



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, September 9, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-25:077](#) Minutes for the August 26, 2025 MAPC Meeting

Attachments: [MAPC Minutes 8.26.2025.pdf](#)

### 4. Miscellaneous Items

[SP-25-05](#) Site Plan: U Storage Facility, Elmhurst Drive

Attachments: [U Storage.pdf](#)  
[U Storage documents.pdf](#)

### 5. Preliminary Subdivisions

[PP-25-08](#) Final plat for Cook Minor Plat located at Richardson Dr. and Limestone Dr.

Attachments: [COOK MINOR PLAT 5216 Richardson Drive STAMPED SIGNED Copy.pdf](#)

[PP-25-09](#) Preliminary Plat for Southern Oaks subdivision phase II

Attachments: [Shouthern Oaks Phase II.pdf](#)  
[Southern Hills documents.pdf](#)

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

### 9. Staff Comments

**10. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-25:077

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Minutes

Minutes for the August 26, 2025 MAPC Meeting

## **MAPC Meeting August 26, 2025**

### **1. Call to order**

### **2. Roll Call**

Present (9): Dennis Zolper, Jeff Steiling, Lonnie Roberts, Kevin Bailey, Jim Little, Monroe Pointer, Paul Ford, Stephanie Nelson, Jimmy Cooper

Absent (0)

### **3. Approval of minutes**

**MIN-25:073** MINUTES August 12<sup>th</sup>, 2025 MAPC

**A motion was made by Paul Ford, seconded by Jimmy Cooper, that the minutes be approved, the motion was PASSED with the following vote:**

Aye (9): Dennis Zolper, Jeff Steiling, Lonnie Roberts, Kevin Bailey, Jim Little, Monroe Pointer, Paul Ford, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (0):

### **4. Miscellaneous Items**

### **5. Preliminary Subdivisions**

### **6. Final Subdivisions**

**PP-25-07**                      **Final Subdivision Plan for Lake Pointe Estates Phase 3.**  
22 Lots in the R-1 Single Family Medium Density Residential District.

Lonnie Roberts (Chair): Do I have the proponent for this item?

Martin Morris (Proponent): My name is Martin Morris, I am the owner of this development. This is Phase 3 of Lake Pointe, I can answer any questions if you have them.

Lonnie Roberts: Okay, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we reviewed it and everything is in place out there. It does meet the requirements of the subdivision code, we have a bond in place, so we would recommend approval.



Lonnie Roberts: Alright, I'll open up for commissioner comments or questions, of the applicant or city staff. Or I'll entertain a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve.

Lonnie Roberts: I have a motion on the floor do I hear a second?

Jim Little (Commission): Little, second.

**A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:**

Aye (8): Dennis Zolper, Jeff Steiling, Kevin Bailey, Jim Little, Monroe Pointer, Paul Ford, Stephanie Nelson, Jimmy Cooper

Nay (0):

Absent (0):

## **7. Conditional Use**

## **8. Rezonings**

## **9. Staff Comments**

Lonnie Roberts (Chair): Any staff comments tonight?

Derrel Smith (City Planner): I would like everyone to know that the Comprehensive Use Plan, was approved through City Council and a contract has been signed. So, we will be starting on that work as soon as we can get everything together.

Lonnie Roberts: Okay, commissioners any comments or questions?

Dennis Zolper (Commission): Zolper, make a motion that we adjourn.

Jimmy Cooper (Commission): Cooper, second.

## **10. Adjournment**

Meeting was adjourned.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

**File Number: SP-25-05**

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**Agenda Date:**

**Version: 1**

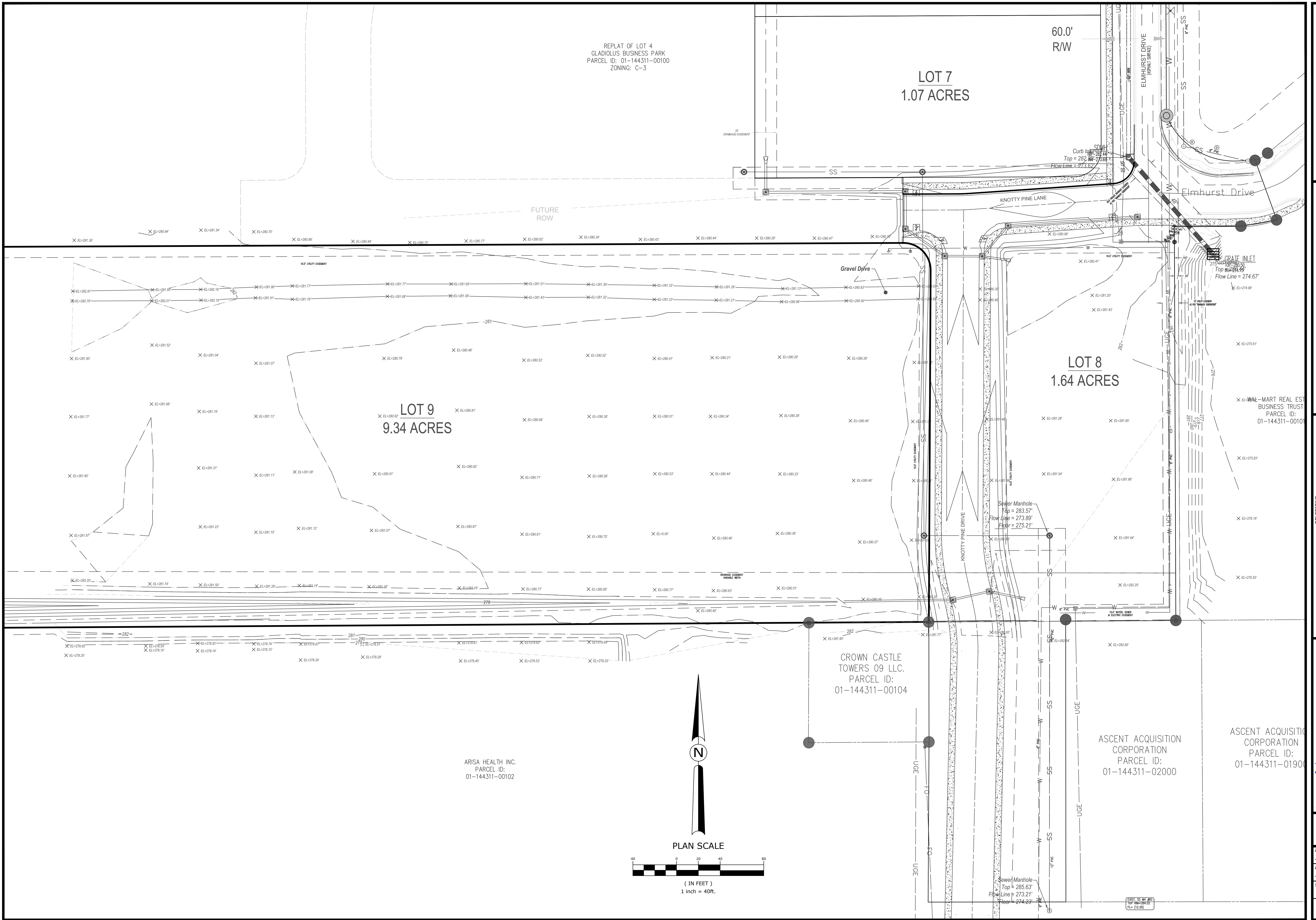
**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Site Plan

