

RESIDENTIAL SUBDIVISION PLANS

HARRISON HILLS - PHASE 2

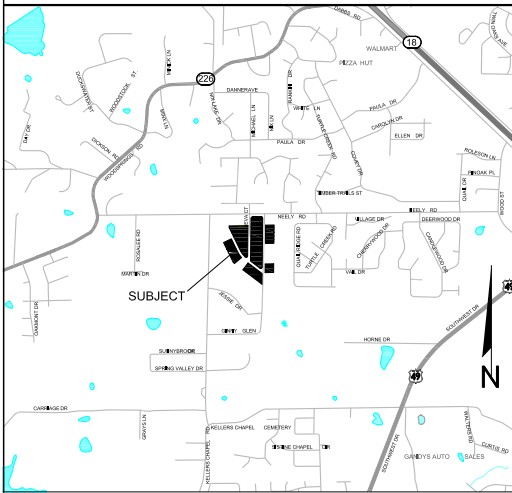
A REPLAT IN GRIFFIN SUBDIVISION

JONESBORO, ARKANSAS

JUNE, 2022

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VICINITY MAP NTS



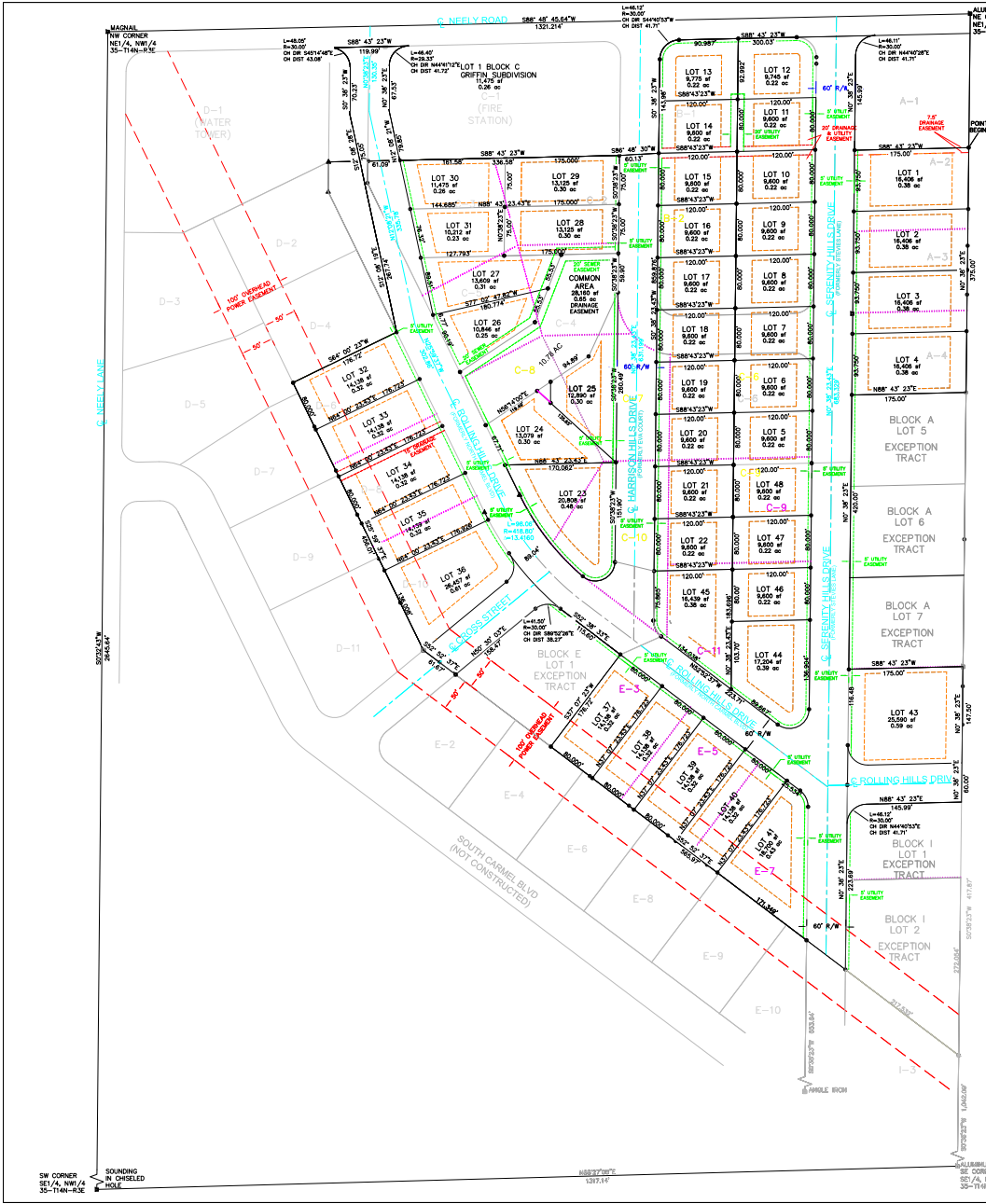
Know what's below.
Call before you dig.

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DATE	REVISION	BY

HARRISON HILLS - PHASE 2 JONESBORO, ARKANSAS A REPLAT IN GRIFFIN SUBDIVISION			
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4008 STABLEMAN BLVD. SUITE D JONESBORO, AR 72404</small> <small>8704231-1423</small>		DRAWN BY: MM	CHECKED BY: CM
SCALE:			
DATE: 02JUN22		JOB NO. 1355122HarrisonUtilities	
DWG. REF.: 35-14N-03E			
JOB NO. 1355122		PROJECT 1355122	
CLARENCE W. 'MAC' MCALISTER, PE, PS		SHEET 1 / 10	

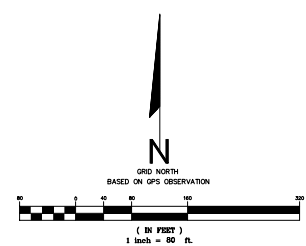


DESCRIPTION

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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT AT THE NORTH EAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE S44°40'28" W 205 FEET TO THE POINT OF BEGINNING;

THENCE S88°43'23" W 175.00 FEET TO A POINT, THENCE N03°23' E 145.99 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.12 FEET, A CHORD BEARING OF N44°40'28" E, AND A CHORD DISTANCE OF 41.71, THENCE S88°43'23" W 300.03 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.12 FEET, A CHORD BEARING OF S44°40'28" W, AND A CHORD DISTANCE OF 41.71 FEET TO A POINT, THENCE S03°23' W 145.98 FEET TO A POINT, THENCE S88°43'23" W 60.13 FEET TO A POINT, THENCE S88°43'23" W 336.58 FEET TO A POINT, THENCE N12°08'21" W 79.85 FEET TO A POINT, THENCE N03°23' E 67.53 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 29.53 FEET, AN ARC LENGTH OF 46.40 FEET, A CHORD BEARING OF N44°41'12" E, A CHORD DISTANCE OF 41.72 FEET TO A POINT, THENCE S88°43'23" W 119.99 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 48.05 FEET, A CHORD BEARING OF S45°14'48" E, AND A CHORD DISTANCE OF 43.08 TO A POINT, THENCE S03°23' W 70.23 FEET TO A POINT, THENCE S12°08'28" E 75.05 FEET TO A POINT, THENCE S12°08'19" E 267.74 FEET TO A POINT, THENCE S64°02'23" W 176.32 FEET TO A POINT, THENCE S02°00'37" E 466.01 FEET TO A POINT, THENCE S52°53'37" E 61.67 FEET TO A POINT, THENCE N50°30'03" E 158.47 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.50 FEET, A CHORD BEARING OF S89°22'26" E, AND A CHORD DISTANCE OF 38.27 FEET TO A POINT, THENCE S02°23'33" E 15.60 FEET TO A POINT, THENCE S12°07'23" W 176.72 FEET TO A POINT, THENCE S52°53'37" E 565.97 FEET TO A POINT, THENCE N03°23' E 223.69 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.12 FEET, A CHORD BEARING OF N44°40'28" E, AND A CHORD DISTANCE OF 41.71 FEET TO A POINT, THENCE N88°43'23" E 145.99 FEET TO A POINT, THENCE N03°23' E 60.00 FEET TO A POINT, THENCE N03°23' E 147.5 FEET TO A POINT, THENCE S88°43'23" W 175.00 FEET TO A POINT, THENCE N03°23' E 420.00 FEET TO A POINT, THENCE N88°43'23" E 175.00 FEET TO A POINT, THENCE N03°23' E 375.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 19.28 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.



