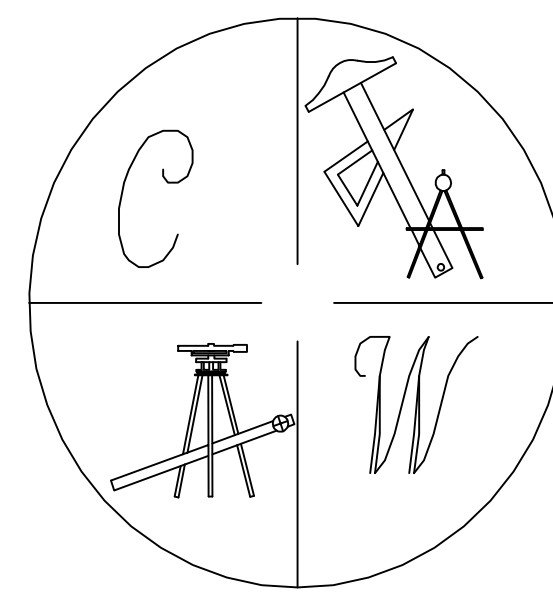


OZARK MANOR

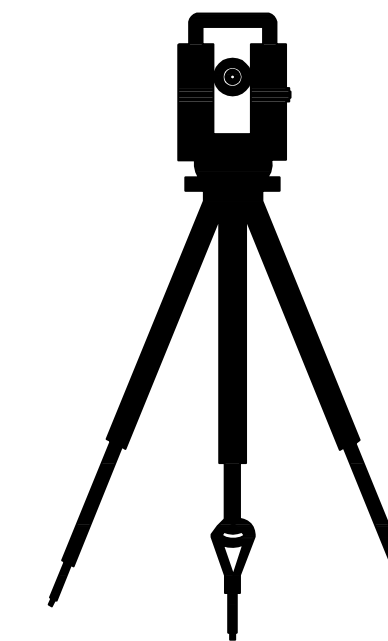
JONESBORO, AR

RAY OSMENT

JULY 28, 2008



CARLOS WOOD, P.E.
 ENGINEERING CONSULTANT
 PMB 261
 2704-L S. CULBERHOUSE
 JONESBORO, AR 72401
 PHONE/FAX: (870) 972-8335
 EMAIL: WOODENGR@SBCGLOBAL.NET

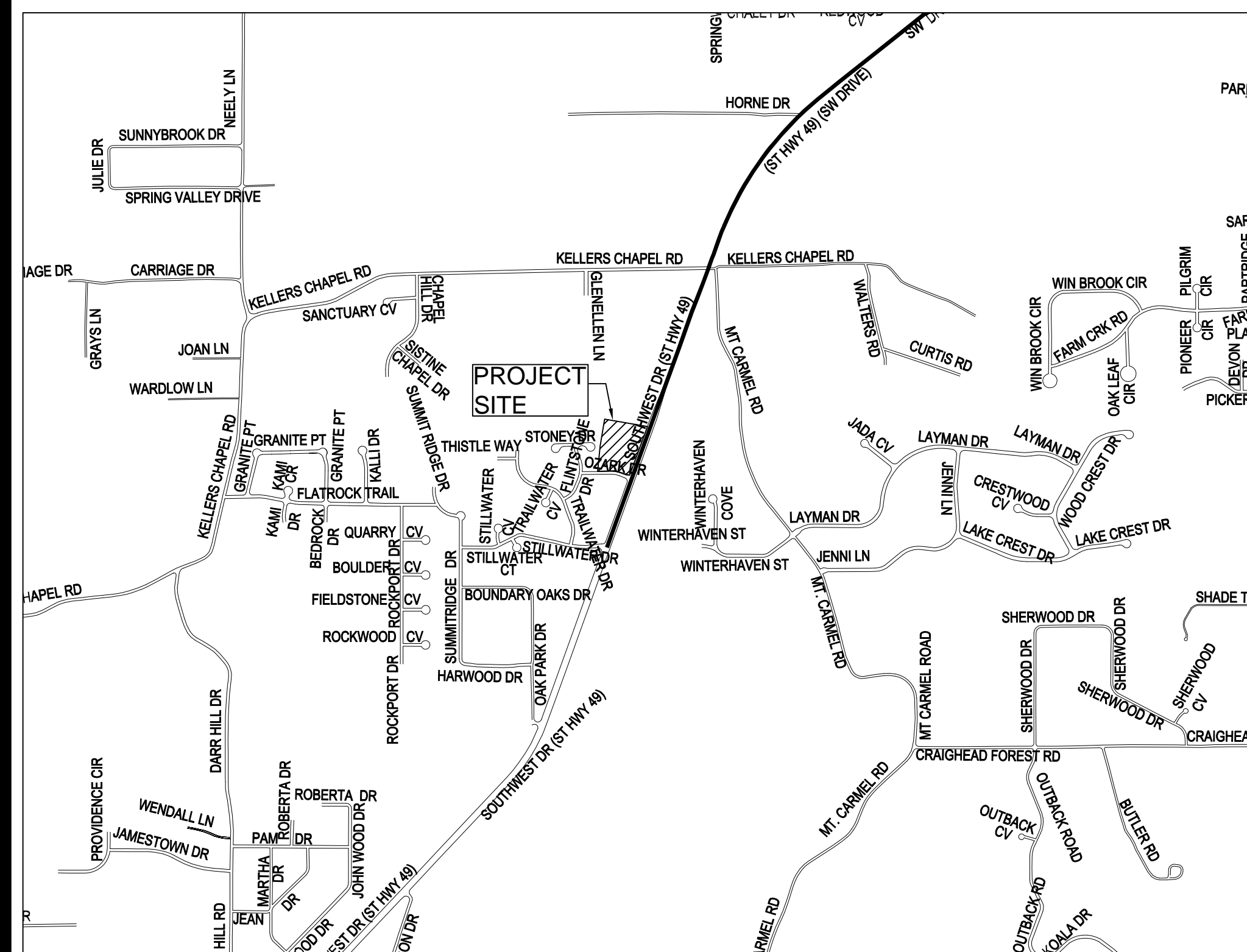


*H&S HIME PROFESSIONAL
 SURVEYING SERVICES*

**PMB 283
 2704 -L SO. CULBERHOUSE
 JONESBORO, ARKANSAS 72401
 PHONE: 870-972-1288
 FAX: 870-972-1011
 E-MAIL: HSHIME_BUTCH@YAHOO.COM**

VICINITY MAP

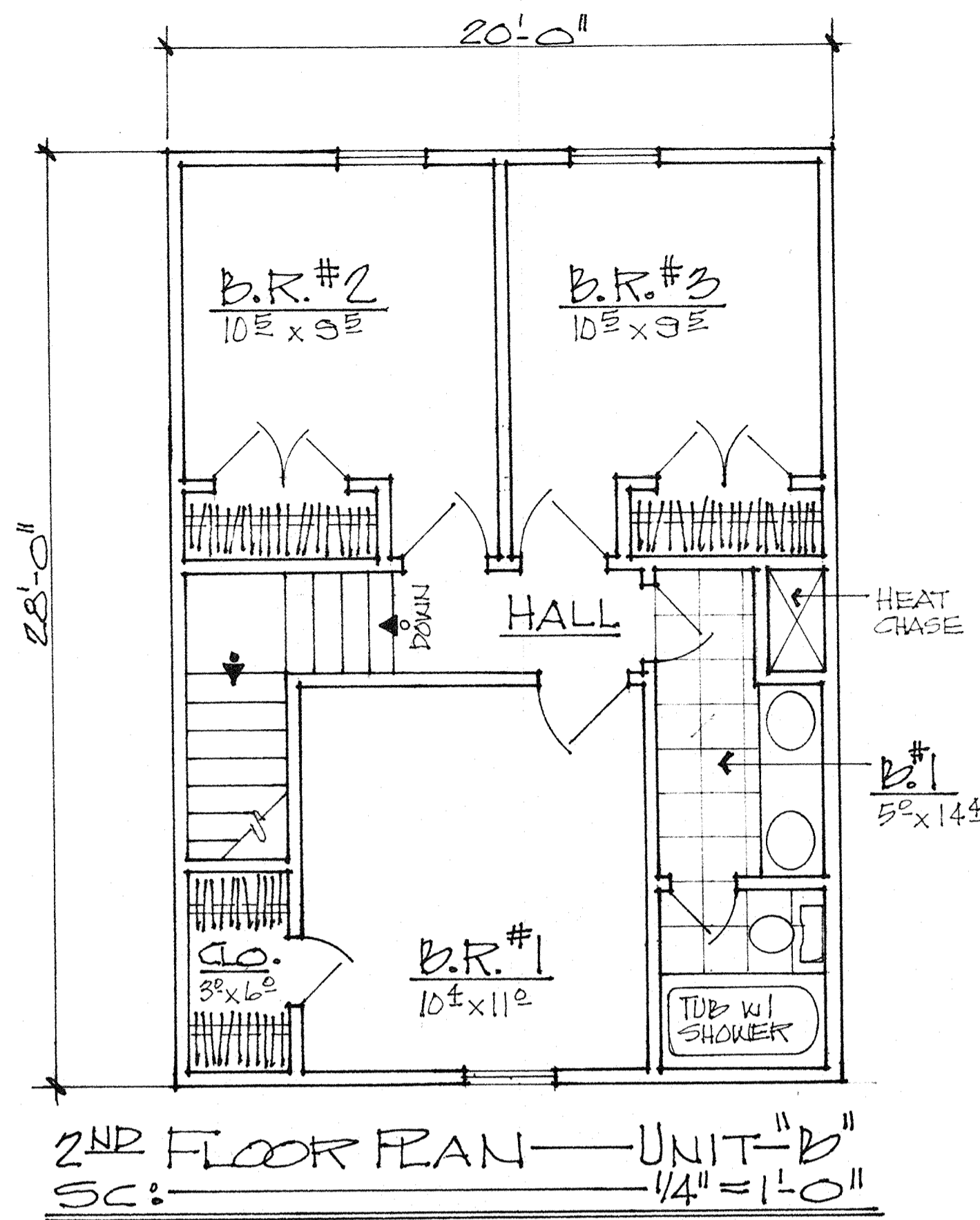
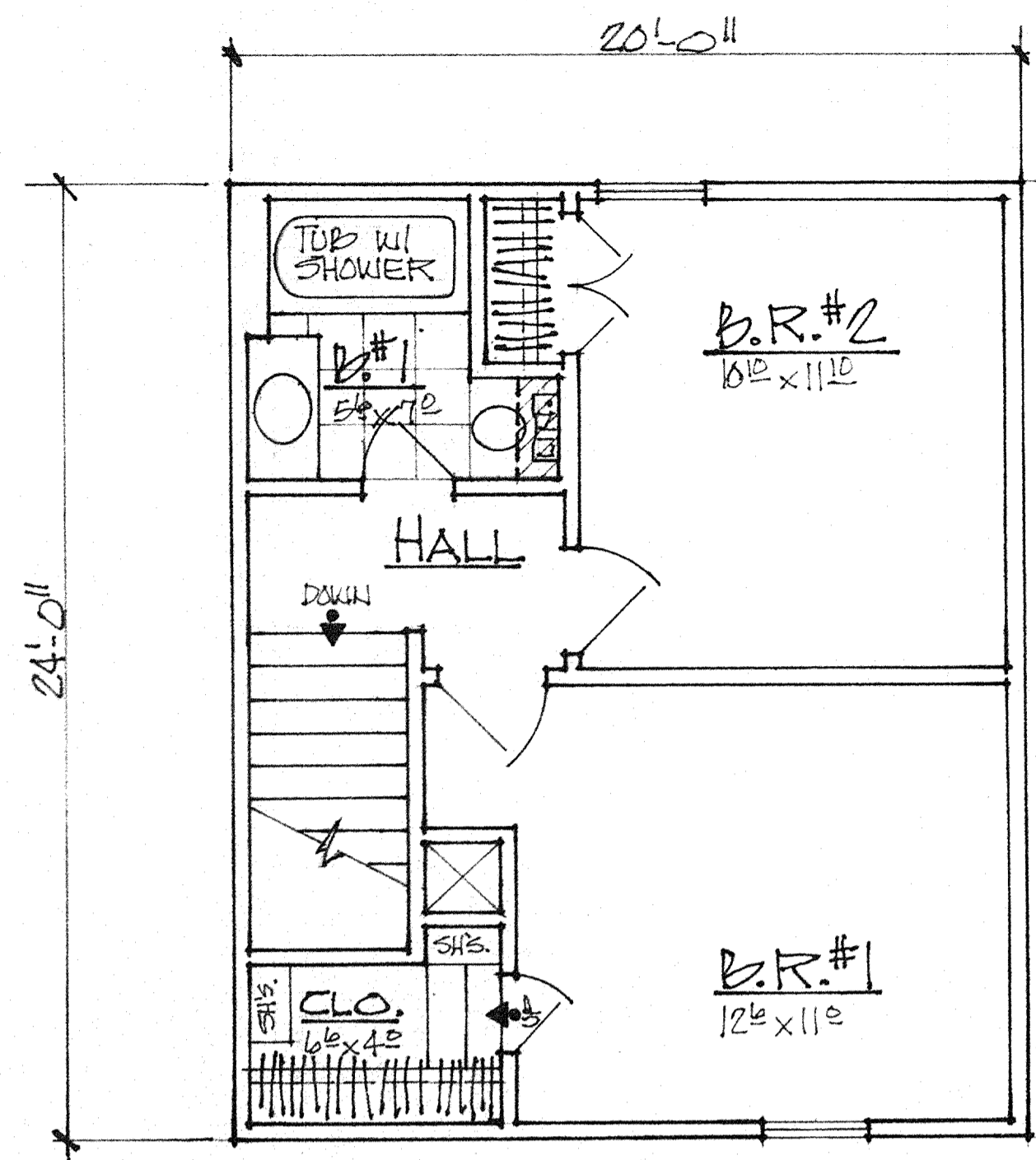
SCALE: 1" = 1000'



