

FINAL PLAT FOR: SUMMERFIELD, PHASE II

LOCATION:
FARMINGTON, AR

OWNER/DEVELOPER:
DRP HOLDINGS LLC
2790 S THOMPSON STREET
SPRINGDALE, AR 72764

INDEX OF SHEETS
C0.0 - COVER SHEET
C1.0 - OVERALL FINAL PLAT
C1.1 - FINAL PLAT - NORTHWEST
C1.2 - FINAL PLAT - EAST
C1.3 - FINAL PLAT - SOUTHWEST

Certificate of Approval for Recording:

This plat was approved by the Farmington Planning Commission at a Meeting held _____, 20_____.

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 Service _____

Date _____ Telephone _____

Date _____ Cable Television _____

Date _____ Water _____

Date _____ Sewer _____

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 on 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 _____

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 _____

124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering - Surveying - Established 1985

**JORGENSEN
+ ASSOCIATES**



LEGEND

- X CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ☆ STREET LIGHT
- ### ADDRESS

EXISTING 8" SEWER LINE

PROPOSED 8" SEWER LINE

SS-8
EXISTING WATERLINE

PROPOSED 8" WATER LINE

WL-8
CENTERLINE STREET

BUILDING SETBACK

UTILITY EASEMENT

40 LINE

NEW 5' SIDEWALK

UTILITY CROSSING

UTX

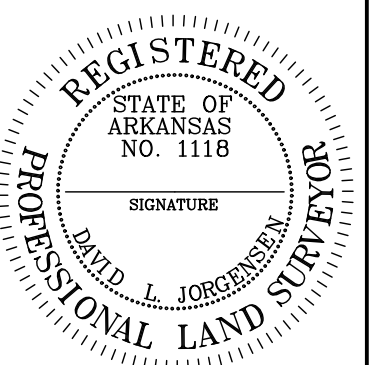
PROJECT DETAILS

PROJECT TITLE:
SUMMERFIELD
PHASE II

PROJECT LOCATION:
FARMINGTON, AR

REVISIONS

DATE: 08.22.2023
DRAWN BY: CAZ
PROJECT #: 2021158
FILE PATH: Z:\SUBD\2021158\FINAL PLAT
SHEET SIZE: 22" x 34"

