



VICINITY MAP
(1"=3000')

LEGEND

○	FOUND AS NOTED
●	SET 1/2" IRON PIN
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	WATER METER
⊠	RPZ
⊞	ELECTRIC TRANSFORMER
⊡	ELECTRIC BOX
⊠	FIBER-OPTIC SIGN
⊠	GAS METER
⊠	BURIED GAS MARKER
⊠	POWER POLE
⊠	GUY WIRE
⊠	LIGHT POLE
⊠	GROUND LIGHT
⊠	BOLLARD POLE
⊠	SANITARY SEWER MANHOLE
⊠	DRAINAGE MANHOLE
⊠	SEWER OR DRAIN CLEAN-OUTS
⊠	TELEPHONE RISER
⊠	TELEPHONE SIGN
⊠	CABLE RISER
⊠	JUNCTION BOX--DRAINAGE
⊠	CURB INLET--DRAINAGE
⊠	GRATE INLET--DRAINAGE
rcp	REINFORCED CONCRETE PIPE
cmp	CORRUGATED METAL PIPE
⊠	SIGN
⊠	HANDICAP PARKING
H.C.	HANDICAP RAMP
⊠	CONCRETE
-x-x-	CHAIN LINK FENCE
⊠	WOOD FENCE
---	OVERHEAD POWER
-E-	(UG) UNDERGROUND ELECTRIC
-G-	(UG) UNDERGROUND GAS
-T-	(UG) UNDERGROUND FIBER OPTIC
-TE-	(UG) UNDERGROUND TELEPHONE
-W-	(UG) UNDERGROUND WATER
-S-	(UG) UNDERGROUND SEWER

NOTES:

- ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
- EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:20,000
- AREA OF PROPERTY: 67,376.11 S.F. ± 1.5467 ACRES

EXIST STORM WATER DETENTION

PROP STORM WATER DETENTION

GENERAL NOTES:

- OWNER:
SNELL NORTH CUT ELECTRIC, LLC
13401 KANIS ROAD
LITTLE ROCK, AR 72211
- DEVELOPER (UNDER CONTRACT)
HAY'S HOLDINGS, LLC
13423 KANIS ROAD
LITTLE ROCK, AR 72211
- APPLICABLE EXISTING COVENANTS: NONE
- SOURCE OF WATER SUPPLY: CAW
- SOURCE OF WASTEWATER DISPOSAL: LRWRA
- MUNICIPAL BOUNDARIES: CITY OF LITTLE ROCK
- ZONING OF PROPERTY: POD
- PROJECT TO BE CONSTRUCTED IN ONE PHASE

BUILDING SETBACKS (LOT 2R-A THRU 2R-C)

BUILDING SETBACKS (LOT 1-R)

FRONT	25'
REAR	15'
SIDE	10'

FRONT	25'
REAR	25'
SIDE	5'

LEGAL DESCRIPTION

TRACTS 1 AND 2, SNELL ADDITION AND BEING SHOWN ON PLAT RECORDED IN PLAT BOOK E, PAGE 470, RECORDS OF PULASKI COUNTY.

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05119C0431G, EFFECTIVE DATE: JULY 6, 2015 FOR PULASKI COUNTY.

PLANNED OFFICE DEVELOPMENT

LOTS 1 & 2
SNELL SUBDIVISION

LITTLE ROCK, PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

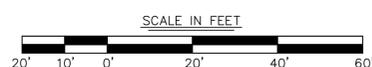
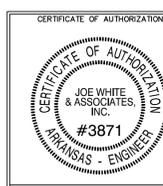
DATE: DECEMBER 17, 2025 SCALE: 1" = 20'
PROJECT NUMBER: 25-465L

PUBLIC WORKS NOTES:

- NPDES AND GRADING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
- THIS PROPERTY COMPLIES WITH STORM WATER DETENTION ORDINANCE.
- PLANS OF ALL WORK IN RIGHT-OF-WAY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
- PROVIDE STRIPING AND SIGNAGE PLANS AS PER ORDINANCE FOR TRAFFIC ENGINEERING APPROVAL.
- PRIOR TO CONSTRUCTION OBTAIN BARRICADE PERMIT FOR WORK DONE WITHIN RIGHT-OF-WAY.
- EASEMENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED
- A GRADING PERMIT PER SECS. 29-186(C) AND (D) WILL BE REQUIRED WITH A BUILDING PERMIT.
- HANDICAPPED PARKING WILL BE PROVIDED AS REQUIRED BY CODE.
- BUILDING COVERAGE:
AREA OF PROPERTY: 67,376.11 S.F.
AREA OF BUILDING: 8,000 S.F.
PERCENT OF BUILDING COVERAGE: 11.87%

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 J. LEBOEUF
PLS # 1900 (AR)



DATE	DESCRIPTION	BY