

COMMERCIAL SUBDIVISION PLANS

GREENSBOROUGH VILLAGE PHASE I

PREPARED FOR
GREENSBORO INVESTMENTS

JONESBORO, ARKANSAS
OCTOBER, 2014

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VICINITY MAP

SCALE: 1" = 500'



Know what's below.
Call before you dig.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

COVER SHEET
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	DRAWN	CHK'D	DATE	SHEET

DRAWN: CCH CHECKED: JME DATE: 10/14/14 SHEET
SCALE: AS SHOWN CAD FILE: 406-SP-FI DWG# 04140910006 C001

RESOURCE LIST

- CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
810-932-0406
- CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
810-932-2438
- CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
810-932-2428
- CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
810-933-8581, FAX: 810-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
810-930-3320
- CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 810-891-3150
- AT&T
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
810-912-1921, FAX: 810-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
810-912-1981, FAX: 810-912-1533
- SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB FROCK - CONSTRUCTION MANAGER
810-933-8429 EXT. 212, FAX: 810-912-8141
DEANNA HORNBACK - MANAGER
JIMMY TANCY - FIELD MANAGER
CELL: 810-219-8583

GENERAL NOTES

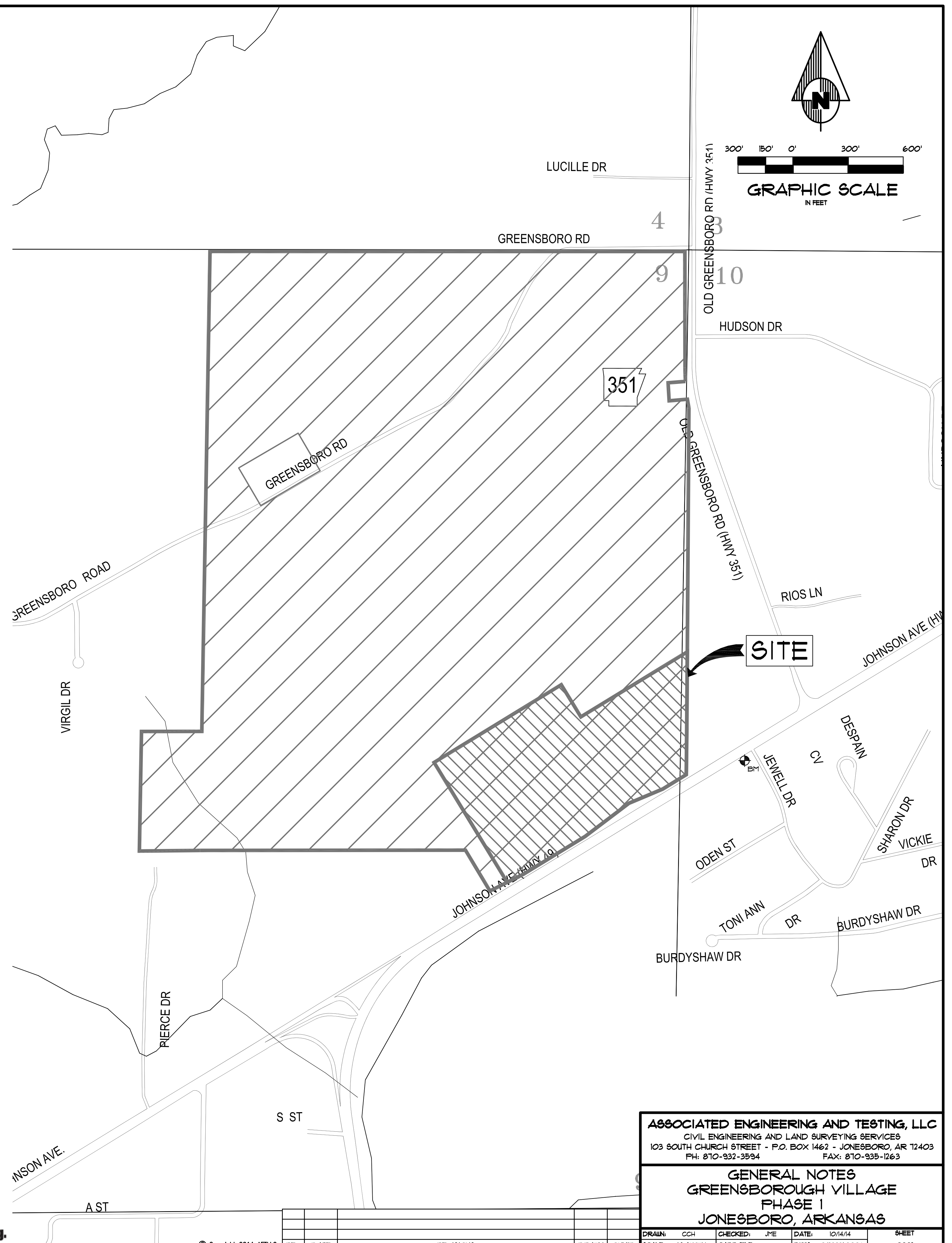
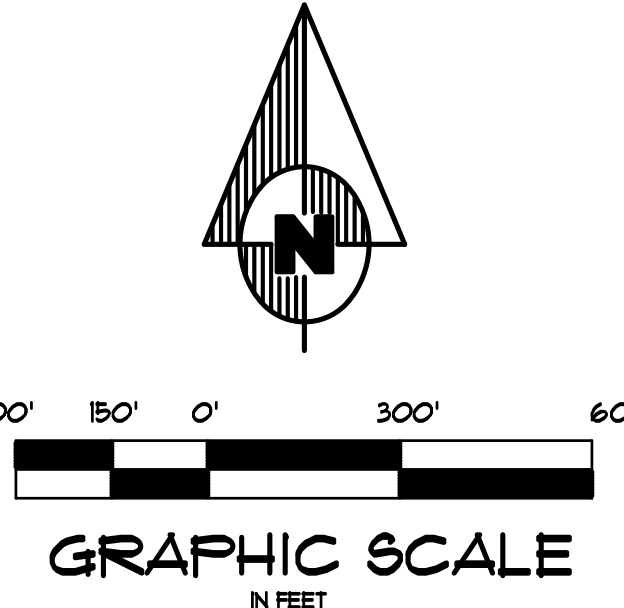
- SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANEL# 080310044C (PANEL 44 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991.
- SCREENING AND BUFFERING ARE AS SHOWN.
- EASEMENTS ARE AS SHOWN.
- NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- 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).

