

RESIDENTIAL SUBDIVISION PLANS

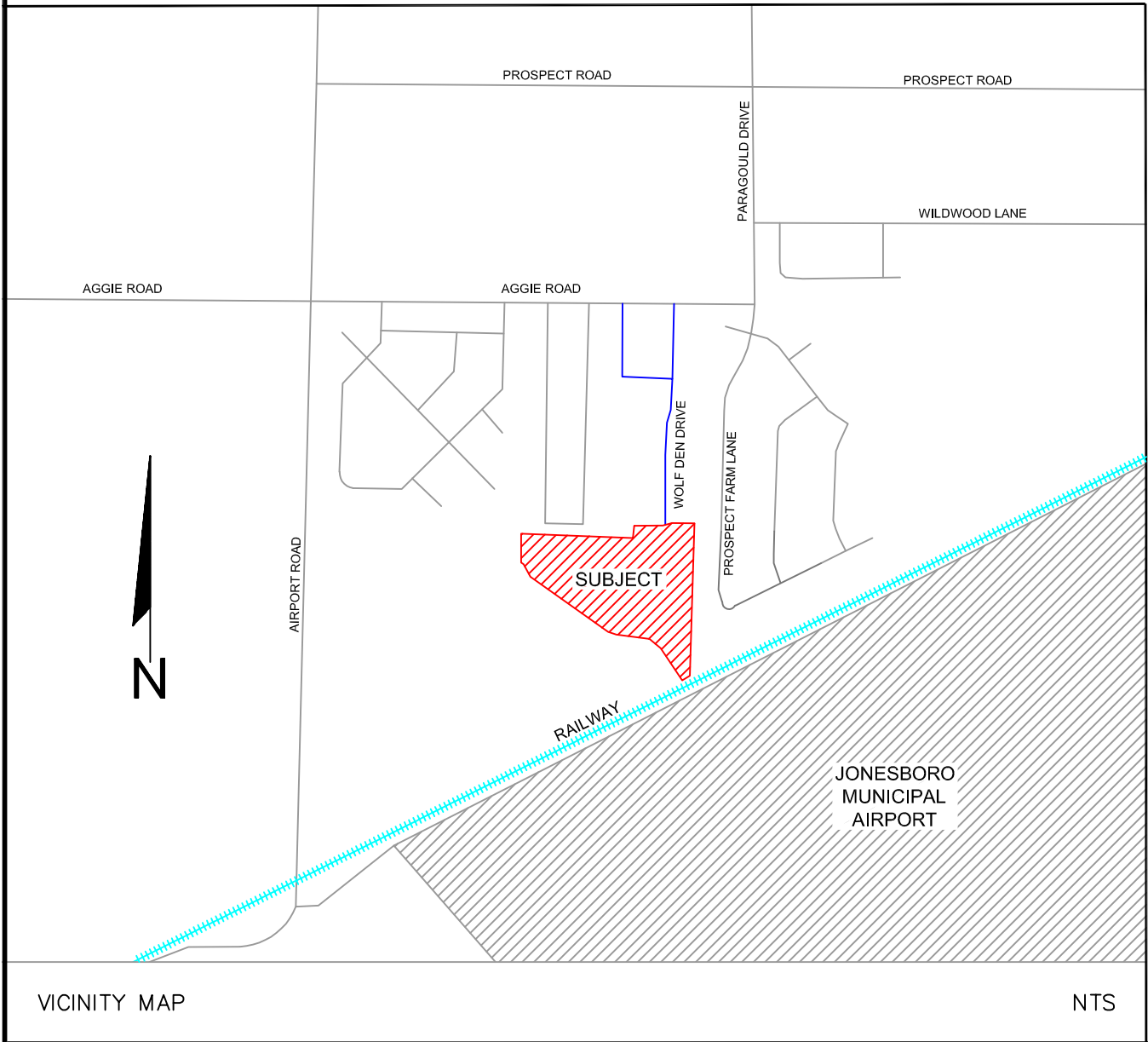
WOLF MEADOWS SUBDIVISION PHASE 3

JONESBORO, ARKANSAS

MAY, 2019

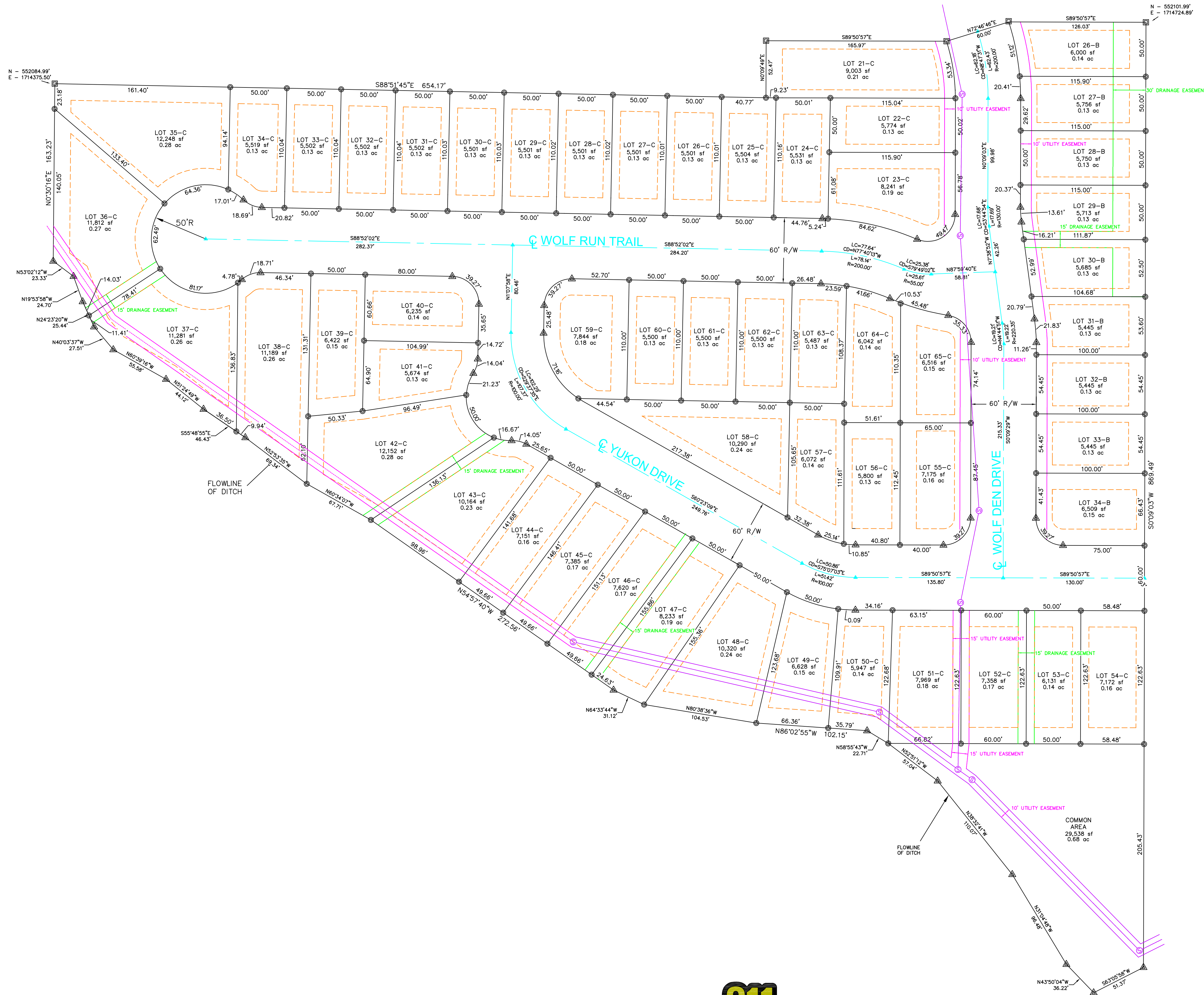
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RESIDENTIAL SUBDIVISION PLANS WOLF MEADOWS SUBDIVISION PHASE 3 JONESBORO, ARKANSAS		
MCALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: MW	CHECKED BY: CM
	SCALE:	DATE: 15MAY19
	CAD FILE	1991428MarshallDev.dwg
	DWG REF.	
CLARENCE W. "MAC" MCALISTER, PE, PS	JOB NO. 1991428	SHEET 1 / 8 △
	PROJECT 1991428	

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GRID NORTH
BASED ON GPS OBSERVATION

(IN FEET)
1 inch = 50 ft.

LEGEND

- FOUND IRON PIN (1" PIPE EXCEPT AS NOTED)
- SET IRON PIN (1/2" REBAR W/ PS #303 CAP)
- COMPUTED POINT / POINT NOT SET
- EXISTING SANITARY SEWER

NOTES

- HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SE1/4) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, LOCATED IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 15, THENCE S00°33'46"W 1314.59 FEET (RECORD 1325.85 FEET) TO A POINT, THENCE N89°46'09"W 336.60 FEET TO A POINT, THENCE S00°09'03"W 1332.33 TO THE POINT OF BEGINNING;

