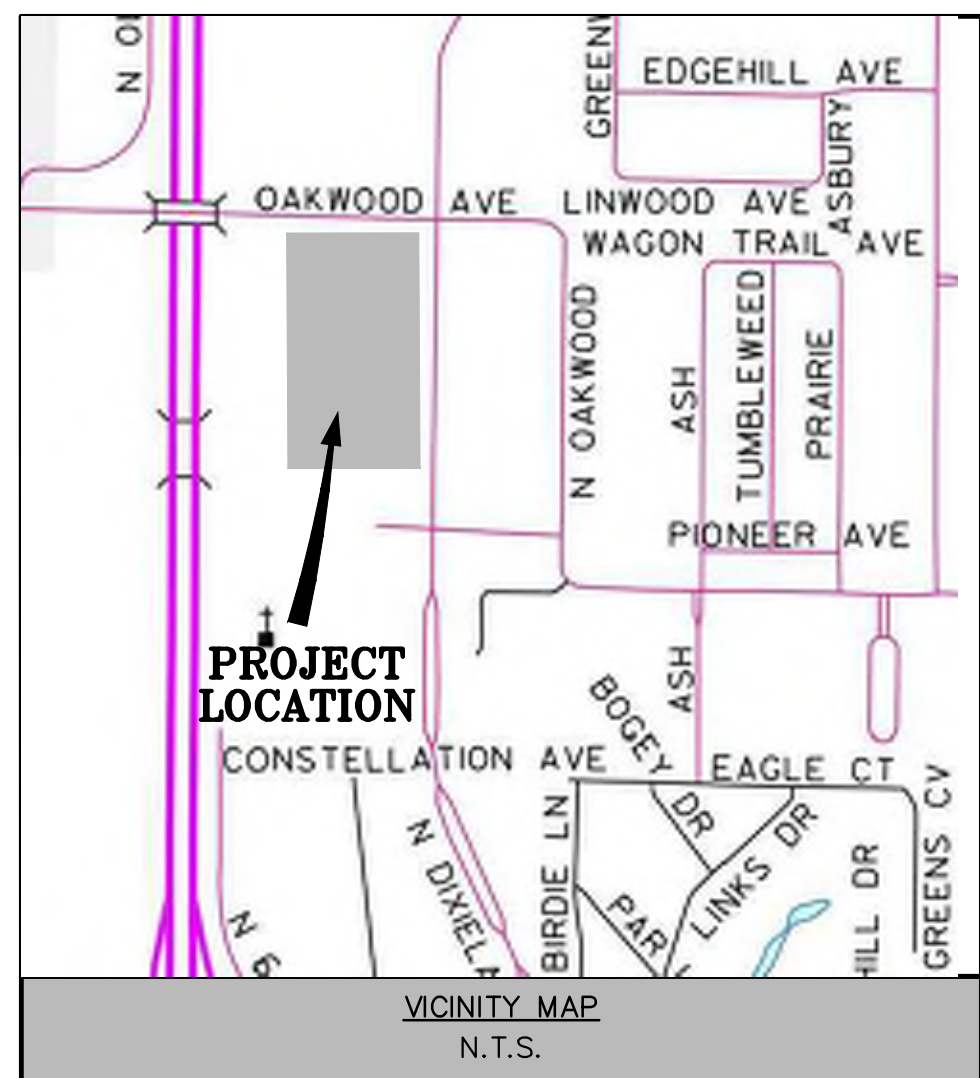


**LARGE SCALE DEVELOPMENT**  
**OAKWOOD FLEX**  
**DIXIELAND ROAD & OAKWOOD AVENUE**  
**LOWELL, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'  
DATE: Jul 21, 2022  
ENGINEER: [Signature]  
DRAWN BY: [Signature]  
W.O. #: 22927