LEGEND

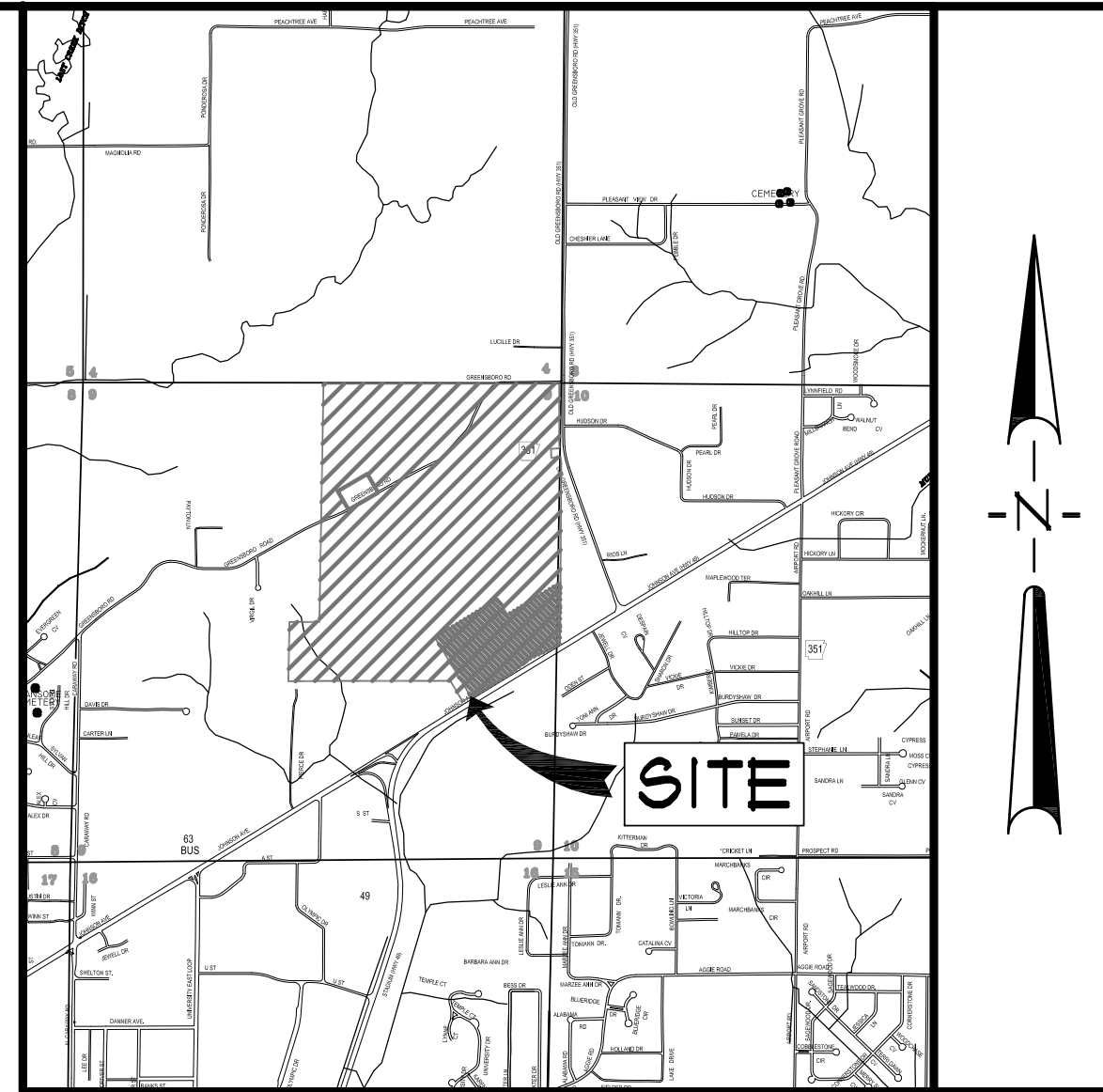
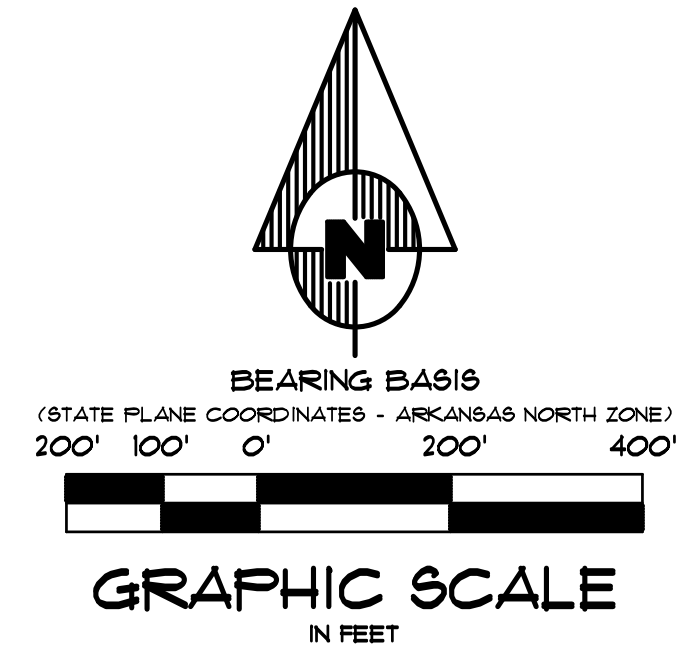
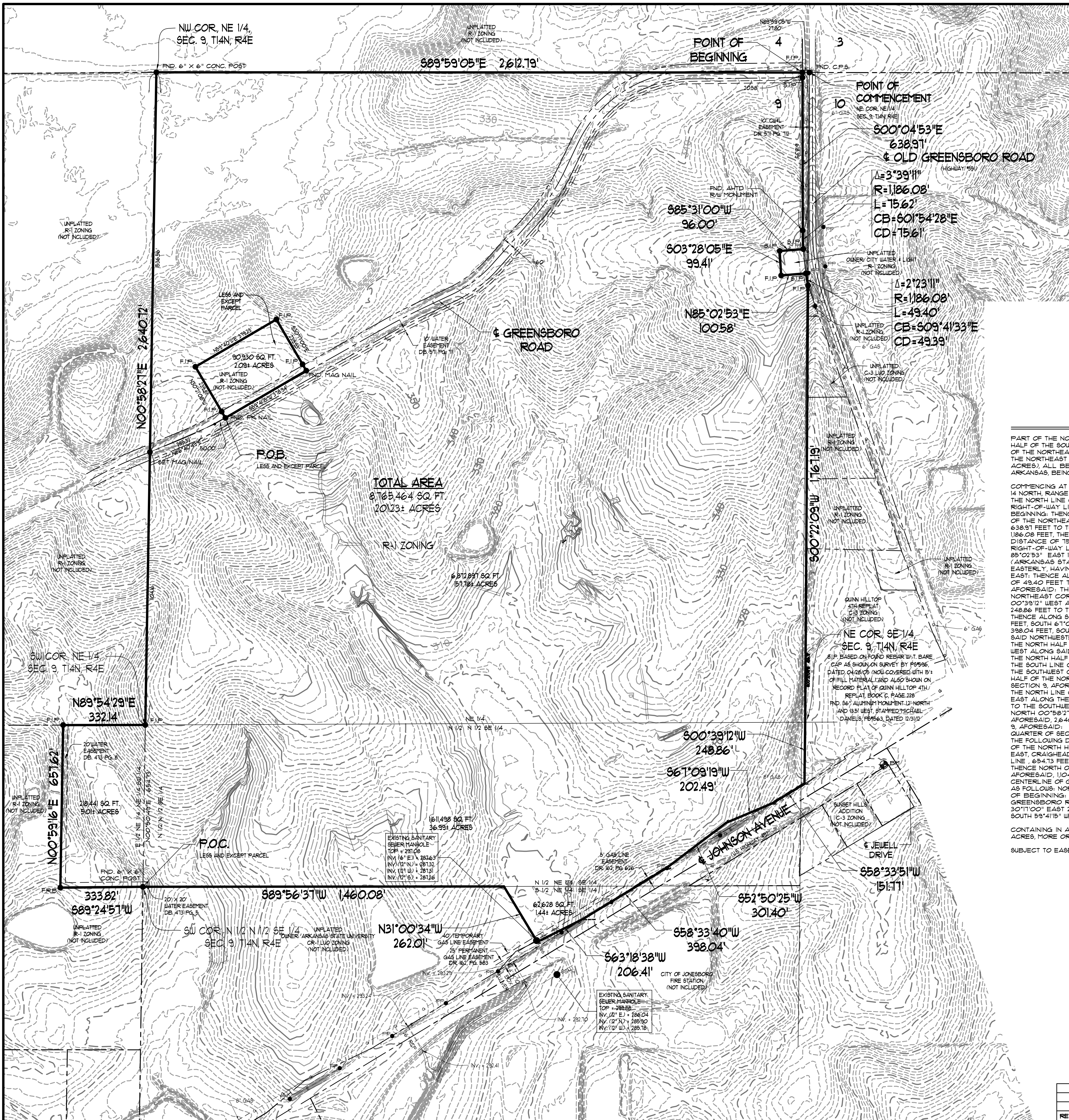
---	BOUNDARY LINE	⊕	FIRE HYDRANT	⊠	GRATED INLET
---	LOT LINES	⊕	VALVE BOX	⊕	DOWNSPOUT
○ F.P.	FOUND IRON PIPE	⊕	FIRE PROTECTION	⊕	SPRINKLER CONTROL
⊕ F.C.P.A.	FOUND COTTON-FICKER SPINDLE	⊕	EXISTING OVERHEAD ELECTRICAL LINE	⊕	MAILBOX
⊕ R.	FOUND REBAR	⊕	EXISTING UNDERGROUND ELECTRICAL LINE	⊕	TRASH COMPACTOR
⊕ F.P.	FOUND IRON PIPE W/ FL6 XXXX CAP	⊕	ELECTRIC TRANSFORMER/ELECTRIC METER	⊕	COLUMN
⊕ GPS XX	CITY OF JONESBORO G.P.S. MONUMENT	⊕	POWER POLE	⊕	BOLLARD
⊕ BH1	BENCH MARK	⊕	POWER JUNCTION, COMM. BOX	⊕	HANDICAP SIGN
⊕	R/W MONUMENT	⊕	SIGN LIGHTS/FLOOR LIGHTS	⊕	EXISTING FENCE LINE
⊕ S.P.	SET 1 1/4" IRON PIPE W/ FL6 #545 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 # 30')	⊕	EXISTING TREE/SHRUB
⊕	EXISTING SANITARY SEWER MANHOLE	⊕	TRAFFIC SIGNAL	⊕	BASIN BOUNDARY
⊕	PROPOSED SANITARY SEWER MANHOLE	⊕	TRAFFIC LIGHT CONTROL	⊕	DRAINAGE FLOW
⊕	EXISTING SANITARY SEWER CLEANOUT	⊕	TRAFFIC SIGNAL W/ POLE	⊕	GENERAL DRAINAGE FLOW
⊕	PROPOSED SANITARY SEWER CLEANOUT	⊕	EXISTING OVERHEAD COMMUNICATION LINE	⊕	SWALE FLOW DIRECTION
⊕	PROPOSED SANITARY SEWER SERVICE LINE	⊕	EXISTING UNDERGROUND COMMUNICATION LINE	⊕	SILT FENCE
---	EXISTING WATER LINE	⊕	EXISTING UNDERGROUND COMMUNICATION LINE	⊕	ROCK CHECK DAM
---	PROPOSED WATER LINE	⊕	EXISTING WATER METER	⊕	RIP RAP AREA
⊕	EXISTING WATER METER	⊕	PROPOSED WATER METER	⊕	INLET PROTECTION
⊕	PROPOSED WATER METER	⊕	WATER VALVE	⊕	ROCK CHECK DAM



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GENERAL NOTES
GREENSBOROUGH VILLAGE
PHASE 1
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET
SCALE: AS SHOWN	CADD FILE: 1406-SEP-F1	DWG# 04140910006	002



DESCRIPTION

PART OF THE NORTHEAST QUARTER (151.18± ACRES); PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (36.99± ACRES); PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (144± ACRES) AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (5.01± ACRES); ALL BEING IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°59'05" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2180 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY 951); THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, AS FOLLOWS: SOUTH 00°04'53" EAST 638.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1186.08 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'11" A DISTANCE OF 15.62 FEET; THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 96.00 FEET; THENCE SOUTH 03°28'05" EAST 99.41 FEET; THENCE NORTH 85°02'53" EAST 10058 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY 951); SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1186.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST; THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'11" A DISTANCE OF 49.40 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°22'08" WEST ALONG SAID EAST LINE, 116.119 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°39'12" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID, 248.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (US HIGHWAY 45); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'11" WEST 1511 FEET, SOUTH 61°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 206.41 FEET; THENCE NORTH 31°00'34" WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 262.01 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°56'31" WEST ALONG SAID SOUTH LINE 146.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°54'29" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 333.82 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°59'16" EAST ALONG SAID EAST LINE 691.62 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 89°54'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 332.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2612.19 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°50'49" EAST, ALONG THE HALF SECTION LINE 694.13 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 104.15 FEET TO THE CENTERLINE OF GREENSBORO ROAD; THENCE ALONG SAID CENTERLINE OF GREENSBORO ROAD AND DEPARTING FROM THE HALF SECTION LINE, AFORESAID, AS FOLLOWS: NORTH 66°40'49" EAST 285.32 FEET, NORTH 59°41'15" EAST 500.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°21'08" WEST, DEPARTING FROM SAID CENTERLINE OF GREENSBORO ROAD, 239.81 FEET; THENCE NORTH 59°41'15" EAST 319.23 FEET; THENCE SOUTH 30°11'00" EAST 239.83 FEET TO THE CENTERLINE OF GREENSBORO ROAD, AFORESAID; THENCE SOUTH 59°41'15" WEST ALONG SAID CENTERLINE, 318.94 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, NOT INCLUDING THE LESS AND EXCEPT TRACT, 8,165,464 SQ. FT. OR 201,231 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- FRB
- FND. C.P.S.
- F.I.P.
- S.I.P.
- FENCE LINE
- - - OVERHEAD ELECTRICAL LINE
- ⊕ B.M.
- FOUND REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P8 1166 CAP
- BENCHMARK

NOTES

1. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
3. BENCHMARK IS NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATED AS 1-391, LOCATED APPROXIMATELY 321 FEET EAST AND 171 FEET NORTH OF THE SOUTHWEST 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).

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-332-3594 FAX: 810-335-1263

TOPOGRAPHIC SKETCH
GREENSBOROUGH VILLAGE
GREENSBORO INVESTMENTS, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE: 1" = 200'	CADD FILE: 1460-50F-10P0	DATE: 09/30/14	SHEET
						DUGA	04140910006	1 OF 1

BEARING BASIS
 (STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
 200' 100' 0' 200' 400'

GRAPHIC SCALE
 IN FEET



ALIGNMENT
 TO BE
 DETERMINED WITH
 CITY OF
 JONESBORO
 & AHTD

PROPOSED
 REGIONAL
 DETENTION

FUTURE BOULEVARD

JOHNSON AVE. (ADJ. 49)

ALIGNMENT
 TO BE
 DETERMINED WITH
 CITY OF
 JONESBORO
 & AHTD

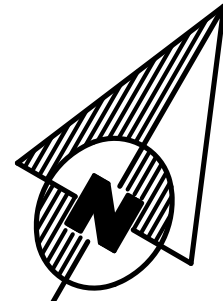
GENERAL NOTES

1. MASTER PLAN DEPICTED HEREON IS AS APPROVED BY THE CITY OF JONESBORO METROPOLITAN AREA PLANNING COMMISSION ON AUGUST 12, 2014.

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 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
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**MASTER PLAN
 GREENSBOROUGH VILLAGE
 GREENSBORO INVESTMENTS, LLC
 JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	DATE	SHEET
					SCALE: 1" = 200'	CADD FILE: 14106-50P-11P DUGA 04140910006	1 OF 1



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
60' 30' 0" 60' 120'

GRAPHIC SCALE
IN FEET

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B.
- FND. 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/ P5 #166 CAP

SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, L.L.C.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED TC-O, TOWN CENTER OVERLAY DISTRICT.

