

PLANS FOR

REVISIONS TO THE SITE PLAN

SERVING

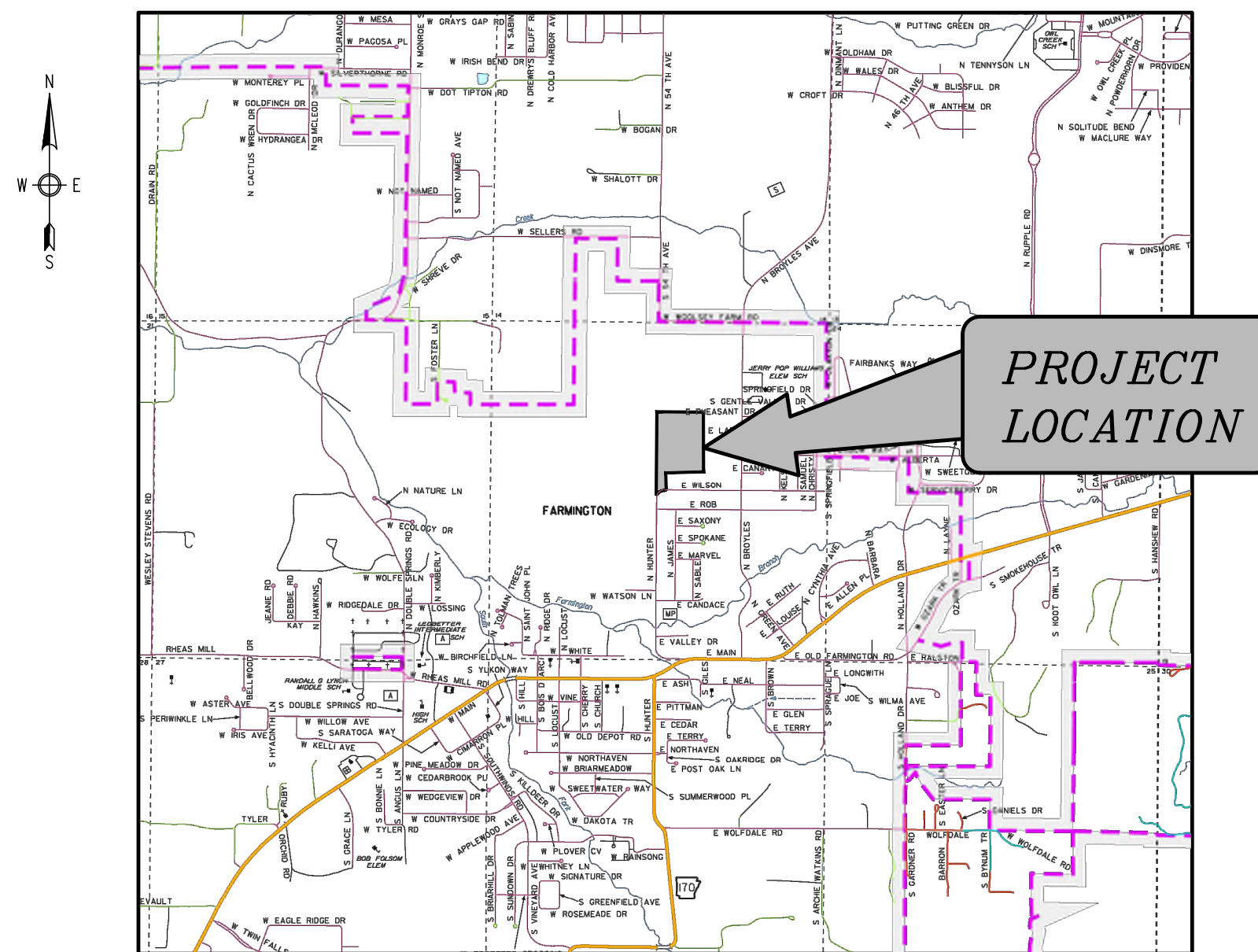
FARMINGTON HILLS COMMUNITY

IN THE CITY OF

FARMINGTON, ARKANSAS



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
-	COVER
1	APPROVED SITE PLAN
2	REVISED SITE PLAN



VICINITY MAP

May 23, 2023

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
 SPRINGDALE, ARKANSAS
 PHONE: 479-751-8733
 FAX: 479-751-8746
 WWW.ENGINEERINGSERVICES.COM

