



**DESCRIPTION**

ALL OF LOTS 1 AND 3, AS SHOWN ON THE PLAT OF HORSESHOE TRAILS ESTATES PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.  
CONTAINING IN ALL 282,762 SQ. FT. OR 6.50 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
- FRB
- FIP
- S.I.P.
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ PS #166 CAP

**OWNER / CONTRACTOR / DESIGN PROFESSIONAL CERTIFICATION**

I ACKNOWLEDGE MY UNDERSTANDING THAT ALL SITE IMPROVEMENTS SHALL CONFORM TO THIS APPROVED SUBDIVISION PLAN. THE CITY PLANNER FOR THE CITY OF JONESBORO MUST APPROVE, IN WRITING, ANY DEVIATIONS, VARIANCES, OR CHANGES FROM THIS APPROVED SUBDIVISION PLAN. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE AND WITH THE CONDITIONS OF THE ZONING PERMIT AND WITH ALL LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK. THE DESIGN PROFESSIONAL (ARCHITECT, ENGINEER, OR LANDSCAPE ARCHITECT), SEALING THE APPROVED SUBDIVISION PLAN SHALL PERIODICALLY INSPECT THE INSTALLATION AND CONSTRUCTION OF ALL SITE IMPROVEMENTS SHOWN ON AND REQUIRED BY THE SUBDIVISION PLAN. UPON COMPLETION OF ALL SITE IMPROVEMENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A LETTER TO THE CITY PLANNER VERIFYING THAT CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED SUBDIVISION PLAN.

STEVEN SOUTHWARD CONTRACTOR JOHN M. EASLEY, PE, PS  
DATE DATE DATE

**ENGINEER'S NOTES**

1. SUBJECT PROPERTY IS CURRENTLY ZONED R-1 WITH A REQUEST FOR PD-RS ZONING, RESIDENTIAL PLANNED DEVELOPMENT.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AET", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL 050302034C (PANEL 134 OF 200), EFFECTIVE DATE - SEPTEMBER 27, 1999, REVISED DATE - APRIL 22, 1999.
3. SCREENING AND BUFFERING ARE AS NOTED.
4. EASEMENTS ARE AS SHOWN.
5. COMMON OPEN SPACES AND AMENITIES AS SHOWN.
6. THERE ARE NO KNOWN HISTORICAL STRUCTURES ON SITES LOCATED ON SUBJECT PROPERTY.

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THIS PLAN AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

STEVEN SOUTHWARD

**GENERAL NOTES**

1. PROPERTY IS CURRENTLY ZONED R-1. REQUESTING PD-RS ZONING.
2. DEVELOPMENT DETAILS:  
TOTAL TRACT + 282,762 SQ. FT. 6.5 ± ACRES  
NET RESIDENTIAL ACREAGE + 221,815 SQ. FT. 5.23 ± ACRES  
ROADS + 35,041 SQ. FT. 0.80 ± ACRES  
OPEN GREEN SPACE + 52,467 SQ. FT. 1.21 ± ACRES  
PERCENT GREEN + 33%  
REQUIRED GREEN + 20%
3. DENSITY:  
ALLOWED - 8 DWELLING UNITS PER NET RESIDENTIAL ACRE FOR SINGLE-FAMILY ATTACHED AND DETACHED HOUSES AND DUPLEXES  
PROPOSED - 7 UNITS PER NET RESIDENTIAL ACRE
4. PARKING:  
REQUIRED - N/A
5. EXISTING TREELINES ALONG WEST AND EAST PROPERTY LINES TO REMAIN TO SERVE AS NATURAL BUFFER
6. DEVELOPMENT AMENITIES:  
COMMON OPEN SPACE

UNPLATTED R-1 ZONING (NOT INCLUDED)

**APPROVAL STATEMENT**

THIS SITE DEVELOPMENT, INCLUDING SUPPORTING PLANS AND DOCUMENTS, ARE APPROVED BY THE CITY OF JONESBORO, ARKANSAS AS SIGNIFIED BY THE FOLLOWING SIGNATURES:

OTIS SPRIGGS, CITY PLANNER CRAIG LIGHT, CITY ENGINEER  
DATE DATE  
CRAIG D'AVENPORT, FIRE MARSHALL  
DATE



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

**SITE DEVELOPMENT PLAN**  
SOUTHWARD HORSESHOE TRAILS ESTATES  
JONESBORO, ARKANSAS