

COVER SHEET
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
OTIS SPRIGGS, CITY PLANNER
301 VINE STREET
JONESBORO, AR 72401
810-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
301 VINE STREET
JONESBORO, AR 72401
810-932-2438
3. CODES DEPT. FIRE MARSHALL
CRAIG DAVENPORT
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
810-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
810-935-5581, FAX: 810-930-3303
SUSAN MERIDETH - ACTING ENGINEERING SERVICES DIRECTOR
810-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3015 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 810-891-3150
6. AT&T
123 CHURCH, ROOM B 21
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
810-912-1921, FAX: 810-912-1610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
810-912-1581, FAX: 810-912-1533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB FROCK - CONSTRUCTION MANAGER
810-933-8428 EXT: 212, FAX: 810-912-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 810-219-8583

GENERAL NOTES

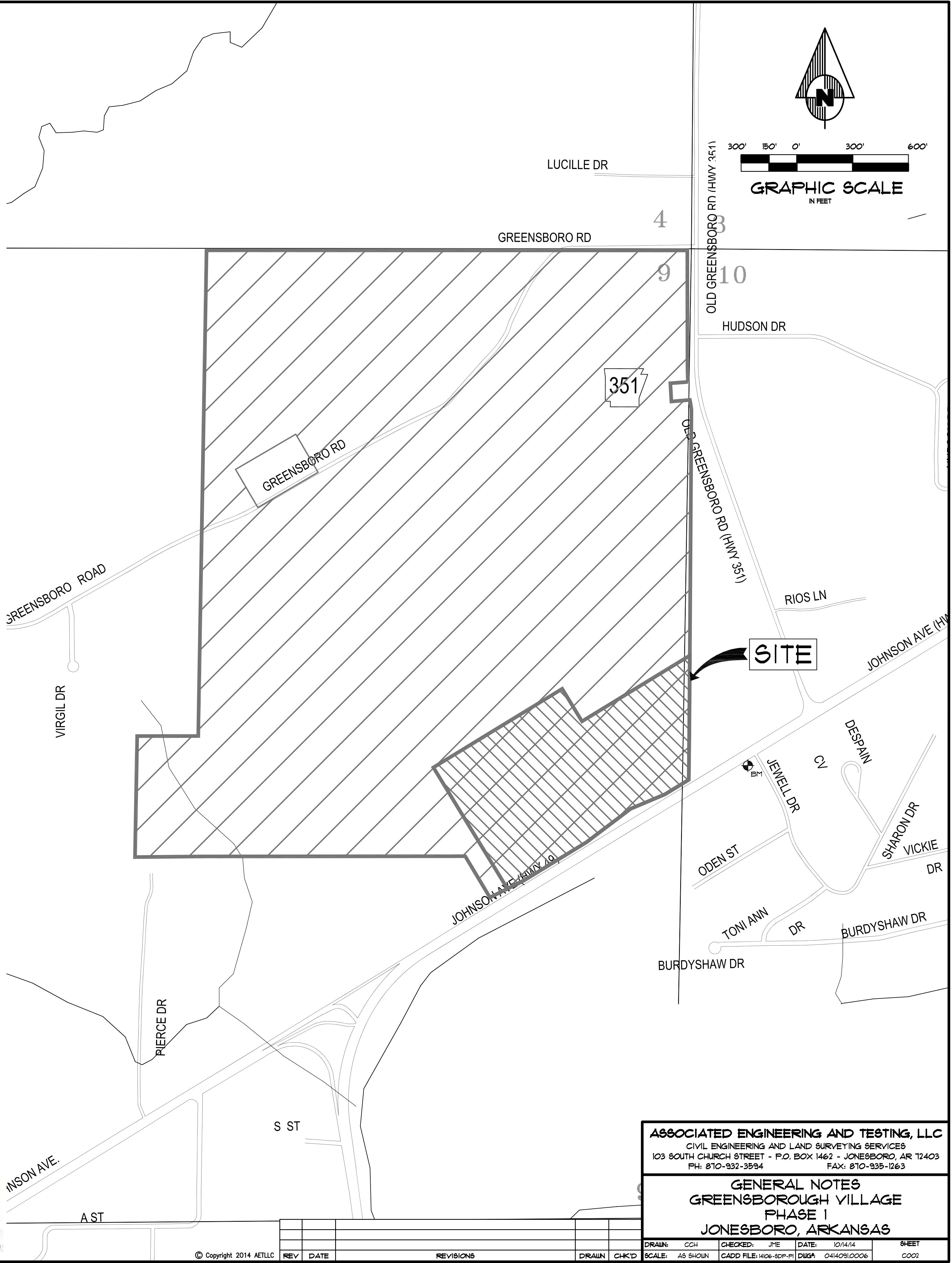
1. SUBJECT PROPERTY IS LOCATED WITHIN "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR JONESBORO, COMMUNITY PANELS 0803IC0044C (PANEL 44 OF 200), EFFECTIVE DATE - SEPTEMBER 21, 1991.
2. SCREENING AND BUFFERING ARE AS SHOWN.
3. EASEMENTS ARE AS SHOWN.
4. NO KNOWN HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
5. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK LIST

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

LEGEND

	BOUNDARY LINE		FIRE HYDRANT		GRADED INLET
	LOT LINES		VALVE BOX		DOWNSPOUT
	FOUND IRON PIPE		FIRE PROTECTION		SPRINKLER CONTROL
	FOUND COTTON-PICKIER SPINDLE		EXISTING OVERHEAD ELECTRICAL LINE		MAILBOX
	FOUND REBAR		EXISTING UNDERGROUND ELECTRICAL LINE		TRASH COMPACTOR
	FOUND IRON PIPE W/ PL8 XXX CAP		ELECTRIC TRANSFORMER/ELECTRIC METER		COLUMN
	CITY OF JONESBORO G.P.S. MONUMENT		POWER POLE		BOLLARD
	BENCH MARK		POWER JUNCTION, COMM. BOX		HANDICAP SIGN
	R/W MONUMENT		SIGN LIGHTS/FLOOR LIGHTS		EXISTING FENCE LINE
	SET 1 1/4" IRON PIPE W/ PL8 #549 CAP		LIGHT POLE (SINGLE)		EXISTING GROUND CONTOUR
	EXISTING SANITARY SEWER LINE		LIGHT POLE (BACK-BACK)		FINISHED GROUND CONTOUR
	PROPOSED SANITARY SEWER LINE		LIGHT POLE (3 x 90')		EXISTING TREE/SHRUB
	EXISTING SANITARY SEWER MANHOLE		TRAFFIC SIGN		BASIN BOUNDARY
	PROPOSED SANITARY SEWER MANHOLE		TRAFFIC SIGNAL		DRAINAGE FLOW
	EXISTING SANITARY SEWER CLEANOUT		TRAFFIC LIGHT CONTROL		GENERAL DRAINAGE FLOW
	PROPOSED SANITARY SEWER CLEANOUT		TRAFFIC SIGNAL W/ POLE		SWALE FLOW DIRECTION
	PROPOSED SANITARY SEWER SERVICE LINE		EXISTING OVERHEAD COMMUNICATION LINE		SILT FENCE
	EXISTING WATER LINE		EXISTING UNDERGROUND COMMUNICATION LINE		ROCK CHECK DAM
	PROPOSED WATER LINE		TELEPHONE PEDESTAL		RIP RAP AREA
	EXISTING WATER METER		EXISTING GAS LINE		INLET PROTECTION
	PROPOSED WATER METER		GAS METER		ROCK CHECK DAM
	WATER VALVE		EXISTING STORM WATER MANHOLE		



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

GENERAL NOTES
GREENSBOROUGH VILLAGE
PHASE 1
JONESBORO, ARKANSAS

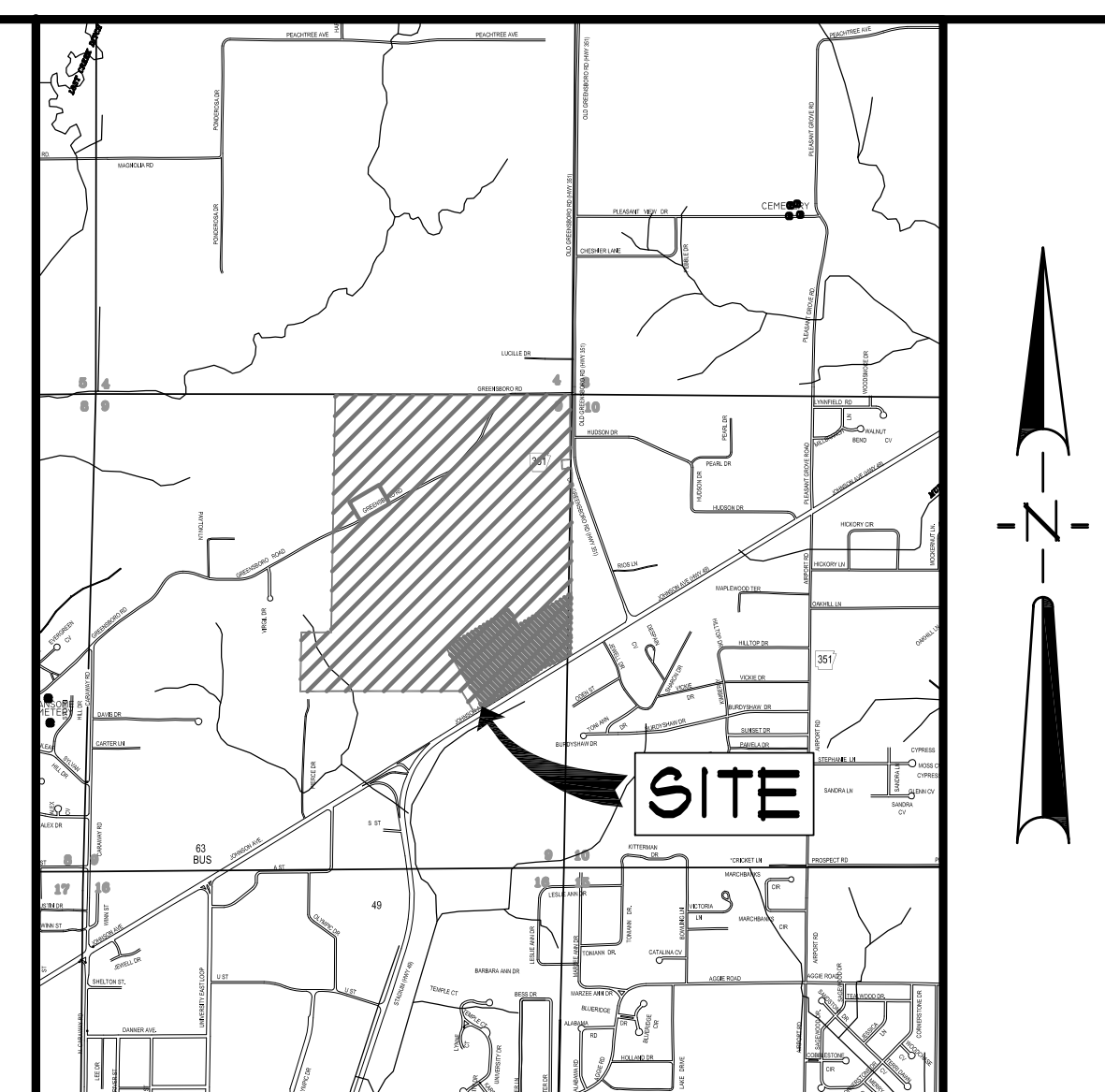
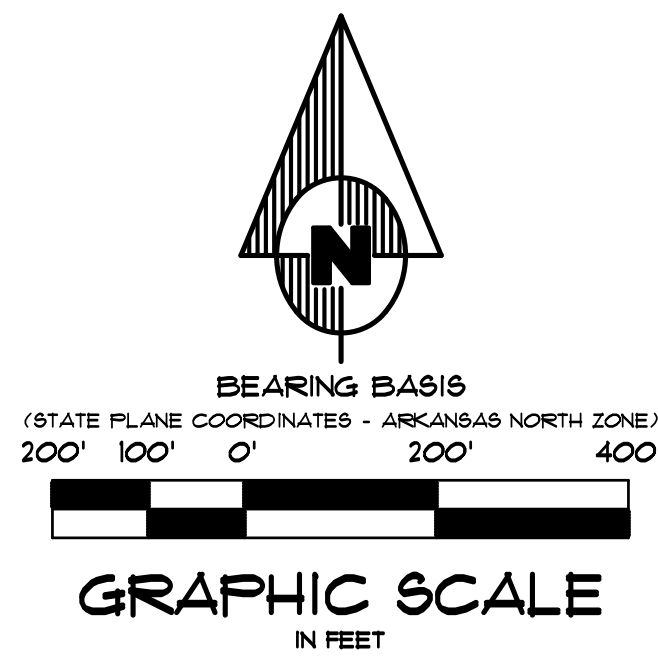
DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET
SCALE: AS SHOWN	CADD FILE: 1406-SEP-F1	DWG#: 04140910006	0002



