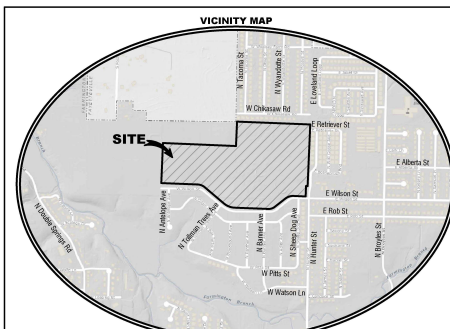




R-1 SETBACKS:	
FRONT:	25'
SIDE:	10'
REAR:	20'

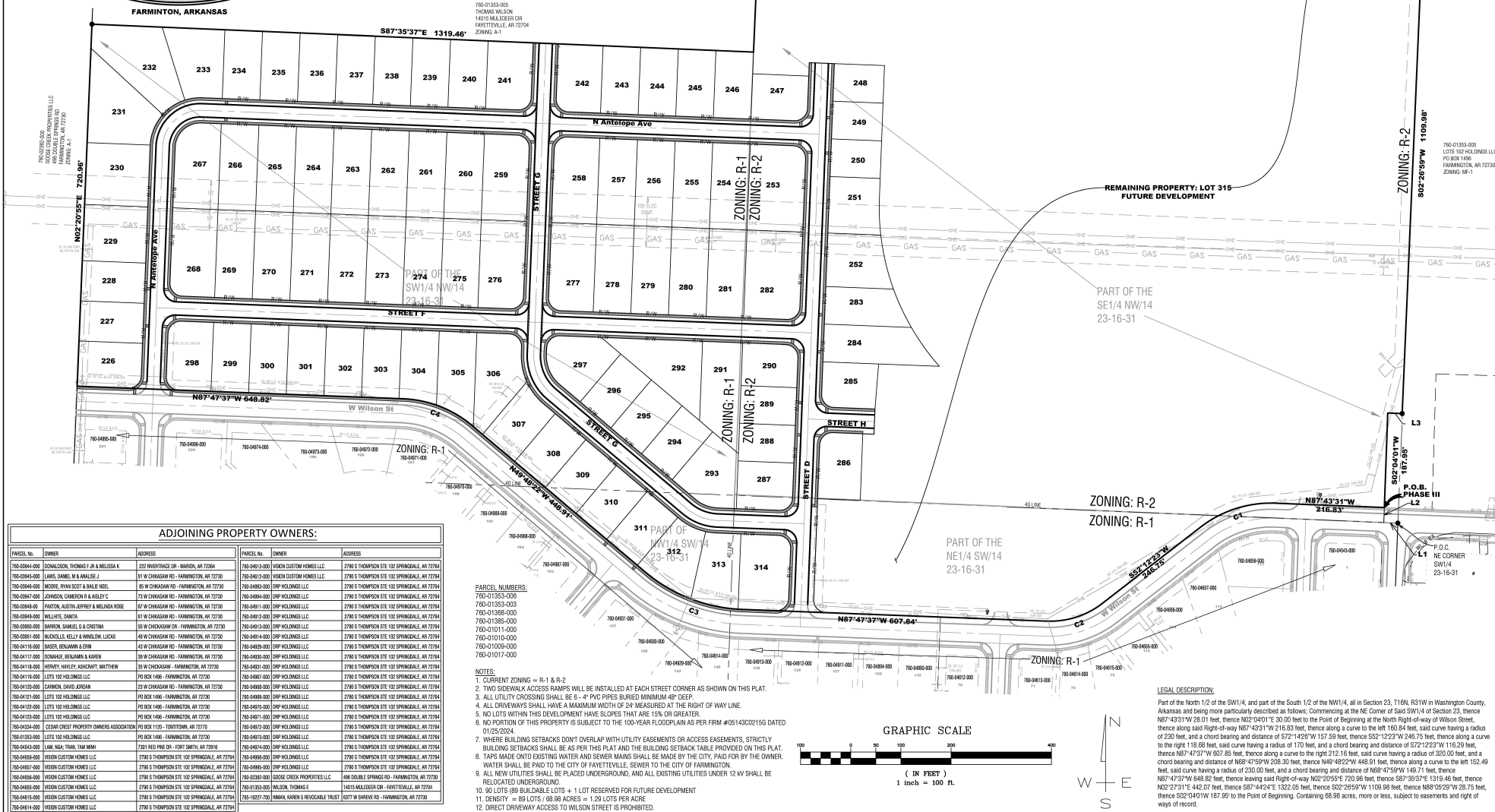
R-2 SETBACKS	
FRONT:	25'
SIDE:	10'
REAR:	20'

