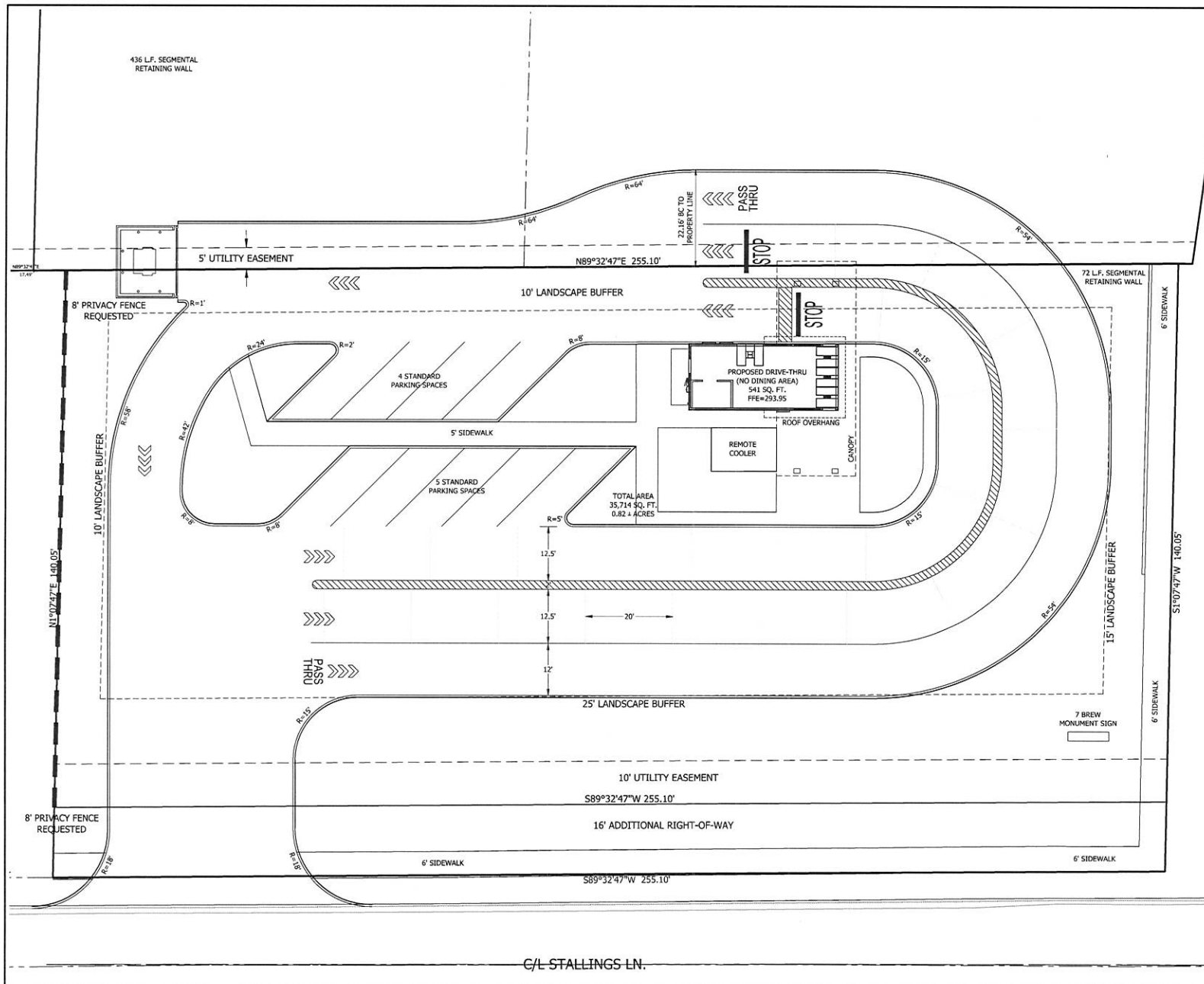


SITE NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED.
- PROJECT SITE IS CURRENTLY VACANT COMMERCIAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPE OF 1.0% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- 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.
- REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AGENCY.
- TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.
- PARKING REQUIREMENTS:
RESTAURANT (DRIVE-THRU ONLY):
1 SPACE PER 200 SQ. FT.
PARKING SPACES REQUIRED: 3
PARKING SPACES PROVIDED: 4
STACK LENGTH REQUIRED: 130 FEET
STACK LENGTH PROVIDED (DRIVE LANE): 130 FEET
- TRAFFIC STATEMENT:
COFFEESHOP SHOP WITH DRIVE-THRU AND NO INDOOR SEATING.
BUILDING SQUARE FOOTAGE: 541 SQ. FT.
UNIT OF MEASURE: 1,380 SQ. FT. GFA = 5,541
TRIP PER HOUR: 40
PEAK PM HOUR: 45
OWNER TO PROVIDE AVERAGE ORDER RATE BASED ON OTHER LOCATIONS.

1 BREW DRIVE THRU COFFEE
ALPINE BREW INVESTMENTS, LLC
STALLINGS LANE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1442
JONESBORO, AR 72401
PH: 870-232-2394 • FAX: 870-232-1203



NO.	DESCRIPTION	DATE
1.	REVISIONS PER OWNER	5/10/23
2.	REVISIONS CON COMMENTS	5/22/23

BZA
REQUEST

DATE:	05/25/2023	DRAWN:	COH
CADD FILE:	23132-60P	CHECKED:	JHE
DSGA:	04/12/24.0000	SHEET:	004