

RESIDENTIAL SUBDIVISION PLANS

HARRISON HILLS

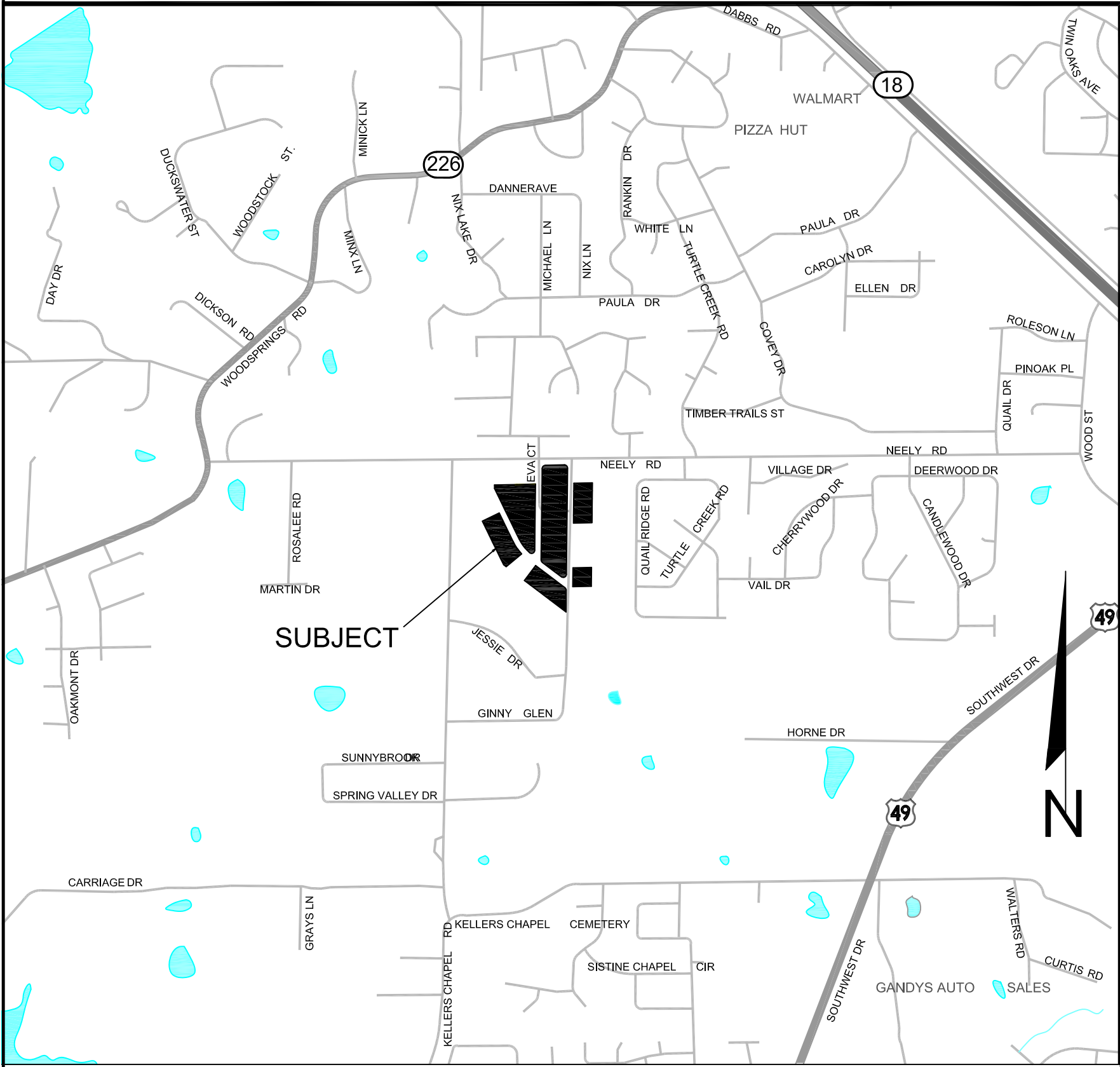
A REPLAT IN GRIFFIN SUBDIVISION

JONESBORO, ARKANSAS

SEPTEMBER, 2014

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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

