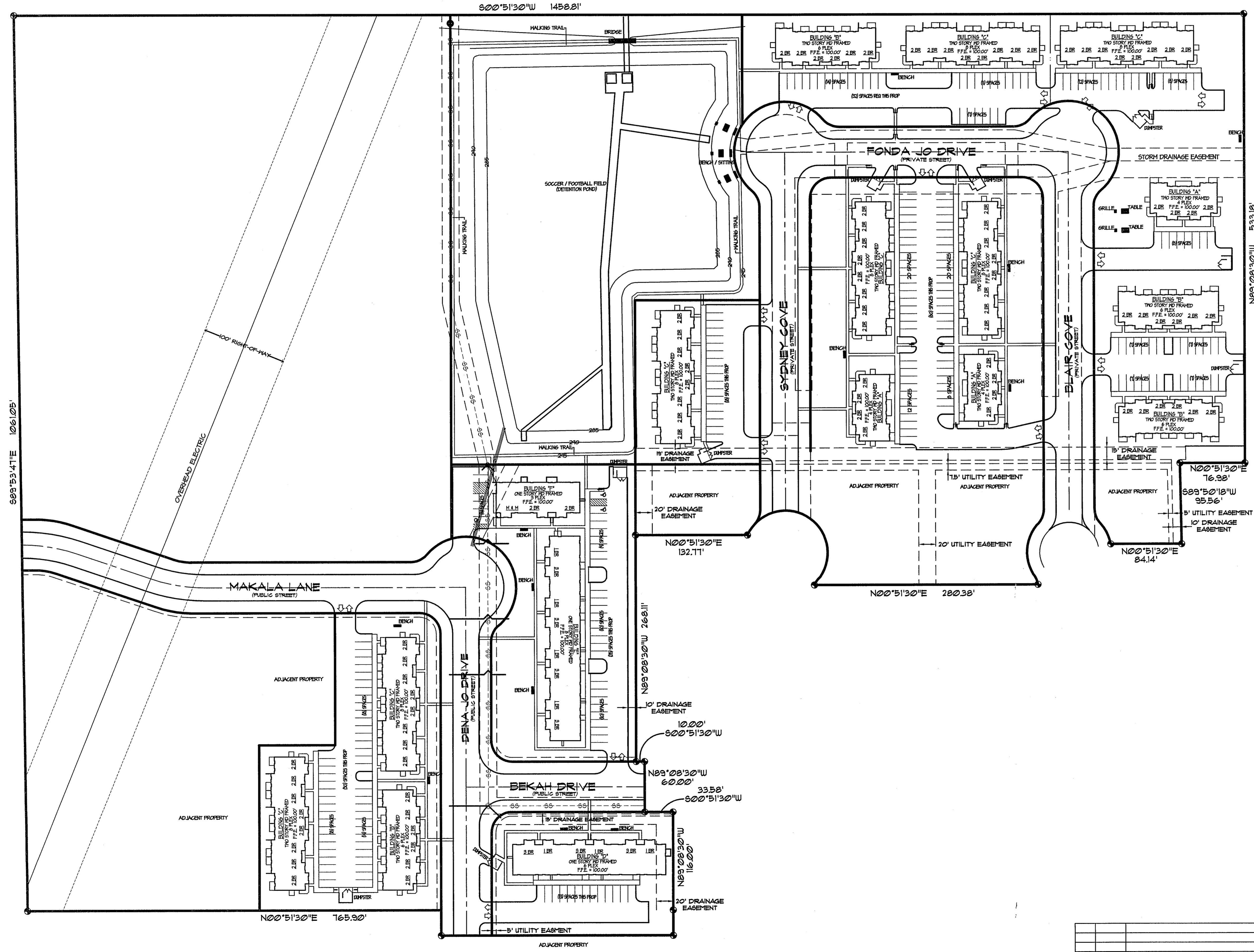


SUBJECT PROPERTY

VICINITY SKETCH  
NOT TO SCALE



**GENERAL NOTES**

- PROPERTY IS ZONED R-2. REQUESTED ZONING IS PD-RFL.
- DEVELOPMENT DETAILS:  
 TOTAL TRACT = 586,318 SQ. FT. 13.46 ± ACRES  
 BUILDINGS, FLAT = 15,849 SQ. FT. 0.43 ± ACRES  
 BUILDINGS, 2-STORY = 135,689 SQ. FT. 3.12 ± ACRES  
 PARKING, DRIVES = 86,684 SQ. FT. 1.93 ± ACRES  
 STREET, PUBLIC = 38,168 SQ. FT. 0.88 ACRES  
 STREET, PRIVATE = 43,560 SQ. FT. 1.00 ACRES  
 OPEN GREEN SPACE = 262,168 SQ. FT. 6.03 ± ACRES  
 PERCENT GREEN = 45%  
 REQUIRED GREEN = 20%
- DENSITY:  
 ALLOWED - 18 UNITS/NET NON-RESIDENTIAL ACRE FOR 3 STORY BUILDING  
 15 UNITS/NET NON-RESIDENTIAL ACRE FOR ROW OR TERRACE HOUSING  
 PROPOSED - 8 UNITS/NET NON-RESIDENTIAL ACRE FOR 3 STORY BUILDING  
 11 BUILDINGS - MIXED 2 AND 3 BEDROOM UNITS, 2 STORY AND FLAT BUILDINGS  
 MAINTENANCE BUILDING - 2,538 SQ. FT. (FOOTPRINT)  
 1 BEDROOM UNITS - 1  
 2 BEDROOM UNITS - 34  
 3 BEDROOM UNITS - 1
- PARKING:  
 REQUIRED = 175 SPACES PER 1 BEDROOM UNIT  
 225 SPACES PER 2 BEDROOM UNIT  
 300 SPACES PER 3 BEDROOM UNIT  
 1 - 1 BEDROOM - 10 SPACES REQUIRED  
 34 - 2 BEDROOM - 210 SPACES REQUIRED  
 1 - 3 BEDROOM - 21 SPACES REQUIRED  
 PARKING REQUIRED, TOTAL = 246  
 HANDICAP PARKING = 11  
 NON-HANDICAP PARKING = 235  
 PARKING PROVIDED TOTAL = 246
- DEVELOPMENT AMENITIES:  
 FIRE PIT/BBQ/BENCHES  
 BIKE STORAGE # EACH BUILDING  
 CLUBHOUSE  
 WALKING PATH AROUND DETENTION BASIN

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SITE DEVELOPMENT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SID PICKLE, OWNER

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
 CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
 103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
 PH: 870-932-3594 FAX: 870-935-1263

**REZONING FLAT**  
**SAVANNAH HILLS APARTMENT**  
**SID PICKLE, DEVELOPER**  
**JONESBORO, ARKANSAS**

DRAIN:	JME	CHECKED:	JME	DATE:	11/17/2010	SHEET
SCALE:	1"=60'	CADD FILE:	0936-3DF	DWS:	XXXXXXXXXX	C001

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