



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, December 16, 2025

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-25:109](#) Minutes for the BZA meeting 9/16/25

Attachments: [BZA Minutes 9.16.25](#)

4. Appeal Cases

[VR-25-25](#) HERC rentals is requesting for variance allowing class 7 aggregate fenced area for equipment storage at 2400 Martin Luther King Jr., Blvd

Attachments: [VR-25-25](#)

[VR-25-26](#) The Applicant Charles ORR is requesting to change the ceiling heights at 1200 W Matthews

Attachments: [VR-25-26](#)

[VR-25-27](#) Stonebridge Construction LLC is requesting to remove the property at 3225 S Caraway Rd from the Overlay District

Attachments: [VR-25-27](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:109

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes for the BZA meeting 9/16/25

BZA Meeting Tuesday September 16th, 2025

1. Call to order

2. Roll Call

Present (4): Kevin Bailey, Casey Caples, Doug Gilmore, Rick Miles, Matthew Millerd

Absent (0):

3. Approval of minutes

MIN-25:078 MINUTES August 19th, 2025 BZA

A motion was made by, seconded by, that the minutes be approved, the motion was PASSED with the following vote:

Aye (4): Kevin Bailey, Casey Caples, Doug Gilmore, Rick Miles, Matthew Millerd

Nay (0)

Absent (0)

4. Appeal Cases

VR-25-24 **VARIANCE: 1306 Charles Drive**

West Wagner is requesting a variance at 1306 Charles Drive.

Doug Gilmore (Chair): We have one today, Weston Wagner, 1306 Charles Drive.

Weston Wagner (Proponent): Good afternoon gentlemen I appreciate it for being the only one on the agenda today. I am here looking for a variance at 1306 Charles Drive. What I've handed you are, all five properties that have come before this board and received variances to build single-family homes. So, I know you are all aware that I'm building single-family homes but I just wanted to show you what I'm actually building and the quality that I'm building for the city of Jonesboro here. That being said, the lot I have is right at a half-acre of lot. I am looking to divide into two, to build two single-family homes. My plat, if it were to be divided, roughly to the front of the house, it's about 110 foot. 110 foot total so if you divide that by two it would be 55 foot. So, I'm about five foot short on my frontage to build for a replat.

Unable to transcribe

Weston Wagner: So, if you count half the front at Charles Drive, one is 52 the other is 52.78, so, both of them are 52 foot, but if you count where the houses are because as the lot goes back it gets wider so, it's 110 foot, 110.74 at the start of the houses.

Unable to transcribe

Derrel Smith (City Planner): Curve radius is 26.43.

Doug Gilmore: But it's got a 52.78, so it's actually a little bit wider.

Unable to transcribe

Weston Wagner: And you can also look at the one I just handed out. I'd have to look back at the numbers but, everything exceeds all of the zoning requirements and setbacks, the only thing I'm short is about roughly 5 to 8 foot, depending on what measurement you're looking at for a replat.

Matthew Millerd (Board): Derrel, what are the side setbacks?

Derrel Smith: The side setbacks are 7 and a half.

Matthew Millerd: 7 and a half? Okay, so we're good there.

Derrel Smith: We're good on the sides, the rear is fine. They're right on the front setback so those are good. It's just the lot width that we're looking at a variance for. From 60 down to 52 and then whatever that addition is there, but 52 something on the other.

Matthew Millerd: How does the city feel about it?

Derrel Smith: It's meets, the setbacks it doesn't meet the lot width requirements. If it was a new plat we wouldn't have platted it, if you're doing a new 60 foot wide subdivision, we wouldn't allow it to be that way but this is kind of a remodel.

Doug Gilmore: Any single-family home north of Johnson is a good idea.

Weston Wagner: Yes sir, it is in north Jonesboro. When this area was originally platted there was no city sewer there. So, the lots were a little bit bigger to allow septic tanks. Now, there is city sewer on Charles Drive.

Doug Gilmore: You don't need as much property.

Weston Wagner: That's correct. Yes, sir. And there's still a ton of backyard there. Front yard and everything.

Rick Miles (Board): So, right now lot 20 and lot 18, are they still vacant, nothing on them?

Weston Wagner: Those are the lots to the side of me, there are houses on both sides. So, I own this one lot where it says 1 and 2 there, there are houses on both sides yes, sir.

Rick Miles: Okay, so both of those are?

Weston Wagner: Yes, sir. There are already houses there.

Rick Miles: They're already developed?

Weston Wagner: Yes, sir.

Unable to transcribe

Derrel Smith: Yeah, there's a RS-zoning that allows a 50-foot lot width. But he'd have to rezone it, instead of applying for a variance.

Matthew Millerd: Would it change any of the house requirements or anything like that?

Derrel Smith: Well, it would actually reduce the front yard setback to 20 feet.

Kevin Bailey (Board): I think what he's showing as far as setbacks, versus what's on Charles Street, but it all lines up with it.

Unable to transcribe

Casey Caples (Board): This hasn't been re-platted yet into two lots?

Derrel Smith: No, it has not.

Doug Gilmore: Have those trees been cut?

Weston Wagner: The majority of them have been, yes sir.

Unable to transcribe

Derrel Smith: Not for this, it would be administrative since it's just one lot into two.

Doug Gilmore: Questions for Mr. Wagner?

Matthew Millerd: I have one, what's the reason for not just going for the rezoning and doing it that way?

Weston Wagner: It's all R-1 in the area, the reason is I would be going for the exact same thing. The reason is, because I'm trying to build single-family regardless. I'm not trying to do any kind of multi-family. So, if I don't think the proper way to approach it would be a rezoning for that land because everything in area on those streets is R-1. So, I think it would be better maintained as a R-1 zoning.