ENGINEER/SURVEYOR:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, SUITE 100
FAYETTEVILLE, AR 72701

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	186.84	230.00	40°04'09"	157.59	S72°14'29"W	83.87
C2	118.68	170.00	40°00'00"	139.59	S72°12'29"W	61.87
C3	212.16	330.00	37°59'16"	208.30	N68°07'59"W	110.19
C4	152.49	230.00	37°59'16"	149.71	N68°07'59"W	79.17
C5	363.28	475.00	42°40'10"	354.49	S19°42'12"E	198.42
C6	66.30	100.00	37°59'16"	65.59	S68°07'59"E	34.49
C7	90.78	100.00	S2°00'44"	86.69	S23°49'49"E	48.29
C8	117.81	75.00	90°00'00"	107.67	S47°12'29"W	75.00

LINE TABLE		
LINE #	LENGTH	BEARING
L1	28.01'	N87° 43' 31"W
L2	30.00'	N02° 04' 01"E
L3	28.75'	N88° 05' 29"W

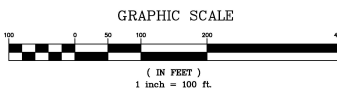


ADJOINING PROPERTY OWNERS:		
PARCEL NO.	OWNER	ADDRESS
760-04-0040	CONAZIONE, THOMAS F JR & MELISSA K	222 HERRITAGE DR - HANCO, OH 75064
760-04-0045	LARIS, DANIEL & MELISSA J	720 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0050	MORROW, IRVING ESTEE & DAVID L	85 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0057	JAYNEE, CHARON & JILL A	720 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0060	PIPER, JUSTIN ALBERT & MELISSA KARE	65 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0065	WILLIAMS, DARRYL	81 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0068	SANDER, SHELLEY & CHRISTINA	95 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0070	WICKELSKI, KELLI & WENDOLYN LUCAS	81 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0100	BART, BENJAMIN & STON	42 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0107	WICKELSKI, KELLI & WENDOLYN LUCAS	81 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0110	PIPER, JUSTIN ALBERT & MELISSA KARE	65 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0190	PIPER, JUSTIN ALBERT & MELISSA KARE	65 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0200	CAMMER, DAVID JOSEPH	22 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0217	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0220	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0225	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0230	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0235	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0240	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0245	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0250	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0255	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0260	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0265	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0270	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0275	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0280	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-04-0285	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
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760-04-0300	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
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760-04-0335	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
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760-04-0345	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
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760-05-0180	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-05-0185	LETTIS LEE HOLINGSWORTH	400 CHICKADEE RD - FARMINGTON, OH 72720
760-05-0190	LETTIS L	

