

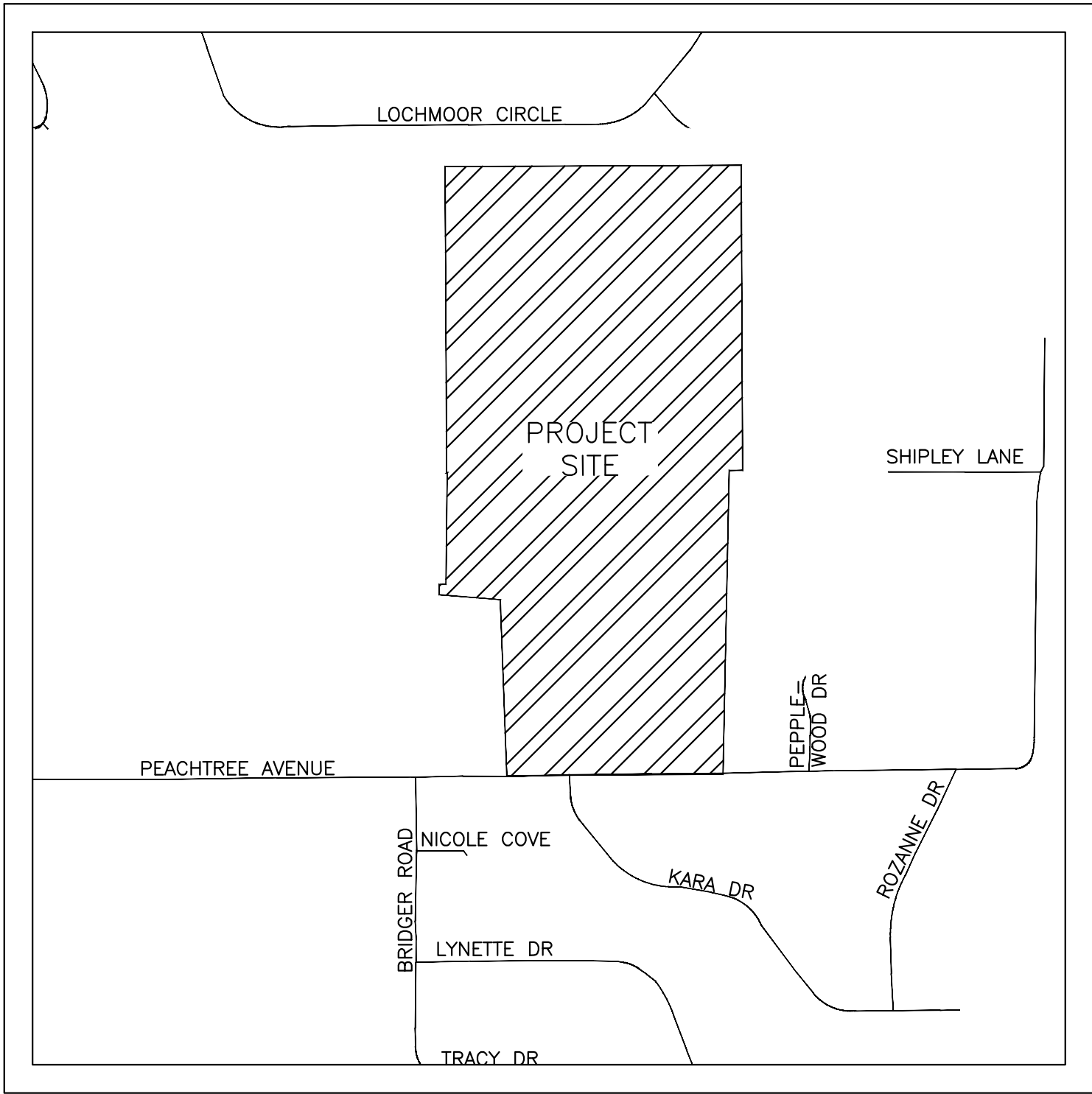
EDEN HILLS ESTATES

EDEN HILLS PHASE I FINAL 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

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

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EDEN HILLS PHASE I

COVER PAGE



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	1/23/2018
SCALE:	1"=37'

SHEET NUMBER:
T-1

LOT 1
McDANIEL'S PEACHTREE
AVE. ADDITION OF PT. N
1/2, OF SECTION 2,
TOWNSHIP 14 NORTH,
RANGE 4 EAST A MINOR
PLAT

NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 14 NORTH, RANGE 4 EAST

FUTURE ADDITION

3

CLAUDE SOUTH MINOR PLAT
BOOK "C" @ PAGE 98
8-17-2000

2

1

FD RR SPIKE
SE CORNER OF THE NORTHEAST
QUARTER OF THE NORTHEAST
QUARTER OF SECTION 2, T14N, R4E
SEE NOTE 8

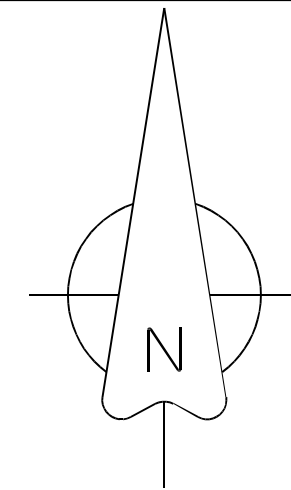
DETENTION AREA

C/L PEACHTREE AVE.

