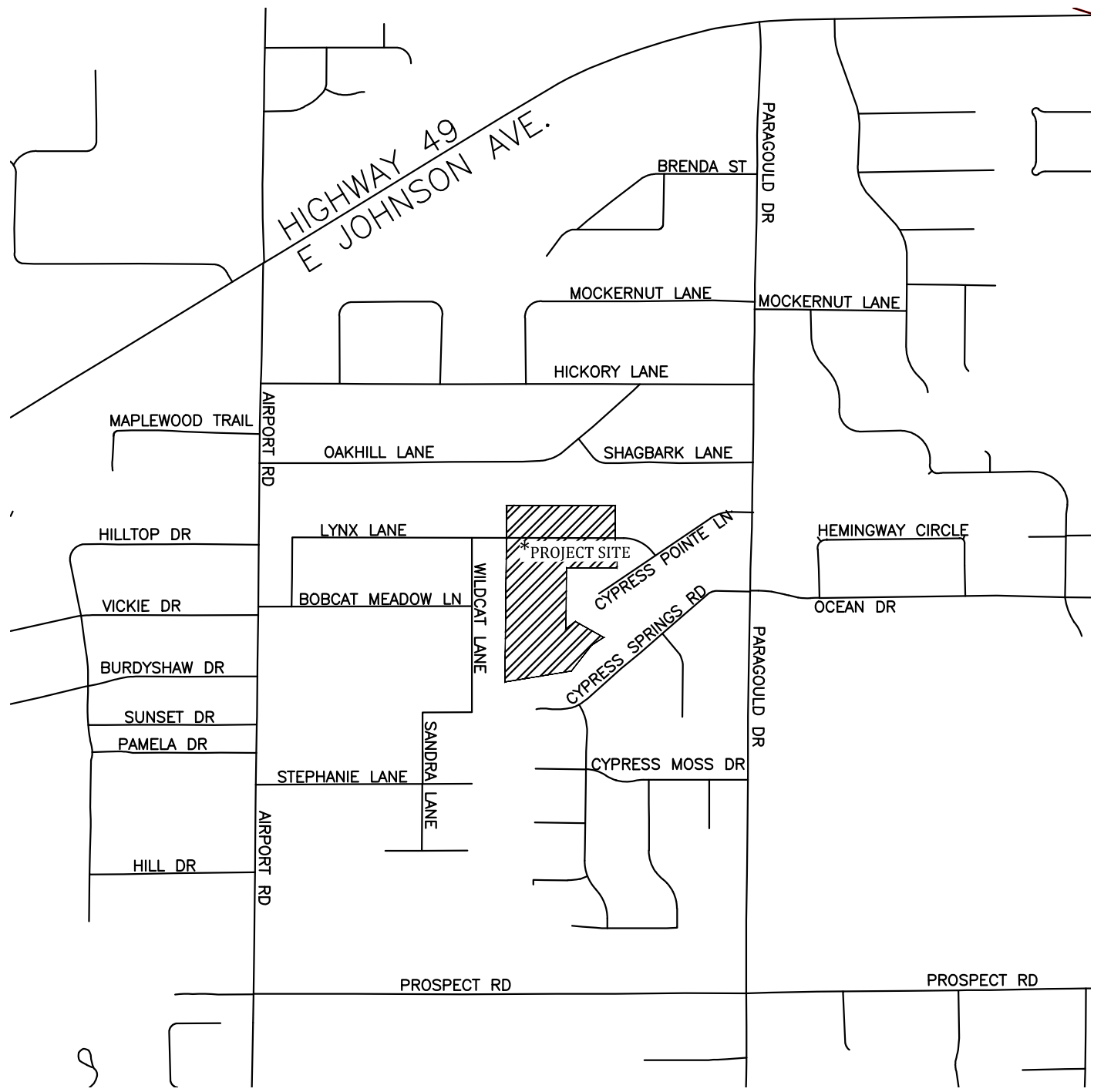
CYPRESS POINTE SUBDIVISION

CYPRESS POINTE PHASE II PRELIMINARY APPROVAL

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

LOCAL CONTACTS

CITY OF JONESBORO ENGINEERING DEPT.	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	870-932-0406
CITY, WATER, & LIGHT	870-935-5581
AT&T	1-800-464-7928
RITTER COMMUNICATIONS	870-336-3400
SUDDENLINK COMMUNICATIONS	870-935-3615
CENTER POINT ENERGY	870-972-6682



VICINITY MAP
(NOT TO SCALE)

NAD83 Arkansas State Planes, North Zone, US Foot

INDEX OF SHEETS

PAGE	DESCRIPTION
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ST-1	STREET PLAN & PROFILE
ST-1	STREET PLAN & PROFILE
DT-1	STREET DETAILS