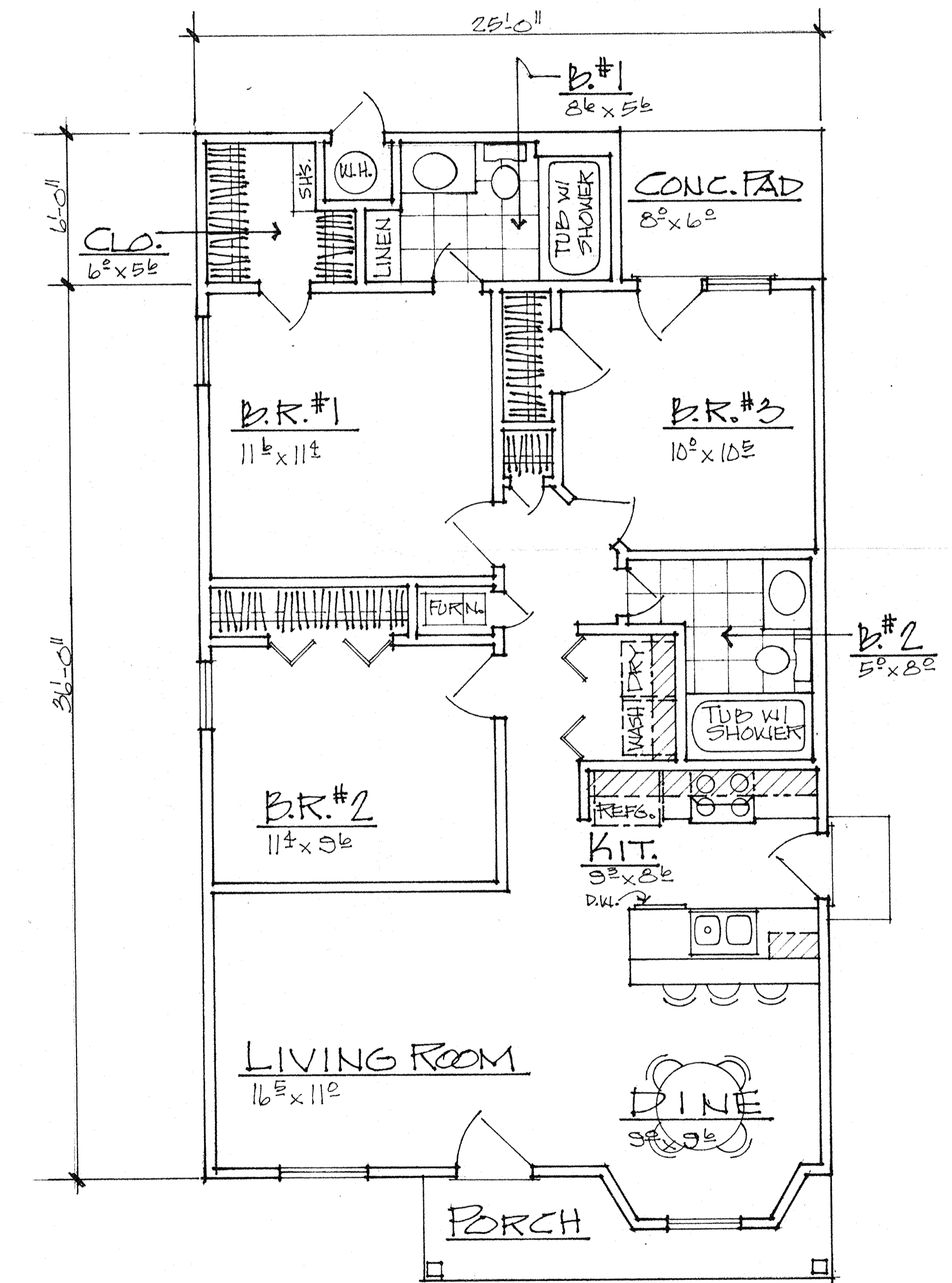
ARKANSAS ONE-CALL SYSTEM, INC.
 1-800-482-8998

SHEET LAYOUT	
PLAT	PL-1
TOPOGRAPHY & DRAINAGE PLAN	SP-1
DIMENSION PLAN & UTILITY LAYOUT	SP-2
EROSION CONTROL MAP	ECM-1

2ND FLOOR PLAN—UNIT "A"
SC: 1/4" = 1'-0"

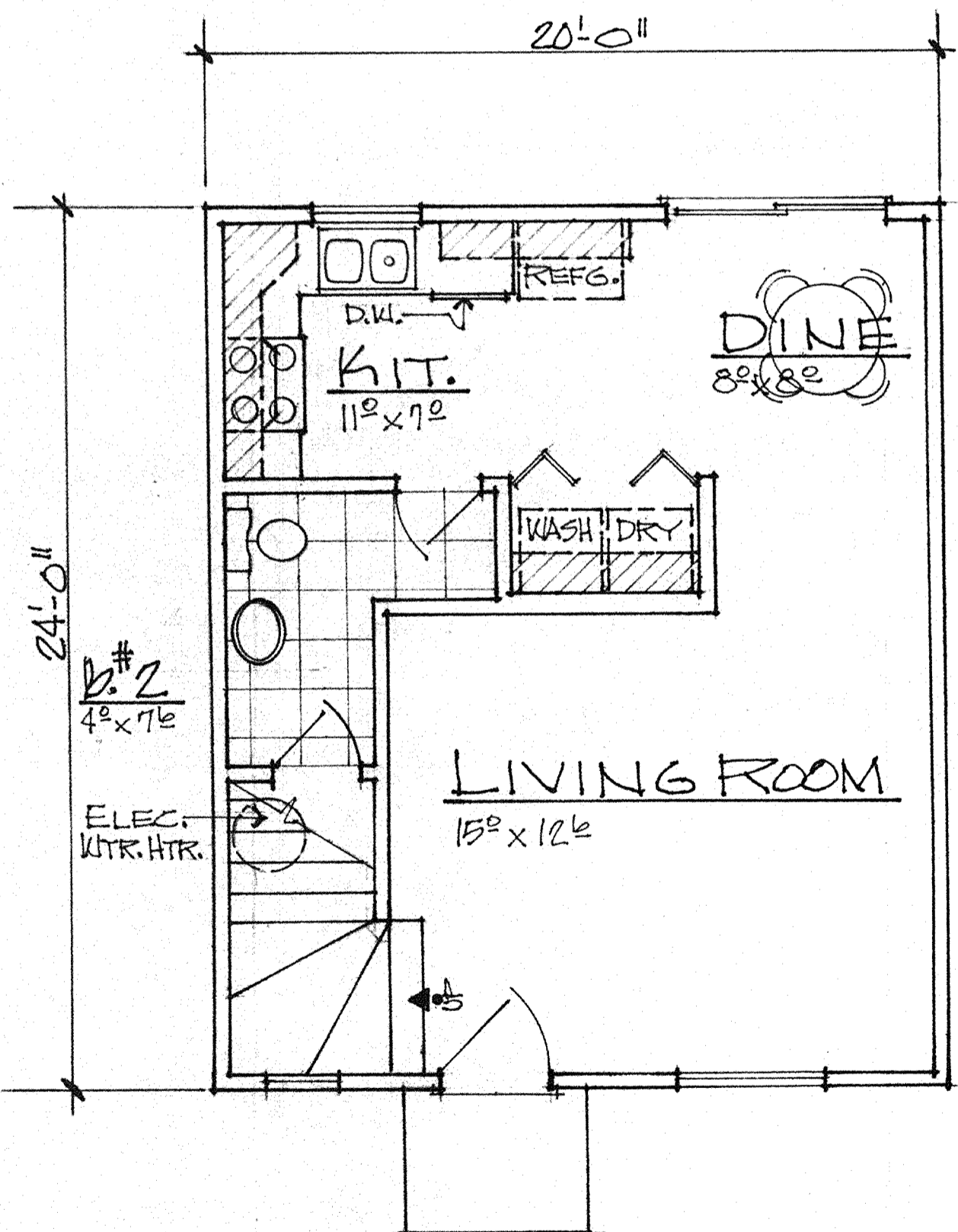


2ND FLOOR PLAN—UNIT "B"
SC: 1/4" = 1'-0"



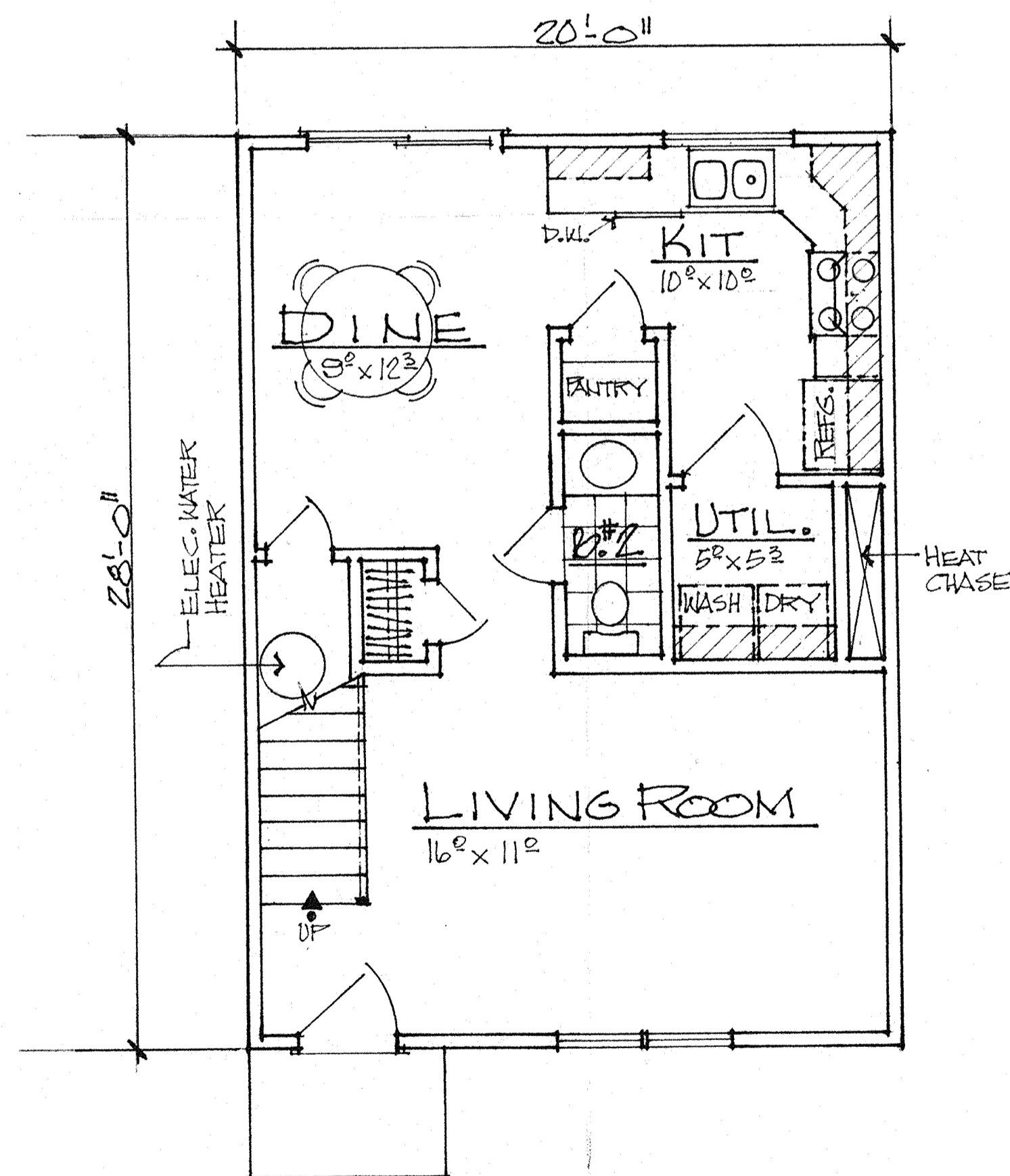
FLOOR PLAN—UNIT "C"
SC: 1/4" = 1'-0"

TOTAL LIVING AREA = 1016 S.F.



1ST FLOOR PLAN—UNIT "A"
SC: 1/4" = 1'-0"

TOTAL LIVING AREA = 960 S.F.



