COMMERCIAL SUBDIVISION PLANS

# GREENSBOROUGH VILLAGE PHASES 1 &1A

PREPARED FOR

GREENSBORO INVESTMENTS

JONESBORO, ARKANSAS
NOVEMBER, 2016

VICINITY MAP

SCALE: 1" = 500'

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

INDEX TO SHEETS


| | |
|---|---|
| C001 | INDEX SHEET |
| C002 | GENERAL NOTES |
| C003 | TOPOGRAPHIC SKETCH |
| C004 | RECORD PLAT - KEY MAP |
| C004A | RECORD PLAT |
| C004B | RECORD PLAT |
| C004C | RECORD PLAT |
| C004D | RECORD PLAT |
| C005 | UTILITY OVERALL |
| C005A | UTILITY LAYOUT |
| C005B | UTILITY LAYOUT |
| C005C | UTILITY LAYOUT |
| C005D | UTILITY LAYOUT |
| C006 | GRADING OVERALL |
| C006A | GRADING PLAN |
| C006B | GRADING PLAN |
| C006C | GRADING PLAN |
| C006D | GRADING PLAN |
| C007 | EROSION CONTROL OVERALL |
| C007A | EROSION CONTROL PLAN |
| C007B | EROSION CONTROL PLAN |
| C007C | EROSION CONTROL PLAN |
| C007D | EROSION CONTROL PLAN |
| C008 | PLAN & PROFILE - CANERA DRIVE |
| C009 | PLAN & PROFILE - CHANCERY LANE |
| C010 | PLAN & PROFILE - CARNABY STREET |
| C011 | PLAN & PROFILE - BOULEVARD |
| C012 | STANDARD DETAILS |
| C013 | STANDARD DETAILS |
| C014 | EROSION CONTROL DETAILS |


© Copyright 2016 AETLLC

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


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


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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

COVER SHEET

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

## RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
   OTIS SPRIGGS, CITY PLANNER
   307 VINE STREET
   JONESBORO, AR 72401
   870-932-0406

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
   CRAIG DAVENPORT
   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 - ACTING 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
   870-972-1827, FAX: 870-972-1610
   TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
   870-972-1587, FAX: 870-972-1533

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

## 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 0503120044C (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.

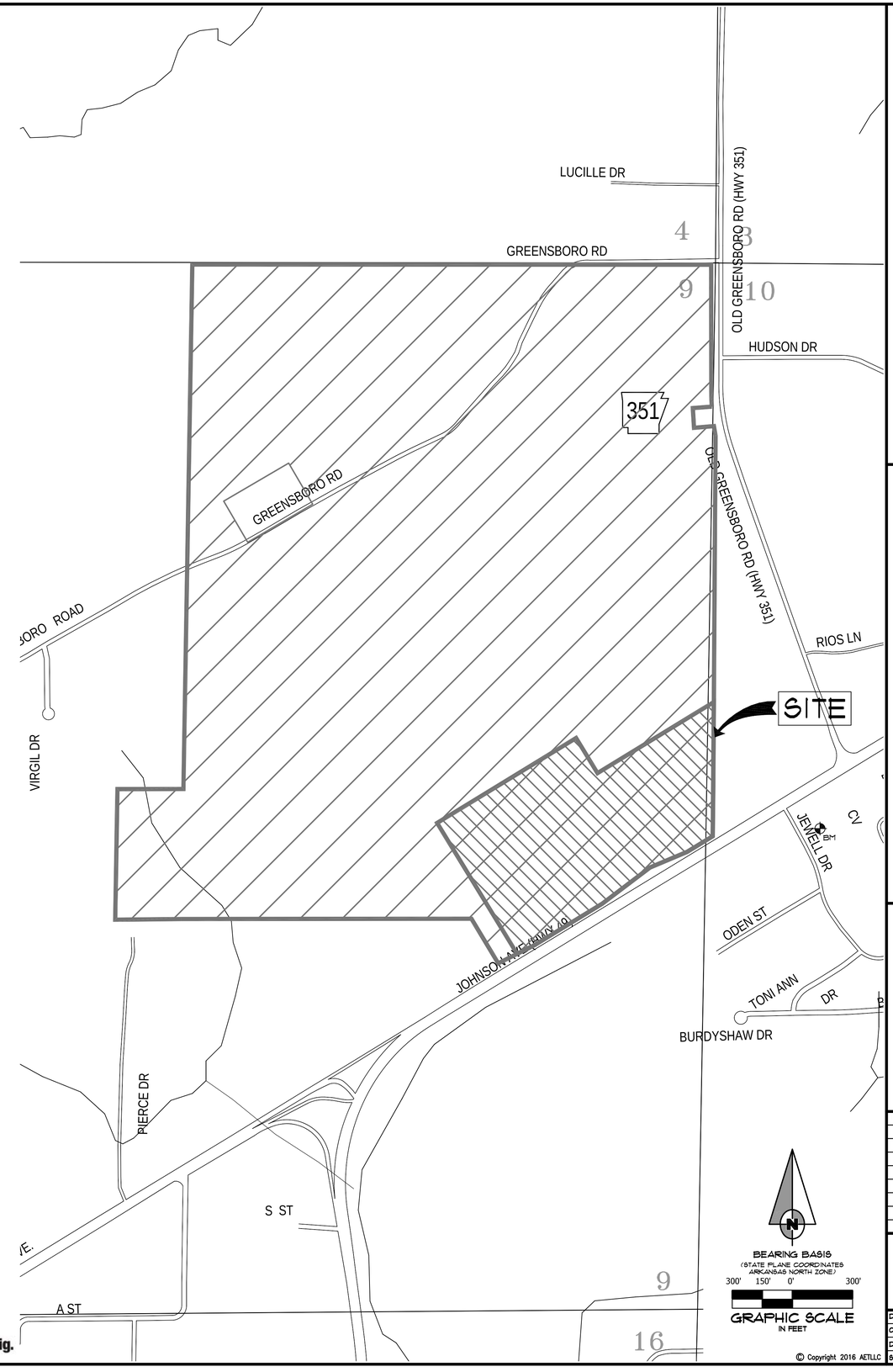
## BENCHMARK LIST

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 71 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
- LOT LINES
- F.I.P. FOUND IRON PIPE
- F.C.P.S. FOUND COTTON-PICKER SPINDLE
- F.R. FOUND REBAR
- F.I.P. FOUND IRON PIPE W/ PLS #XXX CAP
- GPS XX CITY OF JONESBORO G.P.S. MONUMENT
- BM BENCH MARK
- R/W MONUMENT
- S.I.P. SET 1 1/4" IRON PIPE W/ PLS #549 CAP
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- SSMH EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- WM EXISTING WATER METER
- PROPOSED WATER METER
- WATER VALVE
- FIRE HYDRANT
- VALVE BOX
- FIRE PROTECTION
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- ELECTRIC TRANSFORMER/ELECTRIC METER
- PP POWER POLE
- 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
- GM GAS METER
- SMH EXISTING STORM WATER MANHOLE
- GRATED INLET
- DOWNSPOUT
- SPRINKLER CONTROL
- MAILBOX
- TRASH COMPACTOR
- COLUMN
- BOLLARD
- HANDICAP SIGN
- EXISTING FENCE LINE
- 360 EXISTING GROUND CONTOUR
- 325 FINISHED GROUND CONTOUR
- EXISTING TREE/SHRUB
- BASIN BOUNDARY
- DRAINAGE FLOW
- GENERAL DRAINAGE FLOW
- SWALE FLOW DIRECTION
- SF SILT FENCE
- ROCK CHECK DAM
- RIP RAP AREA
- INLET PROTECTION
- ROCK CHECK DAM

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




BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)
300' 150' 0' 300'
GRAPHIC SCALE
IN FEET

