

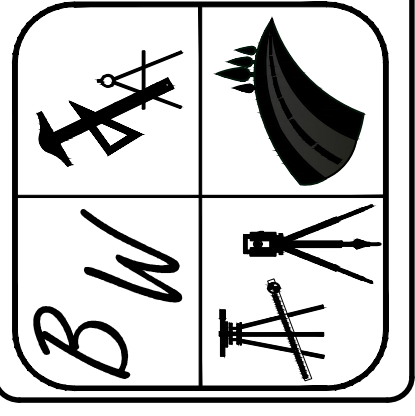


516 S. GEE STREET JONESBORO, AR

DATE: 03/10/2023
REV: 04/12/2023
05/01/2023

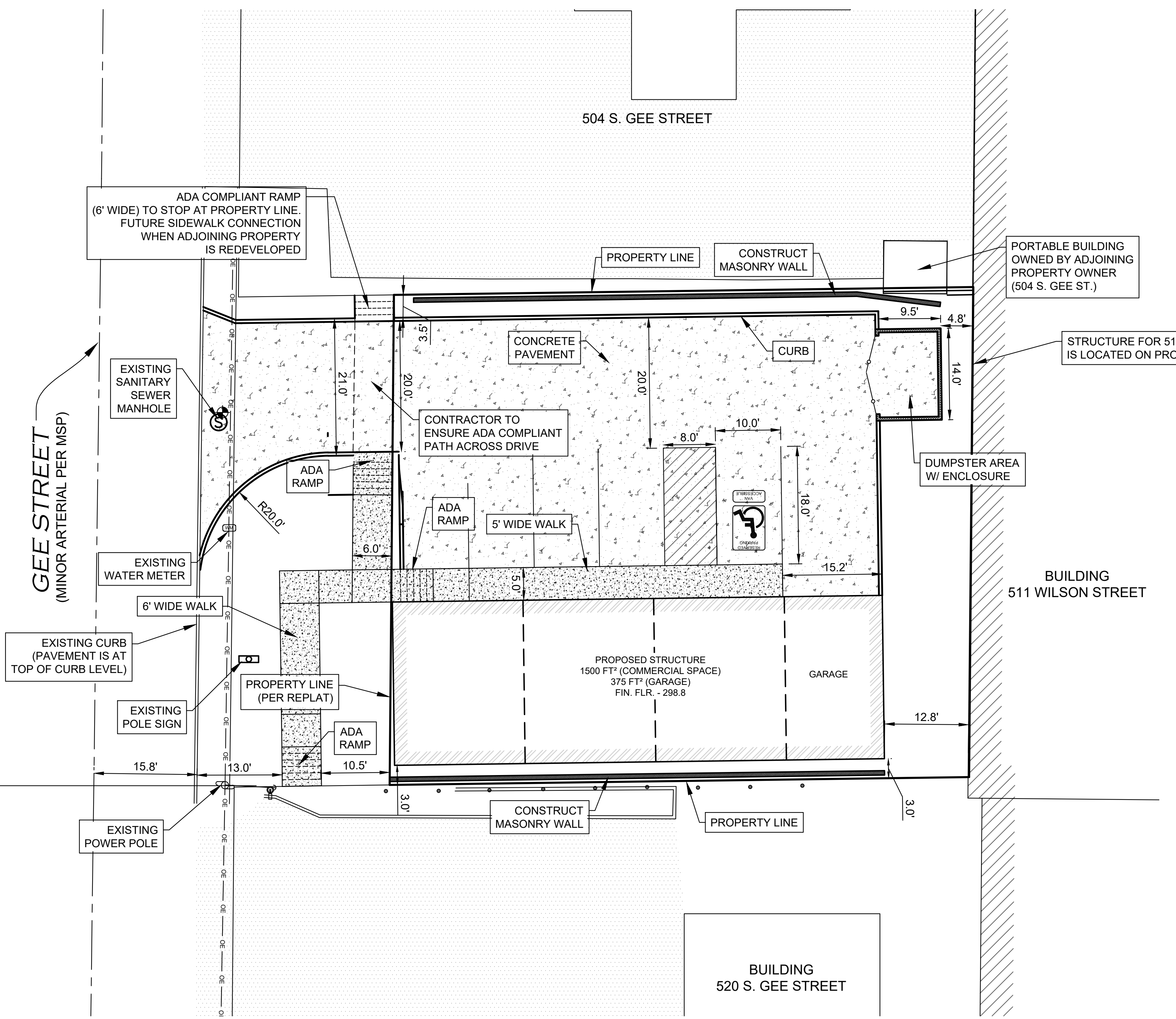
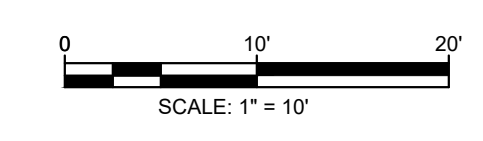
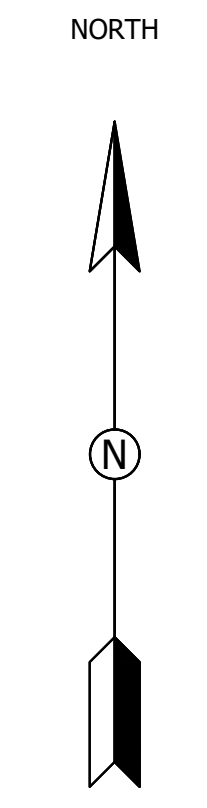
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



