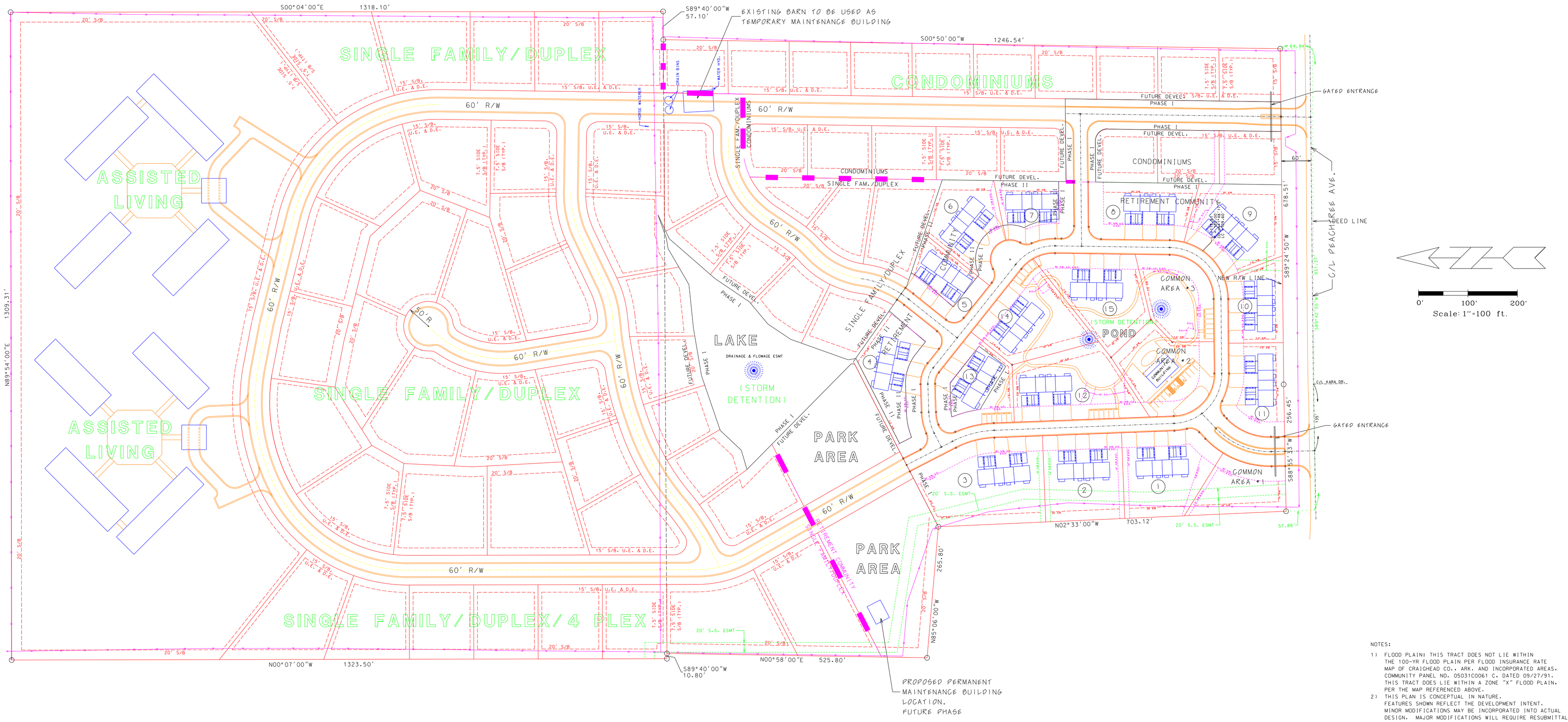

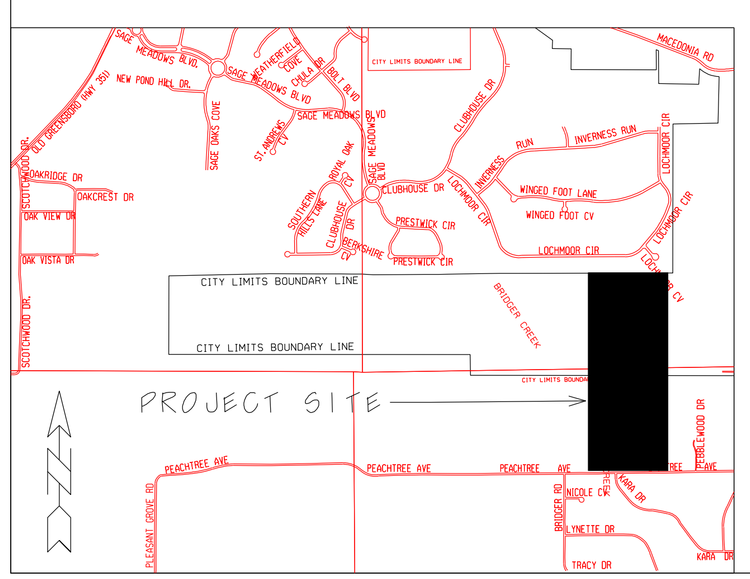

LEGEND

S/B	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
B/C	BACK OF CURB
L	ARC LENGTH OF CURVE
R	RADIUS
CD	CHORD DIRECTION
LC	CHORD LENGTH
UTIL.	UTILITY
DR	DRAINAGE
ESMT.	EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
-SS-	SANITARY SEWER
AC	ACRES
SF	SQUARE FEET
	WATER VALVE
	REDUCER
	FIRE HYDRANT
WV	WATER VALVE
F.H.	FIRE HYDRANT
S.S.	SANITARY SEWER
-W-	WATER LINE
-G-	GAS LINE
-T-	TELEPHONE LINE
-E-	ELECTRIC LINE
-TV-	TELEVISION CABLE LINE
R.C.P.	REINFORCED CONCRETE PIPE
B.P.	BLACK PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
SVC	SERVICE
DIP	DUCTILE IRON PIPE
F.E.S.	FLARED-END SECTION
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
N/F	NOW OR FORMERLY OWNED BY
CCMP	COATED CORRUGATED METAL PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE POLYMER OR ASPHALT COATED)
	CURB & GUTTER
EOG	EDGE OF GRAVEL
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FOC	FACE OF CURB
CPS	COTTON PICKER SPINDLE
SCPS	SET COTTON PICKER SPINDLE

NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

NOTES:

1) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS. COMMUNITY PANEL NO. 05031C0061 C. DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN. PER THE MAP REFERENCED ABOVE.