Site Plan: U Storage Facility, Elmhurst Drive

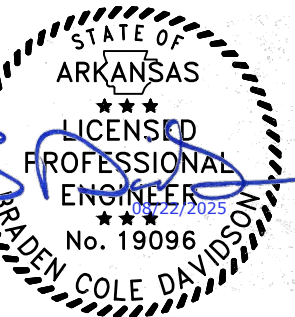
Davidson Engineering is requesting a site plan review for the U Storage Facility. The proposed structure is approximately 60,000 square feet and is located in the C-3 General Commercial zoning district.



**DAVIDSON  
ENGINEERING**

**210 W. ARCH AVE., STE. D  
SEARCY, AR 72143  
TEL 501.388.2178**

**ELMHURST DRIVE-STORAGE FACILITY  
HART CONSTRUCTION  
JONESBORO, ARKANSAS**

[illegible]

# TOPOGRAPHIC SURVEY

PROJECT ENG: <b>BCD</b>	DRAWN BY : <b>JGB</b>
DATE: <b>AUGUST 22, 2025</b>	
SCALE: <b>1" = 40'</b>	JOB NUMBER: <b>DE 23-104</b>

# C1.0









# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: PP-25-08

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Subdivisions

Final plat for Cook Minor Plat located at Richardson Dr. and Limestone Dr.

The final plat for Cook Minor Plat located at Richardson Dr. and Limestone Dr. the zoning is R-1 Single Family Moderate Density for 3 lots on containing 2.68 acres.

NOTES:

- CLIENT: KYLER KROPP
- HORIZONTAL CONTROL – NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
- PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD ZONE, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 05031C0268D, EFFECTIVE DATE: SEPTEMBER 26, 2024.
- PROPERTY ZONED (R-1 RESIDENTIAL) BUILDING SETBACKS AS FOLLOWS: STREET-(25'), SIDE-(7.5'), REAR-(25')
- PROPERTY OWNER: PHILLIP COOK SR, ADDRESS: 429 CR 353 BONO, ARKANSAS 72416

REFERENCES:

- SURVEY FOR TERRY EASTON BY BRADLEY P HANCOCK DATED MAY 3, 2013 FILED FOR RECORD ON THE STATE LAND SURVEYORS WEBSITE.
- BENEFICIARY DEED DATED NOVEMBER 25, 2015, FILED FOR RECORD AS DOC# JB2015R-018379 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY.

DESCRIPTION:

LOTS 1, 2, AND 3 OF THE COOK MINOR PLAT IN THE WEST 1/3 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE N0°20'52"W 55.83 FEET TO A POINT, THENCE N89°39'08"E 25.37 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RICHARDSON DRIVE, THE POINT OF BEGINNING, THENCE N0°02'24"W 604.26 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE N88°35'08"E 191.92 FEET TO A POINT, THENCE S0°21'52"E 608.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMESTONE DRIVE, THENCE S89°48'40"W 195.31 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE DESCRIBED LANDS IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. "MAC" McALISTER, PS1303

OWNERS CERTIFICATION

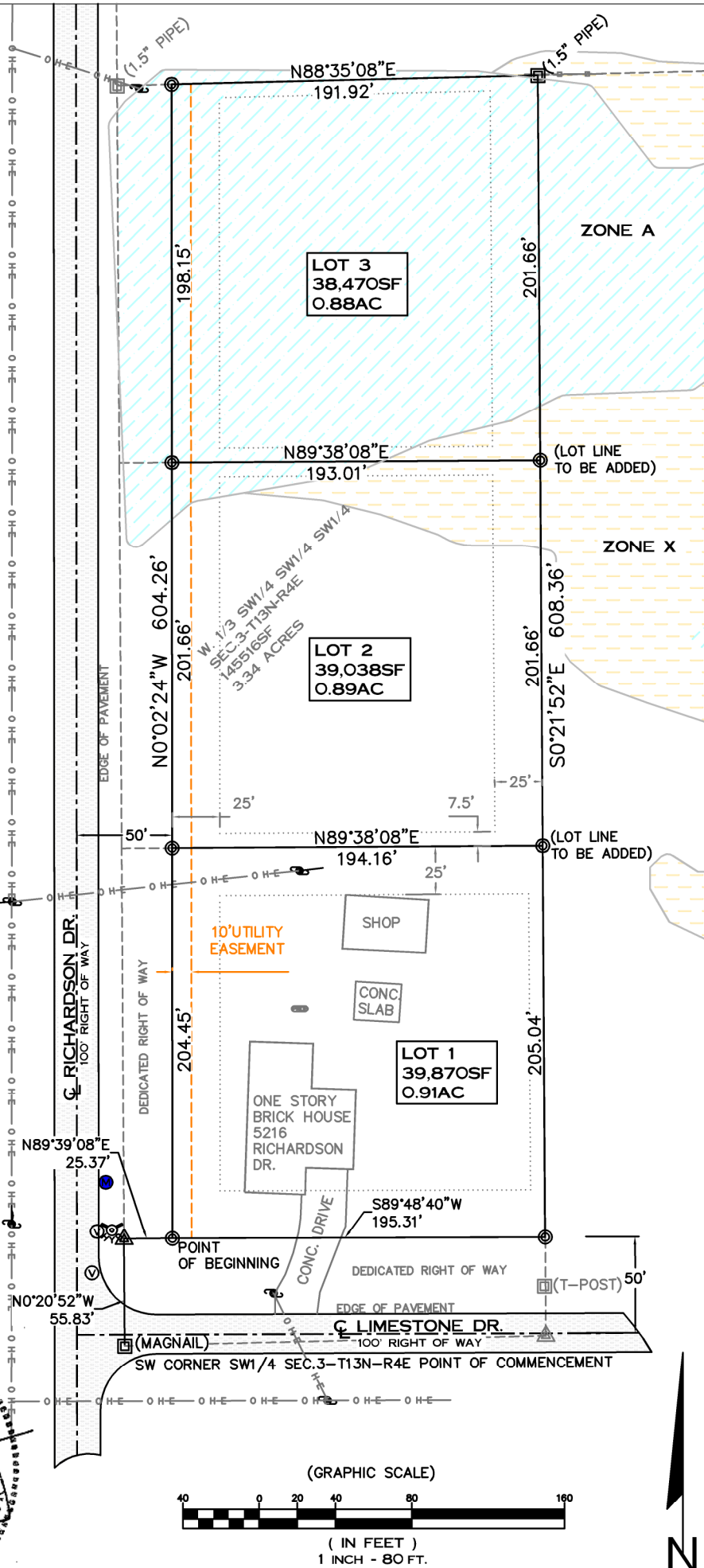
I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE PLATTED AS LOTS 1-3 OF THE COOK MINOR PLAT. I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON FOR PUBLIC USE.