S 89°34'58" W 599.52'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	39.27'	35.36'	N 43°49'29" W	90°00'00"	25.00'
C2	25.00'	21.03'	20.41'	S 67°04'50" W	48°11'23"	11.18'
C3	50.00'	13.70'	13.65'	N 50°49'56" E	15°41'36"	6.89'
C4	50.00'	66.31'	61.56'	S 83°19'36" E	75°59'18"	39.06'
C5	50.00'	40.59'	39.48'	S 22°04'43" E	46°30'28"	21.49'
C6	25.00'	38.40'	34.74'	N 45°10'54" E	88°00'46"	24.15'
C7	50.00'	40.59'	39.48'	S 24°25'46" W	46°30'30"	21.49'
C8	50.00'	66.31'	61.56'	S 85°40'40" W	75°59'16"	39.06'
C9	50.00'	13.70'	13.65'	N 48°28'54" W	15°41'36"	6.89'
C10	25.00'	21.03'	20.41'	N 64°43'47" W	48°11'23"	11.18'
C11	25.00'	39.27'	35.36'	N 46°10'31" E	90°00'00"	25.00'
C12	25.00'	39.27'	35.36'	S 43°49'29" E	90°00'00"	25.00'
C13	25.00'	21.03'	20.41'	S 67°04'50" W	48°11'23"	11.18'
C14	50.00'	13.70'	13.65'	S 50°49'56" W	15°41'36"	6.89'
C15	50.00'	66.31'	61.56'	S 83°19'36" E	75°59'18"	39.06'
C16	50.00'	40.59'	39.48'	S 22°04'42" E	46°30'27"	21.49'
C17	50.00'	40.97'	39.83'	S 24°38'51" W	46°56'39"	21.71'
C18	50.00'	65.91'	61.24'	S 85°52'55" W	75°31'30"	38.73'
C19	50.00'	13.72'	13.68'	N 48°29'43" W	15°43'14"	6.90'
C20	25.00'	21.03'	20.41'	N 64°43'47" W	48°11'23"	11.18'
C21	25.00'	39.27'	35.36'	S 46°10'31" W	90°00'00"	25.00'
C22	25.00'	40.14'	35.96'	S 44°49'06" E	91°59'14"	25.88'

FD IRON PIPE
NE CORNER OF THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 14 NORTH, RANGE 4 EAST SEE
SURVEY BOOK "G" @ PAGE 154



FUTURE ADDITION

LEGEND

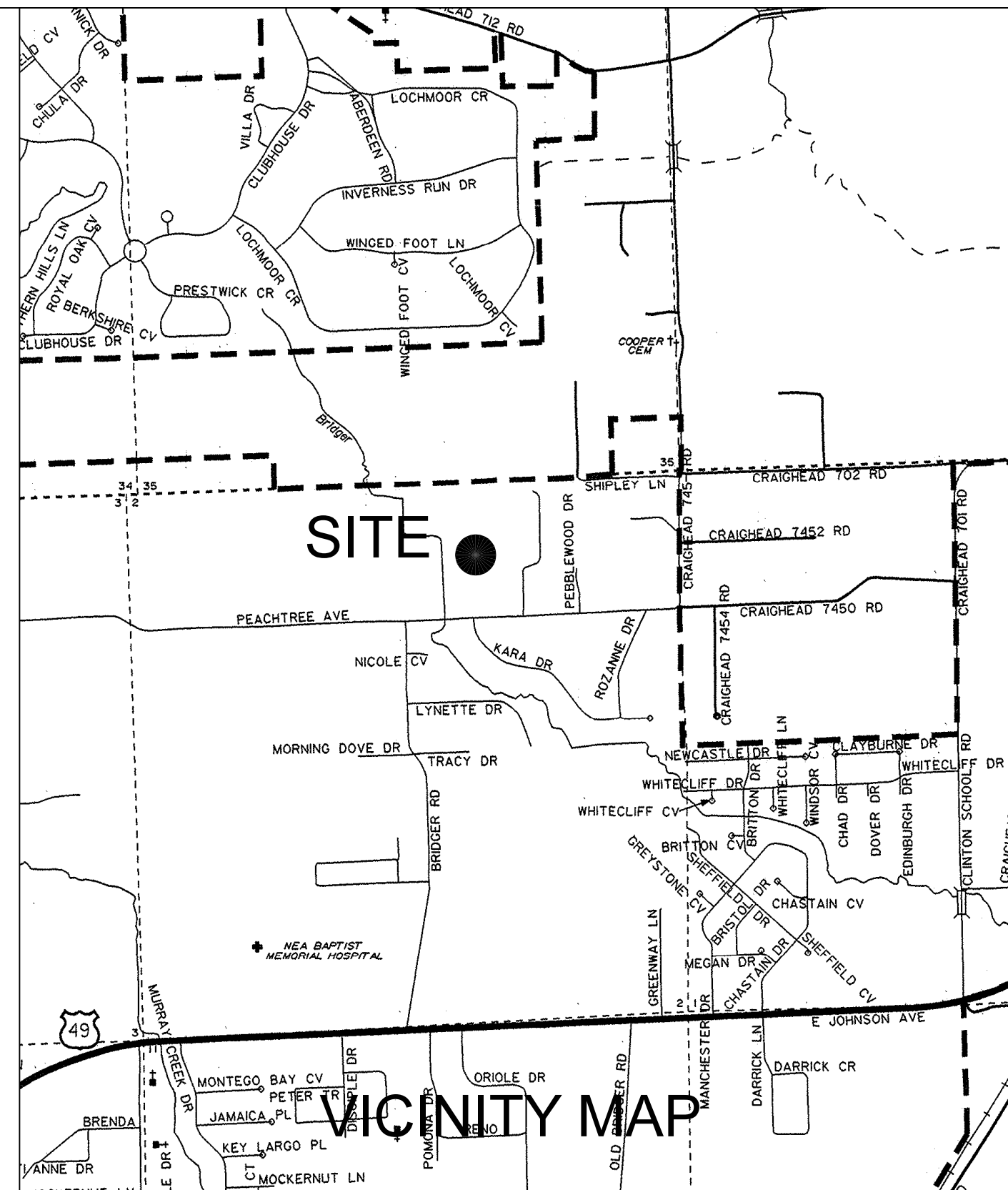
These standard symbols will
be found in the drawing.

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

SETBACK NOTES:

R-1 ZONING
25' FRONT SETBACK
7.5 SIDE YARD SETBACK
25' REAR SETBACK

FUTURE ADDITION



DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of
said Section 2; thence South 01°10'31" West 1312.40 feet; thence South 89°34'58" West
335.13 feet to the point of beginning proper;
thence continue South 89°34'58" West 599.52 feet; thence North 02°02'29" West 761.00
feet; thence North 52°39'25" East 144.75 feet; thence South 89°41'06" East 333.78 feet;
thence North 01°10'31" East 14.29 feet; thence South 88°49'29" East 195.00 feet; thence
South 01°10'31" West 852.58 feet to the point of beginning proper, having an area of
523956.83 square feet, 12.03 acres more or less and being subject to all public and private
roads and easements.

