

DWG: F:\2024\04501-05000\024-04848\40-Design\AutoCAD\ Preliminary Plans\Sheets\SDM\C_SIT01_02404848.dwg
 DATE: Oct 28, 2024 12:22pm XREFS: V_XTDF0_02404848 C_BASE_02404848 V_XENDY_02404848 USER: jwin1er C_TBLK_02404848

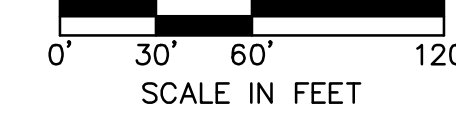
SITE DATA	
PROPOSED USE	MIXED USE
CURRENT ZONING	AGRICULTURE
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT
PROPOSED LOT SIZE	±17.82 ACRES ±7,765,159 SF
PROVIDED OPEN SPACE	±6.43 ACRES (35.1%) ±272,850 SF
PROPOSED PARKING	508
BUILDING SETBACKS (ZONE PUD)	
FRONT	50'
FRONT (INTERNAL)	25'
REAR	25'
SIDE	10'

KEYNOTES:

	PROPOSED USE	BUILDING SQUARE FEET	REQUIRED PARKING	PROVIDED PARKING STALLS
①	MEDICAL OFFICE/PHARMACY	13,050	44	48
②	MEDICAL/FLEX BUILDING	10,000	33	55
③	HOTEL	8,000	27	50
④	RETAIL/FLEX BUILDING	21,000	70	98
⑤	RETAIL/FLEX BUILDING	16,250	54	104
⑥	MEDICAL OFFICE BUILDING	20,250	68	75
⑦	MEDICAL OFFICE/RETAIL FLEX BUILDING	20,575	69	78

LEGEND

- RIGHT-OF-WAY LINE
- - - PROP. BUILDING SETBACK
- - - EXIST. UTILITY EASEMENT



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

CONCEPT SITE PLAN
 N GENE GEORGE BLVD AND ELM SPRINGS RD
 CONCEPT PLANS

2024

ELM SPRINGS, ARKANSAS

drawn by: CIL
 checked by: MKL
 approved by: MKL
 QA/QC by: MKL
 project no.: 024-04848
 drawing no.:
 date: 10/25/24

olsson

Olsson, INC. Engineering AR State Cert. of Authority #1010
 3537 North Steele Boulevard, Suite 310
 Fayetteville, AR 72703 TEL. 479.443.3404 www.olson.com

REVISIONS