

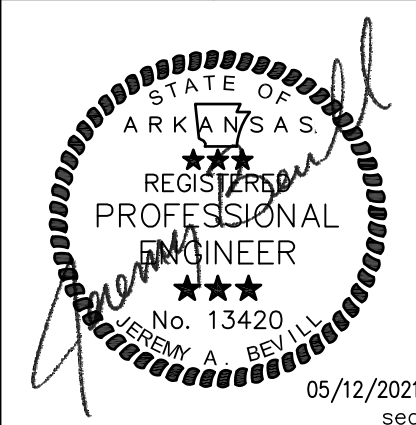
SOUTHERN OAKS

SUBDIVISION PLANS

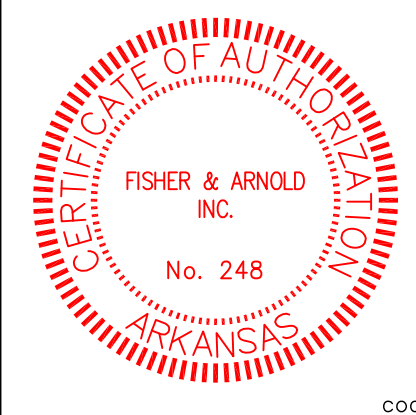
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

COVER SHEET

SOUTHERN OAKS SUBDIVISION
JONESBORO, ARKANSAS



JEREMY A. BEVIL - CIVIL ENGINEER
ARKANSAS - PE # 13420

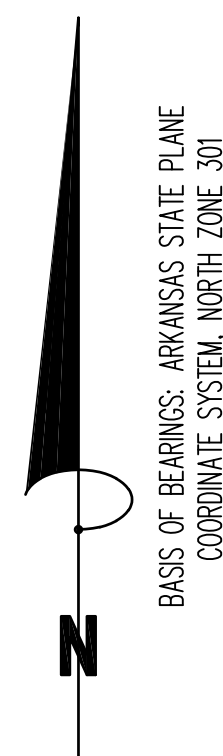


FISHER & ARNOLD, INC.
ARKANSAS - 248
CLIENT:
SOUTHERN OAKS
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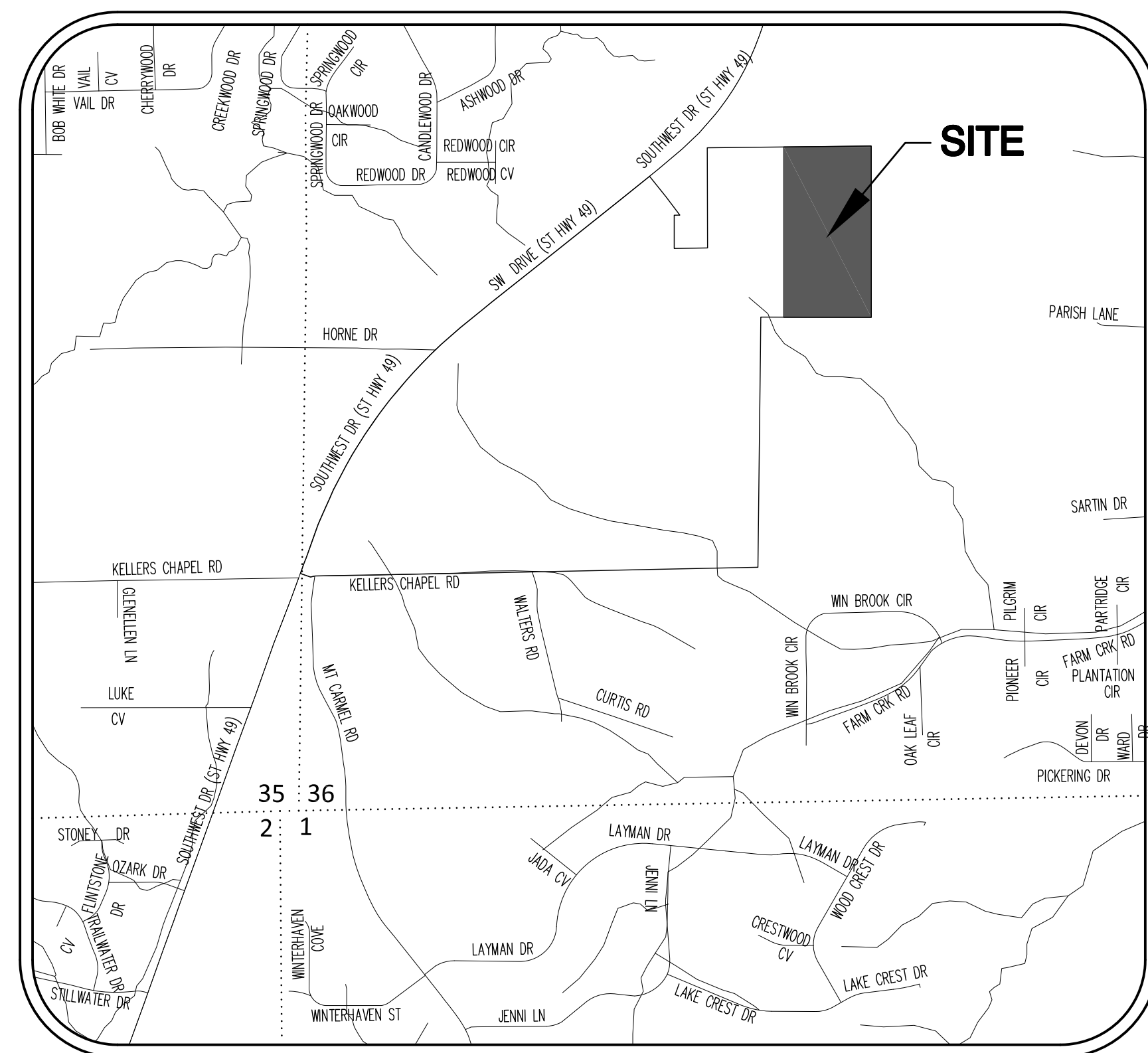
REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO. SOUTHERN.0004JB		
DRAWN BY DK	CHECKED BY JAB	
SHEET C1	SCALE N.T.S.	
DATE 05/12/2021	DRAWING NO.	



ARKANSAS



BASIS OF BEARINGS: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE 301



VICINITY MAP

(NOT TO SCALE)

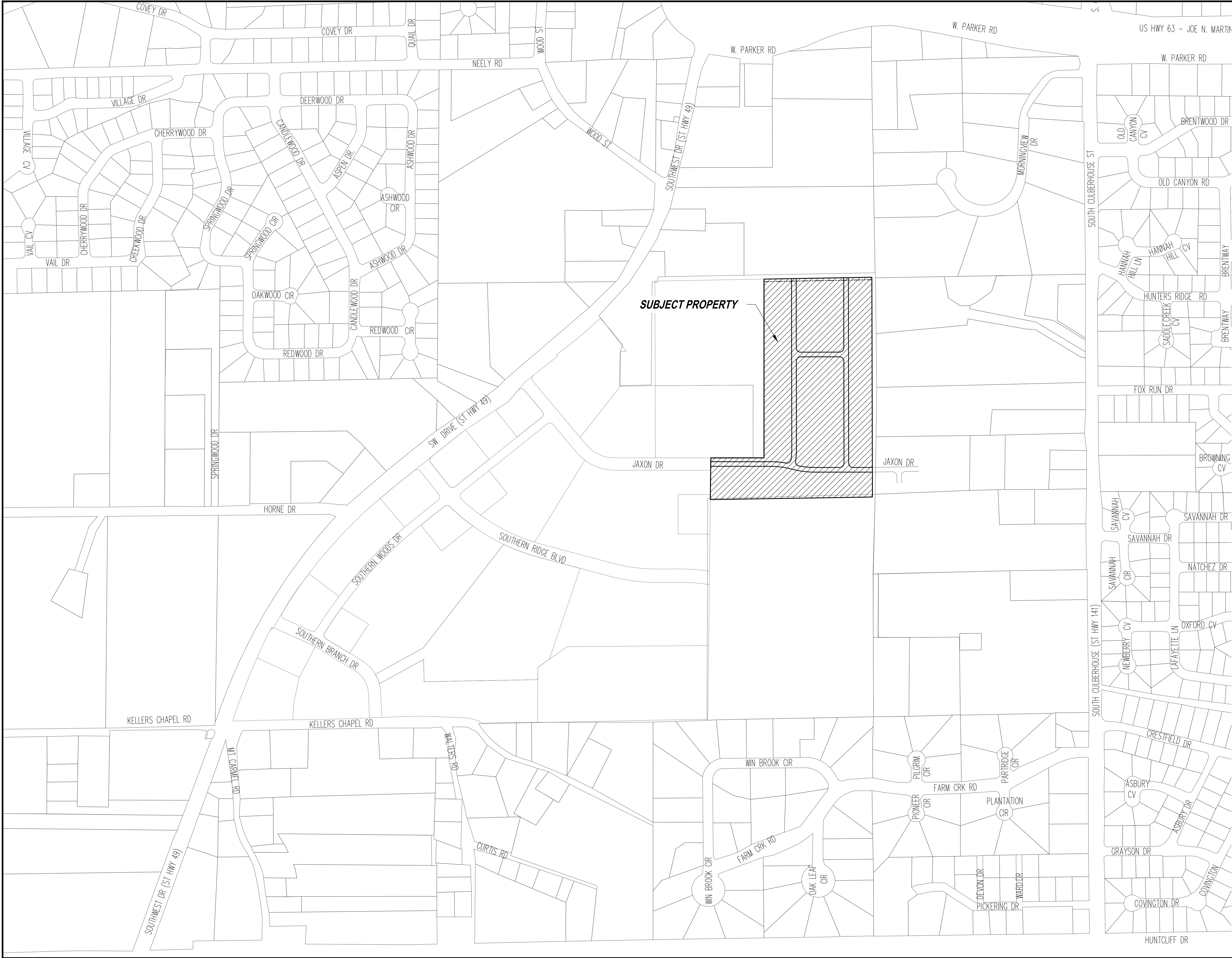
LOCAL CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	300 S. CHURCH JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	300 S. CHURCH JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682

SHEET INDEX	
PAGE	DESCRIPTION
C1	COVER SHEET
C2	KEY MAP
C3	RECORD PLAT
C4	GRADING & DRAINAGE PLAN
C5-C8	STREET PLAN & PROFILE
C9	EROSION CONTROL PLAN
C10	WATER PLAN
C11	SEWER PLAN
C12	CONSTRUCTION DETAILS

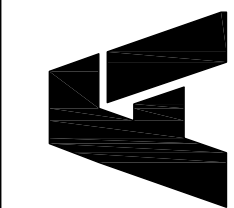


Know what's below.
Call before you dig.