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

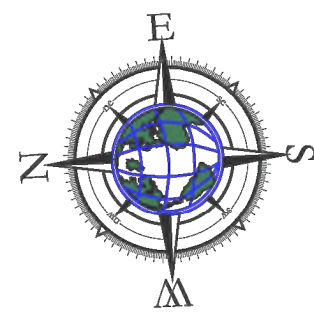
THOMAS J. APPEL, P.E. No. 13828
 ENGINEERING SERVICES, INC.

NOTES :

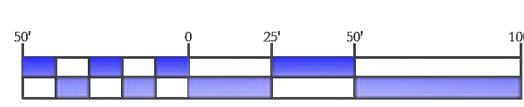
1. ALL PAVING AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF FARMINGTON, ARKANSAS.
2. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF FARMINGTON.
3. REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODE AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN OF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.
4. ALL WATER & SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER FACILITIES OF THE CITY OF FAYETTEVILLE UTILITIES DEPARTMENT.

Building Information:

Type	Units	Stories	Height	Area/Volume	Total Units	Type
Duplex	(2)	2 BR Units	1 Story	/ 16 ft	2,929.41 sf	x 57 Bldgs = 114 Units



GRAPHIC SCALE



Sign Legend:

Symbol	Code	Description	Size	Notes
STOP	81-1	Stop Sign	24 x 24	U-Channel

Site Plan Notes:

- SN-01 Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
- SN-02 Street Light per Municipal Standards.
- SN-03 Taper Curb & Gutter to Match Existing
- SN-05 Taper Curb from 6" to 0" in 2'-0"
- SN-10 Match Existing Sidewalk
- SN-12 Accessible Ramp in Sidewalk
- SN-15 End of Curb
- SN-19 Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Strip.
- All radii shall be 4 feet at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section details.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.

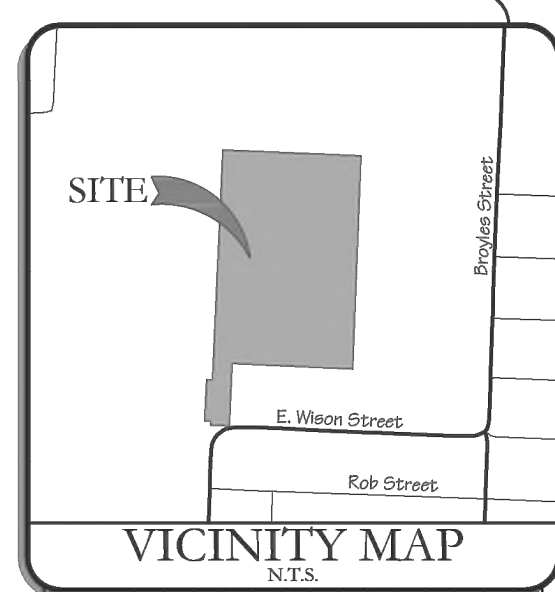
Proposed Features:

Feature	Description
Property Line	Property Line
Offset Property Line	Offset Property Line
Right-Of-Way Line	Right-Of-Way Line
Setback Line	Setback Line
Easement Line	Easement Line
Zoning Limits	Street / Drive Centerline
Thickened Edge Of Pavement	Curb And Gutter (See Site Plan For Size)
Edge Of Gravel	Thickened Edge Of Pavement
Firelane Striping	Firelane Striping
Asphalt Pavement (See Detail Sheet For Pavement Sections)	Asphalt Pavement (See Detail Sheet For Pavement Sections)
Concrete Pavement (See Detail Sheet For Pavement Sections)	Concrete Pavement (See Detail Sheet For Pavement Sections)
Concrete Sidewalk (See Site Plan For Dimensions)	Concrete Sidewalk (See Site Plan For Dimensions)
General Fence Line (See Plan For Type)	General Fence Line (See Plan For Type)
Chain Link Fence Line	Chain Link Fence Line
Board Fence Line	Board Fence Line
Parking Counter	Parking Counter
Storm Catch Basin(s)	Storm Catch Basin(s)
Retaining Wall	Retaining Wall
See Utility Plan For Line Sizes	See Utility Plan For Line Sizes
Gate Valve	Gate Valve
Fire Hydrant & Assembly	Fire Hydrant & Assembly
Water Meter - Single	Water Meter - Single
Water Meter - Double	Water Meter - Double
Sanitary Sewer Manhole	Sanitary Sewer Manhole
Utility Pole	Utility Pole
Light Pole	Light Pole

