



VICINITY MAP

**SITE PLAN NOTES**

1. NAME OF DEVELOPMENT: ELMHURST DRIVE-STORAGE FACILITY
2. LOT NUMBER & SUBDIVISION: PART OF LOT 4, GLADIOLUS BUSINESS PARK
3. TYPE OF ACTIVITY (USE): CLIMATE CONTROLLED AND NON-CLIMATE CONTROLLED STORAGE
4. CURRENT ZONE: C-3
5. PROPOSED ZONE: C-3 CONDITIONAL USE
6. SITE AREA: 6.18±ACRES (268,870 SQFT)
7. TOTAL BUILDING AREA: 119,850 SF
8. VEHICULAR USE AREA: 70,670 SF
9. SITE COVERAGE: BUILDING- 44.5%  
SURFACED AREA- 26.3%  
TOTAL- 70.8%
10. OWNER INFORMATION:  
GLENWOOD LIMITED PARTNERSHIP  
P.O. BOX 5308  
TEXARKANA, TX 75505-5308
11. PER FEMA FIRM MAPS 05031C0150 C, 05031C0131 C AND 05031C032 C ALL DATED 09/27/1991 THIS PROPERTY IS IN ZONE X AND IS NOT IN A FLOOD HAZARD AREA.
12. PARKING CALCULATIONS:  
• REQUIRED = 119 PARKING SPACES  
(1 PER EACH 5 STORAGE BAYS OR 1 PER 1,000 SF)  
• PROPOSED CAR PARKING = 103  
• PROPOSED U-HAUL PARKING = 16  
TOTAL PARKING = 119
13. PARKING LOT LIGHTING TO MEET DARK SKY GUIDELINES.

**LANDSCAPE CALCULATIONS:**

1. PROPERTY AREA: 268,870 SQFT (6.18± ACRES)
2. AREAS EXEMPT FROM GREENSPACE CALCULATIONS:  
a. DRAINAGE EASEMENT: 36,954 SQFT  
b. UTILITY EASEMENT (25'): 7,573 SQFT  
TOTAL: 44,527 SQFT
3. PROPERTY AREA LESS EXEMPT AREAS: 224,343 SQFT
4. TREE & SHRUB REQUIREMENTS  
a. 1 TREE OR SHRUB PER 2,000 SQFT OF LOT AREA LESS  
A. 224,343/2,000 = 112.17 TOTAL TREES & SHRUBS REQUIRED  
b. 25% HAS TO BE TREES  
A. 134 x 25% = 33.53 TOTAL TREES REQUIRED  
B. PLANNED TOTAL TREES = 36  
C. 40% HAS TO BE NATIVE  
• 36x 40% = 14.4 (2 TOTAL NATIVE TREES)  
c. SHRUBS  
A. 134 (TOTAL TREES & SHRUBS) - 36 (TREES) = 98 TOTAL SHRUBS  
B. PLANNED SHRUBS = 118  
e. PERENNIALS (CAN REPLACE SHRUB AT 20 PERENNIALS = 1 SHRUB)  
A. MAX OF 15% OF REQUIRED SHRUBS  
B. 98 x 15% = 14.7 (15 SHRUBS (300 PERENNIALS))  
C. PLANNED PERENNIALS = 134 (6.7 SHRUBS)  
5. TREE & SHRUB PROPOSED  
a. TOTAL TREES: 36  
b. TOTAL SHRUBS: 125  
TOTAL: 161
6. GREENSPACE (DOES NOT INCLUDE DETENTION AREA)  
a. REQUIRED  
A. 20% LOT AREA LESS EXEMPT AREAS  
• 224,343 x 20% = 44,869 SQFT  
b. PROPOSED  
• LANDSCAPE AREAS = 9,787 SQFT (4.3%)  
• BERMUDA GRASS AREA = 30,416 SQFT (13.6%)  
TOTAL = 40,203 SQFT (17.9%)
7. OPEN SPACE  
a. GREENSPACE = 61,428 SQFT  
b. DETENTION AREA = 11,344 SQFT  
TOTAL = 72,772 SQFT (27.1%)



LOT 4, GLADIOLUS PARK BUSINESS PARK  
PARCEL #: 01-144311-00100  
OWNER:  
GLENWOOD LIMITED PARTNERSHIP  
ZONED: C-3

LOT 2, GLADIOLUS PARK BUSINESS PARK  
PARCEL #: 01-144311-00101  
WALKMART REAL ESTATE BUSINESS TRUST  
ZONED: C-3

Z:\23-00\23-104 - Elmhurst Dr. Jonesboro - Hart Construction\Design Drawings\23-104 Conditional Use Site Plan 1 28.2025.dwg 1/29/25 at 3:26pm

**SURVEY LEGAL DESCRIPTION**  
(PER SURVEY BY CRAFTON TULL DATED 10/16/2023)  
A PART OF LOT 4, GLADIOLUS BUSINESS PARK, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE S89°39'31"W, A DISTANCE OF 226.21 FEET; THENCE S89°38'25"W, A DISTANCE OF 568.80 FEET; THENCE N00°21'35"W, A DISTANCE OF 348.51 FEET; THENCE N89°45'12"E, A DISTANCE OF 795.90 FEET; THENCE S00°12'51"E, A DISTANCE OF 347.01 FEET TO THE POINT OF BEGINNING, CONTAINING 6.35 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

PARCEL #: 01-144311-00102  
OWNER:  
ARISA HEALTH INC.  
ZONED: C-3

PARCEL #: 01-144311-000104  
OWNER:  
CROWN CASTLE TOWERS 09 LLC  
(AT&T SERVICE INC.)  
ZONED: C-3

LOT 6, DDC REPLAT  
PARCEL #: 01-144311-02100  
OWNER:  
GLENWOOD LIMITED PARTNERSHIP  
ZONED: C-3

LOT 4 & 5, DDC REPLAT  
PARCEL #: 01-144311-01900  
& 01-144311-02000  
OWNER:  
ASCENT ACQUISITION CORPORATION  
ZONED: C-3

**DAVIDSON**  
**ENGINEERING**  
210 W. ARCH AVE., STE. D  
SEARCY, AR 72143  
TEL: 501-388-2178

**ELMHURST DRIVE-STORAGE FACILITY**  
**HART CONSTRUCTION**  
JONESBORO, ARKANSAS

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL SIGNATURE ON FILE

**SITE PLAN**

PROJECT ENG: **BCD** DRAWN BY: **JRM**  
DATE: **JANUARY 28, 2025**  
SCALE: **1" = 40'** JOB NUMBER: **DE 23-104**  
CONDITIONAL USE