

VICINITY MAP
1" = 500'

OWNER & DEVELOPER
BOSTON PROPERTIES, LLC
P.O. BOX 1356
FORT SMITH, AR 72902

PARKING - ALL PARKING AND DRIVE ISLES WILL BE SHARED BY ALL LOTS
MAINTENANCE WILL BE PROVIDED THROUGH A MAINTENANCE AGREEMENT

BUILDING LOT 2A - 2 STORY OFFICE BUILDING - 1 SPACE REQUIRED FOR EVERY 600 SF GFA - 12344 SF GFA = 21 SPACES REQUIRED - MAXIMUM NO. OF SPACES ALLOWED = 42
ALSO PROVIDED IS A THREE BIKE BICYCLE RACK

BUILDING LOT 2B - 2 STORY OFFICE BUILDING - 1 SPACE REQUIRED FOR EVERY 600 SF GFA - 7774 SF GFA = 13 SPACES REQUIRED - MAXIMUM NO. OF SPACES ALLOWED = 26

BUILDING LOT 2C - 1 STORY OFFICE BUILDING - 1 SPACE REQUIRED FOR EVERY 600 SF GFA - 1817 SF GFA = 3 SPACES REQUIRED - MAXIMUM NO. OF SPACES ALLOWED = 7

A TOTAL OF 37 SPACES REQUIRED
A TOTAL OF 108 SPACES PROVIDED
MAXIMUM NO. OF SPACES ALLOWED = 75 - VARIANCE REQUESTED
COMMON DRIVEWAY AND PARKING AGREEMENT
All access drive isles and parking areas existing on the property or which might be added at a later date are to be shared between all current or future owners without limitation. All property owners have executed a Common Driveway Agreement which has been filed in the Sebastian County Courthouse as Document No. XXXXX filed XXXX, 2023.

This agreement is binding on all current and future owners of any portion of the property including any future tracts that may be created by subdivision of the current tracts.
The agreement spells out sharing of maintenance costs.

UTILITY SERVICE LINES
The locations of all utility services lines are currently unknown. These lines are to be considered to lie in a blanket easement. All repairs to driveways or parking areas resulting from maintenance of said lines will be the responsibility of the owner of which ever lot that said service line serves

