Proposed Features:

Feature	Description
	Property Line
	Orbital 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
	Feature Stamping
	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
	Wood Fence Line
	Set Aluminum Monument
	Set / Found Iron Pin
	Storm Catch Basin(s)
	Retaining Wall
	See UTILITY PLAN for More Information
	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Notes:
- See Survey For Existing Features Legend
- See Cover Sheet For Abbreviation Legend

Site General Notes:

- Dimensions are measured from the Back of Curb, the Edge of Pavement, the Edge of Sidewalk, or the Centerline of Strips
- Layout of Preliminary Plat is based on and tested to survey information
- All Curb & Gutter shall be 18" wide per detail sheet
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD)
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail
- It is the Contractor's responsibility to schedule construction staking coordination according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the construction stakes on the plans and notify the Engineer of any irregularities before construction starts
- All ramps shall have detectable truncated dome panels per city standards and the detail sheet

Soil Types

- Enderlin silty loam, 3 to 10 percent slopes (EnB), Hydrologic Soil Group D: 0.2% of Site
- Enderlin-Leverkamp complex, 8 to 20 percent slopes (EnE, Hydrologic Soil Group D): 14.7% of Site
- Enderlin-Leverkamp complex, 20 to 40 percent slopes (EnF, Hydrologic Soil Group D): 44.0% of Site
- Fayetteville fine sandy loam, 3 to 8 percent slopes eroded (FaC2, Hydrologic Soil Group B): 30.8% of Site
- Bowaman fine sandy loam, 3 to 8 percent slopes, eroded (BwC2, Hydrologic Soil Group C): 2.3% of Site

Flood Certification:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" AS SHOWN ON FIRM PANEL "0" OF THE FLOOD INSURANCE RATE MAP, DATED 3/17/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

List of Utility Companies:

WATER - CITY OF FAYETTEVILLE
ELECTRIC - OZARKS ELECTRIC COOPERATIVE
GAS - SOURCE GAS
CABLE - COX COMMUNICATIONS
TELEPHONE - AT&T

Line Table:

Line #	Length	Direction
L1	1.00ft	N00° 00' 00.00"W
L2	170.00ft	S47° 30' 00.00"W
L3	30.00ft	N32° 30' 00.00"W
L4	9.00ft	N00° 00' 00.00"W
L5	25.00ft	N00° 00' 00.00"W
L6	20.00ft	N00° 00' 00.00"W
L7	20.00ft	N47° 30' 00.00"W
L8	22.00ft	N00° 00' 00.00"W
L9	10.00ft	N00° 00' 00.00"W
L10	10.00ft	S00° 00' 00.00"E
L11	20.00ft	N00° 00' 00.00"W

Curve Table:

