

COMMERCIAL SUBDIVISION PLANS

GREENSBOROUGH VILLAGE

PHASES 1 & 1A

PREPARED FOR
GREENSBORO INVESTMENTS

JONESBORO, ARKANSAS
NOVEMBER, 2016



VICINITY MAP
SCALE: 1" = 500'

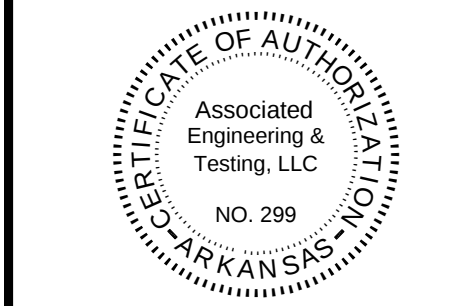
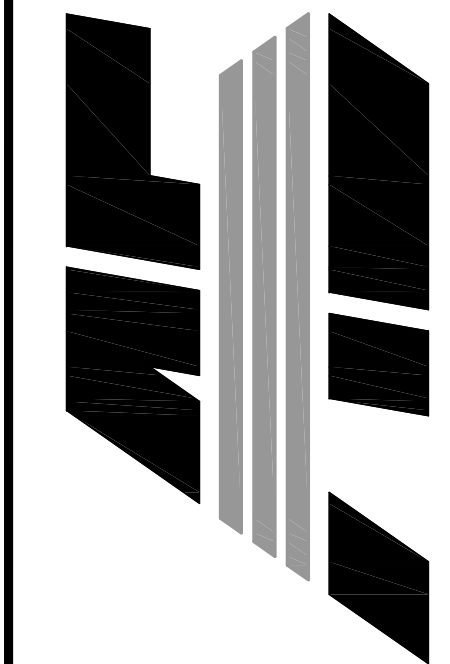


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GREENSBOROUGH VILLAGE
PHASES 1 & 1A
U.S. HIGHWAY 49 (JOHNSON AVENUE)
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

COVER SHEET			
DATE:	11/29/16	DRAWN:	COH
CADD FILE:	14106-SDP	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	C001
SCALE: AS SHOWN			

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
870-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3719 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-5581, FAX: 870-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
870-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3025 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-891-3150
6. AT&T
123 CHURCH, ROOM B 27
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-912-1821, FAX: 870-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-912-1581, FAX: 870-912-1533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8429 EXT. 212, FAX: 870-912-8141
DEANNA HORNBACK - MANAGER
JIMMY TANCY - FIELD MANAGER
CELL: 870-219-8583

BENCHMARK LIST

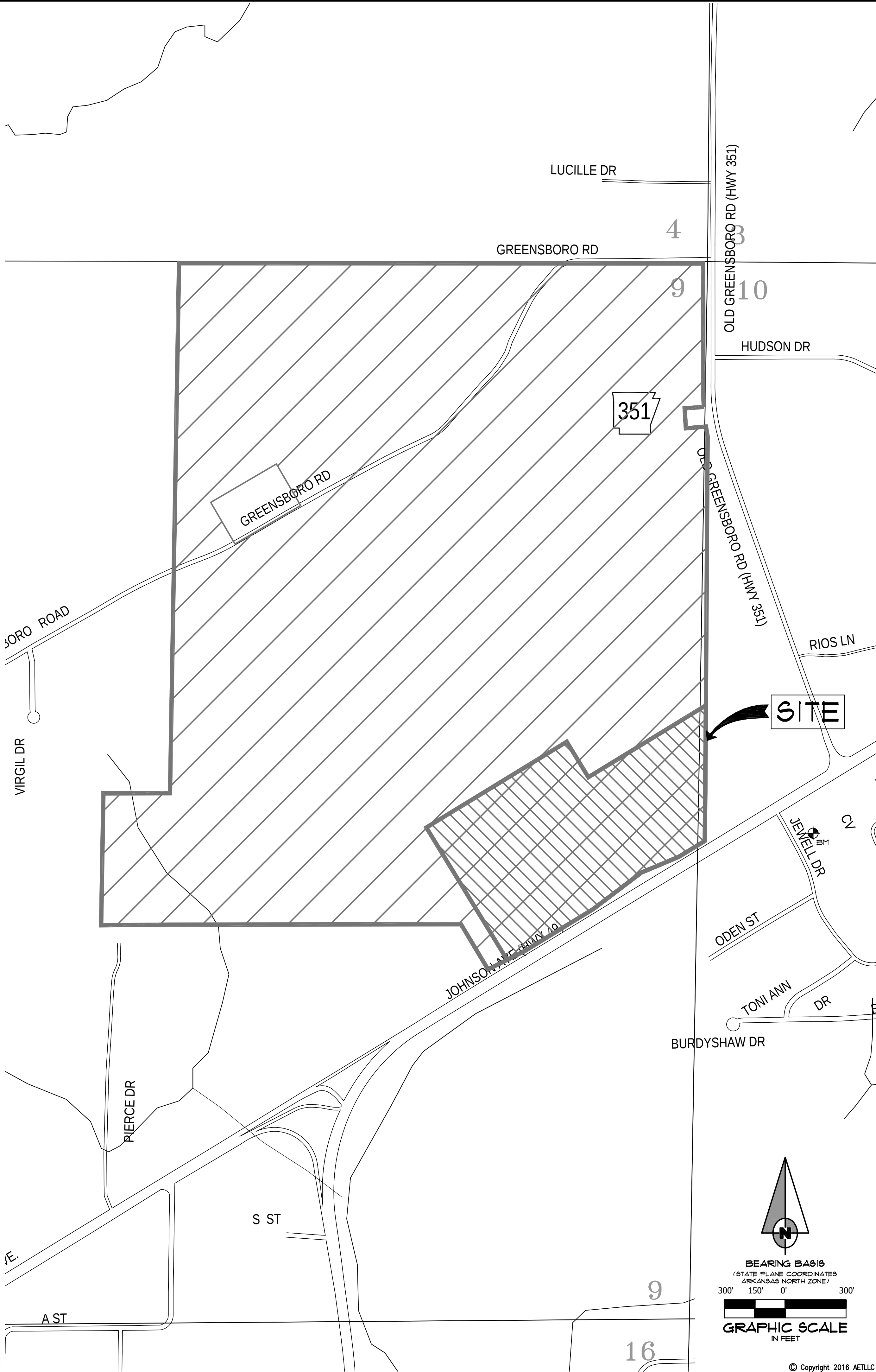
1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK IS NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATED AS L-331, LOCATED APPROXIMATELY 321 FEET EAST AND 11 FEET NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY, LYING ON THE SOUTH SIDE OF EAST JOHNSON AVENUE AND THE WEST SIDE OF JEWELL DRIVE. ELEV. = 340.36 (NAVD 88).

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 050300044C (PANEL 44 OF 200). EFFECTIVE DATE = SEPTEMBER 21, 1991.
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
5. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

	BOUNDARY LINE		FIRE HYDRANT		GRATED INLET
	LOT LINES		VALVE BOX		DOWNSPOUT
	FOUND IRON PIPE		FIRE PROTECTION		SPRINKLER CONTROL
	FOUND COTTON-PICKIER SPINDLE		EXISTING OVERHEAD ELECTRICAL LINE		MAILBOX
	FOUND REBAR		EXISTING UNDERGROUND ELECTRICAL LINE		TRASH COMPACTOR
	FOUND IRON PIPE W/ PL&S BOX CAP		ELECTRIC TRANSFORMER/ELECTRIC METER		COLUMN
	CITY OF JONESBORO G.P.S. MONUMENT		POWER POLE		BOLLARD
	BENCH MARK		POWER JUNCTION COMM. BOX		HANDICAP SIGN
	R/W MONUMENT		SIGN LIGHTS/FLOOR LIGHTS		EXISTING FENCE LINE
	SET 1 1/4" IRON PIPE W/ PL&S BOX CAP		LIGHT POLE (SINGLE)		EXISTING GROUND CONTOUR
	EXISTING SANITARY SEWER LINE		LIGHT POLE (BACK-BACK)		FINISHED GROUND CONTOUR
	PROPOSED SANITARY SEWER LINE		LIGHT POLE (3 in 90°)		EXISTING TREE/SHRUB
	EXISTING SANITARY SEWER MANHOLE		TRAFFIC SIGN		BASIN BOUNDARY
	PROPOSED SANITARY SEWER MANHOLE		TRAFFIC SIGNAL		DRAINAGE FLOW
	EXISTING SANITARY SEWER CLEANOUT		TRAFFIC LIGHT CONTROL		GENERAL DRAINAGE FLOW
	PROPOSED SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL W/ POLE		SHUTTLE FLOW DIRECTION
	PROPOSED SANITARY SEWER SERVICE LINE		EXISTING OVERHEAD COMMUNICATION LINE		SILT FENCE
	EXISTING WATER LINE		EXISTING UNDERGROUND COMMUNICATION LINE		ROCK CHECK DAM
	PROPOSED WATER LINE		TELEPHONE PEDESTAL		RIP RAP AREA
	EXISTING WATER METER		EXISTING GAS LINE		INLET PROTECTION
	PROPOSED WATER METER		GAS METER		ROCK CHECK DAM
	WATER VALVE		EXISTING STORM WATER MANHOLE		



GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

ASSOCIATED ENGINEERING & TESTING, LLC

NO. 299

ARKANSAS

NO.	DESCRIPTION	DATE

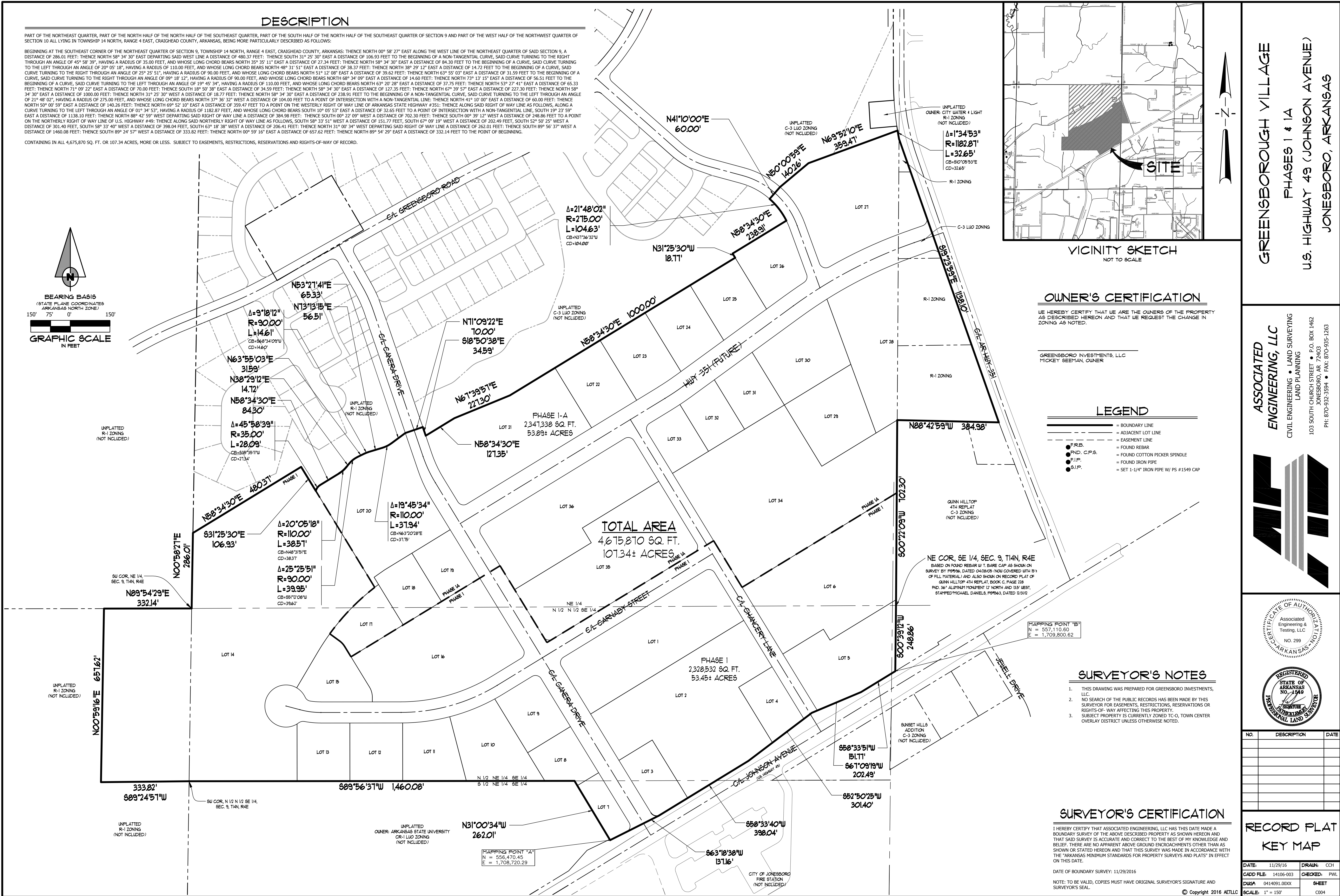
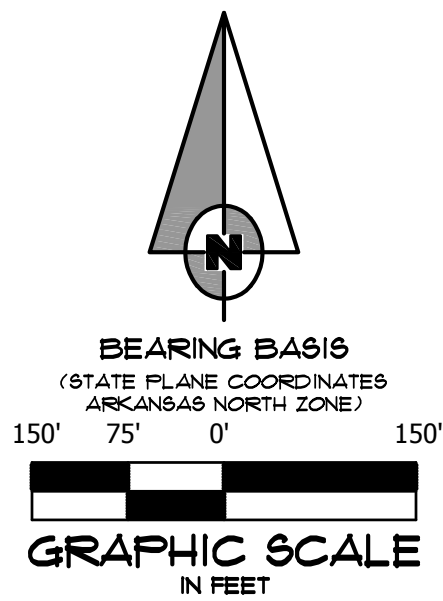
GENERAL NOTES

DATE: 11/29/16	DRAWN: CCH
CADD FILE: 14106-SDP	CHECKED: JME
DWG#: 0414091.000X	SHEET
SCALE: AS SHOWN	C002

PART OF THE NORTHEAST QUARTER, PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 ALL LYING IN TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING IN ALL 4,675,870 SQ. FT. OR 107.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