1ST FLOOR PLAN—UNIT "B"
SC: 1/4" = 1'-0"

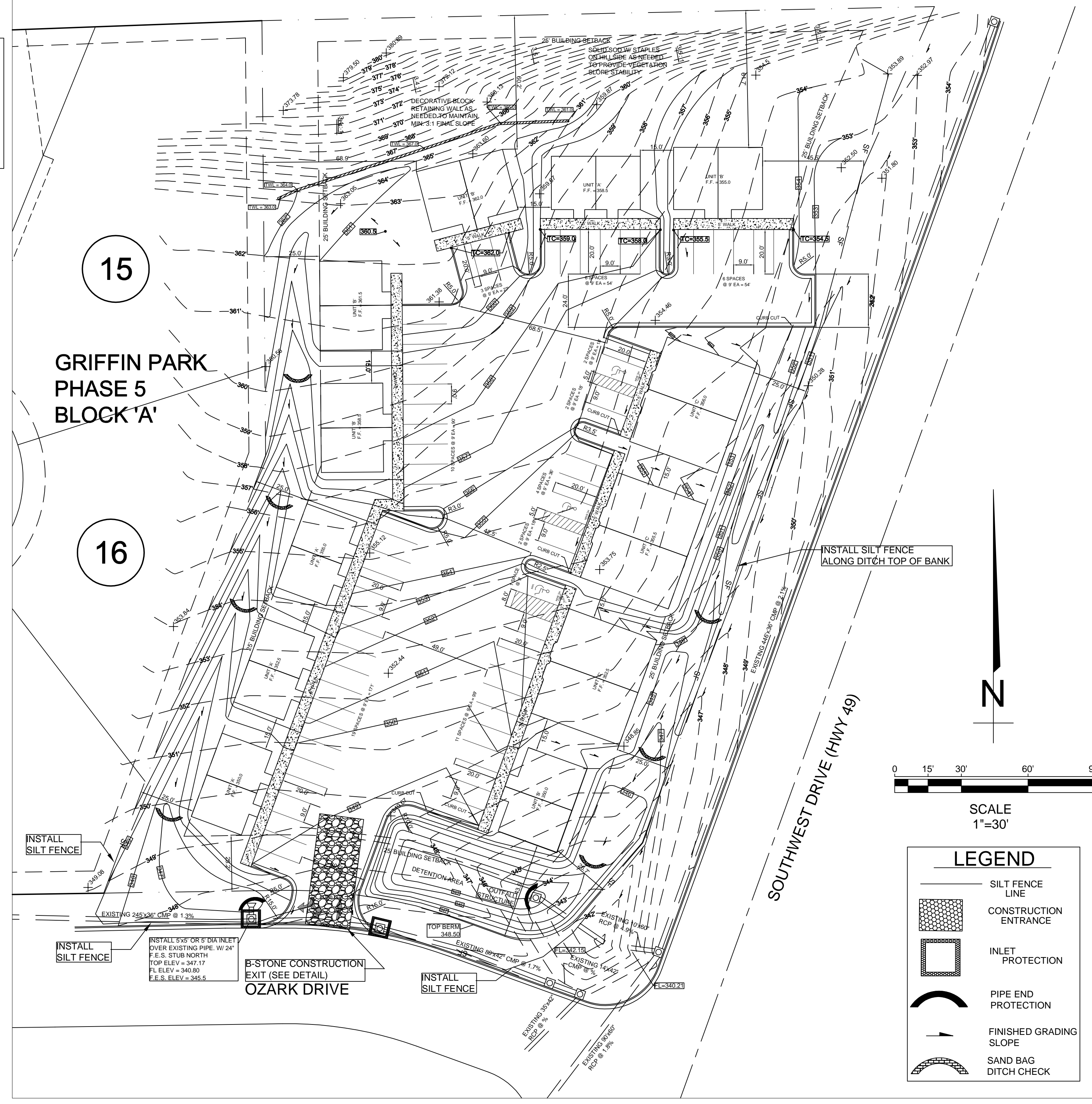
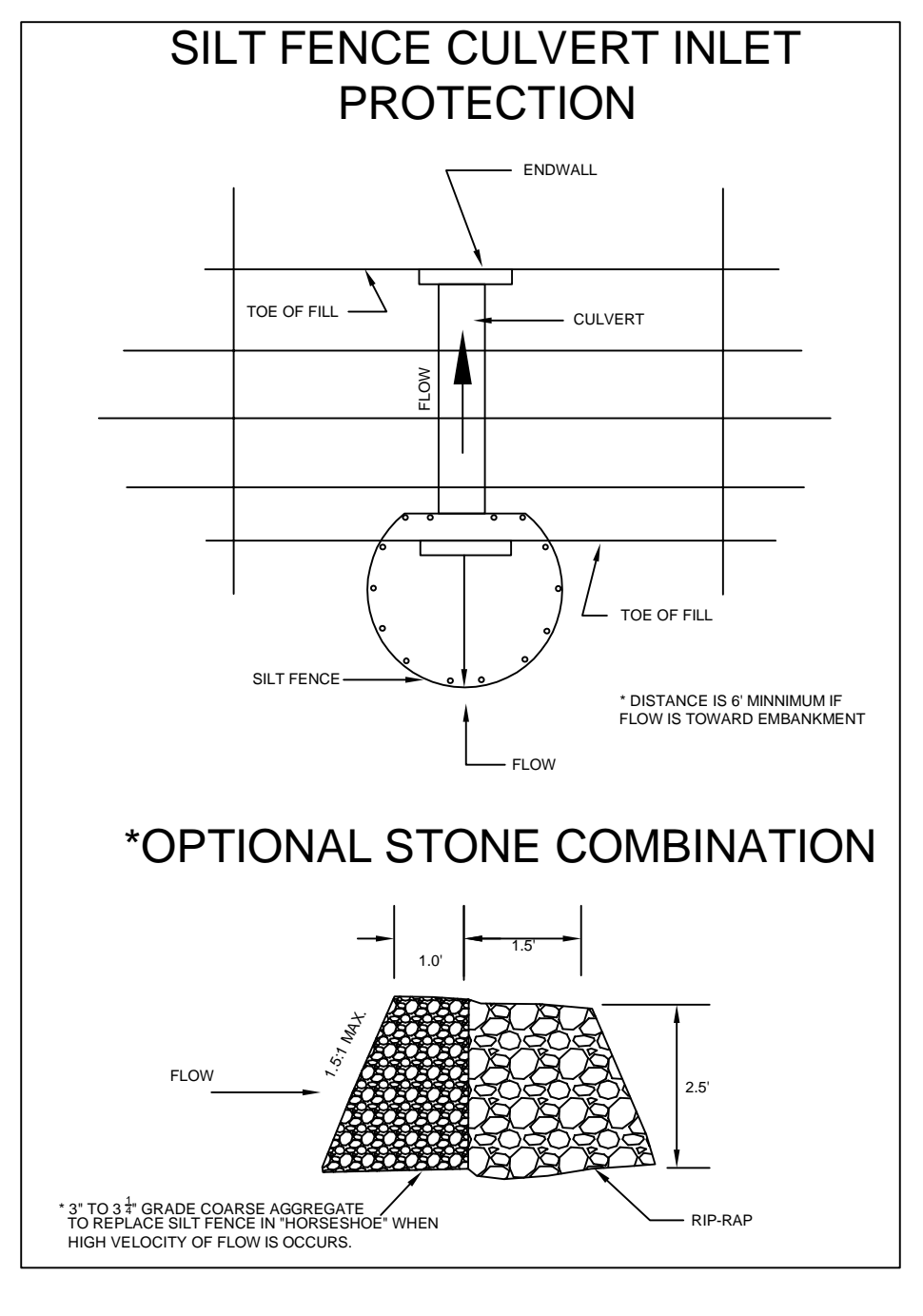
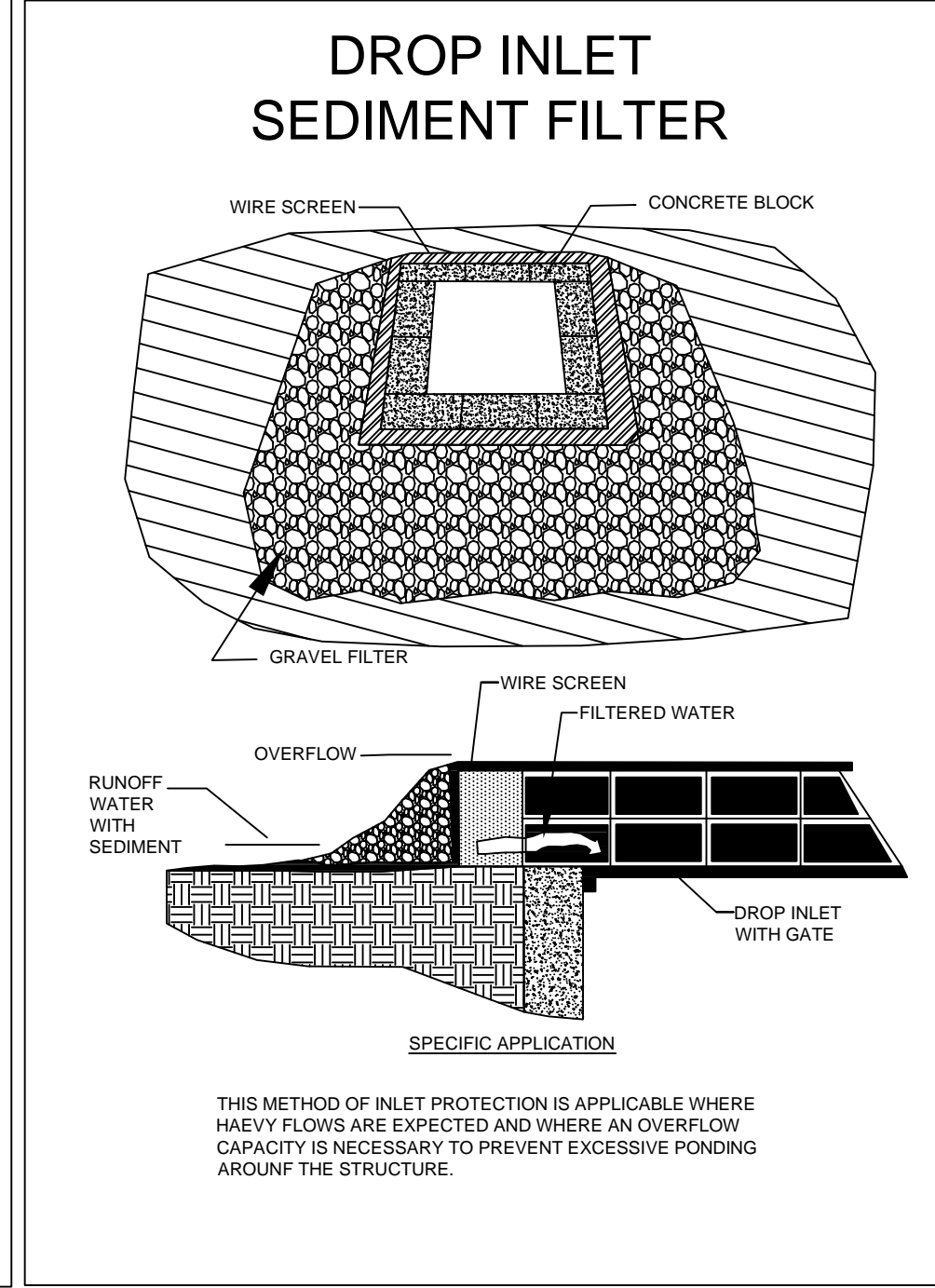
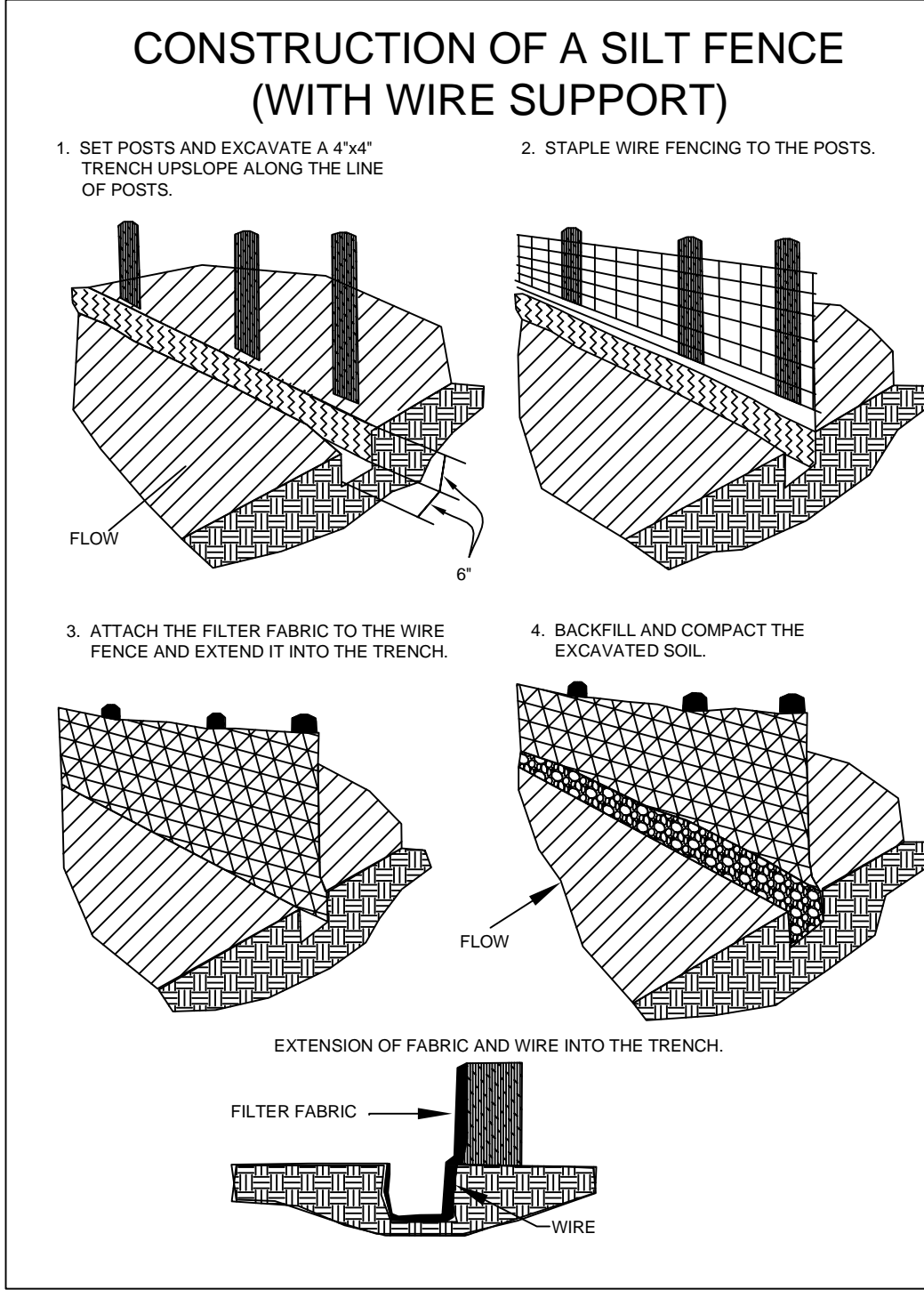
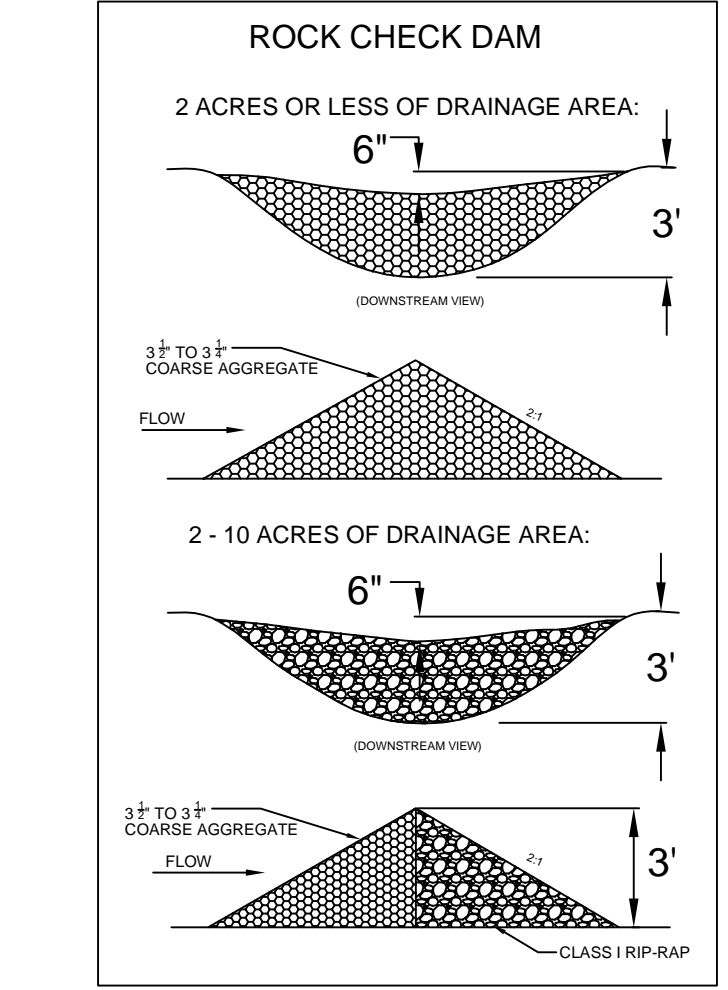
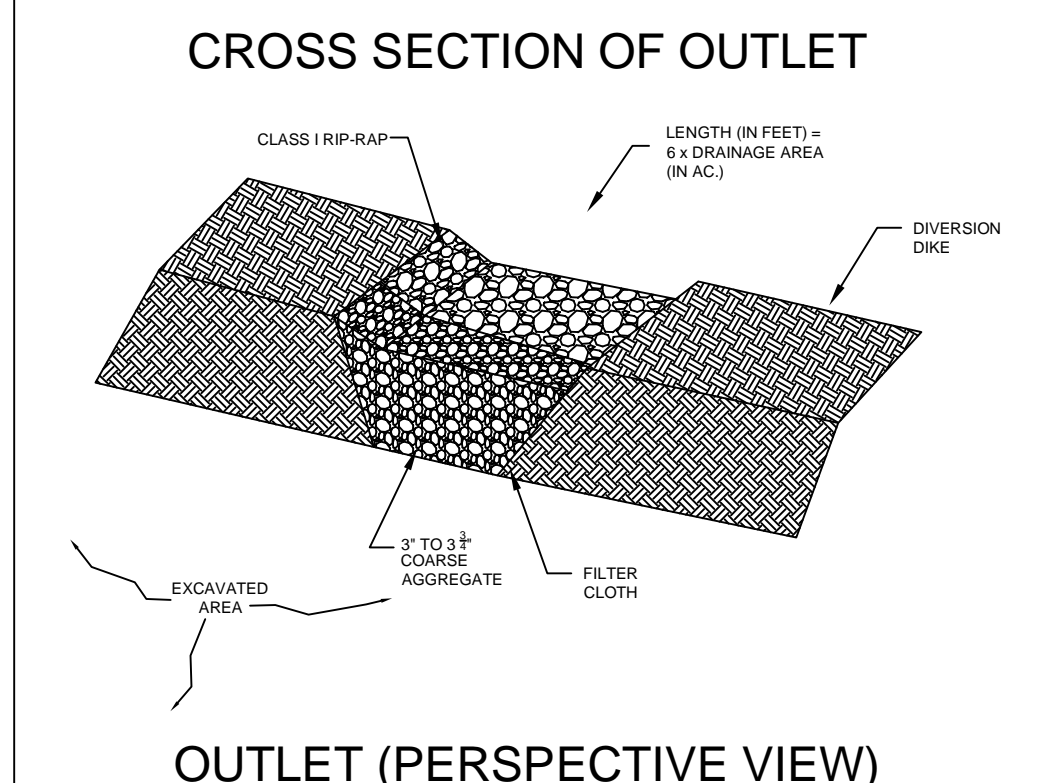
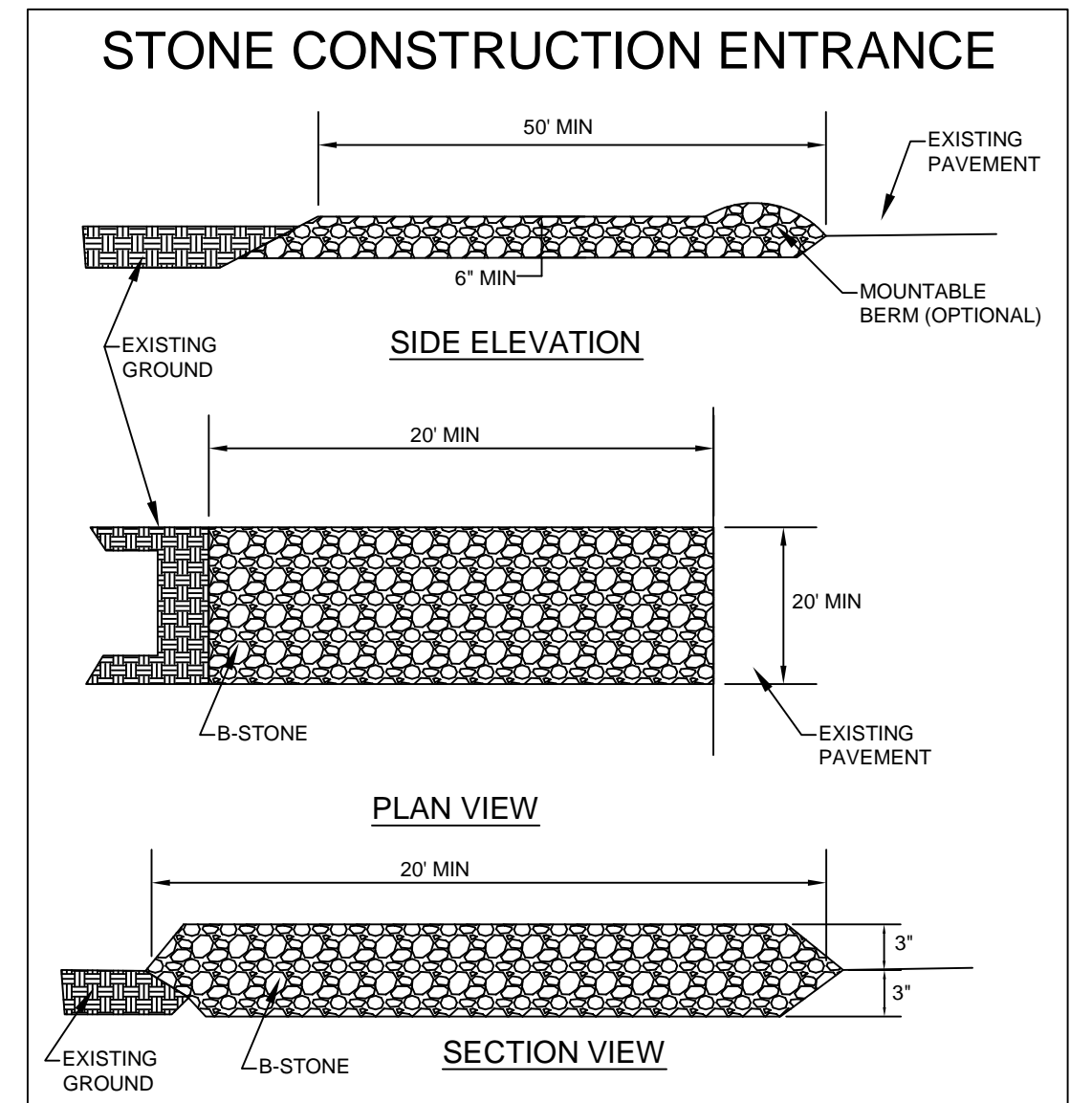
