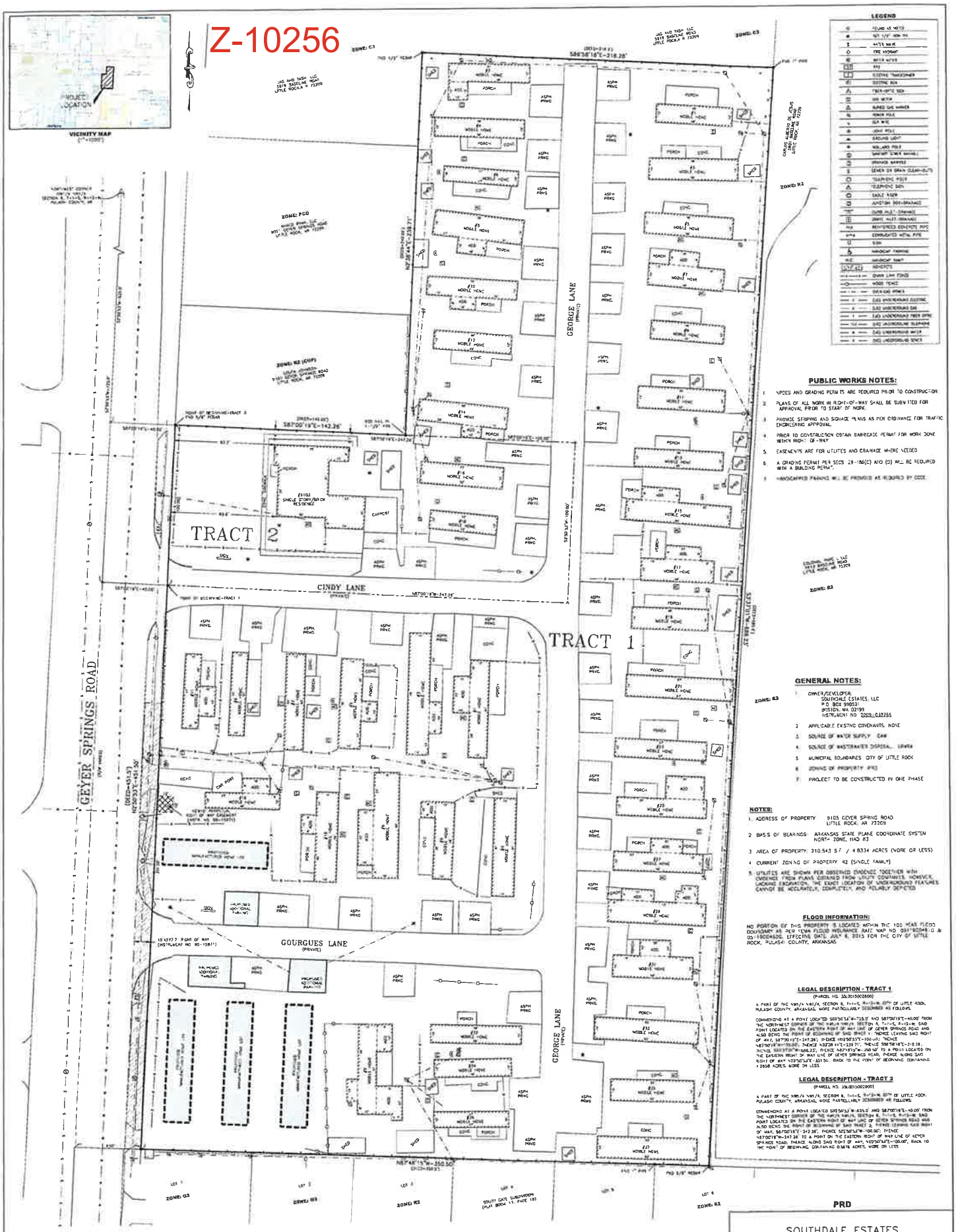
Z-10256


VICINITY MAP
TRACT 1
TRACT 2
GEYER SPRINGS ROAD
CINDY LANE
GEORGE LANE
GOURGUES LANE
ZONE: PCD
ZONE: R2
ZONE: C3
LEGEND
PUBLIC WORKS NOTES:
1. NPDES AND GRADING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
2. PLANS OF ALL WORK IN RIGHT-OF-WAY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
3. PROVIDE STRIPING AND SIGNAGE PLANS AS PER ORDINANCE FOR TRAFFIC ENGINEERING APPROVAL.
4. PRIOR TO CONSTRUCTION OBTAIN BARRICADE PERMIT FOR WORK ZONE WITHIN RIGHT-OF-WAY.
5. EASEMENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED.
6. A GRADING PERMIT PER SECS. 29-186(C) AND (D) WILL BE REQUIRED WITH A BUILDING PERMIT.
7. HANDICAPPED PARKING WILL BE PROVIDED AS REQUIRED BY CODE.
GENERAL NOTES:
1. OWNER/DEVELOPER: SOUTHDALE ESTATES, LLC P.O. BOX 990831 BOSTON, MA 02199 (STATE-WIDE) NO. 2008-032255
2. APPLICABLE EXISTING COVENANTS: NONE
3. SOURCE OF WATER SUPPLY: CAW
4. SOURCE OF WASTEWATER DISPOSAL: LRWRA
5. MUNICIPAL BOUNDARIES: CITY OF LITTLE ROCK
6. ZONING OF PROPERTY: PRD
7. PROJECT TO BE CONSTRUCTED IN ONE PHASE
NOTES:
1. ADDRESS OF PROPERTY: 9105 GEYER SPRING ROAD LITTLE ROCK, AR 72209
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83
3. AREA OF PROPERTY: 210,543 S.F. / 4.8334 ACRES (MORE OR LESS)
4. CURRENT ZONING OF PROPERTY: R2 (SINGLE FAMILY)
5. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
FLOOD INFORMATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05119C0418 G & 05119C0426G, EFFECTIVE DATE: JULY 6, 2015 FOR THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.
LEGAL DESCRIPTION - TRACT 1
LEGAL DESCRIPTION - TRACT 2
PRD
SOUTHDALE ESTATES
LOCATED IN THE NW1/4 OF SECTION 6 T-1-S, R-12-W CITY OF LITTLE ROCK, PULASKI COUNTY ARKANSAS
JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
DATE: DECEMBER 15, 2023
SCALE: 1" = 20'
PROJECT NUMBER: 23-330L
REVISION
USE AND BENEFIT: SOUTHDALE ESTATES, LLC
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCROACHMENTS EXCEPT AS SHOWN.
BENSON JOHN LEDOUX
PLS # 1600 (AR)
SCALE IN FEET