

- NOTES:**
- LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1") TO ONE HUNDRED FEET (100'). CITY LIMITS AND STREETS WITH ONE INCH (1") SCALE RADIUS OF THE SITE.
 - NORTH ARROW ON DRAWING.
 - BOUNDARY SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') INCLUDING A GRAPHIC SCALE ON DRAWING.
 - CITY, COUNTY AND STATE: JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 - DATE OF PLAN OR PLANS (IF THE SITE DEVELOPMENT PLAN CONSISTS OF MORE THAN ONE SHEET, THE SAME DATE SHOULD BE SHOWN FOR EACH SHEET IS FOR EACH SHEET OF REFERENCES) ON DRAWING.
 - EXISTING ZONE DISTRICT: CR-1, LUO
 - NAME, ADDRESS, TELEPHONE NUMBER AND FAX NUMBER OF ALL PROFESSIONAL CONSULTANTS ON DRAWING.
 - SEAL OF THE APPROPRIATE PROFESSIONAL REGISTERED IN THE STATE OF ARKANSAS ON DRAWING.
 - ACREAGE AND SQUARE FOOTAGE OF THE SITE ON DRAWING.
 - MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET OUT IN THE JONESBORO ZONING ORDINANCES SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BY PRIVATE REQUIREMENTS, ZONING ORDINANCE ON DRAWING.
 - ALL PROPOSED IMPROVEMENTS IN THIS EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES ON DRAWING.

- FLOODWAY AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS AND NEAREST BENCHMARK, IF THE PROPERTY IS NOT ADJACENT TO A FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL SO CERTIFY. CREST ELEVATION DOES NOT INCLUDE FLOODPLAIN AREA AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NUMBER 050310444C DATED SEPTEMBER 27, 1991.
- EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL CONTOURS NO GREATER THAN TWO FEET (2') ON DRAWING.
- NAME AND ADDRESSES OF ALL OWNERS OF ADJOINING PROPERTY: CHANEL OSBORN, 1900 WINDY LANE, EAST ST. BERNARD, MO. 63012 E. JOHNSON, WEST: BOB CARR, 2510 E. JOHNSON ON DRAWING.
- LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10' ON PLAT.
- VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONS IN DEGREES AND MINUTES ON PLAT.
- LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION, MEASURED FROM THE OUTSIDE WALLS OF ALL EXISTING AND PROPOSED BUILDINGS, SHALL BE SHOWN ON THE PLAN. IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE SHALL BE SHOWN ON THE PLAN ON DRAWING.
- ALL PROPOSED IMPROVEMENTS IN THIS EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES ON DRAWING.

- EASEMENTS INDICATING LOCATION, DIMENSION, AND TYPE IF NO EASEMENTS EXIST ON THE SITE. A NOTE TO THIS EFFECT SHOULD BE SHOWN ON THE PLAN ON PLAT.
- LOCATION, SIZE, & TYPE OF EXISTING AND PROPOSED UTILITIES:
 - WATER MAINS & SERVICE LINES (ON & OFF SITE) NEAREST FIRE HYDRANT OR FIRE MARSHAL AT DISSEMINATED NOTE RESULTS ON PLAN.
 - NEAREST FIRE HYDRANT (IS APPROXIMATELY 110' SOUTH OF THE SOUTHWEST PROPERTY CORNER ON THE OPPOSITE SIDE OF JOHNSON AVE.) ON DRAWING.
 - SANITARY SEWER MAINS & SERVICE LINES (ON & OFF SITE) ON DRAWING.
 - GAS MAINS & SERVICE LINES (ON & OFF SITE) ON DRAWING.
 - ELECTRICAL MAINS & SERVICE LINES ON DRAWING.
 - SEWER SERVICE LINES ON DRAWING.
 - DUMPSTER OR REFUSE RECEPTACLE ON DRAWING.
 - DATE FILING PLANS SUBMITTED TO ARCHITECT OR PLUMBER TO BE SUBMITTED BY ARCHITECT OR PLUMBER ON DRAWING.
- DRAINAGE PLAN PREPARED & SEALED BY A LICENSED CIVIL ENGINEER. ALL EXISTING & PROPOSED STORM WATER RUNOFF FLOW CALCULATIONS, INCLUDING THE LOCATION OF ALL EXISTING AND PROPOSED DRAINAGE CONTROL, ON DRAWING & ENCLOSED REPORTS.
- PARKING REQUIREMENTS: SPACES REQUIRED = 2.25 SPACES PER UNIT = 22 SPACES SPACES PROVIDED = 82 SPACES ON DRAWING.

