City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, November 8, 2022 | **5:30 PM** | **Municipal Center, 300 S. Church**

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-22:100 MINUTES: MAPC Meeting Minutes October 25, 2022

Attachments: October 25, 2022 MAPC Minutes

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-22-15 PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 23 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

Attachments: Staff Report
Location
Updated Plat
Letter of Concern

PP-22-16 PRELIMINARY SUBDIVISION APPROVAL: Greensborough Village Residential - Phase I

John Easley of Associated Engineering is requesting MAPC Preliminary Subdivision Approval for Greensborough Village Residential Phase 1 for one lot and roadway infrastructure for townhomes that is located in the TCO Town Center Overlay District.

Attachments: Staff Report Greensbrough Village Phase 1
22120 - JTown - Canera Drive East System
22120 - JTown - Canera Drive West System
22120-004 - Phase Sketch
22120-SDP-RP1 - COMPLETE 1
22120-SDP-RP1 - COMPLETE 2
22120-SDP-RP1 - COMPLETE 3
22120-SDP-RP1 - COMPLETE 4
22120-SDP-RP1 - COMPLETE 5
22120-SDP-RP1 - COMPLETE 6
22120-SDP-RP1 - COMPLETE 7
22120-SDP-RP1 - COMPLETE 8
22120-SDP-RP1 - COMPLETE 9
22120-SDP-RP1 - COMPLETE 10
22120-SDP-RP1 - COMPLETE 11
22120-SDP-RP1 - COMPLETE 12
22120-SDP-RP1 - COMPLETE 13
22120-SDP-RP1 - COMPLETE 14
22120-SDP-RP1 - COMPLETE 15

6. Final Subdivisions

PP-22-14 FINAL SUBDIVISION: Barrington Park Subdivision, Phase X

Jeremy Bevill of Fisher Arnold is requesting MAPC Final Subdivision Approval for Barrington Park Subdivision, Phase X for 16 lots on 7.2 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Annadale Drive.

Attachments: Final Plat
Staff Report
Drainage Report

7. Conditional Use

CU-22-02 CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: Application
Cert. Mail
Site Plan
Letter of Concern
Staff Summary

Legislative History

9/27/22	Metropolitan Area Planning Commission	Tabled
10/11/22	Metropolitan Area Planning Commission	Tabled
10/25/22	Metropolitan Area Planning Commission	Tabled

8. Rezonings

RZ-22-16 REZONING: East Highland

James Gramling on behalf of Sai Real Estate, LLC, is requesting a rezoning from I-1 LUO, Limited Industrial District Limited Use Overlay, to C-3, General Commercial District. This rezoning is for 3.27+/- acres located at 5307 East Highland Drive.

Attachments: Updated Application
Certified Mail Receipts
Rezoning Plat
Staff Summary

9. Staff Comments

10. Adjournment

City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-22:100

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Minutes

MINUTES: MAPC Meeting Minutes October 25, 2022

City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes
Metropolitan Area Planning Commission

Tuesday, October 25, 2022 | **5:30 PM** | **Municipal Center, 300 S. Church**

1. Call to order

2. Roll Call

Present 8 - Jimmy Cooper;Jim Little;Dennis Zolper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent 1 - Lonnie Roberts Jr.

3. Approval of minutes

MIN-22:096 MINUTES: October 11th, 2022 MAPC Minutes

Attachments: MAPC Minutes Oct. 11, 2022

A motion was made by Dennis Zolper, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper;Jim Little;Dennis Zolper;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 2 - Lonnie Roberts Jr. and Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-22-08 PRELIMINARY SUBDIVISION: Harrison Hills Phase 2

McAlister Engineering is requesting MAPC Preliminary Subdivision Approval for Harrison Hills Phase 2 for 11 lots on 3.73 +/- acres. This property is located at Serenity Hills Drive and Rolling Hills Drive and is zoned R-1, Single-Family Medium Density District.

Attachments: Application
Revised Phase 2 Plans
Staff Report

Remained Tabled

PP-22-13 FINAL SUBDIVISION: Prospect Farms Phase VIII

Mark Morris of Mark Morris Homes, LLC is requesting MAPC Final Subdivision Approval for Prospect Farms Phase VIII for 55 lots on 16 +/- acres of land located at Prospect Farms Road. This property is zoned R-1, Single-Family Medium Density District, minimum 8,000 sq. ft. lot required.

Attachments: Final Plat
Final Subdivision-Staff Report
Application

Applicant – Mark Morris: Stated he is the engineer for the project, and he is seeking approval for 55 lots and this is the final phase for Prospect Farms.
Staff – Derrel Smith: Stated it has been reviewed and it does meet the requirements of the subdivision code and they would recommend approval.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper;Jim Little;Dennis Zolper;Monroe Pointer;Stephanie Nelson and Jeff Steiling

Absent: 2 - Lonnie Roberts Jr. and Paul Ford

6. Final Subdivisions

7. Conditional Use

CU-22-02 CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: Application
Cert. Mail
Site Plan
Letter of Concern
Staff Summary

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Untabled . The motion PASSED.
Applicant – John Easley: Said the traffic study from Mark Nichols was submitted the day before. Said he had a conversation with Craig Light a couple of weeks earlier. With the HWY department widening along 49, he met with David Carter with Centennial Bank about the issues the bank will have as far as parking and access. Said he met with Mr. Carter that afternoon and now they are talking about having access to Centennial's driveway at the light, which was a recommendations in the traffic study.
Staff – Derrel Smith: Asked if he knew when the agreement on the connected drive would take place.

Easley: Sometime within the next week. He gave him a drawing showing a possible connection solution.
Smith: Said without the connection to the traffic light, it will be hard to recommend approval for conditional use of the drive through restaurant. If it happens and it meets the requirements of the traffic study, they would be more in favor since they would have more access at the light. They'd still have access on Jewel, but it wouldn't be their main access. Asked if it can be tabled until they hear from Centennial Bank.
Easley: Asked what if Centennial decides not to agree with the connect drive.
Smith: Said then they would recommend the restaurant would not have the drive-through because it will not meet the requirements of the traffic study. Said it's the drive through that requires conditional use. Says he doesn't think the staff could recommend a drive through without the other access.
Applicant - Sharada Madhuri: Stated she is the applicant on the conditional use. Said she understands the concerns, but the traffic studies are based on McDonald's and the restaurant she plans to open won't have 1/3 of their sales. With Centennial Bank giving them access - she requests they consider that they aren't - and this is something new to them and they want to grow with this location and serve the community for generations to come. She said this is their dream so they would like them to consider this since the study is based on McDonald's and her business won't have that many sales.
Commission – Jim Little: Asked if the traffic study is based on McDonalds and what they base their amount of cars on.
Easley: Not sure if it's based on McDonald's or a general rule.
Smith: Said it's based on the ITE manual and its square footage for that type of business. It can be any fast food restaurant. It's the drive-through that needs conditional use. If it was just a sit down restaurant, it's allowed in C-4.
Little: Asked if a pick-up window is the same as a drive-through.
Smith: Yes.
Little: Asked if the restaurant can function without a drive-through.
Madhuri: Said with Covid and seeing the future of what everyone needs the drive-through is a must for the restaurant.
Commission - Dennis Zolper: Asked if the commission desires, could they approve this subject to the applicant containing a written easement from Centennial Bank within x amount of days.
Carol Duncan: Said they can place whatever restrictions they want on conditional use, but she assumes there are parameters they would want to place on the driveway not that there just is one and she isn't sure how to word that. She said there are probably other conditions they might want to place. There were discussions in the past on what time it would be open, and there were a variety of things thrown out that would be placed on conditional use. She said it isn't impossible, but she isn't sure how to word it for the driveway. She said it would be easier to postpone one more time if that's the concern.
Zolper: Said that was part of his concern and the other part is if it meets all the other staff or city requirements except for the traffic study and the need for more than one outlet.
Smith: Said the traffic study shows a level of "F" as the level of service which means you're waiting over 5 minutes to turn to get out of the establishment. With that, will it be successful? Would they wait for 5 minutes to get out of a parking space to get on a road and how many times? Without the access onto the traffic signal it serves as a level service F.
Easley: Asked if taking the drive-through out would it make that much of a differenced as far as traffic. If he has a sit-down restaurant and 4 retail outlets.

Smith: Said it's a different ITE number that he plugs in and it gives him a number. Said he doesn't know it off the top of his head. Said he would have to get with Mark to see if it would make a difference since he ran it with the drive-through. If he ran it without, would it reduce the amount of trips that it wouldn't require access to Centennial Bank?
Commission – Kevin Bailey: Said if that happens, they wouldn't need a Conditional Use.
Commission – Jeff Steiling: Said in the pre-meeting the day before they were talking about this and wondering if they would be able to get access to the bank. Part of this discussion brought up that with the HWY department work on Johnson that the bank is losing some parking spaces. Asked if he talked about this with the owner and can he afford to lose the parking.
Smith: Said this was part of their discussion. Allowing parking spaces on the adjacent and for them to have access.
Ford: Asked how this lot is feasible to be used for anything with the general concerns of egress/ingress that is presented at this location in proximity of the light and is it, in essence, become non-developable with the concerns they are placing on it.
(unable to transcribe)
Ford: Said he recognizes that, but if he is killing a restaurant with a drive-through because of traffic concerns, if that's what the committee decides to do, versus letting them have a restaurant without one are impracticality they aren't making anything in light about the struggle to get out of this light in general.
Smith: Said they're still going to have the problem of access, whatever is there and that will be up to the owners whether to make the investment or look elsewhere.
Easley: Requested to table this until the next meeting (Nov. 8th, 2022).

A motion was made by Jimmy Cooper, seconded by Jim Little, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper;Jim Little;Dennis Zolper;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 1 - Lonnie Roberts Jr.

8. Rezonings

RZ-22-15 REZONING: 1601 Granger Drive

William Conrad is requesting a rezoning from R-1, Single-Family Medium Density District, to RM-8, Residential Multifamily; eight units per net acre. This rezoning request is for 0.44 +/- acres located at 1601 Granger Drive.

Attachments: Application
Plat
Certified Receipt
Certified Receipt 2
Staff Summary

Applicant – William Conrad: Said he is the owner and builder of the property and he is requesting a rezoning from R-1 to RM-8. He said it's already been

subdivided once before and he spoke to Engineering about it. He said if he has to do it again, he will have to put in storm drains and gutters. He said utilities are across the road and it is more cost efficient to have one building instead of subdividing it out and having two houses.
Staff – Derrel Smith: Says they reviewed it and it meets 5/6 approval criteria. It doesn't meet E which is w the rezoning land use plan states multifamily should only be located on collector and above streets and Granger is classified as a local street, however it is adjacent to a multi-family zoning already. Said approval is recommended with the following requirements:
1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of
the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.
Commission – Jimmy Cooper: Asked how many units are being built here.
Conrad: Said 3 units. It will be just one triplex.
(unable to transcribe)
Conrad: Said if he wasn't able do this, he'd have to subdivide it and would only be able to put 2 houses on it and the street cuts would cost him a lot of money instead of feeding just one triplex
Commission: Asked if there is a site plan
Smith: Said there is no site plan that they are only looking at a rezoning.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Recommended to Approve to the City Council. The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper;Jim Little;Dennis Zolper;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 1 - Lonnie Roberts Jr.

9. Staff Comments

10. Adjournment

Text File

File Number: PP-22-15

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Subdivisions

PRELIMINARY SUBDIVISION APPROVAL: Jackson Cove Residential Subdivision

Rickey Jackson is requesting MAPC Preliminary Subdivision Approval for Jackson Cove for 23 lots on 8.84 acres of land that is west of Greensboro Road that is located in an R-1 Single Family Residential District.

Preliminary Subdivision: Jackson Cove
For consideration by Metropolitan Planning Commission on November 8, 2022.

Applicant/Agent/ Owner: Rickey Jackson
Engineer: Iconic Consulting Group
Surveyor: Benchmark land Surveying Services

Property Location:
Total Acres: 8.84
Proposed Lots: 23

Zoning:
District: R-1
Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 0.18 acres, 8,000 sq. ft.
Proposed Max. Lot Size: 0.25 acres, 11,060 sq. ft.
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: Required
Public Streets: Jackson Cv., Quortlen Cv., Kenlynn Cv., & Rashaad Cv.
Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

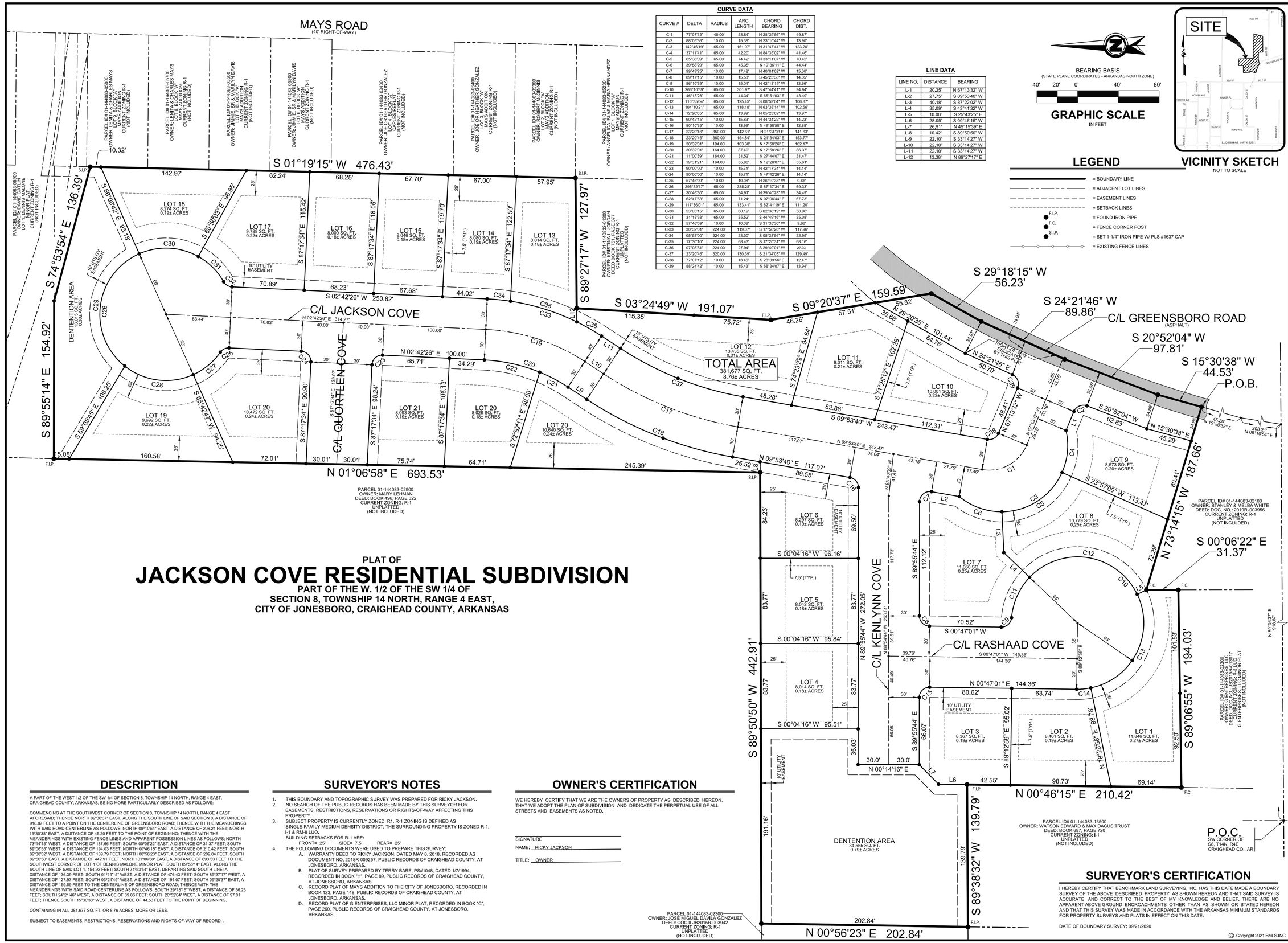
Findings:
The subdivision complies with all requirements for Preliminary Subdivision Plan Approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards, and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, Residential District.

Title

KEY MAP

PLAT OF
JACKSON COVE RESIDENTIAL SUBDIVISION
PART OF THE W. 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



CURVE DATA

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DIST.
C-1	77°07'12"	40.00'	53.84'	N 28°39'56" W	49.87'
C-2	88°05'36"	10.00'	15.38'	N 23°10'44" W	13.90'
C-3	142°46'19"	65.00'	161.97'	N 31°47'44" W	123.20'
C-4	37°11'41"	65.00'	42.20'	N 84°35'02" W	41.46'
C-5	65°36'09"	65.00'	74.42'	N 33°11'07" W	70.42'
C-6	39°58'29"	65.00'	45.35'	N 19°36'11" E	44.44'
C-7	99°49'25"	10.00'	17.42'	N 40°01'02" W	15.30'
C-8	89°17'15"	10.00'	15.58'	S 45°25'38" W	14.05'
C-9	86°10'39"	10.00'	15.04'	N 42°18'19" W	13.66'
C-10	266°10'39"	65.00'	301.97'	S 47°44'41" W	94.94'
C-11	46°18'28"	65.00'	44.34'	S 65°51'03" E	43.49'
C-12	110°35'04"	65.00'	125.45'	S 08°59'04" W	106.87'
C-13	104°10'21"	65.00'	118.18'	N 83°38'14" W	102.56'
C-14	12°20'05"	65.00'	13.99'	N 05°23'02" W	13.97'
C-15	90°44'45"	10.00'	15.83'	N 44°34'22" W	14.23'
C-16	80°10'35"	10.00'	13.99'	N 49°56'58" E	12.88'
C-17	23°20'46"	350.00'	142.61'	N 21°34'03 E	141.63'
C-18	23°20'46"	380.00'	154.84'	N 21°34'03" E	153.77'
C-19	30°32'01"	194.00'	103.38'	N 17°58'26" E	102.17'
C-20	30°32'01"	164.00'	87.40'	N 17°58'26" E	86.37'
C-21	11°00'39"	164.00'	31.52'	N 27°44'07" E	31.47'
C-22	19°31'21"	164.00'	55.88'	N 12°28'07" E	55.61'
C-23	90°00'00"	10.00'	15.71'	N 42°17'34" W	14.14'
C-24	90°00'00"	10.00'	15.71'	N 47°42'26" E	14.14'
C-25	57°46'09"	10.00'	10.08'	N 26°10'28" W	9.66'
C-26	295°32'17"	65.00'	335.28'	S 87°17'34" E	69.33'
C-27	30°46'30"	65.00'	34.91'	N 39°40'28" W	34.49'
C-28	62°47'53"	65.00'	71.24'	N 07°06'44" E	67.73'
C-29	117°36'01"	65.00'	133.41'	S 82°41'19" E	111.20'
C-30	53°03'15"	65.00'	60.19'	S 02°38'19" W	58.06'
C-31	31°18'38"	65.00'	35.52'	S 44°49'16" W	35.08'
C-32	57°46'09"	10.00'	10.08'	S 31°35'30" W	9.66'
C-33	30°32'01"	224.00'	119.37'	S 17°58'26" W	117.96'
C-34	05°53'00"	224.00'	23.00'	S 05°38'56" W	22.99'
C-35	17°30'10"	224.00'	68.43'	S 17°20'31" W	68.16'
C-36	07°08'51"	224.00'	27.94'	S 29°40'01" W	27.93'
C-37	23°20'46"	320.00'	130.39'	S 21°34'03 W	129.49'
C-38	77°07'12"	10.00'	13.46'	S 28°39'56" E	12.47'
C-39	88°24'42"	10.00'	15.43'	N 68°34'07" E	13.94'

LINE DATA

LINE NO.	DISTANCE	BEARING
L-1	20,25'	N 67°13'32" W
L-2	27,75'	S 09°53'40" W
L-3	40,18'	S 87°22'02" W
L-4	35,09'	S 43°41'32" W
L-5	10,00'	S 25°43'25" E
L-6	28,05'	S 00°46'15" W
L-7	26,91'	N 45°15'39" E
L-8	10,42'	S 89°50'50" W
L-9	22,10'	S 33°14'27" W
L-10	22,10'	S 33°14'27" W
L-11	22,10'	S 33°14'27" W
L-12	13,38'	N 89°27'17" E

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

40' 20' 0' 40' 80'

GRAPHIC SCALE
IN FEET

VICINITY SKETCH
NOT TO SCALE

LEGEND

= BOUNDARY LINE
= ADJACENT LOT LINES
= EASEMENT LINES
= SETBACK LINES
= FOUND IRON PIPE
= FENCE CORNER POST
= SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
= EXISTING FENCE LINES

F.I.P.
F.C.
S.I.P.

DESCRIPTION

A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST AFORESAID; THENCE NORTH 89°36'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 918.87 FEET TO A POINT ON THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS: NORTH 09°10'54" EAST, A DISTANCE OF 208.21 FEET; NORTH 15°30'38" EAST, A DISTANCE OF 45.20 FEET TO THE POINT OF BEGINNING; THENCE WITH THE MEANDERINGS WITH EXISTING FENCE LINES AND APPARENT POSSESSION LINES AS FOLLOWS; NORTH 73°14'15" WEST, A DISTANCE OF 187.66 FEET; SOUTH 00°06'22" EAST, A DISTANCE OF 31.37 FEET; SOUTH 89°06'55" WEST, A DISTANCE OF 194.03 FEET; NORTH 00°46'15" EAST, A DISTANCE OF 210.42 FEET; SOUTH 89°38'32" WEST, A DISTANCE OF 139.79 FEET; NORTH 00°56'23" EAST, A DISTANCE OF 202.84 FEET; SOUTH 89°50'50" EAST, A DISTANCE OF 442.91 FEET; NORTH 01°06'58" EAST, A DISTANCE OF 693.53 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF DENNIS MALONE MINOR PLAT; SOUTH 89°55'14" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 154.92 FEET; SOUTH 74°53'54" EAST, DEPARTING SAID SOUTH LINE; A DISTANCE OF 136.39 FEET; SOUTH 01°19'15" WEST, A DISTANCE OF 476.43 FEET; SOUTH 89°27'17" WEST, A DISTANCE OF 127.97 FEET; SOUTH 03°24'49" WEST, A DISTANCE OF 191.07 FEET; SOUTH 09°20'37" EAST, A DISTANCE OF 159.59 FEET TO THE CENTERLINE OF GREENSBORO ROAD; THENCE WITH THE MEANDERINGS WITH SAID ROAD CENTERLINE AS FOLLOWS; SOUTH 29°18'15" WEST, A DISTANCE OF 56.23 FEET; SOUTH 24°21'46" WEST, A DISTANCE OF 89.86 FEET; SOUTH 20°52'04" WEST, A DISTANCE OF 97.81 FEET; SOUTH 15°30'38" WEST, A DISTANCE OF 44.53 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 381,677 SQ. FT. OR 8.76 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD. .

SURVEYOR'S NOTES

1. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR RICKY JACKSON.
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 R1, R-1 ZONING IS DEFINED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT, THE SURROUNDING PROPERTY IS ZONED R-1, I-1 & RM-8 LUO.
   BUILDING SETBACKS FOR R-1 ARE:
   FRONT= 25' SIDE= 7,5' REAR= 25'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. WARRANTY DEED TO RICKY JACKSON, DATED MAY 8, 2018, RECORDED AS DOCUMENT NO, 2018R-009257, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS,
   B. PLAT OF SURVEY PREPARED BY TERRY BARE, PS#1048, DATED 1/7/1994, RECORDED IN BOOK "H", PAGE 89, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS,
   C. RECORD PLAT OF MAYS ADDITION TO THE CITY OF JONESBORO, RECORDED IN BOOK 123, PAGE 148, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS,
   D. RECORD PLAT OF G ENTERPRISES, LLC MINOR PLAT, RECORDED IN BOOK "C", PAGE 260, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SIGNATURE

NAME: RICKY JACKSON

TITLE: OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC, 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: 09/21/2020

BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
PH: 870-336-2059
FAX: 870-336-2060

BENCHMARK LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION
NO. 3020
ARKANSAS
BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
SIGNATURE
11/07/2022
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:
11/07/2022	AJ	REVISE BOUNDARY

500-14N-04E-0-08-300-16-1637

CADD FILE:20232-003-R1 SCALE: 1"=40'
DATE: 11/07/2022 SHEET
DWG#: 0414083-0047-R1 1 OF 1

From: dvdgatlin@yahoo.com
To: Craig Light
Subject: Concerns of Jackson cove plans
Date: Monday, November 7, 2022 2:26:54 PM

Hi Craig,

This is David Gatlin at 821 Mays my property conjoin s Mr.Jackson property. The plans for the Jackson cove shows that he is going to encroach on my property to build his subdivision. Mr.Jackson has not spoken to me about flip flopping sides, offered me anything for the property, and there is no agreement between Mr. Jackson and I for him to use my property in his subdivision plans.

I am also concerned about the high volume of run off coming down the hill towards my house. There is no retention pond or anything to slow the follow of water down on the print. There is a two houses there that could possible get water damaged or very bad erosion and the erosion could cause the slap to crack and the houses to foundation settle faster.

I am also concerned about the quortlen cover road that is dead ending on this print and it is going threw my neighbors horse pasture. Will that become a city street and my neighbor too lose there pasture and the house will be removed to have that street accuses Patrick ?

Thanks for listening to my concerns

David Gatlin

Text File

File Number: PP-22-16

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Subdivisions

PRELIMINARY SUBDIVISION APPROVAL: Greensborough Village Residential - Phase I

John Easley of Associated Engineering is requesting MAPC Preliminary Subdivision Approval for Greensborough Village Residential Phase 1 for one lot and roadway infrastructure for townhomes that is located in the TCO Town Center Overlay District.

Preliminary Subdivision: Greensborough Village Residential –Phase 1
For consideration by Metropolitan Planning Commission on November 8, 2022

Applicant/Agent/Owner: JTown Development Group LLC
Engineer: Associated Engineering

Property Location:
Total Acres: 23.44 acres and 3.09 acres

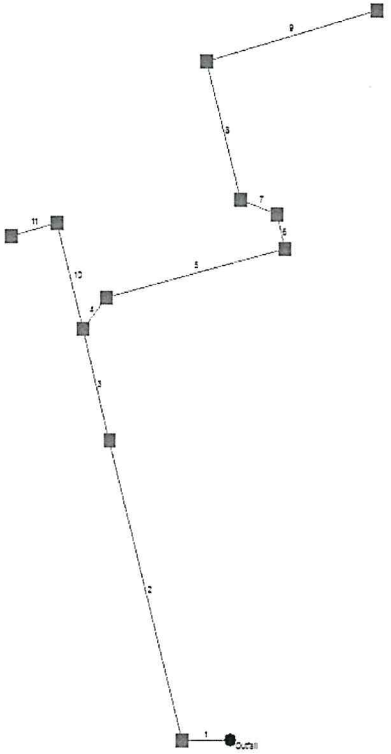
Zoning:
District: LUO
Required Min. Lot Size: Varies
Proposed Min. Lot Size: Varies
Proposed Max. Lot Size: Varies
Special Conditions: Must follow approved pattern book for Greensborough Village
Water/Sanitary Sewerage: Public
Sidewalks: Required
Public Streets: Canera Drive
Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

Findings:
The subdivision complies with all requirements for Preliminary Subdivision Plan Approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards, and criteria for the subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the LUO, Limited Use Overlay District.

