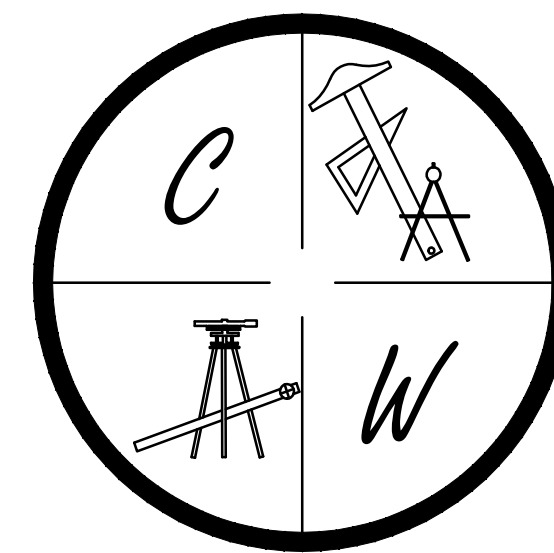


THE LANDING @ HUDSON

SUBDIVISION

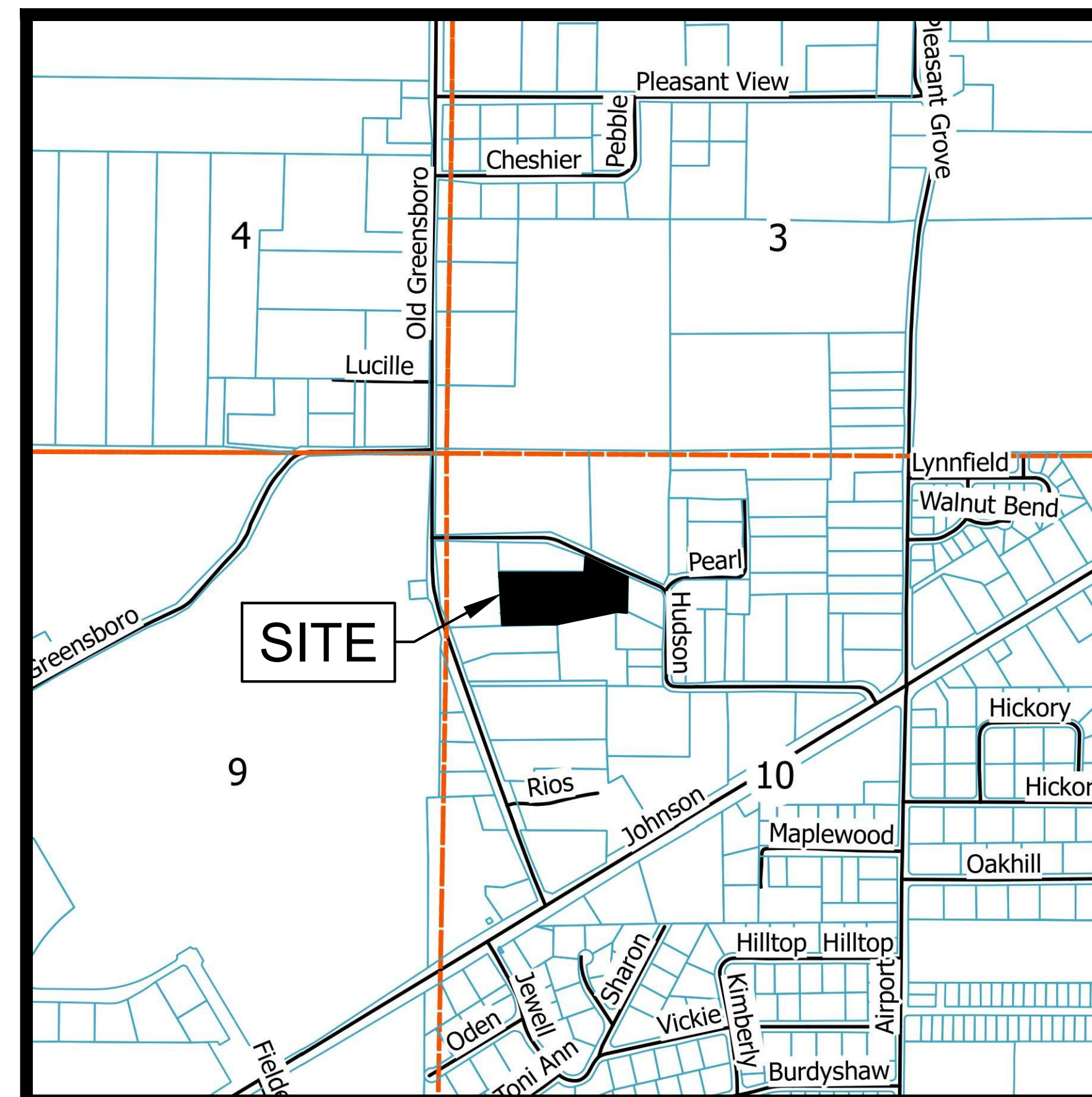
JONESBORO, ARKANSAS
STREET & DRAINAGE PLANS