CYPRESS POINTE PHASE II

COVER PAGE



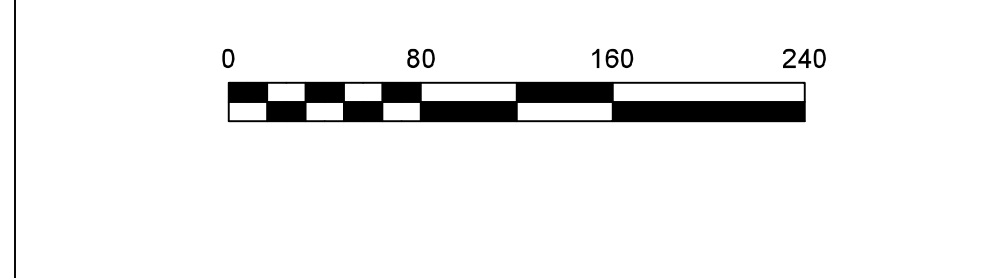
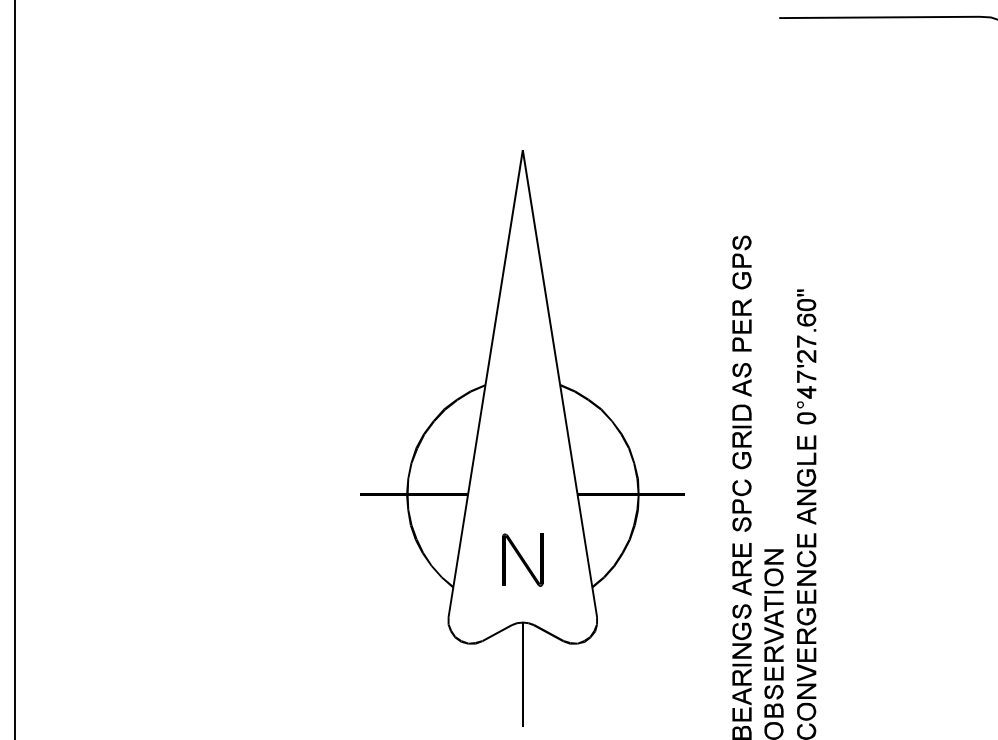
REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	3/1/2018
SCALE:	1"=67'

SHEET NUMBER:
C-1

MARK MORRIS P.E.
3221 SHELBY DRIVE
JONESBORO, AR 72404
PH: 1-870-919-7700
MARK.B.MORRIS@YAHOO.COM

MARK MORRIS



BEARINGS ARE SPC GRID AS PER GPS
OBSERVATION
CONVERGENCE ANGLE 0°47'27.60"

LEGEND

These standard symbols will be found in the drawing.

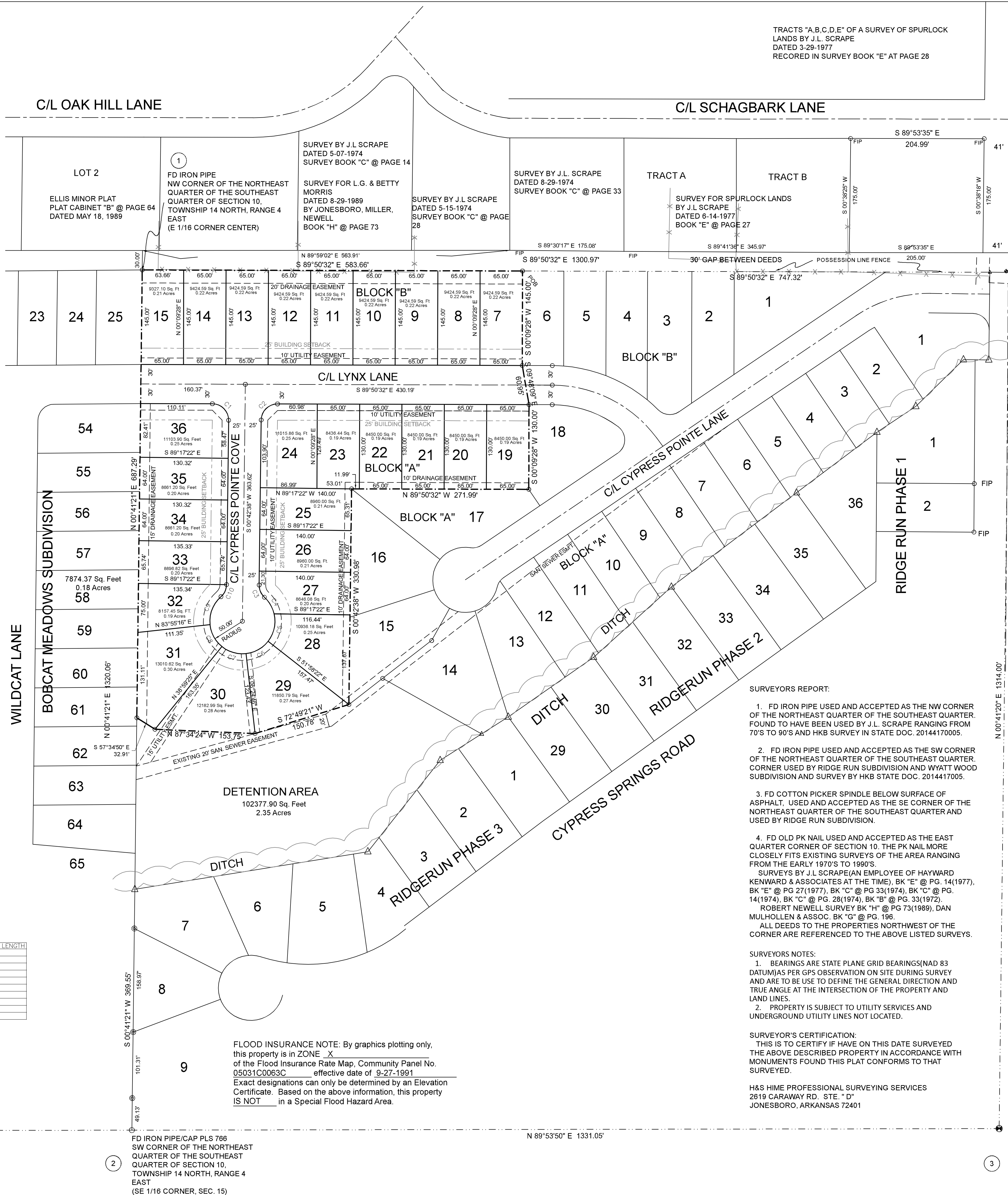
- | | |
|-------|-----------------------------|
| ○ | FOUND CORNER AS NOTED |
| ● | SET 1/2" REBAR W/ CAP |
| ⊙ | FD COTTON PICKER SPINDLE |
| ▲ | HIGHWAY RIGHT OF WAY MARKER |
| ⊙ | FOUND REBAR |
| △ | CALCULATED CORNER |
| —X—X— | FENCE LINE |
| —E—E— | ELECTRIC |
| ⊙ | SET PK NAIL |
| ⊗ | POWER POLE |

