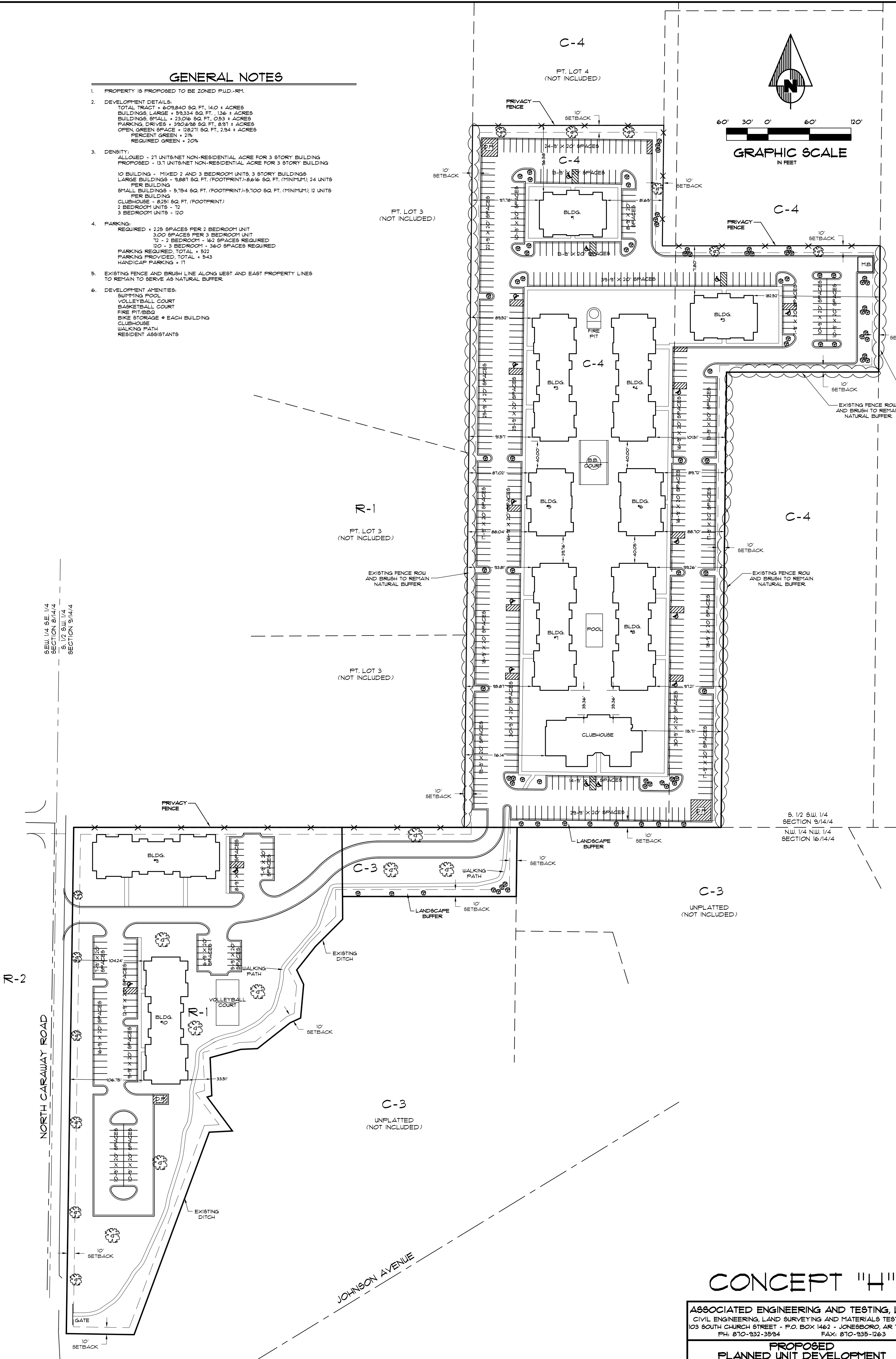
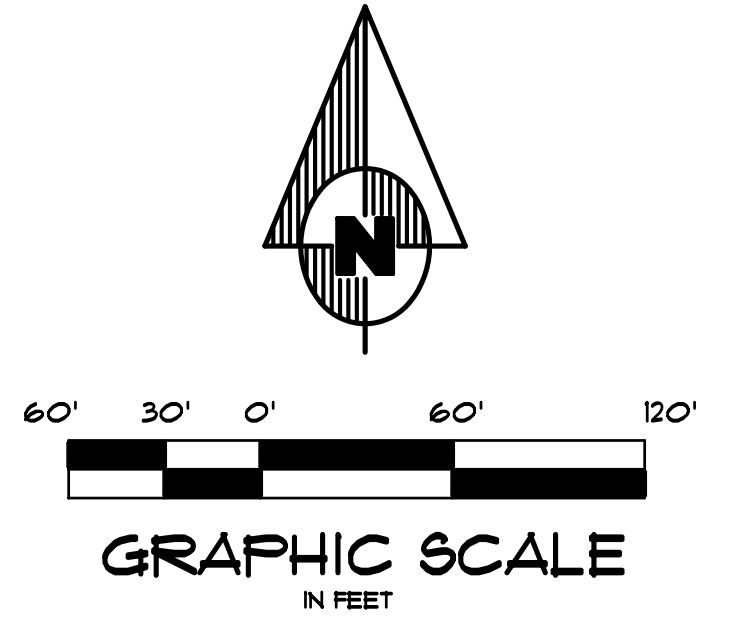