OWNER

DATE



VICINITY MAP N.T.S.



	HYDRANT		OVERHEAD ELEC.
	WATER VALVE		10' UTIL. EASEMENT
	WATER METER		PROP. BOUNDARY
	COMPUTED POINT		CENTERLINE ROAD
	FOUND PIN (TYPE)		RECORD LOT LINES
	SET 1/2" REBAR 1303 CAP		LOCATED FENCE
	UTILITY POLE		BUILDABLE AREA

COOK MINOR PLAT  
W.1/3 SW1/4 SW1/4 SW1/4 SEC.03-T-13N-R04E  
CITY OF JONESBORO, ARKANSAS

**McALISTER ENGINEERING, PLLC**  
CIVIL ENGINEERING AND LAND SURVEYING  
4508 STADIUM BLVD, STE D  
JONESBORO, AR 72404  
870-931-1420

CLARENCE W. "MAC" McALISTER, PE, PS  
©Copyright 2025 McALISTER ENGINEERING, PLLC

DRAWN BY: TM	CHECKED BY: CM
SCALE: 1" = 80'	
DATE: 31AUG25	FILE: PROJECTS 25
SHEET 1 / 1	
DWG REF: 5216RICHARDSONDRIVE	
500-13N-04E-0-03-330-16-1303	