4000 DENOTES STREET ADDRESS

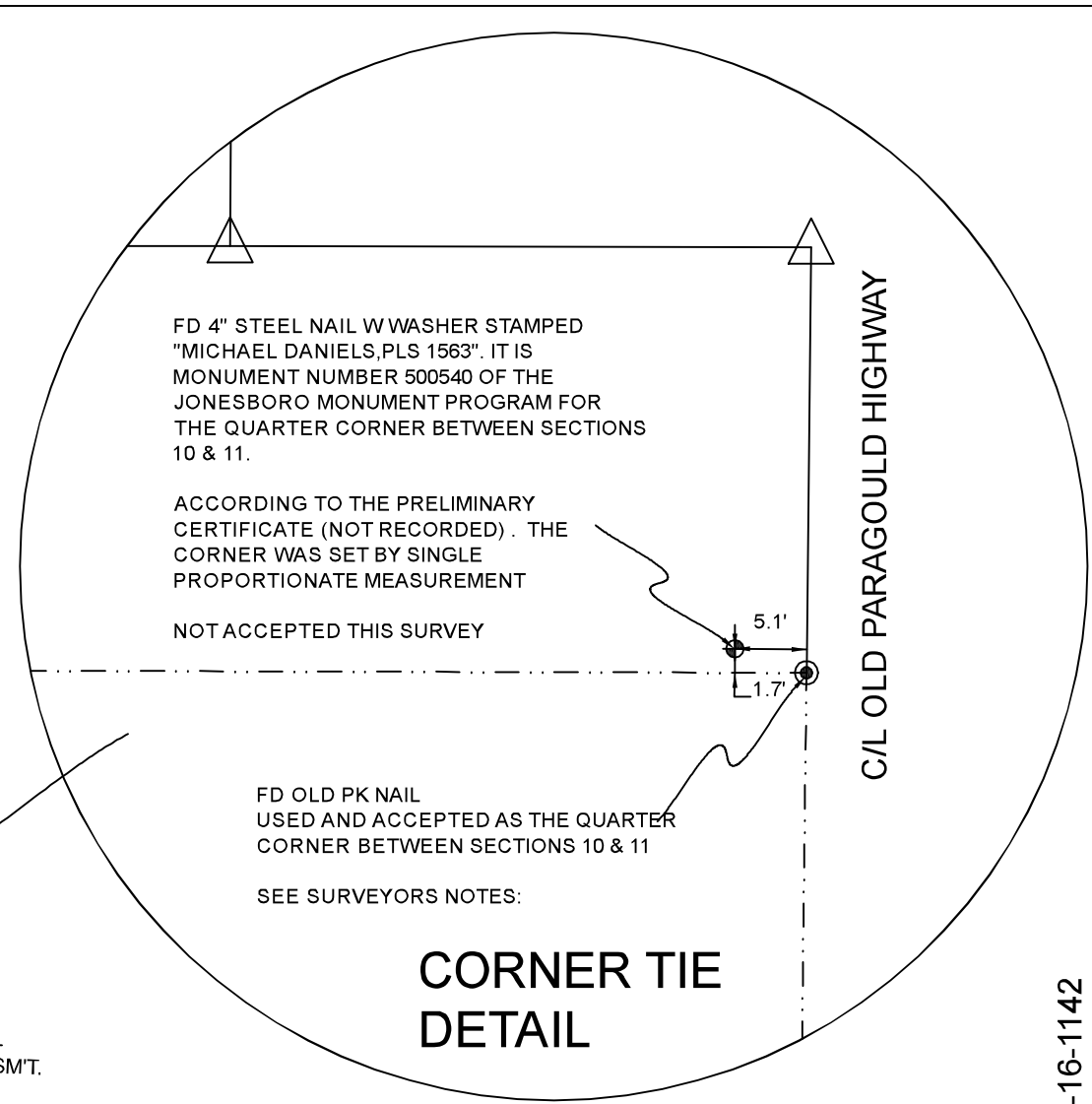
CURVE	ARC LENG	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.51°	25.00'	90°32'51"	N 44°34'07" W	35.52'
C2	39.03°	25.00'	89°26'50"	S 45°26'03" W	35.18'
C3	21.03°	25.00'	81°41'23"	S 23°23'04" E	20.41'
C4	30.04°	50.00'	34°25'18"	N 30°16'06" W	29.59'
C5	44.58°	50.00'	51°05'04"	N 12°29'06" E	43.12'
C6	39.76°	50.00'	45°33'36"	N 60°48'26" E	38.72'
C7	39.21°	50.00'	44°22'11"	N 60°48'26" E	38.59'
C8	39.21°	50.00'	44°55'51"	S 28°32'39" W	35.51'
C9	48.00°	50.00'	55°00'12"	N 21°25'22" E	46.18'
C10	21.04°	25.00'	81°43'10"	N 24°48'53" E	20.42'

FLOOD INSURANCE NOTE: By graphics plotting only,
this property is in ZONE X
of the Flood Insurance Rate Map, Community Panel No.
05031C0063C effective date of 9-27-1991
Exact designations can only be determined by an Elevation
Certificate. Based on the above information, this property
IS NOT in a Special Flood Hazard Area.