Matthew Millerd: We could get you a zoning where you wouldn't have to get a variance though.

Weston Wagner: If it were to rezone.

Derrel Smith: There are zonings out there, where we wouldn't have to have a variance, yes sir.

Kevin Bailey: All notifications have been sent out and come back?

Weston Wagner: Yes sir, I turned them in.

Casey Caples (Board): I'm trying to find the hardship, and what I mean by that is, I think I see the reason behind why you're doing it. You put two houses, double the investment. I get it. But by doubling the investment is what caused your hardship. So, that's why I'm trying to think through it. Usually I decide by what's the hardship, what's going on? But dividing the space to get two homes, which I think is good for that part of town, but it's almost a created hardship. Does that make sense?

Doug Gilmore: I think that makes sense, but I think an overriding factor would be the improvement to that street. Two more single-family homes as opposed to, what is it R-2?

Derrel Smith: R-1.

Doug Gilmore: Is it R-1? The whole thing's R-1?

Derrel Smith: Yep.

Doug Gilmore: Okay. It doesn't need to be an apartment complex, or a duplex, or fourplex or anything else.

Weston Wagner: And I agree with you.

Doug Gilmore: Of course, it couldn't be with R-1.

Weston Wagner: And the majority of our spots in Jonesboro before this new code came out, were all 50 by 100, and so that property got platted, how many years ago at double the size of, you know it's 104 total, 105 total, but because they had to have septic tanks. And now that we have city sewer there, I think this will be a great candidate to put, and divide it. And depending on how you look at it, I have at my front corners, I got 52 foot, if you look at where the house is actually going to be. There's 55 foot and as the lot goes back it gets bigger.

Matthew Millerd: I think, I just come back to, you come to BZA when there's no other option, and this has an option that he can pursue that doesn't require us to give him a variance. He can grow through the proper channels to rezone the property to something that's still a residential property, but would fit his lot size. And we wouldn't have to give the variance for it.

Doug Gilmore: I think this expedites his need, if you will. He takes this before the MAPC how many times?

Derrel Smith: Once, but then three times at City Counsel. Six to eight weeks.

Doug Gilmore: Yeah, compared to today. Where he can start tomorrow.

Rick Miles: What is the square footage of these houses?

Weston Wagner: The houses that I'm doing roughly are roughly 1400 to 1500 heated and cooled, and then they will have either a carport or a garage on there. They'll be very similar to the pictures that I showed you right there. Three bedroom, two bath. 100% Brick.

Kevin Bailey: Mr. Chair I am going to make a motion that we place the request on the floor for vote.

Board: Second.

A motion was made by Kevin Bailey, seconded by, that the matter be approved, and the motion was FAILED with the following vote:

Aye (1): Rick Miles

Nay (3): Matthew Millerd, Kevin Bailey, Casey Caples

Absent (0)

5. Staff Comments

6. Adjournment

Meeting was Adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-25

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

HERC rentals is requesting for variance allowing class 7 aggregate fenced area for equipment storage at 2400 Martin Luther King Jr., Blvd



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number		BZA Deadline	<u>October 25, 2025</u>
Date Submitted	<u>October 23, 2025</u>	BZA Meeting Date	<u>November 18, 2025</u>

December 16, 2025

OWNER/APPLICANT INFORMATION

Property Owner	<u>Max Dacus Sr. Trust</u>	Applicant	<u>HERC Rentals</u>
Address	<u>1804 West Washington, Jonesboro, AR</u>	Address	<u>2400 Martin Luther King, Jr., Blvd, Jonesboro, AR</u>
Phone	<u></u>	Phone	<u>470-389-1210 - Tanner Whitsell</u>
Signature	<u></u>	Signature	<u><i>[Signature]</i></u>

DESCRIPTION OF REQUESTED VARIANCE

Request variance allowing Class 7 Aggregate fenced area for equipment storage.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Tenant proposes to construct equipment storage facility on site. Place Class-7 aggregate base and fence area.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax (870) 336-3036



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

October 24, 2025

Mr. Derrel Smith
Jonesboro City Planner
300 South Church Street
Jonesboro, AR 72401

Re: BZA Request – HERC Rentals
2210 Martin Luther King, Jr., Blvd.
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of HERC Rentals, we are requesting a variance from the Board of Zoning Adjustments (BZA) for constructing a gravel and fenced storage area at the address referenced. HERC Rentals operates a equipment rental business and 2400 MLK, JR Blvd. HERC Rentals proposes to construct a storage area with Class-7 aggregate base and screened fencing on the property adjacent and north of the current business. The property is owned by the Maz Dacus Sr. Trust Etal. The property is currently zoned I-1 on the east side onad AG-1 on the west side along MLK, Jr. Blvd. The City of Jonsboro requires a variance for this type of storage area.

Thank you for your assistance in this matter. If additional information is needed, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'John M. Easley'.

