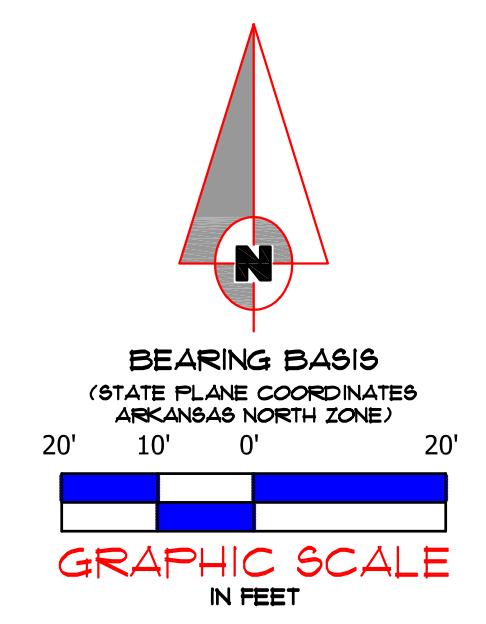


P.O.B.
N.E. CORNER
N.W. 1/4, N.E. 1/4, N.W. 1/4
SEC. 25, T14N, R3E
(TRACT 2)

F.O.C.
NORTH 1/4 CORNER
SEC. 25, T14N, R3E



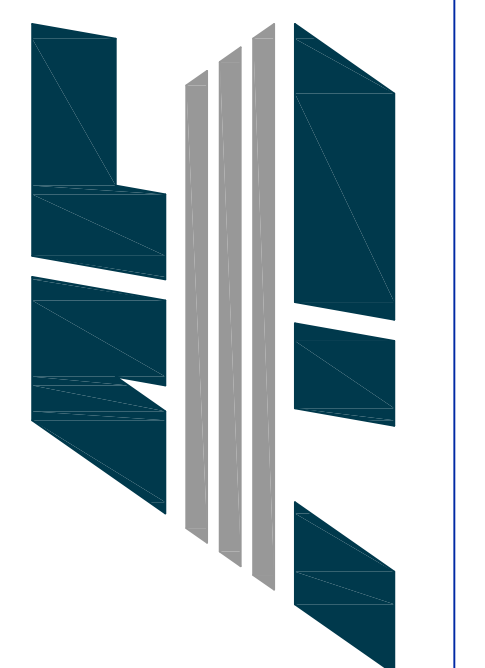
GENERAL NOTES

- PROPERTY TO BE REZONED PD-RM. CURRENT ZONING IS C-4.
- DEVELOPMENT DETAILS:
 TOTAL TRACT = 102,206 SQ. FT. (2.35 ACRES)
 BUILDINGS = 15,328 SQ. FT. (0.35 ACRES)
 PARKING, DRIVEWAYS = 21,050 SQ. FT. (0.48 ACRES)
 INTERIOR SIDEWALKS, GAZEBO = 3,562 SQ. FT. (0.08 ACRES)
 ROADWAY SIDEWALK ON PROPERTY = 297 SQ. FT. (0.01 ACRES)
 CREEK AREA = 22,022 SQ. FT. (0.51 ACRES)
 NET GREEN SPACE = 39,941 SQ. FT. (0.92 ACRES)

 REQUIRED GREEN, OPEN SPACE = 20%
 PROVIDED GREEN, OPEN SPACE = 60.6%
- DENSITY:
 ALLOWED = 8 UNITS PER NET ACRE.
 PROPOSED = 6.8 UNITS PER NET ACRE.
- PARKING:
 REQUIRED = 2.25 SPACES PER 2 BEDROOM UNIT.
 PARKING REQUIRED = 36 SPACES.
 PARKING PROVIDED = 42 SPACES.

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
 PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

SITE LAYOUT

DATE:	11/09/20	DRAWN:	CMH
CADD FILE:	20137-SCR-R1	CHECKED:	JME
DWG#:	0314254.000X	SHEET	
SCALE:	AS SHOWN	1 OF 1	