

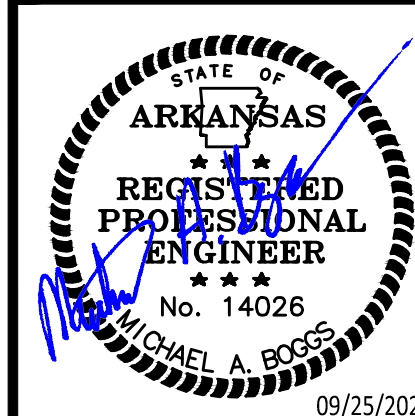
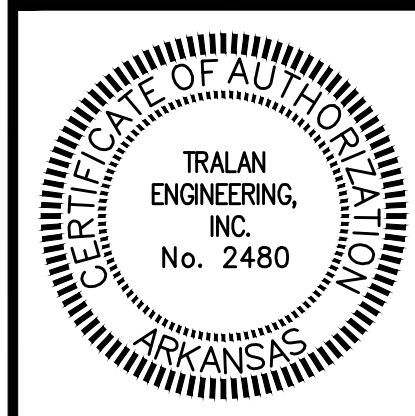
VICINITY MAP  
NOT TO SCALE

COMPANY INFO:  
2916 WOOD STREET  
JONESBORO, AR 72404  
PH: 1-870-203-9959  
WWW.TRALANENG.COM

# TRALAN ENGINEERING

PROJECT:  
SAVANNAH HILLS PH-V

CLIENT:  
SSP INVESTMENTS, LLC

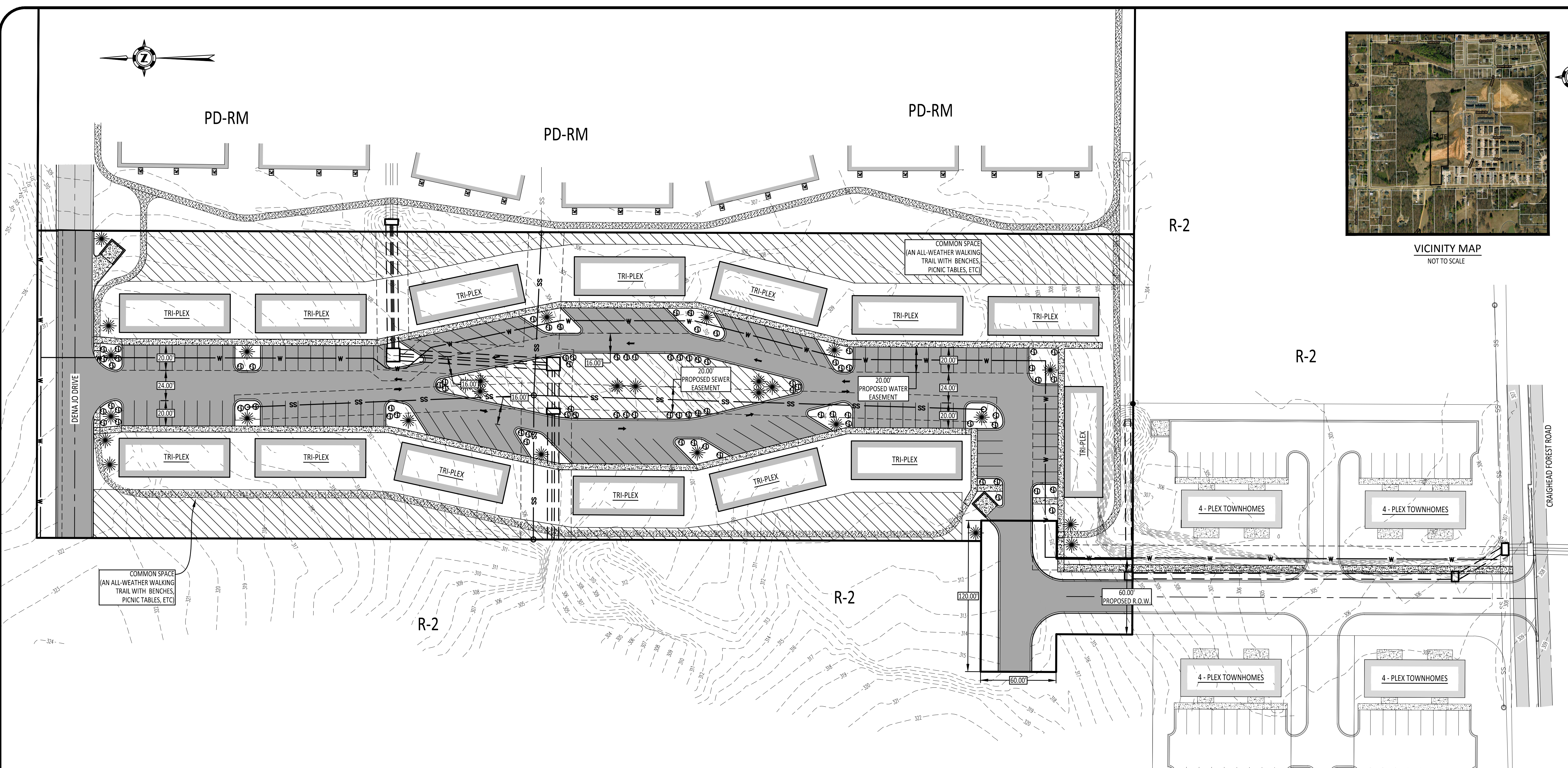


REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	09/25/2020
SCALE:	1" = 40'
JOB NO.:	20-019
CAD NO.:	

REZONING SITE PLAN

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



### SITE PLAN NOTES

- SITE INFORMATION**  
 LAND AREA - 5.12 ACRES  
 CURRENT ZONING - R-2  
 EXISTING USE - VACANT  
 PROPOSED ZONING - PD - RM  
 PROPOSED USE - 14 TRI-PLEX BUILDINGS  
 PROPOSED DENSITY - 8.20 UNITS PER ACRE  
  
 BUILDING AREA - 37,782 SQ. FT.  
 BUILDING AREA COVERAGE - 16.9%  
  
 PARKING REQUIRED IS 2.25 SPACES PER 2-BEDROOM UNIT.  
 PARKING REQUIRED - 2.25 X 42 = 95 SPACES  
 PARKING AVAILABLE - 112 SPACES  
  
 IMPERVIOUS AREA - 106,774.80 SQ. FT., (2.45 ACRES)  
 GREEN SPACE - 116,349.60 SQ. FT., (2.67 ACRES)  
  
 COMMON AREA REQUIRED IS 20% OF TOTAL DEVELOPMENT  
 COMMON AREA REQUIRED - 5.12 ACRES X 20% = 1.02 ACRES  
 COMMON AREA PROVIDED - 1.24 ACRES
- ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
- SITE WILL UTILIZE MULTIPLE DUMPSTERS AT THE LOCATIONS SHOWN ON PLANS.

### LANDSCAPING NOTES:

- ALL LANDSCAPING PLANS SHALL CONFORM TO THE CURRENT CITY OF JONESBORO LANDSCAPING AND SCREENING ORDINANCE (SEC 117-326).
- TREE PLANTING ISLANDS SHALL BE AT LEAST EIGHTEEN (18) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
- ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
- DECIDUOUS TREES SHALL BE BALLED AND BURLAPPED, HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM TWO AND ONE-HALF (2-1/2) INCH CALIPER.