COMMENCING AT THE NORTH-EAST CORNER OF THE NORTH-EAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°59'09" WEST ALONG THE NORTH LINE OF THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID, 2180 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY 235), THE POINT OF BEGINNING; THENCE SOUTHWEST ALONG THE RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD TO THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID, AS FOLLOWS: SOUTH 00°04'53" EAST 6389.5 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1886.08 FEET, AN ARC OF 102°30'29" AND A CHORD BEARING S 89°59'09" W 1719.5 FEET; DISTANCE OF 19.62 FEET; THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 36.00 FEET; THENCE SOUTH 03°28'08" EAST 93.41 FEET; THENCE NORTH 88°02'53" EAST 1005.8 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY 235); THENCE SOUTHWEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE EASTERLY, HAVING A RADIUS OF 1886.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST, THENCE ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°23'11" A DISTANCE OF 1886.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID; THENCE SOUTH 00°09'09" WEST ALONG SAID WEST LINE 1719.5 FEET TO THE NORTH-EAST CORNER OF THE SOUTH-EAST QUARTER OF SECTION 3, AFORSAID; THENCE SOUTH 00°39'18" WEST ALONG THE EAST LINE OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID, 2480 FEET TO THE NORTH-EAST CORNER OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 88°33'51" WEST 1511.71 FEET, SOUTH 81°09'18" WEST 202.49 FEET, SOUTH 82°30'29" WEST 301.40 FEET, SOUTH 88°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 208.41 FEET; THENCE NORTH 31°00'34" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 36.00 FEET; THENCE SOUTHWEST ALONG THE RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD TO THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID, AS FOLLOWS: SOUTH 00°04'53" EAST 6389.5 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1886.08 FEET, AN ARC OF 102°30'29" AND A CHORD BEARING S 89°59'09" W 1719.5 FEET; THENCE SOUTH LINE OF THE SOUTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID, 333.82 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID; THENCE SOUTH 89°54'29" WEST ALONG THE NORTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID, 3321.24 FEET TO THE SOUTH-WEST CORNER OF THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID; THENCE NORTH 89°52'12" WEST ALONG THE WEST LINE OF THE SOUTH-EAST QUARTER OF SECTION 9, AFORSAID, 2640.72 FEET TO THE NORTHWEST CORNER OF THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID; THENCE SOUTH 89°59'09" EAST ALONG THE NORTH LINE OF THE NORTH-EAST QUARTER OF SECTION 9, AFORSAID, 2180 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY 235), THE POINT OF BEGINNING. THE FOLLOWING DESCRIBED TRACT, COMMENCING AT THE SOUTH-EAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH-EAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°50'49" EAST, ALONG THE HALF SECTION LINE OF GREENSBORO ROAD, 2299.18 FEET; THENCE NORTH 89°40'11" EAST 319.23 FEET; THENCE SOUTH 00°01'51" WEST 10.41 FEET; THENCE NORTH 89°40'11" WEST 319.23 FEET; THENCE SOUTH 89°59'41" WEST, ALONG SAID CENTERLINE, 319.84 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, NOT INCLUDING THE LESS AND EXCEPT TRACT, 8,165.464 SQ. FT. OR 201.23 ACRES, MORE OR LESS.

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



VICINITY SKETCH
NOT TO SCALE

LEGEND

-  ■ BOUNDARY LINE
 ■ ADJACENT LOT LINE
 ■ EASEMENT LINE
 ■ BUILDING SETBACK LINE
 ■ FOUND REBAR
 ■ FOUND COTTON PICKER SPINDLE
 ■ FOUND IRON PIPE
 ■ SET 1-1/4" IRON PIPE W/ PS #166 CAP
 ■ FENCE LINE
 ■ OVERHEAD ELECTRICAL LINE
 ■ BENCHMARK

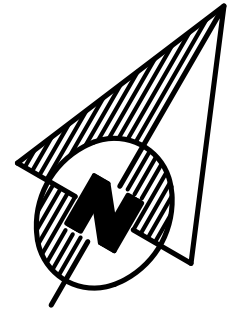
NOTES

1. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
3. BENCHMARK 19 NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATED AS L-331, LOCATED APPROXIMATELY 321 FEET EAST OF 111 FEET NORTH OF THE CORNER OF SUBDIVISION PROPERTY, LYING ON THE SOUTH SIDE OF EAST JOHNSON AVENUE AND THE WEST SIDE OF JEWELL DRIVE. ELEV. = 340.36 (NAVD 88).

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

TOPOGRAPHIC SKETCH
GREENSBOROUGH VILLAGE
GREENSBORO INVESTMENTS, LLC
JONESBORO, ARKANSAS

[illegible]



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

GRAPHIC SCALE
IN FEET

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FOUND REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ P5 #166 CAP

SURVEYOR'S NOTES

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

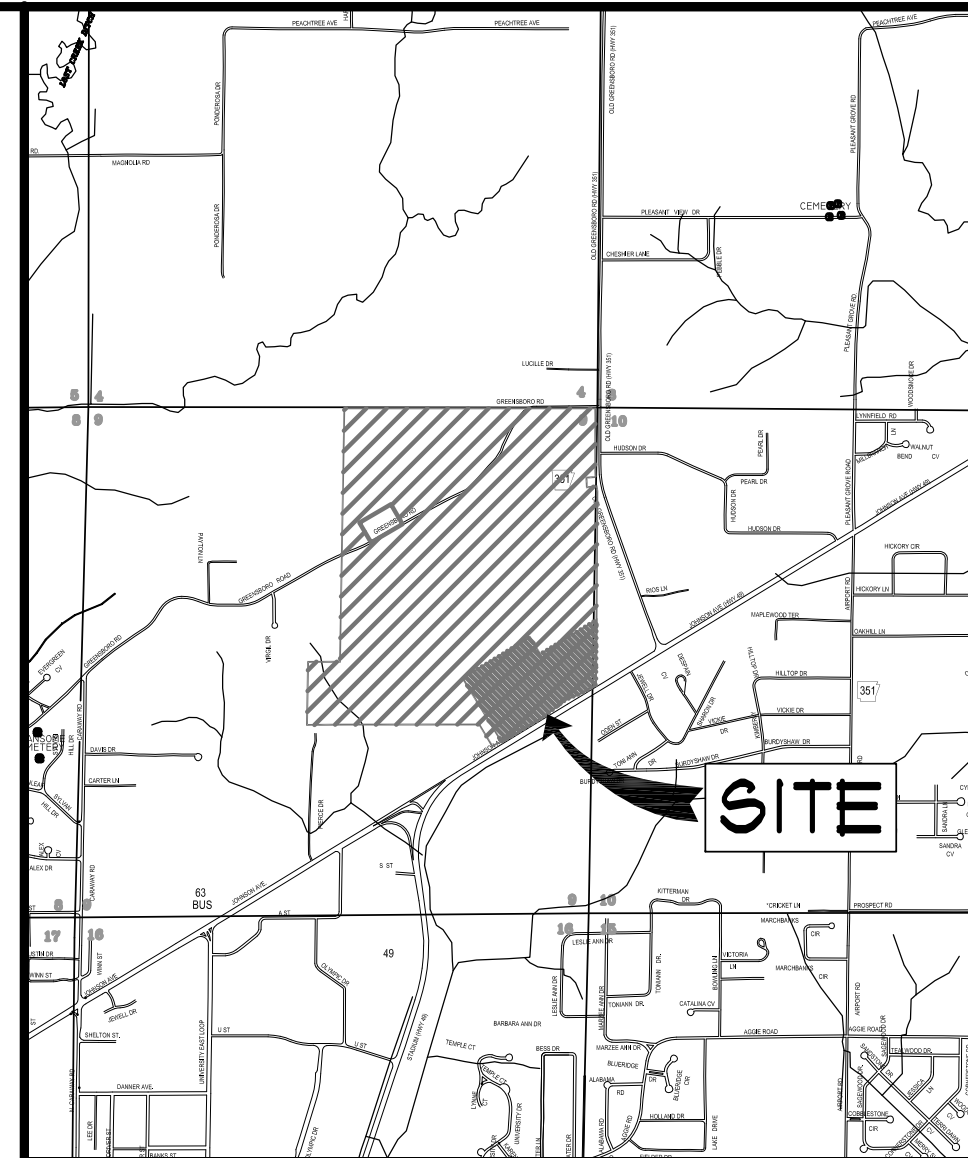
DESCRIPTION

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°12'09" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 AFORESAID, 2201.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°12'09" WEST, ALONG SAID EAST LINE, 426.71 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°39'12" WEST, ALONG SAID EAST LINE, 248.86 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY 49); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.11 FEET, SOUTH 61°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 131.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 29.00 FEET; THENCE, DEPARTING FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°44'08", A DISTANCE OF 413.4 FEET; THENCE NORTH 31°25'30" WEST, 144.34 FEET; THENCE NORTH 58°34'30" EAST 830.00 FEET; THENCE SOUTH 31°25'30" EAST, 201.00 FEET; THENCE NORTH 58°34'30" EAST 686.54 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 931,620 SQ. FT. OR 21.39 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION

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

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER



VICINITY SKETCH
NOT TO SCALE

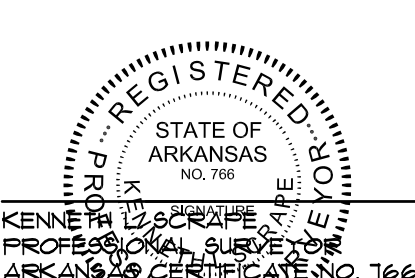
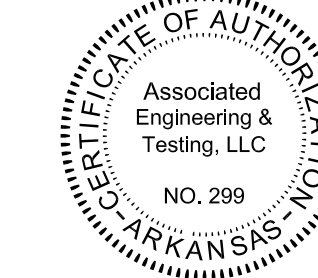
POINT OF COMMENCEMENT
NE COR. NE 1/4,
SEC. 9, T14N, R4E

NE COR. SE 1/4, SEC. 9, T14N, R4E
BASED ON FOUND REBAR W/ T. BARE CAP AS SHOWN ON SURVEY BY P5956, DATED 04/28/05 (NOW COVERED WITH 15" OF FILL MATERIAL) AND ALSO SHOWN ON RECORD PLAT OF QUINN HILLTOP 4TH REPLAT, BOOK 6, PAGE 228
FND. 36" ALUMINUM MONUMENT 12" NORTH AND 135" WEST, STAMPED MICHAEL DANIELS, P59563, DATED 1/3/12

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 06/12/2013

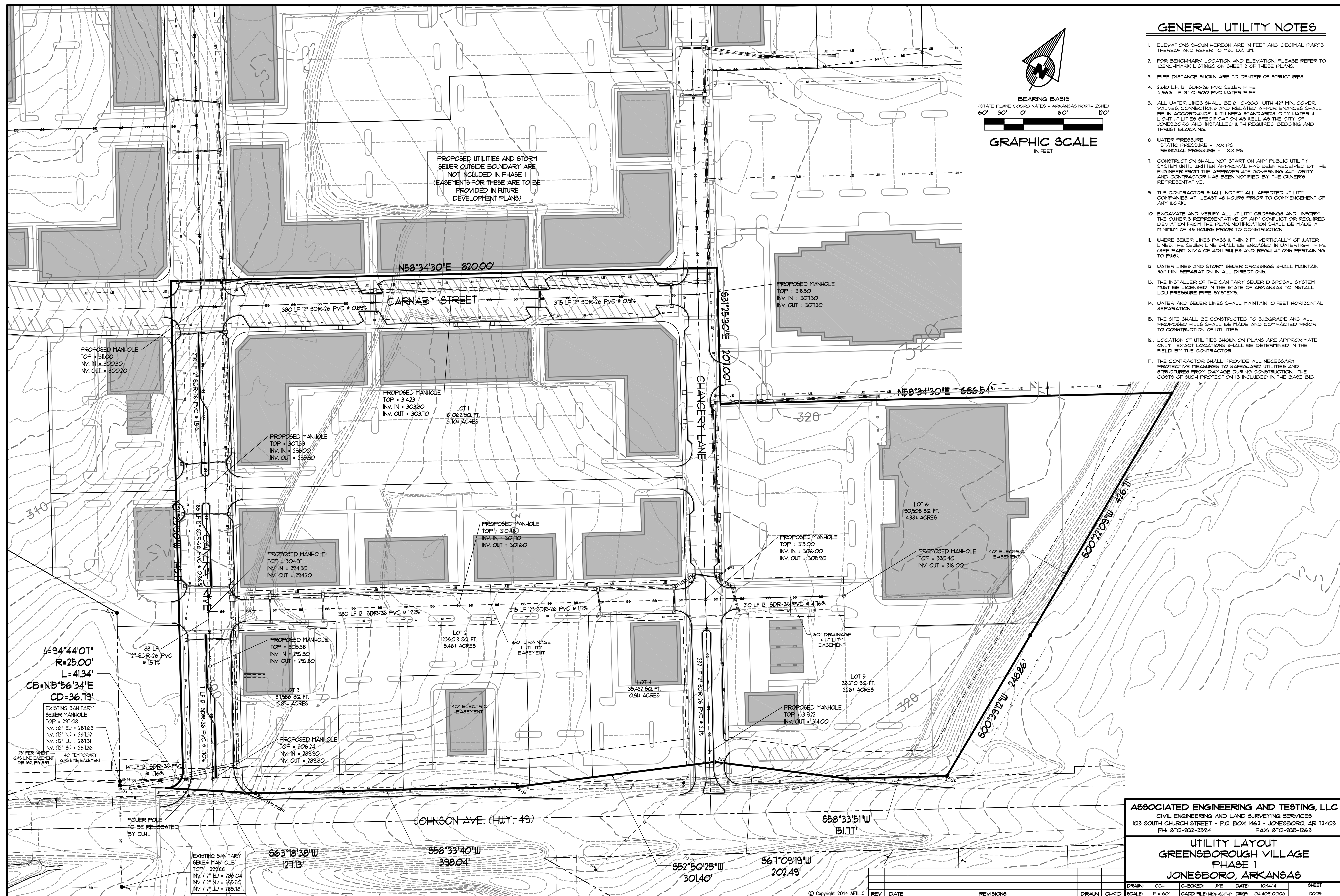


NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-332-3554 FAX: 810-335-1263

