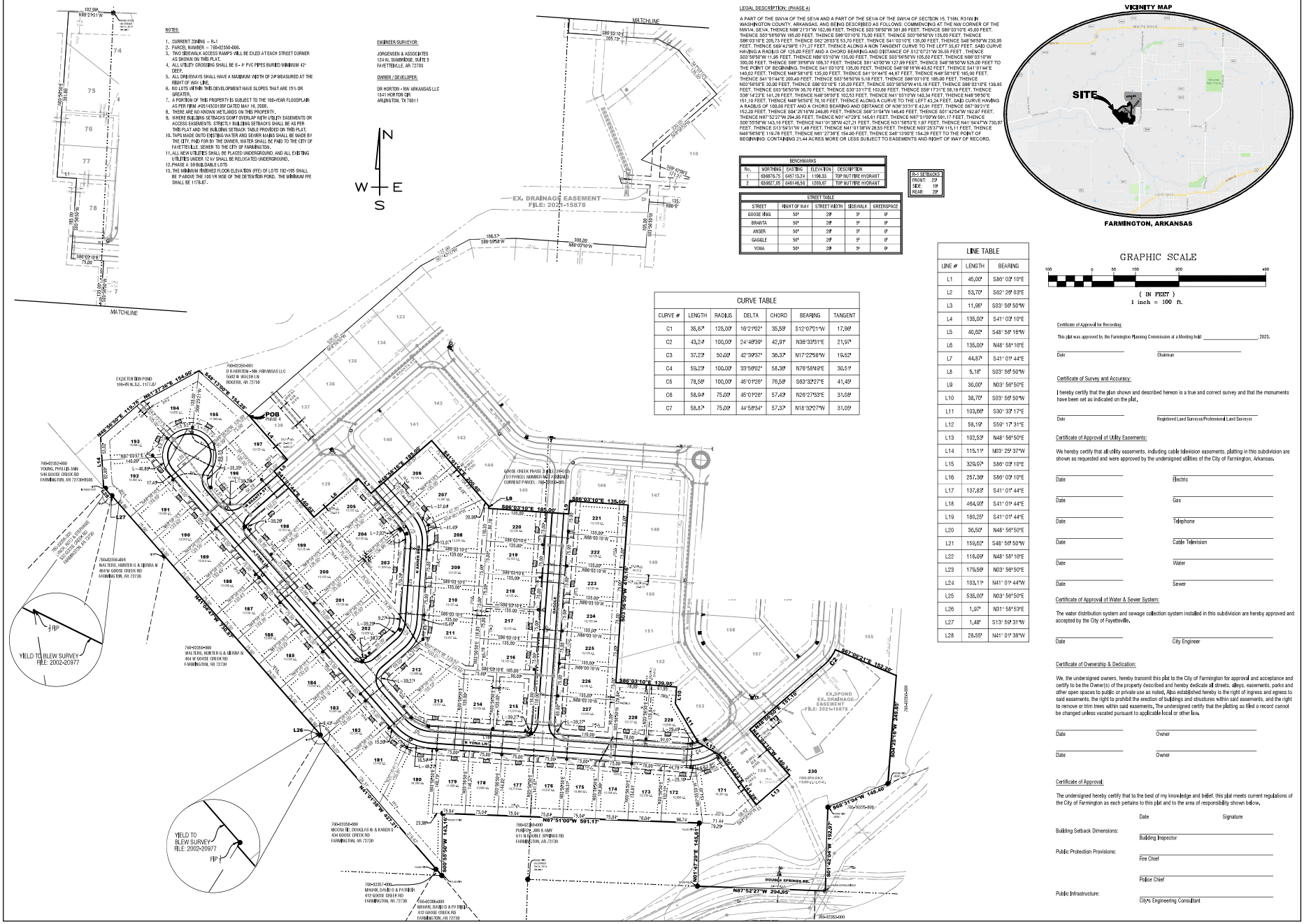
NOTES:
1. CURRENT ZONING – R-1
2. PARCEL NUMBER – 760-02350-006.
3. TWO SIDEWALK ACCESS RAMPS WILL BE EXED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
4. ALL UTILITY CROSSING SHALL BE 6 - 8" PVC PIPES BURIED MINIMUM 42" DEEP.
5. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
6. NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
7. A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0159F DATED MAY 16, 2008.
8. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
9. WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
10. TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER. WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE. SEWER TO THE CITY OF FARMINGTON.
11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
12. PHASE 4: 59 BUILDABLE LOTS
13. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) OF LOTS 192-195 SHALL BE H ABOVE THE 100 YR WSE OF THE DETENTION POND. THE MINIMUM FFE SHALL BE 1178.67'.