CHRISTENBERRY MINOR PLAT
IN SECTION 2, T14N, R4E
PLAT "C" @ PAGE 261

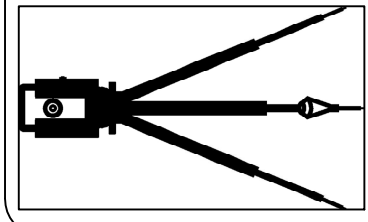
OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED
PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I 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

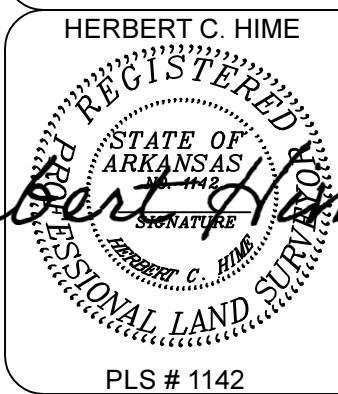
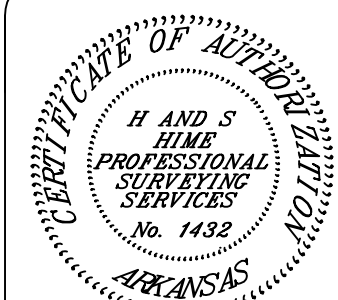
H&S HIME PROFESSIONAL
SURVEYING SERVICES

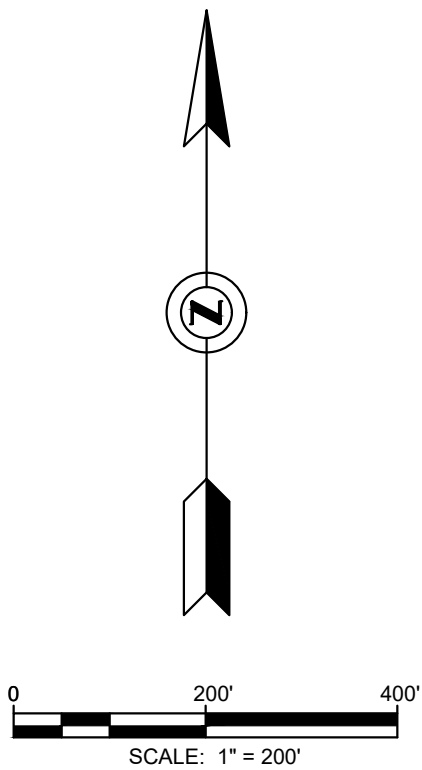
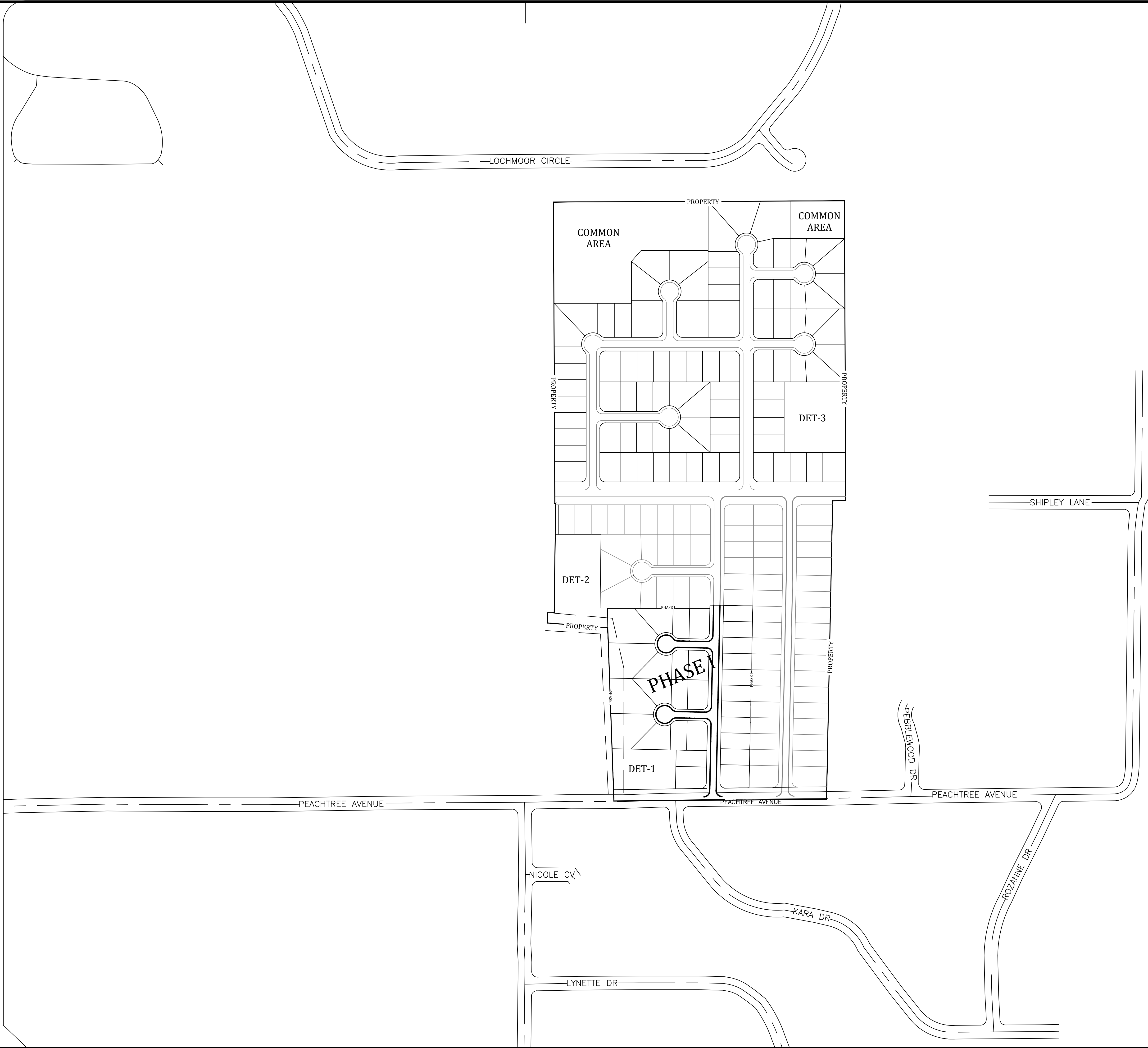
PHONE: 870-972-1288
EMAIL: hstime_butchi@yahoo.com
2619 SO. CARAWAY RD. SUITE "D"
JONESBORO, ARKANSAS 72401