CLARENCE W. "MAC" MCALISTER, PE, PS

DRAWN BY: DM/JH | CHECKED BY: CM

SCALE:

DATE: 10MAR14 | CAD FILE: 1355122Harrison.dwg

DWG REF: 35-14N-03E

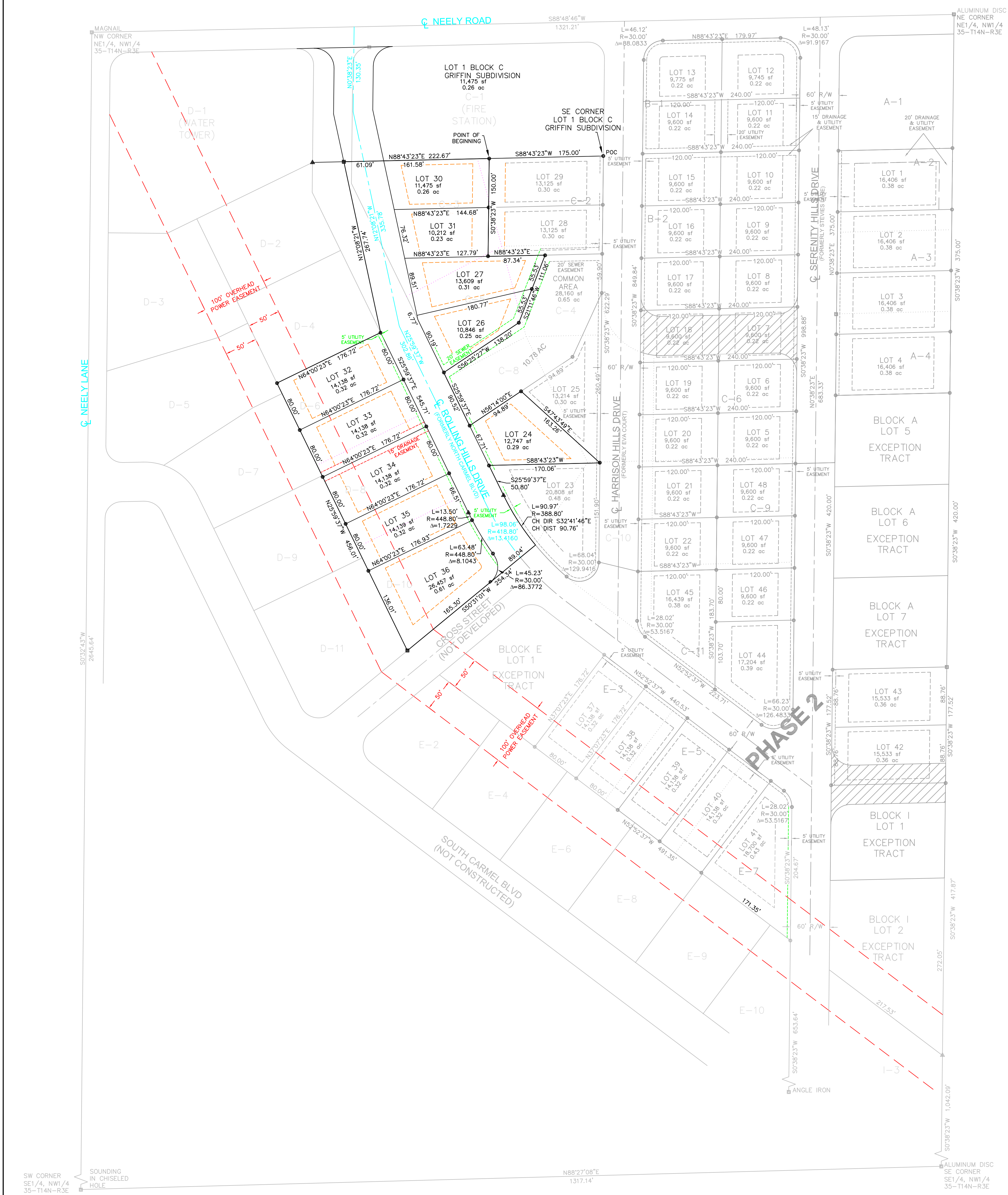
JOB NO. 1355122

PROJECT 1355122

SHEET 1 / 7



4/15/21	REVISED ALIGNMENT FOR ROLLING HILLS DRIVE	JH
DATE	REVISION	BY



DESCRIPTION

A PART OF LOTS 3, 4, 5, 6, 8, 9 & 10 OF BLOCK C AND LOTS 6, 8 & 10 IN BLOCK D 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 SOUTHEAST CORNER OF LOT 1 BLOCK C OF SAID GRIFFIN SUBDIVISION, THENCE S88°23'43"W 175.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°38'23"W 150.00 FEET TO A POINT, THENCE N88°43'23"E 87.34 FEET TO A POINT, THENCE S21°11'46"W 111.06 FEET TO A POINT, THENCE S56°25'27"W 138.20 FEET TO A POINT, THENCE S25°59'37"E 90.52 FEET TO A POINT, THENCE N56°14'00"E 94.89 FEET TO A POINT, THENCE S47°43'49"E 163.26 FEET TO A POINT, THENCE S88°43'23"W 170.06 FEET TO A