

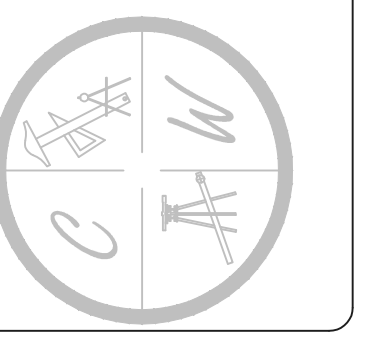
# JONESBORO RECYCLING FACILITY

JONESBORO, AR

SITE DEVELOPMENT PLAN

DATE: 07/19/13  
1-8-15

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### LEGEND

- CURB
- HEAVY DUTY PAVEMENT AREA
- CONCRETE
- DRAIN FLOW
- BENCHMARK
- FIRE HYDRANT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TW = TOP WALK
- TC = TOP CURB
- GT = GUTTER
- PVT = PAVEMENT
- FL = FLOWLINE
- EXISTING SPOT ELEVATION
- WL = WATER LINE
- SS = SANITARY SEWER LINE
- OE = OVERHEAD ELECTRIC
- SANITARY SEWER MANHOLE
- POWER POLE

### SITE DEVELOPMENT PLAN NOTES:

- LOCATION MAP DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS ONE THOUSAND FEET (1000') AND CLEARLY SHOWING CITY LIMITS AND STREETS WITHIN ONE-HALF (1/2) MILE RADIUS OF THE SITE
- ON COVER SHEET
- NORTH ARROW
- DRAWN TO A MINIMUM SCALE OF ONE INCH (1") EQUALS FIFTY FEET (50') AND INCLUDING A GRAPHIC SCALE
- CITY, COUNTY, AND STATE
- JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
- DATE OF PLAN OR PLANS (IF THE SITE DEVELOPMENT PLAN CONSISTS OF MORE THAN ONE SHEET, THE SAME DATE SHOULD BE SHOWN ON ALL SHEETS FOR EASE OF REFERENCE)
- EXISTING ZONE DISTRICT
- NAME, ADDRESS, TELEPHONE NUMBER AND FAX NUMBER OF ALL PROFESSIONAL CONSULTANTS
- SEAL OF THE APPROPRIATE PROFESSIONAL REGISTERED IN THE STATE OF ARKANSAS
- ACREAGE AND SQUARE FOOTAGE OF THE SITE
- MINIMUM REQUIRED STREET, SIDE, AND REAR SETBACKS AS SET OUT IN THE JONESBORO ZONING OR BY PRIVATE REQUIREMENTS, IF ANY EXIST, AND IF THEY ARE MORE RESTRICTIVE THAN THE ZONING ORDINANCE
- FLOODWAY AND FLOODPLAIN BOUNDARIES WITH ELEVATIONS REFERENCED TO, AND SHOWING THE EXACT LOCATION OF, THE NEAREST BENCHMARK. IF THE PROPERTY IS NOT AFFECTED BY A FLOODWAY OR IS NOT WITHIN A FLOODPLAIN, AN ENGINEER SHALL SO CERTIFY.
- THIS PROPERTY DOES LIE IN A FLOOD PLAIN AREA AS SHOWN ON CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NUMBER 05031C0151C DATED 09/27/1991
- EXISTING AND PROPOSED LAND CONTOURS SHOWING VERTICAL CONTOURS NO GREATER THAN TWO FEET (2')
- NAMES AND ADDRESSES OF ALL OWNERS OF ADJOINING PROPERTY.
- NORTH: NEAT MANUFACTURING  
SOUTH: ASU-NEWPORT  
EAST: ASU-NEWPORT  
WEST: DUPONT
- LENGTH OF SITE BOUNDARIES MEASURED TO THE NEAREST 1/10 FOOT
- VALUE OF ALL TRUE BEARINGS AND ANGLES AS DIMENSIONED IN DEGREES AND MINUTES
- LOCATION, SQUARE FOOTAGE, AND EXTERIOR DIMENSION, MEASURED FROM THE OUTSIDE WALLS OF ALL EXISTING AND PROPOSED BUILDINGS AND STRUCTURES LOCATED ON SUBJECT SITE. IF A PROPOSED BUILDING IS MORE THAN ONE STORY IN HEIGHT, THE GROSS FLOOR AREA OF THE ENTIRE STRUCTURE SHOULD BE SHOWN ON THE PLAN
- ON DRAWING
- ALL PROPOSED IMPROVEMENTS IN THEIR EXACT RELATIONSHIP TO EXISTING CONTOURS AND OTHER TOPOGRAPHIC FEATURES
- ON DRAWING
- EASEMENTS INDICATING LOCATION, DIMENSION, AND TYPE. IF NO EASEMENTS EXIST ON THE SITE, A NOTE TO THIS EFFECT SHOULD BE PLACED ON THE PLAN
- ON PLAT
- LOCATION, SIZE, & TYPE OF EXISTING AND PROPOSED UTILITIES:  
A. WATER MAINS & SERVICE LINES (ON & OFF SITE); NEAREST FIRE HYDRANT (CHECK W/ FIRE MARSHALL AT 870-932-2428 & NOTE RESULTS ON PLANS)  
(SHOWN ON PLAN)  
B. SANITARY SEWER MAINS & SERVICE LINES (ON & OFF SITE)  
ON DRAWING  
C. GAS MAINS & SERVICE LINES (ON & OFF SITE)  
ON DRAWING  
D. ELECTRICAL MAINS & SERVICE LINES  
ON DRAWING  
E. STORM DRAIN MAINS & SERVICE LINES  
ON DRAWING  
F. DUMPSTER OR REFUSE RECEPTACLE  
ON DRAWING  
G. DATE PLUMBING PLANS SUBMITTED TO ARK HEALTH DEPT TO BE SUBMITTED BY ARCHITECT OR PLUMBER
- DRAINAGE PLAN PREPARED & SEALED BY ARK LICENSED CIVIL ENGINEER W/ EXISTING & PROPOSED STORM WATER RUNOFF FLOW CALCULATIONS, EROSION CONTROL & SWPP PLAN FOR SEDIMENT DISCHARGE CONTROL
- ON DRAWING & ENCLOSED REPORTS
- PARKING REQUIREMENTS:  
SEE TABLE
- SIGN LOCATION AND TYPE
- ON BUILDING
- SCREENING & BUFFERING
- ON DRAWING
- LANDSCAPING PLAN SHOWING LOCATION, SIZE, & TYPE OF EXISTING AND PROPOSED MATERIALS. LANDSCAPING MUST MEET JONESBORO ZONING ORDINANCE REQUIREMENTS. LANDSCAPING LOCATIONS SHOWN ON DRAWING.
- RESTRICTIVE COVENANTS, GRANTS OF EASEMENTS, OR OTHER RESTRICTIONS IN A RECORDED FORM (NOTE ON PLAN IF NOT APPLICABLE)
- NOT APPLICABLE
- COMMON OPEN SPACE AND PROPOSED AMENITIES (NOTE ON PLAN IF NOT APPLICABLE)
- NOT APPLICABLE
- PROPOSED LIGHTING LOCATION, TYPE, DIRECTION & INTENSITY
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE LOCATED & DIRECTED SO THAT LIGHT DOES NOT "SPILL" ONTO ADJOINING PROPERTIES. UNIT LIGHT FIXTURES LOCATED ADJACENT TO FRONT & REAR ENTRANCES.
- LOCATION & CHARACTERISTICS OF ANY HISTORICAL STRUCTURES & SITES
- NOT APPLICABLE
- OWNER'S SIGNATURE AND STATEMENT INDICATING DEVELOPMENT OWNER IS IN AGREEMENT WITH SITE DEVELOPMENT PLANS
- ON DRAWING