**OWNER/DEVELOPER:** HARRIS FAMILY INVESTMENTS LLC  
5231 WATERFALL LAKE CT  
ROGERS, AR 72758

**ENGINEER:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI ROAD  
P.O. BOX 282  
SPRINGDALE, AR 72762

**CITY ZONING:** C-2

**BUILDING SETBACKS:** FRONT WITHOUT PARKING - 15'  
FRONT WITH PARKING - 25'  
SIDE - 7'  
REAR - 15'

**GROSS FLOOR AREA:** 197700 SF WAREHOUSE

**REQUIRED PARKING PER USE:** 1 SPACE/1000 FT<sup>2</sup> WAREHOUSE

**PARKING CALCULATION:** 197700 FT<sup>2</sup> / 1000 = 198  
TOTAL SPACES REQUIRED

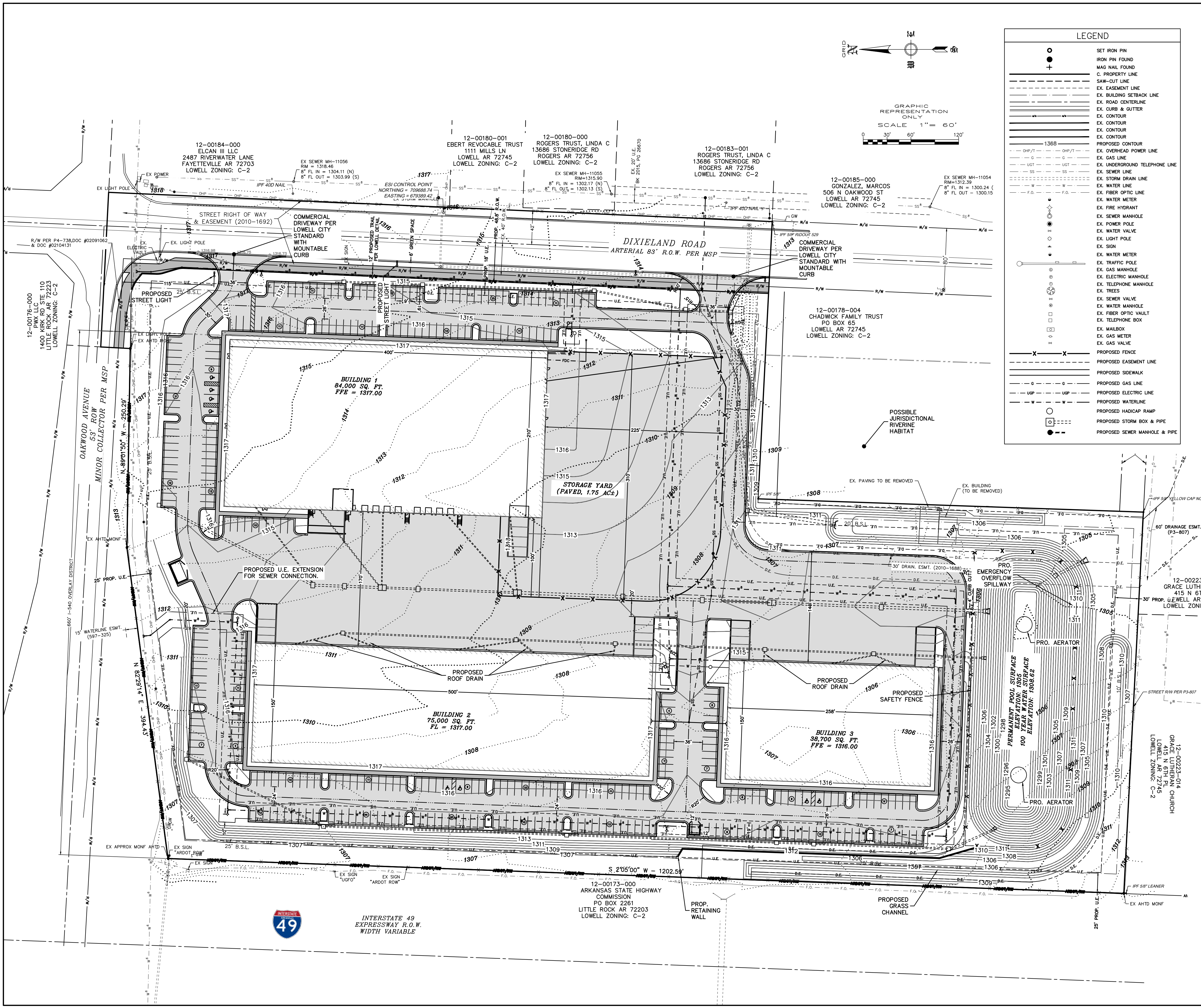
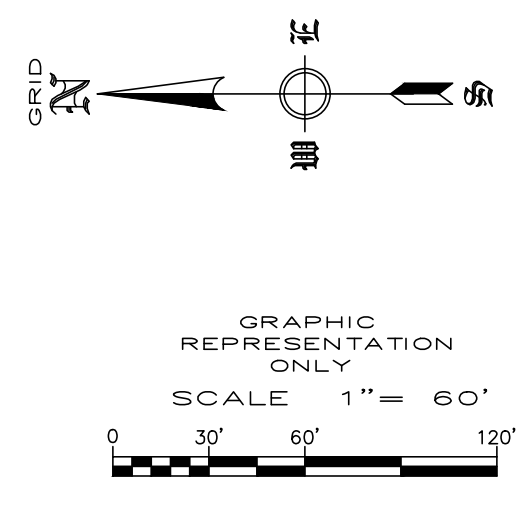
**PROVIDED PARKING:** 340 SPACES (8 ADA SPACES INCLUDED)

- GENERAL NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. THE REMOVAL AND DISPOSAL OF ALL MATERIALS SHALL BE DONE PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
  - THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH DESIGN STANDARDS OF THE CITY OF LOWELL. HOWEVER, NEITHER THE ENGINEER NOR ITS EMPLOYEES CAN OR DO ASSURE THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON SITE.
  - THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE THE SAFETY OF BUT NOT LIMITED TO THE PERSONS, PROPERTY, AND EQUIPMENT RELATED TO THE CONSTRUCTION OF THE SITE. THIS REQUIREMENT WILL APPLY DURING THE COMPLETE CONSTRUCTION OF THE PROJECT.
  - ALL CONSTRUCTION IN ARKANSAS HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE APPROVED BY THE ARKANSAS HIGHWAY DEPARTMENT.
  - DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
  - ANY CURBS NOT UTILIZED FOR PARKING SHALL BE PAINTED RED AND LABELLED IN WHITE PAINT "NO PARKING - FIRE LANE"
  - THE BUILDING PAD TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF LOWELL BUILDING INSPECTOR.
  - THERE ARE NO KNOWN WETLANDS ON THIS SITE.
  - NO CHANGES MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR APPROVAL BY THE CITY OF LOWELL.

**FEMA FLOOD PLAIN ZONE:**  
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 0500702270K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

**LEGEND**

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- EX. CONTOUR
- EX. CONTOUR
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE



**INTERSTATE 49**  
EXPRESSWAY R.O.W.  
WIDTH VARIABLE