Hydraflow Plan View



Project File: 22120 - Storm - Canera Drive.stm	No. Lines: 11	11-01-2022

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
1	End	40.0	-180.0	Curb	1.16	0.00	0.00	0.0	311.10	1.00	311.50	36	Cir	0.013	1.46	321.30	
2	1	235.0	75.0	Curb	1.05	0.00	0.00	0.0	311.50	3.85	320.55	24	Cir	0.013	0.50	330.75	
3	2	87.0	0.0	Curb	0.72	0.00	0.00	0.0	320.55	4.31	324.30	24	Cir	0.013	1.27	334.45	
4	3	31.0	55.0	Curb	0.72	0.00	0.00	0.0	324.30	5.32	325.95	24	Cir	0.013	0.96	336.10	
5	4	152.0	36.0	Curb	0.95	0.00	0.00	0.0	325.95	5.69	334.60	24	Cir	0.013	1.50	338.50	
6	5	27.0	-90.0	Curb	6.60	0.00	0.00	0.0	334.60	1.11	334.90	24	Cir	0.013	1.29	338.50	
7	6	32.0	-56.2	Curb	1.18	0.00	0.00	0.0	335.40	1.00	335.72	18	Cir	0.013	1.27	338.40	
8	7	109.0	55.0	Curb	3.66	0.00	0.00	0.0	335.72	3.90	339.97	18	Cir	0.013	1.50	346.00	
9	8	146.0	90.0	Curb	3.53	0.00	0.00	0.0	342.75	1.00	344.21	18	Cir	0.013	1.00	347.10	
10	3	83.0	0.0	Curb	6.36	0.00	0.00	0.0	324.80	4.20	328.29	18	Cir	0.013	1.50	337.90	
11	10	39.0	-90.0	Curb	1.13	0.00	0.00	0.0	334.20	1.03	334.60	18	Cir	0.013	1.00	337.90	

Project File: 22120 - Storm - Canera Drive.stm | Number of lines: 11 | Date: 11-01-2022

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns line No.
1		27.06	36 c	40.0	311.10	311.50	1.000	312.76	313.16	1.03	313.16	End
2		25.90	24 c	235.0	311.50	320.55	3.851	313.16	322.34	n/a	322.34 j	1
3		24.85	24 c	87.0	320.55	324.30	4.310	322.55	326.06	n/a	326.06 j	2
4		16.64	24 c	31.0	324.30	325.95	5.323	326.74	327.39	n/a	327.39 j	3
5		15.92	24 c	152.0	325.95	334.60	5.691	327.72	336.01	n/a	336.01 j	4
6		14.97	24 c	27.0	334.60	334.90	1.111	336.36	336.28	n/a	337.12 j	5
7		8.37	18 c	32.0	335.40	335.72	1.000	337.43*	337.63*	0.44	338.08	6
8		7.19	18 c	109.0	335.72	339.97	3.899	338.17	340.99	n/a	340.99 j	7
9		3.53	18 c	146.0	342.75	344.21	1.000	343.35	344.93	n/a	344.93 j	8
10		7.49	18 c	83.0	324.80	328.29	4.205	326.90	329.33	n/a	329.33 j	3
11		1.13	18 c	39.0	334.20	334.60	1.026	334.53	335.01	n/a	335.01 j	10

Project File: 22120 - Storm - Canera Drive.stm | Number of lines: 11 | Run Date: 11-01-2022

NOTES: c = cir; e = ellip; b = box; Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

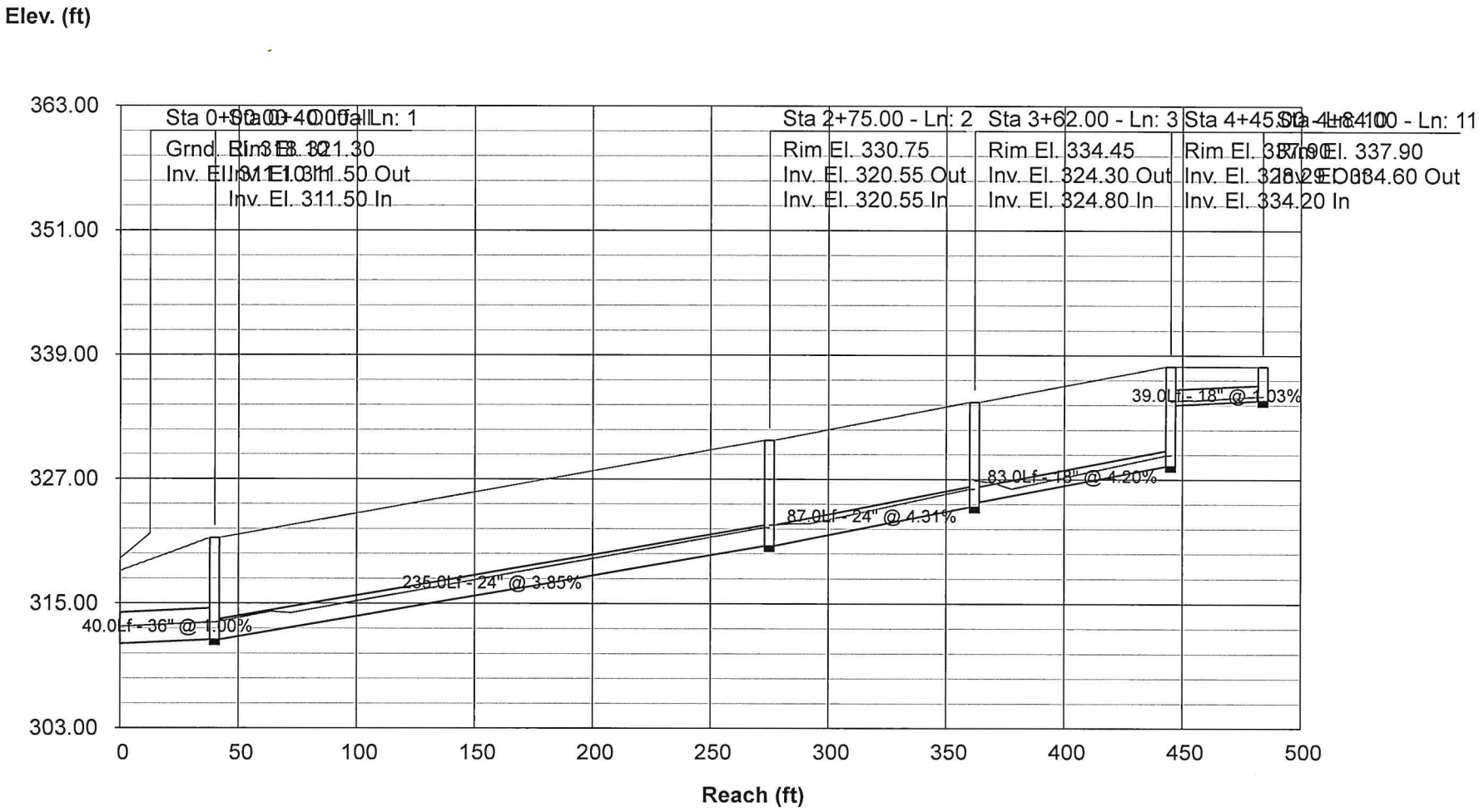
Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	36	27.06	311.10	312.76	1.66	4.01	6.75	0.71	313.47	0.472	40.0	311.50	313.16	1.66**	4.01	6.75	0.71	313.87	0.472	0.472	n/a	1.46	1.03
2	24	25.90	311.50	313.16	1.66	2.96	9.30	1.35	314.50	1.285	235	320.55	322.34 j	1.79**	2.96	8.75	1.19	323.53	1.162	1.224	n/a	0.50	n/a
3	24	24.85	320.55	322.55	2.00	2.93	7.91	0.97	323.53	1.208	87.0	324.30	326.06 j	1.76**	2.93	8.48	1.12	327.18	1.086	1.147	n/a	1.27	1.42
4	24	16.64	324.30	326.74	2.00	3.14	5.30	0.44	327.18	0.541	31.0	325.95	327.39 j	1.44**	2.43	6.85	0.73	328.12	0.712	0.627	n/a	0.96	n/a
5	24	15.92	325.95	327.72	1.77	2.95	5.40	0.45	328.18	0.442	152	334.60	336.01 j	1.41**	2.37	6.71	0.70	336.71	0.690	0.566	n/a	1.50	1.05
6	24	14.97	334.60	336.36	1.76	2.93	5.11	0.41	336.77	0.394	27.0	334.90	336.28 j	1.38**	2.30	6.50	0.66	336.93	0.655	0.525	0.142	1.29	0.85
7	18	8.37	335.40	337.43	1.50	1.77	4.74	0.35	337.78	0.636	32.0	335.72	337.63	1.50	1.77	4.74	0.35	337.98	0.635	0.635	0.203	1.27	0.44
8	18	7.19	335.72	338.17	1.50	1.77	4.07	0.26	338.43	0.469	109	339.97	340.99 j	1.02**	1.28	5.60	0.49	341.48	0.716	0.592	n/a	1.50	0.73
9	18	3.53	342.75	343.35	0.60*	0.66	5.34	0.44	343.79	0.993	146	344.21	344.93 j	0.72**	0.83	4.23	0.28	345.21	0.527	0.760	n/a	1.00	0.28
10	18	7.49	324.80	326.90	1.50	1.77	4.24	0.28	327.18	0.509	83.0	328.29	329.33 j	1.04**	1.31	5.70	0.51	329.84	0.736	0.622	n/a	1.50	n/a
11	18	1.13	334.20	334.53	0.33*	0.29	3.88	0.23	334.77	1.001	39.0	334.60	335.01 j	0.41**	0.39	2.93	0.13	335.14	0.452	0.727	n/a	1.00	n/a

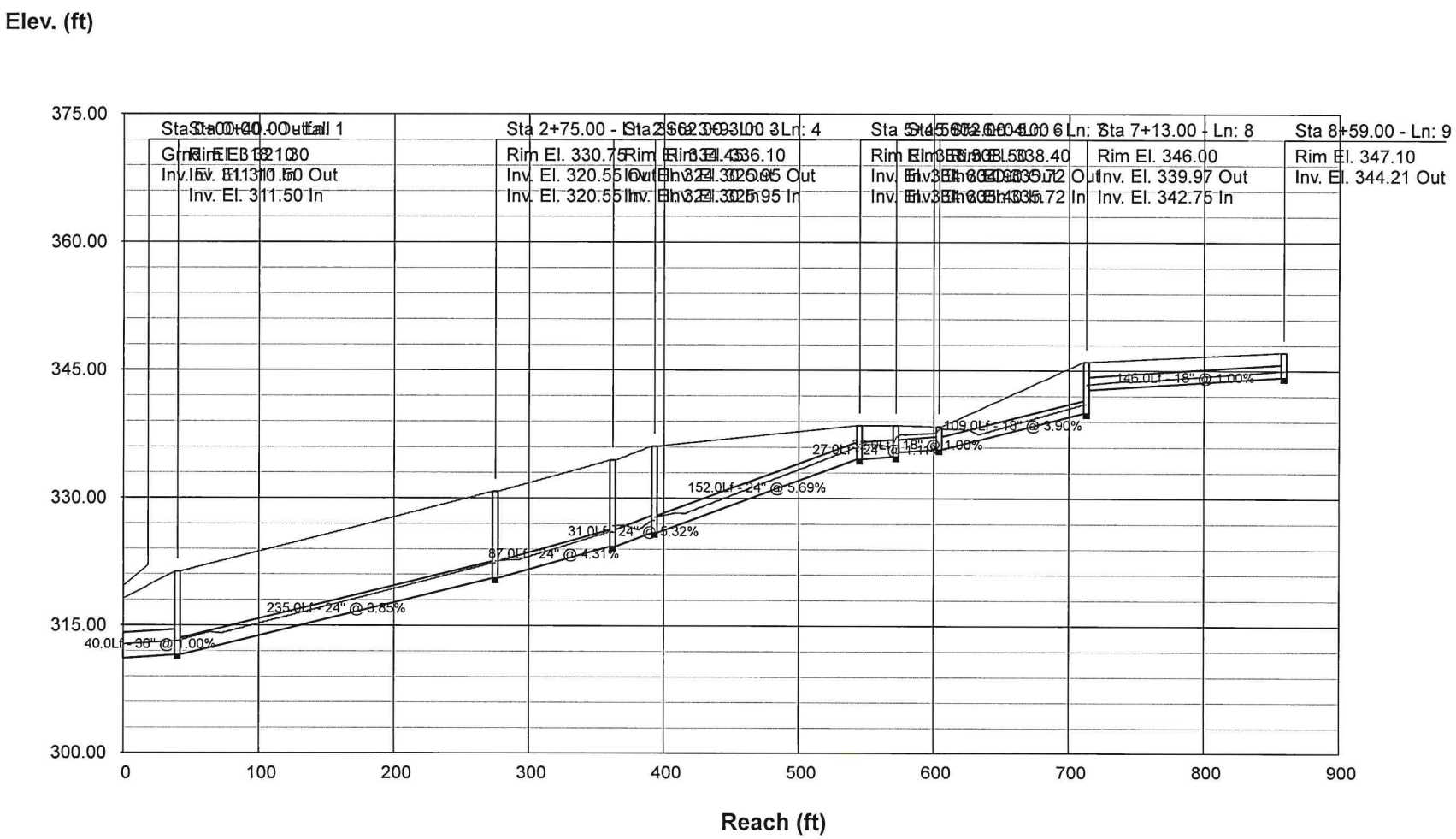
Project File: 22120 - Storm - Canera Drive.stm | Number of lines: 11 | Run Date: 11-01-2022

Notes: * Normal depth assumed.; ** Critical depth.; j-Line contains hyd. jump.

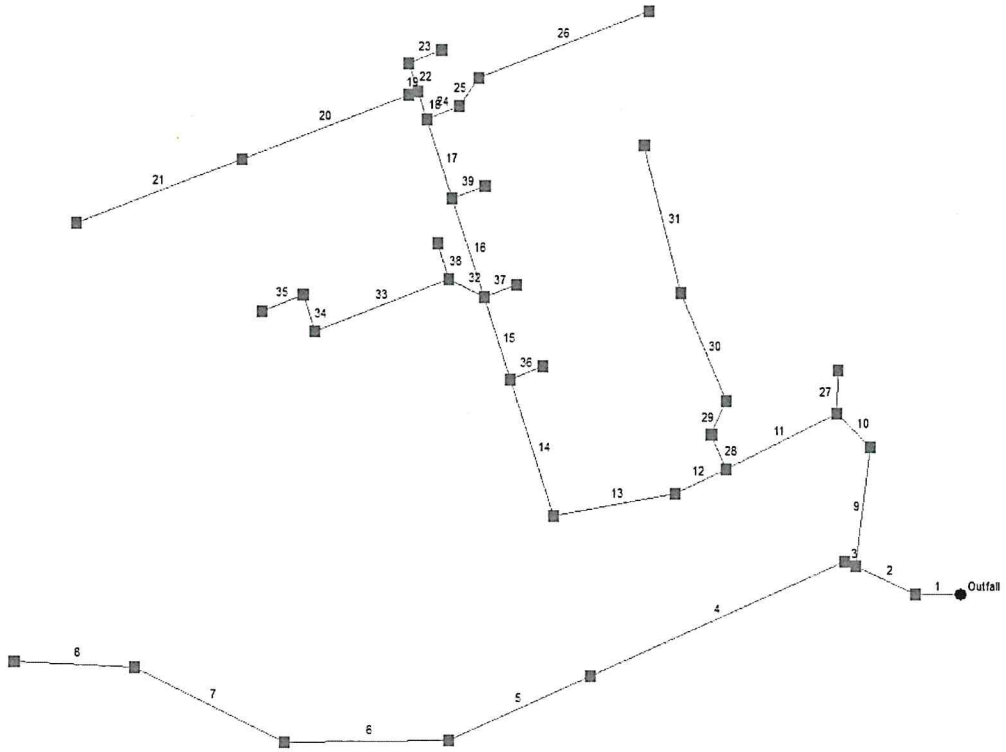
Storm Sewer Profile



Storm Sewer Profile



Hydraflow Plan View



Project File: 22120 - Storm - Canera Drive West.stm	No. Lines: 39	11-01-2022

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
1	End	35.0	180.0	Curb	1.16	0.00	0.00	0.0	311.10	1.49	311.62	48	Cir	0.013	0.66	321.30	
2	1	51.0	22.5	Curb	0.00	0.00	0.00	0.0	311.62	0.75	312.00	48	Cir	0.013	1.46	322.25	
3	2	9.0	0.0	Curb	5.91	0.00	0.00	0.0	316.20	3.33	316.50	24	Cir	0.013	1.13	322.50	
4	3	214.0	-45.0	Curb	8.20	0.00	0.00	0.0	316.50	2.34	321.51	24	Cir	0.013	0.50	330.50	
5	4	120.0	0.0	Curb	1.80	0.00	0.00	0.0	321.51	1.24	323.00	24	Cir	0.013	0.64	336.00	
6	5	128.0	22.0	Curb	6.50	0.00	0.00	0.0	323.00	1.76	325.25	24	Cir	0.013	0.72	329.00	
7	6	128.0	25.0	Curb	2.10	0.00	0.00	0.0	325.75	5.66	333.00	18	Cir	0.013	0.64	343.70	
8	7	94.0	-22.0	Curb	6.10	0.00	0.00	0.0	339.90	0.53	340.40	18	Cir	0.013	1.00	343.70	
9	2	85.0	75.0	Curb	0.32	0.00	0.00	0.0	312.00	2.86	314.43	48	Cir	0.013	1.27	325.85	
10	9	35.0	-55.0	Curb	0.32	0.00	0.00	0.0	315.43	2.86	316.43	36	Cir	0.013	1.78	327.90	
11	10	95.0	-67.0	Curb	0.32	0.00	0.00	0.0	316.43	3.08	319.36	36	Cir	0.013	1.50	328.60	
12	11	43.0	0.0	Grate	0.72	0.00	0.00	0.0	319.36	1.33	319.93	36	Cir	0.013	0.50	328.95	
13	12	96.0	15.0	Curb	2.36	0.00	0.00	0.0	319.93	1.41	321.28	36	Cir	0.013	1.48	329.00	
14	13	103.0	80.0	Curb	1.48	0.00	0.00	0.0	321.28	1.02	322.33	36	Cir	0.013	1.50	330.15	
15	14	62.0	0.0	Curb	0.20	0.00	0.00	0.0	322.33	1.00	322.95	36	Cir	0.013	1.50	330.65	
16	15	74.0	0.0	Curb	0.20	0.00	0.00	0.0	322.95	0.68	323.45	36	Cir	0.013	1.50	331.20	
17	16	60.0	0.0	Curb	5.70	0.00	0.00	0.0	326.85	1.92	328.00	30	Cir	0.013	1.50	332.45	
18	17	21.0	0.0	Curb	0.20	0.00	0.00	0.0	328.50	1.90	328.90	24	Cir	0.013	1.50	333.20	
19	18	8.0	-90.0	Curb	10.50	0.00	0.00	0.0	329.40	1.25	329.50	24	Cir	0.013	0.50	333.40	
20	19	137.0	0.0	Grate	3.15	0.00	0.00	0.0	329.50	5.00	336.35	18	Cir	0.013	0.50	339.75	
21	20	137.0	0.0	Grate	3.15	0.00	0.00	0.0	336.35	5.00	343.20	18	Cir	0.013	1.00	347.00	

Project File: 22120 - Storm - Canera Drive West.stm | Number of lines: 39 | Date: 11-01-2022

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
22	18	21.0	0.0	Curb	1.65	0.00	0.00	0.0	329.40	1.86	329.79	18	Cir	0.013	1.50	335.20	
23	22	27.0	90.0	Curb	1.14	0.00	0.00	0.0	329.79	1.00	330.06	18	Cir	0.013	1.00	335.20	
24	17	27.0	90.0	Curb	0.21	0.00	0.00	0.0	329.00	1.00	329.27	18	Cir	0.013	0.94	332.45	
25	24	25.0	-35.0	Curb	6.30	0.00	0.00	0.0	329.27	1.84	329.73	18	Cir	0.013	0.94	333.52	
26	25	141.0	35.0	Grate	2.20	0.00	0.00	0.0	329.73	1.50	331.85	18	Cir	0.013	1.00	335.80	
27	10	31.0	49.0	Curb	1.57	0.00	0.00	0.0	323.55	1.00	323.86	18	Cir	0.013	1.00	327.75	
28	11	27.0	90.0	Curb	9.45	0.00	0.00	0.0	323.20	1.00	323.47	24	Cir	0.013	1.20	328.60	
29	28	26.0	50.0	Grate	3.15	0.00	0.00	0.0	323.47	1.00	323.73	24	Cir	0.013	1.20	328.30	
30	29	85.0	-50.0	Grate	3.25	0.00	0.00	0.0	323.73	1.00	324.58	24	Cir	0.013	0.50	330.40	
31	30	108.0	9.0	Grate	2.95	0.00	0.00	0.0	324.58	1.00	325.66	24	Cir	0.013	1.00	333.10	
32	15	30.0	-45.0	Curb	0.21	0.00	0.00	0.0	326.85	1.00	327.15	24	Cir	0.013	1.69	333.35	
33	32	111.0	-45.0	Curb	0.63	0.00	0.00	0.0	327.65	4.82	333.00	18	Cir	0.013	1.50	342.30	
34	33	27.0	90.0	Curb	0.00	0.00	0.00	0.0	338.00	1.00	338.27	18	Cir	0.013	1.50	342.30	
35	34	34.0	-90.0	Curb	2.00	0.00	0.00	0.0	338.27	1.00	338.61	18	Cir	0.013	1.00	344.45	
36	14	27.0	90.0	Curb	0.20	0.00	0.00	0.0	326.70	1.00	326.97	18	Cir	0.013	1.00	330.15	
37	15	27.0	90.0	Curb	0.20	0.00	0.00	0.0	326.85	1.00	327.12	24	Cir	0.013	1.00	330.65	
38	32	27.0	45.0	Curb	0.84	0.00	0.00	0.0	327.15	1.11	327.45	24	Cir	0.013	1.00	333.35	
39	16	27.0	90.0	Curb	0.20	0.00	0.00	0.0	327.85	0.52	327.99	18	Cir	0.013	1.00	331.20	

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Storm Sewer Summary Report

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1		96.54	48 c	35.0	311.10	311.62	1.486	314.01	314.53	n/a	314.53	End
2		95.38	48 c	51.0	311.62	312.00	0.745	315.15	315.12	1.87	316.99	1
3		30.61	24 c	9.0	316.20	316.50	3.333	317.49*	319.44*	1.67	321.11	2
4		24.70	24 c	214.0	316.50	321.51	2.341	321.62*	324.18*	0.48	324.66	3
5		16.50	24 c	120.0	321.51	323.00	1.242	325.19*	325.83*	0.27	326.10	4
6		14.70	24 c	128.0	323.00	325.25	1.758	326.19	326.61	n/a	327.08 j	5
7		8.20	18 c	128.0	325.75	333.00	5.664	327.39	334.09	n/a	334.09 j	6
8		6.10	18 c	94.0	339.90	340.40	0.532	340.91	341.41	0.36	341.77	7
9		64.77	48 c	85.0	312.00	314.43	2.859	317.85	317.95	0.60	318.56	2
10		64.45	36 c	35.0	315.43	316.43	2.857	318.56	319.01	n/a	319.01	9
11		62.56	36 c	95.0	316.43	319.36	3.084	319.34	321.88	n/a	321.88	10
12		43.44	36 c	43.0	319.36	319.93	1.326	322.78	322.93	0.29	323.22	11
13		42.72	36 c	96.0	319.93	321.28	1.406	323.24	323.36	n/a	323.36 j	12
14		40.36	36 c	103.0	321.28	322.33	1.019	323.89	324.35	n/a	324.35 j	13
15		38.68	36 c	62.0	322.33	322.95	1.000	324.87	324.93	n/a	324.93 j	14
16		34.60	36 c	74.0	322.95	323.45	0.676	325.51	325.50	1.05	326.55	15
17		34.20	30 c	60.0	326.85	328.00	1.917	328.25	330.50	1.13	331.63	16
18		19.79	24 c	21.0	328.50	328.90	1.905	331.77*	331.93*	0.93	332.85	17
19		16.80	24 c	8.0	329.40	329.50	1.250	333.03*	333.07*	0.22	333.29	18
20		6.30	18 c	137.0	329.50	336.35	5.000	333.54	337.31	n/a	337.31 j	19
21		3.15	18 c	137.0	336.35	343.20	5.000	337.69	343.88	n/a	343.88 j	20
22		2.79	18 c	21.0	329.40	329.79	1.857	333.43*	333.45*	0.06	333.50	18
23		1.14	18 c	27.0	329.79	330.06	1.000	333.54*	333.54*	0.01	333.55	22
24		8.71	18 c	27.0	329.00	329.27	1.000	332.01*	332.19*	0.36	332.55	17
25		8.50	18 c	25.0	329.27	329.73	1.840	332.57*	332.73*	0.34	333.07	24
26		2.20	18 c	141.0	329.73	331.85	1.504	333.40*	333.46*	0.02	333.49	25
27		1.57	18 c	31.0	323.55	323.86	1.000	323.94	324.34	n/a	324.34 j	10
28		18.80	24 c	27.0	323.20	323.47	1.000	324.59	325.09	0.89	325.98	11
29		9.35	24 c	26.0	323.47	323.73	1.000	326.58*	326.62*	0.17	326.79	28
30		6.20	24 c	85.0	323.73	324.58	1.000	326.86*	326.93*	0.03	326.96	29
31		2.95	24 c	108.0	324.58	325.66	1.000	327.01	327.01	0.03	327.04	30
32		3.68	24 c	30.0	326.85	327.15	1.000	327.40	327.83	n/a	328.23 j	15

Project File: 22120 - Storm - Canera Drive West.stm | Number of lines: 39 | Run Date: 11-01-2022

NOTES: c = cir; e = ellip; b = box; Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns line No.
33		2.63	18 c	111.0	327.65	333.00	4.820	328.43	333.62	n/a	333.62 j	32
34		2.00	18 c	27.0	338.00	338.27	1.000	338.44	338.81	n/a	339.09 j	33
35		2.00	18 c	34.0	338.27	338.61	1.000	339.26	339.23	0.13	339.36	34
36		0.20	18 c	27.0	326.70	326.97	1.000	326.84	327.14	n/a	327.14 j	14
37		0.20	24 c	27.0	326.85	327.12	1.000	326.98	327.28	n/a	327.28 j	15
38		0.84	24 c	27.0	327.15	327.45	1.111	328.45	328.45	0.00	328.45	32
39		0.20	18 c	27.0	327.85	327.99	0.518	328.02	328.16	0.05	328.21	16

Project File: 22120 - Storm - Canera Drive West.stm | Number of lines: 39 | Run Date: 11-01-2022

NOTES: c = cir; e = ellip; b = box; Return period = 100 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	48	96.54	311.10	314.01	2.91	9.79	9.86	1.51	315.52	0.584	35.0	311.62	314.53	2.91**	9.78	9.87	1.52	316.04	0.586	0.585	n/a	0.66	n/a
2	48	95.38	311.62	315.15	3.53	11.73	8.13	1.03	316.17	0.396	51.0	312.00	315.12	3.12	10.52	9.06	1.28	316.40	0.485	0.441	0.225	1.46	1.87
3	24	30.61	316.20	317.49	1.29*	2.13	14.35	3.20	320.69	3.308	9.0	316.50	319.44	2.00	3.14	9.74	1.48	320.92	1.832	2.570	0.231	1.13	1.67
4	24	24.70	316.50	321.62	2.00	3.14	7.86	0.96	322.59	1.193	214	321.51	324.18	2.00	3.14	7.86	0.96	325.14	1.193	1.193	2.553	0.50	0.48
5	24	16.50	321.51	325.19	2.00	3.14	5.25	0.43	325.62	0.532	120	323.00	325.83	2.00	3.14	5.25	0.43	326.26	0.532	0.532	0.639	0.64	0.27
6	24	14.70	323.00	326.19	2.00	3.14	4.68	0.34	326.53	0.423	128	325.25	326.61 j	1.36**	2.28	6.45	0.65	327.26	0.648	0.535	0.685	0.72	0.47
7	18	8.20	325.75	327.39	1.50	1.77	4.64	0.33	327.72	0.610	128	333.00	334.09 j	1.09**	1.38	5.94	0.55	334.64	0.786	0.698	n/a	0.64	n/a
8	18	6.10	339.90	340.91	1.01*	1.27	4.80	0.36	341.27	0.529	94.0	340.40	341.41	1.01	1.27	4.82	0.36	341.77	0.533	0.531	0.499	1.00	0.36
9	48	64.77	312.00	317.85	4.00	12.56	5.16	0.41	318.26	0.203	85.0	314.43	317.95	3.52	11.72	5.53	0.47	318.43	0.183	0.193	0.164	1.27	0.60
10	36	64.45	315.43	318.56	3.00	6.47	9.12	1.29	319.85	0.934	35.0	316.43	319.01	2.58**	6.47	9.96	1.54	320.55	0.865	0.899	n/a	1.78	n/a
11	36	62.56	316.43	319.34	2.91	7.00	8.93	1.24	320.58	0.773	95.0	319.36	321.88	2.52**	6.34	9.87	1.51	323.39	0.843	0.808	n/a	1.50	n/a
12	36	43.44	319.36	322.78	3.00	7.07	6.15	0.59	323.36	0.424	43.0	319.93	322.93	3.00	7.07	6.15	0.59	323.52	0.420	0.422	0.182	0.50	0.29
13	36	42.72	319.93	323.24	3.00	7.07	6.04	0.57	323.81	0.410	96.0	321.28	323.36 j	2.08**	5.24	8.15	1.03	324.40	0.598	0.504	n/a	1.48	n/a
14	36	40.36	321.28	323.89	2.61	6.53	6.18	0.59	324.48	0.334	103	322.33	324.35 j	2.02**	5.08	7.95	0.98	325.34	0.576	0.455	n/a	1.50	1.47
15	36	38.68	322.33	324.87	2.54	6.39	6.06	0.57	325.44	0.318	62.0	322.95	324.93 j	1.98**	4.96	7.80	0.95	325.88	0.561	0.440	n/a	1.50	n/a
16	36	34.60	322.95	325.51	2.56	6.42	5.39	0.45	325.96	0.252	74.0	323.45	325.50	2.05	5.16	6.71	0.70	326.20	0.408	0.330	0.244	1.50	1.05
17	30	34.20	326.85	328.25	1.40*	2.84	12.04	2.25	330.51	1.892	60.0	328.00	330.50	2.50	4.91	6.97	0.75	331.25	0.676	1.284	0.770	1.50	1.13
18	24	19.79	328.50	331.77	2.00	3.14	6.30	0.62	332.38	0.766	21.0	328.90	331.93	2.00	3.14	6.30	0.62	332.55	0.766	0.766	0.161	1.50	0.93
19	24	16.80	329.40	333.03	2.00	3.14	5.35	0.44	333.47	0.552	8.0	329.50	333.07	2.00	3.14	5.35	0.44	333.51	0.552	0.552	0.044	0.50	0.22
20	18	6.30	329.50	333.54	1.50	1.77	3.57	0.20	333.74	0.360	137	336.35	337.31 j	0.96**	1.19	5.29	0.43	337.74	0.662	0.511	n/a	0.50	0.22
21	18	3.15	336.35	337.69	1.34	1.67	1.89	0.06	337.75	0.080	137	343.20	343.88 j	0.68**	0.77	4.07	0.26	344.13	0.512	0.296	n/a	1.00	n/a

Project File: 22120 - Storm - Canera Drive West.stm | Number of lines: 39 | Run Date: 11-01-2022

Notes: * Normal depth assumed.; ** Critical depth.; j-Line contains hyd. jump.

