

| Category/Area | A | B | C | D |
|---|---|---|---|---|
| I. Permitted Uses | | | | |
| HOUSING | | | | |
| Boarding home for sheltered care | | | | |
| INSTITUTIONS | | | | |
| Assisted Living Units | | | | |
| Cemetery | | | | |
| Hospital | | | | |
| Independent Living Units | | | | |
| Neighborhood Park, playground, recreational and community facilities and buildings of a noncommercial nature (public) | | | | |
| Nursing Home | | | | |
| Religious, philanthropic or educational institution | | | | |
| School, public or private | | | | |
| OTHER USES | | | | |
| Laboratories | | | | |
| Commercial Laundry (No coin operated service or retail pick-up and drop-off) | | | | |
| Computer Data Center | | | | |
| Medical Research Facility | | | | |
| Private Cogeneration Utility Facility | | | | |
| Radio/TV tower, antenna, earth station greater than 25 feet in height | | | | |
| Warehouse | | | | |
| COMMERCIAL USES | | | | |
| Ambulance service, private | | | | |
| Art studio | | | | |
| Bakery, retail | | | | |
| Bank, financial services, savings and loan associations | | | | |
| Beauty/Barber Shop | | | | |
| Bookstore | | | | |
| Carwash as an accessory to convenience store | | | | |
| Convenience food store | | | | |
| Day Care | | | | |
| Department or discount store | | | | |
| Doctor's office - Medical Office Building | | | | |
| Hotel/Motel | | | | |
| Music/Dance academy | | | | |
| Office | | | | |
| Parking, automobile parking lot or garage | | | | |
| Personal service establishment | | | | |
| Photo finishing | | | | |
| Photo finishing pickup station | | | | |
| Photography studio | | | | |
| Print shop | | | | |
| Printing and publishing establishments | | | | |
| Recreation facilities for employees | | | | |
| Restaurants with indoor seating and without drive-in or drive-thru facilities | | | | |
| Restaurants, carry-out, drive-in, or with drive-thru facilities | | | | |
| Retail shop, sales and services | | | | |
| Surgery Center/Emergency Medical Facility | | | | |
| Wellness Services/Health/Spa | | | | |
| TRANSPORTATION & PUBLIC UTILITIES | | | | |
| Air Ambulance/Helicopter Pad (Subject to FAA approval) | | | | |
| Telephone service or switching center | | | | |
| Utility substation | | | | |

II. DEVELOPMENT STANDARDS

A. Height Limits

1. Area A
 - a. Area greater than 100 feet from a public right-of-way - 165 feet maximum excluding elevator penthouses and mechanical enclosures occupying less than 1/3 of the roof area.
2. Area D
 - a. Maximum height of 65 feet excluding elevator penthouses and mechanical enclosures occupying less than 1/3 of the roof area.
3. Area C
 - a. Maximum height of 35 feet excluding mechanical enclosures occupying less than 1/3 of the roof area.

B. Floor Area Ratio

1. Area A
 - a. The total FAR of all buildings within this area shall not exceed 0.75.
2. Area B
 - a. The FAR of buildings within this area shall not exceed 0.75.
3. Area D
 - a. The total FAR of all buildings within this area shall not exceed 0.50.
4. Area C
 - a. The total FAR of all building within this area shall not exceed 0.25.
 - b. Floor Area Ratio shall not apply to residential uses, nursing homes, independent living facilities or assisted living facilities.

III. OPEN SPACE REQUIREMENTS

A. Common Open Space

1. Areas E and other locations labeled common open space shall be developed as common open spaces for the NEA Baptist Memorial Healthcare Development and used for jogging and passive recreation uses such as sitting, scenic viewing or lunch breaks.
2. Common open space shall be attractively landscaped and may contain water features, park benches, gardens, planting strips, trails, signage and other recreational or landscaping amenities.
3. Common open space shall be maintained by the Property Owners Association pursuant to covenants or a maintenance agreement approved by the City Attorney.
4. A statement suitable to the Director of Planning shall be on each Final Plan stating that no Property Owners Association property shall be dedicated or deeded to the City of Jonesboro.

B. Individual Lot Open Space

1. Impervious Surface Area
 - a. Area A - No maximum impervious surface coverage established.
 - b. Area D - 85% maximum impervious surface cover.
 - c. Area C - 10% maximum impervious cover.
2. Parking Lot Open Space Requirements
 - a. All parking lots shall contain a minimum of 7% open space not covered with impervious materials. Landscape bufferyards shall be excluded from calculating the required open space.

IV. ACCESS, PARKING, AND CIRCULATION

A. Access to the Property

1. Three public access points shall be provided to the property from Highway 49 (East Johnson Road).

B. Access to Individual Lots

1. Access to individual lots shall be subject to the approval of the Metropolitan Area Planning Commission at Final Plan Review.
2. Access to private drive and streets
 - a. Access to private drive and streets shall be regulated by the owner of the private drive or street.

C. Public Right-of-Way Improvements

1. All proposed private roads shall be constructed in accordance to the engineering and design standards of the City of Jonesboro.
2. Modifications to existing roads to implement the proposed public street improvements of the Conceptual Development Plan shall be permitted and be subject to the requirements of the City of Jonesboro to close and/or modify a public street.

D. Private Drives and Street Improvements

1. Private Drives and Streets shall not be subject to the design standards and technical specifications of the City of Jonesboro.