John M. Easley, PE, PS
Associated Engineering, LLC



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the Planning Department Office, 300 S. Church St. Jonesboro, AR 72403, on:

TUESDAY, December 16, 2025, 200 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: HERC Rentals

DATE: October 24, 2025

SUBJECT PROPERTY ADDRESS: 2210 Martin Luther King, Jr., Blvd., Jonesboro, AR 72401

DESCRIPTION OF VARIANCE REQUESTED: Request a variance to place Clas-7 aggregate base and fenced storage area for equipment.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

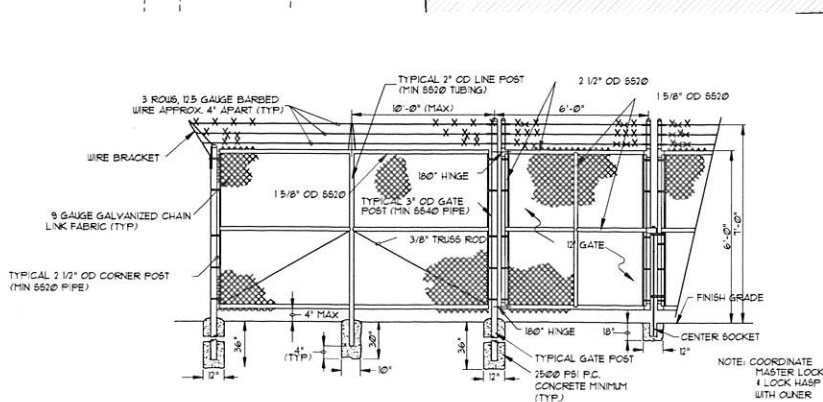
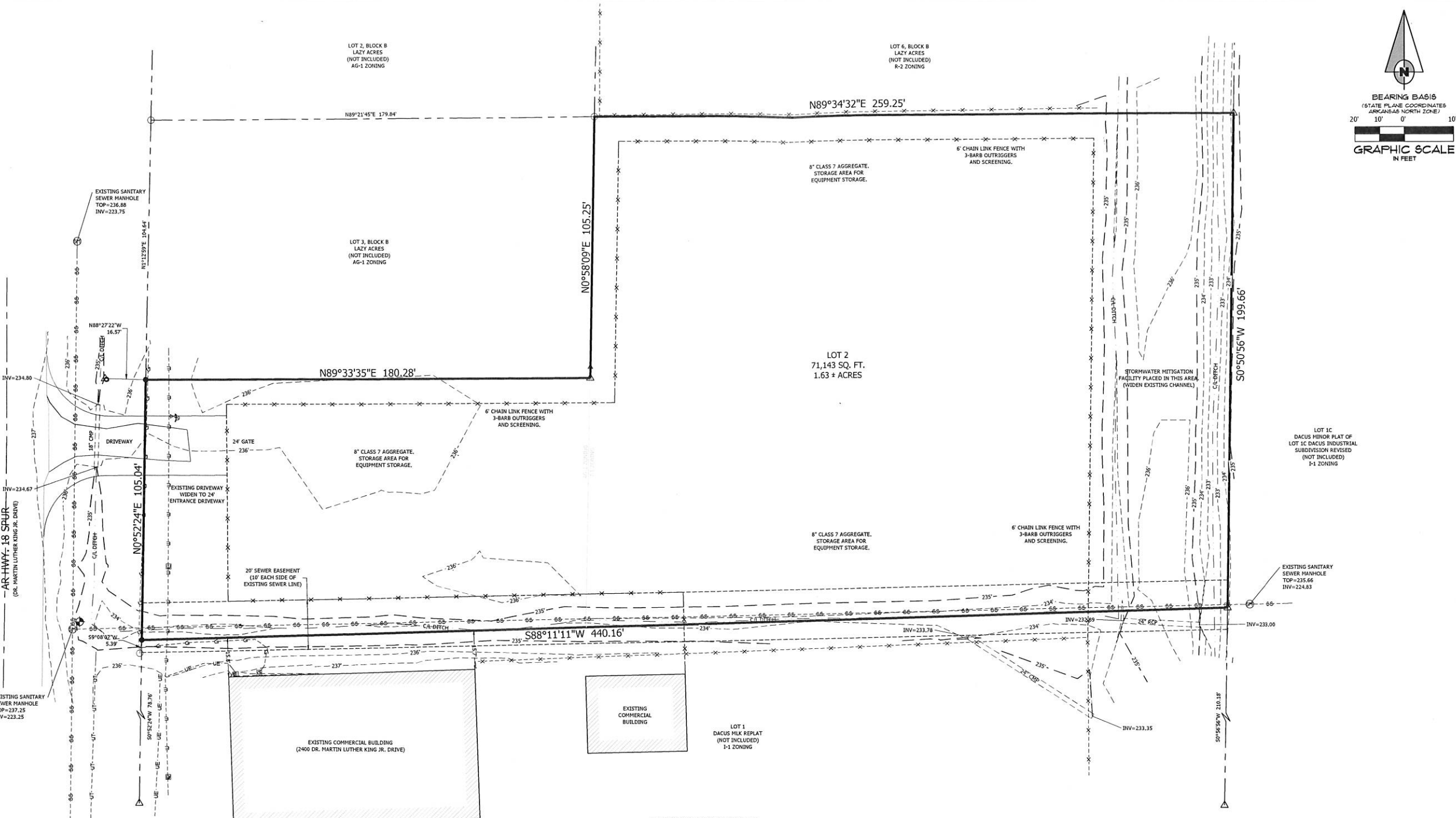
Date

Address

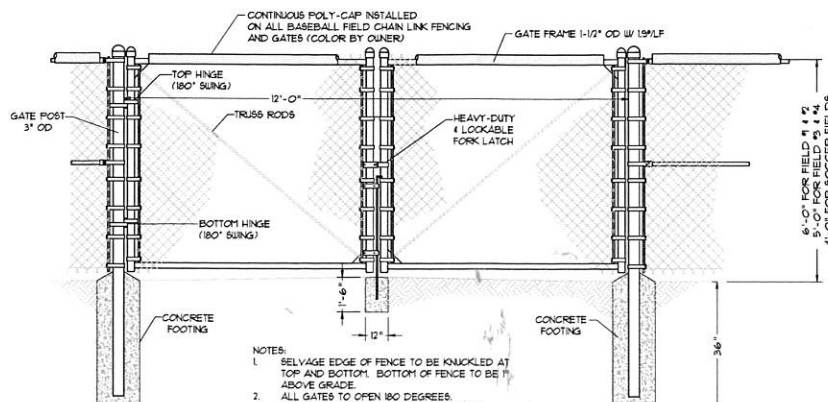
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St. Jonesboro, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