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: PP-25-09

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

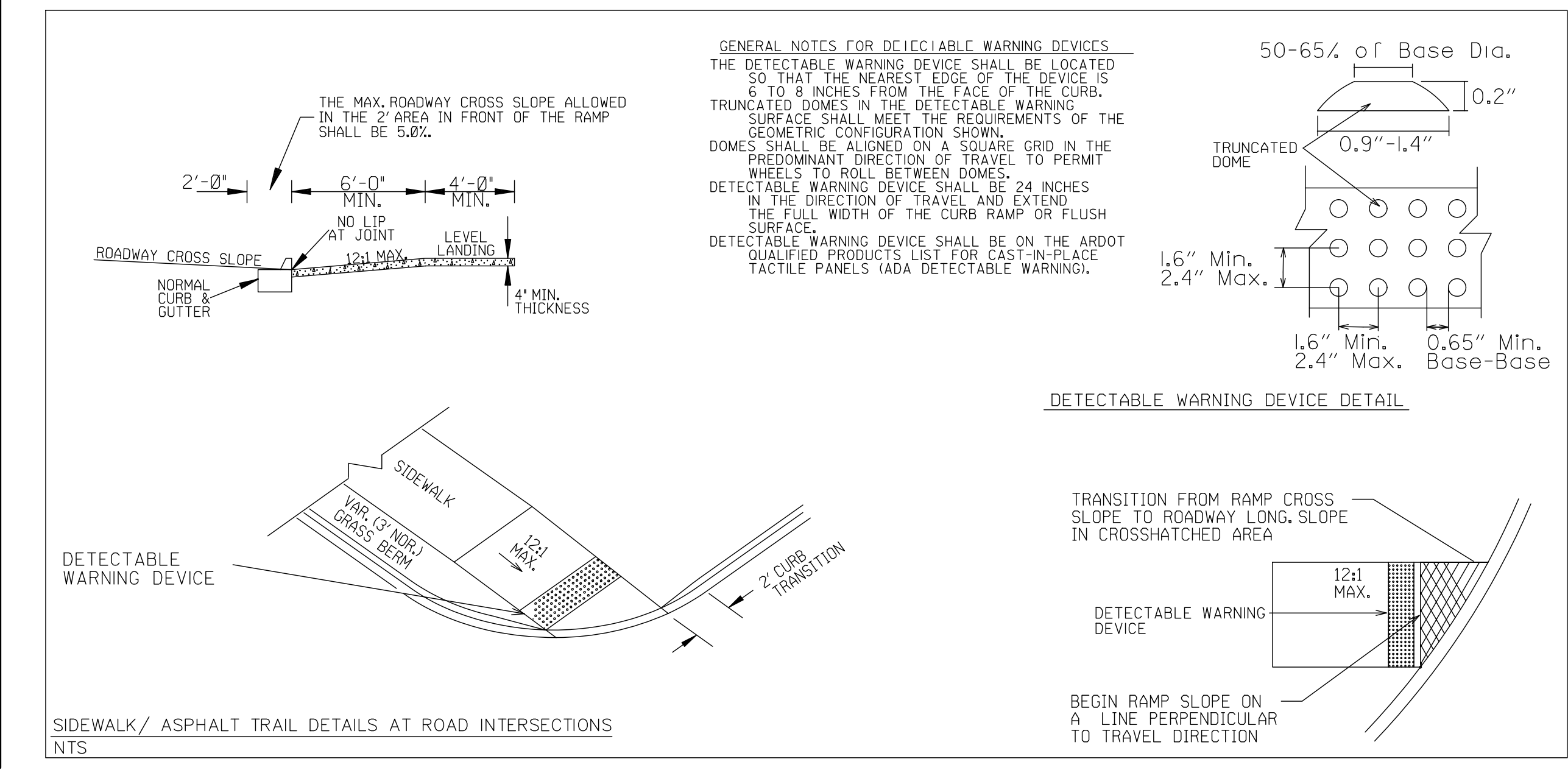
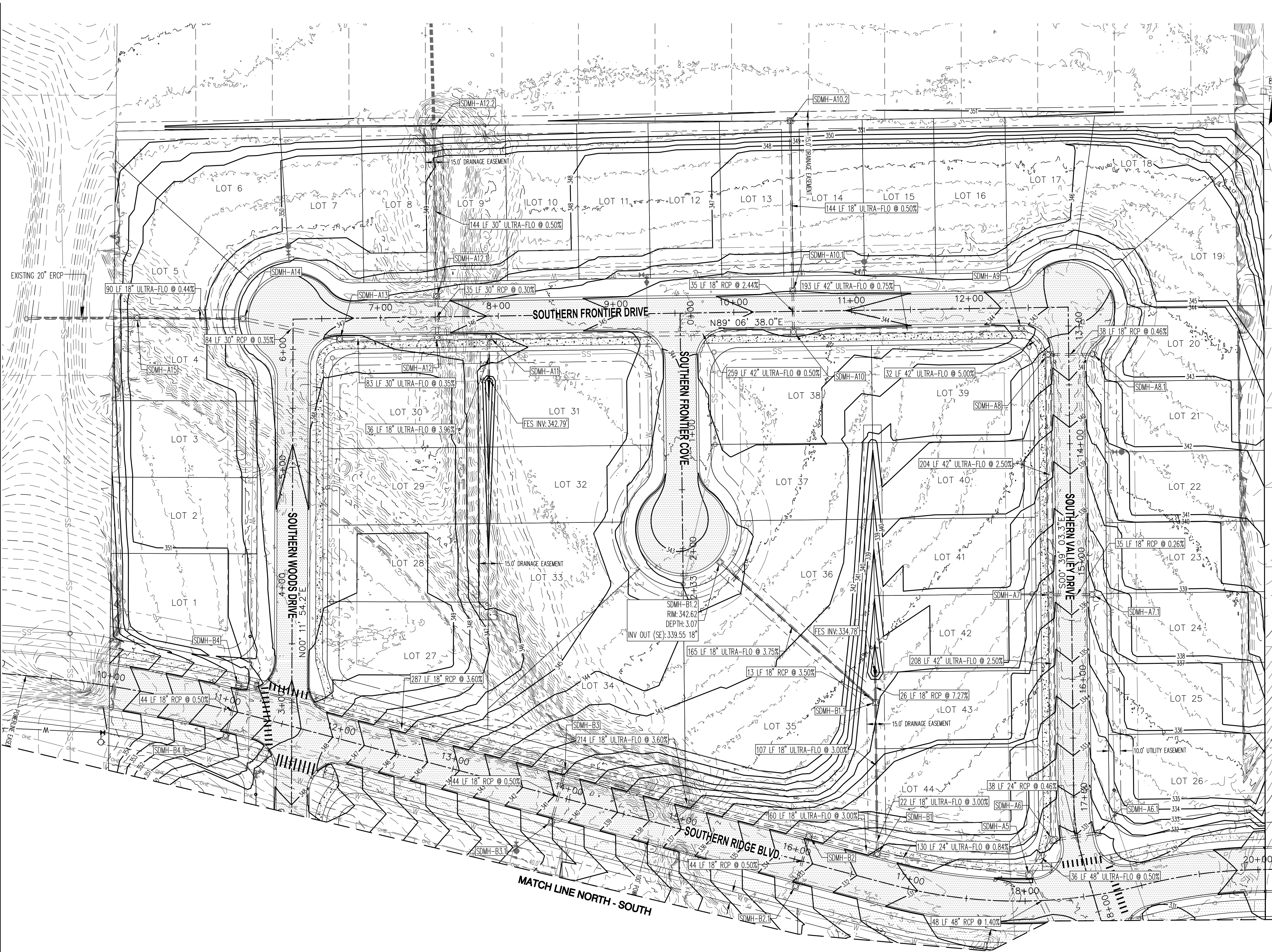
**File Type:** Subdivisions

Preliminary Plat for Southern Oaks subdivision phase II

Preliminary Plat for Southern Oaks phase II Located in the Southern Hills Mixed Use Development. The subdivision contains 44 lots on 12.13 acres and is zoned PD-M Planned Development Mixed Use.