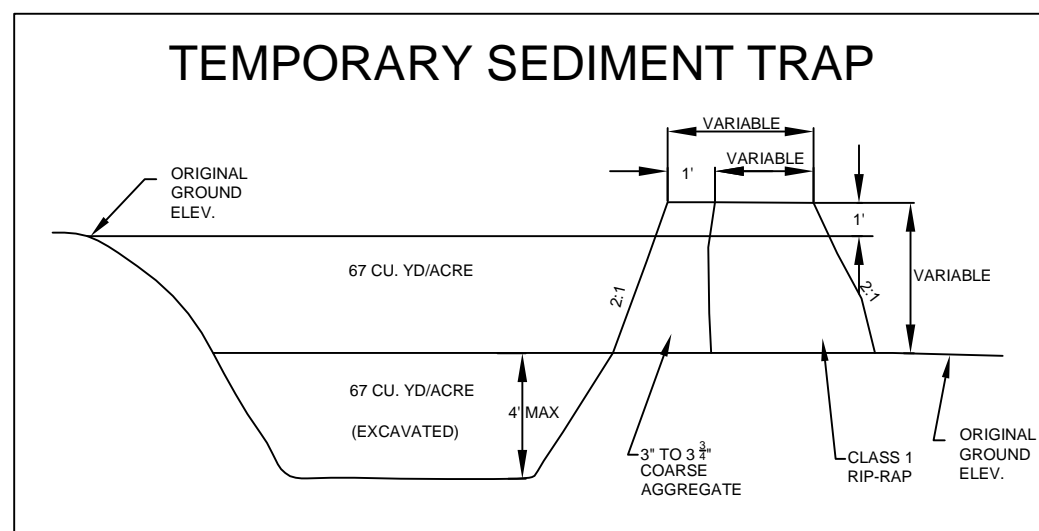
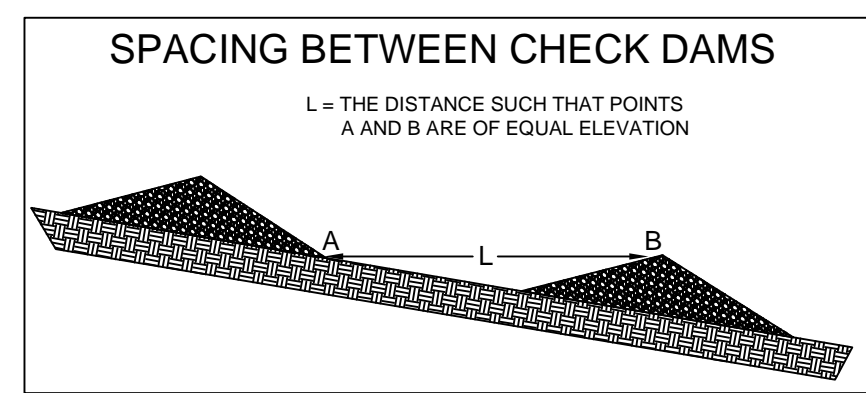
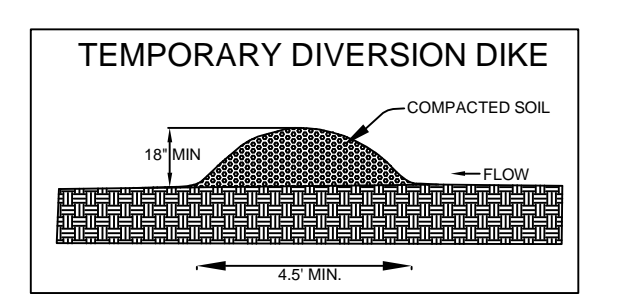
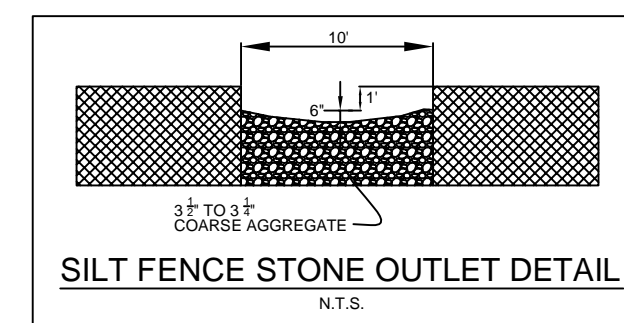
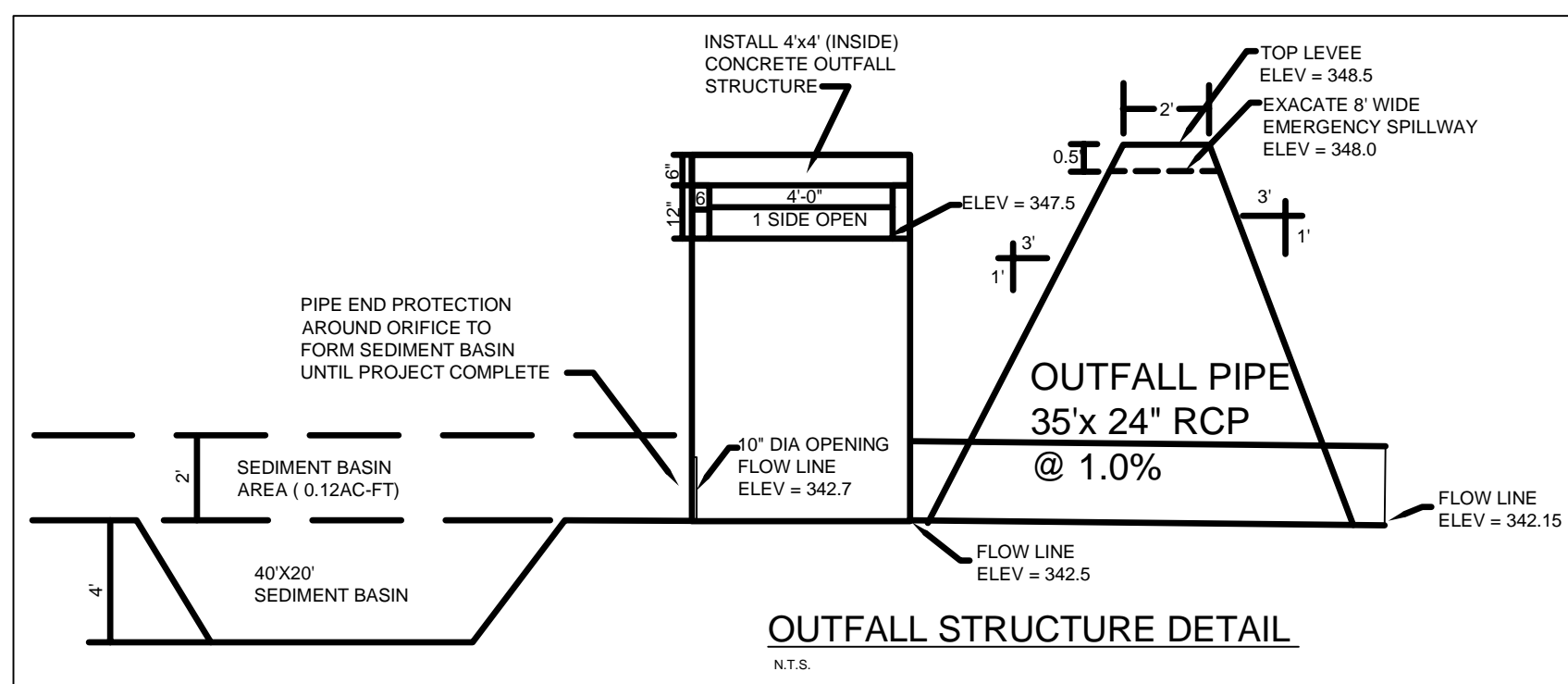
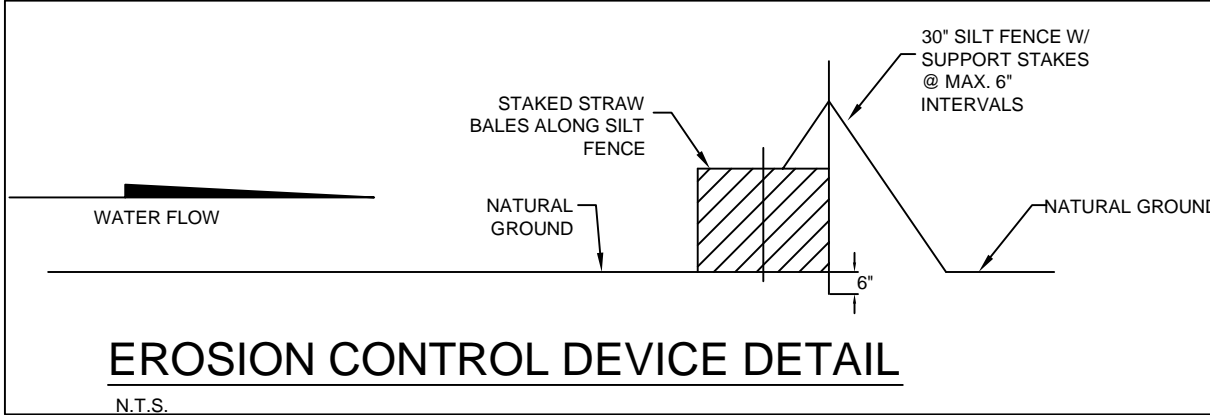
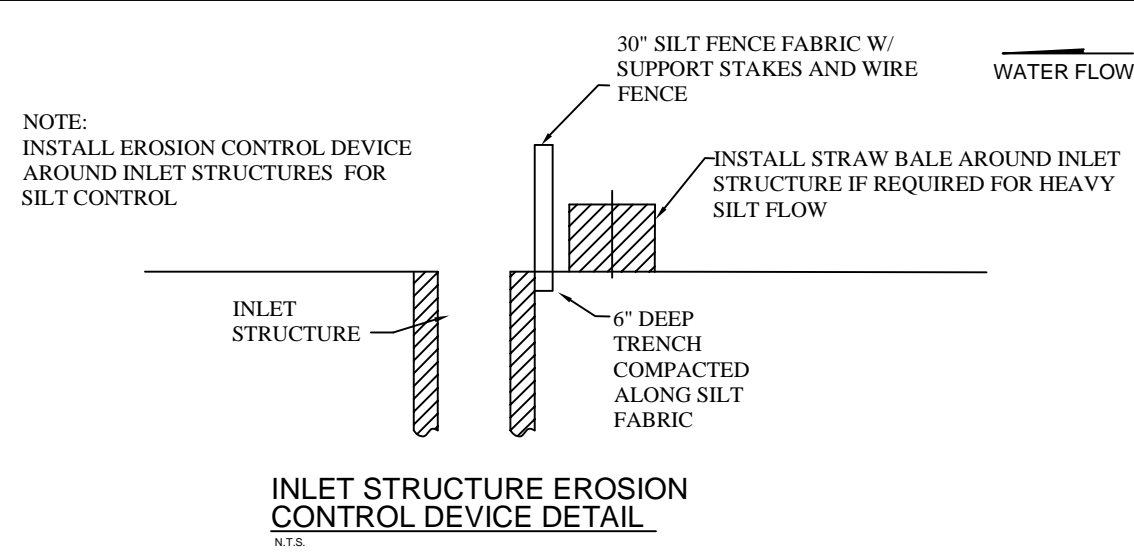
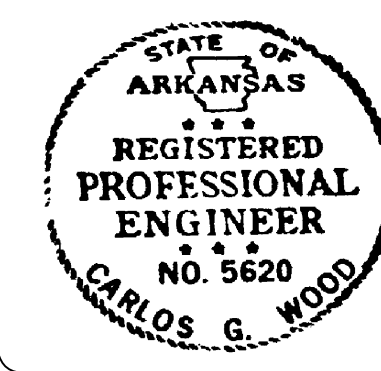
TOTAL LIVING AREA = 1120 S.F.



