

RESIDENTIAL SUBDIVISION PLANS

HARRISON HILLS

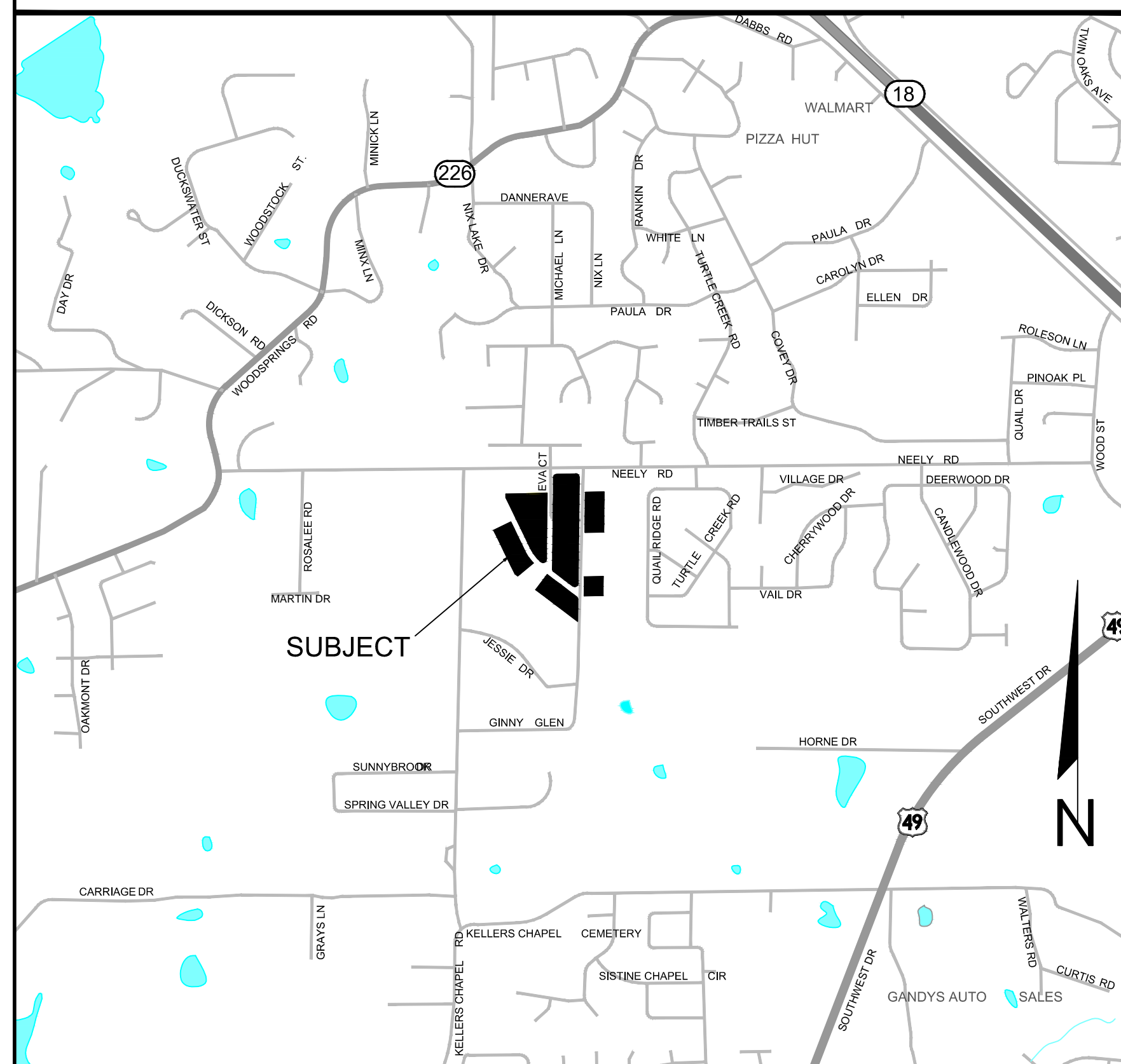
A REPLAT IN GRIFFIN SUBDIVISION

JONESBORO, ARKANSAS

MARCH, 2014

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- 6 OF 7 PLAN AND PROFILE - SERENITY HILLS DRIVE
- 7 OF 7 DETAILS



VICINITY MAP

NTS



Know what's below.
Call before you dig.

RESIDENTIAL SUBDIVISION PLANS

HARRISON HILLS - A REPLAT IN GRIFFIN SUB

JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D JONESBORO, AR 72404
870-931-1420

DRAWN BY: DM CHECKED BY: CM

SCALE:

DATE: 10MAR14 CAD FILE: 1355122Harrison.dwg

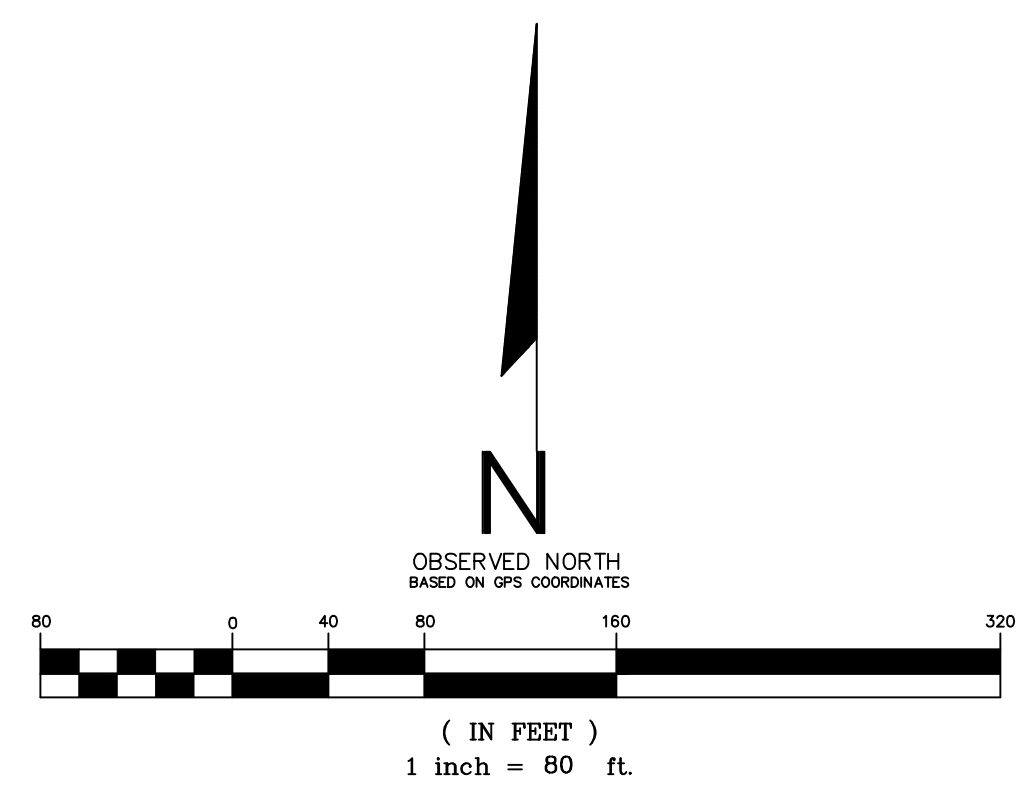
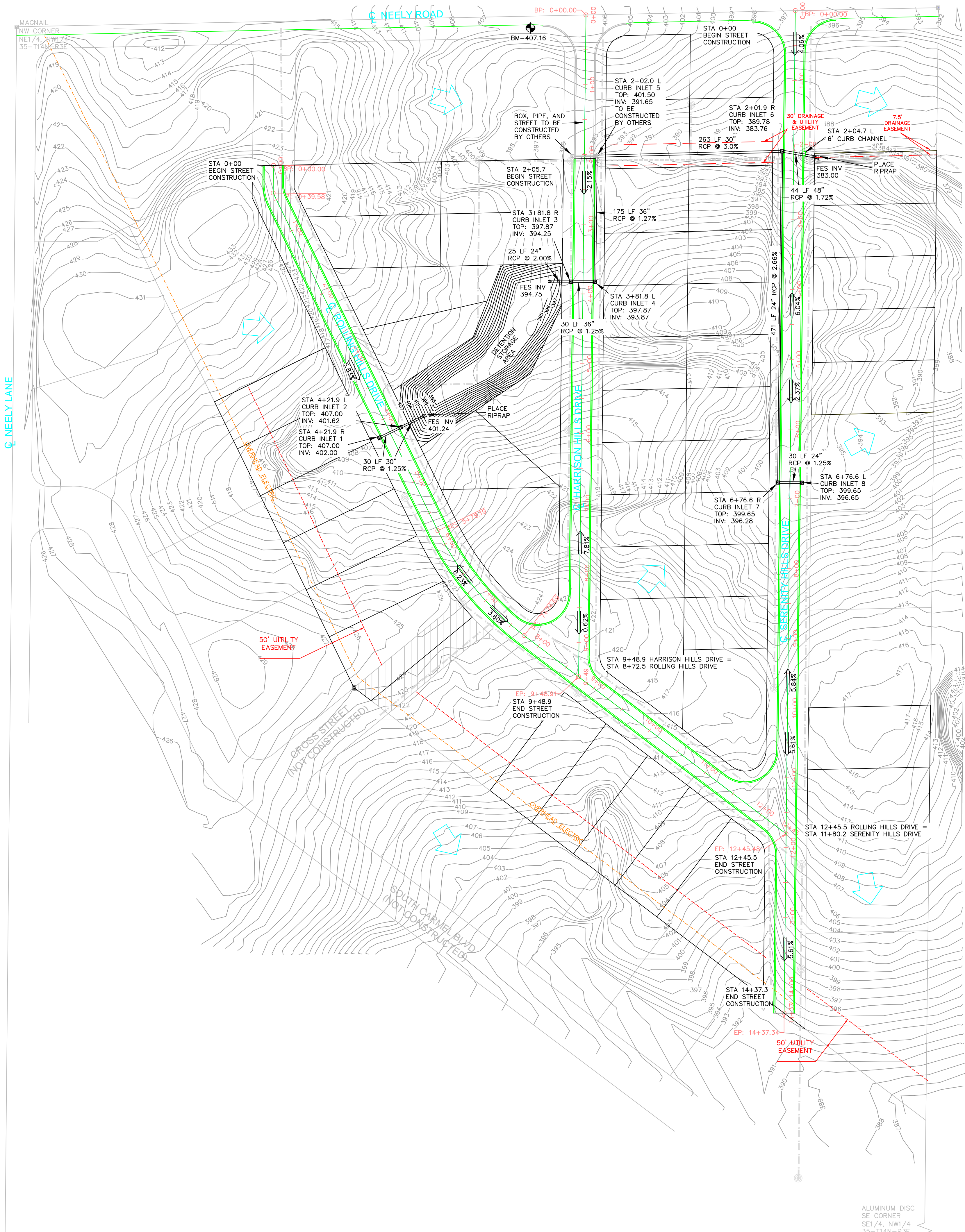
DWG REF: 35-14N-03E

