



LEGEND

- CONCRETE PAVING
- HEAVY DUTY CONCRETE

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 FLOODPLAIN BOUNDARIES OF 15.0% 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 0.1% IN ALL DIRECTIONS.
- REMOVE AND DEPOSE 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 AUTHORITY.
- TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL OBTAIN AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.
- PARKING REQUIREMENTS:
BANK - 1 SPACE PER 300 SQ. FT.
BUILDING - 1 SPACE PER 300 SQ. FT.
PARKING PROVIDED - 18 SPACES
PARKING PROVIDED - 18 SPACES
- TRAFFIC IMPACT STATEMENT:
BANK - DRIVE IN
BANK FLOOR AREA: 1,232 S.F.
ITE UNIT OF MEASURE: 1,000 G.P.A.
ITE FACTOR: 1.54 (HOURS) IS 0.45 TRIPS PER UNIT
200 TRIPS (PER HOUR)
PROPOSED USE ENTITLED TO A "PASSBY" TRIP REDUCTION OF 10% IF LESS THAN 1,000 S.F.
WITH 7' LESS THAN 1,000 S.F. - 45 TRIPS

SITE INCLUDED IN 2018 UPDATED TRAFFIC STUDY GREENSBORO VILLAGE. PROPOSED SITE IS CONSISTENT WITH 2018 USE - BANK.

ARVEST BANK OPERATIONS, INC.

GREENSBORO VILLAGE

910 CANERA DRIVE

JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC

CIVIL ENGINEERING & LAND SURVEYING
LAND PLANNING

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NO.	DESCRIPTION	DATE

SITE PLAN

DATE: 02/05/2021	DRAWN: CYN
CADD FILE: 3117540P	CHECKED: JHE
CNDA	SHEET
SCALE: 1" = 20'	0004



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