UNIT-"C"- FRONT ELEVATION — SC:— 1/4"=1'-0"

UNITS "A" & "B" — FRONT ELEVATION — SC:— 1/4"=1'-0"

BY: D.KELSO

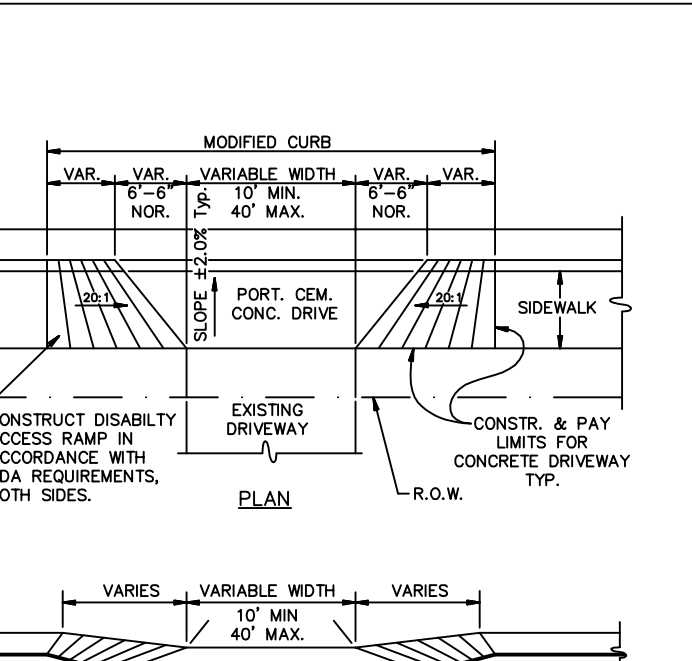
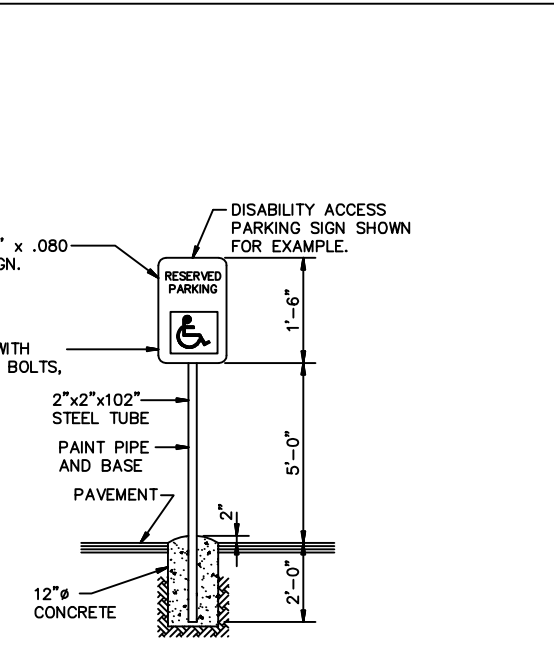
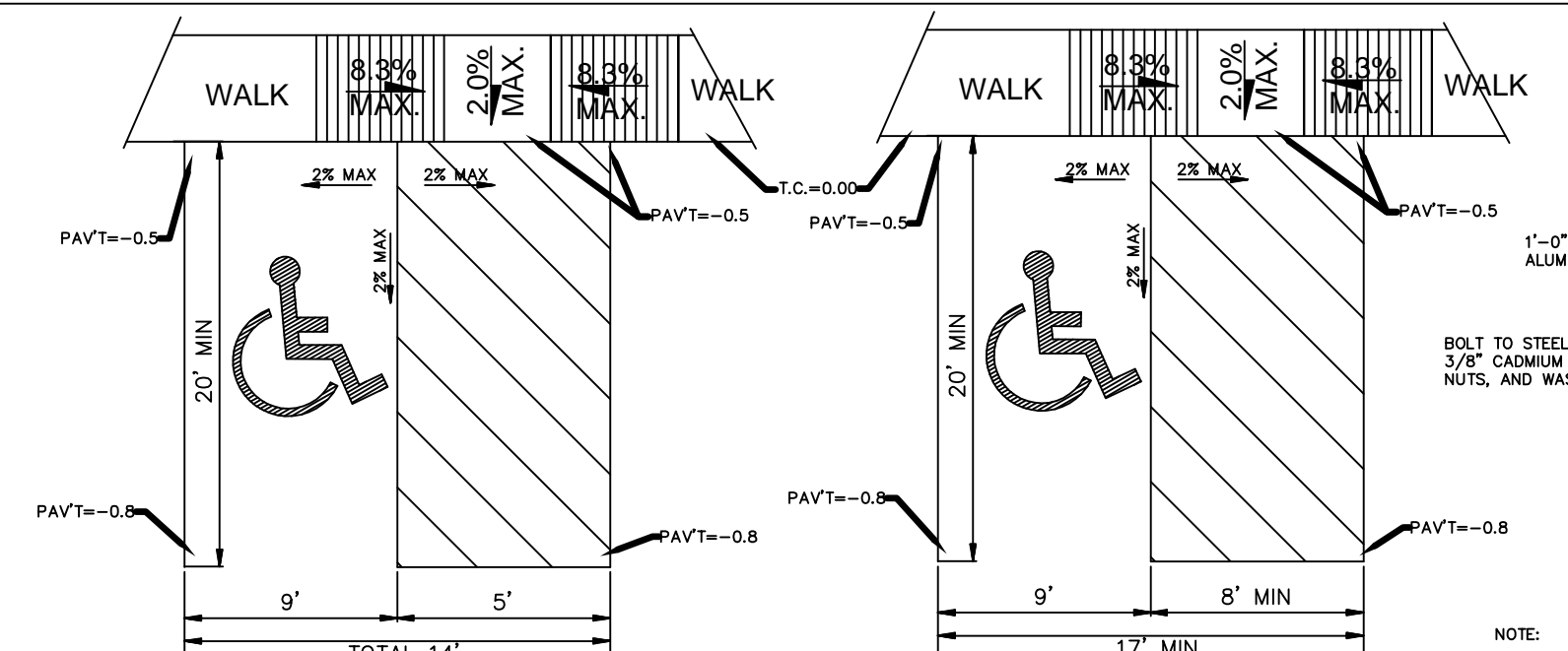
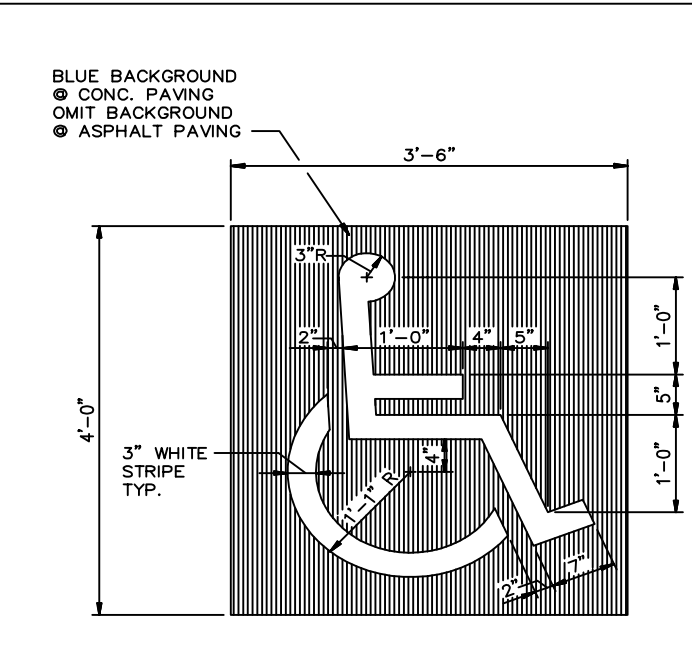


