

**OWNER & DEVELOPER**

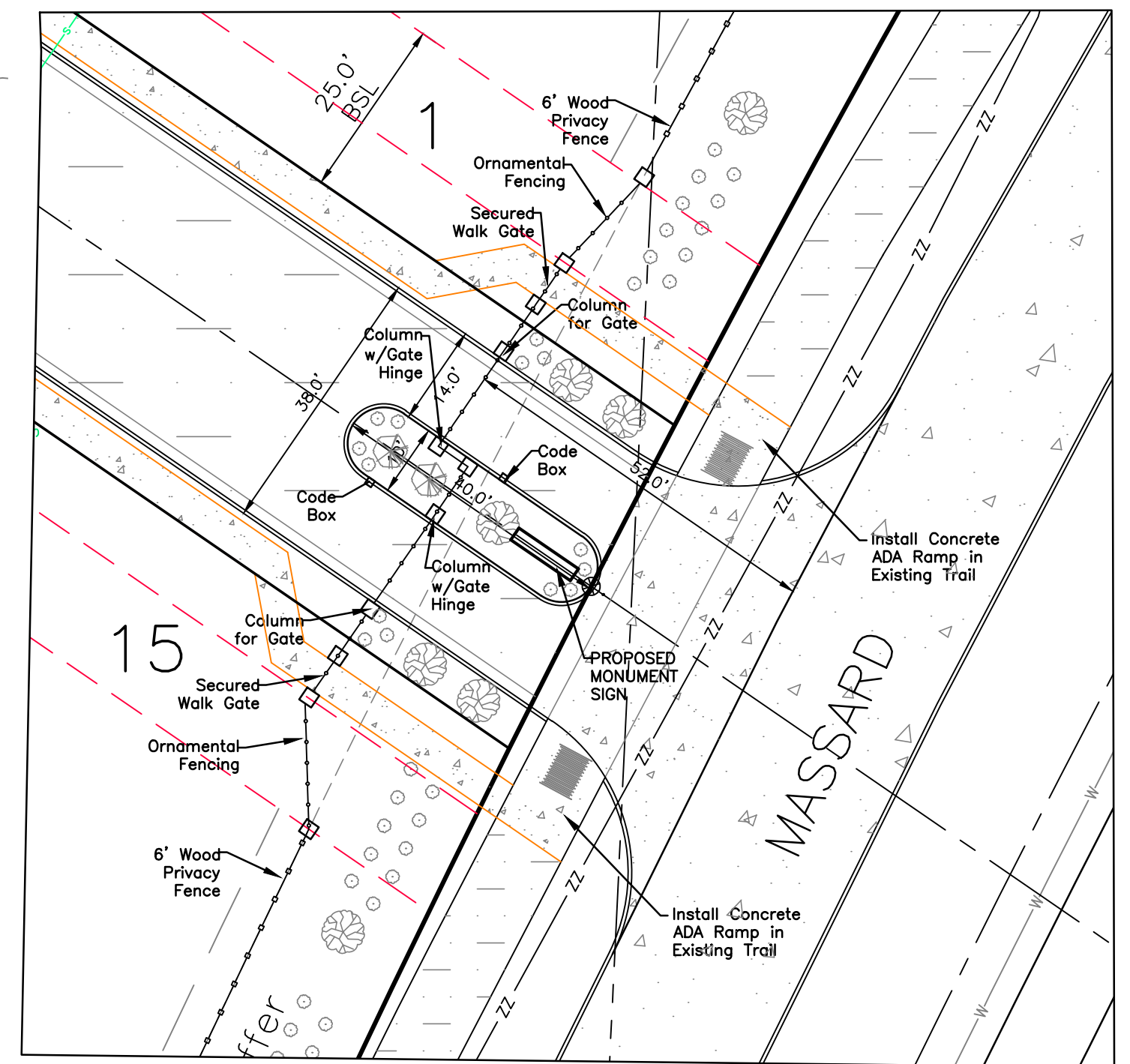
**CARRINGTON CREEK HOLDINGS, LLC**  
 P.O. BOX 10176  
 Fort Smith AR 72917  
 479-459-6200

**CURVE TABLE**

| CURVE | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | RADIUS |
|-------|------------|-----------------|--------------|--------|
| C1    | 30.69      | N 51°05'28" W   | 30.66        | 200.00 |
| C2    | 67.59      | S 20°31'24" W   | 65.83        | 85.00  |
| C3    | 110.31     | S 34°01'30" E   | 104.80       | 100.00 |

**NOTES:**

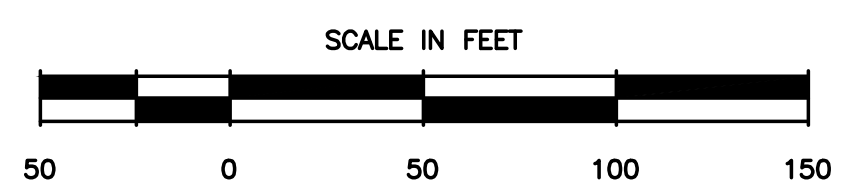
- This plat prepared for the purpose of depicting proposed Lots 1-26, Tract A and Easements.
- Each lot corner will be marked by an existing survey monument or by a set 1/2" iron pin with a yellow cap stamped LS 988 or LS 1654.
- All dimensions along curves are chord distances.
- All lot return radii are 25.0' unless otherwise noted.