COVER SHEET



KEY MAP



FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

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KEY MAP



JEREMY A. BEVIL – CIVIL ENGINEER
ARKANSAS – PE # 13420



FISHER & ARNOLD, INC.
No. 248

FISHER & ARNOLD, INC.
ARKANSAS – 248

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PROJECT NO.
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DRAWN BY
DK

SHEET
C2

DATE
05/12/2021

CHECKED BY
JAB

SCALE
N.T.S.

DRAWING NO.

PREPARED FOR: FISHER ARNOLD

01-143361-04420
N/F SNELL, BOB & EDITH
TUCK'S FIFTH REPLAT OF TUCK'S CULBERHOUSE ADDITION
REPLAT OF LOT 1B OF TUCK'S FOURTH REPLAT OF
TUCKS THIRD REPLAT OF
TUCKS CULBERHOUSE 2ND REPLAT
R-1 ZONING

01-143361-01900
N/F DAIL, LYNN L & KAREN
UNPLATTED
R-1 ZONING

01-143361-01000
N/F INTERNATIONAL
REAL ESTATE HOLDING CO
UNPLATTED
C3-LUO ZONING

VICINITY MAP

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning and other use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Survey is valid only if print has original seal and signature of surveyor present.
4. Dedication is made to original purchaser of the survey. It is not transference to additional institutions or subsequent owners.
5. The locations of underground utilities as shown herein are based on above ground and visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
6. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on XXXXXXXX.
7. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor XXXXXXX of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
8. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
9. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

A part of the Southwest Quarter of the Northeast Quarter of Section 36, Township 14 North, Range 3 East, Craighead County Arkansas, being more particularly described as follows:

BEGINNING at the Northeast Corner of the Southwest Quarter of the Northeast Quarter; Thence South 00°09'31" East, 1321.01 feet; Thence South 89°05'36" West, 974.82 feet; Thence North 00°39'35" East, 250.80 feet; Thence North 89°59'48" East 319.95 feet; Thence North 00°00'17" West, 1074.26 feet; Thence North 88°59'44" East, 648.50 feet to the POINT OF BEGINNING, containing 21.54 acres more or less and being subject to all right of way and easements of record.

LEGEND

- SET 5/8" X 20" REBAR WITH PLASTIC CAP "DANIELS"
 ● FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 ————— SUBJECT BOUNDARY
 ————— LOT BOUNDARY
 - - - - - CENTERLINE OF ROAD
 - - - - - 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED

SOUTHERN HILLS
PD-M ZONING
BLOCK N, LOT 1
MULTI-FAMILY USE

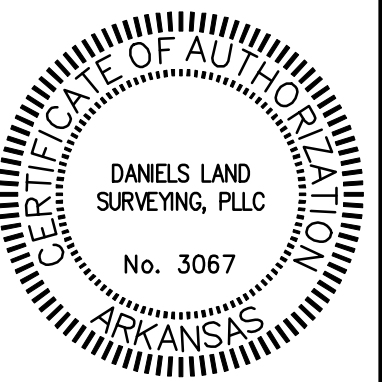
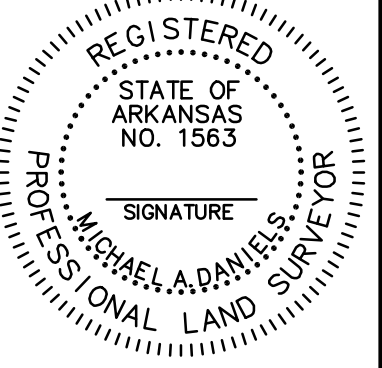
SOUTHERN HILLS
PD-M ZONING
BLOCK M, LOT 1
MULTI-FAMILY USE

01-143364-00200
N/F HARDIN, JAMES E & REBECCA ANN
R-1 ZONING

DANIELS
LAND SURVEYING PLLC

**PRELIMINARY SUBDIVISION PLAT SOUTHERN OAKS
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS**

PREPARED FOR: FISHER ARNOLD

DANIELS LAND SURVEYING, PLLC
ARLINGTON, VA 22207

MICHAEL A. DANIELS
ARKANSAS PROFESSIONAL
SURVEYOR 1563

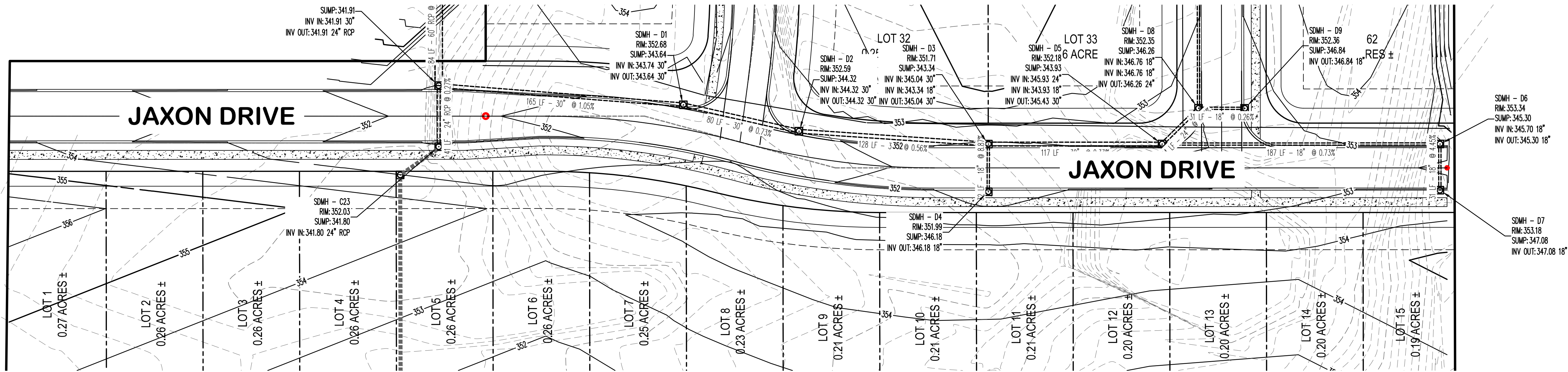
**PRELIMINARY
SUBDIVISION PLAT**

REVISIONS			
	DATE	NOTES	BY

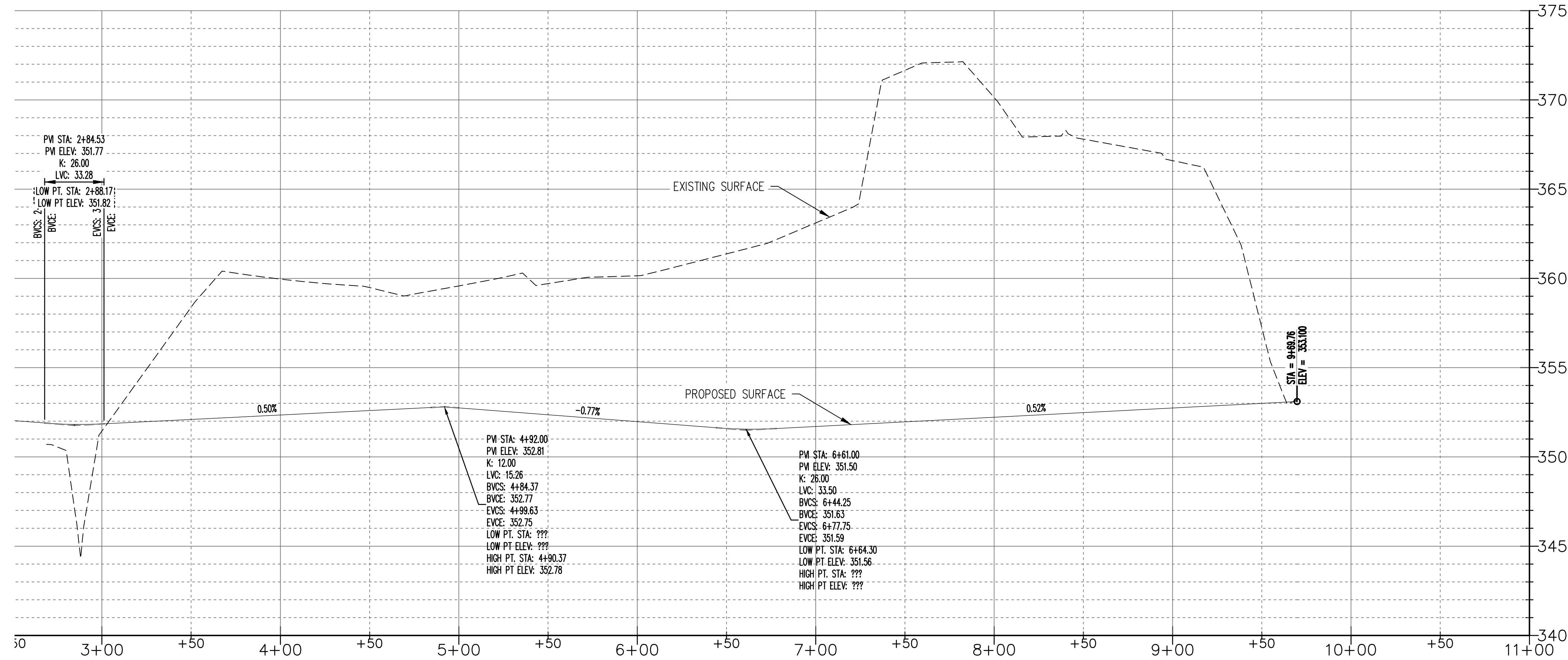
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DRAWN BY SAW	CHECKED BY
DATE 5/19/2021	SCALE 1"=60'
PROJECT NO. 0091-014-F	FILE NO. S36T14NR03E

STATE SURVEYOR CODE
500-14N-03E-0-36-130-16-1563

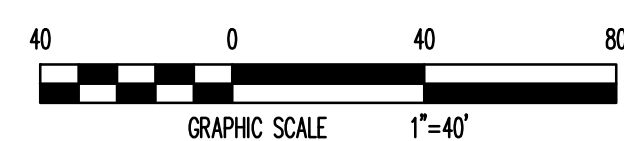
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N
BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0300)



