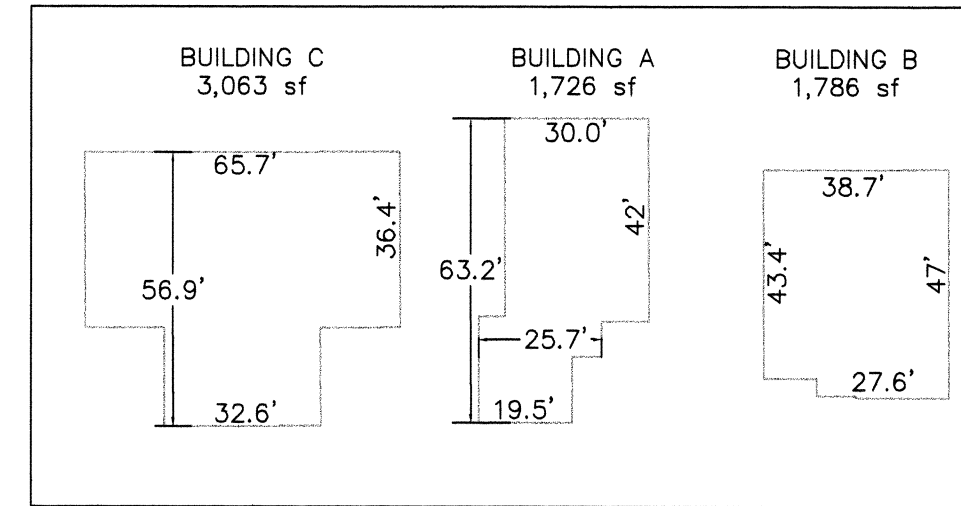


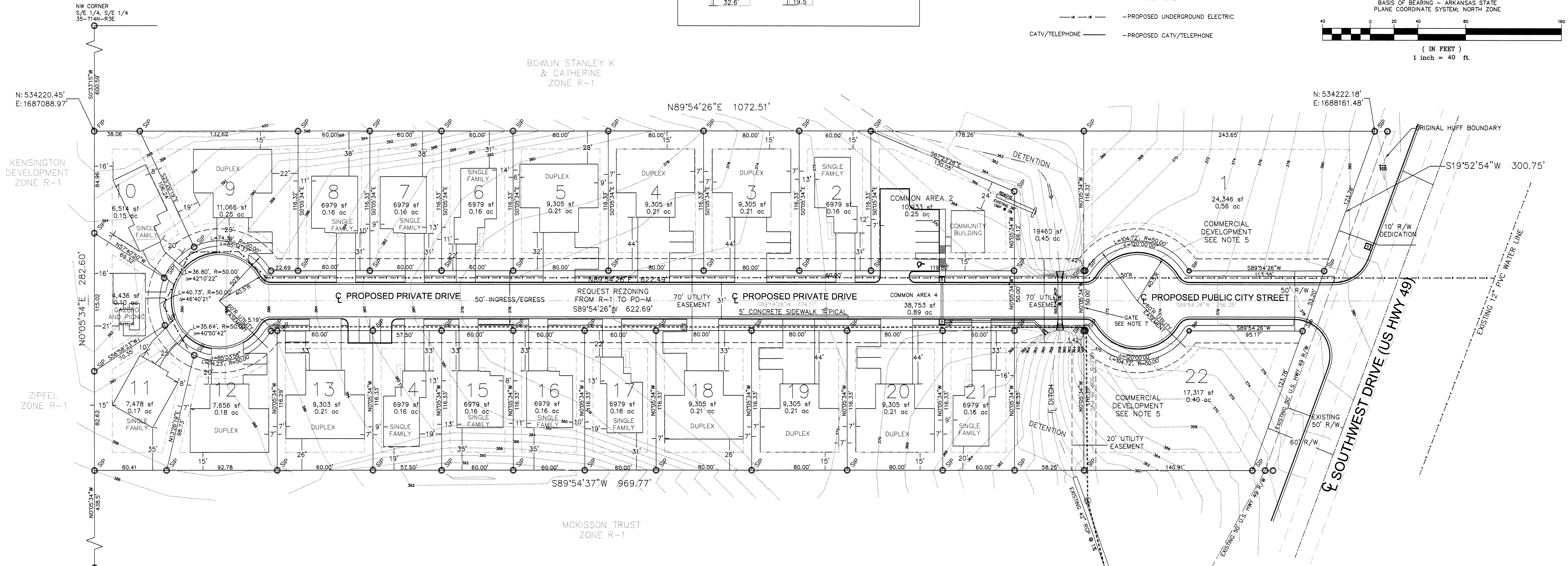