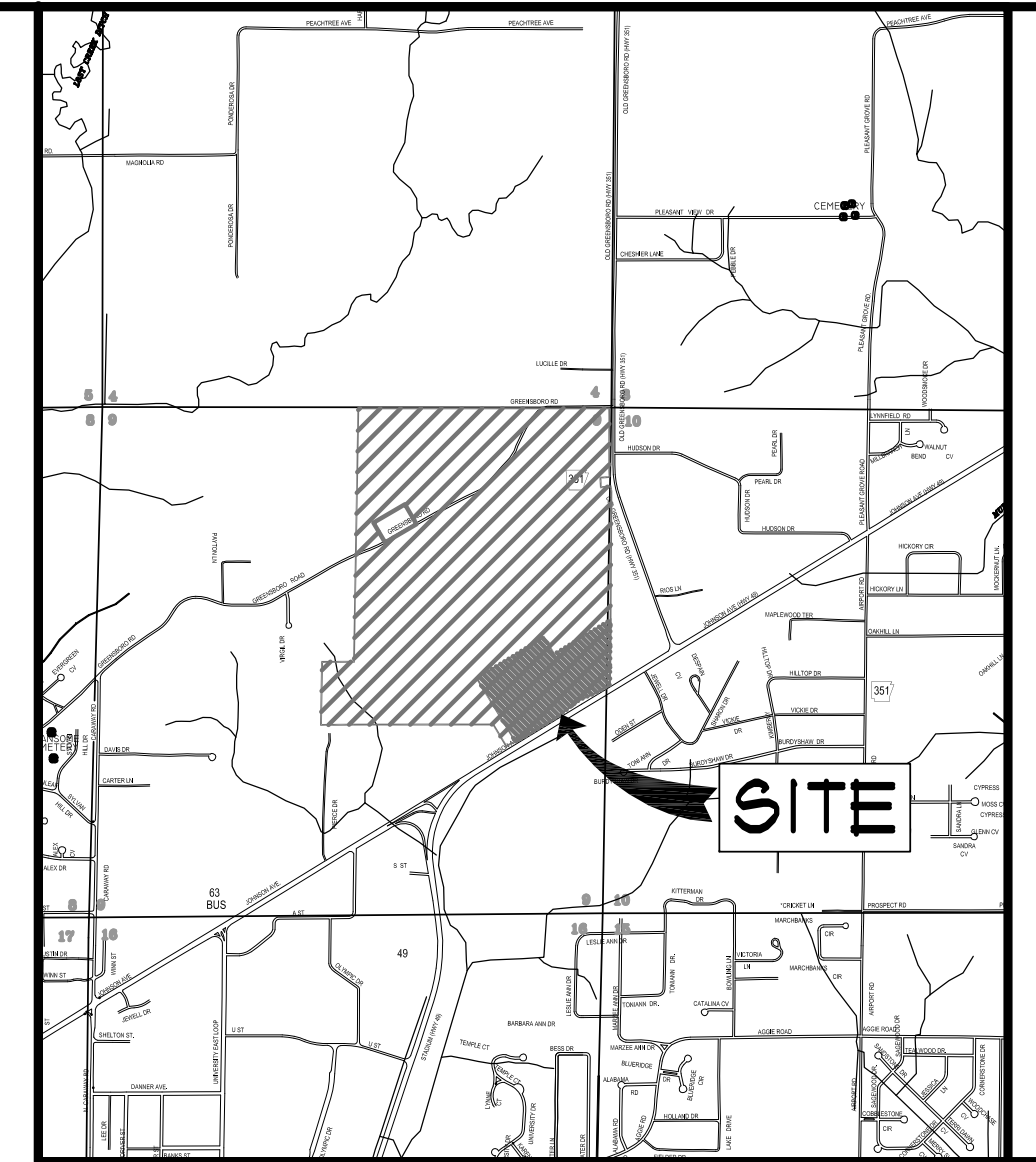
DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'09" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 AFORESAID, 2,201.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'09" WEST, ALONG SAID EAST LINE, 426.71 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°39'12" WEST, ALONG SAID EAST LINE, 249.86 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY 49); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.11 FEET, SOUTH 61°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 121.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 29.00 FEET; THENCE DEPARTING FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°44'01", A DISTANCE OF 413.4 FEET; THENCE NORTH 31°25'30" WEST, 149.11 FEET; THENCE NORTH 58°34'30" EAST 820.00 FEET; THENCE SOUTH 31°25'30" EAST, 207.00 FEET; THENCE NORTH 58°34'30" EAST 686.54 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 923,901 SQ. FT. OR 21.21 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

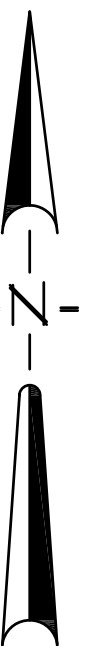
OWNER'S CERTIFICATION

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

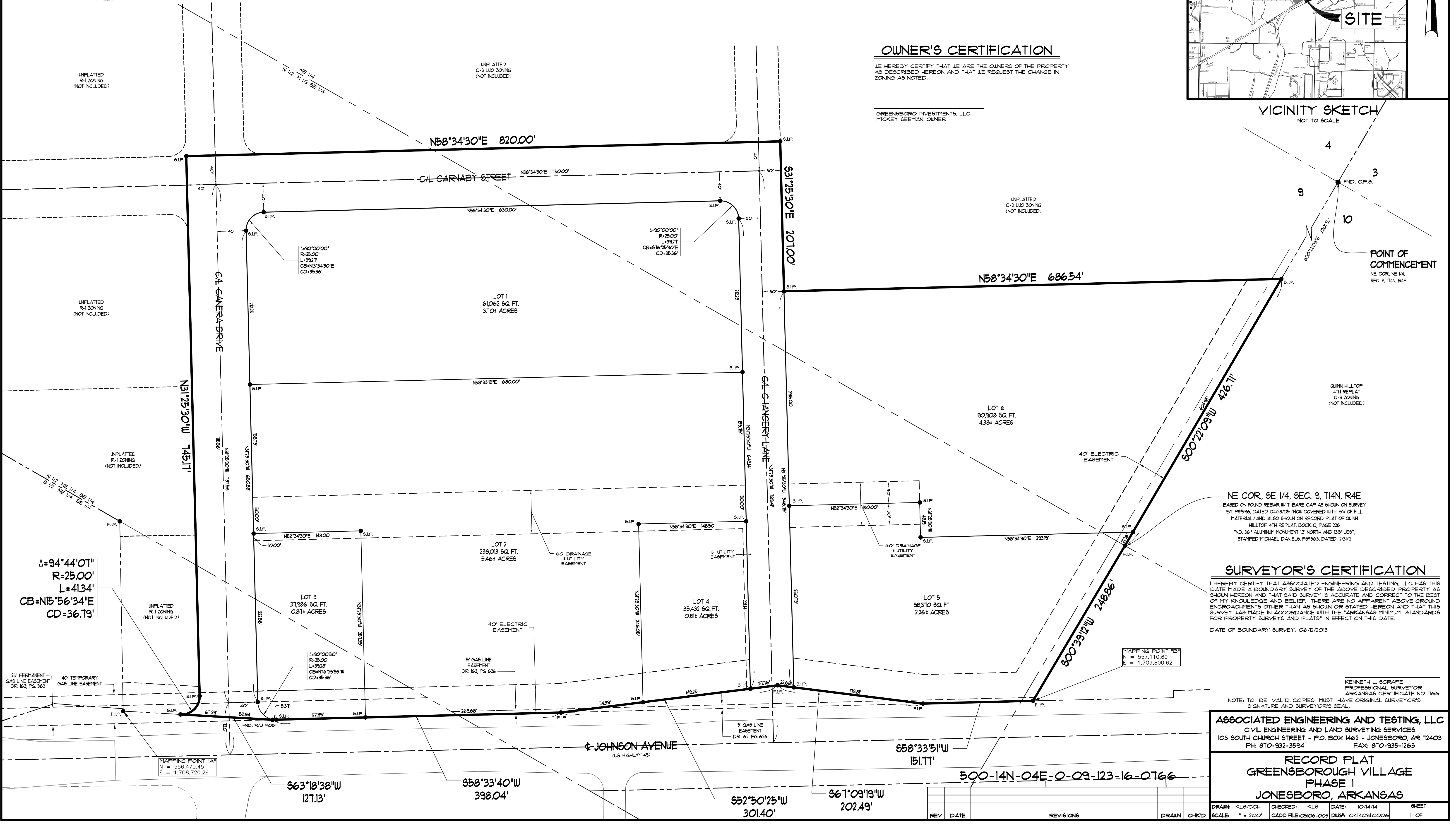
GREENSBORO INVESTMENTS, L.L.C.
MICKEY SEEMAN, OWNER



VICINITY SKETCH
NOT TO SCALE



POINT OF COMMENCEMENT
NE COR. NE 1/4,
SEC. 9, T14N, R4E



NE COR. SE 1/4, SEC. 9, T14N, R4E
BASED ON FOUND REBAR W/ T. BARE CAP AS SHOWN ON SURVEY BY P5956, DATED 04/28/05 (NOW COVERED WITH 5' OF FILL MATERIAL) AND ALSO SHOWN ON RECORD PLAT OF QUINN HILLTOP 4TH REPLAT, BOOK C, PAGE 278
FND. 36" ALUMINUM MONUMENT 12" NORTH AND 135" WEST, STAMPED MICHAEL DANIELS, P5956, DATED 1/31/12

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, 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.
DATE OF BOUNDARY SURVEY: 06/12/2013

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

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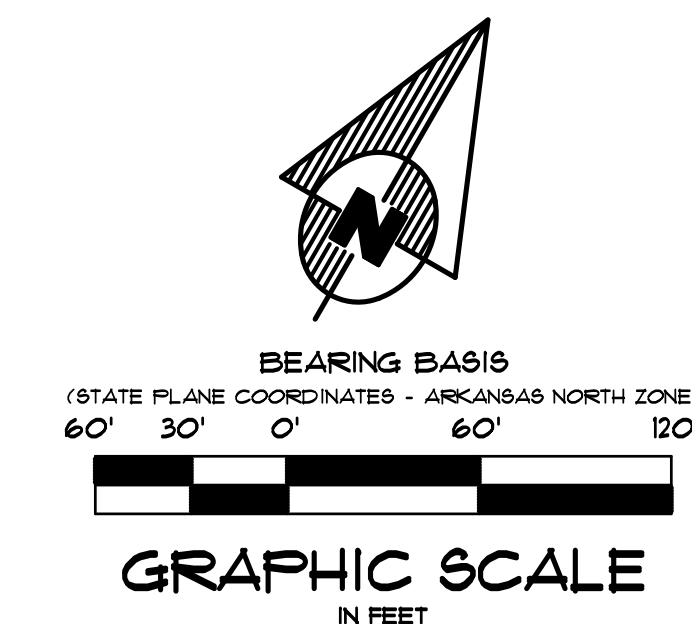
RECORD PLAT
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS

DRAWN: KLS/CCH CHECKED: KLS DATE: 10/14/14 SHEET
SCALE: 1" = 200' CAD FILE: 05106-005 DWG#: 04140910006 1 OF 1

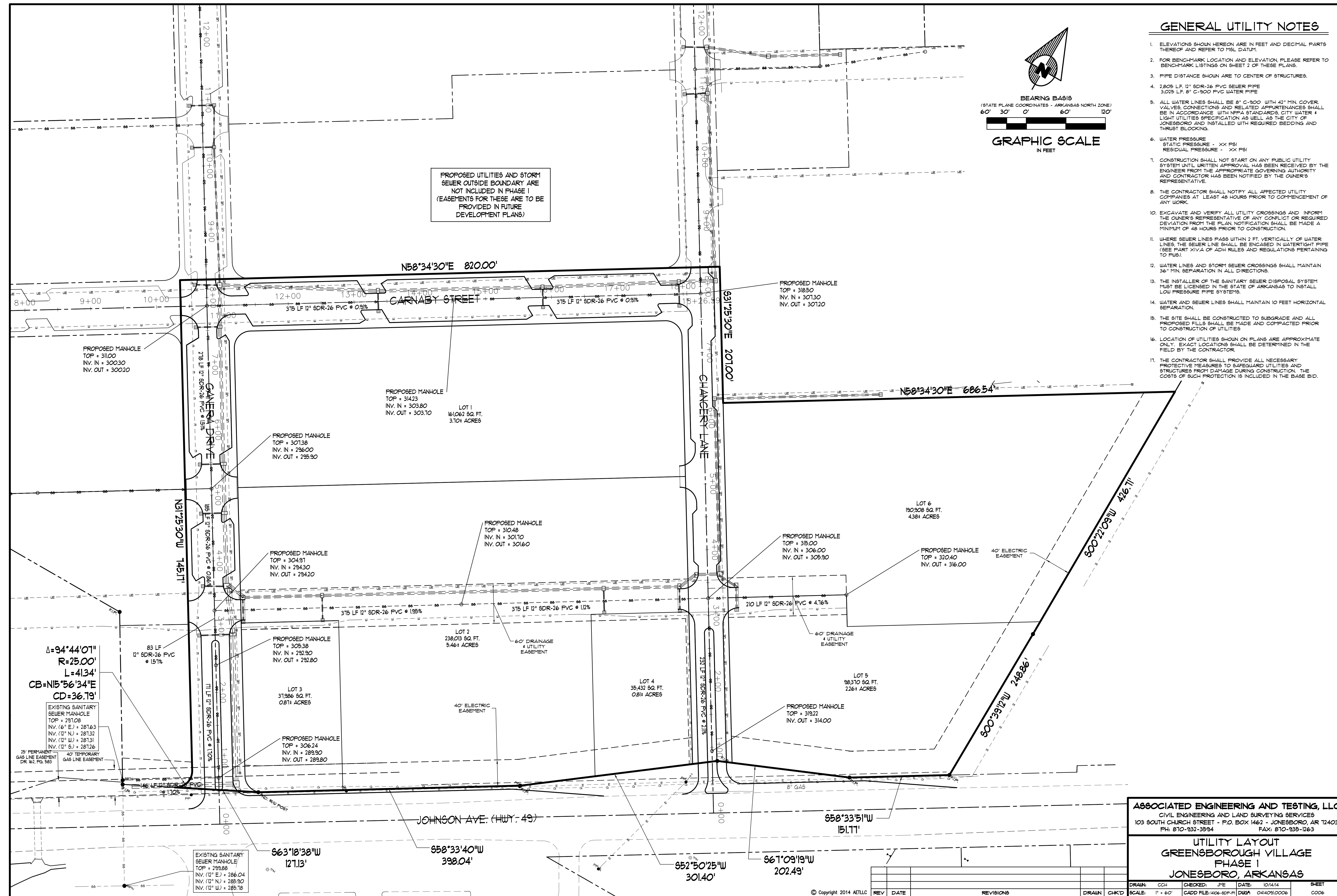
REV	DATE	REVISIONS	DRAWN	CHKD

GENERAL UTILITY NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
- 2,805 LF. 12" SDR-26 PVC SEWER PIPE
3,025 LF. 8" C-900 PVC WATER PIPE
- ALL WATER LINES SHALL BE 8" C-900 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY WATER & LIGHT UTILITIES SPECIFICATION AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
- WATER PRESSURE
STATIC PRESSURE - XX PSI
RESIDUAL PRESSURE - XX PSI
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCAVATE AND VERIFY ALL UTILITY CROSSINGS AND INFORM THE OWNER'S REPRESENTATIVE OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- WHERE SEWER LINES PASS WITHIN 2 FT. VERTICALLY OF WATER LINES, THE SEWER LINE SHALL BE ENCASED IN WATERTIGHT PIPE (SEE PART XIV.A OF ADH RULES AND REGULATIONS PERTAINING TO PUB).
- WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
- THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
- WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
- THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
- LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE COSTS OF SUCH PROTECTION IS INCLUDED IN THE BASE BID.



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



$\Delta = 94^{\circ}44'01''$
 $R = 25.00'$
 $L = 4134'$
 $CB = N15^{\circ}56'34''E$
 $CD = 36.79'$

EXISTING SANITARY SEWER MANHOLE
 TOP = 291.08
 INV. (6" E) = 281.63
 INV. (12" N) = 281.32
 INV. (12" W) = 281.31
 INV. (12" S) = 281.26

25' PERMANENT GAS LINE EASEMENT DR. 167, PG. 983
 40' TEMPORARY GAS LINE EASEMENT

ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING AND LAND SURVEYING SERVICES
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 810-932-3594 FAX: 810-935-1263

**UTILITY LAYOUT
 GREENSBOROUGH VILLAGE
 PHASE I
 JONESBORO, ARKANSAS**

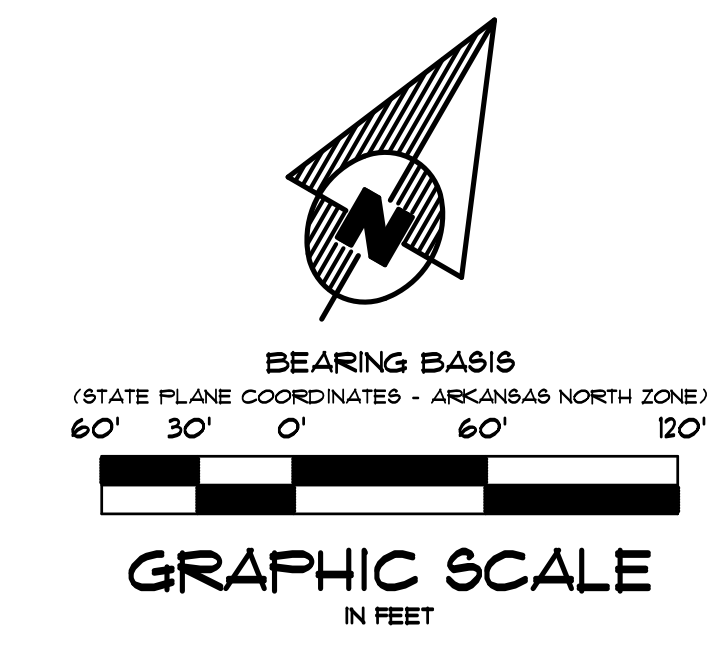
DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET
SCALE: 1" = 60'	CADD FILE: 406-SEP-FI	DWG#: 0410910006	0006

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REV	DATE	REVISIONS

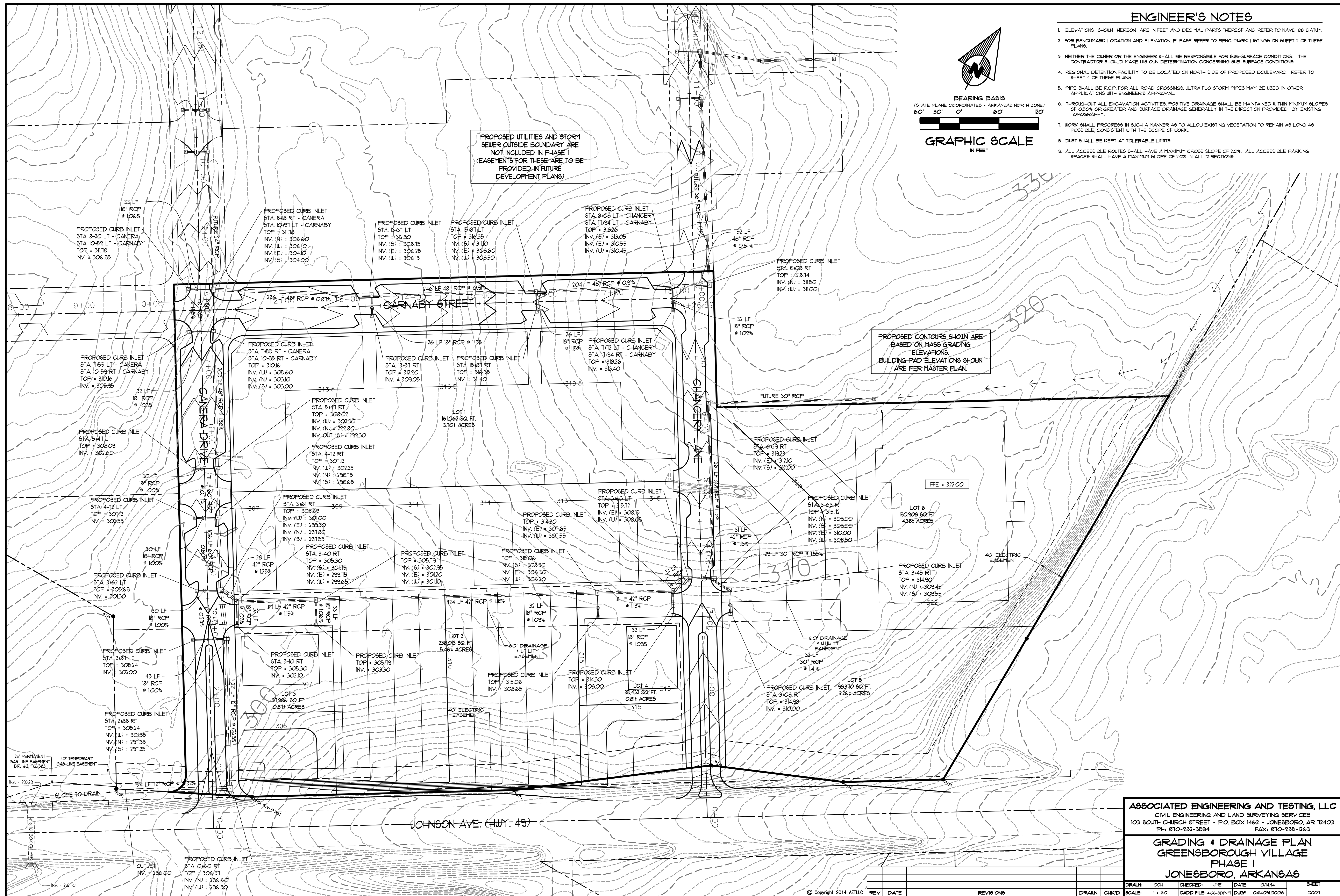
ENGINEER'S NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO NAVD 88 DATUM.
- FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 2 OF THESE PLANS.
- NEITHER THE OWNER OR THE ENGINEER SHALL BE RESPONSIBLE FOR SUB-SURFACE CONDITIONS. THE CONTRACTOR SHOULD MAKE HIS OWN DETERMINATION CONCERNING SUB-SURFACE CONDITIONS.
- REGIONAL DETENTION FACILITY TO BE LOCATED ON NORTH SIDE OF PROPOSED BOULEVARD. REFER TO SHEET 4 OF THESE PLANS.
- PIPE SHALL BE RCP FOR ALL ROAD CROSSINGS. ULTRA FLO STORM PIPES MAY BE USED IN OTHER APPLICATIONS WITH ENGINEER'S APPROVAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.5% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- DUST SHALL BE KEPT AT TOLERABLE LIMITS.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.