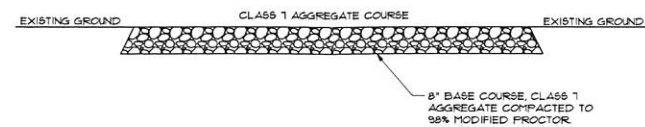
- Proposed use for this site would be multi family 4-16 units.
- Rendering of potential layout from Architect Jamey Mcfadden attached.
- We are currently redeveloping this area through four new structures and renovations to two others. Addresses: 1120 Creath, 1120 Hope Avenue, 321/325/401/403 Houghton. Pictures attached
- Requesting a 6 month feasibility prior to purchasing the property and starting the 12 month development. The feasibility time period would support our ability to work with our architecture and engineering team to optimize the long term redevelopment of mid town.
- Buyer is a licensed realtor.



6' PERIMETER FENCE DETAIL



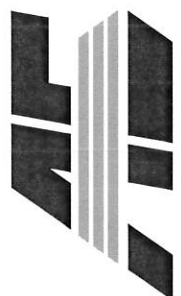
12 FT. GATE
SCALE 1/2\"/>



TYPICAL GRAVEL STORAGE AREA SECTION

H & E EQUIPMENT SERVICES INC.
2210 DR. MARTIN LUTHER KING JR. DRIVE
SECTION 25, T14N, R4E
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

BZA REQUEST	
DATE: 10/24/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JME
DWG#: 0414254.000X	SHEET
SCALE: 1\"/>	C001



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-26

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The Applicant Charles ORR is requesting to change the ceiling heights at 1200 W Matthews



Application Requesting Variance & Nonconforming Use Change Requests

Owner: Charles Orr Applicant: Same
 Address: 1200 W Matthews Ave Address: _____
 Phone: 870 271 8225 Phone: _____
 Email: CHUCK0245@OUTLOOK.COM Email: _____
 Signature: [Signature] Signature: _____

Description of Requested Variance:

1- Change setback off of Matthews to 50' 1B- Change
Setback off of Chestnut to 33'6" 1C- Change setback
off of Rear Property Line to 10'. 2- Change first floor
ceiling height to 9'; second floor ceiling to 8'.

Circumstances Necessitating Variance Request:

1- The setback will put the front of our house
in line with surrounding properties, and center front
door with existing walkway. 2- 12' ceiling height does
not fit the style of home we are building and is
General Submittal Information: unnecessary costs.

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____
 BZA Deadline: _____ BZA Meeting Date: _____



JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Dec 16, 2025 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: CHARLES ORR

DATE: 11-13-2025

SUBJECT PROPERTY ADDRESS: 1200 W Matthews Ave

DESCRIPTION OF VARIANCE REQUESTED:

Setback off Matthews 50' / Setback off Chestnut 33'6"
Setback 10' off Rear Property Line / First Floor Ceiling
Height to 9' Second to 8'.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

X Katelyn Junyer

Printed Name of Property Adjacent Owner

X Katelyn Junyer

Address

X Katelyn Junyer 11/13/25

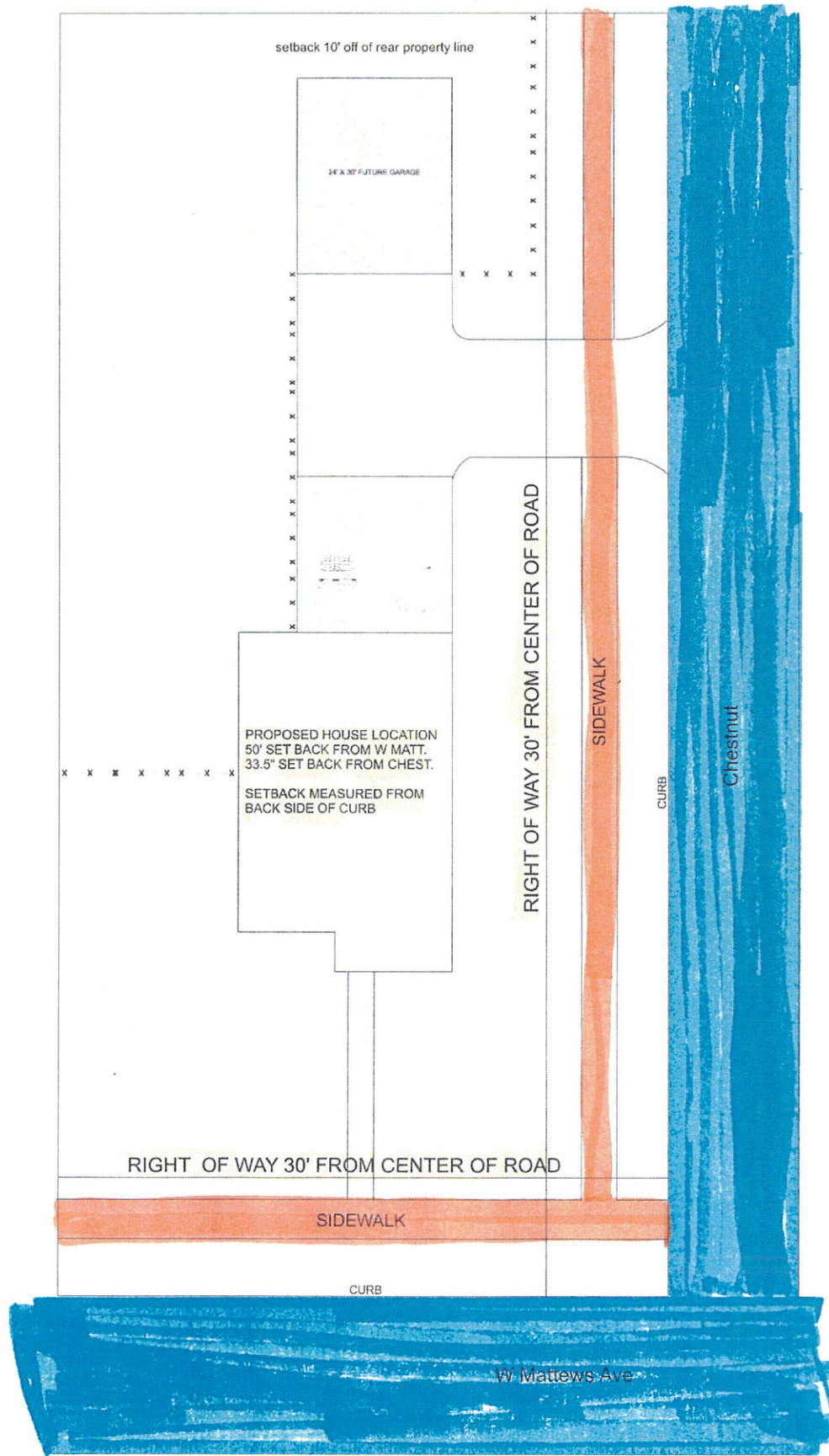
(Signature)