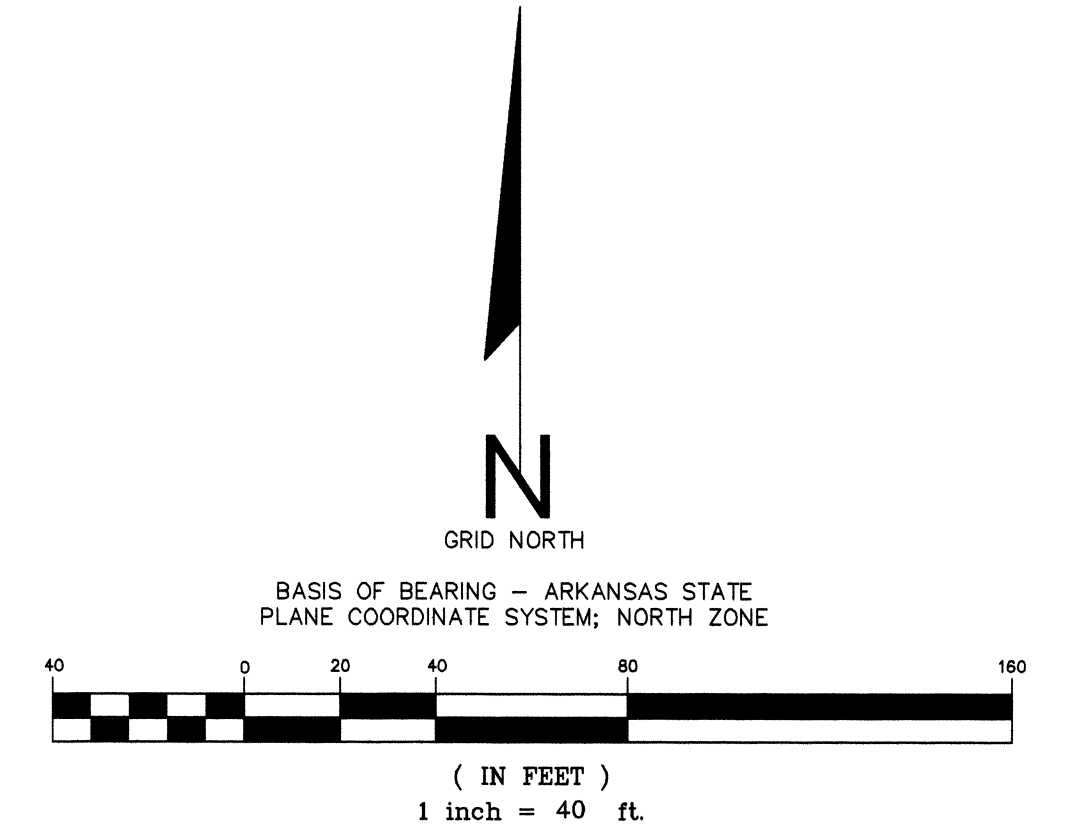
CURRENT ZONE: R1
PROPOSED ZONE: PD-M