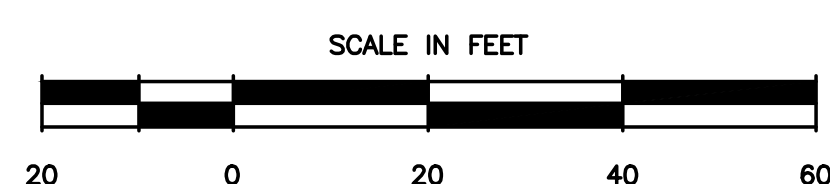
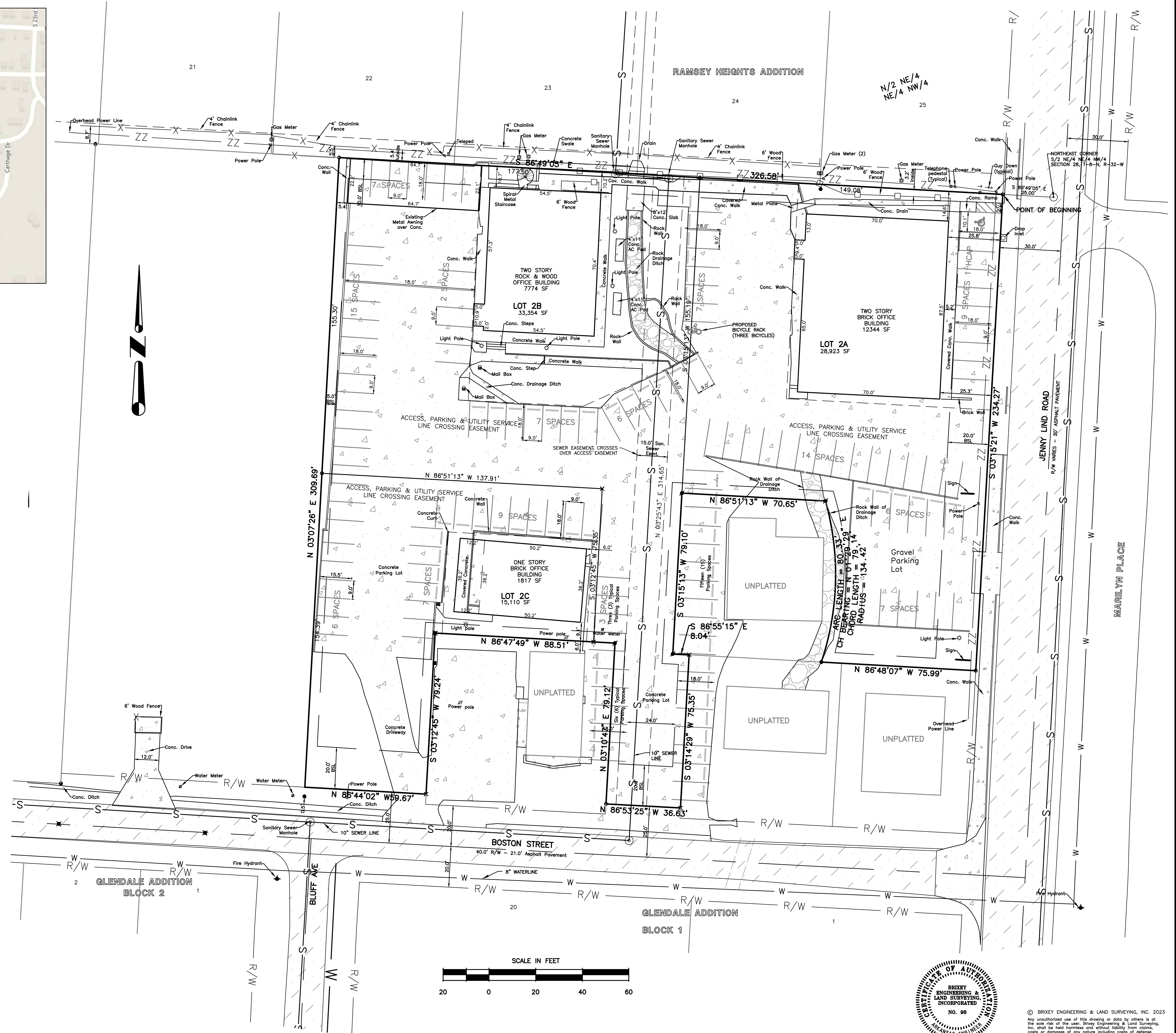
CERTIFICATION
I, Ronald Brixey, hereby certify by my signature and seal that to the best of my knowledge, this plan conforms to the standards of the City of Fort Smith, Arkansas Unified Development Ordinance (Ordinance No. 36-09) as adopted on May 19, 2009, including subsequent revisions and additions to date.

PROPERTY DESCRIPTION
Lot 2, Boston Plaza Lots 1 and 2, Fort Smith, Sebastian County, Arkansas, as filed for record on April 27, 2021.

CURRENT ZONING - TRANSITIONAL
SETBACKS: FRONT = 20'
SIDE = 5'
STREET SIDE = 20'
REAR = 10'

MINIMUM STREET FRONTAGE = 50'
VARIANCE REQUESTED FOR LOT 2B

FLOOD ZONE STATEMENT
THE PROPERTY IS LOCATED IN ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NO. 05131C0110F, DATED AUGUST 16, 2012.



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| <p>DATE: 10/10/2023 DRAWN BY: RNB COMPUTED BY: RNB JOB NO.: 23-0445 FILED</p> | <p>PRELIMINARY PLAT BOSTON PLAZA LOTS 2A THRU 2C FORT SMITH, SEBASTIAN COUNTY, ARKANSAS Prepared For: Boston Properties, LLC.</p> | |
| <p>REVISIONS:</p> | | |
| <p>LEGEND: Computed Point Set 1/2" on Pin Set 1/8" on Pin Set 1/4" on Pin Set 3/8" on Pin Set 1/2" on Pin Set 3/4" on Pin Set 1" on Pin Set 1 1/2" on Pin Set 2" on Pin Set 3" on Pin Set 4" on Pin Set 6" on Pin Set 8" on Pin Set 12" on Pin Set 18" on Pin Set 24" on Pin Set 30" on Pin Set 36" on Pin Set 42" on Pin Set 48" on Pin Set 54" on Pin Set 60" on Pin</p> | | |
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| <p>BRIXEY ENGINEERING & LAND SURVEYING, INC. CONSULTING ENGINEERS -- LAND SURVEYORS 5223 East Highway 45 P.O. Box 6180 Fort Smith, Arkansas 72906 (479) 646-6394</p> | | |

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