RECORD PLAT
GREENSBORO VILLAGE
PHASE I
JONESBORO, ARKANSAS

DRAWN: CCH CHECKED: KLS DATE: 10/14/14 SHEET
SCALE: 1" = 60' CADD FILE: 14106-002-R1 DWG#: 04140910006 1 OF 1



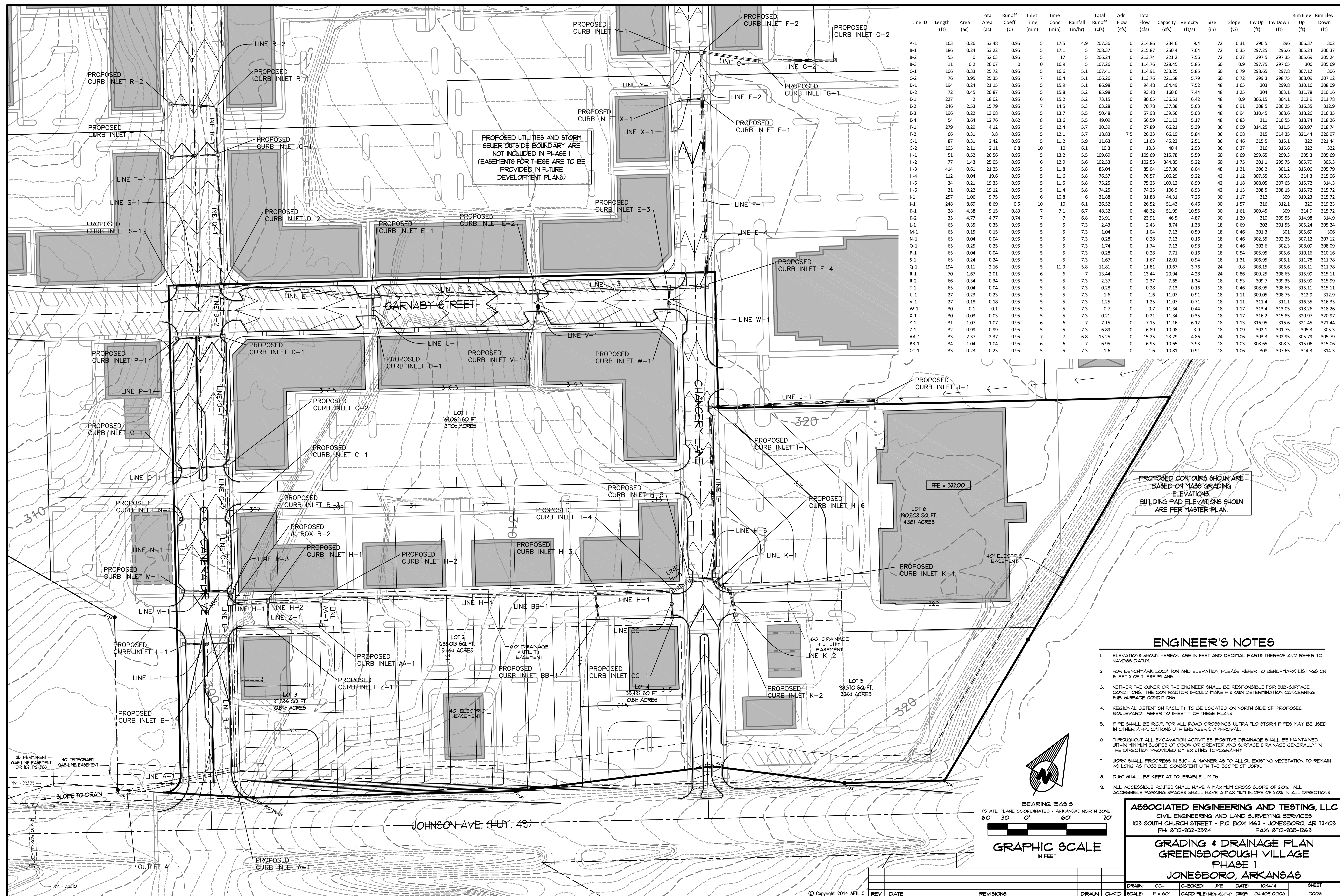
GENERAL UTILITY NOTES

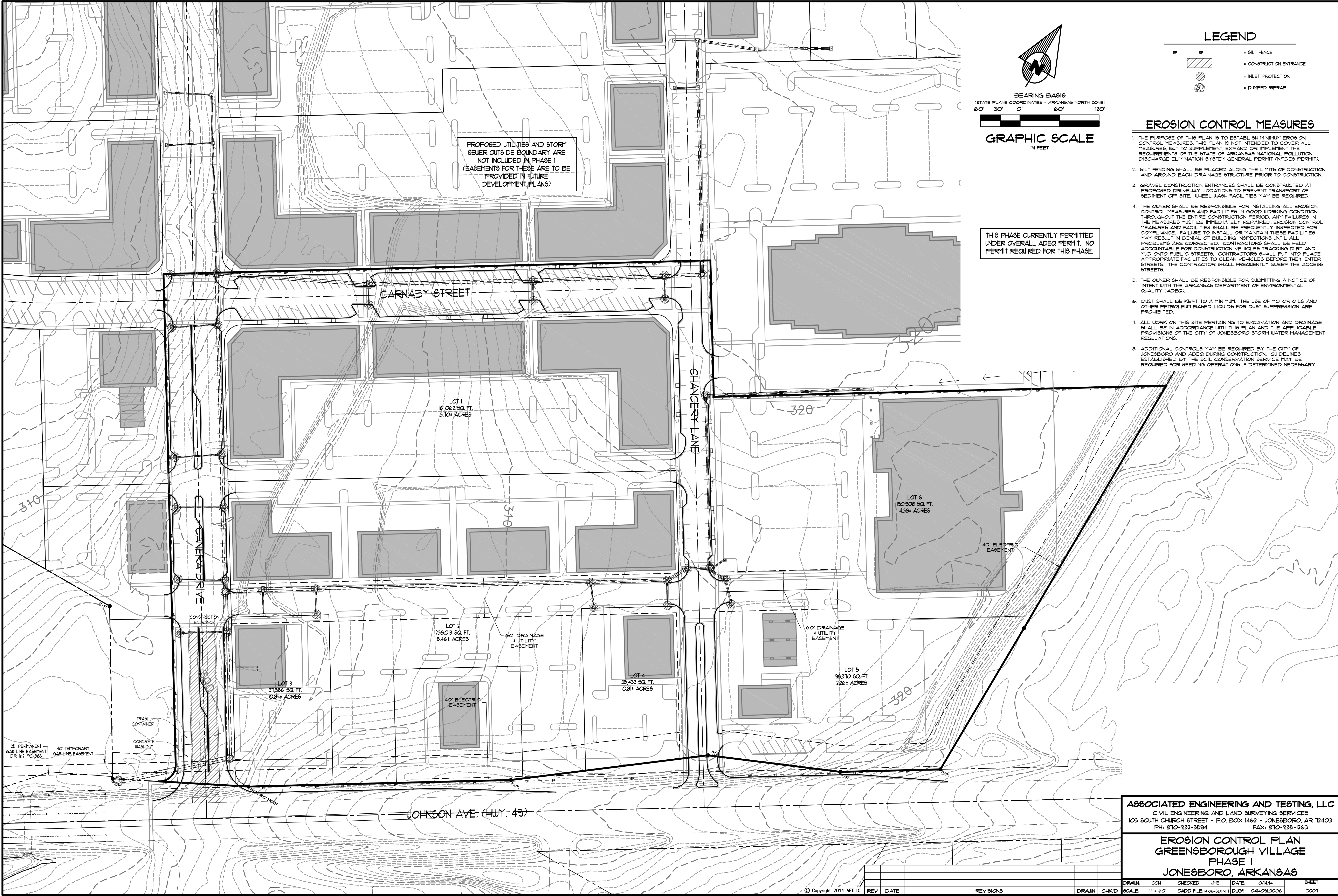
1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. FOR BENCHMARK LOCATION AND ELEVATION, PLEASE REFER TO BENCHMARK LISTINGS ON SHEET 7 OF THESE PLANS.
3. PIPE DISTANCE SHOWN ARE TO CENTER OF STRUCTURES.
4. 2,810 L.F. 12" SDR-26 PVC SEWER PIPE
2,866 L.F. 8" C-900 PVC WATER PIPE
5. ALL WATER LINES SHALL BE 8" C-900 WITH 42" MIN. COVER, VALVES, CONNECTIONS AND RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH NFPA STANDARDS, CITY WATER & LIGHT UTILITIES SPECIFICATION AS WELL AS THE CITY OF JONESBORO AND INSTALLED WITH REQUIRED BEDDING AND THRUST BLOCKING.
6. WATER PRESSURE
STATIC PRESSURE - XX PSI
RESIDUAL PRESSURE - XX PSI
7. 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.
8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
9. 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.
10. WHERE SEWER LINES PASS WITHIN 3 FEET VERTICALLY OF WATER LINES THE SEWER SHALL BE ENCASED IN WATER-TIGHT PIPE (SEE PART XIV.A OF ADP RULES AND REGULATIONS PERTAINING TO PUS).
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.

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

UTILITY LAYOUT
GREENSBOROUGH VILLAGE
PHASE 1
JONESBORO, ARKANSAS

DRAWN:	CCH	CHECKED:	JME	DATE:	10/14/14	SHEET
SCALE:	1" = 60'	CADD FILE:	14106-SDP-FI	DWG#:	0414091.0006	0005



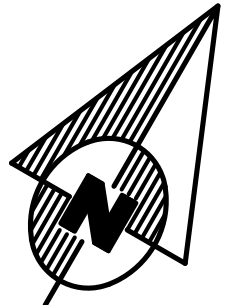


LEGEND

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

EROSION CONTROL MEASURES

- 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).
- SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
- GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SUEEP THE ACCESS STREETS.
- THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
- DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
- 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.
- 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.



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

GRAPHIC SCALE
IN FEET

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

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

CARNABY STREET

CHANCERY LANE

LOT 1
161062 SQ. FT.
3.70± ACRES

LOT 2
238013 SQ. FT.
5.46± ACRES

LOT 3
31386 SQ. FT.
0.81± ACRES

LOT 4
35432 SQ. FT.
0.81± ACRES

LOT 5
98370 SQ. FT.
2.26± ACRES

LOT 6
190308 SQ. FT.
4.38± ACRES

JOHNSON AVE. (HWY. 49)

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

EROSION CONTROL PLAN
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS

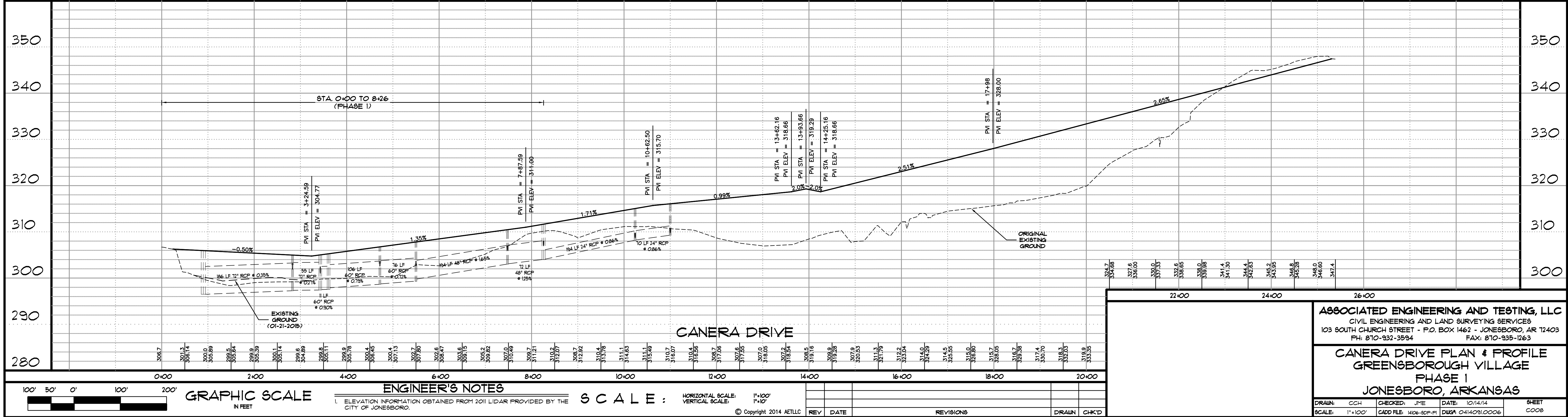
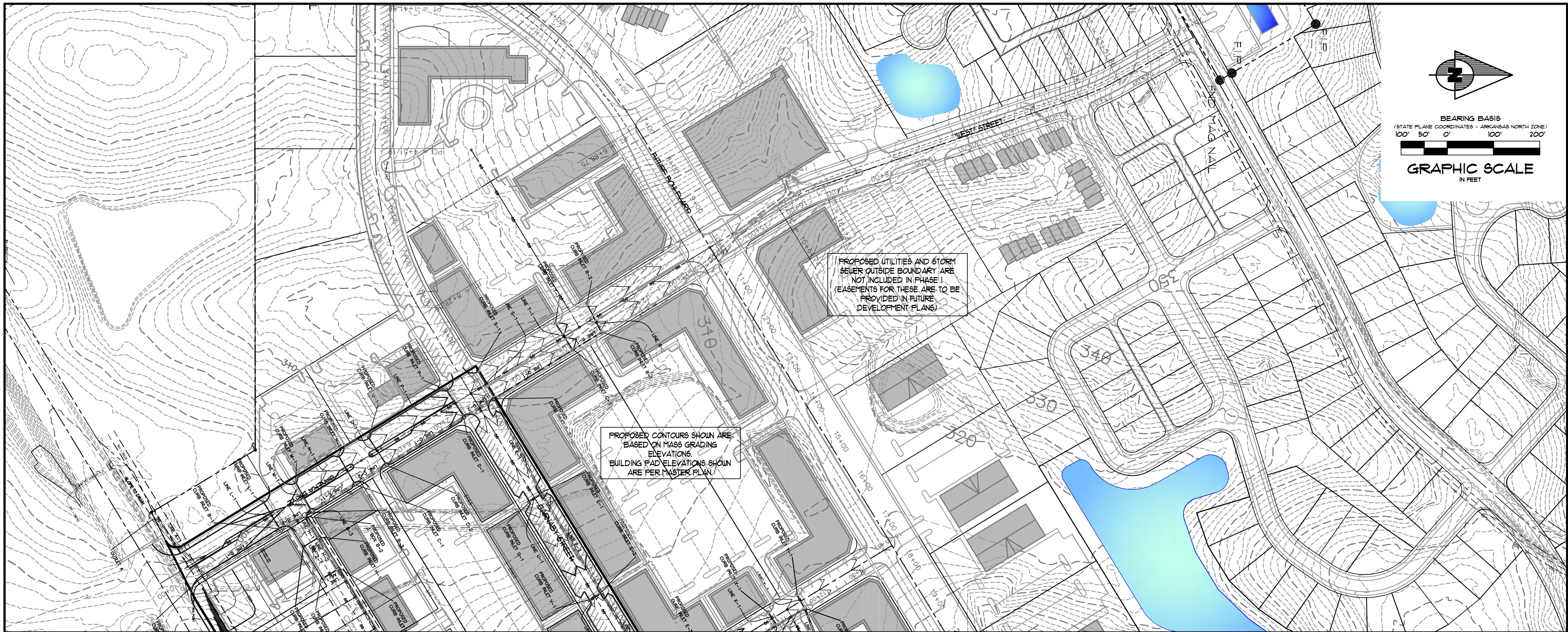
DRAWN: CCH CHECKED: JME DATE: 10/14/14 SHEET: 0001
SCALE: 1" = 60' CAD FILE: 1406-SEP.F1 DWG#: 04140910006