© Copyright 2016 AETLLC

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

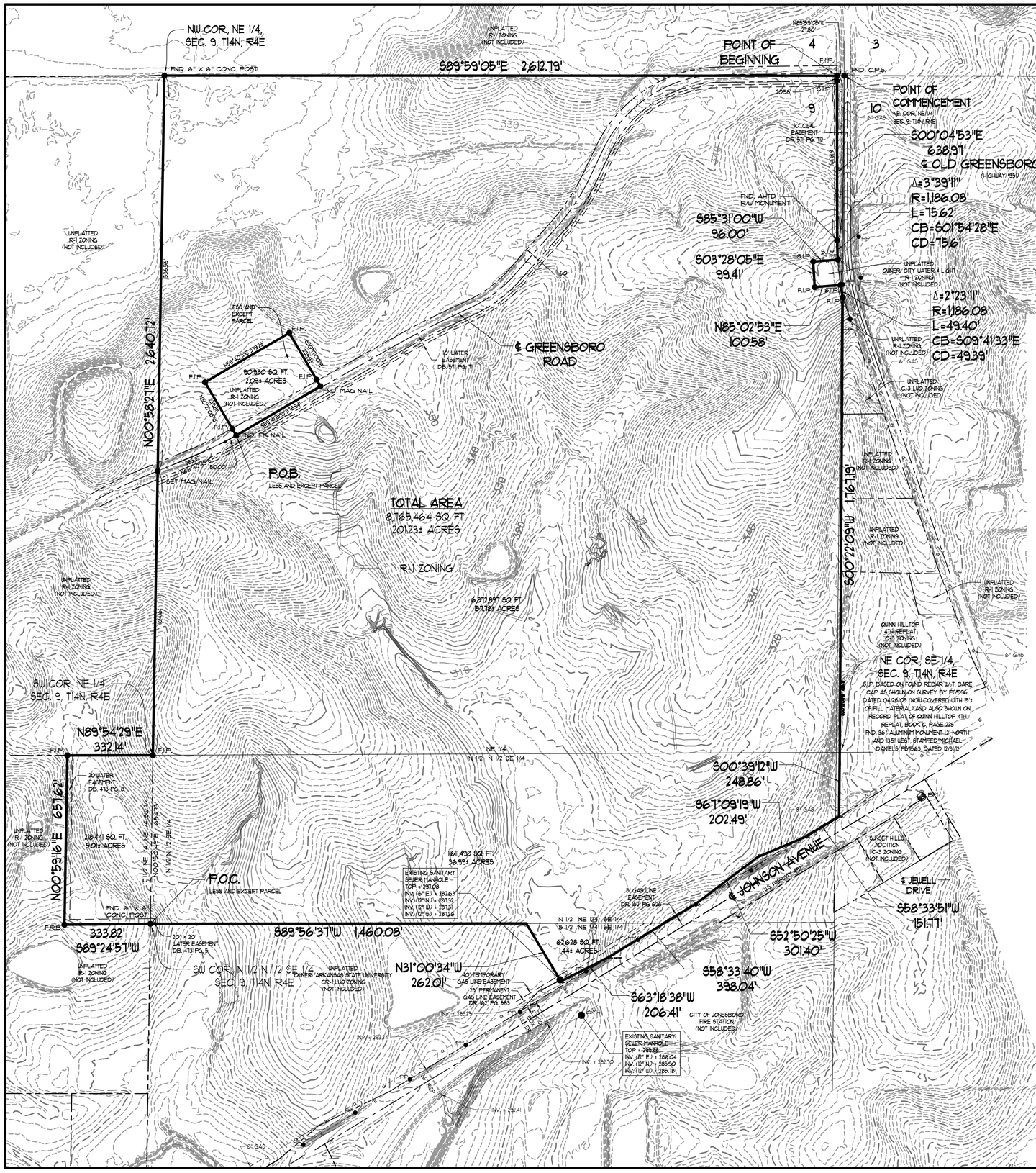
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## GENERAL NOTES

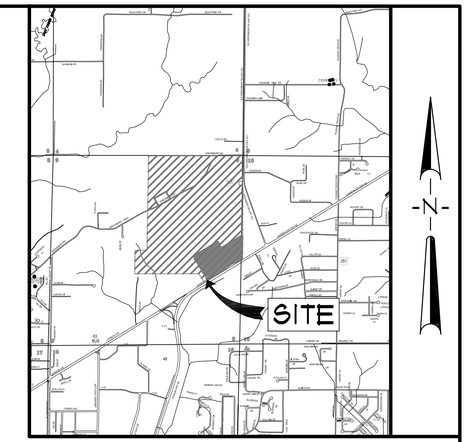
| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | AS SHOWN | | C002 |




BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

200' 100' 0' 200' 400'

GRAPHIC SCALE
IN FEET




VICINITY SKETCH
NOT TO SCALE

## DESCRIPTION

PART OF THE NORTHEAST QUARTER (157.78± ACRES), PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (36.99± ACRES), PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (1.44± ACRES) AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (5.01± ACRES), ALL BEING IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°59'05" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 27.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, AS FOLLOWS: SOUTH 00°04'53" EAST 638.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,186.08 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'11" A DISTANCE OF 75.62 FEET; THENCE SOUTH 85°31'00" WEST DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE 96.00 FEET; THENCE SOUTH 03°28'05" EAST 99.41 FEET; THENCE NORTH 85°02'53" EAST 100.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD GREENSBORO ROAD (ARKANSAS STATE HIGHWAY #351), SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,186.08 FEET AND WHOSE RADIUS POINT BEARS NORTH 81°30'02" EAST; THENCE ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°23'11" A DISTANCE OF 49.40 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°22'09" WEST ALONG SAID EAST LINE, 1,761.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 00°39'12" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID, 248.86 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE (U.S. HIGHWAY #49); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 58°33'51" WEST 151.77 FEET, SOUTH 67°09'19" WEST 202.49 FEET, SOUTH 52°50'25" WEST 301.40 FEET, SOUTH 58°33'40" WEST 398.04 FEET, SOUTH 63°18'38" WEST 206.41 FEET; THENCE NORTH 31°00'34" WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 262.01 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°56'37" WEST ALONG SAID SOUTH LINE 1,460.08 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, AFORESAID; THENCE SOUTH 89°24'57" WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 333.82 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°59'16" EAST ALONG SAID EAST LINE 657.62 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 89°54'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 332.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°58'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2,640.72 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID; THENCE SOUTH 89°59'05" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 2,612.79 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°50'49" EAST, ALONG THE HALF SECTION LINE, 654.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 00°59'21" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, AFORESAID, 1,104.15 FEET TO THE CENTERLINE OF GREENSBORO ROAD; THENCE ALONG SAID CENTERLINE OF GREENSBORO ROAD AND DEPARTING FROM THE HALF SECTION LINE, AFORESAID, AS FOLLOWS: NORTH 66°40'49" EAST 289.32 FEET, NORTH 59°41'15" EAST 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°21'08" WEST, DEPARTING FROM SAID CENTERLINE OF GREENSBORO ROAD, 239.81 FEET; THENCE NORTH 59°40'11" EAST 379.23 FEET; THENCE SOUTH 30°11'00" EAST 239.93 FEET TO THE CENTERLINE OF GREENSBORO ROAD, AFORESAID; THENCE SOUTH 59°41'15" WEST ALONG SAID CENTERLINE, 378.94 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, NOT INCLUDING THE LESS AND EXCEPT TRACT, 8,765,464 SQ. FT. OR 201.23 ACRES, MORE OR LESS.

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

## LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- F.R.B. = FOUND REBAR
- FND. C.P.S. = FOUND COTTON PICKER SPINDLE
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PS #166 CAP
- FENCE LINE
- OVERHEAD ELECTRICAL LINE
- BM = BENCHMARK

## NOTES

1. CONTOURS SHOWN HEREON ARE 2011 LIDAR INFORMATION PROVIDED BY THE CITY OF JONESBORO.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
3. BENCHMARK IS NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATED AS L-331, LOCATED APPROXIMATELY 321 FEET EAST AND 77 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).


**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


# TOPOGRAPHIC SKETCH
# GREENSBOROUGH VILLAGE
# GREENSBORO INVESTMENTS, LLC
# JONESBORO, ARKANSAS

| REV | DATE | REVISIONS | DRAWN | CHK'D |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

| | | | |
|---|---|---|---|
| DRAWN: KLS/CCH | CHECKED: KLS | DATE: 09/30/14 | SHEET |
| SCALE: 1" = 200' | CADD FILE: 14106-SDP-TOPO | DWG# 041409L0006 | 1 OF 1 |