- LEGEND**
- - FOUND IRON PIN (1" PIPE EXCEPT AS NOTED)
 - - SET IRON PIN 1/2" REBAR #4 @ 3003 CAP
 - ▲ - COMPLETED POINT / POINT NOT SET
 - - BUILDING SETBACK
 - - ORIGINAL LOT LINE TO BE EXTINGUISHED
 - - ORIGINAL LOT LINE TO REMAIN
 - A-1 - ORIGINAL BLOCK-LOT NUMBERS
 - - UTILITY EASEMENT
 - - DRAINAGE EASEMENT

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, OTHER COMPLETE ALL THE SITE IMPROVEMENTS DEFINED IN SECTION 151.01 OF THE JONESBORO SUBDIVISION REGULATIONS AND AS SPECIFICALLY IDENTIFIED ON A RECORD PLAT OF SUBDIVISION AND ON PLANS AND DOCUMENTATION SUPPORTING SAID PLAT, OR FURNISH THE METROPOLITAN AREA PLANNING SUPPORTING SAID PLAT, OR FURNISH IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED BY THE CITY ENGINEER, 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
BOB HARRISON, DEVELOPER (DATE) SEPTEMBER 29, 2022

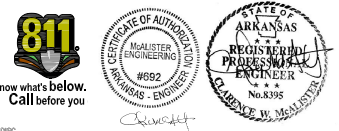
- NOTES**
1. SURVEY FOR BOB HARRISON
 2. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 50009R PANEL 131 C DATED SEPTEMBER 27, 1991
 3. ZONING INFORMATION (R1) - STREET SETBACK = 25' SIDE SETBACK = 7.5' REAR SETBACK = 25'
 4. BILL OF ASSURANCE TO INCLUDE FORMATION 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.

CERTIFICATION

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

Clarence W. McAlister
CLARENCE W. MACALISTER, PE NO. 1303 (DATE) SEPTEMBER 29, 2022

RECORD PLAT
HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
A REPLAT IN GRIFFIN SUBDIVISION



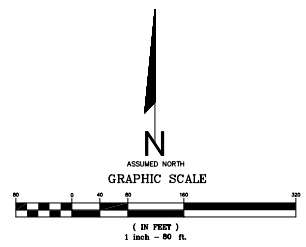
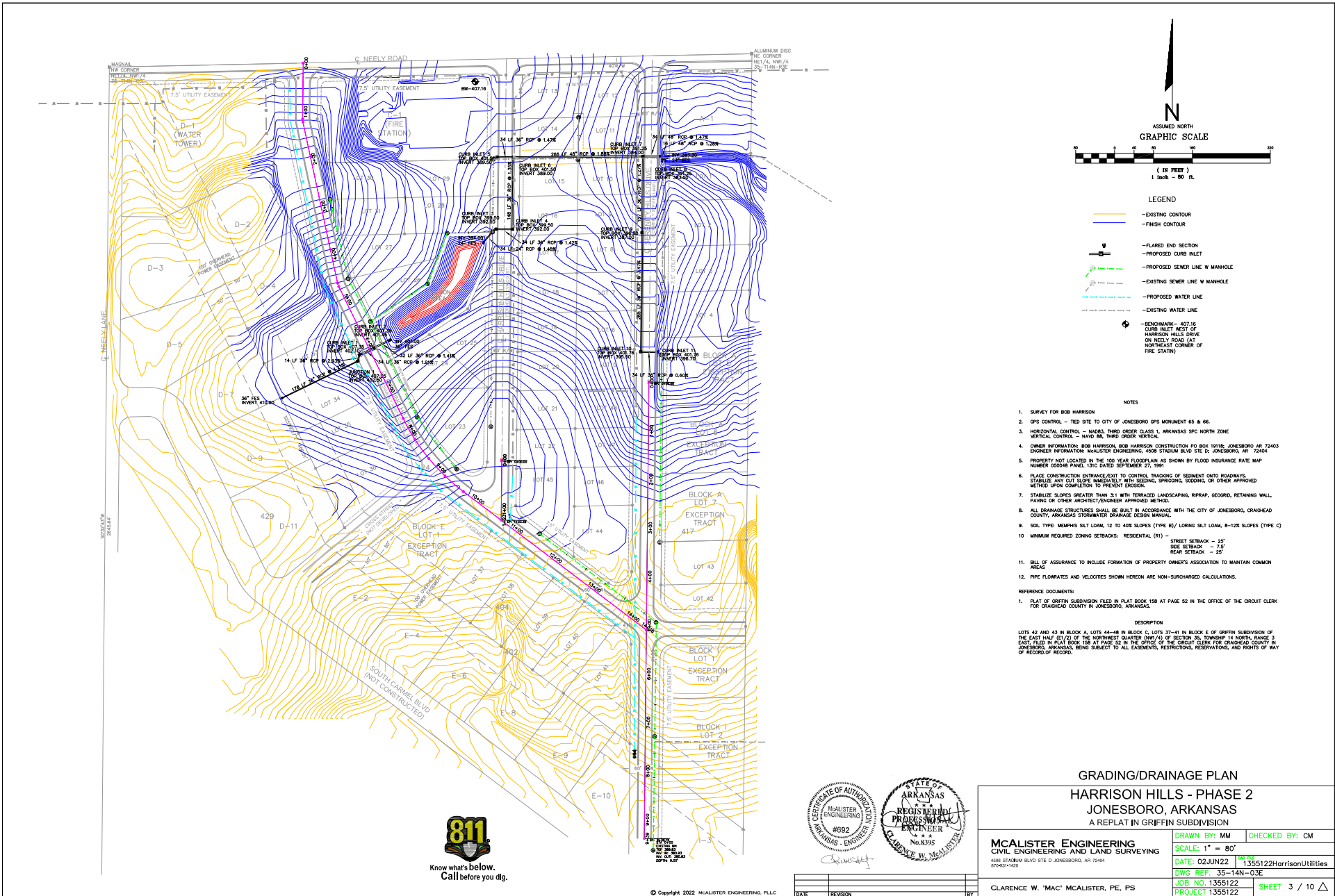
McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4100 STADIUM BLVD, STE D, JONESBORO, AR 72404 (501)421-1420	DRAWN BY: JH SCALE: 1" = 80' CAD FILE: 1355122HarrisonPlat.dwg DWG REF: 35-14N-03E JOB NO: 1355122 SURVEY # 500-14N-03E-0-35-400-116-1303	CHECKED BY: CM DATE: 30JUN2022 SHEET 2 / 10
CLARENCE W. "MAC" MACALISTER, PE, FS		

SW CORNER SE1/4, NW1/4 35-11N-R3E

N88°27'00" E 1331.11'

ALUMBER DISC THE CORNER NE1/4, NW1/4 35-11N-R3E

DATE	REVISION	BY

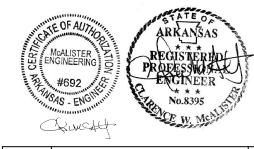


- LEGEND**
- - EXISTING CONTOUR
 - - FINISH CONTOUR
 - FLARED END SECTION
 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W MANHOLE
 - EXISTING SEWER LINE W MANHOLE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - BENCHMARK - 407.16 CURB INLET WEST OF HARRISON HILLS DRIVE ON NEELY ROAD (AT NORTHEAST CORNER OF FIRE STATION)