GREENSBOROUGH VILLAGE

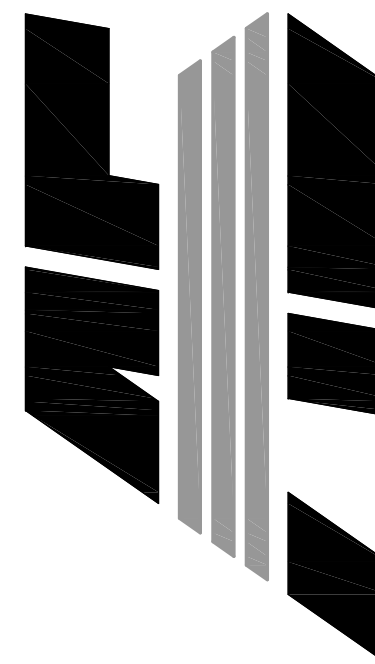
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[illegible]

RECORD PLAT

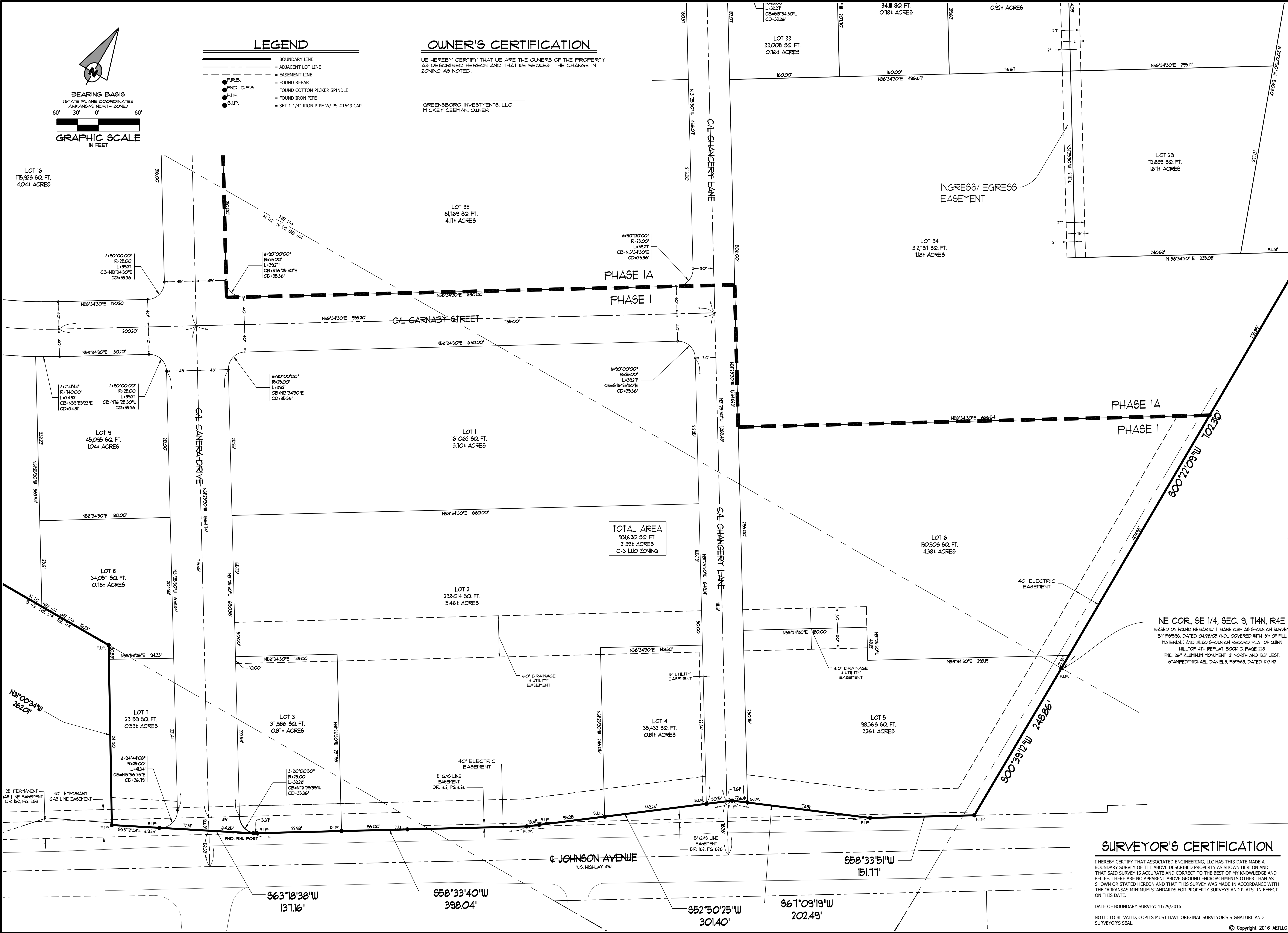
KEY MAP

DATE: 11/29/16	DRAWN: CCH
CADD FILE: 14106-003	CHECKED: PWL
DWG#: 0414091.00XX	SHEET C004
SCALE: 1" = 150'	

DATE OF BOUNDARY SURVEY: 11/29/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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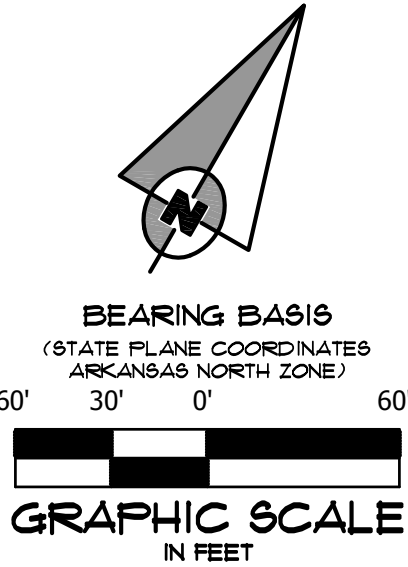
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

GREENSBORO INVESTMENTS, LLC
MICKEY BEEMAN, OWNER

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B.
- F.N.D. C.P.S.
- F.I.P.
- S.I.P.
- FOUND REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #1549 CAP



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

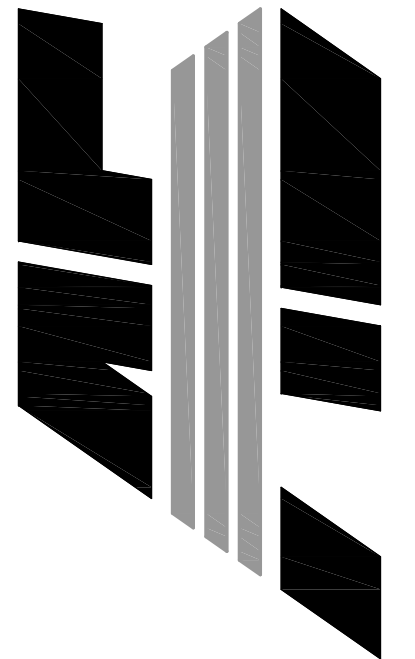
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JONESBORO, ARKANSAS

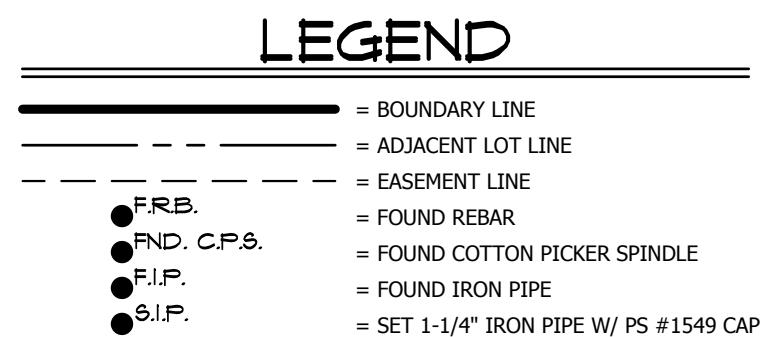
ASSOCIATED
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CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

RECORD PLAT
KEY MAP

DATE: 11/29/16	DRAWN: COH
CADD FILE: 14106-003	CHECKED: PWL
DWG# 0414091.000X	SHEET
SCALE: 1" = 60'	C004A



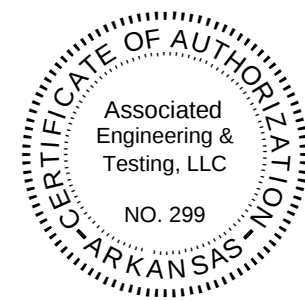
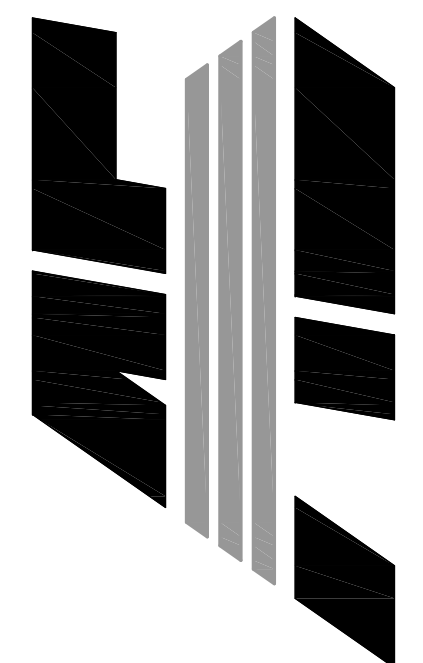
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DATE OF BOUNDARY SURVEY: 11/29/2010

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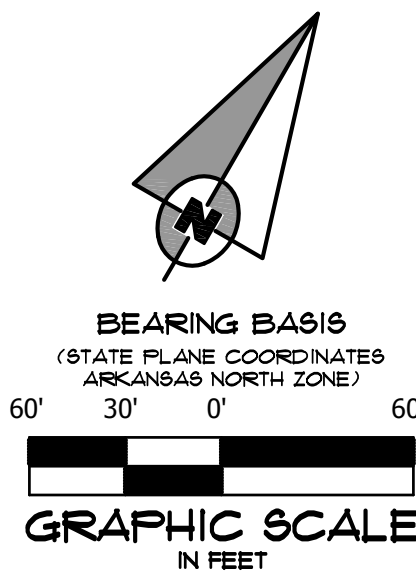
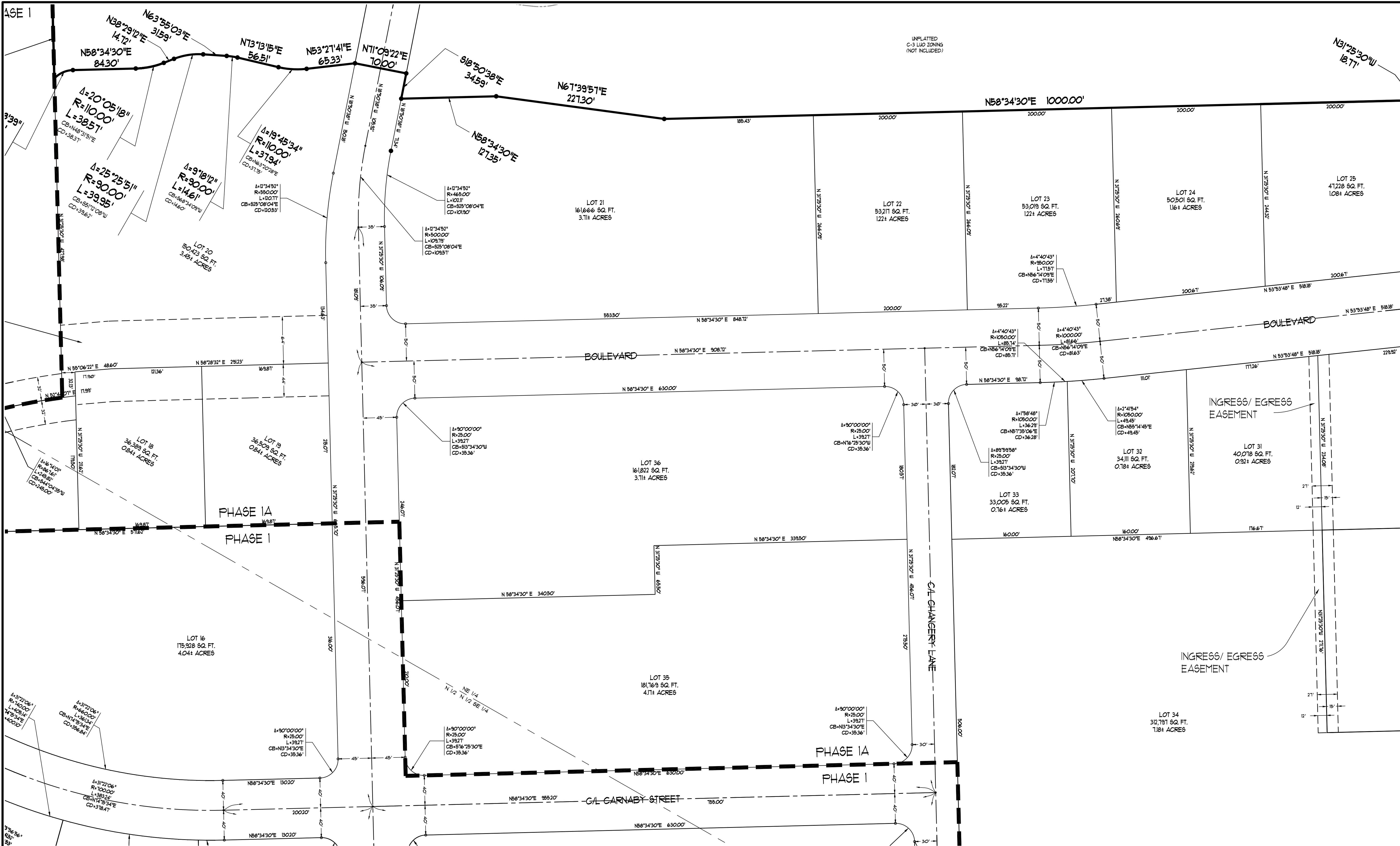
***ASSOCIATED
ENGINEERING, LLC***
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LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
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	NO.	DESCRIPTION	DATE
A			
B			
C			
D			
E			
F			
G			
H			
I			
J			
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RECORD PLAT
KEY MAP

DATE: 11/29/16	DRAWN: CCH
CADD FILE: 14106-003	CHECKED: PWL
DWG#: 0414091.00XX	SHEET C004B
SCALE: 1" = 60'	



- LEGEND**
- = BOUNDARY LINE
 - - - = ADJACENT LOT LINE
 - - - = EASEMENT LINE
 - = FOUND REBAR
 - = FOUND COTTON PICKER SPINDLE
 - = FOUND IRON PIPE
 - = SET 1-1/4" IRON PIPE W/ PS #1549 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