# DESCRIPTION

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

BEGINNING AT THE SOUTHEAST 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 286.01 FEET: THENCE NORTH 58° 34' 30" EAST DEPARTING SAID WEST LINE A DISTANCE OF 480.37 FEET: THENCE SOUTH 31° 25' 30" EAST A DISTANCE OF 106.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 45° 58' 39", HAVING A RADIUS OF 35.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 35° 35' 11" EAST A DISTANCE OF 27.34 FEET: THENCE NORTH 58° 34' 30" EAST A DISTANCE OF 84.30 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 20° 05' 18", HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 31' 51" EAST A DISTANCE OF 38.37 FEET: THENCE NORTH 38° 29' 12" EAST A DISTANCE OF 14.72 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 25' 51", HAVING A RADIUS OF 90.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 51° 12' 08" EAST A DISTANCE OF 39.62 FEET: THENCE NORTH 63° 55' 03" EAST A DISTANCE OF 31.59 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 18' 12", HAVING A RADIUS OF 90.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68° 34' 09" EAST A DISTANCE OF 14.60 FEET: THENCE NORTH 73° 13' 15" EAST A DISTANCE OF 56.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 45' 34", HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 63° 20' 28" EAST A DISTANCE OF 37.75 FEET: THENCE NORTH 53° 27' 41" EAST A DISTANCE OF 65.33 FEET: THENCE NORTH 71° 09' 22" EAST A DISTANCE OF 70.00 FEET: THENCE SOUTH 18° 50' 38" EAST A DISTANCE OF 34.59 FEET: THENCE NORTH 58° 34' 30" EAST A DISTANCE OF 127.35 FEET: THENCE NORTH 67° 39' 57" EAST A DISTANCE OF 227.30 FEET: THENCE NORTH 58° 34' 30" EAST A DISTANCE OF 1000.00 FEET: THENCE NORTH 31° 25' 30" WEST A DISTANCE OF 18.77 FEET: THENCE NORTH 58° 34' 30" EAST A DISTANCE OF 238.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 21° 48' 02", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 37° 36' 32" WEST A DISTANCE OF 104.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE: THENCE NORTH 41° 10' 00" EAST A DISTANCE OF 60.00 FEET: THENCE NORTH 50° 00' 59" EAST A DISTANCE OF 140.26 FEET: THENCE NORTH 69° 52' 10" EAST A DISTANCE OF 359.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #351: THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS, ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 34' 53", HAVING A RADIUS OF 1182.87 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10° 05' 53" EAST A DISTANCE OF 32.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, SOUTH 19° 23' 59" EAST A DISTANCE OF 1138.10 FEET: THENCE NORTH 88° 42' 59" WEST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 384.98 FEET: THENCE SOUTH 00° 22' 09" WEST A DISTANCE OF 702.30 FEET: THENCE SOUTH 00° 39' 12" WEST A DISTANCE OF 248.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #49: THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS, SOUTH 58° 33' 51" WEST A DISTANCE OF 151.77 FEET, SOUTH 67° 09' 19" WEST A DISTANCE OF 202.49 FEET, SOUTH 52° 50' 25" WEST A DISTANCE OF 301.40 FEET, SOUTH 58° 33' 40" WEST A DISTANCE OF 398.04 FEET, SOUTH 63° 18' 38" WEST A DISTANCE OF 206.41 FEET: THENCE NORTH 31° 00' 34" WEST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 262.01 FEET: THENCE SOUTH 89° 56' 37" WEST A DISTANCE OF 1460.08 FEET: THENCE SOUTH 89° 24' 57" WEST A DISTANCE OF 333.82 FEET: THENCE NORTH 00° 59' 16" EAST A DISTANCE OF 657.62 FEET: THENCE NORTH 89° 54' 29" EAST A DISTANCE OF 332.14 FEET TO THE POINT OF BEGINNING.

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







VICINITY SKETCH
NOT TO SCALE

## 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

## LEGEND

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

## SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR GREENSBORO INVESTMENTS, 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.

## 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: 11/29/2016

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

© Copyright 2016 AETLLC

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

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

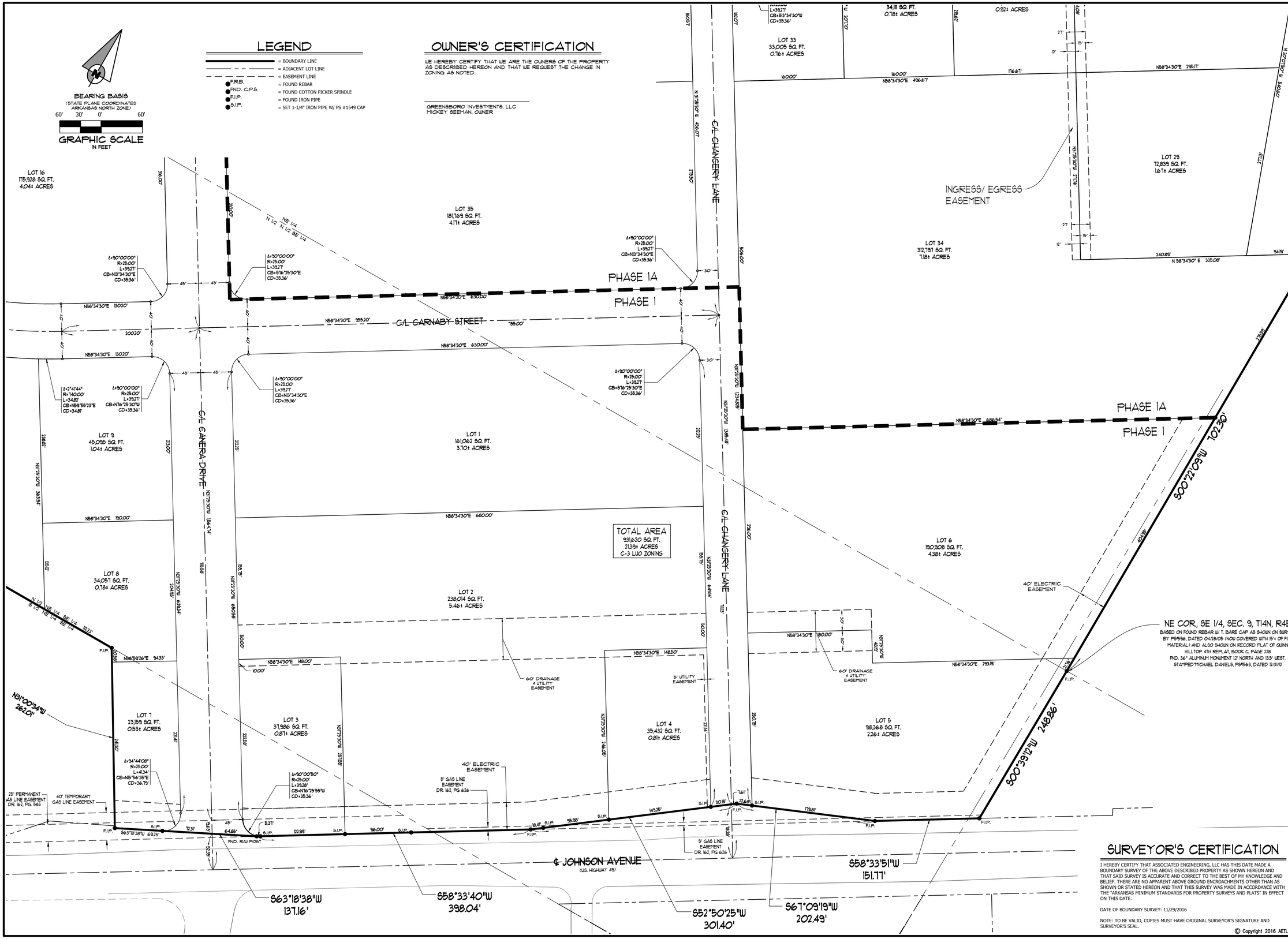
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1549
SIGNATURE
PATRICK LAMBERT