FD IRON PIPE/CAP PLS 766
SW CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 10,
TOWNSHIP 14 NORTH, RANGE 4
EAST
(SE 1/16 CORNER, SEC. 15)



FD CPS
SE CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 10,
TOWNSHIP 14 NORTH, RANGE 4
EAST
(S 1/16 CORNER SECTIONS 10 & 11)



FD OLD PK NAIL
USED & ACCEPTED AS THE
EAST QUARTER CORNER
OF SECTION 10, TOWNSHIP
14 NORTH, RANGE 4EAST

2. PROPERTY ZONED R-1
25' FRONT AND REAR BUILDING SETBACK
7.5' SIDE YARD SETBACK

DESCRIPTION: PHASE 2
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4
EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
Commence at the Northwest corner of said Section 10; thence
North 89°50'32" West 747.32 feet to the point of beginning pro-
per; thence South 00°09'28" West 144.99 feet; thence South 89°48'09"
East 60.95 feet; thence South 00°09'28" West 130.00 feet; thence
North 89°50'32" West 271.99 feet; thence South 00°42'38" West
330.98 feet; thence South 72°49'21" West 150.78 feet; thence North
87°34'22" West 153.75 feet; thence North 57°14'38" West 32.91 feet;
thence Commence at the Northwest corner of said Section 10; thence
South 89°50'32" East 583.65 feet to the point of beginning
proper, having an area of 315692.35 square feet, 7.25 acres more or
less and being subject to all public and private roads and easements

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

SURVEYORS REPORT

1. FD IRON PIPE USED AND ACCEPTED AS THE NW CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER FOUND TO HAVE BEEN USED BY J.L. SCRAPE RANGING FROM 70'S TO 90'S AND HKB SURVEY IN STATE DOC. 20144170005.
 2. FD IRON PIPE USED AND ACCEPTED AS THE SW CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER CORNER USED BY RIDGE RUN SUBDIVISION AND WYATT WOOD SUBDIVISION AND SURVEY BY HKB STATE DOC. 20144170005.
 3. FD COTTON PICKER SPINDLE BELOW SURFACE OF ASPHALT, USED AND ACCEPTED AS THE SE CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND USED BY RIDGE RUN SUBDIVISION.
 4. FD OLD PK NAIL USED AND ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 10. THE PK NAIL MORE CLOSELY FITS EXISTING SURVEYS OF THE AREA RANGING FROM THE EARLY 1970'S TO 1990'S.
- SURVEYS BY J.L. SCRAPE(AN EMPLOYEE OF HAYWARD KENWARD & ASSOCIATES AT THE TIME), BK "C" @ PG. 14(1977), BK "E" @ PG. 27(1977), BK "C" @ PG.33(1974), BK "C" @ PG. 14(1974), BK "C" @ PG. 28(1974), BK "B" @ PG.33(1972).
- ROBERT NEWELL SURVEY BK "D" @ PG.73(1989), DAN MULHOLLEN & ASSOC. BK "G" @ PG. 195.
- ALL DEEDS TO THE PROPERTIES NORTHWEST OF THE CORNER ARE REFERENCED TO THE ABOVE LISTED SURVEYS.

SURVEYORS NOTES:

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

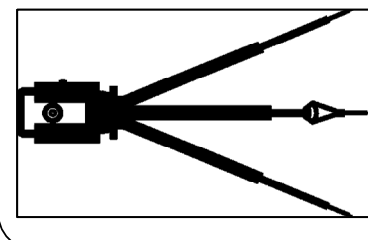
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY IF HAVE ON THIS DATE SURVEYED
THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH
MONUMENTS FOUND THIS PLAT CONFORMS TO THAT
SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401

STATE CODE: 500-14N-04E-0-10-200-16-1142

PRELIMINARY PLAT NOT FOR RECORD

H&S HIME PROFESSIONAL SURVEYING SERVICES



2619 SO. CARAWAY RD. SUITE "D"
JONESBORO, ARKANSAS 72401

**CYPRESS POINTE SUBDIVISION
PHASE 2, JONESBORO, ARKANSAS**
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4
EAST, CRAIGHEAD COUNTY, ARKANSAS.