4021 SOUTHWEST DRIVE
JONESBORO, CRAIGHEAD COUNTY
ARKANSAS 72404



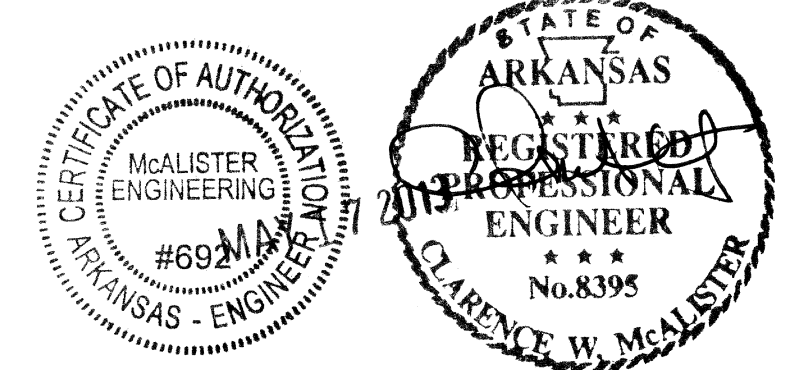
LEGEND

- EX- WATER
- EX- UNDERGROUND ELECTRIC
- EX- SANITARY SEWER W/ MANHOLES
- EX- CATV/TELEPHONE
- FINISH CONTOURS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CATV/TELEPHONE



TOTAL AREA: 288,603 SF / 6.63 ACRES

- NOTES:
1. THE TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE EQUALS 47,835 SF. THE LOTS HAVE BUILDING AND DRIVE/PARKING COVERAGE OF 3% TO 33%.
 2. THE TOTAL SQUARE FOOTAGE OF COMMON OPEN SPACE PROVIDED ON THE TOTAL SITE FOR THE USE AND BENEFIT OF ALL THE OCCUPANTS IS 73,642 SF > 20% TOTAL AREA.
 3. NUMBER OF RESIDENTIAL UNITS PER AREA EQUALS 20 BUILDING PER 5.38 ACRES / 3.72 BUILDINGS PER ACRE < 8 BUILDINGS PER ACRE.
 4. GATE AND LOCKING MECHANISM (KNOX BOX) SHALL BE IN CONFORMANCE WITH CITY OF JONESBORO FIRE DEPARTMENT GIVING EMERGENCY RESPONDERS COMPLETE ACCESS TO RESIDENTIAL DEVELOPMENT.
 5. COMMERCIAL DEVELOPMENT LIMITED TO BUSINESSES THAT MAINTAIN THE GENERAL CHARACTER OF THE AREA. EXCLUSIONS INCLUDE SEXUALLY EXPLICIT BUSINESSES, SHOPS THAT SPECIALIZE IN TOBACCO AND/OR LIQUOR SALES. ANY ESTABLISHMENT THAT MINORS SHOULD'NT BE SUBJECTED TO, AND ANY DEVELOPMENT THAT THE PROPERTY OWNERS ASSOCIATION SHALL DEEM UNFIT. THERE SHALL BE NO ACCESS TO US HWY 49; ACCESS SHALL BE LIMITED TO PROPOSED PUBLIC CITY STREET AS SHOWN HEREON.
 6. ALL BUILDINGS ARE SINGLE STORY APPROXIMATELY 15' IN HEIGHT.
 7. LANDSCAPING TO BE PLACED IN ACCORDANCE WITH ARCHITECTS PLAN.



SITE PLAN

<p>PLANNED UNIT DEVELOPMENT HUFF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS</p>	
<p>MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 1013 CR 620 JONESBORO, AR 72404 870-931-1420</p>	<p>DRAWN BY: DM CHECKED BY: CM SCALE: 1" = 40' DATE: 12APR13 FILE: 1352133Huff.dwg DWG REF. 03E-14N-35 JOB NO. 1352133 PROJECT</p>
<p>CLARENCE W. "MAC" MCALISTER, PE, PS</p>	<p>SHEET 3 / 6</p>