PRELIMINARY PLAT NOT FOR RECORD
EDEN HILLS ESTATES, PHASE I
JONESBORO, ARKANSAS

DATE: 9-30-2017
REV:
CLEINT: MARK MORRIS
DRAWN BY: H. HIME





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MARK MORRIS

EDEN HILLS PHASE I

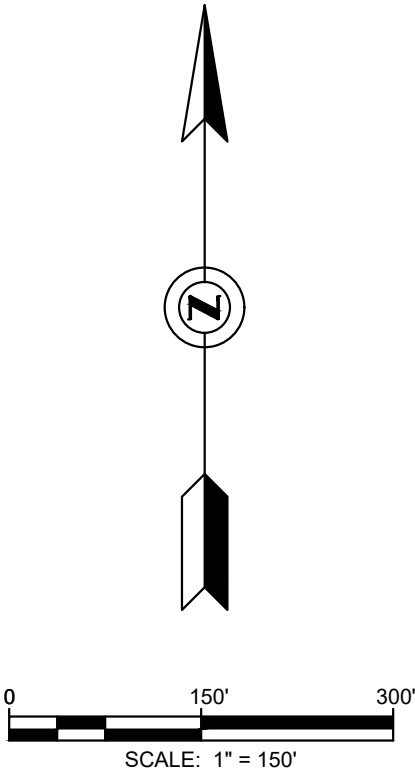
KEY MAP



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	1/23/2018
SCALE:	1"=200'

SHEET NUMBER:
OV-1



EDEN HILLS PHASE I

EXISTING TOPOGRAPHY



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	1/23/2018
SCALE:	1"=200'

SHEET NUMBER:

0V-2

MARK MORRIS P.E.

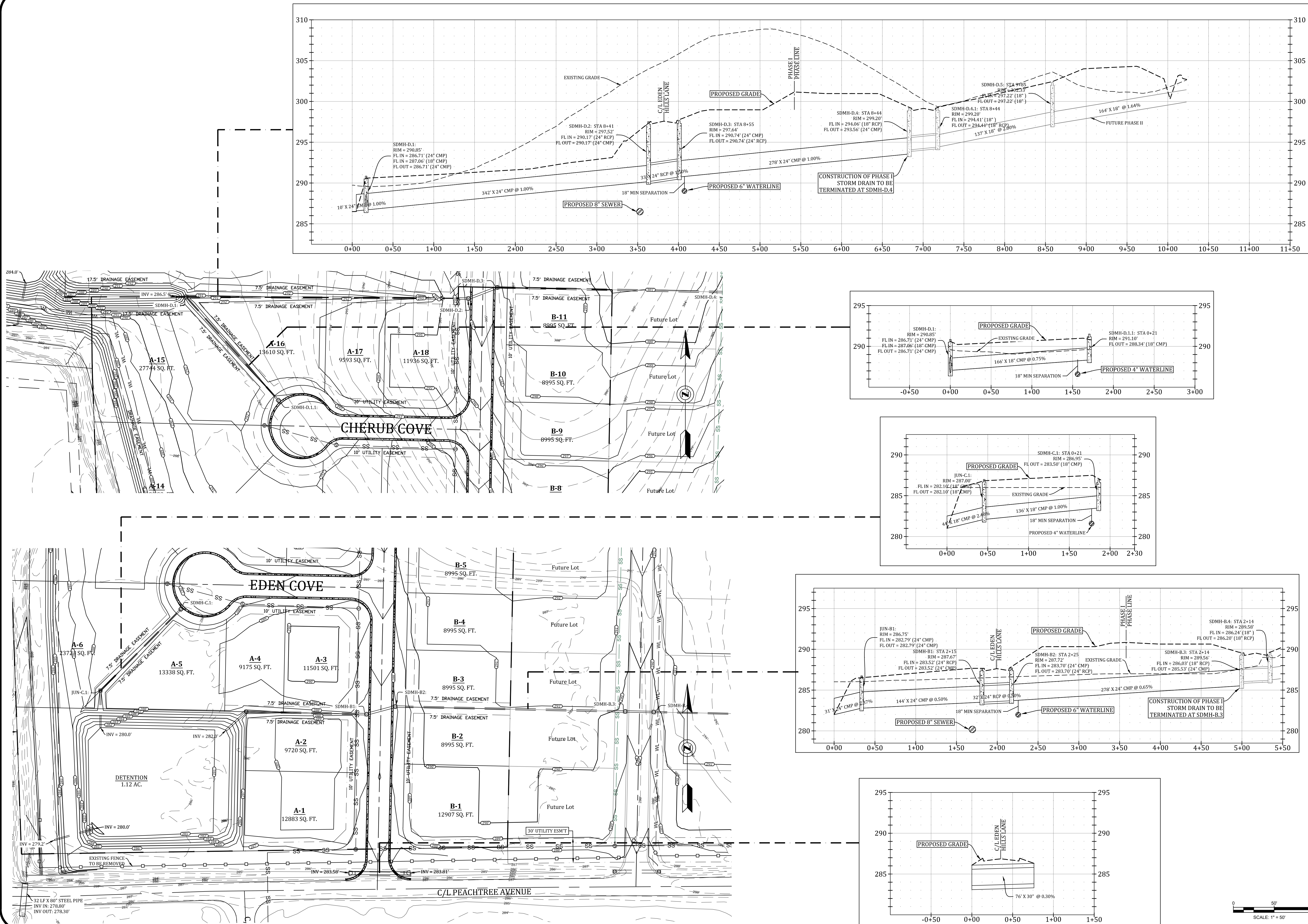
3221 SHELBY DRIVE

IONESBORO, AR 72404

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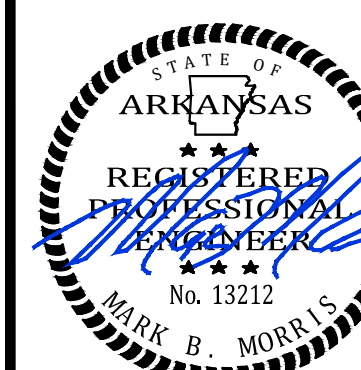
MARK MORRIS