STRUCTURE TABLE				
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	DESCRIPTION
SDMH-A5	RIM = 330.44 DEPTH = 6.117 INV IN = 324.32 NE INV IN = 326.46 W INV OUT = 324.32 SE	CIRCULAR 48" ULTRA-FLO INV IN = 324.32 CIRCULAR 24" ULTRA-FLO INV IN = 326.46	RCP INV OUT = 324.32	6'X6' CURB INLET
SDMH-A6	RIM = 331.08 DEPTH = 6.575 INV IN = 325.00 N INV IN = 327.04 E INV OUT = 324.50 SW	CIRCULAR 42" ULTRA-FLO INV IN = 325.00 CIRCULAR 24" RCP INV IN = 327.04	ULTRA-FLO INV OUT = 324.50	6'X6' JUNCTION BOX
SDMH-A6.1	RIM = 330.95 DEPTH = 3.734 INV OUT = 327.22 W		RCP INV OUT = 327.22	4'X4' CURB INLET
SDMH-A7	RIM = 336.50 DEPTH = 6.290 INV IN = 330.21 N INV IN = 331.98 E INV OUT = 330.21 S	CIRCULAR 42" ULTRA-FLO INV IN = 330.21 CIRCULAR 18" RCP INV IN = 331.98	ULTRA-FLO INV OUT = 330.21	5'X5' CURB INLET
SDMH-A7.1	RIM = 336.50 DEPTH = 4.430 INV OUT = 332.07 W		RCP INV OUT = 332.07	4'X4' CURB INLET
SDMH-A8	RIM = 341.65 DEPTH = 6.619 INV IN = 335.03 NW INV IN = 337.77 E INV OUT = 335.31 S	CIRCULAR 42" ULTRA-FLO INV IN = 335.03 CIRCULAR 18" RCP INV IN = 337.77	ULTRA-FLO INV OUT = 335.31	5'X5' CURB INLET
SDMH-A8.1	RIM = 341.48 DEPTH = 3.535 INV OUT = 337.94 W		RCP INV OUT = 337.94	4'X4' CURB INLET
SDMH-A9	RIM = 343.64 DEPTH = 7.011 INV IN = 336.63 W INV OUT = 336.63 SE	CIRCULAR 42" ULTRA-FLO INV IN = 336.63	ULTRA-FLO INV OUT = 336.63	5'X5' CURB INLET
SDMH-A10	RIM = 343.89 DEPTH = 5.810 INV IN = 338.08 W INV IN = 340.08 N INV OUT = 338.08 E	CIRCULAR 42" ULTRA-FLO INV IN = 338.08 CIRCULAR 18" RCP INV IN = 340.08	ULTRA-FLO INV OUT = 338.08	4'X4' CURB INLET
SDMH-A10.1	RIM = 343.93 DEPTH = 2.995 INV OUT = 340.94 S INV OUT = 340.94 N		RCP INV OUT = 340.94 ULTRA-FLO INV OUT = 340.94	4'X4' CURB INLET
SDMH-A10.2	RIM = 342.22 DEPTH = 2.004 INV IN = 340.21 S	CIRCULAR 18" ULTRA-FLO INV IN = 340.21		4'X4' AREA INLET
SDMH-A11	RIM = 346.07 DEPTH = 6.697 INV IN = 339.37 W INV IN = 341.37 S INV OUT = 339.37 E	CIRCULAR 42" ULTRA-FLO INV IN = 339.37 CIRCULAR 18" ULTRA-FLO INV IN = 341.37	ULTRA-FLO INV OUT = 339.37	5'X5' CURB INLET
SDMH-A12	RIM = 346.46 DEPTH = 6.91 INV IN = 340.28 N INV IN = 340.49 W INV OUT = 339.55 E	CIRCULAR 30" RCP INV IN = 340.28 CIRCULAR 30" ULTRA-FLO INV IN = 340.49	ULTRA-FLO INV OUT = 339.55	5'X5' CURB INLET
SDMH-A12.1	RIM = 346.44 DEPTH = 6.062 INV IN = 340.38 N INV OUT = 340.39 S	CIRCULAR 30" ULTRA-FLO INV IN = 340.38	RCP INV OUT = 340.39	4'X4' CURB INLET
SDMH-A12.2	RIM = 352.32 DEPTH = 11.218 INV OUT = 341.10 S		ULTRA-FLO INV OUT = 341.10	4'X4' AREA INLET
SDMH-A13	RIM = 347.19 DEPTH = 6.410 INV IN = 340.78 W INV OUT = 340.78 E	CIRCULAR 30" RCP INV IN = 340.78	ULTRA-FLO INV OUT = 340.78	4'X4' CURB INLET
SDMH-A14	RIM = 347.59 DEPTH = 6.517 INV IN = 341.40 W INV OUT = 341.07 E	CIRCULAR 18" ULTRA-FLO INV IN = 341.40	RCP INV OUT = 341.07	4'X4' CURB INLET
SDMH-A15	RIM = 350.00 DEPTH = 8.199 INV IN = 341.84 W INV OUT = 341.80 E	CIRCULAR 18" RCP INV IN = 341.84	ULTRA-FLO INV OUT = 341.80	4'X4' JUNCTION BOX
SDMH-B1	RIM = 331.86 DEPTH = 4.307 INV IN = 328.05 W INV IN = 328.05 N INV OUT = 327.55 E	CIRCULAR 18" ULTRA-FLO INV IN = 328.05 CIRCULAR 18" ULTRA-FLO INV IN = 328.05	ULTRA-FLO INV OUT = 327.55	4'X4' JUNCTION
SDMH-B1.1	RIM = 337.25 DEPTH = 5.336 INV IN = 332.91 NW INV IN = 332.91 N INV OUT = 331.91 S	CIRCULAR 18" RCP INV IN = 332.91 CIRCULAR 18" RCP INV IN = 332.91	ULTRA-FLO INV OUT = 331.91	4'X4' JUCTION W/ GRATED TOP EJ 1130M3/149022
SDMH-B1.2	RIM = 342.62 DEPTH = 3.066 INV OUT = 339.55 SE		ULTRA-FLO INV OUT = 339.55	4'X4' CURB INLET
SDMH-B2	RIM = 333.38 DEPTH = 3.530 INV IN = 329.85 W INV IN = 329.85 S INV OUT = 329.85 E	CIRCULAR 18" ULTRA-FLO INV IN = 329.85 CIRCULAR 18" RCP INV IN = 329.85	ULTRA-FLO INV OUT = 329.85	4'X4' CURB INLET
SDMH-B2.1	RIM = 333.39 DEPTH = 3.320 INV OUT = 330.07 N		RCP INV OUT = 330.07	4'X4' CURB INLET
SDMH-B3	RIM = 341.05 DEPTH = 3.477 INV IN = 337.57 W INV IN = 337.57 S INV OUT = 337.57 E	CIRCULAR 18" RCP INV IN = 337.57 CIRCULAR 18" RCP INV IN = 337.57	ULTRA-FLO INV OUT = 337.57	4'X4' CURB INLET
SDMH-B3.1	RIM = 341.02 DEPTH = 3.232 INV OUT = 337.79 N		RCP INV OUT = 337.79	4'X4' CURB INLET
SDMH-B4	RIM = 351.35 DEPTH = 3.457 INV IN = 347.89 S INV OUT = 347.89 E	CIRCULAR 18" RCP INV IN = 347.89	RCP INV OUT = 347.89	4'X4' CURB INLET
SDMH-B4.1	RIM = 351.32 DEPTH = 3.212 INV OUT = 348.11 N		RCP INV OUT = 348.11	4'X4' CURB INLET



LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- ⊞ PAD MOUNTED TRANSFORMER
- GUY WIRE
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ TRAFFIC SIGNAL POLE
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ SANITARY SEWER MANHOLE
- ⊞ STORM DRAIN MANHOLE
- ⊞ GAS VALVE
- ⊞ GAS RISER
- ⊞ GAS BLOW-OFF
- ⊞ TELECOMMUNICATIONS PEDESTAL
- ⊞ TELECOMMUNICATIONS BOX
- ⊞ SANITARY SEWER LINE MARKER
- ⊞ BURIED CABLE MARKER
- ⊞ REINFORCED CONCRETE PIPE
- ⊞ CORRUGATED PLASTIC PIPE
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE

- STORM SEWER QUANTITIES:
- 4'X4' STORM BOXES – 20
  - 5'X5' STORM BOXES – 5
  - 6'X6' STORM BOXES – 2
  - 18" FLARED END SECTION – 2
  - 18" RCP – 825 L.F.
  - 18" ULTRA FLO – 381 L.F.
  - 24" RCP – 35 L.F.
  - 24" ULTRA FLO – 129 L.F.
  - 30" RCP – 119 L.F.
  - 30" ULTRA FLO – 227 L.F.
  - 42" ULTRA FLO – 939 L.F.
  - 48" RCP – 70 L.F.
  - 48" ULTRA FLO – 38 L.F.