THENCE S00°09'03"W 869.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ST. LOUIS SOUTHWESTERN RAILROAD, THENCE S63°05'58"W 51.37 FEET ALONG SAID RIGHT OF WAY TO THE CENTERLINE OF A DITCH, THENCE MEANDERING ALONG SAID DITCH CENTERLINE AS FOLLOWS: THENCE N43°50'05"W 36.22 FEET, THENCE N31°04'48"W 96.48 FEET, THENCE N38°32'41"W 110.07 FEET, THENCE N52°51'12"W 57.04 FEET, THENCE N58°55'43"W 22.71 FEET, THENCE N86°02'55"W 102.15 FEET, THENCE N80°38'36"W 104.53 FEET, THENCE N64°33'44"W 31.12 FEET, THENCE N54°57'40"W 272.56 FEET, THENCE N60°34'07"W 69.14 FEET, THENCE N52°53'35"W 69.34 FEET, THENCE N55°48'55"W 46.43 FEET, THENCE N51°24'40"W 44.12 FEET, THENCE N60°38'16"W 55.58 FEET, THENCE N40°03'37"W 27.51 FEET, THENCE N24°23'20"W 25.44 FEET, THENCE N19°53'58"W 24.70 FEET, THENCE N53°02'12"W 23.33 FEET, THENCE DEPARTING SAID DITCH CENTERLINE N00°30'16"E 163.23 FEET TO A POINT, THENCE S88°51'45"E 654.17 FEET TO A POINT, THENCE N00°09'49"E 52.47 FEET TO A POINT, THENCE S89°50'57"E 126.03 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 12.11 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.



