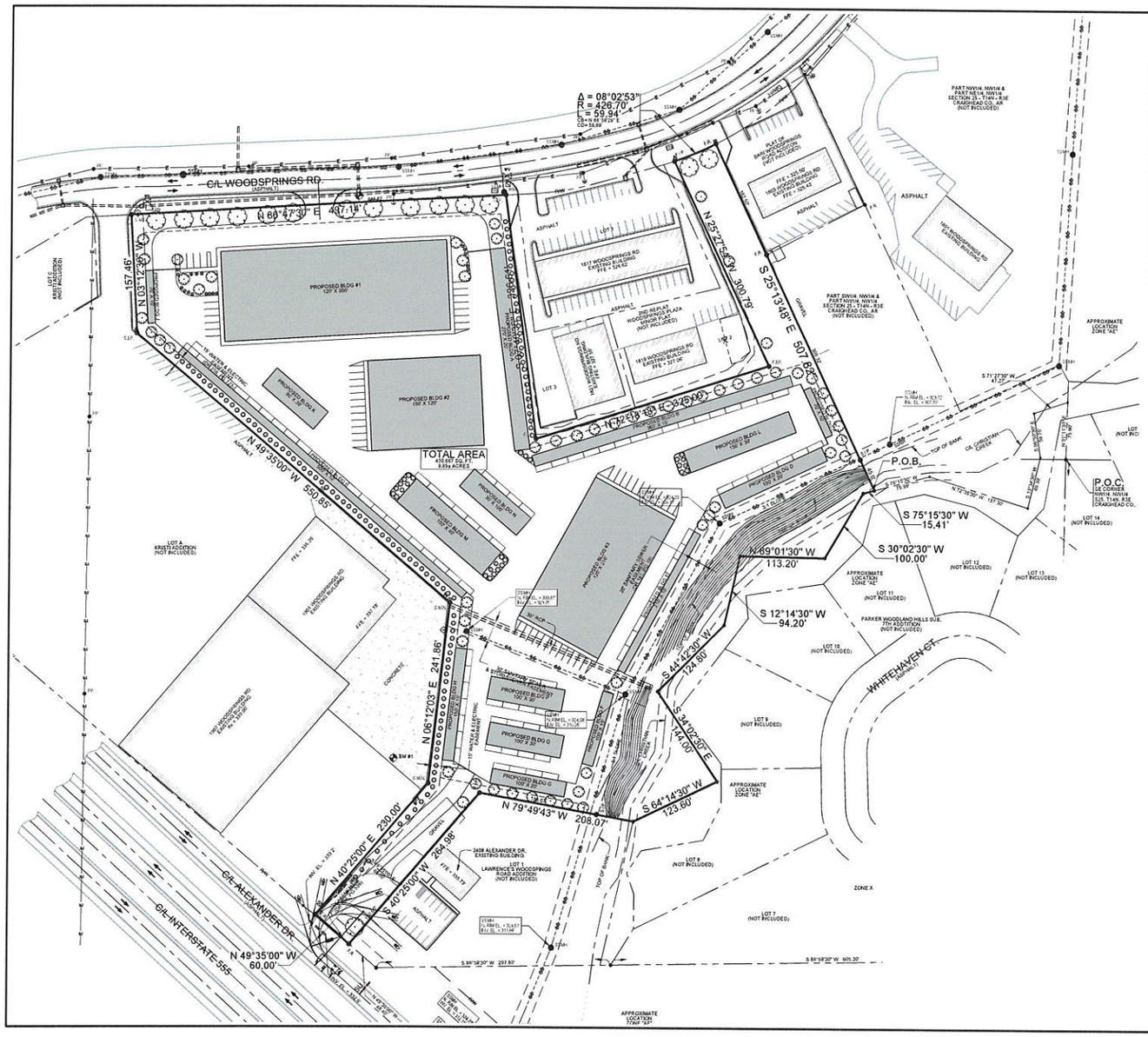

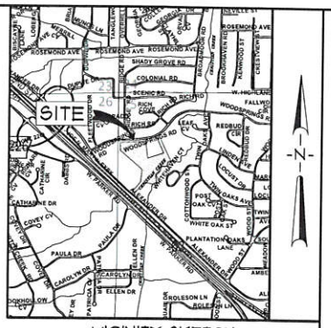

VICINITY SKETCH
NOT TO SCALE

BEARING BASIS
(STATE PLANE COORDINATES ARKANSAS NORTH ZONE)

GRAPHIC SCALE
IN FEET
60' 30' 0' 60'

GENERAL NOTES

1. THIS DRAWING WAS PREPARED FOR FOCAL POINT INVESTMENTS, LLC.
2. SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT.
3. PROPERTY IS CURRENTLY VACANT.
4. PROPERTY SUBJECT TO I-555 OVERLAY DISTRICT REQUIREMENTS.
5. GREEN SPACE REQUIREMENTS:
   REQUIRED (20%): 88,133 SQ. FT.
   PROVIDED: 123,614 SQ. FT.
6. LANDSCAPE REQUIREMENTS:
   430,667 SQ. FT. TOTAL AREA
   215 TREES/SHRUBS REQUIRED - 54 TREES, 161 SHRUBS
   215 TREES/SHRUBS PROVIDED - 55 TREES, 162 SHRUBS
7. PARKING REQUIREMENTS:
   1 SPACE PER 1,000 SQ. FT.
   129,492 SQ. FT. STORAGE
   130 SPACES REQUIRED.
   148 SPACES PROVIDED.

CURRENTLY ZONED C-3
GENERAL COMMERCIAL DISTRICT
CONDITIONAL USE PERMIT REQUESTED.

FOCAL POINT WOODSPRINGS STORAGE

WOODSPRINGS ROAD
SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1402
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

NO.	DESCRIPTION	DATE

CONDITIONAL USE REQUEST

DATE:	03/02/2023	DRAWN:	CCH
CADD FILE:	2310142DF	CHECKED:	JHE
DWGN:	0314254.XXXX	SHEET	
SCALE:	1" = 60'		C001

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