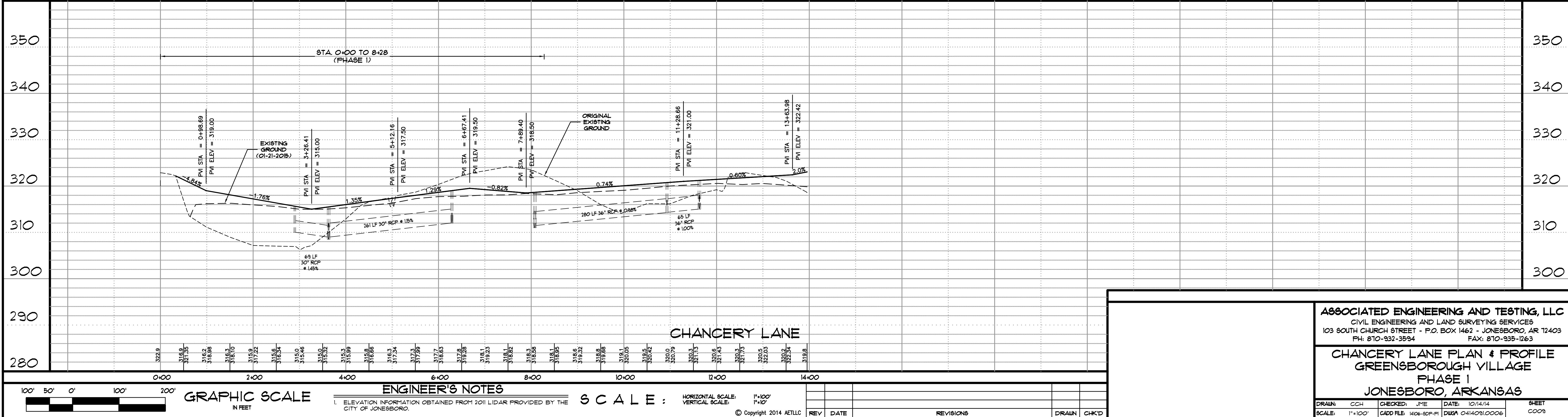
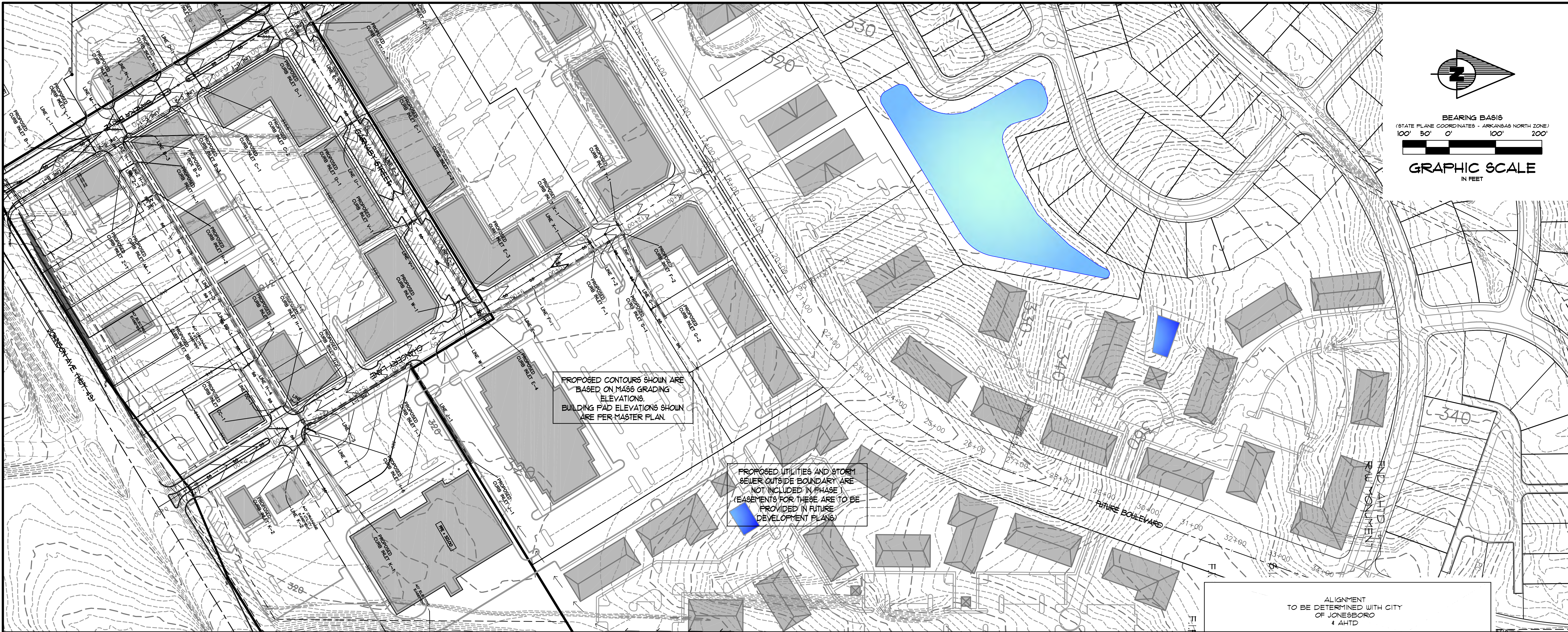
© Copyright 2014 AETLLC

REV DATE

REVISIONS

DRAWN CHK'D

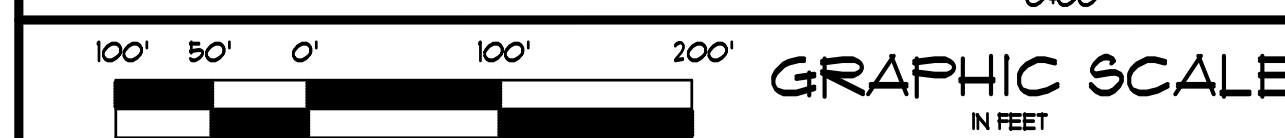
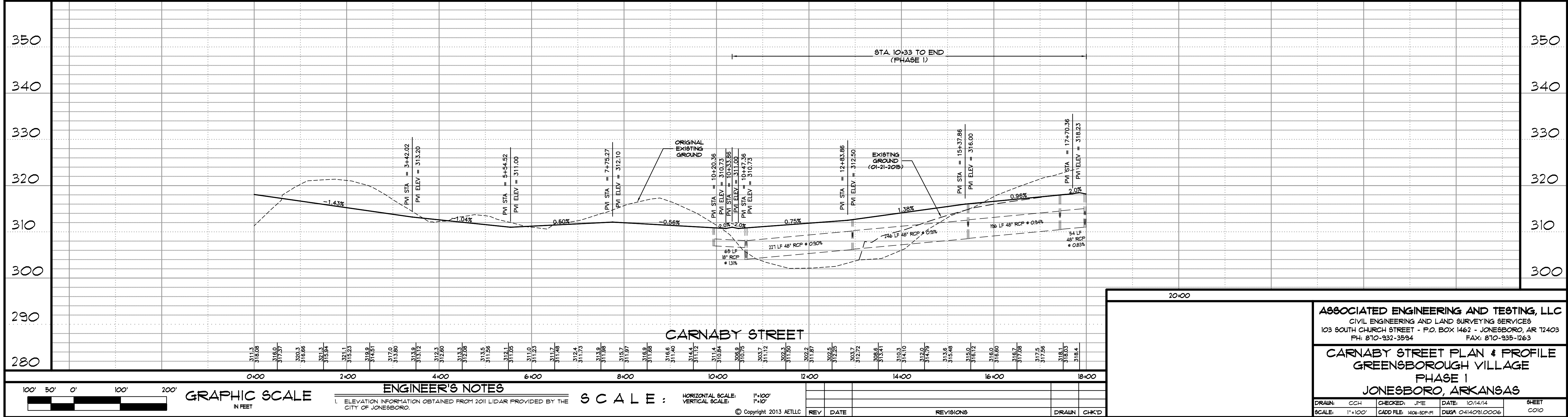
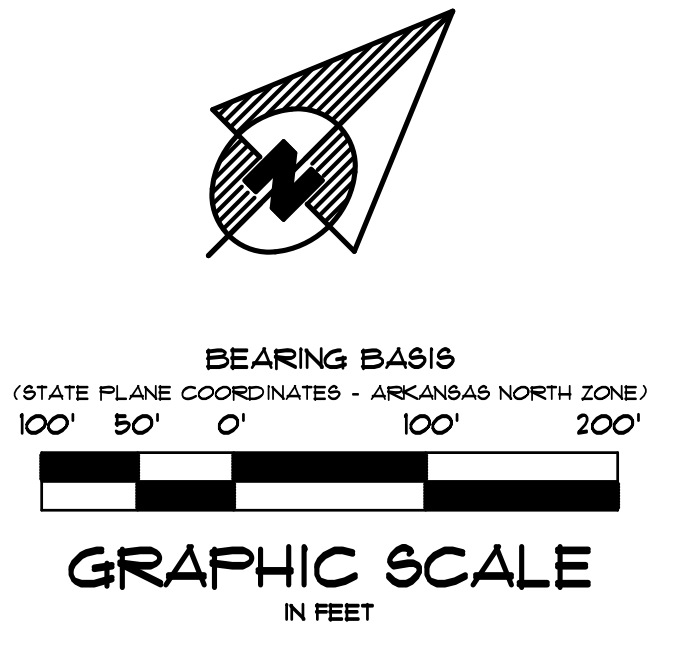
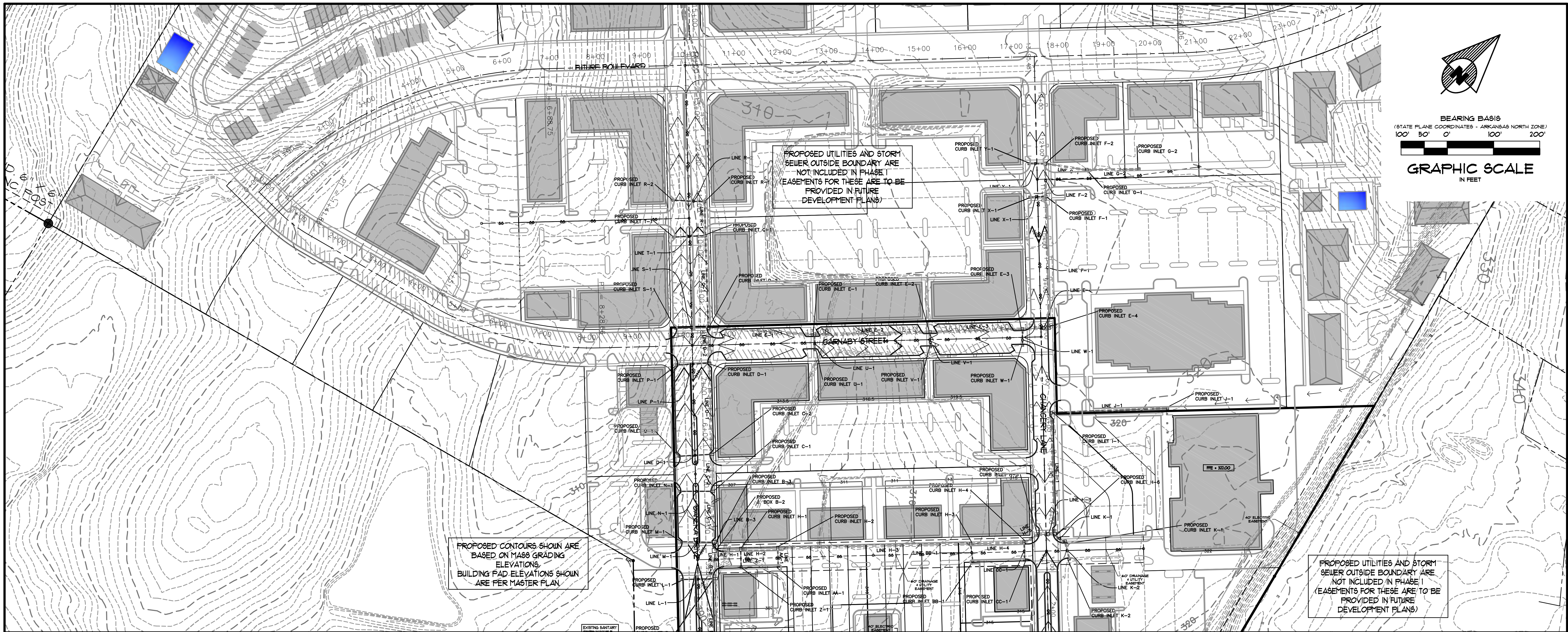




ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

CHANCERY LANE PLAN & PROFILE
GREENSBOROUGH VILLAGE
PHASE 1
JONESBORO, ARKANSAS

DRAWN	CCH	CHECKED	JME	DATE	10/14/14	SHEET	0009
SCALE:	1"=100'	CADD FILE:	1406-SOP-PI	DWG#:	0414091.0006		



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

SCALE:

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

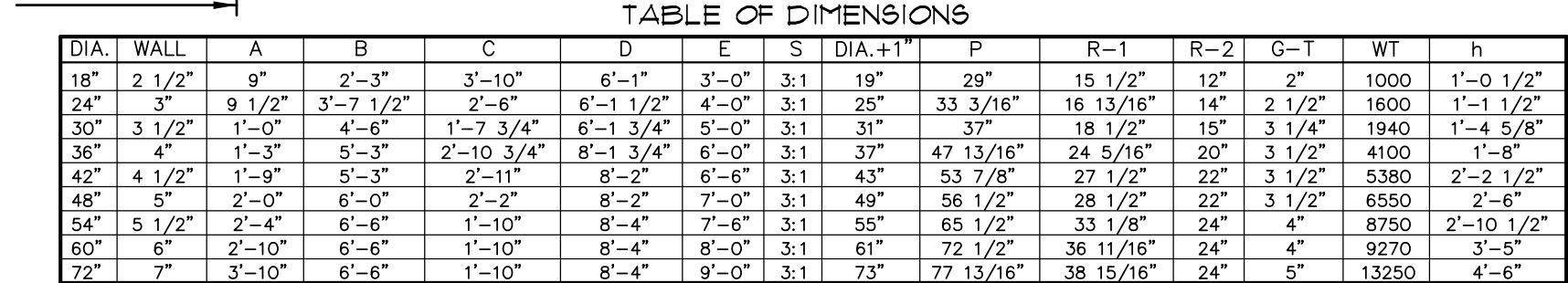
REV	DATE	REVISIONS

20+00

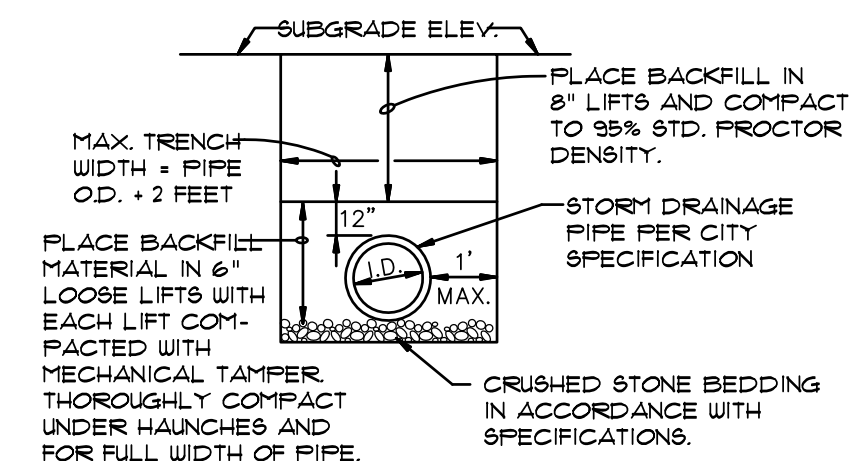
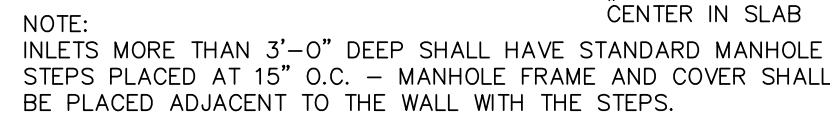
ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 810-932-3594 FAX: 810-935-1263

CARNABY STREET PLAN & PROFILE
PHASE I
JONESBORO, ARKANSAS

DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET: 6010
SCALE: 1"=100'	CADD FILE: 1406-SOP-R	DWG#: 0414091.0006	



- ### FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT



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

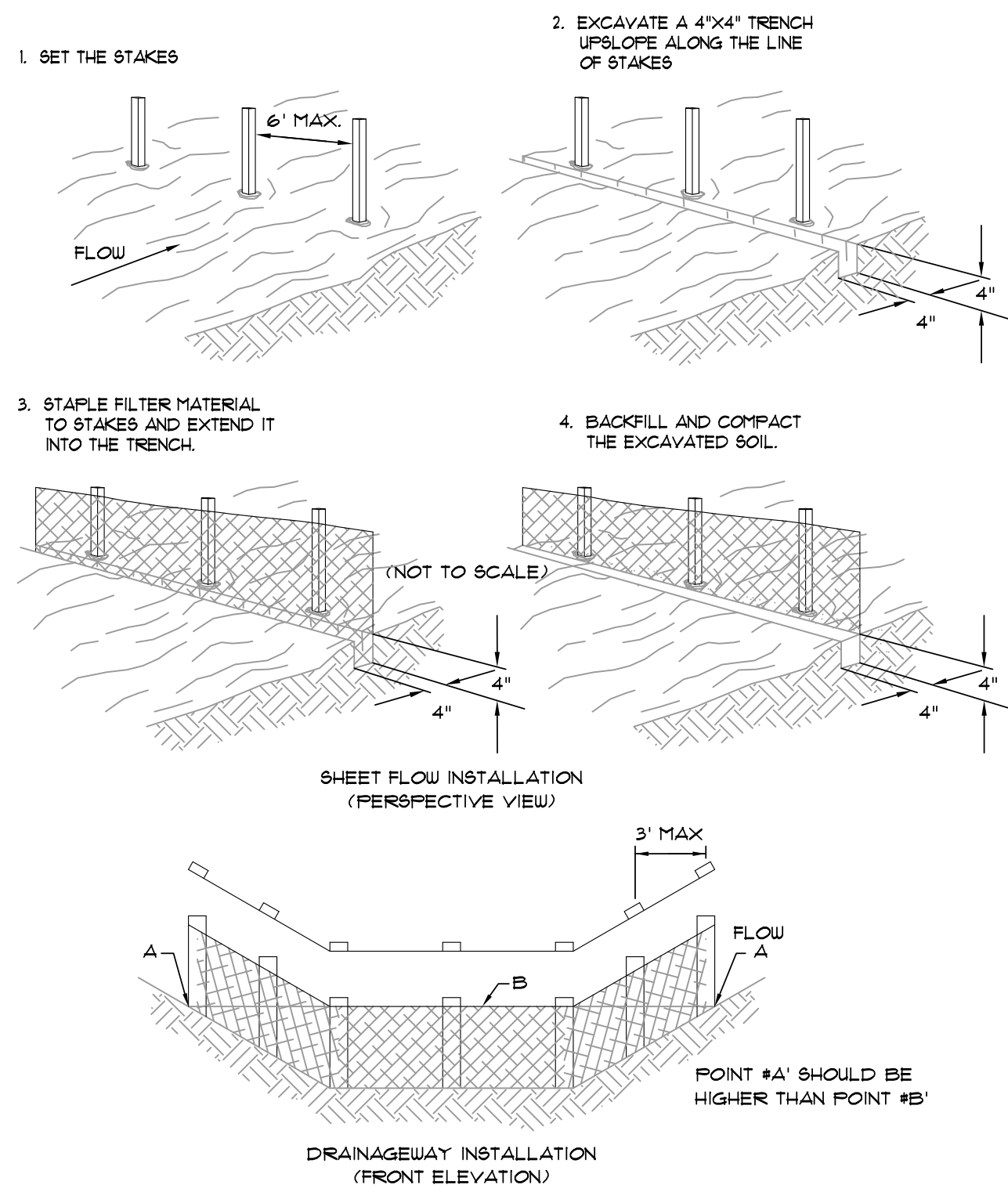


- NOTES:
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
 2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