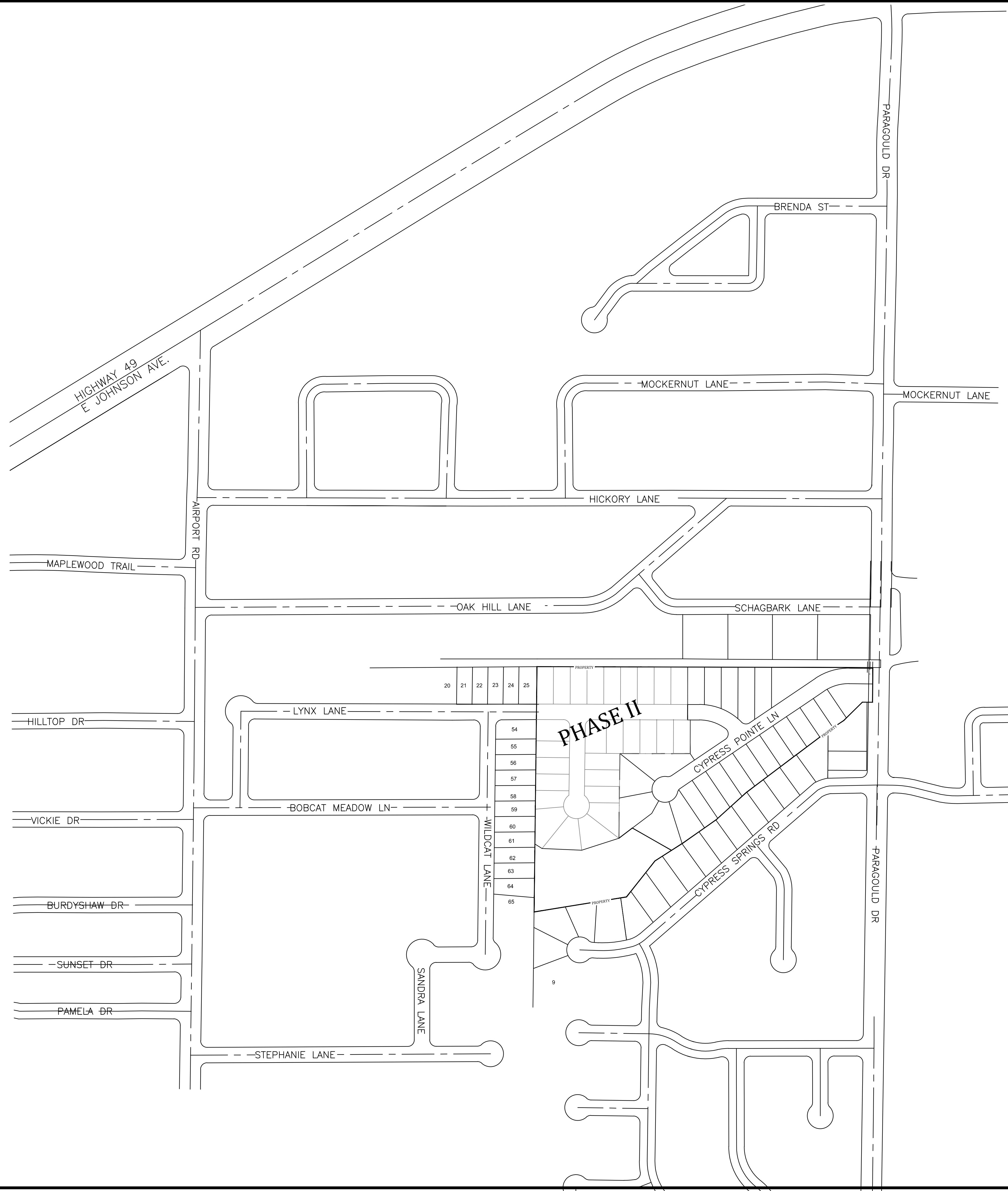
DATE: 3-27-2018
REV:
CLIENT: MARK MORRIS
DRAWN BY: H. HIME



HERBERT C. HIME



PLS # 1142



CYPRESS POINTE PHASE II

KEY MAP



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	3/1/2018
SCALE:	1"=200'

SHEET NUMBER:
OV-1

MARK MORRIS
MARK MORRIS P.E.
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JONESBORO, AR 72404
PH: 1-870-919-7700
MARK.B.MORRIS@YAHOO.COM



CYPRESS POINTE PHASE II

EXISTING TOPOGRAPHY



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	3/1/2018
SCALE:	1"=60'

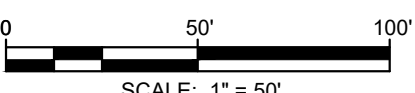
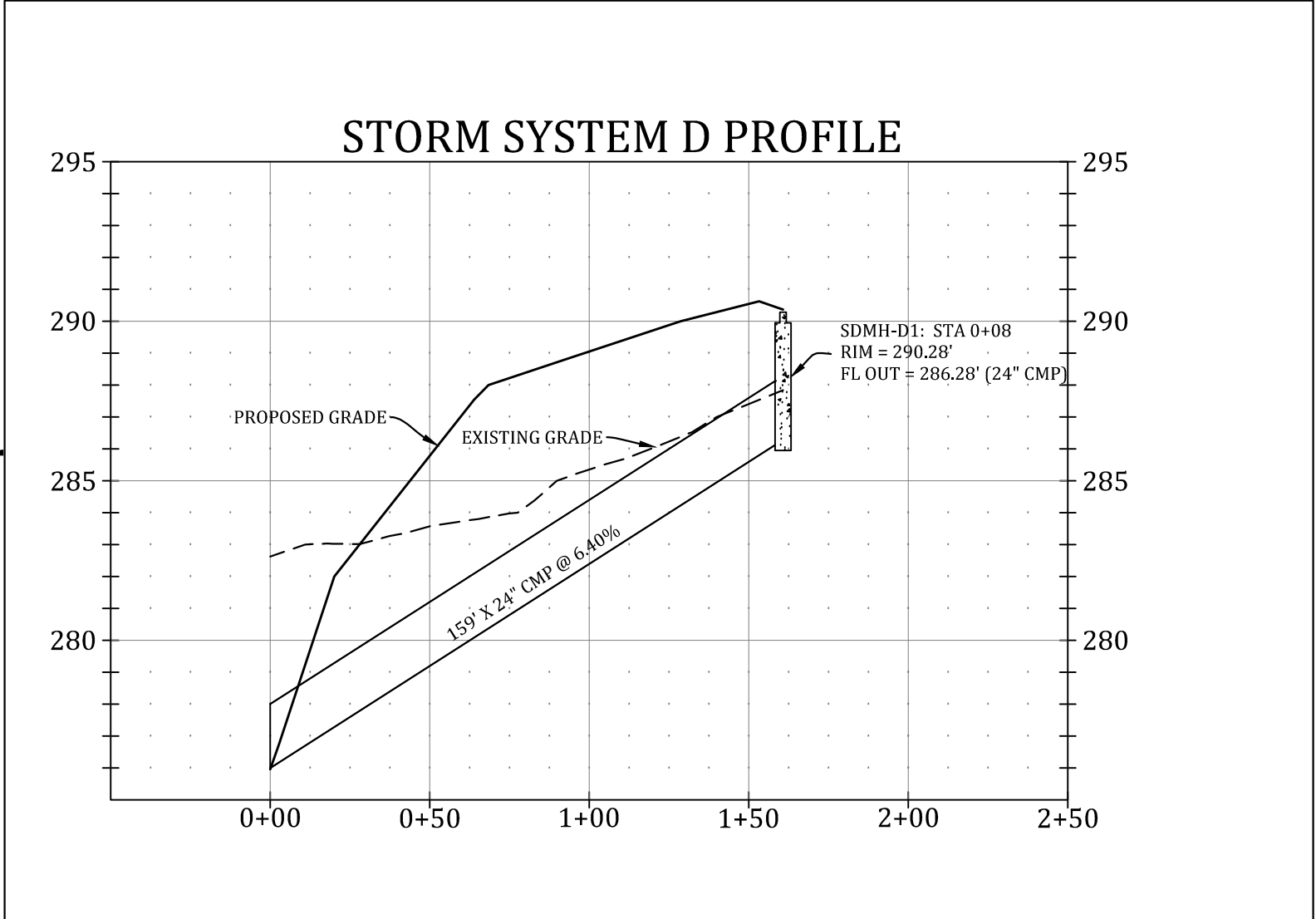
SHEET NUMBER:
0V-2