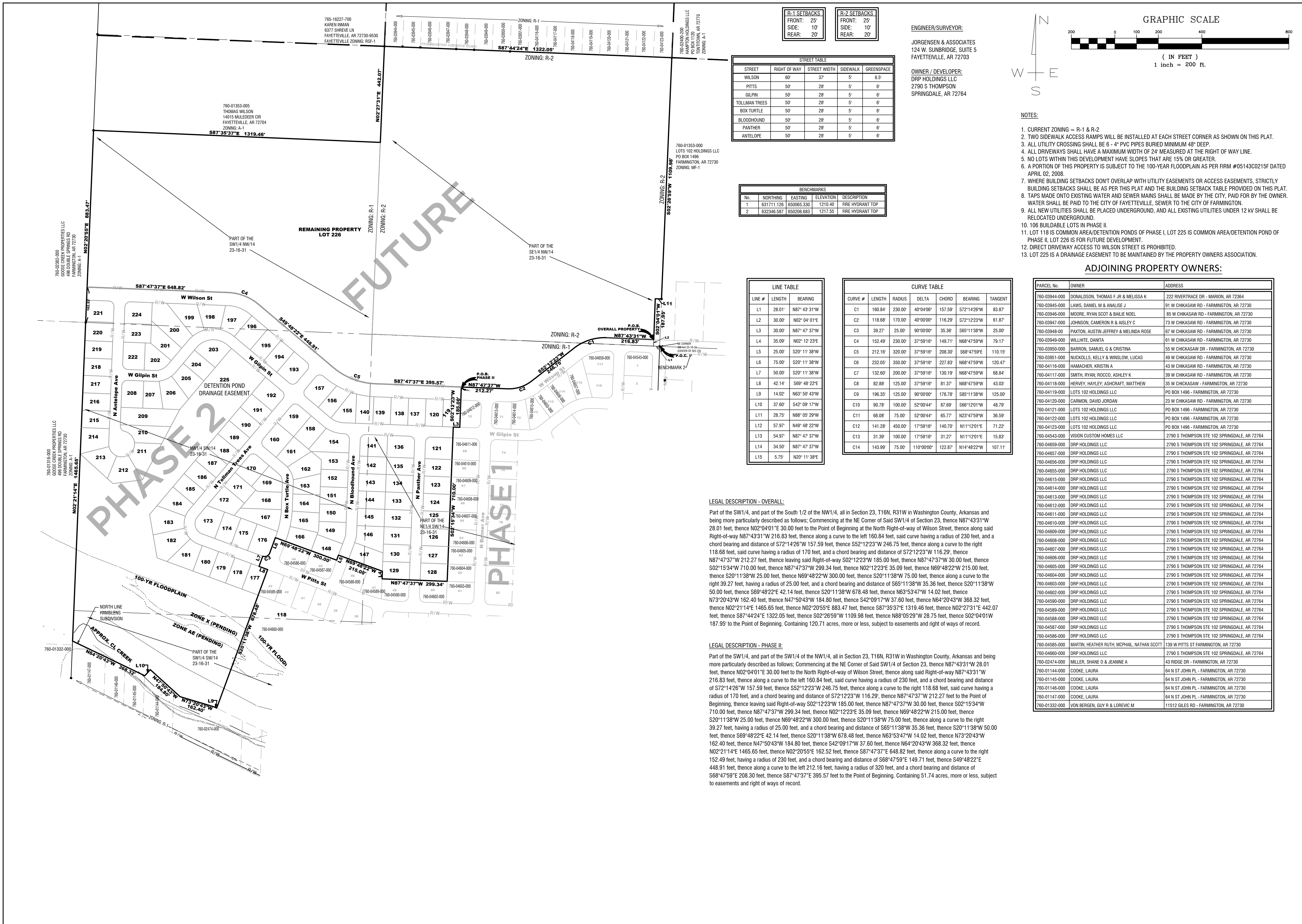


SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0

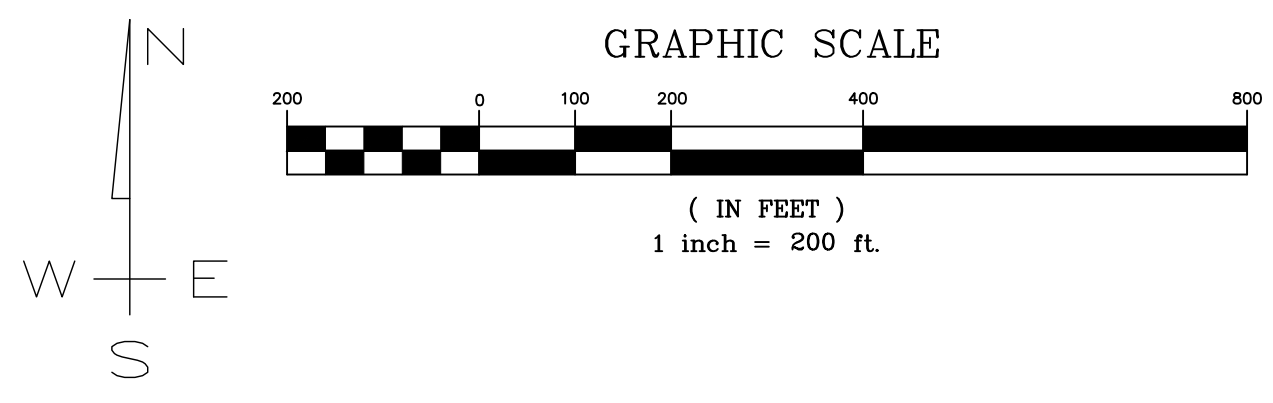


R-1 SETBACKS		
FRONT:	25'	
SIDE:	10'	
REAR:	20'	

R-2 SETBACKS		
FRONT:	25'	
SIDE:	10'	
REAR:	20'	

ENGINEER/SURVEYOR:
 JORGENSEN & ASSOCIATES
 124 W. SUNBRIDGE, SUITE 5
 FAYETTEVILLE, AR 72703

OWNER / DEVELOPER:
 DRP HOLDINGS LLC
 2790 S THOMPSON
 SPRINGDALE, AR 72764



STREET TABLE				
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
WILSON	60'	37'	5'	6.5'
PITTS	50'	28'	5'	6'
GILPIN	50'	28'	5'	6'
TOLLMAN TREES	50'	28'	5'	6'
BOX TURTLE	50'	28'	5'	6'
BLOODHOUND	50'	28'	5'	6'
PANTHER	50'	28'	5'	6'
ANTELOPE	50'	28'	5'	6'

BENCHMARKS			
No.	NORTHING	EASTING	ELEVATION
1	631711.126	650065.330	1210.40
2	632346.587	650206.683	1217.55

LINE TABLE		
LINE #	LENGTH	BEARING
L1	28.01'	N87°43'31"W
L2	30.00'	N02°04'01"E
L3	30.00'	N87°47'37"W
L4	35.09'	N02°12'23"E
L5	25.00'	S20°11'38"W
L6	75.00'	S20°11'38"W
L7	50.00'	S20°11'38"W
L8	42.14'	S69°48'22"E
L9	14.02'	N63°53'47"W
L10	37.60'	S42°09'17"W
L11	28.75'	N88°05'29"W
L12	57.97'	N49°48'22"W
L13	54.97'	N87°47'37"W
L14	34.50'	N87°47'37"W
L15	5.75'	N20°11'38"E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.84	230.00'	40°04'06"	157.59	S72°14'26"W	83.87
C2	118.68	170.00'	40°00'00"	116.29	S72°12'23"W	61.87
C3	39.27	25.00'	90°00'00"	35.36	S65°11'38"W	25.00
C4	152.49	230.00'	37°59'16"	149.71	N88°47'59"W	79.17
C5	212.16	320.00'	37°59'16"	208.30	S68°47'59"E	110.19
C6	232.05	350.00'	37°59'16"	227.83	N88°47'59"W	120.47
C7	132.60	200.00'	37°59'16"	130.19	N88°47'59"W	68.84
C8	82.88	125.00'	37°59'16"	81.37	N88°47'59"W	43.03
C9	196.35	125.00'	90°00'00"	176.78	S85°11'38"W	125.00
C10	90.78	100.00'	52°00'44"	87.69	S66°12'01"W	48.79
C11	68.08	75.00'	52°00'44"	65.77	N23°47'59"W	36.59
C12	141.28	450.00'	17°59'16"	140.70	N11°12'01"E	71.22
C13	31.39	100.00'	17°59'16"	31.27	N11°12'01"E	15.83
C14	143.99	75.00'	110°00'00"	122.87	N14°48'22"W	107.11

NOTES:

- CURRENT ZONING = R-1 & R-2
- TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
- ALL UTILITY CROSSING SHALL BE 6 - 4" PVC PIPES BURIED MINIMUM 48" DEEP.
- ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
- NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
- A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0215F DATED APRIL 02, 2008.
- 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.
- 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.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
- 106 BUILDABLE LOTS IN PHASE II.
- LOT 118 IS COMMON AREA/DETENTION POND OF PHASE I. LOT 225 IS COMMON AREA/DETENTION POND OF PHASE II. LOT 226 IS FOR FUTURE DEVELOPMENT.
- DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
- LOT 225 IS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRAC DR - MARION, AR 72364
760-03945-000	LAWS, DANIEL M & ANALISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730
760-03946-000	MOORE, RYAN SCOT & BAILEE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730
760-03949-000	WILLHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730
760-03950-000	BARRON, SAMUEL G & CRISTINA	55 W CHIKASAW DR - FARMINGTON, AR 72730
760-03951-000	NUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730
760-04116-000	HAMACHER, KRISTIN A	43 W CHIKASAW RD - FARMINGTON, AR 72730
760-04117-000	SMITH, RYAN, ROCCO, ASHLEY K	39 W CHIKASAW RD - FARMINGTON, AR 72730
760-04118-000	HERVEY, HAVLEY; ASHCRAFT, MATTHEW	35 W CHIKASAW - FARMINGTON, AR 72730
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04120-000	CARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04543-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04559-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04567-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04568-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04569-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04570-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04571-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04572-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04573-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04574-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04575-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04576-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04577-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04578-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04579-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04580-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04581-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04582-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04583-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04584-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04585-000	MARTIN, HEATHER RUTH; MCPHAL, NATHAN SCOTT	139 W PITTS ST FARMINGTON, AR 72730
760-04660-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-02474-000	MILLER, SHANE O & JEANINE A	43 RIDGE DR - FARMINGTON, AR 72730
760-01144-000	COOKE, LAURA	64 N ST JOHN PL - FARMINGTON, AR 72730
760-01145-000	COOKE, LAURA	64 N ST JOHN PL - FARMINGTON, AR 72730
760-01146-000	COOKE, LAURA	64 N ST JOHN PL - FARMINGTON, AR 72730
760-01147-000	COOKE, LAURA	64 N ST JOHN PL - FARMINGTON, AR 72730
760-01332-000	VON BERGEN, GUY R & LOREVIC M	11512 GILES RD - FARMINGTON, AR 72730