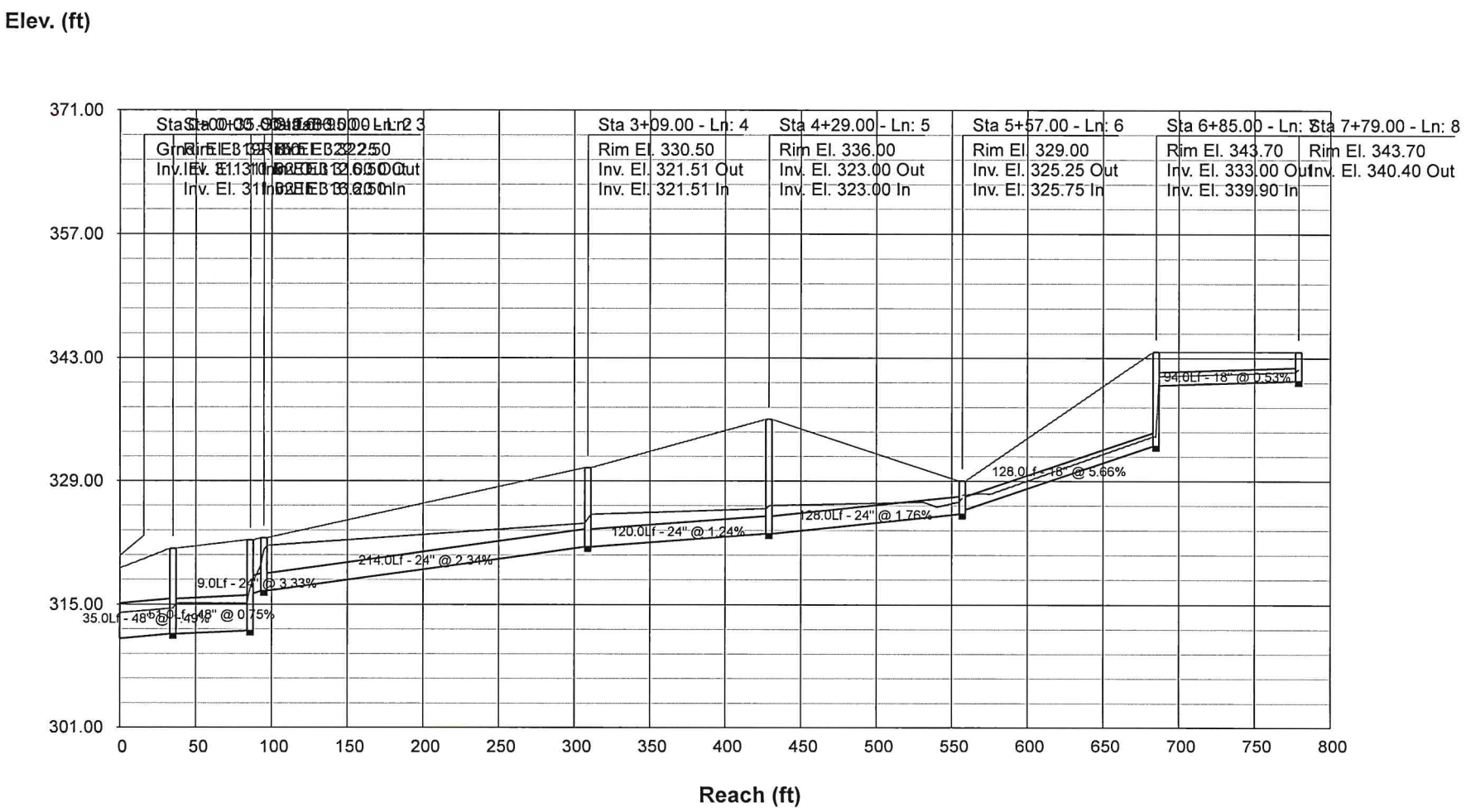
Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
22	18	2.79	329.40	333.43	1.50	1.77	1.58	0.04	333.47	0.071	21.0	329.79	333.45	1.50	1.77	1.58	0.04	333.49	0.071	0.071	0.015	1.50	0.06
23	18	1.14	329.79	333.54	1.50	1.77	0.65	0.01	333.54	0.012	27.0	330.06	333.54	1.50	1.77	0.65	0.01	333.55	0.012	0.012	0.003	1.00	0.01
24	18	8.71	329.00	332.01	1.50	1.77	4.93	0.38	332.38	0.688	27.0	329.27	332.19	1.50	1.77	4.93	0.38	332.57	0.688	0.688	0.186	0.94	0.36
25	18	8.50	329.27	332.57	1.50	1.77	4.81	0.36	332.93	0.655	25.0	329.73	332.73	1.50	1.77	4.81	0.36	333.09	0.655	0.655	0.164	0.94	0.34
26	18	2.20	329.73	333.40	1.50	1.77	1.25	0.02	333.43	0.044	141	331.85	333.46	1.50	1.77	1.24	0.02	333.49	0.044	0.044	0.062	1.00	0.02
27	18	1.57	323.55	323.94	0.39*	0.37	4.25	0.28	324.22	0.988	31.0	323.86	324.34 j	0.48**	0.49	3.24	0.16	324.50	0.461	0.725	n/a	1.00	n/a
28	24	18.80	323.20	324.59	1.39*	2.34	8.05	1.01	325.60	0.998	27.0	323.47	325.09	1.62	2.73	6.89	0.74	325.83	0.705	0.852	0.230	1.20	0.89
29	24	9.35	323.47	326.58	2.00	3.14	2.98	0.14	326.72	0.171	26.0	323.73	326.62	2.00	3.14	2.98	0.14	326.76	0.171	0.171	0.044	1.20	0.17
30	24	6.20	323.73	326.86	2.00	3.14	1.97	0.06	326.93	0.075	85.0	324.58	326.93	2.00	3.14	1.97	0.06	326.99	0.075	0.075	0.064	0.50	0.03
31	24	2.95	324.58	327.01	2.00	3.14	0.94	0.01	327.02	0.017	108	325.66	327.01	1.35	2.26	1.30	0.03	327.04	0.026	0.022	0.023	1.00	0.03
32	24	3.68	326.85	327.40	0.55*	0.70	5.29	0.43	327.83	0.994	30.0	327.15	327.83 j	0.68**	0.95	3.87	0.23	328.07	0.418	0.706	0.212	1.69	0.39
33	18	2.63	327.65	328.43	0.78	0.92	2.84	0.13	328.55	0.222	111	333.00	333.62 j	0.62**	0.69	3.82	0.23	333.85	0.493	0.358	n/a	1.50	n/a
34	18	2.00	338.00	338.44	0.44*	0.44	4.58	0.33	338.77	1.000	27.0	338.27	338.81 j	0.54**	0.58	3.46	0.19	339.00	0.461	0.730	0.197	1.50	0.28
35	18	2.00	338.27	339.26	0.99	1.24	1.62	0.04	339.30	0.061	34.0	338.61	339.23	0.62	0.68	2.92	0.13	339.36	0.290	0.175	0.060	1.00	0.13
36	18	0.20	326.70	326.84	0.14*	0.09	2.31	0.08	326.93	0.990	27.0	326.97	327.14 j	0.17**	0.11	1.80	0.05	327.19	0.484	0.737	n/a	1.00	n/a
37	24	0.20	326.85	326.98	0.13*	0.09	2.19	0.07	327.06	0.955	27.0	327.12	327.28 j	0.16**	0.12	1.72	0.05	327.32	0.480	0.718	n/a	1.00	n/a
38	24	0.84	327.15	328.45	1.30	2.16	0.39	0.00	328.45	0.002	27.0	327.45	328.45	1.00	1.57	0.54	0.00	328.45	0.006	0.004	0.001	1.00	0.00
39	18	0.20	327.85	328.02	0.17*	0.11	1.82	0.05	328.07	0.503	27.0	327.99	328.16	0.17**	0.11	1.76	0.05	328.21	0.457	0.480	0.130	1.00	0.05

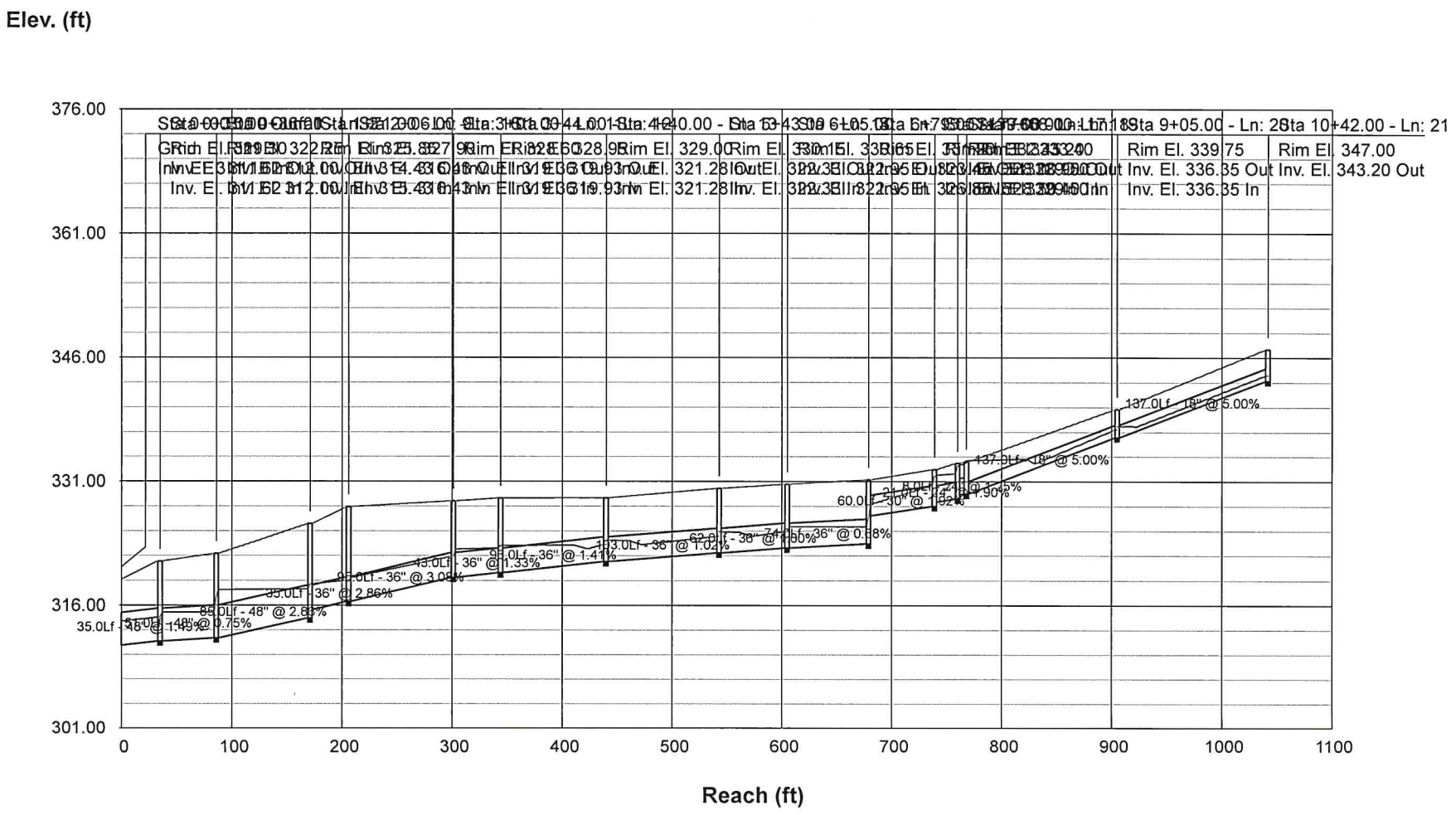
Project File: 22120 - Storm - Canera Drive West.stm | Number of lines: 39 | Run Date: 11-01-2022

Notes: * Normal depth assumed.; ** Critical depth.; j-Line contains hyd. jump.

Storm Sewer Profile

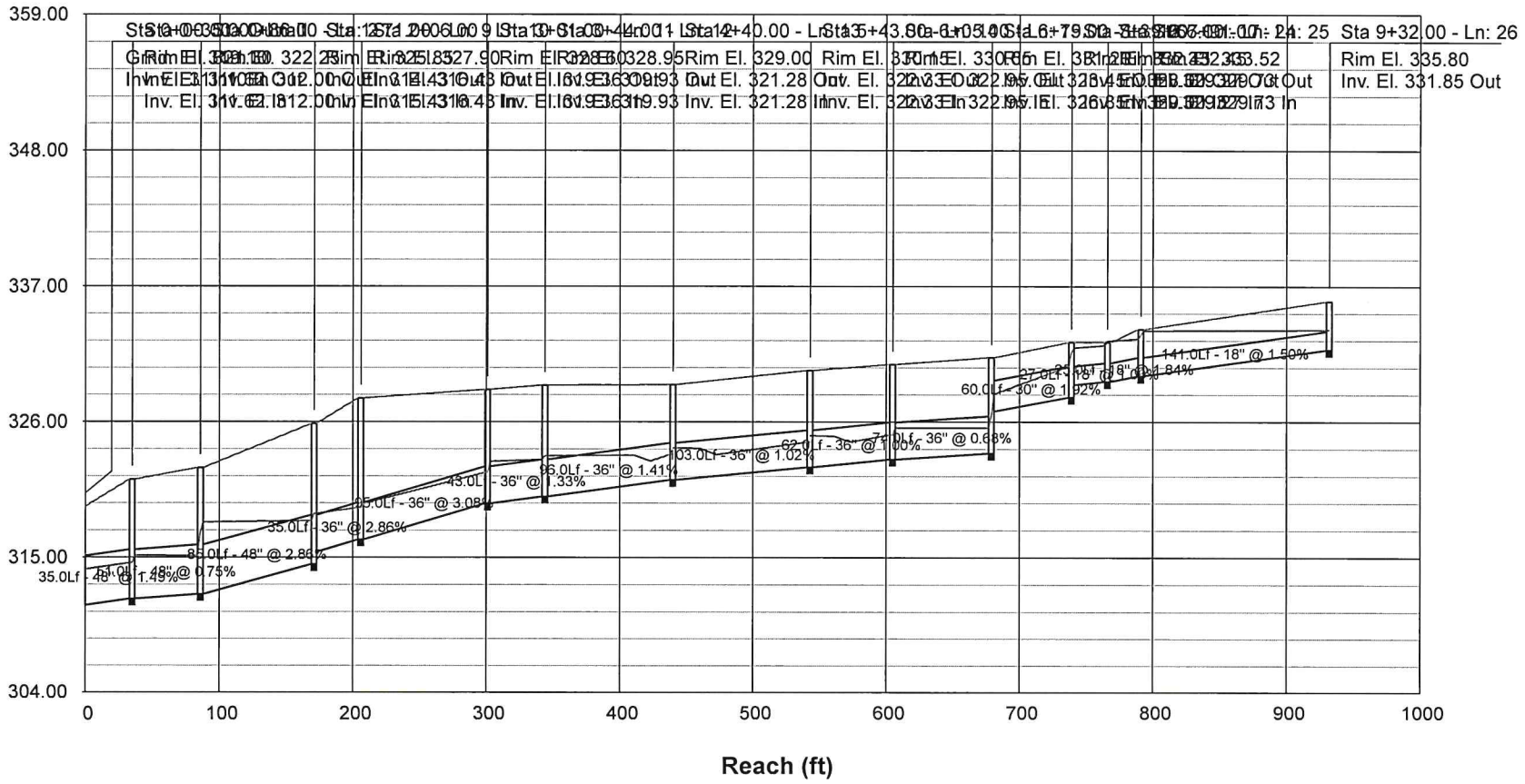


Storm Sewer Profile



Storm Sewer Profile

Proj. file: 22120 - Storm - Canera Drive West.stm



GREENSBOROUGH VILLAGE
RESIDENTIAL HOMES
GREENSBORO ROAD
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
CERTIFICATE OF AUTHORIZATION
ARKANSAS

SITE

VICINITY SKETCH
NOT TO SCALE

-N-

LEGEND
- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 5/8" REBAR W/ PS #1314 CAP

C/L GREENSBORO RD.
CENTURY BOULEVARD
CHANCERY LN.
CANERA DR.
DRIVE A
DRIVE B
DRIVE C
DRIVE D
DRIVE E
DRIVE F
DRIVE G
DRIVE H
DRIVE J
DRIVE K
PHASE ONE
PHASE TWO
PHASE THREE
PHASE FOUR
UNPLATTED (NOT INCLUDED)
POND
TOTAL AREA 1,021,175 SQ. FT. 23.44 +/- AC.
TOTAL AREA 134,658 SQ. FT. 3.09 +/- AC.
Δ=7°07'54" R=1530.00' L=190.44' CB=N64°10'55"E CD=190.32'
N64°51'06"E 116.48'
Δ=4°14'08" R=2470.00' L=182.60' CB=N62°44'02"E CD=182.56'
Δ=23°21'01" R=538.00' L=219.26' CB=N53°10'36"E CD=217.74'
N41°30'05"E 138.63'
Δ=90°00'00" R=25.00' L=39.27' CB=N86°30'05"E CD=35.36'
S86°29'55"E 361.97'
Δ=26°22'46" R=325.00' L=149.63' CB=S61°41'18"E CD=148.31'
S74°52'41"E 136.94'
Δ=5°54'10" R=275.00' L=28.33' CB=S71°55'36"E CD=28.32'
S59°29'10"W 54.49'
N38°00'08"W 182.19'
S41°30'05"W 29.34'
N49°48'26"W 120.03'
Δ=2°31'08" R=125.00' L=5.50' CB=N36°44'57"W CD=5.49'
S9°32'42"E 97.17'
S9°32'43"E 18.00'
Δ=69°01'52" R=119.27' L=143.70' CB=S24°58'14"W CD=135.16'
Δ=31°05'27" R=188.49' L=102.28' CB=S6°00'01"W CD=101.03'
Δ=8°24'47" R=225.00' L=33.04' CB=N42°12'54"W CD=33.01'
Δ=48°34'09" R=25.00' L=21.19' CB=N22°08'13"W CD=20.56'
Δ=24°20'59" R=225.00' L=95.62' CB=S53°44'14"W CD=94.90'
Δ=161°56'07" R=60.00' L=169.58' CB=N78°49'12"W CD=118.51'
Δ=45°41'59" R=25.00' L=19.94' CB=S43°03'44"W CD=19.42'
N67°44'53"E 145.39'
N66°59'05"E 778.16'
S65°36'57"W 725.50'
N38°30'27"E 215.79'
S56°33'52"E 61.52'
N58°34'18"E 338.71'
S84°58'43"E 177.10'
N65°34'22"E 155.01'
S30°21'21"E 96.77'
S18°50'38"E 119.39'
N71°09'22"E 70.00'
S58°34'18"W 70.46'
S68°24'55"W 64.14'
S30°01'44"W 10.37'
Δ=51°51'51" R=40.00' L=36.21' CB=S43°21'23"W CD=34.98'
Δ=39°15'35" R=110.00' L=75.37' CB=S49°39'31"W CD=73.91'
Δ=38°23'12" R=90.00' L=60.30' CB=S49°13'19"W CD=59.15'
Δ=20°05'37" R=110.00' L=38.58' CB=S58°22'07"W CD=38.38'
Δ=18°04'53" R=90.00' L=28.40' CB=S57°21'45"W CD=28.29'
S66°24'12"W 65.16'
Δ=7°49'54" R=110.00' L=15.04' CB=S62°29'15"W CD=15.02'
POINT OF COMMENCEMENT
SOUTHWEST CORNER NORTHEAST QUARTER SEC. 9, T14N, R4E
NORTH 551.93'

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)
80' 40' 0' 80'
GRAPHIC SCALE
IN FEET

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO THE POINT OF BEGINNING PROPER;

CONTINUE THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, A DISTANCE OF 551.98 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREENSBORO ROAD; THENCE NORTH 67°44'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 145.39 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°07'54" AND A RADIUS OF 1,530.00 FEET, A CHORD BEARING OF NORTH 64°10'55" EAST AND A CHORD DISTANCE OF 190.32 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 190.44 FEET TO A POINT; THENCE NORTH 60°36'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 226.16 FEET TO A POINT; THENCE NORTH 60°36'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 530.90 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'08" AND A RADIUS OF 2,470.00 FEET, A CHORD BEARING OF NORTH 62°44'02" EAST AND A CHORD DISTANCE OF 182.56 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 182.60 TO A POINT; THENCE NORTH 64°51'06" EAST, A DISTANCE OF 116.48 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'01" AND RADIUS OF 538.00 FEET, A CHORD BEARING OF NORTH 53°10'36" EAST AND CHORD DISTANCE OF 217.74 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 219.26 FEET TO A POINT; THENCE NORTH 41°30'05" EAST, A DISTANCE OF 138.63 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 86°30'05" EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT; THENCE SOUTH 48°29'55" EAST, A DISTANCE OF 351.93 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°22'46" AND A RADIUS OF 325.00 FEET, A CHORD BEARING OF SOUTH 61°41'18" EAST AND A CHORD DISTANCE OF 148.31 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 149.63 FEET TO A POINT; THENCE SOUTH 74°52'41" EAST, A DISTANCE OF 136.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°54'10" AND A RADIUS OF 275.00 FEET, A CHORD BEARING OF SOUTH 71°55'36" EAST AND A CHORD DISTANCE OF 28.32 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.33 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 253.59 FEET TO A POINT; THENCE NORTH 49°48'26" WEST, A DISTANCE OF 120.03 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 29.34 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°20'59" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 53°44'14" WEST AND A CHORD DISTANCE OF 94.90 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 95.62 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°41'59" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 43°03'44" WEST AND A CHORD DISTANCE OF 19.42 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 19.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 161°56'07" AND A RADIUS OF 60.00 FEET, A CHORD BEARING OF NORTH 78°49'12" WEST AND A CHORD DISTANCE OF 118.51 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 169.58 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°34'09" AND RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 22°08'13" WEST AND A CHORD DISTANCE OF 20.56 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 21.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°24'47" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 42°12'54" WEST AND A CHORD DISTANCE OF 33.01 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 33.04 FEET TO A POINT; THENCE NORTH 38°00'30" WEST, A DISTANCE OF 152.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°31'08" AND A RADIUS OF 125.00 FEET, A CHORD BEARING OF NORTH 36°44'57" WEST AND A CHORD DISTANCE OF 5.49 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 5.50 FEET TO A POINT; THENCE SOUTH 59°29'10" WEST, A DISTANCE OF 54.49 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 69°01'52" AND A RADIUS OF 119.27 FEET, A CHORD BEARING OF SOUTH 24°58'14" WEST AND A CHORD DISTANCE OF 135.16 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 143.70 FEET TO A POINT; THENCE SOUTH 09°32'42" EAST, A DISTANCE OF 97.17 FEET TO A POINT; THENCE SOUTH 60°36'57" EAST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 316.00 FEET TO A POINT; THENCE SOUTH 71°09'22" WEST, A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 119.39 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 338.71 FEET TO A POINT; THENCE NORTH 56°33'52" WEST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 30°21'21" WEST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 16°39'27" WEST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 65°54'22" WEST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 64°50'43" WEST, A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING,

CONTAINING IN ALL 1,021,175 SQ. FT. OR 23.44 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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.

DATE OF BOUNDARY SURVEY: 04/18/2022

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

NO.	DESCRIPTION	DATE

PHASING KEY MAP

DATE:	08/15/2022	DRAWN:	CCH
CADD FILE:	22120-004	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 80'	1 OF 1	

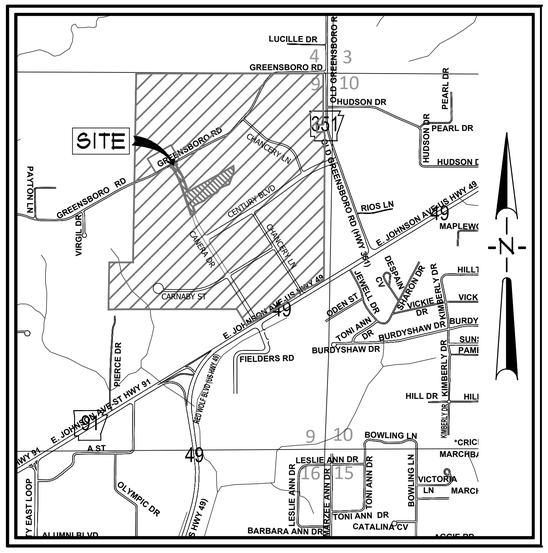
SUBDIVISION PLANS

GREENSBOROUGH VILLAGE RESIDENTIAL - PHASE 1

PREPARED FOR

JTOWN DEVELOPMENT GROUP, LLC

JONESBORO, ARKANSAS
JULY, 2022



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

C001	INDEX SHEET
C002	GENERAL NOTES
C003	TOPOGRAPHIC SURVEY
C004	RECORD PLAT
C005	WATER DISTRIBUTION PLAN
C006	SANITARY SEWER & WATER PLAN
C007	SEWER PROFILE - LINE A
C008	SEWER PROFILE - LINE J
C009	GRADING PLAN
C010	EROSION CONTROL PLAN
C011	STREET PROFILE - CANERA
C012	STANDARD DETAILS
C013	EROSION CONTROL DETAILS
C014	WATER DISTRIBUTION DETAILS
C015	SANITARY SEWER DETAILS

Know what's below. Call before you dig.

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
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

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

NO.	DESCRIPTION	DATE

COVER SHEET

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C001

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
   DERREL SMITH, CITY PLANNER
   300 SOUTH CHURCH STREET
   JONESBORO, AR 72401
   879-932-0406

2. CITY OF JONESBORO - ENGINEERING
   CRAIG LIGHT, P.E.
   CITY ENGINEER
   307 VINE STREET
   JONESBORO, AR 72401
   870-932-2438

3. CODES DEPT. FIRE MARSHALL
   JASON WILLS
   3215 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 - ENGINEERING SERVICES DIRECTOR
   870-930-3320

5. CENTERPOINT ENERGY
   KEITH CRAIG - SERVICE TECHNICIAN
   3013 OLD FEEDHOUSE ROAD
   JONESBORO, AR 72404
   CELL: 870-897-3750

6. AT&T
   723 CHURCH, ROOM B 27
   JONESBORO, AR 72403
   PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
   870-972-7827, FAX: 870-972-7610
   TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
   870-972-7587, FAX: 870-972-7533

7. SUDDEN LINK - CABLE TV
   1520 SOUTH CARAWAY ROAD
   JONESBORO, AR 72401
   BOB PROCK - CONSTRUCTION MANAGER
   870-933-8429 EXT: 212, FAX: 870-972-8141
   DEANNA HORNBACK - MANAGER
   JIMMY YANCY - FIELD MANAGER
   CELL: 870-219-8583

BENCHMARK LIST

1. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO COMBINED WITH FIELD LOCATIONS.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
3. BENCHMARK #1 (ELEV. = 317.82 NAVD 88) IS THE NORTH RIM OF AN EXISTING SANITARY SEWER MANHOLE LOCATED AT NORTH END OF EXISTING CANERA DRIVE LYING ON THE WEST SIDE OF THE ROAD.

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 05031C0044C (PANEL 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 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.

GENERAL UTILITY NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88).
3. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
4. ALL WATER LINES (SERVICE) SHALL BE PVC SCH. 40 WITH 42" MIN. COVER. VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, JONESBORO CITY WATER & LIGHT SPECIFICATIONS AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
5. 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.
6. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
7. 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.
8. 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 PWS).
9. WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
10. THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
11. WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
12. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
13. 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.

SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT.
4. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
5. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
6. 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.
7. ALL SPOT ELEVATIONS ARE AS SHOWN.
8. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
9. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
10. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.

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 CONTRACTOR 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.

GRADING NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY COMMERCIAL.
4. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
5. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
6. 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.
7. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
8. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
9. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.

LEGEND

- BOUNDARY LINE
- LOT LINES
- FOUND IRON PIPE (F.I.P.)
- FOUND COTTON-PICKER SPINDLE (F.C.P.S.)
- FOUND REBAR (F.R.)
- FOUND IRON PIPE W/ PLS #XXX CAP (F.I.P.)
- CITY OF JONESBORO G.P.S. MONUMENT (GPS XX)
- BENCH MARK (BM)
- R/W MONUMENT
- SET 1 1/4" IRON PIPE W/ PLS #549 CAP (S.I.P.)
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER METER (WM)
- PROPOSED WATER METER
- WATER VALVE
- FIRE HYDRANT
- VALVE BOX
- FIRE PROTECTION
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- ELECTRIC TRANSFORMER/ELECTRIC METER
- POWER POLE (PP)
- POWER JUNCTION, COMM. BOX
- SIGN LIGHTS/FLOOR LIGHTS
- LIGHT POLE (SINGLE))
- LIGHT POLE (BACK-BACK)
- LIGHT POLE (3 @ 90°)
- TRAFFIC SIGN
- TRAFFIC SIGNAL
- TRAFFIC LIGHT CONTROL
- TRAFFIC SIGNAL W/ POLE
- EXISTING OVERHEAD COMMUNICATION LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- TELEPHONE PEDESTAL
- EXISTING GAS LINE
- GAS METER (GM)
- EXISTING STORM WATER MANHOLE (SWMH)
- GRATED INLET
- DOWNSPOUT
- SPRINKLER CONTROL
- MAILBOX
- TRASH COMPACTOR
- COLUMN
- BOLLARD
- HANDICAP SIGN
- EXISTING FENCE LINE
- EXISTING GROUND CONTOUR (260)
- FINISHED GROUND CONTOUR (325)
- EXISTING TREE/SHRUB
- BASIN BOUNDARY
- DRAINAGE FLOW
- GENERAL DRAINAGE FLOW
- SWALE FLOW DIRECTION
- SILT FENCE (SF)
- ROCK CHECK DAM
- RIP RAP AREA
- INLET PROTECTION
- ROCK CHECK DAM

811 Know what's below. Call before you dig.

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
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

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

NO.	DESCRIPTION	DATE

GENERAL NOTES

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C002

GREENSBOROUGH VILLAGE
RESIDENTIAL DEVELOPMENT
GREENSBORO ROAD
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

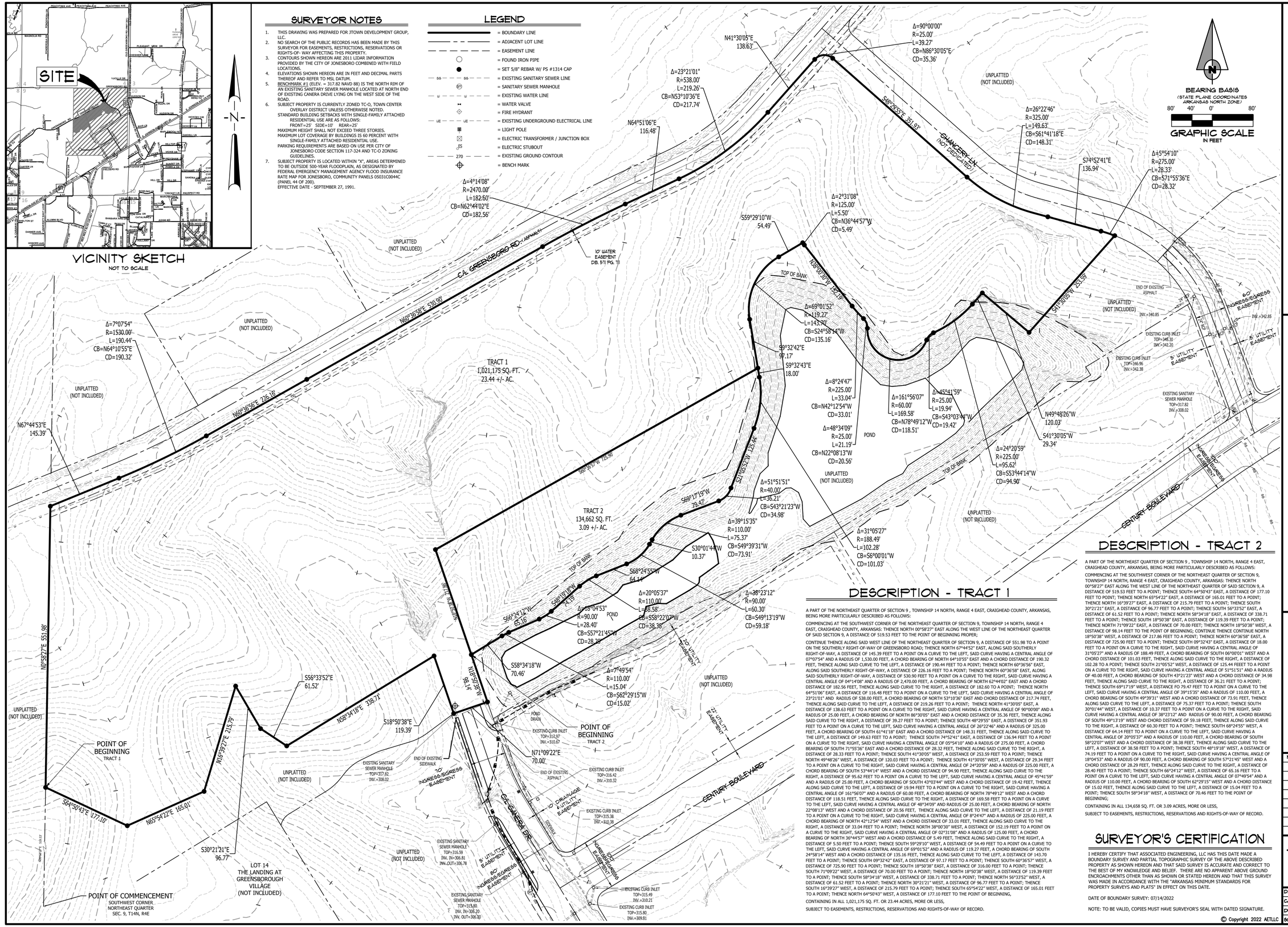
VICINITY SKETCH
NOT TO SCALE

SURVEYOR NOTES

1. THIS DRAWING WAS PREPARED FOR JTOWN DEVELOPMENT GROUP, LLC.
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. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO COMBINED WITH FIELD LOCATIONS.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
5. BENCHMARK #1 (ELEV. = 317.82 NAVD 88) IS THE NORTH RIM OF AN EXISTING SANITARY SEWER MANHOLE LOCATED AT NORTH END OF EXISTING CANERA DRIVE LYING ON THE WEST SIDE OF THE ROAD.
6. SUBJECT PROPERTY IS CURRENTLY ZONED TC-O, TOWN CENTER OVERLAY DISTRICT UNLESS OTHERWISE NOTED.
   STANDARD BUILDING SETBACKS WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE ARE AS FOLLOWS:
   FRONT=25' SIDE=10' REAR=25'
   MAXIMUM HEIGHT SHALL NOT EXCEED THREE STORIES.
   MAXIMUM LOT COVERAGE BY BUILDINGS IS 60 PERCENT WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE.
   PARKING REQUIREMENTS ARE BASED ON USE PER CITY OF JONESBORO CODE SECTION 117-324 AND TC-O ZONING GUIDELINES.
7. 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 05031C0044C (PANEL 44 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991.

