



VICINITY MAP
1" = 1000'

NOTES:

1. ADDRESS OF PROPERTY: 2510 W 65TH STREET, LITTLE ROCK, AR 72209
2. BASIS OF BEARINGS: ARKANSAS STATE PLANT COORDINATE SYSTEM, NORTH ZONE, NAD 83
3. AREA OF PROPERTY: 2.822757 / 3.0008 ACRES MORE OR LESS
4. CURRENT ZONING OF PROPERTY: C-3 (GENERAL COMMERCIAL)
5. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS DERIVED FROM UTILITY COMPANIES. WORKMAN, SAKS & ASSOCIATES, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.

Z-10257

PUBLIC WORKS NOTES:

1. NOTICES 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. PROPOSED STRIPING AND SIGNAGE PLANS AS PER DENANCE FOR TRAFFIC ENGINEERING APPROVAL
4. PRIOR TO CONSTRUCTION OBTAIN BARRICADE PERMITS FOR WORK CODE WITHIN RIGHT-OF-WAY
5. EXISTENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED
6. A GRADING PERMIT FOR SLOPE (2% MIN) AND (2) MIN. BE REQUIRED WITH A BUILDING PERMIT
7. HAND-CAPED PARKING WILL BE PROVIDED AS REQUIRED BY CODE

GENERAL NOTES:

1. OWNER/DEVELOPER: VICTORIA ESTATES, LLC, 2100 BIRCH STREET, BOSTON, VA 02199, INSTRUMENT NO. 2011-050072
2. APPLICABLE EXISTING GOVERNATIVE CODES
3. SOURCE OF WATER SUPPLY: C&W
4. SOURCE OF WASTEWATER DISPOSAL: LEWISA
5. MUNICIPAL JURISDICTION: CITY OF LITTLE ROCK
6. ZONING OF PROPERTY: PRD
7. PROJECT TO BE CONSTRUCTED IN ONE PHASE

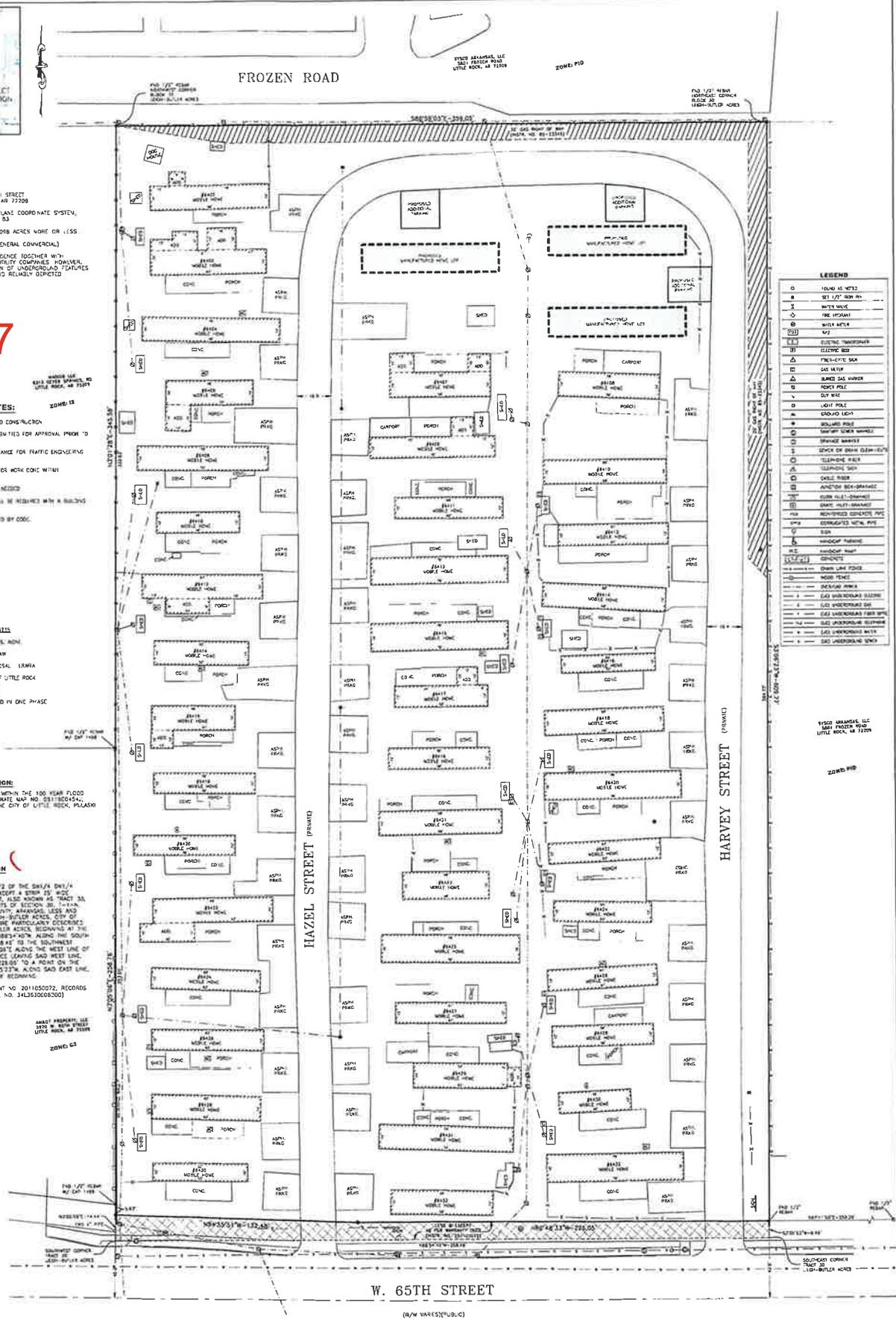
FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 28182D0454, EFFECTIVE DATE: FEBRUARY 16, 2017, FOR THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