CLARENCE W. "MAC" MCALISTER, PE, PS

JOB NO. 1355122 SHEET 1 / 7

PROJECT 1355122

DATE	REVISION	BY



- LEGEND**
- EXISTING CONTOUR
 - FINISH CONTOUR
 - DIRECTION OF FLOW
 - SURFACE FLOW
 - FLARED END SECTION
 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W MANHOLE
 - PROPOSED WATER LINE
 - BENCHMARK - 407.16 CURB INLET WEST OF HARRISON HILLS DRIVE ON NEELY ROAD

- NOTES**
1. SURVEY FOR BOB HARRISON
 2. GPS CONTROL - TIED SITE TO CITY OF JONESBORO GPS MONUMENT 65 & 66.
 3. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
 3. VERTICAL CONTROL - NAVD 88, THIRD ORDER VERTICAL
 4. OWNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION PO BOX 19118, JONESBORO AR 72403
ENGINEER INFORMATION: MCALISTER ENGINEERING, 4508 STADIUM BLVD STE D, JONESBORO, AR 72404
 5. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 131C DATED SEPTEMBER 27, 1991
 6. PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SOODING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
 7. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
 8. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
 9. SOIL TYPE: MEMPHIS SILT LOAM, 12 TO 40% SLOPES (TYPE B)/ LORING SILT LOAM, 8-12% SLOPES (TYPE C)
 10. MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL (R1) -
STREET SETBACK - 25'
SIDE SETBACK - 7.5'
REAR SETBACK - 25'
 11. BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS

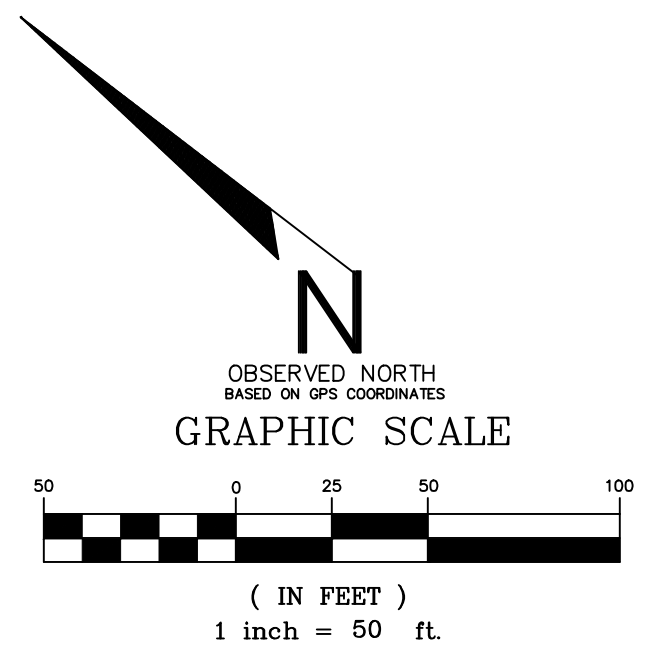
- REFERENCE DOCUMENTS:**
1. PLAT OF GRIFFIN SUBDIVISION FILED IN PLAT BOOK 158 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
- DESCRIPTION**
- LOTS 2-4 AND LOT 8 IN BLOCK A, LOTS 1 AND 2 IN BLOCK B, LOTS 2-11 IN BLOCK C, LOTS 6, 8, AND 10 IN BLOCK D, AND LOTS 3, 5, AND 7 IN BLOCK E OF GRIFFIN SUBDIVISION OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, FILED IN PLAT BOOK 158 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

GRADING / DRAINAGE PLAN



Know what's below.
Call before you dig.

MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: DM CHECKED BY: CM
	SCALE: 1" = 80'
	DATE: 9APR14 DWG REF. 35-14N-03E
	JOB NO. 1355122 PROJECT 1355122
	CLARENCE W. "MAC" MCALISTER, PE, PS SHEET 3 / 7



STA 0+00
BEGIN STREET
CONSTRUCTION

STA 12+45.5
END STREET
CONSTRUCTION

NOTES

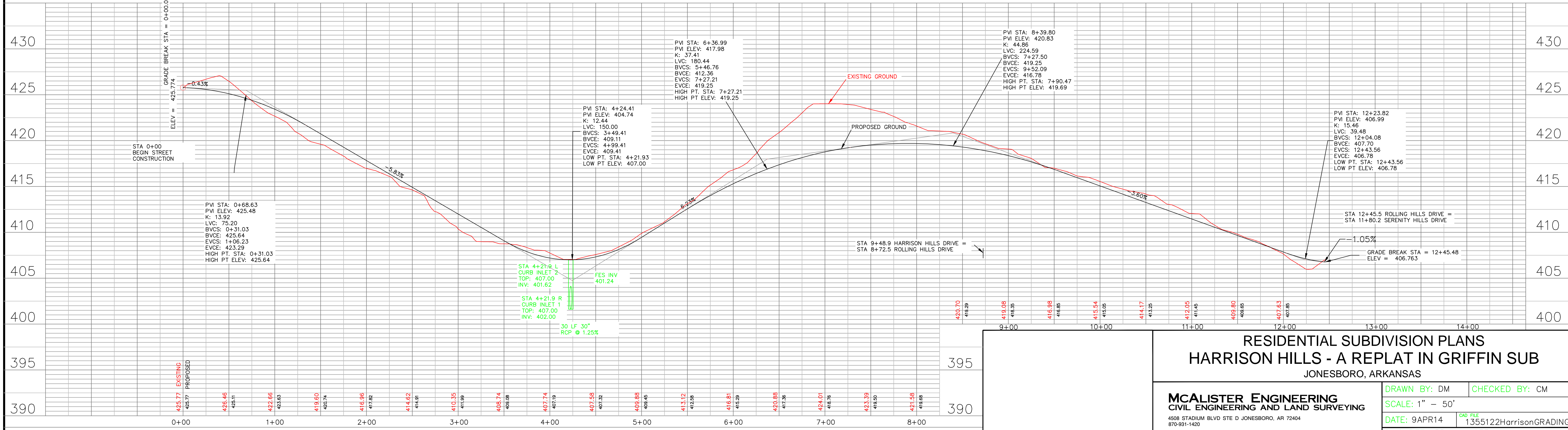
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- LEGEND**
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 - FINISH CONTOUR
 - DIRECTION OF FLOW
 - SURFACE FLOW
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 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W MANHOLE
 - PROPOSED WATER LINE
 - BENCHMARK - 407.16 CURB INLET WEST OF HARRISON HILLS DRIVE ON NEELY ROAD



Know what's below.
Call before you dig.

PLAN AND PROFILE - ROLLING HILLS DRIVE



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

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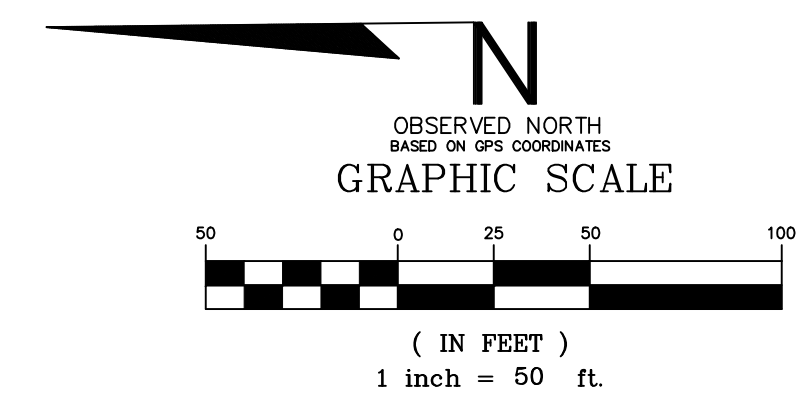
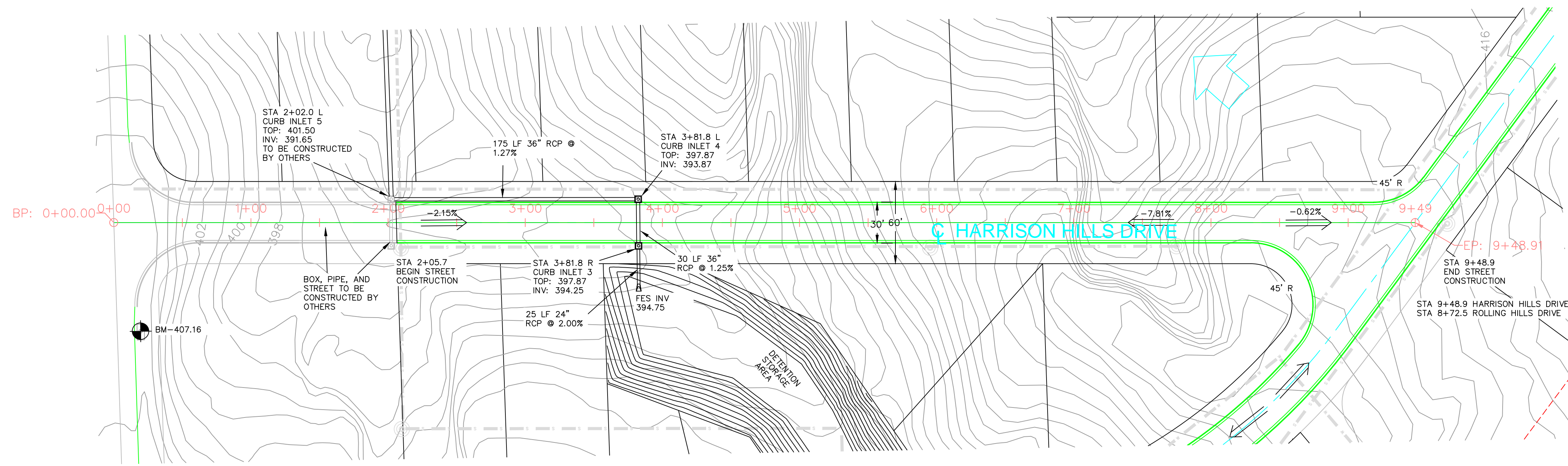
**RESIDENTIAL SUBDIVISION PLANS
HARRISON HILLS - A REPLAT IN GRIFFIN SUB
JONESBORO, ARKANSAS**