BOUNDARY CONTROL PLAN
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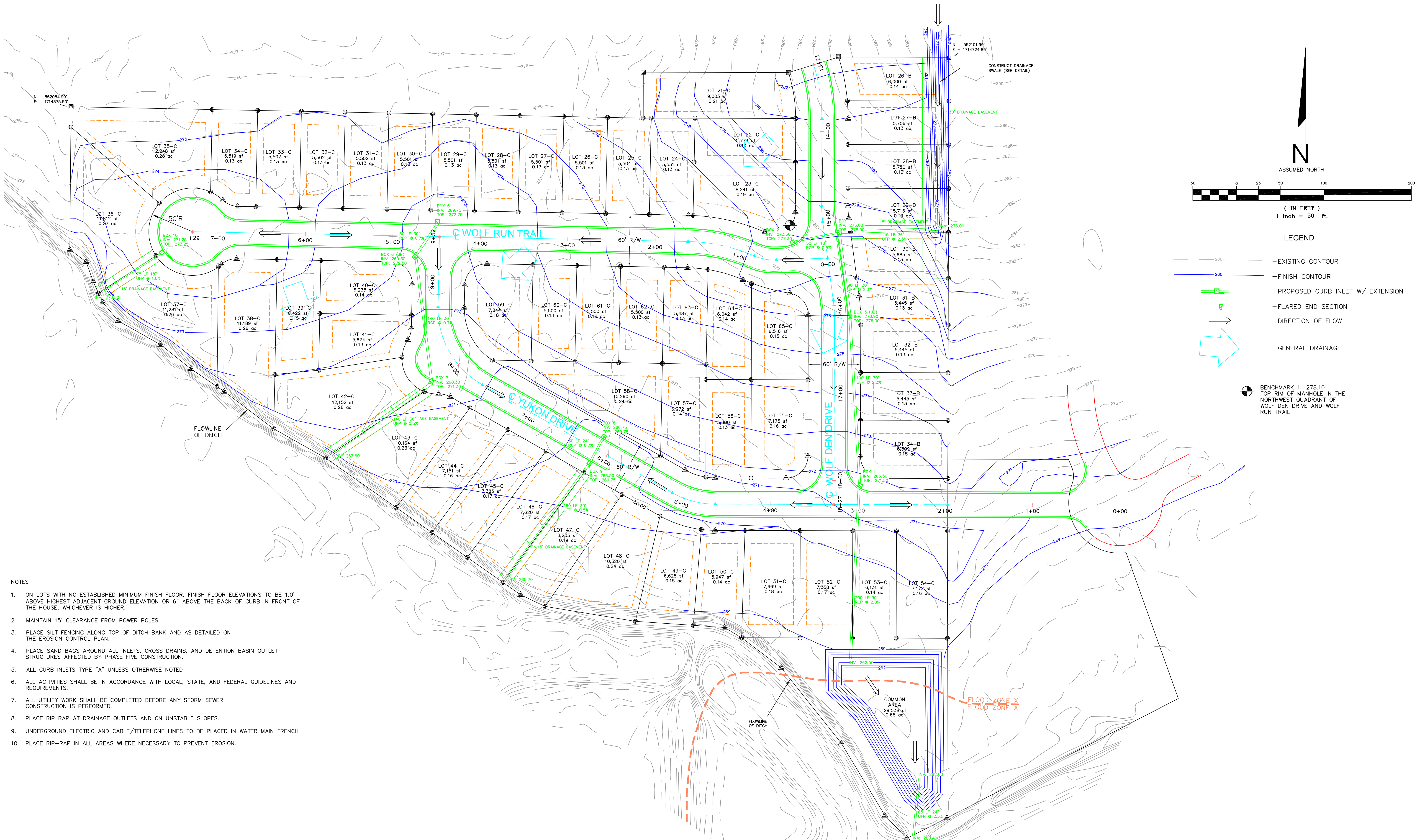
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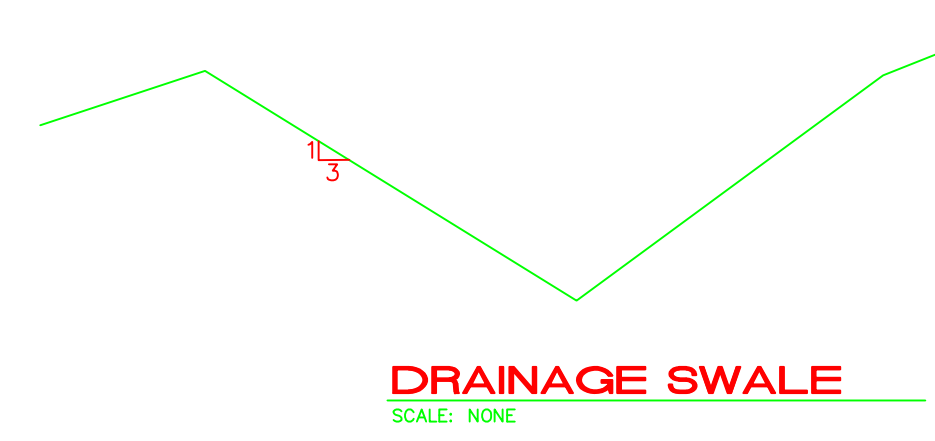
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- NOTES
- ON LOTS WITH NO ESTABLISHED MINIMUM FINISH FLOOR, FINISH FLOOR ELEVATIONS TO BE 1.0' ABOVE HIGHEST ADJACENT GROUND ELEVATION OR 6" ABOVE THE BACK OF CURB IN FRONT OF THE HOUSE, WHICHEVER IS HIGHER.
 - MAINTAIN 15' CLEARANCE FROM POWER POLES.
 - PLACE SILT FENCING ALONG TOP OF DITCH BANK AND AS DETAILED ON THE EROSION CONTROL PLAN.
 - PLACE SAND BAGS AROUND ALL INLETS, CROSS DRAINS, AND DETENTION BASIN OUTLET STRUCTURES AFFECTED BY PHASE FIVE CONSTRUCTION.
 - ALL CURB INLETS TYPE "A" UNLESS OTHERWISE NOTED
 - ALL ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
 - ALL UTILITY WORK SHALL BE COMPLETED BEFORE ANY STORM SEWER CONSTRUCTION IS PERFORMED.
 - PLACE RIP RAP AT DRAINAGE OUTLETS AND ON UNSTABLE SLOPES.
 - UNDERGROUND ELECTRIC AND CABLE/TELEPHONE LINES TO BE PLACED IN WATER MAIN TRENCH
 - PLACE RIP-RAP IN ALL AREAS WHERE NECESSARY TO PREVENT EROSION.