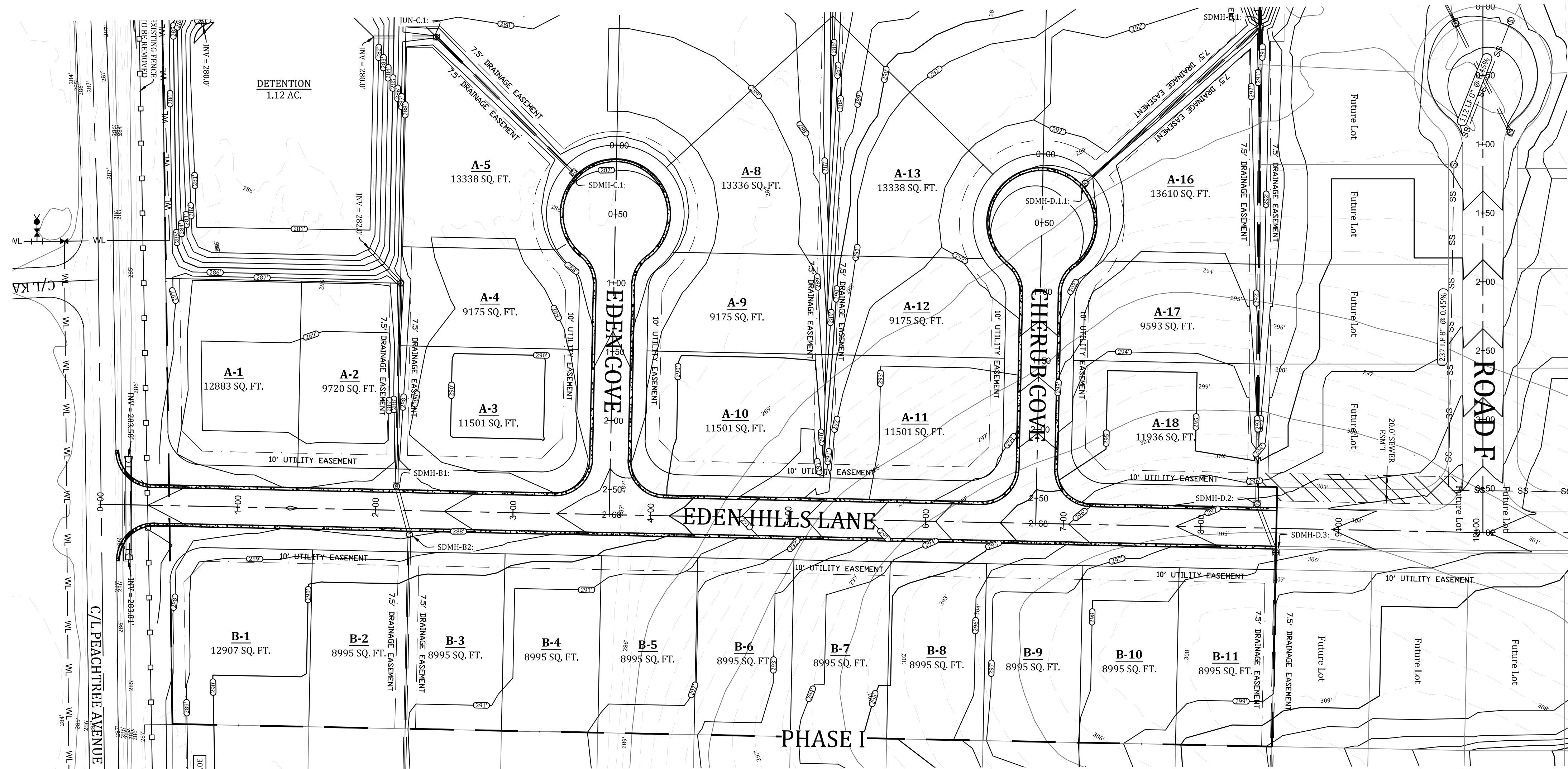
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MARK MORRIS