- ORNAMENTAL TREES SHALL BE BALLED AND BURLAPPED, HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM TWO AND ONE-HALF (2-1/2) INCH CALIPER.
- EVERGREEN TREES SHALL BE BALLED AND BURLAPPED, HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF TEN (10) FEET.
- ALL SHRUBS ARE TO BE FIVE (5) GALLON SIZE MINIMUM.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- ALL SEEDING APPLICATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD STANDARD SPECIFICATIONS-2014 EDITION. CONTRACTOR MUST SUBMIT TO THE DESIGN ENGINEER ALL REQUESTED DEVIATIONS FROM THE MATERIALS, PREPARATION TECHNIQUES, AND CONSTRUCTION PRACTICES DESCRIBED IN SECTION 620. ALL GRANTED DEVIATIONS SHALL BE WARRANTED BY THE CONTRACTOR FOR NO LESS THAN YEAR.

### STANDARD ACCESSIBILITY REQUIREMENTS

- HANDICAP ACCESSIBLE SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- ALL ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SIGN OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60 INCHES MINIMUM ABOVE THE ADJACENT PAVED SURFACE TO THE BOTTOM OF TEXT.
- ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60 INCHES MINIMUM. ALL VAN ACCESSIBLE SPACES SHALL HAVE ACCESS AISLES THAT ARE 96 INCHES MINIMUM.
- HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
- RAMP EXCEEDING 6 INCHES IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE BETWEEN 34 INCHES AND 36 INCHES IN HEIGHT, AND EXTEND 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP. HANDRAILS SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVICING THE RAMPS.
- BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5 FT X 5 FT MINIMUM.
- SIDEWALKS MUST BE AT LEAST 36 INCHES WIDE.
- RAMPS SHALL NOT EXCEED A 1:12 SLOPE.