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	23.56ft	15.00ft	90°00'00"	21.21ft	N45°00'00"E
C2	94.25ft	60.00ft	90°00'00"	84.85ft	S45°00'00"E
C3	78.54ft	50.00ft	90°00'00"	70.71ft	N45°00'00"W
C4	100.00ft	50.00ft	114°32'27"	83.91ft	N57°32'08"E
C5	15.71ft	10.00ft	90°00'00"	14.14ft	S45°00'00"E
C6	250.00ft	200.00ft	71°32'27"	234.08ft	N57°32'08"E
C7	471.43ft	300.00ft	90°00'00"	424.26ft	S45°00'00"E
C8	94.25ft	60.00ft	90°00'00"	84.85ft	N45°00'00"W
C9	30.00ft	200.00ft	8°35'44"	29.97ft	N00°17'52"E
C10	105.04ft	200.00ft	30°05'44"	103.85ft	N15°02'52"E
C11	32.00ft	75.00ft	24°26'00"	31.77ft	N00°00'00"E
C12	94.25ft	75.00ft	71°59'56"	88.17ft	N47°59'56"E
C13	94.25ft	75.00ft	71°59'56"	88.17ft	S47°59'56"E
C14	32.00ft	75.00ft	24°26'00"	31.77ft	S00°00'00"E
C15	105.04ft	75.00ft	80°22'27"	96.66ft	S40°11'13"E
C16	32.00ft	1.00ft	1800°00'00"	2.00ft	S00°00'00"E
C17	104.67ft	275.00ft	21°48'33"	104.04ft	S00°00'00"W
C18	0.00ft	300.00ft	0°00'00"	0.00ft	S00°00'00"W
C19	105.04ft	300.00ft	20°03'27"	104.54ft	S10°01'43"W
C20	105.04ft	300.00ft	20°03'27"	104.54ft	S30°05'10"W
C21	105.04ft	300.00ft	20°03'27"	104.54ft	S50°08'37"W
C22	105.04ft	300.00ft	20°03'27"	104.54ft	S70°12'04"W
C23	105.04ft	300.00ft	20°03'27"	104.54ft	S90°15'31"W
C24	31.36ft	300.00ft	6°00'00"	31.35ft	N87°30'00"W
C25	94.25ft	300.00ft	18°00'00"	93.88ft	N78°30'00"W
C26	94.25ft	300.00ft	18°00'00"	93.88ft	N60°30'00"W
C27	157.08ft	375.00ft	24°00'00"	155.88ft	N42°30'00"W
C28	94.25ft	300.00ft	18°00'00"	93.88ft	N24°30'00"W
C29	105.04ft	300.00ft	20°03'27"	104.54ft	N6°12'04"W
C30	105.04ft	300.00ft	20°03'27"	104.54ft	N13°51'23"E
C31	105.04ft	300.00ft	20°03'27"	104.54ft	N33°54'50"E
C32	105.04ft	300.00ft	20°03'27"	104.54ft	N53°58'17"E
C33	105.04ft	300.00ft	20°03'27"	104.54ft	N74°01'44"E
C34	31.36ft	300.00ft	6°00'00"	31.35ft	N87°30'00"E
C35	94.25ft	300.00ft	18°00'00"	93.88ft	S78°30'00"E
C36	94.25ft	300.00ft	18°00'00"	93.88ft	S60°30'00"E
C37	157.08ft	375.00ft	24°00'00"	155.88ft	S42°30'00"E
C38	94.25ft	300.00ft	18°00'00"	93.88ft	S24°30'00"E
C39	105.04ft	300.00ft	20°03'27"	104.54ft	S6°12'04"E
C40	105.04ft	300.00ft	20°03'27"	104.54ft	S13°51'23"W
C41	105.04ft	300.00ft	20°03'27"	104.54ft	S33°54'50"W
C42	105.04ft	300.00ft	20°03'27"	104.54ft	S53°58'17"W
C43	105.04ft	300.00ft	20°03'27"	104.54ft	S74°01'44"W
C44	31.36ft	300.00ft	6°00'00"	31.35ft	N87°30'00"W

Site Information:

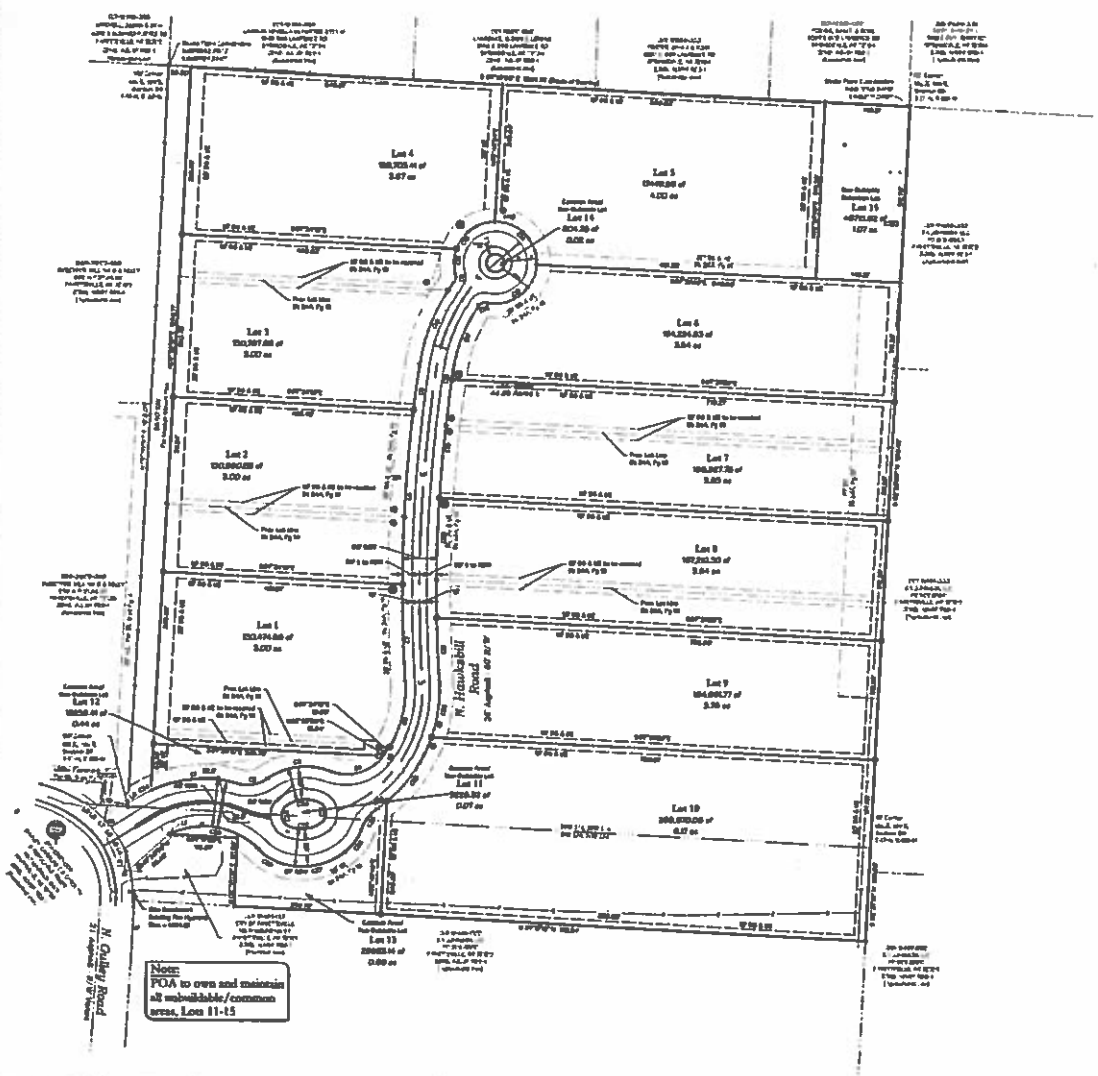
PROPERTY INFORMATION		
Gross Site Area	1,838,572.53 sf	42.20 acres
Proposed Dedicated R.O.W.	172,004.87 sf	3.97 acres
Net Site Area	1,747,541.46 sf	40.12 acres
Zoning	Ag/SF Res 1 Unit/Ac	

ZONING REGULATIONS	
Front Setback	25 ft
Side Setback	10 ft
Rear Setback	30 ft

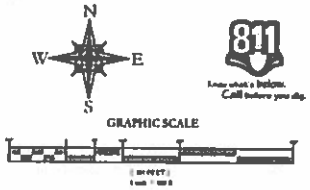
LOT INFORMATION	
Buildable Lots	10
Non Buildable Lots	5
Total Lots	15
Density (Buildable)	0.3 Lots / Acre

Notes:

- This project is located more than one mile from the Fayetteville City Limits
- This subdivision was previously approved as Ramel Woods Subdivision and recorded in Plat Book 24A on Page 98, and is being re-platted as Hawksbill Subdivision
- The Name of Roaring is the north line of Ramel Woods Subdivision per Plat Book 24A on Page 98



