

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 STORAGE
4. CURRENT ZONE: C-3
5. PROPOSED ZONE: C-3 CONDITIONAL USE
6. SITE AREA: 6.35±ACRES (276,604 SQFT)
7. TOTAL BUILDING AREA: 119,850 SF
8. VEHICULAR USE AREA: 71,160 SF
9. SITE COVERAGE: BUILDING- 43.3%
SURFACED AREA- 25.7%
TOTAL- 69.0%
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 = 120 PARKING SPACES
(1 PER EACH 5 STORAGE BAYS OR 1 PER 1,000 SF)
 - PROPOSED CAR PARKING = 93
 - PROPOSED U-HAUL PARKING = 30
 - TOTAL PARKING = 123
13. PARKING LOT LIGHTING TO MEET DARK SKY GUIDELINES.

LANDSCAPE CALCULATIONS:

1. PROPERTY AREA: 276,604 SQFT(6.35± ACRES)
2. AREAS EXEMPT FROM GREENSPACE CALCULATIONS:
 - a. DRAINAGE EASEMENT: 36,954 SQFT
 - b. UTILITY EASEMENT (25'): 2,573 SQFT
 - TOTAL: 44,527 SQFT
3. PROPERTY AREA LESS EXEMPT AREAS: 232,077 SQFT
4. TREE & SHRUB REQUIREMENTS
 - a. 1 TREE OR SHRUB PER 2,000 SQFT OF LOT AREA LESS
A. 232,077/2,000 = 116 TOTAL TREES & SHRUBS REQUIRED
 - b. 25% HAS TO BE TREES
A. 116 x 25% = 29 TOTAL TREES REQUIRED
B. PLANNED TOTAL TREES = 37
C. 40% HAS TO BE NATIVE
• 37x 40% = 14.8 (20 TOTAL NATIVE TREES)
 - c. SHRUBS
A. 116 (TOTAL TREES & SHRUBS) -37 (TREES) = 79 TOTAL SHRUBS
B. PLANNED SHRUBS = 83
 - e. PERENNIALS (CAN REPLACE SHRUB AT 20 PERENNIALS = 1 SHRUB)
A. MAX OF 15% OF REQUIRED SHRUBS
B. 87 x 15% = 13.05 SHRUBS (261 PERENNIALS)
5. TREE & SHRUB PROPOSED
 - a. TOTAL TREES: 37
 - b. TOTAL SHRUBS: 83
 - TOTAL: 120
6. GREENSPACE (DOES NOT INCLUDE DETENTION AREA)
 - a. REQUIRED
A. 20% LOT AREA LESS EXEMPT AREAS
• 232,077 x 20% = 46,415 SQFT
 - b. PROPOSED
• LANDSCAPE AREAS = 1,322 SQFT (0.57%)
• BERMUDA GRASS AREA = 57,361 SQFT (24.72%)
TOTAL = 58,683 SQFT (25.29%)
7. OPEN SPACE
 - a. GREENSPACE = 58,683 SQFT
 - b. DETENTION AREA = 20,447 SQFT
 - TOTAL = 79,130 SQFT (28.6%)