LEGAL DESCRIPTION - OVERALL:
 Part of the SW1/4, and part of the South 1/2 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Commencing at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31" W 28.01 feet, thence N02°04'01" E 30.00 feet to the Point of Beginning at the North Right-of-way of Wilson Street, thence along said Right-of-way N87°43'31" W 216.83 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'26" W 157.59 feet, thence S52°12'23" W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23" W 116.29 feet, thence N87°47'37" W 212.27 feet, thence leaving said Right-of-way S02°12'23" W 185.00 feet, thence N87°47'37" W 30.00 feet, thence S02°15'34" W 710.00 feet, thence N87°47'37" W 299.34 feet, thence N02°12'23" E 35.09 feet, thence N69°48'22" W 215.00 feet, thence S20°11'38" W 25.00 feet, thence N69°48'22" W 300.00 feet, thence S20°11'38" W 75.00 feet, thence along a curve to the right 39.27 feet, having a radius of 25.00 feet, and a chord bearing and distance of S65°11'38" W 35.36 feet, thence S20°11'38" W 50.00 feet, thence S69°48'22" E 42.14 feet, thence S20°11'38" W 678.48 feet, thence N63°53'47" W 14.02 feet, thence N73°20'43" W 162.40 feet, thence N47°50'43" W 184.80 feet, thence S42°09'17" W 37.60 feet, thence N64°20'43" W 368.32 feet, thence N02°21'14" E 1465.65 feet, thence N02°20'55" E 883.47 feet, thence S87°35'37" E 1319.46 feet, thence N02°27'31" E 442.07 feet, thence S87°44'24" E 1322.05 feet, thence S02°26'59" W 1109.98 feet, thence N88°05'29" W 28.75 feet, thence S02°04'01" W 187.95' to the Point of Beginning. Containing 120.71 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - PHASE II:
 Part of the SW1/4, and part of the SW1/4 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Commencing at the NE Corner of Said SW1/4 of Section 23, thence N87°43'31" W 28.01 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'26" W 157.59 feet, thence S52°12'23" W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23" W 116.29 feet, thence N87°47'37" W 212.27 feet to the Point of Beginning, thence leaving said Right-of-way S02°12'23" W 185.00 feet, thence N87°47'37" W 30.00 feet, thence S02°15'34" W 710.00 feet, thence N87°47'37" W 299.34 feet, thence N02°12'23" E 35.09 feet, thence N69°48'22" W 215.00 feet, thence S20°11'38" W 25.00 feet, thence N69°48'22" W 300.00 feet, thence S20°11'38" W 75.00 feet, thence along a curve to the right 39.27 feet, having a radius of 25.00 feet, and a chord bearing and distance of S65°11'38" W 35.36 feet, thence S20°11'38" W 50.00 feet, thence S69°48'22" E 42.14 feet, thence S20°11'38" W 678.48 feet, thence N63°53'47" W 14.02 feet, thence N73°20'43" W 162.40 feet, thence N47°50'43" W 184.80 feet, thence S42°09'17" W 37.60 feet, thence N64°20'43" W 368.32 feet, thence N02°21'14" E 1465.65 feet, thence N02°20'55" E 883.47 feet, thence S87°47'37" E 648.82 feet, thence along a curve to the right 152.49 feet, having a radius of 230 feet, and a chord bearing and distance of S68°47'59" E 149.71 feet, thence S49°48'22" E 448.91 feet, thence along a curve to the left 212.16 feet, having a radius of 320 feet, and a chord bearing and distance of S68°47'59" E 208.30 feet, thence S87°47'37" E 395.57 feet to the Point of Beginning. Containing 51.74 acres, more or less, subject to easements and right of ways of record.

124 W Sunbridge Drive, Suite 5
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 Established 1985

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 Civil Engineering - Surveying

LEGEND

- ⊗ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
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EXISTING 8" SEWER LINE
 PROPOSED 8" SEWER LINE
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 CENTERLINE STREET
 BUILDING SETBACK
 UTILITY EASEMENT
 40 LINE
 NEW 5' SIDEWALK
 UTILITY CROSSING
 47'

PROJECT DETAILS

PROJECT TITLE: SUMMERFIELD PHASE II
 PROJECT LOCATION: FARMINGTON, AR

REVISIONS

DATE: 08.22.2023
 DRAWN BY: CAZ
 PROJECT #: 2021158
 FILE PATH: ZSUBD\2021158\FINAL PLAT
 SHEET SIZE: 22" x 34"
 SCALE: 1"=200'