POINT, THENCE S25°59'37"E 50.80 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 388.80 FEET, AN ARC LENGTH OF 90.97 FEET, A CHORD BEARING OF S32°41'46"E, AND A CHORD DISTANCE OF 90.76 FEET, THENCE S50°31'01"W 254.34 FEET TO A POINT, THENCE N25°59'37"W 456.01 FEET TO A POINT, THENCE N64°00'23"E 176.72 FEET TO A POINT, THENCE N12°08'21"W 267.74 FEET TO A POINT, THENCE N88°43'23"E 222.67 FEET TO THE POINT OF BEGINNING; CONTAINING SOME 4.04 ACRES, MORE OR LESS, 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.

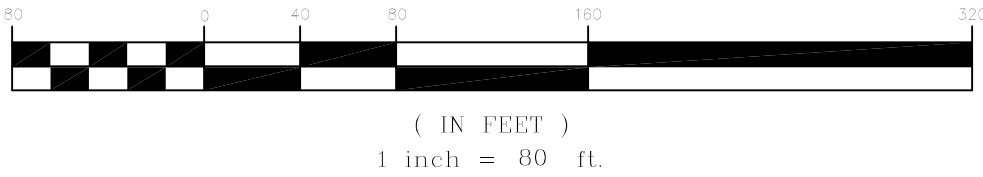
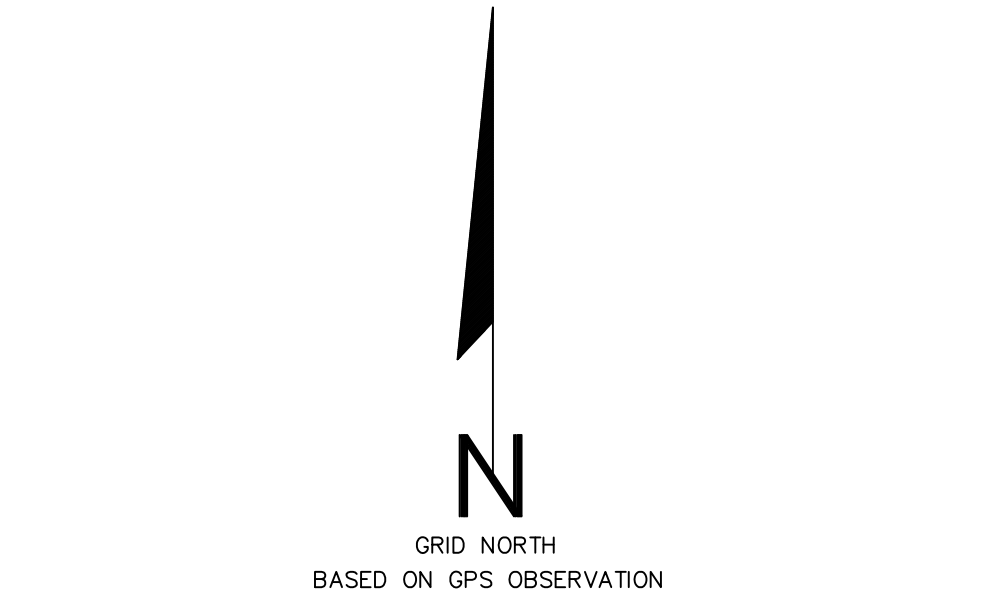
THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL NOT SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED UNTIL ALL CONDITIONS IMPOSED BY THE PLANNING COMMISSION HAVE BEEN SATISFIED AND ALL REQUIRED SITE IMPROVEMENTS HAVE BEEN COMPLETED OR THEIR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