ENGINEER/SURVEYOR:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, SUITE 5
FAYETTEVILLE, AR 72703
OWNER / DEVELOPER:
DR HORTON - NW ARKANSAS LLC
1841 HORTON CIR
ARLINGTON, TX 76011
LEGAL DESCRIPTION: (PHASE 4)
A PART OF THE SW1/4 OF THE SE1/4 AND A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 15, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NW1/4, SE1/4, THENCE N88°21'31"W 102.99 FEET, THENCE S03°56'50"W 381.86 FEET, THENCE S86°03'10"E 45.00 FEET, THENCE S03°56'50"W 195.00 FEET, THENCE S86°03'10"E 75.00 FEET, THENCE S03°56'50"W 135.00 FEET, THENCE S86°03'10"E 205.73 FEET, THENCE S62°26'03"E 53.70 FEET, THENCE S41°03'10"E 135.00 FEET, THENCE S48°56'50"W 230.05 FEET, THENCE S69°42'08"E 171.27 FEET, THENCE ALONG A NON TANGENT CURVE TO THE LEFT 35.67 FEET, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°07'21"W 35.55 FEET, THENCE S03°56'50"W 11.26 FEET, THENCE N86°03'10"W 135.00 FEET, THENCE S03°56'50"W 105.00 FEET, THENCE N86°03'10"W 300.00 FEET, THENCE S88°39'58"W 106.37 FEET, THENCE S81°43'00"W 127.99 FEET, THENCE S48°56'50"W 525.00 FEET TO THE POINT OF BEGINNING. THENCE S41°03'10"E 135.00 FEET, THENCE S48°56'16"W 40.82 FEET, THENCE S41°01'44"E 140.22 FEET, THENCE N48°58'16"E 135.00 FEET, THENCE S41°01'44"E 44.97 FEET, THENCE N48°58'16"E 185.00 FEET, THENCE S41°01'44"E 200.40 FEET, THENCE S03°56'50"W 5.18 FEET, THENCE S86°03'10"E 185.00 FEET, THENCE N03°56'50"E 30.00 FEET, THENCE S86°03'10"E 135.00 FEET, THENCE S03°56'50"W 410.16 FEET, THENCE S86°03'10"E 139.95 FEET, THENCE S03°56'50"W 36.70 FEET, THENCE S30°31'17"E 103.66 FEET, THENCE S59°17'31"E 58.19 FEET, THENCE S26°14'23"E 141.28 FEET, THENCE N48°56'50"E 102.53 FEET, THENCE N41°03'10"W 140.34 FEET, THENCE N48°56'50"E 151.10 FEET, THENCE N48°56'50"E 76.10 FEET, THENCE ALONG A CURVE TO THE LEFT 43.24 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N38°33'31"E 42.91 FEET, THENCE S87°09'21"E 152.20 FEET, THENCE S04°25'16"W 249.85 FEET, THENCE S68°31'04"W 148.40 FEET, THENCE S01°42'04"W 192.97 FEET, THENCE N87°52'27"W 294.95 FEET, THENCE N01°47'29"E 145.41 FEET, THENCE N87°51'00"W 591.17 FEET, THENCE S00°55'50"W 143.16 FEET, THENCE N41°01'38"W 427.21 FEET, THENCE N31°58'53"E 1.97 FEET, THENCE N41°04'47"W 730.97 FEET, THENCE S13°59'31"W 1.48 FEET, THENCE N41°01'38"W 28.55 FEET, THENCE N33°25'37"W 115.11 FEET, THENCE N48°58'50"E 119.76 FEET, THENCE N81°27'38"E 154.80 FEET, THENCE S48°13'00"E 154.28 FEET TO THE POINT OF BEGINNING. CONTAINING 21.44 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.