LEGAL DESCRIPTION (RESUBDIVISION)

3.0008 ACRES BEING A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 30, T-11-N, R-12-W, EXCEPT A STRIP 25' WIDE ACROSS THE NORTH, RESERVED FOR A STREET, ALSO KNOWN AS TRACT 30, LEIGH-BUTLER ACRES, A SUBDIVISION OF PARTS OF SECTION 30, T-11-N, R-12-W, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT A PARCEL OF LAND SITUATED IN LEIGH-BUTLER ACRES, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF TRACT 30, LEIGH-BUTLER ACRES, BEGINNING AT THE SOUTHWEST CORNER OF TRACT 30, THENCE N89°20'27"W ALONG THE SOUTH LINE OF SAID TRACT 30, A DISTANCE OF 358.841' TO THE SOUTHWEST CORNER OF SAID TRACT 30, THENCE N00°00'00"W ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 14.44' THENCE LEAVING SAID WEST LINE S84°35'17"-132.44' THENCE S88°32'30" W 228.00' TO A POINT ON THE EAST LINE OF SAID TRACT 30, THENCE S03°00'27"W A LONG SAID EAST LINE, A DISTANCE OF 9.44', BACK TO THE POINT OF BEGINNING.

SAVE AS PROPERTY DESCRIBED IN INSTRUMENT NO. 2011050072, RECORDS OF PULASKI COUNTY CIRCUIT CLERK, (PARCEL NO. 24123000000)



