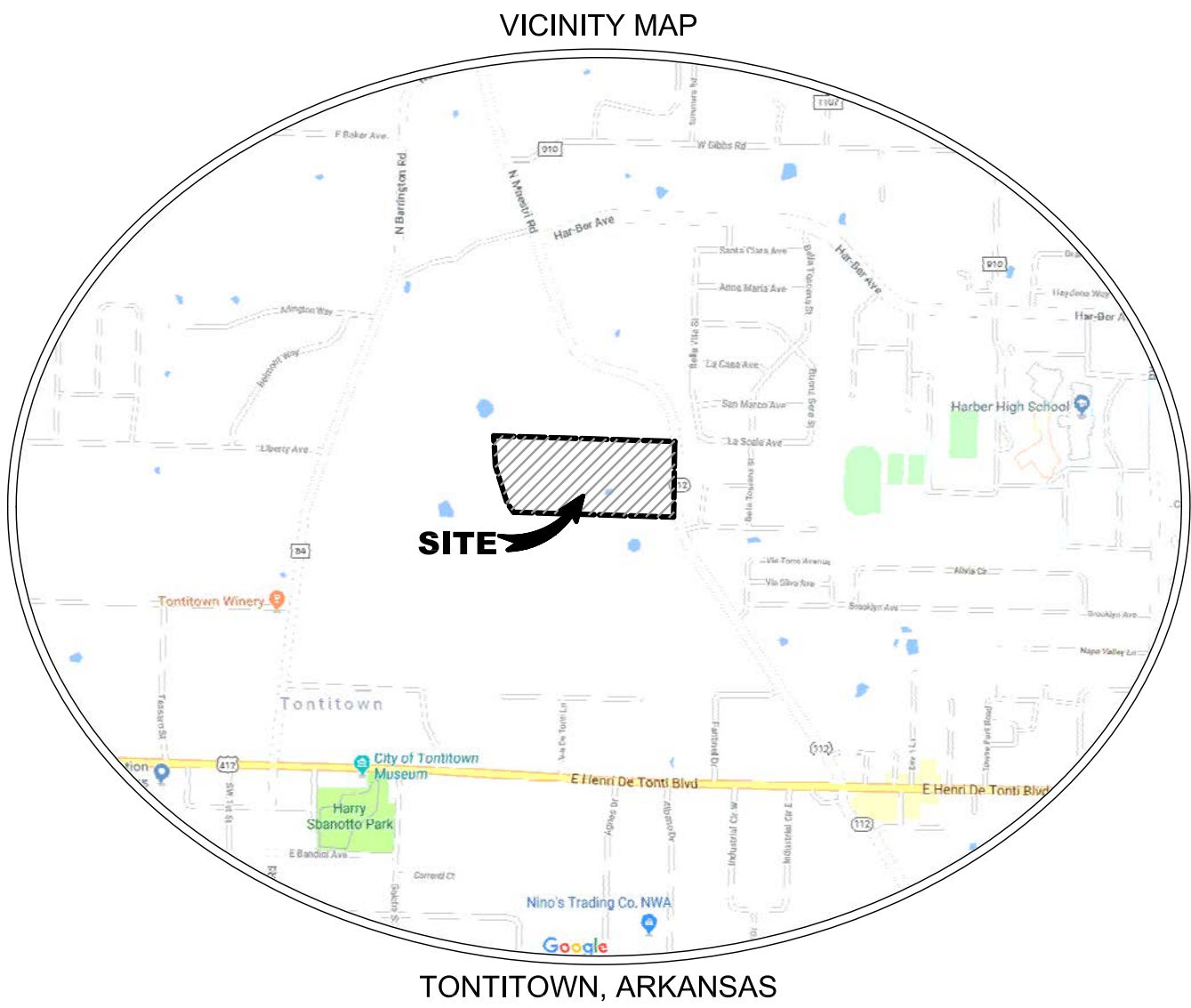


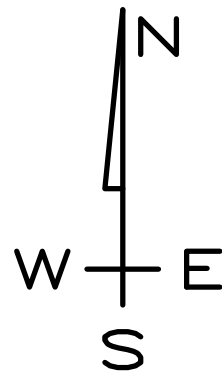
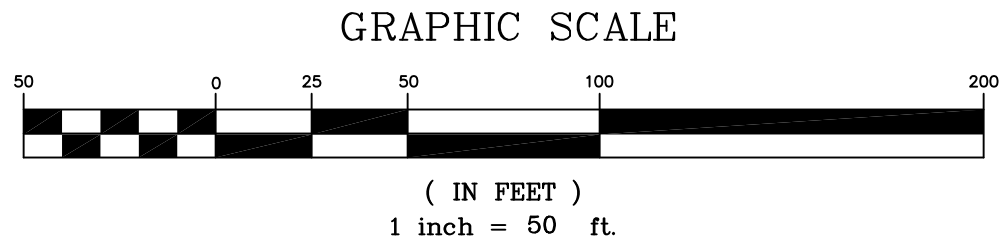