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

RECORD PLAT
KEY MAP

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




## 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: 11/29/2016

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

© Copyright 2016 AETLLC

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

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

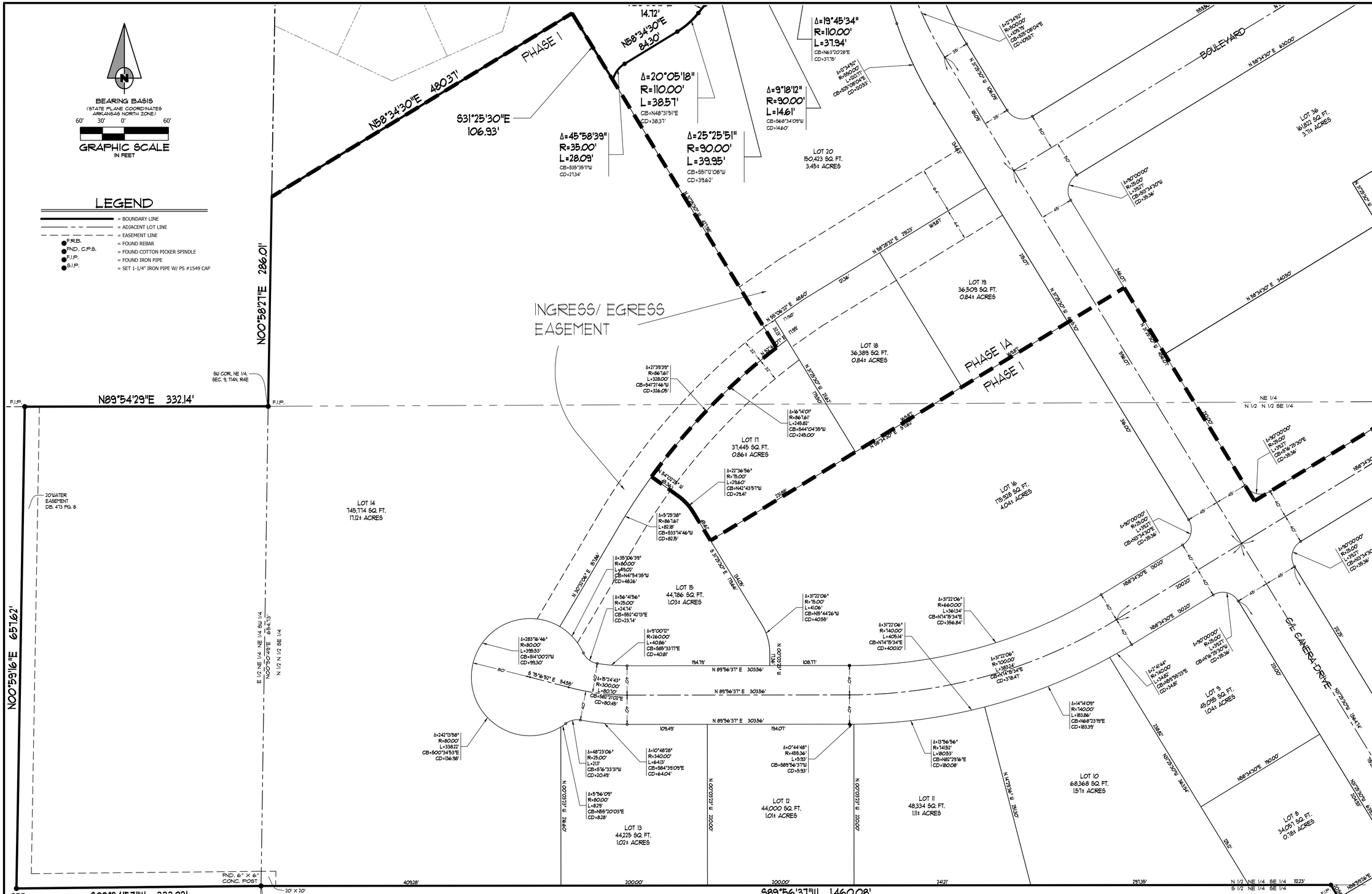
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS, INC.

REGISTERED
STATE OF ARKANSAS
NO. 1549
SIGNATURE
PROFESSIONAL LAND SURVEYOR

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

RECORD PLAT
KEY MAP

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-003 | CHECKED: | PWL |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 60' | | C004A |




# GREENSBOROUGH VILLAGE

## PHASES 1 & 1A

## U.S. HIGHWAY 49 (JOHNSON AVENUE)

## JONESBORO, ARKANSAS


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


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

REGISTERED
STATE OF ARKANSAS
NO. 1549
PROFESSIONAL LAND SURVEYOR

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## OWNER'S CERTIFICATION

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

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

## SURVEYOR'S CERTIFICATION

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: 11/29/2016

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

© Copyright 2016 AETLLC

## RECORD PLAT KEY MAP

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

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

60' 30' 0' 60'
GRAPHIC SCALE
IN FEET

## LEGEND

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

## OWNER'S CERTIFICATION

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

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

## SURVEYOR'S CERTIFICATION

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: 11/29/2016

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

© Copyright 2016 AETLLC

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

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

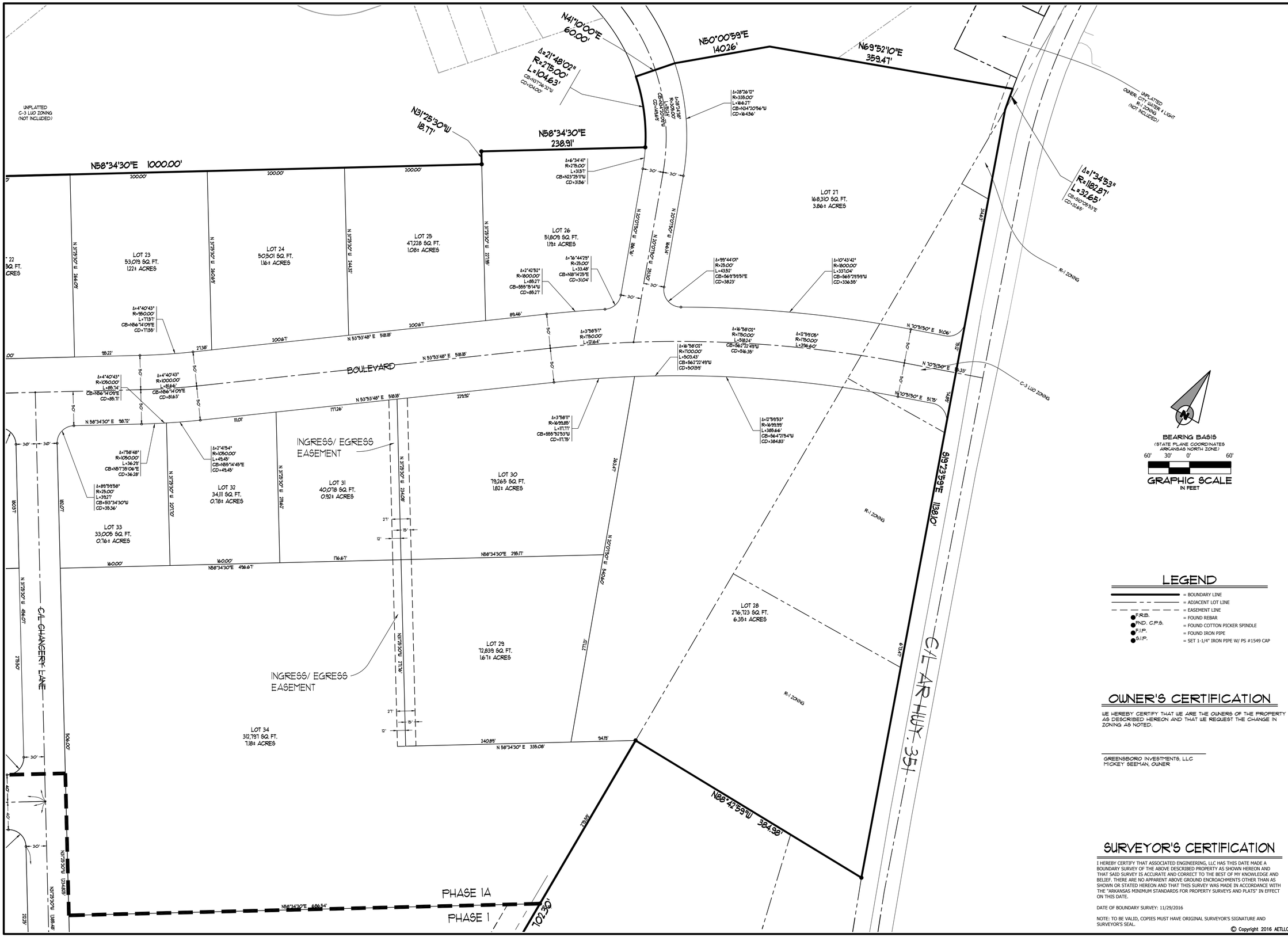
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1549
SIGNATURE
PATRICK LIMBAUGH
PROFESSIONAL LAND SURVEYOR

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

RECORD PLAT
KEY MAP

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-003 | CHECKED: | PWL |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 60' | | C004C |




# GREENSBOROUGH VILLAGE

## PHASES 1 & 1A

## U.S. HIGHWAY 49 (JOHNSON AVENUE)

## JONESBORO, ARKANSAS


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


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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1549
SIGNATURE
PATRICK L. WILLIAMS

## LEGEND

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

## OWNER'S CERTIFICATION

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

GREENSBORO INVESTMENTS, LLC
MICKEY SEEMAN, OWNER

## SURVEYOR'S CERTIFICATION

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: 11/29/2016

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

© Copyright 2016 AETLLC

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

# RECORD PLAT KEY MAP

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-003 | CHECKED: | PWL |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 60' | | C004D |