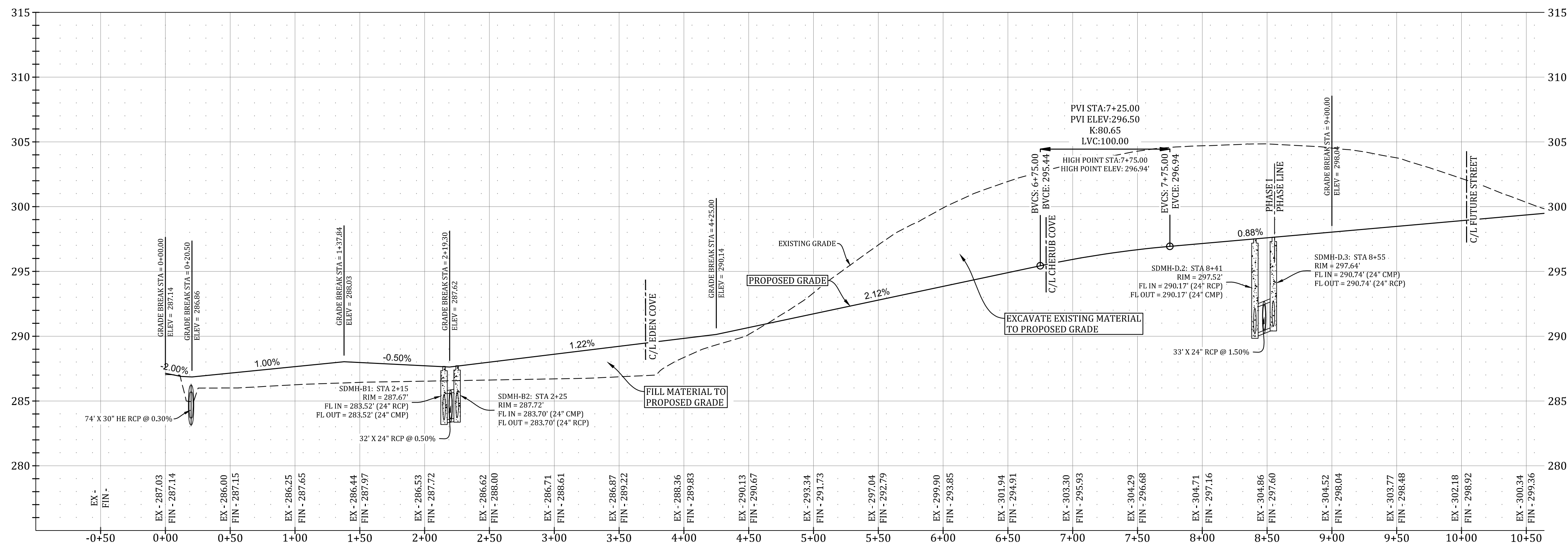
EDEN HILLS PHASE I
STORM DRAIN PROFILES



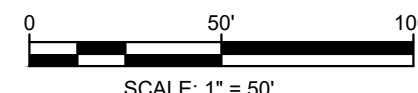
REVISIONS		
DATE	BY	DESCRIPTION
DRAWING INFO.		
DRAWN BY:	GMD	
DATE:	1/23/2018	
SCALE:	1"=50'	
SHEET NUMBER:		
GR-2		



EDEN HILLS LANE PROFILE



VERTICAL SCALE 1:10
HORIZONTAL SCALE 1:50



EDEN HILLS PHASE I
STREET PLAN & PROFILE

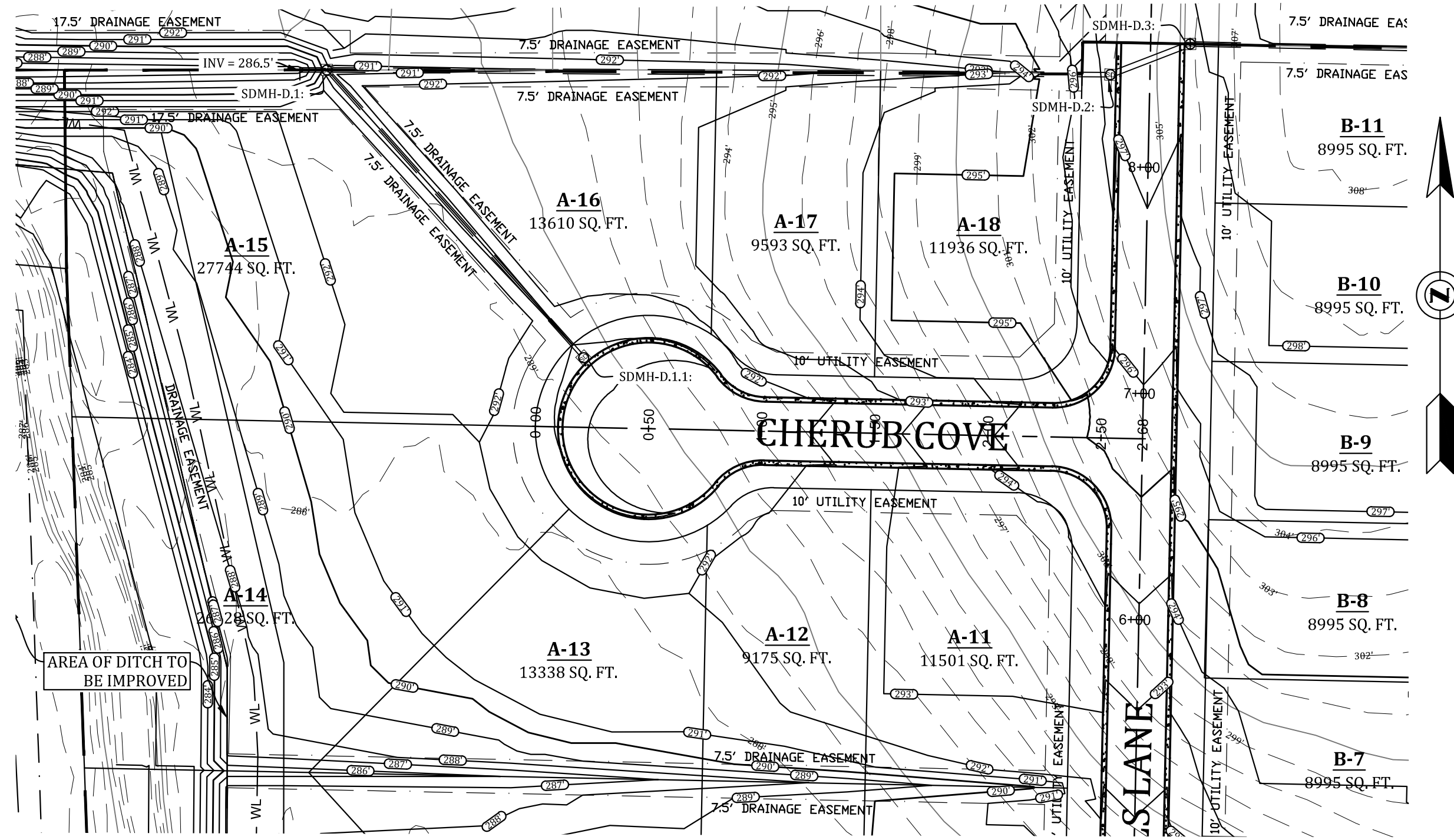
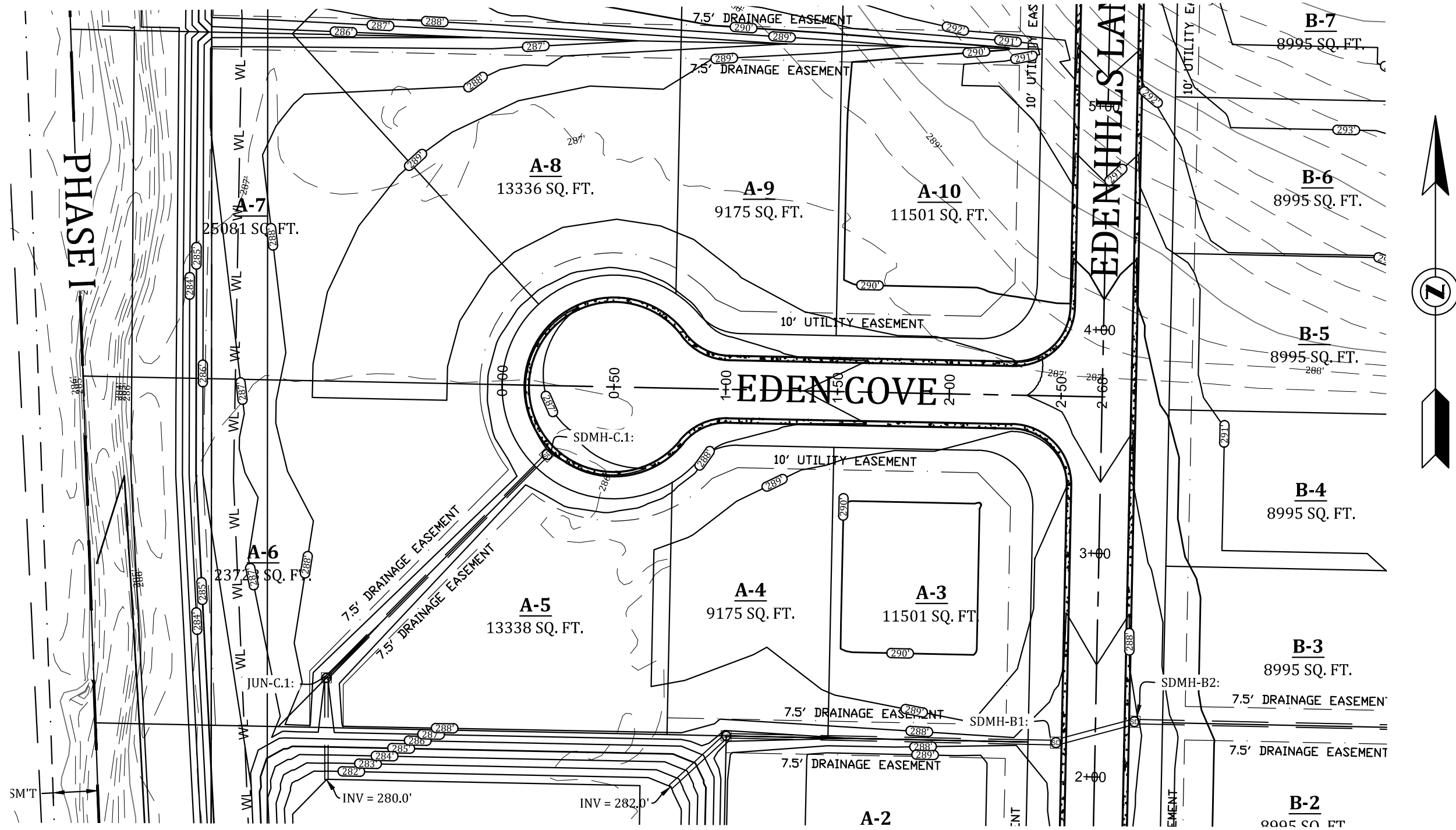