Note:
 Only Symbols That Appear On This Sheet Are Shown In This Legend.
 See Survey For Existing Features Legend.
 See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION	
Gross Site Area:	719,769.88 sf 16.52 acres
Proposed Dedicated R.O.W:	0.00 sf 0.00 acres
Net Site Area:	719,769.88 sf 16.52 acres
Zoning:	District MF-1, Multi-Family Residential
ZONING REGULATIONS	
Front Setback:	25 ft
Side Setback:	10 ft
Rear Setback:	10 ft
Lot Frontage:	75 ft
Min. land area per dwelling unit (6,000 sf / DU):	684,000.00 sf
Max Building Height:	35 ft
SITE INFORMATION	
Total Paved Area:	0.00 sf 0.00 acres
Total Sidewalk Area:	0.00 sf 0.00 acres
Total Building Footprint Area:	166,976.47 sf 3.83 acres
Total Impervious Area:	166,976.47 sf 23.2%
Total PerVIOUS Area:	552,793.41 sf 76.8%
PARKING REGULATIONS	
Required Spaces Ratio:	4 Spaces / Duplex
Required Spaces (Total):	228
Provided Spaces (Total):	228



REVISIONS:

NO.	DATE	DESCRIPTION

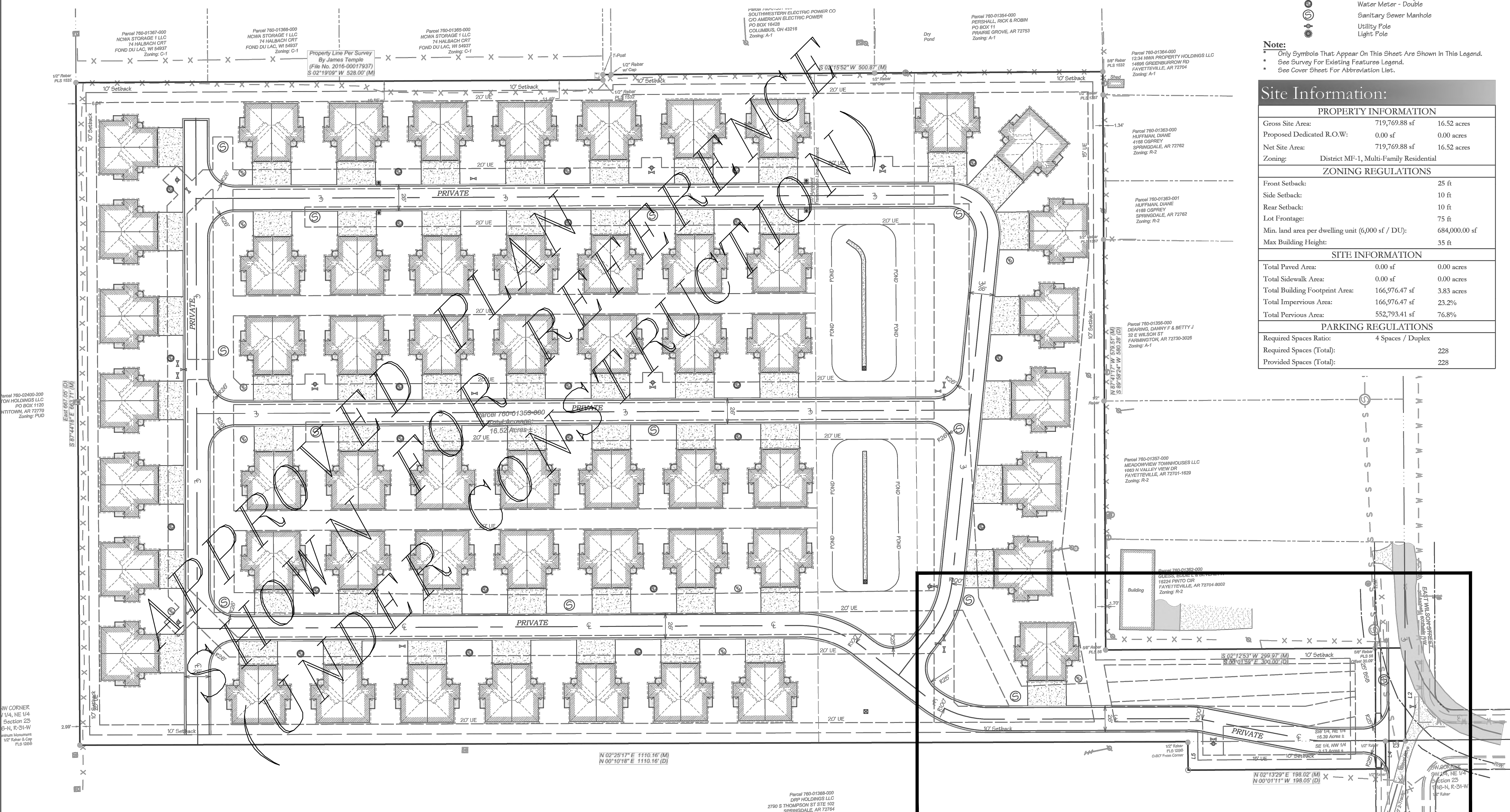
Site Plan
 Large Scale Development For:
Farmington Hills Community
 E. Wilson Street Farmington, AR
Lots 102 Holdings, LLC
 128 Southwinds Road, Suite 4
 Farmington, AR 72730
 (479) 267-9900