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

F.I.P.
F.I.P.
F.I.P.
F.I.P.
FND. MAG NAIL
FND. PK NAIL
SET MAG NAIL
10' WATER EASEMENT DB. 511 PG. 711
F.I.P.
S.I.P.
F.I.P.
6" GAS
HIGHWAY 351 NORTH
BOULEVARD
MEMPHIS STREET
BOULEVARD
FUTURE PHASE I
PHASE 1A
PHASE I
PHASE 1A
PHASE I
PHASE 1A
PHASE I
CARMEN STREET
CARMEN STREET
CARMEN STREET
6" GAS
F.I.P.
F.I.P.
20' WATER EASEMENT DB. 473 PG. 8
FND. 6" X 6" CONC. POST
F.R.B.
20' X 20' WATER EASEMENT DB. 473 PG. 5
40' TEMPORARY GAS LINE EASEMENT
JOHNSON AVE. (HWY. 49)
S00°20'00"W 426.78'
S00°39'51"W 248.89'
S88°20'57"W 81.77'
S87°07'59"W 402.49'
S88°20'47"W 30.40'
S88°20'47"W 398.04'
S87°18'38"W 81.98'
BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)
120' 60' 0' 120'
GRAPHIC SCALE
IN FEET

© Copyright 2016 AETLLC

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

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

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## OVERALL UTILITY

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 120' | | C005 |

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

F.I.P.
F.I.P.
F.I.P.
F.I.P.
FND. MAG NAIL
FND. PK NAIL
SET MAG NAIL
20' WATER EASEMENT DB. 371 PG. 711
MILLER STREET
BOULEVARD
FUTURE PHASE
PHASE IA
PHASE I
ARMORY STREET
HIGHWAY 49 NORTH
JOHNSON AVE (HWY. 49)
F.I.P.
F.I.P.
20' WATER EASEMENT DB. 413 PG. 8
FND. 6" X 6" CONC. POST
F.R.B.
20' X 20' WATER EASEMENT DB. 413 PG. 5
40' TEMPORARY GAS LINE EASEMENT
PROPOSED CONTOURS SHOWN ARE BASED ON MASS GRADING ELEVATIONS. BUILDING PAD ELEVATIONS SHOWN ARE PER MASTER PLAN.

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

120' 60' 0' 120'
GRAPHIC SCALE
IN FEET

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE
## PHASES I & IA
## U.S. HIGHWAY 49 (JOHNSON AVENUE)
## JONESBORO, ARKANSAS

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

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

# OVERALL GRADING

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | C006 |
| SCALE: | 1" = 120' | | |

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

F.I.P.
FND. MAG NAIL
FND. PK NAIL
SET MAG NAIL
20' WATER EASEMENT DB. 511 PG. 711
HIGHWAY 49 NORTH
BOULEVARD
CARNEY STREET
CHURCH AVE
JOHNSON AVE (HWY. 49)
FUTURE PHASE
PHASE 1A
20' WATER EASEMENT DB. 413 PG. 8
FND. 6" X 6" CONC. POST
F.R.B.
20' X 20' WATER EASEMENT DB. 413 PG. 5
40' TEMPORARY GAS LINE EASEMENT
310
320
330
340
350

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

120' 60' 0' 120'

GRAPHIC SCALE
IN FEET

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

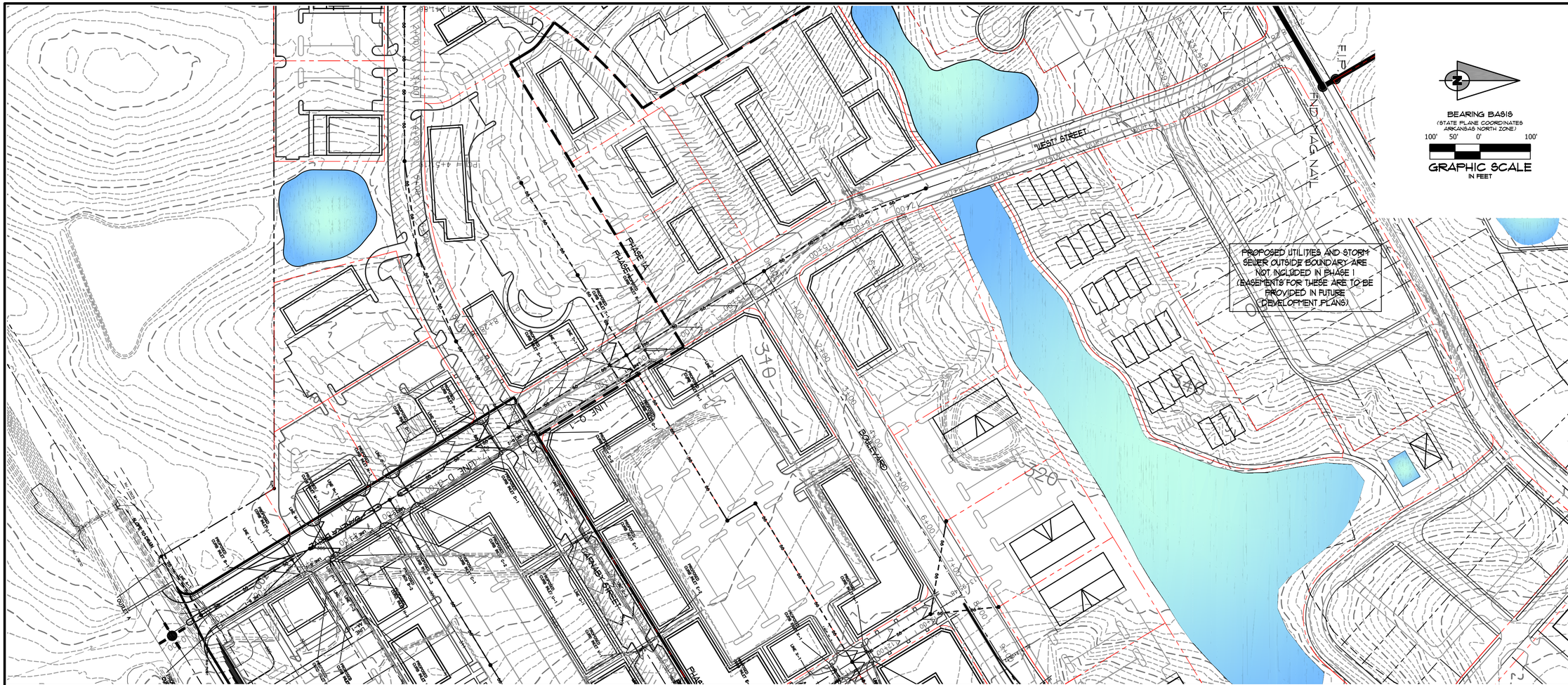
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

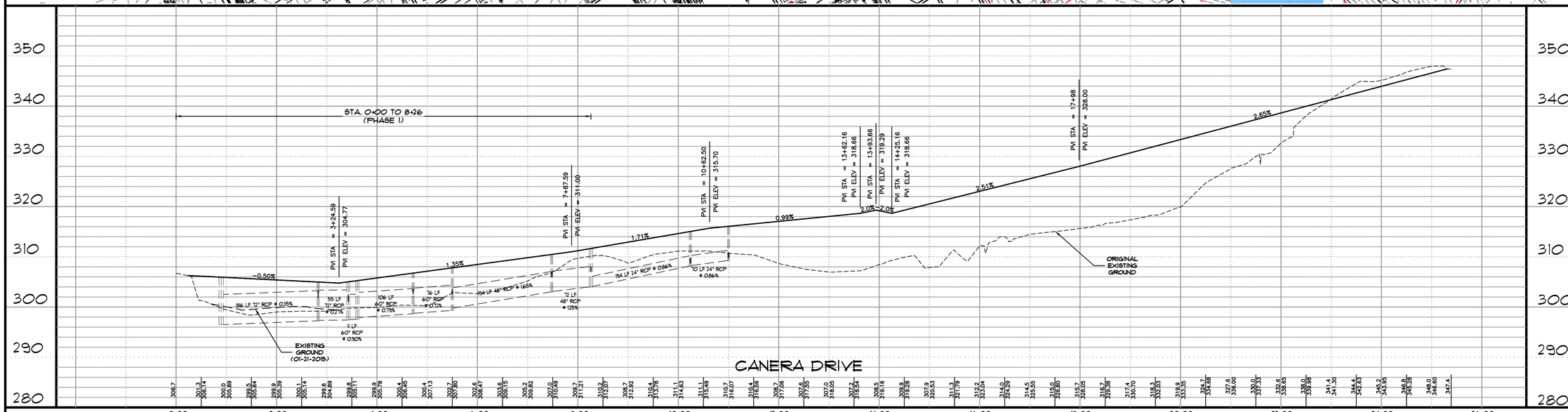
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## OVERALL EROSION CONTROL