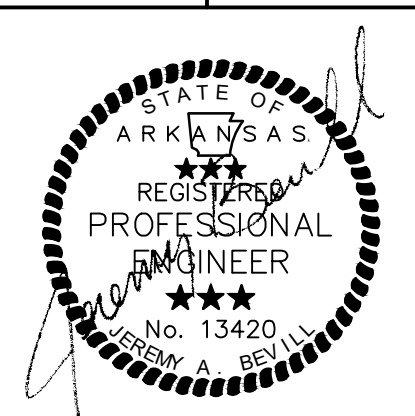
VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:40



STREET PLAN & PROFILE

STREET PLAN & PROFILE

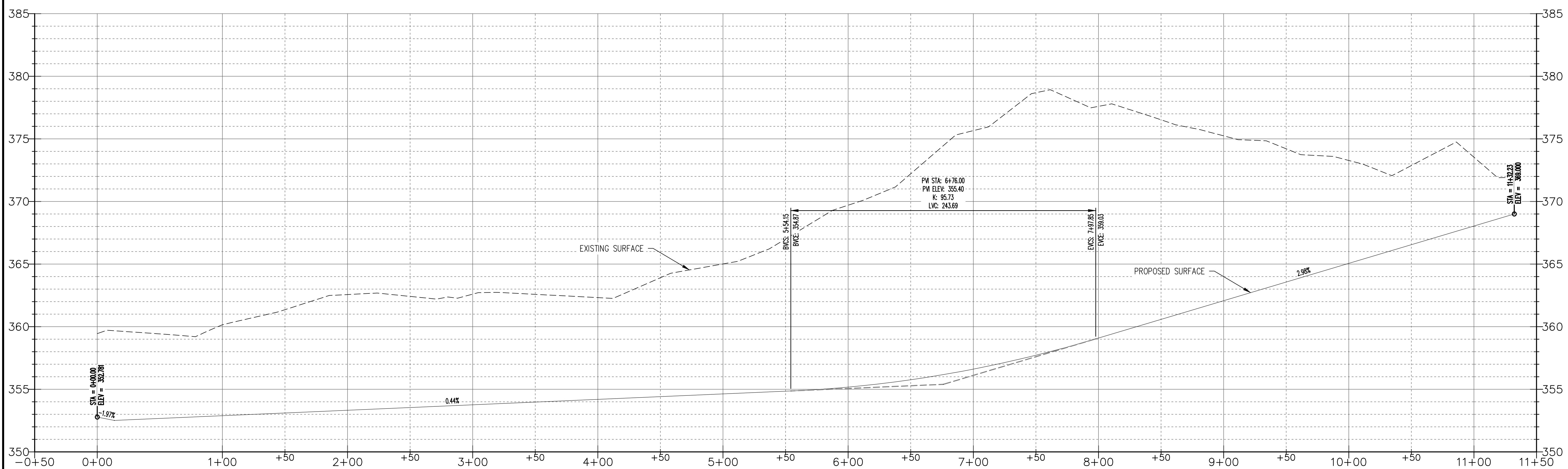
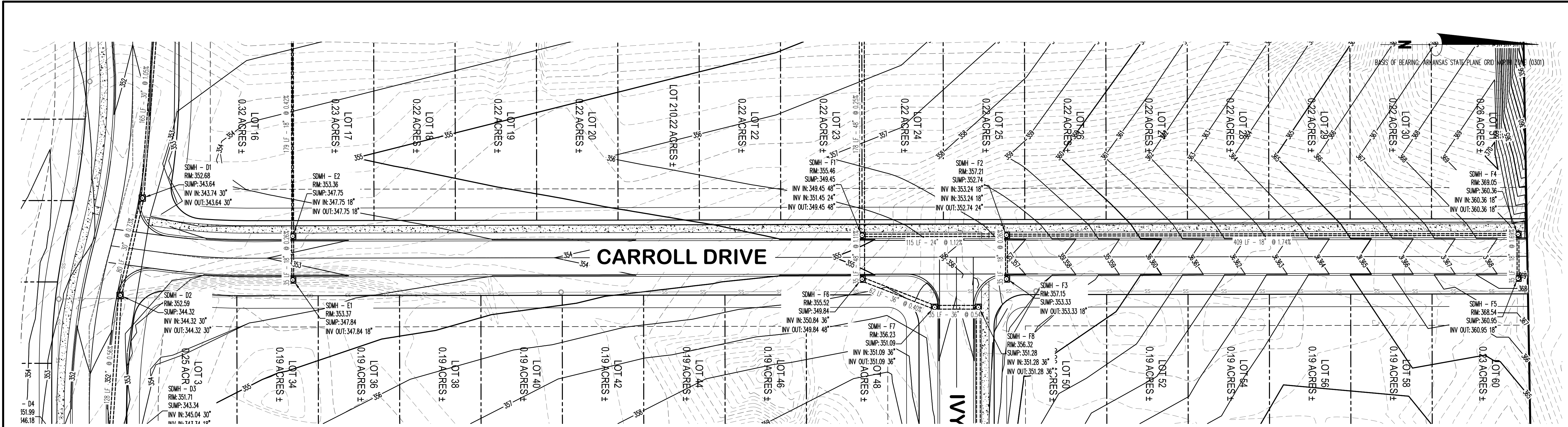
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ARKANSAS - PE # 13420



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CLIENT: SOUTHERN OAKS	
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REVISIONS	
DATE	DESCRIPTION
PROJECT NO. SOUTHERN.0004JB	DRAWN BY DK
CHECKED BY JAB	SCALE 1"=40'
DATE 05/12/2021	DRAWING NO.



VERTICAL SCALE 1:4
HORIZONTAL SCALE 1:40
STREET PLAN & PROFILE

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STREET PLAN & PROFILE

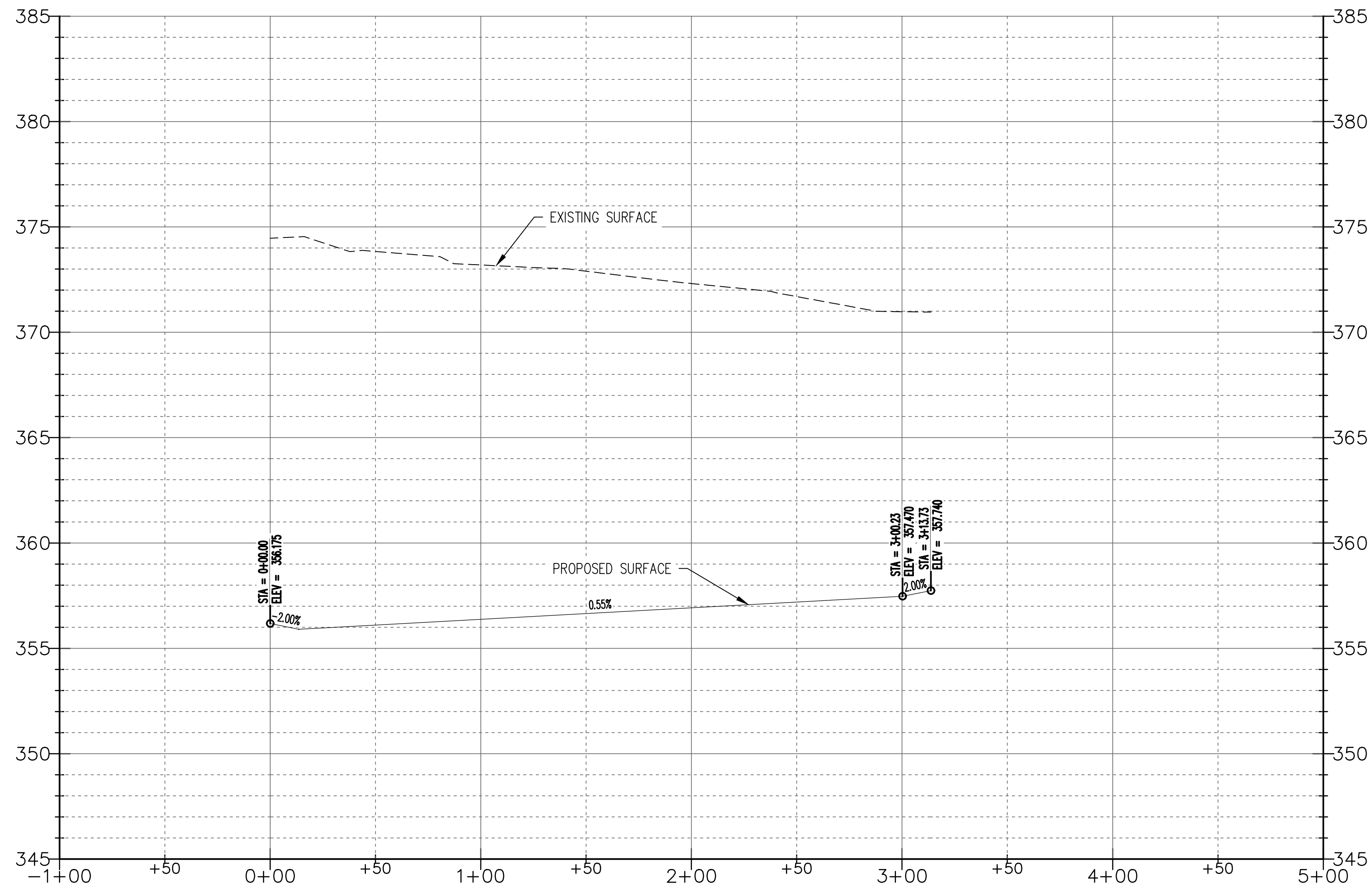
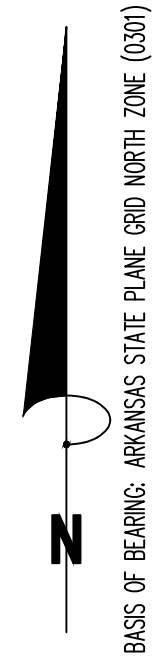
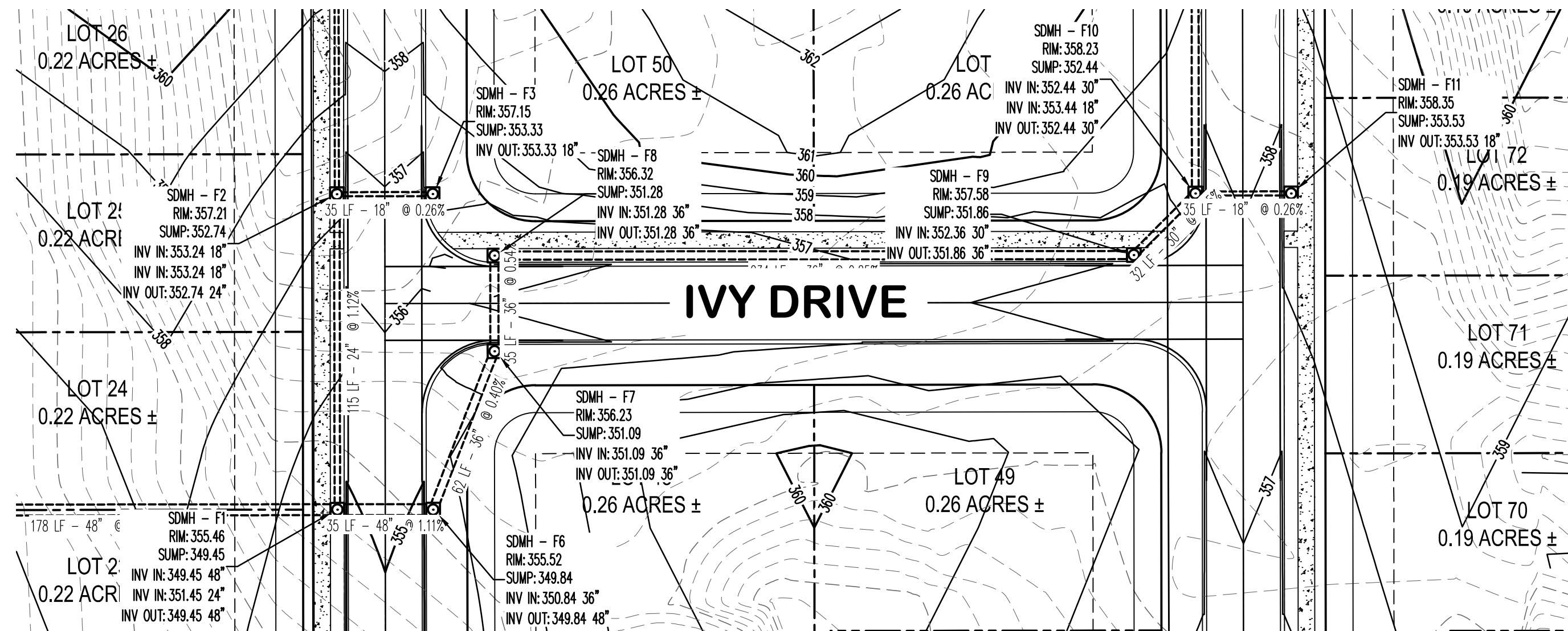
JEREMY A. BEVIL - CIVIL ENGINEER
ARKANSAS - PE # 13420