MCALISTER ENGINEERING
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870-931-1420

DRAWN BY: DM
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SCALE: 1" = 50'
DATE: 9APR14
DWG REF: 35-14N-03E
JOB NO: 1355122
PROJECT: 1355122

CLARENCE W. "MAC" MCALISTER, PE, PS

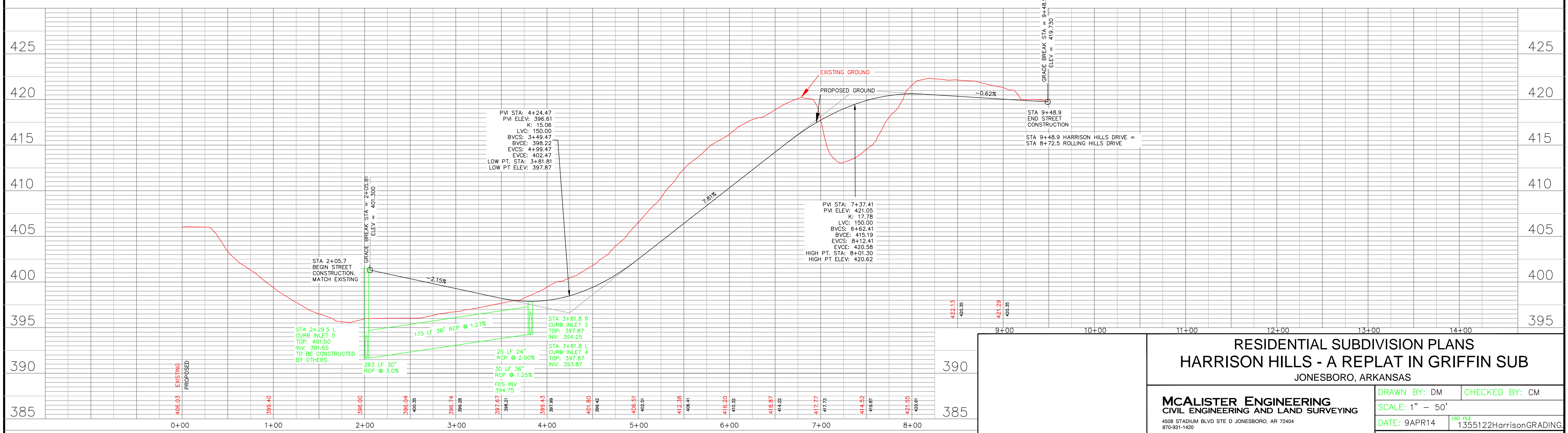
SHEET 4 / 7



- LEGEND
- 412- EXISTING CONTOUR
 - 412- FINISH CONTOUR
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PLAN AND PROFILE - HARRISON HILLS DRIVE



