



VICINITY MAP
NOT TO SCALE

ENGINEER'S NOTES:

- SITE INFORMATION**
 LAND AREA - 4.69 ACRES
 CURRENT ZONING - R-2
 EXISTING USE - VACANT
 PROPOSED ZONING - PD - RM
 PROPOSED USE - 14 TRIPLEX BUILDINGS
 PROPOSED DENSITY - 8.96 UNITS PER ACRE

 BUILDING AREA - 38,220 SQFT
 BUILDING AREA COVERAGE - 18.7%

 PARKING REQUIRED IS 2.25 SPACES PER 2-BEDROOM UNIT.
 PARKING REQUIRED - 2.25 X 42 = 95 SPACES
 PARKING AVAILABLE - 111 SPACES

 IMPERVIOUS AREA - 102,169.5 SQFT, (2.35 ACRES)

 COMMON AREA REQUIRED IS 20% OF TOTAL DEVELOPMENT
 COMMON AREA REQUIRED - 4.69 ACRES X 20% = 0.94 ACRES
 COMMON AREA PROVIDED - 1.25 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. ALL DUMPSTER AREAS SHALL BE SCREENED ON AT LEAST THREE SIDES.

LANDSCAPING NOTES:

- AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EACH UNIT.
 42 UNITS
 42 UNITS * (1 TREE / 1 UNIT) = 42 TREES REQUIRED
 42 UNITS * (3 SHRUBS / 1 UNIT) = 126 SHRUBS REQUIRED
- TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) 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.
- 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.
- ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
- CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

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%.
- RAMPS 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.

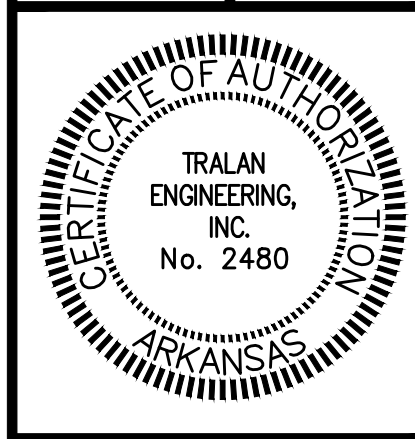


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TRALAN
ENGINEERING

PROJECT:
 SAVANNAH HILLS - PHASE 2

CLIENT:
 PDW PROPERTIES, LLC



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	12/23/2015
SCALE:	1" = 40'
JOB NO.:	15-011
CAD NO.:	

OVERALL
 SITE PLAN

SHEET NUMBER:
1 of **1**