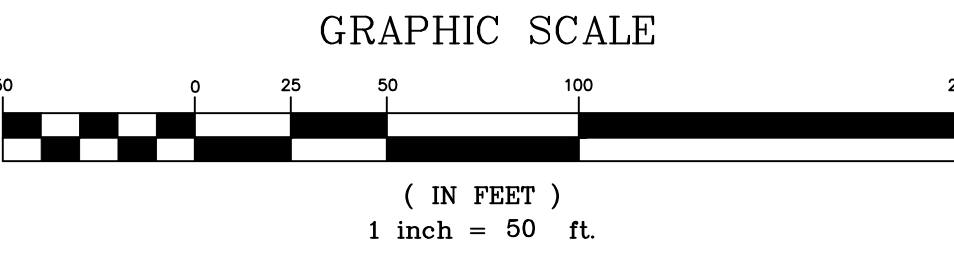
REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 1118
 SIGNATURE: DAVID L. JORGENSEN

SHEET TITLE

OVERALL FINAL PLAT

SHEET NUMBER

C1.0



R-1 SETBACKS			R-2 SETBACKS		
FRONT:	25'		FRONT:	25'	
SIDE:	10'		SIDE:	10'	
REAR:	20'		REAR:	20'	

ENGINEER/SURVEYOR:

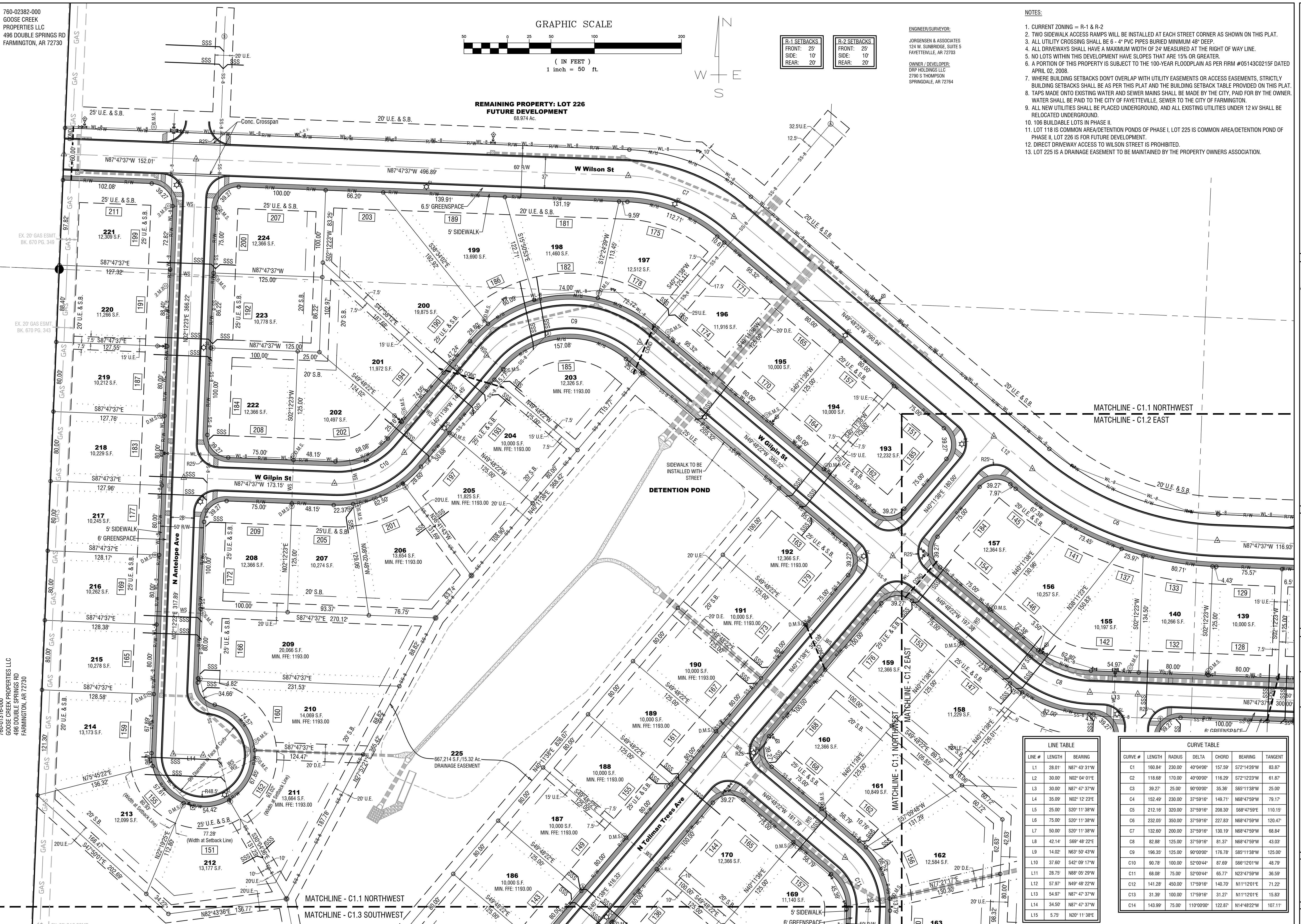
JORGENSEN & ASSOCIATES
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NOTES:

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- WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAN AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAN.
- 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.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
- 106 BUILDABLE LOTS IN PHASE II.
- LOT 118 IS COMMON AREA/RETENTION PONDS OF PHASE I. LOT 225 IS COMMON AREA/RETENTION POND OF PHASE II, LOT 226 IS FOR FUTURE DEVELOPMENT.
- DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
- LOT 225 IS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

REMAINING PROPERTY: LOT 226
FUTURE DEVELOPMENT
 68.974 Ac.