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

PREPARED BY:
BLEW & ASSOCIATES, PA
 CIVIL ENGINEERS & LAND SURVEYORS
 3825 NORTH SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 OFFICE: 479.443.4506
 FAX: 479.582.1883
 www.BLEWPA.com

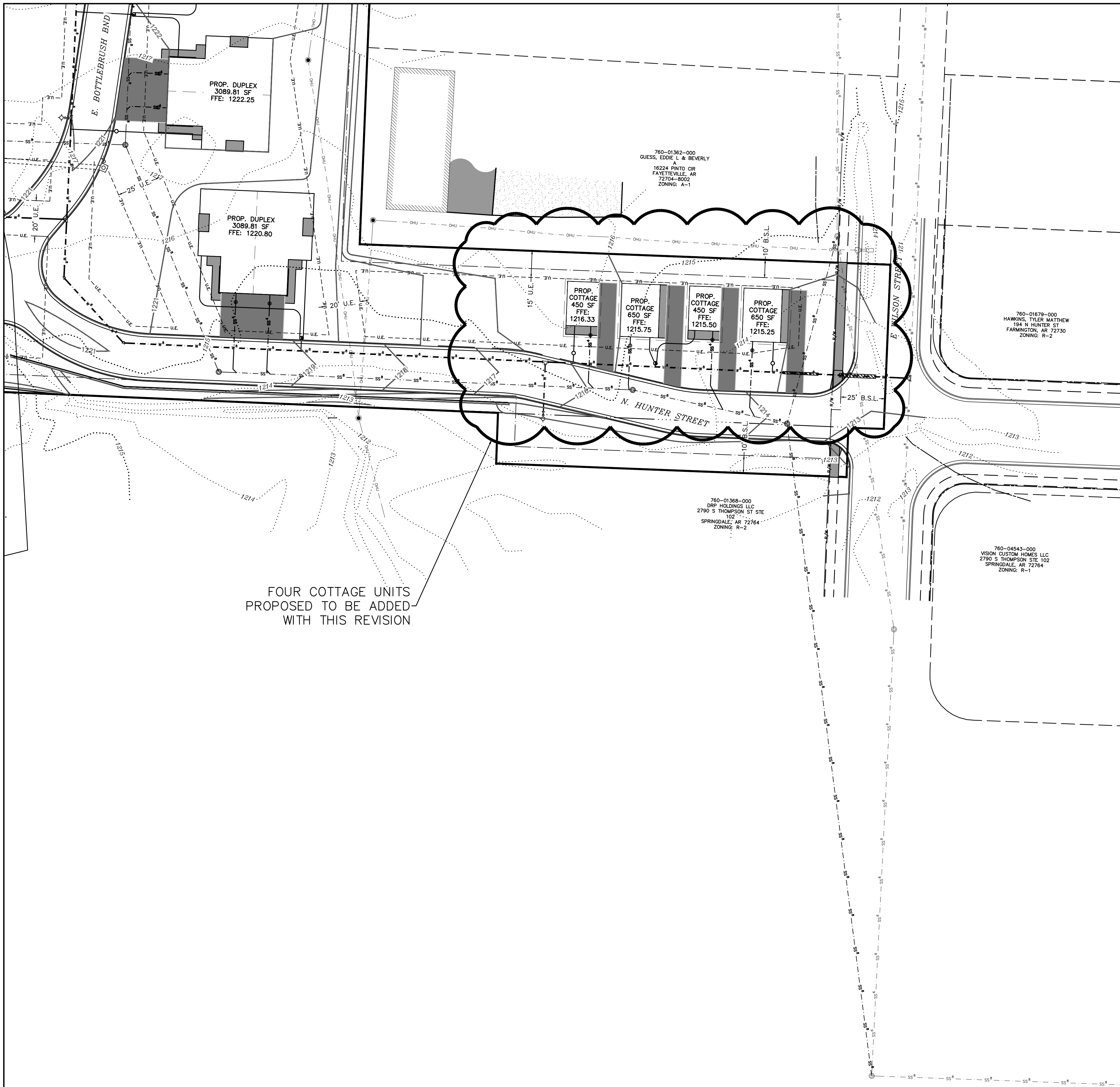
Certificate of Authorization # 1534

DATE: 2021-03-09 JOB NUMBER: 20-4671
 DRAWN BY: J. Du Quaine REVIEWED BY: [Signature]
 DRAWING NUMBER: 20-4671 Civil 002.dwg
 SHEET NUMBER: C2



REVISION AREA - SEE SHEET TWO

p: 20-4671_jplanner_properties_farmington duplexes (form stms) (civil drawing) (20-4671_civil 002.dwg - Printed on 3/9/2021 7:00:02 AM @ a scale of 1:1 to autocad.pdf (maltan.fib) (ib) (pc) 3 by Jorge D. Quaine