SCALE
1"=30'

LEGEND

- SILT FENCE LINE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- PIPE END PROTECTION
- FINISHED GRADING SLOPE
- SAND BAG DITCH CHECK

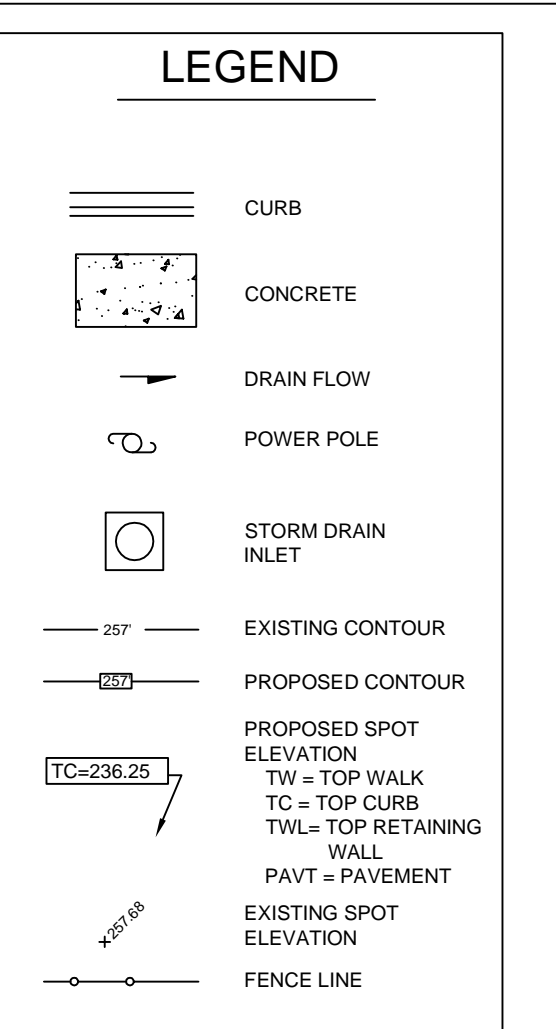
- NAME OF THE DEVELOPMENT
OZARK MANOR
 - ADDRESS AND LOT NUMBER OF THE PROPERTY
LOT 1 OF BOB GIBSON SOUTHWEST DRIVE
COMMERCIAL ADDITION
 - LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1")
EQUALS ONE THOUSAND FEET (1000) AND CLEARLY SHOWING CITY
LIMITS AND STREETS WITHIN ONE-HALF (1/2) MILE RADIUS OF THE
SITE
ON DRAWING
 - NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND
SIGNATURES FOR ALL OWNERS OF THE PROPERTY AND THE
APPLICANT
- | | |
|-----------|-----------|
| NAME | PHONE |
| ADDRESS | FAX |
| CITY | STATE |
| E-MAIL | |
| SIGNATURE | SIGNATURE |
- NORTH ARROW
ON DRAWING
 - DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS FIFTY
FEET (50') AND 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 ON ALL SHEETS FOR EASE OF REFERENCE)
ON DRAWING
 - EXISTING ZONE DISTRICT
C-4
 - 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
2.29 ACRES / 99657.52 SF
 - MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET
OUT IN THE JONESBORO ZONING OR BY PRIVATE REQUIREMENTS,
IF ANY EXIST, AND IF THEY ARE MORE RESTRICTIVE THAN THE
ZONING ORDINANCE
ON DRAWING
 - FLOODWAY AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS
REFERENCED TO, AND SHOWING THE EXACT LOCATION OF THE
NEAREST BENCHMARK, IF THE PROPERTY IS NOT AFFECTED BY A
FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL
SO CERTIFY
THIS PROPERTY DOES NOT LIE IN A FLOOD PLAIN AREA
AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND
INCORPORATED AREAS FLOOD INSURANCE RATE MAP
PANEL NUMBER 05031C0150C DATED SEPTEMBER 27,
1991. (SEE PLAN FOR FLOODPLAIN BOUNDARY
AND ELEVATIONS.)
 - EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL
CONTOURS NO GREATER THAN TWO FEET (2')
ON DRAWING
 - NAMES AND ADDRESSES OF ALL OWNERS OF ADJOINING
PROPERTY
NORTH: MCKISSON TRUST, 4103 HWY 49 S
WEST: LOT 17, KIM HENDERSON, 4424 STONEY DR
LOT 16, DAVID TENNISON, 4418 STONEY DR
LOT 15, LARRY HIGGINS, 4412 STONEY DR
 - LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10
FOOT
ON PLAT
 - VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONED IN
DEGREES AND MINUTES
ON PLAT
 - LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION,
MEASURED FROM THE OUTSIDE WALLS OF ALL EXISTING AND
PROPOSED BUILDINGS AND STRUCTURES LOCATED ON SUBJECT
SITE. IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN
HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE
SHOULD BE SHOWN ON THE PLAN
ON DRAWING
 - ALL PROPOSED IMPROVEMENTS IN THEIR 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 PLACED ON THE PLAN
ON DRAWING
 - LOCATION, SIZE, & TYPE OF EXISTING AND PROPOSED UTILITY:
A. WATER MAINS & SERVICE LINES (ON & OFF SITE); NEAREST FIRE
HYDRANT CHECK W/ FIRE MARSHALL AT 870-932-2428 & NOTE
RESULTS ON PLANS
ON DRAWING
B. SANITARY SEWER MAINS & SERVICE LINES (ON & OFF SITE)
ON DRAWING
C. GAS MAINS & SERVICE LINES (ON & OFF SITE)
ON DRAWING
D. ELECTRICAL MAINS & SERVICE LINES
ON DRAWING
E. STORM DRAIN MAINS & SERVICE LINES
ON DRAWING
F. DUMPSTER OR REFUSE RECEPTACLE
ON DRAWING
G. DATE PLUMBING PLANS SUBMITTED TO ARK HEALTH DEPT
TO BE SUBMITTED BY ARCHITECT OR PLUMBER
 - DRAINAGE PLAN PREPARED & SEALED BY ARK LICENSED CIVIL ENGINEER
W/ EXISTING & PROPOSED STORM WATER RUNOFF FLOW CALCULATIONS,
EROSION CONTROL, & SWPP PLAN FOR SEDIMENT DISCHARGE CONTROL
ON DRAWING & ENCLOSED REPORTS
 - PARKING REQUIREMENTS:
MULTIFAMILY
6 - 2 BEDROOM UNITS = 2.25 SPACES PER UNIT
16 - 3 BEDROOM UNITS = 3.0 SPACES PER UNIT
(8 x 2.25) + (16 x 3) = 66 SPACES
SPACES REQUIRED = 66 SPACES
SPACES PROVIDED = 66 SPACES
3 HANDICAP SPACES PROVIDED
 - SIGN LOCATION AND TYPE
SIGN WILL BE ATTACHED TO BUILDING
 - SCREENING & BUFFERING
ON DRAWING
 - LANDSCAPING PLAN SHOWING LOCATION, SIZE, & TYPE OF EXISTING AND
PROPOSED MATERIALS. LANDSCAPING MUST MEET JONESBORO ZONING
ORDINANCE REQUIREMENTS.
PLAN SHALL BE SUBMITTED BY LANDSCAPE ARCHITECT
PRIOR TO OBTAINING A BUILDING PERMIT
 - RESTRICTIVE COVENANTS, GRANTS OF EASEMENTS, OR OTHER
RESTRICTIONS IN A RECORDED FORM (NOTE ON PLAN IF NOT APPLICABLE)
NOT APPLICABLE
 - COMMON OPEN SPACE AND PROPOSED AMENITIES (NOTE ON PLAN 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.
 - LOCATION & CHARACTERISTICS OF ANY HISTORICAL STRUCTURES & SITES
NOT APPLICABLE
 - OWNER'S SIGNATURE AND STATEMENT INDICATING DEVELOPMENT
OWNER IS IN AGREEMENT WITH SITE DEVELOPMENT PLANS
ON DRAWING



NOTE:
DEVELOPER SHALL OBTAIN GRADING PERMIT FROM CITY OF JONESBORO
ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR
CLEARING OPERATIONS.

DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING
WORK ON THE SITE. PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC
ACCESS AT THE SITE.