LEGEND

= BOUNDARY LINE
= ADJACENT LOT LINE
= EASEMENT LINE
= FOUND IRON PIPE
= SET 5/8" REBAR W/ PS #1314 CAP
= EXISTING SANITARY SEWER LINE
= SANITARY SEWER MANHOLE
= EXISTING WATER LINE
= WATER VALVE
= FIRE HYDRANT
= EXISTING UNDERGROUND ELECTRICAL LINE
= LIGHT POLE
= ELECTRIC TRANSFORMER / JUNCTION BOX
= ELECTRIC STUBOUT
= EXISTING GROUND CONTOUR
= BENCH MARK



DESCRIPTION - TRACT 1

A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO THE POINT OF BEGINNING PROPER;

CONTINUE THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, A DISTANCE OF 551.98 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREENSBORO ROAD; THENCE NORTH 67°44'53" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 145.39 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°07'54" AND A RADIUS OF 1,530.00 FEET, A CHORD BEARING OF NORTH 64°10'55" EAST AND A CHORD DISTANCE OF 190.32 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 190.44 FEET TO A POINT; THENCE NORTH 60°36'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 226.16 FEET TO A POINT; THENCE NORTH 60°36'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 530.90 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'08" AND A RADIUS OF 2,470.00 FEET, A CHORD BEARING OF NORTH 62°44'02" EAST AND A CHORD DISTANCE OF 182.56 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 182.60 TO A POINT; THENCE NORTH 64°51'06" EAST, A DISTANCE OF 116.48 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'01" AND RADIUS OF 538.00 FEET, A CHORD BEARING OF NORTH 53°10'36" EAST AND CHORD DISTANCE OF 217.74 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 219.26 FEET TO A POINT; THENCE NORTH 41°30'05" EAST, A DISTANCE OF 138.63 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 86°30'05" EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT; THENCE SOUTH 48°29'55" EAST, A DISTANCE OF 351.93 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°22'46" AND A RADIUS OF 325.00 FEET, A CHORD BEARING OF SOUTH 61°41'18" EAST AND A CHORD DISTANCE OF 148.31 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 149.63 FEET TO A POINT; THENCE SOUTH 74°52'41" EAST, A DISTANCE OF 136.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°54'10" AND A RADIUS OF 275.00 FEET, A CHORD BEARING OF SOUTH 71°55'36" EAST AND A CHORD DISTANCE OF 28.32 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.33 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 253.59 FEET TO A POINT; THENCE NORTH 48°48'26" WEST, A DISTANCE OF 120.03 FEET TO A POINT; THENCE SOUTH 41°30'05" WEST, A DISTANCE OF 29.34 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°20'59" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF SOUTH 53°44'14" WEST AND A CHORD DISTANCE OF 94.90 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 95.62 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 45°41'59" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 43°03'44" WEST AND A CHORD DISTANCE OF 19.42 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 19.94 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 161°56'07" AND A RADIUS OF 60.00 FEET, A CHORD BEARING OF NORTH 78°49'12" WEST AND A CHORD DISTANCE OF 118.51 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 169.58 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°34'09" AND RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 22°08'13" WEST AND A CHORD DISTANCE OF 20.56 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 21.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°24'47" AND A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 42°12'54" WEST AND A CHORD DISTANCE OF 33.01 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 33.04 FEET TO A POINT; THENCE NORTH 38°00'30" WEST, A DISTANCE OF 152.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°31'08" AND A RADIUS OF 125.00 FEET, A CHORD BEARING OF NORTH 36°44'57" WEST AND A CHORD DISTANCE OF 5.49 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 5.50 FEET TO A POINT; THENCE SOUTH 59°29'10" WEST, A DISTANCE OF 54.49 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 69°01'52" AND A RADIUS OF 119.27 FEET, A CHORD BEARING OF SOUTH 24°58'14" WEST AND A CHORD DISTANCE OF 135.16 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 143.70 FEET TO A POINT; THENCE SOUTH 09°32'42" EAST, A DISTANCE OF 97.17 FEET TO A POINT; THENCE SOUTH 60°36'57" WEST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 316.00 FEET TO A POINT; THENCE SOUTH 71°09'22" WEST, A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 119.39 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 338.71 FEET TO A POINT; THENCE NORTH 56°33'52" WEST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 30°21'21" WEST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE NORTH 16°39'27" EAST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 65°54'22" WEST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 64°50'43" WEST, A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING,

CONTAINING IN ALL 1,021,175 SQ. FT. OR 23.44 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO A POINT; THENCE SOUTH 64°50'43" EAST, A DISTANCE OF 177.10 FEET TO POINT; THENCE NORTH 65°54'22" EAST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 16°39'27" EAST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 30°21'21" EAST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 56°33'52" EAST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 58°34'18" EAST, A DISTANCE OF 338.71 FEET TO A POINT; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 119.39 FEET TO A POINT; THENCE NORTH 71°09'22" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 98.14 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE CONTINUE NORTH 18°50'38" WEST, A DISTANCE OF 217.86 FEET TO A POINT; THENCE NORTH 60°36'58" EAST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 09°32'43" EAST, A DISTANCE OF 18.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°05'27" AND A RADIUS OF 188.49 FEET, A CHORD BEARING OF SOUTH 06°00'01" WEST AND A CHORD DISTANCE OF 101.03 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 102.28 TO A POINT; THENCE SOUTH 21°05'52" WEST, A DISTANCE OF 125.44 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 51°51'51" AND A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 43°21'23" WEST AND A CHORD DISTANCE OF 34.98 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 36.21 FEET TO A POINT; THENCE SOUTH 69°17'19" WEST, A DISTANCE FO 79.47 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°15'35" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 49°39'31" WEST AND A CHORD DISTANCE OF 73.91 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 75.37 FEET TO A POINT; THENCE SOUTH 30°01'44" WEST, A DISTANCE OF 10.37 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 38°23'12" AND RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 49°13'19" WEST AND CHORD DISTANCE OF 59.18 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 60.30 FEET TO A POINT; THENCE SOUTH 68°24'55" WEST, A DISTANCE OF 64.14 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°05'37" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 58°22'07" WEST AND A CHORD DISTANCE OF 38.38 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 38.58 FEET TO A POINT; THENCE SOUTH 48°19'18" WEST, A DISTANCE OF 74.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°04'53" AND A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 57°21'45" WEST AND A CHORD DISTANCE OF 28.29 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.40 FEET TO A POINT; THENCE SOUTH 66°24'12" WEST, A DISTANCE OF 65.16 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°49'54" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 62°29'15" WEST AND A CHORD DISTANCE OF 15.02 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 15.04 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 134,658 SQ. FT. OR 3.09 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY AND PARTIAL TOPOGRAPHIC 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: 07/14/2022

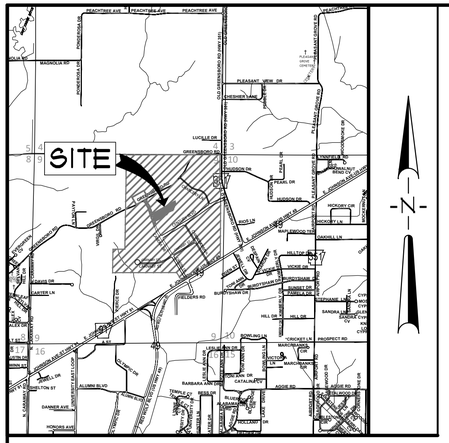
NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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

NO.	DESCRIPTION	DATE

TOPOGRAPHIC SURVEY

DATE:	07/13/22	DRAWN:	CCH
CADD FILE:	1410605-003	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 80'	1 OF 1	



VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

50' 25' 0' 50'
GRAPHIC SCALE
IN FEET

DESCRIPTION

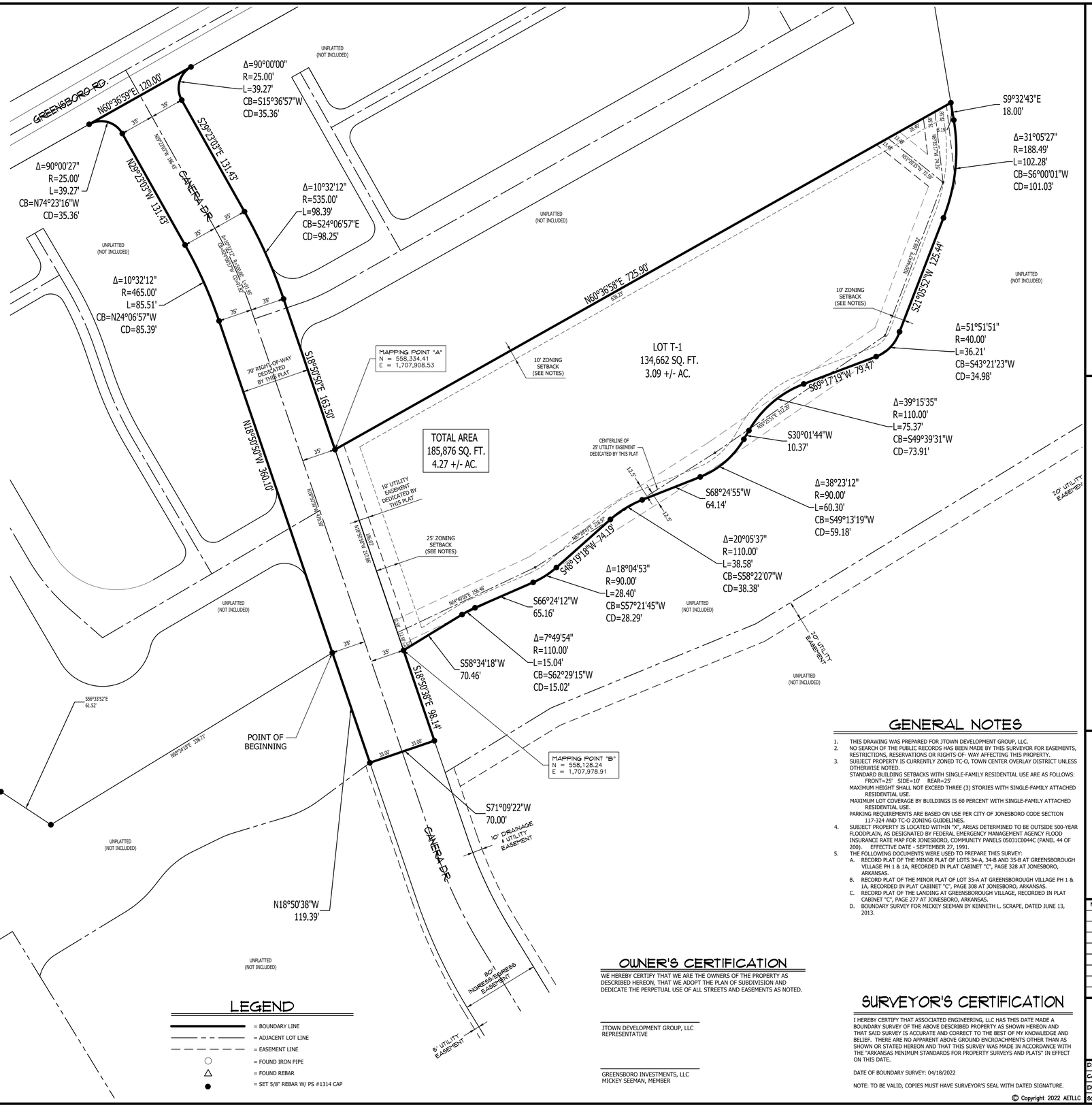
A PART OF THE NORTHEAST QUARTER OF SECTION 9 , TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°58'27" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.53 FEET TO A POINT; THENCE SOUTH 64°50'43" EAST, A DISTANCE OF 177.10 FEET TO POINT; THENCE NORTH 65°54'22" EAST, A DISTANCE OF 165.01 FEET TO A POINT; THENCE NORTH 16°39'27" EAST, A DISTANCE OF 215.79 FEET TO A POINT; THENCE SOUTH 30°21'21" EAST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 56°33'52" EAST, A DISTANCE OF 61.52 FEET TO A POINT; THENCE NORTH 58°34'18" EAST, A DISTANCE OF 338.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 18°50'50" WEST, A DISTANCE OF 360.10 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°32'12" AND A RADIUS OF 465.00 FEET, A CHORD BEARING OF NORTH 24°06'57" WEST AND A CHORD DISTANCE OF 85.39 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 85.51 FEET TO A POINT; THENCE NORTH 29°23'03" WEST, A DISTANCE OF 131.43 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'27" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 74°23'16" WEST AND A CHORD DISTANCE OF 35.36 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF GREENSBORO ROAD; THENCE NORTH 60°36'59" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 15°36'57" WEST AND A CHORD DISTANCE OF 35.36 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT; THENCE SOUTH 29°23'03" EAST, A DISTANCE OF 131.43 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 10°32'12" AND A RADIUS OF 535.00 FEET, A CHORD BEARING OF SOUTH 24°06'57" EAST AND A CHORD DISTANCE OF 98.25 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 98.39 FEET TO A POINT; THENCE SOUTH 18°50'50" EAST, A DISTANCE OF 163.50 FEET; THENCE NORTH 60°36'58" EAST, A DISTANCE OF 725.90 FEET TO A POINT; THENCE SOUTH 09°32'43" EAST, A DISTANCE OF 18.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°05'27" AND A RADIUS OF 188.49 FEET, A CHORD BEARING OF SOUTH 06°00'01" WEST AND A CHORD DISTANCE OF 101.03 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 102.28 TO A POINT; THENCE SOUTH 21°05'52" WEST, A DISTANCE OF 125.44 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 51°51'51" AND A RADIUS OF 40.00 FEET, A CHORD BEARING OF SOUTH 43°21'23" WEST AND A CHORD DISTANCE OF 34.98 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 36.21 FEET TO A POINT; THENCE SOUTH 69°17'19" WEST, A DISTANCE OF 79.47 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°15'35" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 49°39'31" WEST AND A CHORD DISTANCE OF 73.91 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 75.37 FEET TO A POINT; THENCE SOUTH 30°01'44" WEST, A DISTANCE OF 10.37 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 38°23'12" AND RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 49°13'19" WEST AND CHORD DISTANCE OF 59.18 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 60.30 FEET TO A POINT; THENCE SOUTH 68°24'55" WEST, A DISTANCE OF 64.14 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°05'37" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 58°22'07" WEST AND A CHORD DISTANCE OF 38.38 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 38.58 FEET TO A POINT; THENCE SOUTH 48°19'18" WEST, A DISTANCE OF 74.19 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°04'53" AND A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 57°21'45" WEST AND A CHORD DISTANCE OF 28.29 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 28.40 FEET TO A POINT; THENCE SOUTH 66°24'12" WEST, A DISTANCE OF 65.16 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°49'54" AND A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 62°29'15" WEST AND A CHORD DISTANCE OF 15.02 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 15.04 FEET TO A POINT; THENCE SOUTH 58°34'18" WEST, A DISTANCE OF 70.46 FEET; THENCE SOUTH 18°50'38" EAST, A DISTANCE OF 98.14 FEET TO A POINT; THENCE SOUTH 71°09'22" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 18°50'38" WEST, A DISTANCE OF 119.39 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 185,876 SQ. FT. OR 4.27 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 5/8" REBAR W/ PS #1314 CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

JTOWN DEVELOPMENT GROUP, LLC
REPRESENTATIVE

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, MEMBER

GENERAL NOTES

1. THIS DRAWING WAS PREPARED FOR JTOWN DEVELOPMENT GROUP, LLC.
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 UNLESS OTHERWISE NOTED.
   STANDARD BUILDING SETBACKS WITH SINGLE-FAMILY RESIDENTIAL USE ARE AS FOLLOWS: FRONT=25' SIDE=10' REAR=25'
   MAXIMUM HEIGHT SHALL NOT EXCEED THREE (3) STORIES WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE.
   MAXIMUM LOT COVERAGE BY BUILDINGS IS 60 PERCENT WITH SINGLE-FAMILY ATTACHED RESIDENTIAL USE.
   PARKING REQUIREMENTS ARE BASED ON USE PER CITY OF JONESBORO CODE SECTION 117-324 AND TC-O ZONING GUIDELINES.
4. 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 05031C0044C (PANEL 44 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. RECORD PLAT OF THE MINOR PLAT OF LOTS 34-A, 34-B AND 35-B AT GREENSBOROUGH VILLAGE PH 1 & 1A, RECORDED IN PLAT CABINET "C", PAGE 328 AT JONESBORO, ARKANSAS.
   B. RECORD PLAT OF THE MINOR PLAT OF LOT 35-A AT GREENSBOROUGH VILLAGE PH 1 & 1A, RECORDED IN PLAT CABINET "C", PAGE 308 AT JONESBORO, ARKANSAS.
   C. RECORD PLAT OF THE LANDING AT GREENSBOROUGH VILLAGE, RECORDED IN PLAT CABINET "C", PAGE 277 AT JONESBORO, ARKANSAS.
   D. BOUNDARY SURVEY FOR MICKEY SEEMAN BY KENNETH L. SCRAPE, DATED JUNE 13, 2013.

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.

DATE OF BOUNDARY SURVEY: 04/18/2022

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
JONESBORO, ARKANSAS

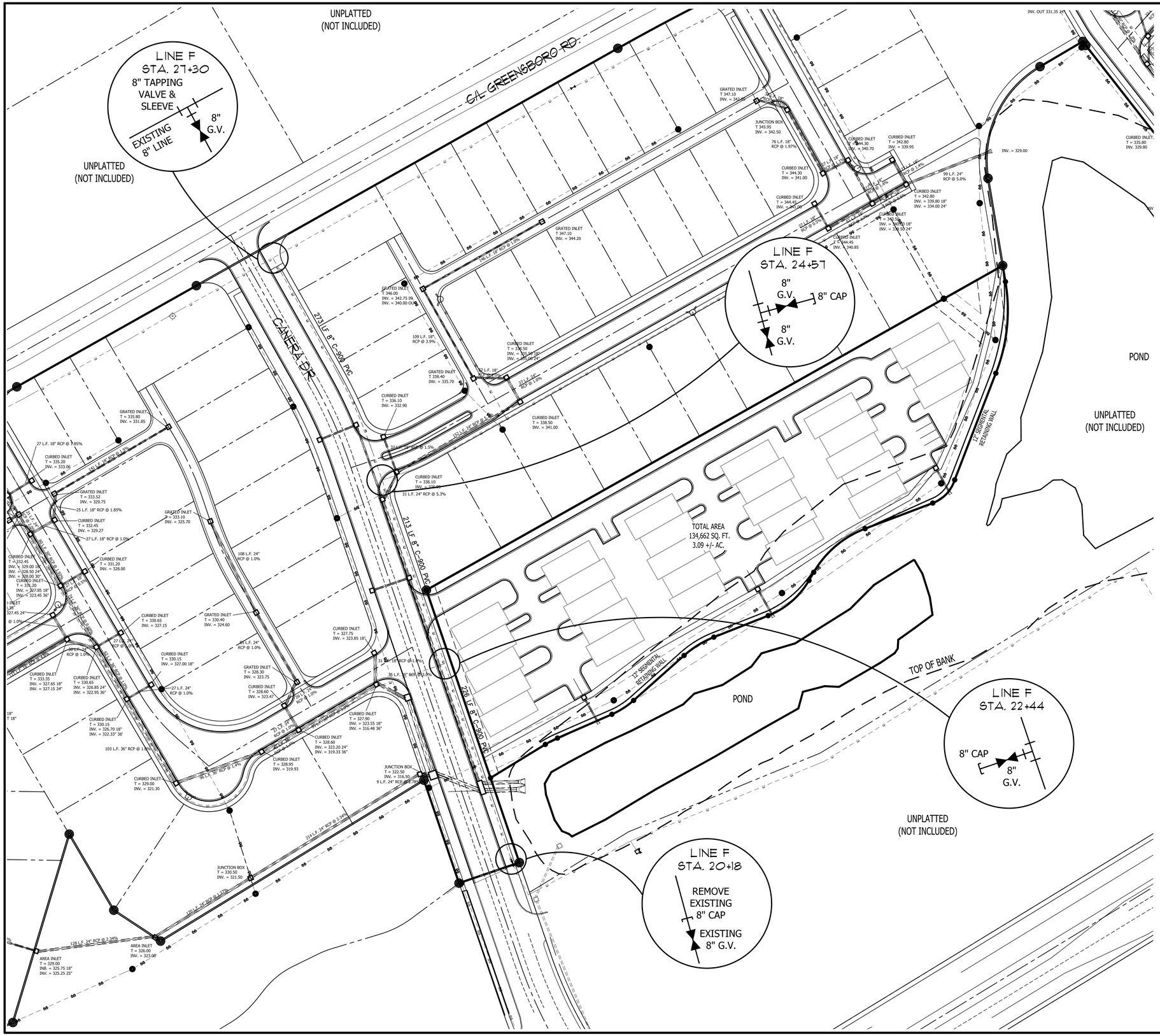
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

NO.	DESCRIPTION	DATE

RECORD PLAT

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#	0414091.00XX	SHEET	
SCALE:	1" = 50'		C004



GENERAL UTILITY NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88).
3. 712 L.F. 8" AWWA C-900 PRESSURE CL. 150/DR18 WATER LINE.

   654 L.F. 12" ASTM D3034 SDR-26 SEWER LINE.
   824 L.F. 8" ASTM D3034 SDR-26 SEWER LINE.
4. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
5. ALL WATER LINES (SERVICE) SHALL BE 8" PVC SCH. 40 WITH 42" MIN. COVER, VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS AND JONESBORO CITY WATER & LIGHT SPECIFICATIONS, AS WELL AS THE CITY OF JONESBORO, AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
6. 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.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
8. 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.
9. 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 PWS).
10. ALL SANITARY SEWER SERVICE LINES MUST BE INSTALLED AT A MINIMUM DISTANCE OF 10 FEET FROM THE SIDE PROPERTY LINE.
11. WATER LINES AND STORM SEWER CROSSINGS SHALL MAINTAIN 36" MIN. SEPARATION IN ALL DIRECTIONS.
12. THE INSTALLER OF THE SANITARY SEWER DISPOSAL SYSTEM MUST BE LICENSED IN THE STATE OF ARKANSAS TO INSTALL LOW PRESSURE PIPE SYSTEMS.
13. WATER AND SEWER LINES SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION.
14. THE SITE SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF UTILITIES.
15. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
16. 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.
17. NO TRANSFORMER, JUNCTION BOX OR PULL BOX TO BE PLACED OVER WATER FITTINGS WITHOUT CITY WATER & LIGHT APPROVAL.
18. CITY WATER & LIGHT IS NOT RESPONSIBLE FOR ANY WATER OR SEWER TRENCH SETTLEMENT BEFORE OR AFTER WARRANTY PERIOD.
19. THE DEVELOPER & ENGINEER ARE RESPONSIBLE FOR METER BOX LOCATIONS. ANY CONFLICTS THAT REQUIRE PLASTIC BOX(S) TO BE CHANGED OUT TO CONCRETE BOX(S) WILL BE AT DEVELOPER EXPENSE.
20. IF UNSAFE PRACTICES ARE DISCOVERED BY CWL DURING OUR INSPECTIONS OF WORKMANSHIP AND MATERIALS, CWL WILL NOTIFY THE OSHA.
    THIS IN NO WAY OBLIGATES CWL FOR THE RESPONSIBILITY OF THE CONTRACTORS SAFETY PRACTICES.
20. WATER PRESSURE = 64 PSI (STATIC), 62 PSE (RESIDUAL) AT CONNECTION ON JOHNSON AVENUE.

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

50' 25' 0' 50'

GRAPHIC SCALE
IN FEET

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
JONESBORO, ARKANSAS

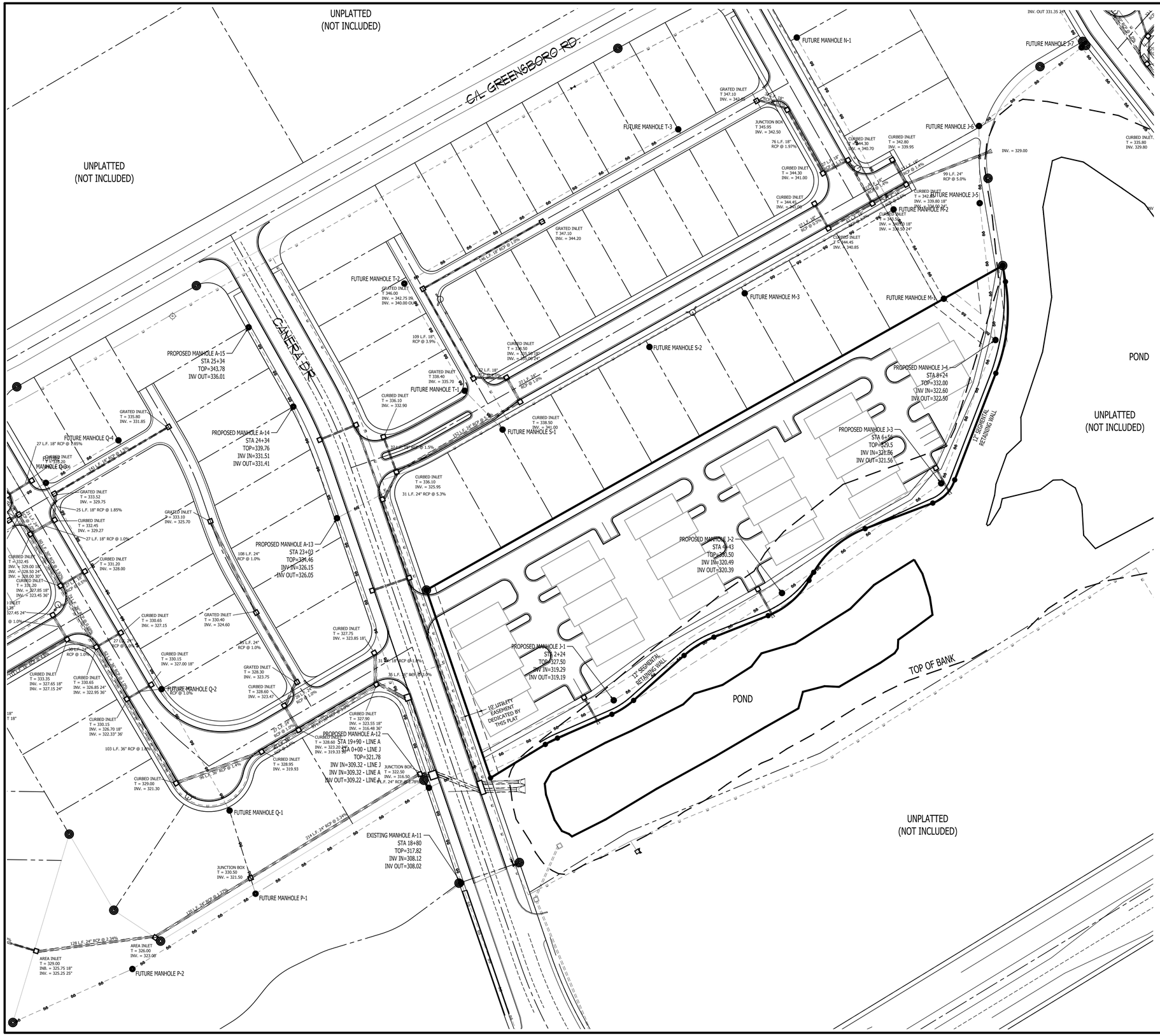
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

NO.	DESCRIPTION	DATE

WATER PLAN

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	[2]2120-SSWD-SDP-RP1	CHECKED:	JME
DWG#	0414091.00XX	SHEET	
SCALE:	1" = 50'	C005	



