



**SITE NOTES:**

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE, THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5'; WHERE NO DIMENSION IS GIVEN.
6. CURB AND GUTTER SHALL BE '18" IN SIZE UNLESS SPECIFIED OTHERWISE.
7. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
9. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
10. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
11. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
12. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	6" HEADER CURB
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT
	PROPOSED ASPHALT

**SITE SUMMARY**

PARCEL ID	01-144101-00300
EXISTING ZONING	C-3 LUO (LIMITED USE OVERLAY)
PROPOSED USE	RESTAURANT
PROPOSED SITE AREA	± 0.36 AC
TOTAL PROP. BUILDING AREA	2,000-SF
MAX. SIGN SIZE	350-SF AT 8' TALL
FRONT SETBACK	25'
SIDE SETBACK	10'
REAR SETBACK	20'
SIGN SETBACK	10' OFF ROW
FRONT LANDSCAPE BUFFER	25'
SIDE LANDSCAPE BUFFER	10'
REAR LANDSCAPE BUFFER	10'
MIN. PARKING SIZE	9' X 18'
REQUIRED PARKING	MIN: 14 ; MAX: NONE
PROPOSED PARKING	25
MIN. AISLE WIDTH	28'
PARKING REQUIRED BASED ON: RESTAURANT: 1 SPACE/150-SF BLDG AREA	

**CONTINIO GROUP**  
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ISSUED FOR: COORDINATION  
JURISDICTION: JONESBORO, AR

LOCATION: 4207 EAST JOHNSON AVENUE  
JONESBORO, AR 72401

# DATE REVISIONS

DRAWN:  
SAS

CHECK:  
JDR

JOB NO:  
24-124

DATE:  
04/12/24

**SITE PLAN**

SHEET

**C02**

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