SURVEYOR'S CERTIFICATION

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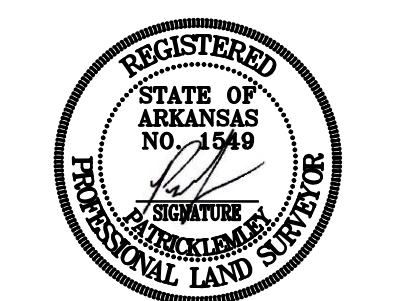
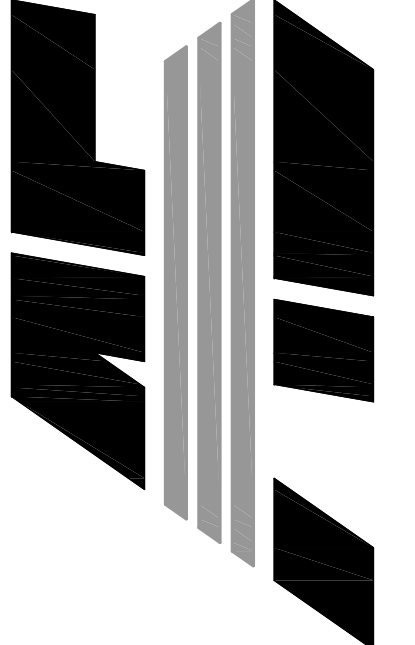
DATE OF BOUNDARY SURVEY: 11/29/2016

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GREENSBOROUGH VILLAGE
PHASES 1 & 1A
U.S. HIGHWAY 49 (JOHNSON AVENUE)
JONESBORO, ARKANSAS

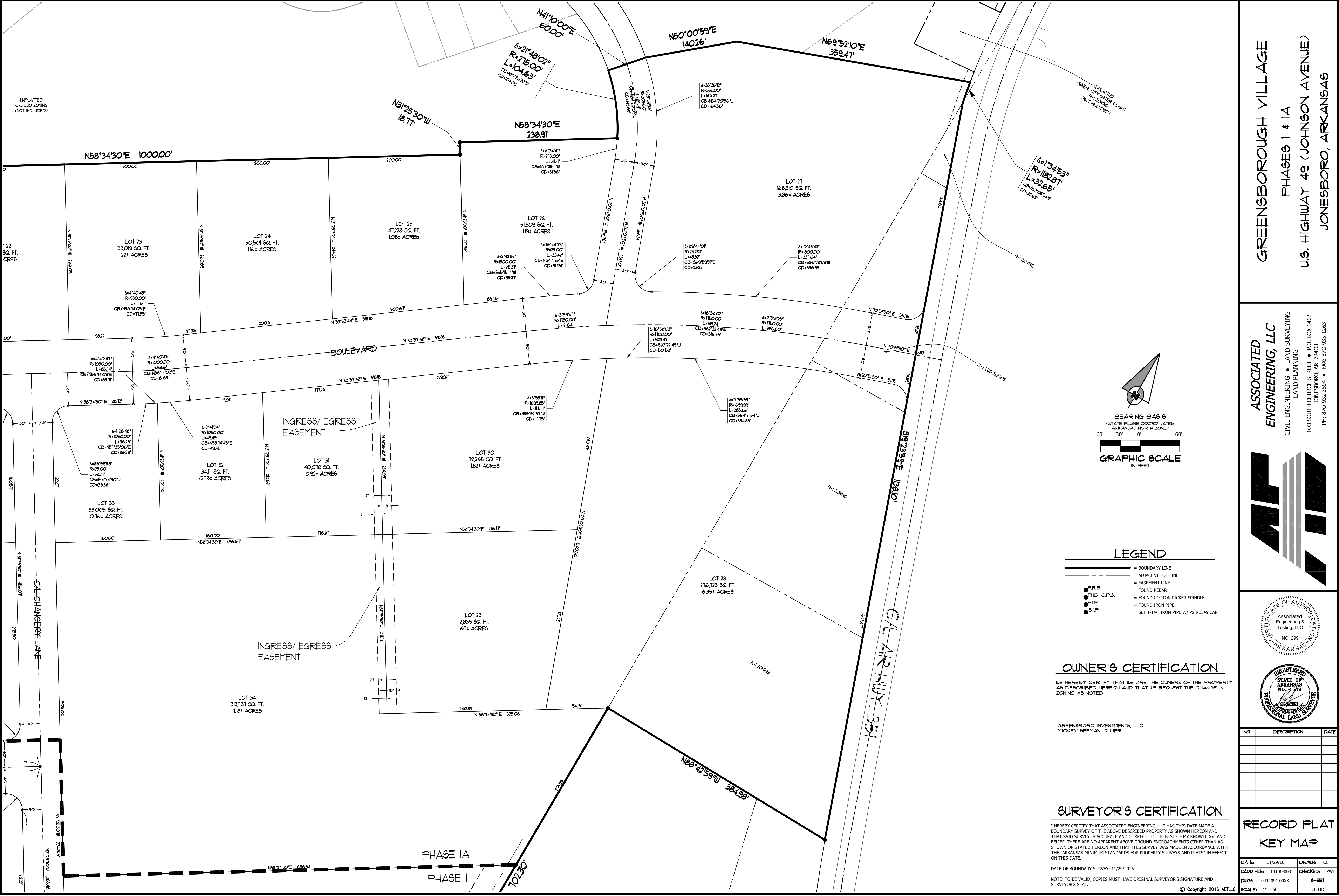
ASSOCIATED ENGINEERING, LLC
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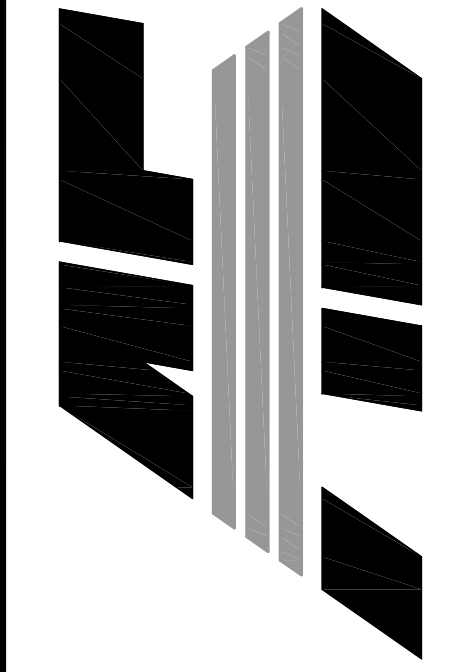
RECORD PLAT
KEY MAP

DATE: 11/29/16	DRAWN: COH
CADD FILE: 14106-003	CHECKED: PWL
DLGA: 0414091.000X	SHEET
SCALE: 1" = 60'	C004C



GREENSBOROUGH VILLAGE
PHASES I & 1A
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KEY MAP

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DWG# 0414091.000X	SHEET
SCALE: 1" = 60'	C004D

- LEGEND**
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GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

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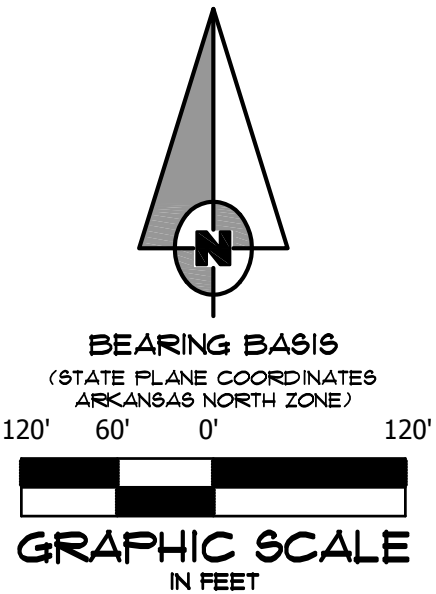
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CADD FILE:	14106-SDP	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 120'	C005	





PROPOSED UTILITIES AND STORY
SEWER OUTSIDE BOUNDARY ARE
NOT INCLUDED IN PHASE 1.
(EASEMENTS FOR THESE ARE TO BE
PROVIDED IN FUTURE
DEVELOPMENT PLANS)

PROPOSED CONTOURS SHOWN ARE
BASED ON MASS GRADING
ELEVATIONS.
BUILDING PAD ELEVATIONS SHOWN
ARE PER MASTER PLAN.



GREENSBOROUGH VILLAGE

PHASES 1 & 1A

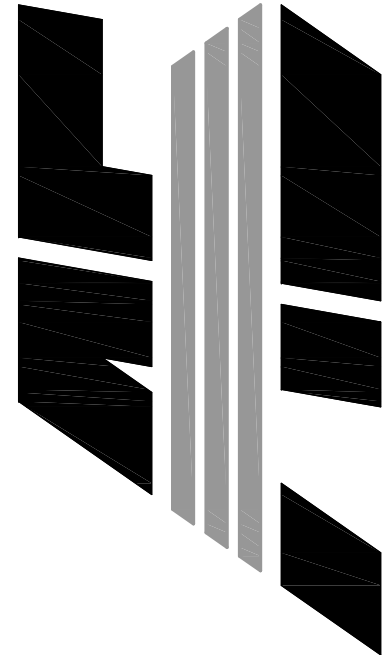
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CERTIFICATE OF AUTHORITY
Associated
Engineering &
Testing, LLC
NO. 299
ARKANSAS

NO.	DESCRIPTION	DATE

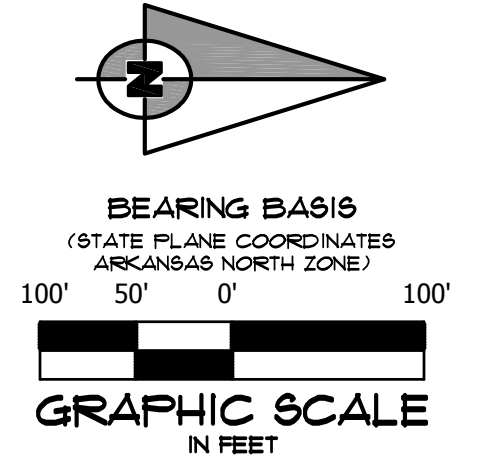
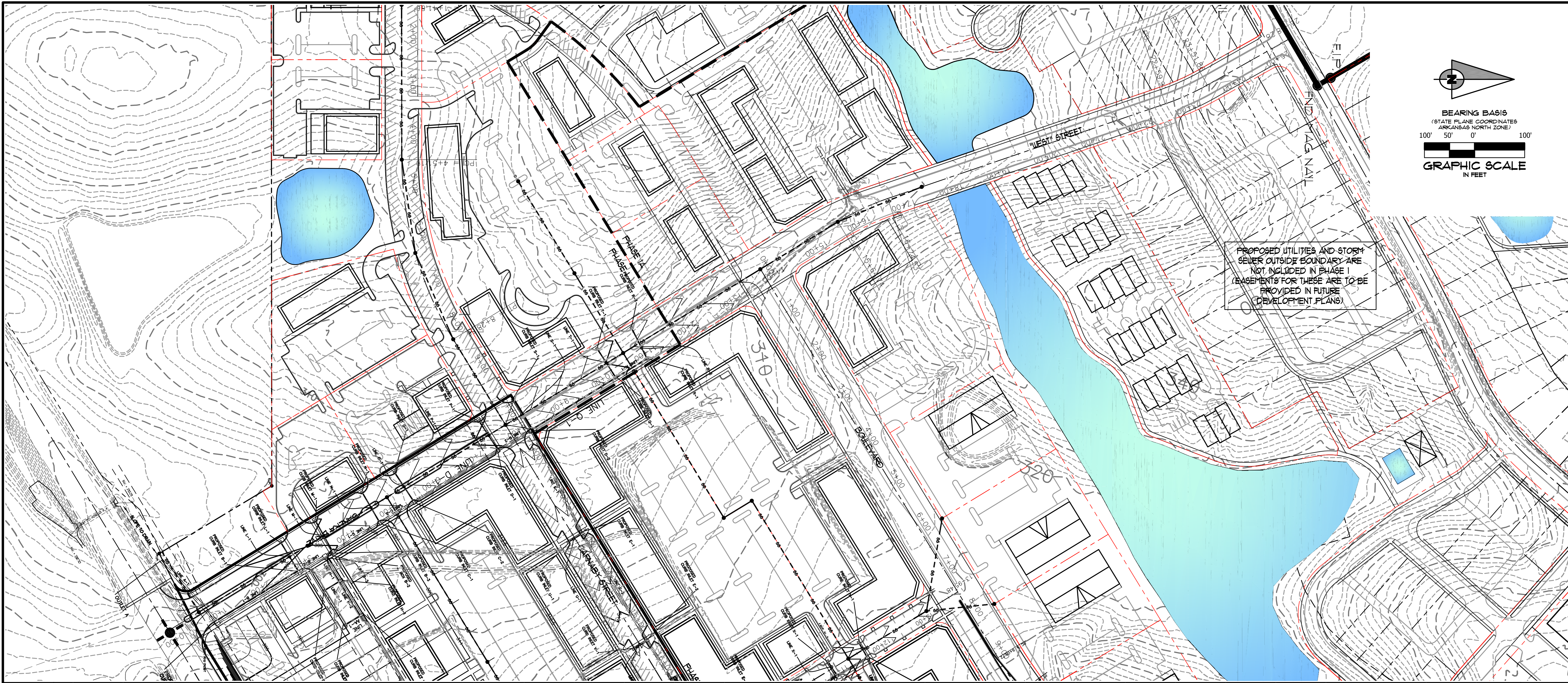
OVERALL
GRADING

DATE: 11/29/16
CADD FILE: 14106-SDP
DWG#: 0414091.000X

SCALE: 1" = 120'