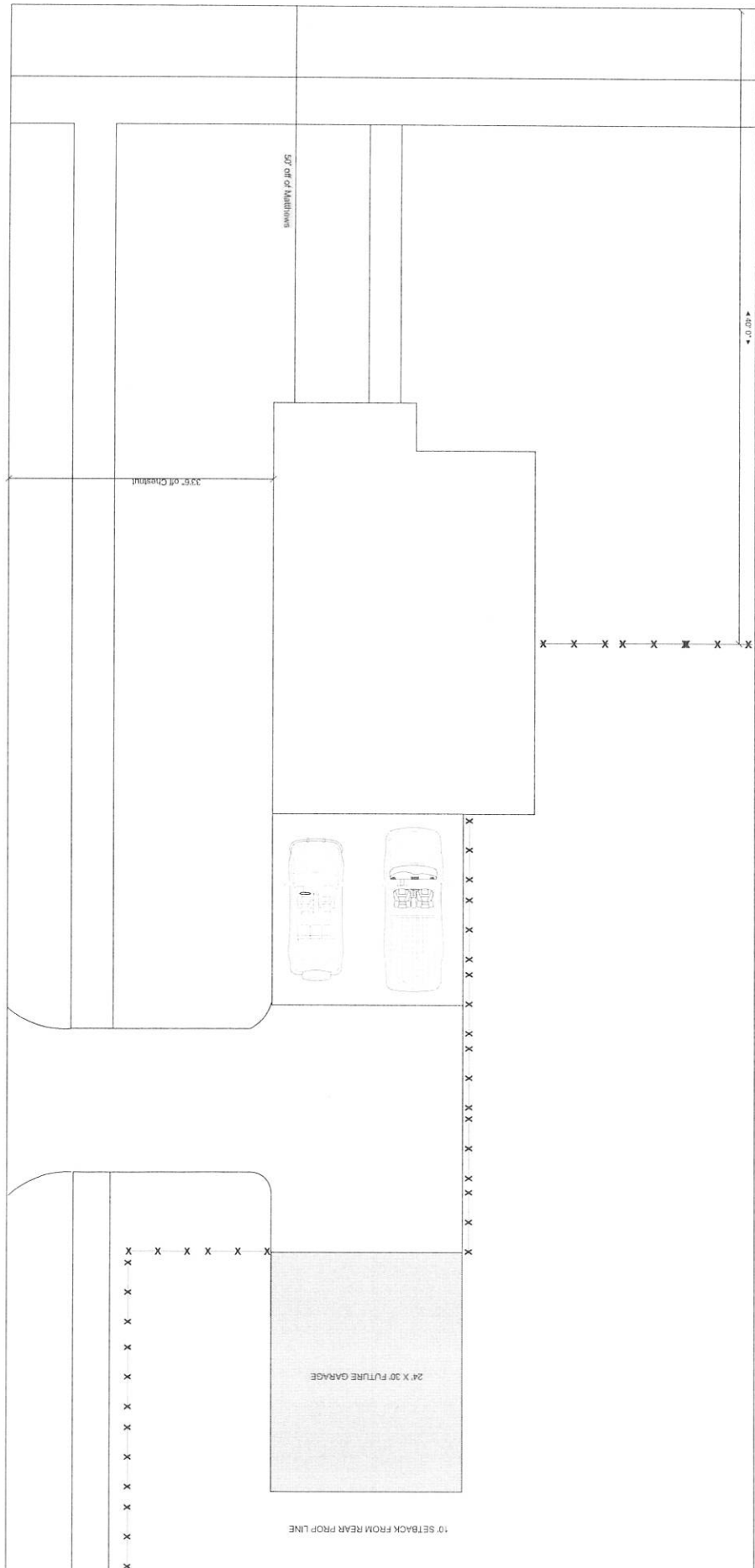
Date

X 870 351 1049

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.