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 120' | | C007 |




100' 50' 0' 100' 200'

GRAPHIC SCALE
IN FEET

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

© Copyright 2016 AETLLC

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

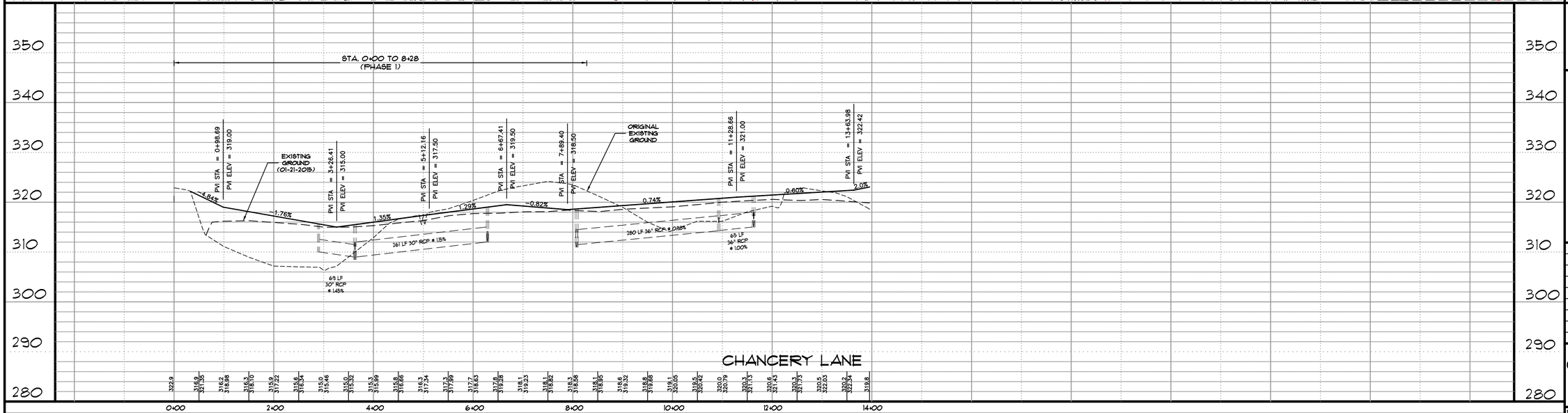
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

# CANERA DRIVE
## PLAN & PROFILE

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 100' | C008 | |




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

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

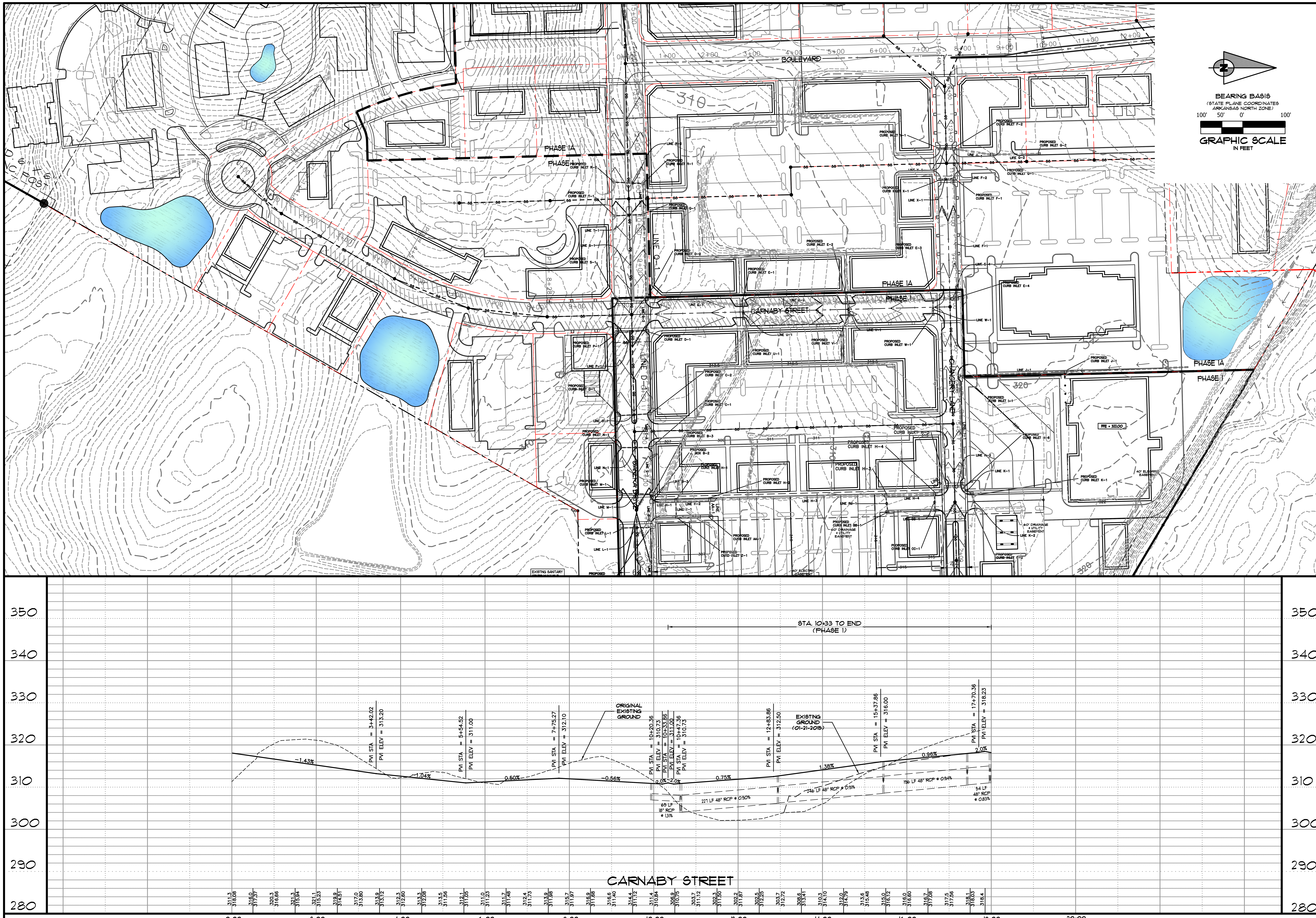
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## CHANCERY LANE PLAN & PROFILE

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 100' | | C009 |




100' 50' 0' 100' 200'

GRAPHIC SCALE
IN FEET

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

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

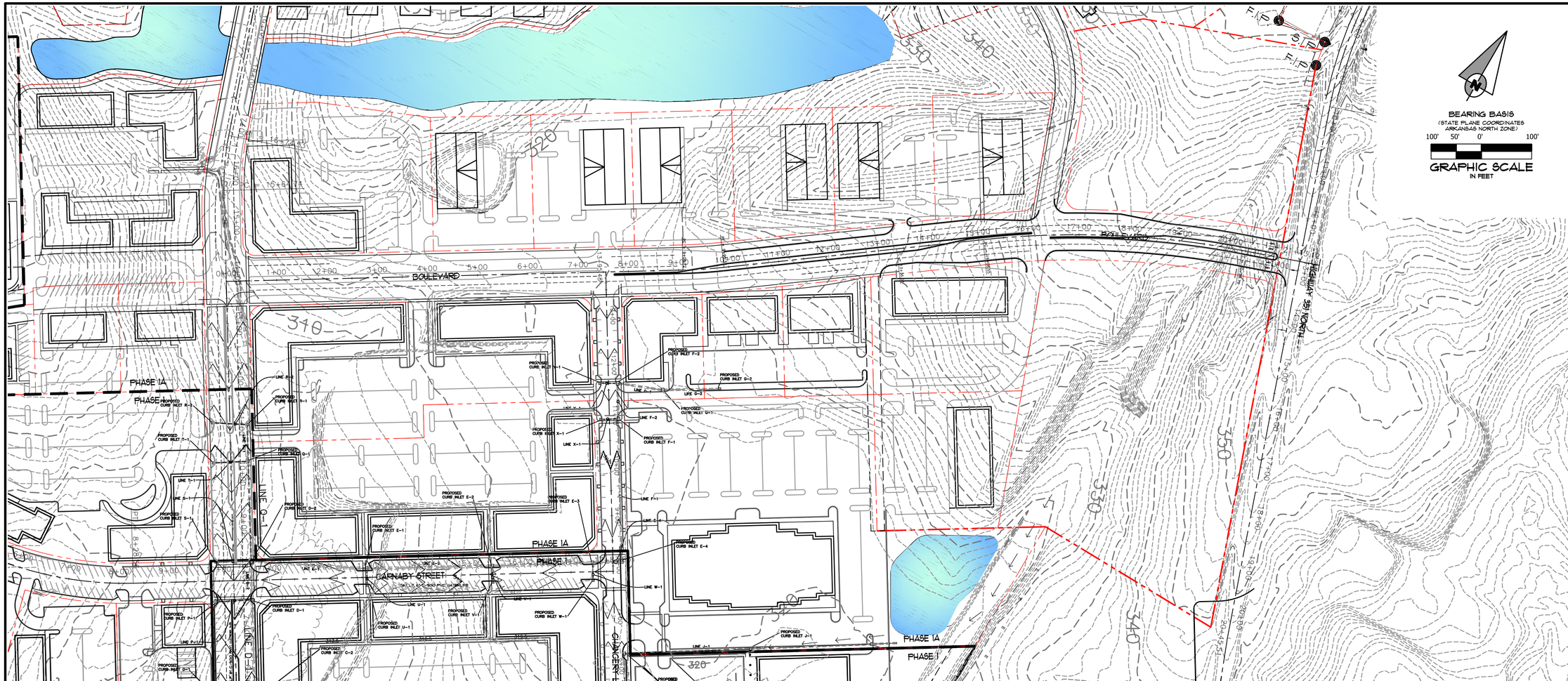
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

