

CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, April 12, 2016 at 4:00 p.m.
City Administration Building
400 N. Broadway

AGENDA

I. Planning Commission

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of the Regular Meeting of February 09, 2016
- D. Development Permit Approval
 - 1. Lot Split Development Permit, LS16-02
2207 S. Stateline Rd
Owner: United Bilt Homes
Agent: Don Pitts / Dan Jenkins
 - 2. Significant Development Permit, SD16-01
310 N. Progress Ave.
Owner: Lykins Leasing
Agent: Civil Engineering, Inc. – Ron Homeyer
To the Board of Directors on **May 3, 2016**
- E. Staff Announcement on Upcoming Placemaker's Conference. April 22-24, Bentonville.
<http://blockstreetbuilding.com/>
- F. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD FEBRUARY 9, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, February 9, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Colvin, Engle, Mounger, Williams, Smith – Present.

Blakely, Nation – Absent.

City Clerk, Renea Ellis; City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams; all present.

A copy of the January 12, 2016, regular minutes had previously been given to each Commissioner. A motion was made by Smith and seconded by Williams to accept the minutes. Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was a Lot Split Development Permit, LS16-01, 21490 Davidson Rd., Donald Baird.

Ben Rhoads, City Planner, briefed the item. A Motion to approve was made by Colvin and seconded by Smith.

Roll Call:

Engle, Mounger, Williams, Smith, Colvin – Aye.

5 Ayes. No Nays. Motion passed.

There being no further business, a Motion was made by Colvin and seconded by Smith to adjourn. A voice vote was taken. All ayes. Meeting Adjourned.

{Seal}

APPROVED:

ATTEST:

Karl Mounger, Chairman

Renea Ellis, City Clerk



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: March 21, 2016
RE: Lot Split Development Permit, LS16-02

Recommendation: Approval of LS16-02 (Lot Split Development Permit)

Background:

APPLICATION REVIEW DATES

Planning Commission review: April 12, 2016
Board of Directors review: Not Applicable

APPLICANT AND AGENT

Applicant/Owner: United Bilt Homes
Agent: Don Pitts

SUBJECT PROPERTY ADDRESS

2207 S. Stateline Rd.

INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

<https://www.google.com/maps/d/edit?mid=zHgGzzL4W14o.kEOzCvr1OveM&usp=sharing>

PROJECT INTENT

The applicant desires to split a 10.07 acre parcel into two tracts. Tract A consisting of 2.00 acres and Tract 2 consisting of 8.07 acres.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant / Residential	R-2 (Residential, medium)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant/ Agricultural	North: R-2 (Residential, medium)
South: Vacant/ Agricultural	South: Benton County – No Zoning
East: Utilities – Drinking Water Reservoir	East: R-2 (Residential, medium)
West: Single-Family Residential	West: Oklahoma – No Zoning

LOT STANDARDS CONSISTENCY

<i>MINIMUM ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Tract A Lot Area: 7,000 sq. ft.	87,120 sq. ft. or 2.00 acres
Tract A Lot Width: 60 ft.	142.29 ft.
Tract B Lot Area: 7,000 sq. ft.	351,529 sq. ft. or 8.07 acres
Tract B Lot Width: 60 ft.	201.29 ft.
Average Lot Size: 5.03 acres	

STAFF DISCUSSION

The applicant is requesting to split a 10.07 acre parcel into two tracts, Tract B, the parent tract, at 8.07 acres and Tract A, the child tract, at 2.00 acres, more or less. The split is occurring off of S. Stateline Rd. on an un-platted metes and bound tract west of City’s water reservoir and due east of the Oklahoma state line. Both tracts will access directly off of Stateline Rd. Tract A once contained a single-family house, but it has been demolished; only a well house remains. The proposal clears the way for a new house to be constructed on Tract A.