PROPOSED UTILITIES AND STORM SEWER OUTSIDE BOUNDARY ARE NOT INCLUDED IN PHASE I (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.

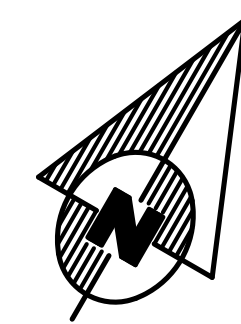


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 PH: 810-932-3594 FAX: 810-935-1263

GRADING & DRAINAGE PLAN
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	CAD FILE	DATE	SHEET
					1" = 60'	1406-SDP-F1	10/14/14	0001

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BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
60' 30' 0' 60' 120'

GRAPHIC SCALE
IN FEET

LEGEND

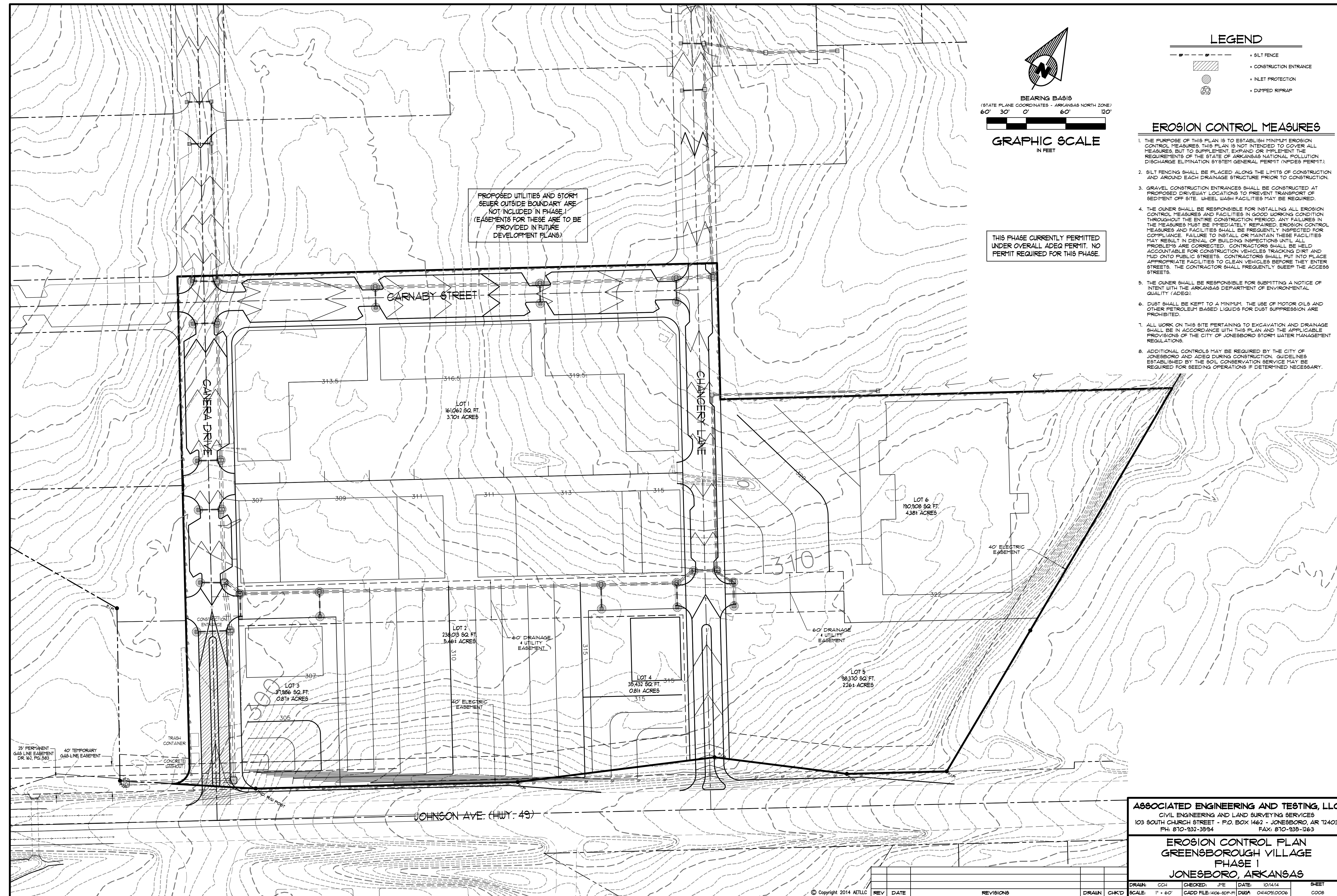
- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- DUMPED RIPRAP

EROSION CONTROL MEASURES

1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.

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

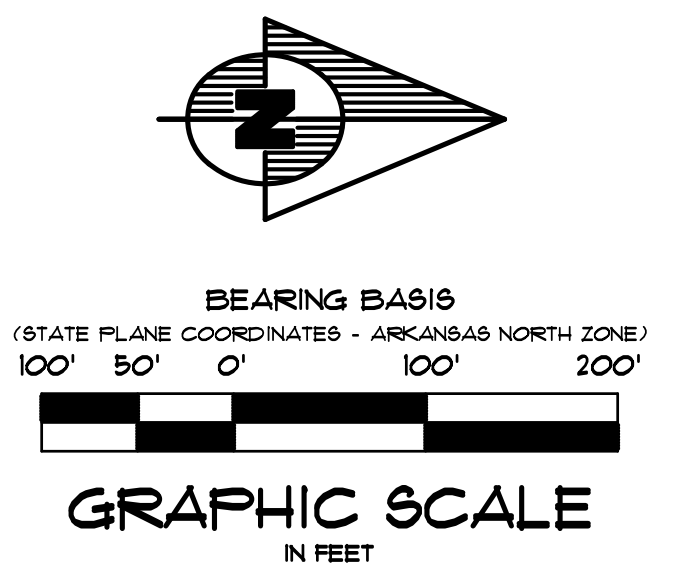
THIS PHASE CURRENTLY PERMITTED UNDER OVERALL ADEQ PERMIT. NO PERMIT REQUIRED FOR THIS PHASE.



ASSOCIATED ENGINEERING AND TESTING, LLC
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PH: 810-932-3594 FAX: 810-935-1263

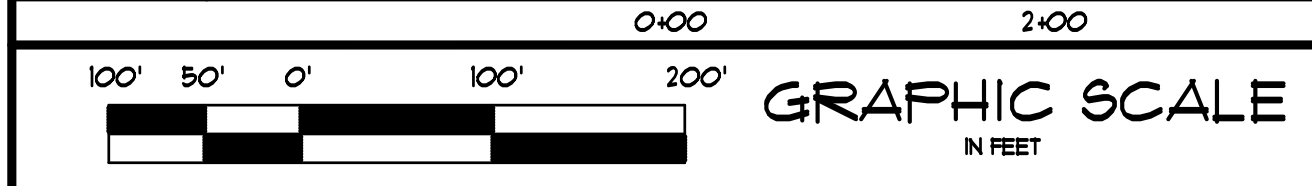
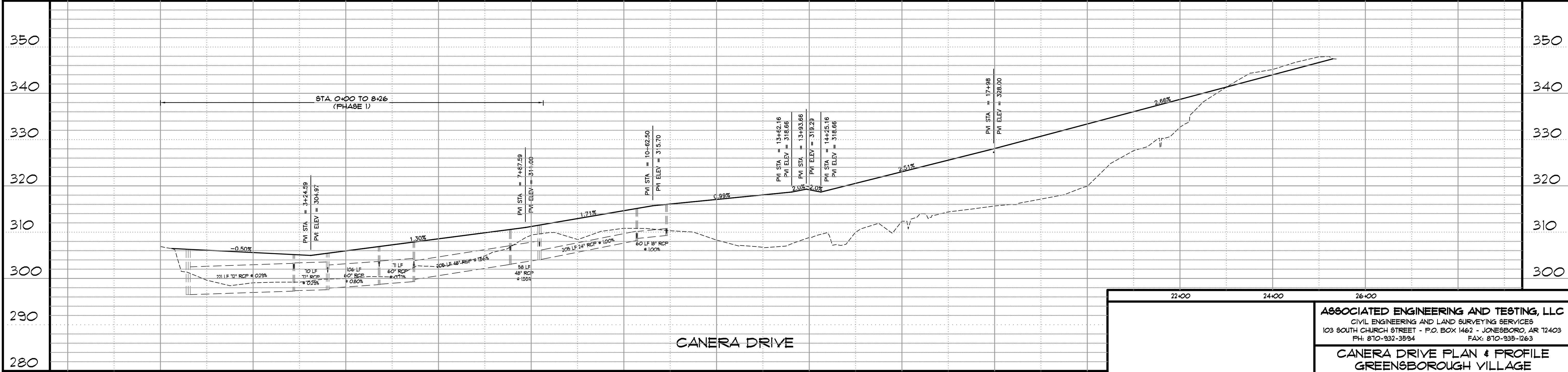
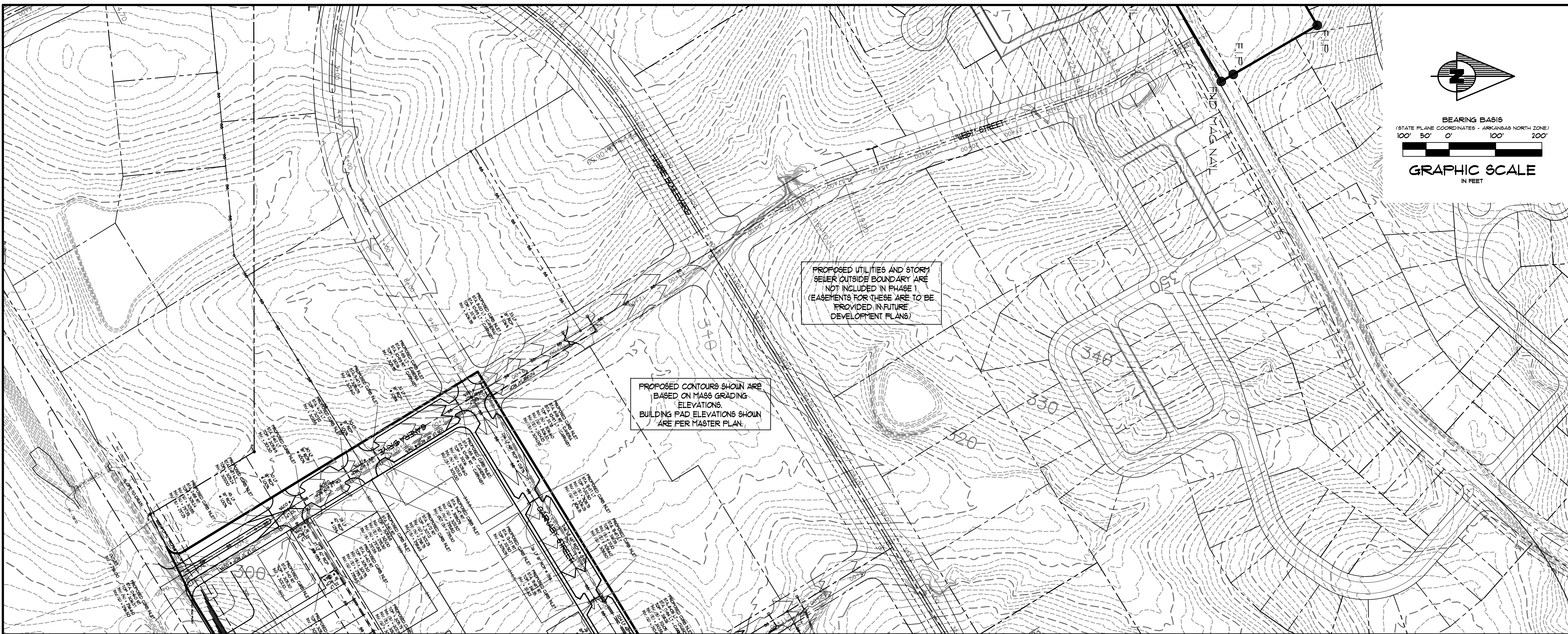
**EROSION CONTROL PLAN
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS**

REV	DATE	REVISIONS	DRAWN	CHK'D	SCALE	DATE	SHEET
					1" = 60'	10/14/14	0008



PROPOSED UTILITIES AND STORY SEWER OUTSIDE BOUNDARY ARE NOT INCLUDED IN PHASE I (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.



