Proposed Features:

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

Zoning Regulations:

R-2 (Residential Single-Family)

Front Setback:	25 ft
Side Setback:	10 ft
Rear Setback:	20 ft
Min. Lot Width	75 ft
Min. Lot Area	7,500 sf

Street Information:

Name	ROW Width	Roadway Width	SW Width	Greenspace
W. Wilson St.	60 ft	37 ft B/C to B/C	5 ft	6.5 ft
Local Streets*	50 ft	28 ft B/C to B/C	5 ft	6 ft

* - Indicates Local Street

Lot Density Information:

Phase 4	
Buildable Residential Lots:	119
Common Area Lots:	2
Detention Pond Lots (Non-Buildable):	2
Total Lots:	123
Density (37.85 Ac)	3.09 Buildable Lots per Ac

Flood Statement:

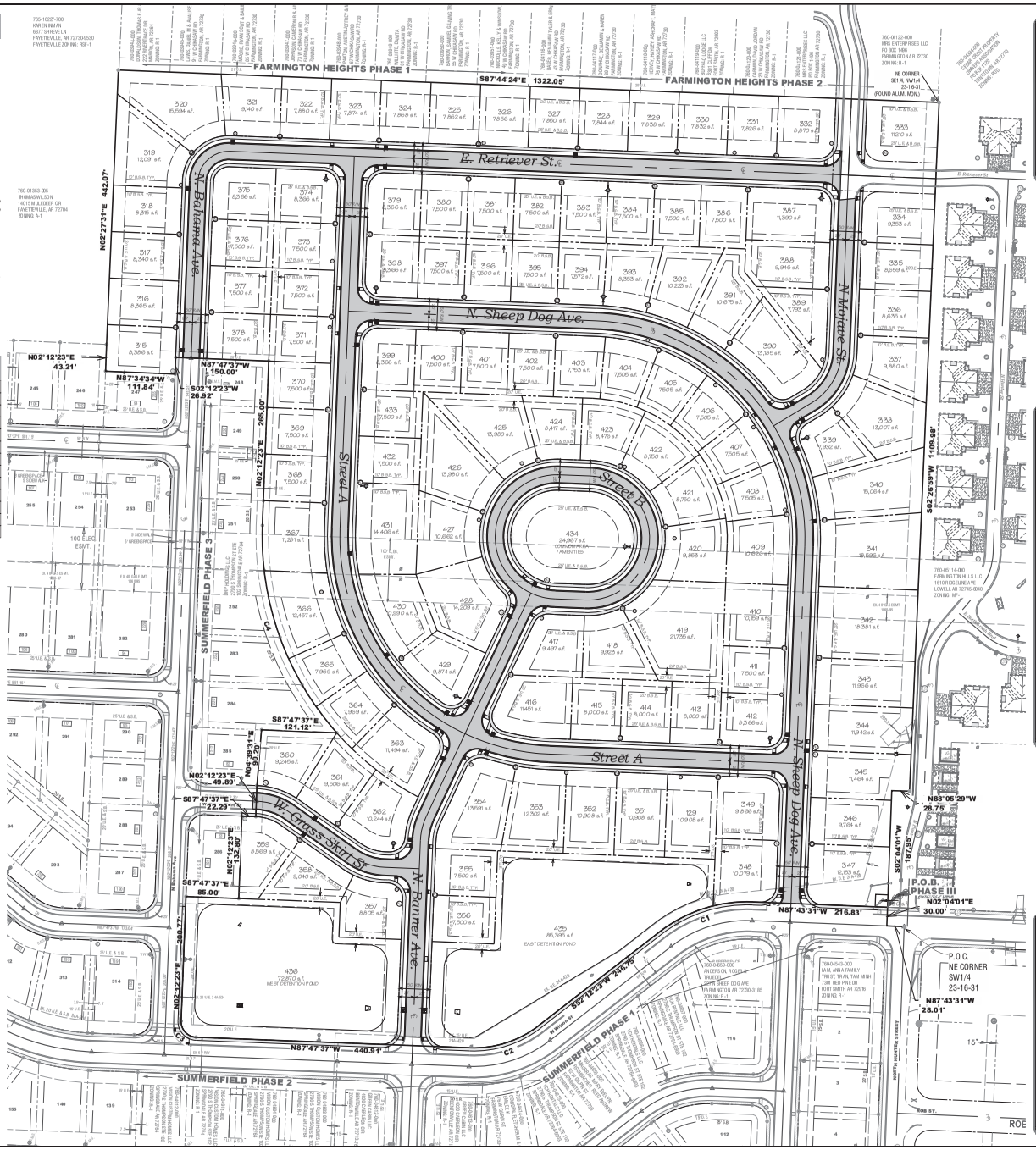
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS (FIRM PANEL #05143C0215G DATED JANUARY 25, 2024)