FOUR COTTAGE UNITS
PROPOSED TO BE ADDED
WITH THIS REVISION

LEGEND

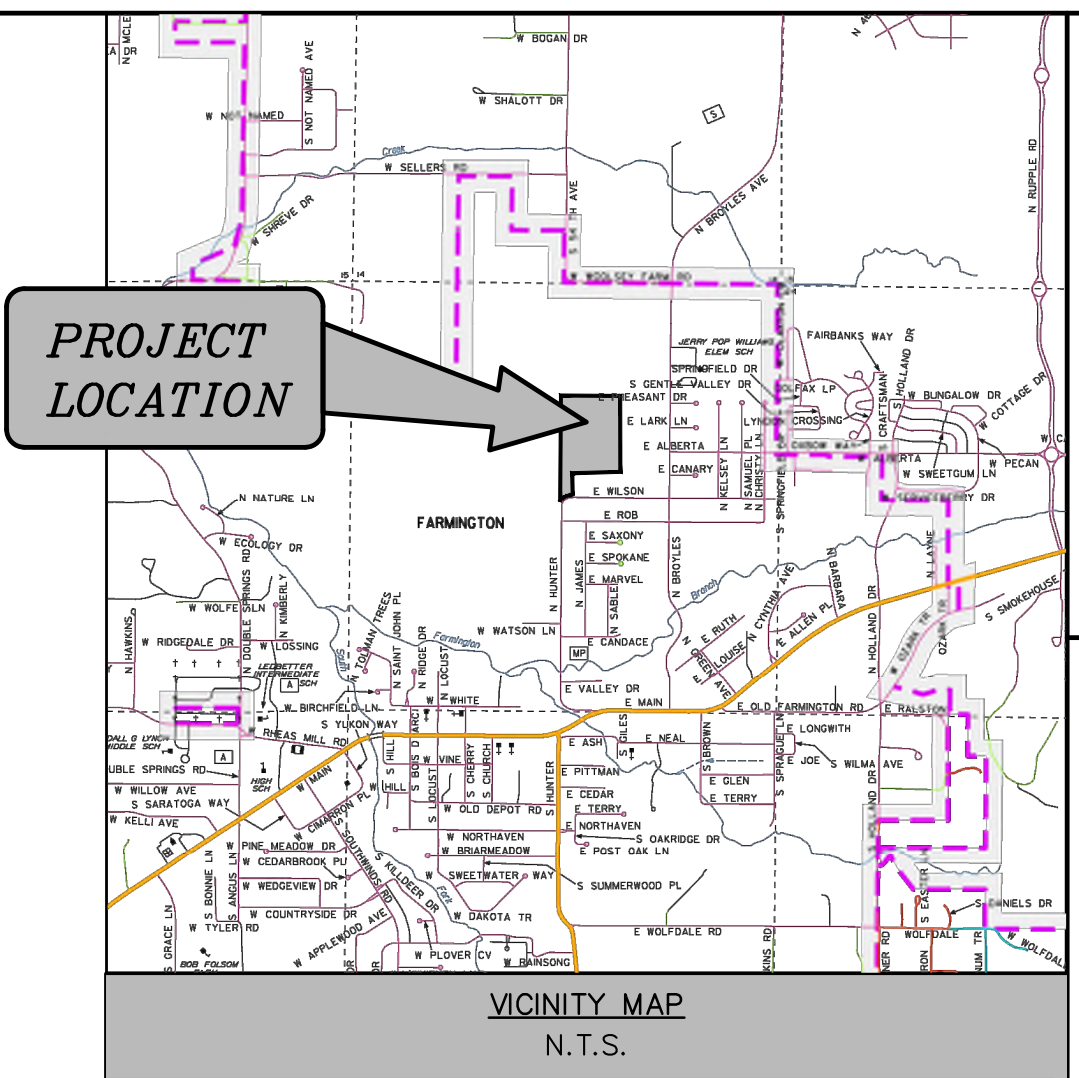
●	IRON PIN FOUND
○	IRON PIN SET
---	PROPERTY LINE
- - -	EX. EASEMENT LINE
- - -	EX. BUILDING SETBACK LINE
- - -	EX. ROAD CENTERLINE
- - -	EX. CURB & GUTTER
- - -	EX. WATER LINE
- - -	EX. 8" SEWER LINE
- - -	EX. STORM DRAIN LINE
- - -	EX. OVERHEAD POWER LINE
- - -	EX. FIBER OPTIC LINE
- - -	EX. WATER METER
- - -	EX. FIRE HYDRANT
- - -	EX. SEWER MANHOLE
- - -	EX. POWER POLE
- - -	EX. WATER VALVE
- - -	EX. LIGHT POLE
- - -	EX. WATER METER
- - -	EX. CONTOUR
- - -	PROPOSED CONTOUR
- - -	PROPOSED FENCE
- - -	PROPOSED EASEMENT LINE
- - -	PROPOSED BUILDING SETBACK LINE
- - -	PROPOSED CURB & GUTTER
- - -	PROPOSED FIRE HYDRANT
- - -	PROPOSED WATERLINE
- - -	PROPOSED SEWER MANHOLE & PIPE
- - -	PROPOSED SINGLE WATER SERVICE
- - -	PROPOSED DOUBLE WATER SERVICE
- - -	PROPOSED SEWER SERVICE
- - -	PROPOSED LIGHT POLE
- - -	PROPOSED HANDICAP RAMP
- - -	PROPOSED STORM BOX & PIPE