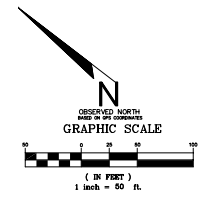
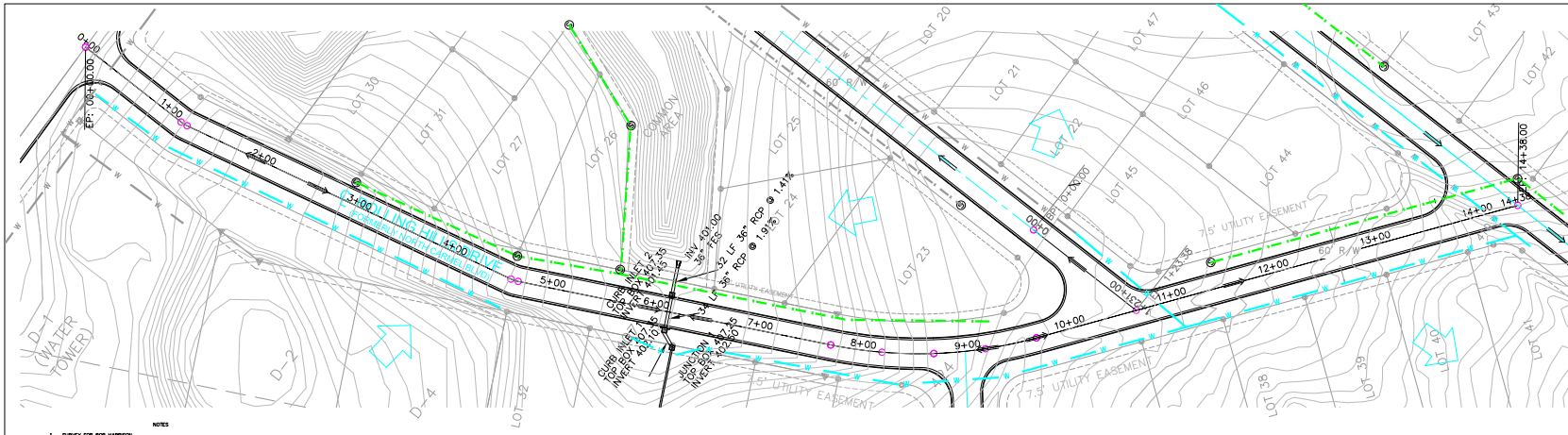
- NOTES**
1. SURVEY FOR BOB HARRISON
 2. GPS CONTROL - TIED SITE TO CITY OF JONESBORO GPS MONUMENT 65 & 66.
 3. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SFC NORTH ZONE
 - VERTICAL CONTROL - NAVD 83, THIRD ORDER VERTICAL
 4. OWNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION PO BOX 18116, JONESBORO, AR 72403
ENGINEER INFORMATION: MCALISTER ENGINEERING, 508 STADIUM BLVD STE C, JONESBORO, AR 72404
 5. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 50048R 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, SOONERS, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
 7. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRAZING, LANDSCAPING, RIPRAP, GEOTEXT, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
 8. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, ORADHEAD 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
 12. PIPE FLOWRATES AND VELOCITIES SHOWN HEREIN ARE NON-SURCHARGED CALCULATIONS.
- REFERENCE DOCUMENTS:**
1. PLAT OF GRIFFIN SUBDIVISION FILED IN PLAT BOOK 158 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR ORADHEAD COUNTY IN JONESBORO, ARKANSAS.
- DESCRIPTION**
- LOTS 42 AND 43 IN BLOCK A, LOTS 44-48 IN BLOCK C, LOTS 37-41 IN BLOCK E OF GRIFFIN SUBDIVISION OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/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 ORADHEAD COUNTY IN JONESBORO, ARKANSAS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD OF RECORD.



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GRADING/DRAINAGE PLAN		
HARRISON HILLS - PHASE 2		
JONESBORO, ARKANSAS		
A REPLAT IN GRIFFIN SUBDIVISION		
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4008 STADIUM BLVD. STE. C, JONESBORO, AR 72404 8704311400</small>	DRAWN BY: MM	CHECKED BY: CM
	SCALE: 1" = 80'	
	DATE: 02JUN22	PROJECT: 1355122HarrisonUtilities
	DWG. REF.: 35-14N-03E	
	JOB NO.: 1355122	SHEET: 3 / 10
CLARENCE W. "MAC" MCALISTER, PE, PS		
DATE:	REVISION:	BY:

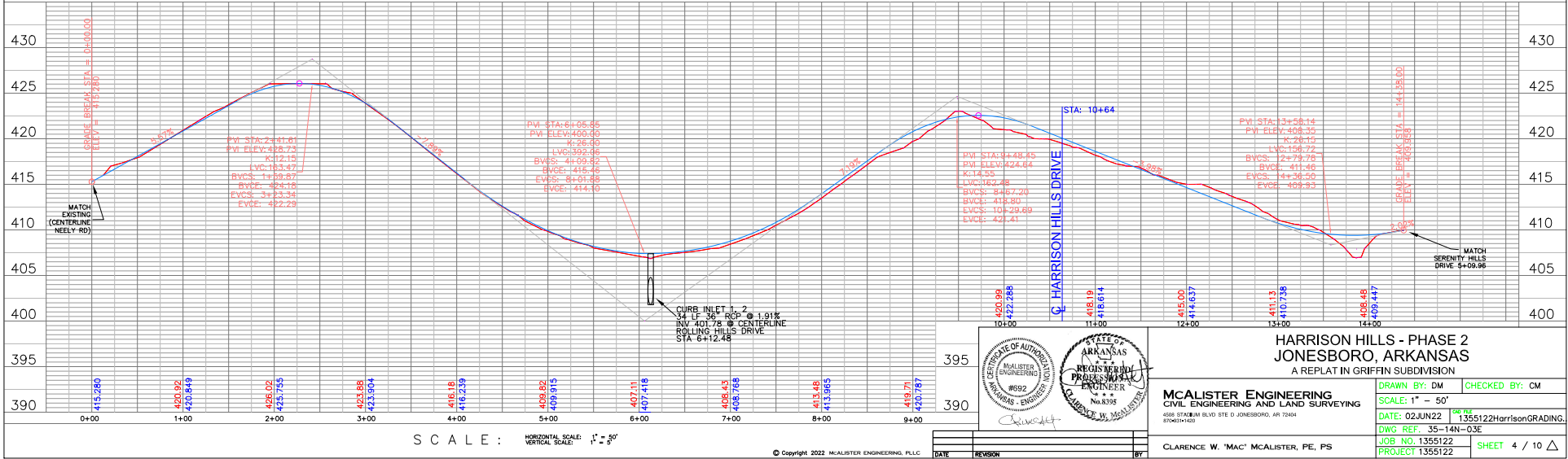


- NOTES
1. SURVEY FOR BOB HARRISON
 2. GPS CONTROL - RED SPK TO CITY OF JONESBORO GPS MONUMENT # 6 & 8.
 3. HORIZONTAL CONTROL - NAD83 THIRD ORDER CLASS 1, ARKANSAS SPK NORTH ZONE
 4. VERTICAL CONTROL - NAD 83 THIRD ORDER VERTICAL
 5. DESIGN INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION P.O. BOX 1818, JONESBORO, AR 72404
 6. DESIGN INFORMATION: WALTERS ENGINEERING, 608 STADIUM BLVD STE D, JONESBORO, AR 72404
 7. PROPERTY BOUNDARIES AND THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 50004 AR0100 200 50000 OF JANUARY 2017
 8. PLACE CONSTRUCTION EMBLEM/POST TO CONTROL TRUCKS OF SOBBENT INTO ROADWAY AT DIRECTION AND CONTROL TRUCKS FROM PROCEEDING, STOPPING, REVERSING, OR OTHER APPLICABLE
 9. STABILIZE SLOPES GREATER THAN 3:1 WITH RETAINED UNDERCUTTING, BRUSH, GEOTEXT, RETAINING WALL, NURSERY OR OTHER APPROPRIATE APPROVED METHOD
 10. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRANFORD COUNTY, ARKANSAS STANDARD SPECIFICATIONS
 11. SOIL TESTS WARRMS SBT L04L 12 TO 400 SLOPES (TYPE B) / LOUISIANA SBT L04L 6-1200 SLOPES (TYPE C)
 12. MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL (R1) - SETBACK - 35' SIDE SETBACK - 15' REAR SETBACK - 20'
 13. BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
 14. REFERENCE DOCUMENTS:
 1. PLAT OF GRIFIN SUBDIVISION FILED IN PLAT BOOK 158 AT PAGE 52 IN THE OFFICE OF THE GREAT CLERK FOR CRANFORD COUNTY IN JONESBORO, ARKANSAS.