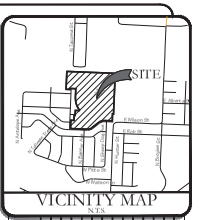
Site General Notes:

1. CURRENT ZONING = R-2 (RESIDENTIAL SINGLE-FAMILY)
2. PARCEL NUMBER = 760-01368-000, 760-01385-000, 760-01011-000, 760-01017-000, 760-01010-000 & 760-01009-000.
3. TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH CORNER AS SHOWN ON THIS PLAT.
4. ALL UTILITY CROSSING SHALL BE 6 - 6" PVC PIPES BURIED MINIMUM 48" DEEP.
5. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
6. A PORTION OF SOME LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
7. 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.
8. TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY OF FAYETTEVILLE, PAID FOR BY THE OWNER. WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE, SEWER TO THE CITY OF FARMINGTON.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
10. FIRE LANE SIGNS, AS SPECIFIED IN 2021AFPC SECTION D103.6, SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. SIGNS MUST ALSO MEET SPACING REQUIREMENTS IN 2012 AFPC SECTION 503.3.
11. ALL SIDEWALKS INDICATED ALONG UNBUILDABLE OR OPEN SPACE LOTS SHALL BE CONSTRUCTED PRIOR TO FINAL PLAT.
12. BUILDABLE LOTS WITH FRONTAGE ON WILSON STREET WILL BE REQUIRED TO BUILD SIDEWALK ALONG WILSON STREET.
13. THE SITE DOES NOT CONTAIN ANY KNOWN WETLANDS.

Curve Table:

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C5	57.61'	100.00'	33°00'35"	56.82'	N71°17'20"W	29.63'
C6	57.61'	100.00'	33°00'35"	56.82'	S71°17'20"E	29.63'
C7	39.96'	100.00'	22°53'43"	39.69'	S13°39'14"W	20.25'
C8	27.42'	100.00'	15°42'17"	196.02'	S1°39'14"W	49.58'
C9	31.41'	100.00'	180°00'00"	200.00'	N02°12'23"E	INFINITY'
C10	39.96'	100.00'	22°53'43"	39.69'	S76°26'46"E	20.25'
C11	409.92'	350.00'	67°06'19"	386.89'	S31°26'46"E	232.12'
C12	78.54'	50.00'	90°00'00"	70.71'	S47°12'23"W	50.00'
C13	98.98'	100.00'	56°42'39"	94.93'	N30°33'42"E	53.97'
C14	346.43'	350.00'	56°42'39"	332.46'	N59°26'18"W	188.89'
C15	203.37'	350.00'	33°17'21"	200.50'	N14°26'18"W	104.64'
C16	139.86'	350.00'	22°53'43"	138.93'	S76°26'46"E	70.88'





REVISIONS:

No.	DESCRIPTION	DATE

Overall Preliminary Plat

Preliminary Plat For:

Summerfield Ph. 4
2 E. Wilson St. Farmington, AR
DRP Holdings LLC
2790 S Thompson St. Ste 102
Springdale, AR 72764

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW
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3825 N. Shiloh Drive
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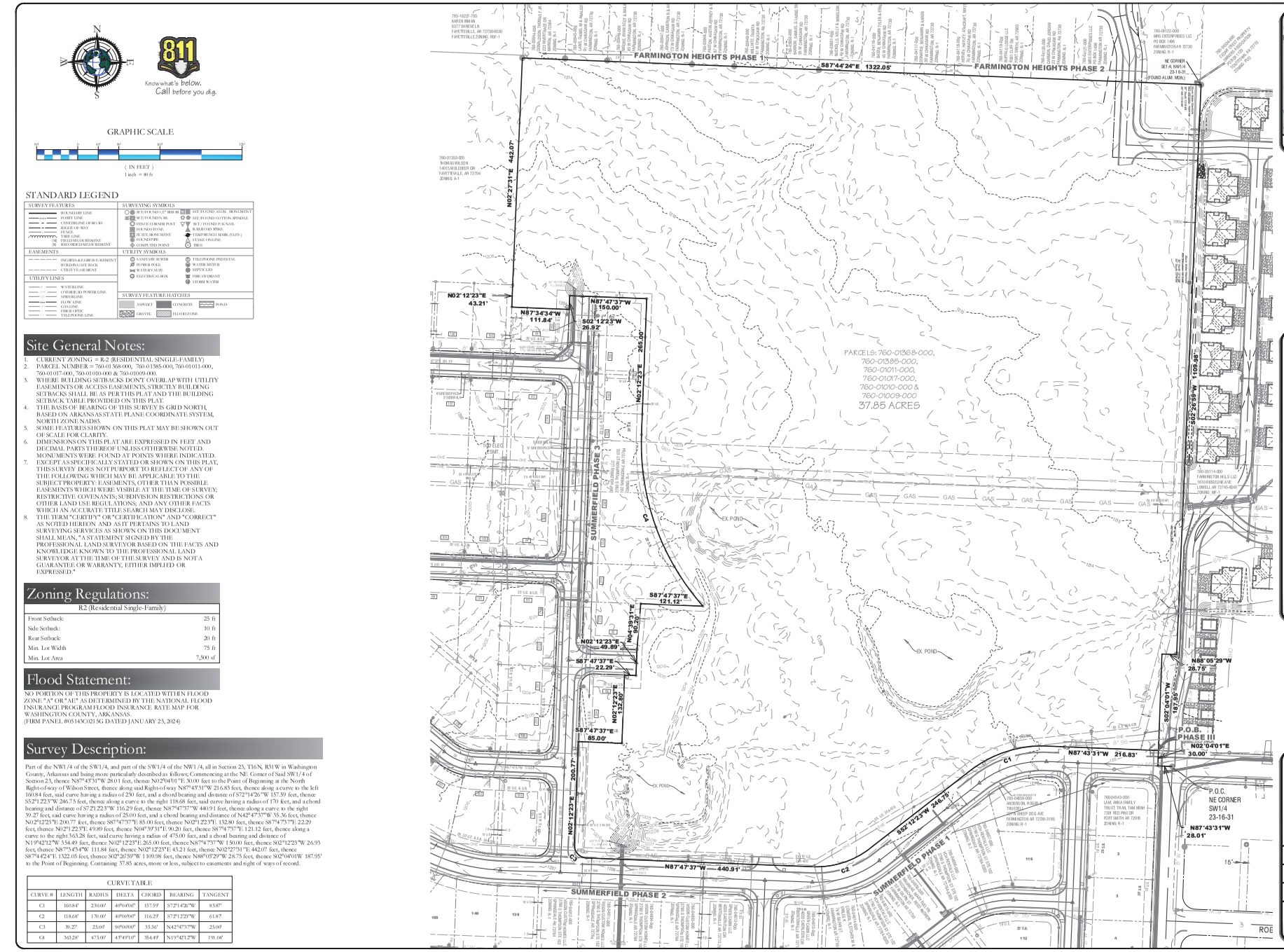
DATE: 2026-07-20	JOB NUMBER: 26-9143
DRAWN BY: C. Zardin	REVIEWED BY:
DRAWING NAME: 26-9143 Civil 001.dwg	
SHEET NUMBER: C2	