REVISIONS		
DATE	BY	DESCRIPTION

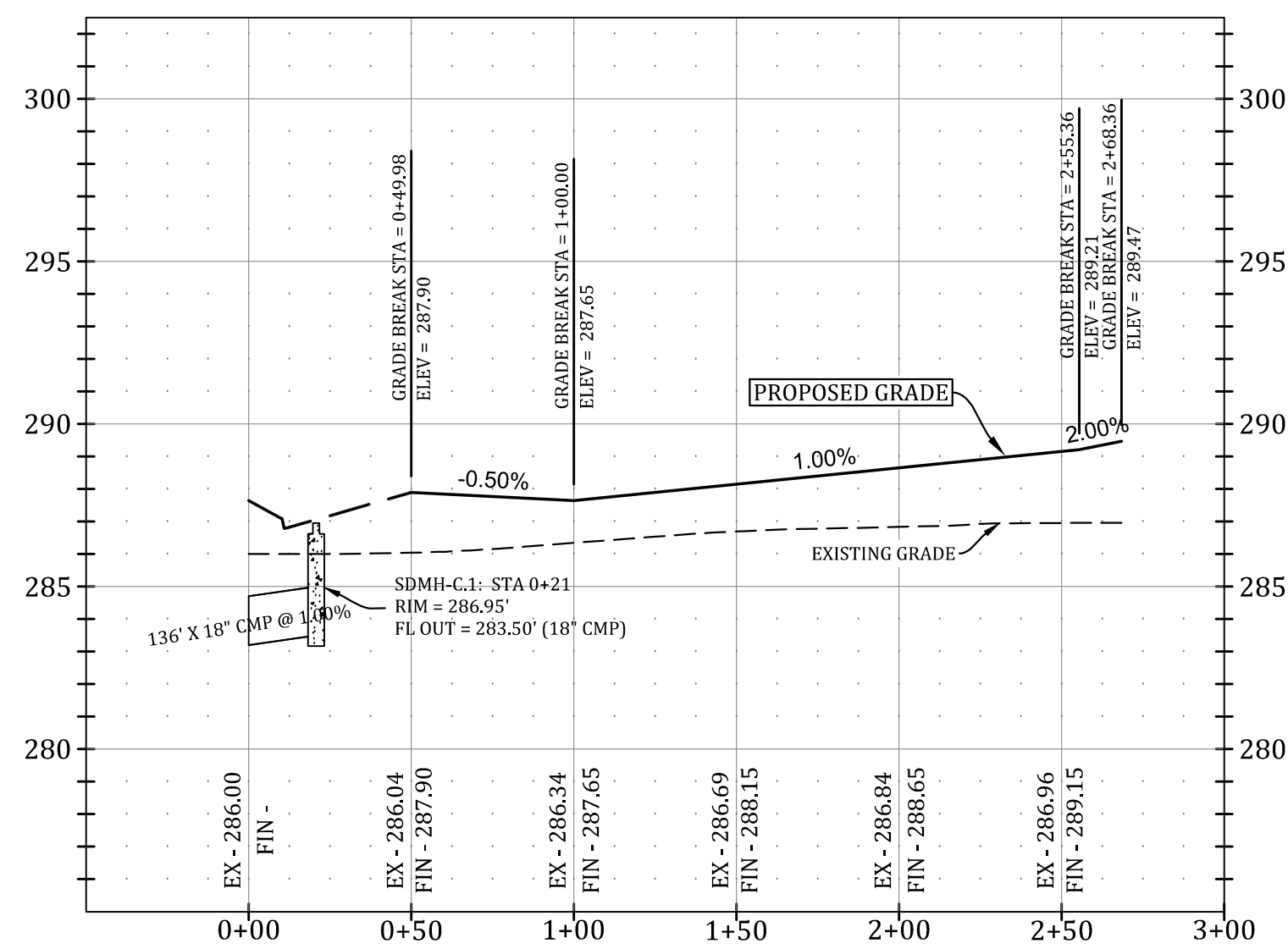
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DATE:	1/23/2018	
SCALE:	1"=50'	