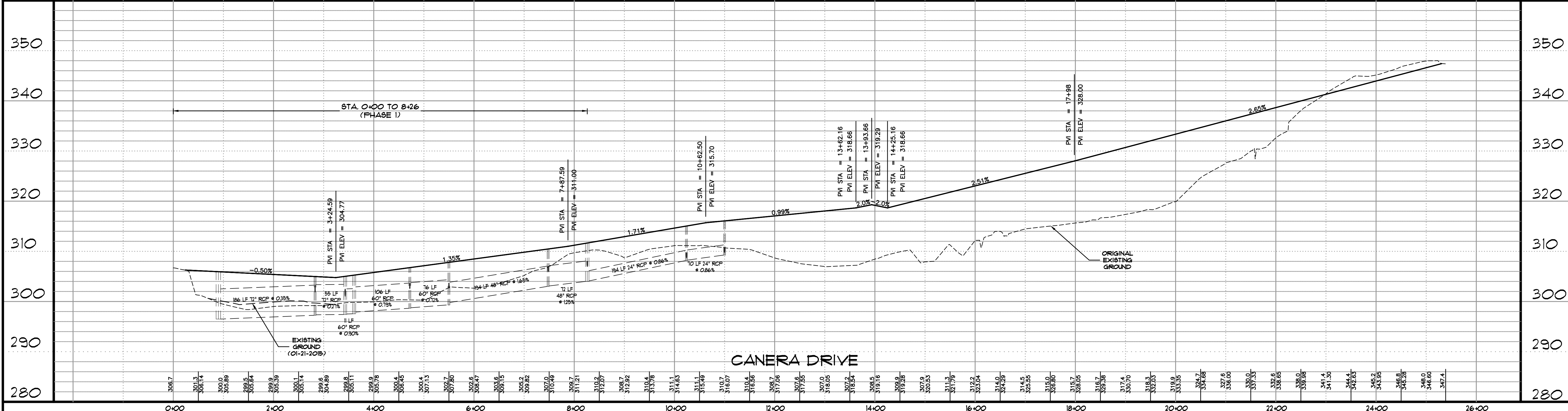
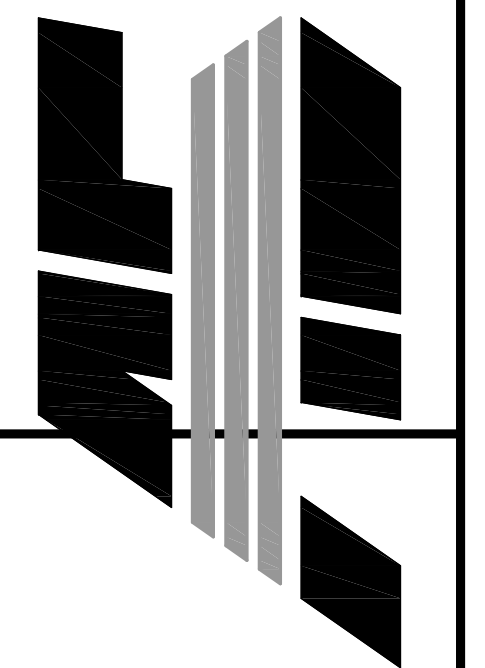
DRAWN: CCH
CHECKED: JME
SHEET
C006

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JONESBORO, ARKANSAS

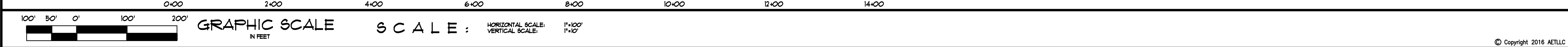
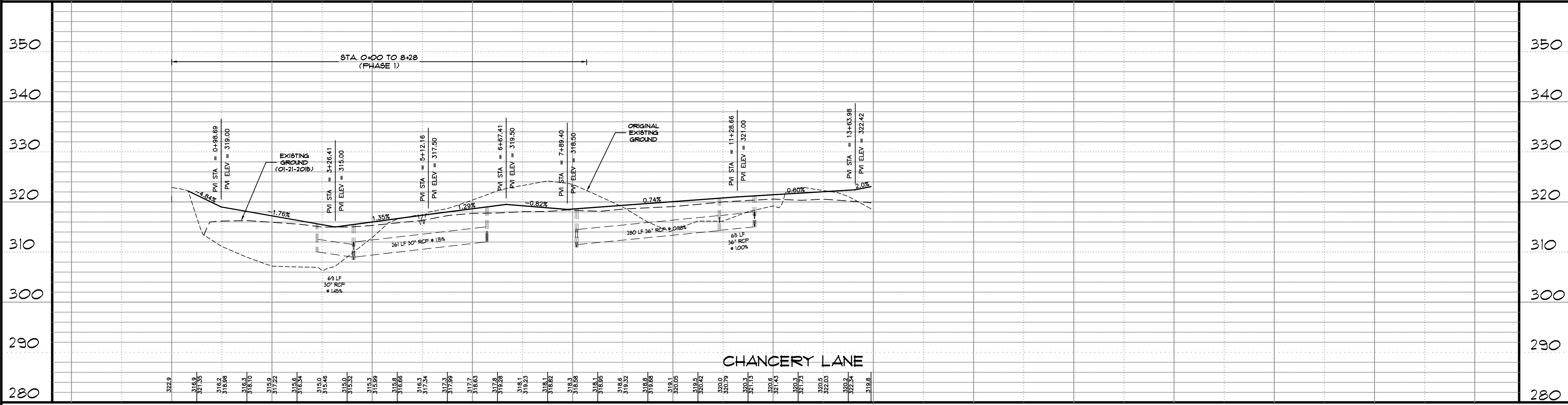
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NO.	DESCRIPTION	DATE

CANERA DRIVE
PLAN & PROFILE

DATE: 11/29/16	DRAWN: COH
CADD FILE: 14106-SDP	CHECKED: JME
DWG#: 0414091.000X	SHEET
SCALE: 1" = 100'	C008



GREENSBOROUGH VILLAGE
PHASES 1 & 1A
U.S. HIGHWAY 49 (JOHNSON AVENUE)
JONESBORO, ARKANSAS

**ASSOCIATED
ENGINEERING, LLC**
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

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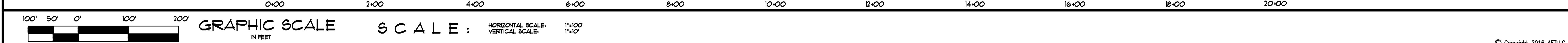
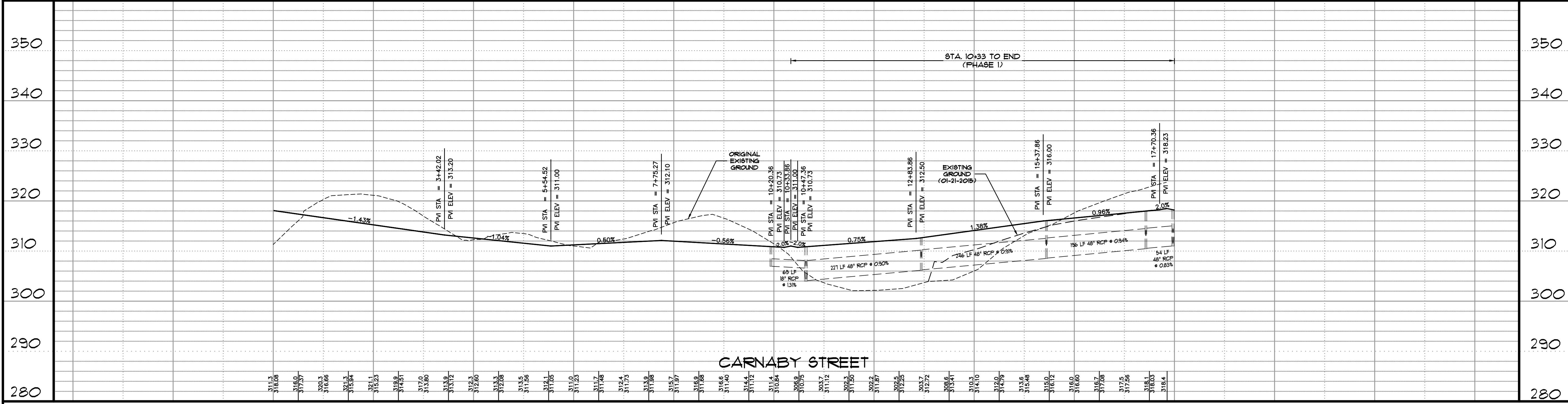
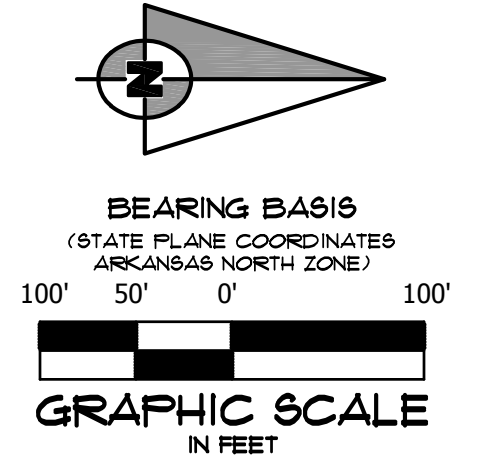
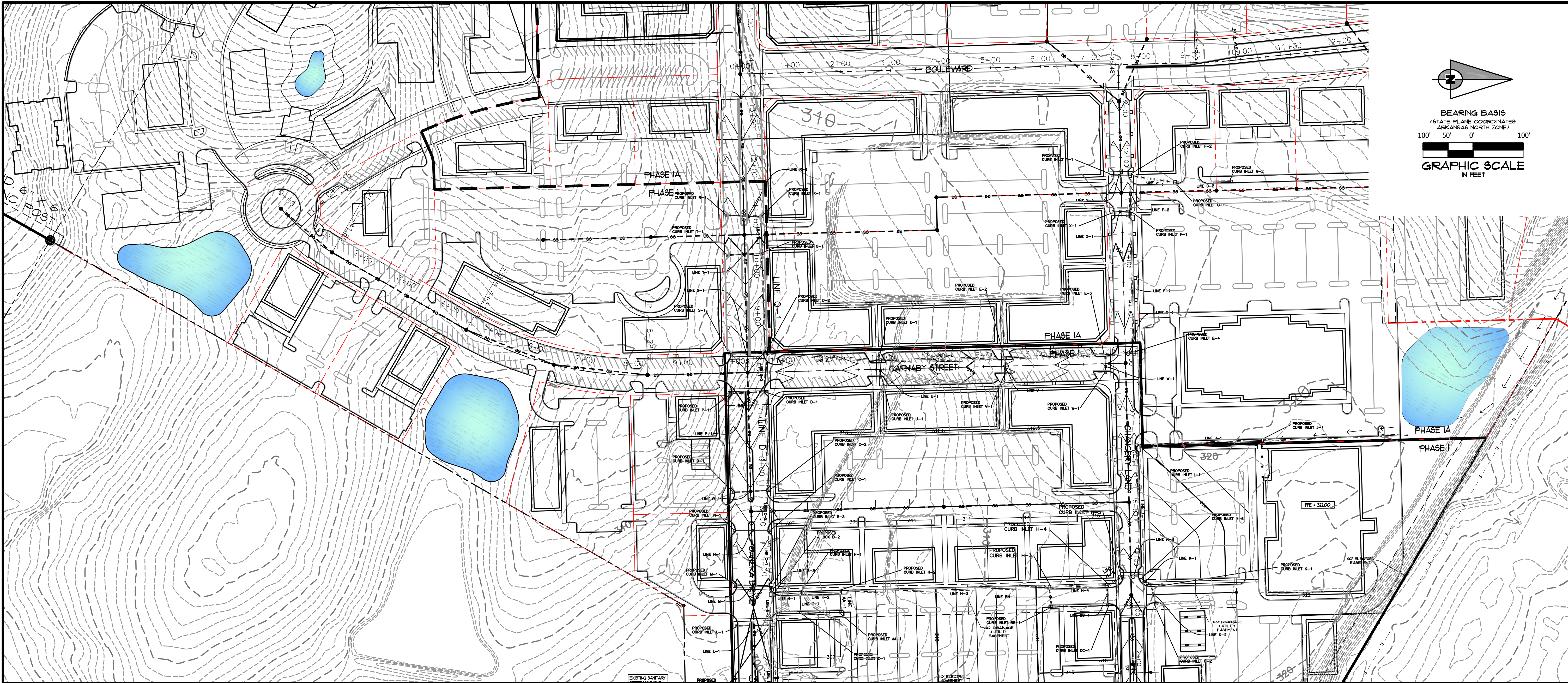
**CHANCERY LANE
PLAN & PROFILE**

NO.	DESCRIPTION	DATE

DATE: 11/29/16
CADD FILE: 14106-SDP
DWG#: 0414091.000X
SCALE: 1" = 100'

DRAWN: COH
CHECKED: JME
SHEET
C009

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GREENSBOROUGH VILLAGE
PHASES 1 & 1A
U.S. HIGHWAY 49 (JOHNSON AVENUE)
JONESBORO, ARKANSAS

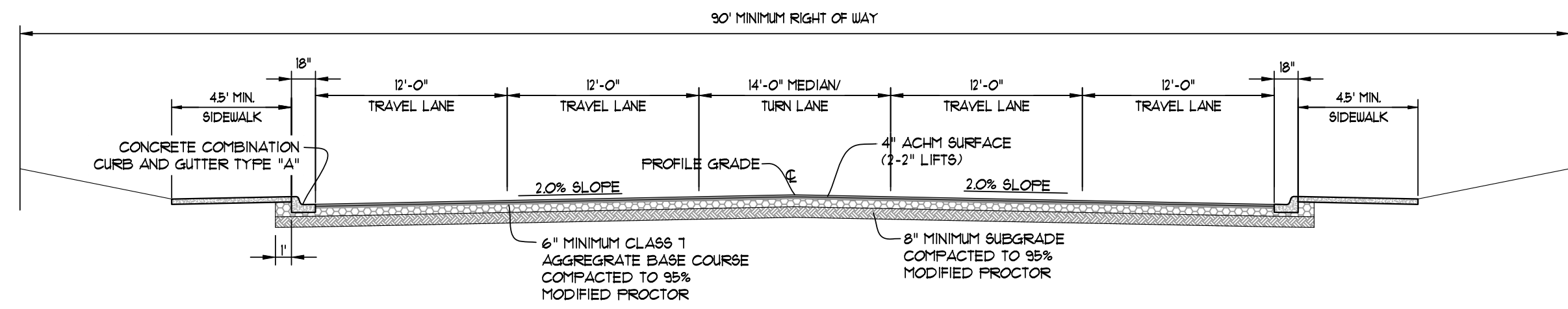
ASSOCIATED ENGINEERING, LLC
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ASSOCIATED ENGINEERING, LLC
REGISTERED PROFESSIONAL ENGINEER
NO. 299
STATE OF ARKANSAS

