

**SITE NOTES**

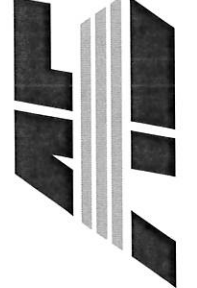
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY COMMERCIAL.
4. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
5. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
6. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
7. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
8. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
9. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.

**GENERAL NOTES**

1. PROPERTY TO BE REZONED RS-6. CURRENT ZONING IS C-1.
2. DEVELOPMENT DETAILS:  
 TOTAL TRACT = 102,366 SQ. FT., 2.35 ACRES.  
 BUILDINGS = 13,750 SQ. FT., 0.32 ACRES.  
 DRIVE/PARKING = 20,383 SQ. FT., 0.47 ACRES.  
 SIDEWALKS = 2,640 SQ. FT., 0.06 ACRES.  
 SIDEWALK - MSP = 1,127 SQ. FT., 0.03 ACRES.  
 OPEN, GREEN SPACE = 64,466 SQ. FT., 1.48 ACRES.  
 DENSITY:  
 ALLOWED = 6 UNITS PER NET ACRE.  
 PROPOSED = 5.9 UNITS PER NET ACRE.

**PROPOSED RESIDENTIAL COMPLEX**  
 WOODSPRINGS ROAD  
 CMU INVESTMENTS, LLC  
 JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
 CIVIL ENGINEERING • LAND SURVEYING  
 LAND PLANNING  
 103 SOUTH CHURCH STREET • P.O. BOX 1462  
 JONESBORO, AR 72403  
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NO.	DESCRIPTION	DATE

**SITE PLAN**

DATE: 11/16/21	DRAWN: CCH
CADD FILE: 20137-SDP-R9	CHECKED: JME
DWG# 0314254.0059	SHEET
SCALE: AS SHOWN	SHEET C003