BOB HARRISON, DEVELOPER (DATE)

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
 - ORIGINAL BLOCK--LOT NUMBERS
 - RIGHT OF WAY TO BE ABANDONED
 - PHASE LINE

- NOTES
- SURVEY FOR BOB HARRISON
 - PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 131 C DATED SEPTEMBER 27, 1991
 - ZONING INFORMATION (R1) -- STREET SETBACK = 25' SIDE SETBACK = 7.5' REAR SETBACK = 25'
 - BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
- REFERENCE DOCUMENTS:
- 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.



Know what's below.
Call before you dig.

RECORD PLAT

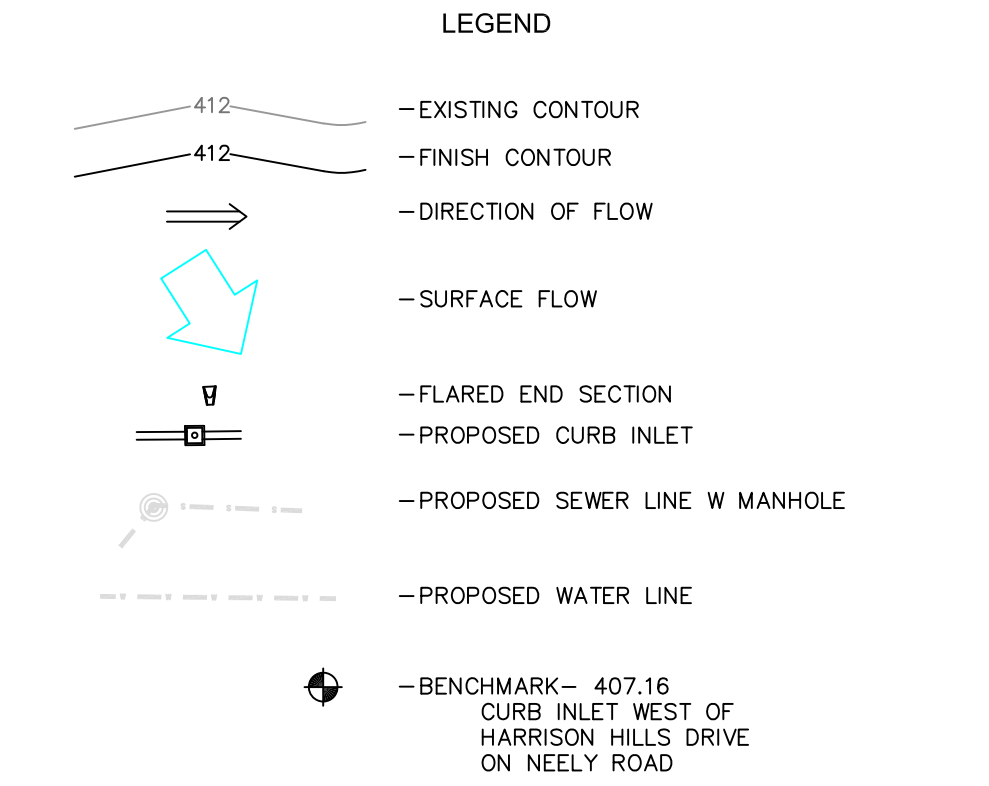
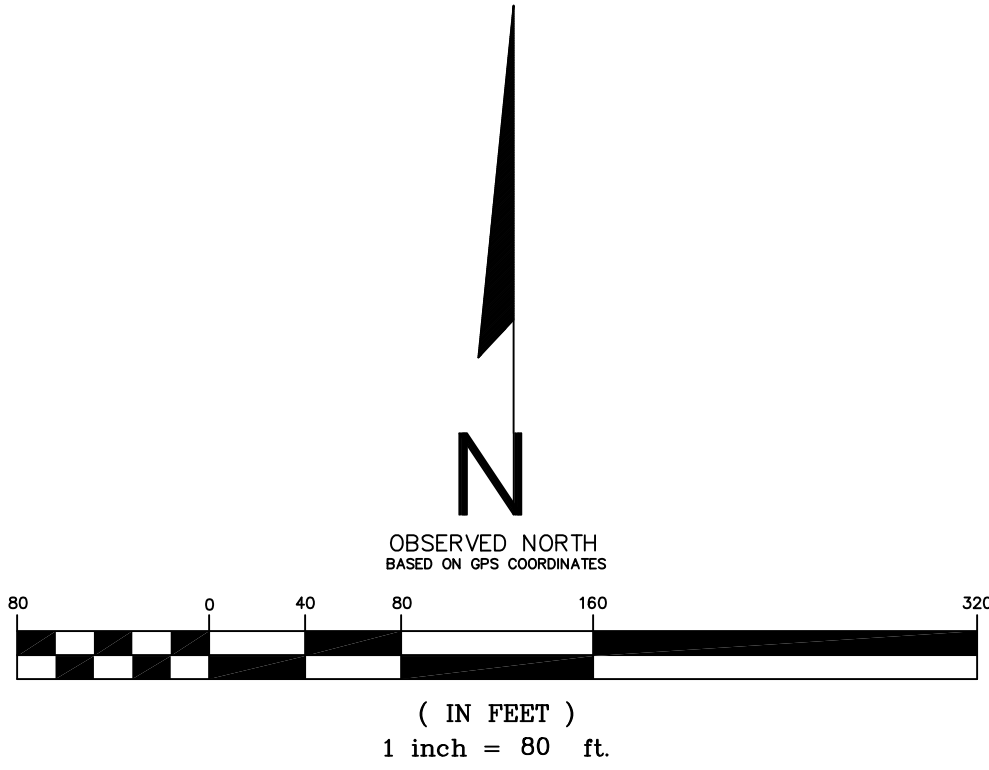
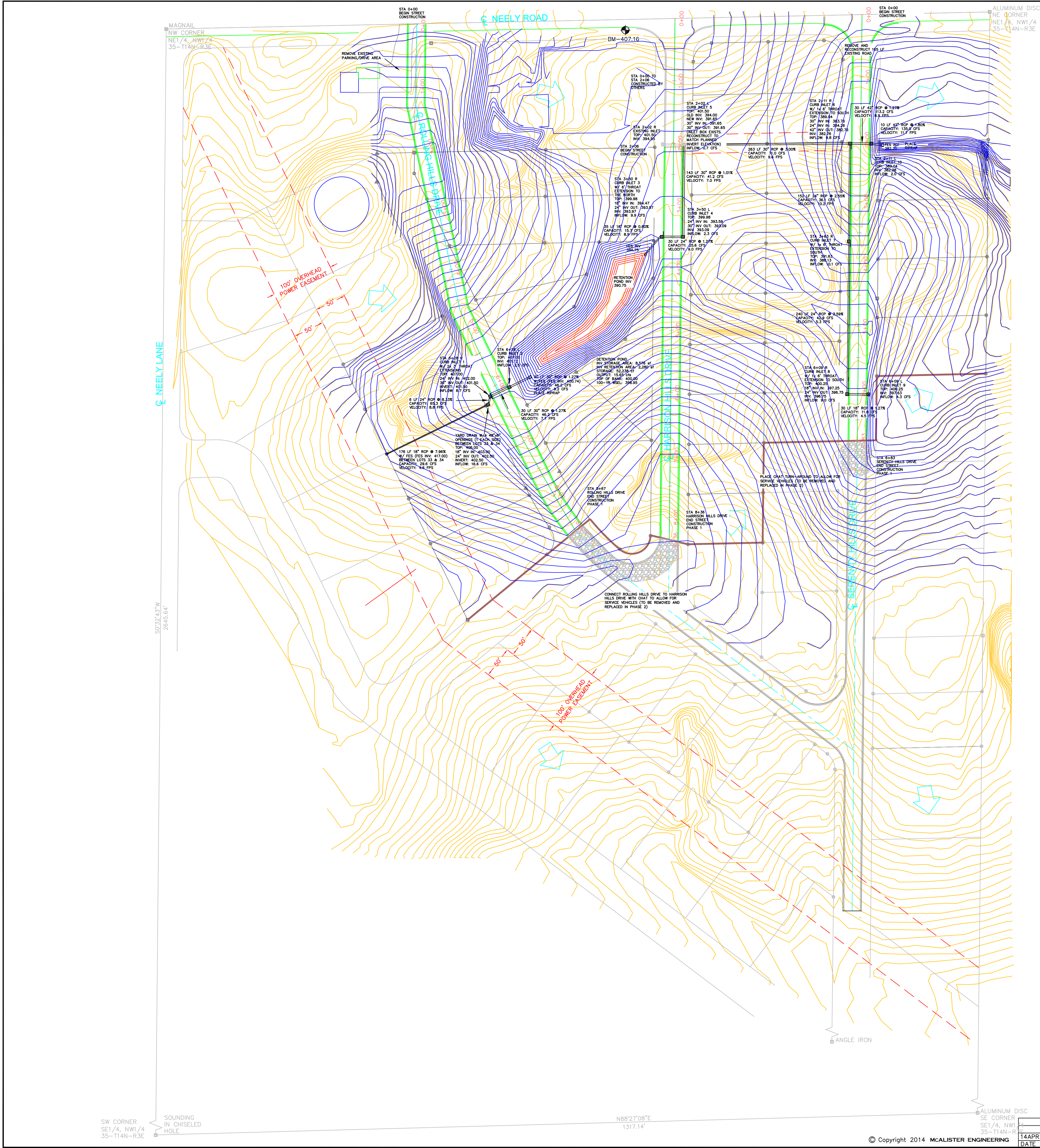
HARRISON HILLS - PHASE 1C
JONESBORO, ARKANSAS
A REPLAT IN GRIFFIN SUBDIVISION