811

Know what's Below.  
Call before you dig.

50 0 50 100

GRAPHIC SCALE 1"=50'

GRADING AND DRAINAGE PLAN

**FISHER ARNOLD**  
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

404 Creath Ave. | Jonesboro, Arkansas 72404  
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

**GRADING & DRAINAGE NORTH**

SOUTHERN OAKS PHASE II  
SUBDIVISION PLANS  
JONESBORO, ARKANSAS

GARRETT DUNNAM – CIVIL ENGINEER  
ARKANSAS – PE # 20874

FISHER & ARNOLD, INC.  
Arkansas – 234  
CLIENT:  
SOUTHERN OAKS  
COPYRIGHT 2021, ALL RIGHTS RESERVED

REVISIONS	
DATE	DESCRIPTION
08/14/2025	GMD/COJ REVIEW

PROJECT NO. 0003JB	
DRAWN BY	CHECKED BY
GMD	JM
SHEET	SCALE
C301	1"=50'
DATE	DRAWING NO.
06-19-2024	





ARKANSAS  
Department of Environmental Quality

ADDITIONAL ACREAGE REQUEST  
FOR STORMWATER CONSTRUCTION GENERAL PERMIT ARR150000

Permit Number:  
Permittee Name:  
Project Name:

ARR 156249  
Southern Hills Real Estate, LLC  
Southern Hills

AFIN: 16-01809

Current Disturbed Acreage	<u>137</u>	Additional Disturbed Acreage <sup>1</sup>	<u>30</u>	Requested Disturbed Acreage	<u>167</u>
Current Total Acreage	<u>143</u>	Additional Total Acreage <sup>2</sup>	<u>30</u>	Requested Total Acreage	<u>173</u>

Current Disturbed Acreage + Additional Disturbed Acreage = Requested Disturbed Acreage  
Current Total Acreage + Additional Total Acreage = Requested Total Acreage

SIGNATORY REQUIREMENTS:

"I certify under penalty of law that this document and all attachments were prepared under my direction, or supervision, in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Responsible/Cognizant Official Printed Name: CARROLL CALDWELL

Responsible/Cognizant Official Title: member

Responsible/Cognizant Official Signature: Carroll Caldwell

Date: 6-30-2021

<sup>1</sup> ATTACH AN UPDATED SWPPP AND SITE MAP FOR THE ADDITION OF DISTURBED ACREAGE ONLY.

<sup>2</sup> ATTACH AN UPDATED SWPPP, UPDATED SITE MAP, AND A \$200 PERMIT MODIFICATION FEE FOR THE ADDITION OF TOTAL ACREAGE.

Updated copies of the site map and Stormwater Pollution Prevention Plan (SWPPP) should be kept at the site.

## Thomas, Gil

---

**From:** Brown, Christina  
**Sent:** Monday, July 12, 2021 1:44 PM  
**To:** Thomas, Gil  
**Subject:** RE: ARR156249 Enforcement Review

Good Afternoon Gil,

There are no enforcement issues impeding the action of the referenced permit.

They had an inspection on 3/23/21 (hyperlinked below) and had several violations. They did respond but Inspections has not determined if the response was adequate as of today.

<https://www.adeg.state.ar.us/downloads/WebDatabases/InspectionsOnline/115893-insp.pdf>

Thank you,

**Christina Brown** | Enforcement Analyst  
**Division of Environmental Quality** | **Office of Water Quality**  
5301 Northshore Drive | North Little Rock, AR 72118  
t: 501.682.0840 | e: [christina.brown@adeq.state.ar.us](mailto:christina.brown@adeq.state.ar.us)



**ARKANSAS**  
ENERGY & ENVIRONMENT

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**From:** Thomas, Gil  
**Sent:** Wednesday, July 7, 2021 3:23 PM  
**To:** Brown, Christina  
**Subject:** ARR156249 Enforcement Review

Christina,

I am reviewing an Additional Acreage Request for ARR156249 (Southern Hills Real Estate, LLC). Are there any enforcement issues that would prevent this?

**Gil Thomas** | Engineer  
**Division of Environmental Quality** | **Office of Water Quality**  
**Permits Branch**  
5301 Northshore Drive | North Little Rock, AR 72118  
t: 501.682.0648 | e: [gil.thomas@adeq.state.ar.us](mailto:gil.thomas@adeq.state.ar.us)



**ARKANSAS**  
ENERGY & ENVIRONMENT

**Invoice Records for Permit/EPA/RST Facility Number ARR156249**

AFIN: 16-01809			Name: Southern Hills Real Estate LLC			
Permit Number: ARR156249			City: Jonesboro			
Invoice Number	Date Billed	Date Due	Invoice Status	Invoice Type	Amount Billed	Amount Paid
PDS174149	2019/04/23	2019/05/23	Active	Initial	200.00	200.00
PDS180424	2020/04/06	2020/05/21	Active	Annual	200.00	200.00
PDS181826	2020/06/23	2020/07/23	Active	Modification	200.00	200.00
PDS186678	2021/04/07	2021/05/22	Active	Annual	200.00	200.00

Total Invoices: **4**

(Note: AFIN, Name, and City may change over time; current values are shown in the report header.)

Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity  
for Large Construction Sites

National Pollutant Discharge Elimination System (NPDES)  
General Permit # ARR150000

Prepared for:

Southern Hills

Date:

7-6-2021

Prepared by:

Jeremy Bevill P.E.



Project Name and Location: Southern Hills, 3506 Southwest Drive, Jonesboro, AR 72404

Property Parcel Number (Optional): \_\_\_\_\_

Operator Name and Address: Southern Hills Real Estate, LLC

A. Site Description

- a. Project description, intended use after NOI is filed: Commercial and residential subdivision.
- b. Sequence of major activities which disturb soils: Grading, utilities, drainage, streets.
- c. Total Area<sup>1</sup>: 173 acres                      Disturbed Area<sup>2</sup>: 167 acres
- d. Soils Information:
  - i. Runoff Coefficient Pre-Construction (See Appendix A) : 0.6
  - ii. Runoff Coefficient Post-Construction (See Appendix A) : 0.8
  - iii. Describe the soil or the quality of any discharge from the site: Clay soils are present; therefore, discharges are soil colored.