DECEMBER 2020



CARLOS WOOD, P.E.
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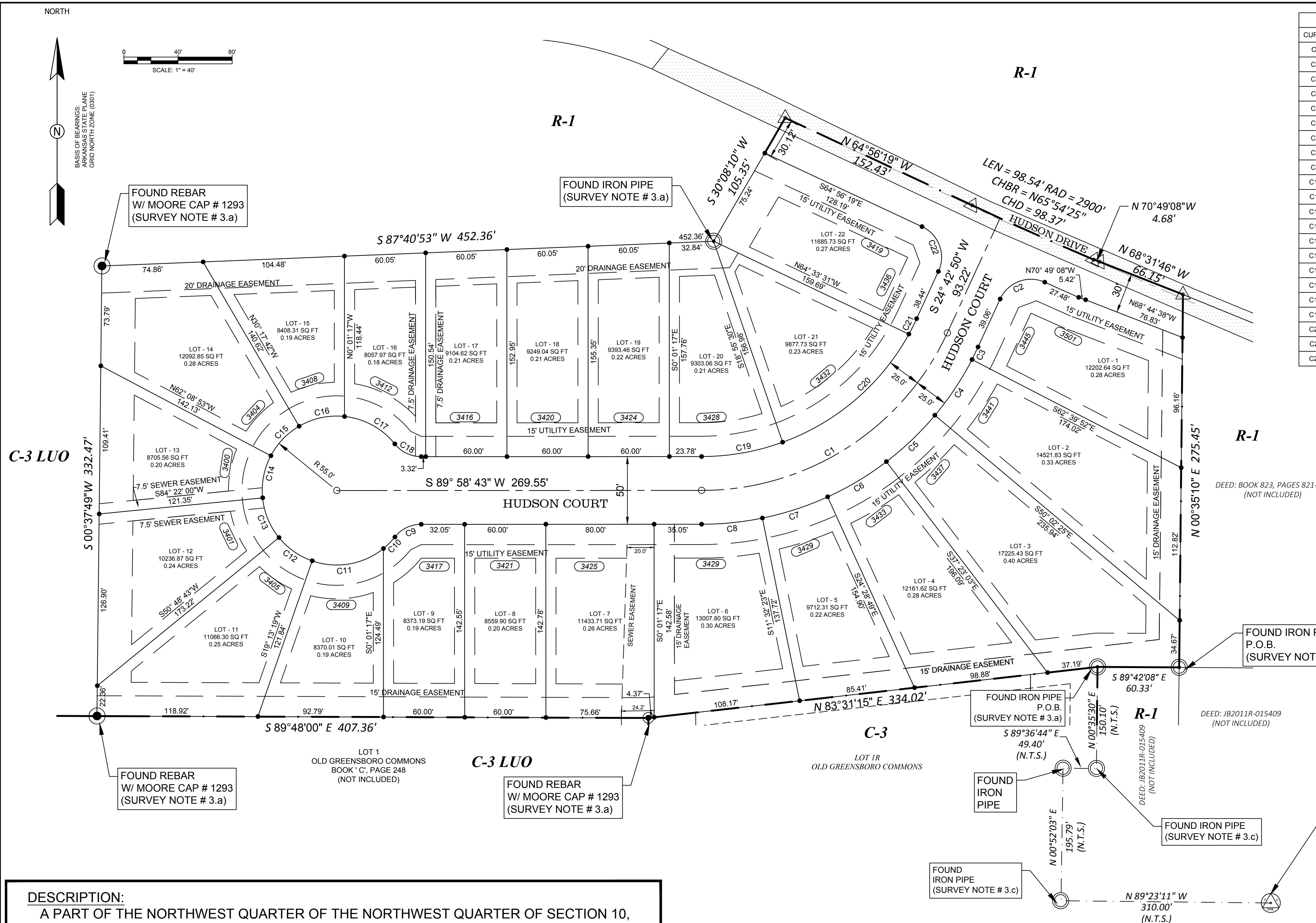
PROJECT VICINITY MAP NOT TO SCALE



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

SHEET LAYOUT

SHEET LAYOUT	
PRELIMINARY PLAT	
TOPOGRAPHY & DRAINAGE PLAN	STR-1
HUDSON COURT PLAN & PROFILE	STR-2
UTILITY LAYOUT	UTIL-1
TYPICAL DETAILS	DET-1 DET-2



Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	227.82'	200.00'	65°15'54"	N57° 20' 47"E	215.70'
C2	39.00'	25.00'	89°22'45"	S69° 24' 12"W	35.16'
C3	10.29'	225.00'	2°37'18"	N26° 01' 29"E	10.29'
C4	49.58'	225.00'	12°37'28"	N33° 38' 51"E	49.48'
C5	49.70'	225.00'	12°39'22"	N46° 17' 16"E	49.60'
C6	50.67'	225.00'	12°54'14"	N59° 04' 04"E	50.57'
C7	50.82'	225.00'	12°56'26"	N71° 59' 24"E	50.71'
C8	45.23'	225.00'	11°31'07"	N84° 13' 10"E	45.16'
C9	22.39'	25.00'	51°19'04"	N64° 19' 11"E	21.65'
C10	11.97'	55.00'	12°27'55"	N44° 53' 37"E	11.94'
C11	55.77'	55.00'	58°05'44"	N80° 10' 27"E	53.41'
C12	30.32'	55.00'	31°35'24"	S54° 58' 59"E	29.94'
C13	32.21'	55.00'	33°33'18"	S22° 24' 39"E	31.75'
C14	32.14'	55.00'	33°29'07"	S11° 06' 34"W	31.69'
C15	30.58'	55.00'	31°51'11"	S43° 46' 43"W	30.18'
C16	34.84'	55.00'	36°17'50"	S77° 51' 13"W	34.26'
C17	43.48'	55.00'	45°17'40"	N61° 21' 02"W	42.36'
C18	22.39'	25.00'	51°19'04"	S64° 21' 44"E	21.65'
C19	61.12'	175.00'	20°00'37"	N79° 58' 25"E	60.81'
C20	125.50'	175.00'	41°05'19"	N49° 25' 27"E	122.83'
C21	12.72'	175.00'	4°09'58"	N26° 47' 49"E	12.72'
C22	39.12'	25.00'	89°39'09"	N20° 06' 45"W	35.25'

LEGEND

FOUND IRON PIPE
(AS NOTED)

FOUND REBAR
(AS NOTED)

SET 1/2" REBAR
W/ B. WOOD
P.S. # 1817 CAP

CALCULATED
CORNER

COTTON PICKER
SPINDLE (AS NOTED)

PK / MAG NAIL
(AS NOTED)

MONUMENT
(AS NOTED)

BENCHMARK
(CONTROL POINT)

BOUNDARY LINE

EASEMENT LINE

ROAD CENTERLINE

P.O.B.

POINT OF BEGINNING

P.O.C.