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

Know what's below. Call before you dig.

p:\26-9143 summerfield ph 4 - farmington, ar\civil drawings\26-9143 civil 001.dwg - Plotted on 8/24/2026 5:25:16 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Charles Zardin



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft

STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET 1/2" REBAR
PARTY LINE	SET FOUND ALUM. MONUMENT
CENTERLINE OF ROAD	SET 1/2" REBAR W/ CAP
RIGHT-OF-WAY	SET FOUND COTTON SPINDLE
TREE LINE	SET / FOUND PK NAIL
FIELD MEASUREMENT	FOUND STONE
RECORD MEASUREMENT	BURIED SPIKE
EASEMENTS	DEED MONUMENT
INGRESS & EGRESS EASEMENT	TEMPORARY MARK (TEMP.)
BUILDING SETBACK	FOUND PIPE
UTILITY EASEMENT	STAKE ON LINE
UTILITY LINES	COMPUTED POINT
WATER LINE	TREE
OVERHEAD POWER LINE	UTILITY SYMBOLS
SEWER LINE	SANITARY SEWER
FLOW LINE	POWER POLE
GAS LINE	WATER VALVE
FIBER OPTIC	ELECTRICAL BOX
TELEPHONE LINE	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	SURVEY FEATURE HATCHES
	ASPHALT
	CONCRETE
	POND
	GRAVEL
	FLOOD ZONE

Site General Notes:

1. CURRENT ZONING = R-2 (RESIDENTIAL SINGLE-FAMILY)
2. PARCEL NUMBER = 760-01368-000, 760-01385-000, 760-01011-000, 760-01017-000, 760-01010-000 & 760-01009-000.
3. 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.
4. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.
5. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
6. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
8. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

Zoning Regulations:

R2 (Residential Single-Family)	
Front Setback:	25 ft
Side Setback:	10 ft
Rear Setback:	20 ft
Min. Lot Width	75 ft
Min. Lot Area	7,500 sf

Flood Statement:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0215G DATED JANUARY 25, 2024)

Survey Description:

Part of the NW1/4 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 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 440.91 feet, thence along a curve to the right 39.27 feet, said curve having a radius of 25.00 feet, and a chord bearing and distance of N42°47'37"W 35.36 feet, thence N02°12'23"E 200.77 feet, thence S87°47'37"E 85.00 feet, thence N02°12'23"E 132.80 feet, thence S87°47'37"E 22.29 feet, thence N02°12'23"E 49.89 feet, thence N04°39'31"E 90.20 feet, thence S87°47'37"E 121.12 feet, thence along a curve to the right 363.28 feet, said curve having a radius of 475.00 feet, and a chord bearing and distance of N13°42'12"W 354.49 feet, thence N02°12'23"E 265.00 feet, thence N87°47'37"W 150.00 feet, thence S02°12'23"W 26.93 feet, thence N87°34'34"W 111.84 feet, thence N02°12'23"E 43.21 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 37.85 acres, more or less, subject to easements and right of ways of record.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.84'	230.00'	40°04'06"	157.59'	S72°14'26"W	83.80'
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'	N42°47'37"W	25.00'
C4	363.28'	475.00'	43°49'10"	354.49'	N13°42'12"W	191.04'

REVISIONS:

No.	DESCRIPTION	DATE
1		2025-08-12

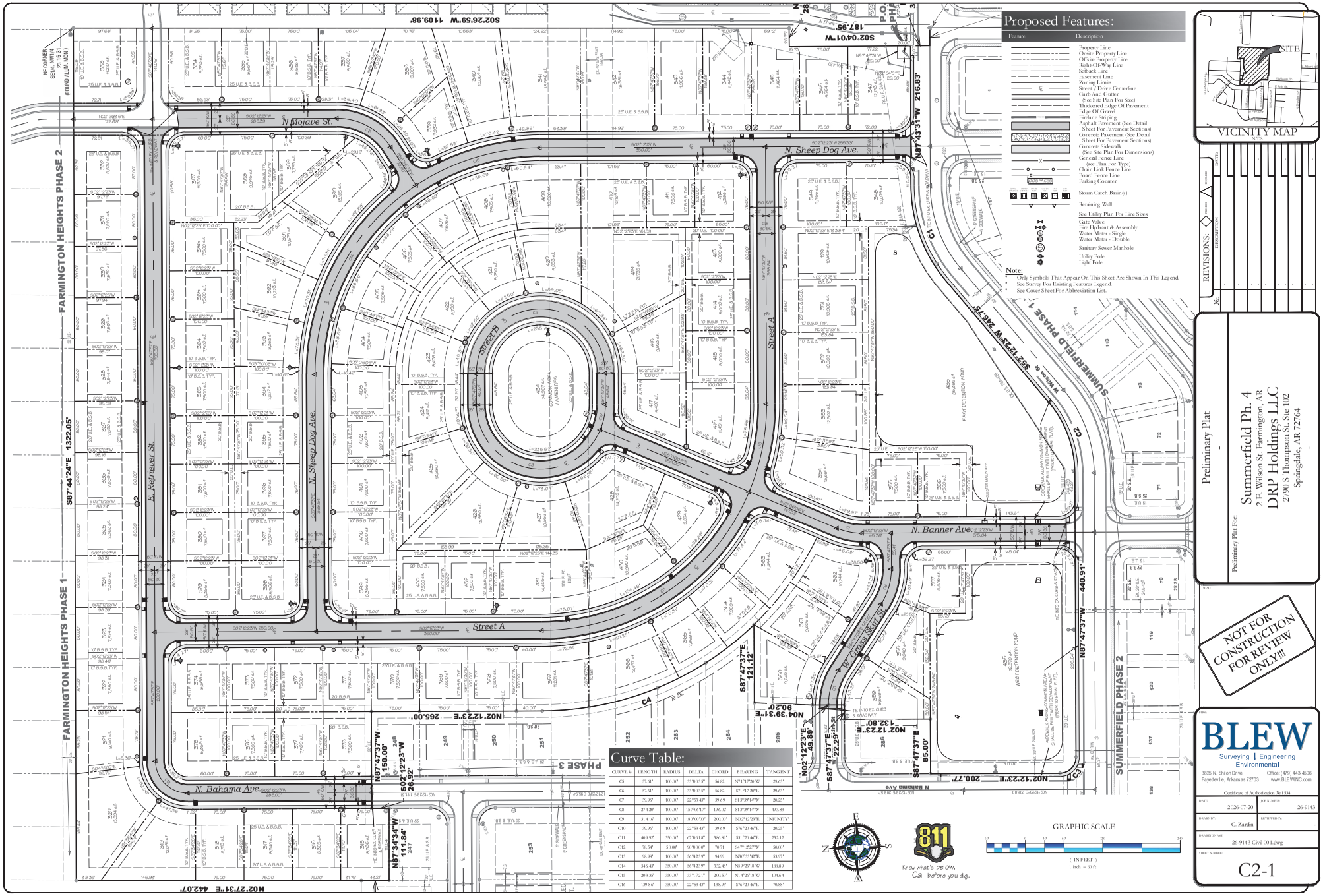
Boundary Survey

Summerfield Ph. 4
2 E. Wilson St. Farmington, AR
DRP Holdings LLC
2790 S Thompson St. Ste 102
Springdale, AR 72764

BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization #e1334

DATE:	2026-08-12
JOB NUMBER:	26-9143
DRAWN BY:	C. Zanlin
REVIEWED BY:	R.D.B.
DRAWING NAME:	26-9143 Survey 001.dwg
SHEET NUMBER:	1

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Proposed Features:

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

Street Signage Notes:

ALL PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

STANDARD SIGNS SHALL BE TYPE III REFLECTIVE SHEETING WITH SILK-SCREENED LEGENDS.

ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

A SIGNAGE SUBMITTAL SHALL BE MADE PRIOR TO ORDERING & INSTALLING SIGNS.

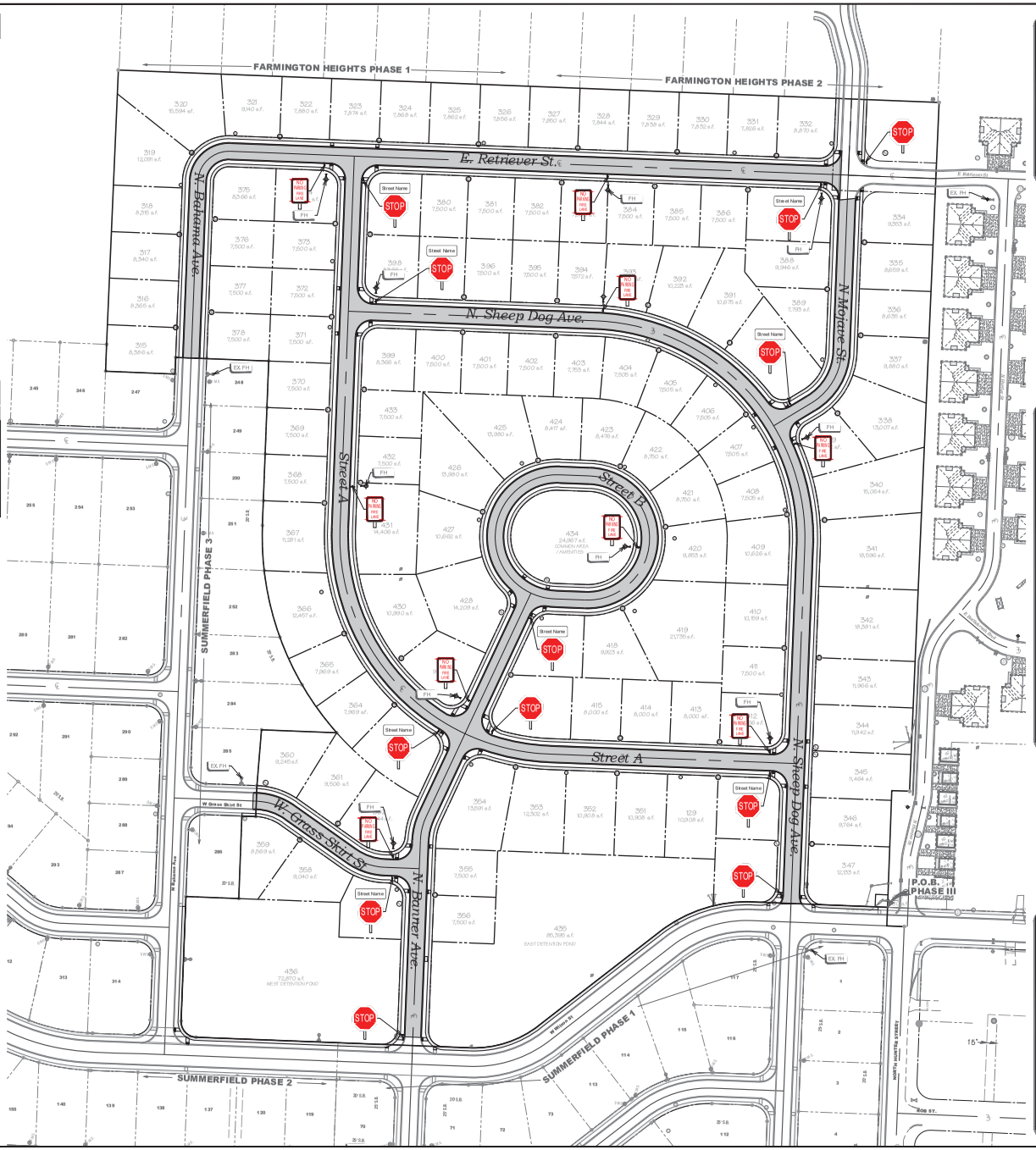
INSTALLATION RESPONSIBILITY:
THE COST OF THE INSTALLATION OF TRAFFIC SIGNALS, STREET SIGNAGE AND PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE DEVELOPER WHEN REQUIRED WITH A PROPOSED DEVELOPMENT. THE WORK AND MATERIALS NECESSARY FOR THE INSTALLATION SHALL BE INCLUDED AS PART OF THE STREET IMPROVEMENTS.