**GENERAL NOTES**

- PROPERTY IS PROPOSED TO BE ZONED P.U.D.-RM.
- DEVELOPMENT DETAILS:  
 TOTAL TRACT = 609,840 SQ. FT. 14.0 ± ACRES  
 BUILDINGS, LARGE = 59,334 SQ. FT. 1.36 ± ACRES  
 BUILDINGS, SMALL = 23,016 SQ. FT. 0.53 ± ACRES  
 PARKING, DRIVES = 390,698 SQ. FT. 8.91 ± ACRES  
 OPEN GREEN SPACE = 128,271 SQ. FT. 2.94 ± ACRES  
 PERCENT GREEN = 21%  
 REQUIRED GREEN = 20%
- DENSITY:  
 ALLOWED - 21 UNITS/NET NON-RESIDENTIAL ACRE FOR 3 STORY BUILDING  
 PROPOSED - 13.7 UNITS/NET NON-RESIDENTIAL ACRE FOR 3 STORY BUILDING  
 10 BUILDING - MIXED 2 AND 3 BEDROOM UNITS, 3 STORY BUILDINGS  
 LARGE BUILDINGS - 9,881 SQ. FT. (FOOTPRINT)-8,616 SQ. FT. (MINIMUM), 24 UNITS  
 PER BUILDING  
 SMALL BUILDINGS - 5,754 SQ. FT. (FOOTPRINT)-5,100 SQ. FT. (MINIMUM), 12 UNITS  
 PER BUILDING  
 CLUBHOUSE - 8,251 SQ. FT. (FOOTPRINT)  
 2 BEDROOM UNITS - 12  
 3 BEDROOM UNITS - 120
- PARKING:  
 REQUIRED = 225 SPACES PER 2 BEDROOM UNIT  
 300 SPACES PER 3 BEDROOM UNIT  
 12 - 2 BEDROOM - 162 SPACES REQUIRED  
 100 - 3 BEDROOM - 300 SPACES REQUIRED  
 PARKING PROVIDED, TOTAL = 543  
 HANDICAP PARKING = 11
- EXISTING FENCE AND BRUSH LINE ALONG WEST AND EAST PROPERTY LINES TO REMAIN TO SERVE AS NATURAL BUFFER.
- DEVELOPMENT AMENITIES:  
 SWIMMING POOL  
 VOLLEYBALL COURT  
 BASKETBALL COURT  
 FIRE PIT/BBQ  
 BIKE STORAGE @ EACH BUILDING  
 CLUBHOUSE  
 WALKING PATH  
 RESIDENT ASSISTANTS



S.E. 1/4 SE. 1/4  
SECTION 8/14/4  
S. 1/2 S.W. 1/4  
SECTION 9/14/4

S. 1/2 S.W. 1/4  
SECTION 9/14/4  
N.W. 1/4 N.W. 1/4  
SECTION 16/14/4

**CONCEPT "H"**

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

**PROPOSED  
 PLANNED UNIT DEVELOPMENT**  
 grove  
**JONESBORO, ARKANSAS**

DRAWN: CLB	CHECKED: JME	DATE: 04/XX/01	SHEET
SCALE: 1" = 60'	CADD FILE: 2007-00000	DWG#: 041416-4.001	1 OF 1