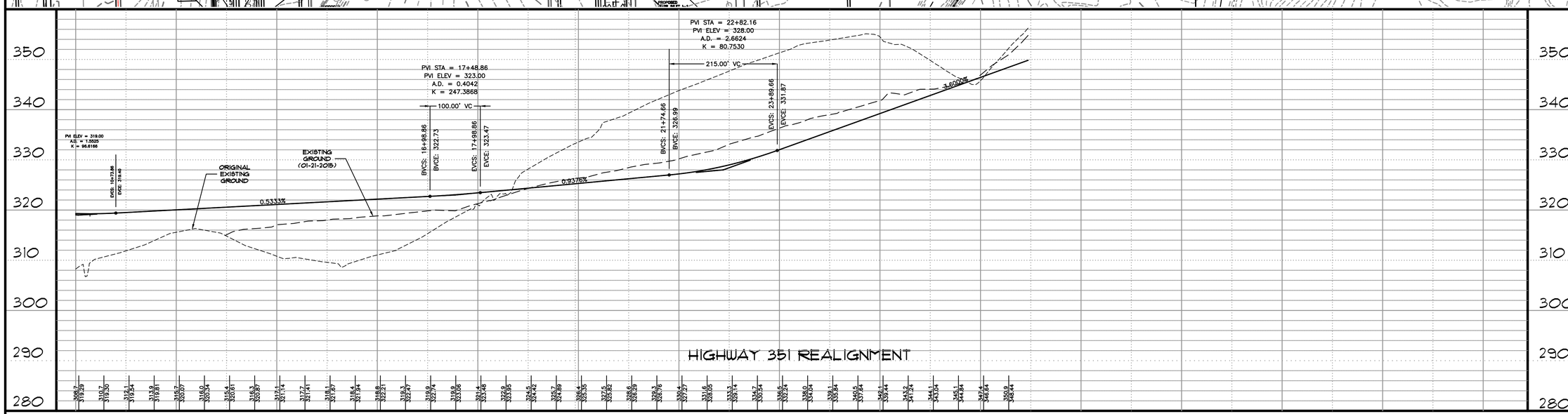
CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

## CARNABY STREET PLAN & PROFILE

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | 1" = 100' | | C010 |




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

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

## PHASES 1 & 1A

## U.S. HIGHWAY 49 (JOHNSON AVENUE)

## JONESBORO, ARKANSAS

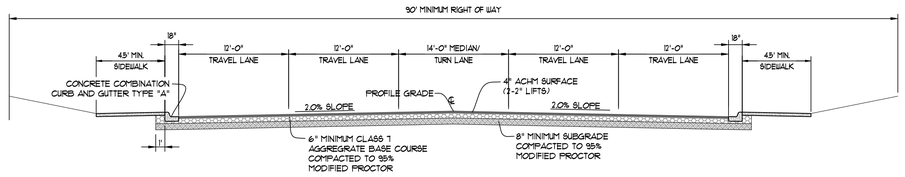
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

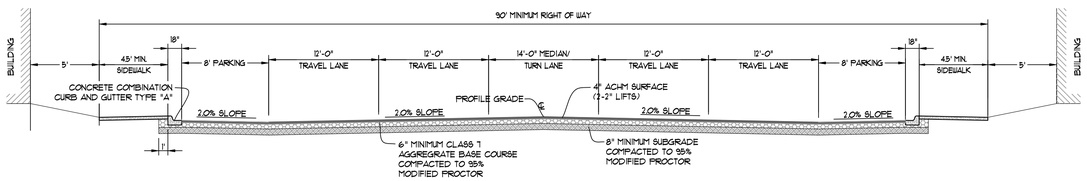
# BOULEVARD PLAN & PROFILE

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | C011 |
| SCALE: | 1" = 100' | | |



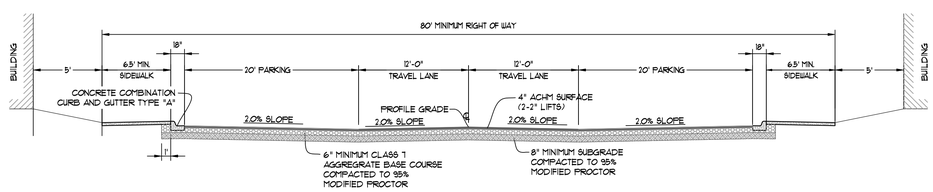

## STREET SECTION (90' R/W)

SCALE: NONE



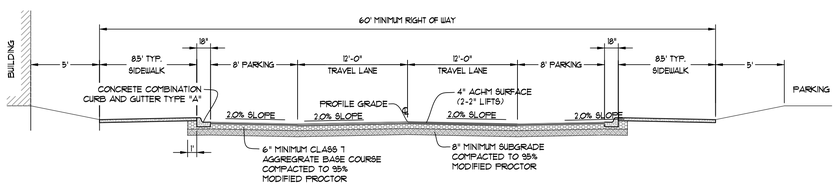

## STREET SECTION (90' R/W) WITH PARALLEL PARKING

SCALE: NONE



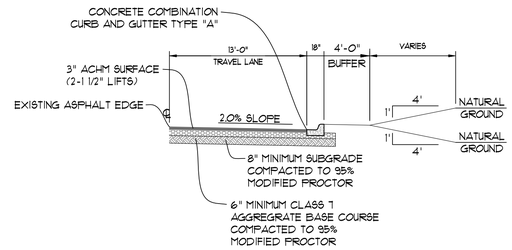

## STREET SECTION (80' R/W) WITH ADJACENT PARKING

SCALE: NONE



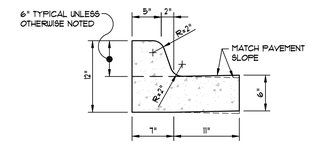

## STREET SECTION (60' R/W) WITH PARALLEL PARKING

SCALE: NONE




## TURN LANE SECTION

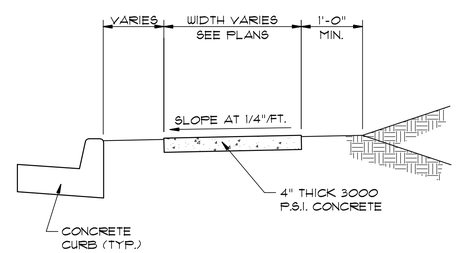
SCALE: NONE




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

## TYPICAL CURB & GUTTER TYPE "A-18"

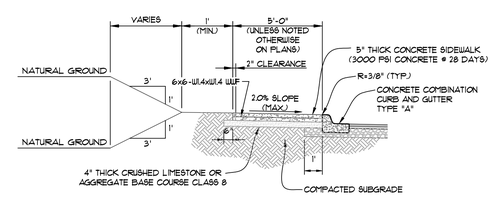
(NOT TO SCALE)




## TYPICAL SECTION - SIDEWALK

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)

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

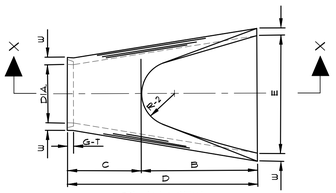
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