FISHER & ARNOLD, INC.
No. 248

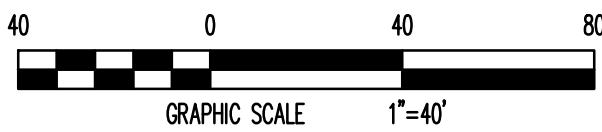
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DATE BY DESCRIPTION

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SOUTHERN.0004JB
DRAWN BY
DK
CHECKED BY
JAB
SHEET
C6
DATE
05/12/2021



VERTICAL SCALE 1:5
HORIZONTAL SCALE 1:40

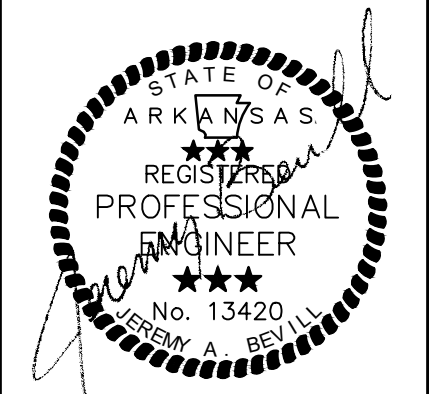


STREET PLAN & PROFILE

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STREET PLAN & PROFILE

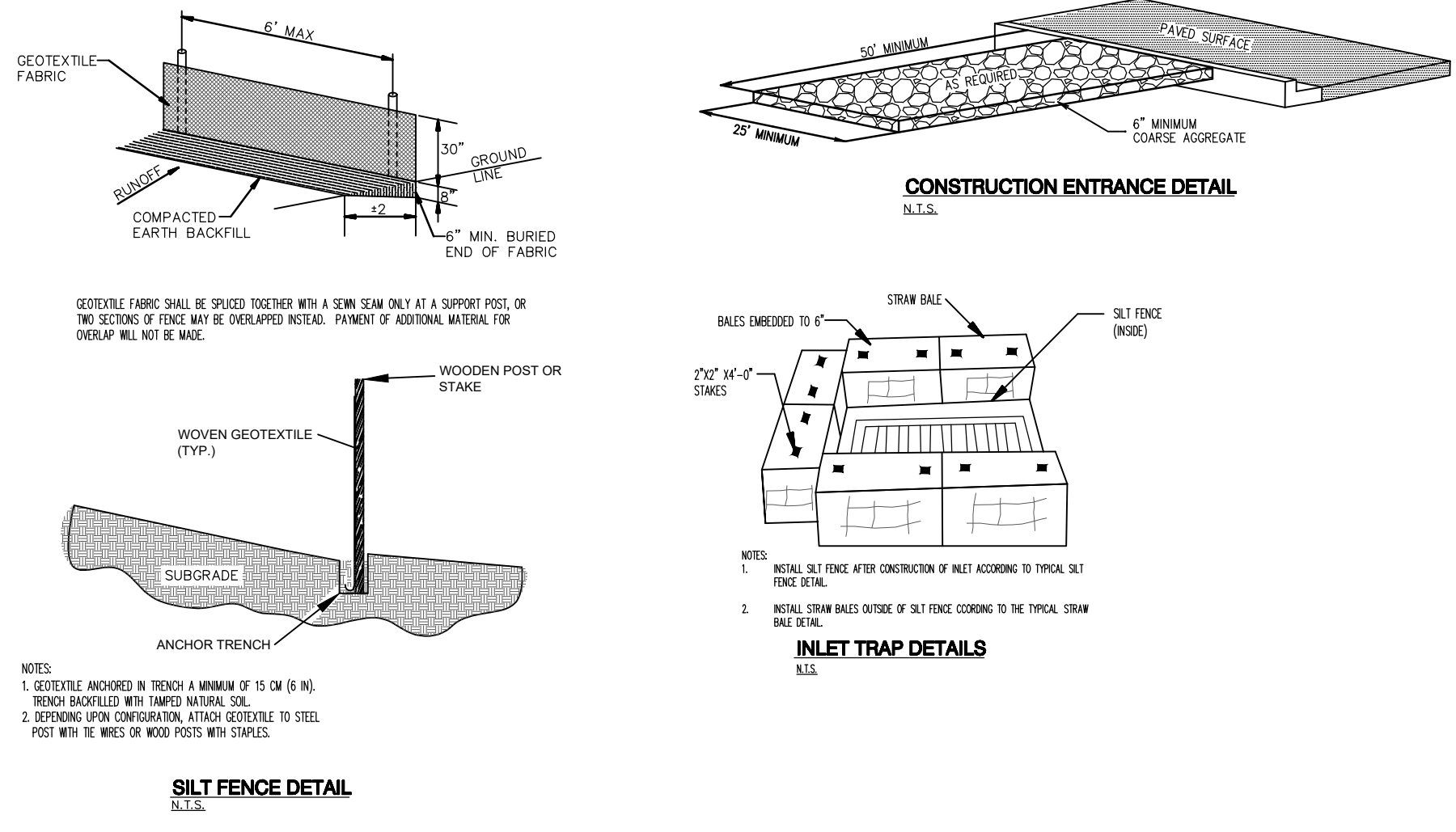
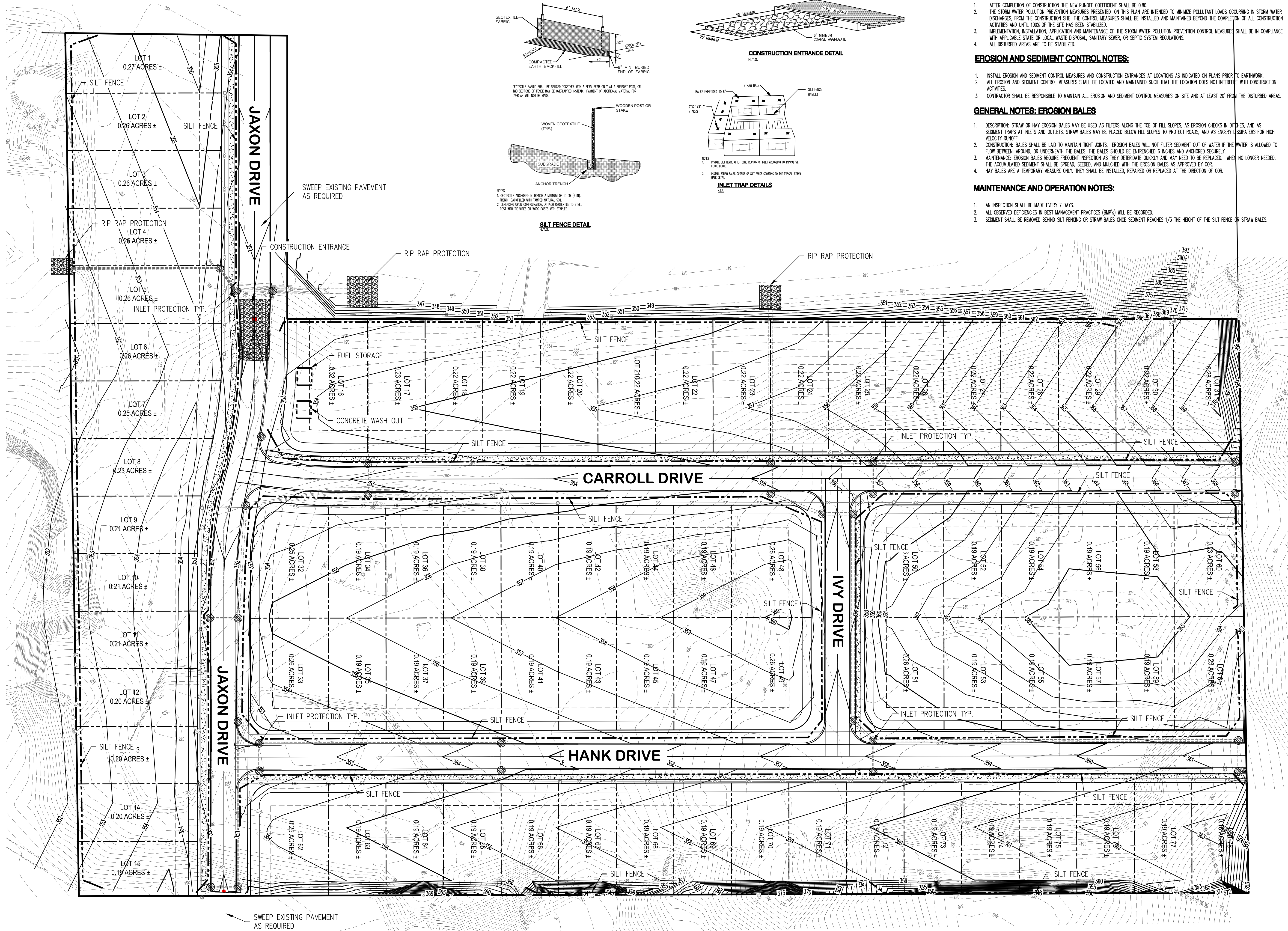
SOUTHERN OAKS SUBDIVISION
JONESBORO, ARKANSAS



