



WIDMER PLACE LLC  
109 N 6TH ST  
FT SMITH, AR 72901  
PARCEL #16486-0001-00000-00

**PROJECT CONTACTS:**

**Owner/Developer:**  
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**Architect:**  
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**Surveyor:**  
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**SITE DATA:**

Zoning: C-5 (Commercial Heavy)  
Site Area: 2.46 Acres  
Proposed Building #1: 10,809 S.F. (One-Story)  
Proposed Building #2: 2,824 S.F. (One-Story)

**Parking:**  
Mattress Firm: 1 / 200 S.F. of G.F.A. = 28  
Cox Communications: 1 / 300 S.F. of G.F.A. = 12  
Jimmy John's: 1 / 3 Seats + 1 / Employee = 18  
Popeye's: 1 / 3 Seats + 1 / Employee = 31  
89 Parking Spaces Required  
116 Parking Spaces Provided  
(Including 5 Accessible Parking Spaces)

**Setbacks:**  
Front Yard: 25'-0"  
Side Yard: 20'-0"  
Rear Yard: 20'-0"  
Buildings Front on Rogers Avenue

**SIGNAGE LEGEND:**

- (A) "NO LEFT TURN" SIGN MUTCD R3-2
- (B) "DO NOT ENTER" SIGN MUTCD R5-1
- (C) "STOP" SIGN MUTCD R1-1

**PAVEMENT NOTES:**

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. ALL PARKING STALL STRIPING TO BE 4" WIDE YELLOW OR WHITE PAINT, MEETING ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS.
4. ALL NON PAVED AREAS DISTURBED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6" TOPSOIL AND SEED, FERTILIZED AND MULCHED.
5. TIE NEW CURB TO EXISTING CURB WITH 2-#4 REBARS (24" LONG, 12" ON EITHER SIDE) EPOXIED INTO EXISTING.

**SURFACE LEGEND**

- ASPHALT PARKING LOT PAVEMENT  
1.5" HOT MIX ASPHALT SURFACE COURSE  
2.25" HOT MIX ASPHALT BINDER COURSE  
8" AGGREGATE BASE COURSE
- CONCRETE PARKING LOT PAVEMENT (ALTERNATE)  
6" P.C. CONCRETE  
4" AGGREGATE BASE COURSE  
(VERIFY WITH GEOTECHNICAL REPORT)
- CONCRETE SIDEWALK  
5" P.C. CONCRETE  
4" AGGREGATE BASE COURSE
- CONCRETE PAVEMENT  
8" P.C. CONCRETE  
6" AGGREGATE BASE COURSE

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Client:  
**QUATTRO DEVELOPMENT, LLC**  
1100 JORIE BOULEVARD, SUITE 238  
OAK BROOK, IL 60523

Project Title:  
**PROPOSED RETAIL DEVELOPMENT**  
8100 ROGERS AVENUE  
FORT SMITH, AR

Seal:  
Date: October 7, 2013  
Expires: December 31, 2013

Rev.	Date	Description
1	08.30.13	Property Line Correction
2	09.04.13	City Revisions
3	09.17.13	City Revisions
4	10.07.13	Revised Retail Bldg.

Project #: 22130038.000  
Drawn By: BJD  
Checked By: JBT  
Issue Date: 07.29.13  
Sheet Title:

**GEOMETRIC PAVING PLAN**

**C3.0**  
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