LEGAL DESCRIPTION - OVERALL PROPERTY:

Part of the NW1/4 of the NW1/4 of Section 6, T-17N, R-30W and a part of the NE1/4 of the NE1/4 of Section 1, T-17-N, R-31-W, Tontitown, Arkansas, Beginning at the NW Corner of said NW1/4 of the NW1/4, thence S88°13'57"E 1,054.56 feet, thence S00°48'48"W 530.00 feet, thence N88°14'11"W 1,120.70 feet, thence N35°28'24"W 78.10 feet, thence N17°35'07"W 273.34 feet, thence N03°08'29"W 210.70 feet, thence S88°14'02"E 213.19 feet to the POINT OF BEGINNING, Containing 14.87 acres, more or less, subject to easements and right of ways of record.

NOTES:

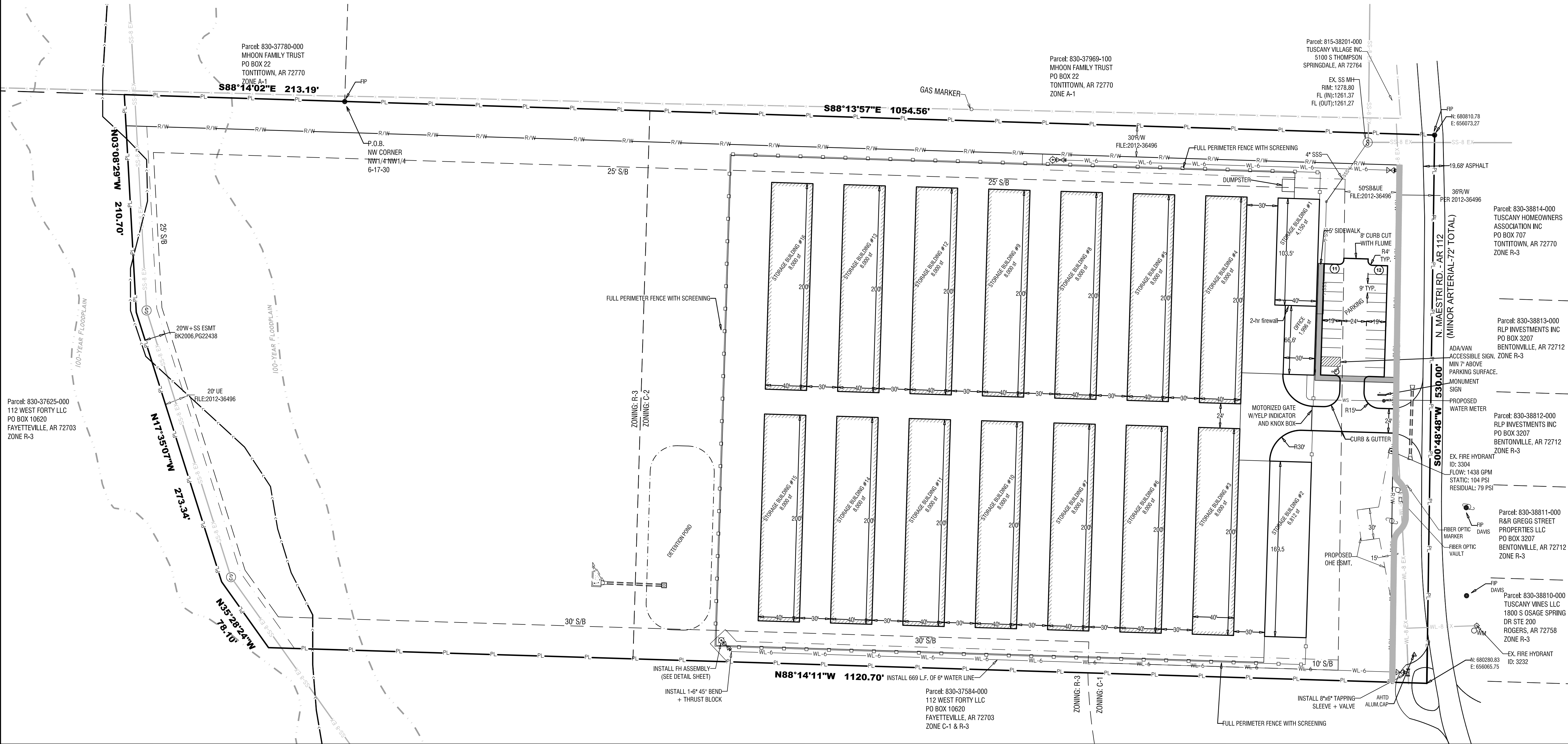
- 1) ZONING: C-1
- 2) PARCEL NUMBERS: 830-37584-002 & 830-37625-001
- 3) THIS PROPERTY IS PARTIALLY AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0065F DATED MAY 16, 2008.



