

SUBJECT PROPERTY

VICINITY SKETCH
NOT TO SCALE

GENERAL NOTES

- PROPERTY IS ZONED R-2. REQUESTED ZONING IS PD-RFL.
- DEVELOPMENT DETAILS:
TOTAL TRACT = 586,318 SQ. FT. 13.46 ± ACRES
BUILDINGS, FLAT = 15,849 SQ. FT. 0.43 ± ACRES
BUILDINGS, 2-STORY = 135,689 SQ. FT. 3.12 ± ACRES
PARKING, DRIVES = 86,684 SQ. FT. 1.99 ± ACRES
STREET, PUBLIC = 38,168 SQ. FT. 0.88 ACRES
STREET, PRIVATE = 43,560 SQ. FT. 1.00 ACRES
OPEN GREEN SPACE = 262,168 SQ. FT. 6.03 ± ACRES
PERCENT GREEN = 45%
REQUIRED GREEN = 20%
- DENSITY:
ALLOWED - 18 UNITS/NET NON-RESIDENTIAL ACRE FOR 3 STORY BUILDING
15 UNITS/NET NON-RESIDENTIAL ACRE FOR ROW OR TERRACE HOUSING
PROPOSED - 8 UNITS/NET NON-RESIDENTIAL ACRE FOR 2 STORY BUILDING
11 BUILDINGS - MIXED 2 AND 3 BEDROOM UNITS, 2 STORY AND FLAT BUILDINGS
MAINTENANCE BUILDING - 2,538 SQ. FT. (FOOTPRINT)
1 BEDROOM UNITS - 1
2 BEDROOM UNITS - 34
3 BEDROOM UNITS - 1
- PARKING:
REQUIRED = 175 SPACES PER 1 BEDROOM UNIT
225 SPACES PER 2 BEDROOM UNIT
300 SPACES PER 3 BEDROOM UNIT
1 - 1 BEDROOM - 10 SPACES REQUIRED
94 - 2 BEDROOM - 210 SPACES REQUIRED
1 - 3 BEDROOM - 21 SPACES REQUIRED
PARKING REQUIRED, TOTAL = 246
HANDICAP PARKING = 11
NON-HANDICAP PARKING = 235
PARKING PROVIDED TOTAL = 246
- DEVELOPMENT AMENITIES:
FIRE PIT/BENCH/BENCHES
BIKE STORAGE # EACH BUILDING
CLUBHOUSE
WALKING PATH AROUND DETENTION BASIN

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SITE DEVELOPMENT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

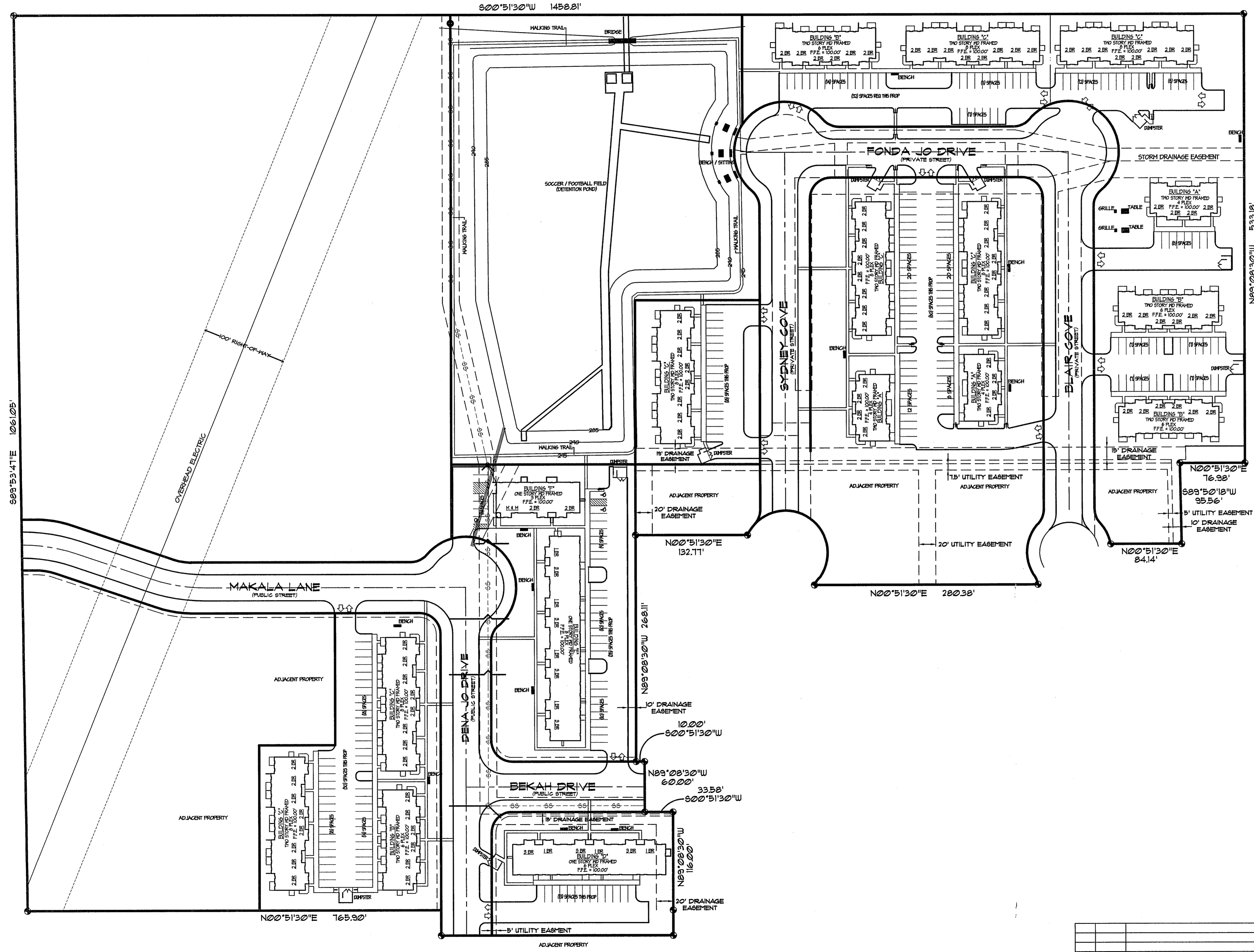
SID PICKLE, OWNER

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

REZONING FLAT
SAVANNAH HILLS APARTMENT
SID PICKLE, DEVELOPER
JONESBORO, ARKANSAS

DRAWN: JME	CHECKED: JME	DATE: 11/17/2010	SHEET
SCALE: 1"=60'	CADD FILE: 0936-SDP	DWS: XXXXXXXXXX	CO01

© Copyright 2010 AETLLC REV DATE REVISIONS DRAWN CHKD



889°53'41"E 1061.05'

N89°08'30"W 533.18'

N00°51'30"E 16.98'
889°50'18"W 95.56'
N00°51'30"E 84.14'

N00°51'30"E 132.71'
N89°08'30"W 268.11'

10.00'
800°51'30"W
N89°08'30"W 60.00'
33.58'
800°51'30"W

N89°08'30"W 16.00'

N00°51'30"E 165.90'

800°51'30"W 1458.81'