NO.	DESCRIPTION	DATE

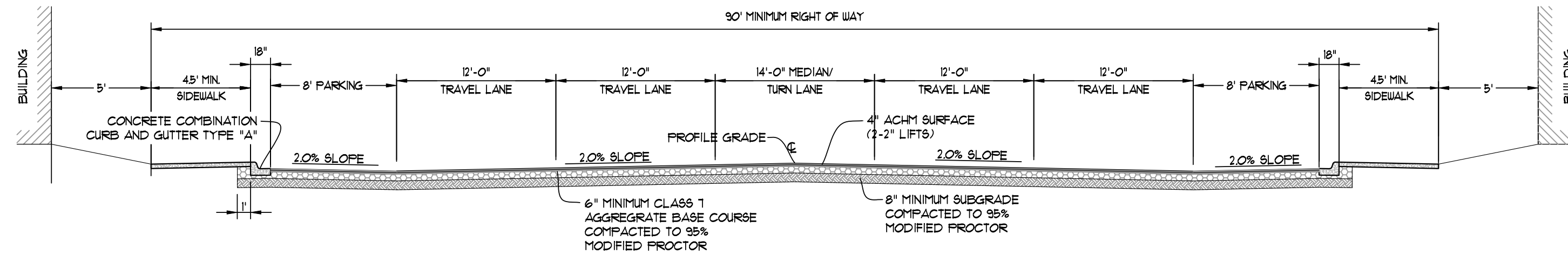
CARNABY STREET
PLAN & PROFILE

DATE: 11/29/16 DRAWN: COH
CADD FILE: 14106-SDP CHECKED: JME
DWG#: 0414091.000X SHEET
SCALE: 1" = 100' C010



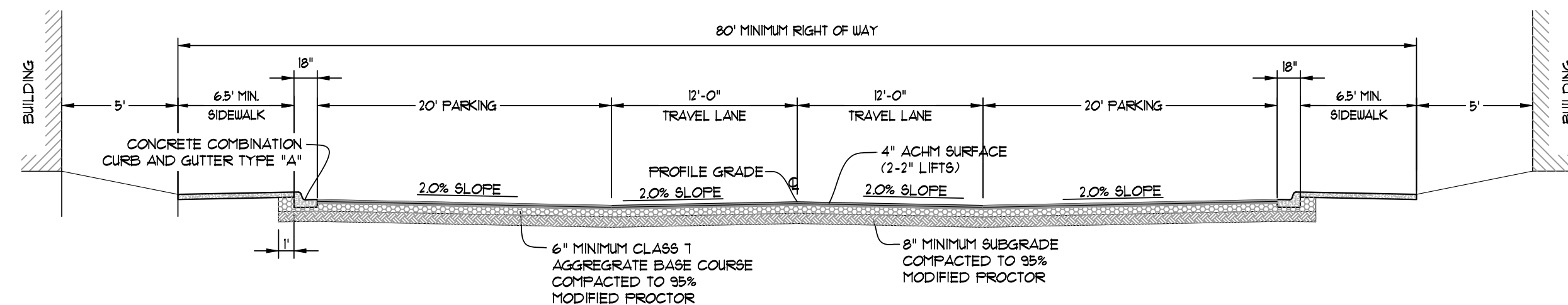
STREET SECTION (90' R/W)

SCALE: NONE



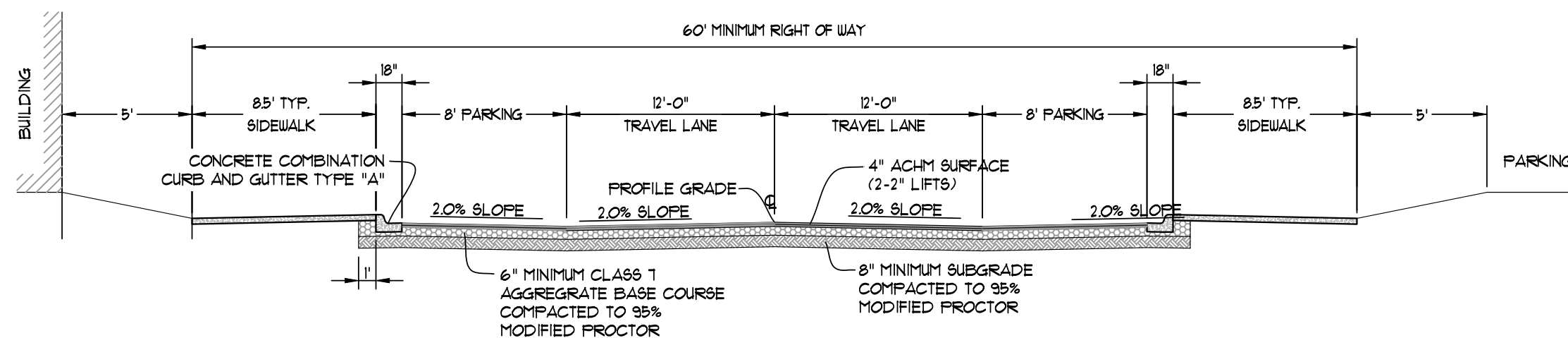
STREET SECTION (90' R/W) WITH PARALLEL PARKING

SCALE: NONE



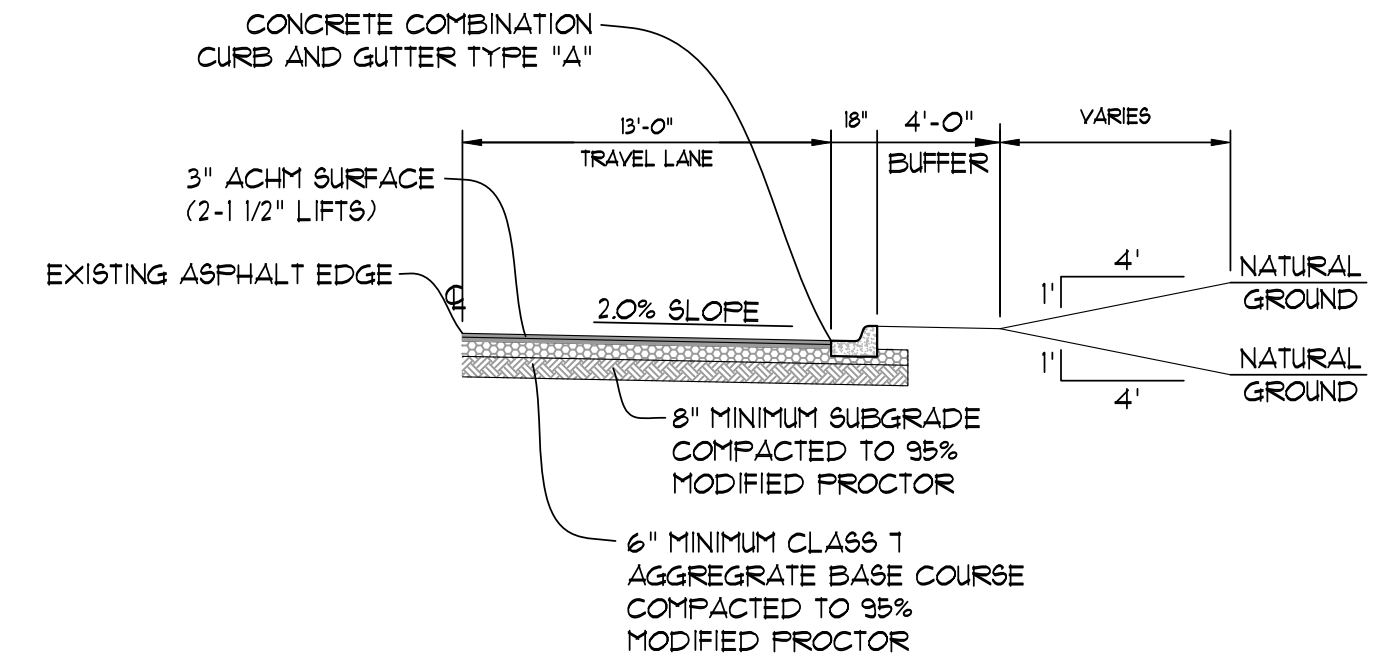
STREET SECTION (80' R/W) WITH ADJACENT PARKING

SCALE: NONE



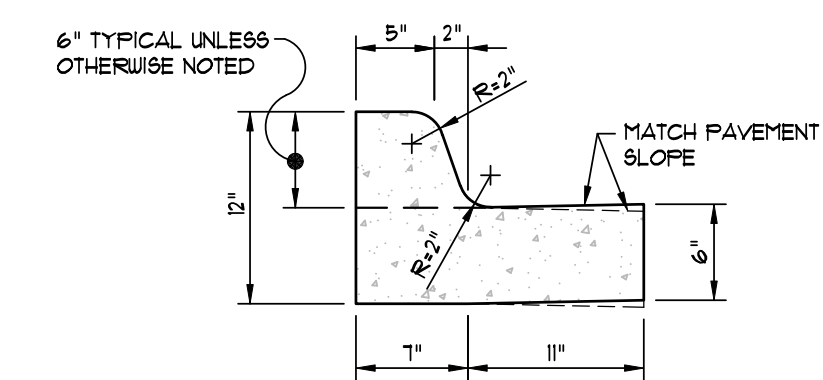
STREET SECTION (60' R/W) WITH PARALLEL PARKING

SCALE: NONE



TURN LANE SECTION

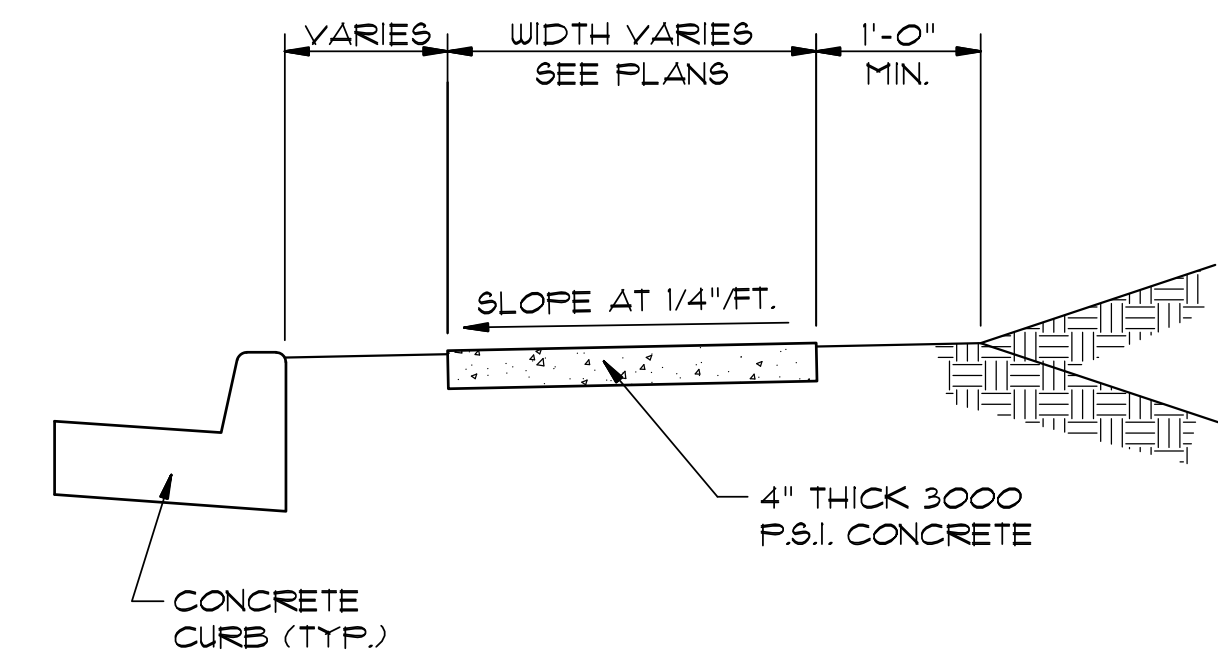
SCALE: NONE



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

TYPICAL CURB & GUTTER TYPE "A-18"

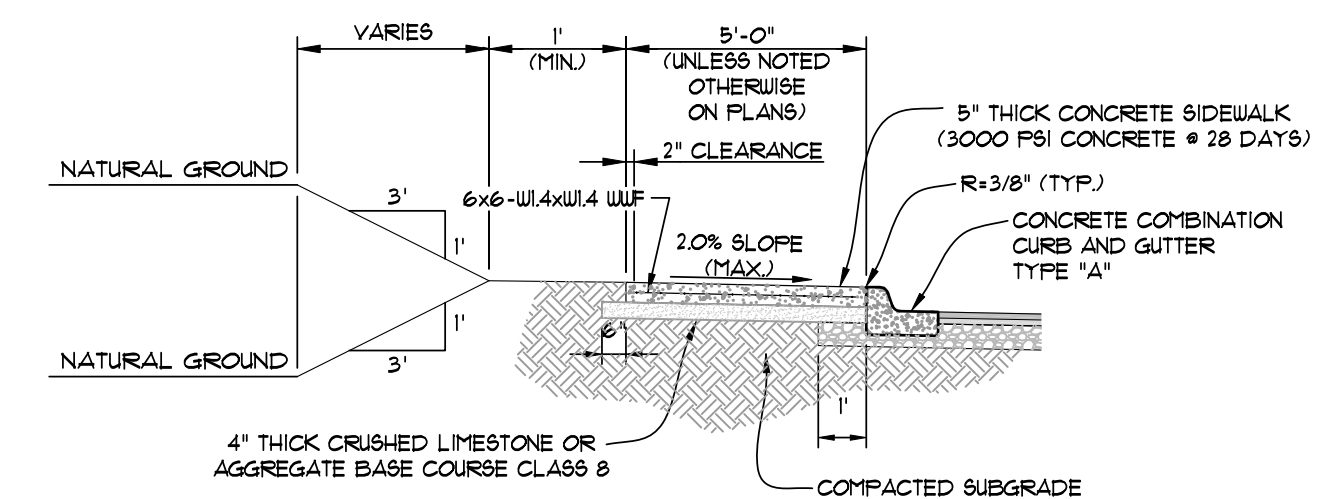
(NOT TO SCALE)



TYPICAL SECTION - SIDEWALK

NTS

* MINIMUM WIDTH FOR SIDEWALK ADJACENT TO CURB IS 5' FOR CITY STREETS AND 6' FOR STATE OR U.S. HIGHWAYS.