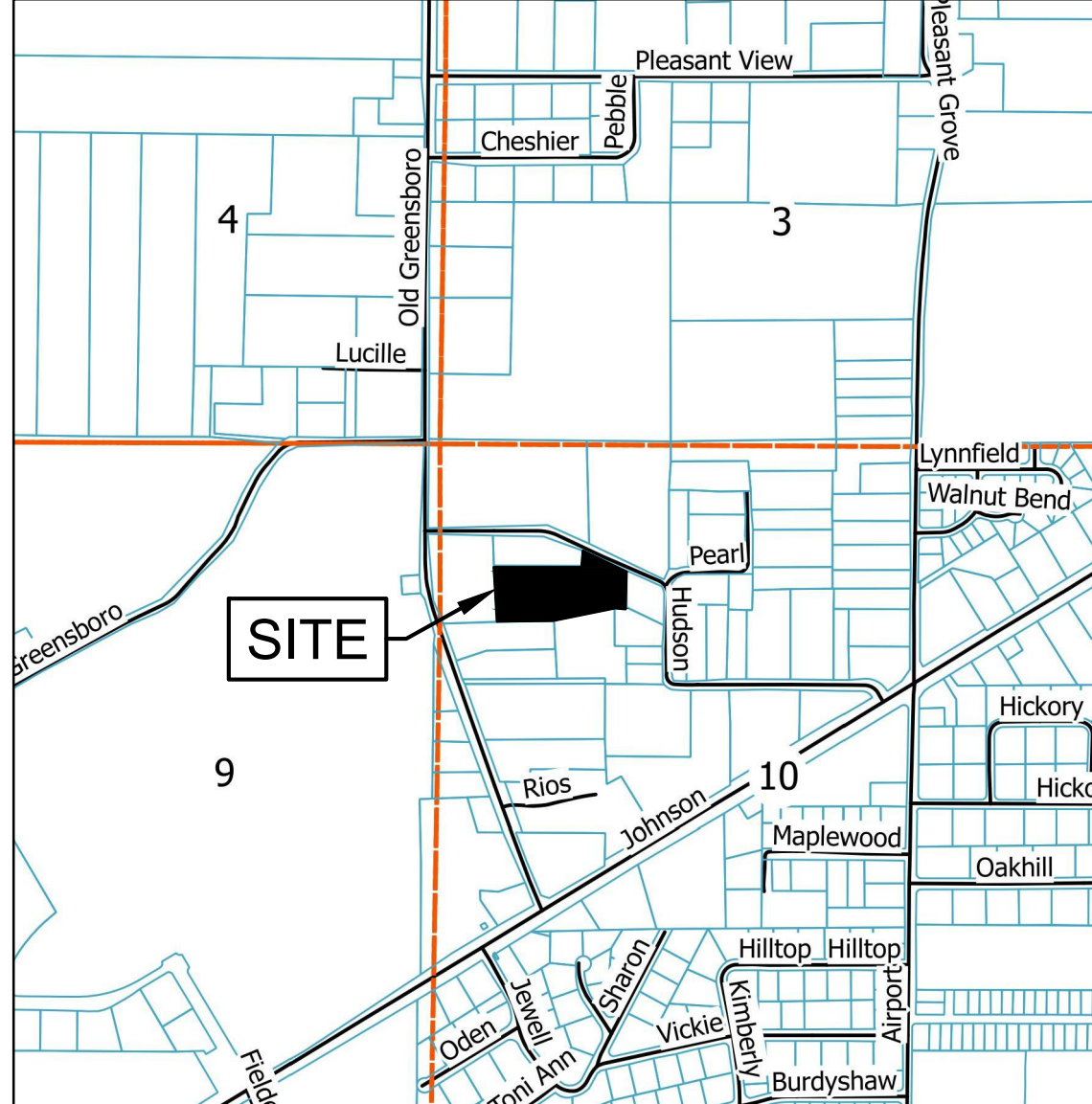
POINT OF COMMENCEMENT

N.T.S.

NOT TO SCALE

7000

HOUSE ADDRESS



DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, THENCE NORTH 89°23'11" WEST 310.00 FEET; THENCE NORTH 00°52'03" EAST 195.79 FEET; THENCE SOUTH 89°36'44" EAST 49.40 FEET; THENCE NORTH 00°35'30" EAST 150.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'08" EAST 60.33; THENCE NORTH 00°35'10" EAST 275.45 FEET; THENCE NORTH 68°31'46" WEST 66.27 FEET; THENCE NORTH 70°49'08" WEST 4.68 FEET; THENCE ALONG A CURVE A LENGTH OF 98.54 FEET HAVING A RADIUS OF 2900 FEET, WITH A CHORD BEARING NORTH 65°54'25" WEST A DISTANCE OF 98.37 FEET; THENCE NORTH 64°56'19" WEST 152.43 FEET; THENCE SOUTH 30°08'10" WEST 105.35 FEET; THENCE SOUTH 87°40'53" WEST 452.36 FEET; THENCE SOUTH 00°37'49" WEST 332.47 FEET; THENCE SOUTH 89°48'00" EAST 407.36 FEET; THENCE NORTH 83°31'15" EAST 334.02 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 277,808.5 SQUARE FEET, 6.38 ACRES MORE OR LESS. BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

- 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.
 - SUBJECT PROPERTY IS ZONED R-1. BUILDING SETBACKS: FRONT (STREET) - 25', REAR - 25', SIDE - 7.5'
 - THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - SURVEY PLAT - COLE STEVENSON, BY D. MOORE # 1293, DATED 10/08/2015, PROVIDED BY OWNER.
 - SURVEY PLAT - OLD GREENSBORO COMMONS, BY M. MCNEESE # 1709, CRAIGHEAD COUNTY COURTHOUSE, PLAT BOOK 'C', PAGE 248, DATED 04/24/2014.
 - SURVEY PLAT - HERALD KAFFKA, BY R. NEWELL # 23, CRAIGHEAD COUNTY COURTHOUSE, PLAT BOOK 'H', PAGE 83, DATED 09/90/1993.
 - DEED - CALDWELL TO C&O ENTERPRISES, LLC, CRAIGHEAD COUNTY COURTHOUSE, 2018R-022154, DATED 11/06/2018.
 - THE FOLLOWING DEEDS RECORDED IN THE CRAIGHEAD COUNTY COURTHOUSE WERE USED IN SUPPORT:
 - CALDWELL - BOOK 649, PAGES 178-179
 - PASMORE - JB2011R-015409
 - FOWLER - BOOK 823, PAGES 821-824
 - POE - BOOK 313, PAGES 542-543
 - FLOODPLAIN CERTIFICATION : THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM): PANEL NO. 05031C0044C , EFFECTIVE DATE 09/27/1991.