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

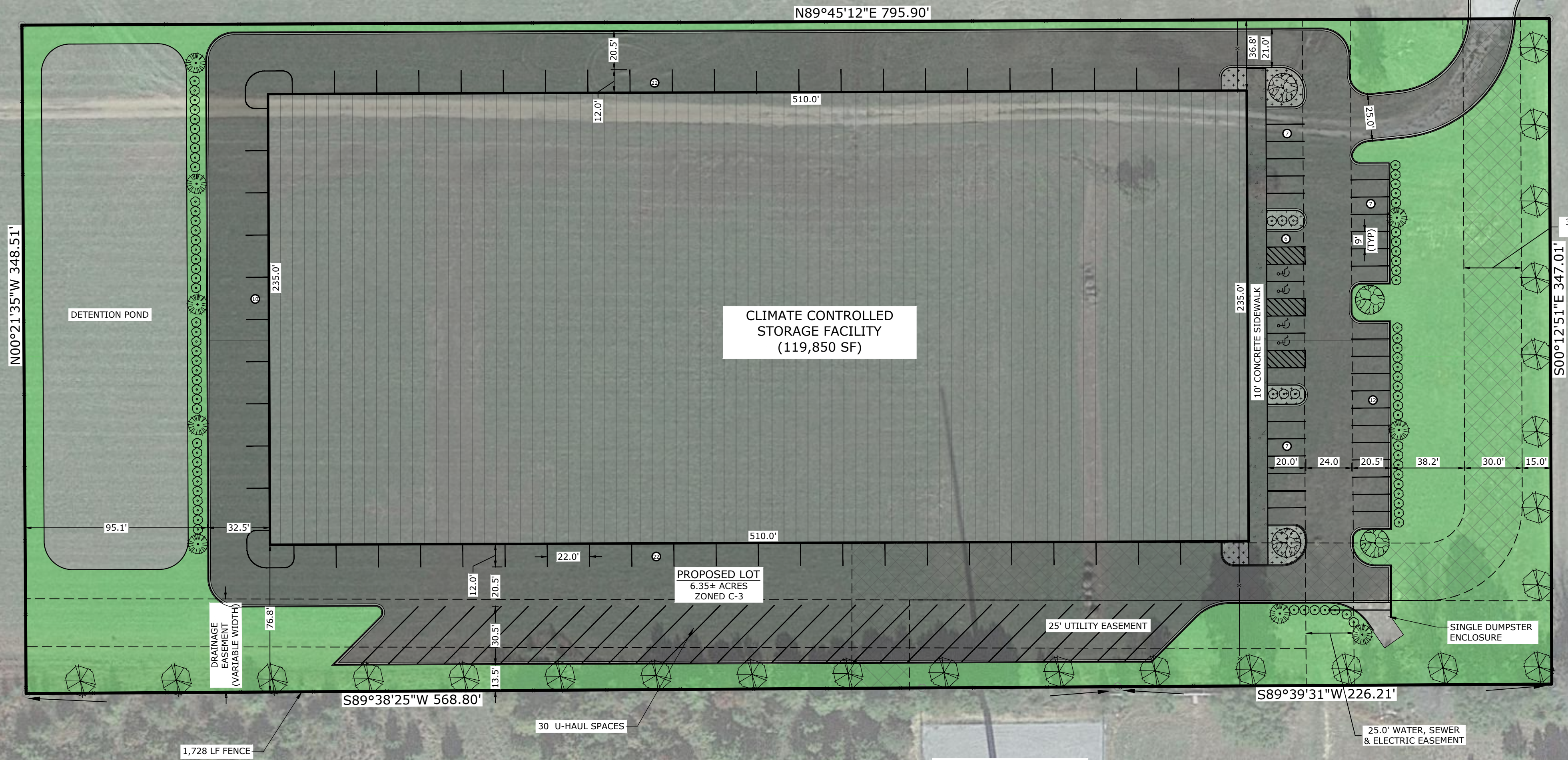
LOT 3, GLADIOLUS PARK BUSINESS PARK
PARCEL #:01-144311-00130
OWNER:
J & L DEVELOPMENT COMPANY LLC
ZONED: C-3

LOT 2, GLADIOLUS PARK BUSINESS PARK
PARCEL #:01-144311-00101
OWNER:
WALMART REAL ESTAT BUSINESS TRUST
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

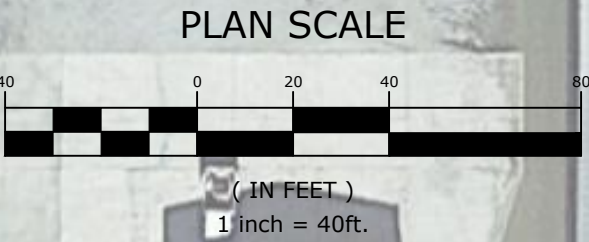
LOT 4 & 5, DDC REPLAT
PARCEL #:01-144311-01900
& 01-144311-02000
OWNER:
ASCENT ACQUISITION CORPORATION
ZONED: C-3



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\"/>

PARCEL #:01-144311-000102
OWNER:
ARISA HEALTH INC.
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 | |
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ORIGINAL SIGNATURE ON FILE

SITE PLAN

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|----------------------------------|--------------------------------|
| PROJECT ENG: BCD | DRAWN BY: JGB |
| DATE: OCTOBER 25, 2023 | JOB NUMBER: DE23-104 |
| SCALE: 1" = 40' | CONDITIONAL USE |