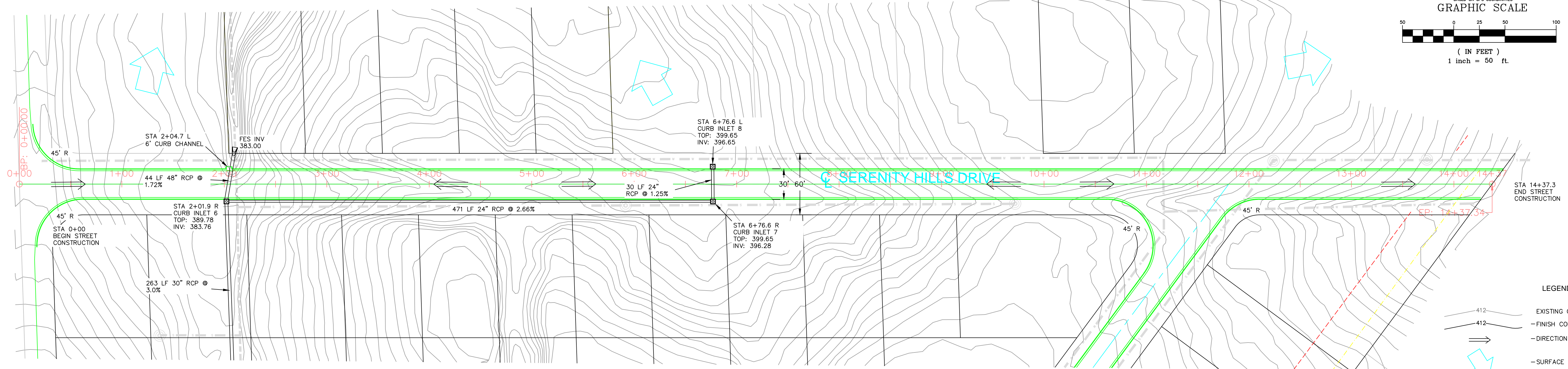
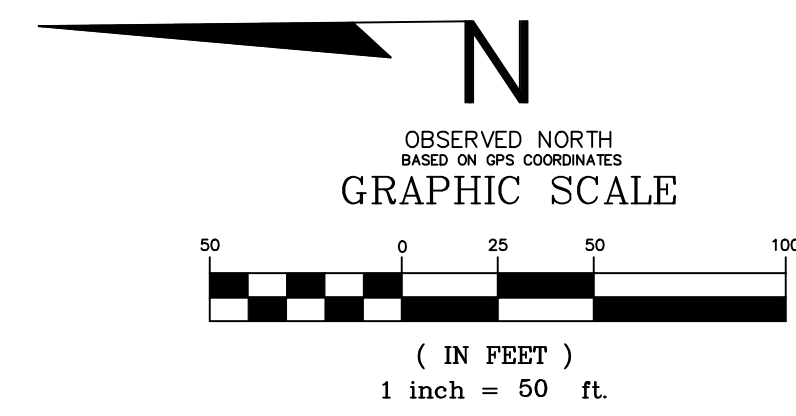
SCALE: HORIZONTAL SCALE: 1" = 50'
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RESIDENTIAL SUBDIVISION PLANS
HARRISON HILLS - A REPLAT IN GRIFFIN SUB
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D JONESBORO, AR 72404
870-931-1420

DRAWN BY: DM	CHECKED BY: CM
SCALE: 1" = 50'	
DATE: 9APR14	CAD FILE: 1355122HarrisonGrading
DWG REF: 35-14N-03E	
JOB NO. 1355122	SHEET 5 / 7
PROJECT 1355122	

CLARENCE W. "MAC" MCALISTER, PE, PS



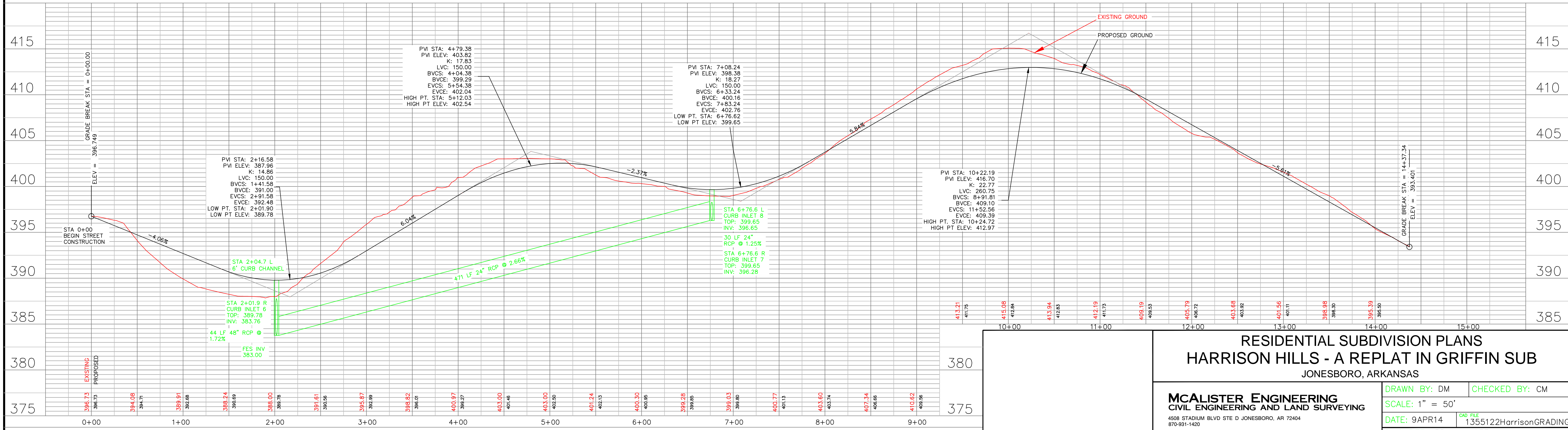
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 - 412 - FINISH CONTOUR
 - >>> - DIRECTION OF FLOW
 - > - SURFACE FLOW
 - [Symbol] - FLARED END SECTION
 - [Symbol] - PROPOSED CURB INLET
 - [Symbol] - PROPOSED SEWER LINE W MANHOLE
 - [Symbol] - PROPOSED WATER LINE
 - [Symbol] - BENCHMARK - 407.16 CURB INLET WEST OF HARRISON HILLS DRIVE ON NEELY ROAD



Know what's below.
Call before you dig.