GENERAL UTILITY NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. VERTICAL DATUM REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 88).
3. 712 L.F. 8" AWWA C-900 PRESSURE CL. 150/DR18 WATER LINE.
   654 L.F. 12" ASTM D3034 SDR-26 SEWER LINE.
   824 L.F. 8" ASTM D3034 SDR-26 SEWER LINE.
4. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
5. ALL WATER LINES (SERVICE) SHALL BE 8" PVC SCH. 40 WITH 42" MIN. COVER, VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS AND JONESBORO CITY WATER & LIGHT SPECIFICATIONS, AS WELL AS THE CITY OF JONESBORO, AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
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GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
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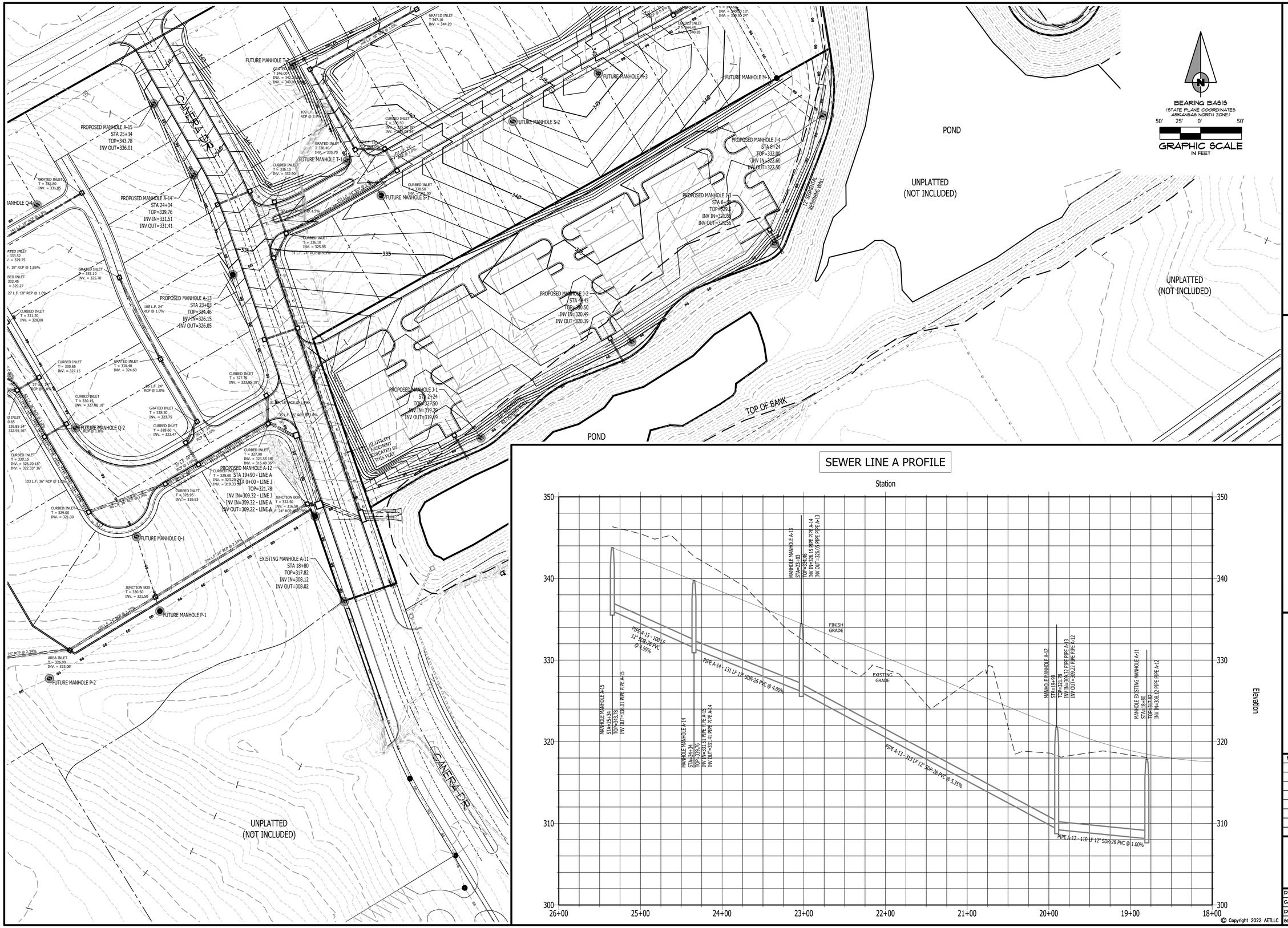
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

NO.	DESCRIPTION	DATE

SANITARY SEWER PLAN

DATE: 07/29/2022	DRAWN: CCH
CADD FILE: 22120-SSWD-SDP-RP1	CHECKED: JME
DWG#: 0414091.00XX	SHEET
SCALE: 1" = 50'	C006



SEWER LINE A PROFILE

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
JONESBORO, ARKANSAS

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NO.	DESCRIPTION	DATE

SEWER PLAN & PROFILE

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SSWD-SDP-RP1	CHECKED:	JME
PLOT:	0414091.XXXX	SHEET	
SCALE:	AS SHOWN	C007	

GREENSBOROUGH VILLAGE
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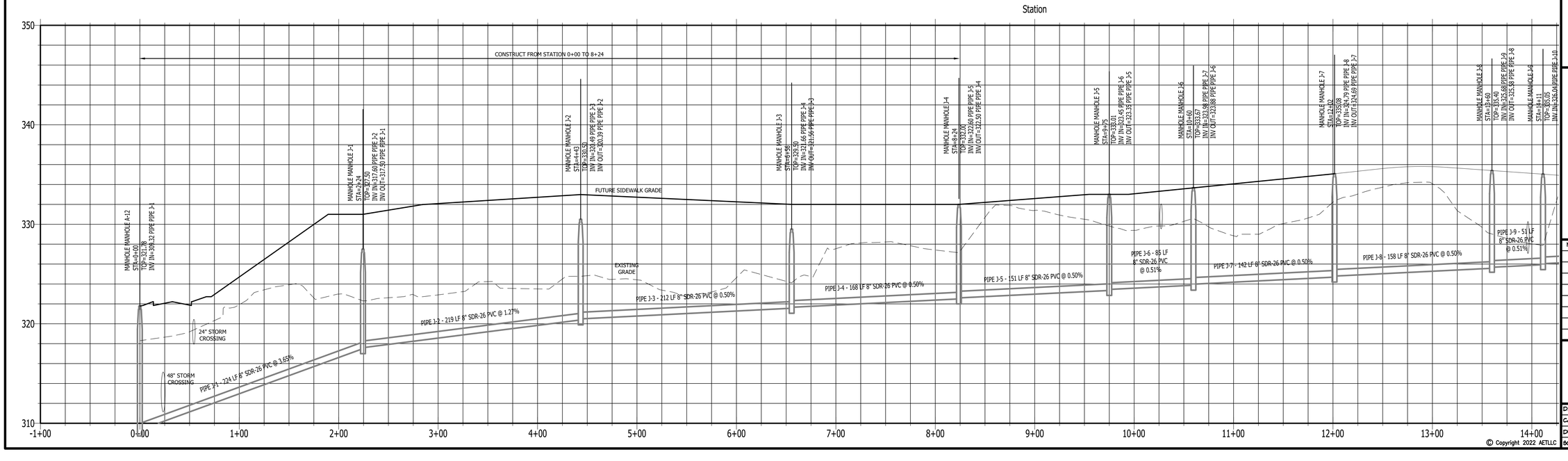
NO.	DESCRIPTION	DATE

SEWER LINE J PROFILE



SEWER PLAN & PROFILE

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SSWD-SDP-RP1	CHECKED:	JME
DWG#	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C008

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

50' 25' 0' 50'

GRAPHIC SCALE
IN FEET

GREENSBOROUGH VILLAGE

RESIDENTIAL - PHASE 1

CANERA DRIVE

JONESBORO, ARKANSAS

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NO.	DESCRIPTION	DATE

GRADING PLAN

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
PROJ#:	0414091.00XX	SHEET	
SCALE:	1" = 100'	C009	

GREENSBOROUGH VILLAGE

RESIDENTIAL - PHASE 1

CANERA DRIVE

JONESBORO, ARKANSAS

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ARKANSAS

NO.	DESCRIPTION	DATE

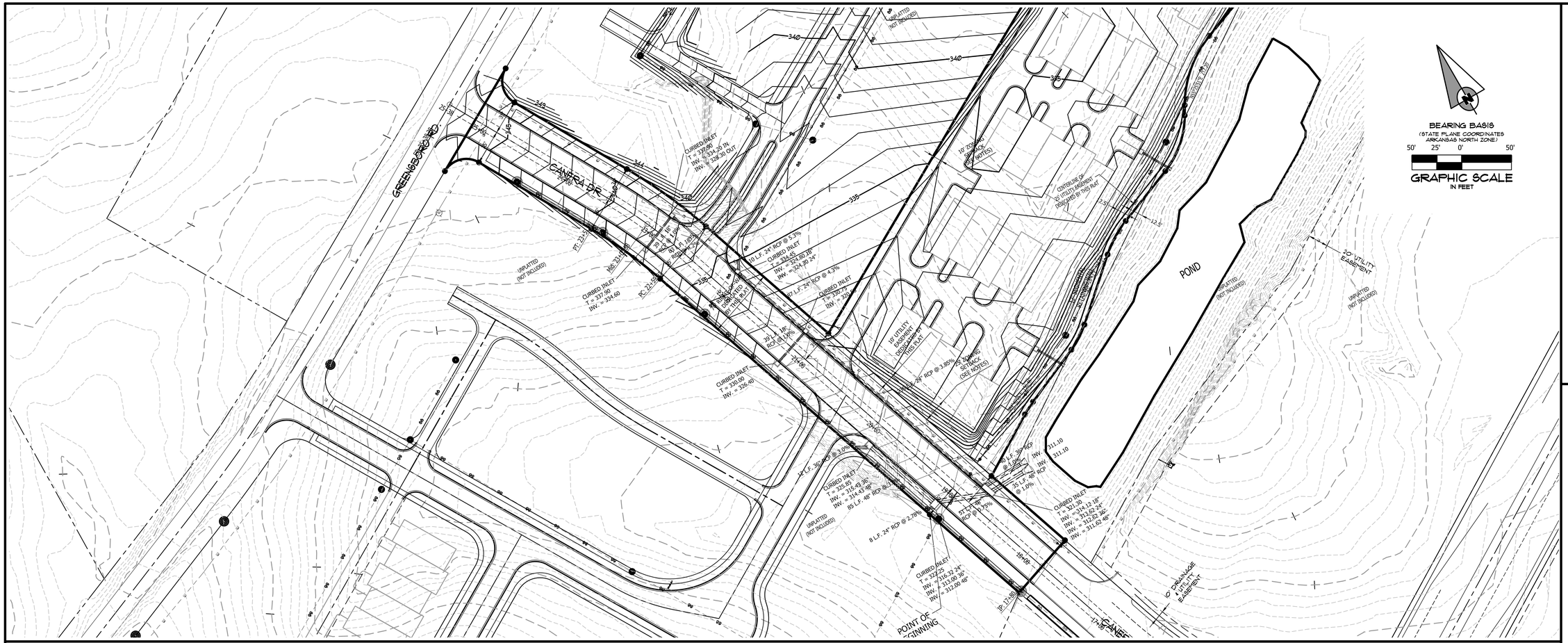
EROSION PLAN

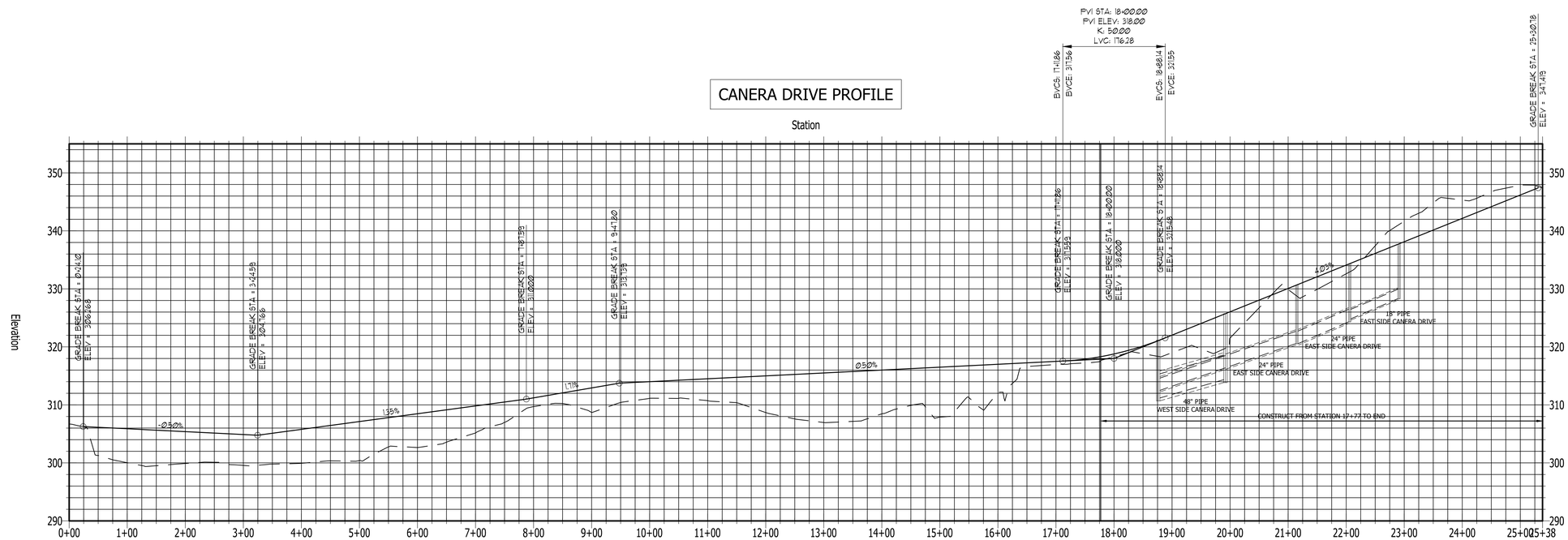
DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#:	0414091.00XX	SHEET	
SCALE:	1" = 100'	C010	

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

50' 25' 0' 50'

GRAPHIC SCALE
IN FEET





GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
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CERTIFICATE OF AUTHORIZATION
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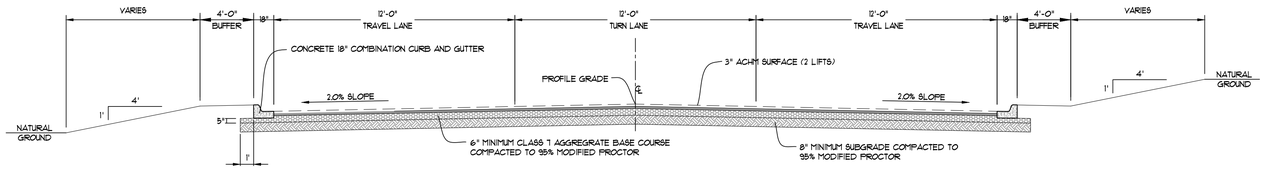
NO.	DESCRIPTION	DATE

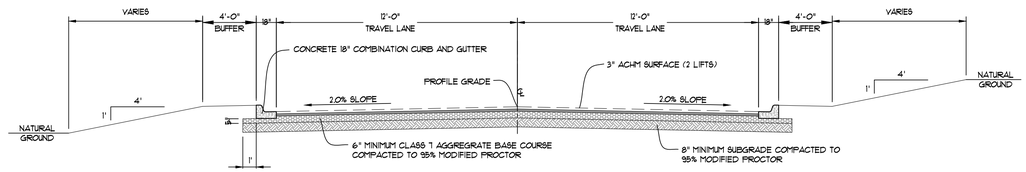
STREET PLAN & PROFILE

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C011



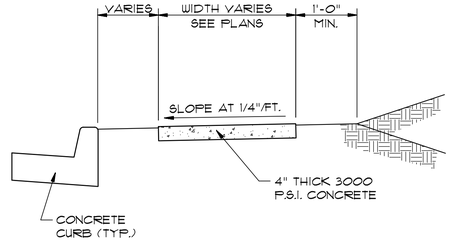
LOCAL STREET SECTION (70' R/W)
CANERA STREET

SCALE: NONE



LOCAL STREET SECTION (60' R/W)
CHANCERY STREET

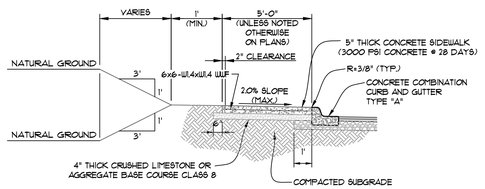
SCALE: NONE



TYPICAL SECTION - SIDEWALK

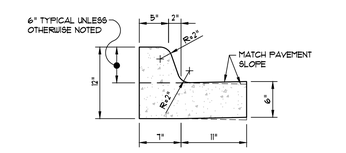
N.T.S.

- 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

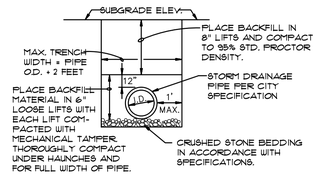
(NOT TO SCALE)



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

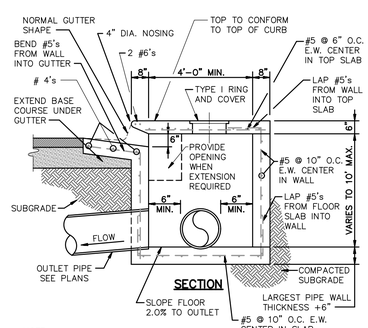
TYPICAL CURB & GUTTER TYPE "A-18"

(NOT TO SCALE)



DRAINAGE PIPE TRENCH DETAIL

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



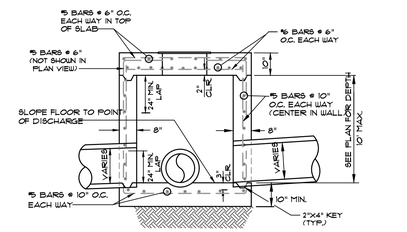
NOTE:
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. – MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.

CURB INLET - TYPE "A"

(NOT TO SCALE)

PLAN - JUNCTION BOX - HEAVY

N.T.S.



SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTES:

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

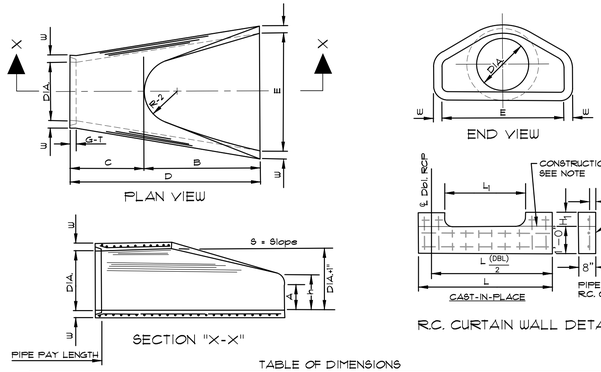


TABLE OF DIMENSIONS

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:

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

(NOT TO SCALE)

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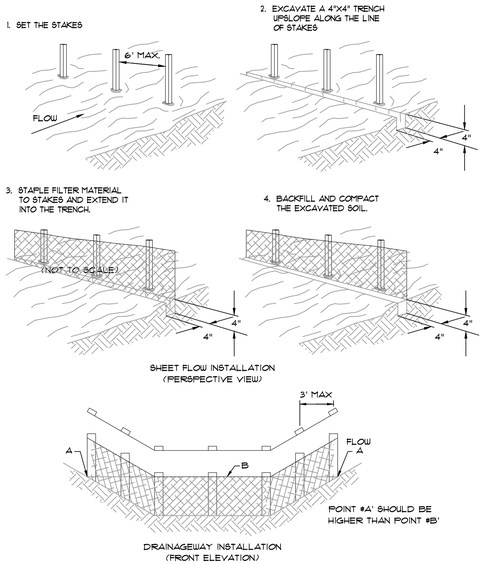
NO. 299
ARKANSAS

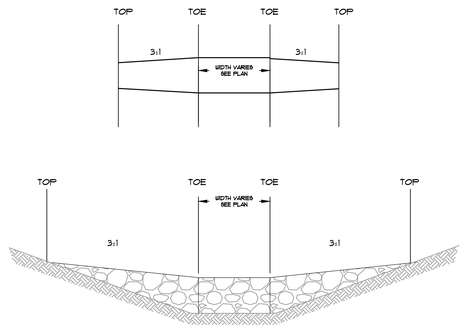
NO.	DESCRIPTION	DATE

STANDARD DETAILS

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C012

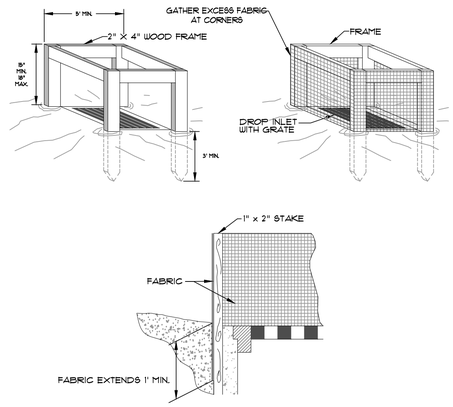


FILTER BARRIER
SCALE: 1/4" = 1'-0"

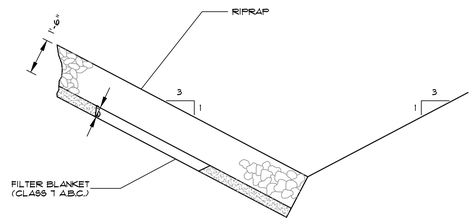


GRAVEL TO BE 2"-3" STONE

ROCK CHECK DAM
SCALE: 1/2" = 1'-0"

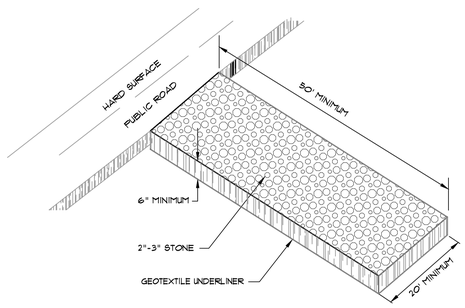


SILT FENCE INLET PROTECTION
SCALE: 1/2" = 1'-0"

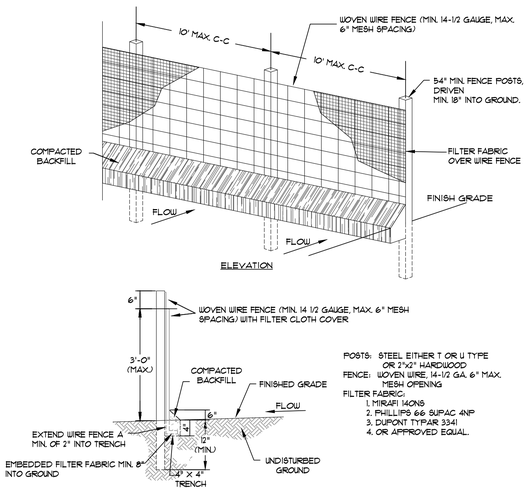


NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL



CONSTRUCTION ENTRANCE
NOT TO SCALE



POSTS: STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING
FILTER FABRIC:
1. MIRAFI 140NS
2. PHILLIPS 66 SUPAC 4NP
3. DUPONT TYPAR 3341
4. OR APPROVED EQUAL.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
NOT TO SCALE

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
JONESBORO, ARKANSAS

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

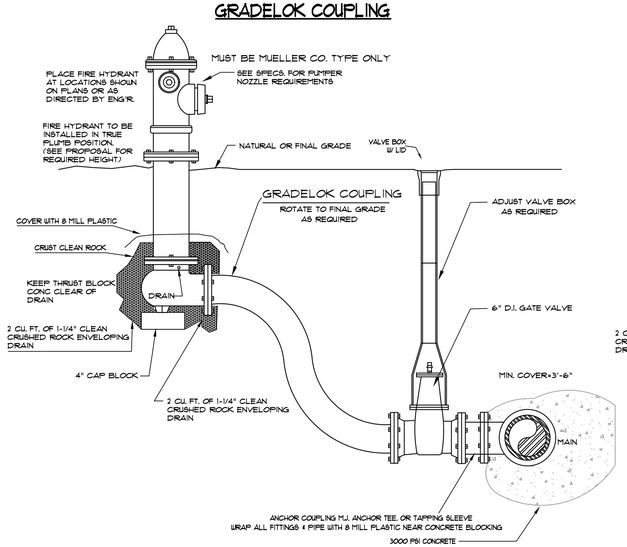
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
STATE OF ARKANSAS

NO.	DESCRIPTION	DATE

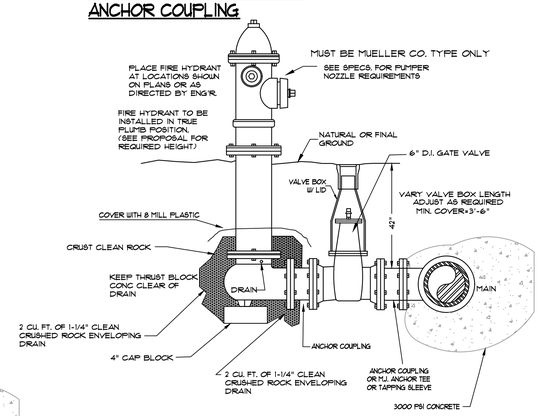
EROSION DETAILS

DATE:	07/29/2022	DRAWN:	CCH
CADD FILE:	22120-SDP-RP1	CHECKED:	JME
DWG#:	0414091.XXXX	SHEET	
SCALE:	AS SHOWN		C013

FIRE HYDRANT DETAIL WITH GRADELOK COUPLING



FIRE HYDRANT DETAIL WITH ANCHOR COUPLING

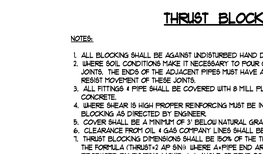


WRAP ALL FITTINGS & PIPE WITH 8 MIL PLASTIC NEAR CONCRETE BLOCKING

NOTES:

(1) PROVIDE TWO (2) MECHANICAL JOINT ANCHORING COUPLINGS

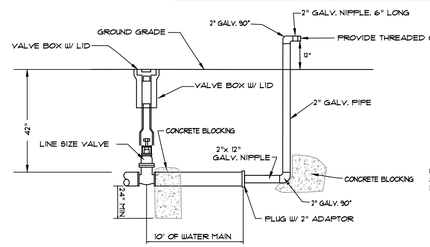
(2) CWL WILL PROVIDE FIRE HYDRANTS, ANCHORING COUPLINGS, VALVES, VALVE BOXES AND TEES WITHIN CITY LIMITS.



TYPICAL FIRE HYDRANT LOCATION ALONG HWY. RIGHT-OF-WAY

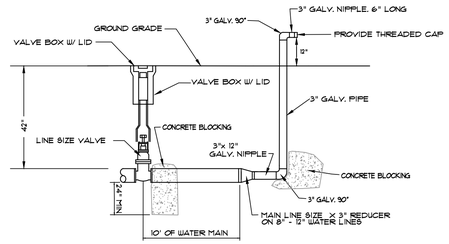
TYPICAL FIRE HYDRANT LOCATION

BLOW-OFF ASSEMBLY DETAILS



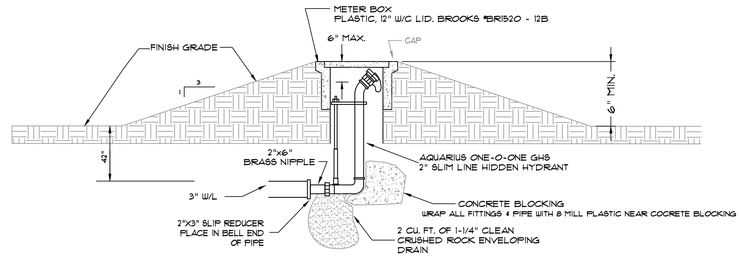
2" B.O. ASSEMBLY FOR 2" THRU 6" LINES WITH FUTURE EXPANSION

WRAP ALL FITTINGS & PIPE WITH 8 MIL PLASTIC NEAR CONCRETE BLOCKING



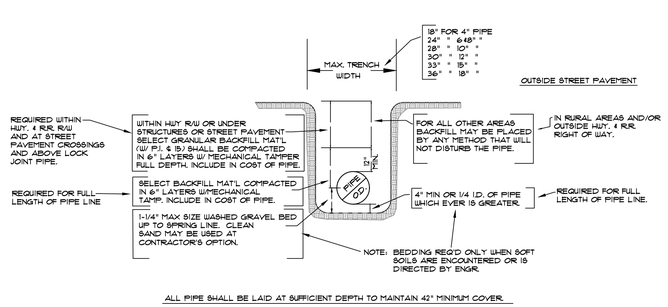
3" B.O. ASSEMBLY FOR 8" THRU 12" LINES WITH FUTURE EXPANSION

NOTE:
OTHER BLOW-OFF ASSEMBLIES CAN BE USED AS APPROVED BY LOCAL UTILITY COMPANY.

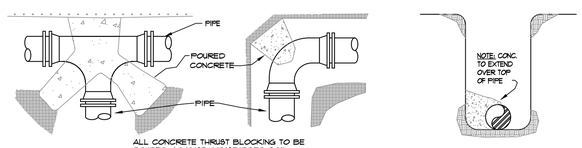


NOTE: ALL 2", OR 3" GALVANIZED PIPE AND FITTINGS ARE TO BE SCH 40

UNDERGROUND WASHOUT ASSEMBLY FOR COVES AND DEAD END LINES WITH NO FUTURE EXTENSION



TYPICAL WATER PIPE BEDDING AND BACKFILL DETAIL



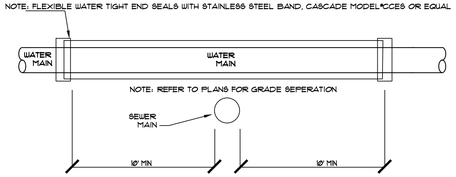
THRUST BLOCK DETAILS

NOTES:

1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRACE BLOCK TO RESIST MOVEMENT OF THESE JOINTS.
3. ALL FITTINGS & PIPE SHALL BE COVERED WITH 8 MIL PLASTIC WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
4. WHERE SWEAR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
5. COVER SHALL BE A MINIMUM OF 3' BELOW NATURAL GRADE.
6. CLEARANCE FROM OIL & GAS COMPANY LINES SHALL BE A MINIMUM OF 18'.
7. THRUST BLOCKING DIMENSIONS SHALL BE 50% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST=2 (AP SIN½ WHERE A=PIPE END AREA, P=PRESSURE PRODUCED BY PUMPING LIQUID, ½=ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.

