

# DEVELOPMENT PLANS

# SOUTHBOUND SUBDIVISION

PREPARED FOR  
SH&B INVESTMENTS, LLC.

JONESBORO, ARKANSAS  
SEPTEMBER 2013

## LOCAL CONTACTS

CITY OF JONESBORO - PLANNING & ZONING DEPARTMENT  
307 Vine Street PH-870-932-0406  
Jonesboro, AR 72401  
PH-870-932-0406

CITY OF JONESBORO - ENGINEERING DEPARTMENT  
307 Vine Street  
Jonesboro, AR 72401  
PH-870-932-2438

CITY OF JONESBORO - FIRE SAFETY DEPARTMENT  
3215 East Johnson  
Jonesboro, AR 72401  
PH-870-932-2428

CITY WATER & LIGHT - ENGINEERING DEPARTMENT  
400 East Monroe  
Jonesboro, AR 72401  
PH-870-935-5581

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS  
2510 Hwy. 412 West  
P.O. BOX 98  
Paragould, AR 72451  
PH-870-239-9511

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY  
1825 Grant Ave. Suite A  
Jonesboro, AR 72401 72401  
PH-870-935-7221

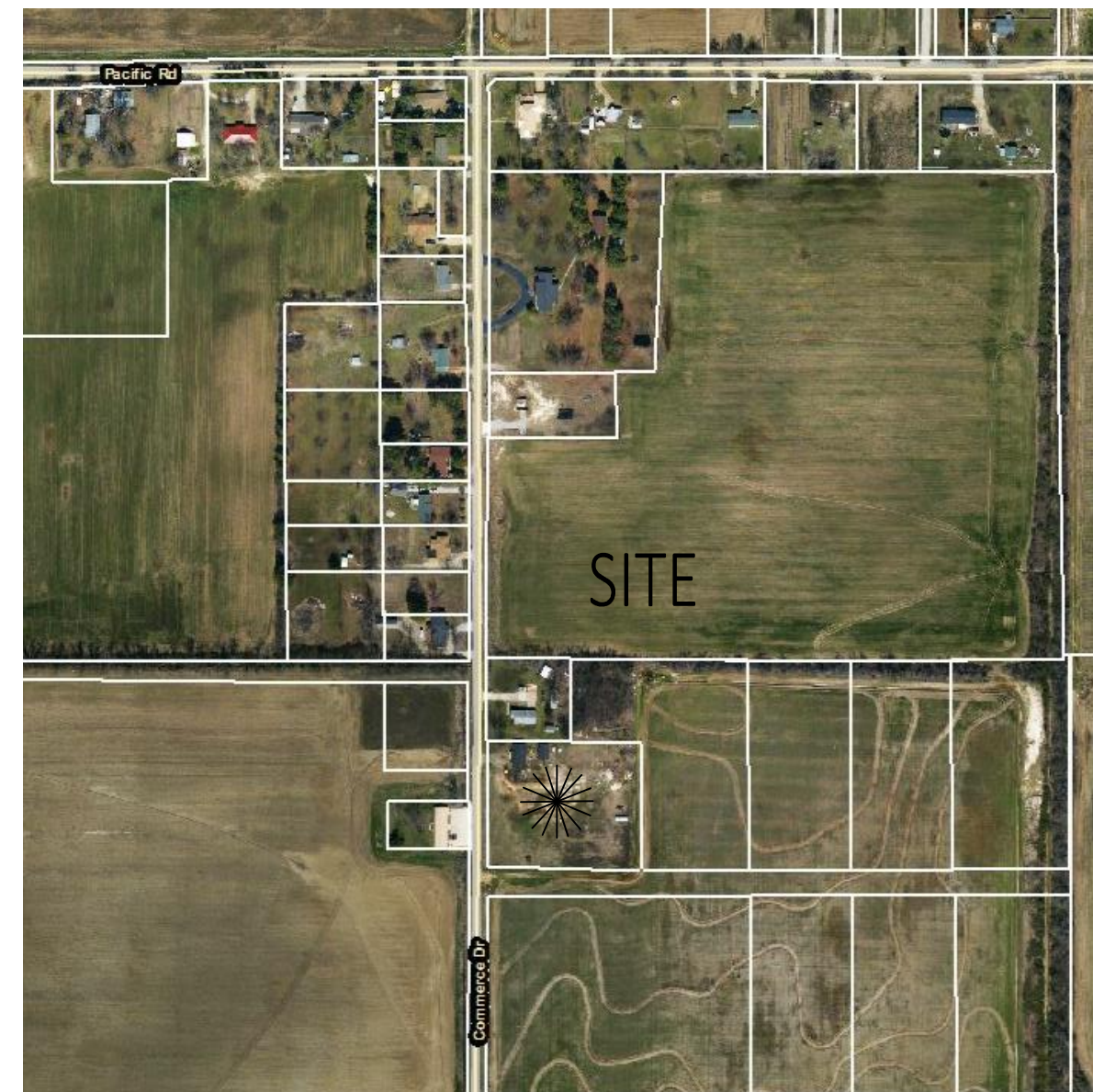
CENTERPOINT ENTERGY  
613 Southwest Drive  
Jonesboro, AR 72401  
PH-800-555-6322