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LEGEND	
	ASPHALT
	CONCRETE
	BENCHMARK
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER MANHOLE
	WATER METER



SITE SUMMARY

TRACT DESCRIPTION:
516 S. GEE STREET
LOT 1 OF JTJ PROPERTIES REPLAT OF LOTS 26, 27, & 28 OF BLOCK 7 OF WILSON'S SECOND ADDITION TO JONESBORO.

AREA:
TOTAL ACREAGE = 0.15 ACRES (6,654.1 SQ.FT.)
PROPOSED IMPERVIOUS SURFACE (PROPOSED PAVING & GROSS FLOOR AREA) = 6,276 SQ.FT.
PROPOSED GROSS FLOOR AREA OF STRUCTURE: 1,875 SQ.FT. (1,500 SQ.FT. COMMERCIAL, 375 SQ.FT. GARAGE)
PREVIOUS IMPERVIOUS SURFACE = 7,862 SQ.FT.
IMPERVIOUS SURFACE REDUCE BY 20.1%, THEREFORE STORMWATER DETENTION IS NOT REQUIRED.

ZONING:
DOWNTOWN JONESBORO DEVELOPMENT CODE (DJDC) - COMMERCIAL MIXED USE (COM)

PARKING CALCULATIONS:
REGULATION: COMMERCIAL RETAIL : 1 SPACE PER 250 SQUARE FEET
REQUIRED: 1500 / 250 = 6 SPACES REQUIRED
PROVIDED: 6 SPACES (1 ADA SPACE) (1 SPACE IN GARAGE)

LIGHTING:
NO PERIMETER LIGHTING WILL BE INSTALLED. ANY LIGHTING INSTALLED WILL BE ATTACHED TO THE BUILDING AND WILL BE INSTALLED PER CODE AND WILL BE DIRECTED TO PREVENT LIGHT FROM SPILLING ON TO ADJACENT PROPERTIES.

FLOODPLAIN:
THE PROPERTY DOES LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0043C, EFFECTIVE DATE 12/16/2008.
BASE FLOOD ELEVATION = 297.80 (NAVD 88).

GENERAL NOTES:

- BENCHMARK: SEWER MANHOLE AT ENTRANCE, ELEVATION 295.80
- DIMENSIONS AND RADII ARE MEASURED TO THE BACK OF CURB.