

**OWNER/DEVELOPER:**  
TOWNSHIP HEIGHTS, LLC  
RANDY DAVISON, MANAGING MEMBER  
P.O. BOX 9683  
FAYETTEVILLE, AR 72703  
(479)388-8901  
(479)388-3848

**ENGINEER/SURVEYOR:**  
H2 ENGINEERING, INC.  
2827 MILLENNIUM DRIVE  
SUITE 2  
FAYETTEVILLE, AR 72703  
(479)582-4234

**BUILDING SETBACKS (PROD):**  
FRONT 15'  
SIDE 5'  
REAR 15'

**ZONING:** RSF-4

**TOTAL ACRES:** 5.57 Ac.±

**TOTAL LOTS:** 22 LOTS  
21 SINGLE FAMILY DWELLINGS  
1 DETENTION POND

**TO BE DEDICATED TO THE CITY OF FAYETTEVILLE**  
TOTAL STREET=1,129 L.F.  
TOTAL 5' SIDEWALK=1,077 L.F.  
TOTAL 8" WATERLINE=975 L.F.  
TOTAL 8" SANITARY SEWER=1,087 L.F.  
TOTAL RIGHT OF WAY=37,153 SQ. FT.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	150.00'	86.18'	33°40'22"	S18°25'04"W	86.89'
C2	150.00'	86.89'	33°56'34"	S18°15'56"W	87.33'
C3	30.00'	25.51'	10°12'24"	S81°56'43"E	24.75'
C4	30.00'	22.87'	10°11'09"	S82°25'18"E	22.35'
C5	25.00'	20.27'	10°20'00"	N42°35'19"W	20.38'
C6	25.00'	20.27'	10°20'00"	N42°24'41"E	20.38'

**CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:**  
WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERGROUND UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.  
DATE: 4-17-09  
4-21-09  
4-17-09  
DATE: 4/21/09  
CITY ENGINEER

**CERTIFICATE OF APPROVAL OF SIDEWALKS:**  
CONSTRUCTION OF ALL SIDEWALKS SHALL BE INSPECTED BY THE CITY SIDEWALK AND TRAILS COORDINATOR TO COMPLY WITH THE CITY SPECIFICATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COMPLETION OF ALL SIDEWALKS SHOWN ON THIS FINAL PLAT.  
DATE: 4/21/09  
CITY ENGINEER

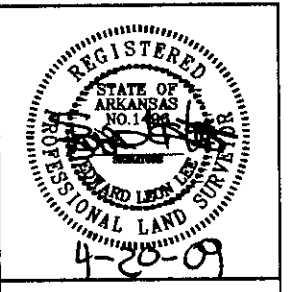
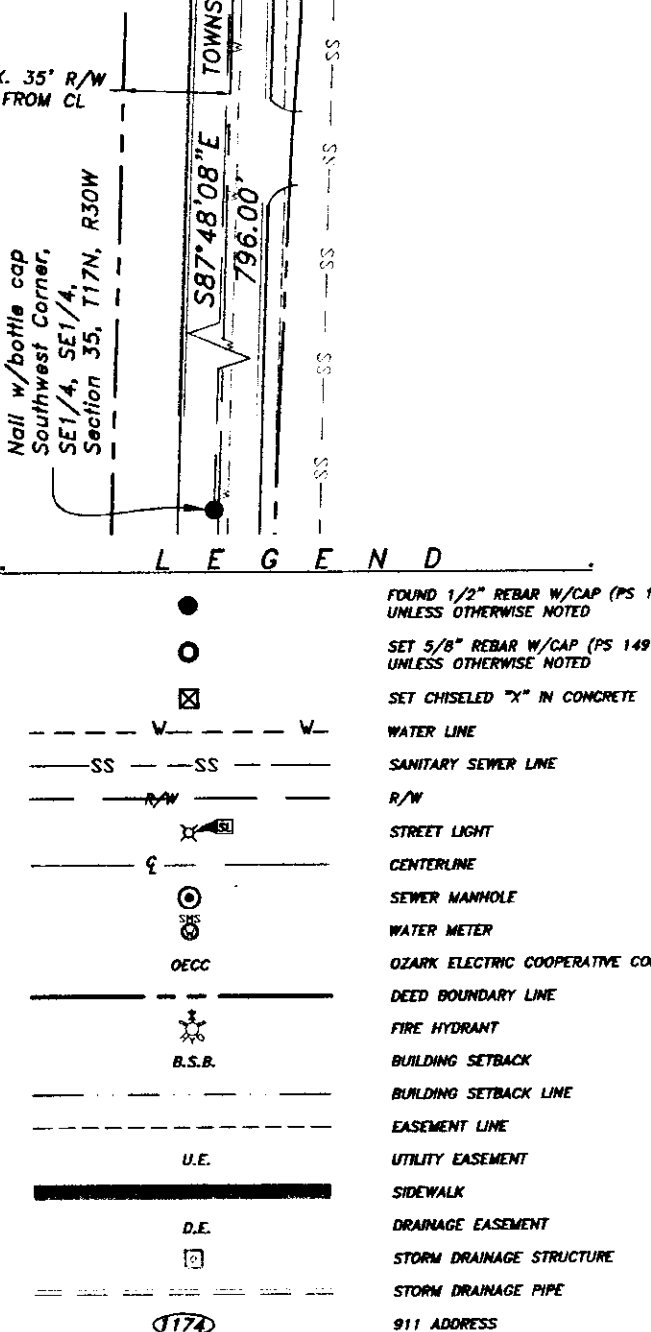
**CERTIFICATE OF APPROVAL OF TREE PROTECTION & PRESERVATION:**  
I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PROTECTION AND PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE, ARKANSAS.  
DATE: 4/21/09  
CITY ENGINEER