AT&T  
723 South Church  
Jonesboro, AR 72401  
PH-870-972-7600

RITTER COMMUNICATIONS  
2109 Fowler Ave.  
Jonesboro, AR 72401  
PH-870-336-3421

SUDDENLINK  
1520 South Caraway  
Jonesboro, AR 72401  
PH-870-219-1355

## VICINITY MAP

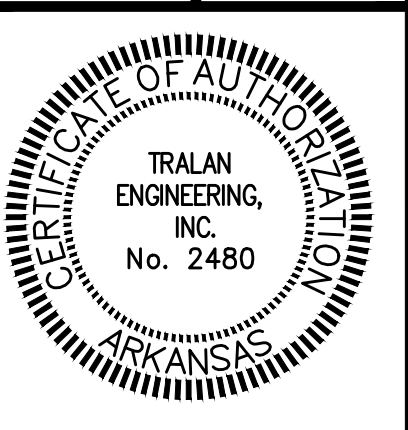


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6 of 7	SITE CONSTRUCTION DETAILS



**PROJECT:**  
Southbound Subdivision

**CLIENT:**  
SH&B Investments, LLC.



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
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TITLE PAGE

SHEET NUMBER:  
**1** of **7**

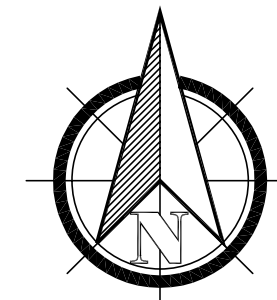
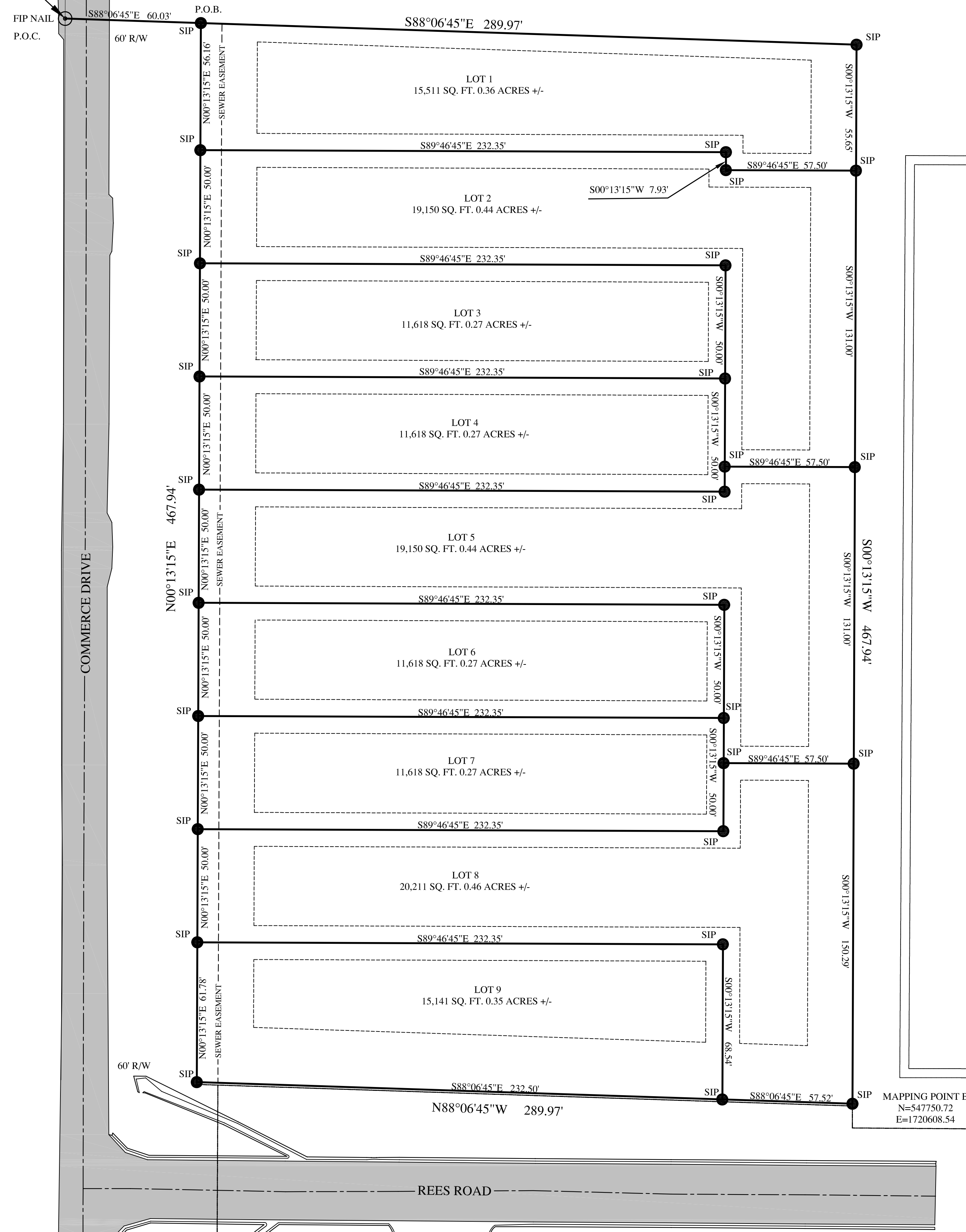
FND NAIL  
NW CORNER  
SW 1/4, NW 1/4  
SECTION 24, T14N, R4E

MAPPING POINT A  
N=548230.18  
E=1720260.54

S00°13'15"W 1330.70'  
NOTE TO SCALE

FND C.P.S.  
NW CORNER  
SECTION 24, T14N, R4E

REFERENCES:  
FIRE HYDRANT BEARS: S 30°27' W 34.7'  
C/L GRATED INLET BEARS: S 52°02' E 34.8'



BEARING BASIS: ARKANSAS STATE PLANE NORTH ZONE

**LEGEND**

- = BOUNDARY LINE
- - - = EASEMENT LINE
- = BUILDING SETBACK LINE
- ⊙ F.I.P. = FOUND MONUMENT AS NOTED
- S.I.P. = SET 1/2" REBAR W/ PS #1709 CAP



VICINITY MAP NOT-TO-SCALE

**DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 AFORESAID: THENCE SOUTH 88° 06'45" EAST, 60.03 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°06'45" EAST, 289.97 FEET; THENCE SOUTH 00°13'15" WEST, 467.94 FEET; THENCE NORTH 88°06'45" WEST, 289.97; THENCE NORTH 00°13'15" EAST, 467.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE PUBLIC ROAD RIGHT OF WAY ALONG THE WEST SIDE THEREOF.

CONTAINING IN ALL 135,633 SQ. FT. OR 3.11 ACRES +/-.