SHEET NUMBER:
ST-1

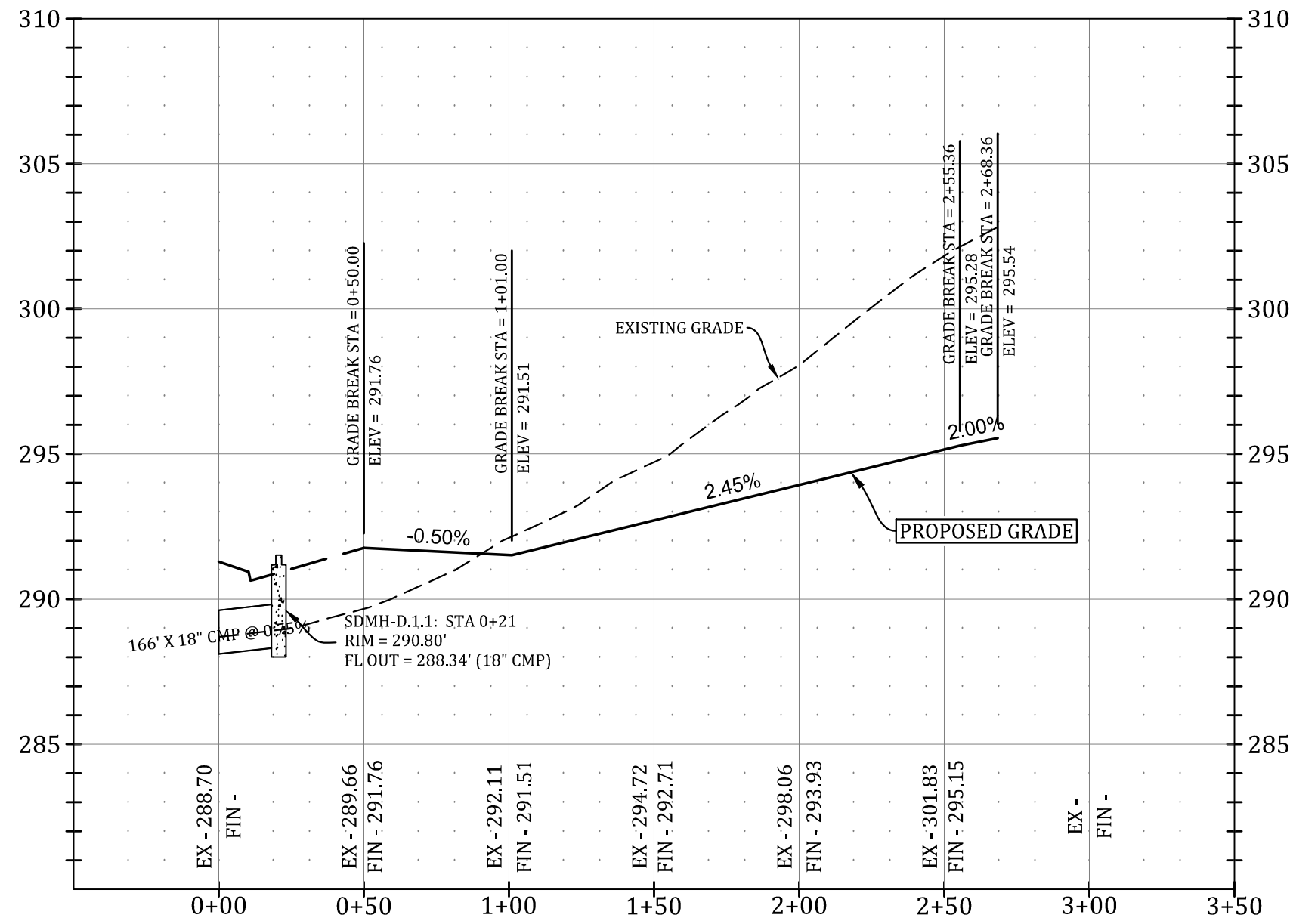
MARK MORRIS
MARK MORRIS P.E.
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JONESBORO, AR 72404
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MARK.B.MORRIS@YAHOO.COM



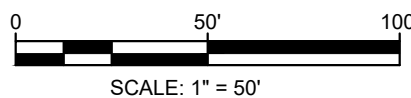
EDEN COVE PROFILE



CHERUB COVE PROFILE



VERTICAL SCALE 1:10
HORIZONTAL SCALE 1:50



EDEN HILLS PHASE I
STREET PLAN & PROFILE



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	GMD
DATE:	1/23/2018
SCALE:	1"=50'

SHEET NUMBER:
ST-2

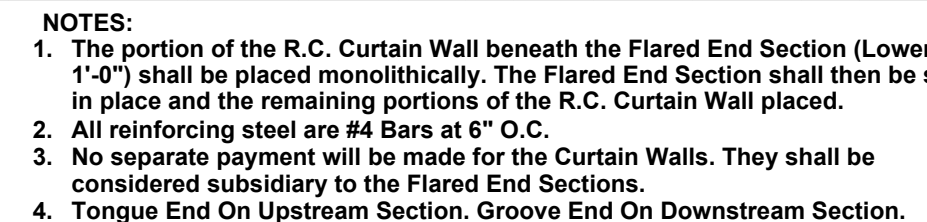
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NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURE



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



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



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.**