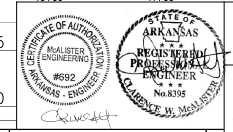
- LEGEND
- FINISH CONTOUR
 - DIRECTION OF FLOW
 - SURFACE FLOW
 - FLARED END SECTION
 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W/ MANHOLE
 - PROPOSED WATER LINE
 - BENCHMARK - 407.16 CURB INLET WEST OF EVA COURT ON NEELY ROAD



PLAN AND PROFILE - ROLLING HILLS DRIVE



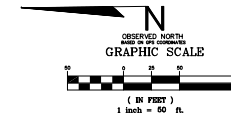
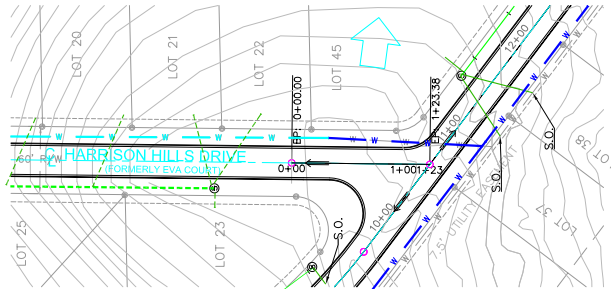
HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
A REPLAT IN GRIFIN SUBDIVISION



McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4008 STADIUM BLVD STE D, JONESBORO, AR 72404 (870)414-1200	DRAWN BY: DM CHECKED BY: CM SCALE: 1" = 50' DATE: 02JUN22 09:04 1355122HarrisonGrading. DWG REF: 35-14N-03E JOB NO. 1355122 PROJECT 1355122
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DATE	REVISION	BY

CLARENCE W. "MAC" McALISTER, PE, PS

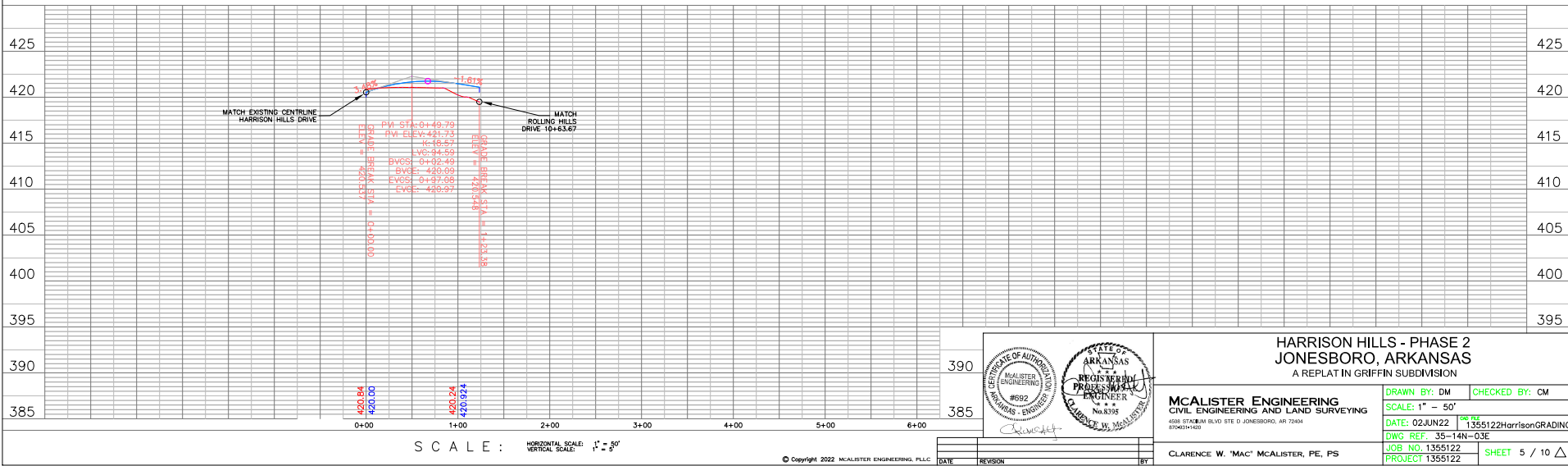


LEGEND

- 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 EVA COURT 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 - MONUMENT UNDER CLASS 1, ARKANSAS SFC NORTH ZONE
 4. SURFACE CONTROL - TIED TO TWO ORDER MONUMENTS
 5. CORNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION PO BOX 19116, JONESBORO, AR 72423
 6. CORNER INFORMATION: HARRISON ENGINEERING 500 FOSTER BLDG STE D, JONESBORO, AR 72424
 7. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 26088-1001-100 DATED SEPTEMBER 27, 2011
 8. PLACE CONSTRUCTION DRAINAGE FIRST TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS.
 9. FURNISH ONE SET OF AS-BUILT DRAWINGS WITH EXISTING, SPRINGING, SIZING, OR OTHER APPROVED DETAILS UPON COMPLETION TO PREVENT EROSION.
 10. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOTEXT. RETAINING WALL, FRANKS OF OTHER APPROVED/ENGINEER APPROVED METHODS.
 11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, OKLAHOMA COUNTY, ARKANSAS STANDARD SPECIFICATIONS MANUAL.
 12. SOIL TYPE: MEDIUM SILT LOAM TO AIDE SLOPES (TYPE 6)/ LOESS SILT LOAM, 8-12% SLOPES (TYPE C)
 13. MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL 10' STREET SETBACK - 25' REAR SETBACK - 10'
 14. BILL OF AGREEMENT TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREA
 15. PLAT OF GRIFFIN SUBDIVISION FILED IN PLAT BOOK 108 AT PAGE 62 IN THE OFFICE OF THE CIRCUIT CLERK FOR OKLAHOMA COUNTY IN JONESBORO, OKLAHOMA.

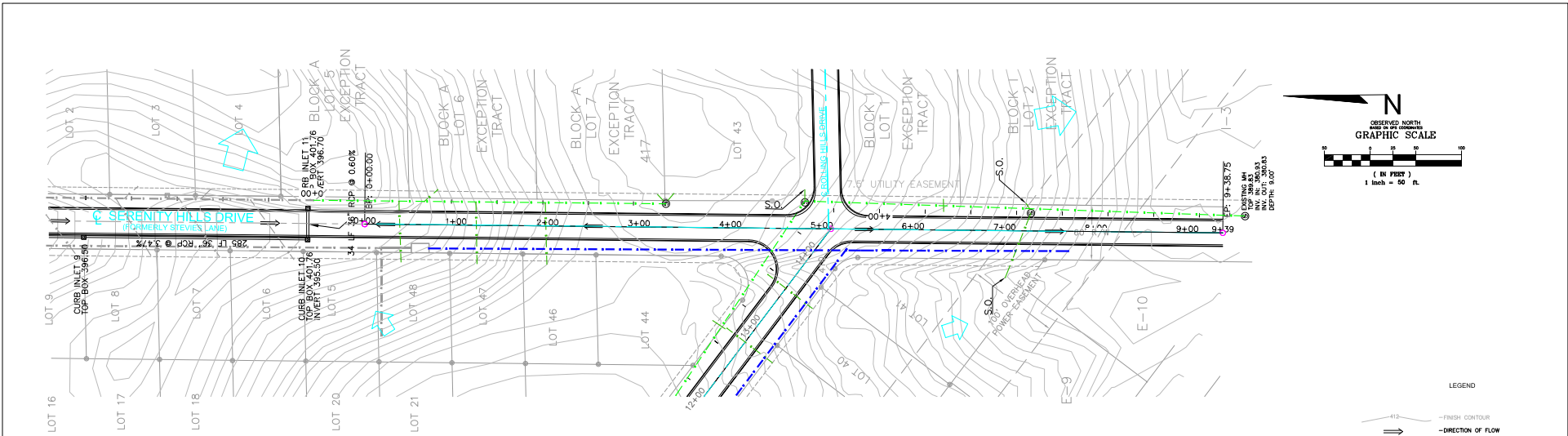
PLAN AND PROFILE - HARRISON HILLS DRIVE



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

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	HARRISON HILLS - PHASE 2 JONESBORO, ARKANSAS A REPLAT IN GRIFFIN SUBDIVISION	
	DRAWN BY: DM SCALE: 1" = 50' DATE: 02JUN22 DWG REF: 35-14N-03E JOB NO. 1355122 PROJECT 1355122	CHECKED BY: CM 1355122HarrisonGRADING.
MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4008 STEARNS BLVD. STE. D JONESBORO, AR 72424</small> <small>870423-1420</small>		CLARENCE W. "MAC" MCALISTER, PE, PS SHEET 5 / 10