LEGEND

○	ROUND UTILITY
●	8" DIA. 12" DEEP
○	12" DIA. 18" DEEP
○	18" DIA. 24" DEEP
○	24" DIA. 30" DEEP
○	30" DIA. 36" DEEP
○	36" DIA. 42" DEEP
○	42" DIA. 48" DEEP
○	48" DIA. 54" DEEP
○	54" DIA. 60" DEEP
○	60" DIA. 66" DEEP
○	66" DIA. 72" DEEP
○	72" DIA. 78" DEEP
○	78" DIA. 84" DEEP
○	84" DIA. 90" DEEP
○	90" DIA. 96" DEEP
○	96" DIA. 102" DEEP
○	102" DIA. 108" DEEP
○	108" DIA. 114" DEEP
○	114" DIA. 120" DEEP
○	120" DIA. 126" DEEP
○	126" DIA. 132" DEEP
○	132" DIA. 138" DEEP
○	138" DIA. 144" DEEP
○	144" DIA. 150" DEEP
○	150" DIA. 156" DEEP
○	156" DIA. 162" DEEP
○	162" DIA. 168" DEEP
○	168" DIA. 174" DEEP
○	174" DIA. 180" DEEP
○	180" DIA. 186" DEEP
○	186" DIA. 192" DEEP
○	192" DIA. 198" DEEP
○	198" DIA. 204" DEEP
○	204" DIA. 210" DEEP
○	210" DIA. 216" DEEP
○	216" DIA. 222" DEEP
○	222" DIA. 228" DEEP
○	228" DIA. 234" DEEP
○	234" DIA. 240" DEEP
○	240" DIA. 246" DEEP
○	246" DIA. 252" DEEP
○	252" DIA. 258" DEEP
○	258" DIA. 264" DEEP
○	264" DIA. 270" DEEP
○	270" DIA. 276" DEEP
○	276" DIA. 282" DEEP
○	282" DIA. 288" DEEP
○	288" DIA. 294" DEEP
○	294" DIA. 300" DEEP
○	300" DIA. 306" DEEP
○	306" DIA. 312" DEEP
○	312" DIA. 318" DEEP
○	318" DIA. 324" DEEP
○	324" DIA. 330" DEEP
○	330" DIA. 336" DEEP
○	336" DIA. 342" DEEP
○	342" DIA. 348" DEEP
○	348" DIA. 354" DEEP
○	354" DIA. 360" DEEP
○	360" DIA. 366" DEEP
○	366" DIA. 372" DEEP
○	372" DIA. 378" DEEP
○	378" DIA. 384" DEEP
○	384" DIA. 390" DEEP
○	390" DIA. 396" DEEP
○	396" DIA. 402" DEEP
○	402" DIA. 408" DEEP
○	408" DIA. 414" DEEP
○	414" DIA. 420" DEEP
○	420" DIA. 426" DEEP
○	426" DIA. 432" DEEP
○	432" DIA. 438" DEEP
○	438" DIA. 444" DEEP
○	444" DIA. 450" DEEP
○	450" DIA. 456" DEEP
○	456" DIA. 462" DEEP
○	462" DIA. 468" DEEP
○	468" DIA. 474" DEEP
○	474" DIA. 480" DEEP
○	480" DIA. 486" DEEP
○	486" DIA. 492" DEEP
○	492" DIA. 498" DEEP
○	498" DIA. 504" DEEP
○	504" DIA. 510" DEEP
○	510" DIA. 516" DEEP
○	516" DIA. 522" DEEP
○	522" DIA. 528" DEEP
○	528" DIA. 534" DEEP
○	534" DIA. 540" DEEP
○	540" DIA. 546" DEEP
○	546" DIA. 552" DEEP
○	552" DIA. 558" DEEP
○	558" DIA. 564" DEEP
○	564" DIA. 570" DEEP
○	570" DIA. 576" DEEP
○	576" DIA. 582" DEEP
○	582" DIA. 588" DEEP
○	588" DIA. 594" DEEP
○	594" DIA. 600" DEEP
○	600" DIA. 606" DEEP
○	606" DIA. 612" DEEP
○	612" DIA. 618" DEEP
○	618" DIA. 624" DEEP
○	624" DIA. 630" DEEP
○	630" DIA. 636" DEEP
○	636" DIA. 642" DEEP
○	642" DIA. 648" DEEP
○	648" DIA. 654" DEEP
○	654" DIA. 660" DEEP
○	660" DIA. 666" DEEP
○	666" DIA. 672" DEEP
○	672" DIA. 678" DEEP
○	678" DIA. 684" DEEP
○	684" DIA. 690" DEEP
○	690" DIA. 696" DEEP
○	696" DIA. 702" DEEP
○	702" DIA. 708" DEEP
○	708" DIA. 714" DEEP
○	714" DIA. 720" DEEP
○	720" DIA. 726" DEEP
○	726" DIA. 732" DEEP
○	732" DIA. 738" DEEP
○	738" DIA. 744" DEEP
○	744" DIA. 750" DEEP
○	750" DIA. 756" DEEP
○	756" DIA. 762" DEEP
○	762" DIA. 768" DEEP
○	768" DIA. 774" DEEP
○	774" DIA. 780" DEEP
○	780" DIA. 786" DEEP
○	786" DIA. 792" DEEP
○	792" DIA. 798" DEEP
○	798" DIA. 804" DEEP
○	804" DIA. 810" DEEP
○	810" DIA. 816" DEEP
○	816" DIA. 822" DEEP
○	822" DIA. 828" DEEP
○	828" DIA. 834" DEEP
○	834" DIA. 840" DEEP
○	840" DIA. 846" DEEP
○	846" DIA. 852" DEEP
○	852" DIA. 858" DEEP
○	858" DIA. 864" DEEP
○	864" DIA. 870" DEEP
○	870" DIA. 876" DEEP
○	876" DIA. 882" DEEP
○	882" DIA. 888" DEEP
○	888" DIA. 894" DEEP
○	894" DIA. 900" DEEP
○	900" DIA. 906" DEEP
○	906" DIA. 912" DEEP
○	912" DIA. 918" DEEP
○	918" DIA. 924" DEEP
○	924" DIA. 930" DEEP
○	930" DIA. 936" DEEP
○	936" DIA. 942" DEEP
○	942" DIA. 948" DEEP
○	948" DIA. 954" DEEP