Both proposed tracts are zoned R-2, meeting the minimum R-2 zoning standards. Utility easements are provided on the perimeter and interior lot lines; however no underground City utilities service the subject property. Should the applicant choose to tap into City water, he will be required to extend the water main on Stateline Rd. has his expense. All City comments have been addressed.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: March 2, 2016.
 - Newspaper legal notification: March 27, 2016 (Herald-Leader).
 - Letter legal notification: March 24-26, 2016.
 - Staff received no phone calls or correspondence.

Fiscal Impact:

None

Attachments:

Site Specific Proposal

General Area Map

STEWART, JIM DEE
475 S HWY 59 S
WATTS OK 74964-

FLETCHER, EDNA P
RR 2 BOX 171
WATTS OK 74964-9401

STEWART, JIM DEE
475 S HWY 59 S
WATTS OK 74964-

THOMPSON, BILL FAMILY REVOC
711 W UNIVERSITY ST
SILOAM SPRINGS AR 72761-0000

AMES, BILL & KIEU
RT 1 BOX 653
WATTS OK 74964-

RED MAPLE LLC
PO BOX 7373
SILOAM SPRINGS AR 72761

CHOUHRY, MEHWISH A
2184 S STATE LINE RD
WATTS OK 74964-

GENERAL ASSEMBLY OF
THE FIRST BORN
2234 STATE LINE RD SO
WATTS OK 74964

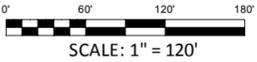
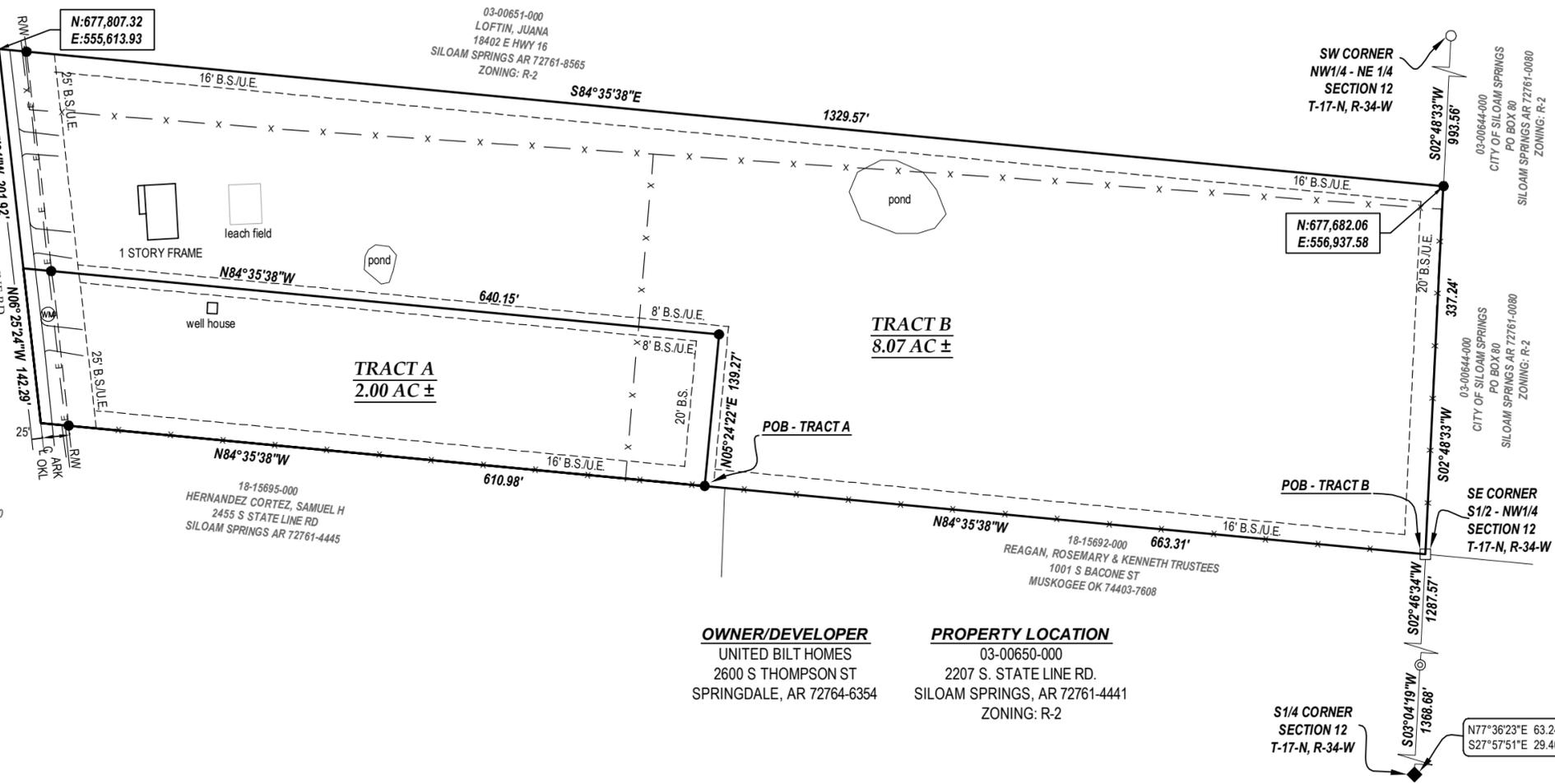
HEWES, OBDIA & HEWES,
GARY LEE & BALMAIN
SHIRLEY JOYCE
1096 S HWY 59
WATTS, OK 74964