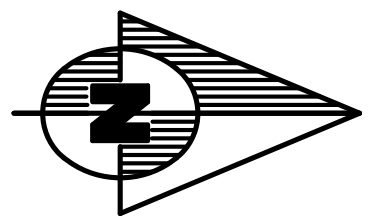
ENGINEER'S NOTES
 1. ELEVATION INFORMATION OBTAINED FROM 2011 LIDAR PROVIDED BY THE CITY OF JONESBORO.

SCALE:

HORIZONTAL SCALE: 1"=100'
 VERTICAL SCALE: 1"=10'

REV	DATE	REVISIONS

22+00		24+00		26+00	
ASSOCIATED ENGINEERING AND TESTING, LLC CIVIL ENGINEERING AND LAND SURVEYING SERVICES 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403 PH: 810-932-3594 FAX: 810-935-1263					
CANERA DRIVE PLAN & PROFILE GREENSBOROUGH VILLAGE PHASE I JONESBORO, ARKANSAS					
DRAWN: CCH	CHECKED: JHE	DATE: 10/14/14	SHEET		
SCALE: 1"=100'	CADD FILE: 1406-SDP-FI	DWG#: 0414091.0006	0009		



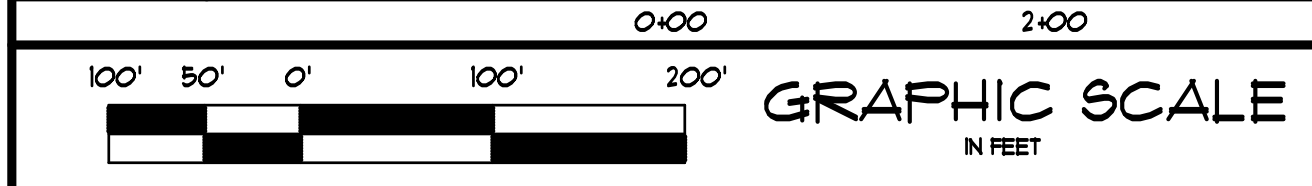
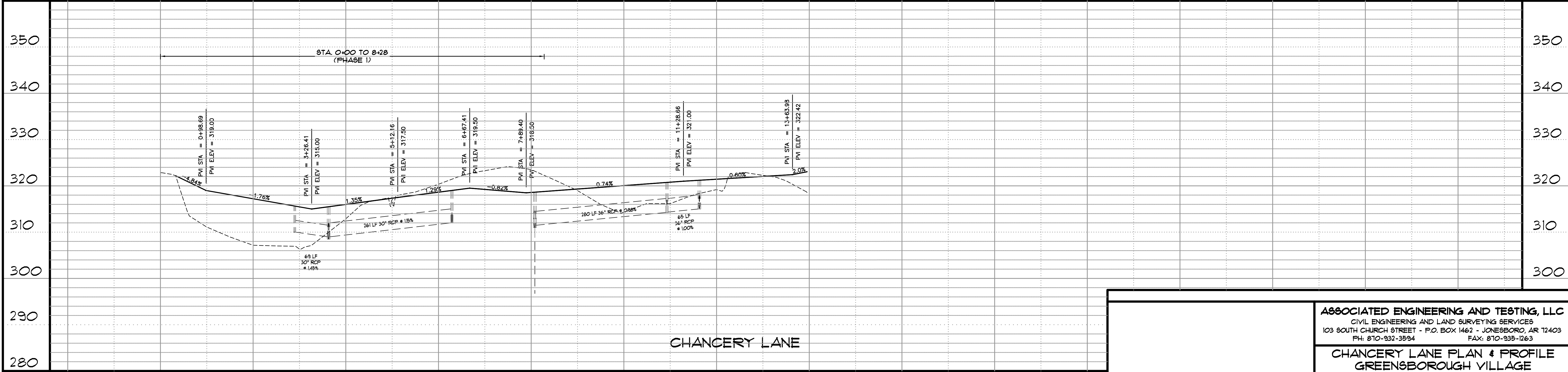
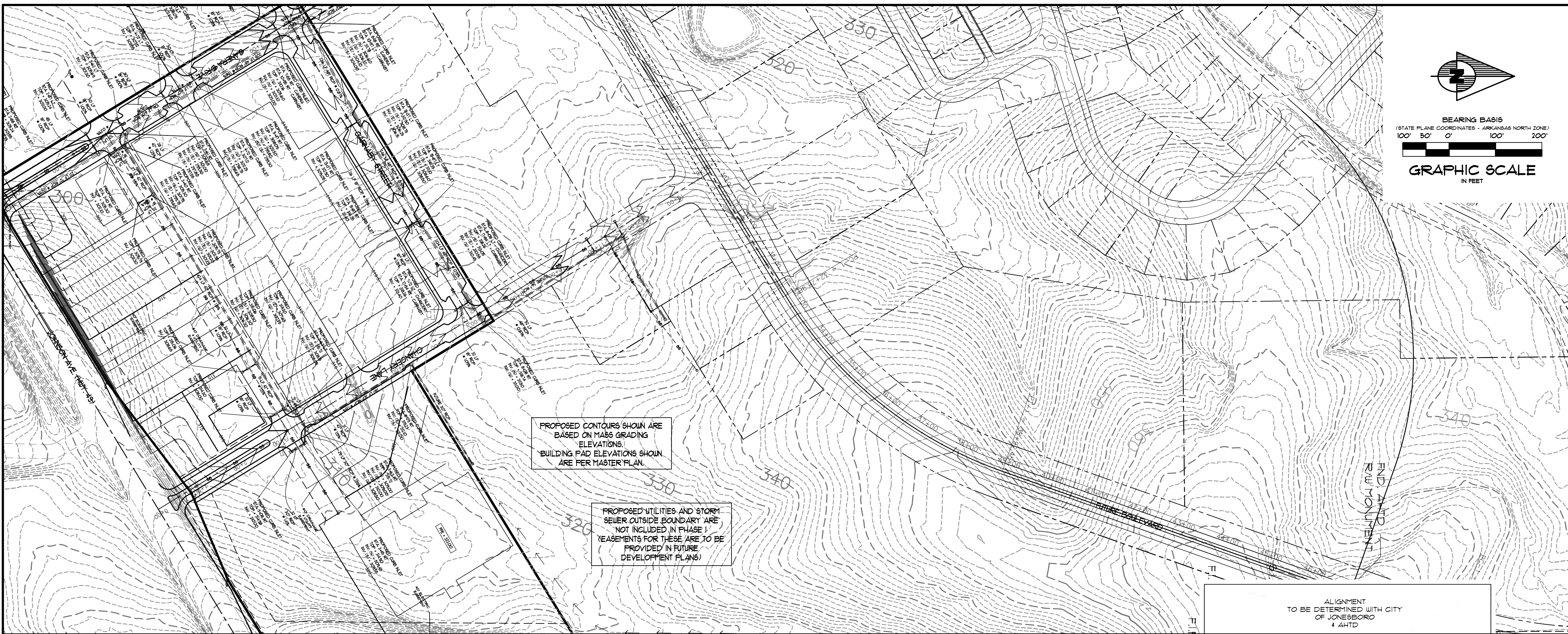
BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
100' 50' 0' 100' 200'



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

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

ALIGNMENT
TO BE DETERMINED WITH CITY
OF JONESBORO
4 AHTD



ENGINEER'S NOTES
1. ELEVATION INFORMATION OBTAINED FROM 2011 LIDAR PROVIDED BY THE CITY OF JONESBORO.

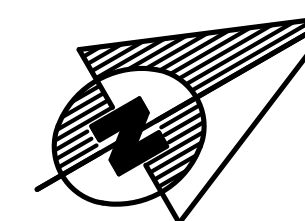
SCALE: HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=10'

REV	DATE	REVISIONS	DRAWN	CHK'D

ASSOCIATED ENGINEERING AND TESTING, LLC
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**CHANCERY LANE PLAN & PROFILE
GREENSBOROUGH VILLAGE
PHASE 1
JONESBORO, ARKANSAS**

DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET
SCALE: 1"=100'	CADD FILE: 1406-SDP-FI	DWG# 0414091.0006	COLO



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)
100' 50' 0" 100' 200'