○	954" DIA. 960" DEEP
○	960" DIA. 966" DEEP
○	966" DIA. 972" DEEP
○	972" DIA. 978" DEEP
○	978" DIA. 984" DEEP
○	984" DIA. 990" DEEP
○	990" DIA. 996" DEEP
○	996" DIA. 1002" DEEP
○	1002" DIA. 1008" DEEP
○	1008" DIA. 1014" DEEP
○	1014" DIA. 1020" DEEP
○	1020" DIA. 1026" DEEP
○	1026" DIA. 1032" DEEP
○	1032" DIA. 1038" DEEP
○	1038" DIA. 1044" DEEP
○	1044" DIA. 1050" DEEP
○	1050" DIA. 1056" DEEP
○	1056" DIA. 1062" DEEP
○	1062" DIA. 1068" DEEP
○	1068" DIA. 1074" DEEP
○	1074" DIA. 1080" DEEP
○	1080" DIA. 1086" DEEP
○	1086" DIA. 1092" DEEP
○	1092" DIA. 1098" DEEP
○	1098" DIA. 1104" DEEP
○	1104" DIA. 1110" DEEP
○	1110" DIA. 1116" DEEP
○	1116" DIA. 1122" DEEP
○	1122" DIA. 1128" DEEP
○	1128" DIA. 1134" DEEP
○	1134" DIA. 1140" DEEP
○	1140" DIA. 1146" DEEP
○	1146" DIA. 1152" DEEP
○	1152" DIA. 1158" DEEP
○	1158" DIA. 1164" DEEP
○	1164" DIA. 1170" DEEP
○	1170" DIA. 1176" DEEP
○	1176" DIA. 1182" DEEP
○	1182" DIA. 1188" DEEP
○	1188" DIA. 1194" DEEP
○	1194" DIA. 1200" DEEP
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○	1284" DIA. 1290" DEEP
○	1290" DIA. 1296" DEEP
○	1296" DIA. 1302" DEEP
○	1302" DIA. 1308" DEEP
○	1308" DIA. 1314" DEEP
○	1314" DIA. 1320" DEEP
○	1320" DIA. 1326" DEEP
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○	1332" DIA. 1338" DEEP
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○	1350" DIA. 1356" DEEP
○	1356" DIA. 1362" DEEP
○	1362" DIA. 1368" DEEP
○	1368" DIA. 1374" DEEP
○	1374" DIA. 1380" DEEP
○	1380" DIA. 1386" DEEP
○	1386" DIA. 1392" DEEP
○	1392" DIA. 1398" DEEP
○	1398" DIA. 1404" DEEP
○	1404" DIA. 1410" DEEP
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○	1470" DIA. 1476" DEEP
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○	1488" DIA. 1494" DEEP
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○	1578" DIA. 1584" DEEP
○	1584" DIA. 1590" DEEP
○	1590" DIA. 1596" DEEP
○	1596" DIA. 1602" DEEP
○	1602" DIA. 1608" DEEP
○	1608" DIA. 1614" DEEP
○	1614" DIA. 1620" DEEP
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○	1626" DIA. 1632" DEEP
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○	1638" DIA. 1644" DEEP
○	1644" DIA. 1650" DEEP
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○	1794" DIA. 1800" DEEP
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○	1824" DIA. 1830" DEEP
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○	1842" DIA. 1848" DEEP
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○	1854" DIA. 1860" DEEP
○	1860" DIA. 1866" DEEP
○	1866" DIA. 1872" DEEP
○	1872" DIA. 1878" DEEP
○	1878" DIA. 1884" DEEP
○	1884" DIA. 1890" DEEP
○	1890" DIA. 1896" DEEP
○	1896" DIA. 1902" DEEP
○	1902" DIA. 1908" DEEP
○	1908" DIA. 1914" DEEP
○	1914" DIA. 1920" DEEP
○	1920" DIA. 1926" DEEP
○	1926" DIA. 1932" DEEP
○	1932" DIA. 1938" DEEP
○	1938" DIA. 1944" DEEP
○	1944" DIA. 1950" DEEP
○	1950" DIA. 1956" DEEP
○	1956" DIA. 1962" DEEP
○	1962" DIA. 1968" DEEP
○	1968" DIA. 1974" DEEP
○	1974" DIA. 1980" DEEP
○	1980" DIA. 1986" DEEP
○	1986" DIA. 1992" DEEP
○	1992" DIA. 1998" DEEP
○	1998" DIA. 2004" DEEP
○	2004" DIA. 2010" DEEP
○	2010" DIA. 2016" DEEP
○	2016" DIA. 2022" DEEP
○	2022" DIA. 2028" DEEP
○	2028" DIA. 2034" DEEP
○	2034" DIA. 2040" DEEP
○	2040" DIA. 2046" DEEP
○	2046" DIA. 2052" DEEP
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○	2058" DIA. 2064" DEEP
○	2064" DIA. 2070" DEEP
○	2070" DIA. 2076" DEEP
○	2076" DIA. 2082" DEEP
○	2082" DIA. 2088" DEEP
○	2088" DIA. 2094" DEEP
○	2094" DIA. 2100" DEEP
○	2100" DIA. 2106" DEEP
○	2106" DIA. 2112" DEEP
○</	