**CURRENT ZONING DESIGNATION: NZ AND RS-3**  
**PROPOSED ZONING DESIGNATION: RS-3**

**AREA: 368,122.49 Sq. Ft. or 8.45 Acres**

**FLOOD ZONE STATEMENT**  
 THE PROPERTY IS LOCATED IN ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NO. 05131C0140E, DATED MAY 20, 2010 AND MAP NO. 05131C0130F DATED MARCH 02, 2012

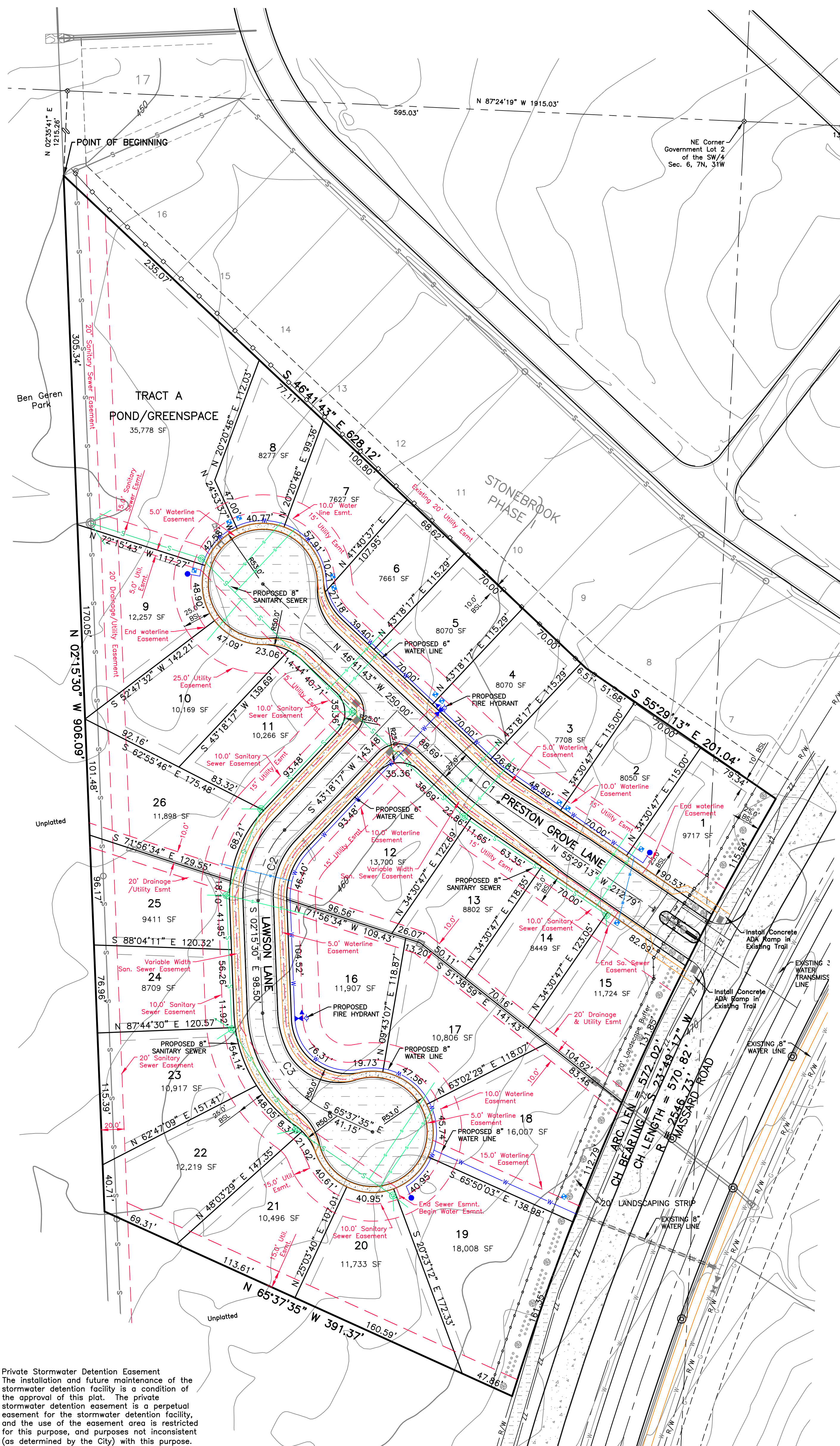
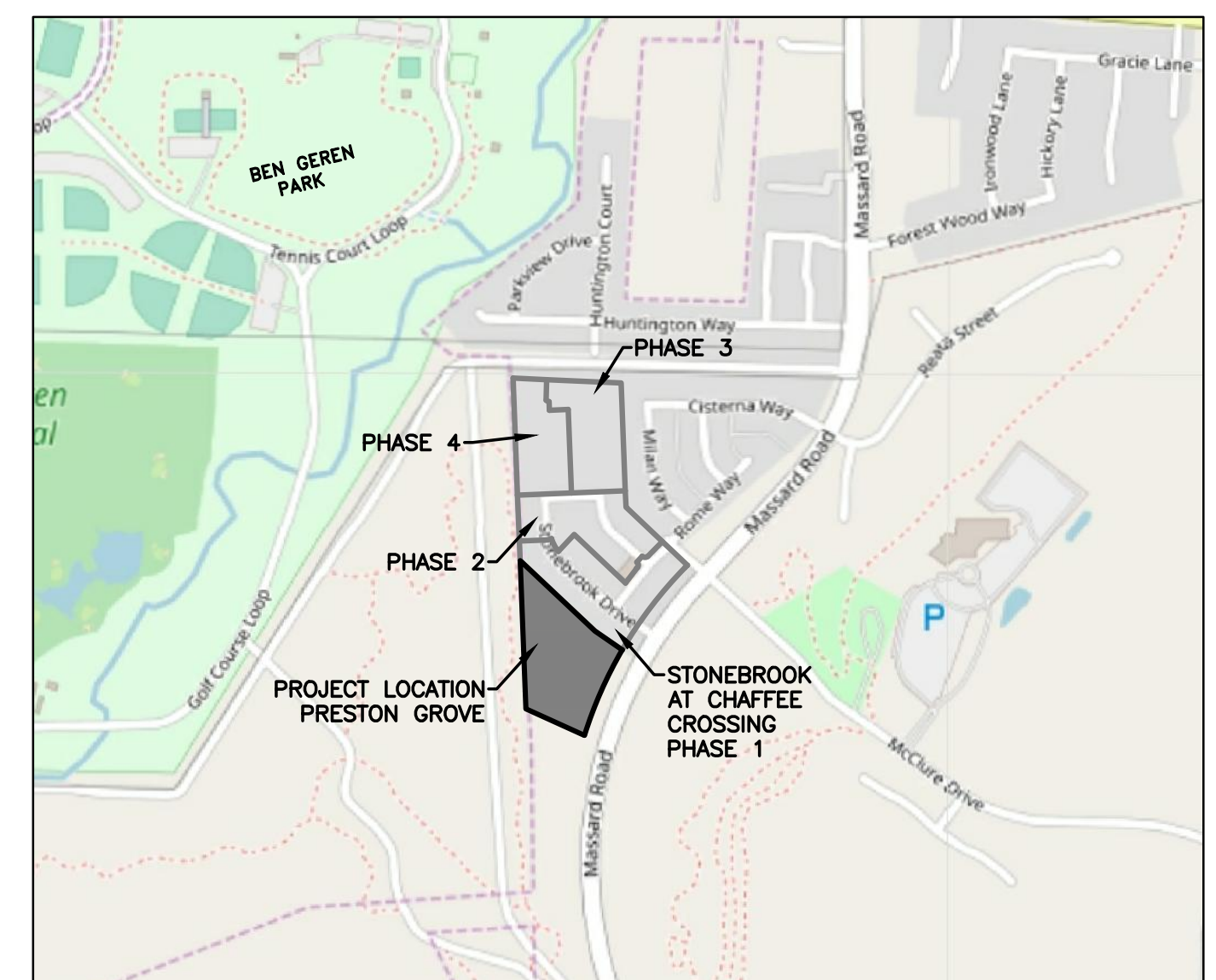


**BASIS OF BEARING:** Grid North as Determined by Global Positioning System Data.

**LEGEND**

- CONTOURS
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- FIRE HYDRANT W/TRACER
- SEWER SERVICE LINE
- SEWERLINE
- WATER SERVICE LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC
- GAS LINE
- 5' WIDE SIDEWALK
- CULVERT
- PRIVACY FENCE
- ASPHALT STREET
- >2" RED MAPLE TREE
- >2" SHUMARD OAK TREE
- MIN. 24" BURFORD HOLLY SHRUBS

**VICINITY MAP**  
 SCALE: 1" = 1000'



**Private Stormwater Detention Easement**  
 The installation and future maintenance of the stormwater detention facility is a condition of the approval of this plat. The private stormwater detention easement is a perpetual easement for the stormwater detention facility, and the use of the easement area is restricted for this purpose, and purposes not inconsistent (as determined by the City) with this purpose. The property owner is obligated to maintain the detention facility in a fully functional condition. By action of its governing body, the City may modify, release or vacate the owner's obligations and the stormwater detention easement.