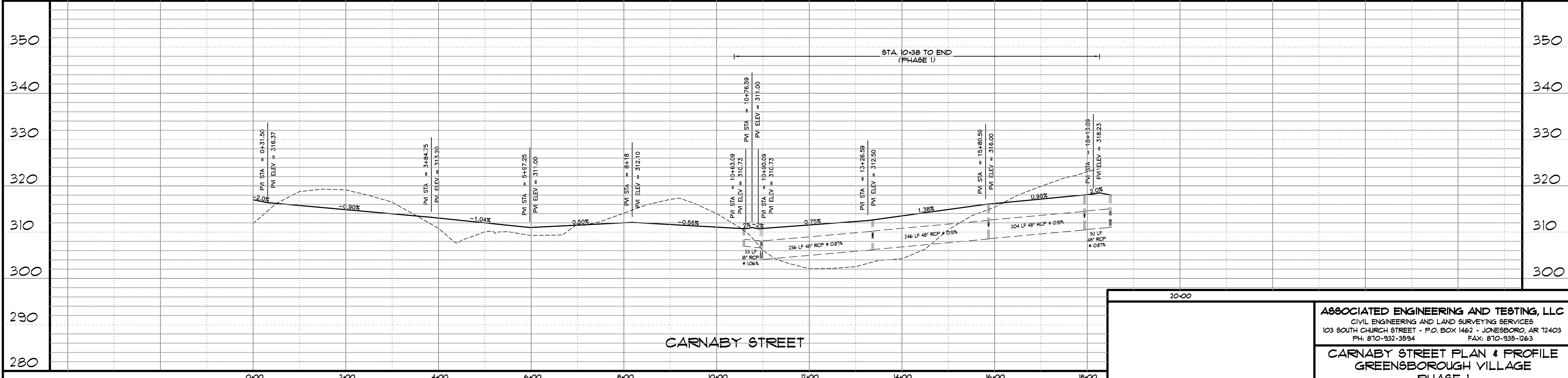
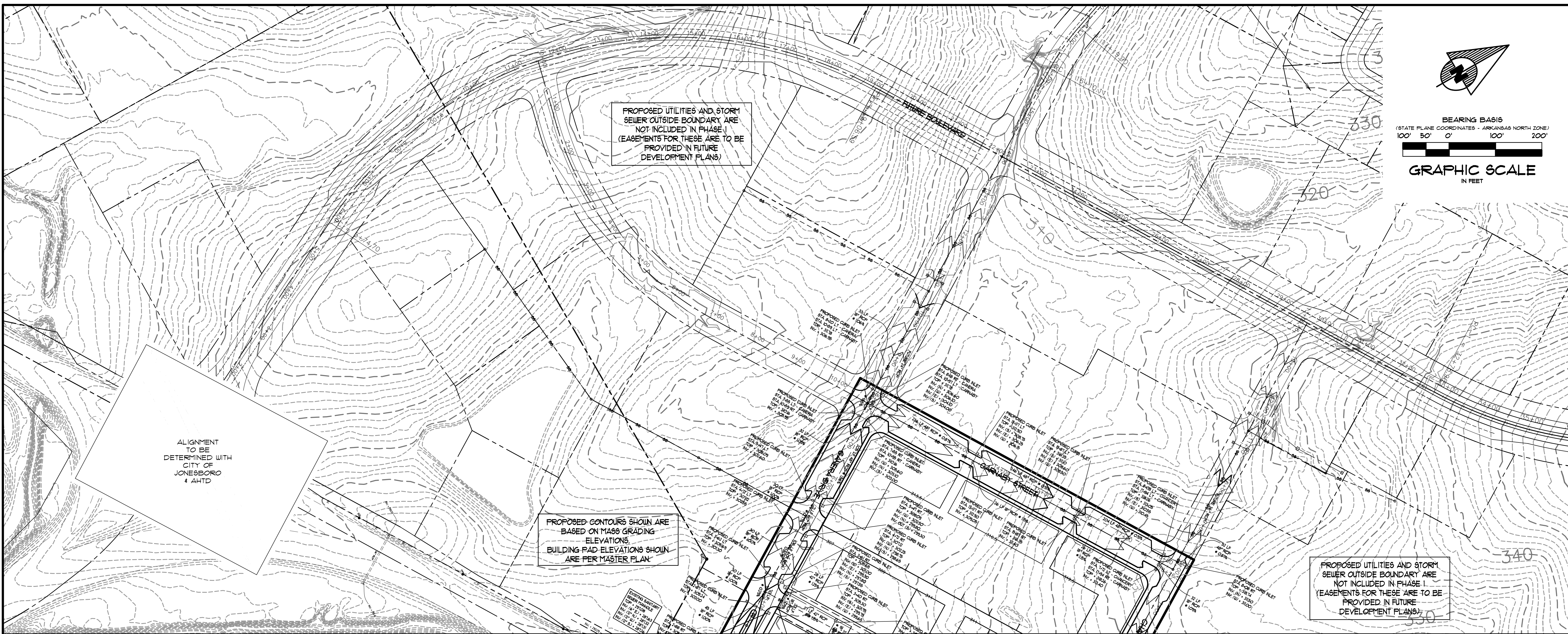
GRAPHIC SCALE
IN FEET

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

ALIGNMENT
TO BE
DETERMINED WITH
CITY OF
JONESBORO
4 AHTD

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

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



CARNABY STREET

STA. 0+38 TO END
(PHASE I)

100' 50' 0" 100' 200'
GRAPHIC SCALE
IN FEET

ENGINEER'S NOTES
1. ELEVATION INFORMATION OBTAINED FROM 2011 LIDAR PROVIDED BY THE CITY OF JONESBORO.

SCALE :

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=10'

REV	DATE	REVISIONS

DRAWN CHK'D

20:00			
ASSOCIATED ENGINEERING AND TESTING, LLC CIVIL ENGINEERING AND LAND SURVEYING SERVICES 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403 PH: 810-932-3594 FAX: 810-935-1263			
CARNABY STREET PLAN & PROFILE GREENSBOROUGH VILLAGE PHASE I JONESBORO, ARKANSAS			
DRAWN: CCH	CHECKED: JHE	DATE: 10/14/14	SHEET
SCALE: 1"=100'	CADD FILE: 1406-RDP-PI	DWG#: 0414091.0006	COIL

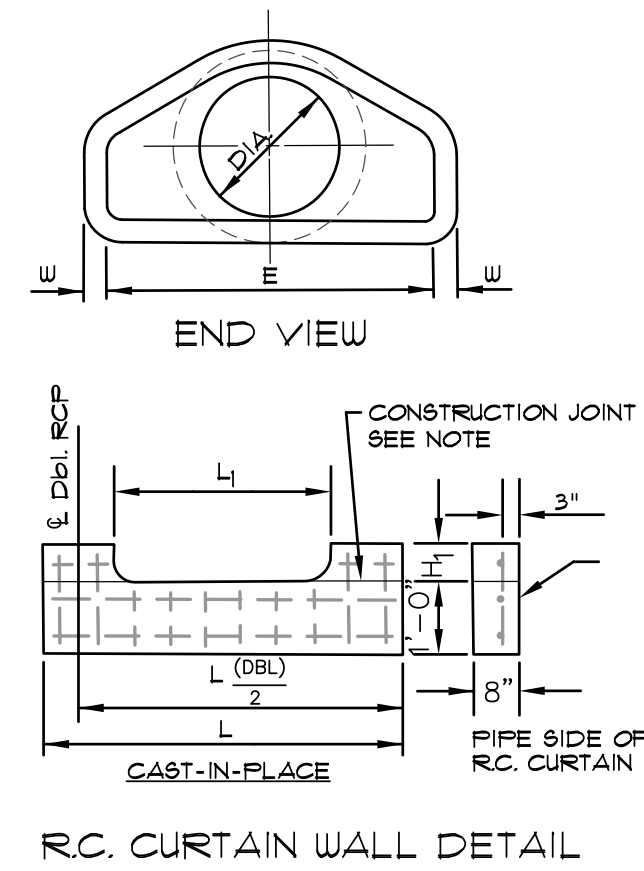
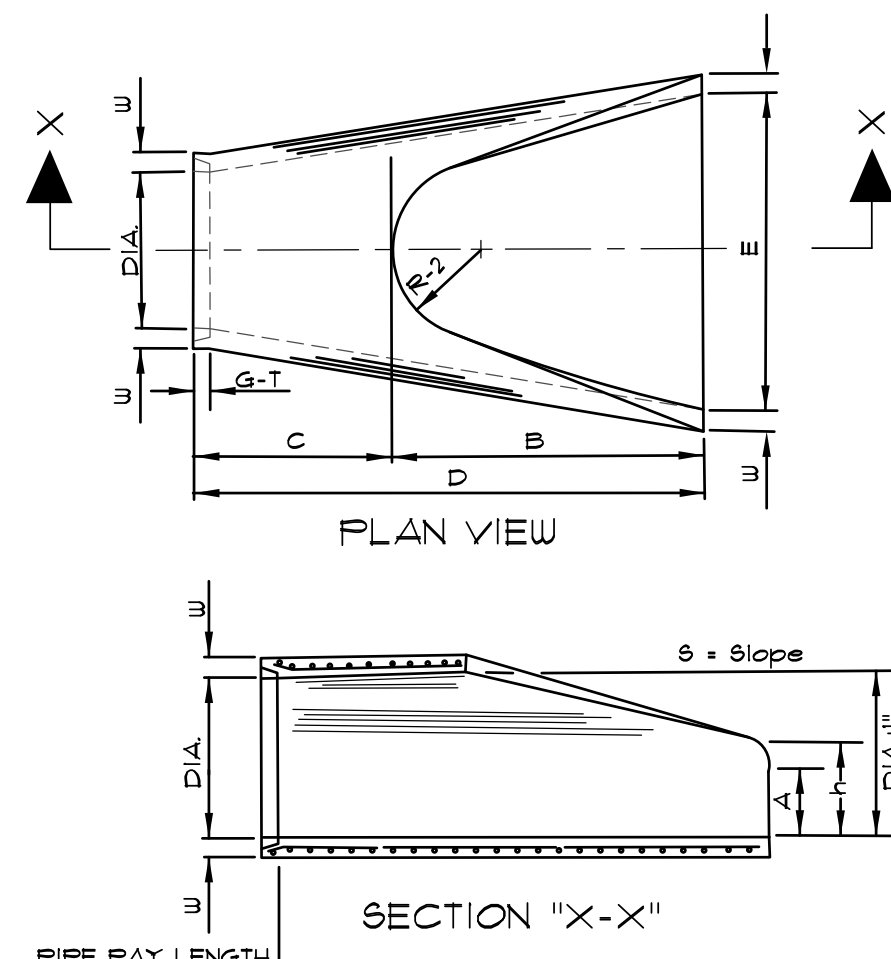


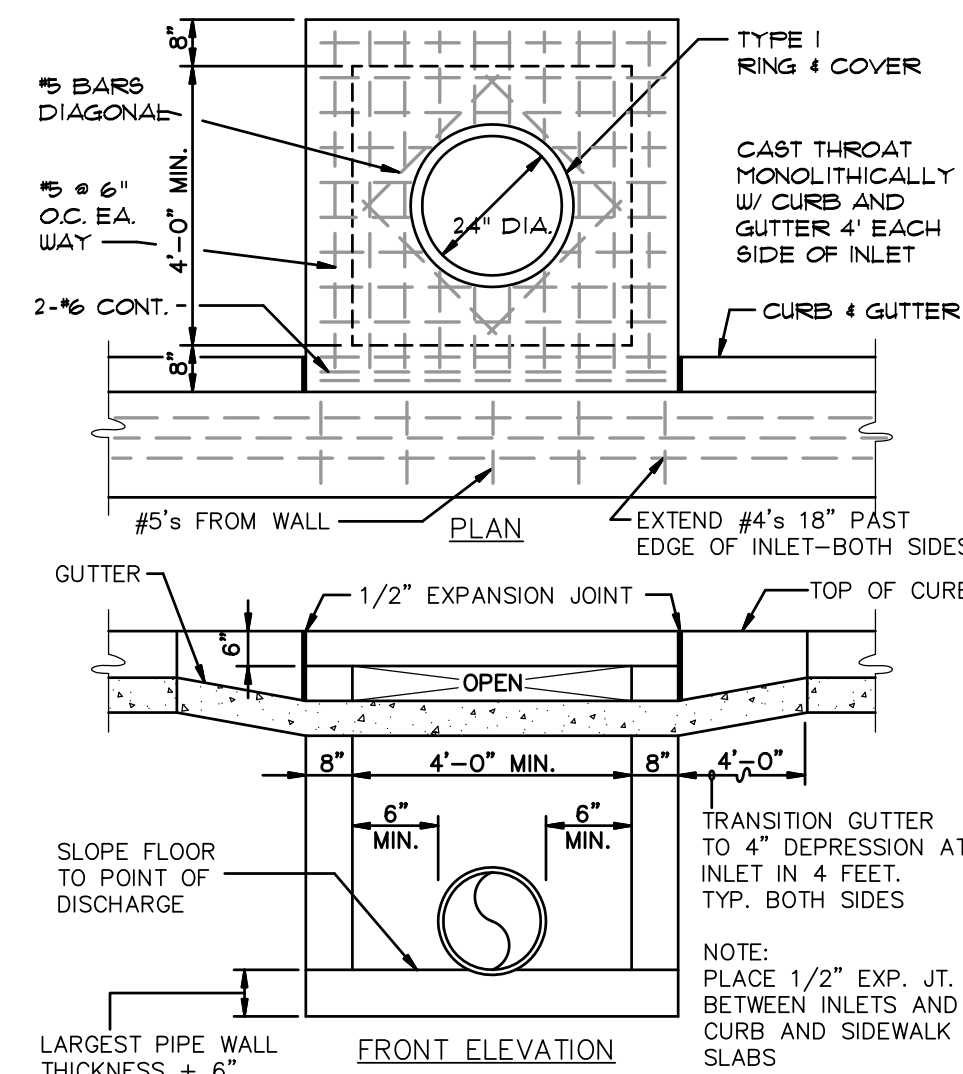
TABLE OF DIMENSIONS

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"	3.11	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'-4"