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

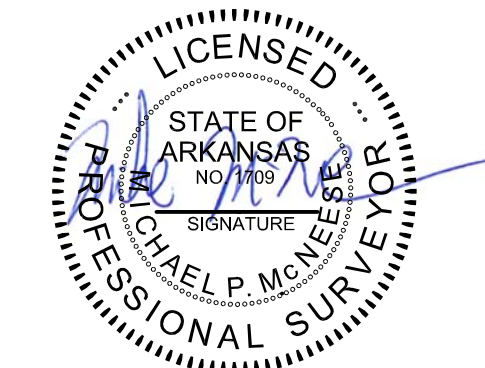
**SURVEYOR'S NOTES**

1. NO SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS SURVEYOR FOR ANY EASEMENTS, RESERVATIONS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH A FULL TITLE SEARCH MAY DISCLOSE.
2. A PART OF THE PROPERTY IS CURRENTLY ZONED R-2 WITH THE FOLLOWING SETBACK REQUIREMENTS:  
STREET=25'  
SIDE=7.5'  
REAR=20'
3. A PART OF THE PROPERTY IS CURRENTLY ZONED RM-12 WITH THE FOLLOWING SETBACK REQUIREMENTS:  
STREET=25'  
SIDE=15'  
REAR=20'

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT MCNEESE LAND SURVEYING HAS THIS DATE MADE A 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.

DATE OF SURVEY: SEPTEMBER 25, 2013.

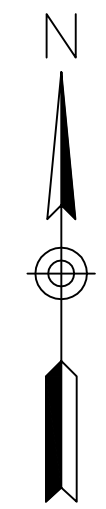
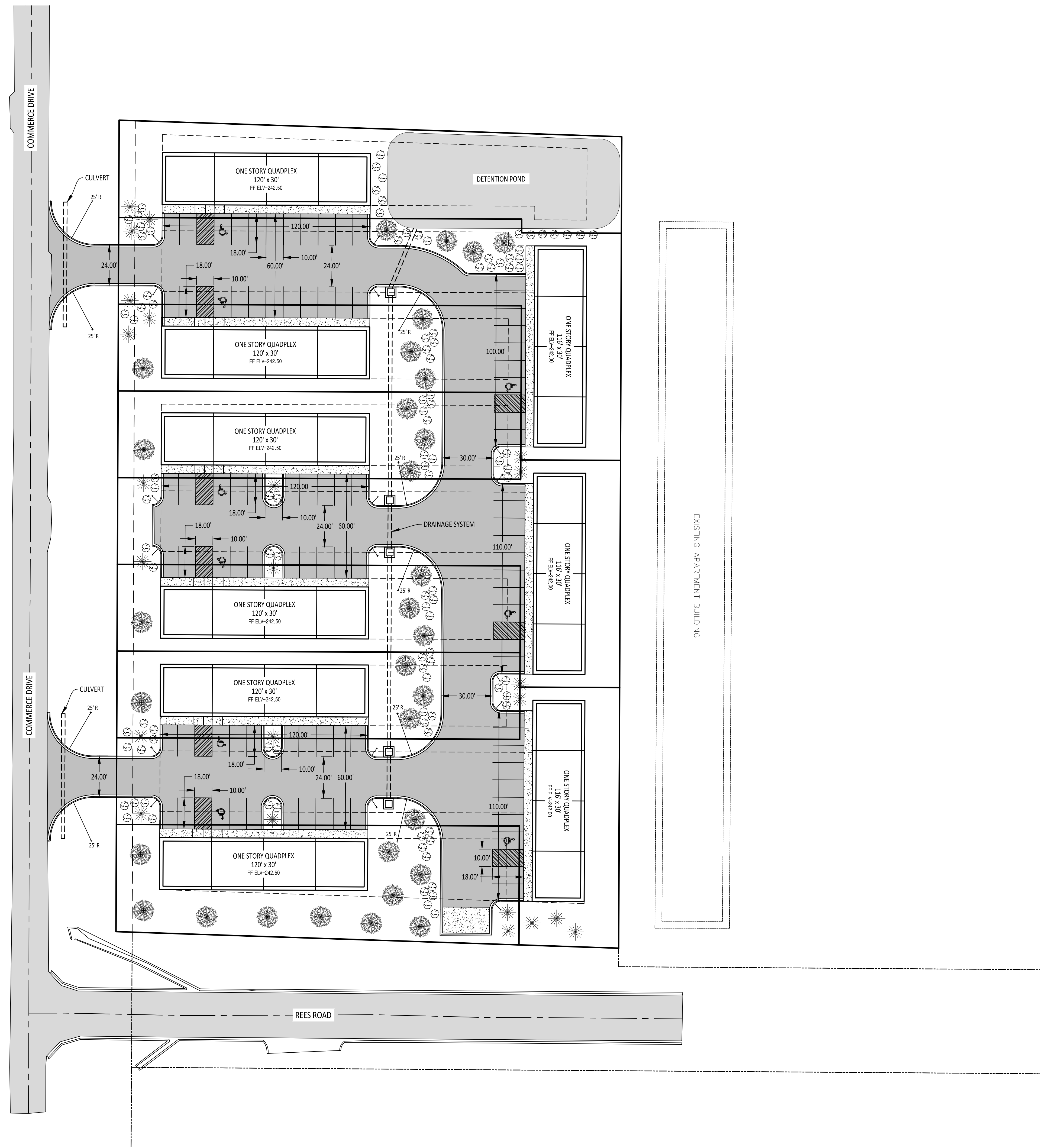