GENERAL ASSEMBLY OF
THE FIRST BORN, INC
RR 2 BOX 161
WATTS OK 74964-9401

HEWES, OBDIA & HEWES,
GARY LEE & BALMAIN
SHIRLEY JOYCE
1096 S HWY 59
WATTS, OK 74964

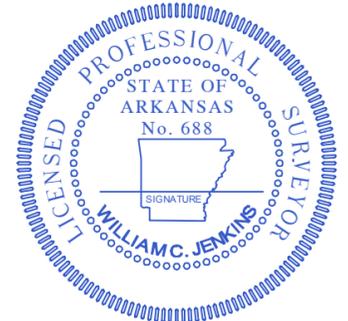
MCCLELLAND, CLYDE JR
P O BOX 6967
SILOAM SPRINGS AR 72761-0000

STEPHENS, ROBERT NITA
2342 STATE LINE RD
WATTS OK 74964-9401



LEGEND

- CENTERLINE
- BOUNDARY
- - - BLDG STB/KUTLY ESMT
- - - RIGHT OF WAY
- - - ELECTRIC LINE
- x - x - FENCE LINE
- FOUND IRON PIN
- SET IRON PIN
- ◻ FENCE CORNER
- ◆ RAILROAD SPIKE
- ⊙ PIPE
- ⊙ WATER METER



OWNER/DEVELOPER
UNITED BILT HOMES
2600 S THOMPSON ST
SPRINGDALE, AR 72764-6354

PROPERTY LOCATION
03-00650-000
2207 S. STATE LINE RD.
SILOAM SPRINGS, AR 72761-4441
ZONING: R-2

ORIGINAL DESCRIPTION - DEED 2014-48483

A PART OF THE S1/2 OF THE FRL. NW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 34 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID S1/2 OF THE FRL. NW1/4; THENCE NORTH 337.24 FEET, THENCE S89°45'22"W 1319.11 FEET TO THE ARKANSAS/OKLAHOMA STATE LINE, SAID POINT BEING IN THE STATE LINE ROAD; THENCE WITH SAID ARKANSAS/OKLAHOMA STATE LINE AND STATE LINE ROAD S9°14'46"E 341.44 FEET; THENCE LEAVING SAID ARKANSAS/OKLAHOMA STATE LINE AND STATE LINE ROAD N89°45'22"E 1264.25 TO THE POINT OF BEGINNING, CONTAINING 10.0 ACRES, MORE OR LESS AND SUBJECT TO THAT PORTION LIES IN THE STATE LINE ROAD ON THE WEST SIDE.