- LANDSCAPING PLAN SHOWING LOCATION, SIZE, & TYPE OF EXISTING AND PROPOSED MATERIALS. LANDSCAPING MUST MEET JONESBORO ZONING LANDSCAPING LOCATIONS SHOWN ON DRAWING. 1 TREE OR 3 (5 GAL) SHRUBS PER UNIT. 12 UNITS = 12 TREES OR 36 SHRUBS. 82 SPACES = 8 TREES OR 19 SHRUBS.
- RESTRICTIVE COVENANTS, GRANTS OF EASEMENTS, OR OTHER RESTRICTIONS IN A RECORDED FORM. (NOTE ON PLANT NOT APPLICABLE) NOT APPLICABLE.
- COMMON OPEN SPACE AND PROPOSED AMENITIES (NOTE ON PLANT IF NOT APPLICABLE) NOT APPLICABLE.
- PROPOSED LIGHTING LOCATION, TYPE, DIRECTION & INTENSITY. ALL EXTERIOR LIGHTING FIXTURES SHALL BE LOCATED & DIRECTED SO THAT LIGHT DOES NOT "SPILL" ONTO ADJOINING PROPERTIES. UNIT LIGHT FIXTURES LOCATED ADJACENT TO FRONT & REAR ENTRANCES. NOT APPLICABLE.
- LOCATION & CHARACTERISTICS OF ANY HISTORICAL STRUCTURES & SITES NOT APPLICABLE.
- OWNER'S SIGNATURE AND STATEMENT INDICATING DESIGN OR PLANT OWNER IS IN AGREEMENT WITH SITE DEVELOPMENT PLANS ON DRAWING.

- CONTRACTOR
- DESIGN PROFESSIONAL
- DATE
- OWNER
- DATE

- NAME OF THE DEVELOPER:**
HIGGINS APARTMENTS, LOT 1
ADDRESS AND LOT NUMBER OF THE PROPERTY
2612 E. JOHNSON AVE.
- NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND E-MAIL ADDRESSES FOR ALL OWNERS OF THE PROPERTY AND THE APPLICANT:**
- NAME: _____ PHONE: _____
ADDRESS: _____ FAX: _____
CITY: _____ STATE: _____ E-MAIL: _____
SIGNATURE: _____ SIGNATURE: _____
- NOTE:**
DEVELOPER SHALL OBTAIN GRADING PERMIT FROM THE CITY OF JONESBORO ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR CLEARING OPERATIONS.
- NOTE:**
DEVELOPER SHALL OBTAIN REQUIRED ADEC PERMIT PRIOR TO COMMENCING WORK ON THE SITE. PREPARE A SWPPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.
- NOTE:**
ALL DIMENSIONS ARE TO THE BACK OF CURB

- SURVEY CONTROL REFERENCE MARKS:**
- JONESBORO MONUMENT # 74
 - JONESBORO MONUMENT # 73
 - VERTICAL CONTROL IS NAVD 88
 - HORIZONTAL CONTROL IS NAD 83

- LEGEND**
- CURB
 - LIGHT DUTY PAVEMENT AREA
 - HEAVY DUTY PAVEMENT AREA
 - CONCRETE
 - DRAINFLOW
 - BENCHMARK
 - FIRE HYDRANT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - TC = TOP CURB ELEVATION
 - THIN WALL PERIMINGS
 - PVT = PAVEMENT ELEVATION
 - EXISTING SPOT ELEVATION
 - WATER LINE
 - SANITARY SEWERLINE
 - SANITARY SEWER MANHOLE
 - POWER POLE

SP-1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
CARLOS WOOD, P.E.
NO. 5520