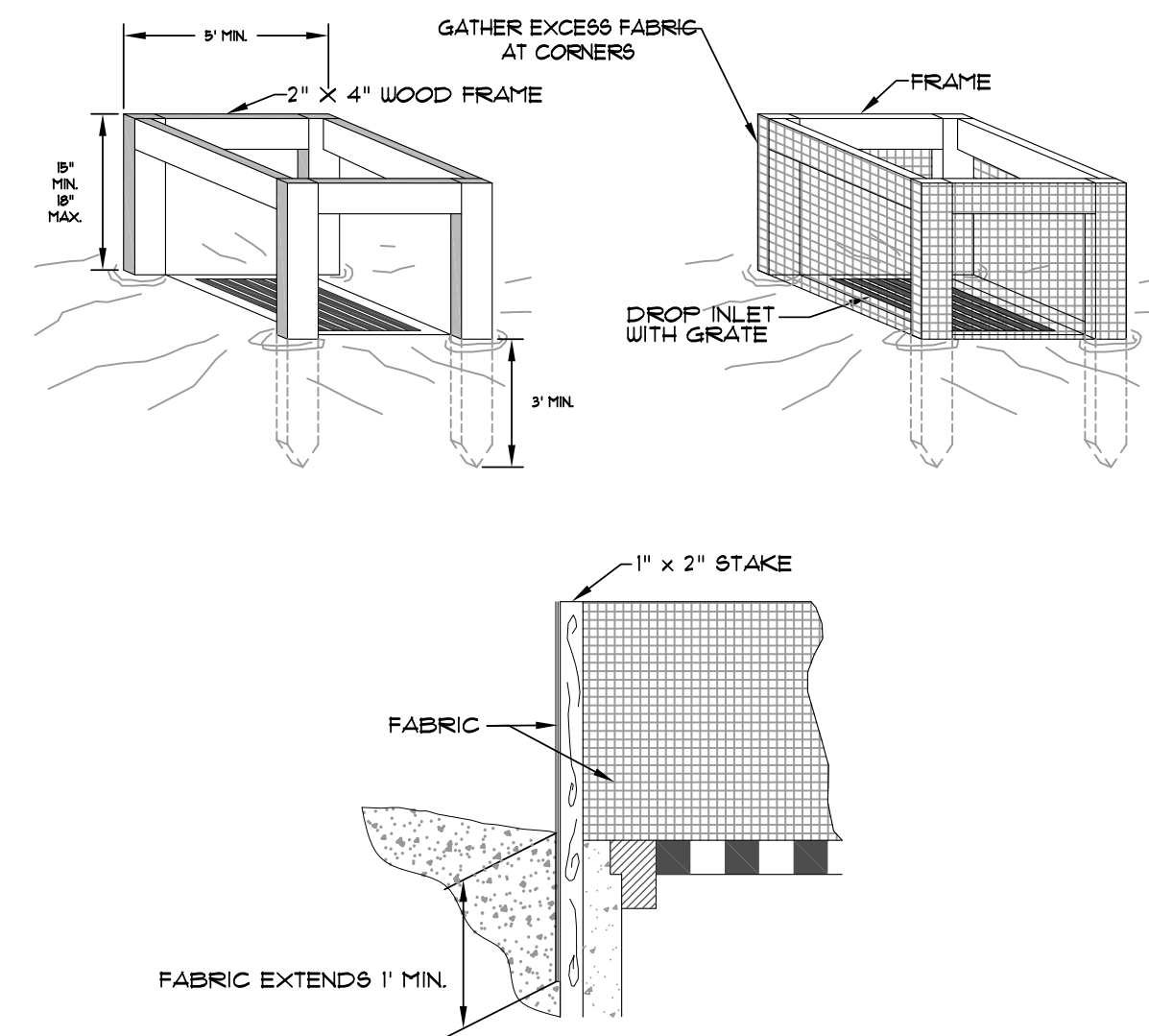
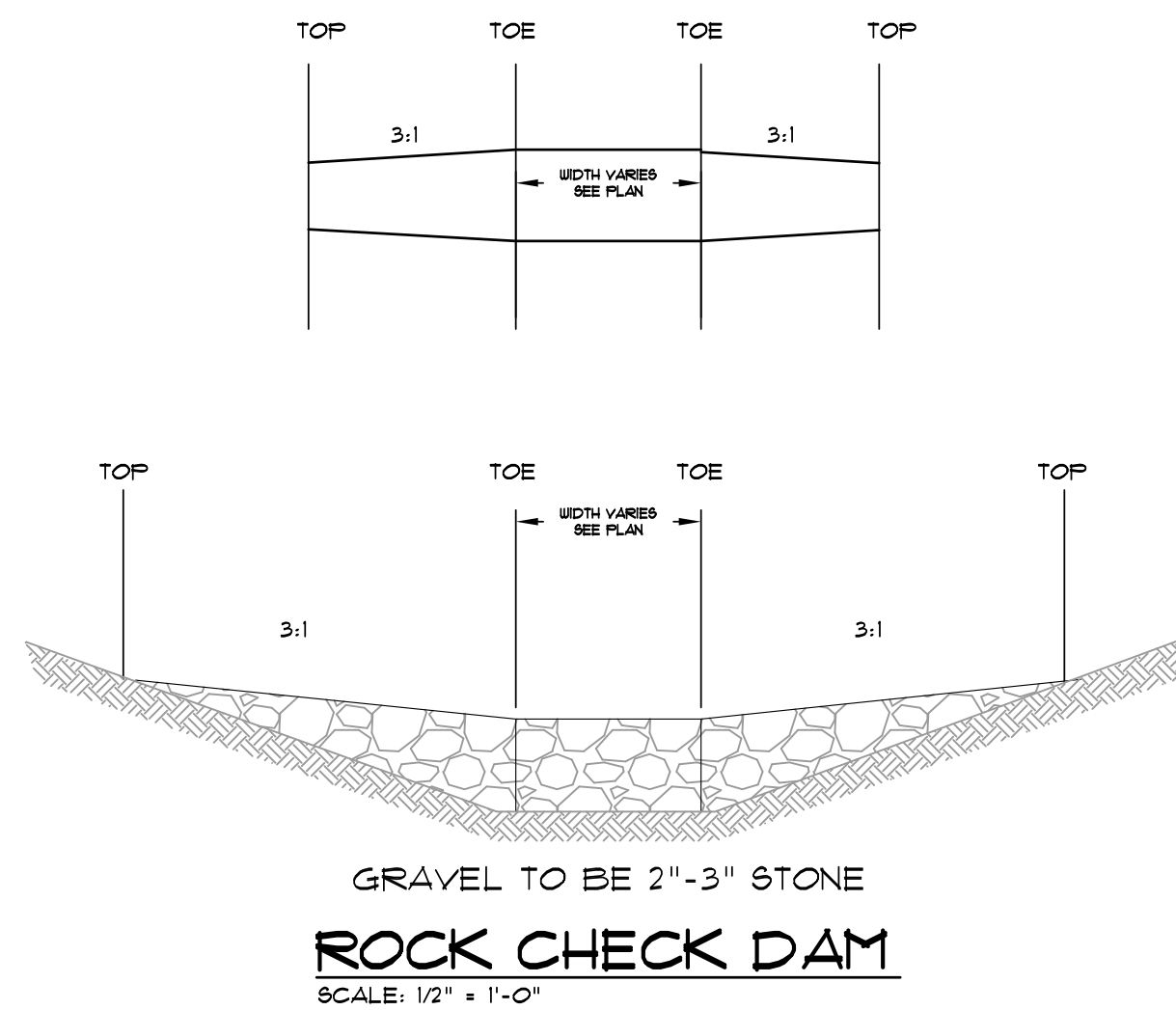
										PHASE 1 JONESBORO, ARKANSAS									
REV		DATE		REVISIONS				DRAWN		CHKD		DRAWN: CCH SCALE: 1" = 200'		CHECKED: JME CADD FILE: 1406-SEP-FI		DATE: 10/14/14 DWG# 01406J00006		SHEET	
																		002	