TRACT A - 2.00 AC

A PART OF THE S1/2 OF THE FRL. NW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A WOODEN FENCE POST AT THE SOUTHEAST CORNER OF SAID S1/2 OF THE NW1/4; THENCE N84°35'38"W 663.31 FEET TO A 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE N84°35'38"W 610.98 FEET TO THE CENTERLINE OF STATE LINE RD.; THENCE ALONG SAID CENTERLINE N06°25'24"W 142.29 FEET; THENCE LEAVING SAID CENTERLINE S84°35'38"E 640.15 FEET TO A 1/2" REBAR; THENCE S05°24'22"W 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS. SUBJECT TO THE STATE LINE RD RIGHT-OF-WAY ALONG THE WEST SIDE AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

TRACT B - 8.07 AC

A PART OF THE S1/2 OF THE FRL. NW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A WOODEN FENCE POST AT THE SOUTHEAST CORNER OF SAID S1/2 OF THE NW1/4; THENCE N84°35'38"W 663.31 FEET TO A 1/2" REBAR; THENCE N05°24'22"E 139.27 FEET TO A 1/2" REBAR; THENCE N84°35'38"W 640.15 FEET TO THE CENTERLINE OF STATE LINE ROAD; THENCE N06°25'24"W 201.92 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE S84°35'38"E 1329.57 FEET TO A 1/2" REBAR; THENCE S02°48'33"W 337.24 FEET TO THE POINT OF BEGINNING. CONTAINING 8.07 ACRES, MORE OR LESS. SUBJECT TO THE STATE LINE RD. RIGHT-OF-WAY ALONG THE WEST SIDE, AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

ATTORNEY'S CERTIFICATE (IN THE CASE OF NO LAND DEDICATION)

I, _____, BEING AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF ARKANSAS, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND WITHIN THE CITY OF SILOAM SPRINGS, ARKANSAS, AND THAT THE PARTY EXECUTING THE PLAT IS THE OWNER THEREOF IN FEE SIMPLE.

ATTORNEY AT LAW DATE

CERTIFICATE OF OWNER

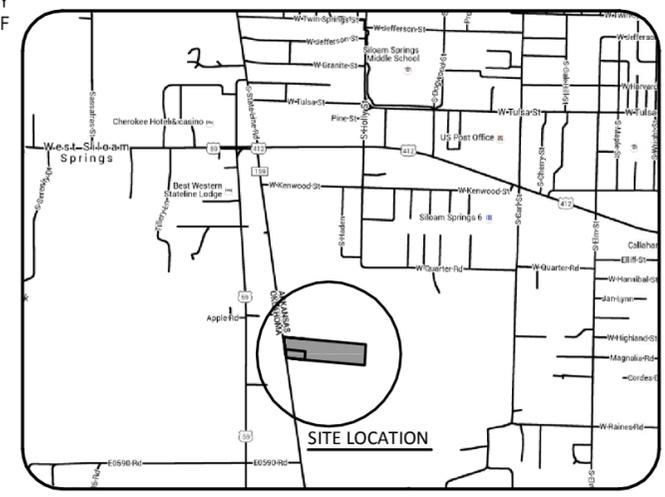
I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND HAVE CAUSED THIS LAND TO BE SURVEYED, PLATTED, AND DEDICATED PER THIS PLAT.

(OWNER) (DATE)

SILOAM SPRINGS PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE SILOAM SPRINGS PLANNING COMMISSION AT A MEETING HELD ON _____, 2016.

PLANNING COMMISSION SECRETARY (SECRETARY) (DATE)



NOTE: ACCEPTANCE OF THIS PLAT DOESNT GUARANTEE SEPTIC SYSTEM APPROVAL.
NOTE: THERE IS NO CITY OF SILOAM SPRINGS WATER OR SANITARY SEWER TO THIS PREPERTY. IF CITY OF SILOAM SPRINGS WATER IS DESIRED TO THIS PROPERTY A MAIN LINE EXTENSION WILL BE REQUIRED.