2) THIS PLAN IS CONCEPTUAL IN NATURE. FEATURES SHOWN REFLECT THE DEVELOPMENT INTENT. MINOR MODIFICATIONS MAY BE INCORPORATED INTO ACTUAL DESIGN. MAJOR MODIFICATIONS WILL REQUIRE RESUBMITTAL TO MAPC.
3) PLANNED DEVELOPMENT TO BE DESIGNED AND CONSTRUCTED IN PHASES.
4) DESIGN PARAMETERS:
   a) ALL STREETS AND DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF JONESBORO STANDARDS AND SPECIFICATIONS.
   b) ALL RIGHTS-OF-WAY SHOWN TO BE DEDICATED RIGHTS-OF-WAY.
   c) RIGHT OF WAY GRANTED ALONG PEACHTREE AVENUE TO BE 60' FROM CENTERLINE.
   d) TWO PONDS/LAKES TO BE CONSTRUCTED TO OVER DETAIN STORM RUNOFF IN ORDER TO ASSIST IN ALLEVIATION OF CURRENT DRAINAGE CONDITIONS ALONG BRIDGER CREEK. BOTH PONDS/LAKES TO BE INCLUDED IN INITIAL PHASE OF DEVELOPMENT.
   e) GATES TO BE INSTALLED SUCH THAT EMERGENCY AND/OR MUNICIPAL ACCESS IS NOT HENDERED.

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
No. 329
ARKANSAS-ENGINEER

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CONCEPTUAL PLANNED DEVELOPMENT
FOR
DOUBLEHILL, LLC

Date	Scale	Job No.	Sheet No.
12/13/07	1"=100'	107206	1 of 1

Section	Township	Range	County
35 02	T15N T14N	R4E	CRAIGHEAD

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