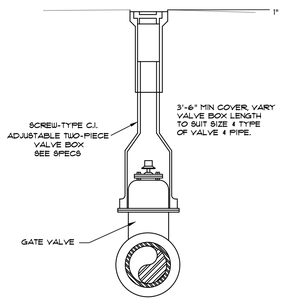
NOTE: Ø.25 THICKNESS STEEL ENCASEMENT PIPE SHALL EXTEND 10' MINIMUM EACH SIDE OF SEWER MAIN

NOTE: FLEXIBLE WATER TIGHT END SEALS WITH STAINLESS STEEL BAND, CASCADE MODEL#CCES OR EQUAL

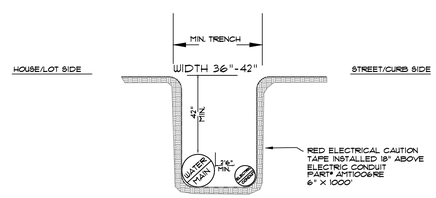


ENCASEMENT FOR WATER MAINS AT SEWER CROSSINGS

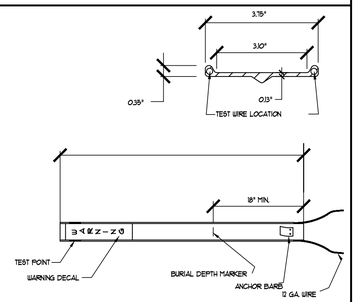
NOTE: WHEN 18" VERTICAL SEPERATION CANNOT BE MAINTAINED



VALVE BOX DETAIL



TYPICAL WATER/ELECTRIC COMBO DETAIL



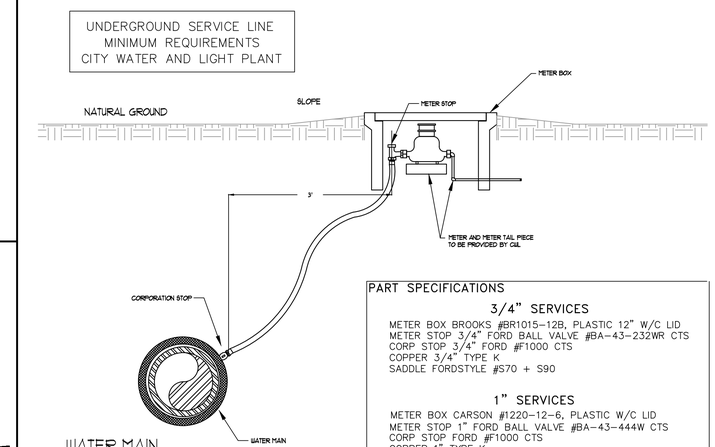
WATER LINE & FORCE MAIN MARKER DETAIL

SERVICE CONNECTION AND METER SETTING

NOTE: ONLY 3/4" SERVICES TO BE USED OUTSIDE CITY LIMITS

NOTE: 1" SERVICES TO BE USED WHEN WATER PRESSURE IS BELOW 60 PSI

UNDERGROUND SERVICE LINE
MINIMUM REQUIREMENTS
CITY WATER AND LIGHT PLANT



PART SPECIFICATIONS

3/4" SERVICES

METER BOX BROOKS #BR1015-12B, PLASTIC 12" W/C LID
METER STOP 3/4" FORD BALL VALVE #BA-43-232WR CTS
CORP STOP 3/4" FORD #F1000 CTS
COPPER 3/4" TYPE K
SADDLE FORDSTYLE #S70 + S90

1" SERVICES

METER BOX CARSON #1220-12-6, PLASTIC W/C LID
METER STOP 1" FORD BALL VALVE #BA-43-444W CTS
CORP STOP FORD #F1000 CTS
COPPER 1" TYPE K
SADDLE FORD STYLE #S70 + S90

GREENSBOROUGH VILLAGE
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Associated Engineering & Testing, LLC
NO. 299
CERTIFICATE OF AUTHORIZATION
ARKANSAS

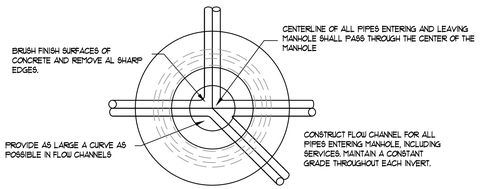
NO.	DESCRIPTION	DATE

WATER DETAILS

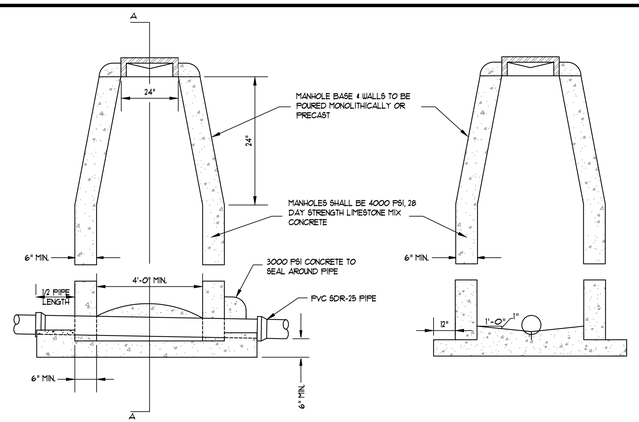
DATE: 07/29/2022	DRAWN: CCH
CADD FILE: [22120-SSWD-SDP-RP]	CHECKED: JME
DWG#: 0414091.XXXX	SHEET
SCALE: AS SHOWN	C014

NOTES TYPICAL TO ALL MANHOLES

1. MANHOLE BASES TO BE 4000 PSI, 28 DAY STRENGTH, LIMESTONE MIX CONCRETE ON UNDISTURBED SUB-GRADE OR ON COMPACTED SELECT FILL MATERIAL AS AUTHORIZED.
2. MANHOLE SIDEWALL MATERIAL TO BE CONCRETE IN ACCORDANCE WITH PROPOSAL FORM REQUIREMENTS.
   a. 4' I.D. FOR SEWER SIZES 6" THRU 24"
   b. 5' I.D. FOR SEWER SIZES 24" THRU 30"
   c. 6' I.D. FOR SEWER SIZES 36" THRU 42"
3. SET MANHOLE TOPS AS FOLLOWS:
   a. IN STREETS, ROADS, HIGHWAYS, AND OTHER PAVED AREAS: FLUSH WITH FINISHED PAVING GRADE.
   b. UNDEVELOPED AREAS, SUCH AS FIELDS, WOODS, ETC.: 6" ABOVE GROUND.
   c. OTHER AREAS: 6" ABOVE GROUND.
4. MANHOLE FRAMES SHALL HAVE MIN. OPENING OF 22" DIA.



PLAN
NOT TO SCALE

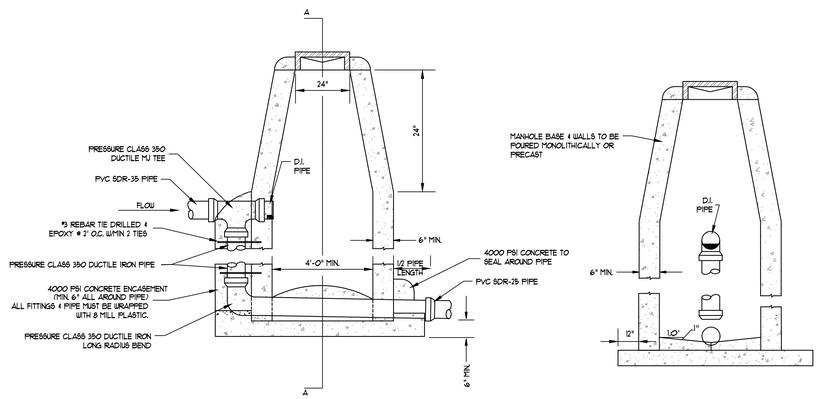


SIDE ELEVATION
NOT TO SCALE

SECTION A-A
NOT TO SCALE

STANDARD MANHOLE DETAILS

NOTE: MANHOLES SHALL BE PRECAST W/ NEOPRENE GASKETS AS APPROVED BY ENGINEER AND/OR UTILITY COMPANY.

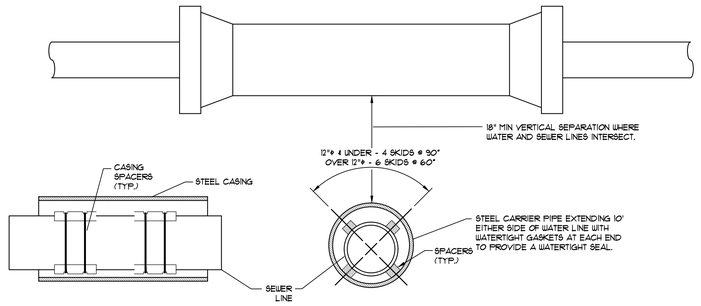


SIDE ELEVATION
NOT TO SCALE

SECTION A-A
NOT TO SCALE

DROP MANHOLE DETAILS

NOTE: WHEN 18" VERTICAL SEPARATION CANNOT BE MAINTAINED, JOINTS SHALL BE LOCATED SUCH THAT THEY ARE EQUAL DISTANCE BEFORE AND AFTER CROSSING.

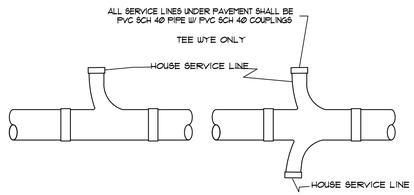


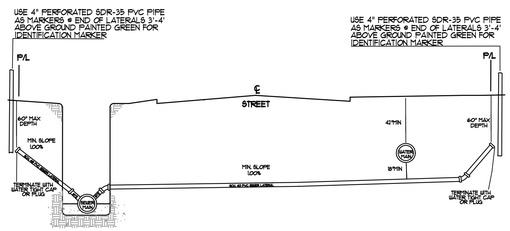
CARRIER PIPE	CASING PIPE
4"	8"
6"	12"
8"	16"
10"	20"
12"	24"
16"	32"
18"	36"
20"	40"
24"	48"
VERIFY CASING PIPE SIZE WITH CASING INSULATORS MFG.	

SEWER CROSSING DETAIL
WHERE ENCASEMENT REQUIRED
NOT TO SCALE

SINGLE WYE

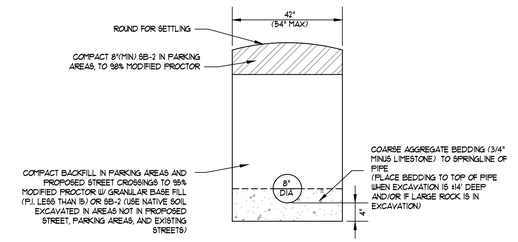
DOUBLE WYE



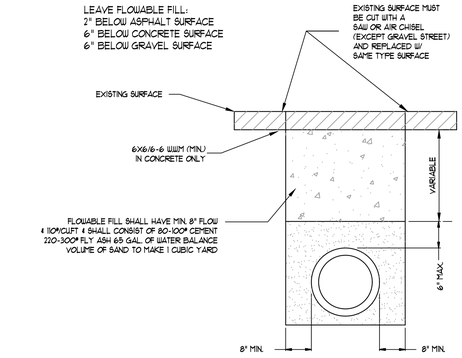


SEWER LATERAL STUBOUT
PERMITS REQUIRED BEFORE INSTALLATION
USE SAME CONFIGURATION FOR MANHOLE STUBOUTS

NOTE: 1. COARSE AGGREGATE SHALL BE MECHANICALLY TAMPED WHEN USED.
2. PIPE IN TRENCH SHALL BE PLACED ON NO LESS THAN 4" OF 3/4" MINUS LIMESTONE. ALL OVER EXCAVATION SHALL BE COMPACTED BACK TO GRADE W/ BEDDING MATERIAL.
3. PVC PIPE SHALL BE SDR-25 AND INSTALLED IN ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION'S RECOMMENDATIONS FOR CONSTRUCTION.

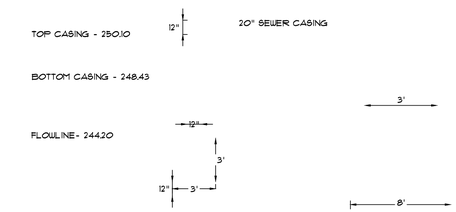


TRENCH DETAIL
(NON-EXISTING STREET LOCATIONS)
NOT TO SCALE



TRENCH DETAIL
(EXISTING STREET LOCATIONS)
NOT TO SCALE

NOTE: (1) CONTRACTOR SHALL OBTAIN A STREET CROSSING PERMIT FROM THE CITY OF JONESBORO PRIOR TO CUTTING STREET.
(2) EXCAVATED MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
(3) THIS REPAIR DETAIL IS REQUIRED FOR ALL EXCAVATION WITHIN 5' OF PAVED EDGE AND ALL TRANSVERSE EXCAVATIONS TO EXTEND 3' BEYOND PAVED EDGE.



NOTE: 1. CONCRETE PIERS SHALL BE INSTALLED IF CASING LENGTH IS LESS THAN 10 INTO DITCH BANK OR IN ORDER TO STABILIZE CROSSING.
2. USE IF CONCRETE PIERS TO BE DETERMINED BY PROJECT ENGINEER AND CIEL.
3. PLACE #5 BARS AT 12" O/C BOTH WAYS ON EACH FACEOF PIER. PLACE #5 BARS AT 12" O/C IN FOOTING.

AERIAL PIPE CROSSING - PEIRS
NOT TO SCALE

GREENSBOROUGH VILLAGE
RESIDENTIAL - PHASE 1
CANERA DRIVE
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SEWER DETAILS

DATE: 07/29/2022	DRAWN: CCH
CADD FILE: 22120-SSWD-SDP-RP1	CHECKED: JME
DWG#: 0414091.XXXX	SHEET
SCALE: AS SHOWN	C015

Text File

File Number: PP-22-14

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Subdivisions

FINAL SUBDIVISION: Barrington Park Subdivision, Phase X

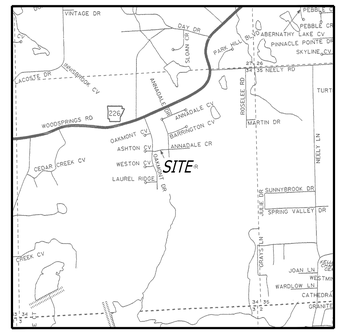
Jeremy Bevill of Fisher Arnold is requesting MAPC Final Subdivision Approval for Barrington Park Subdivision, Phase X for 16 lots on 7.2 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Annadale Drive.

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S32°20'12"W	43.20'
L2	S01°56'41"E	8.80'
L3	N89°10'32"E	24.08'
L4	S01°56'41"E	8.78'
L5	N89°10'32"E	24.08'
L6	S01°56'41"E	8.83'
L7	N89°10'32"E	24.08'

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.10'	27.41'	87°59'48"	S45°10'12"W	38.08'
C2	236.96'	300.00'	45°15'18"	S24°34'20"E	230.84'
C3	152.28'	200.00'	43°37'29"	S69°00'44"E	148.63'
C4	213.26'	270.00'	45°15'18"	S24°34'20"E	207.76'
C5	129.44'	170.00'	43°37'29"	S69°00'44"E	126.33'
C6	260.65'	330.00'	45°15'18"	S24°34'20"E	253.93'
C7	175.12'	230.00'	43°37'29"	S69°00'44"E	170.92'



VICINITY MAP
(N.T.S)

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

RECORD PLAT

CLIENT: KENSINGTON DEVELOPMENT CORPORATION

BARRINGTON PARK SUBDIVISION, PHASE X

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:
CITY WATER & LIGHT
400 EAST MONROE
JONESBORO, AR 72401
(870)-935-5581

NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6682

TELECOMMUNICATIONS:
AT&T ARKANSAS
723 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-935-3615

RITTER COMMUNICATIONS
2400 RITTER DRIVE
(870)-336-3434

ZONING NOTES:

1. CURRENT ZONING CLASSIFICATION:
   R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.

2. R-1 ZONING RESTRICTIONS:
   - STREET SETBACK - 25'
   - SIDE SETBACK - 7.5'
   - REAR SETBACK - 25'
   - MAXIMUM LOT COVERAGE - 35%
   - MAXIMUM HEIGHT LIMITATION - 35'

3. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).

3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, BARRINGTON PARK SUBDIVISION, BY HERBERT C. HIME, P.S. 1142, RECORDED IN CABINET "C", PAGE 140, DATED APRIL 10,2003.
   - RECORD PLAT, BARRINGTON PARK SUBDIVISION, PHASE II, REVISED, BY HERBERT C. HIME, P.S. 1142, RECORDED IN CABINET "C", PAGE 148, DATED SEPTEMBER 15, 2003.
   - RECORD PLAT, BARRINGTON PARK SUBDIVISION, PHASE III, REVISED, BY TERRY G. BARE, P.S. 1048, RECORDED IN CABINET "C", PAGE 190, DATED JANUARY 03, 2008.
   - RECORD PLAT, BARRINGTON PARK SUBDIVISION, PHASE VII, BY HERBERT C. HIME, P.S. 1142, RECORDED IN CABINET "C", PAGE 245, DATED JANUARY 03, 2014.
   - RECORD PLAT, BARRINGTON PARK SUBDIVISION, PHASE IX, BY HERBERT C. HIME, P.S. 1142, RECORDED IN CABINET "C", PAGE 272, DATED DECEMBER 06, 2016.
   - QUITCLAIM DEED, KELLER TO THE KENSINGTON DEVELOPMENT CORPORATION, RECORDED IN BOOK 625, PAGE 201, DATED APRIL 26, 2002.
   - QUITCLAIM DEED, KELLER TO THE KENSINGTON DEVELOPMENT CORPORATION, RECORDED IN BOOK 625, PAGE 204, DATED APRIL 26, 2002.
   - WARRANTY DEED, LAMASTUS TO THE KENSINGTON DEVELOPMENT CORPORATION, RECORDED IN BOOK 625, PAGE 207, DATED APRIL 26, 2002.
   - WARRANTY DEED, KELLER TO THE KENSINGTON DEVELOPMENT CORPORATION, RECORDED IN BOOK 625, PAGE 210, DATED APRIL 26, 2002.
   - SANITARY SEWER EASEMENT, ABEL TO CITY WATER AND LIGHT PLANT OF JONESBORO, RECORDED IN BOOK 658, PAGE 17, DATED NOVEMBER 04, 2003.
   - SANITARY SEWER EASEMENT, ABEL TO CITY WATER AND LIGHT PLANT OF JONESBORO, CRAIGHEAD COUNTY DOCUMENT NO. JB2015R-019042, DATED DECEMBER 09, 2015.

4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0150C, EFFECTIVE DATE SEPTEMBER 27, 1991.

5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.

6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.

7. FIELD WORK WAS COMPLETED ON APRIL 07, 2022.

CERTIFICATE OF SUBDIVISION:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE SUBDIVIDED THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22, BLOCK D OF BARRINGTON PARK, PHASE VII TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 01°07'56" WEST, 185.06 FEET TO A POINT ON A CURVE TO RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 87°59'48", A RADIUS OF 27.41 FEET, 42.10 FEET TO A POINT THAT BEARS SOUTH45°10'12" WEST, 38.08 FEET FROM THE LAST SAID POINT; THENCE SOUTH 00°49'28" EAST, 199.91 FEET; THENCE SOUTH 88°30'01" WEST, 339.80 FEET; THENCE NORTH 01°15'38" WEST, 137.65 FEET; THENCE NORTH 56°45'32" WEST, 200.32 FEET; THENCE NORTH 34°06'30" WEST, 338.33 FEET; THENCE NORTH 29°11'38" WEST, 156.44 FEET; THENCE NORTH 06°03'21" EAST, 55.82 FEET; THENCE NORTH 88°05'59" EAST, 388.67 FEET; THENCE SOUTH 51°47'45" EAST, 56.33 FEET; THENCE SOUTH 64°58'50" EAST, 281.59 FEET; THENCE SOUTH 42°37'56" WEST, 95.07 FEET; THENCE SOUTH 32°20'12" WEST, 43.20 FEET; THENCE SOUTH 75°24'12" EAST, 204.39 FEET TO THE POINT OF BEGINNING, CONTAINING 8.33 ACRES (362,928 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:

BARRINGTON PARK SUBDIVISION, PHASE X

TO CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____. SIGNATURE: _____. DATE: _____.

NAME: _____. SIGNATURE: _____. DATE: _____.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

40 0 40 80
GRAPHIC SCALE 1" = 40'

RIDGE SURVEYING & CONSULTING PLLC
404 Creath Ave., Suite B
Jonesboro, AR 72401
870-203-9940
www.ridgesurveying.net

DRAWING INFO
DRAWN BY: JJN
DATE: 06.13.2022
SCALE: 1" = 40'
JOB NO: 223R-01

REVISIONS

DATE	BY	DESCRIPTION

PRELIMINARY

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

PRELIMINARY

JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-34-130-16-1841

Final Subdivision: Barrington Park, Phase X
For consideration by Metropolitan Planning Commission on November 8, 2022.

Applicant/Agent/ Owner: Jeremy Bevill, Fisher Arnold
Engineer: Jeremy Bevill
Surveyor: Ridge Surveying & Consulting

Property Location:
Total Acres: 7.11
Proposed Lots: 16

Zoning:
District: R-1
Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft., Min. Lot Depth: 100 ft.
Proposed Min. Lot Size: 0.33 acres, 14,222 sq. ft.
Proposed Max. Lot Size: 0.66 acres, 28,938 sq. ft.
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: No
Public Streets: Annadale Drive
Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:
The subdivision complies with all requirements for Final Subdivision Plan Approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards, and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, Residential District.

Drainage Report

Barrington Park
Phase X

Prepared For:

City of Jonesboro ARKANSAS

April 25, 2022

Submitted By:

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

April 25, 2022

Mr. Craig Light, PE
City Engineer
City of Jonesboro
300 South Church Street
Jonesboro, Arkansas 72401

RE: Drainage Analysis – Barrington Park Phase X

Dear Mr. Light:

The purpose of this report is to provide an analysis of the existing drainage conditions and anticipated post-development drainage conditions for the Service Road project. Described below is a summary of the drainage analysis:

Project Name: Barrington Park Phase X

1. **Project Location:** North and South along the undeveloped Annadale Drive connection.
2. **Proposed Site Development:** The proposed project improvements are within a 7.1 ac. tract. There is an offsite detention pond southwest of the project location with ample storage for the proposed development. This 1.5 Ac. detention pond was designated and described in Barrington Park Subdivision Phase III Plat.
3. **Method of Run-Off Calculation and Storm Routing:** Storm and Sanitary Analysis was used to calculate the stormwater runoff for the 2 -100-year rainfall events over a 24-hour storm period for drainage areas collected by the proposed curb inlets. Run-off calculations were performed only for the anticipated post-development conditions due to drainage pipes being in place. Run-off calculations were performed using the Natural Resources Conservation Service's TR-55 Hydrograph method.
4. **Existing Site:** The property within Barrington Park Phase X is primarily covered with grass and light brush. Drainage flows to the south, as there is a natural sag that runs through the center of the proposed development into an offsite detention pond.
5. **Drainage Calculations:** The following items were considered in the drainage calculations and analysis:

- **Conditions Analyzed:** Post-Developed conditions were considered. The Post-Developed conditions were modeled as "1/2 acre lots, 25% impervious." CN (80).

- **Runoff Curve Numbers:** All runoff curve numbers were determined based on Table 2.2a and 2.2c of the TR-55 Urban Hydrology for Small Watersheds Handbook. All run-off curve numbers are attached in the Appendix.
- **Time of Concentration Calculations:** All time of concentration calculations were calculated using TR-55 and are attached in the Appendix.

Table 1.
Pre-Development and Post-Development Curve Numbers for the Drainage Areas

Area Description	Post Area (Acre)	Curve Number
Barrington Park Phase X	7.1	80

Table 2.
Inlet Loading

Inlet	100 yr Peak Flow (CFS)	Gutter Spread (ft)	Max Gutter Water Depth During 100yr Storm (ft)
A-1	4.12	10.01	0.45
A-2	13.15	21.69	0.68
A-3	4.56	8.45	0.25
A-4	2.58	6.44	0.21
A-5	0.65	2.16	0.04
A-6	0.31	1.69	0.10

3. **Conclusions and Recommendations:** The proposed development of Barrington Park Phase X will create increases in runoff during the 2-100 year storm events. The stormwater increases are conveyed to the existing detention pond that was previously approved and constructed.

In my opinion and based on the data presented in this report, the improvements depicted on the Subdivision Plan and Design Drawings; the stormwater discharges from this project will not endanger life or property adjacent to or downstream from the proposed site.

Please call me at 870-932-2019 if you have any questions or need additional information.

Sincerely,

Jeremy Bevill

Jeremy A. Bevill, PE, CFM
Civil Engineer

Appendix

USDA Soil Classification Report

Grading and Drainage Plan

Inlet Drainage Areas

Proposed Development ASCII Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Craighead County, Arkansas

Barrington Park Phase 10

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:1,760 if printed on A landscape (11" x 8.5") sheet.

N

0 25 50 100 150 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Craighead County, Arkansas
Survey Area Data: Version 21, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2019—Sep 19, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Brandon-Saffell association, moderately steep	2.0	27.5%
11	Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	2.9	38.9%
31	Loring silt loam, 8 to 12 percent slopes, west	2.5	33.6%
Totals for Area of Interest		**7.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Craighead County, Arkansas

6—Brandon-Saffell association, moderately steep

Map Unit Setting

National map unit symbol: ly1f
Elevation: 150 to 490 feet
Mean annual precipitation: 36 to 53 inches
Mean annual air temperature: 50 to 70 degrees F
Frost-free period: 225 to 265 days
Farmland classification: Not prime farmland

Map Unit Composition

Brandon and similar soils: 50 percent
Saffell and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brandon

Setting

Landform: Loess hills
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over gravelly marine deposits

Typical profile

A - 0 to 5 inches: silt loam
Bt - 5 to 39 inches: silty clay loam
2C - 39 to 72 inches: very gravelly sandy clay loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Saffell

Setting

Landform: Hills
Landform position (three-dimensional): Side slope
Down-slope shape: Linear

Across-slope shape: Convex
Parent material: Loamy and gravelly marine deposits

Typical profile

A - 0 to 3 inches: gravelly fine sandy loam
Bt1 - 3 to 15 inches: very gravelly silt loam
Bt2 - 15 to 58 inches: very gravelly sandy clay loam
C - 58 to 72 inches: gravelly sandy loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Loring

Percent of map unit: 10 percent
Hydric soil rating: No

Memphis

Percent of map unit: 10 percent
Hydric soil rating: No

11—Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration

Map Unit Setting

National map unit symbol: 2t23j
Elevation: 200 to 410 feet
Mean annual precipitation: 38 to 55 inches
Mean annual air temperature: 46 to 68 degrees F
Frost-free period: 193 to 270 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Collins and similar soils: 94 percent

Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Collins

Setting

Landform: Flood-plain steps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty alluvium derived from sedimentary rock

Typical profile

Ap - 0 to 7 inches: silt loam
C - 7 to 30 inches: silt loam
Cg - 30 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very high (about 13.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F131AY005MO - Loamy Braided Terrace Forest
Other vegetative classification: Trees/Timber (Woody Vegetation)
Hydric soil rating: No

Minor Components

Aquents

Percent of map unit: 6 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

31—Loring silt loam, 8 to 12 percent slopes, west

Map Unit Setting

National map unit symbol: 2wn6f
Elevation: 210 to 490 feet
Mean annual precipitation: 41 to 56 inches
Mean annual air temperature: 48 to 70 degrees F
Frost-free period: 215 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Loring and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loring

Setting

Landform: Terraces, loess hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 8 inches: silt loam
Bt - 8 to 24 inches: silt loam
Btx - 24 to 72 inches: silt loam
BC - 72 to 76 inches: silt loam

Properties and qualities

Slope: 8 to 12 percent
Depth to restrictive feature: 16 to 41 inches to fragipan
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C/D
Ecological site: F134XY207AL - Western Fragipan Uplands - PROVISIONAL
Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Map Scale: 1:1,760 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Craighead County, Arkansas
Survey Area Data: Version 21, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2019—Sep 19, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Brandon-Saffell association, moderately steep	B	2.0	27.5%
11	Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	C	2.9	38.9%
31	Loring silt loam, 8 to 12 percent slopes, west	C/D	2.5	33.6%
Totals for Area of Interest			**7.4**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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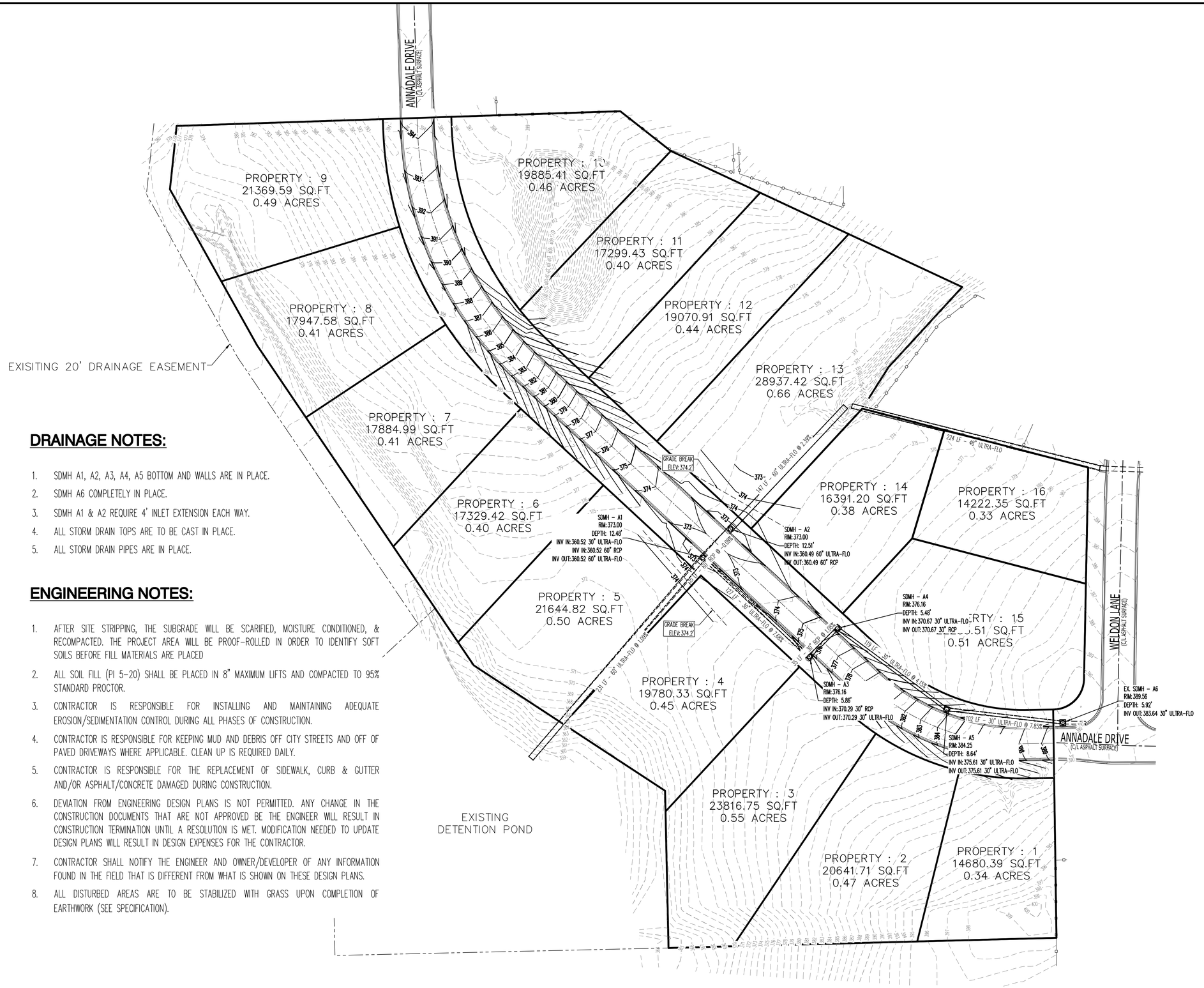


DRAINAGE NOTES:

1. SDMH A1, A2, A3, A4, A5 BOTTOM AND WALLS ARE IN PLACE.
2. SDMH A6 COMPLETELY IN PLACE.
3. SDMH A1 & A2 REQUIRE 4' INLET EXTENSION EACH WAY.
4. ALL STORM DRAIN TOPS ARE TO BE CAST IN PLACE.
5. ALL STORM DRAIN PIPES ARE IN PLACE.

ENGINEERING NOTES:

1. AFTER SITE STRIPPING, THE SUBGRADE WILL BE SCARIFIED, MOISTURE CONDITIONED, & RECOMPACTED. THE PROJECT AREA WILL BE PROOF-ROLLED IN ORDER TO IDENTIFY SOFT SOILS BEFORE FILL MATERIALS ARE PLACED
2. ALL SOIL FILL (PI 5-20) SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND OFF OF PAVED DRIVEWAYS WHERE APPLICABLE. CLEAN UP IS REQUIRED DAILY.
5. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK, CURB & GUTTER AND/OR ASPHALT/CONCRETE DAMAGED DURING CONSTRUCTION.
6. DEVIATION FROM ENGINEERING DESIGN PLANS IS NOT PERMITTED. ANY CHANGE IN THE CONSTRUCTION DOCUMENTS THAT ARE NOT APPROVED BE THE ENGINEER WILL RESULT IN CONSTRUCTION TERMINATION UNTIL A RESOLUTION IS MET. MODIFICATION NEEDED TO UPDATE DESIGN PLANS WILL RESULT IN DESIGN EXPENSES FOR THE CONTRACTOR.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.
8. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH GRASS UPON COMPLETION OF EARTHWORK (SEE SPECIFICATION).

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

LEGEND:

PR-TP	PROPOSED TOP OF PAVEMENT
PR-TW	PROPOSED TOP OF WALK
PR-TC	PROPOSED TOP OF CURB
TAPER	TAPER CURB HEAD TO FLUSH OVER 6' SPAN

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE 1"=40' (40 0 40 80)

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
404 CREATH AVE. | JONESBORO, AR 72401
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

GRADING AND DRAINAGE

BARRINGTON PARK PHASE X
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13420 — JEREMY A. BEVILL

JEREMY BEVILL – CIVIL ENGINEER
ARKANSAS – PE # 13420

CERTIFICATE OF AUTHORIZATION — FISHER & ARNOLD INC. — No. 248 — ARKANSAS

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
KENSINGTON

REVISIONS

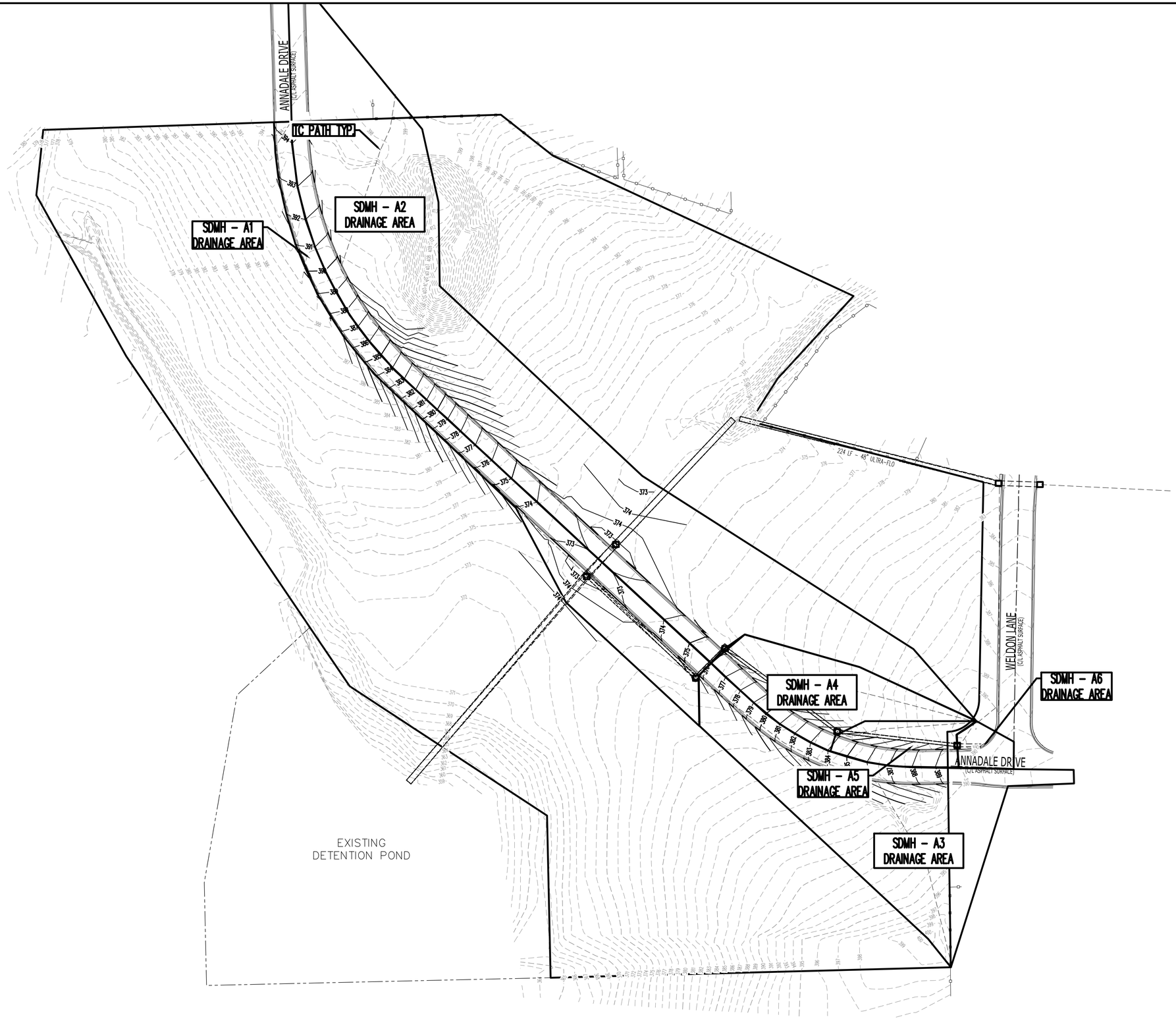
DATE	BY	DESCRIPTION

PROJECT NO.
KENSINDEV.0001JB

DRAWN BY	CHECKED BY
JS	JB

DATE	SCALE
4-25-22	1"=40'

SHEET
C 4.0



BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

LEGEND:

PR–TP PROPOSED TOP OF PAVEMENT
PR–TW PROPOSED TOP OF WALK
PR–TC PROPOSED TOP OF CURB
TAPER TAPER CURB HEAD TO FLUSH OVER 6' SPAN

Know what's **below.**
Call before you dig.

40 0 40 80
GRAPHIC SCALE 1"=40'

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INLET DRAINAGE AREAS

BARRINGTON PARK PHASE X
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13420
JEREMY A. BEVILL
seal

JEREMY BEVILL – CIVIL ENGINEER
ARKANSAS – PE # 13420

CERTIFICATE OF AUTHORIZATION
FISHER & ARNOLD INC.
No. 248
ARKANSAS
coa

FISHER & ARNOLD, INC.
Arkansas – 248

CLIENT:
KENSINGTON

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
KENSINDEV Drain Areas

DRAWN BY	CHECKED BY
JS	JB
DATE	SCALE
4–25–22	1"=40'

SHEET
C 4.0

****
Project Description
****
File Name ..... Existing Boxes.SPF

****
Analysis Options
****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-55
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. None
Starting Date APR-18-2022 00:00:00
Ending Date APR-19-2022 00:00:00
Report Time Step 00:05:00

****
Element Count
****
Number of rain gages 1
Number of subbasins 6
Number of nodes 7
Number of links 10

****
Subbasin Summary
****

Subbasin ID	Total Area acres	Peak Rate Factor
Sub-01	1.47	484.00
Sub-02	0.20	484.00
Sub-04	0.57	484.00
Sub-05	0.30	484.00
Sub-06	0.04	484.00
Sub-09	0.09	484.00

****
Node Summary
****

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Out-01	OUTFALL	356.93	361.93	0.00	

****
Inlet Summary
****

Inlet ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation ft	Inlet Rim Elevation ft	Ponded Area ft²	Initial Water Elevation ft	Grate Clogging Factor %
Jun-01	FHWA HEC-22 GENERIC	N/A	On Sag	1	360.52	372.21	6950.00	360.52	0.00
Jun-02	FHWA HEC-22 GENERIC	N/A	On Sag	1	360.49	372.17	6950.00	360.49	0.00
Jun-03	FHWA HEC-22 GENERIC	N/A	On Grade	1	370.29	375.44	-	370.29	0.00
Jun-04	FHWA HEC-22 GENERIC	N/A	On Grade	1	370.67	375.32	-	370.67	0.00
Jun-05	FHWA HEC-22 GENERIC	N/A	On Grade	1	375.61	380.95	-	375.61	0.00
Jun-06	FHWA HEC-22 GENERIC	N/A	On Grade	1	383.64	389.56	-	383.64	0.00

****
Roadway and Gutter Summary
****

Inlet ID	Roadway Longitudinal Slope ft/ft	Roadway Cross Slope ft/ft	Roadway Manning's Roughness	Gutter Cross Slope ft/ft	Gutter Width ft	Gutter Depression in
Jun-01	-	0.0200	0.0160	0.0620	2.00	2.00
Jun-02	-	0.0200	0.0160	0.0620	2.00	2.00
Jun-03	0.0560	0.0200	0.0160	0.0620	2.00	2.00
Jun-04	0.0560	0.0200	0.0160	0.0620	2.00	2.00
Jun-05	0.0625	0.0200	0.0160	0.0620	2.00	2.00
Jun-06	0.0500	0.0200	0.0160	0.0620	2.00	2.00

****
Link Summary
****

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-02	Jun-06	Jun-05	CONDUIT	103.0	7.7969	0.0150
Link-03	Jun-05	Jun-04	CONDUIT	118.4	4.1712	0.0150
Link-04	Jun-04	Jun-03	CONDUIT	35.6	1.0674	0.0150
Link-05	Jun-03	Jun-01	CONDUIT	128.8	5.6444	0.0150
Link-06	Jun-01	Jun-02	CONDUIT	37.3	0.0804	0.0150
Link-08	Jun-01	Out-01	CONDUIT	230.0	1.5609	0.0150
Link-09	Jun-06	Jun-05	CHANNEL	104.0	8.2804	0.0130
Link-10	Jun-05	Jun-04	CHANNEL	118.8	4.7403	0.0130
Link-11	Jun-04	Jun-02	CHANNEL	129.2	2.4383	0.0130
Link-12	Jun-03	Jun-01	CHANNEL	126.8	2.5467	0.0130

****
Cross Section Summary
****

Link ID	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-02	CIRCULAR	2.50	2.50	1	4.91	0.63	99.26
Link-03	CIRCULAR	2.50	2.50	1	4.91	0.63	72.60
Link-04	CIRCULAR	2.50	2.50	1	4.91	0.63	36.73
Link-05	CIRCULAR	2.50	2.50	1	4.91	0.63	84.46
Link-06	CIRCULAR	5.00	5.00	1	19.63	1.25	64.01
Link-08	CIRCULAR	5.00	5.00	1	19.63	1.25	282.00
Link-09	IRREGULAR	0.33	1.75	1	0.43	0.20	4.85
Link-10	IRREGULAR	0.33	1.75	1	0.43	0.20	3.67
Link-11	IRREGULAR	0.33	1.75	1	0.43	0.20	2.63
Link-12	IRREGULAR	0.33	1.75	1	0.43	0.20	2.69

****
Transect Summary
****

Transect Type B Gutter
Area:

0.0131	0.0265	0.0401	0.0541	0.0683
0.0828	0.0976	0.1127	0.1280	0.1437
0.1596	0.1758	0.1922	0.2090	0.2261
0.2434	0.2610	0.2789	0.2970	0.3155
0.3342	0.3532	0.3725	0.3921	0.4120
0.4321	0.4525	0.4732	0.4942	0.5155
0.5370	0.5589	0.5810	0.6034	0.6261
0.6490	0.6722	0.6958	0.7196	0.7437
0.7680	0.7927	0.8176	0.8428	0.8683
0.8941	0.9201	0.9465	0.9731	1.0000

Hrad:

0.0325	0.0637	0.0938	0.1229	0.1510
0.1783	0.2048	0.2305	0.2555	0.2799
0.3037	0.3270	0.3497	0.3720	0.3938
0.4152	0.4362	0.4568	0.4770	0.4969
0.5165	0.5358	0.5549	0.5736	0.5921
0.6104	0.6284	0.6463	0.6639	0.6813
0.6986	0.7156	0.7325	0.7493	0.7659
0.7823	0.7986	0.8148	0.8308	0.8467
0.8625	0.8782	0.8937	0.9092	0.9246
0.9398	0.9550	0.9701	0.9851	1.0000

Width:

0.4896	0.5000	0.5104	0.5208	0.5312
0.5416	0.5521	0.5625	0.5729	0.5833
0.5937	0.6041	0.6146	0.6250	0.6354
0.6458	0.6562	0.6667	0.6771	0.6875
0.6979	0.7083	0.7187	0.7292	0.7396
0.7500	0.7604	0.7708	0.7812	0.7917
0.8021	0.8125	0.8229	0.8333	0.8437
0.8542	0.8646	0.8750	0.8854	0.8958
0.9062	0.9167	0.9271	0.9375	0.9479
0.9583	0.9687	0.9792	0.9896	1.0000

********** Runoff Quantity Continuity **********	Volume acre-ft	Depth inches
Total Precipitation	1.728	7.795
Surface Runoff	0.039	0.177
Continuity Error (%)	-0.004	

********** Flow Routing Continuity **********	Volume acre-ft	Volume Mgallons
External Inflow	0.000	0.000
External Outflow	1.167	0.380
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.009	0.003
Continuity Error (%)	-0.000	

****
Composite Curve Number Computations Report
****

Subbasin Sub-01

Soil/Surface Description	Area (acres)	Soil Group	CN
1/2 acre lots, 25% impervious	1.47	C	80.00
Composite Area & Weighted CN	1.47		80.00

Subbasin Sub-02

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.20	-	80.00
Composite Area & Weighted CN	0.20		80.00

Subbasin Sub-04

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.57	-	80.00
Composite Area & Weighted CN	0.57		80.00

Subbasin Sub-05

Soil/Surface Description	Area (acres)	Soil Group	CN

-	0.30	-	80.00
Composite Area & Weighted CN	0.30		80.00

Subbasin Sub-06

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.04	-	80.00
Composite Area & Weighted CN	0.04		80.00

Subbasin Sub-09

Soil/Surface Description	Area (acres)	Soil Group	CN
-	0.09	-	80.00
Composite Area & Weighted CN	0.09		80.00

****
SCS TR-55 Time of Concentration Computations Report
****

Sheet Flow Equation

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin Sub-01

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	6.25	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.17	0.00	0.00
Computed Flow Time (minutes):	9.82	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	56.64	334.70	0.00
Slope (%):	6.25	6.70	0.00
Surface Type:	Unpaved	Paved	Unpaved
Velocity (ft/sec):	4.03	5.26	0.00
Computed Flow Time (minutes):	0.23	1.06	0.00
Total TOC (minutes):	5.56		

Subbasin Sub-02

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	2.50	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.12	0.00	0.00
Computed Flow Time (minutes):	14.17	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	386.25	0.00	0.00
Slope (%):	6.70	0.00	0.00
Surface Type:	Paved	Unpaved	Unpaved
Velocity (ft/sec):	5.26	0.00	0.00
Computed Flow Time (minutes):	1.22	0.00	0.00
Total TOC (minutes):	15.39		

Subbasin Sub-04

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.20	0.00	0.00
Computed Flow Time (minutes):	8.14	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	152.43	100.00	0.00
Slope (%):	7.10	7.10	0.00
Surface Type:	Paved	Unpaved	Unpaved
Velocity (ft/sec):	5.42	4.30	0.00
Computed Flow Time (minutes):	0.47	0.39	0.00
Total TOC (minutes):	4.50		

Subbasin Sub-05

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	5.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.16	0.00	0.00
Computed Flow Time (minutes):	10.74	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	93.47	31.05	0.00
Slope (%):	5.00	5.00	0.00
Surface Type:	Unpaved	Paved	Unpaved
Velocity (ft/sec):	3.61	4.55	0.00
Computed Flow Time (minutes):	0.43	0.11	0.00
Total TOC (minutes):	5.64		

Subbasin Sub-06

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	24.15	0.00	0.00
Slope (%):	3.30	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.10	0.00	0.00
Computed Flow Time (minutes):	4.07	0.00	0.00
Total TOC (minutes):	4.07		

Subbasin Sub-09

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	10.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	3.88	3.88	3.88
Velocity (ft/sec):	0.20	0.00	0.00
Computed Flow Time (minutes):	8.14	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	17.85	0.00	0.00
Slope (%):	5.60	0.00	0.00
Surface Type:	Paved	Unpaved	Unpaved
Velocity (ft/sec):	4.81	0.00	0.00
Computed Flow Time (minutes):	0.06	0.00	0.00
Total TOC (minutes):	8.20		

****
Subbasin Runoff Summary
****

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days	Time of Concentration hh:mm:ss
Sub-01	7.70	5.34	11.85	80.000	0	00:06:00
Sub-02	7.70	5.34	1.28	80.000	0	00:15:23
Sub-04	7.70	5.34	4.60	80.000	0	00:06:00
Sub-05	7.70	5.34	2.43	80.000	0	00:06:00
Sub-06	7.70	5.32	0.31	80.000	0	00:06:00
Sub-09	7.70	5.34	0.63	80.000	0	00:08:11

****
Node Depth Summary
****

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	Time of Max Occurrence hh:mm	Total Flooded Volume acre-in	Total Flooded Time minutes	Retention Time hh:mm:ss
Out-01	0.13	0.82	357.75	0	12:05	0	0	0:00:00

****
Node Flow Summary
****

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	Time of Peak Inflow Occurrence hh:mm	Maximum Flooding Overflow cfs	Time of Flooding Occurrence days	Time of Flooding Occurrence hh:mm
Out-01	OUTFALL	0.00	16.47	0	12:05	0.00		

****
Inlet Depth Summary
****

Inlet ID	Max Gutter Spread during Peak Flow ft	Max Gutter Water Elev during Peak Flow ft	Max Gutter Water Depth during Peak Flow ft	Time of Maximum Depth Occurrence days	Time of Maximum Depth Occurrence hh:mm
Jun-01	10.01	372.66	0.45	0	12:05
Jun-02	21.69	372.85	0.68	0	12:04
Jun-03	8.45	375.69	0.25	0	12:00
Jun-04	6.44	375.53	0.21	0	12:00
Jun-05	2.16	380.99	0.04	0	12:00
Jun-06	1.69	389.66	0.10	0	12:00

****
Inlet Flow Summary
****

Inlet ID	Peak Flow cfs	Peak Lateral Flow cfs	Peak Flow Intercepted by Inlet cfs	Peak Flow Bypassing Inlet cfs	Inlet Efficiency during Peak Flow %	Total Flooding acre-in	Total Time Flooded minutes
Jun-01	4.12	1.23	-	-	-	0.000	0
Jun-02	13.15	11.72	-	-	-	0.000	0
Jun-03	4.56	4.56	1.32	3.23	29.02	0.000	0
Jun-04	2.58	2.40	1.01	1.57	39.25	0.000	0
Jun-05	0.65	0.60	0.16	0.49	24.80	0.000	0
Jun-06	0.31	0.31	0.27	0.03	89.07	0.000	0

****
Outfall Loading Summary
****

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	77.65	1.18	16.47
System	77.65	1.18	16.47

****
Link Flow Summary
****

Link ID	Element Type	Time of Peak Flow Occurrence days	Time of Peak Flow Occurrence hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-02	CONDUIT	0	12:00	2.40	1.00	0.24	99.26	0.00	0.05	0	Calculated
Link-03	CONDUIT	0	12:00	2.10	1.00	0.70	72.60	0.01	0.12	0	Calculated
Link-04	CONDUIT	0	12:01	3.78	1.00	1.81	36.73	0.05	0.15	0	Calculated
Link-05	CONDUIT	0	12:01	7.95	1.00	3.11	84.46	0.04	0.13	0	Calculated
Link-06	CONDUIT	0	12:03	3.65	1.00	11.73	64.01	0.18	0.22	0	Calculated
Link-08	CONDUIT	0	12:05	7.43	1.00	16.47	282.00	0.06	0.17	0	Calculated
Link-09	CHANNEL	0	12:00	1.72	1.00	0.06	4.85	0.01	0.13	0	Calculated
Link-10	CHANNEL	0	12:05	1.42	1.00	0.19	3.67	0.05	0.45	0	Calculated
Link-11	CHANNEL	0	12:00	4.10	1.00	1.45	2.63	0.55	0.86	0	Calculated
Link-12	CHANNEL	0	12:00	9.15	1.00	3.24	2.69	1.20	1.00	2	FLOODED

****
Highest Flow Instability Indexes
****

```
All links are stable.

WARNING 138 : Initial water surface elevation defined for Inlet Jun-01 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.
WARNING 138 : Initial water surface elevation defined for Inlet Jun-02 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.
WARNING 138 : Initial water surface elevation defined for Inlet Jun-03 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.
WARNING 138 : Initial water surface elevation defined for Inlet Jun-04 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.
WARNING 138 : Initial water surface elevation defined for Inlet Jun-05 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.
WARNING 138 : Initial water surface elevation defined for Inlet Jun-06 is below catchbasin invert elevation.
              Assumed initial water surface elevation equal to catchbasin inlet invert elevation.

Analysis began on:  Mon Apr 25 16:44:41 2022
Analysis ended on:  Mon Apr 25 16:44:42 2022
Total elapsed time: 00:00:01
```

Text File

File Number: CU-22-02

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Conditional Use

CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

CITY OF JONESBORO
CONDITIONAL USE APPLICATION

Case Number	CU22-02	MAPC Deadline	8/31/2022
Date Submitted	8/31/2022	MAPC Meeting Date	9/27/2022

OWNER/APPLICANT INFORMATION

Property Owner	QUINN FAMILY LIMITED	Applicant	SHARADA MADHURI
Address	4556 Mt. CARMEL Rd	Address	42 CR 7612 BROOKLAND
Phone		Phone	267-875-8596
Signature		Signature	A. Sharadamadhuri

PARCEL INFORMATION

Address/Location 3411 AND 3413 EAST JOHNSON AVE. JONESBORO, AR 72401

Current Zoning C-4 Existing Land Use VACANT

Adjacent Zoning North C-3 East R-1 South R-1 West C-3

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

PROPERTY IS ZONED C-4. APPLICANT WOULD LIKE TO DEVELOP INTO RETAIL AND RESTAURANT - FAST FOOD. CONDITIONAL USE PERMIT IS REQUIRED WITH DRIVE-THRU

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.

CITY OF JONESBORO
CONDITIONAL USE APPLICATION

Case Number	CU 22-02	MAPC Deadline	8/31/2022
Date Submitted	8/31/2022	MAPC Meeting Date	9/27/2022

OWNER/APPLICANT INFORMATION

Property Owner	QUINN FAMILY LIMITED	Applicant	SHARADA MADHURI
Address	4506 Mt. CARMEL Rd	Address	42 CR 7612 BROOKLAND
Phone		Phone	
Signature		Signature	

PARCEL INFORMATION

Address/Location 3411 AND 3413 EAST JOHNSON AVE. JONESBORO, AR 72401

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- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.

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THE VINEYARD DEVELOPMENT GROUP LLC
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PO BOX 7514
JONESBORO AR 72403-7514

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5300 PACIFIC RD
JONESBORO AR 72401

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1211 DESPAIN CV
JONESBORO AR 72405-8603

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406 SOUTHWEST DR
JONESBORO AR 72401

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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage
$ $0.80

Total Postage and Fees
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City, State, ZIP+4 JONESBORO AR 72401

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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09/13/2022

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City, State, ZIP+4 JONESBORO AR 72405

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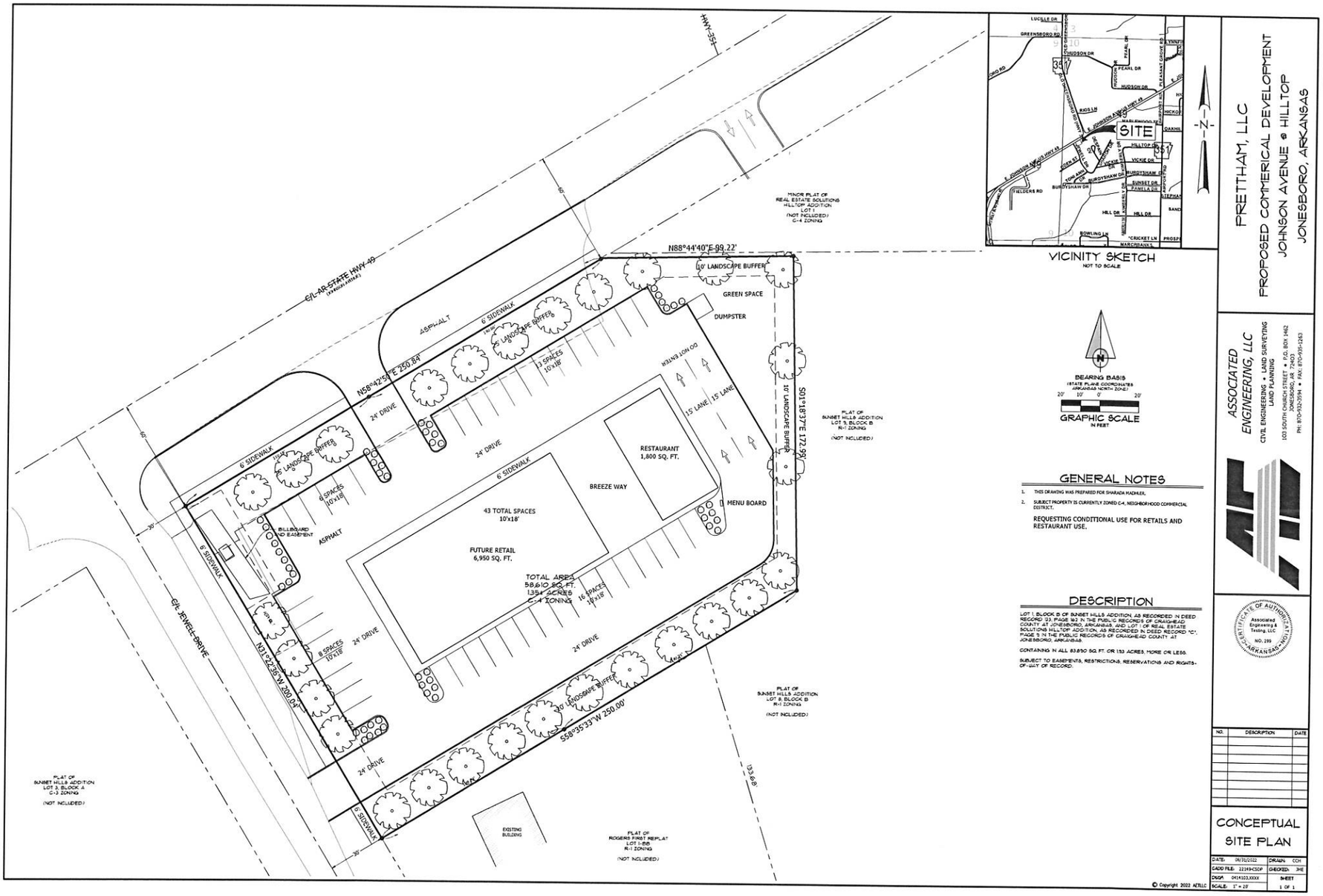


GENERAL NOTES

1. THIS DRAWING WAS PREPARED FOR SHARADA MADHLER.
2. SUBJECT PROPERTY IS CURRENTLY ZONED C-4, NEIGHBORHOOD COMMERCIAL DISTRICT.

REQUESTING CONDITIONAL USE FOR RETAILS AND RESTAURANT USE.

DESCRIPTION

LOT 1 BLOCK B OF SUNSET HILLS ADDITION, AS RECORDED IN DEED RECORD 23, PAGE 163 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, AND LOT 1 OF REAL ESTATE SOLUTIONS HILLTOP ADDITION, AS RECORDED IN DEED RECORD "C", PAGE 9 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 83,850 SQ. FT. OR 1.93 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PRETTHAM, LLC
PROPOSED COMMERICAL DEVELOPMENT
JOHNSON AVENUE @ HILLTOP
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: 870-931-1263

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

NO.	DESCRIPTION	DATE

CONCEPTUAL SITE PLAN

DATE:	09/21/2022	DRAWN:	CDH
CADD FILE:	22149-CSDP	CHECKED:	JHE
DWG#:	0414103.XXXX	SHEET	
SCALE:	1" = 20'	1 OF 1	

From:	Derrel Smith
To:	Monica Pearcy
Subject:	FW: Commercial Development at East Johnson Avenue and Jewell Drive
Date:	Friday, September 30, 2022 10:57:56 AM
Attachments:	Design Sketch

From: Dave McKinney <dave.r.mckinney@gmail.com>
Sent: Friday, September 30, 2022 8:24 AM
To: MAPC Members <MAPC_Members@jonesboro.org>
Subject: Commercial Development at East Johnson Avenue and Jewell Drive

To: MAPC Members

Good morning! My name is Dave McKinney. My wife and I are longtime Jonesboro residents. We have lived on Vickie Drive in the Sunset Hills addition for over 25 years.

I wanted to share our early thoughts about the proposed development of the commercial property at the corner of East Johnson Avenue and Jewell Drive between the Focus Bank and Centennial Bank. We have just learned of this development yesterday from one of our neighbors who attended a recent meeting about the plans as well as an article in The Sun. Our neighbor shared with me some of the items that were discussed and also the attached sketch of the plans.

First, we are pleased to learn that the property will be developed. The lot has been vacant for years and has been an eyesore in the area. We welcome the potential benefit of additional retail and hospitality service in the Hilltop area.

We are also concerned about the impact on our neighborhood. Sunset Hills is an established neighborhood where many residents walk, run, and bike along the streets and where children play. There are several school bus stops throughout the addition. Even with the significant growth in the Hilltop area of the city, the residential character of this R-1 zone has remained stable and relatively quiet and safe.

