

Line #	Length	Direction
L1	45.00'	S86° 03' 10"E
L2	75.00'	S86° 03' 10"E
L3	135.00'	S03° 56' 50"W
L4	53.70'	S62° 26' 03"E
L5	135.00'	S41° 03' 10"E
L6	171.27'	S69° 42' 08"E
L7	11.95'	S03° 56' 50"W
L8	135.00'	N86° 03' 10"W
L9	105.00'	S03° 56' 50"W
L10	106.37'	S88° 39' 58"W
L11	127.99'	S61° 43' 00"W
L12	154.90'	S61° 27' 36"W
L13	119.76'	S48° 56' 50"W
L14	115.11'	S03° 25' 37"E
L15	14.08'	S02° 53' 44"E
L16	14.08'	N10° 47' 24"E
L17	26.25'	S80° 34' 09"E
L18	26.25'	S88° 27' 49"W
L19	26.25'	S80° 34' 09"E
L20	26.25'	S88° 27' 49"W
L21	14.08'	N10° 47' 24"E
L22	14.08'	S02° 53' 44"E

- NOTES:
- CURRENT ZONING = R-1
  - PARCEL NUMBER = PART OF 760-02350-001.
  - TWO SIDEWALK ACCESS RAMPS WILL BE EX'D AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
  - ALL UTILITY CROSSING SHALL BE 6" - 4" PVC PIPES BURIED MINIMUM 42" 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 #051430195F DATED MAY 16, 2008.
  - THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
  - 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 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.
  - 101 BUILDABLE LOTS.

**LEGAL DESCRIPTION:**

A part of the W1/2 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N86°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 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 11.95 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 S61°43'00"W 127.99 feet, thence S48°56'50"W 154.90 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 44.07 feet, thence N02°34'11"E 1456.27 feet, thence S88°21'31"E 1225.00 feet to the POINT OF BEGINNING. Containing 45.91 acres more or less subject to easements and right of way of record.

STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
GOOSE XING	50'	28'	5'	6'
TAVERNER	50'	28'	5'	6'
GOSLING	50'	28'	5'	6'
W Canada Dr	50'	28'	5'	6'
MCLEOD	50'	28'	5'	6'

BENCHMARKS			
No.	NORTHING	EASTING	DESCRIPTION
1	638070.621	644776.915	1212.05 TOP NUT FIRE HYDRANT
2	637374.836	644891.412	1199.337 TOP NUT FIRE HYDRANT

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.67'	125.00'	016°21'02"	35.55'	S12°07'21"W
C2	78.54'	100.00'	045°00'00"	78.54'	N71°26'50"E
C3	58.90'	75.00'	045°00'00"	57.40'	S71°26'50"W
C4	57.10'	75.00'	043°37'21"	55.73'	N70°45'31"E
C5	117.81'	75.00'	090°00'00"	106.07'	S42°25'49"E
C6	78.54'	100.00'	045°00'00"	78.54'	S71°26'50"W
C7	76.14'	100.00'	043°37'21"	74.31'	N70°45'31"E
C8	58.90'	75.00'	045°00'00"	57.40'	S71°26'50"W
C9	57.10'	75.00'	043°37'21"	55.73'	N70°45'31"E
C10	17.91'	150.00'	006°50'34"	17.90'	N00°31'33"E
C11	17.91'	150.00'	006°50'34"	17.90'	S07°22'07"W
C12	21.02'	176.00'	006°50'34"	21.01'	S00°31'33"W
C13	21.02'	176.00'	006°50'34"	21.01'	N07°22'07"E
C14	16.84'	176.00'	005°29'01"	16.84'	S83°18'39"E
C15	14.36'	150.00'	005°29'01"	14.35'	N83°18'39"W
C16	16.84'	176.00'	005°29'01"	16.84'	S88°47'40"E
C17	14.36'	150.00'	005°29'01"	14.35'	N88°47'40"W
C18	14.36'	150.00'	005°29'01"	14.35'	S83°18'39"E
C19	16.84'	176.00'	005°29'01"	16.84'	N83°18'39"W
C20	16.84'	176.00'	005°29'01"	16.84'	N88°47'40"W
C21	14.36'	150.00'	005°29'01"	14.35'	S88°47'40"E
C22	21.02'	176.00'	006°50'34"	21.01'	S07°22'07"W
C23	17.91'	150.00'	006°50'34"	17.90'	N07°22'07"E
C24	21.02'	176.00'	006°50'34"	21.01'	N00°31'33"E
C25	17.91'	150.00'	006°50'34"	17.90'	S00°31'33"W