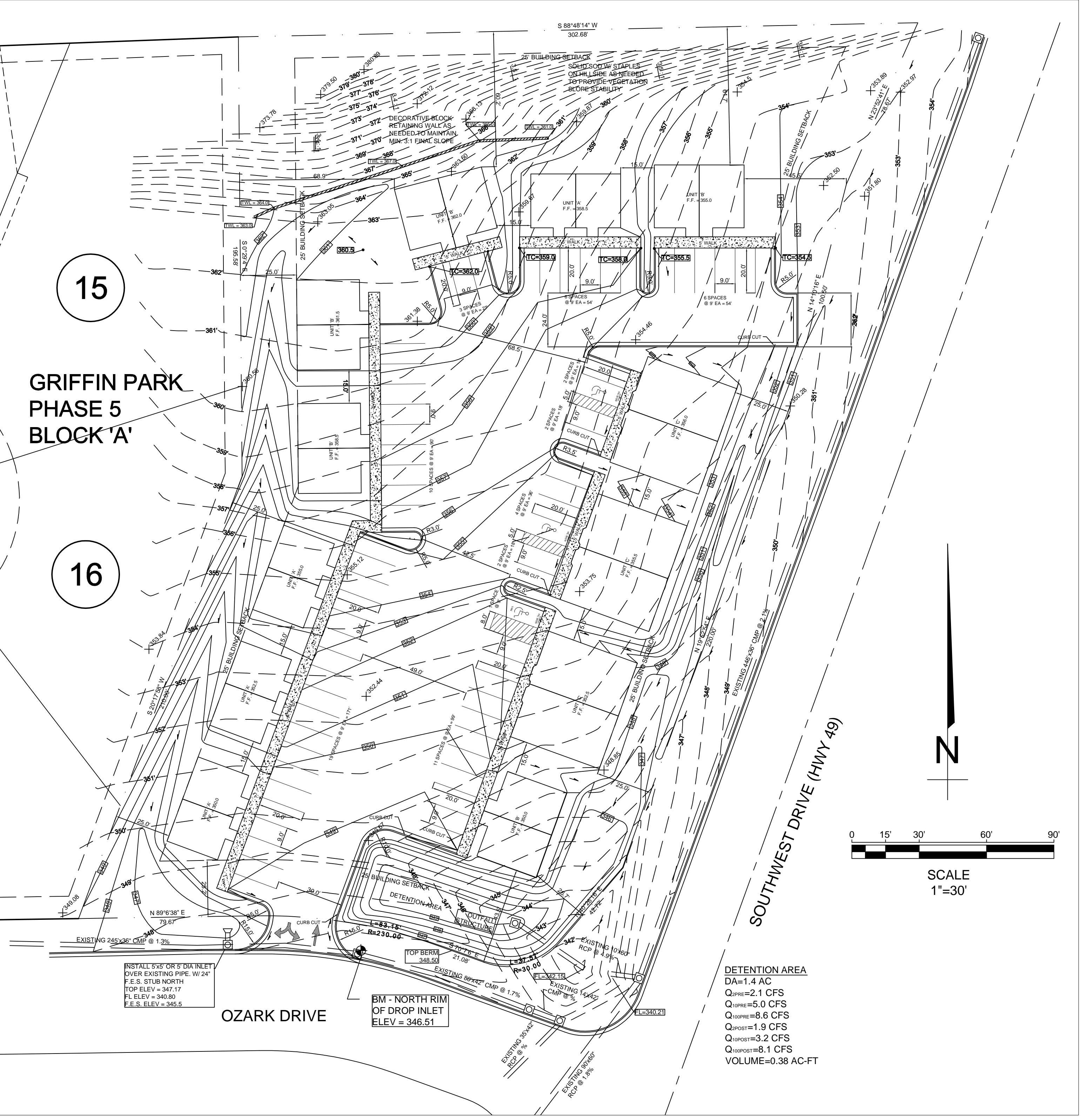
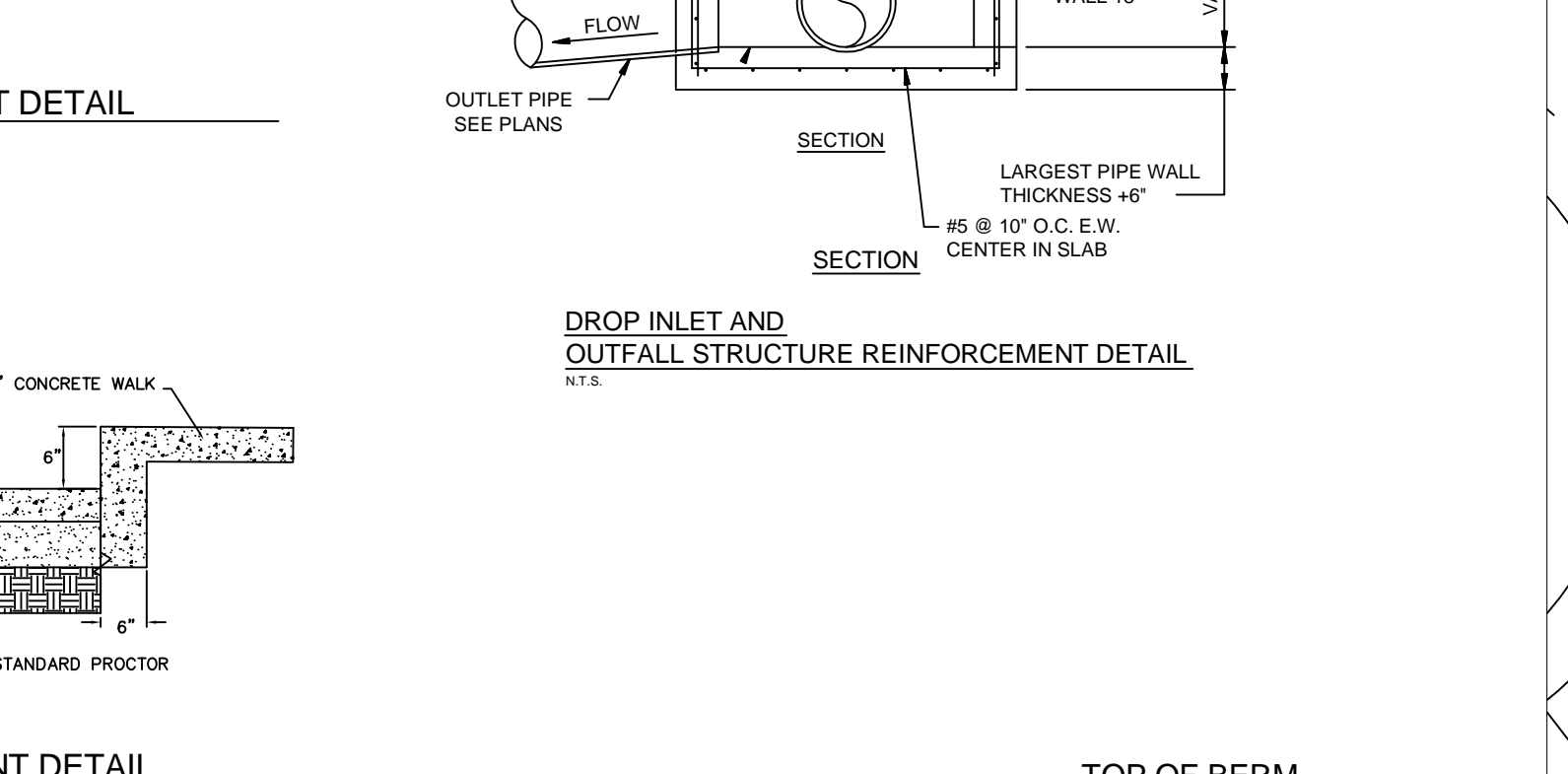
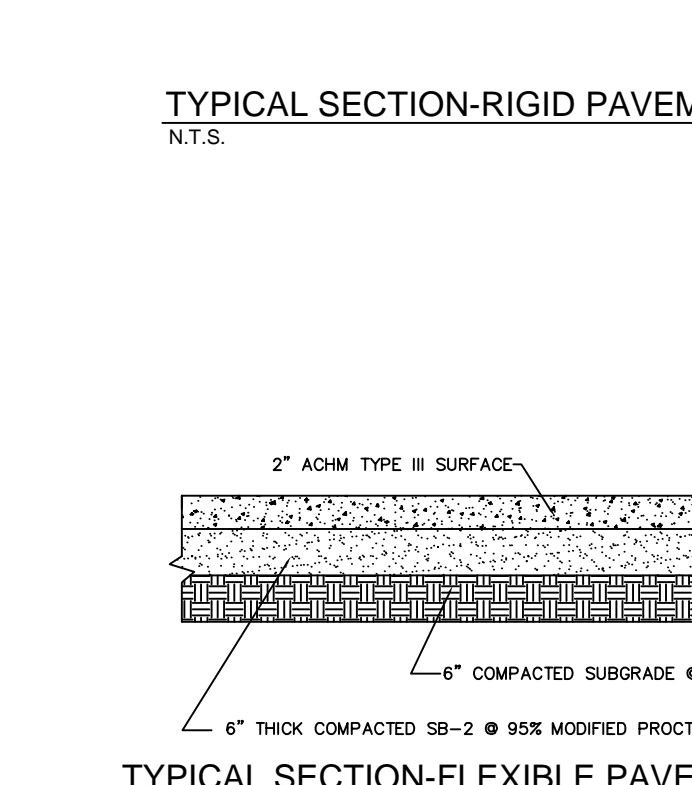
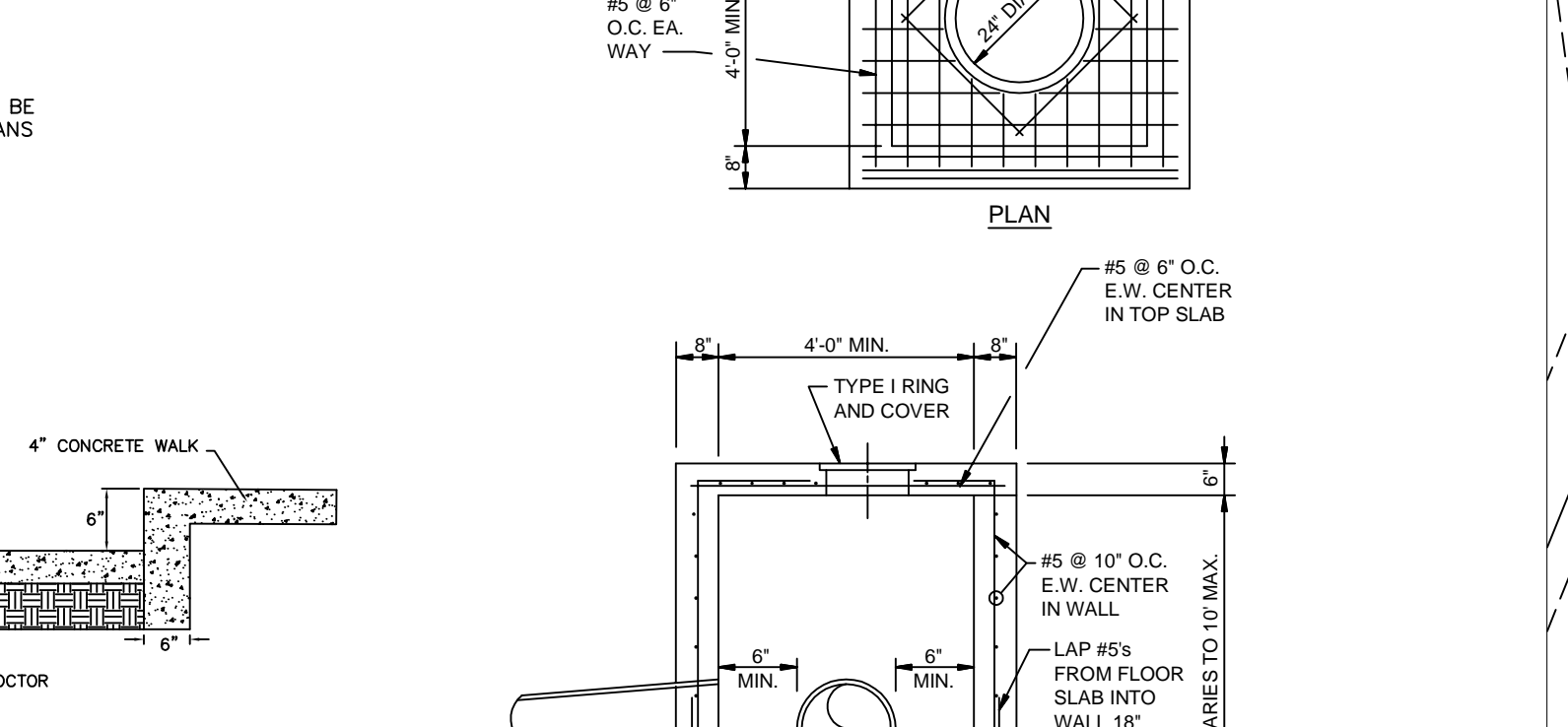
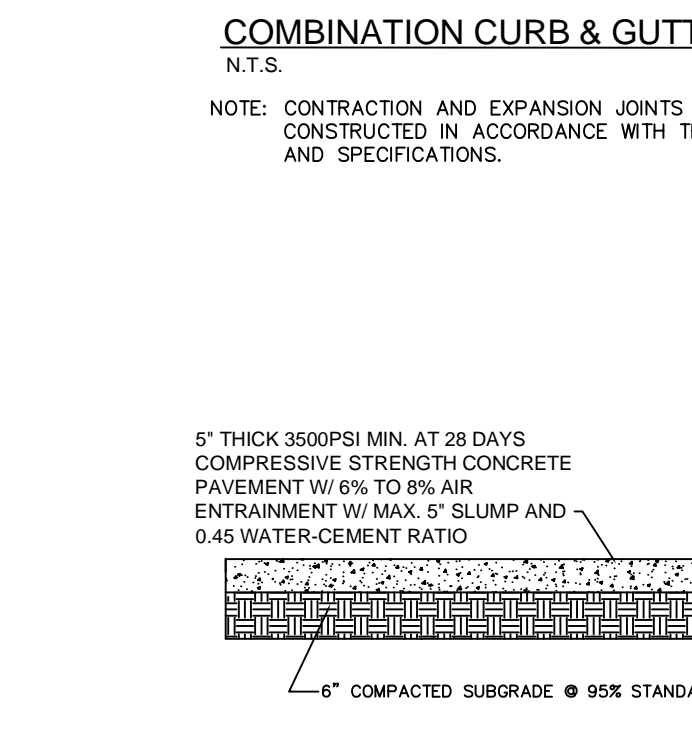
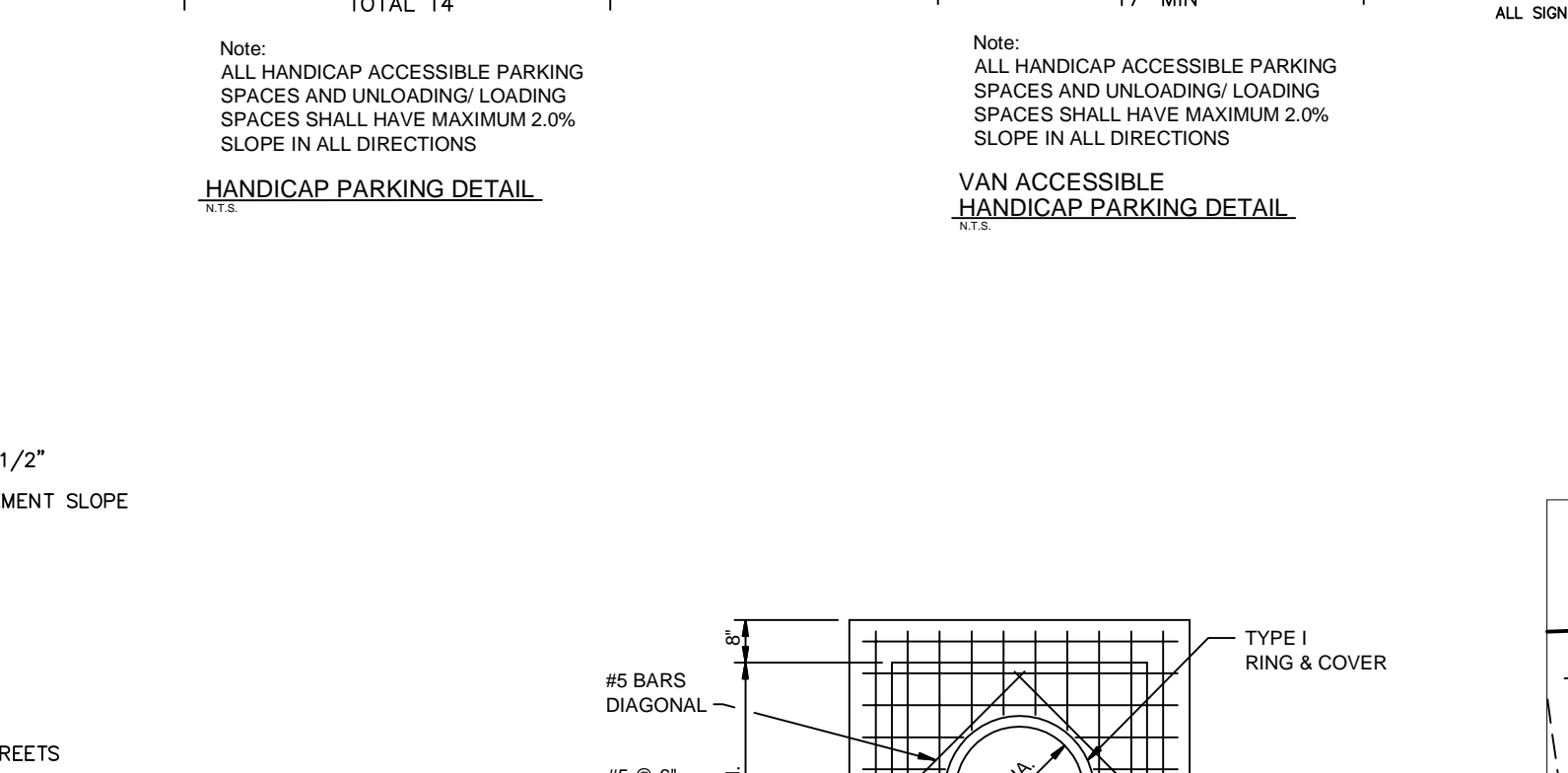
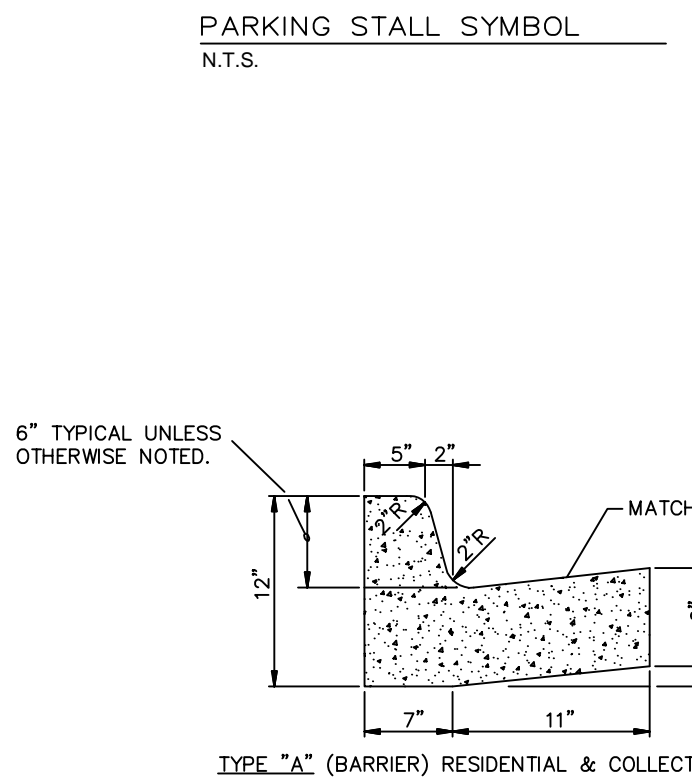
*I acknowledge my understanding that all site improvements shall conform to this approved
Site Development Plan. The City Planner for the City of Jonesboro must approve, in writing,
any deviations, variances, or changes from this approved Site Development Plan. All
construction shall be in compliance 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 Site
Development Plan shall periodically inspect the installation and construction of all site
improvements shown on and required by the Site Development 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 Site Development Plan.*