STREET NAME SIGNS:
THE SIGN FACE SHALL BE A COMBINATION OF UPPER AND LOWERCASE LETTERS AND INCLUDE THE STREET NAME AND SUFFIX. 9-INCH PLATES SHALL BE USED AT ALL NONSIGNALIZED INTERSECTIONS; LENGTHS WILL VARY TO FIT STREET NAMES.

A. SIGN ASSEMBLY: THERE SHALL BE ONE PLATE FOR EACH ROAD, WITH A MINIMUM OF TWO PLATES PER STREET SIGN ASSEMBLY. TYPICAL INSTALLATION SHALL INCLUDE TWO STREET NAME SIGNS, ONE FOR EACH DIRECTION. ALL 9-INCH BLANK SIGNS SHALL BE .125-GAUGE.
B. SIGN FACE: THE FONTS SHALL BE HWY. SERIES C. THE LETTER SIZE SHALL BE 6 INCHES. THE LETTERS AND NUMBERS SHALL BE WHITE ON A GREEN BACKGROUND. THERE SHALL BE A 0.625- INCH WHITE BORDER. SEE SECTION 7.3.1 (F) FOR REFLECTIVITY REQUIREMENTS.

Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	30 x 30	U-Channel
NO PARKING FIRE LANE	R8-3 1	No Parking Fire Lane	12 x 18	U-Channel
Street Name	D3-1	Street Name Sign	9" Height	U-Channel





811
Know what's below.
Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



REVISIONS:

No.	DESCRIPTION	DATE

Signage Plan

Preliminary Plat For:

Summerfield Ph. 4
2 E. Wilson St. Farmington, AR
DRP Holdings LLC
2790 S Thompson St. Ste 102
Springdale, AR 72764

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Certificate of Authorization №1334

DATE: 2026-07-20	JOB NUMBER: 26-9143
DRAWN BY: C. Zardin	REVIEWED BY:
DRAWING NAME: 26-9143 Civil 001.dwg	
SHEET NUMBER: C2-2	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
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	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
W FM	Sanitary Sewer Force Main
W SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility 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.

Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

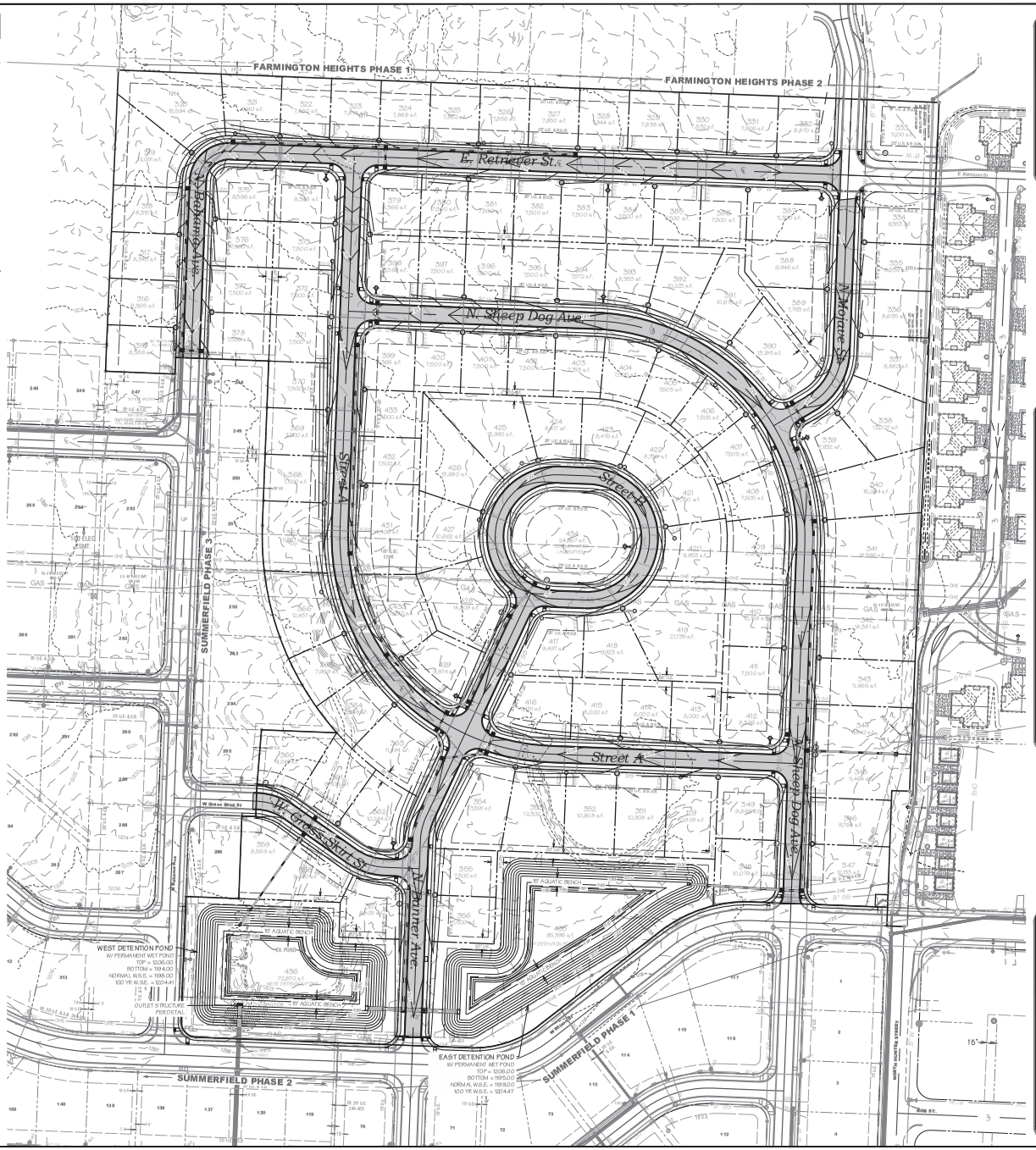
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.





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GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft



REVISIONS:

No.	DESCRIPTION	DATE

Grading Plan

Preliminary Plat For:

Summerfield Ph. 4
2 E. Wilson St. Farmington, AR
DRP Holdings LLC
2790 S Thompson St. Ste 102
Springdale, AR 72764

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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DATE:	JOB NUMBER:
2026-07-20	26-9143
DRAWN BY:	REVIEWED BY:
C. Zardin	
DRAWING NAME:	
26-9143 Civil 001.dwg	
SHEET NUMBER:	
C4	

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