PARCEL #	OWNERS NAME & ADDRESS
760-02351-200	INFORMATION NOT AVAILABLE
760-02740-000	JAY & HAVEN PEARCY - 483 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02741-000	JAY & HAVEN PEARCY - 483 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02743-000	MOHAMMAD & ROSHAN ISMAIL - 471 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02742-000	SAM MATHIAS & JAY & HAVEN PEARCY - 443 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02745-000	BEAU & KATHERINE THOMPSON - 443 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02747-000	ROBERT & STEPHANIE BLAKELY - 429 W. HYDRANGEA DRIVE - FARMINGTON, AR. 72730
760-02748-000	PHILIP PENNE & MELISSA MACKLEM - 592 N. MCLEOD DRIVE - FARMINGTON, AR. 72730
760-02350-800	LOPEZ DE LA CRUZ, MARCELA - 117 N. DOUBLE SPRINGS RD - FARMINGTON, AR. 72730
760-02350-004	RIGGINS, CONSTRUCTION OF WVA, RIGGINS PROPERTIES INC. - 1204 E. JOYCE BLVD STE 102 - FAYETTEVILLE, AR 72703
760-02350-005	DOUBLE SPRINGS DEVELOPMENT LLC - 1204 E. JOYCE BLVD STE 102 - FAYETTEVILLE, AR 72703
760-02350-006	DOUBLE SPRINGS DEVELOPMENT LLC - 1204 E. JOYCE BLVD STE 102 - FAYETTEVILLE, AR 72703
760-02352-000	PHYLLIS YOUNG - 546 GOOSE CREEK ROAD - FARMINGTON, AR. 72730-8506
760-02351-000	PHYLLIS YOUNG - 546 GOOSE CREEK ROAD - FARMINGTON, AR. 72730-8505
760-02356-004	WALTERS, HUNTER G & SIERRA N - 464 W. GOOSE CREEK RD - FARMINGTON, AR 72730
760-02356-000	LYNCH, REED & STEPHANIE - 522 GOOSE CREEK RD - FARMINGTON, AR 72730
760-04080-000	BROWN, JONATHAN ADAM & MARISSA - 509 N. YONAH LN - FARMINGTON, AR 72730

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Fax: 479.582.4807  
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**JORGENSEN + ASSOCIATES**  
Civil Engineering - Surveying

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**LEGEND**

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

EXISTING 8" SEWER LINE  
PROPOSED 8" SEWER LINE  
EXISTING WATERLINE  
PROPOSED 8" WATER LINE  
CENTERLINE STREET  
BUILDING SETBACK  
UTILITY EASEMENT  
NEW 5' SIDEWALK  
UTILITY CROSSING  
UTX  
EXISTING CONTOUR  
FINISHED CONTOUR

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**PROJECT DETAILS**

PROJECT TITLE: GOOSE CREEK VILLAGE PHASES V  
PROJECT LOCATION: FARMINGTON, AR

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**REVISIONS**

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DATE: 01.04.22  
DRAWN BY: PMM  
PROJECT #: 2022169  
FILE PATH: Z:\SUBD\2022169\GOOSE 5+6  
SHEET SIZE: 22" x 34"  
SCALE: 1"=200'