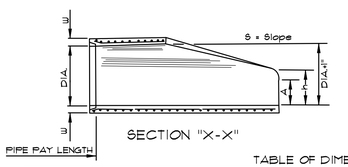
| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

STANDARD DETAILS

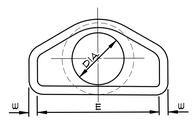
| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | AS SHOWN | | C012 |



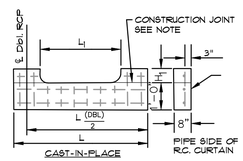

PLAN VIEW




SECTION "X-X"




END VIEW




R.C. CURTAIN WALL DETAIL

TABLE OF DIMENSIONS

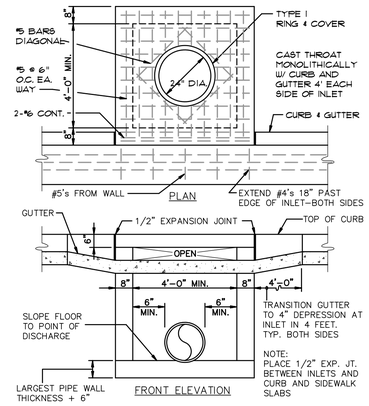
| DIA. | WALL | A | B | C | D | E | S | DIA.+1" | P | R-1 | R-2 | G-T | WT | h |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 18" | 2 1/2" | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" | 3:1 | 19" | 29" | 15 1/2" | 12" | 2" | 1000 | 1'-0 1/2" |
| 24" | 3" | 9 1/2" | 3'-7 1/2" | 2'-6" | 6'-1 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" |

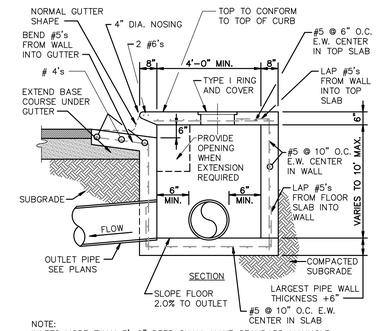
NOTES:

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)

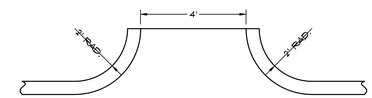



NOTE:
INLETS MORE THAN 3'-0" DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED AT 15" O.C. – MANHOLE FRAME AND COVER SHALL BE PLACED ADJACENT TO THE WALL WITH THE STEPS.

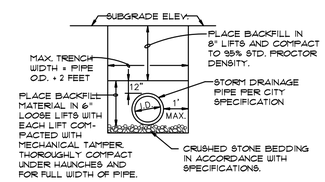
## CURB INLET - TYPE "A"

(NOT TO SCALE)



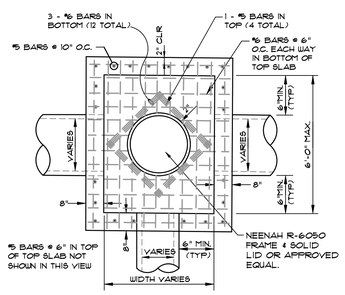

## CURB CHANNEL

(NOT TO SCALE)



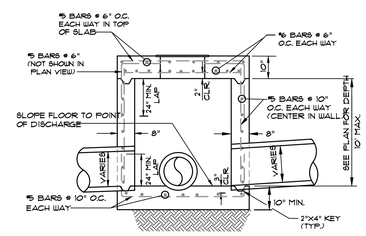

## DRAINAGE PIPE TRENCH DETAIL

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




## PLAN - JUNCTION BOX - HEAVY

N.T.S.




## SECTION - JUNCTION BOX - HEAVY

N.T.S.

NOTES:

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.

© Copyright 2016 AETLLC

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

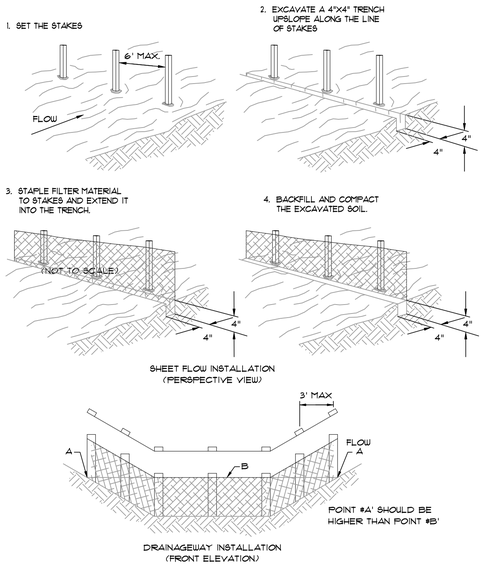
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

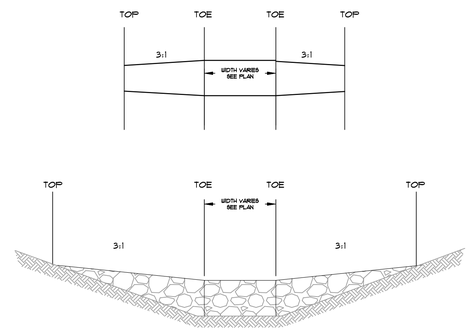
STANDARD DETAILS

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | AS SHOWN | | C013 |




## FILTER BARRIER

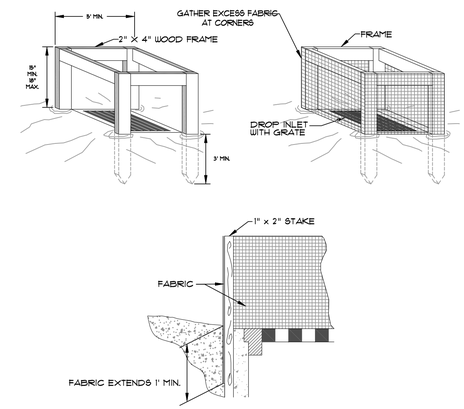
SCALE: 1/4" = 1'-0"




GRAVEL TO BE 2"-3" STONE

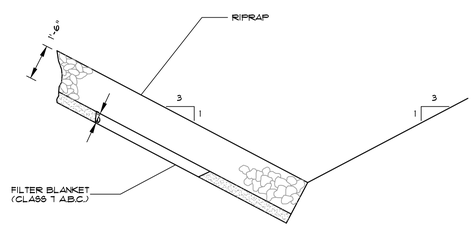
## ROCK CHECK DAM

SCALE: 1/2" = 1'-0"




## SILT FENCE INLET PROTECTION

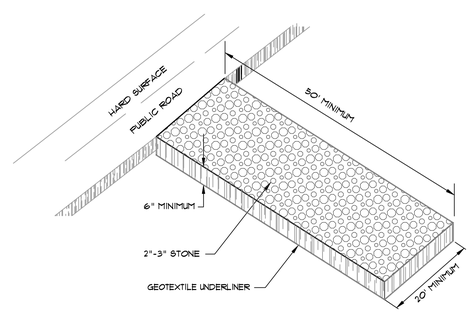
SCALE: 1/2" = 1'-0"




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.

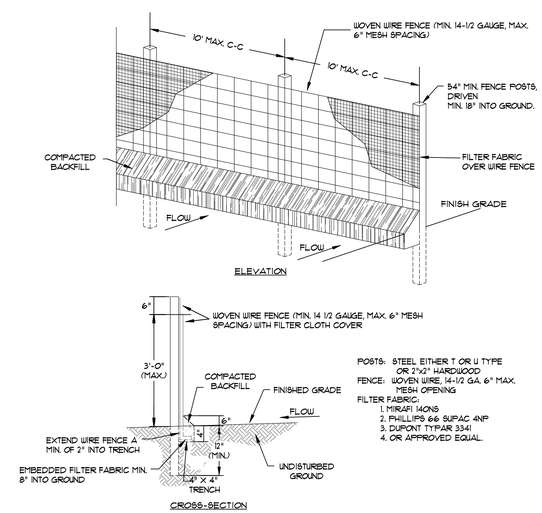
## SECTION - DUMPED RIPRAP

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

© Copyright 2016 AETLLC

# GREENSBOROUGH VILLAGE

PHASES 1 & 1A

U.S. HIGHWAY 49 (JOHNSON AVENUE)

JONESBORO, ARKANSAS

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

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

# EROSION CONTROL DETAILS

| | | | |
|---|---|---|---|
| DATE: | 11/29/16 | DRAWN: | CCH |
| CADD FILE: | 14106-SDP | CHECKED: | JME |
| DWG#: | 0414091.00XX | SHEET | |
| SCALE: | AS SHOWN | | C014 |