DRAINAGE SWALE
SCALE: NONE



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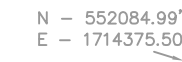
GENERAL GRADING/DRAINAGE PLAN
RESIDENTIAL SUBDIVISION PLANS
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— SS — SS — SS — SS — SEWER MAIN
— WL — WL — WL — WL — WATER MAIN

1. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
2. UNDERGROUND ELECTRIC/CABLE/TELEPHONE LINES TO BE LAID IN WATER MAIN TRENCH.

PROPOSED PIPE LENGTH ESTIMATES:
SEWER: 1150 LF
WATER: 1950 LF

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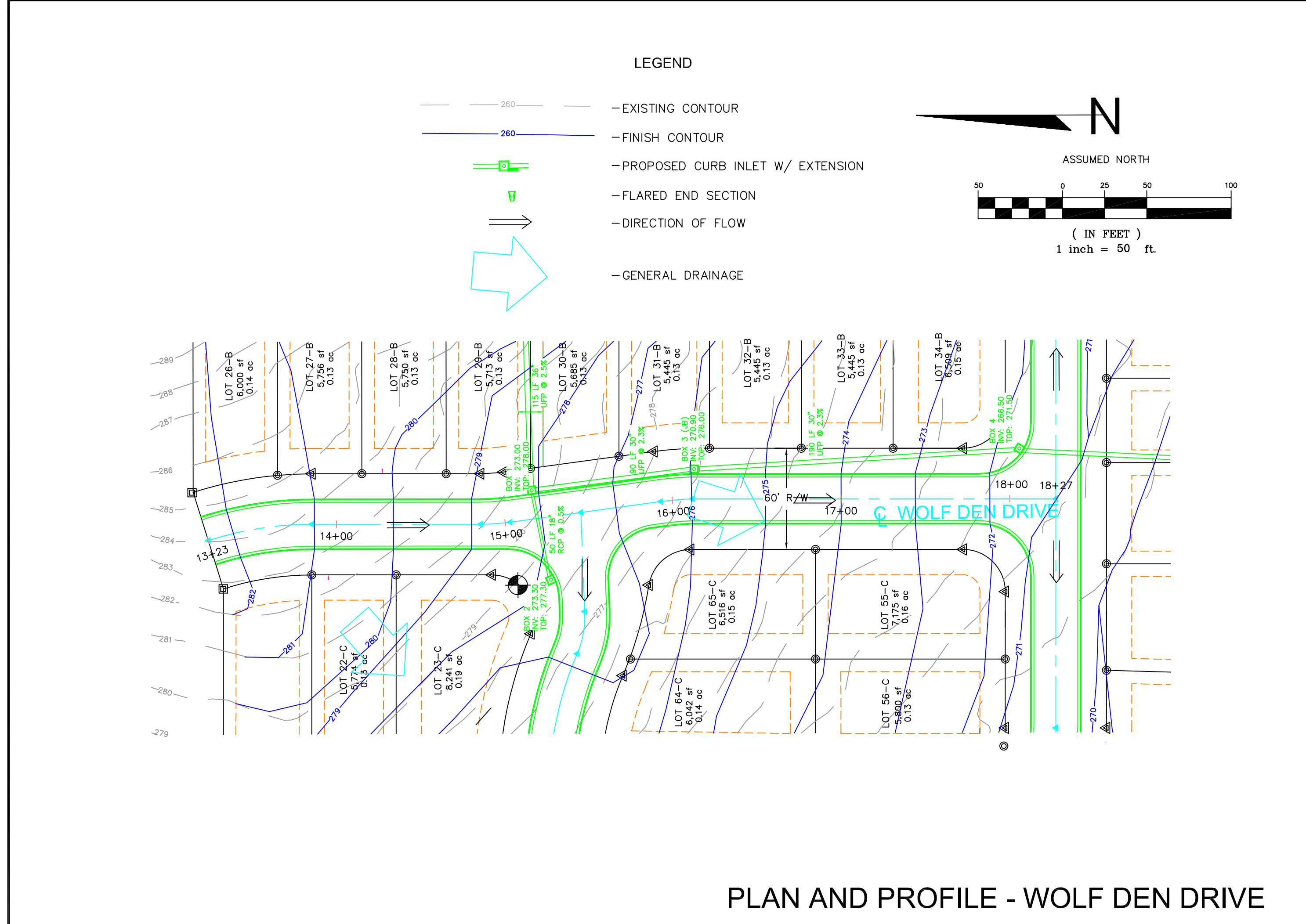
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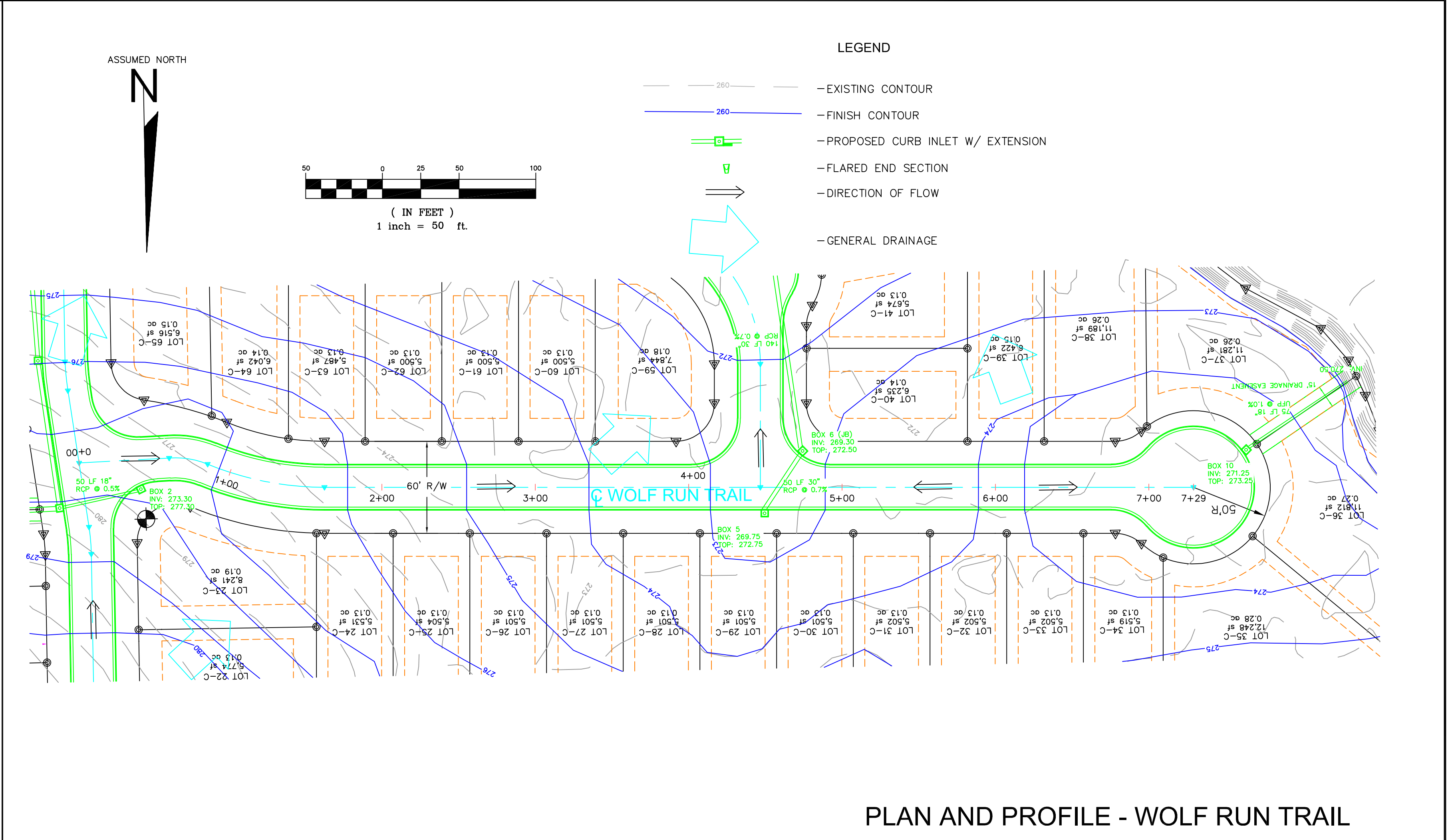
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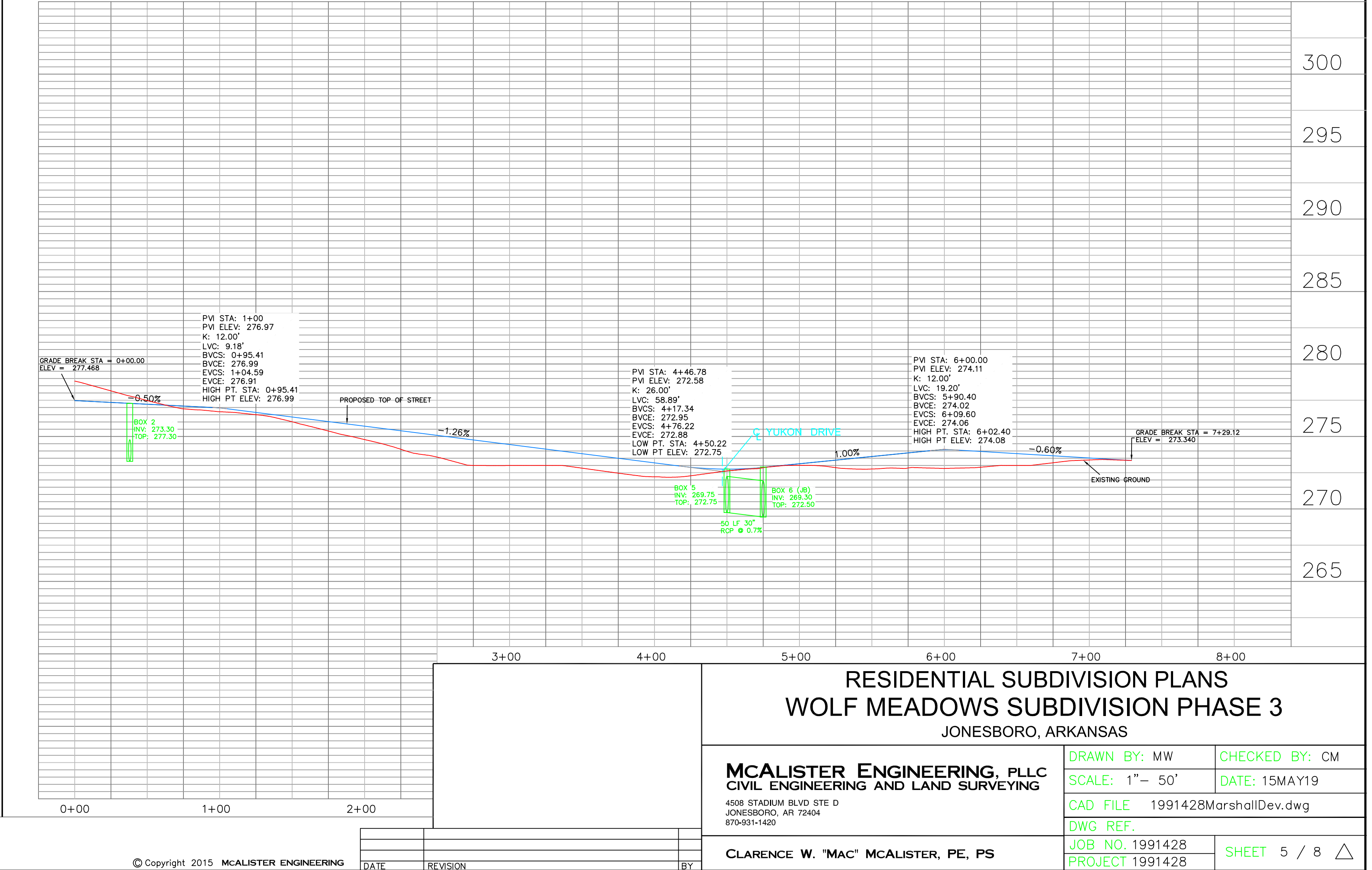
PLAN AND PROFILE - WOLF DEN DRIVE



