CIVIC & COMMERCIAL USE:	RETAIL/SERVICE, GENERAL
NUMBER OF SPACES REQUIRED:	1 PER 250 SF
BUILDING SIZE:	16,399 SF
SPACES REQUIRED:	66
SPACES PROVIDED:	105

RACE STREET

CARAWAY ROAD

N89°46'07"E 240.40'

N89°47'58"E 58.80'

N00°13'30"E 318.32'

S00°14'24"W 167.81'

S00°14'24"W 150.77'

S89°47'38"W 60.01'

S89°49'24"W 300.22'

01-144283-01000

01-144283-00800

01-144283-01200

105 SPACES

ALDI

ALDI
V4.0 PROTOTYPE

LEFT HAND ENTRY, REAR DOCK
16,399 SQ. FT.

PRELIMINARY

N

0 20 40 60
GRAPHIC SCALE IN FEET

ISSUE REVISIONS/DATE

Aldi, Inc.
475 Pearl Drive
O'Fallon, Missouri 63376
Ph. (636) 279-4700

SAWYER ENGINEERING, INC.
10 Auburn Court
Highland, Illinois 62249
Ph (314) 800-5914
Fax (618) 654-2413
www.SawyerEng.com

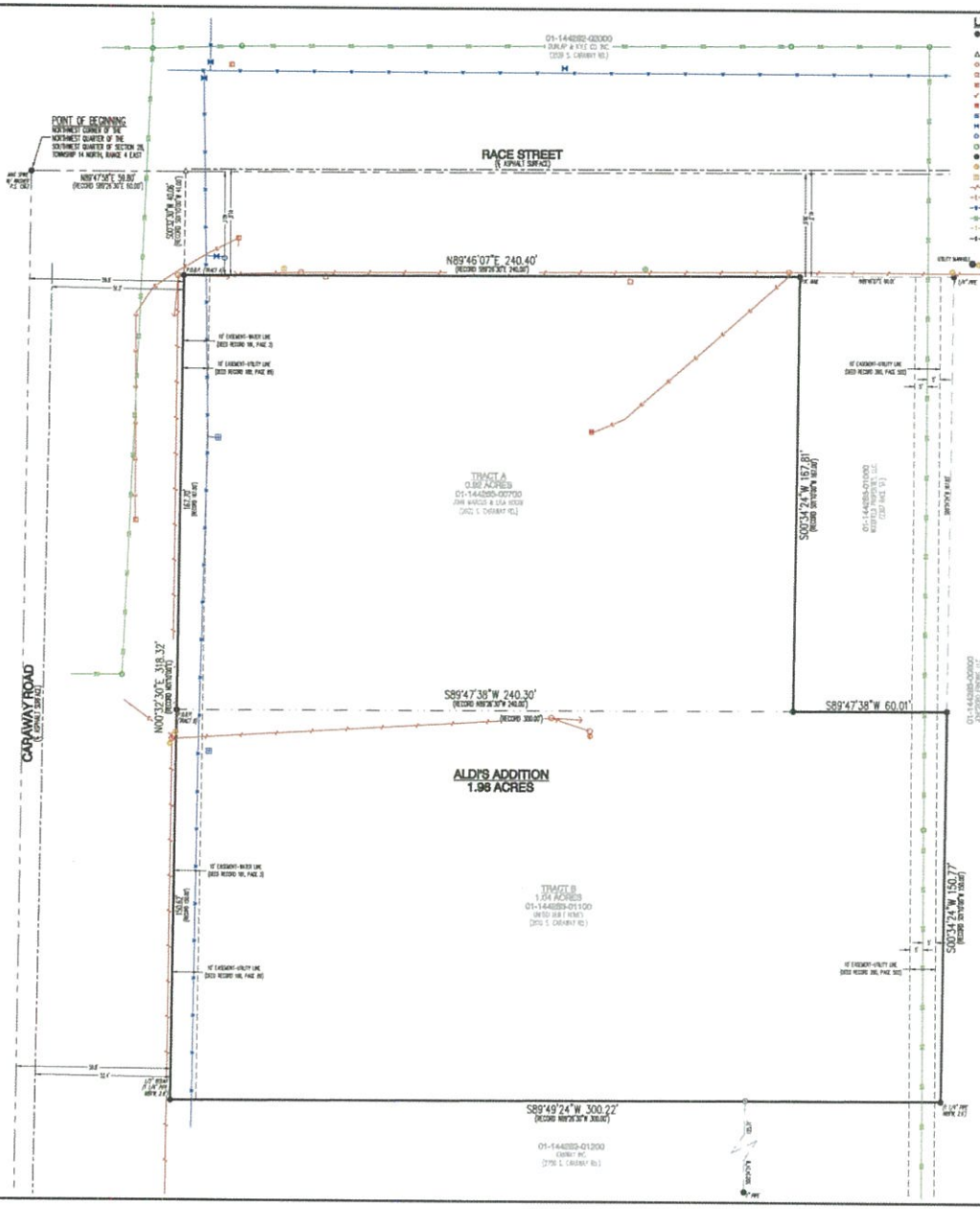
ALDI
JONESBORO, AR
MOORE ESQ. Jonesboro, Arkansas 72401