B. Responsible Parties

*Be sure to assign all SWPPP related activities to an individual or position; even if the specific individual is not yet known (i.e. contractor has not been chosen).*

Individual/Company	Phone Number	Service Provided for SWPPP (i.e., Inspector, SWPPP revisions, Stabilization Activities, BMP Maintenance, etc.)
Fisher Arnold's Jeremy Bevill	870-932-2019	SWPPP Map Revisions
KEG – Kevin Gilmore	870-236-0301	SWPPP Inspections
KEG – Kevin Gilmore	870-236-0301	Stabilization Activities
KEG – Kevin Gilmore	870-236-0301	BMP Maintenance

C. Receiving Waters

- a. The following waterbody (or waterbodies) receives stormwater from this construction site: N/A
- b. Is the project located within the jurisdiction of an MS4? ☒ Yes ☐ No
  - i. If yes, Name of MS4: City of Jonesboro
- c. Ultimate Receiving Water:

<input type="checkbox"/> Red River	<input type="checkbox"/> White River
<input type="checkbox"/> Ouachita River	<input checked="" type="checkbox"/> St. Francis River
<input type="checkbox"/> Arkansas River	<input type="checkbox"/> Mississippi River

<sup>1</sup>Increases in total acreage require an additional acreage request, an updated SWPPP and a \$200 modification fee to be submitted to ADEQ.

<sup>2</sup>Increases in only disturbed acreage require an additional acreage request and an updated SWPPP to be submitted to ADEQ.

D. Documentation of Permit Eligibility Related to the 303(d) list and Total Maximum Daily Loads (TMDL) (<https://www.adeg.state.ar.us/water/planning/>)

- a. Does the stormwater enter a waterbody on the 303(d) list or with an approved TMDL? ☒ Yes ☐ No
- b. If yes:
  - i. Waterbody identified on 303(d) list: St. Francis River
  - ii. Pollutant addressed on 303(d) list or TMDL: Chlorides
  - iii. This specific project, or generally construction activity i.e. surface erosion, is identified on 303(d) list or associated assumptions and allocations identified in the TMDL for the discharge: ☐ Yes ☒ No
  - iv. Additional controls implemented: N/A

E. Attainment of Water Quality Standards After Authorization

- a. The permittee must select, install, implement, and maintain BMPs at the construction site that minimize pollutants in the discharge as necessary to meet applicable water quality standards. In general, except in situations explained below, the SWPPP developed, implemented, and updated to be considered as stringent as necessary to ensure that the discharges do not cause or contribute to an excursion above any applicable water quality standard.
- b. At any time after authorization, the Department may determine that the stormwater discharges may cause, have reasonable potential to cause, or contribute to an excursion above any applicable water quality standard. If such a determination is made, the Department will require the permittee to:
  - i. Develop a supplemental BMP action plan describing SWPPP modifications to address adequately the identified water quality concerns and submit valid and verifiable data and information that are representative of ambient conditions and indicate that the receiving water is attaining water quality standards; or
  - ii. Cease discharges of pollutants from construction activity and submit an individual permit application.

I understand and agree to follow the above text regarding the attainment of water quality standards after authorization. ☒ Yes ☐ No

F. Site Map Requirements (Attach Site Map):

- a. Pre-construction topographic view;

- b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
- c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
- d. Location of major structural and nonstructural controls identified in the plan;
- e. Location of main construction entrance and exit;
- f. Location where stabilization practices are expected to occur;
- g. Locations of off-site materials, waste, borrow area, or equipment storage area;
- h. Location of areas used for concrete wash-out;
- i. Location of all surface water bodies (including wetlands) with associated natural buffer boundary lines. Identify floodplain and floodway boundaries, if available;
- j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
- k. Locations where stormwater is discharged off-site (should be continuously updated);
- l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply;
- m. A legend that identifies any erosion and sediment control measure symbols/labels used in the site map and/or detail sheet; and
- n. Locations of any storm drain inlets on the site and in the immediate vicinity of the site.

#### G. Stormwater Controls

- a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:

- i. Initial Site Stabilization: Disturbance to install BMPs.
- ii. Erosion and Sediment Controls: Silt Fence, Construction Entrance, Rip Rap, Vegetative Barriers, Rip Rap Outlet Protection, Straw Wattles, Sediment Basins, Earth Berms.
- iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒ Yes ☐ No

If No, explain: \_\_\_\_\_  
\_\_\_\_\_

- iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒ Yes ☐ No  
If No, explain: \_\_\_\_\_
- v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒ Yes ☐ No  
If No, explain: \_\_\_\_\_
- vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒ Yes ☐ No  
If No, explain: \_\_\_\_\_
- vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐ Yes ☒ No  
If Yes, explain additional BMPs implemented at off-site material storage area: \_\_\_\_\_

b. Stabilization Practices

- i. Description and Schedule: Vegetation will be re-established by seed/straw once soil disturbance activities cease in each work area.
- ii. Are buffer areas required? ☐ Yes ☒ No  
If Yes, are buffer areas being used? ☒ Yes ☐ No  
If Yes, describe natural buffer areas: Existing vegetation along the project perimeter will be left in place as long as practical.  
If No, explain why not: \_\_\_\_\_
- iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.  
☒ Yes ☐ No  
If No, explain: \_\_\_\_\_



iv. Deadlines for stabilization:

1. Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.
2. Stabilization procedures will be initiated immediately in portions of the site where construction activities have permanently ceased.

c. Structural Practices

- i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: Earth Berms, Sediment Basins.
- ii. Describe Velocity Dissipation Devices: Rip Rap Protection will be placed at concentrated flow discharge locations.
- iii. Sediment Basins:

Are 10 or more acres draining to a common point? ☒ Yes ☐ No

Is a sediment basin included in the project? ☒ Yes ☐ No

If Yes, what is the designed capacity for the storage?

☒ 3600 cubic feet per acre = : approx. 610,000 cu.ft. required and approx. 1,200,000 cu. Ft. provided.

Or+

☐ 10 year, 24 hour storm = : \_\_\_\_\_

☐ Other criteria were used to design basin:

If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: \_\_\_\_\_

H. Other Controls

- a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒ Yes ☐ No
- b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:
  - ☒ A stabilized construction entrance and exit
  - ☐ Vehicle tire washing
  - ☐ Other controls, describe: \_\_\_\_\_
- c. Temporary Sanitary Facilities: Portable facilities owned and maintained by leasing company will be provided.

d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: \_\_\_\_\_

☐ N/A, no concrete will be used with this project

e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: These will be located away from stormwater flow areas.