Bza meeting narrative letter

- 1- Setback 50' off of Matthews Ave to match the historic look of the surrounding homes.
- 2-Setback 33'5" off of Chestnut to center the front door with the existing walkway
- 3-Setback garage building 10' off of rear property line to allow enough space to backup and move cars around.
- 4-change ceiling height on bottom floor to 9' and top floor to 8' (The 12' ceiling hight does not match the style of home were building and would add unnecessary cost to heat and cool)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-25-27

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

Stonebridge Construction LLC is requesting to remove the property at 3225 S Caraway Rd from the Overlay District



Application Requesting Variance & Nonconforming Use Change Requests

Owner: Stomsang Enterprises, Inc.

Applicant: Stonebridge Construction, LLC

Address: 322 Julie Rivers, Sugarland, TX

Address: 2211 Hill Park Cv., Jonesboro, AR

Phone: 832-886-7010

Phone: 870-268-9885

Email: naqeeb@enccap.com

Email: rhester@sbconst.com

Signature: 

Signature: 

Description of Requested Variance:

Remove the property from the Overlay District

Circumstances Necessitating Variance Request:

The Overlay map and verbiage in the 2017 Land Use Plan document do not match, the plan shows the property outside the Overlay. Our clients proceeded based on the information that the property was outside the Overlay

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: _____



JONESBORO
ARKANSAS

Zoning Appeals Process

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VARIANCE REQUESTED BY: STONEBRIDGE CONSTRUCTION, LLC

DATE: 11/21/25

SUBJECT PROPERTY ADDRESS: 3225 S. CARAWAY RD, JONESBORO, AR 72401

DESCRIPTION OF VARIANCE REQUESTED:

REMOVE THE PROPERTY FROM THE OVERLAY DISTRICT.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

7011 2000 0001 2217 6736

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For delivery information visit our website at www.usps.com

Jonesboro, AR 72401

OFFICIAL USE

Postage	\$5.78
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.18

Sent To: Salt Group Holdings LLC
 Street, Apt. No., or PO Box No.: 1203 Nettleton Cir
 City, State, ZIP+4: Jonesboro AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

7011 2000 0002 2217 6712

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Jonesboro, AR 72404

OFFICIAL USE

Postage	\$5.78
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.18

Sent To: Chad Holifield + Stephanie Lynn
 Street, Apt. No., or PO Box No.: 3912 Tonsard Oaks Dr
 City, State, ZIP+4: Jonesboro AR 72404

PS Form 3800, August 2006 See Reverse for Instructions

7011 2000 0001 2217 6705

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

Jonesboro, AR 72403

OFFICIAL USE

Postage	\$5.78
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.18

Sent To: JPS of Jonesboro
 Street, Apt. No., or PO Box No.: PO Box 1697
 City, State, ZIP+4: Jonesboro AR 72403

PS Form 3800, August 2006 See Reverse for Instructions

7011 2000 0002 2217 6721

U.S. Postal Service™
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For delivery information visit our website at www.usps.com

Blytheville, AR 72315

OFFICIAL USE

Postage	\$5.78
Certified Fee	\$4.40
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.18

Sent To: Andrew Maria Investments
 Street, Apt. No., or PO Box No.: 125 Wingate St
 City, State, ZIP+4: Blytheville AR 72315

PS Form 3800, August 2006 See Reverse for Instructions

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CALCULATION OF ALL GRASS AND MULCH AREAS. VERIFY LOCATIONS WITH OWNER.
- ADJUSTMENTS IN ACTUAL LOCATION OF PLANT MATERIAL MAY BE NECESSARY DUE TO EXISTING FIELD ITEMS (AIR CONDITIONERS, TRANSFORMERS, ETC.).
- FULL BED PREPARATION TYPICAL. REFERENCE PLANTING DETAILS.
- LANDSCAPE CONTRACTOR TO PROVIDE A UNIT COST (INCLUDING INSTALLATION) FOR ALL ITEMS.
- WHEN THE SAME SPECIES OF TREES ARE PAIRED OR GROUPED IN 3 OR MORE, THEY SHOULD BE MATCHED IN SIZE, SHAPE, GROWTH CHARACTERISTICS, ETC.
- PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE OWNER AND ENGINEER SHALL BE NOTIFIED PRIOR TO BID DATE.
- VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUST FOR GENERAL INTENT IF CONFLICT EXISTS.
- THE LANDSCAPE CONTRACTOR SHALL NOT ELIMINATE, SUBSTITUTE, AND/OR DOWNSIZE PLANT MATERIAL WITHOUT PRIOR APPROVAL OF THE OWNER AND ENGINEER. MINIMUM STANDARDS AND REQUIREMENTS OF THE CITY OF SEARCY MUST BE MAINTAINED.

- PLANTING BEDS SHALL RECEIVE 3 INCHES OF HARDWOOD MULCH TYPICAL.
- ALL PLANT MATERIALS SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED (SEE WARRANTY INFORMATION).
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND THE ACCESS DRIVES. VISIBILITY TRIANGLES SHALL ALWAYS REMAIN UNOBSTRUCTED.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, EXISTING GRASS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE LAWN AREAS. THESE LAWN AREAS, UNLESS SPECIFIED OTHERWISE, SHALL BE BERMUDA SOO.
- PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FULL BRANCHED ON ALL SIDES, WELL SHAPED SYMMETRICAL AND SHALL BE FREE OF DEFECTS, DECAY, SUN-SCALD INJURIES, ABRASIONS OF THE BARK AND LIMBS, DISEASE, INSECT EGGS AND LARVA.
- THE OWNER OR ENGINEER HAS THE RIGHT TO INSPECT ALL MATERIALS PRIOR TO AND AFTER DELIVERY TO THE SITE AS WELL AS AFTER INSTALLATION AND SHALL RESERVE THE RIGHT TO ACCEPT OR REJECT SAID MATERIALS AT ANY TIME.
- CONTRACTOR TO INSTALL AN UNDERGROUND POP-UP TYPE IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL WATER ALL LANDSCAPE PLANTING AND LAWN AREAS.