CONDITIONAL USE SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

Date
John P. Sawyer, P.E.
License No. 13455
Civil Engineer

Job Number
2010-100
Date
5/15/2013
Designed CMB Sheet
Drawn CMB CP200
Checked JPS



LEGEND:

- FOUND 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "L. DEARD P.S. 1081" (ON AS ACRES)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX
- GUY WIRE
- PAD MOUNTED TRANSFORMER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- TELEPHONE PEDESTAL
- TELECOMMUNICATIONS BOX
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- TELECOMMUNICATIONS LINE
- GAS LINE

VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
   - PLAT OF SURVEY, BY HARVEY S. JOHNSON, P.S. 981, RECORDED IN BOOK C, PAGE 36, DATED JULY 18, 1977.
   - PLAT OF SURVEY, BY HARVEY S. JOHNSON, P.S. 981, RECORDED IN BOOK G, PAGE 36, DATED DECEMBER 10, 1979.
   - PLAT OF SURVEY, BY TROY L. SHEETS, P.S. 984, RECORDED IN BOOK I, PAGE 159, DATED AUGUST 3, 2005.
   - TITLE COMMITMENT NO.: 13-063013-300, LENDERS TITLE COMPANY, ISSUED APRIL 30, 2013.
   - TITLE COMMITMENT NO.: 13-063014-300, LENDERS TITLE COMPANY, ISSUED APRIL 30, 2013.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05021C0132C, EFFECTIVE DATE JUNE 25, 2007.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. HAYWOOD, KENWARD, BARE & ASSOCIATES INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG!
6. ARKANSAS ONE-CALL TICKET NUMBER: 130313-0299
7. SUBJECT PROPERTY IS ZONED C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT.
8. BUILDING RESTRICTIONS FOR C-2 ZONING:
   - STREET SETBACK – 25'
   - INTERIOR SIDE SETBACK – 3.5'
   - REAR SETBACK – 20'
   - MAXIMUM LOT COVERAGE – 50%
   - MAXIMUM HEIGHT LIMITATION – 35'
   - MAXIMUM FLOOR AREA – 5,000 SQUARE FEET
9. FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1143, PAGES 6–8.
10. FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2013.

CERTIFICATE OF MINOR PLAT:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING PARCELS OF LAND:

TRACT A:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°47'38" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 59.80 FEET; THENCE SOUTH 00°33'30" WEST, LEAVING SAID NORTH LINE, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RACE STREET, THE POINT OF BEGINNING PROPER; THENCE NORTH 89°46'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, 240.40 FEET; THENCE SOUTH 00°34'24" WEST, LEAVING SAID RIGHT-OF-WAY LINE, 167.81 FEET; THENCE SOUTH 89°47'38" EAST, 240.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARAWAY ROAD; THENCE NORTH 00°13'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 167.70 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.92 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°47'38" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 59.80 FEET; THENCE SOUTH 00°33'30" WEST, LEAVING SAID NORTH LINE, 207.70 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°47'38" EAST, 300.30 FEET; THENCE SOUTH 00°34'24" WEST, 150.77 FEET; THENCE SOUTH 89°49'24" WEST, 300.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARAWAY ROAD; THENCE NORTH 00°13'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 150.80 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.04 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID MINOR PLAT SHALL BE HERE-IN-AFTER DESIGNATED AND REFERRED TO AS:

ALDI'S ADDITION

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH, AND LOCATION, AS SHOWN ON THE PLAT HEREON, AND SAID AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS _____ DAY OF _____ 2013

BY NAME _____ TITLE _____

BY NAME _____ TITLE _____ SIGNATURE _____

PRELIMINARY

811 Know what's below. Call before you dig.

GRAPHIC SCALE 1"=20'

MINOR PLAT

HKB

Haywood, Kenward, Bare
AND ASSOCIATES, INC.
Civil Engineering, Surveying & Planning Services
1801 Latourette Drive, Jonesboro, AR. 72404
P: 870.932.2019 F: 870.932.1076

MINOR PLAT

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

MICHAEL A. DANIELS – SURVEYOR
ARKANSAS – P.S. 1563

Haywood, Kenward, Bare, and Associates, Inc
ARKANSAS – 234

CLIENT:
SAWYER ENGINEERING

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
5063-0003-03

DRAWN BY	CHECKED BY
JJN	MAD
SHEET	SCALE
1 OF 1	1"=20'
DATE	DRAWING NO.
05/16/13	31-69

500-14N-04E-0-28-340-16-1563