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JONESBORO, AR 72404
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MARK.B.MORRIS@YAHOO.COM

MARK MORRIS

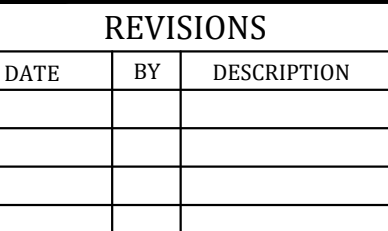


ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811

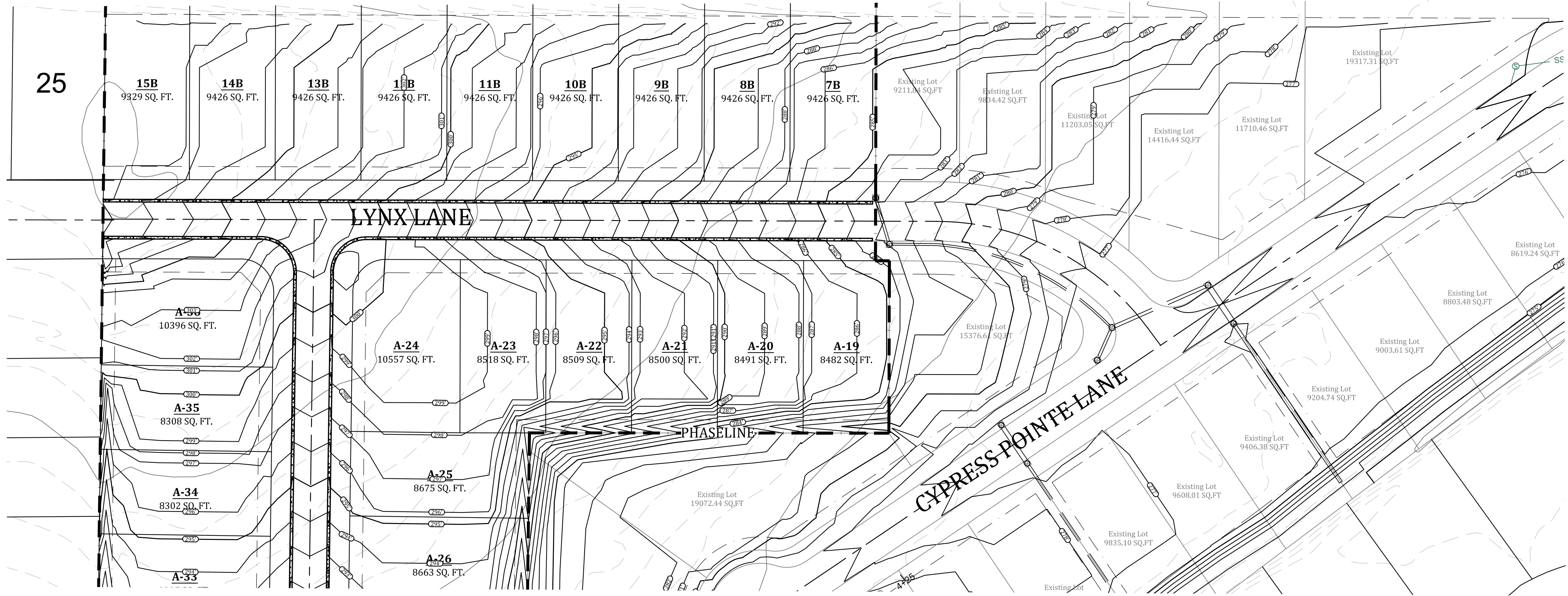


MARK MORRIS

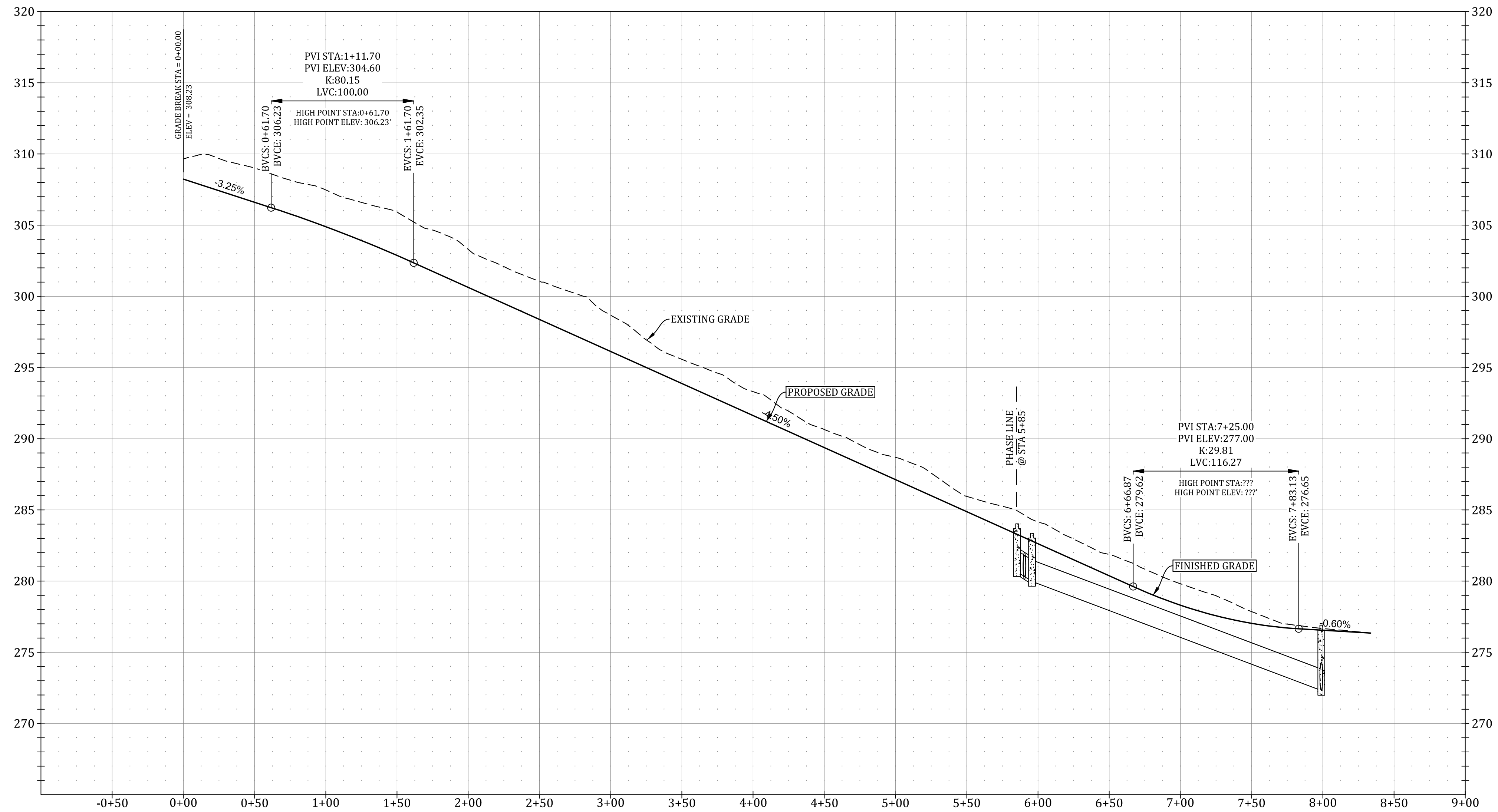
GRADING AND DRAINAGE