E. Off-Street Parking and Loading Space Requirements

1. Off-street parking Area A
 - a. Hospital Parking - 0.4 spaces for each employee, plus one space for each 3 beds, plus one space for 5 daily outpatient treatments, plus one space for each 4 members of the medical staff and plus 3 spaces per 1000 square feet of floor area dedicated to medical office.
 - b. Non-Hospital Use - The number of spaces to be provided in accordance with the City of Jonesboro Code of Ordinance Sec. 14.36.01
2. Off-Street Parking Area C and Area D
 - a. The number of spaces to be provided in accordance with the City of Jonesboro Code of Ordinance Sec.14.36.01.
3. Loading Space Requirements
 - a. Hospital Use - Three loading spaces required.
 - b. Retail and Institutional Use - One space required for each 10,000 square feet of floor area.
 - c. Office or Research Facility Use - One space required for buildings with more than 50,000 square feet of floor area.
 - d. Warehouse Use - One space required for each 20,000 square feet of floor area.

- a. Traffic directional, street signs and regulatory signs shall be permitted as regulated by the City of Jonesboro and the Manual of Traffic Control Devices (Millennium Edition).

2. The number and location of Ground Mounted Post Signs and Ground Mounted Directory Signs and Gateway signage shall be shown on the Conceptual Development Plan.

A. Prohibited Signs

1. Awning Signs
2. Bench Signs
3. Portable Signs
4. Signs identified in Sec. 14.32.11.6 of the City of Jonesboro Municipal Code (Prohibited Signs)

B. Gateway Signage

1. Gateway signage shall consist of three signs: one sign identifying the overall development, one sign identifying the NEA Baptist Memorial Healthcare Hospital and one sign identifying the name of the street.
 - a. The size of all three signs shall not exceed 150 square feet.
 - b. The location of the signage shall be as shown on the Conceptual Development Plan and not interfere with the Sight Triangle.
 - c. The height of the signage shall not exceed 35 feet in height.

C. Monument Signs

1. Two monument signs are permitted on Highway 49/East Johnson Road (Refer to approximate locations on Conceptual Development Plan).
2. The monument signs on Highway 49/East Johnson Road shall identify the development, the NEA Baptist Memorial Hospital and significant users.
3. A monument sign shall not exceed 150 square feet.
4. A monument sign shall not exceed 35 feet in height.

VII. MISCELLANEOUS CONDITIONS

A. Outdoor Storage Areas shall not be permitted in the NEA Baptist Memorial Healthcare LLC PUD.

B. Underground Utility Lines shall not be required for electric, telephone, cable and other similar services. This requirement applies to internal primary and secondary service lines.

C. Storm Drainage - A means of on-site drainage retention/detention shall be provided to control storm water run-off so that the surface waters will be properly disposed of without adversely affecting neighborhood properties through erosion, flooding and other drainage problems.

1. Each lot owner prior to construction shall obtain the required and necessary permits from the federal and state government entities and the City of Jonesboro.
2. All drainage plans shall be designated in accordance with the policies and design criteria of the City of Jonesboro.

D. The Proposed Open Spaces in this development shall be owned and maintained by a Property Owners Association. The POA shall be liable for the open spaces. If such maintenance is not performed adequately, the City of Jonesboro may, at their option, perform the necessary maintenance after serving the POA a five-day notice. The reasonable costs thereof shall be paid to the City and if not paid, such costs shall be assessed. The City is not bound by such alternative and if the POA fails to comply with the requirements that the common open spaces be maintained as required, the City may seek legal remedies.

VIII. PROCEDURE CONDITIONS

A. Review and Approval of this Conceptual Development Plan shall be in accordance with the City of Jonesboro Code of Ordinances.

B. The City of Jonesboro Planning Commission may make modifications at the request of the Developer to the Lot Development Standards, site access locations, vehicular or pedestrian circulation alignment, signage locations, landscaping requirements and other sign design issues, however, the Planning Commission may not increase the intensity or modify the uses permitted within this Planned Development without approval of the City of Jonesboro Mayor and Aldermen/City Council Members.

PRELIMINARY



SEAL

CONCEPTUAL DEVELOPMENT PLAN
NEA BAPTIST MEMORIAL
HEALTHCARE, LLC
JONESBORO, ARKANSAS

REVISIONS

| | |
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| | |

PROJECT NO.

08390

DATE:

April 9, 2009

DRAWN:

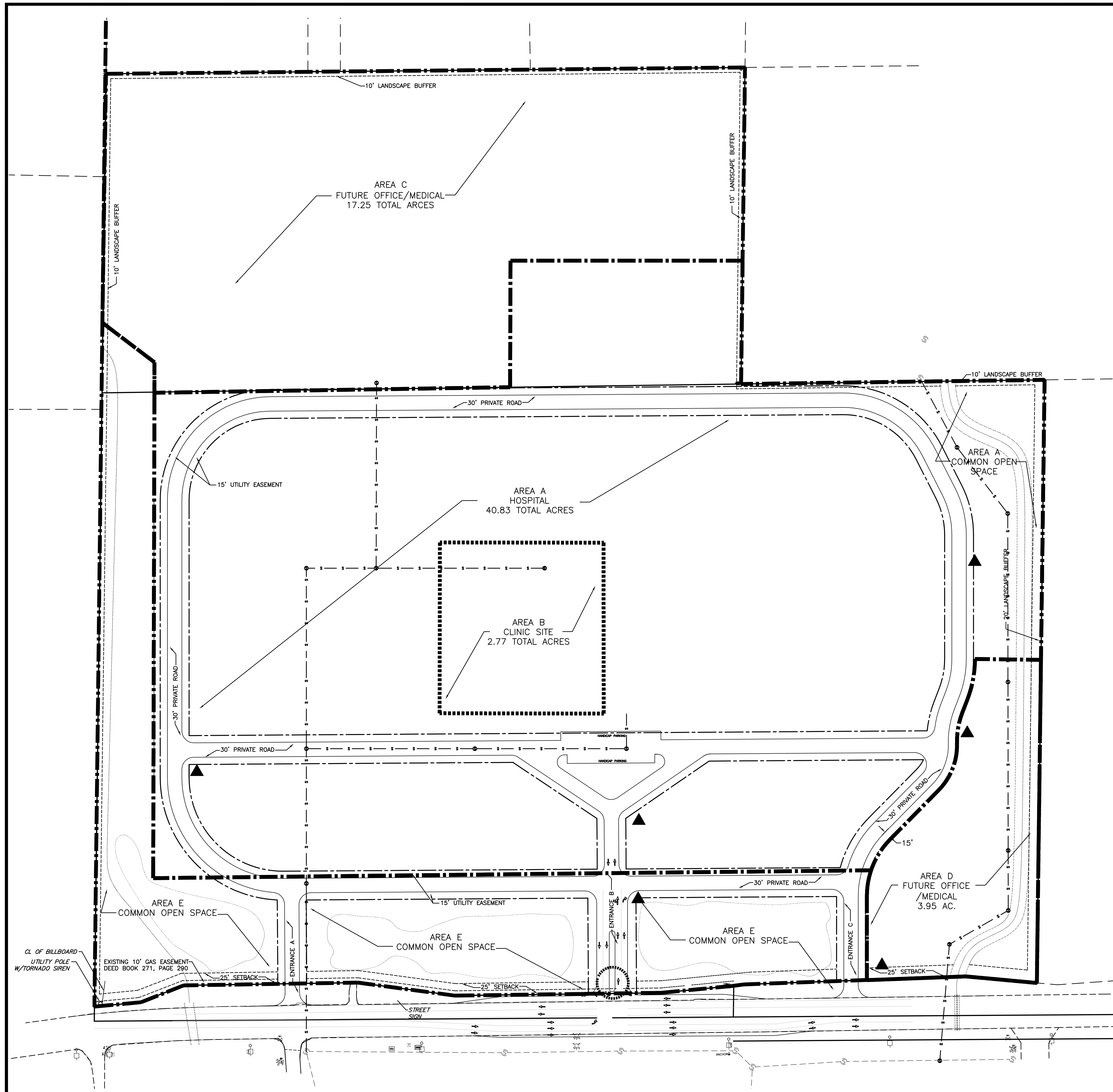
CHECKED:

SHEET TITLE:

DEVELOPMENT
CONDITIONS

SHEET NO.



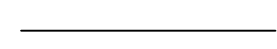



CD3



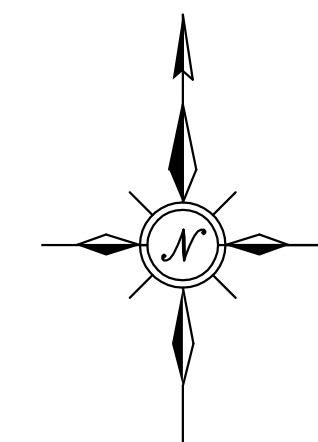
SITE PLAN DATA:

| USE | TOTAL ACRES | 76.24 | SITE AREA ACRES |
|--|-------------|-------|-----------------|
| AREA A | | | |
| • HOSPITAL | | | 38.12 |
| • COMMON OPEN SPACE | | | 02.71 |
| | | | 40.84 AC |
| AREA B | | | |
| • NEA CLINIC | | | 02.77 AC |
| AREA C | | | |
| • OFFICE/MEDICAL | | | 17.25 AC |
| AREA D | | | |
| • OFFICE/MEDICAL | | | 02.85 |
| • COMMON OPEN SPACE | | | 01.10 |
| | | | 03.95 AC |
| AREA E | | | |
| • COMMON OPEN SPACE | | | 11.44 |
| | | | 76.24 AC |
| TOTAL COMMON OPEN SPACE 20% MIN. OPEN SPACE REQUIREMENT 15% | | | |

LEGEND:

- AREAS 
- NEA AREA 
- DETENTION BASINS 
- GROUND MOUNTED POST SIGN 
- GROUND MOUNTED DIRECTORY SIGN 
- NEA GATEWAY SIGN 

PRELIMINARY



GRAPHIC SCALE: 1" = 100'
100 0 100



SEAL

CONCEPTUAL DEVELOPMENT PLAN
 NEA BAPTIST MEMORIAL
 HEALTHCARE, LLC
 JONESBORO, ARKANSAS

REVISIONS

| | |
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PROJECT NO.