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM:**  
I HEREBY CERTIFY THAT THE WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM INSTALLED IN THE SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE ARKANSAS STATE BOARD OF HEALTH AND THE CITY OF FAYETTEVILLE.  
DATE: 4/21/09  
CITY ENGINEER

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE:**  
I HEREBY CERTIFY THAT THE STREET AND DRAINAGE SYSTEMS INSTALLED IN THIS SUBDIVISION FULLY MEET REQUIREMENTS OF THE CITY OF FAYETTEVILLE.  
DATE: 4/21/09  
CITY ENGINEER

**CERTIFICATE OF APPROVAL OF PARK LAND DEDICATION OR MONEY-IN-LIEU:**  
I HEREBY CERTIFY THAT THIS FINAL PLAT COMPLETS WITH SECTION 186.03(K) WITH THE OWNER(S) PAYING IN LIEU \$20,180.00.  
DATE: 4-24-09  
CITY ENGINEER

- NOTES:**
- ALL LOTS SHALL ACCESS INTERNAL STREETS ONLY. NO LOTS SHALL DIRECTLY ACCESS TOWNSHIP STREET.
  - INDIVIDUAL LOT DEVELOPMENT SHALL REQUIRE A GRADING PERMIT AND AN ABBREVIATED TREE PRESERVATION PLAN PRIOR TO BUILDING PERMIT APPROVAL, AND SHALL MEET ALL HILLSIDE/HILLTOP OVERLAY DISTRICT REQUIREMENTS.
  - THE LOT RESERVED FOR DETENTION SHALL BE AN UNBUILDABLE LOT AND OWNED AND MAINTAINED BY THE PROPERTY OWNER ASSOCIATION.
  - LOTS 2 AND 3 SHALL CAPTURE RUNOFF FROM THEIR DRIVEWAYS & ROOFS. THE CAPTURED RUNOFF SHALL BE PIPED SOUTH AND TIED INTO THE STORM SEWER SYSTEM ALONG TOWNSHIP STREET.
  - THIS PLAT REPRESENTS A SUBDIVISION OF THE PARCEL RECORDED AS FILE #2007-00024586 IN THE CIRCUIT CLERK'S OFFICE OF WASHINGTON COUNTY, ARKANSAS.
  - BASIS OF BEARINGS: CITY OF FAYETTEVILLE GIS MONUMENTATION (MADS).
  - THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  - THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
  - A TITLE SEARCH WAS NOT CONDUCTED BY A CERTIFIED TITLE COMPANY. ALL DOCUMENTS WERE PROVIDED BY THE CLIENT/CLIENTS AND/OR RESEARCHED BY H2 ENGINEERING, INC. AND MAY BE SUBJECT TO RECORD/UNRECORDED EASEMENTS, RIGHTS OF WAY, COVENANTS, BUILDING SETBACK LINES, SUBDIVISION RESTRICTIONS, ZONING, LAND REGULATIONS OR OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
  - BASIS OF ELEVATION FOR BENCHMARK IS CITY OF FAYETTEVILLE GIS MONUMENTATION (NOVD 29)
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
  - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
  - FLOOD HAZARD CERTIFICATION: THIS IS TO CERTIFY THAT BY GRAPHIC PLOTTING ONLY, THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (DEPARED BY 100-YEAR FLOOD). THIS PROPERTY IS WITHIN ZONE X1 AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS PER FEMA FIRM FROM MAP COMMUNITY PANEL NUMBER 14050210 F, DATED MAY 18, 2006 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