SHEET NUMBER:

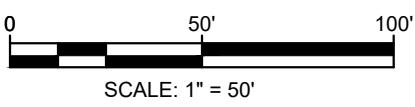
GR-1



LYNX LANE PROFILE



VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:50



CYPRESS POINTE PHASE II
STREET PLAN & PROFILE



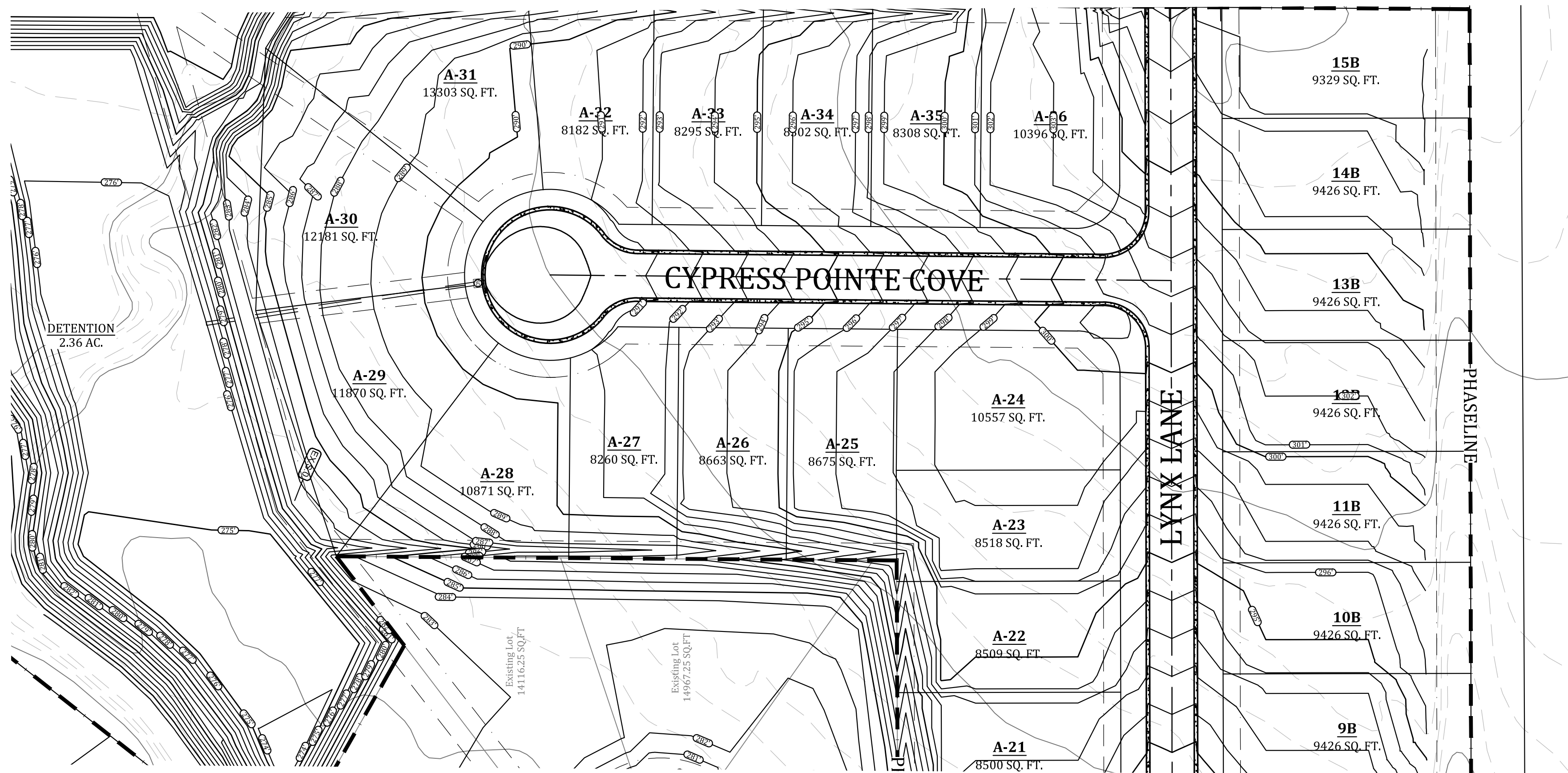
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DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	3/1/2018
SCALE:	1"=50'

