

LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINE
	= EASEMENT LINE
0	= FOUND IRON PIPE
\triangle	= FOUND REBAR
•	= SET MAGNAIL
	= EXISTING SANITARY SEWER LINE
6 M	= SANITARY SEWER MANHOLE
	= EXISTING SANITARY SEWER LINE
	= GRATED INLET
W	= EXISTING WATER METER
\bowtie	= WATER VALVE
~	= FIRE HYDRANT
——E ————E ————	= EXISTING OVERHEAD ELECTRICAL L
	= POWER POLE
\leftarrow	= GUY WIRE
	= ELECTRIC TRANSFORMER
E	= ELECTRIC BOX
	= TELEPHONE PEDESTAL
— — —270'— — —	= EXISTING GROUND CONTOUR

A PART OF LOT 3, BLOCK 13 OF FLINT'S ADDITION AND A PART OF LOT 1 OF C.A. STUCK & SON'S SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3. BLOCK 13 FLINT'S ADDITION TO THE CITY OF JONESBORO: THENCE NORTH 89°44'02" EAST A DISTANCE OF 220.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 3: THENCE SOUTH 00°44'11" WEST DEPARTING SAID NORTHEAST CORNER AND ALONG THE WESTERLY RIGHT OF WAY LINE OF UNION STREET, A DISTANCE OF 283.01 FEET: THENCE NORTH 89°38'53" WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 109.15 FEET: THENCE NORTH 00°08'31" EAST A DISTANCE OF 83.00 FEET: THENCE NORTH 89°53'25"WEST A DISTACNE OF 110.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MADISON STREET: THENCE NORTH 00°41'40" EAST A LONG THE EASTERLY RIGHT OF WAY LINE OF MADISON STREET, A

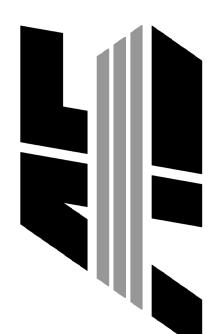
CONTAINING IN ALL 52,876 SQ. FT. OR 1.21 ACRES, MORE OR LESS.

DISTANCE OF 198.10 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ENGINEER'S NOTES

- 1. SITE PLAN PREPARED FOR COOPERMIXON ARCHITECTS.
- 2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE
- 3. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE
- 4. PARKING PROVIDED:
 - 14 PARKING SPACES (SIZE SHOWN) 2 HCP PARKING SPACES
- 5. LANDSCAPE PLAN TO BE SUBMITTED WITH FINAL SITE PLAN.
- 6. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- 7. ALL SPOT ELEVATIONS ARE AS SHOWN.





NO.	DESCRIPTION	DA.

PRELIMINARY SITE PLAN

DATE: 10/4/18 DRAWN: XXX CADD FILE: 18129-SDP-SH2 CHECKED: XX DMG*: XXXXXXXXXXXXX

C Copyright 2018 AETLLC SCALE: 1" = 20'