PARCEL 760-01353-000:

LEGAL DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND ALUMINUM MONUMENT FOR THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, AND RUNNING THENCE S87°44'18"E 663.71' TO A FOUND IRON PIN, THENCE S02°19'09"W 528.00' TO A FOUND IRON PIN, THENCE S87°44'18"E 5.40' TO A FOUND T-POST, THENCE S02°19'09"W 500.87' TO A FOUND IRON PIN, THENCE N87°41'17"W 579.51' TO A FOUND IRON PIN, THENCE S02°12'53"W 299.97' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N02°12'53"E 30.09', THENCE N87°39'06"W 92.82' TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE N01°50'56"E 20.02' TO A FOUND IRON PIN, THENCE N87°56'14"W 27.89' TO A FOUND IRON PIN, THENCE N02°13'29" 189.02' TO A SET IRON PIN, THENCE S87°56'09"E 28.60' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N87°56'09"W 0.60', THENCE N02°25'17" 1110.16' TO THE POINT OF BEGINNING, CONTAINING 16.52 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

FEMA FLOODPLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #0514300215F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2ND, 2008.



OWNER: LOTS 102 HOLDING LLC
P.O. BOX 1527
FARMINGTON, AR 72730
(479) 267-9900

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762
(479) 751-8733

NET SITE AREA: 16.52 ACRES

GROSS SITE AREA: 16.52 ACRES

ZONING: MF-1 (MULTI-FAMILY RESIDENTIAL)

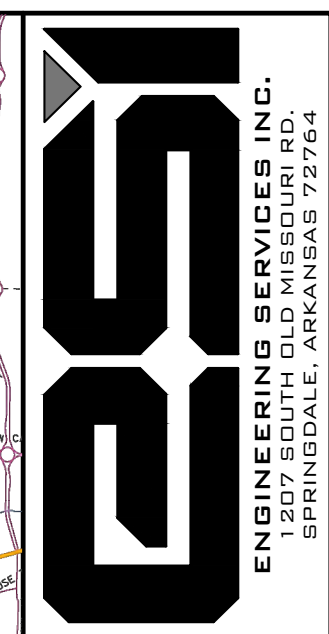
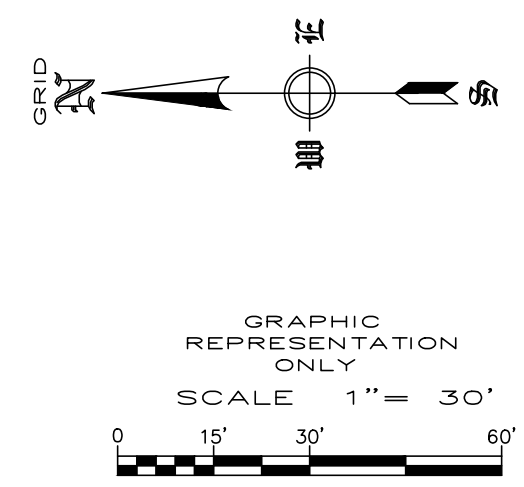
PROPOSED USE: DUPLEXES & COTTAGES

SETBACKS: FRONT: 25 FT
SIDE: 10 FT
REAR: 10 FT

PARKING REQUIRED: 4 SPACES/DUPLEX
1 SPACE/BEDROOM (COTTAGE)
57 DUPLEXES * 4 SPACES = 228 SPACES
1 BEDROOMS * 1 SPACE = 6 SPACES
234 PARKING SPACES REQUIRED

PARKING PROVIDED: 234 PARKING SPACES

- NOTES:**
- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
 - 2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
 - 3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - 4) MODIFIED CURB REQUIRED AT ALL DRIVES.
 - 5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
 - 6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 - 7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 - 8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
 - 9) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
 - 10) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.



REVISED SITE PLAN
FARMINGTON HILLS COMMUNITY
WILSON STREET
FARMINGTON, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: May 23, 2023
ENGINEER: IA
DRAWN BY: JP
W.O. #: 23923

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