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: _____

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

BRANDON G. WOOD, P.S. # 1817

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

THE LANDING @ HUDSON

SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: C&O ENTERPRISES, LLC

DATE: 12/03/2020
REV:

DRAWN BY: BGW

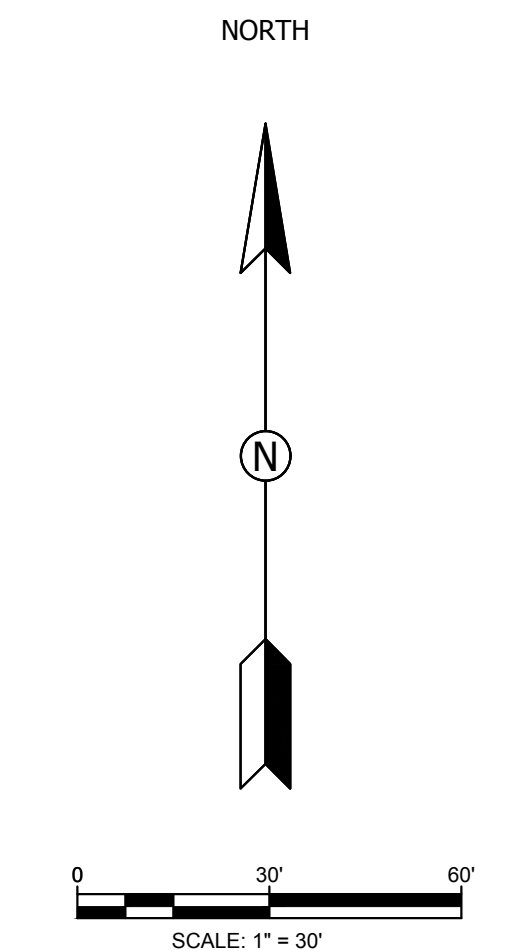
BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING

112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

A circular professional engineer seal for the State of Arkansas. The outer ring contains the text "STATE OF ARKANSAS" at the top and "CARLOS G. WOOD" at the bottom. Inside the ring, the text "REGISTERED PROFESSIONAL ENGINEER" is written in a bold, sans-serif font. Below this, the number "NO. 5620" is printed. A handwritten signature, "Carlos G. Wood", is written across the center of the seal, overlapping the text "REGISTERED PROFESSIONAL ENGINEER" and "NO. 5620". There are three small stars above the word "REGISTERED".

TOPOGRAPHY & DRAINAGE PLAN

DRAWN BY: BGW



LEGEND

	CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STORM DRAIN INLET
	STORM DRAIN PIPE
	BENCHMARK



ARKANSAS ONE-CALL SYSTEM, INC.
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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

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.



THE LANDING @ HUDSON

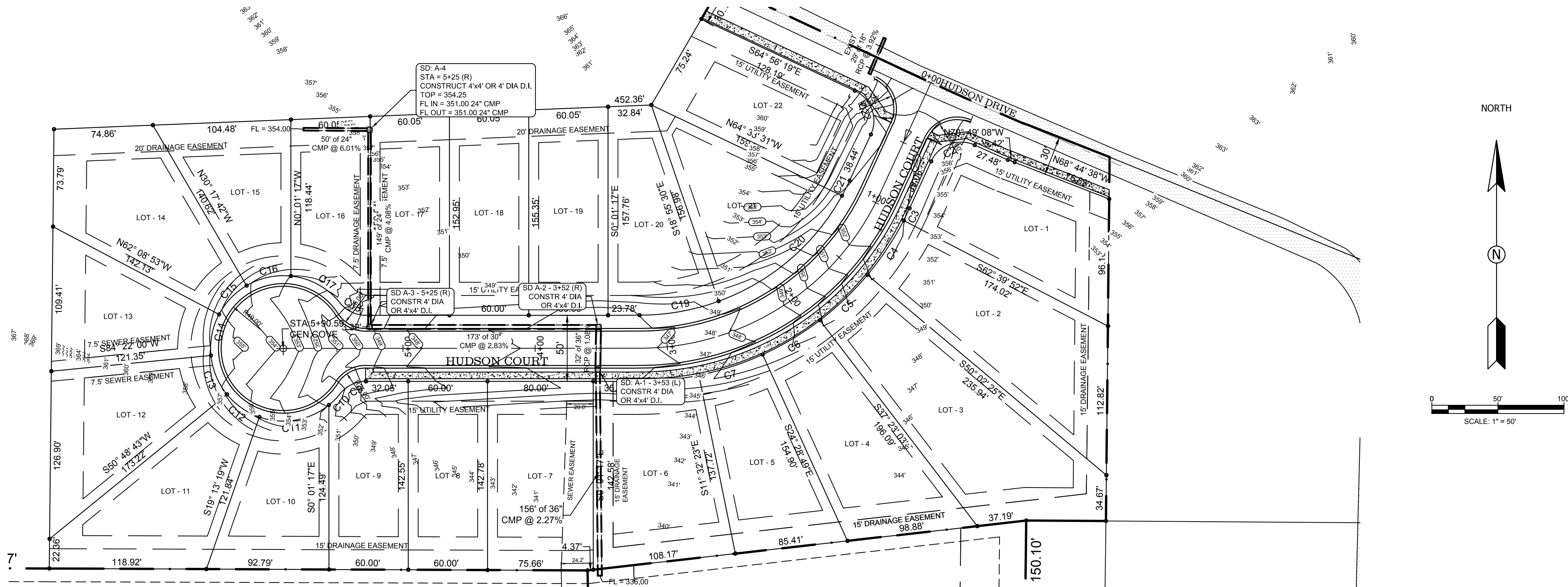
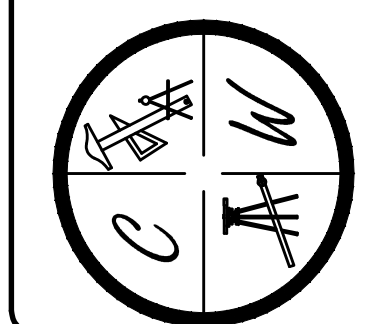
JONESBORO, AR