### PARKING REQUIREMENTS

OFFICE=800 S.F.  
 PARKING=800 / 300 = 3 SPACES  
 STORAGE=5600 S.F.  
 PARKING=5600 /5000 = 2 SPACES  
 TOTAL PARKING REQ'D = 5 SPACES  
 TOTAL PARKING PROVIDED = 13 SPACES

NAME OF THE DEVELOPMENT  
 JONESBORO RECYCLING FACILITY  
 ADDRESS AND LOT NUMBER OF THE PROPERTY  
 VANCE DR.  
 LOT 4 & 5 OF JONESBORO INDUSTRIAL MINI PARK NUMBER 2  
 NAME, ADDRESS, TELEPHONE NUMBERS, FAX NUMBERS, AND SIGNATURES FOR ALL OWNERS OF THE PROPERTY AND THE APPLICANT

NAME	PHONE
ADDRESS	FAX
CITY	STATE
SIGNATURE	SIGNATURE
E-MAIL	DATE

I acknowledge my understanding that all site improvements shall conform to this approved Site Development Plan. The City Planner for the City of Jonesboro must approve, in writing, any deviations, variances, or changes from this approved Site Development Plan. All construction shall be in compliance with the Zoning Ordinance and with the conditions of the Zoning Permit, and with all laws and ordinances governing this type of work.

The design professional (architect, engineer, or landscape architect) sealing the approved Site Development Plan shall periodically inspect the installation and construction of all site improvements shown on and required by the Site Development Plan. Upon completion of all site improvements and prior to issuance of a Certificate of Occupancy, the design professional shall submit a letter to the City Planner verifying that construction has been completed in accordance with the approved Site Development Plan.

OWNER	DATE
CONTRACTOR	DATE
DESIGN PROFESSIONAL	DATE

### PERMIT NOTE:

DEVELOPER SHALL OBTAIN GRADING PERMIT FROM THE CITY OF JONESBORO ENGINEERING DEPARTMENT PRIOR TO COMMENCING EARTHWORK AND/OR CLEARING OPERATIONS.

DEVELOPER SHALL OBTAIN REQUIRED ADEQ PERMIT PRIOR TO COMMENCING WORK ON THE SITE. PREPARE A SWPP PLAN, AND DISPLAY THEM FOR PUBLIC ACCESS AT THE SITE.