PLAN AND PROFILE - SERENITY HILLS DRIVE



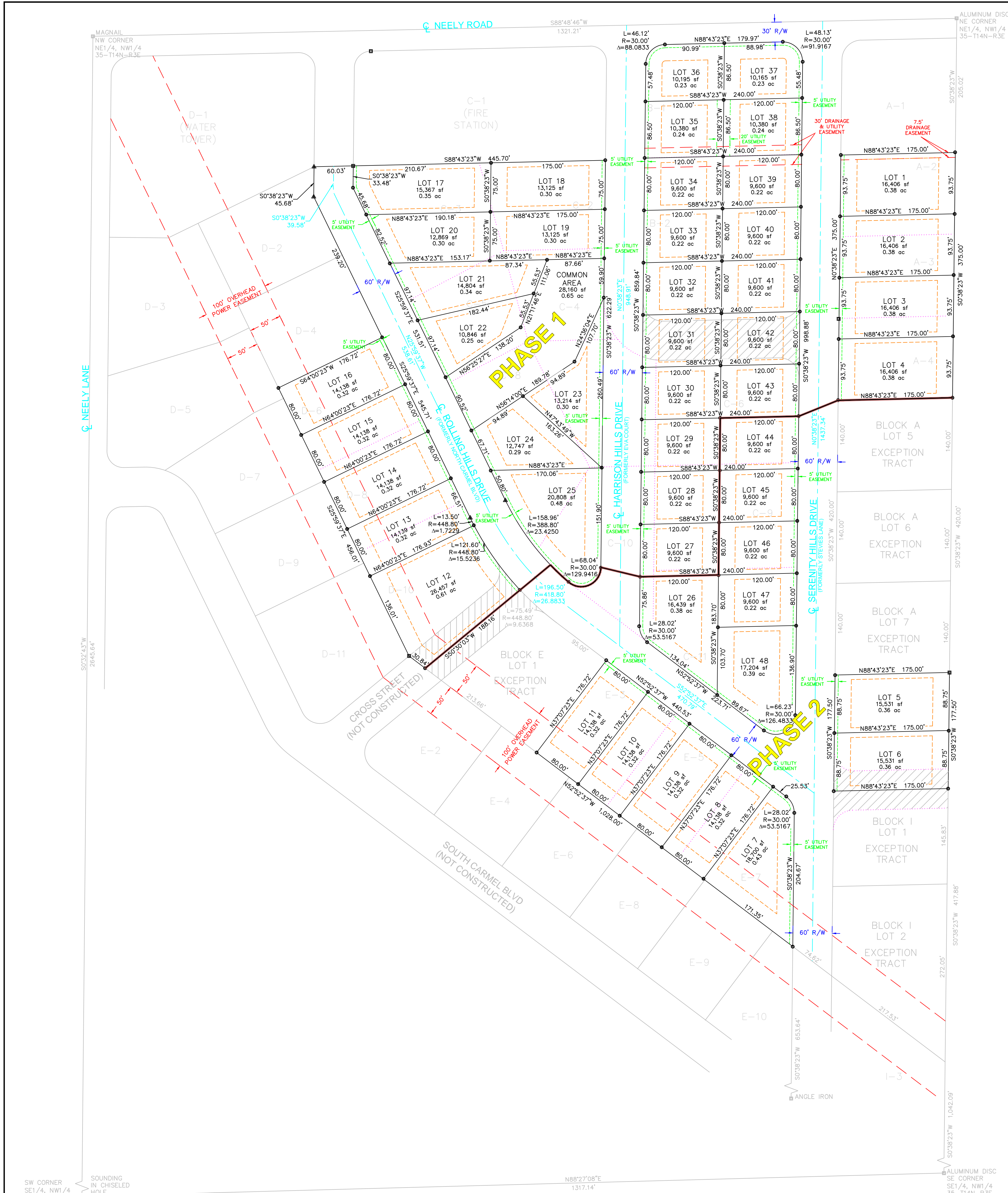
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RESIDENTIAL SUBDIVISION PLANS
HARRISON HILLS - A REPLAT IN GRIFFIN SUB
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D JONESBORO, AR 72404
870-931-1420

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DWG REF: 35-14N-03E
JOB NO: 1355122 SHEET 6 / 7
PROJECT: 1355122

CLARENCE W. "MAC" MCALISTER, PE, PS



DESCRIPTION

LOTS 2-4 AND LOT 8 IN BLOCK A, LOTS 1 AND 2 IN BLOCK B, LOTS 2-11 IN BLOCK C, LOTS 5, 8, AND 10 IN BLOCK D, AND LOTS 3, 5, AND 7 IN BLOCK E OF GRIFFIN SUBDIVISION OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, FILED IN PLAT BOOK 158 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE REPLATED AS SHOWN HEREON, AND THAT WE HEREBY DEDICATE THE PERPETUAL USE OF ALL EASEMENTS AND STREET RIGHTS OF WAY AS NOTED.

THE SUB-DIVIDER OR DEVELOPER OF A SUBDIVISION MUST, BEFORE THE SALE OF ANY LOT OR APPLICATION FOR ANY BUILDING PERMIT, EITHER COMPLETE ALL THE SITE IMPROVEMENTS DEFINED IN SECTION 15.16.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON A RECORD PLAT OF SUBDIVISION AND ON PLANS AND DOCUMENTATION SUPPORTING SAID PLAN (PLAT); OR FURNISH THE METROPOLITAN AREA PLANNING COMMISSION EVIDENCE THAT A BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED BY THE CITY ATTORNEY, HAS BEEN POSTED WITH THE CITY OF JONESBORO IN AN AMOUNT NECESSARY TO COVER THE COST OF COMPLETING ALL REQUIRED SITE IMPROVEMENTS. THE CITY ENGINEER SHALL VERIFY THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER FORM OF SECURITY BEFORE IT IS ACCEPTED.

THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL NOT SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR COMPLETION GUARANTEED AND SECURED BY BOND, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

BOB HARRISON, DEVELOPER (date)

BETTY BROSKY, TRUSTEE OF FLORA BROSKY REVOCABLE TRUST (date)

BERNARD / EDNA SIMPSON, LOT OWNERS (date)

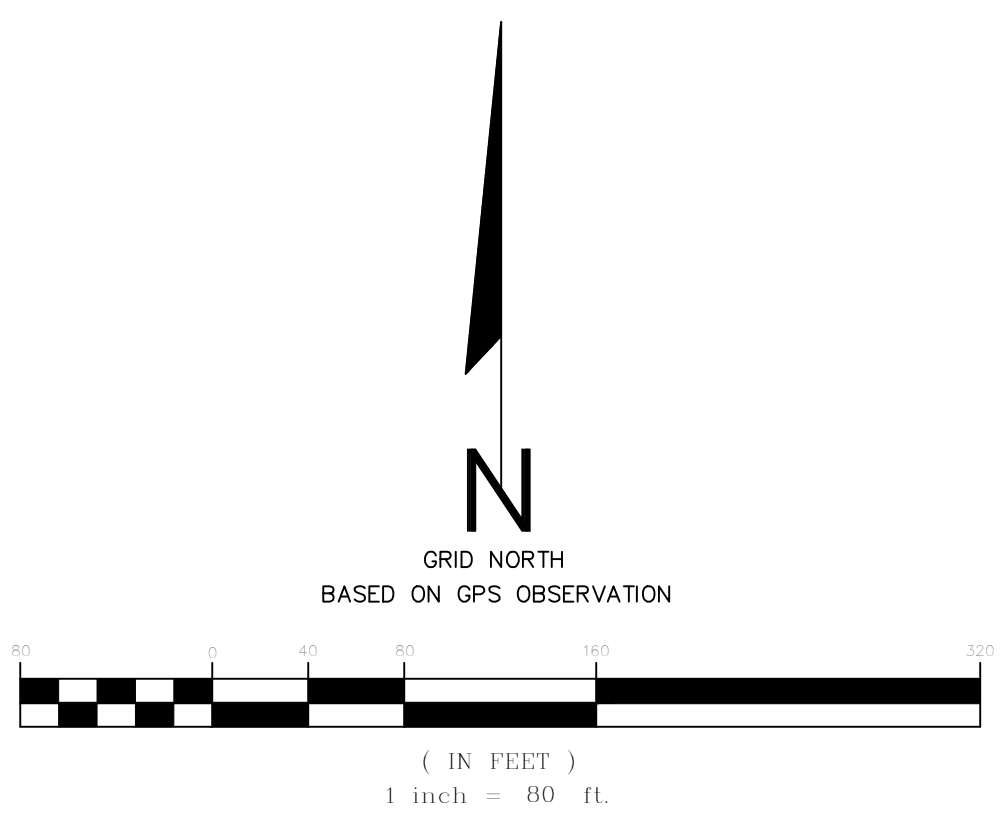
JOSEPH / DIANE STAINTON, LOT OWNERS (date)

BOB J. MASSANELLI, LOT OWNER (date)

CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. McALISTER, PS NO. 1303 (date)



- LEGEND**
- - FOUND IRON PIN (1" PIPE EXCEPT AS NOTED)
 - - SET IRON PIN 1/2" REBAR W/ PS #1303 CAP
 - ▲ - COMPUTED POINT / POINT NOT SET
 - - BUILDING SETBACK
 - - ORIGINAL LOT LINE TO BE EXTINGUISHED
 - - ORIGINAL LOT LINE TO REMAIN
 - A-1 - ORIGINAL BLOCK-LOT NUMBERS
 - - RIGHT OF WAY TO BE ABANDONED
 - - PHASE LINE

- NOTES**
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RECORD PLAT

HARRISON HILLS
JONESBORO, ARKANSAS
A REPLAT IN GRIFFIN SUBDIVISION

<p>McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING</p> <p>4508 STADIUM BLVD, STE D, JONESBORO, AR 72404 870-931-1420</p> <p>CLARENCE W. "Mac" McALISTER, PE, PS</p>	DRAWN BY: JH	CHECKED BY: CM
	SCALE: 1" = 80'	DATE: 15MAY14
	CAD FILE: 1355122HarrisonPlat.dwg	
	DWG REF: 35-14N-03E	
	JOB NO. 1355122 SHEET 2 / 7	
SURVEY #500-14N-03E-0-35-400-16-1303		

SW CORNER
SE1/4, NW1/4
35-14N-R3E

ALUMINUM DISC
NE CORNER
SE1/4, NW1/4
35-14N-R3E