  - NO DELIMITED WETLANDS EXIST ON THIS PROPERTY.
  - ONE LARGE SPECIES 5+DIE TREE SHALL BE PLANTED ON EACH LOT (WITH THE EXCEPTION OF LOT #1), WITHIN THE 15' FRONT BUILDING SETBACK, AT THE TIME OF CERTIFICATE OF OCCUPANCY APPLICATION, AND SHALL BE BONDED FOR A PERIOD OF 3 YEARS.
  - ALL LOTS ARE LOCATED WITHIN THE CITY OF FAYETTEVILLE'S DESIGNATED HILLSIDE/HILLTOP OVERLAY DISTRICT. EACH LOT SHALL BE REVIEWED INDIVIDUALLY AT TIME OF BUILDING PERMIT FOR COMPLIANCE TO THE HILLSIDE/HILLTOP REQUIREMENTS.
  - ALL RETAINING WALLS SHALL BE SET BACK A MINIMUM OF 2 FEET FROM THE RIGHT OF WAY OR SIDEWALK. ALL RETAINING WALL CONSTRUCTION SHALL BE ON THE BUILDING PERMIT AND HAVE THE APPROVAL OF THE CITY ENGINEER.
  - ALL SIDEWALK SHALL BE CONTINUOUS THROUGH DRIVEWAYS WITH A MAXIMUM OF 2% CROSS SLOPE AND ELEVATED 2" ABOVE TOP OF CURB.
  - ALL RESIDENTIAL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE. IF THE LOT IS LESS THAN 70' WIDE, THEN MAXIMUM DRIVEWAY WIDTH IS 20'.
  - ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A BROOM FINISH, TEXTURED, STAMPED OR EXPOSED AGGREGATED CONCRETE IS NOT ALLOWED WITHIN THE STREET RIGHT OF WAY.
  - ALL NEW SIDEWALKS, DRIVEWAY APPROACHES, OR ACCESS RAMPS CONSTRUCTED IN THE RIGHT OF WAY SHALL MEET UNIFIED DEVELOPMENT ORDINANCE SECTION 171.13 (A.K.A. ORD. 8400). AN INSPECTION IS REQUIRED PRIOR TO THE CONCRETE POUR.
  - THE MAINTENANCE OF AND PRIVATE DRAINAGE AND THE DETENTION POND(S) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION IN ACCORDANCE WITH SECTION 170.08 OF THE UDC. EITHER THE DEVELOPER, PROPERTY OWNER, OR PROPERTY OWNER ASSOCIATION SHALL COMPLY WITH THE REQUIRED MAINTENANCE RESPONSIBILITIES FOR STORM WATER MANAGEMENT AS SET FORTH UNDER SECTION (B)(5) AND (B)(6) AND PROVIDE A COPY OF THE REQUIRED DOCUMENTS FOR RESPONSIBILITY.



Checked by: ELL  
Drawn by: GA  
Horizontal Scale: 1"=40'  
Vertical Scale: N/A  
Date: 12/18/09  
Comments Addressed Dated: 12-12-08

Survey Code: 500-17H-206-6-25-22-12-146  
City Project Number: FR-00-3191  
Plat Page: 281

**TOWNSHIP HEIGHTS  
FINAL PLAT**

**H2 ENGINEERING, INC.**  
2827 MILLENNIUM DRIVE  
SUITE 2  
FAYETTEVILLE, ARKANSAS 72703  
PHONE: (479) 582-4234  
FAX: (479) 582-9254

Doc ID: 01284707001 Type: REL  
Kind: PLAT  
Recorded: 05/06/2009 at 09:55:44 AM  
Fee Amt: Page 1 of 1  
Washington County, AR  
Bette Stamps Circuit Clerk  
File: 0023-0000360