VICINITY MAP
SITE
FARMINGTON, ARKANSAS
BENCHMARKS
No. | NORTHING | EASTING | ELEVATION | DESCRIPTION
1 | 639876.75 | 645713.24 | 1196.33 | TOP NUT/FIRE HYDRANT
2 | 639827.05 | 646146.56 | 1209.67 | TOP NUT/FIRE HYDRANT
STREET TABLE
STREET | RIGHT OF WAY | STREET WIDTH | SIDEWALK | GREENSPACE
GOOSE RING | 50' | 29' | 5' | 9'
BRAVATA | 50' | 29' | 5' | 9'
ANSER | 50' | 29' | 5' | 9'
GAGGLE | 50' | 29' | 5' | 9'
YONA | 50' | 29' | 5' | 9'
R-1 SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 25'
CURVE TABLE
CURVE # | LENGTH | RADIUS | DELTA | CHORD | BEARING | TANGENT
C1 | 35.67' | 125.00' | 16°21'02" | 35.55' | S12°07'21"W | 17.99'
C2 | 43.24' | 100.00' | 24°46'39" | 42.91' | N38°33'31"E | 21.97'
C3 | 37.23' | 50.00' | 42°39'37" | 36.37' | N17°22'58"W | 19.52'
C4 | 56.23' | 100.00' | 33°56'02" | 55.38' | N76°58'49"E | 30.51'
C5 | 78.58' | 100.00' | 45°01'28" | 76.58' | S63°32'27"E | 41.49'
C6 | 58.94' | 75.00' | 45°01'28" | 57.45' | N26°27'53"E | 31.08'
C7 | 58.87' | 75.00' | 44°58'34" | 57.37' | N18°32'27"W | 31.05'
LINE TABLE
LINE # | LENGTH | BEARING
L1 | 45.00' | S86° 03' 10"E
L2 | 53.70' | S62° 26' 03"E
L3 | 11.66' | S03° 56' 50"W
L4 | 135.00' | S41° 03' 10"E
L5 | 40.82' | S48° 58' 16"W
L6 | 135.00' | N48° 58' 16"E
L7 | 44.97' | S41° 01' 44"E
L8 | 5.18' | S03° 56' 50"W
L9 | 30.00' | N03° 56' 50"E
L10 | 36.70' | S03° 56' 50"W
L11 | 103.66' | S30° 32' 17"E
L12 | 58.19' | S59° 17' 31"E
L13 | 102.53' | N48° 56' 50"E
L14 | 115.11' | N33° 25' 37"W
L15 | 329.97' | S86° 03' 10"E
L16 | 257.36' | S86° 03' 10"E
L17 | 137.83' | S41° 01' 44"E
L18 | 464.95' | S41° 01' 44"E
L19 | 180.25' | S41° 01' 44"E
L20 | 36.50' | N48° 56' 50"E
L21 | 150.62' | S48° 56' 50"W
L22 | 118.09' | N48° 58' 16"E
L23 | 179.56' | N03° 56' 50"E
L24 | 103.11' | N41° 01' 44"W
L25 | 535.00' | N03° 56' 50"E
L26 | 1.97' | N31° 58' 53"E
L27 | 1.48' | S13° 59' 31"W
L28 | 28.55' | N41° 01' 38"W
GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.
Certificate of Approval for Recording:
This plat was approved by the Farmington Planning Commission at a Meeting held _____, 2023.
Date Chairman
Certificate of Survey and Accuracy:
I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been set as indicated on the plat.
Date Registered Land Surveyor/Professional Land Surveyor
Certificate of Approval of Utility Easements:
We hereby certify that all utility easements, including cable television easements, platting in this subdivision are shown as requested and were approved by the undersigned utilities of the City of Farmington, Arkansas.
Date Electric
Date Gas
Date Telephone
Date Cable Television
Date Water
Date Sewer
Certificate of Approval of Water & Sewer System:
The water distribution system and sewage collection system installed in this subdivision are hereby approved and accepted by the City of Fayetteville.
Date City Engineer
Certificate of Ownership & Dedication:
We, the undersigned owners, hereby transmit this plat to the City of Farmington for approval and acceptance and certify to be the Owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings and structures within said easements, and the right to remove or trim trees within said easements. The undersigned certify that the platting as filed o record cannot be changed unless vacated pursuant to applicable local or other law.
Date Owner
Date Owner
Certificate of Approval:
The undersigned hereby certify that to the best of my knowledge and belief, this plat meets current regulations of the City of Farmington as each pertains to this plat and to the area of responsibility shown below.
Date Signature
Building Setback Dimensions: Building Inspector
Public Protection Provisions: Fire Chief
Police Chief
Public Infrastructure: City's Engineering Consultant
JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office 479.442.0127
Fax 479.582.2637
Civil Engineering - Surveying www.jorgensenassoc.com
LEGEND
CALCULATED POINT
FOUND RAILROAD SPIKE
SET IRON PIN & CAP
POWER POLE
CENTERLINE MARKER
SEWER MANHOLE
FIRE HYDRANT
STREET LIGHT
EXISTING 8" SEWER LINE EX SS-8
PROPOSED 8" SEWER LINE SS-8
EXISTING WATERLINE
PROPOSED 8" WATER LINE W-8
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
NEW 5' SIDEWALK
UTILITY CROSSING
EXISTING CONTOUR
FINISHED CONTOUR
PROJECT DETAILS
PROJECT TITLE: GOOSE CREEK VILLAGE PHASE IV
PROJECT LOCATION: FARMINGTON, AR
REVISIONS
DATE: 01.17.2024
DRAWN BY: PMM
PROJECT # 2021076
FILE PATH: Z:\LIB2021\076\GOOSE 3+4
SHEET SIZE: 22" x 34"
SCALE: 1"=100'
CERTIFICATE OF AUTHORIZATION JORGENSEN & ASSOCIATES No. 722 ENGINEERING SURVEYING
SHEET TITLE
FINAL PLAT
SHEET NUMBER
C1.00