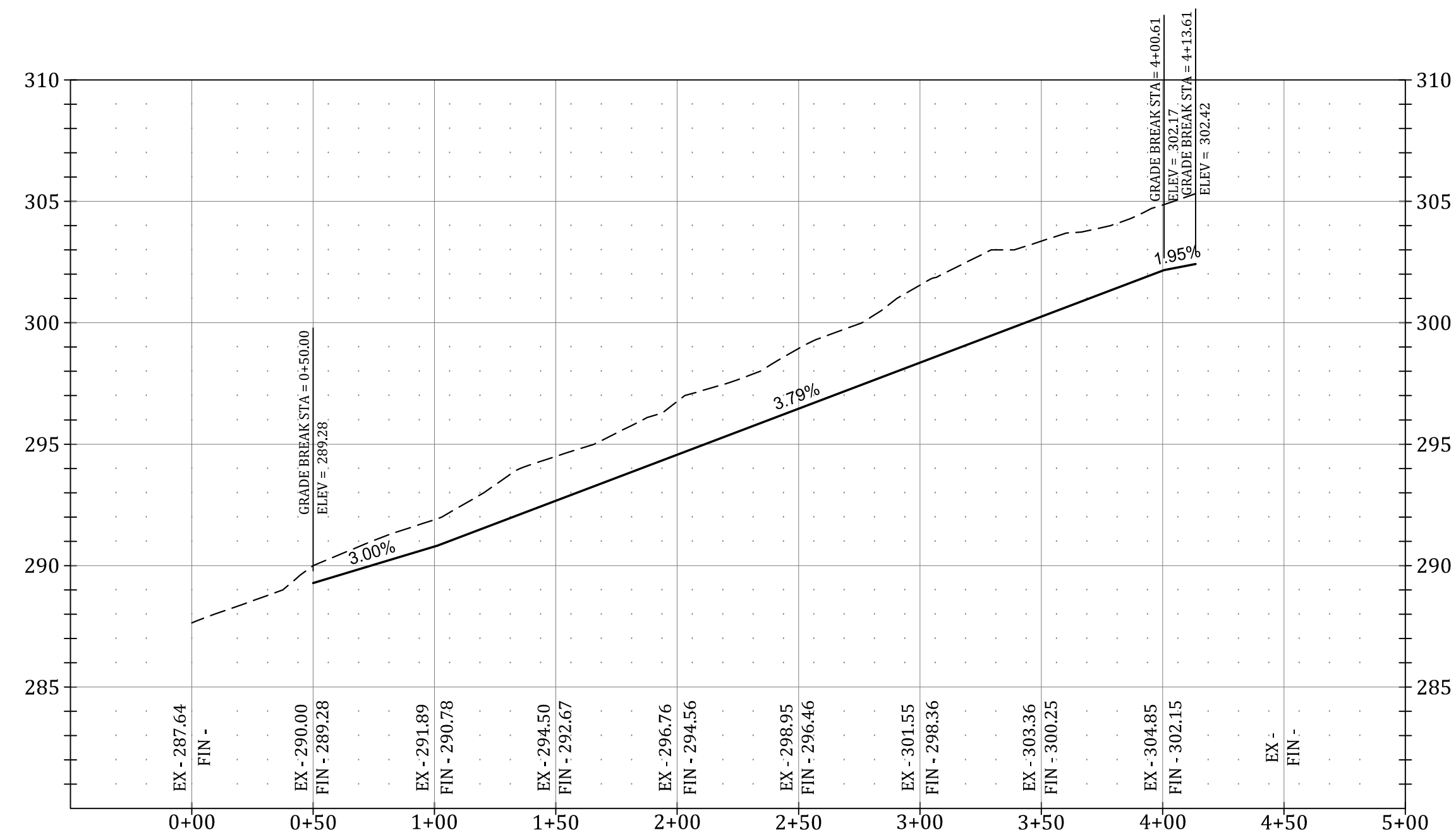
SHEET NUMBER:
ST-1

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3221 SHELBY DRIVE
JONESBORO, AR 72404
PH: 1-870-919-7700
MARK.B.MORRIS@YAHOO.COM

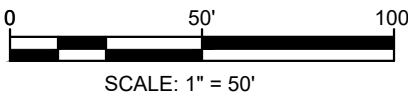
MARK MORRIS



CYPRESS POINTE COVE PROFILE



VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:50



CYPRESS POINTE PHASE II

STREET PLAN & PROFILE



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	3/1/2018
SCALE:	1"=50'

SHEET NUMBER:
ST-2

MARK MORRIS
MARK MORRIS P.E.
3221 SHELBY DRIVE
JONESBORO, AR 72404
PH: 1-870-919-7700
MARK.B.MORRIS@YAHOO.COM



NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURE



N.T.S.

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



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

FLARED END SECTION DETAIL FOR
REINFORCED CONCRETE PIPE CULVERT
N.T.S.



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



STEPS SPECIFICATIONS:

- A. MANHOLE STEPS: CORROSION RESISTANT, COATED AND REINFORCED WITH STEEL PER ASTM C-478. STEEL REINFORCING MINIMUM 1/2" DIAMETER.**
- B. CAPABILITY OF SUPPORTING MINIMUM 300 lb. LOAD.**
- C. NON-SLIP TEXTURED TREADS**
- D. REQUIRED IN ALL STRUCTURES 3'-0" DEEP OR DEEPER, UNLESS SPECIFIED OTHERWISE.**