OWNER _____ DATE _____

CONTRACTOR _____ DATE _____

DESIGN PROFESSIONAL _____ DATE _____



SP-1

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 5620 CARLOS G. WOOD

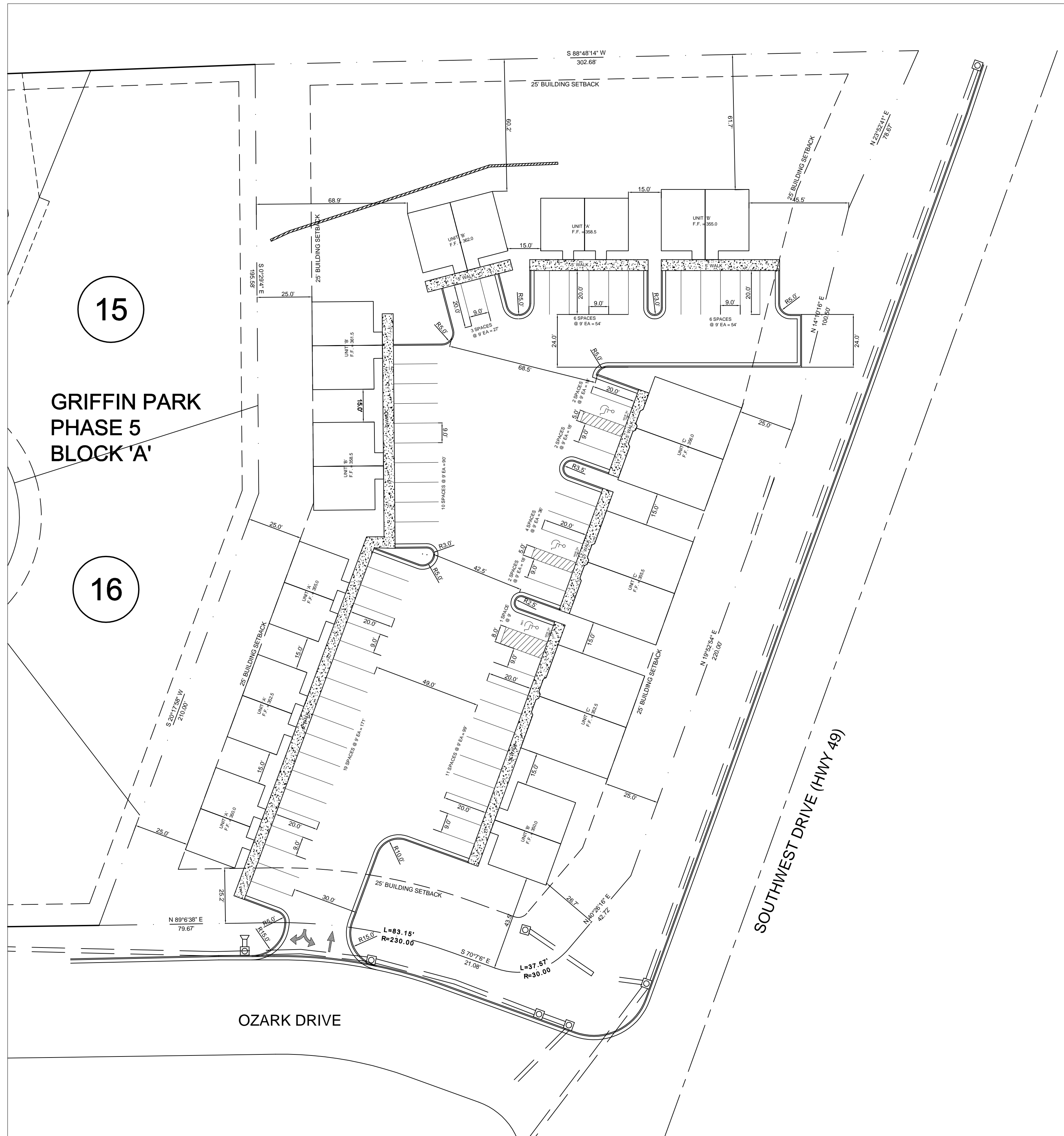
OZARK MANOR JONESBORO, AR

DATE: 7/28/08
REV: 7/29/08

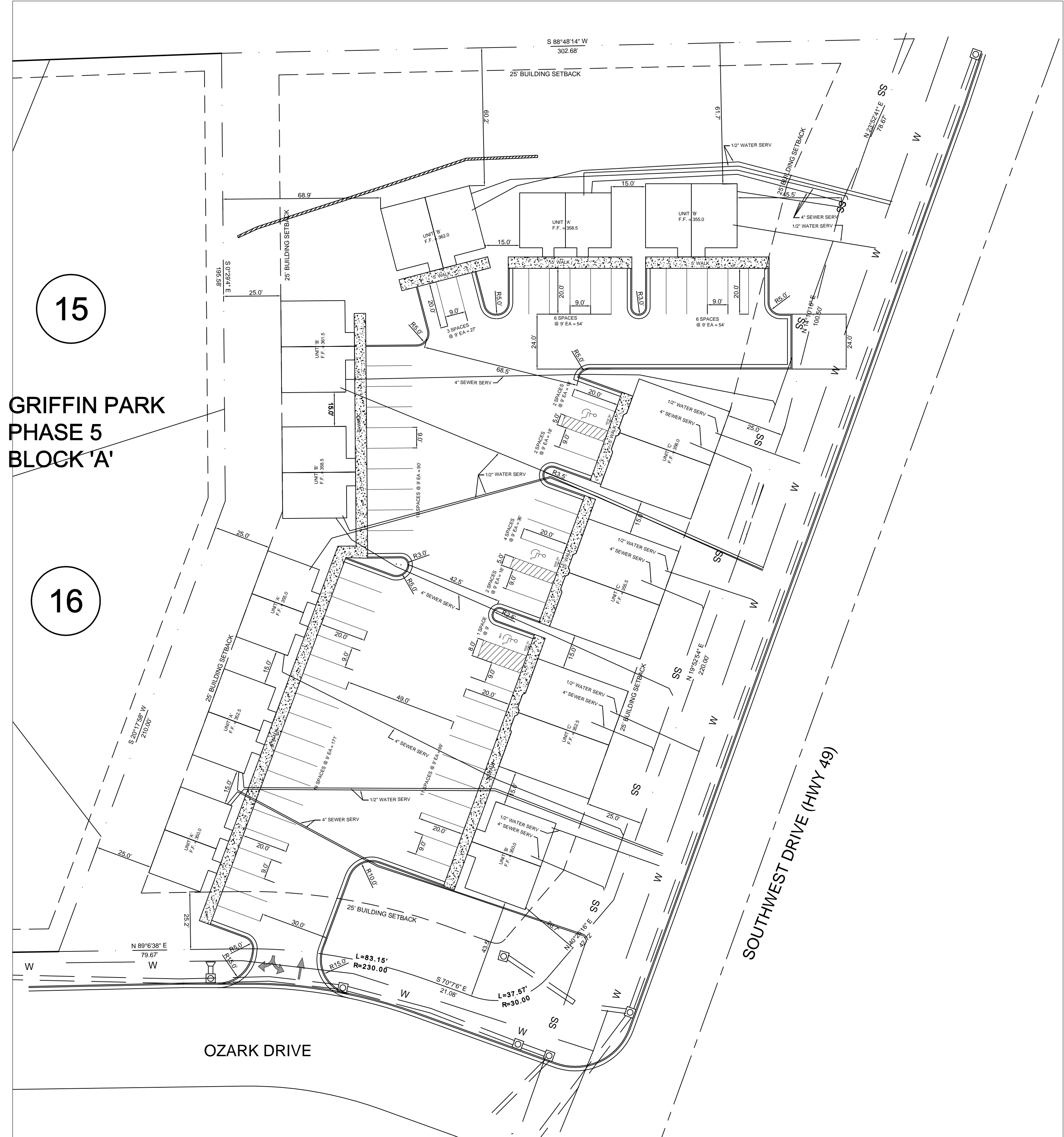
DRAWN BY: BCW

CARLOS WOOD, P.E. ENGINEERING CONSULTANT
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2704-L S. CULBERHOUSE
JONESBORO, AR 72401
PHONE/FAX: (870) 972-8335
EMAIL: WOODENGR@SBCGLOBALL.NET

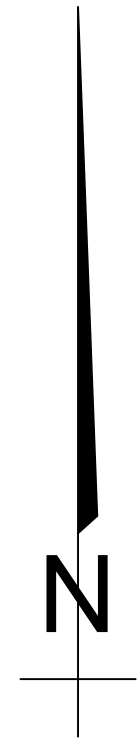
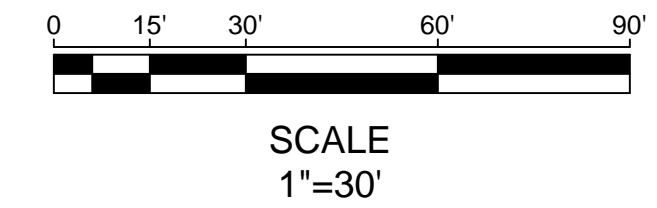
TOPOGRAPHY & DRAINAGE PLAN



DIMENSION PLAN



UTILITY LAYOUT



SP-2
 STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 5620
 CARLOS G. WOOD

DIMENSION PLAN &
 UTILITY LAYOUT

OZARK MANOR
 JONESBORO, AR

DATE: 7/28/08
 REV: 7/29/08

DRAWN BY: BCW

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 ENGINEERING CONSULTANT
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 2704-L S. CULBERHOUSE
 JONESBORO, AR 72401
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