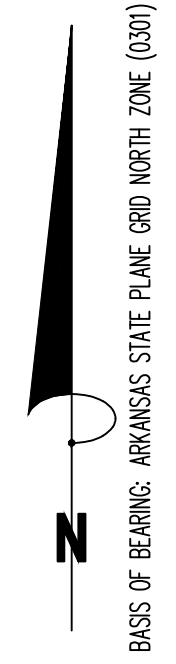
JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC. ARKANSAS - 248	
CLIENT: SOUTHERN OAKS	
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REVISIONS	
DATE	DESCRIPTION
PROJECT NO. SOUTHERN.0004JB	
DRAWN BY DK	CHECKED BY JAB
SHEET C8	SCALE 1"=40'
DATE 05/12/2021	DRAWING NO.



- GENERAL NOTES:**
- AFTER COMPLETION OF CONSTRUCTION THE NEW RUNOFF COEFFICIENT SHALL BE 0.80.
 - THE STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN ARE INTENDED TO MINIMIZE POLLUTANT LOADS OCCURRING IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE. THE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED BEYOND THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND UNTIL 100% OF THE SITE HAS BEEN STABILIZED.
 - IMPLEMENTATION, INSTALLATION, APPLICATION AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH APPLICABLE STATE OR LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS.
 - ALL DISTURBED AREAS ARE TO BE STABILIZED.
- EROSION AND SEDIMENT CONTROL NOTES:**
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON PLANS PRIOR TO EARTHWORK.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES ON SITE AND AT LEAST 20' FROM THE DISTURBED AREAS.
- GENERAL NOTES: EROSION BALES**
- DESCRIPTION: STRAW OR HAY EROSION BALES MAY BE USED AS FILTERS ALONG THE TOE OF FILL SLOPES, AS EROSION CHECKS IN DITCHES, AND AS SEDIMENT TRAPS AT INLETS AND OUTLETS. STRAW BALES MAY BE PLACED BELOW FILL SLOPES TO PROTECT ROADS, AND AS ENERGY DISSIPATORS FOR HIGH VELOCITY RUNOFF.
 - CONSTRUCTION: BALES SHALL BE LAD TO MAINTAIN TIGHT JOINTS. EROSION BALES WILL NOT FILTER SEDIMENT OUT OF WATER IF THE WATER IS ALLOWED TO FLOW BETWEEN, AROUND, OR UNDERNEATH THE BALES. THE BALES SHOULD BE EXTENDED 6 INCHES AND BE ANCHORED SECURELY.
 - MAINTENANCE: EROSION BALES REQUIRE FREQUENT INSPECTION AS THEY DETERIORATE QUICKLY AND MAY NEED TO BE REPLACED. WHEN NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE SPREAD, SEEDED, AND MULCHED WITH THE EROSION BALES AS APPROVED BY COR.
 - HAY BALES ARE A TEMPORARY MEASURE ONLY. THEY SHALL BE INSTALLED, REPAIRED OR REPLACED AT THE DIRECTION OF COR.
- MAINTENANCE AND OPERATION NOTES:**
- AN INSPECTION SHALL BE MADE EVERY 7 DAYS.
 - ALL OBSERVED DEFICIENCIES IN BEST MANAGEMENT PRACTICES (BMP'S) WILL BE RECORDED.
 - SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING OR STRAW BALES ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE OR STRAW BALES.



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EROSION CONTROL PLAN

SOUTHERN OAKS SUBDIVISION
JONESBORO, ARKANSAS

JEREMY A. BEVIL – CIVIL ENGINEER
ARKANSAS – PE # 13420

FISHER & ARNOLD, INC.
ARKANSAS – 248

CLIENT:
SOUTHERN OAKS

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DATE	BY	DESCRIPTION

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SOUTHERN.0004JB

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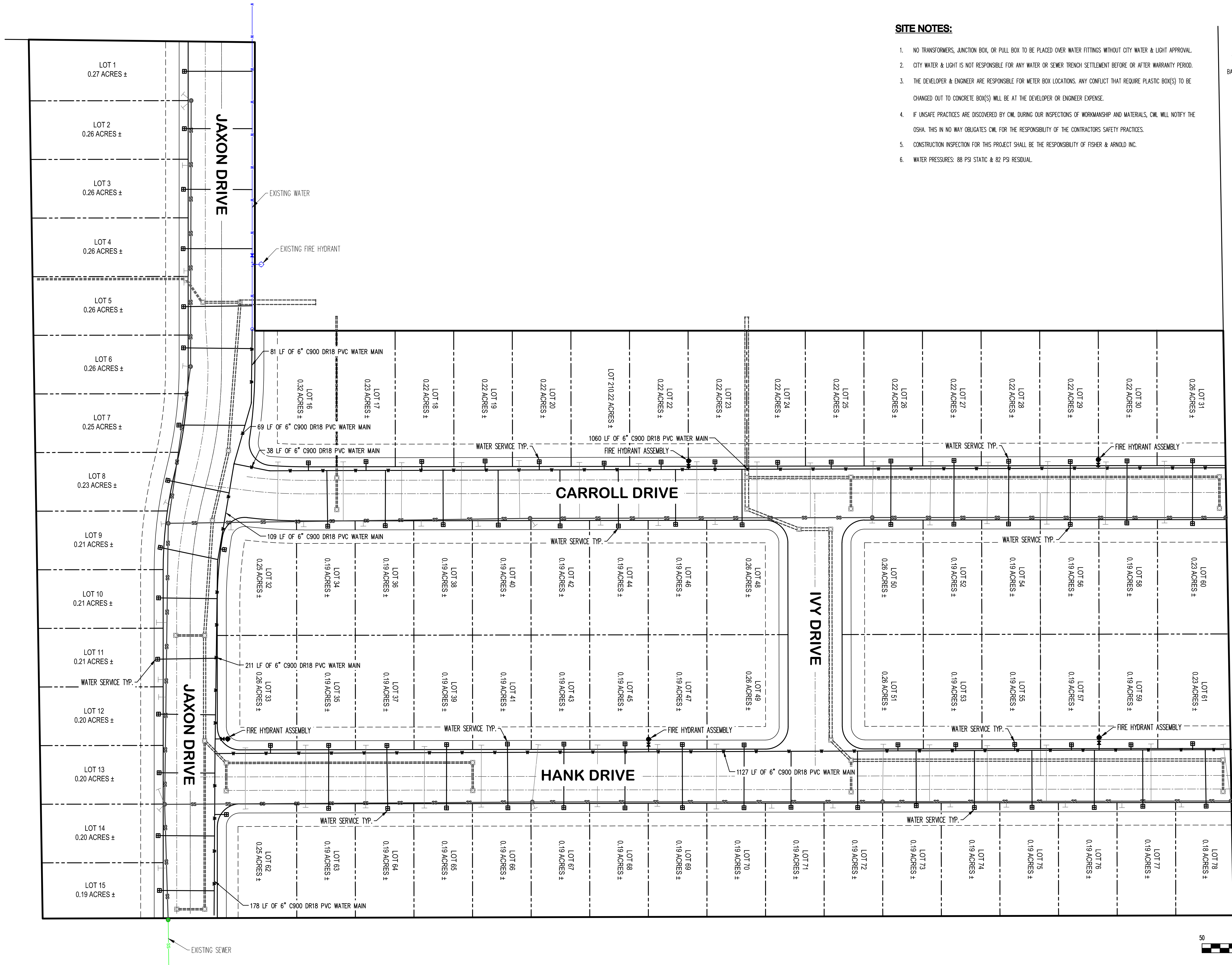
CHECKED BY
JAB

SHEET
C9

SCALE
1"=50'

DATE
05/12/2021

DRAWING NO.



SITE NOTES:

- 1. NO TRANSFORMERS, JUNCTION BOX, OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CITY WATER & LIGHT APPROVAL.
- 2. CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
- 3. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICT THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT THE DEVELOPER OR ENGINEER EXPENSE.
- 4. IF UNSAFE PRACTICES ARE DISCOVERED BY CML DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CML WILL NOTIFY THE OSHA. THIS IN NO WAY OBLIGATES CML FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.
- 5. CONSTRUCTION INSPECTION FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF FISHER & ARNOLD INC.
- 6. WATER PRESSURES: 88 PSI STATIC & 82 PSI RESIDUAL.