**DEDICATION**  
 The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for the public use. The easements shown on this plat are hereby dedicated to the City for utility, drainage, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided.

**SURVEY DESCRIPTION:**  
 Part of Government Lots 1 and 2 of the Southwest Quarter (SW/4) of Section 6, Township 6 North, Range 31 West, Sebastian County, Arkansas being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 1; thence N 87°24'19" W, 1915.03 feet along the North line of said Government Lots 1 and 2; thence S 02°35'41" W, 1215.26 feet to the Point of Beginning; thence S 46°41'43" E, 628.12 feet; thence S 55°29'13" E, 201.04 feet to the Westerly right of way line of Massard Road; thence along said right of way line 572.02 feet along the Arc of a curve to the left having a chord bearing S 23°49'17" W, 570.82 feet and a radius of 2546.73 feet; thence N 65°37'35" W, 391.37 feet; thence N 02°15'30" W, 906.09 feet to the point of beginning containing 0.10 acre in said Government Lot 1 and 8.35 acres in said Government Lot 2, in Aggregate containing 8.45 Acres, more or less, being subject to public road rights of way and any easements of record.

**CERTIFICATION**

I, Chad Brixey, hereby certify by my signature and seal that to the best of my knowledge, this plan conforms to the standards of the City of Fort Smith, Arkansas Unified Development Ordinance (Ordinance No. 36-09) as adopted on May 19, 2009, including subsequent revisions and additions to date.

**DEVELOPMENT PLAN**

ALL LOTS WILL BE DEVELOPED AS SINGLE FAMILY RESIDENCES.

**BUILDING SETBACKS**

- FRONT SETBACKS ARE 25 FEET FROM EDGE OF STREET RIGHT OF WAY.
- SIDE SETBACKS ARE 7.5 FEET.
- STREET SIDE/CORNER SETBACKS ARE 25 FEET FROM STREET R.O.W.
- REAR SETBACKS ARE 10 FEET.

**SIGNAGE**

ALL PROPOSED SIGNS WILL BE PERMITTED SEPARATELY.

**FENCING, WALLS, OR COLUMNS**

A WOODEN PRIVACY FENCE IS PROPOSED ADJACENT TO THE LANDSCAPING STRIP ALONG MASSARD ROAD RIGHT OF WAY.

**EXTERIOR LIGHTING**

ALL EXTERIOR LIGHTING WILL COMPLY WITH UDO SECTION 27-602-5.

**PERIMETER LANDSCAPING**

A TWENTY FOOT (20') LANDSCAPE BUFFER WILL BE PROVIDED PARALLEL AND ADJACENT TO MASSARD ROAD RIGHTS OF WAY. RIGHT OF WAY FRONTAGE IS 572.02 FEET = 15 TREES REQUIRED - 19 TREES PROVIDED AT 40' MAX. SPACING AND 143 SHRUBS REQUIRED - 146 SHRUBS PROVIDED AT MINIMUM OF 10 SHRUBS PER 40 LINEAR FEET.

ALL LANDSCAPING WILL BE CARED FOR AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE MANAGEMENT PLAN.

**SP-1**

**BRIXEY ENGINEERING & LAND SURVEYING, INC.**  
 CONSULTING ENGINEERS -- LAND SURVEYORS

5223 East Highway 45 P.O. Box 6180  
 Fort Smith, Arkansas 72906 (479) 646-6394

06/13/2023

LEGEND  
 Computed Point  
 Set 1/2" Iron Pin  
 Exist. 1/2" Iron Pin  
 Set R.R. Spike  
 Exist. R.R. Spike  
 Set Nail  
 Exist. Nail  
 Exist. Stone  
 Exist. Monument  
 Exist. Fence

06/13/2023

STATE OF ARKANSAS  
**REGISTERED PROFESSIONAL ENGINEER**  
 CHAD BRIXEY  
 No. 1150

Revisions:

**PRELIMINARY PLAT**  
 PRESTON GROVE  
 BEING PART OF THE SW/4  
 SECTION 06, T-6-N, R-31-W,  
 SEBASTIAN COUNTY, ARKANSAS

Prepared For: CARRINGTON CREEK HOLDINGS, LLC