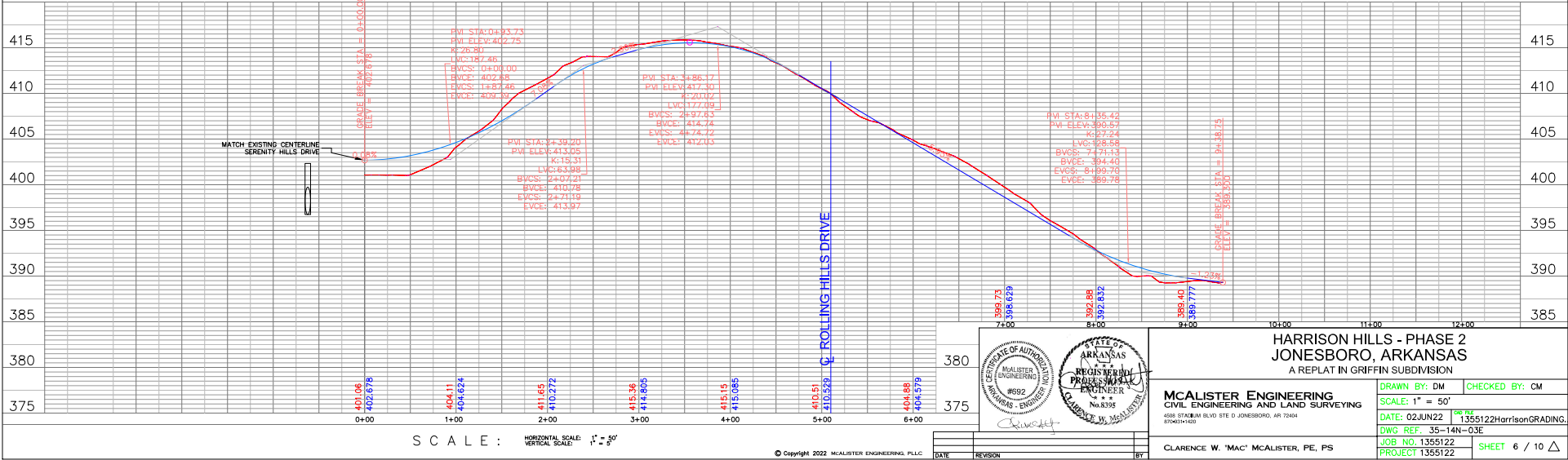


- NOTES**
1. SURVEY FOR BOB HARRISON
 2. GPS CONTROL - TIED SITE TO CITY OF JONESBORO GPS MONUMENT #5 & #6.
 3. HORIZONTAL CONTROL - MODEL 3RD ORDER CLASS 1, ARKANSAS SFC NORTH ZONE
 4. SURFACE CONTROL - TIED TO 2ND ORDER BENCHMARK
 5. CORNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION PO BOX 1818, JONESBORO, AR 72404
 6. CORNER INFORMATION: HARRISON ENGINEERING 500 SOUTH GLENN ST. #100, JONESBORO, AR 72404
 7. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 26080M0101, FIRM DATED SEPTEMBER 20, 2011
 8. PLACE CONSTRUCTION PERMITS TO CONTROL, THAWING OF SEDIMENT ONTO ROADWAYS.
 9. THERE ARE NO OTHER UTILITIES, EMBANKING, SPRINGING, SODDING, OR OTHER APPROVED SUBJECTS ON COMPLETION TO PREVENT EROSION.
 10. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOTEXT, RETAINING WALL, PLANTS OR OTHER APPROVED/ENGINEER APPROVED MEANS.
 11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, OKLAHOMA COUNTY, ARKANSAS STANDARD SPECIFICATIONS FOR ROADWAY.
 12. SOIL TYPE: MEDIUM SILT LOAM, 12 TO 40% SLOPES (TYPE #1) LOAM SILT LOAM, 8-12% SLOPES (TYPE C)
 13. MINIMUM REQUIRED ZONING SETBACK: RESIDENTIAL, CITY STREET SETBACK - 25' REAR SETBACK - 10'
 14. BILL OF ATTENDANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
 15. PLAT OF GRIFIN SUBDIVISION FILED IN PLAT BOOK 108 AT PAGE 82 IN THE OFFICE OF THE GREAT CLERK FOR OKLAHOMA COUNTY IN JONESBORO, OKLAHOMA.

PLAN AND PROFILE - SERENITY HILLS DRIVE



- LEGEND**
- FINISH CONTOUR
 - DIRECTION OF FLOW
 - SURFACE FLOW
 - FLARED END SECTION
 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W/ MANHOLE
 - PROPOSED WATER LINE
 - BENCHMARK - 407.15 CURB INLET WEST OF E.V.A. COURT ON NEELY ROAD



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STATE OF ARKANSAS
 PROFESSIONAL ENGINEER
 #692
 HARRISON - ENVOIES

HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
 A REPLAT IN GRIFFIN SUBDIVISION

MCALISTER ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 4108 ST. EMIL IN SILVO SITE D, JONESBORO, AR 72404
 8704261-1420

