



Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

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June 4, 2019

RE: 7 BREW COFFEE

To the City of Tontitown Planning Department,

We are proposing a large scale development on behalf of our client, Ron Crume. The subject parcel is 830-38880-001 with acreage totaling 0.93 acres, more or less. The property is zoned C-2. Our client is proposing a 480 sf building with related parking and drive through lanes.

There are 10 parking spaces proposed along the west side of the proposed building. Off-street loading space will be located on the south side of the building and within the striped area. Deliveries will be during non-business hours; however, should deliveries be needed during business hours the loading and unloading will be within this striped area.

There will be no proposed parking lot lights or building lights. An exterior emergency light will be provided over the back door. Currently, there are existing parking lot lights located along the private drive of the east adjacent property owner.

Ingress and egress is proposed from highway 412 as well as the private drive to the east. Ingress and egress easement documents will be provided prior to the certificate of occupancy.

Architecture plans are provided for your review.

Please contact me if you have any questions.

Sincerely,

Tina Ford

Project Manager

Bates and Associates, Inc.