Existing Street Typical Cross Section



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

REVISIONS

Site Plan
City Plat Page 181
Commercial Plat Case

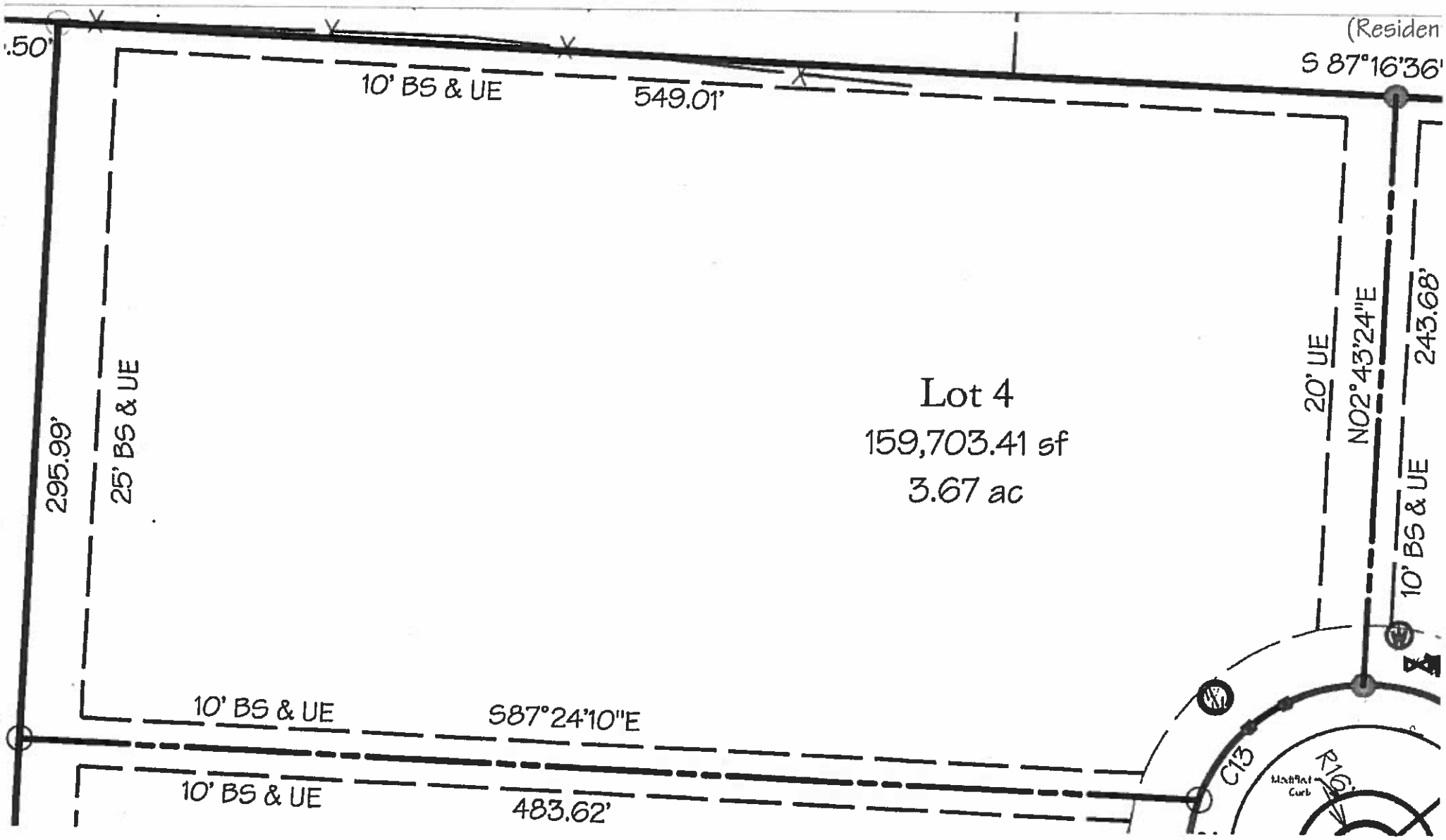
Hawksbill Subdivision
3500 N. Gully Road
UA Properties, LLC
509 Spring St
Fayetteville, AR 72701

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.442.1083
www.BLEWINC.com
Certificate of Authorization No. 1534

J. Bennett | 16-773
2019-02-28 | As Noted
16-773 Commercial Plat 001.dwg

C2


.50'
(Residen
S 87°16'36'
10' BS & UE
549.01'
Lot 4
159,703.41 sf
3.67 ac
295.99'
25' BS & UE
20' UE
N02°43'24"E
243.68'
10' BS & UE
10' BS & UE
S87°24'10"E
10' BS & UE
483.62'
C13
R16'