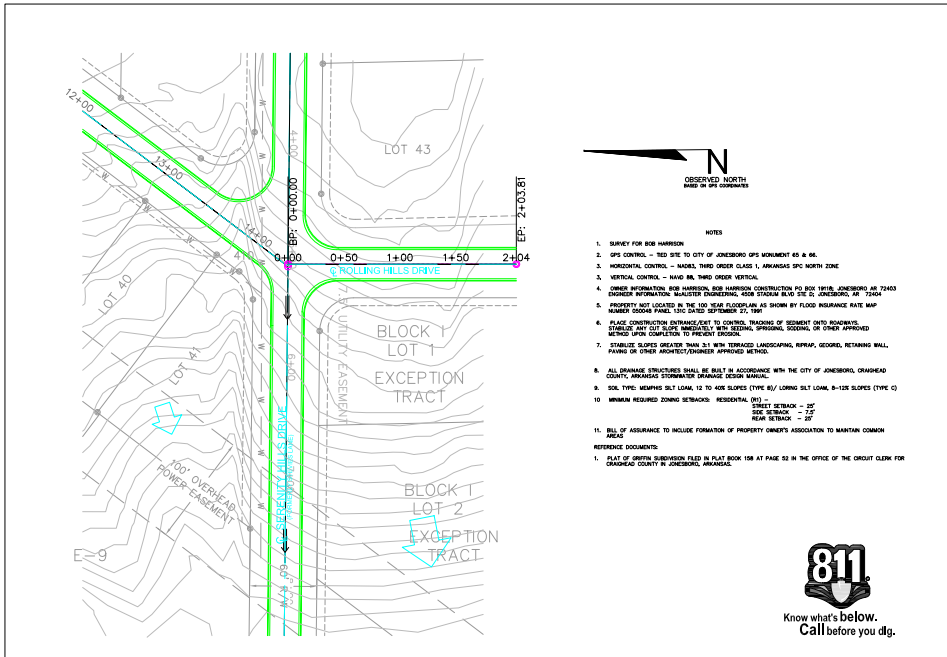
CLARENCE W. "MAC" MCALISTER, PE, PS

DATE: 02JUN22
 DWG REF: 35-14N-03E
 PROJECT 1355122

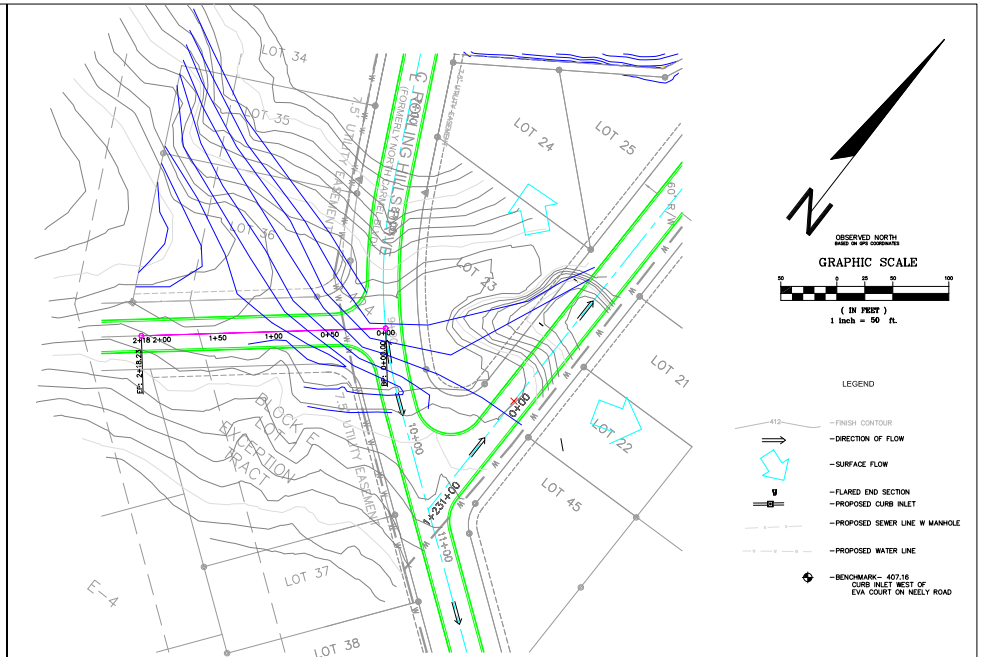
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SCALE: 1" = 50'
 DATE: 02JUN22
 DWG NO. 1355122
 PROJECT 1355122

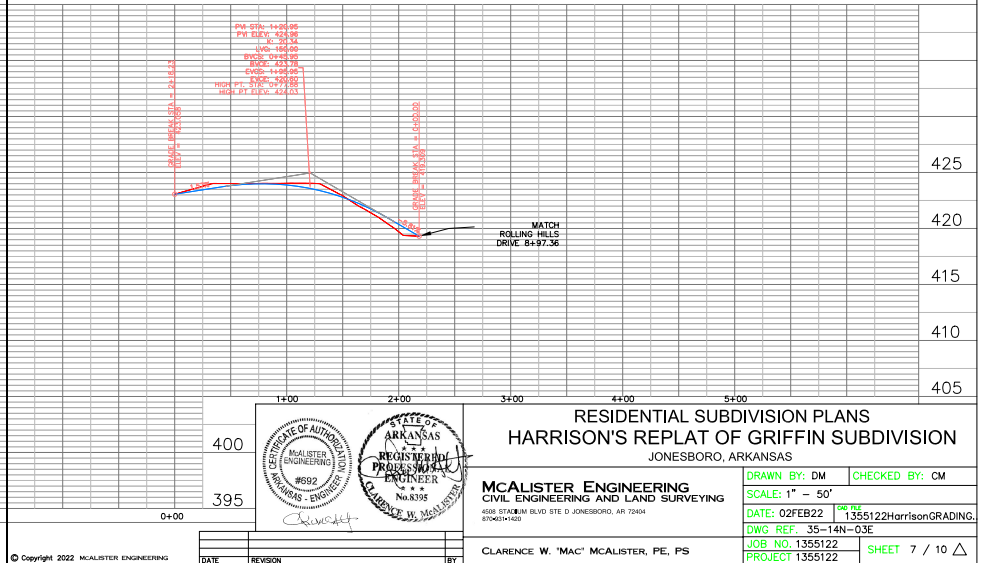
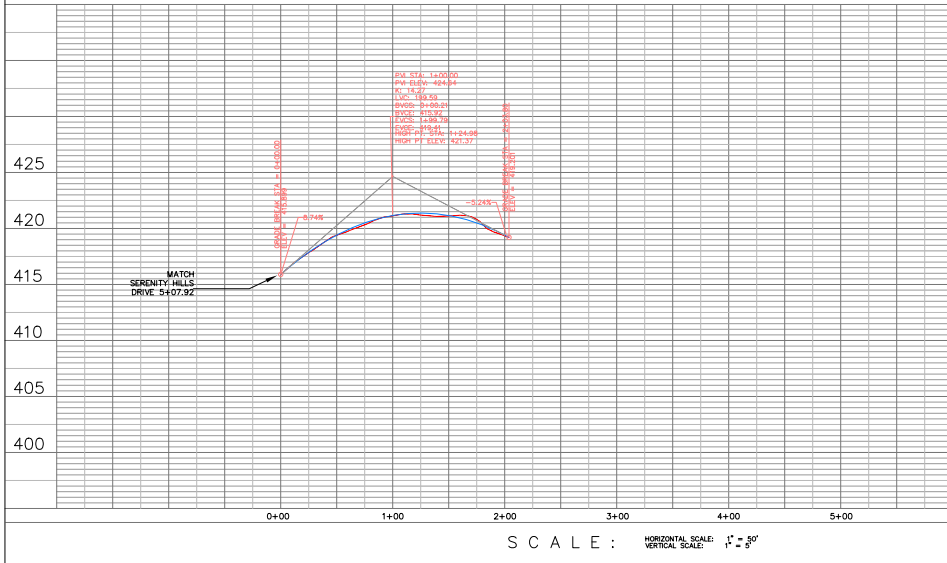
SHEET 6 / 10