LINE TABLE			CURVE TABLE						
LINE #	LENGTH	BEARING	CURVE #	RADIUS	DELTA	CHORD	BEARING	TANGENT	
L1	26.01'	N87°43'31"W	C1	160.84'	230.00'	40°04'06"	157.59'	S72°14'26"W	83.87'
L2	30.00'	N02°04°01'E	C2	118.68'	170.00'	40°00'00"	116.29'	S72°12'23"W	61.87'
L3	30.00'	N87°47'37"W	C3	39.27'	25.00'	90°00'00"	35.36'	S65°11'38"W	25.00'
L4	35.09'	N02°12°23'E	C4	152.49'	230.00'	37°59'16"	149.71'	N68°47'59"W	79.17'
L5	25.00'	S20°11'38"W	C5	212.18'	320.00'	37°59'16"	208.30'	S68°47'59"W	110.19'
L6	75.00'	S20°11'38"W	C6	232.05'	350.00'	37°59'16"	227.83'	N68°47'59"W	120.47'
L7	50.00'	S20°11'38"W	C7	132.60'	200.00'	37°59'16"	130.19'	N68°47'59"W	68.84'
L8	42.14'	S69°48'22"E	C8	82.88'	125.00'	37°59'16"	81.37'	N68°47'59"W	43.03'
L9	14.02'	N63°50'43"W	C9	196.35'	125.00'	90°00'00"	176.78'	S85°11'38"W	125.00'
L10	37.60'	S42°09'17"W	C10	90.78'	100.00'	52°00'44"	87.89'	S66°12'01"W	48.79'
L11	28.75'	N88°05'29"W	C11	68.08'	75.00'	52°00'44"	65.77'	N23°47'59"W	36.59'
L12	57.97'	N49°48'22"W	C12	141.28'	450.00'	17°59'16"	140.70'	N11°12'01"E	71.22'
L13	54.97'	N87°47'37"W	C13	31.39'	100.00'	17°59'16"	31.27'	N11°12'01"E	15.83'
L14	34.50'	N87°47'37"W	C14	143.99'	75.00'	110°00'00"	122.87'	N14°48'22"W	107.11'
L15	5.75'	N20°11'38"E							

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 Established 1985

LEGEND

- CALCULATED POINT
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- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- 40 LINE
- NEW 5' SIDEWALK
- UTILITY CROSSING