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

4508 STADIUM BLVD, STE D, JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

DRAWN BY: JH	CHECKED BY: CM
SCALE: 1" = 80'	DATE: 14APR2021
CAD FILE: 1355122HarrisonPlat.dwg	
DWG REF. 35-14N-03E	
JOB NO. 1355122	SHEET 2 / 7
SURVEY #500-14N-03E-0-35-400-16-1303	



- NOTES
- SURVEY FOR BOB HARRISON
 - GPS CONTROL - TIED SITE TO CITY OF JONESBORO GPS MONUMENT 65 & 66.
 - HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
VERTICAL CONTROL - NAVD83, THIRD ORDER VERTICAL
 - OWNER INFORMATION: BOB HARRISON, BOB HARRISON CONSTRUCTION, P.O. BOX 19118, JONESBORO, AR 72403
ENGINEER INFORMATION: MCALISTER ENGINEERING, 4508 STADIUM BLVD. STE. D, JONESBORO, AR 72404
 - PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 131C DATED SEPTEMBER 27, 1991
 - PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS.
STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SODDING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
 - STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOTIRD, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
 - ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
 - SOIL TYPE: MEMPHIS SILT LOAM, 12 TO 40% SLOPES (TYPE B)/ LORING SILT LOAM, 8-12% SLOPES (TYPE C)
 - MINIMUM REQUIRED ZONING SETBACKS: RESIDENTIAL (R1) -
STREET SETBACK - 25'
SIDE SETBACK - 7.5'
REAR SETBACK - 25'
 - BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
 - PIPE FLOWRATES AND VELOCITIES SHOWN HEREON ARE NON-SURCHARGED CALCULATIONS.

REFERENCE DOCUMENTS:

- 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

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/JH	CHECKED BY: CM
SCALE: 1" = 80'		DATE: 9APR14	CAD FILE: 1355122HarrisonUtilities
DWG NO. 1355122		JOB NO. 1355122	SHEET 3 / 7
PROJECT 1355122		CLARENCE W. "MAC" MCALISTER, PE, PS	