08390

DATE:

April 9, 2009

DRAWN:

CHECKED:

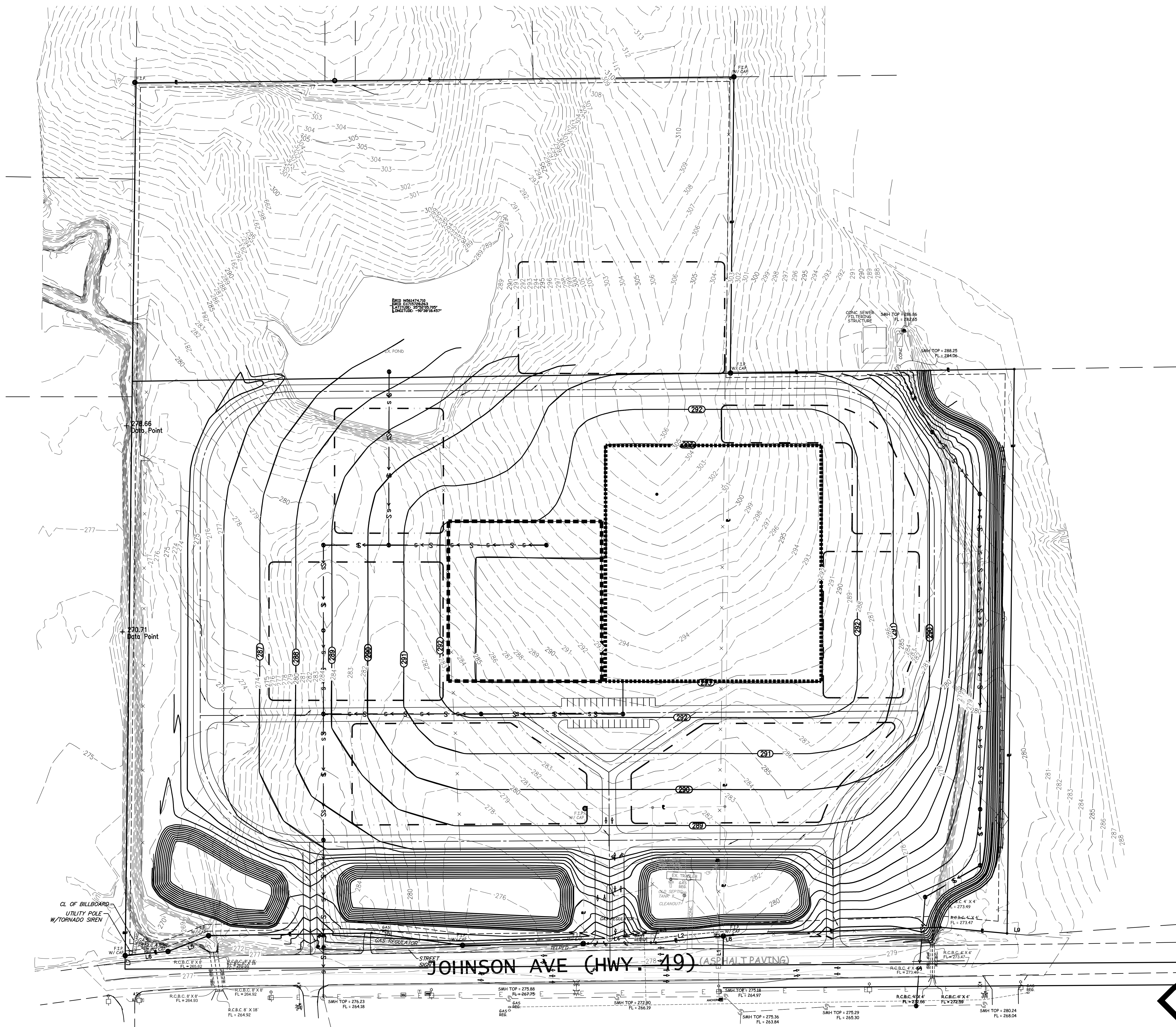
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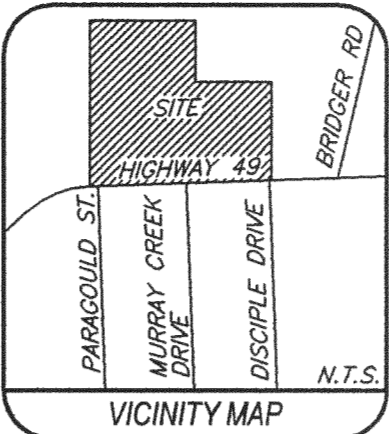
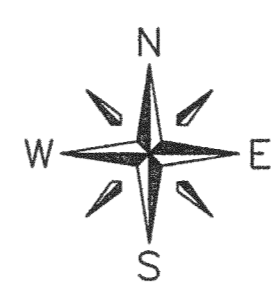
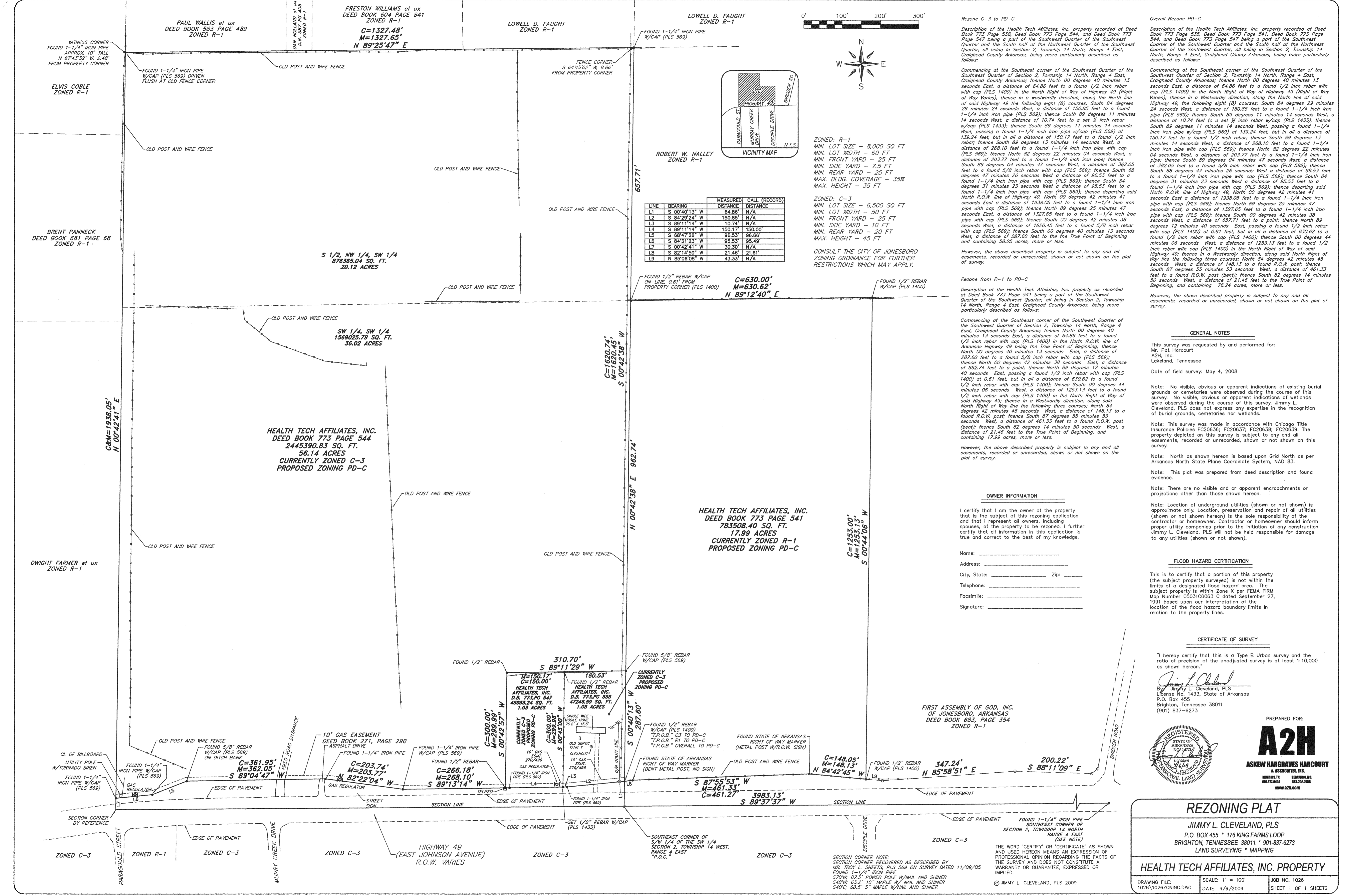
PLAN