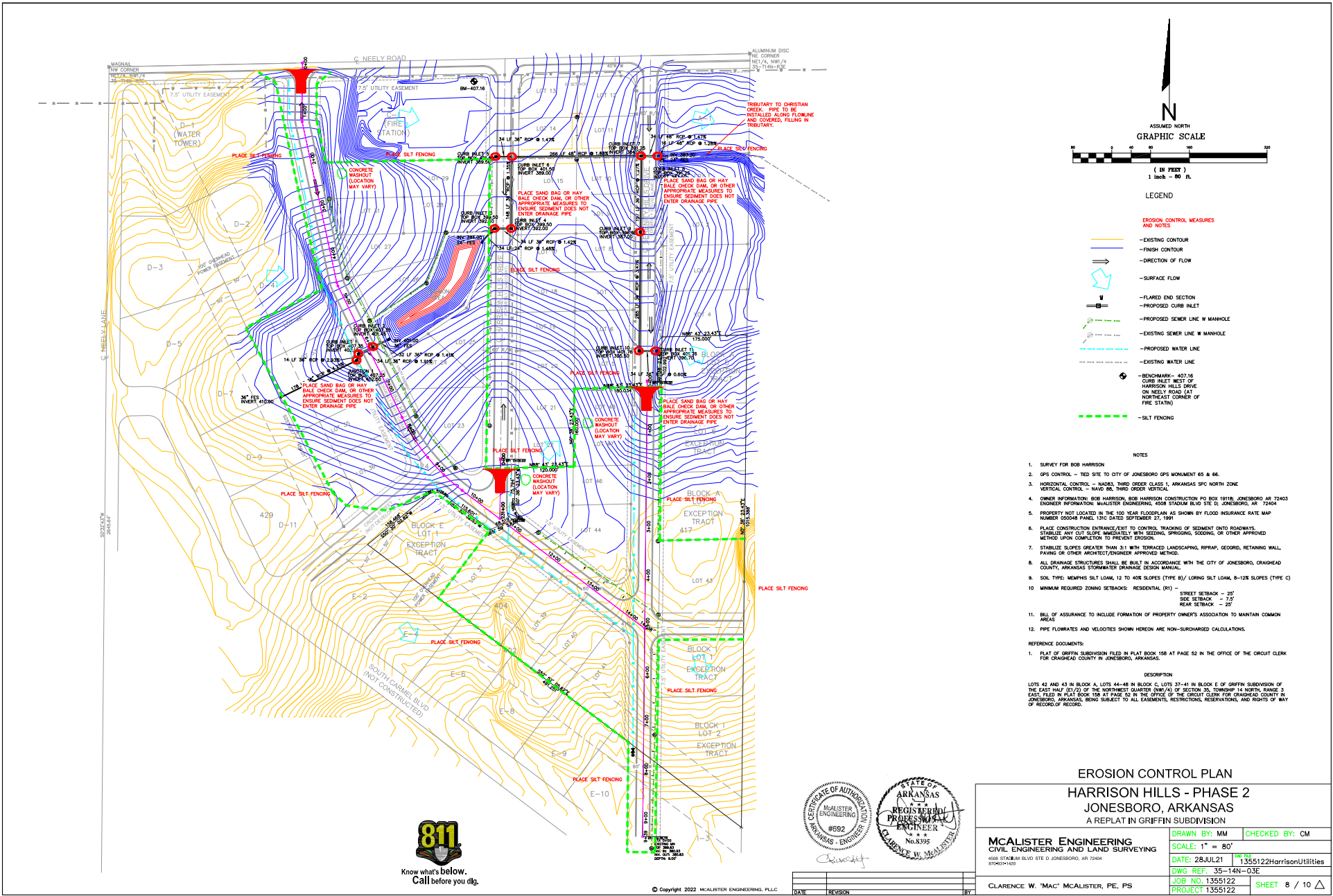


PLAN AND PROFILE - ROLLING HILLS DRIVE



PLAN AND PROFILE - CROSS STREET





- LEGEND**
- EROSION CONTROL MEASURES AND NOTE**
- EXISTING CONTOUR
 - FINISH CONTOUR
 - DIRECTION OF FLOW
 - SURFACE FLOW
 - FLARED END SECTION
 - PROPOSED CURB INLET
 - PROPOSED SEWER LINE W/ MANHOLE
 - EXISTING SEWER LINE W/ MANHOLE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - BENCHMARK - 407.16 CURB INLET WEST OF HARRISON HILLS DRIVE ON NEELY ROAD (AT NORTHEAST CORNER OF FIRE STATION)
 - SILT FENCING
- NOTES**
1. SURVEY FOR BOB HARRISON
 2. GPS CONTROL - TED SITE TO CITY OF JONESBORO GPS MONUMENT 65 & 66.
 3. VERTICAL CONTROL - MARKED THIRD ORDER CLASS 1, ARKANSAS SPIC NORTH ZONE VERTICAL CONTROL - NAD 83, THIRD ORDER VERTICAL.
 4. OWNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION PO BOX 19118, JONESBORO AR 72403 ENGINEER INFORMATION: MAJESTER ENGINEERING, 4008 STAMUK BLVD STE G, JONESBORO, AR 72404
 5. PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PLAIN, 13IC DATED SEPTEMBER 27, 1991
 6. PLACE CONSTRUCTION ENTRANCES FIRST TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRINKLING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
 7. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOTEXT, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
 8. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRANHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
 9. SOIL TYPE: MEMPHIS SILT LOAM, 12 TO 40% SLOPES (TYPE B)/ LOESS 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
 12. PIPE FLOWRATES AND VELOCITIES SHOWN HEREON ARE NON-SURCHARGED CALCULATIONS.
- REFERENCE DOCUMENTS:**
1. PLAT OF GRIFFIN SUBDIVISION FILED IN PLAT BOOK 156 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRANHEAD COUNTY IN JONESBORO, ARKANSAS.
- DESCRIPTION**
- LOTS 42 AND 43 IN BLOCK A, LOTS 44-48 IN BLOCK C, LOTS 37-41 IN BLOCK E OF GRIFFIN SUBDIVISION OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 2 EAST, FILED IN PLAT BOOK 156 AT PAGE 52 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRANHEAD COUNTY IN JONESBORO, ARKANSAS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD OF RECORD.



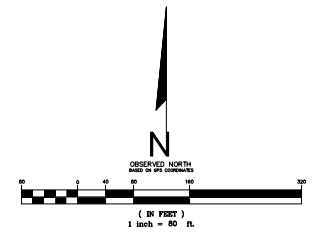
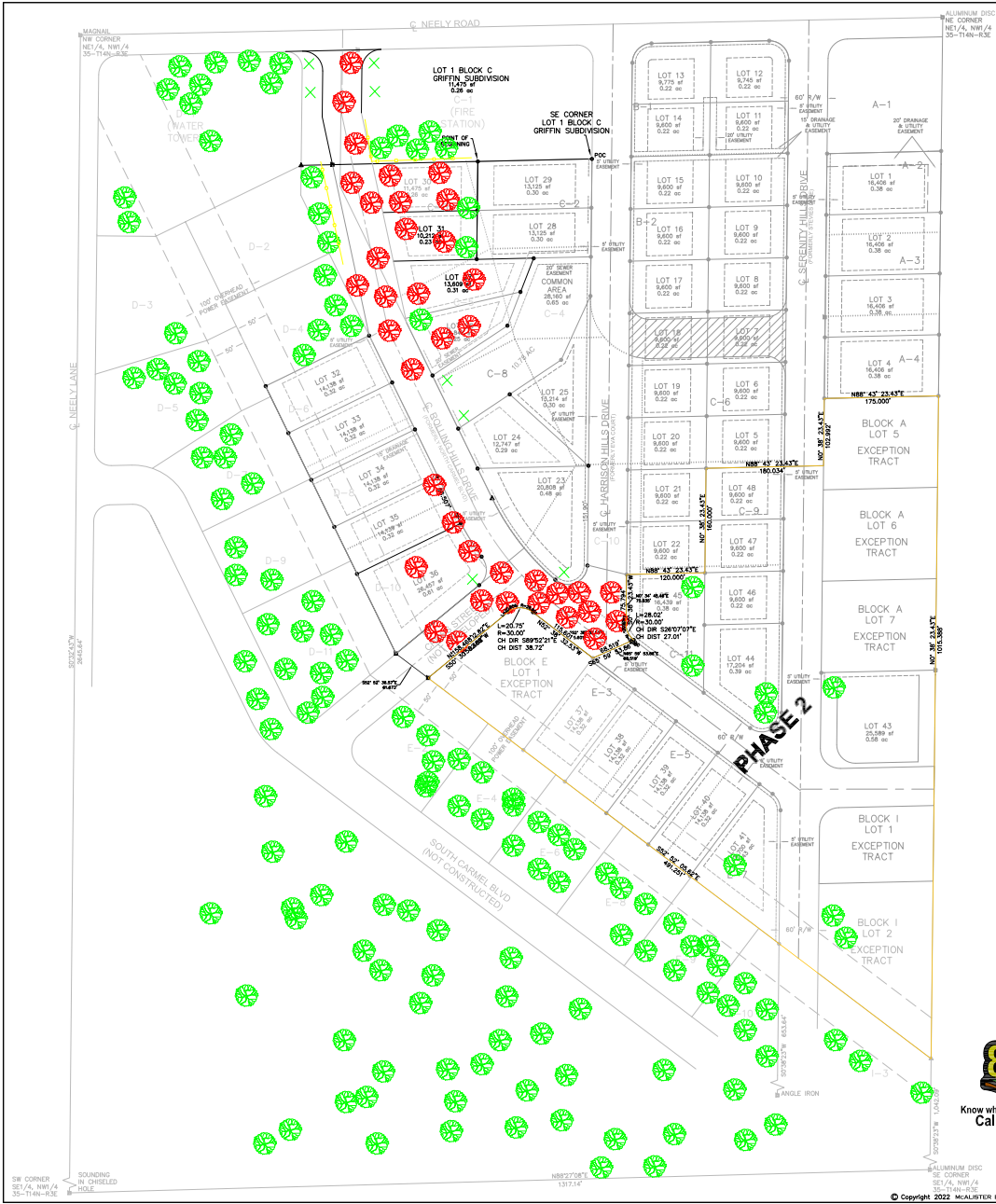
EROSION CONTROL PLAN
HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
 A REPLAT IN GRIFFIN SUBDIVISION

McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4008 STAMUK BLVD STE G, JONESBORO, AR 72404 8704211820	DRAWN BY: MM CHECKED BY: CM SCALE: 1" = 80' DATE: 28JUL21 09:06 DWG REF: 35-14N-03E JOB NO: 1355122 PROJECT: 1355122
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CLARENCE W. "MAC" McALISTER, PE, PS

DATE	REVISION	BY





- TREE PROTECTION BARRIERS WITH SIGNAGE
- NATIVE SPECIES TREES TO BE ADDED
- TREES ON PROPERTY TO REMAIN
- TREES ON PROPERTY LARGER THAN 18" TO BE REMOVED