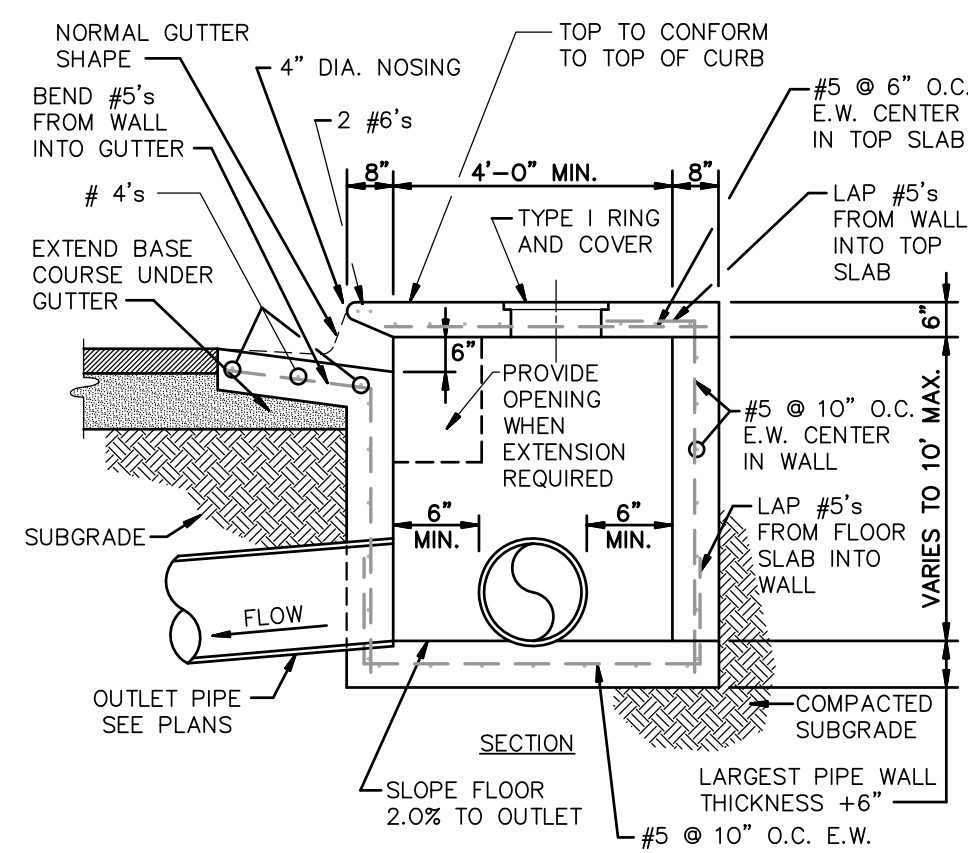
NOTES:

- THE PORTION OF THE RC. 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 RC. 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.

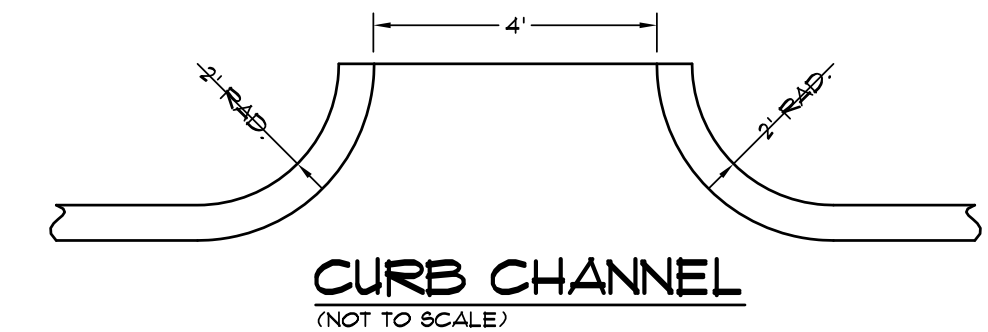
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT (NOT TO SCALE)



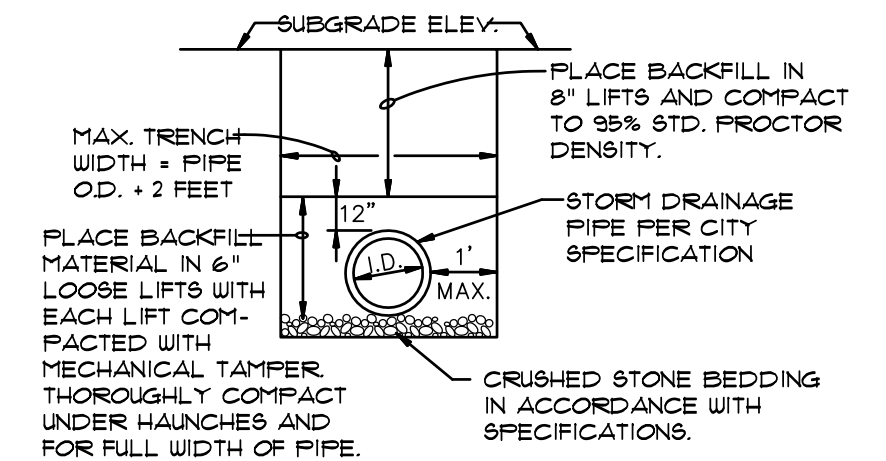
CURB INLET - TYPE "A" (NOT TO SCALE)



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.

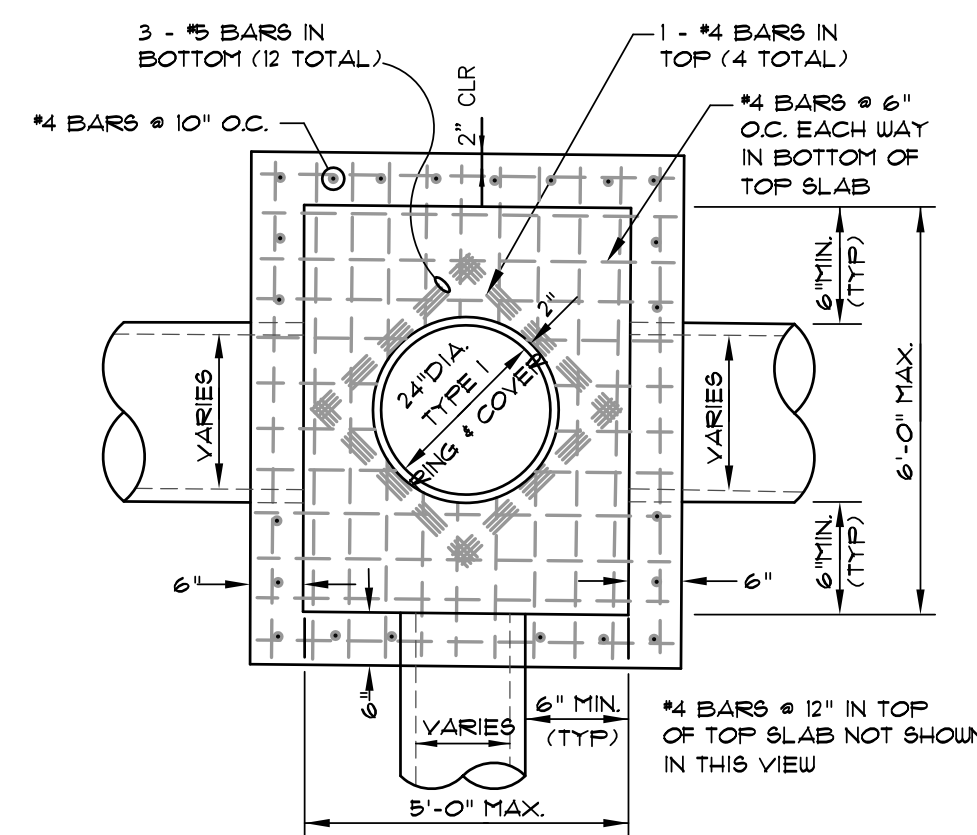


CURB CHANNEL (NOT TO SCALE)



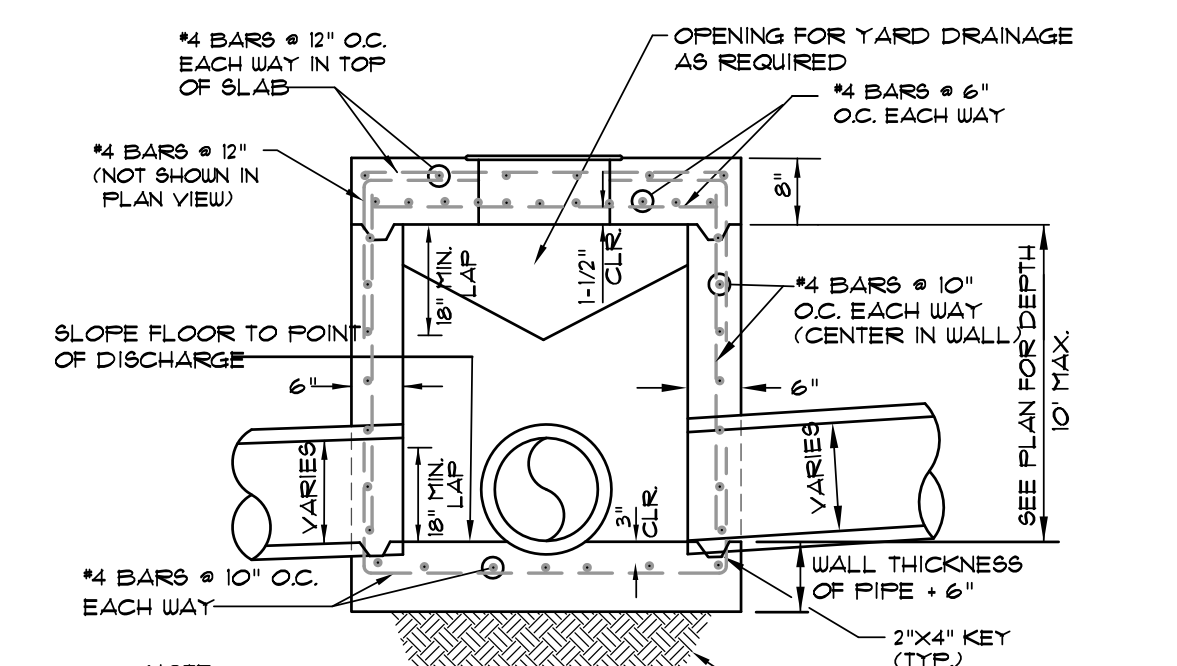
DRAINAGE PIPE TRENCH DETAIL

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



PLAN - JUNCTION BOX - LIGHT (NOT TO SCALE)

NOTE: DO NOT USE UNDER VEHICULAR TRAFFIC.



SECTION - JUNCTION BOX - LIGHT (NOT TO SCALE)

- NOTES:
- 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.

ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING AND LAND SURVEYING SERVICES
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
 PH: 810-932-3594 FAX: 810-935-1263

STANDARD DETAILS
 GREENSBOROUGH VILLAGE
 PHASE I
 JONESBORO, ARKANSAS