SHEET NO.

CD1



PRELIMINARY



| LINE | BEARING | MEASURED DISTANCE | CALL (RECORD) DISTANCE |
|------|---------------|-------------------|------------------------|
| L1 | S 00°40'13" W | 64.86' | N/A |
| L2 | S 84°29'24" W | 150.85' | N/A |
| L3 | S 89°11'14" W | 10.74' | N/A |
| L4 | S 89°11'14" W | 150.17' | 150.00' |
| L5 | S 68°47'26" W | 96.53' | 96.66' |
| L6 | S 64°31'23" W | 95.53' | 95.49' |
| L7 | S 00°42'41" W | 30.30' | N/A |
| L8 | S 82°14'50" W | 21.46' | 21.61' |
| L9 | N 85°08'08" W | 43.33' | N/A |

ZONED: R-1
 MIN. LOT SIZE - 8,000 SQ FT
 MIN. LOT WIDTH - 60 FT
 MIN. FRONT YARD - 25 FT
 MIN. SIDE YARD - 7.5 FT
 MIN. REAR YARD - 25 FT
 MAX. BLDG. COVERAGE - 35%
 MAX. HEIGHT - 35 FT

ZONED: C-3
 MIN. LOT SIZE - 6,500 SQ FT
 MIN. LOT WIDTH - 50 FT
 MIN. FRONT YARD - 25 FT
 MIN. SIDE YARD - 10 FT
 MIN. REAR YARD - 20 FT
 MAX. HEIGHT - 45 FT

CONSULT THE CITY OF JONESBORO ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY.