HUDSON COURT PLAN & PROFILE

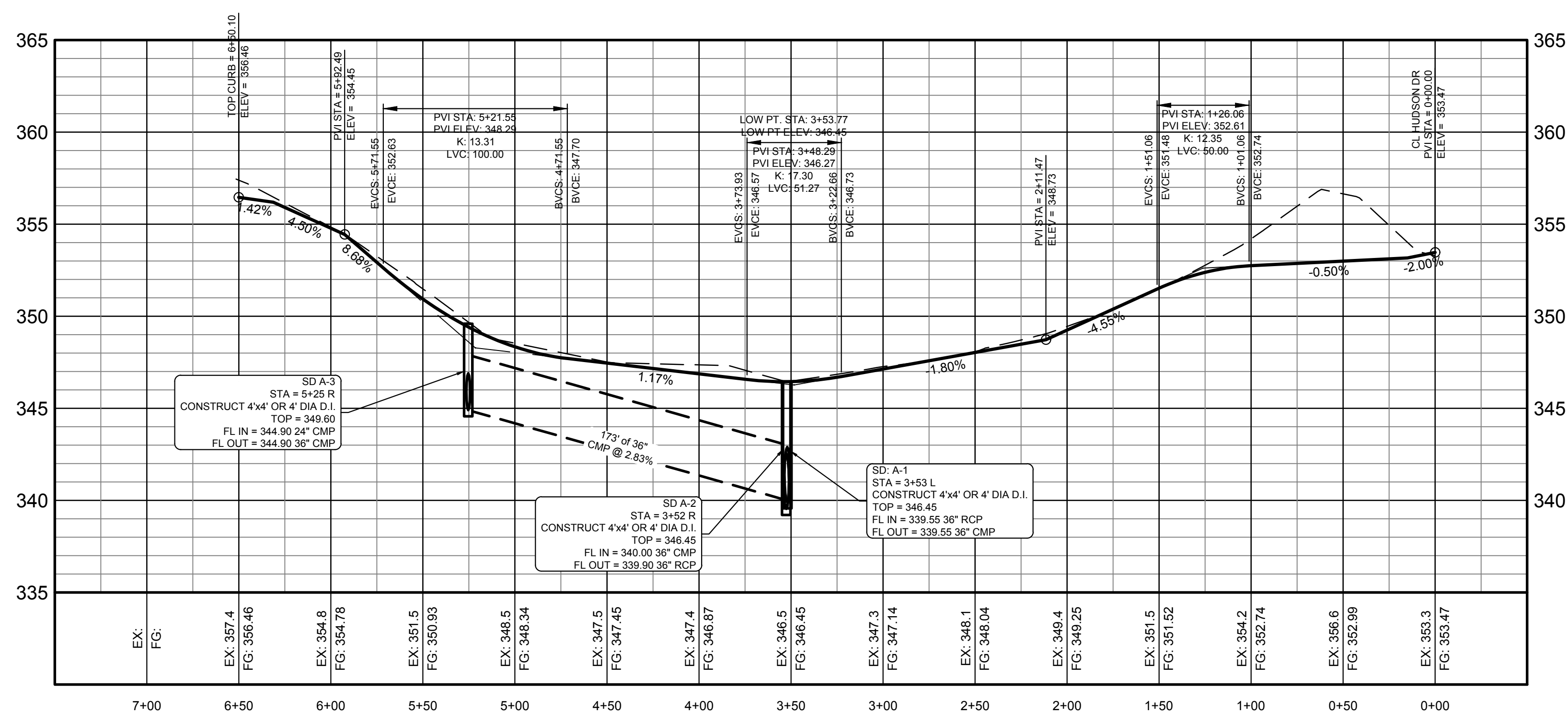
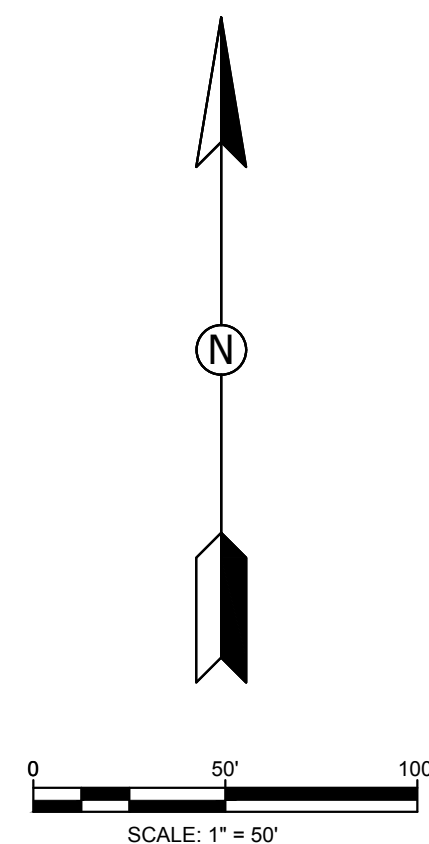
DATE: 10/20/19
REV: 11/11/19
12/01/2020