PROJECT DETAILS

PROJECT TITLE:
 SUMMERFIELD
 PHASE II

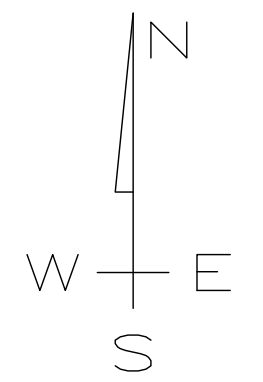
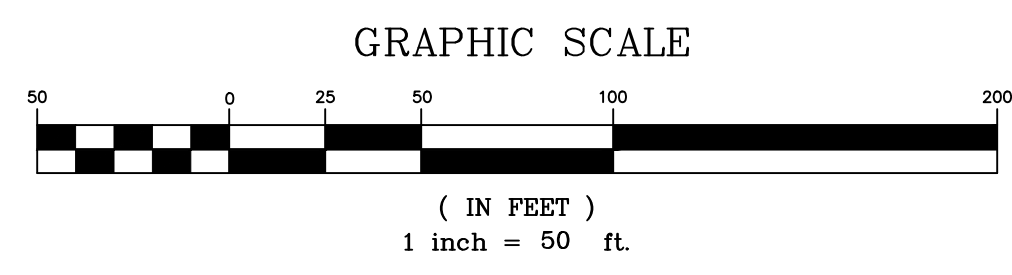
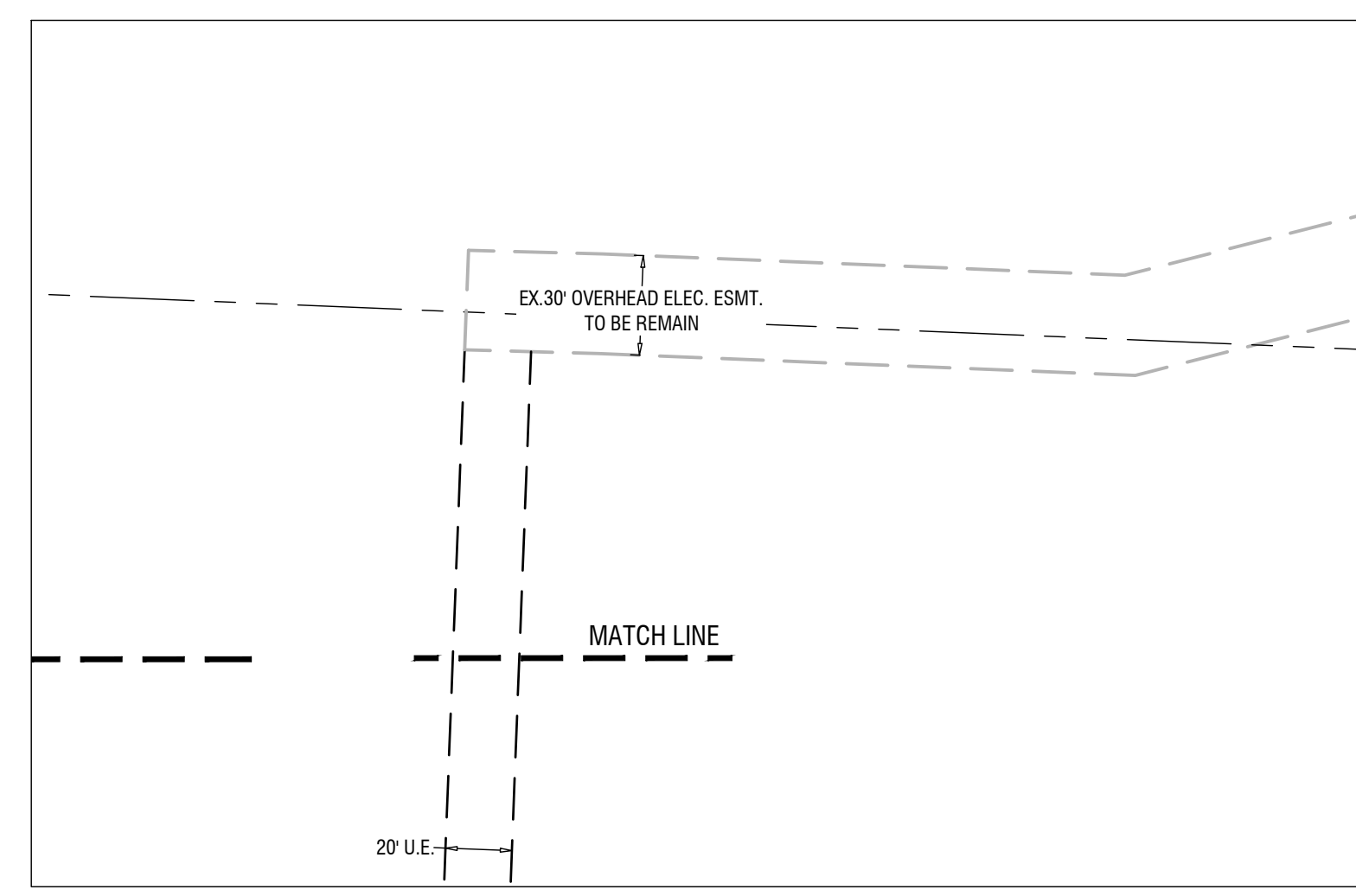
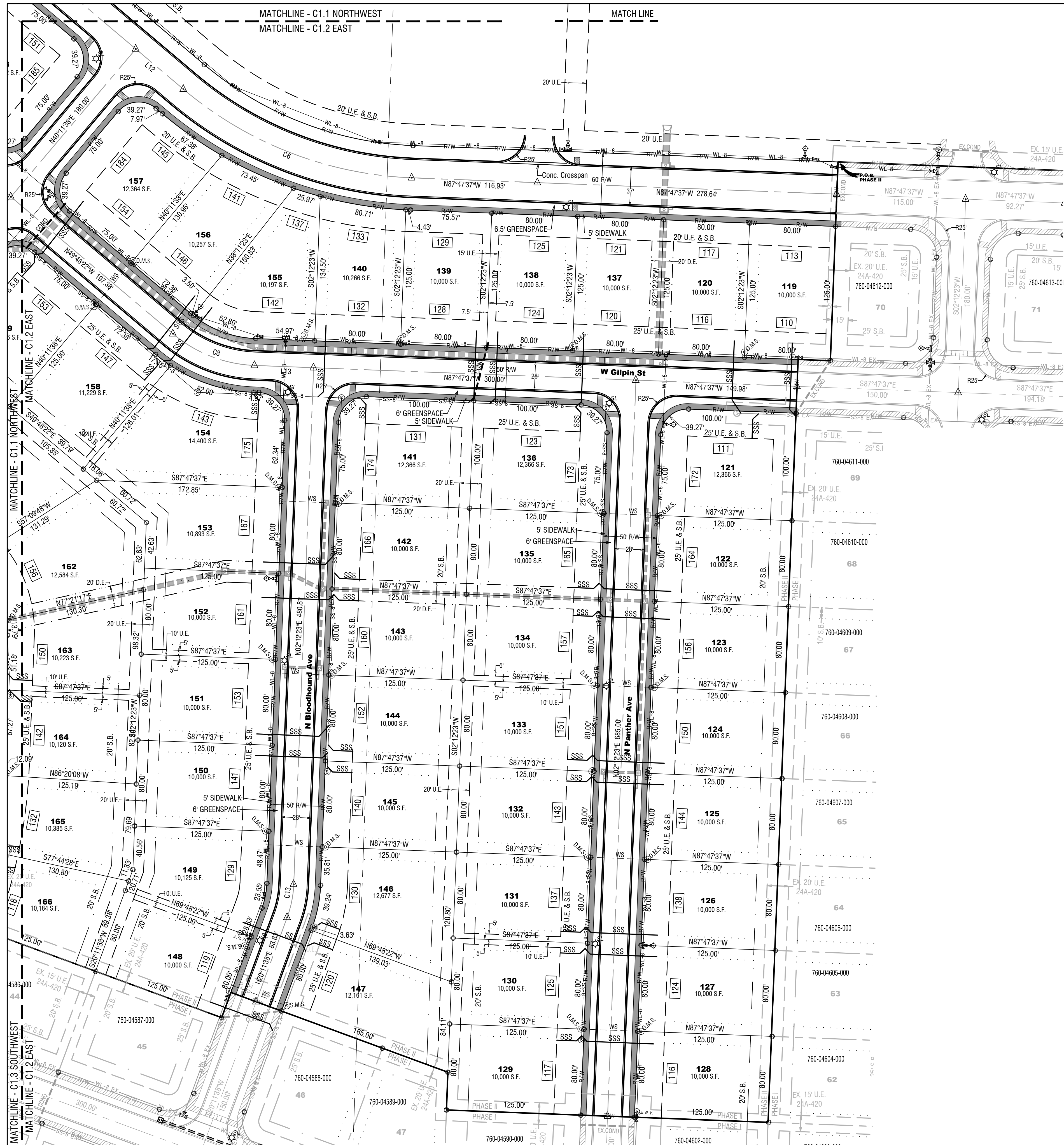
PROJECT LOCATION:
 FARMINGTON, AR

REVISIONS

DATE: 08.22.2023
 DRAWN BY: CAZ
 PROJECT #: 2021158
 FILE PATH: Z:\SUBD\2021158\FINAL PLAT
 SHEET SIZE: 22" x 34"
 SCALE: 1"=50'

SHEET TITLE
FINAL PLAT
NORTHWEST

SHEET NUMBER
C1.1



R-1 SETBACKS	R-2 SETBACKS
FRONT: 25'	FRONT: 25'
SIDE: 10'	SIDE: 10'
REAR: 20'	REAR: 20'

NOTES:

- CURRENT ZONING = R-1 & R-2
- TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAN.
- ALL UTILITY CROSSING SHALL BE 6" - 4" PVC PIPES BURIED MINIMUM 48" DEEP.
- ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
- NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
- A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #0514300215F DATED APRIL 02, 2008.
- WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAN AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAN.
- 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.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
- 106 BUILDABLE LOTS IN PHASE II.
- LOT 118 IS COMMON AREA/DETENTION PONDS OF PHASE I, LOT 225 IS COMMON AREA/DETENTION POND OF PHASE II, LOT 226 IS FOR FUTURE DEVELOPMENT.
- DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
- LOT 225 IS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

ENGINEER/SURVEYOR:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, SUITE 5
FAYETTEVILLE, AR 72703