HIGGINS APARTMENTS LOT 1

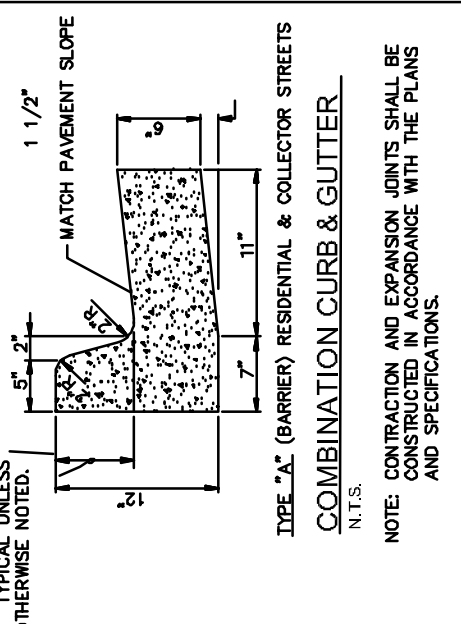
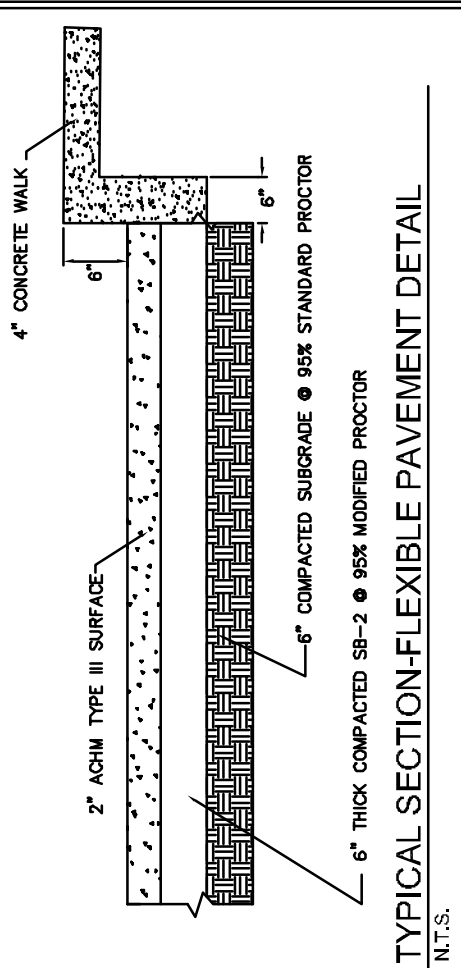
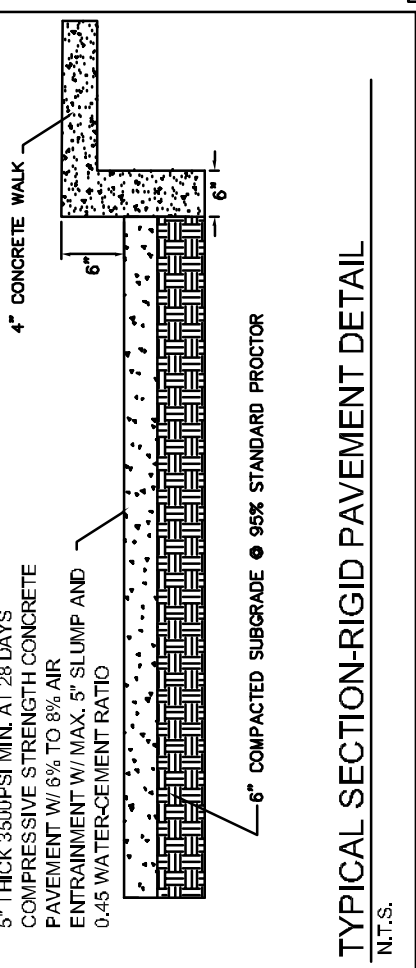
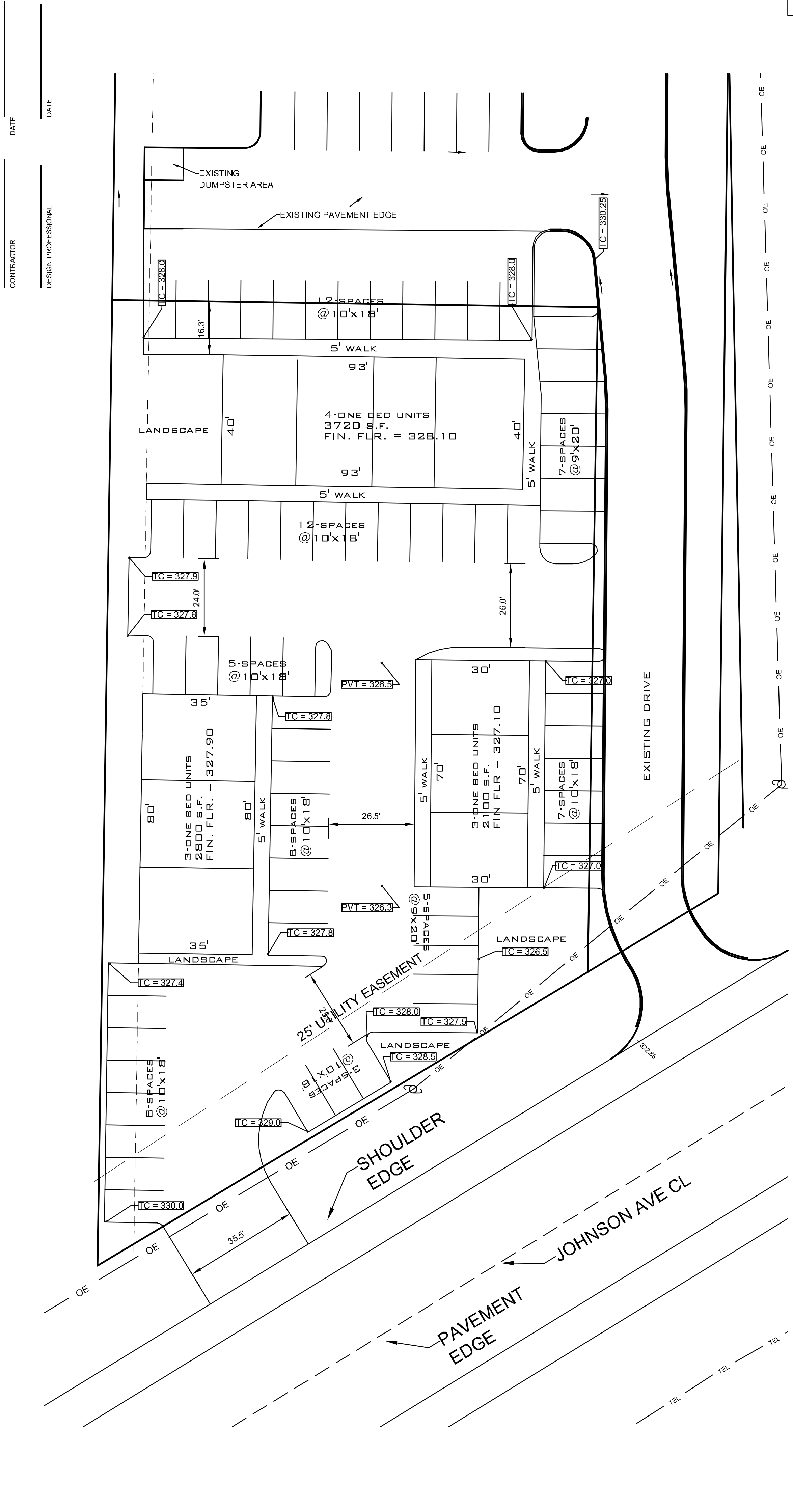
JONESBORO, AR

TOPOGRAPHY, DRAINAGE, DIMENSION, & UTILITY PLAN

DATE: 5/16/12
REV

DRAWN BY: J.E.L.

CARLOS WOOD, P.E.
ENGINEERING CONSULTANT
122 CR 375
BONO, AR 72416
PHONE/FAX: (870) 972-8335
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WEBSITE: WWW.WOODENGR.COM



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