DRAWN BY: BGW

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NORTH

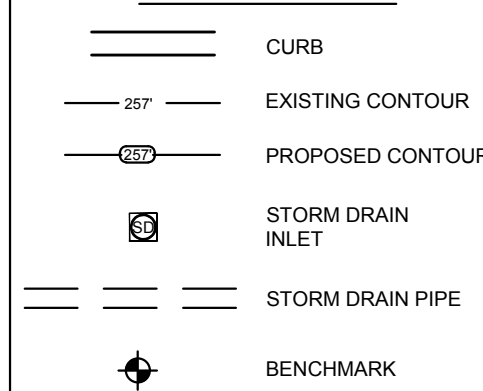


PROFILE SCALE:

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

EX - EXISTING GROUND
FG - FINISHED GRADE

LEGEND



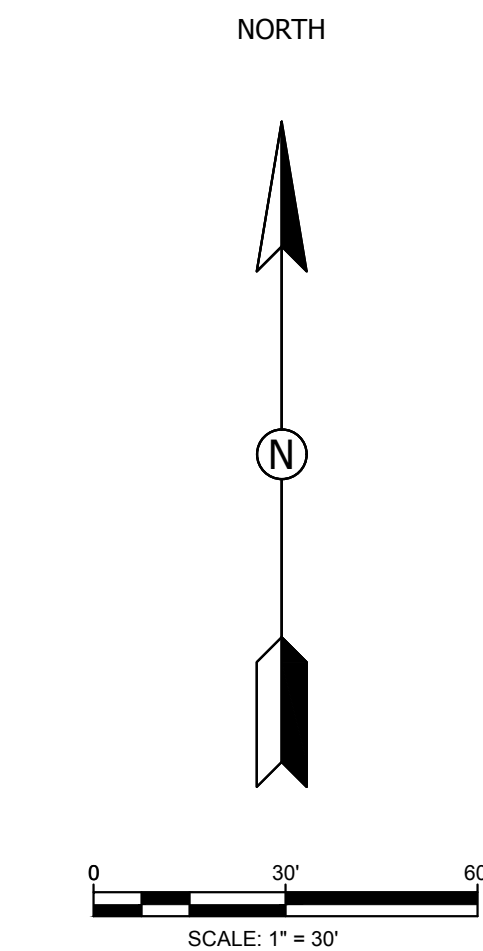
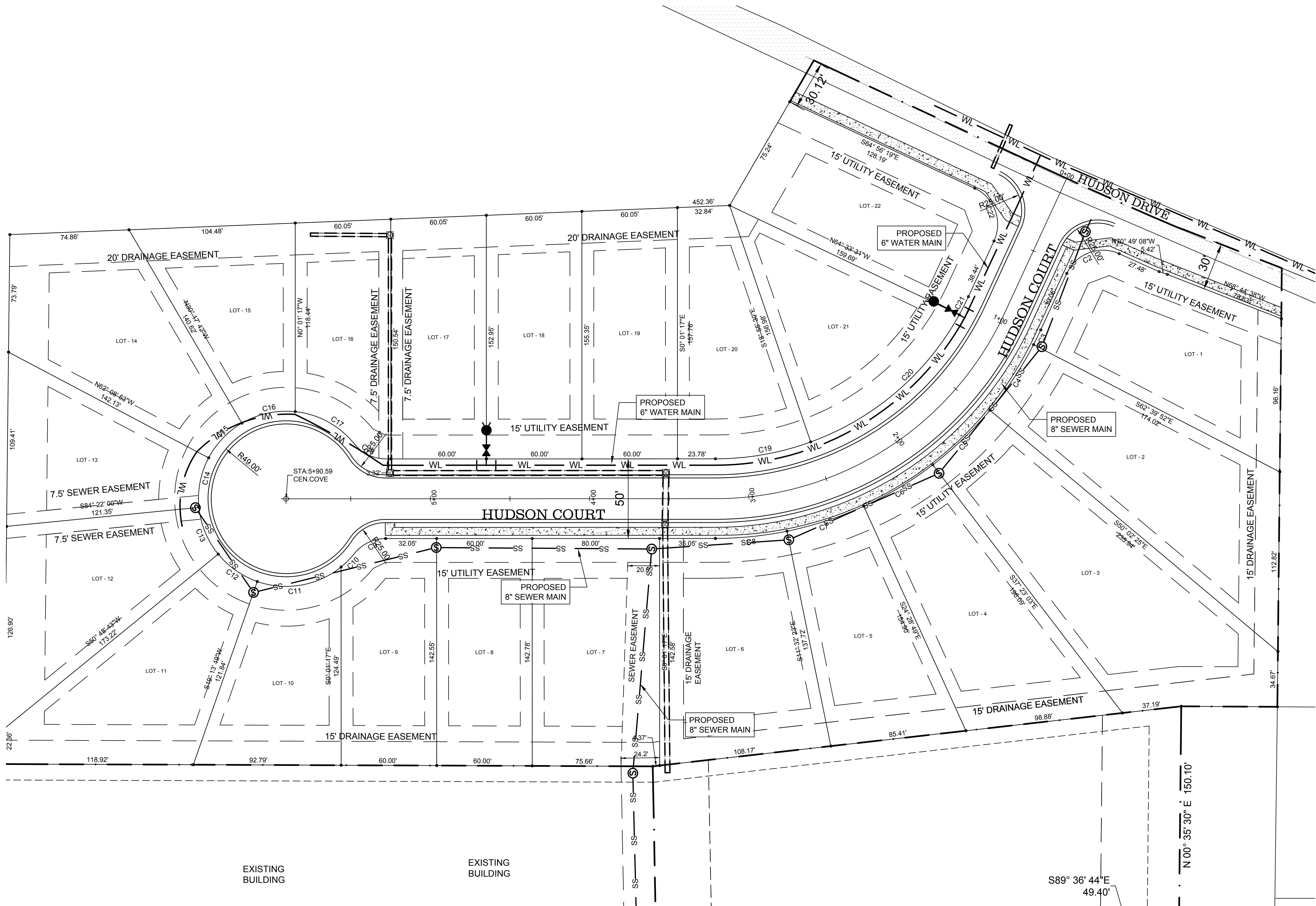
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PIPE NOTE:

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 - ASTM A-760
- RCP CLASS III OR CLASS IV
 - ASTM C-76
 - ASTM C-506
 - ASTM C-507

HUDSON COURT



LEGEND	
	CURB
	SANITARY SEWER
	WATER LINE
	FIRE HYDRANT
	SEWER MANHOLE
	STORM DRAIN INLET
	STORM DRAIN PIPE



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

UTIL-1



THE LANDING @ HUDSON

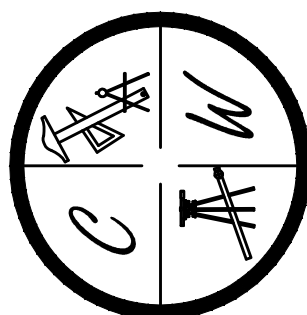
JONESBORO, AR

UTILITY
LAYOUT

DATE: 10/20/19
REV: 12/01/2020

DRAWN BY: BGW

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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.**

RAWN BY: BGW

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