TYPES OF TREES ON PROPERTY

- ASH
- ELM
- NYCOSA
- CEDAR
- PINE
- OAK
- SWEET GUM
- SYCAMORE

NOTES

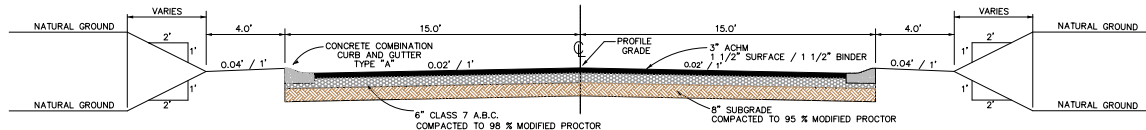
1. REQUIRED TREES 4.71 ACRES (43650/2000 = 103 TREES
40 SIGNIFICANT TREES TO BE REMOVED
8 NEW TREES PROVIDED
2. EXISTING TREES: (500+ EXISTING TREES)
120 + 4" - 5" (ALLOWED 2 TREE CREDITS)
60 + 6" - 12" (ALLOWED 3 TREE CREDITS)
40 + 13" - 18" (ALLOWED 4 TREE CREDITS)
20 + 19" - 24" (ALLOWED 6 TREE CREDITS)
10 + 25" - 32" (ALLOWED 8 TREE CREDITS)
5 + 33" - 48" (ALLOWED 10 TREE CREDITS)
3. REQUIRED 25% OF FOLIAGE ARE TREES
PROVIDING 8 TREES PLUS EXISTING TREES= 508+ TREES
4. REQUIRED 40% OF TREES TO BE A NATIVE SPECIES
ALL TREES ON SITE ARE NATIVE SPECIES FOR 100% NATIVE SPECIES
5. ALL TREES USED FOR CREDIT ARE OF GOOD HEALTH.
6. GROUPS OF TREES AND INDIVIDUAL TREES THAT ARE NOT TO BE REMOVED AND REQUIRED UNDISTURBED BUFFER AREAS SHALL BE PROTECTED DURING CONSTRUCTION BY PROTECTIVE FENCING AND SHALL NOT BE USED FOR MATERIAL STORAGE OR FOR ANY OTHER PURPOSE. TREE PROTECTION BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, CONSTRUCTED OF CHAIN LINK OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL SUBJECT TO APPROVAL BY THE PLANNING AND ZONING DEPARTMENT. TREE PROTECTION MARKER SIGNS SHALL BE POSTED VISIBLY ON ALL SIDES OF THE FENCED AREAS. TREE PROTECTION BARRIER MUST BE PLACED AT THE OUTSIDE EDGE OF THE DRIP LINE OF THE EXISTING TREES.



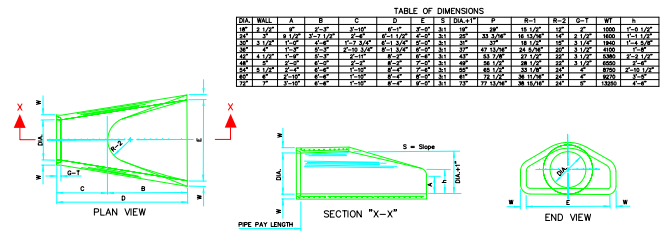
TREE PRESERVATION PLAN

HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
A REPLAT IN GRIFFIN SUBDIVISION

MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4108 STARMAN BLVD. SUITE D JONESBORO, AR 72404</small>	DRAWN BY: DM/JH	CHECKED BY: CM
	SCALE: 1" = 80'	
	DATE: 9APR14	DWG NO. 1355122/HarrisonUtilities
	DWG REF: 35-14N-03E	JOB NO. 1355122
CLARENCE W. "MAC" MCALISTER, PE, PS	PROJECT 1355122	SHEET 9 / 10

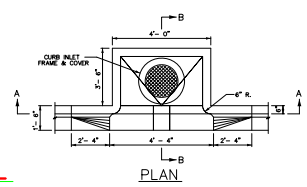
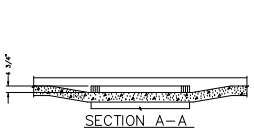
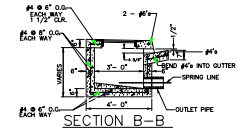
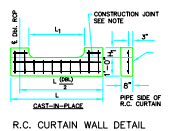


TYPICAL STREET SECTION



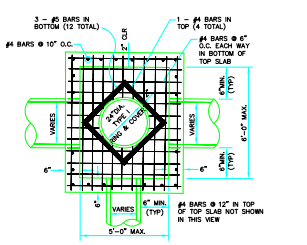
- NOTES:
1. The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.
 2. All reinforcing steel are #4 Bars at 6" O.C.
 3. No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
 4. Tongue End On Upstream Section, Groove End On Downstream Section.

FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT

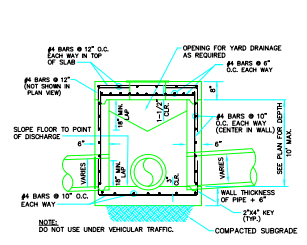


DROP INLET TYPE "C" - DETAIL

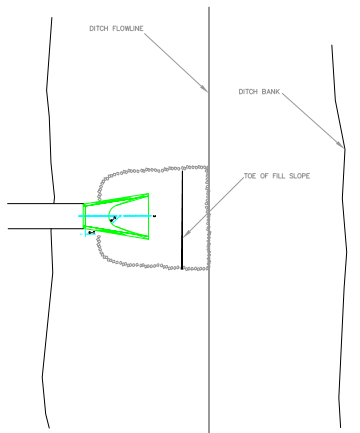
- NOTES:
1. ALIGN THE SUBGRADE AND GUTTER.
 2. SLOPE THE GUTTER TO THE PIPE SPRING LINE TO PREVENT STAGNATION.
 3. OUTLET PIPE MAY BE RELOCATED.



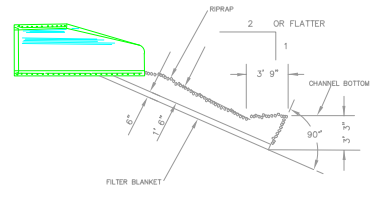
PLAN - JUNCTION BOX - LIGHT



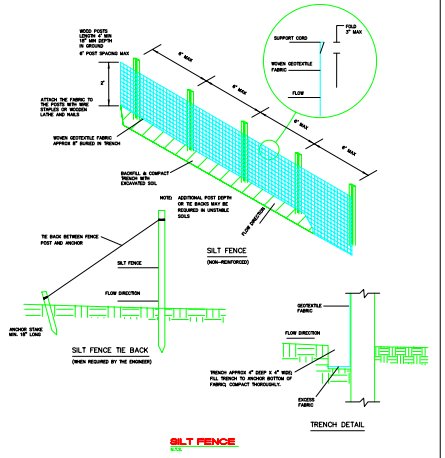
SECTION - JUNCTION BOX - LIGHT



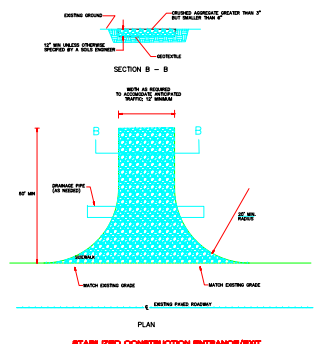
PLAN - DUMPED RIPRAP



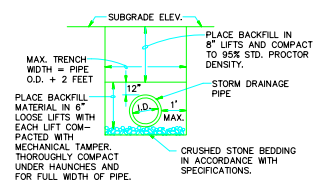
SECTION - DUMPED RIPRAP



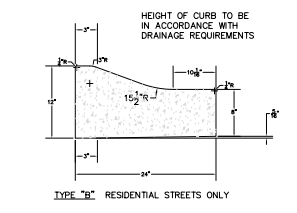
SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE/EXIT



DRAINAGE PIPE TRENCH DETAIL

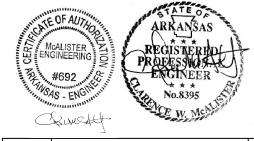


COMBINATION CURB AND GUTTER

- NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.

- NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB.

**HARRISON HILLS - PHASE 2
JONESBORO, ARKANSAS
A REPLAT IN GRIFFIN SUBDIVISION**



MCALister ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4100 STATE BLVD. SUITE D, JONESBORO, AR 72404	DRAWN BY: DM SCALE: DATE: 10MAR14 DWG REF: JOB NO. 1355122 PROJECT 1355122	CHECKED BY: CM COC FILE: 1355122HarrisonGrading. SHEET 10 / 10
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