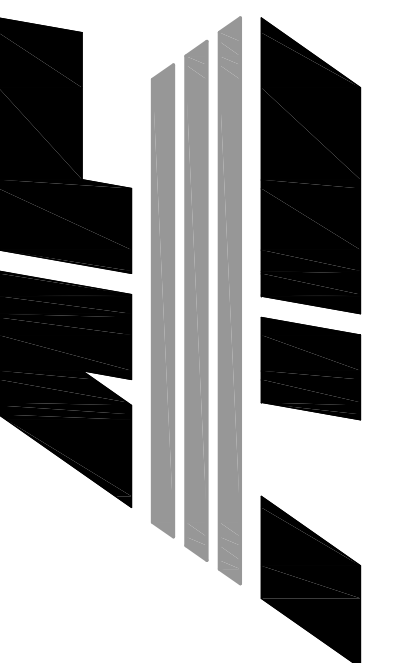


TYPICAL SECTION - SIDEWALK AT CURB

(NOT TO SCALE)

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NO.	DESCRIPTION	DATE

STANDARD
DETAILS

DATE: 11/29/16	DRAWN: COH
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DLGA: 0414091.000X	SHEET
SCALE: AS SHOWN	C012

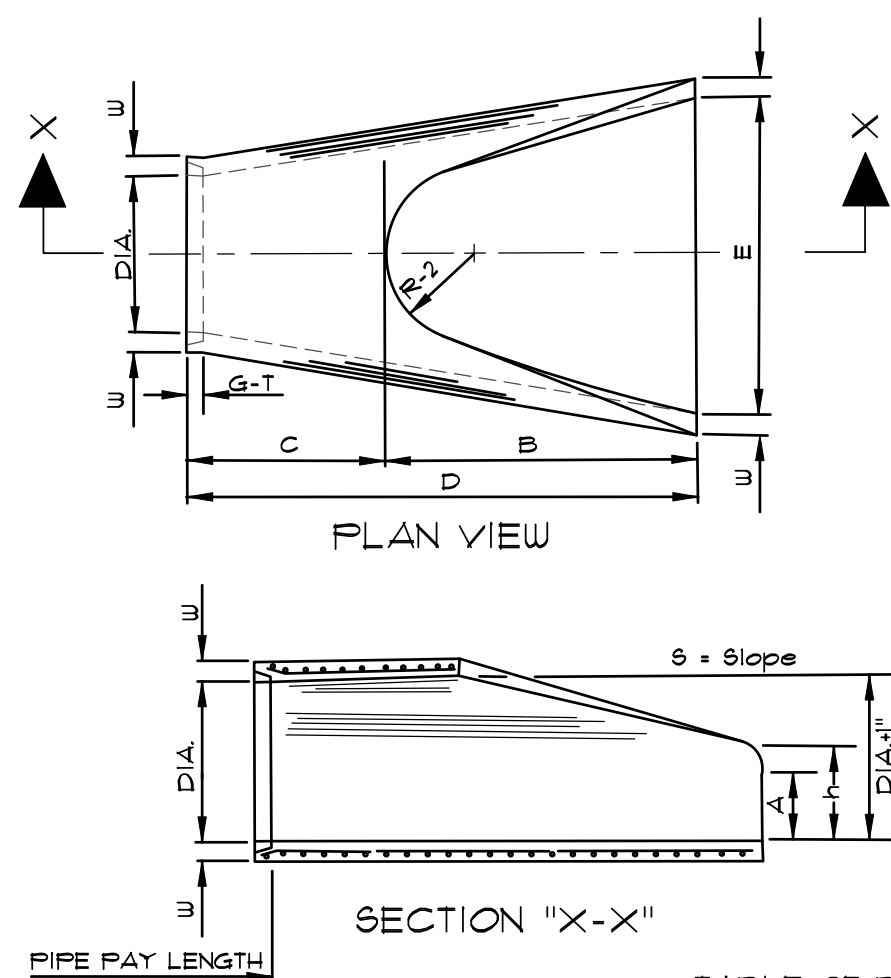


TABLE OF DIMENSIONS

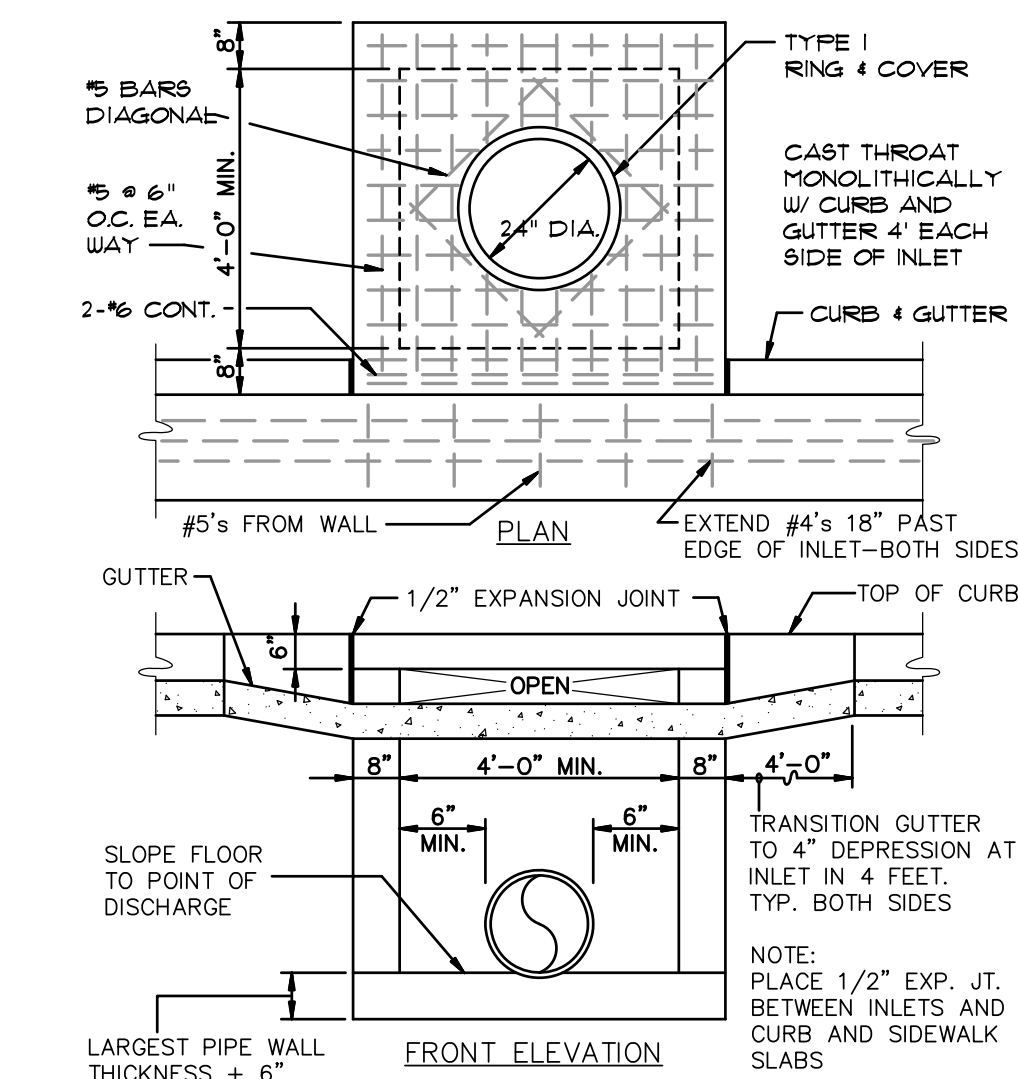
DIA.	WALL	A	B	C	D	E	S	DIA. ±1"	P	R-1	R-2	G-T	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3:1	19"	29"	15 1/2"	12"	2"	1000	1'-0 1/2"
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3:1	25"	33 3/16"	16 13/16"	14"	2 1/2"	1600	1'-1 1/2"
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3:1	31"	37"	18 1/2"	15"	3 1/4"	1940	1'-4 5/8"
36"	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	3:1	37"	47 13/16"	24 5/16"	20"	3 1/2"	4100	1'-8"
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	3:1	43"	53 7/8"	27 1/2"	22"	3 1/2"	5380	2'-2 1/2"
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	3:1	49"	56 1/2"	28 1/2"	22"	3 1/2"	6550	2'-6"
54"	5 1/2"	2'-4"	6'-6"	1'-10"	8'-4"	7'-6"	3:1	55"	65 1/2"	33 1/8"	24"	4"	8750	2'-10 1/2"
60"	6"	2'-10"	6'-6"	1'-10"	8'-4"	8'-0"	3:1	61"	72 1/2"	36 11/16"	24"	4"	9270	3'-5"
72"	7"	3'-10"	6'-6"	1'-10"	8'-4"	9'-0"	3:1	73"	77 13/16"	38 15/16"	24"	5"	13250	4'-6"

NOTES:

- 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.
- ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
- NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
- TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

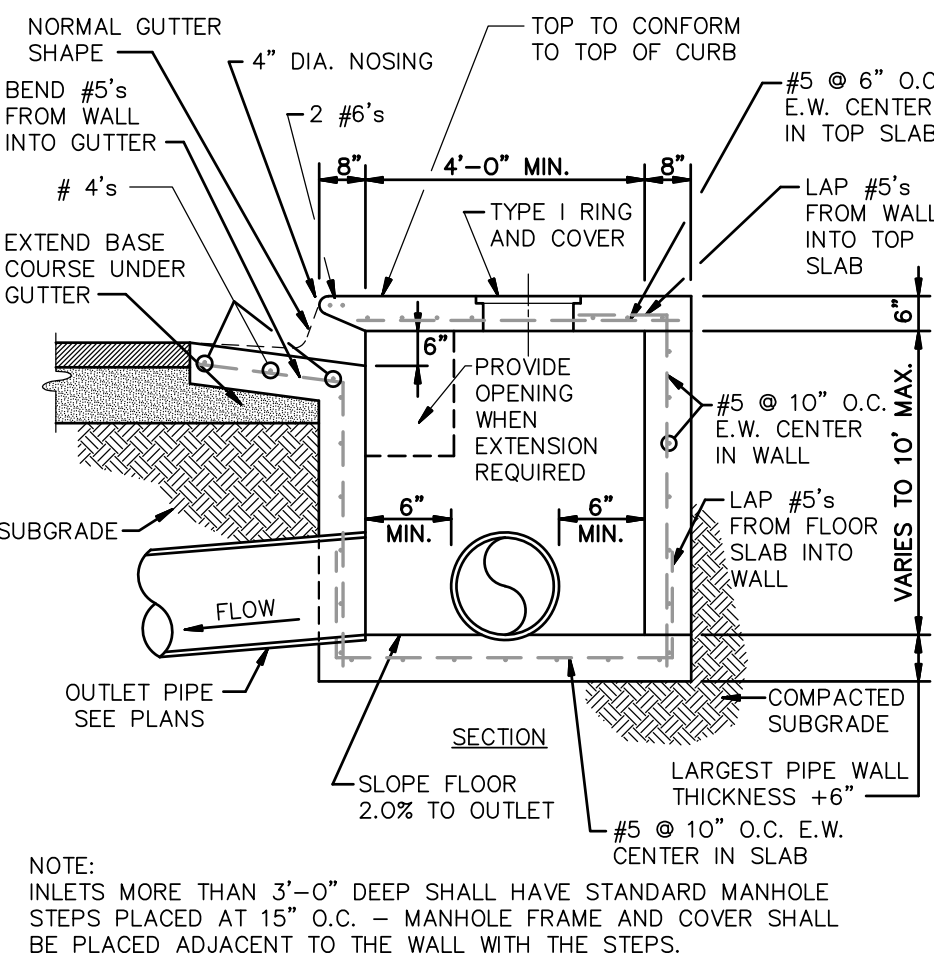
FLARED END SECTION DETAILS FOR
REINFORCED CONCRETE PIPE CULVERT

(NOT TO SCALE)

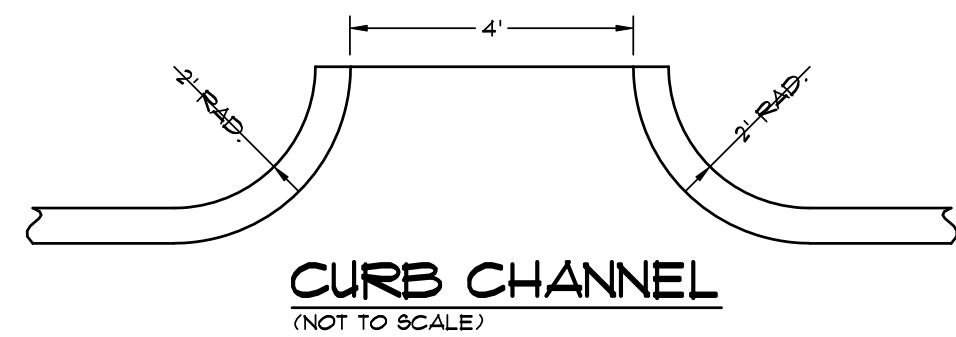


CURB INLET - TYPE "A"

(NOT TO SCALE)

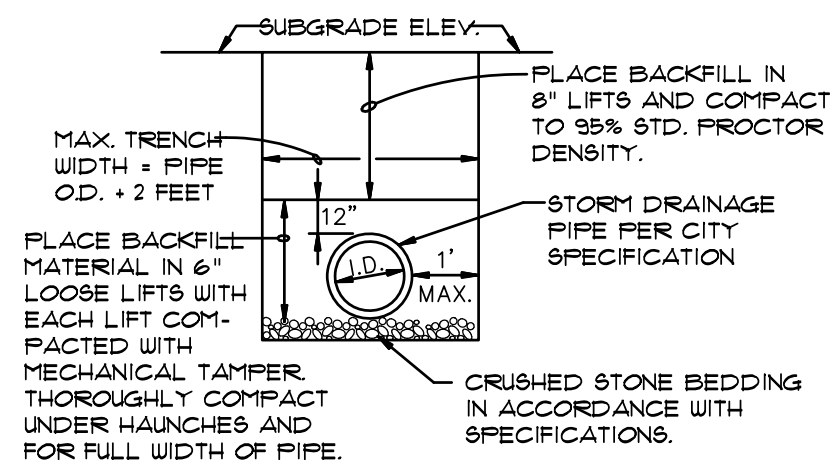


NOTE:
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. - MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.