Rezone C-3 to PD-C

Description of the Health Tech Affiliates, Inc. property recorded at Deed Book 773 Page 538, Deed Book 773 Page 544, and Deed Book 773 Page 547 being a part of the Southwest Quarter of the Southwest Quarter and the South half of the Northwest Quarter of the Southwest Quarter, all being in Section 2, Township 14 North, Range 4 East, Craighead County Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 4 East, Craighead County Arkansas; thence North 00 degrees 40 minutes 13 seconds East, a distance of 64.86 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of Highway 49 (Right of Way Varies), thence in a Westwardly direction, along the North line of said Highway 49 the following eight (8) courses: South 84 degrees 29 minutes 24 seconds West, a distance of 150.85 feet to a found 1-1/4 inch iron pipe (PLS 569); thence South 89 degrees 11 minutes 14 seconds West, a distance of 10.74 feet to a set 1/2 inch rebar w/cap (PLS 1433); thence South 89 degrees 11 minutes 14 seconds West, passing a found 1-1/4 inch iron pipe w/cap (PLS 569) at 139.24 feet, but in all a distance of 150.17 feet to a found 1/2 inch rebar; thence South 89 degrees 13 minutes 14 seconds West, a distance of 268.10 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 82 degrees 22 minutes 04 seconds West, a distance of 203.77 feet to a found 1-1/4 inch iron pipe; thence South 89 degrees 04 minutes 47 seconds West, a distance of 362.05 feet to a found 5/8 inch rebar with cap (PLS 569); thence South 68 degrees 47 minutes 26 seconds West a distance of 96.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 84 degrees 31 minutes 23 seconds West a distance of 95.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence departing said North R.O.W. line of Highway 49, North 00 degrees 42 minutes 41 seconds East, a distance of 1327.65 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 89 degrees 25 minutes 47 seconds East, a distance of 1327.65 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 00 degrees 42 minutes 38 seconds West, a distance of 637.71 feet to a point; thence North 89 degrees 12 minutes 40 seconds East, passing a found 1/2 inch rebar with cap (PLS 1400) at 0.61 feet, but in all a distance of 630.62 feet to a found 1/2 inch rebar with cap (PLS 1400); thence South 00 degrees 44 minutes 06 seconds West, a distance of 1253.13 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of said Highway 49; thence in a Westwardly direction, along said North Right of Way line the following three courses: North 84 degrees 42 minutes 45 seconds West, a distance of 148.13 to a found R.O.W. post; thence South 87 degrees 55 minutes 53 seconds West, a distance of 461.33 feet to a found R.O.W. post (bent); thence South 82 degrees 14 minutes 50 seconds West, a distance of 21.46 feet to the True Point of Beginning, and containing 17.99 acres, more or less.

However, the above described property is subject to any and all easements, recorded or unrecorded, shown or not shown on the plat of survey.

Rezone from R-1 to PD-C

Description of the Health Tech Affiliates, Inc. property as recorded at Deed Book 773 Page 541 being a part of the Southwest Quarter of the Southwest Quarter, all being in Section 2, Township 14 North, Range 4 East, Craighead County Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 4 East, Craighead County Arkansas; thence North 00 degrees 40 minutes 13 seconds East, a distance of 64.86 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North R.O.W. line of Arkansas Highway 49 being the True Point of Beginning; thence North 00 degrees 40 minutes 13 seconds East, a distance of 287.60 feet to a found 5/8 inch rebar with cap (PLS 569); thence North 00 degrees 42 minutes 38 seconds East, a distance of 962.74 feet to a point; thence North 89 degrees 12 minutes 40 seconds East, passing a found 1/2 inch rebar with cap (PLS 1400) at 0.61 feet, but in all a distance of 630.62 to a found 1/2 inch rebar with cap (PLS 1400); thence South 00 degrees 44 minutes 06 seconds West, a distance of 1253.13 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of said Highway 49; thence in a Westwardly direction, along said North Right of Way line the following three courses: North 84 degrees 42 minutes 45 seconds West, a distance of 148.13 to a found R.O.W. post; thence South 87 degrees 55 minutes 53 seconds West, a distance of 461.33 feet to a found R.O.W. post (bent); thence South 82 degrees 14 minutes 50 seconds West, a distance of 21.46 feet to the True Point of Beginning, and containing 17.99 acres, more or less.

However, the above described property is subject to any and all easements, recorded or unrecorded, shown or not shown on the plat of survey.

Overall Rezone PD-C

Description of the Health Tech Affiliates, Inc. property recorded at Deed Book 773 Page 538, Deed Book 773 Page 541, Deed Book 773 Page 544, and Deed Book 773 Page 547 being a part of the Southwest Quarter of the Southwest Quarter and the South half of the Northwest Quarter of the Southwest Quarter, all being in Section 2, Township 14 North, Range 4 East, Craighead County Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 4 East, Craighead County Arkansas; thence North 00 degrees 40 minutes 13 seconds East, a distance of 64.86 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of Highway 49 (Right of Way Varies); thence in a Westwardly direction, along the North line of said Highway 49, the following eight (8) courses: South 84 degrees 29 minutes 24 seconds West, a distance of 150.85 feet to a found 1-1/4 inch iron pipe (PLS 569); thence South 89 degrees 11 minutes 14 seconds West, a distance of 10.74 feet to a set 1/2 inch rebar w/cap (PLS 1433); thence South 89 degrees 11 minutes 14 seconds West, passing a found 1-1/4 inch iron pipe w/cap (PLS 569) at 139.24 feet, but in all a distance of 150.17 feet to a found 1/2 inch rebar; thence South 89 degrees 13 minutes 14 seconds West, a distance of 268.10 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 82 degrees 22 minutes 04 seconds West, a distance of 203.77 feet to a found 1-1/4 inch iron pipe; thence South 89 degrees 04 minutes 47 seconds West, a distance of 362.05 feet to a found 5/8 inch rebar with cap (PLS 569); thence South 68 degrees 47 minutes 26 seconds West a distance of 96.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 84 degrees 31 minutes 23 seconds West a distance of 95.53 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence departing said North R.O.W. line of Highway 49, North 00 degrees 42 minutes 41 seconds East, a distance of 1327.65 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence North 89 degrees 25 minutes 47 seconds East, a distance of 1327.65 feet to a found 1-1/4 inch iron pipe with cap (PLS 569); thence South 00 degrees 42 minutes 38 seconds West, a distance of 637.71 feet to a point; thence North 89 degrees 12 minutes 40 seconds East, passing a found 1/2 inch rebar with cap (PLS 1400) at 0.61 feet, but in all a distance of 630.62 feet to a found 1/2 inch rebar with cap (PLS 1400); thence South 00 degrees 44 minutes 06 seconds West, a distance of 1253.13 feet to a found 1/2 inch rebar with cap (PLS 1400) in the North Right of Way of said Highway 49; thence in a Westwardly direction, along said North Right of Way line the following three courses: North 84 degrees 42 minutes 45 seconds West, a distance of 148.13 to a found R.O.W. post; thence South 87 degrees 55 minutes 53 seconds West, a distance of 461.33 feet to a found R.O.W. post (bent); thence South 82 degrees 14 minutes 50 seconds West, a distance of 21.46 feet to the True Point of Beginning, and containing 17.24 acres, more or less.