F

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

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WATER PLAN

SOUTHERN OAKS SUBDIVISION
JAXON DRIVE,
JONESBORO, ARKANSAS

ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 13420
JEREMY A. BEVILL

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

CERTIFICATE OF AUTHORIZATION
FISHER & ARNOLD
INC.
No. 248
ARKANSAS

FISHER & ARNOLD, INC.
ARKANSAS - 248
CLIENT:
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PROJECT NO.
SOUTHERN.0004JB

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DK

SHEET
C10

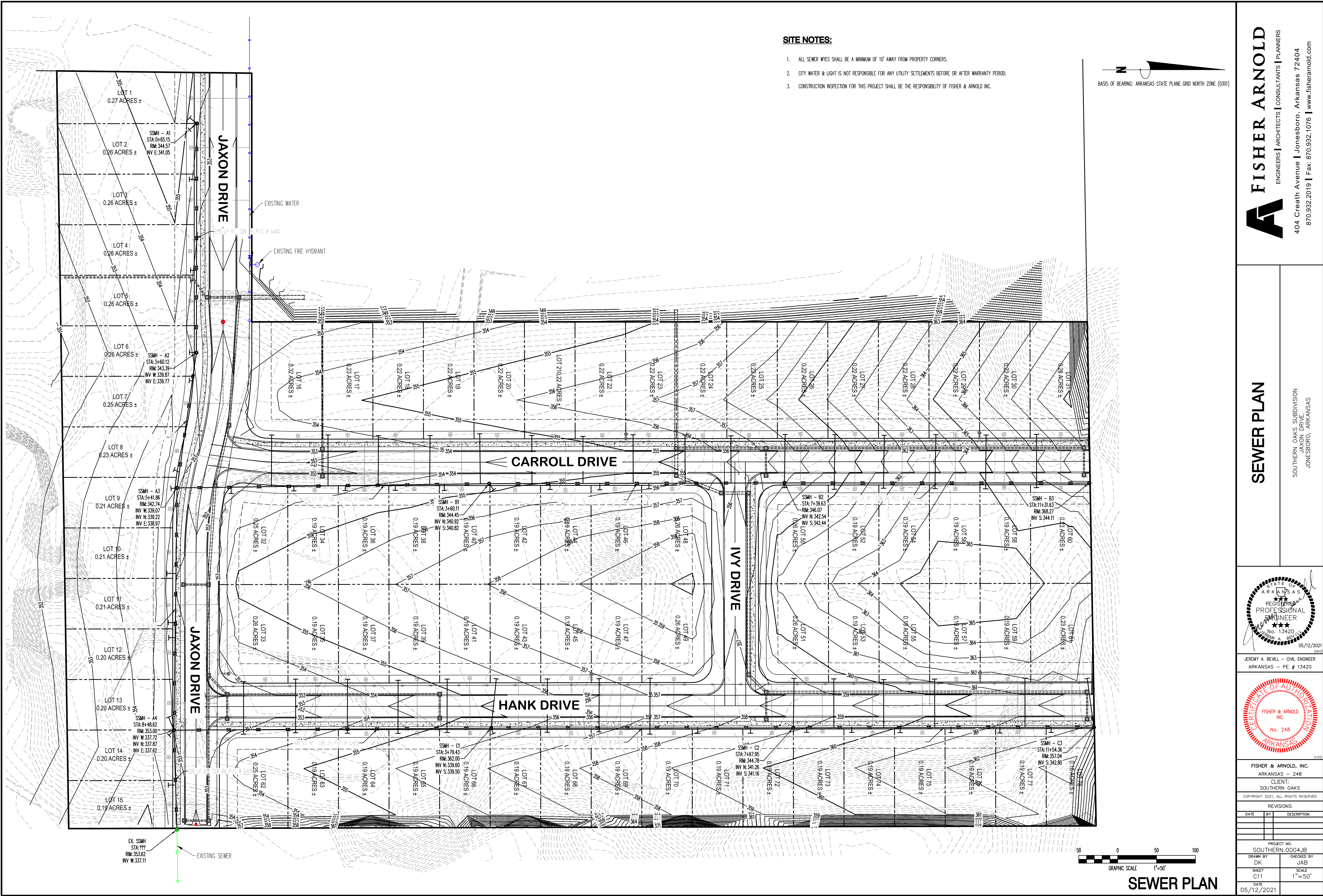
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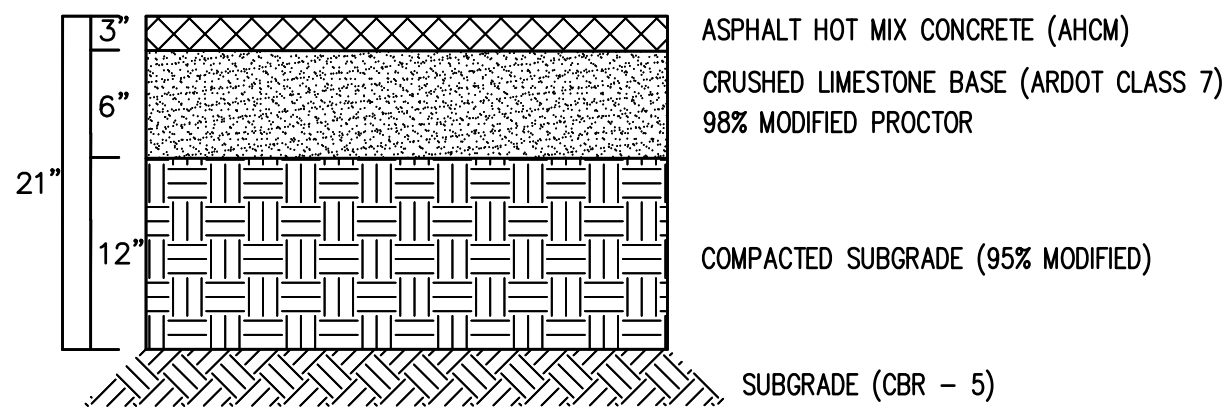
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SCALE
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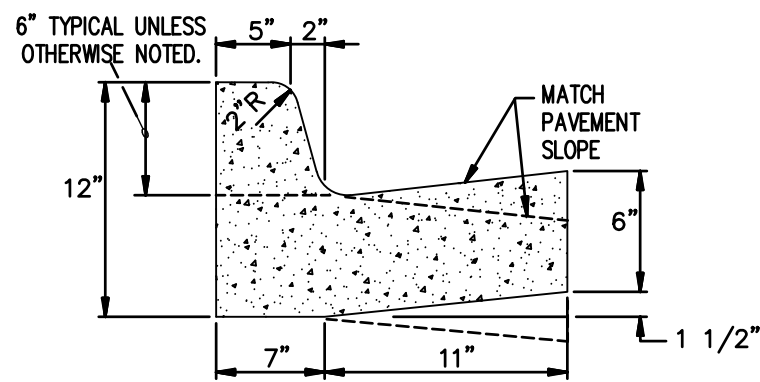
REVISIONS

DATE	BY	DESCRIPTION

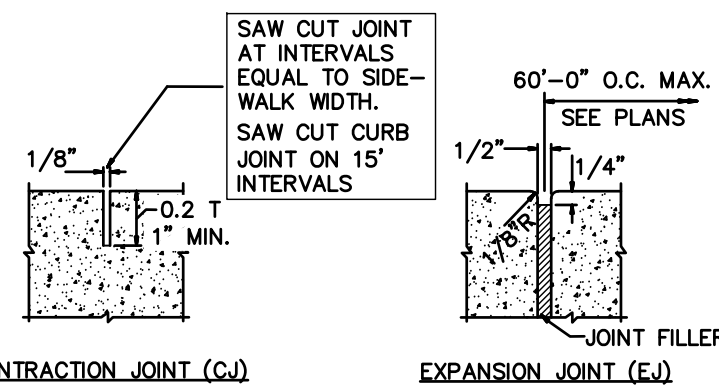




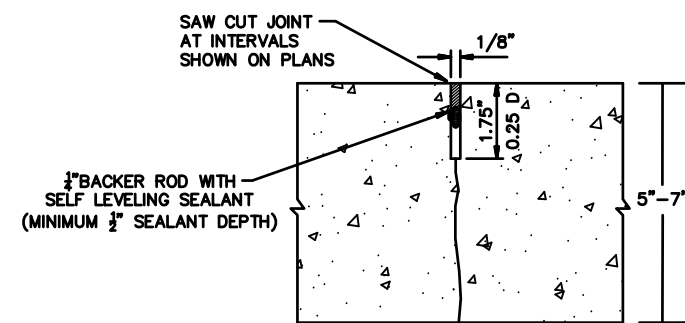
1 DUTY ASPHALT PAVING
N.T.S.



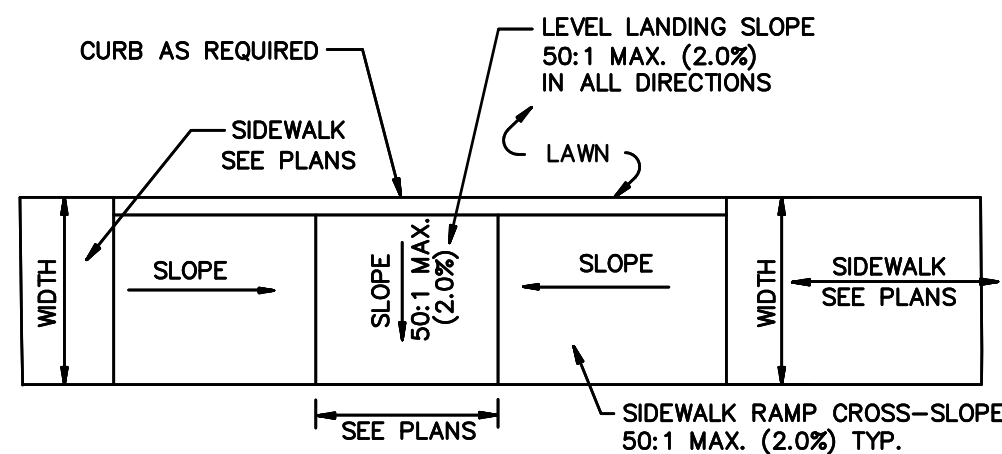
TYPE "A" (BARRIER) RESIDENTIAL & COLLECTOR STREETS
NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2 BARRIER TYPE CURB & GUTTER
N.T.S.



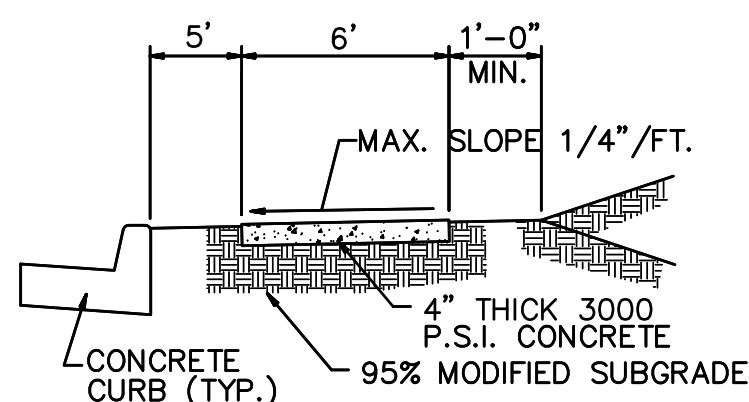
NOTE: PROVIDE EXPANSION JOINT WHERE CURB ABUTTS STRUCTURES. PROVIDE EXPANSION JOINT WHERE SIDEWALK ABUTTS CURB AND NEXT TO STRUCTURES AND DRIVEWAYS. USE SELF LEVELING SEALANT ON ALL JOINTS.
3 JOINTS FOR CURB & WALKS
N.T.S.