| SITE AREA CALCULATIONS |          |              |        |
|------------------------|----------|--------------|--------|
| TOTAL AREA:            | 14.87 AC | 647,761 S.F. |        |
| PREDEVELOPMENT         |          |              |        |
| IMPERVIOUS:            | 0.08 AC  | 3,686 S.F.   | 0.57%  |
| PERVIOUS:              | 14.79 AC | 644,075 S.F. | 99.43% |
| POSTDEVELOPMENT        |          |              |        |
| BUILDING:              | 2.91 AC  | 126,849 S.F. | 19.58% |
| PARKING/SIDEWALK:      | 3.58 AC  | 155,814 S.F. | 24.05% |
| TOTAL IMPERVIOUS:      | 6.49 AC  | 282,663 S.F. | 43.64% |
| PERVIOUS SURFACE:      | 8.38 AC  | 365,098 S.F. | 56.36% |

| C-1 BUILDING SETBACK TABLE |     |
|----------------------------|-----|
| FRONT                      | 25' |
| SIDE                       | 10' |
| REAR                       | 25' |

| PARKING REQUIREMENTS:                                                                  |  |
|----------------------------------------------------------------------------------------|--|
| REQUIREMENT FOR OFFICE: 1 SPACE / 300 SQ. FT.                                          |  |
| REQUIRED: 1996 SQ. FT. / 300 = 6.65 SPACES                                             |  |
| REQUIREMENT FOR SINGLE-FAMILY DWELLING: 2 SPACES / DWELLING UNIT                       |  |
| REQUIRED: 1 DWELLING UNIT = 2 SPACES                                                   |  |
| REQUIREMENT FOR RESIDENTIAL MINI STORAGE:                                              |  |
| 1 SPACE FOR EACH 5 STORAGE BAYS, OR 1 SPACE PER 1000 SQUARE FEET, WHICHEVER IS GREATER |  |
| REQUIRED: 124,853 SQ. FT. / 1000 = 125 SPACES                                          |  |
| OR 588 STORAGE BAYS / 5 = 118 SPACES                                                   |  |
| *A WAIVER HAS BEEN REQUESTED FROM THIS REQUIREMENT                                     |  |
| TOTAL SPACES PROVIDED = 23                                                             |  |
| REQUIRED ADA SPACES = 1 SPACES                                                         |  |
| PROVIDED ADA SPACES = 1 SPACES                                                         |  |



| LEGEND |                        |
|--------|------------------------|
| ✕      | CALCULATED POINT       |
| ●      | FOUND RAILROAD SPIKE   |
| ○      | SET IRON PIN & CAP     |
| ○      | POWER POLE             |
| △      | CENTERLINE MARKER      |
| ⊙      | SEWER MANHOLE          |
| ⊕      | FIRE HYDRANT           |
| ✱      | STREET LIGHT           |
| ---    | EXISTING 8" SEWER LINE |
| ---    | PROPOSED 8" SEWER LINE |
| ---    | EXISTING WATERLINE     |
| ---    | PROPOSED 6" WATER LINE |
| ---    | CENTERLINE STREET      |
| ---    | BUILDING SETBACK       |
| ---    | UTILITY EASEMENT       |
| ---    | NEW 5' SIDEWALK        |
| ---    | UTILITY CROSSING       |
| ---    | EXISTING CONTOUR       |
| ---    | FINISHED CONTOUR       |

| PROJECT DETAILS   |                    |
|-------------------|--------------------|
| PROJECT TITLE:    | OSARK SELF STORAGE |
| PROJECT LOCATION: | TONTITOWN, AR      |

| REVISIONS   |                  |
|-------------|------------------|
| DATE:       | 7-24-18          |
| DRAWN BY:   | CZ               |
| PROJECT #:  | 2018048          |
| FILE PATH:  | Z:\SD\2018048\LS |
| SHEET SIZE: | 22" x 34"        |
| SCALE:      | 1" = 50'         |

| SHEET TITLE                            |  |
|----------------------------------------|--|
| LARGE SCALE DEVELOPMENT + UTILITY PLAN |  |
| SHEET NUMBER                           |  |
| C 1.01                                 |  |