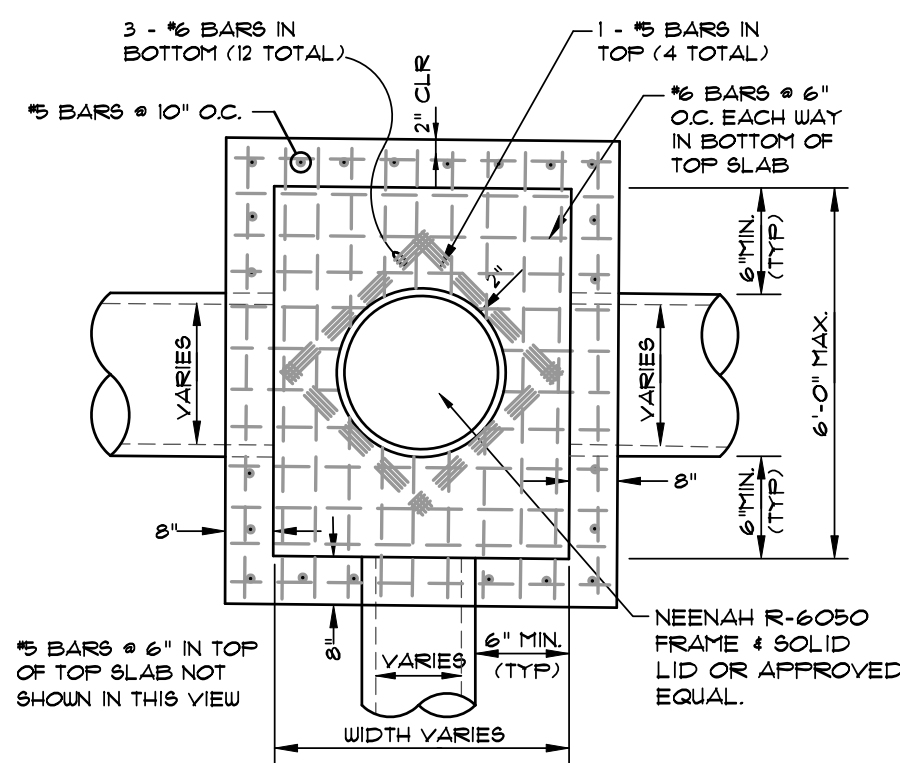
CURB CHANNEL

(NOT TO SCALE)



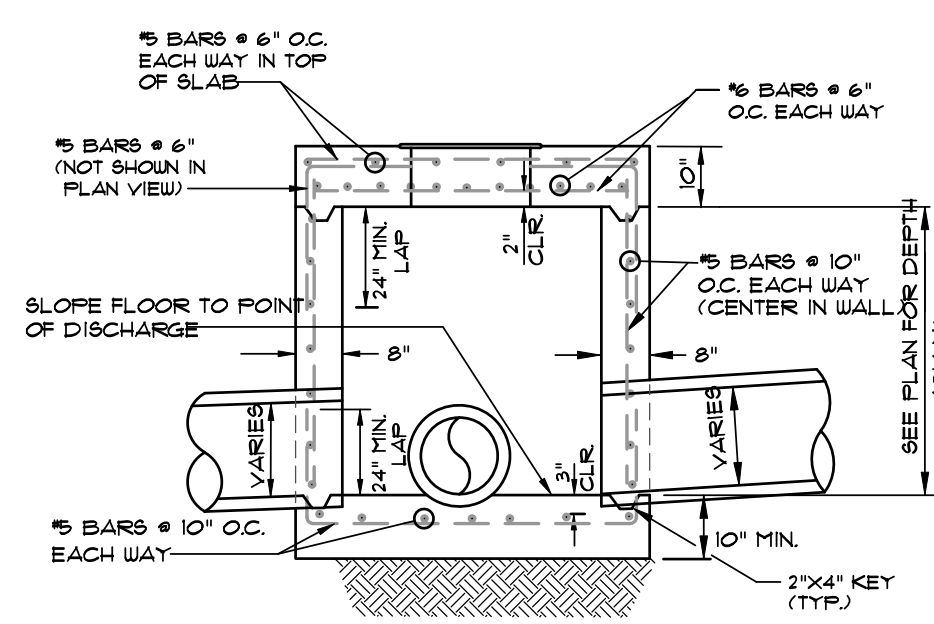
DRAINAGE PIPE
TRENCH DETAIL

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



PLAN - JUNCTION BOX - HEAVY

N.T.S.



SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTES:

- SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
- JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
- SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