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**SHEET TITLE**

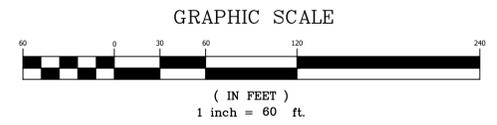
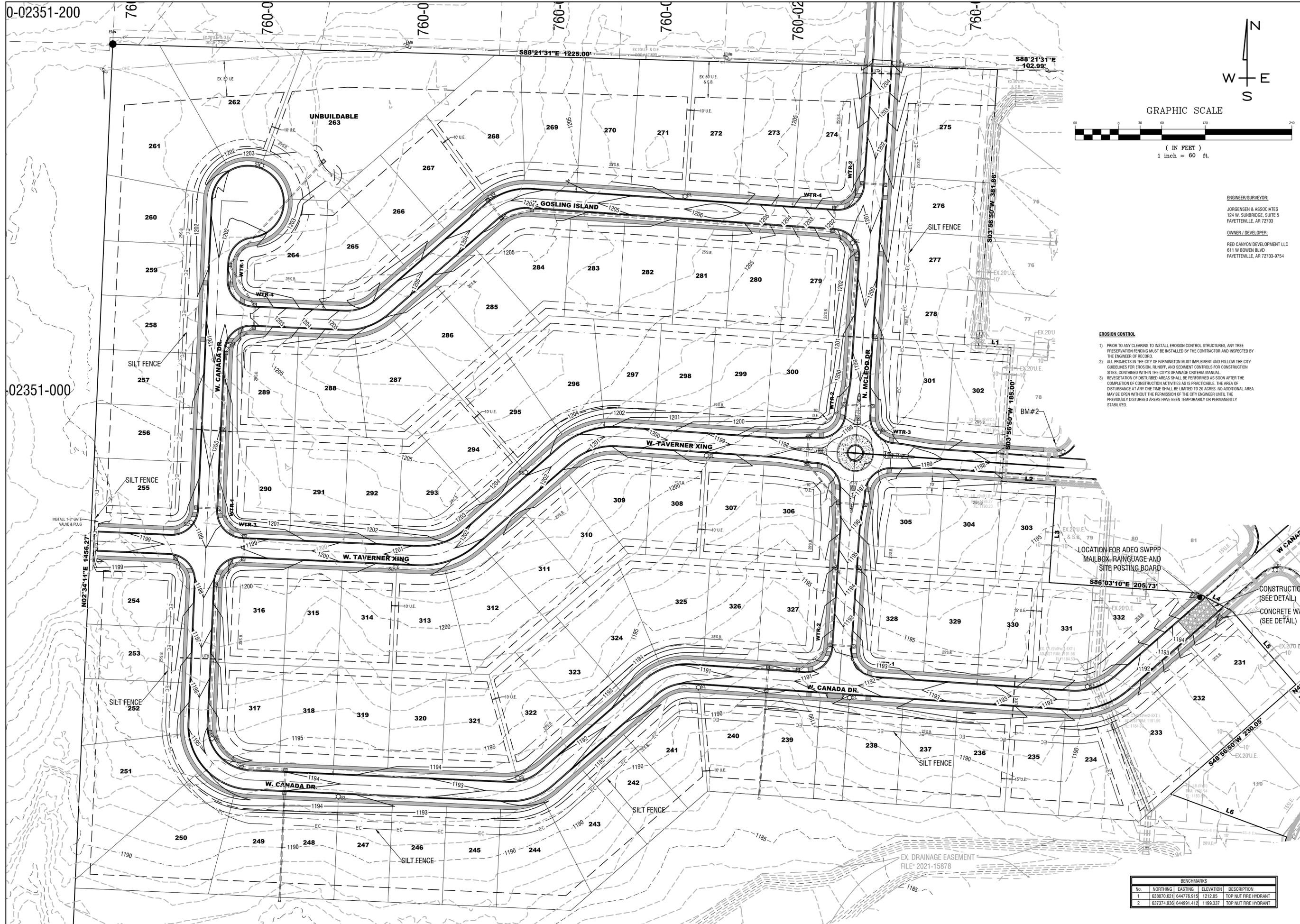
**OVERALL PRELIMINARY PLAT**

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**SHEET NUMBER**

**C1.01**





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

OWNER / DEVELOPER:  
 RED CANYON DEVELOPMENT LLC  
 611 W BOWEN BLVD  
 FAYETTEVILLE, AR 72703-9754

- EROSION CONTROL**
- PRIOR TO ANY CLEARING TO INSTALL EROSION CONTROL STRUCTURES, ANY TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE ENGINEER OF RECORD.
  - ALL PROJECTS IN THE CITY OF FARMINGTON MUST IMPLEMENT AND FOLLOW THE CITY GUIDELINES FOR EROSION, RUNOFF, AND SEDIMENT CONTROLS FOR CONSTRUCTION SITES, CONTAINED WITHIN THE CITY'S DRAINAGE CRITERIA MANUAL.
  - REVEGETATION OF DISTURBED AREAS SHALL BE PERFORMED AS SOON AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES AS IS PRACTICABLE. THE AREA OF DISTURBANCE AT ANY ONE TIME SHALL BE LIMITED TO 20 ACRES. NO ADDITIONAL AREA MAY BE OPEN WITHOUT THE PERMISSION OF THE CITY ENGINEER UNTIL THE PREVIOUSLY DISTURBED AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED.

**LEGEND**

- X CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ☆ STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING  
UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

**PROJECT DETAILS**

**PROJECT TITLE:** GOOSE CREEK VILLAGE PHASES V

**PROJECT LOCATION:** FARMINGTON, AR

**REVISIONS**

DATE: 01.04.22  
 DRAWN BY: PMM  
 PROJECT #: 2022169  
 FILE PATH: Z:\SUBD\2022169\GOOSE 5+6  
 SHEET SIZE: 22" x 34"  
 SCALE: 1"=60'



**SHEET TITLE**

**GRADING & EROSION CONTROL PLAN**

**SHEET NUMBER**

**C1.03**

**BENCHMARKS**

No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	638070.621	644776.915	1212.05	TOP NUT FIRE HYDRANT
2	637374.936	644991.412	1199.337	TOP NUT FIRE HYDRANT

0-02351-200

02351-000

EX. DRAINAGE EASEMENT  
 FILE# 2021-15878