ZONING: SILOAM SPRINGS PLANNING AREA, R-2

FLOOD CERTIFICATION
THE HEREIN DESCRIBED TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY NO. 40041C0600E, BENTON COUNTY, AR EFFECTIVE DATE 8/04/10.

BASIS OF BEARINGS
NAD 83 - SPCS AR NORTH ZONE

SURVEYORS CERTIFICATION
I HEREBY CERTIFY I HAVE SURVEYED HEREIN DESCRIBED TRACT AND THAT THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED AS SHOWN. ALSO, ANY EASEMENTS AND/OR ENCROACHMENTS REVEALED BY SAID SURVEY ARE SHOWN HEREON.

TRACT SPLIT
FOR
UNITED BILT HOMES

JENKINS SURVEYING 1552 CEDAR ST. FAYETTEVILLE, AR 72703 P/F 479-521-5231	DATE: 3/28/16 DRAWN BY: DWJ SCALE: 1" = 120' JOB NO.: 16-010
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STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: March 18, 2016
RE: Significant Development Permit, SD16-01/ Significant Development/ 310
N Progress Ave.

Recommendation: Approval of SD16-01 (Significant Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: April 12, 2016

Board of Directors review: May 3, 2016

APPLICANT AND AGENT

Applicant/Owner: Lykins Leasing, LLC.

Agent: Civil Engineering, Inc. – Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS

310 N. Progress Ave.

INTERNET MAP INFORMATION

Planning staff has created a map made with Google My Maps.

Attribution: Map data ©2015 Google Imagery ©2015, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

Please click on the following link to access. This link will only operate if reading this report digitally.

<https://www.google.com/maps/d/edit?mid=zHgGzzL4W14o.kK-zFe19ZM1U&usp=sharing>

PROJECT INTENT

The applicant requests to construct an 18,480 sq. ft. pharmacy with drive-thru pick-up window and medical offices.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant	C-2 District (Roadway Commercial)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant / Single-family residential	North: C-2 District (Roadway Commercial) R-2 District (Residential, medium)
South: Retail commercial	South: C-2 District (Roadway Commercial)
East: Retail commercial	East: C-2 District (Roadway Commercial)
West: Single-family residential	West: R-2 District (Residential, medium)

ZONING USE UNIT CONSISTENCY

The subject proposal is consistent with large impact commercial or office uses associated with Use Unit 16, which is permitted in C-2 District.

LOT STANDARDS CONSISTENCY

The minimum C-2 zones standards are compared with the subject property’s tracts below.

MINIMUM (C-2) ZONING REQUIREMENTS	SUBJECT PROPERTY PROPOSAL
Lot Area: 8,000 sq. ft.	1.74 acres
Lot Width: 80 ft.	200 ft. (approx.)
Maximum Lot Coverage: 85 %	85% (approx.)
Maximum Floor to Area Ratio: 0.60 (60%)	0.2440

PARKING STANDARDS CONSISTENCY

According to Municipal Code Sec. 102-75(a)(1)(a)(6), parking is calculated by the total number of square feet in the proposal.

USE TYPE	REQUIRED PARKING	EXISTING PARKING	NET PROPOSED PARKING	PARKING SURPLUS/ DEFICIT
Office/Retail 1 space/200 sq. ft.	93	0	81*	-16**

* Including ADA accessible parking

** The applicant is requesting a parking reduction of 16 spaces or 17.2%

STAFF DISCUSSION

The applicant is requesting to construct an 18,480 sq. ft. medical office complex and drive-thru pharmacy. The proposal is occurring on a platted lot due north of the existing Signature Plaza shopping center and Generations Bank on Progress Ave. The site will utilize an existing driveway at the southeast corner of the lot, through a shared access easement between both lots. In a similar fashion, a shared access driveway is proposed on the northeast corner of Lot 27, which is the lot to the north of the subject property. The applicant owns both lots, Lot 28 (project site) and Lot 27. Both lots will be burdened with an access easement to allow for free traffic flow to and from both lots in the event one lot is sold to a different party separate from the other.