OWNER / DEVELOPER:
DRP HOLDINGS LLC
2780 S THOMPSON
SPRINGDALE, AR 72764

LINE #	LENGTH	BEARING
L1	28.01'	N87° 43' 31" W
L2	30.00'	N02° 04' 01" E
L3	30.00'	N87° 47' 37" W
L4	35.09'	N02° 12' 23" E
L5	25.00'	S20° 11' 38" W
L6	75.00'	S20° 11' 38" W
L7	50.00'	S20° 11' 38" W
L8	42.14'	S89° 48' 22" E
L9	14.02'	N63° 50' 43" W
L10	37.60'	S42° 09' 17" W
L11	28.75'	N88° 05' 29" W
L12	57.97'	N49° 48' 22" W
L13	54.97'	N87° 47' 37" W
L14	34.50'	N87° 47' 37" W
L15	5.75'	N20° 11' 38" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.84'	230.00'	40° 04' 06"	157.59'	S72° 14' 26" W	83.87'
C2	118.68'	170.00'	40° 00' 00"	116.29'	S72° 12' 23" W	61.87'
C3	39.27'	25.00'	90° 00' 00"	35.36'	S65° 11' 38" W	25.00'
C4	152.49'	230.00'	37° 59' 16"	149.71'	N68° 47' 59" W	79.17'
C5	212.18'	320.00'	37° 59' 16"	208.30'	S68° 47' 59" W	110.15'
C6	232.05'	350.00'	37° 59' 16"	227.83'	N68° 47' 59" W	120.47'
C7	132.60'	200.00'	37° 59' 16"	130.19'	N68° 47' 59" W	68.84'
C8	82.88'	125.00'	37° 59' 16"	81.37'	N68° 47' 59" W	43.03'
C9	196.35'	125.00'	90° 00' 00"	176.78'	S85° 11' 38" W	125.00'
C10	90.78'	100.00'	52° 00' 44"	87.69'	S66° 12' 01" W	48.79'
C11	68.08'	75.00'	52° 00' 44"	65.77'	N23° 47' 59" W	36.59'
C12	141.28'	450.00'	17° 59' 16"	140.70'	N11° 12' 01" E	71.22'
C13	31.39'	100.00'	17° 59' 16"	31.27'	N11° 12' 01" E	15.83'
C14	143.99'	75.00'	110° 00' 00"	122.87'	N1° 48' 22" W	107.11'

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

JORGENSEN + ASSOCIATES
Civil Engineering - Surveying

LEGEND
 X CALCULATED POINT
 ● FOUND RAILROAD SPIKE
 ○ SET IRON PIN & CAP
 ○ POWER POLE
 △ CENTERLINE MARKER
 ⊙ SEWER MANHOLE
 ⊕ FIRE HYDRANT
 ☆ STREET LIGHT
 ### ADDRESS

EXISTING 8" SEWER LINE
 PROPOSED 8" SEWER LINE
 SS-8
 EXISTING WATERLINE
 PROPOSED 8" WATERLINE
 WL-8
 CENTERLINE STREET
 BUILDING SETBACK
 UTILITY EASEMENT
 40 LINE
 NEW 5' SIDEWALK
 UTILITY CROSSING

PROJECT DETAILS
 PROJECT TITLE: SUMMERFIELD PHASE II
 PROJECT LOCATION: FARMINGTON, AR

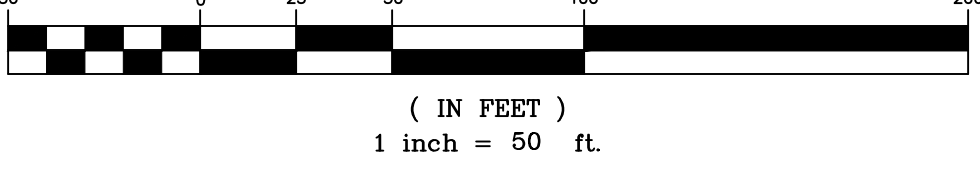
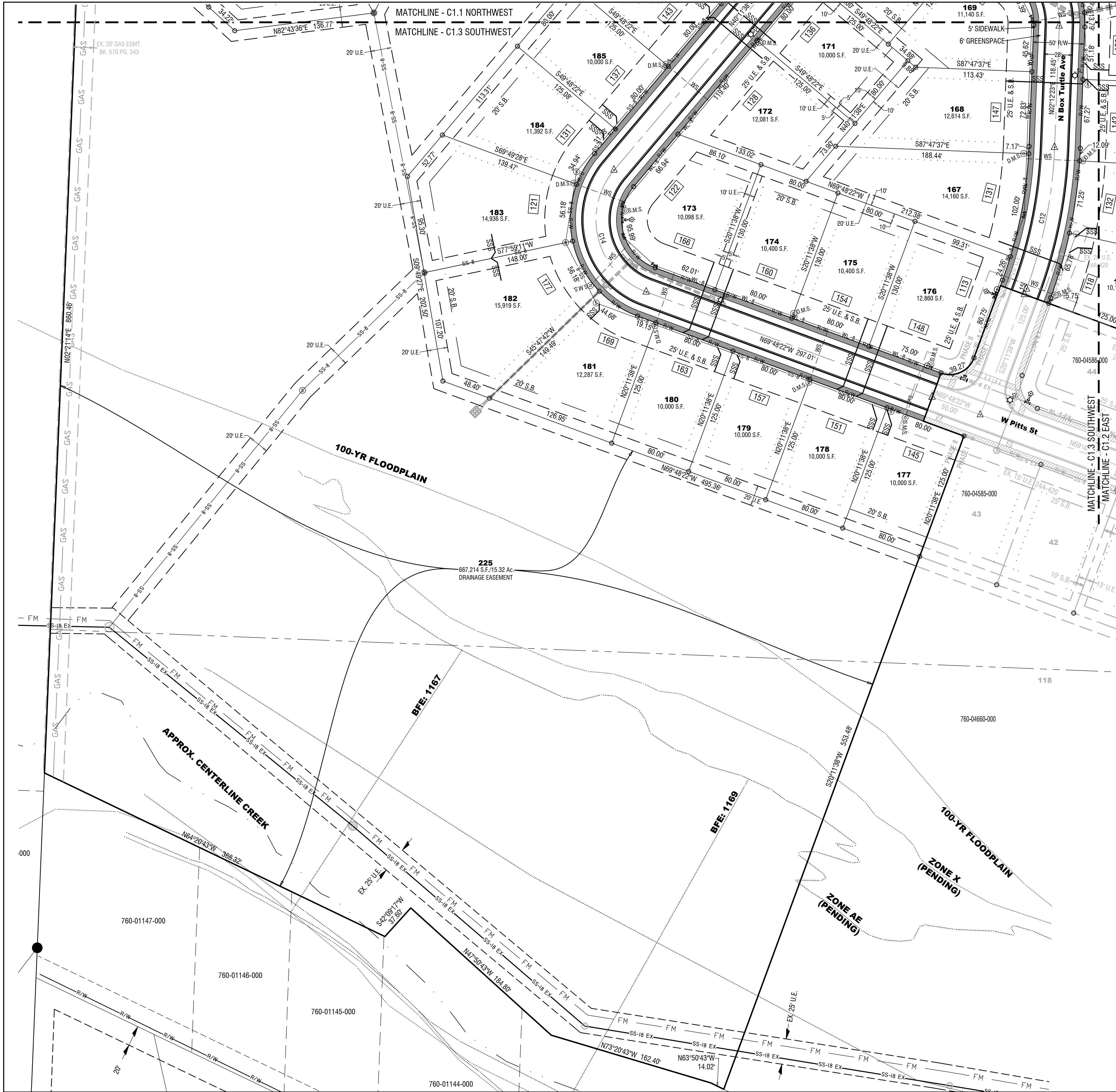
REVISIONS