ADJUSTMENTS TO THE SYSTEM SHALL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. IRRIGATION CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND SITE CONTRACTOR FOR LOCATION OF SLEEVING FOR IRRIGATION SYSTEM.

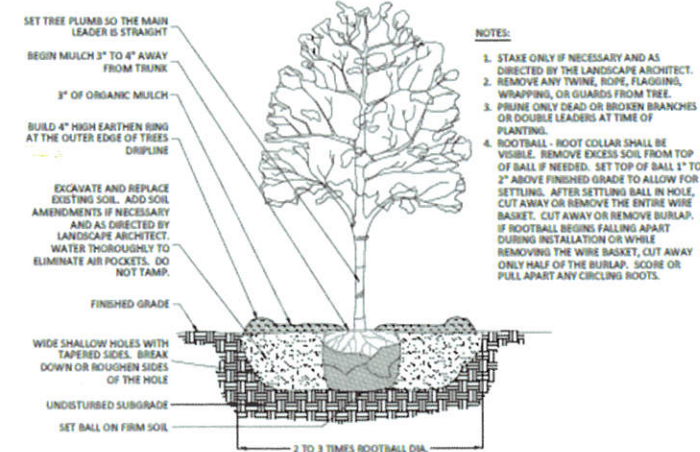
18. TOPSOIL SHALL BE FERTILE NATURAL SURFACE SOIL, UNIFORM IN COMPOSITION, SIMILAR TO SITE TOPSOIL IF APPROVED, FREE OF STONES LUMPS WEEDS, AND ROOTS. MINIMUM 20 PERCENT ORGANIC MATTER, 50 TO 50 PERCENT SAND, 15-20 PERCENT CLAY.

19. THERE SHALL BE A 3 INCH MINIMUM LAYER OF GOOD TOPSOIL IN ALL GRASS AREAS. GRADE AREAS AROUND SIDEWALKS AND CURBS 1 INCH BELOW TOP OF CONCRETE TO ALLOW FOR SOO THICKNESS.

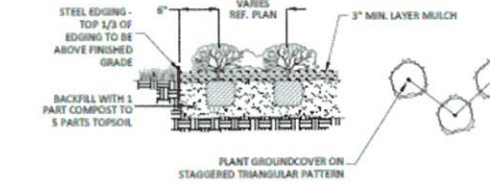
20. TOPSOIL IN PLANTING BEDS TO BE MOUNDING AND GRADED IN A WAY TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING AND TO DETER ANY PONDING.

WARRANTY:

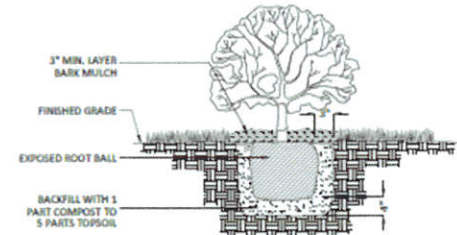
ALL WORK IS WARRANTED FOR (1) FULL YEAR AFTER INITIAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR IS OBLIGATED TO CORRECT ANY WORK FOUND TO BE DEFECTIVE OR NONCONFORMING. UPON NOTICE, REMOVE DEAD MATERIALS AND ALL MATERIALS NOT IN VIGOROUS, THRIVING CONDITION, AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED FOR REPLACEMENT. IN SUCH CASES, THE OPINION OF THE LANDSCAPE ARCHITECT WILL BE FINAL. ANNUAL PLANTS WILL BE GUARANTEED FOR A PERIOD COINCIDING WITH THEIR NORMAL SEASON OF GROWTH. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED, AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED. ALL WORK, INCLUDING MATERIALS, LABOR, AND EQUIPMENT USED IN REPLACEMENT, WILL BE AT NO COST TO THE OWNER. REPLACEMENT PLANTS SHALL CARRY A ONE (1) YEAR WARRANTY. ANY DAMAGE, INCLUDING RUTS IN LAWN OR BED AREAS, INCURRED IN MAKING REPLACEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER OR LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR.