NOTE: SEE SPECIFICATION SECTION 07900 - JOINT SEALERS
4 CONTRACTION JOINT (C.J.) CONCRETE PAVING DETAIL
N.T.S.

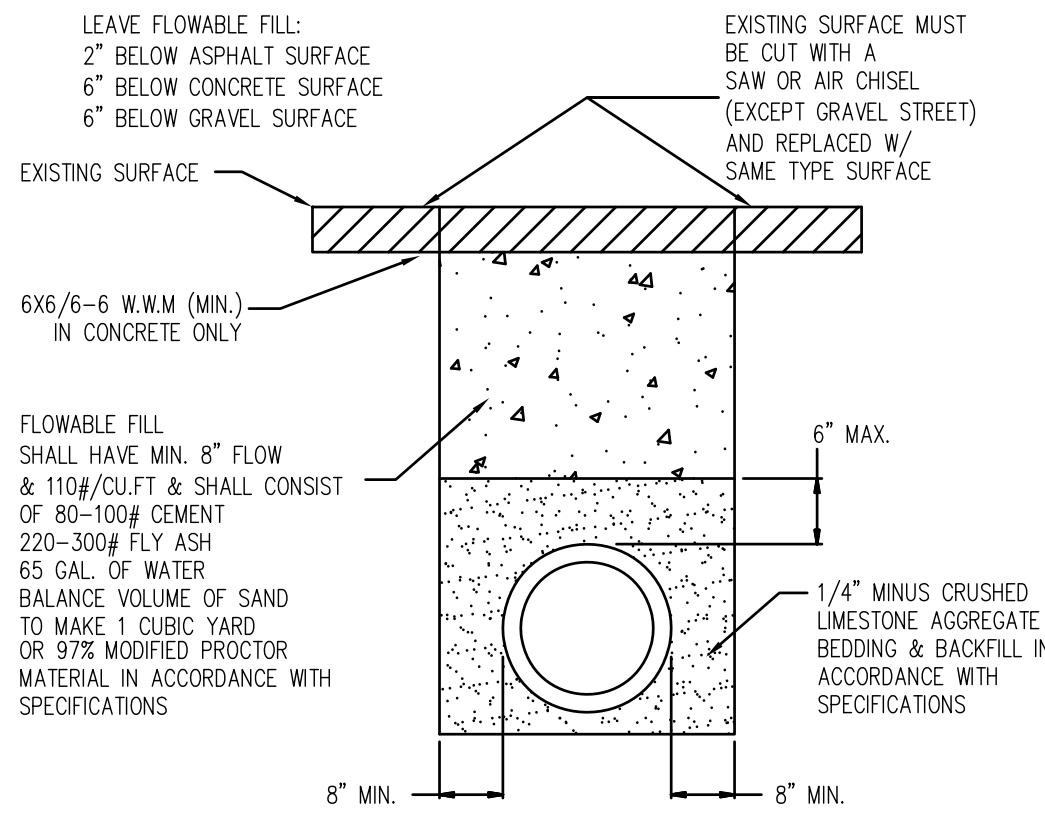


5 SIDEWALK RAMP DETAIL
N.T.S.

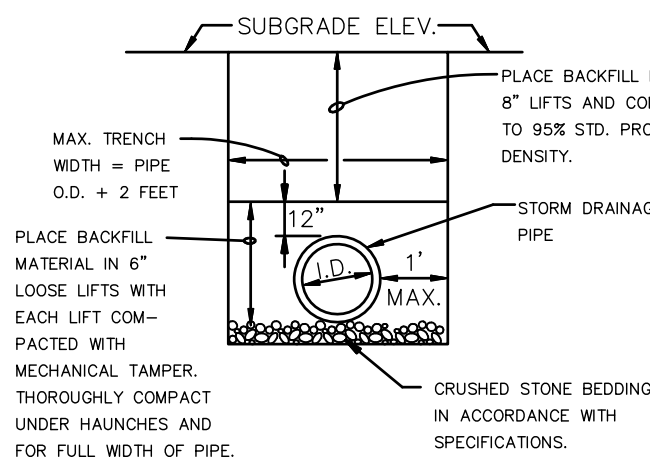


6 4" SIDEWALK CROSS SECTION
N.T.S.

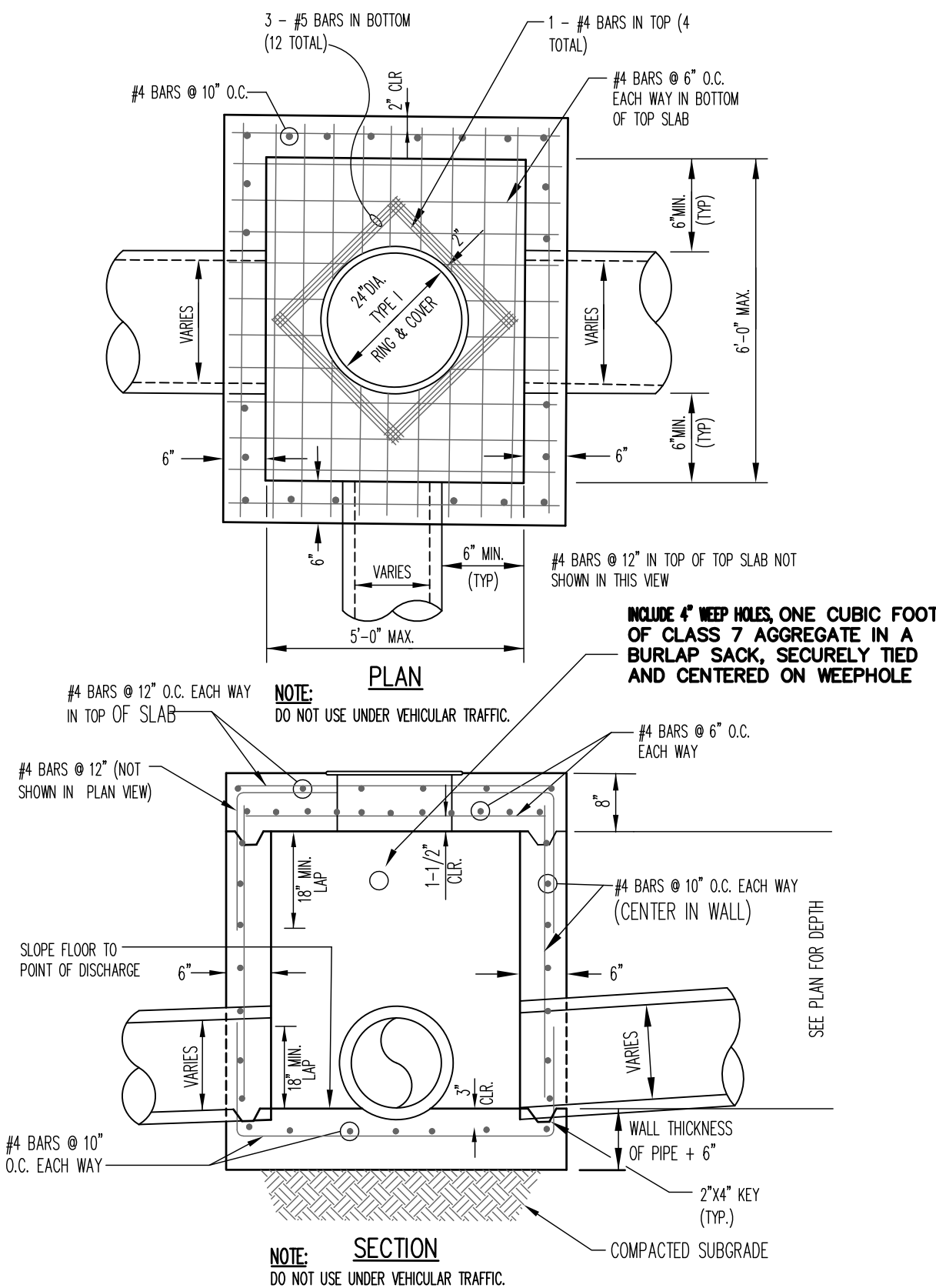
NOTE:
(1) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR
(2) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