DATE: 08.22.2023
 DRAWN BY: CAZ
 PROJECT #: 2021158
 FILE PATH: ZSUBD\2021158\FINAL PLAT
 SHEET SIZE: 22" x 34"
 SCALE: 1"=50'

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 1118
 SIGNATURE: [Signature]

SHEET TITLE
 FINAL PLAT EAST

SHEET NUMBER
 C1.2



R-1 SETBACKS	FRONT: 25'	R-2 SETBACKS	FRONT: 25'
	SIDE: 10'		SIDE: 10'
	REAR: 20'		REAR: 20'

- NOTES:
- CURRENT ZONING = R-1 & R-2
 - TWO SIDEWALK ACCESS RAMP WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
 - ALL UTILITY CROSSING SHALL BE 6 - 4" PVC PIPES BURIED MINIMUM 48" DEEP.
 - ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
 - NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
 - A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0215F DATED APRIL 02, 2008.
 - 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.
 - 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.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
 - 106 BUILDABLE LOTS IN PHASE II.
 - LOT 118 IS COMMON AREA/DETENTION POND OF PHASE I. LOT 225 IS COMMON AREA/DETENTION POND OF PHASE II, LOT 226 IS FOR FUTURE DEVELOPMENT.
 - DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
 - LOT 225 IS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LINE #	LENGTH	BEARING
L1	28.01'	N87° 43' 31" W
L2	30.00'	N02° 04' 01" E
L3	30.00'	N87° 47' 37" W
L4	35.09'	N02° 12' 23" E
L5	25.00'	S20° 11' 38" W
L6	75.00'	S20° 11' 38" W
L7	50.00'	S20° 11' 38" W
L8	42.14'	S68° 48' 22" E
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L13	54.97'	N87° 47' 37" W
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CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.84	230.00'	40°04'08"	157.59'	S72°14'28"W	83.87'
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C4	152.49	230.00'	37°59'16"	149.71'	N68°47'59"W	79.17'
C5	212.16	320.00'	37°59'16"	208.30'	S68°47'59"E	110.15'
C6	232.05	350.00'	37°59'16"	227.83'	N68°47'59"W	120.47'
C7	132.60	200.00'	37°59'16"	130.19'	N68°47'59"W	68.84'
C8	82.88	125.00'	37°59'16"	81.37'	N68°47'59"W	43.03'
C9	196.35	125.00'	90°00'00"	176.78'	S85°11'38"W	125.00'
C10	90.78	100.00'	52°00'44"	87.69'	S66°12'01"W	48.79'
C11	68.08	75.00'	52°00'44"	65.77'	N23°47'59"W	36.59'
C12	141.28	450.00'	17°59'16"	140.70'	N11°12'01"E	71.22'
C13	31.39	100.00'	17°59'16"	31.27'	N11°12'01"E	15.83'
C14	143.99	75.00'	110°00'00"	122.87'	N14°48'22"W	107.11'



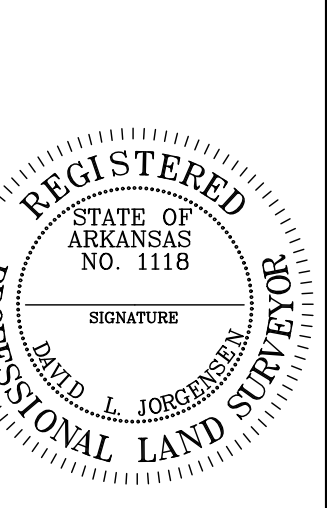
	CALCULATED POINT
	FOUND RAILROAD SPIKE
	SET IRON PIN & CAP
	POWER POLE
	CENTERLINE MARKER
	SEWER MANHOLE
	FIRE HYDRANT
	STREET LIGHT
	ADDRESS
	EXISTING 8" SEWER LINE
	PROPOSED 8" SEWER LINE
	EXISTING WATERLINE
	PROPOSED 8" WATER LINE
	CENTERLINE STREET
	BUILDING SETBACK
	UTILITY EASEMENT
	40 LINE
	NEW 5' SIDEWALK
	UTILITY CROSSING

PROJECT TITLE:
SUMMERFIELD PHASE II

PROJECT LOCATION:
FARMINGTON, AR

NO.	DATE	DESCRIPTION

DATE: 08.22.2023
 DRAWN BY: CAZ
 PROJECT # 2021158
 FILE PATH: Z:\SUBD\2021158\FINAL PLAT
 SHEET SIZE: 22" x 34"
 SCALE: 1"=50'



SHEET TITLE

FINAL PLAT
SOUTHWEST

SHEET NUMBER
C1.3