I. Non-Stormwater Discharges

a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

☒ Fire-fighting activities;

☒ Fire hydrant flushings;

☒ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;

☒ Potable water sources including uncontaminated waterline flushings;

☒ Landscape Irrigation;

☒ Routine external building wash down which does not use detergents or other chemicals;

☒ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;

☒ Uncontaminated air conditioning, compressor condensate (See Part I.B.13.C of the permit);

☒ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.13.C of the permit);

☒ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.13.C of the permit);

b. Describe any controls associated with non-stormwater discharges present at the site: For ground dewatering, the pipe's outlet will be positioned to discharge over rip rap in order to prevent erosion and control velocities.

J. Permanent Controls for Post-Construction Stormwater Management:

Describe measures installed during the construction process to control pollutants in stormwater discharges that will occur after construction operations have been completed: Stormwater discharges will flow over pervious surfaces to the maximum extend feasible before entering waters of the state.

K. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒ Yes ☐ No

L. Inspections

a. Inspection frequency:

☒ Every 7 calendar days

or

☐ At least once every 14 calendar days and within 24 hours of the end of a storm even 0.25 inches or greater (a rain gauge must be maintained on-site)

b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ ADEQ's inspection form will be used (See Appendix B)

or

☐ A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.

d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.

i. Winter Conditions (Part II.A.4.L.4)

ii. Adverse Weather Conditions (Part II.A.4.L.5)

M. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: The General Contractor will address action items noted on the inspection form.

Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.

N. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: During our pre-construction meeting, erosion control goals will be explained to the general contractor. The general contractor will train employees, subs, etc.

**\*\*Note,** Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

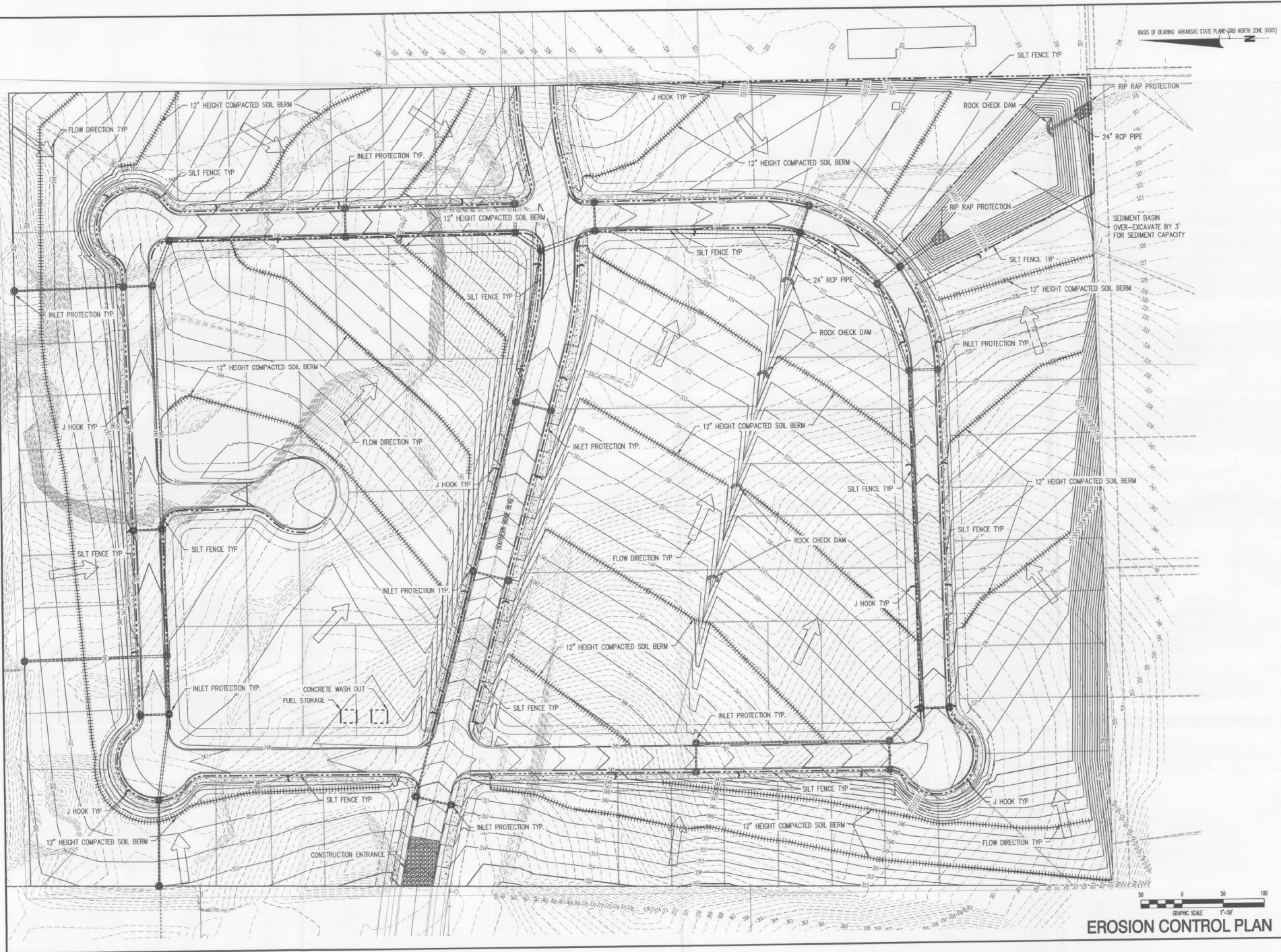
Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: Carroll Caldwell

Title: \_\_\_\_\_

Date: 7/6/2021



**FISHER ARNOLD**  
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

404 Creath Ave | Jonesboro, Arkansas 72404  
870.932.2019 | Fax: 870.932.1076 | www.fishernold.com

**EROSION CONTROL PLAN**

HARDEN PROPERTY  
JONESBORO, ARKANSAS

JEREMY A. BEVELL - CIVIL ENGINEER  
 ARKANSAS -- PE # 13420

FISHER & ARNOLD, INC.  
 ARKANSAS -- PE # 248

PROJECT NO. 0003JB-FINAL\_AB

DRAWN BY MS

CHECKED BY JAB

SCALE 1"=50'

DATE 05/25/21

REVISIONS

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