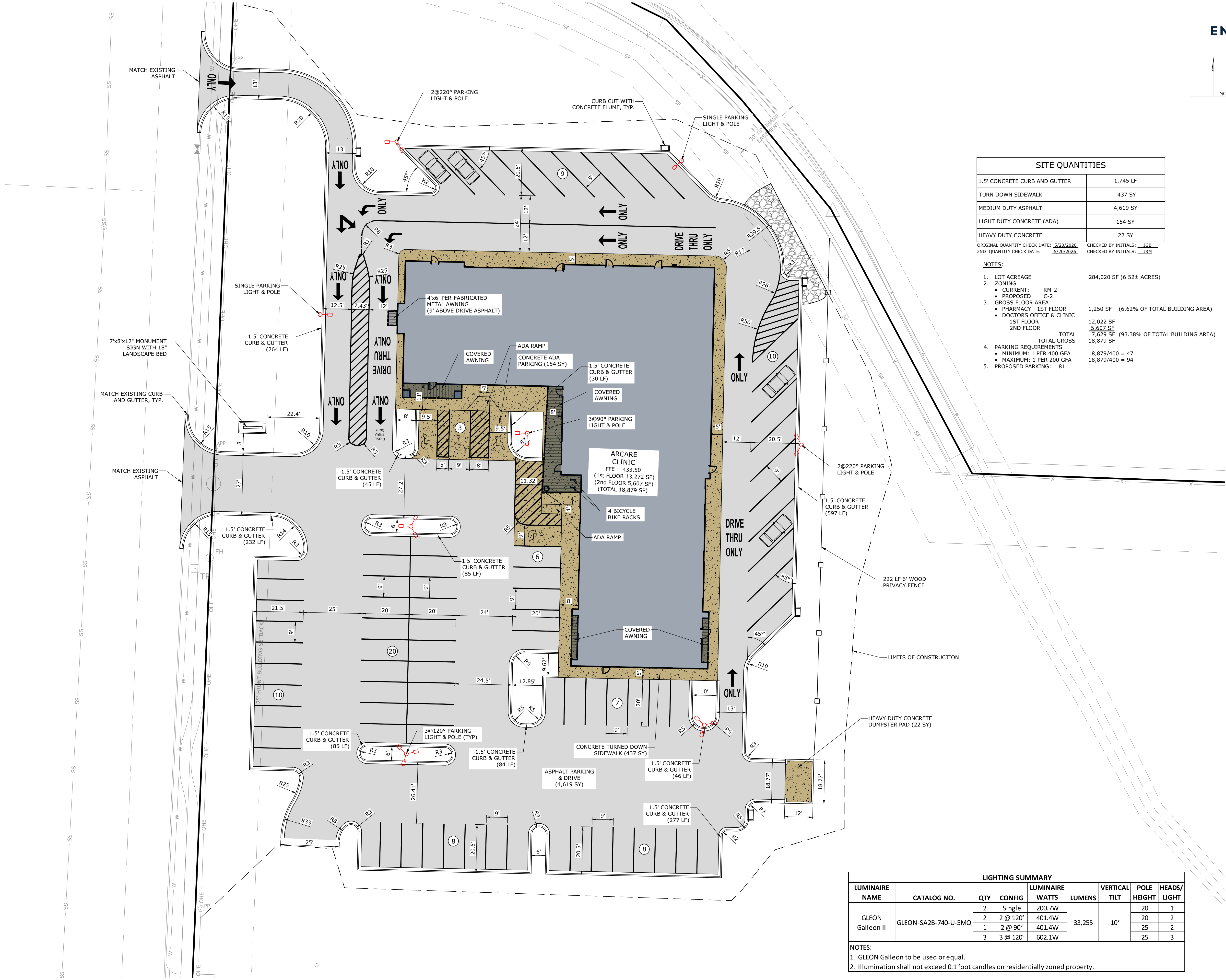


Z:\25-0025-48- Massard Road- For Smith\Design Drawings\25-48 DESIGN.dwg 6/17/26 at 10:25am

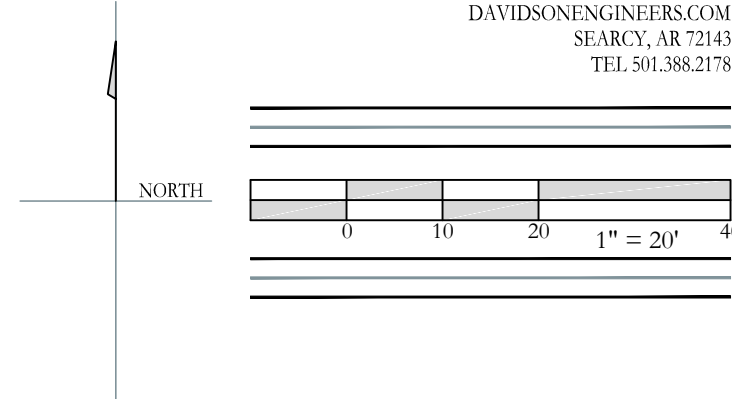


SITE QUANTITIES	
1.5' CONCRETE CURB AND GUTTER	1,745 LF
TURN DOWN SIDEWALK	437 SY
MEDIUM DUTY ASPHALT	4,619 SY
LIGHT DUTY CONCRETE (ADA)	154 SY
HEAVY DUTY CONCRETE	22 SY
ORIGINAL QUANTITY CHECK DATE: 5/20/2026	CHECKED BY INITIALS: JGB
2ND QUANTITY CHECK DATE: 5/20/2026	CHECKED BY INITIALS: JRM

- NOTES:
- LOT ACREAGE: 284,020 SF (6.52± ACRES)
 - ZONING:
 - CURRENT: RM-2
 - PROPOSED: C-2
 - GROSS FLOOR AREA:
 - PHARMACY - 1ST FLOOR: 1,250 SF (6.62% OF TOTAL BUILDING AREA)
 - DOCTORS OFFICE & CLINIC:
 - 1ST FLOOR: 12,022 SF
 - 2ND FLOOR: 5,607 SF
 - TOTAL GROSS: 17,629 SF (93.38% OF TOTAL BUILDING AREA)
 - PARKING REQUIREMENTS:
 - MINIMUM: 1 PER 400 GFA: 18,879/400 = 47
 - MAXIMUM: 1 PER 200 GFA: 18,879/400 = 94
 - PROPOSED PARKING: 81

LIGHTING SUMMARY								
LUMINAIRE NAME	CATALOG NO.	QTY	CONFIG	LUMINAIRE WATTS	LUMENS	VERTICAL TILT	POLE HEIGHT	HEADS/ LIGHT
GLEON Galleon II	GLEON-SA2B-740-U-5MQ	2	Single	200.7W	33,255	10°	20	1
		2	2 @ 120°	401.4W			20	2
		1	2 @ 90°	401.4W			25	2
		3	3 @ 120°	602.1W			25	3

- NOTES:
- GLEON Galleon to be used or equal.
 - Illumination shall not exceed 0.1 foot candles on residentially zoned property.



MASSARD ROAD
ARCARE

2709 MASSARD RD
FORT SMITH, AR



REVISIONS:

PROJECT NUMBER:
DE25-48
DATE:
MAY 2026

C4.0

SITE PLAN