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



PLAN AND PROFILE - WOLF RUN TRAIL



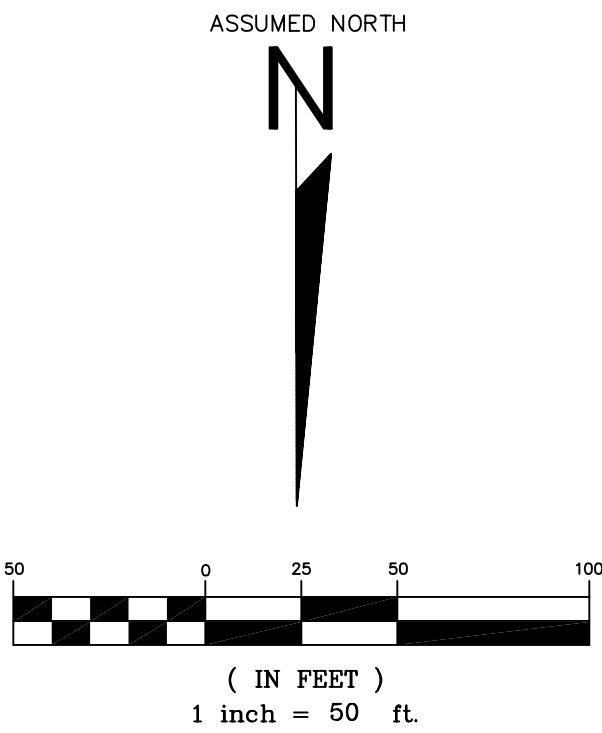
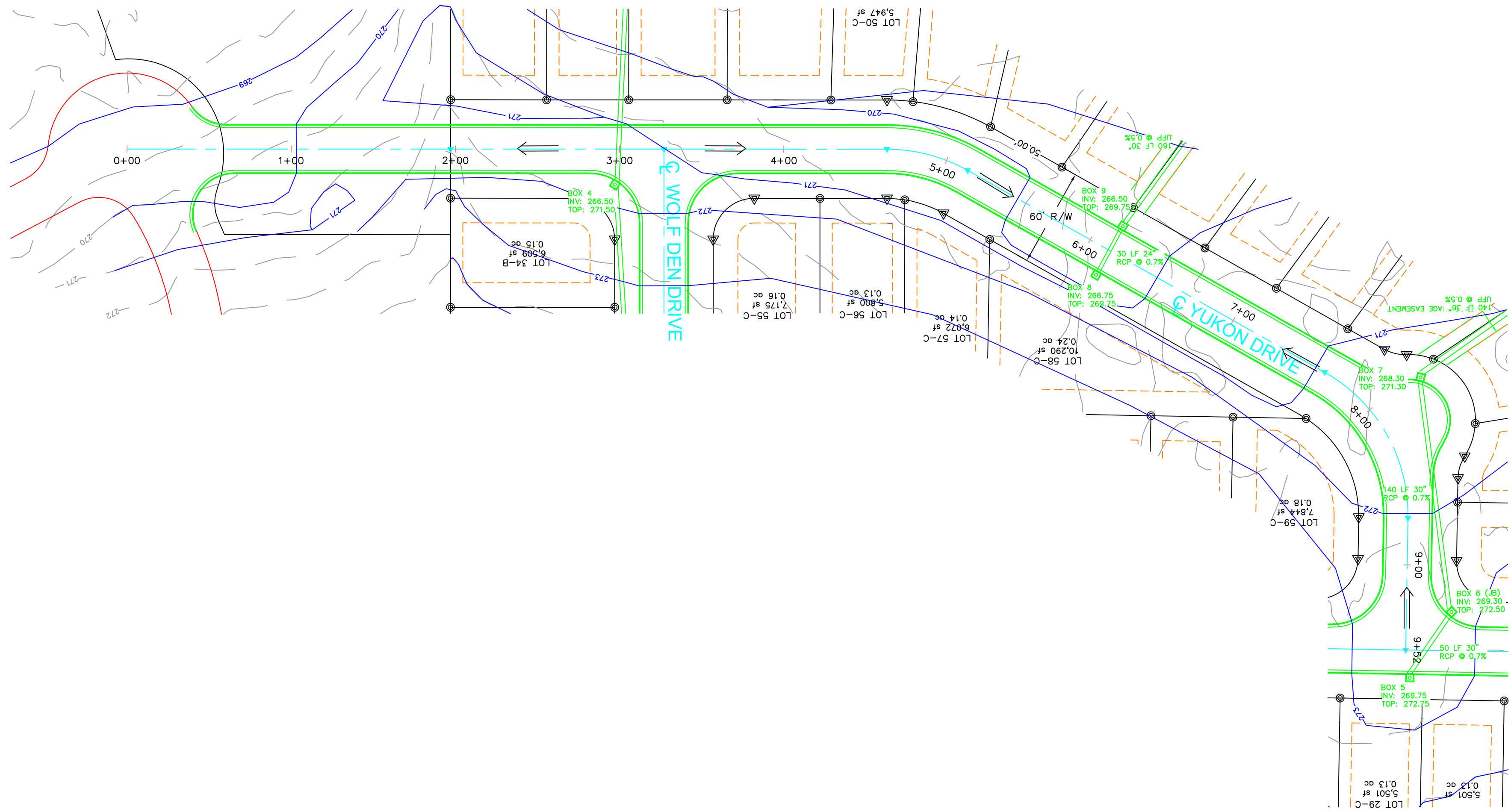
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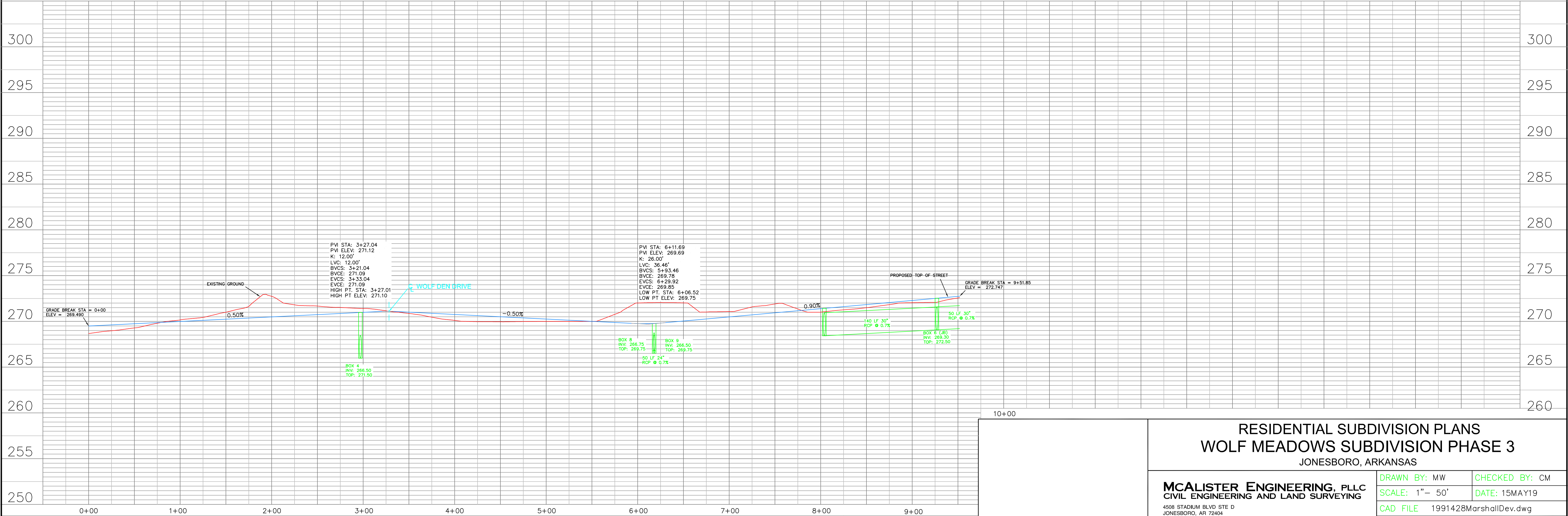
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- LEGEND
- 260 — — EXISTING CONTOUR
 - 260 — — FINISH CONTOUR
 - PROPOSED CURB INLET W/ EXTENSION
 - FLARED END SECTION
 - DIRECTION OF FLOW
 - GENERAL DRAINAGE