Although we need more time to study the proposal, we are initially concerned about a few aspects. At the top of the concerns is a comment that our neighbor said the contractor made at the meeting he attended about vehicle ingress and egress for the development. The sketch indicates that there will be access to the property from both Jewell Drive and Johnson Avenue. However, the contractor, per our neighbor, mentioned the possibility of access being limited to Jewell Drive only and having no access from Johnson Avenue. As residents, we would be very concerned about the potential for significant increase in traffic in the neighborhood if Jewell Drive is the only access to the property. We ask that the MAPC

carefully consider the impact this would have on our neighborhood.

The neighborhood traffic infrastructure is not designed to handle the type of traffic needed to service a retail/hospitality property which would include not only the customer traffic but the commercial delivery traffic, etc. This would have the potential to significantly change the residential character of our neighborhood.

We are also concerned about other aspects of the development such as appropriate screening to separate the commercial property from the R-1 neighborhood and the impact of the additional noise, lighting, etc. that is normally associated with commercial facilities.

We ask that you please give careful consideration of the impact of this development on your constituents who live in the area. Many of us are longtime residents of the neighborhood and look forward to the residential character of Sunset Hills remaining intact as Hilltop continues to develop. Please keep the residents in mind as this proposal progresses.

Thank you,
Dave McKinney

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – CU 22-02, 3411 & 3413 E Johnson Ave

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on October 25, 2022

REQUEST: Applicant proposes a Conditional Use to allow for a retail space and fast food establishment with drive through in a C-4 Neighborhood Commercial District.

APPLICANT Sharada Madhuri, 42 CR 7612 Brookland
OWNER: Quinn Family Limited, 4506 Mt. Carmel Rd

LOCATION: **3411 & 3413 E. Johnson Ave.**

SITE DESCRIPTION:
Tract Size: 1.35 +/- Acres
Frontage: Approx. 250' along E. Johnson Ave.
Topography: Flat Lot.
Existing Development: Vacant

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	C-3	Commercial
South:	R-1	Residential
East:	R-1/C-4	Residential/Commercial
West:	C-3	Commercial

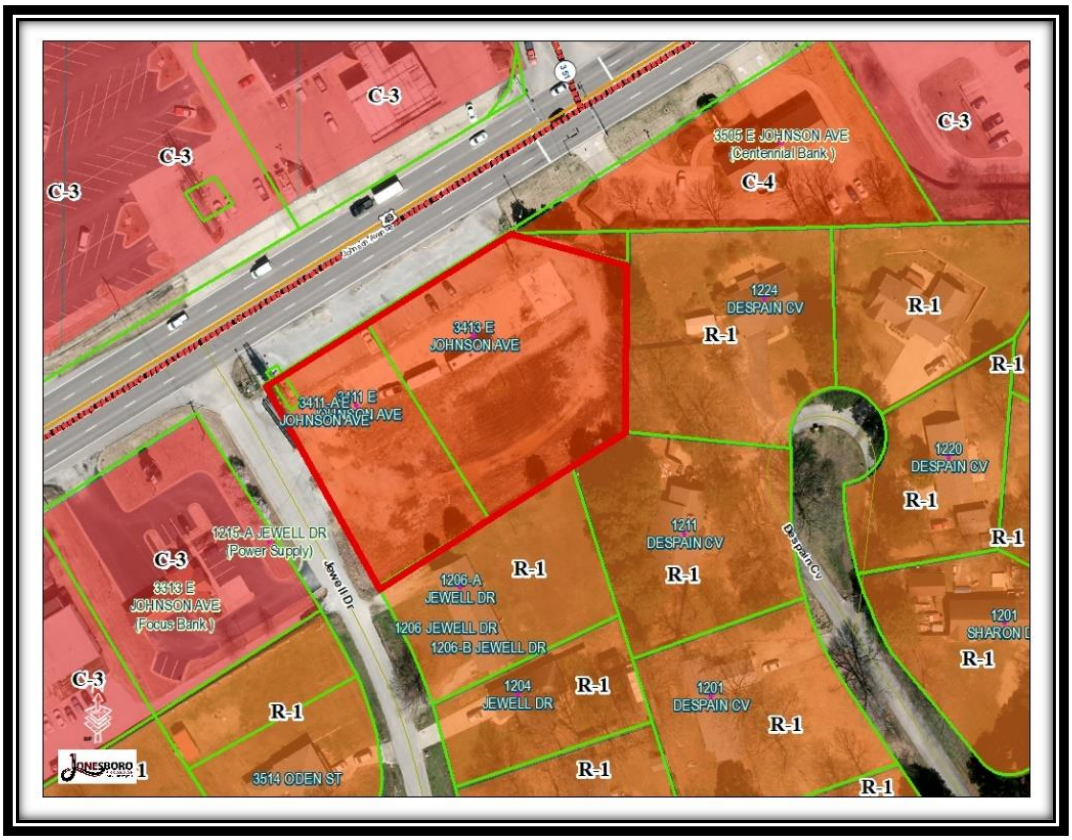
HISTORY: **Residential Use**

Zoning Code Analysis:

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

(1) The proposed use is within the provision of conditional uses as set out in this chapter.
(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
(3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
(4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
(5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
(6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
(7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)

Aerial View



Zoning Map

Applicant's Proposal:

The applicant would like to open a retail space and a fast food restaurant with a drive through at the subject location. The proposed use must be approved under the Conditional Use process under the functions of the MAPC.

Restaurant, fast-food, means an establishment where the principal business is the sale of food and nonalcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in-style restaurant offering quick food service, where orders are generally not taken at the customers table, where food is generally served in disposable wrapping or containers and where food and beverages may be served directly to the customer in an automobile.

Retail/service means the sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor covering, art supplies, kitchen utensils, jewelry, drugs, laundromat, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for retail space and fast food restaurant located within the C-4 Neighborhood Commercial District with the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and licenses required locally and statewide be applied for and obtained by the applicant.

2. This lot is included in the Overlay District and will be required to follow all Overlay Distrust guidelines.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-22-02 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.

Text File

File Number: RZ-22-16

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Rezonings

REZONING: East Highland

James Gramling on behalf of Sai Real Estate, LLC, is requesting a rezoning from I-1 LUO, Limited Industrial District Limited Use Overlay, to C-3, General Commercial District. This rezoning is for 3.27+/- acres located at 5307 East Highland Drive.

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 5307/5309 E. Highland Drive

Side of Street: South between Commerce Drive and Industrial Drive

Quarter: NW1/4 NE 1/4 Section: 28 Township: 14 Range: 4E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: I2 Proposed Zoning: C3

Size of site (square feet and acres): 563,457.1 ft/sq; 12.94 Acres Street frontage (feet): 488.74

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Area is commercial and industrial with more than adequate access.

Does public water serve the site? Yes

If not, how would water service be provided?

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided?

Use of adjoining properties:

North AG1, I1, R2

South I2

East I2

West AG1, I2, I1

Physical characteristics of the site: Currently vacant with one rent house due to be demolished upon permit.

Characteristics of the neighborhood: The area is heavily commercial and industrial in character.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

(1). How was the property zoned when the current owner purchased it? Originally R-1

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Commercial development to support the existing industry and commerce in the vicinity.

(3). If rezoned, how would the property be developed and used?
It would be developed for commercial use

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Square footage in keeping with the lot size; approximately 12,000 ft/sq

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*
Yes

(6). How would the proposed rezoning be the public interest and benefit the community?
The property is currently vacant except for a rent house, so development would be the highest and best use of the land.

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The surrounding area is commercial/industrial and has been for some time.

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes; the property is not large enough for substantial industrial use.

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
There would be no impact given the character and nature of the surrounding properties.

(10). How long has the property remained vacant?
There is a rent house house on the property owned by the applicant; the rest has been vacant for many years.

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
No impact beyond any small scale development.

(12). If the rezoning is approved, when would development or redevelopment begin?
Sometime in 2023

(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
Given the commercial and industrial nature of the area no neighborhood meeting was held.

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Sai Real Estate, LLC
Address: 3320 Hemon Road
City, State: Jonesboro, AR ZIP 72404
Telephone: 870 206 3201
Facsimile:
Signature: Ranjeet Kumar

Applicant:
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: James F. Gramling Jr., atty for Owner
Address: 2500 Alexander Dr. Suite B
City, State: Jonesboro ZIP
Telephone: 72401
Facsimile: 870.938.0289
Signature:

Deed: *Please attach a copy of the deed for the subject property.*

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

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2516 Dr Martin Luther King Jr Dr
City, State, ZIP+4®
Jonesboro, AR 72401-9961

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Vaydra Ellen Wisdom
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110 County Rd 112 Rd
City, State, ZIP+4®
Jonesboro, AR 72402-2021

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Jonesboro AR 72401-5967

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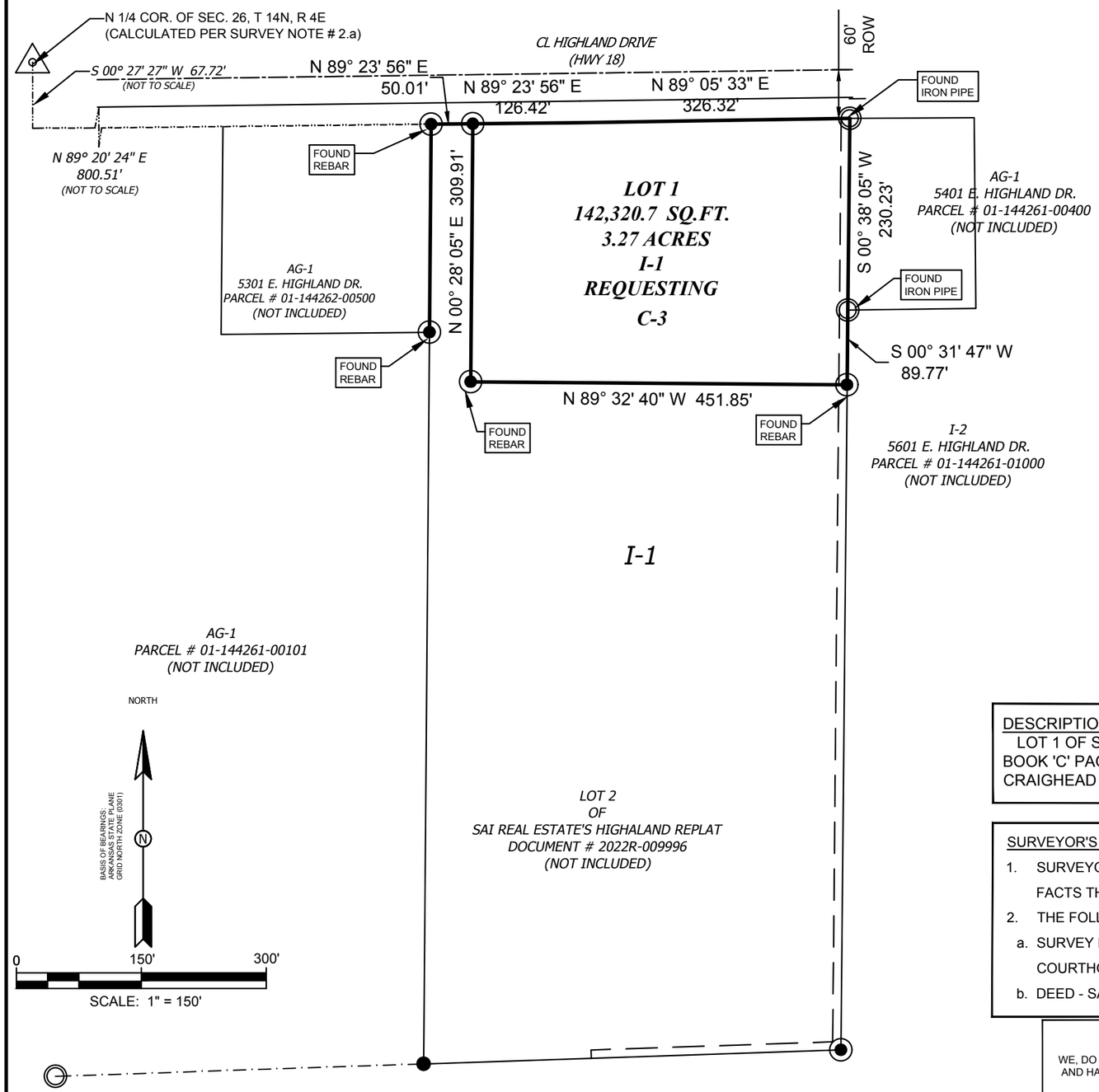
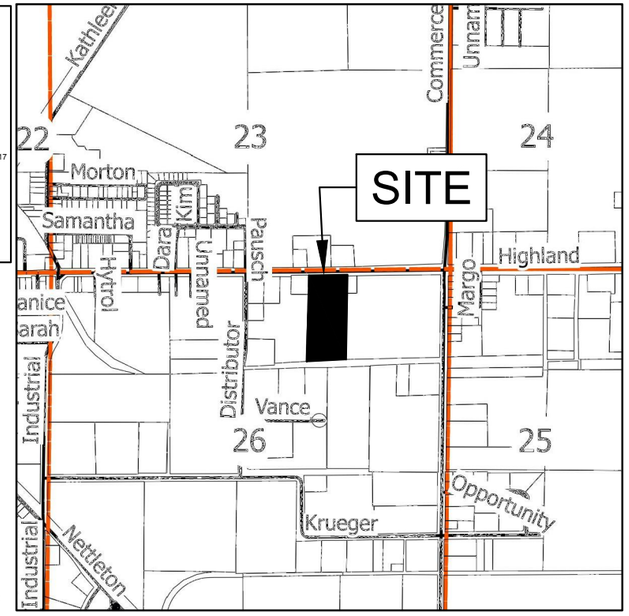


LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- CALCULATED CORNER
- SET REBAR W/ CAP STAMPED B. WOOD PS #1817
- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION :

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS". BRANDON G. WOOD, P.S. # 1817

DESCRIPTION:

LOT 1 OF SAI REAL ESTATE'S HIGHLAND REPLAT, AS RECORDED IN DOCUMENT # 2022R-009996, PLAT BOOK 'C' PAGE 375, RECORDED IN THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
   a. SURVEY PLAT - MAYME GRIFFIN / LIBERTY BANK MINOR PLAT, BY G. HAMMAN PS. # 1273, CRAIGHEAD COUNTY COURTHOUSE, PLAT BOOK 'C', PAGE 175, DATED 06/30/2005.
   b. DEED - SAI REAL ESTATE LLC, CRAIGHEAD COUNTY COURTHOUSE, DOCUMENT # 2017R-024043, DATED 12/29/2017.

OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM **I-1** TO **C-3** .

PRINTED NAME: _____ PRINTED NAME: _____

SIGNATURE: _____ SIGNATURE: _____

TITLE: _____ TITLE: _____

PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1817
SIGNATURE
BRANDON G. WOOD

STATE CODE: 500-14N-04E-0-26-140-16-1817

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

REZONING PLAT: **I-1** REQUESTING **C-3**
LOT 1 OF SAI REAL ESTATE'S HIGHLAND REPLAT
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: SAI REAL ESTATE, LLC

DATE: 04/05/2022
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

City of Jonesboro ARKANSAS

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-16 5307 E. Highland Dr.
Municipal Center - 300 S. Church St.
For Consideration by the Commission November 8, 2022

REQUEST: To consider a rezoning of one tract of land containing 3.27 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from "I-1 LUO" Limited Industrial, Limited Overlay District to "C-3" General Commercial District

APPLICANTS: James Gramling, 2500 Alexander Dr. Ste. B
OWNER: Sai Real Estate LLC, 3320 Flemon Rd.

LOCATION: 5307 E. Highland Dr.

SITE DESCRIPTION:
Tract Size: Approx. 3.27 Acres
Street Frontage: Approx. 488 ft.
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	**R-2 Multi-Family Residential / AG Agricultural / I-1 Limited Industrial**
South	**I-2 General Industrial District**
East	**I-2 General Industrial District / AG Agricultural**
West	**AG Agricultural**

HISTORY: Vacant

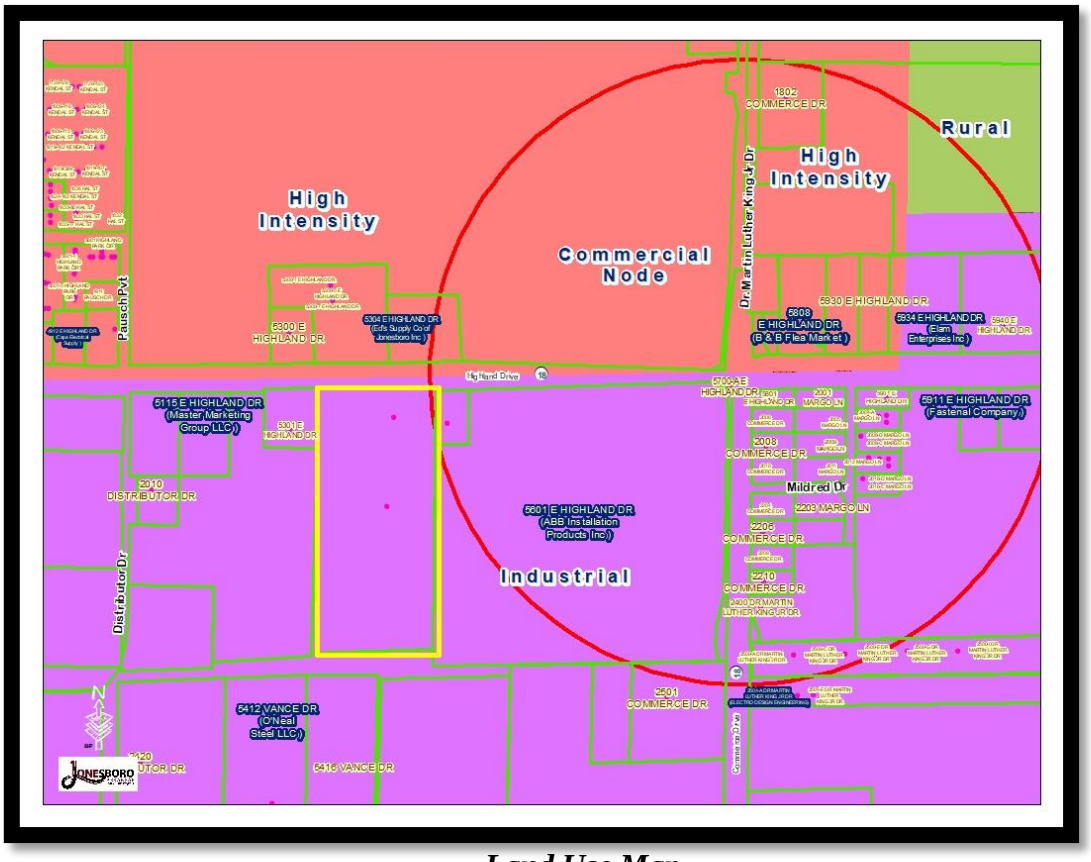
ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

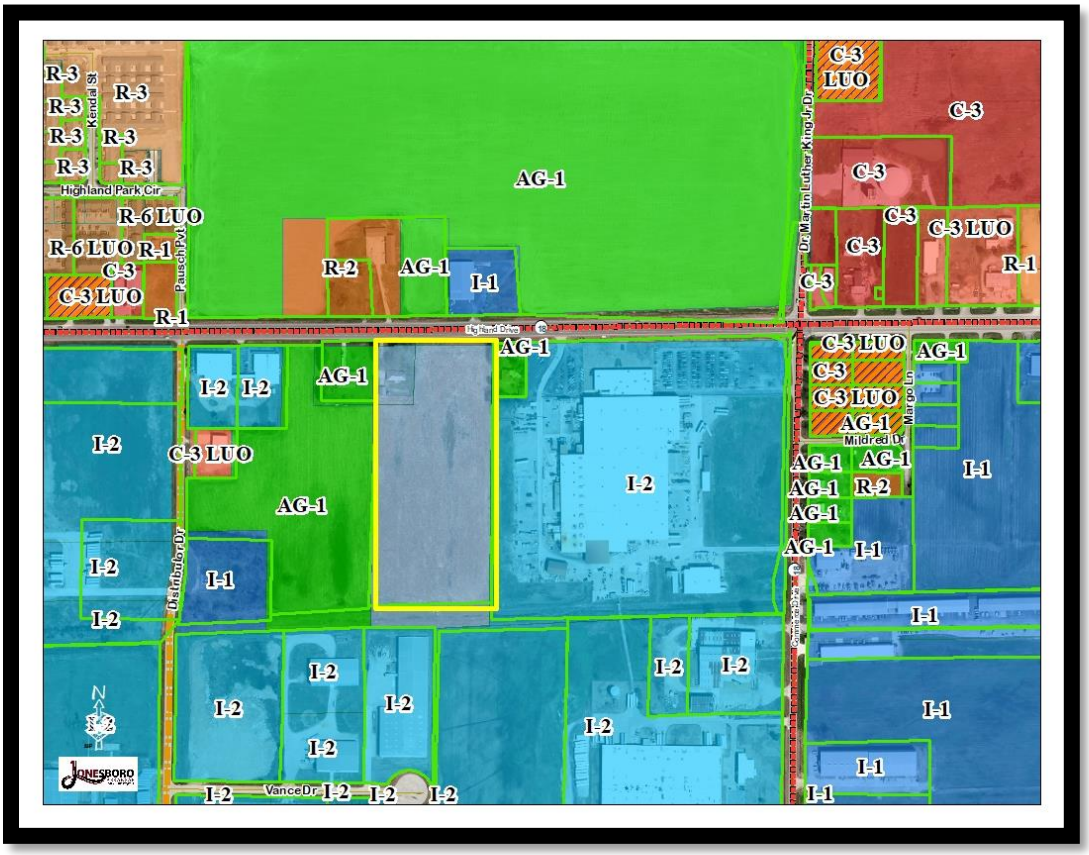
Comprehensive Plan Land Use Map:
The Current/Future Land Use Map recommends this location as an **Industrial Growth Sector**. Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and

should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Land Use Map



Zoning Map

Master Street Plan/Transportation

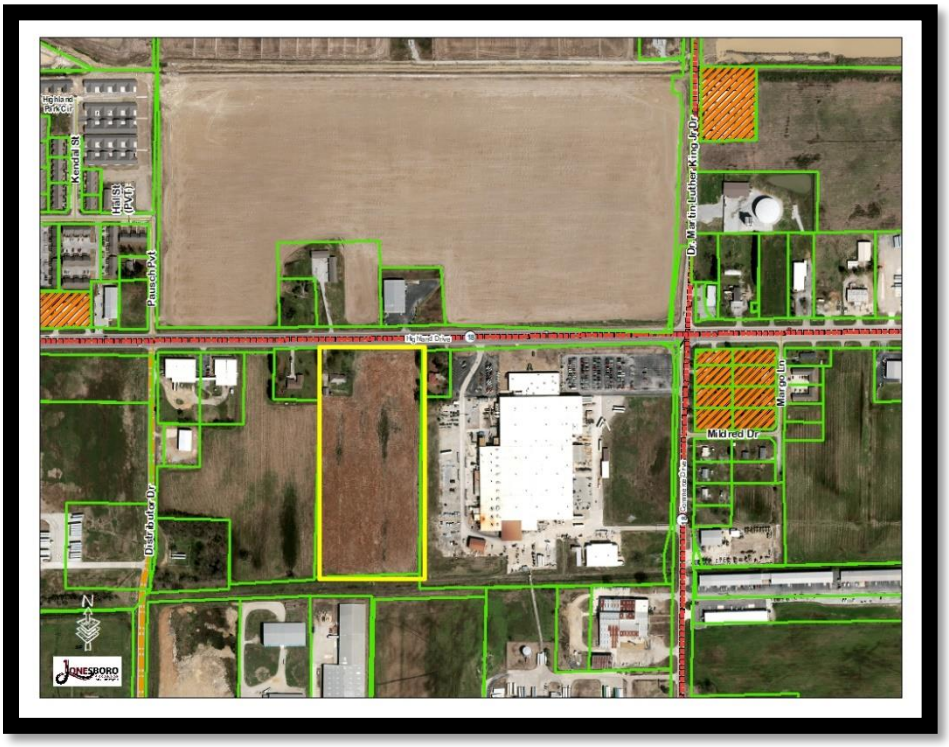
The subject property is served by Highland Drive, the Master Street Plan classifies Highland as a **Principal Arterial.**

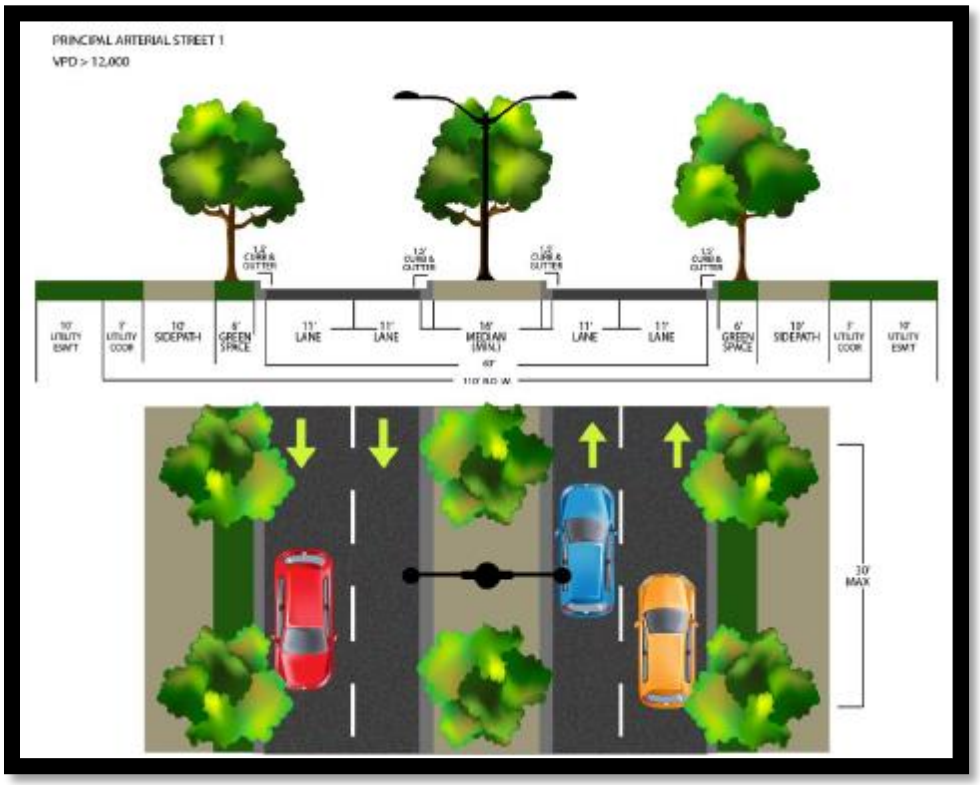
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

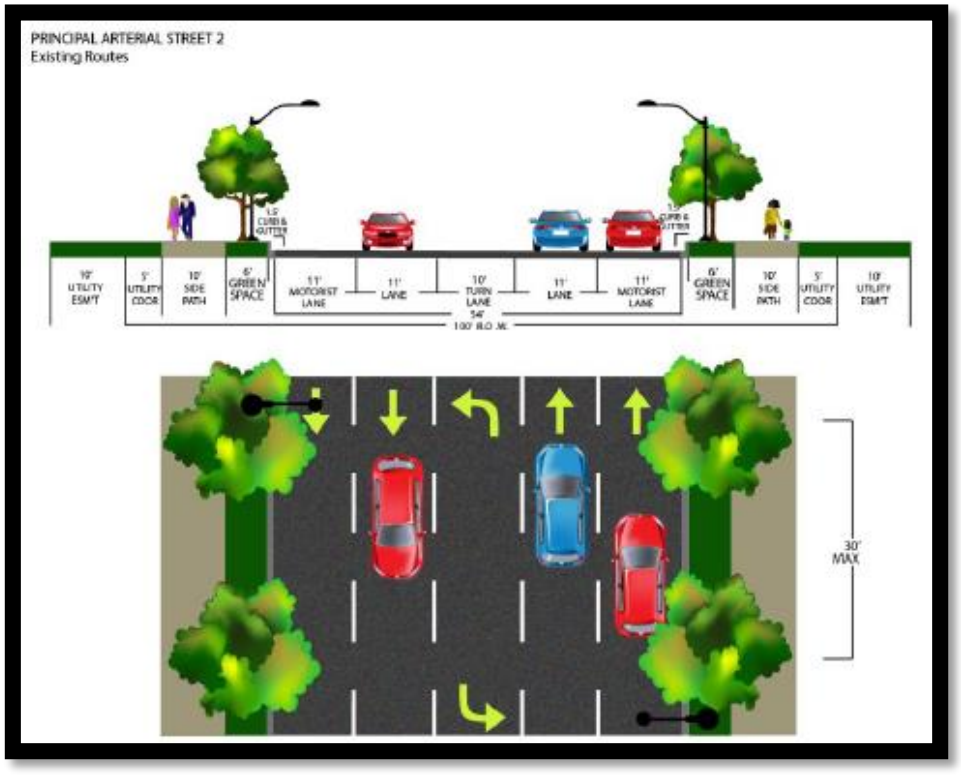
Principal Arterial:

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials
(principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).




PRINCIPAL ARTERIAL STREET 1
VPD > 12,000
10' UTILITY ESM'T
5' UTILITY COOR
10' SIDEPATH
6' GREEN SPACE
11' LANE
11' LANE
16' MEDIAN (MIN.)
11' LANE
11' LANE
6' GREEN SPACE
10' SIDEPATH
5' UTILITY COOR
10' UTILITY ESM'T
30' MAX


PRINCIPAL ARTERIAL STREET 2
Existing Routes
10' UTILITY ESM'T
5' UTILITY COOR
10' SIDE PATH
6' GREEN SPACE
11' MOTORIST LANE
11' LANE
10' TURN LANE
11' LANE
11' MOTORIST LANE
6' GREEN SPACE
10' SIDE PATH
5' UTILITY COOR
10' UTILITY ESM'T
30' MAX


REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST
1st Floor
CALL 870-932-0406

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which is categorized as an Industrial Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there is Commercial in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will not develop as Commercial.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to Commercial.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that Commercial and Industrial uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as I-1 LUO, Limited Industrial, and Limited Use Overlay District. The applicant is applying for a Rezoning to support future commercial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C-3, general commercial district. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-16 a request to rezone property from "I-1 LUO" Limited Industrial, Limited Use Overlay District to "C-3" General Commercial District.

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The site must comply with all Overlay District guidelines.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

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Sample Motion:

I move that we place Case: RZ 22-16 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "I-1 LUO" Limited Industrial, Limited Use Overlay District to "C-3" General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.