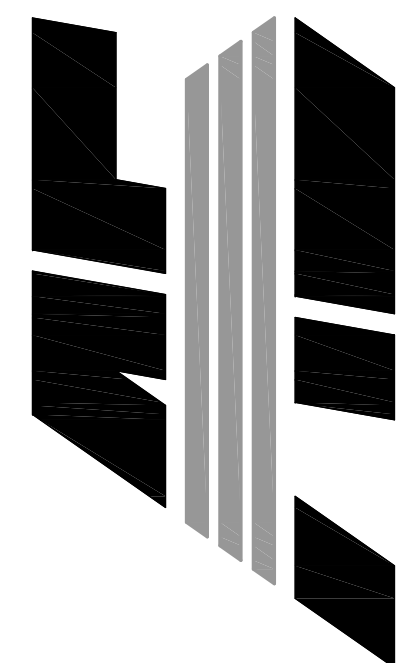
GREENSBOROUGH VILLAGE

PHASES 1 & 1A

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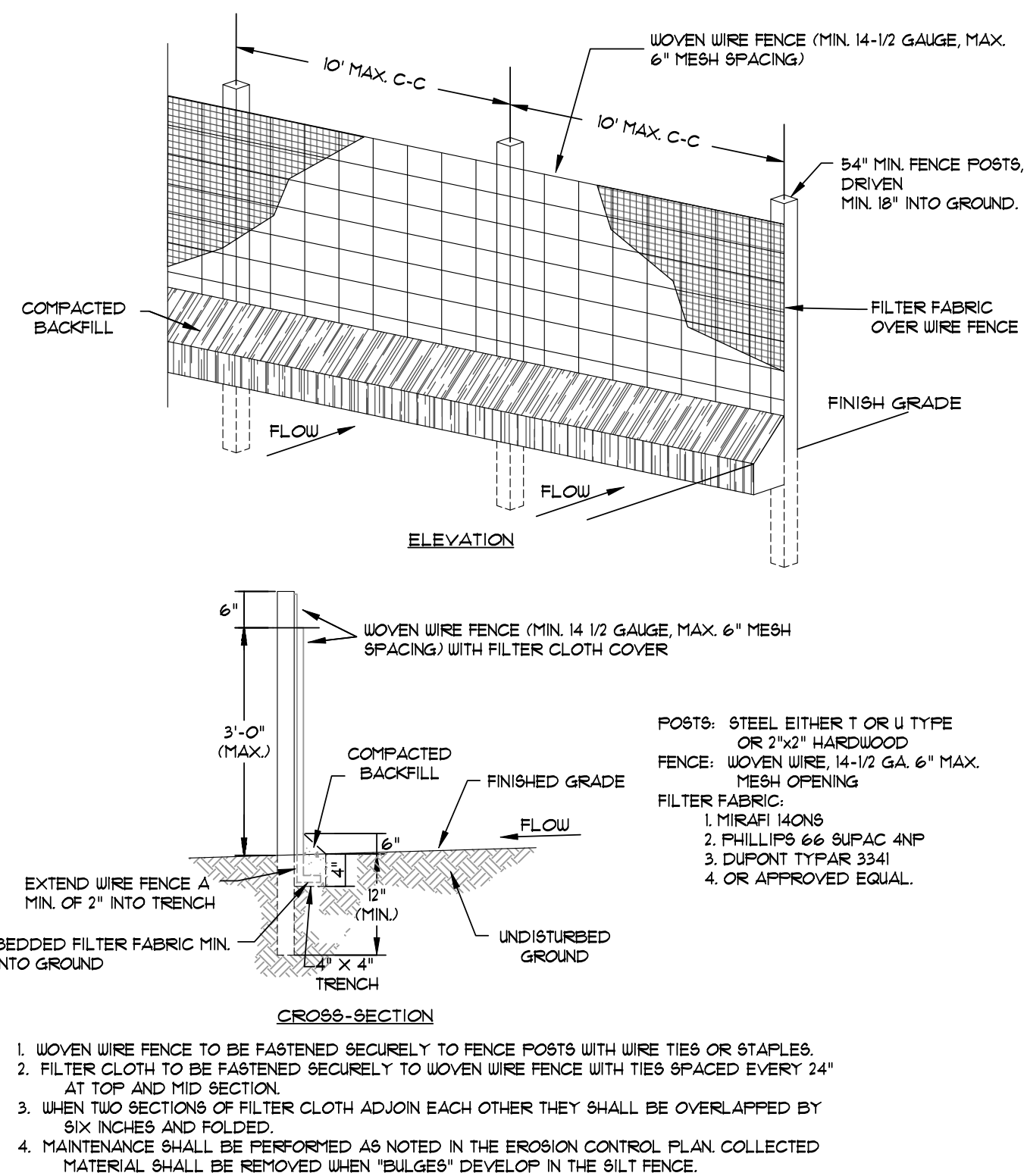
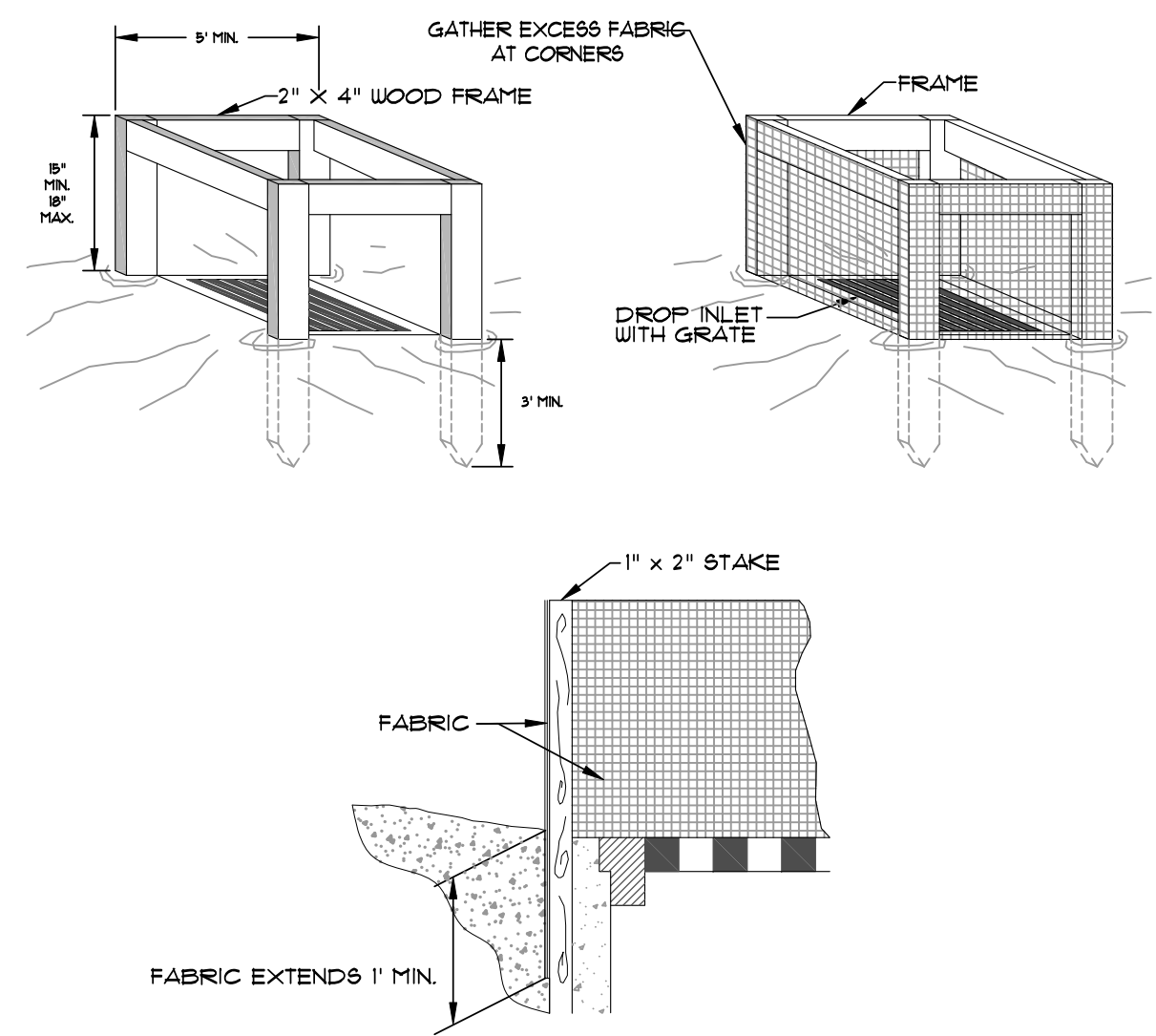
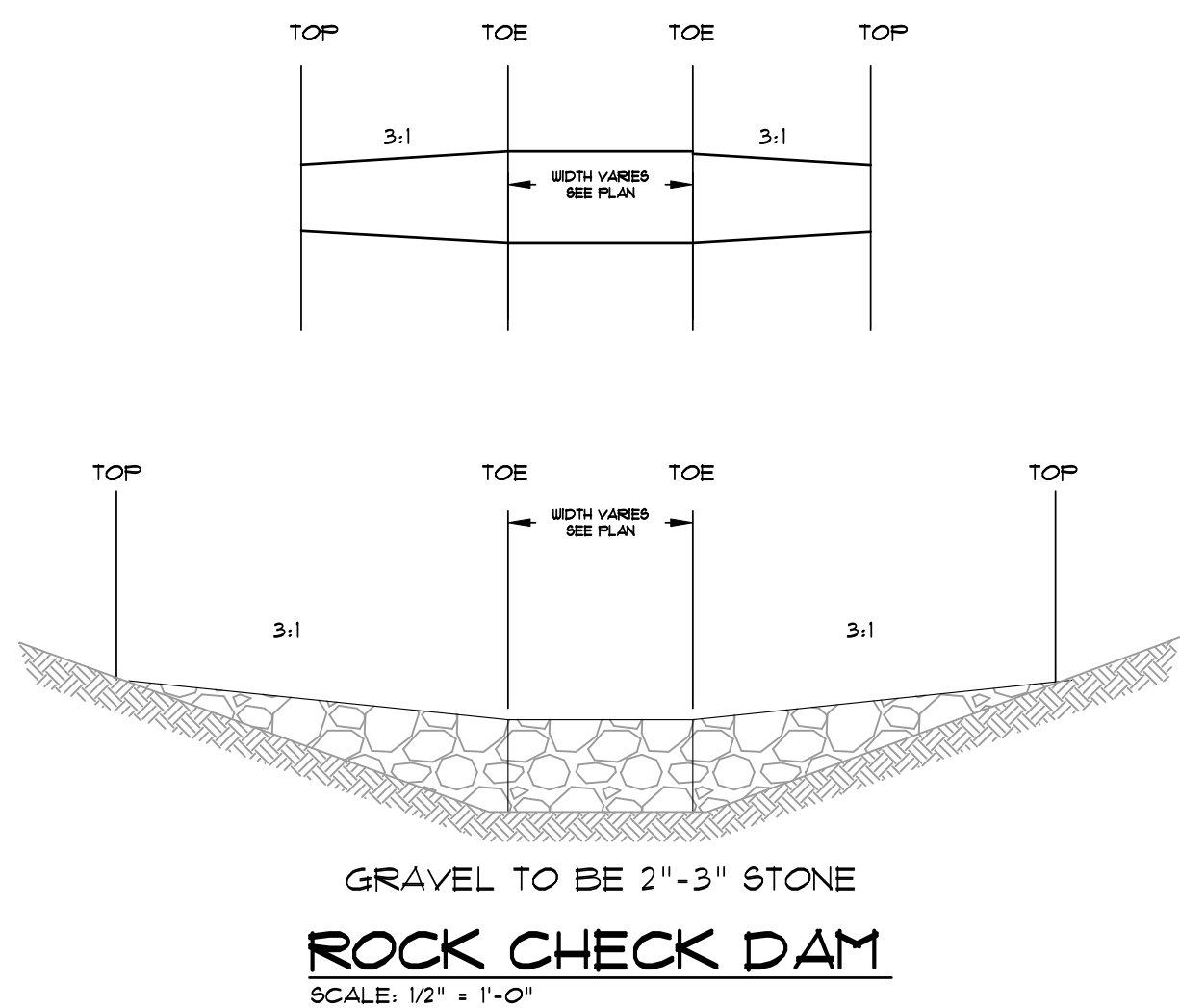
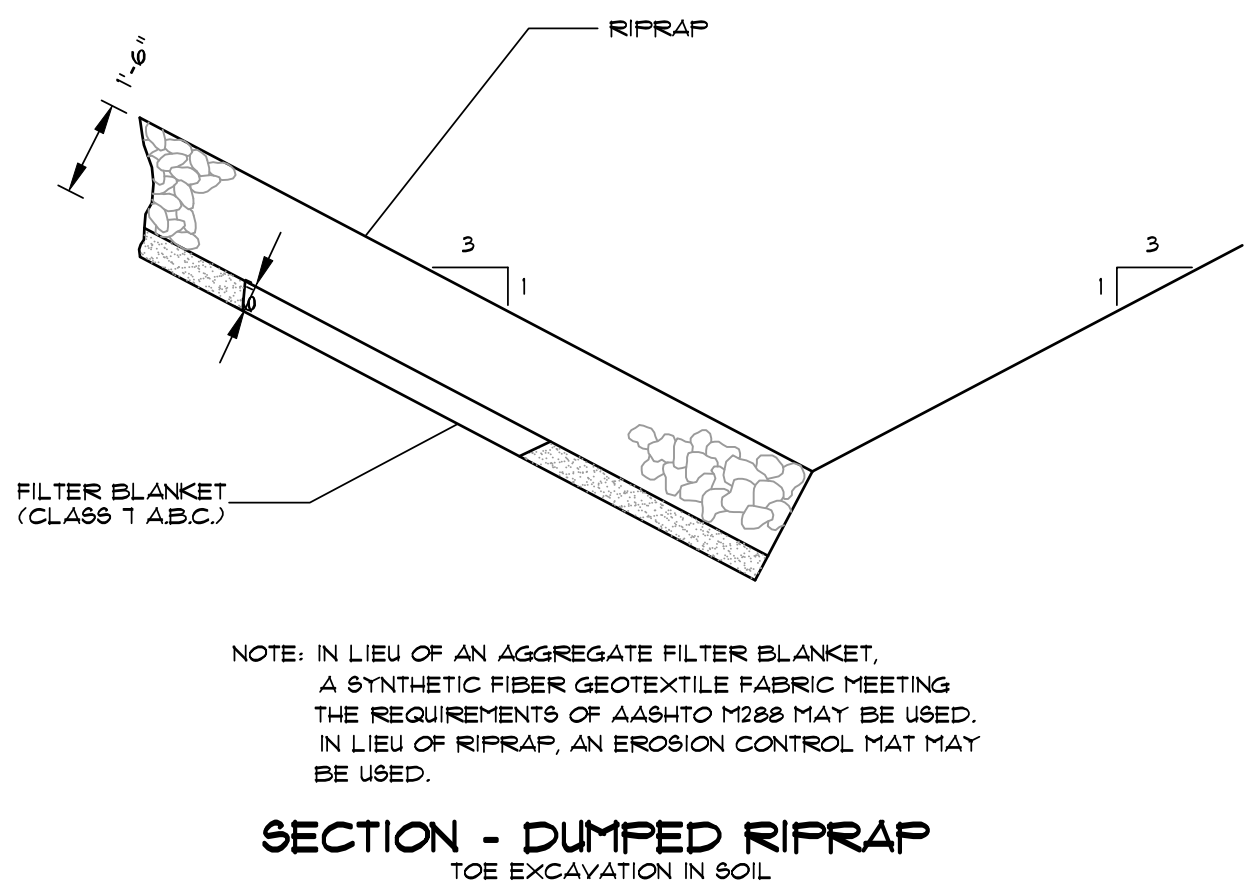
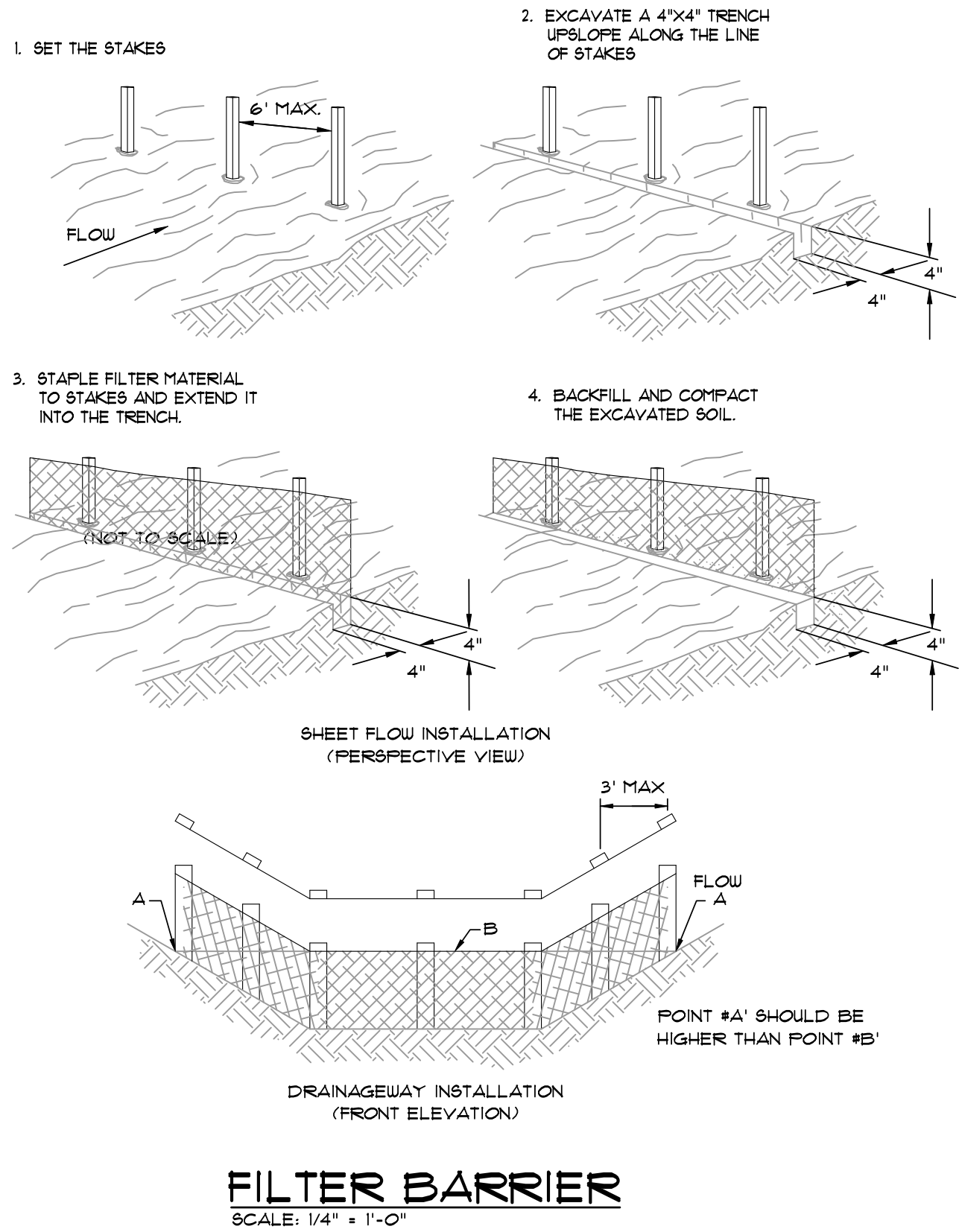
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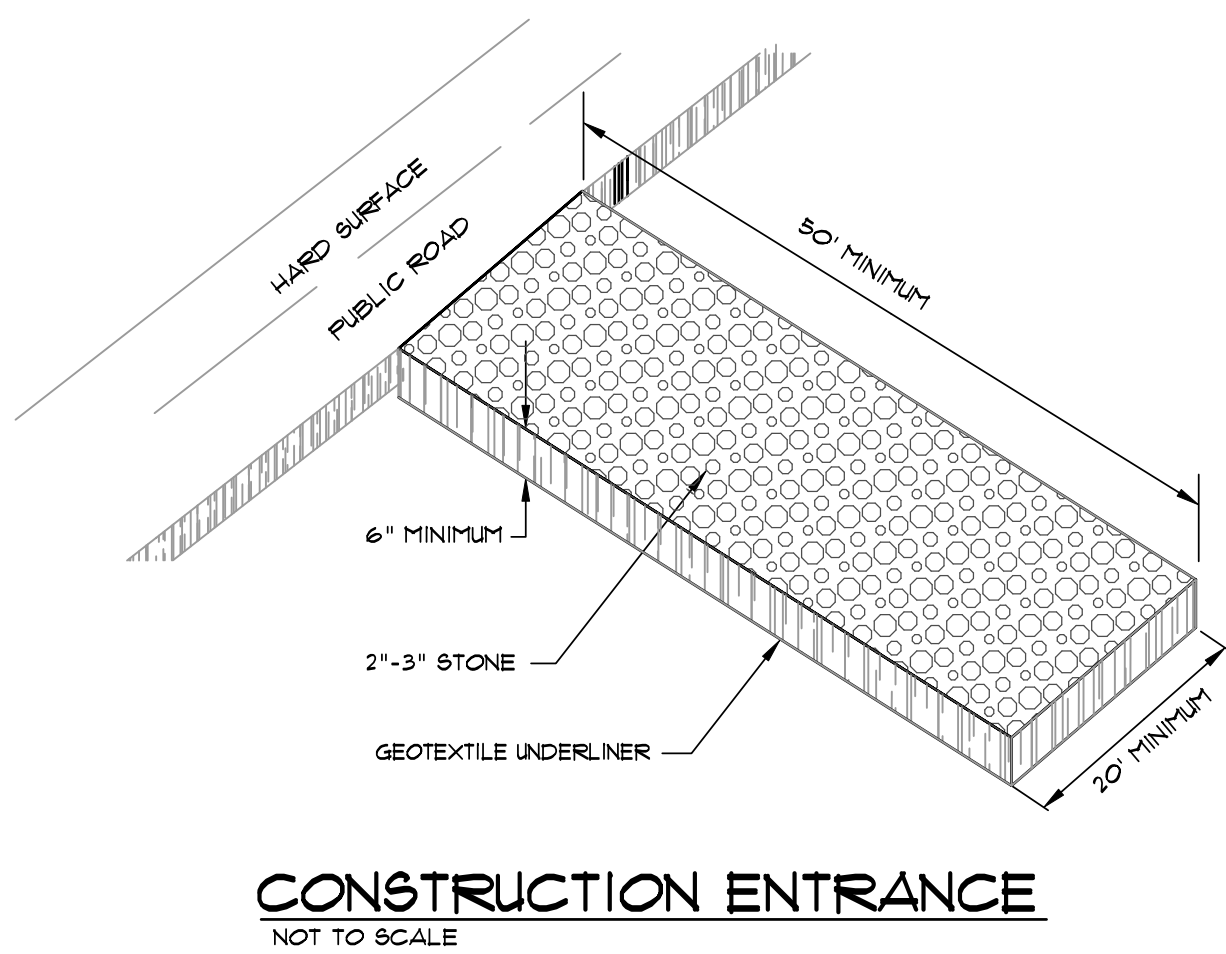
NO.	DESCRIPTION	DATE

STANDARD
DETAILS

DATE: 11/29/16	DRAWN: COH
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DWG# 0414091.000X	SHEET
SCALE: AS SHOWN	C013

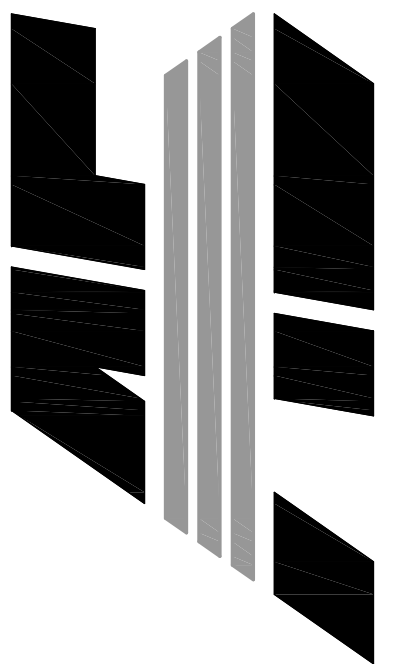


SILT FENCE
NOT TO SCALE



GREENSBOROUGH VILLAGE
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NO.	DESCRIPTION	DATE

EROSION CONTROL
DETAILS

DATE: 11/29/16	DRAWN: COH
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DLGA: 0414091.000X	SHEET
SCALE: AS SHOWN	C014