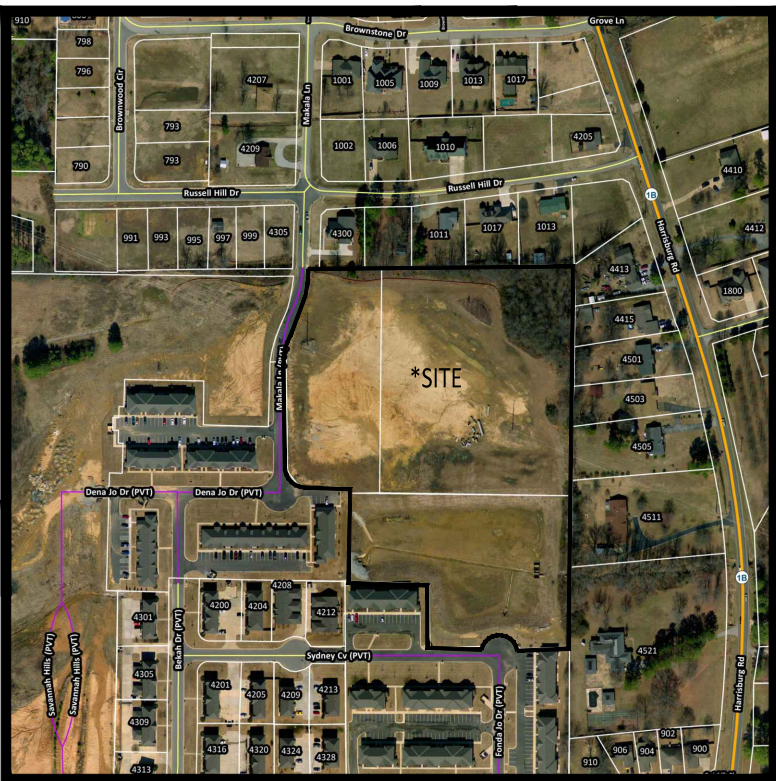
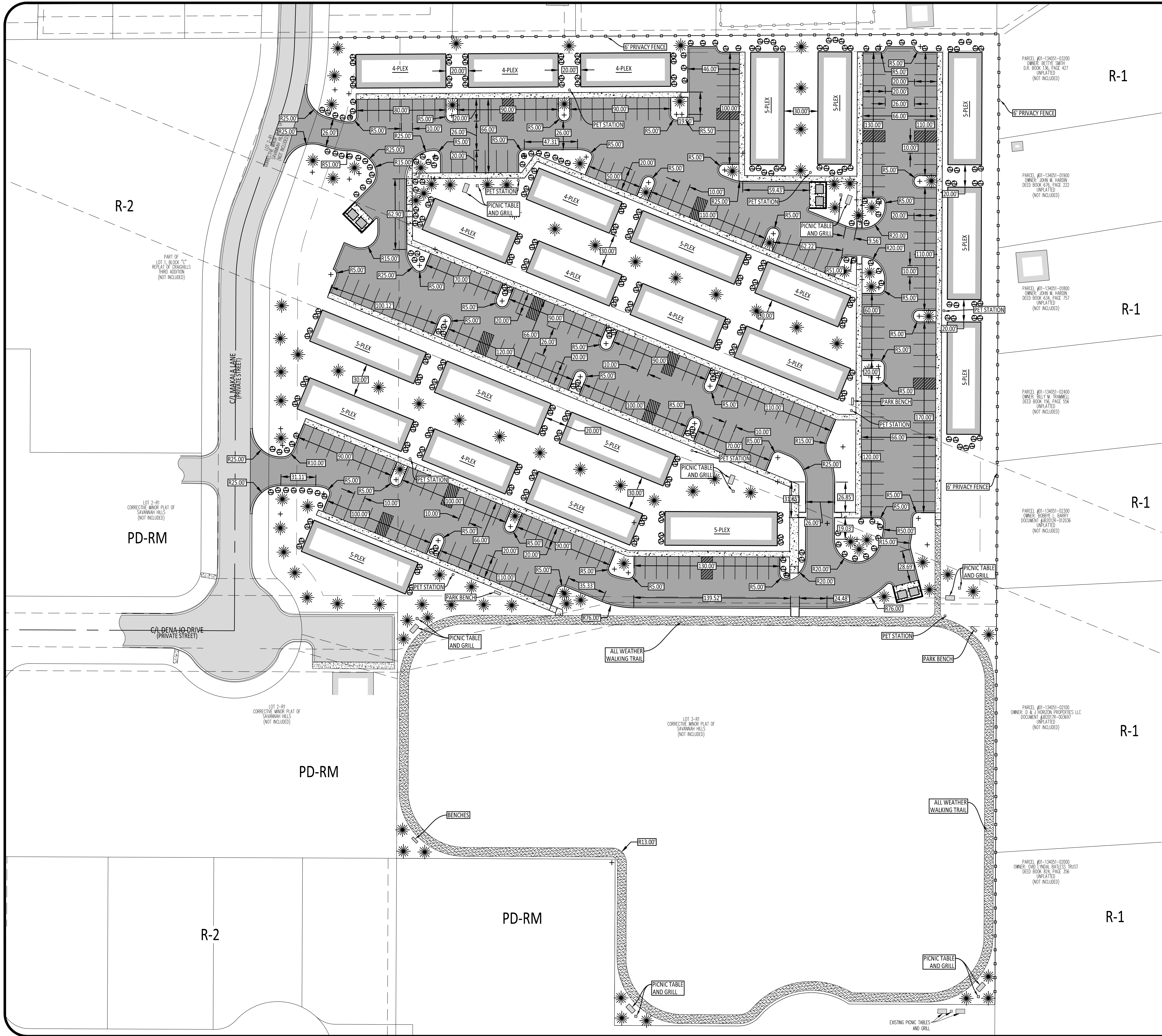




VICINITY MAP
NOT TO SCALE

ENGINEERING NOTES:

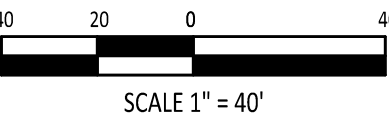
1. SITE INFORMATION
- LAND AREA - 11.22 ACRES
CURRENT ZONING - PD - RM
EXISTING USE - VACANT
PROPOSED USE - 9 - 4 PLEX BUILDINGS
14 - 5 PLEX BUILDINGS
- PROPOSED DENSITY - 9.45 UNITS PER ACRE
- BUILDING AREA - 63,600 SQFT
BUILDING AREA COVERAGE - 13.0%
- PARKING REQUIRED IS 2.25 SPACES PER 2-BEDROOM UNIT.
PARKING REQUIRED - 2.25 X 106 = 239 SPACES
PARKING AVAILABLE - 236 SPACES
- IMPERVIOUS AREA - 201,909 SQFT, (4.64 ACRES)
- COMMON AREA REQUIRED IS 20% OF TOTAL DEVELOPMENT
COMMON AREA REQUIRED - 11.22 ACRES X 20% = 2.24 ACRES
COMMON AREA PROVIDED - 4.16 ACRES
2. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
3. SITE WILL UTILIZE MULTIPLE DUMPSTERS AT THE LOCATIONS SHOWN ON PLANS. ALL DUMPSTER AREAS SHALL BE SCREENED ON AT LEAST THREE SIDES.

LANDSCAPING NOTES:

1. AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EACH UNIT.
- 106 UNITS
106 UNITS* (1 TREE/1 UNIT) = 106 TREES REQUIRED
106 UNITS* (3 SHRUBS/1 UNIT) = 318 SHRUBS REQUIRED
2. TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
3. ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
4. LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
5. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
6. CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
7. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
8. THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

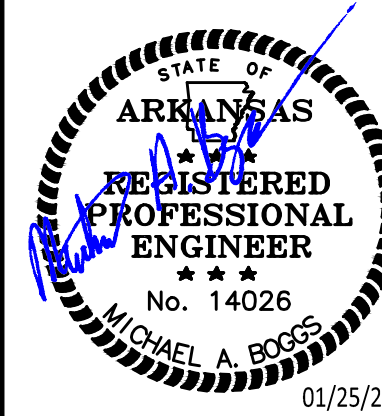
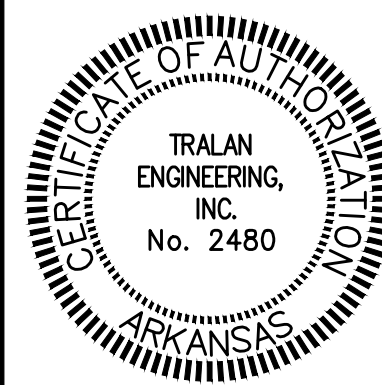
STANDARD ACCESSIBILITY REQUIREMENTS

1. HANDICAP ACCESSIBLE SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
2. ALL ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SIGN OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60 INCHES MINIMUM ABOVE THE ADJACENT PAVED SURFACE TO THE BOTTOM OF TEXT.
3. ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60 INCHES MINIMUM. ALL VAN ACCESSIBLE SPACES SHALL HAVE ACCESS AISLES THAT ARE 96 INCHES MINIMUM.
4. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5%.
5. RAMPS EXCEEDING 6 INCHES IN RISE (EXCLUDING CURB RAMPS) SHAVE HAVE HANDRAILS ON EACH SIDE BETWEEN 34 INCHES AND 36 INCHES IN HEIGHT, AND EXTEND 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP. HANDRAILS SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVICING THE RAMPS.
6. BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5 FT X 5 FT MINIMUM.
7. SIDEWALKS MUST BE AT LEAST 36 INCHES WIDE.
8. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.