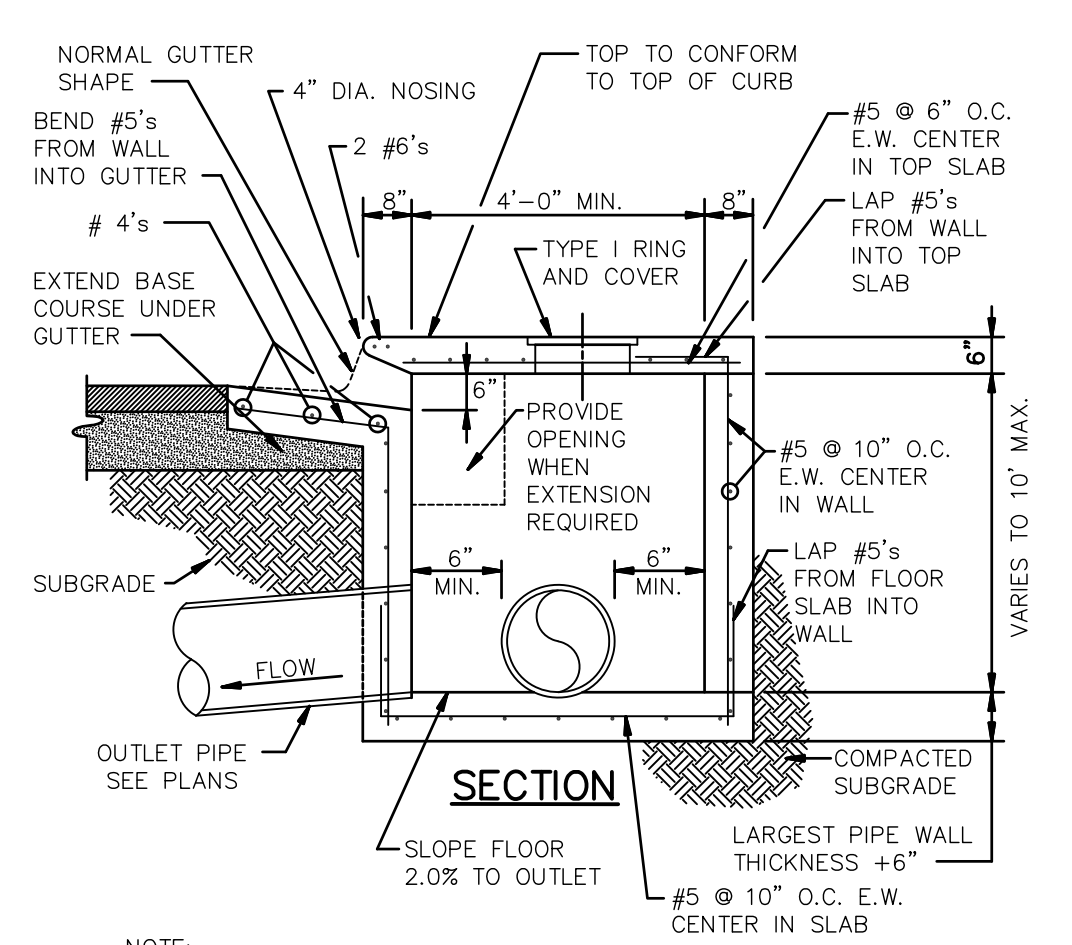
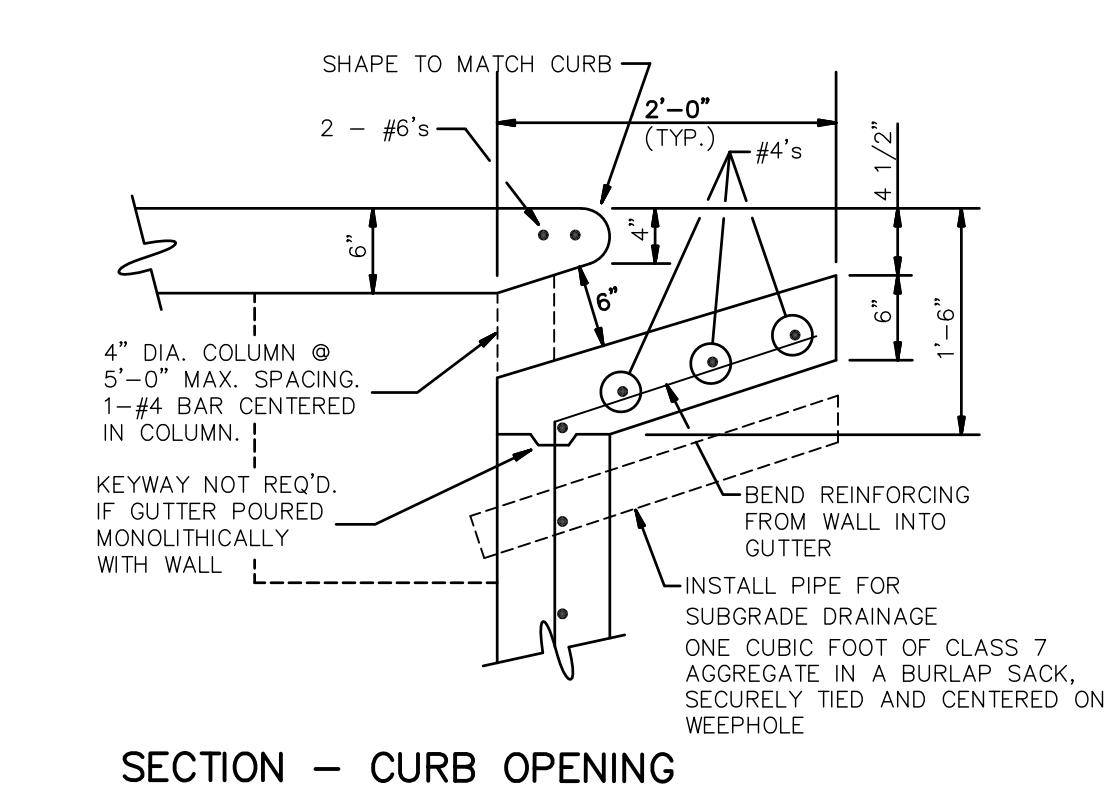
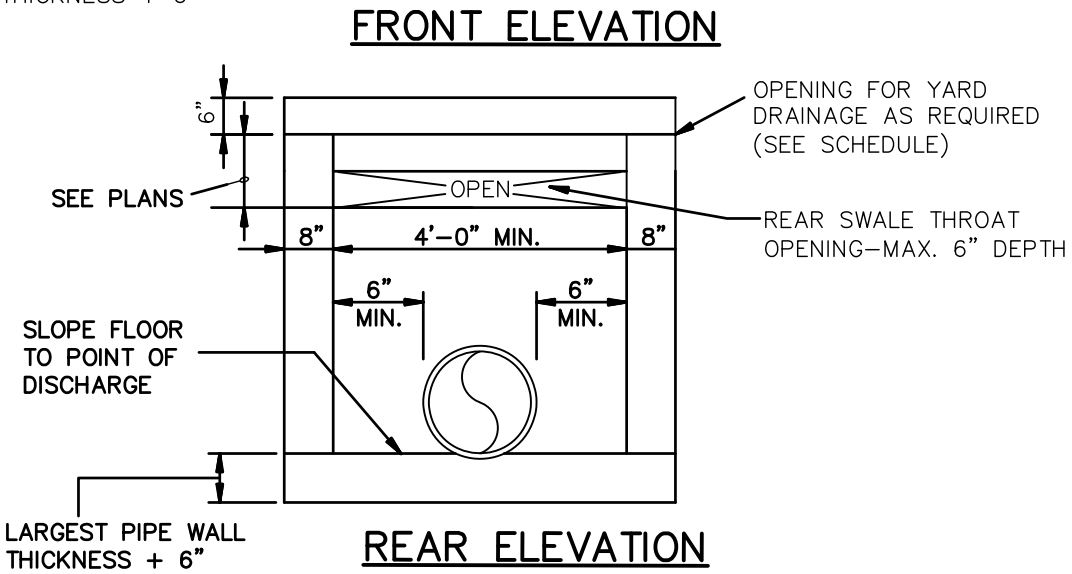
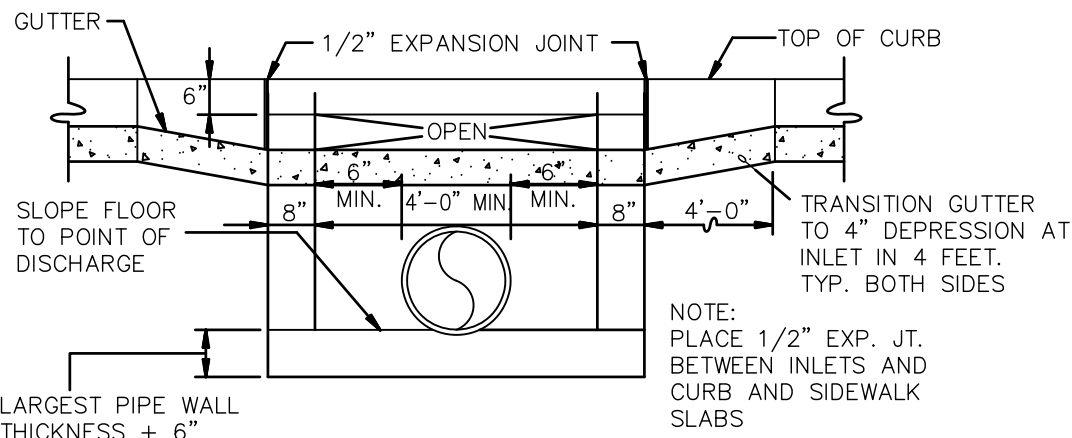
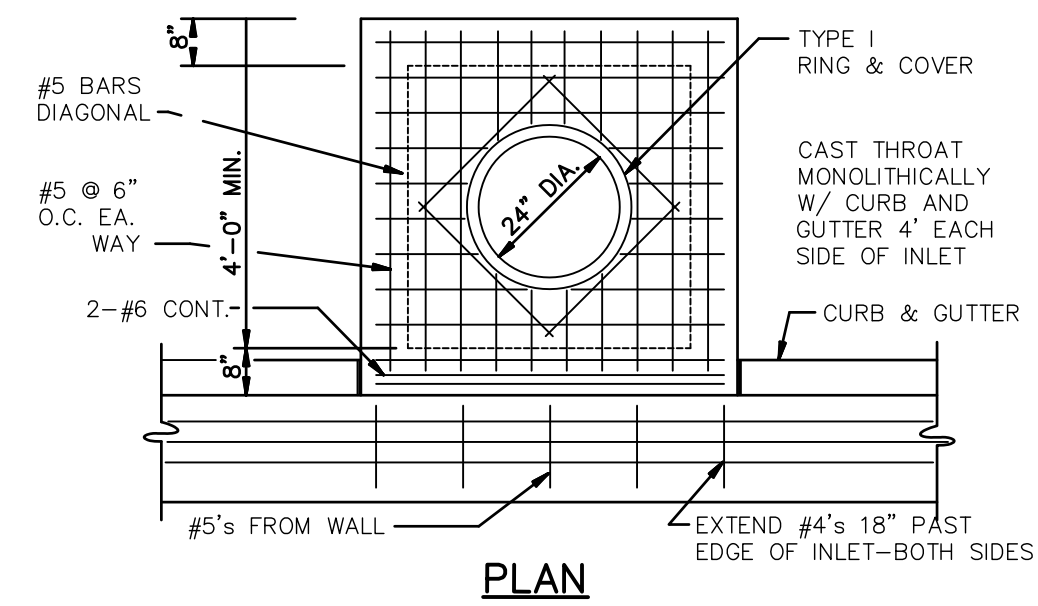
7 PIPE TRENCH DETAIL AT EXISTING STREET OR PROPOSED PAVING
N.T.S.



8 DRAINAGE/SEWER PIPE TRENCH DETAIL AT LAWN/LANDSCAPE AREAS
N.T.S.



9 TYPICAL GRATE INLET
N.T.S.



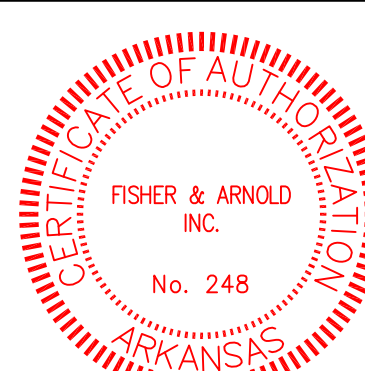
10 TYPICAL CURB INLET
N.T.S.

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS



JEREMY A. BEVIL - CIVIL ENGINEER
ARKANSAS - PE # 13420



FISHER & ARNOLD, INC.
ARKANSAS - 248

CLIENT:
SOUTHERN OAKS

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REVISIONS

DATE BY DESCRIPTION

PROJECT NO.
SOUTHERN.0004JB

DRAWN BY
DK

CHECKED BY
JAB

SHEET
C12

SCALE
N.T.S.

DATE
05/12/2021

DRAWING NO.