DETAIL - TREE PLANTING
SCALE - NTS



DETAIL - GROUNDCOVER PLANTING
SCALE - NTS

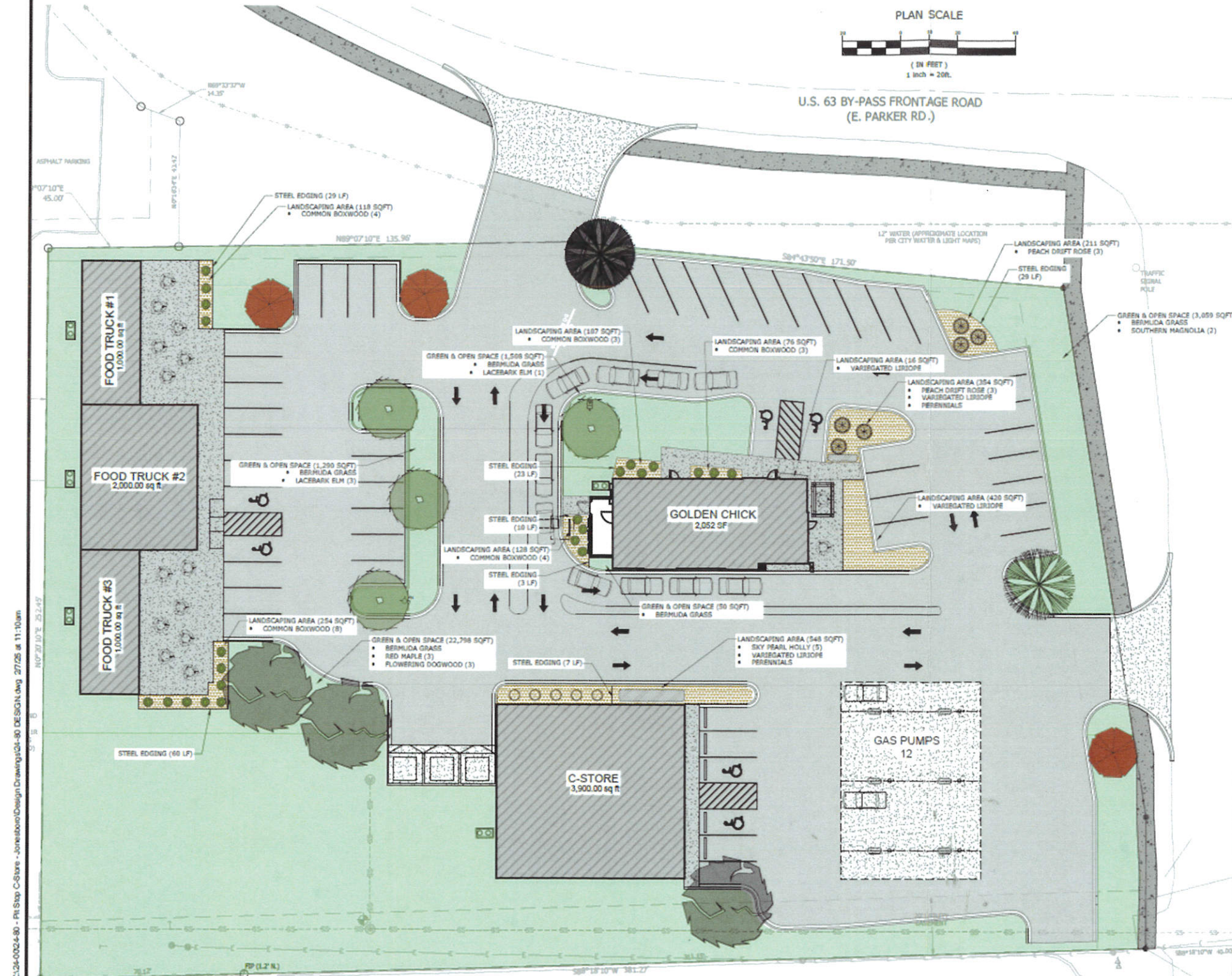


DETAIL - SHRUB PLANTING
SCALE - NTS

LANDSCAPE CALCULATIONS:

- PROPERTY AREA: 90,364 SQFT
- TREE AND SHRUB REQUIREMENTS
 - 1 TREE OR SHRUB PER 2,000 SQFT
 - 90,364 / 2,000 = 45.18 46 TOTAL TREES & SHRUBS REQUIRED
 - 25% HAS TO BE TREES
 - 46 x 25% = 11.5 12 TOTAL TREES
 - PLANNED TREES = 15
 - 40% OF TREES HAVE TO BE NATIVE
 - 12 x 40% = 4.8 5 TOTAL NATIVE TREES
 - PLANNED NATIVE TREES = 8
 - PLANNED SHRUBS = 31
 - PERENNIALS (20 = 1 SHRUB)
 - MAX OF 15% OF REQUIRED SHRUBS
 - 31 x 15% = 5 SHRUBS (100 PERENNIALS)
 - PLANNED PERENNIALS = 5
- GREENSPACE & OPEN SPACE (N/A 24-48 APPROVED 9/17/2024)
 - REDUCED THE GREENSPACE TO 34% FROM THE REQUIRED 40%
 - 2,232 SQFT (2.47%)
 - 28,705 SQFT (31.77%)
 - 90,937 SQFT (34.24%)

PLANT MATERIAL LIST					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUAN.	SIZE	REMARKS
TREES					
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2	2 1/2" CAL	BALLED & BURLAPPED, SINGLE TRUNK, FULL CROWN
	RED MAPLE	ACER RUBRUM	3	2 1/2" CAL	BALLED & BURLAPPED, SINGLE TRUNK, FULL CROWN, RED FALL COLOR
	LACINATE ELM	ULMUS PARVIFOLIA	7	2 1/2" CAL	BALLED & BURLAPPED, SINGLE TRUNK, FULL CROWN
	FLOWERING DOGWOOD	CORNUS FLORIDA	3	2 1/2" CAL	BALLED & BURLAPPED, SINGLE TRUNK, FULL CROWN
SHRUBS					
	PEACH DRIFT ROSE	ROSA 'MEIGLE'	6	5 GAL	FULL
	COMMON BOXWOOD	BUXUS SEMPERVIRENS	19	5 GAL	FULL
	SKY PEARLY HOLLY	ILEX CRENTA	6	5 GAL	FULL
PERENNIALS					
	ALL PERENNIALS			6" POT SIZE	NO MORE THAN 100
GROUND COVER					
	VARIEGATED LIRIODENDRON	LIRIODENDRON 'VARIEGATA'		6" POT SIZE	



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C-STORE + QSR
JONESBORO, ARKANSAS

REVISIONS
NO. DATE DESCRIPTION



ORIGINAL SIGNATURE ON FILE

LANDSCAPING PLAN

PROJECT ENG: BCD
DRAWN BY: JRM
DATE: JULY, 2024
SCALE: 1" = 20'
JOB NUMBER: DE24-80

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