MCNEESE LAND SURVEYING  
3008 NEWCASTLE DRIVE  
PARAGOULD, AR 72450  
mike@mcneesurveying.com  
CELL: (870) 565-6522



REVISIONS		
DATE	BY	DESCRIPTION
DRAWING INFO		
DRAWN BY:	MPM	
DATE:	10-01-2013	
SCALE:	1"=30'	
JOB NUMBER	13144	
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CLIENT	SOUTHARD	

PLAT OF SURVEY:  
SOUTHBOUND SUBDIVISION

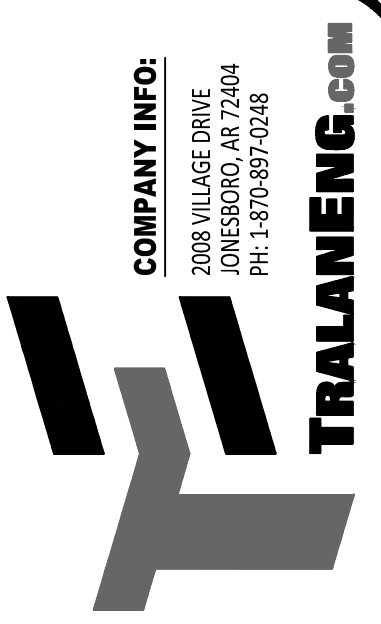
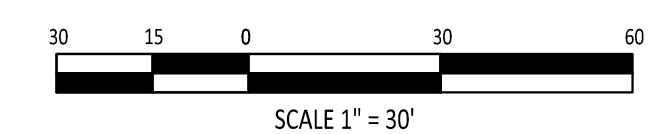


**ENGINEER'S NOTES**

1. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
2. PARKING REQUIRED IS 2.25 SPACES PER 2-BEDROOM UNIT.  
PARKING REQUIRED - 81 SPACES  
PARKING AVAILABLE - 91 SPACES
3. ALL SIDEWALK AND PATIO CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. ALL DRIVING, PARKING, AND DUMPSTER AREAS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AND REINFORCED WITH A 6X6 W2.9/2.9 WELDED WIRE MESH.
4. SITE WILL UTILIZE MULTIPLE DUMPSTERS.
5. REFER TO DETAIL SHEETS FOR CONSTRUCTION MATERIAL SPECIFICATIONS.

**LANDSCAPING NOTES:**

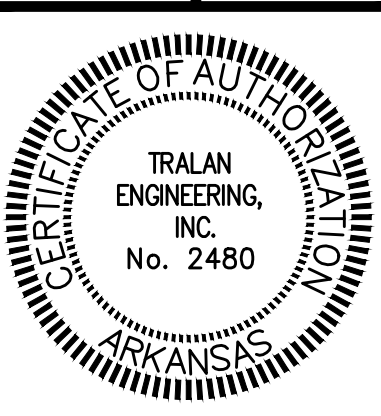
1. AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EACH UNIT.  
36 UNITS = 36 TREES  
108 SHRUBS
2. TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
3. ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
4. LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
5. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
6. CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
7. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
8. THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.



**TRALAN ENGINEERING**

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SITE DIMENSION PLAN

SHEET NUMBER:  
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