However, the above described property is subject to any and all easements, recorded or unrecorded, shown or not shown on the plat of survey.

GENERAL NOTES

This survey was requested by and performed for: Mr. Pat Harcourt, A2H, Inc., Lakeland, Tennessee. Date of field survey: May 4, 2008.

Note: No visible, obvious or apparent indications of existing burial grounds or cemeteries were observed during the course of this survey. No visible, obvious or apparent indications of wetlands were observed during the course of this survey. Jimmy L. Cleveland, PLS does not express any expertise in the recognition of burial grounds, cemeteries nor wetlands.

Note: This survey was made in accordance with Chicago Title Insurance Policies FC20636; FC20637; FC20638; FC20639. The property depicted on this survey is subject to any and all easements, recorded or unrecorded, shown or not shown on this survey.

Note: North as shown hereon is based upon Grid North as per Arkansas North State Plane Coordinate System, NAD 83.

Note: This plat was prepared from deed description and found evidence.

Note: There are no visible and or apparent encroachments or projections other than those shown hereon.

Note: Location of underground utilities (shown or not shown) is approximate only. Location, preservation and repair of all utilities (shown or not shown hereon) is the sole responsibility of the contractor or homeowner. Contractor or homeowner should inform proper utility companies prior to the initiation of any construction. Jimmy L. Cleveland, PLS will not be held responsible for damage to any utilities (shown or not shown).

FLOOD HAZARD CERTIFICATION

This is to certify that a portion of this property (the subject property surveyed) is not within the limits of a designated flood hazard area. The subject property is within Zone X per FEMA FIRM Map Number 05031C0063 C dated September 27, 1991 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

CERTIFICATE OF SURVEY

"I hereby certify that this is a Type B Urban survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon."

By: Jimmy L. Cleveland, PLS
 License No. 1433, State of Arkansas
 P.O. Box 455
 Brighton, Tennessee 38011
 (901) 837-6273



PREPARED FOR:
A2H
 ASKEW HARGRAVES HARCOURT
 SURVEYING & CONSULTING, INC.
 MEMPHIS, TN 38122-0004 BIRMINGHAM, AL 35202-2168
 www.a2h.com

REZONING PLAT

JIMMY L. CLEVELAND, PLS
 P.O. BOX 455 • 176 KING FARMS LOOP
 BRIGHTON, TENNESSEE 38011 • 901-837-6273
 LAND SURVEYING • MAPPING

HEALTH TECH AFFILIATES, INC. PROPERTY

DRAWING FILE: 10261026ZONING.DWG SCALE: 1" = 100' JOB NO. 1026 SHEET 1 OF 1 SHEETS DATE: 4/6/2009

OWNER INFORMATION

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

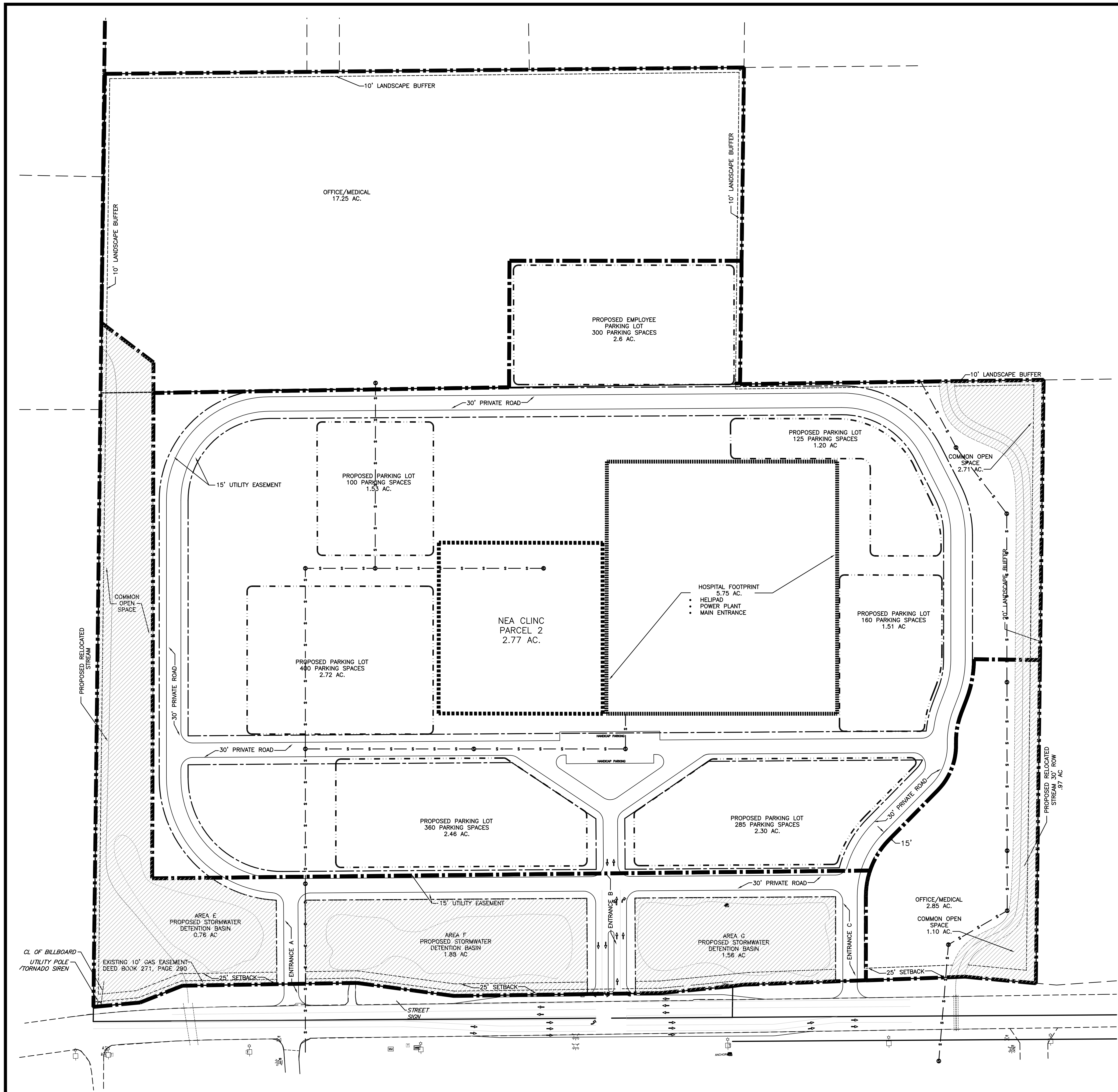
Name: _____
 Address: _____
 City, State: _____ Zip: _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