PARCEL NUMBERS

NOTES

1. CURRENT ZONING IS R-1 R-2 R-3
2. TWO SIDEWALK ACCESS POINTS SHALL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAN.
3. ALL UTILITY CROSSING SHALL BE 4" - 6" PVC PIPES BURIED MINIMUM 48" DEEP.
4. ALL DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 24" MEASURED AT THE RIGHT OF WAY OF ADJACENT LOT.
5. ALL DRIVEWAYS SHALL BE 12" MINIMUM WIDE AT THE DRIVEWAY ENTRANCE AND 18" MINIMUM WIDE AT THE DRIVEWAY EXIT.
6. NO PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #054302215 DATED 01/25/2004.
7. WHEN EXISTING SEWERBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SEWERBACKS SHALL BE AS PER THIS PLAN AND THE BUILDING SEWERBACK TABLE PROVIDED ON THIS PLAN. IF EXISTING SEWERBACKS DO OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, THE OWNER, WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE, SEWER TO THE CITY OF FARMINGTON.
8. ALL NEW UTILITY SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITY UNDER 12" KY SHALL BE PLACED UNDERGROUND.
9. 10. DENSITY IS 88 DENSITY LOTS + 1 LOT REQUIRED FOR FUTURE DEVELOPMENT
10. DENSITY IS 88 DENSITY LOTS + 1 LOT REQUIRED FOR FUTURE DEVELOPMENT
11. DRIVEWAY ACCESS SHALL BE 12' MINIMUM WIDE



LEGAL DESCRIPTION

Part of the North 1/2 of the S2, and part of the South 1/2 of the NW1/4, all in Section 23, T16N, R13W in Washington County Arkansas and being more particularly described as follows: Commencing at the NE Corner of said SW1/4 of Section 23, thence N67°43'31"W 28.01 feet, thence S02°04'01"E 30.00 feet to the Point of Beginning at the Right-of-way of Wilcox Street, thence Right-of-way of Wilcox Street S89°00'00"W 157.59 feet, along a curve to the Right with a radius of 230 feet, and a chord bearing and distance of S72°14'25"W 157.59 feet, thence S22°12'23"W 248.75 feet, thence along a curve to the Right 118.98 feet, thence along a curve of 170 feet, and a chord bearing and distance of S72°12'23"W 116.29 feet, thence N67°43'31"W 60.95 feet, thence along a curve to the Right 212.216 feet, thence along a curve having a radius of 320.00 feet, and a chord bearing and distance of S72°14'25"W 212.163 feet, along a curve to the Right 150.154 feet, thence along a curve having a radius of 230 feet, and a chord bearing and distance of S72°14'25"W 157.59 feet, thence along a curve of 168.9749 feet, thence N67°43'31"W 648.62 feet, thence along a curve Right-of-way S02°05'05"E 72.00 feet, thence S87°58'35"E 131.64 feet, thence S87°58'35"E 131.64 feet, thence S02°04'01"E 157.59 feet to the Point of Beginning. Containing 68.98 acres, more or less, subject to easements and rights of ways of record.

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 Established 1985

LEGEND

X CALCULATED POINT

⊗ SET POINT IN & CAP

○ SET POWER POLE

⊕ CENTRILINE MARKER

⊙ SEWER MANHOLE

⊗ HYDRAUNT

⊙ STREET LIGHT

— EXISTING S' SEWER LINE

— PROPOSED S' SEWER LINE

— S-4

— EXISTING WATER LINE

— PROPOSED P' WATER LINE

— CENTRILINE STREET

— BUILDING SETBACK

— UTILITY EASEMENT

— NEW 9" SIDEWALK

— UTILITY CROSSING

— 10' R/W

— EXISTING CURBLINE

— FINISHED CONTOUR

PROJECT TITLE:
**SUMMERFIELD
 PHASE II**

PROJECT LOCATION:
FARMINGTON, AR

REVISIONS

NO.	DATE	DESCRIPTION
1	10.22.2024	DRAWN BY: CJA
2	PROJECT # 2024048	
3	REVISION: 10/22/2024	SUMMERFIELD 2 INCH
4	SHEET SIZE: 22" x 34"	
5	SCALE: 1"=50'	



**JORGENSEN
 + ASSOCIATES**
 No. 7922
 ARKANSAS - ENGINEER



STATE OF ARKANSAS
 REGISTERED
 PROFESSIONAL ENGINEER
 No. 106900
 CHARLES A. ZIEGLER

SHEET TITLE

**OVERALL
 PRELIMINARY PLAT**

SHEET NUMBER

C1.00