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

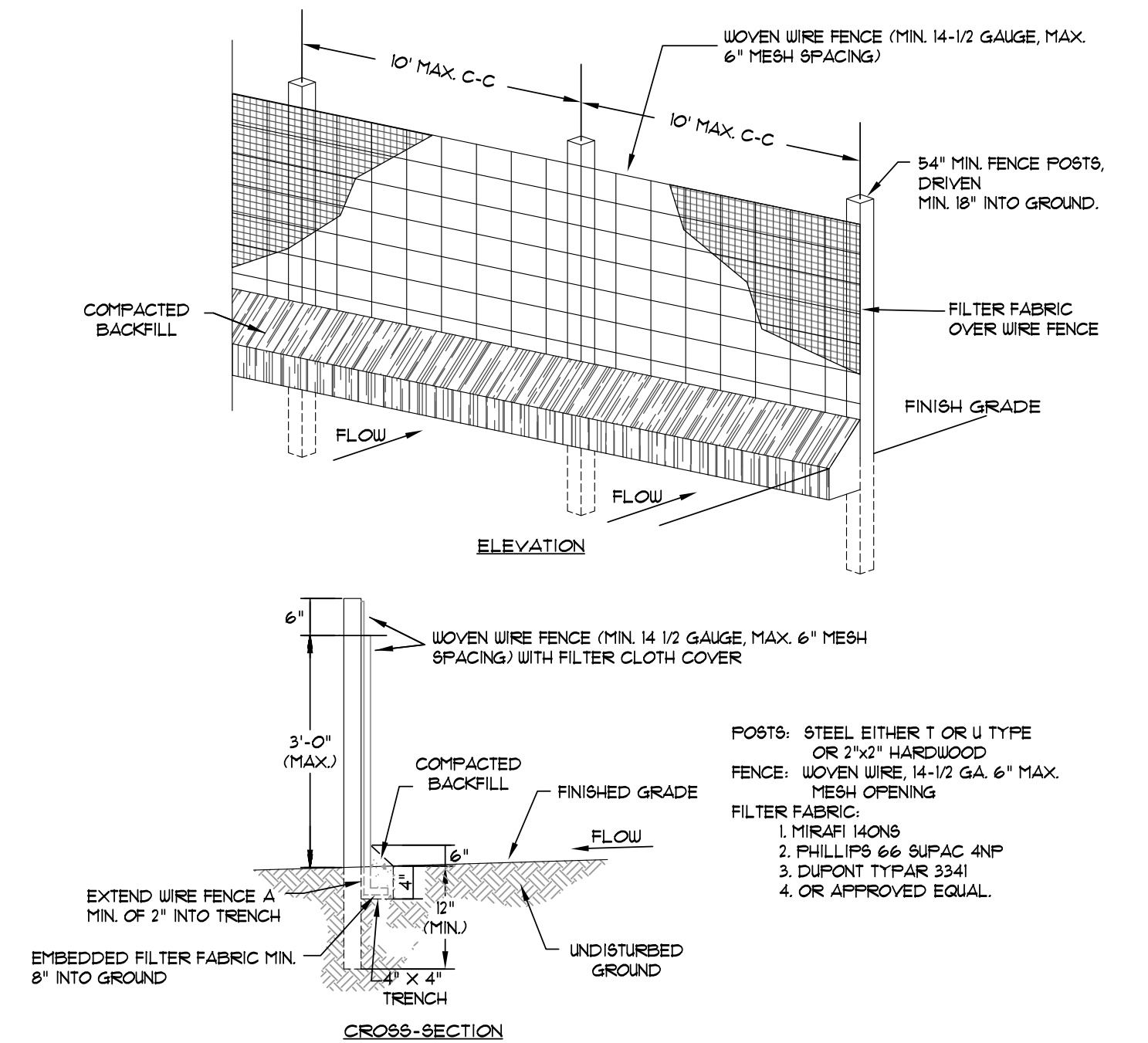
STANDARD DETAILS
GREENSBOROUGH VILLAGE
PHASE I
JONESBORO, ARKANSAS



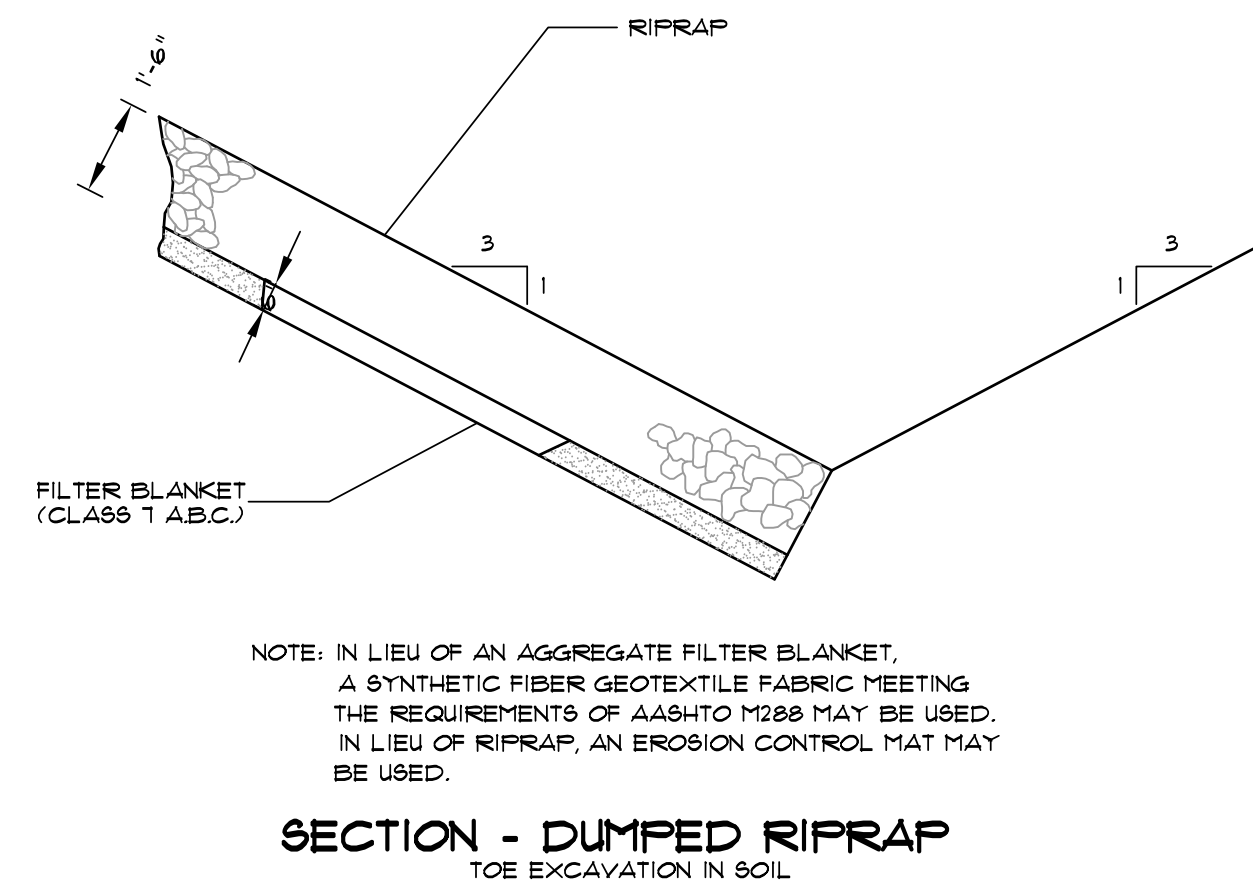
FILTER BARRIER
SCALE: 1/4" = 1'-0"



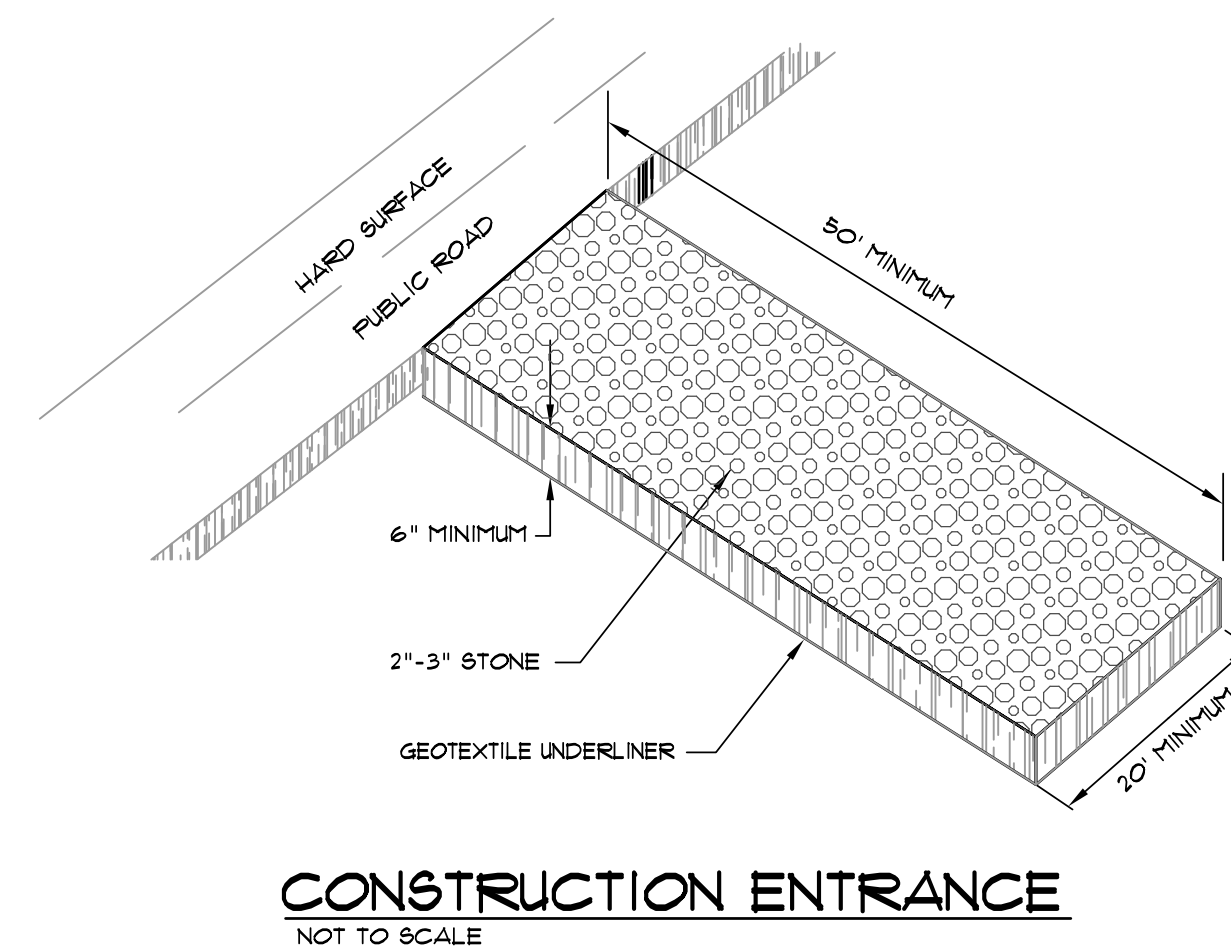
SILT FENCE INLET PROTECTION
SCALE: 1/2" = 1'-0"



SILT FENCE
NOT TO SCALE



SECTION - DUMPED RIPRAP
TOE EXCAVATION IN SOIL



CONSTRUCTION ENTRANCE
NOT TO SCALE

REV	DATE	REVISIONS	DRAWN	CHK'D

ASSOCIATED ENGINEERING AND TESTING, LLC CIVIL ENGINEERING AND LAND SURVEYING SERVICES 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403 PH: 810-932-3594 FAX: 810-935-1263				
EROSION CONTROL DETAILS GREENSBOROUGH VILLAGE PHASE 1 JONESBORO, ARKANSAS				
DRAWN: CCH	CHECKED: JME	DATE: 10/14/14	SHEET	
SCALE: 1" = 200'	CADD FILE: 1406-SEP-F1	DWG#: 04140910006	CO13	