FIRST ASSEMBLY OF GOD, INC.
 OF JONESBORO, ARKANSAS
 DEED BOOK 683, PAGE 334
 ZONED R-1

THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

© JIMMY L. CLEVELAND, PLS 2009

SECTION CORNER NOTE:
 SECTION CORNER RECOVERED AS DESCRIBED BY MR. TROY L. SHEETS, PLS 569 ON SURVEY DATED 11/09/05.
 FOUND 1-1/4" IRON PIPE
 548'W; 63.2' 10' MAPLE W/ NAIL AND SHINER
 540'E; 68.5' 5' MAPLE W/ NAIL AND SHINER



SITE PLAN DATA:

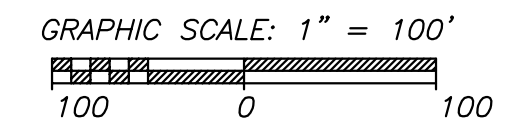
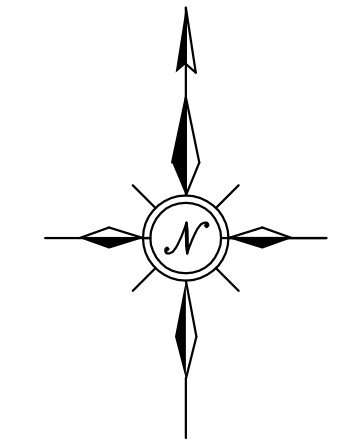
| USE | SITE AREA ACRES | % OF LAND USE |
|------------------------------|-----------------|---------------|
| TOTAL ACRES | 76.24 | |
| HOSPITAL SITE TOTAL (AREA A) | 40.83 | 53.6% |
| • HOSPITAL FOOT PRINT | 05.75 | |
| • COMMON OPEN SPACE | 02.71 | |
| • PARKING | 14.32 | |
| • EXPANSION | 14.06 | |
| • PRIVATE ROADS | 03.99 | |
| NEA CLINIC (AREA B) | 02.77 | 03.6% |
| OFFICE/MEDICAL (AREA C) | 17.25 | 22.6% |
| • OFFICE/MEDICAL | 17.25 | |
| OFFICE/MEDICAL (AREA D) | 03.95 | 05.2% |
| • OFFICE/MEDICAL | 02.85 | |
| • COMMON OPEN SPACE | 01.10 | |
| COMMON OPEN SPACE (AREAS E) | 11.44 | 15.0% |
| • PRIVATE ROADS | 01.52 | |
| • COMMON OPEN SPACE | 09.92 | |
| | 76.24 | 100.0% |

MIN. OPEN SPACE REQUIREMENT 15%
 NEA BAPTIST MEMORIAL SITE TOTAL OPEN SPACE 20.1%

LEGEND:

- HOSPITAL FOOTPRINT
- NEA FOOTPRINT
- DETENTION BASINS
- PARKING AREAS
- COMMON OPEN SPACE

PRELIMINARY



SEAL

CONCEPTUAL DEVELOPMENT PLAN
 NEA BAPTIST MEMORIAL
 HEALTHCARE, LLC
 JONESBORO, ARKANSAS

| | |
|-----------------------------|---------------|
| REVISIONS | |
| | |
| PROJECT NO. | 08390 |
| DATE: | April 9, 2009 |
| DRAWN: | CHECKED: |
| SHEET TITLE: | |
| CONCEPTUAL DEVELOPMENT PLAN | |
| SHEET NO. | |
| CD2 | |