



VICINITY MAP
NOT TO SCALE

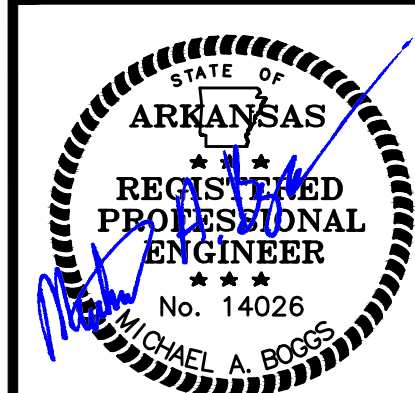


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9959
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TRALAN ENGINEERING

PROJECT:
JACKSON COVE

CLIENT:
RICKEY JACKSON



REVISIONS

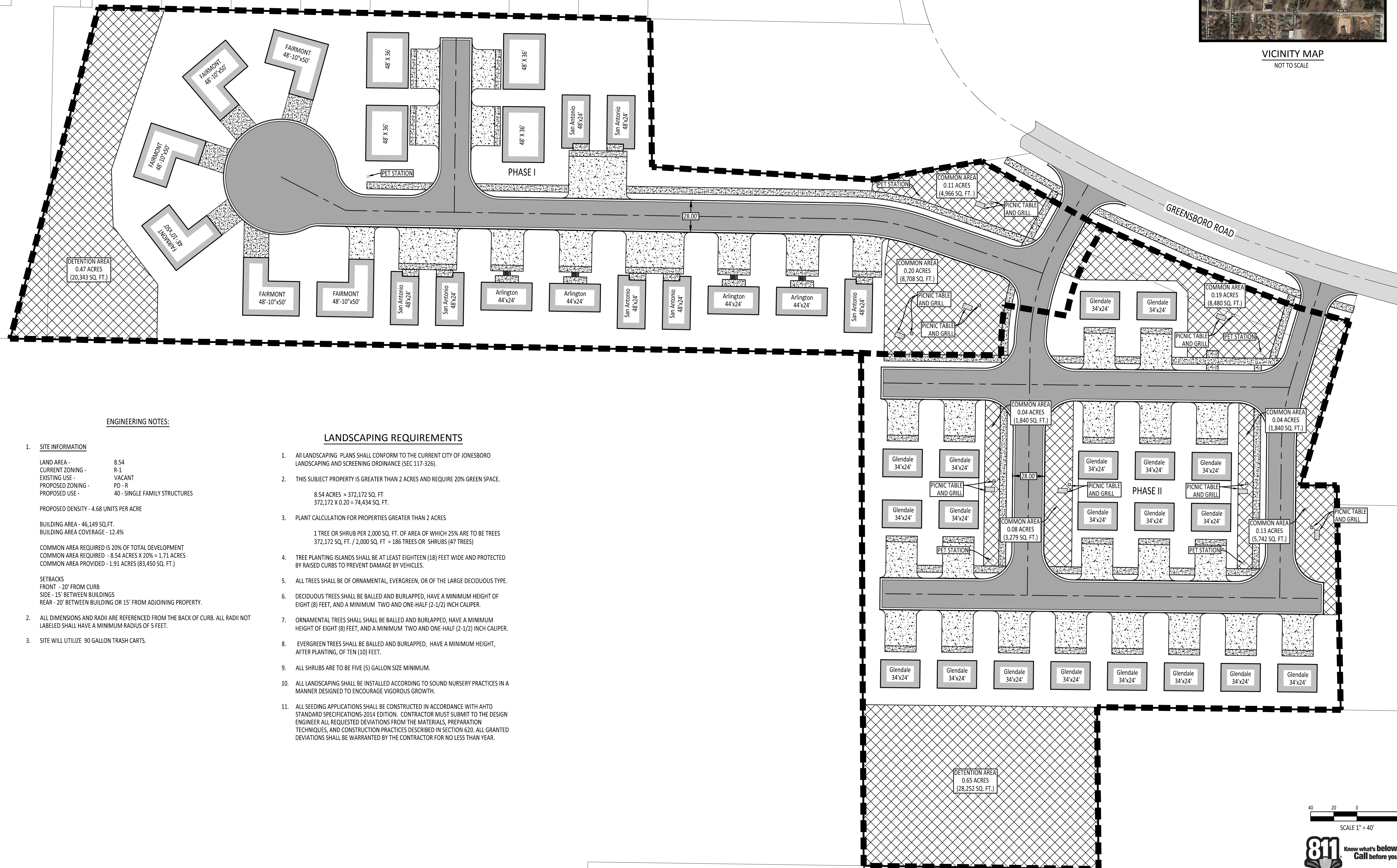
DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	MAB
DATE:	01/14/2019
SCALE:	1" = 40'
JOB NO.:	20-001
CAD NO.:	

SITE CONCEPT PLAN

SHEET NUMBER:
1 of 1



ENGINEERING NOTES:

1. SITE INFORMATION

LAND AREA - 8.54
CURRENT ZONING - R-1
EXISTING USE - VACANT
PROPOSED ZONING - PD - R
PROPOSED USE - 40 - SINGLE FAMILY STRUCTURES

PROPOSED DENSITY - 4.68 UNITS PER ACRE

BUILDING AREA - 46,149 SQ. FT.
BUILDING AREA COVERAGE - 12.4%

COMMON AREA REQUIRED IS 20% OF TOTAL DEVELOPMENT
COMMON AREA REQUIRED - 8.54 ACRES X 20% = 1.71 ACRES
COMMON AREA PROVIDED - 1.91 ACRES (83,450 SQ. FT.)

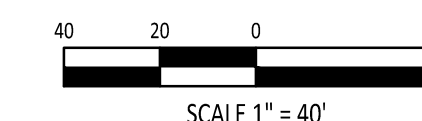
SETBACKS
FRONT - 20' FROM CURB
SIDE - 15' BETWEEN BUILDINGS
REAR - 20' BETWEEN BUILDING OR 15' FROM ADJOINING PROPERTY.

2. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.

3. SITE WILL UTILIZE 90 GALLON TRASH CARTS.

LANDSCAPING REQUIREMENTS

- ALL LANDSCAPING PLANS SHALL CONFORM TO THE CURRENT CITY OF JONESBORO LANDSCAPING AND SCREENING ORDINANCE (SEC 117-326).
- THIS SUBJECT PROPERTY IS GREATER THAN 2 ACRES AND REQUIRE 20% GREEN SPACE.
8.54 ACRES = 372,172 SQ. FT.
372,172 SQ. FT. X 0.20 = 74,434 SQ. FT.
- PLANT CALCULATION FOR PROPERTIES GREATER THAN 2 ACRES
1 TREE OR SHRUB PER 2,000 SQ. FT. OF AREA OF WHICH 25% ARE TO BE TREES
372,172 SQ. FT. / 2,000 SQ. FT. = 186 TREES OR SHRUBS (47 TREES)
- 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 520. ALL GRANTED DEVIATIONS SHALL BE WARRANTED BY THE CONTRACTOR FOR NO LESS THAN YEAR.



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