PLAN AND PROFILE - YUKON DRIVE



SCALE : HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE: 1" = 5'

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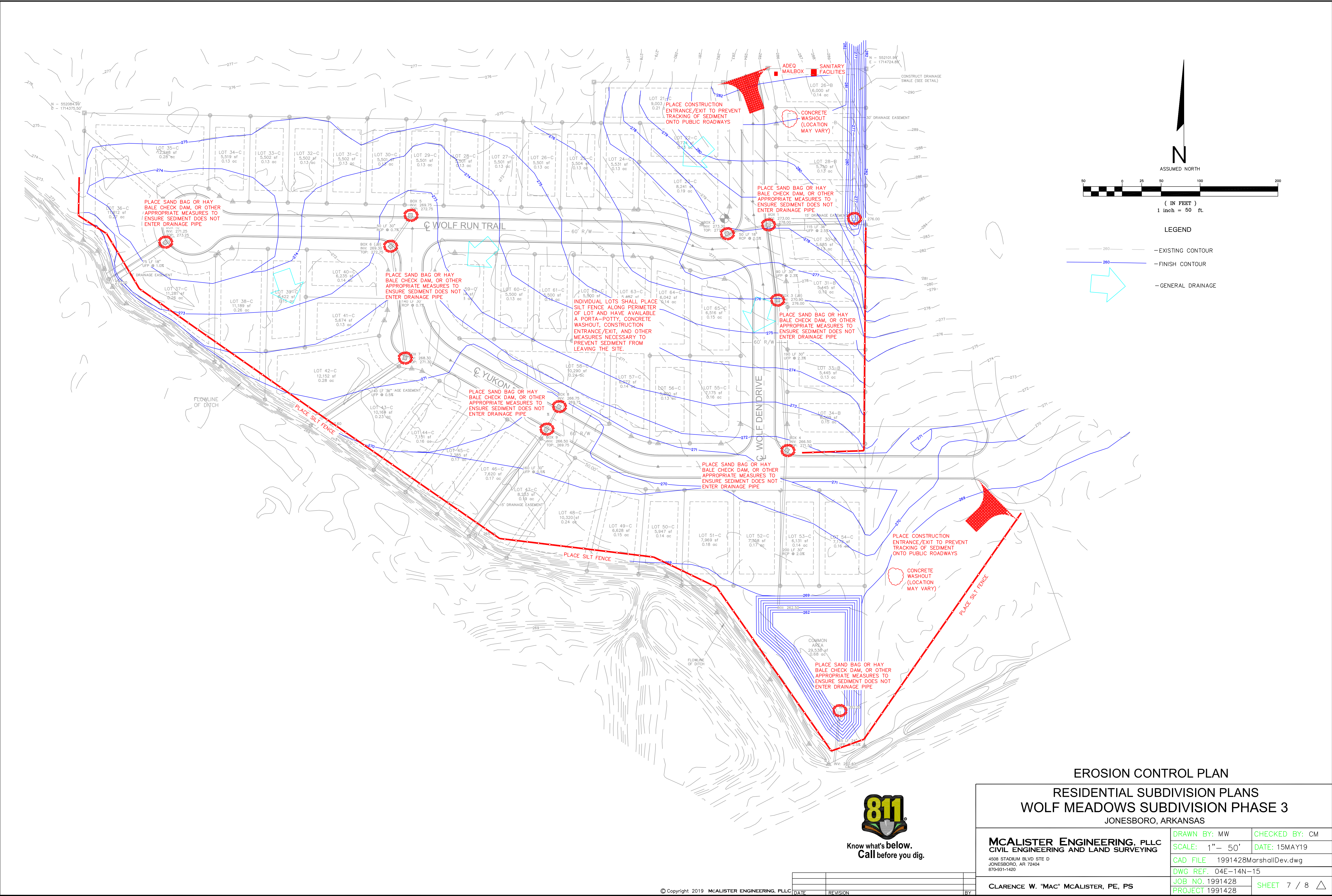
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EROSION CONTROL PLAN

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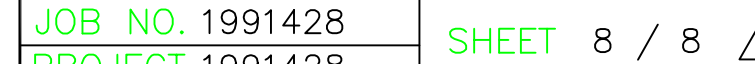
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COMBINATION CURB AND GUTTER

NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB.