

DIMENSION NOTES:

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED
3. ALL WALLS ARE SHOWN AS CENTER TOP OF WALL. BOTTOM OF WALL SHALL BATTER AWAY.
4. ALL SPOT GRADES ARE LABELED AT BOTTOM OF CURB AND OR ASPHALT GRADE UNLESS OTHERWISE NOTED.

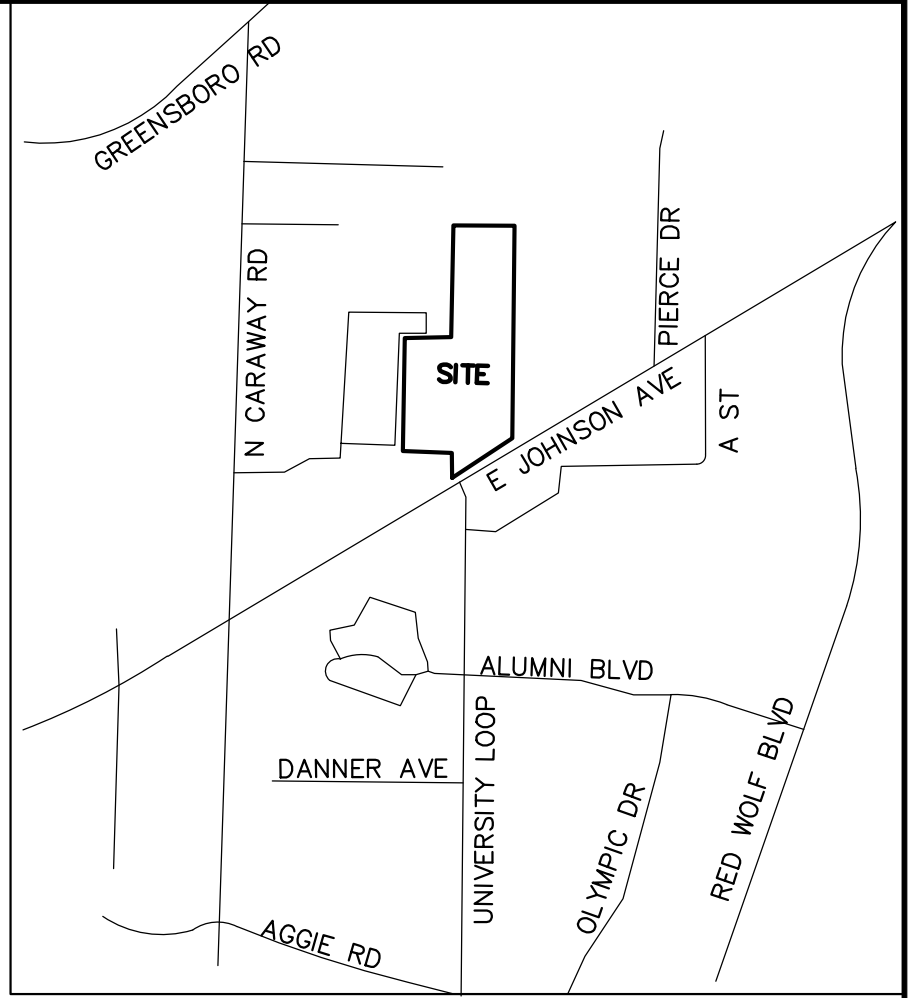
COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE REQUIRED FOR PD-RM = 20%
-15% MIN. REQUIREMENT FOR THIS DEVELOPMENT

COMMON OPEN SPACE REQUIRED = 2.35 AC

COMMON OPEN SPACE PROVIDED = 3.57 AC*

*COMMON OPEN SPACE CALCULATIONS ARE BASED ON DIVISION 2, Sec. 117-171 OF THE JONESBORO ZONING ORDINANCE.



SITE DATA

PARCEL NUMBER - 01-144093-02100/01-144093-04200

SITE ADDRESS - 2510 & 2506 E JOHNSON AVE.

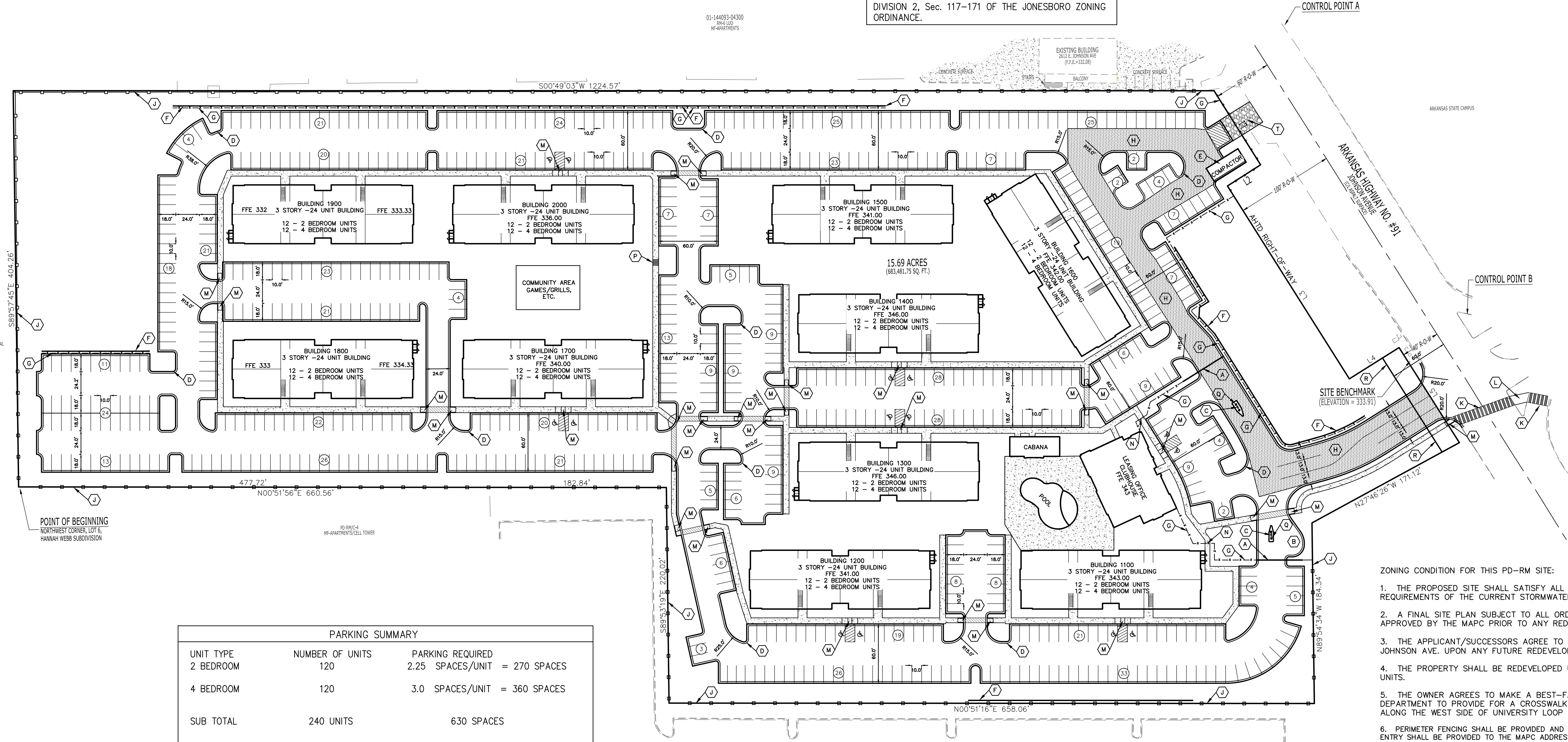
CURRENT ZONING - PD-RM

TRACT SIZE - ±15.69 AC

CURRENT LANDUSE - SF-RESIDENTIAL

PROPOSED UNITS - 240 UNITS

PROPOSED DENSITY - 15.29 DU/AC



| PARKING SUMMARY | | |
|--------------------------------|------------------|-------------------------------|
| UNIT TYPE | NUMBER OF UNITS | PARKING REQUIRED |
| 2 BEDROOM | 120 | 2.25 SPACES/UNIT = 270 SPACES |
| 4 BEDROOM | 120 | 3.0 SPACES/UNIT = 360 SPACES |
| SUB TOTAL | 240 UNITS | 630 SPACES |
| CLUBHOUSE | 5,600 SF | 1 SPACES/400SF = 14 SPACES |
| TOTAL PROPOSED BEDROOMS | | 720 |
| TOTAL PARKING REQUIRED | | 644 SPACES |
| PARKING PROVIDED | | 721 SPACES |

- ZONING CONDITION FOR THIS PD-RM SITE:
1. THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, AND SATISFY ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL AND FLOOD PLAIN REGULATIONS.
 2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE MAPC PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
 3. THE APPLICANT/SUCCESSORS AGREE TO COMPLY WITH THE MASTER STREET PLAN RECOMMENDATION FOR JOHNSON AVE. UPON ANY FUTURE REDEVELOPMENT OF THE SITE.
 4. THE PROPERTY SHALL BE REDEVELOPED UNDER THE RM-16 DISTRICT STANDARDS WITH A MAXIMUM OF 240 UNITS.
 5. THE OWNER AGREES TO MAKE A BEST-FAITH EFFORT TO COORDINATE WITH THE ARKANSAS HIGHWAY DEPARTMENT TO PROVIDE FOR A CROSSWALK ON JOHNSON AVE. AND WITH ASU TO EXTEND CONNECTIVITY ALONG THE WEST SIDE OF UNIVERSITY LOOP FOR STUDENT PEDESTRIAN SAFETY.
 6. PERIMETER FENCING SHALL BE PROVIDED AND SHOWN ON THE FINAL SITE PLAN. PROVISIONS AND DETAILS ON GATED ENTRY SHALL BE PROVIDED TO THE MAPC ADDRESSING ADEQUATE VEHICULAR STACKING AND ACCIDENTAL RE-EXIT.
 7. OPEN SPACE SHALL BE PROVIDED AND MAINTAINED AT A MINIMUM OF 15% OF THE TOTAL ACREAGE.
 8. A MANAGEMENT/SECURITY DETAIL OPERATIONAL PLAN SHALL BE PROVIDED TO THE MAPC AS PART OF THE FINAL SITE PLAN WHICH SHALL ILLUSTRATE PROCEDURES FOR ONSITE MANAGEMENT.
 9. HOUSING WILL BE RESTRICTED TO STUDENTS AND FACULTY ONLY. THE PLANNING DEPARTMENT WILL BE INCLUDED IN AUDITS PERFORMED BY THE MANAGEMENT COMPANY TO ENSURE VERIFICATION THAT ONLY STUDENTS AND FACULTY LIVE IN THE DEVELOPMENT.

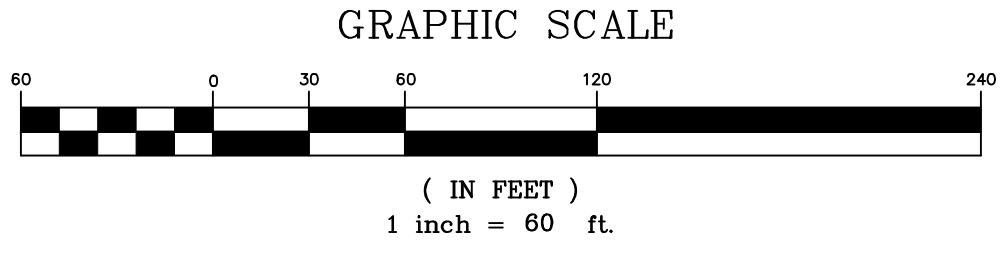
- KEY NOTES:**
- (A) ACCESS GATE
 - (B) ACCESS GATE TURN-AROUND
 - (C) GATE ACCESS CONTROLS. CONTRACTOR TO COORDINATE WITH GATE INSTALLER.
 - (D) 24" STANDARD CURB AND GUTTER ONSITE
 - (E) COMPACTOR SHOWN FOR GENERAL PURPOSES ONLY. OWNER/CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE AND SIZE OF ENCLOSURE WITH ARCHITECT AND COMPACTOR MANUFACTURER
 - (F) SEGMENTAL BLOCK RETAINING WALL. TO BE DESIGNED BY OTHERS
 - (G) DECORATIVE FENCE (TO BE SELECTED BY OWNER)
 - (H) HEAVY-DUTY PAVEMENT
 - (J) 6" BLACK VINYL COATED CHAIN LINK FENCE
 - (K) HIGH-VISIBILITY CROSSWALK
 - (L) DROP ISLAND FOR PEDESTRIAN ACCESS
 - (M) H/C RAMP
 - (N) 3' PEDESTRIAN GATE
 - (P) ADA-COMPLIANT CONCRETE STEPS
 - (Q) 6" PIPE BOLLARDS
 - (R) PROPOSED R/W DEDICATION BOUNDARY
 - (T) 20' ACCESS FOR EMERGENCY VEHICLES. MINIMUM 12' WIDE GATE ALONG FENCE. ACCESS TO BE STABILIZED TO SUPPORT A LADDER TRUCK.

CONSTRUCTION STAKING:

THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD FOR A DIGITAL STAKING PLAN TO ESTABLISH COMPLETE HORIZONTAL AND VERTICAL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR SURVEY STAKEOUT OF ALL IMPROVEMENTS. DISCREPANCIES BETWEEN THE PLANS, CONSTRUCTION STAKES, AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS.

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM RIDGE SURVEYING & CONSULTING PLLC, DATED 12/2/2015.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING FEATURES PRIOR TO CONSTRUCTION.
3. INVERTS FOR EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. MATERIALS AND WORKMANSHIP TO CONFORM WITH STANDARDS AND SPECIFICATIONS OF LOCAL JURISDICTIONAL AUTHORITIES.
5. POWER, PHONE, CABLE AND GAS SERVICE INSTALLATIONS SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS.



PRELIMINARY
DECEMBER 22, 2015

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

| REVISIONS | | | |
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| NO. | BY | DESCRIPTION | DATE |
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HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE. SUITE 300
GREENSBORO, NC 27410
PHONE (336) 404-9796 FAX (336) 899-7890
bhagen@hagen-eng.com

SKETCH SITE PLAN
STADIUM VIEW
2510 E JOHNSON AVE.
JONESBORO
CRAIGHEAD COUNTY, ARKANSAS

JOB NUMBER 2015-20