PROJECT:
SAVANNAH HILLS PH-III

CLIENT:
SSP INVESTMENTS, LLC

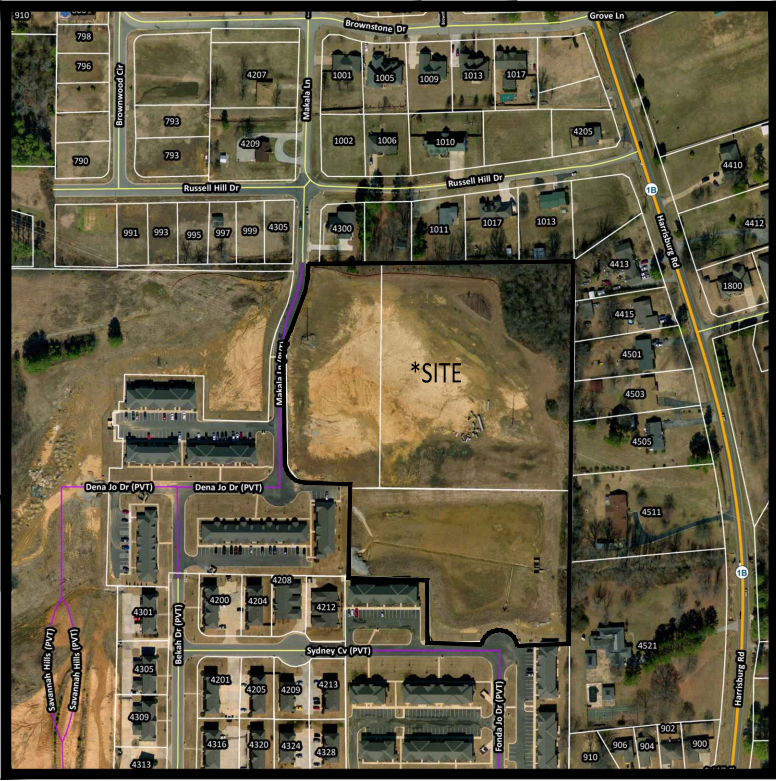
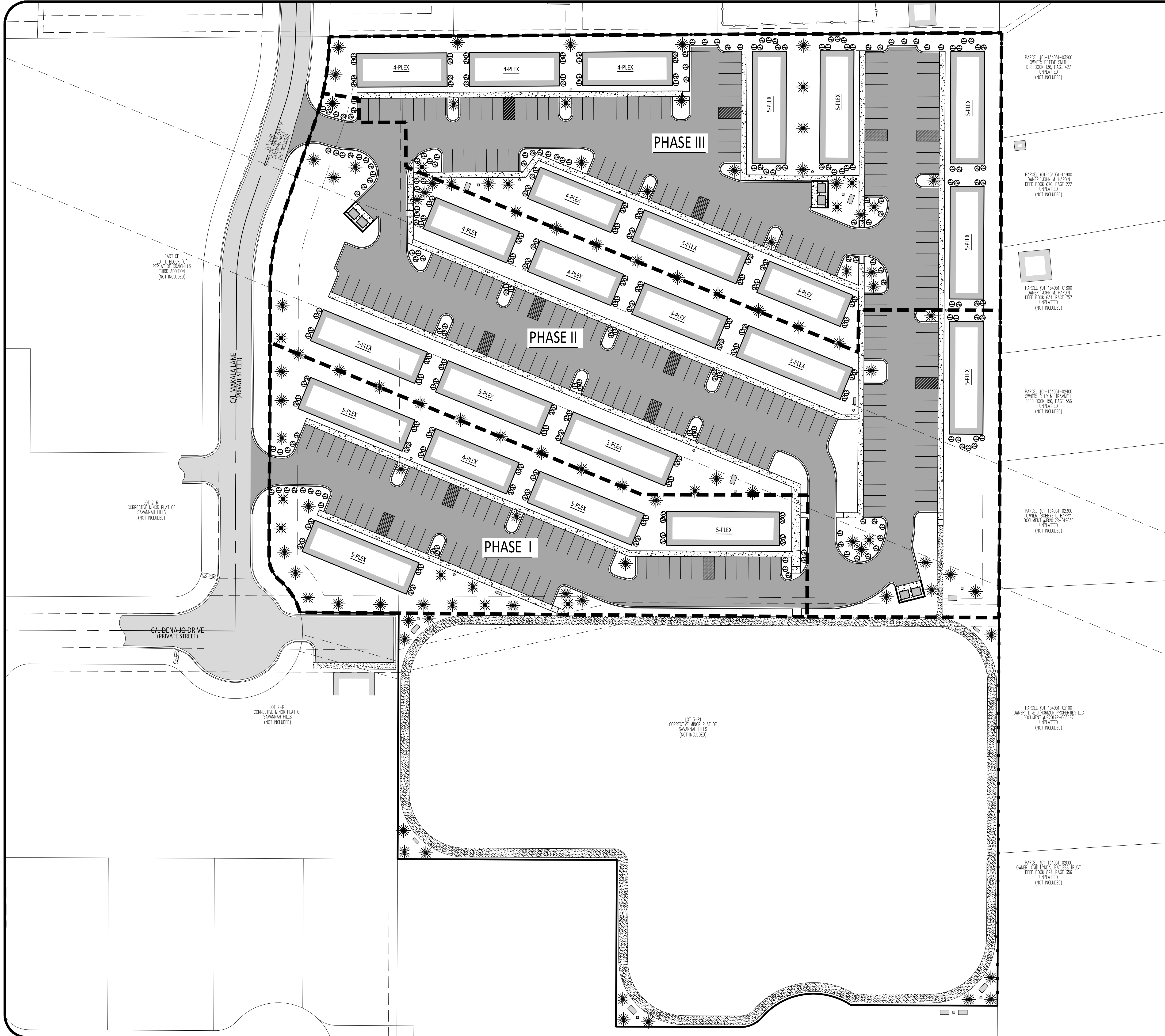


REVISIONS		
DATE	BY	DESCRIPTION

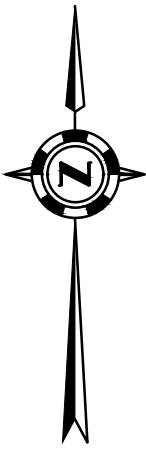
DRAWING INFO.	
DRAWN BY:	MAB
DATE:	01/25/2018
SCALE:	1" = 40'
JOB NO.:	17-021
CAD NO.:	

SITE DIMENSION
PLAN

SHEET NUMBER:
1 of 2



VICINITY MAP
NOT TO SCALE



PARCEL #01-134051-03200
OWNER: BETTIE SMITH
D.R. BOOK 136, PAGE 427
UNPLATTED
(NOT INCLUDED)

PARCEL #01-134051-01800
OWNER: JOHN W. HARRON
DEED BOOK 676, PAGE 222
UNPLATTED
(NOT INCLUDED)

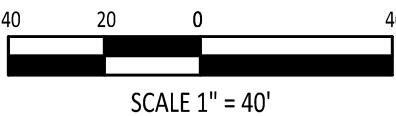
PARCEL #01-134051-01800
OWNER: JOHN W. HARRON
DEED BOOK 676, PAGE 222
UNPLATTED
(NOT INCLUDED)

PARCEL #01-134051-02400
OWNER: BILLY M. TRAMMELL
DEED BOOK 154, PAGE 356
UNPLATTED
(NOT INCLUDED)

PARCEL #01-134051-02300
OWNER: BOBBYE L. BARRY
DOCUMENT #820126-072036
UNPLATTED
(NOT INCLUDED)

PARCEL #01-134051-02100
OWNER: D & J HARRON PROPERTIES LLC
DOCUMENT #820178-003697
UNPLATTED
(NOT INCLUDED)

PARCEL #01-134051-02000
OWNER: OVID LYNNAL BATTLESS TRUST
DEED BOOK 654, PAGE 356
UNPLATTED
(NOT INCLUDED)

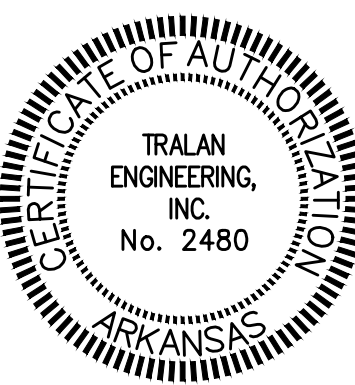


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN
ENGINEERING

PROJECT:
SAVANNAH HILLS PH-III

CLIENT:
SSP INVESTMENTS, LLC



REVISIONS		
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CAD NO.:	

PHASING
PLAN

SHEET NUMBER:
2 of **2**