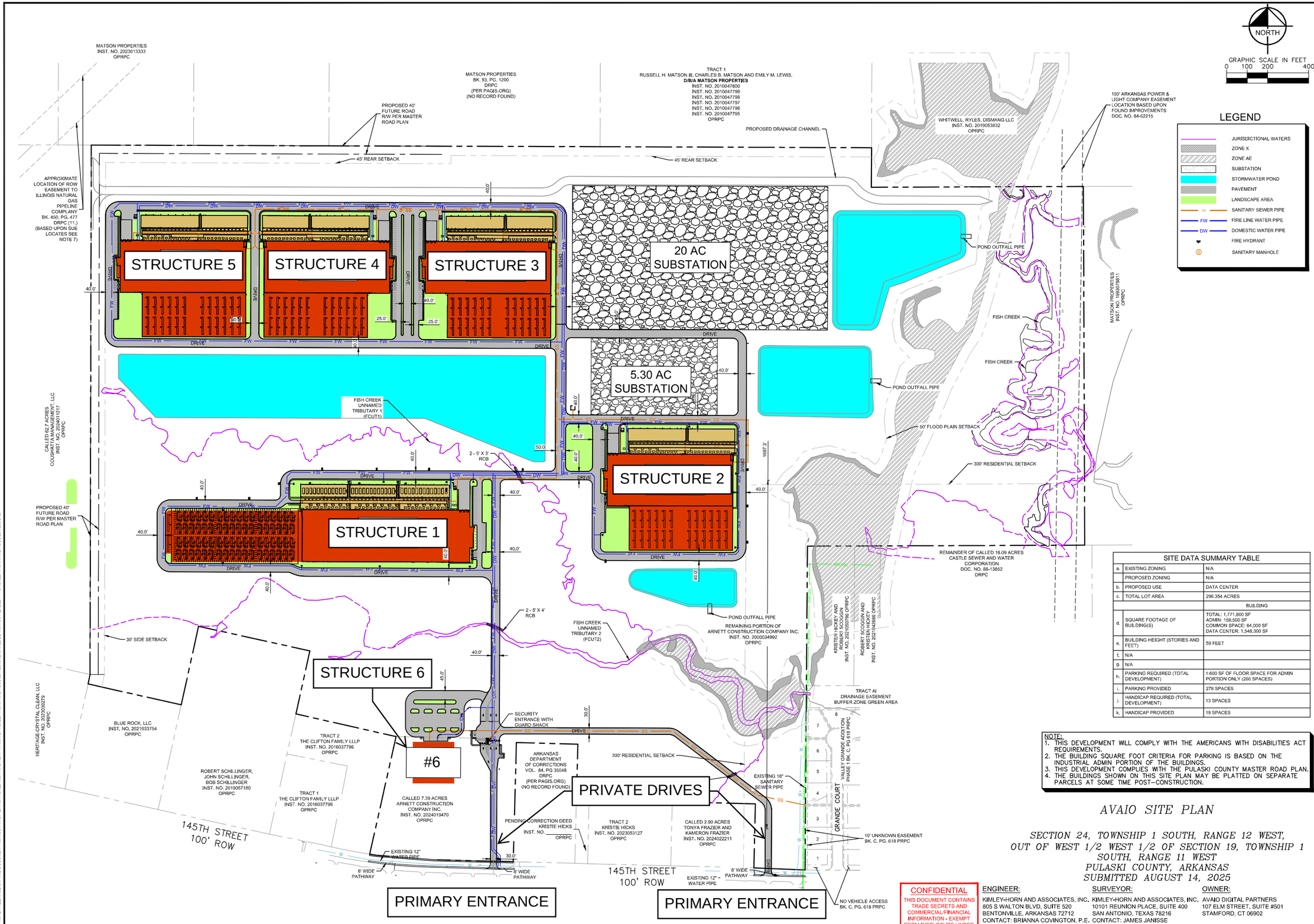


SITE DATA SUMMARY TABLE		
a.	EXISTING ZONING	N/A
	PROPOSED ZONING	N/A
b.	PROPOSED USE	DATA CENTER
c.	TOTAL LOT AREA	296.354 ACRES
		BUILDING
d.	SQUARE FOOTAGE OF BUILDING(S)	TOTAL: 1,771,800 SF ADMIN: 159,500 SF COMMON SPACE: 64,000 SF DATA CENTER: 1,548,300 SF
e.	BUILDING HEIGHT (STORIES AND FEET)	59 FEET
f.	N/A	
g.	N/A	
h.	PARKING REQUIRED (TOTAL DEVELOPMENT)	1:600 SF OF FLOOR SPACE FOR ADMIN PORTION ONLY (266 SPACES)
i.	PARKING PROVIDED	278 SPACES
j.	HANDICAP REQUIRED (TOTAL DEVELOPMENT)	13 SPACES
k.	HANDICAP PROVIDED	19 SPACES

NOTE:
1. THIS DEVELOPMENT WILL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
2. THE BUILDING SQUARE FOOT CRITERIA FOR PARKING IS BASED ON THE INDUSTRIAL ADMIN PORTION OF THE BUILDINGS.
3. THIS DEVELOPMENT COMPLIES WITH THE PULASKI COUNTY MASTER ROAD PLAN.
4. THE BUILDINGS SHOWN ON THIS SITE PLAN MAY BE PLATTED ON SEPARATE PARCELS AT SOME TIME POST-CONSTRUCTION.

AVAIO SITE PLAN

SECTION 24, TOWNSHIP 1 SOUTH, RANGE 12 WEST, OUT OF WEST 1/2 WEST 1/2 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 11 WEST
PULASKI COUNTY, ARKANSAS
SUBMITTED AUGUST 14, 2025

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SAN ANTONIO, TEXAS 78216
CONTACT: JAMES JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1921
PHONE: (210) 729-0100

OWNER:
AVAIO DIGITAL PARTNERS
107 ELM STREET, SUITE #501
STAMFORD, CT 06902

No.	REVISIONS	DATE	BY

Kimley»Horn

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BENTONVILLE, ARKANSAS 72712
PHONE: (479) 464-5000 FAX: (479) 464-5999
WWW.KIMLEY-HORN.COM
STATE OF ARKANSAS FIRM NO. 51

PROJECT No. 064567707
SHEET SIZE: 24"x36"
DATE: AUGUST 2025
SCALE: AS SHOWN
DESIGNED BY: KH
DRAWN BY: KH
CHECKED BY: KH

AVAIO SITE PLAN

PULASKI COUNTY, AR

OVERALL SITE PLAN

SHEET NUMBER
1

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PLOT SCALE:

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