The driveway leading to the parking lane on the southeast corner of the lot will allow for two-way ingress and egress from the property as well as a one-way drive for the pharmacy's drive up window. Staff looked closely at this layout to determine if there is sufficient driveway width. The original plan was for a 34.5 ft. wide parking lane, including the bi-directional in/out, plus the drive-thru lane. While this arrangement did not present any Code violations, staff was concerned about the ease of traffic flow at this location.

Staff looked at various options for the developer to address the southeast corner drive aisles. The first was to shift the building to the west (to provide more space for this drive), however this is not possible due to the expanded rear setback at 35 ft., this is a deeper setback than normal because the property to the west of the subject property is a single-family residence, and all C-2 lots that abut an R-2 zone are required to have additional setbacks. Staff then looked at the possibility of moving the drive-thru lane to the building's rear (south-facing) wall. This would eliminate the need for a drive-thru lane on the east wall of the structure, where there is limited drive space. This idea, however, was not acceptable to the developer due to the need and desire for customers to quickly access the drive-thru from the main entrance (southwestern) drive, rather than needing to pass through the parking lot to the far western lane on the lot and then loop around. The rear drive is also intended for delivery trucks, and this would impact customers queuing at the window. This conflict is inversely true for the trucks who may be detained by customers queuing at the window. This extra distance, while working from a site geometry perspective, does not clearly work for site legibility for the customers.

After discussion with the project engineer, it was determined that the most feasible solution is adding a small curb that will better channel vehicles into the 10 ft. drive-thru lane and widening the bi-directional drive by 4 feet. This will allow for the most space possible for the bi-directional ingress/egress lanes. The reduction in greenspace, by widening the drive, was made up by increasing the size of one of the parking islands. Due to this change, a greater parking reduction of 16 spaces (compared to the original plan) is requested. Staff also requested that a "do not block" sign be painted at the entrance of the rear drive to deter vehicles from queuing in front of the drive and blocking delivery trucks from egressing the property.

A sidewalk is constructed along N. Progress Ave. Staff requested that this sidewalk be connected to the main facility, through a ramp system due to the grade, so pedestrians do not have to share space on the driveways with vehicles while walking to and from the facility. A crosswalk is also added at the northeast corner of the building to allow for better pedestrian mobility to connect with the building. The interior drive spacing from the right-of-way, or also known as the driveway throat rule, meets the regulations to the first parking lane, although the cross drive does intersect closer, but staff has made the determination that cross traffic driveways are not applicable, given the prevalence of shared access/ cross traffic drives throughout the City. It has been determined that vehicle stacking will occur at the drive-thru lane and not at the drive entrance off of Progress Ave.

Due to the limitations of the lot size, the applicant is requesting a 17.2 percent parking space reduction, per Code Section 102-75(6)(d), which grants the permitting authority the ability to reduce parking to up to 30 percent of the quantity required. In this case, the lost parking is not likely needed due to the nature of the proposed uses being focused more on office space rather than heavy trafficked retail. Staff is in support of the proposed parking reduction. There is an existing cemetery north of the subject property; the proposal will *not* disturb the cemetery. The facility meets all greenspace, landscaping, screening and drainage requirements.

The dumpster pad location is on the northwest corner of the lot and will be screened with a privacy fence. Storm water drainage will be handled through a culvert which passes under Progress Ave. and flows into an existing basin/drainage area on the north side of Wal-Mart. The traffic and drainage reports were reviewed by the City Engineer and received a positive recommendation. All of staff's technical comments were addressed by the applicant.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
 - the property values may be substantially damaged;
 - the proposal may impact the present or future uses of neighboring properties;
 - the proposal is not adequately supported by infrastructure.
-
- Site posted: March 08, 2016.
 - Newspaper legal notification: March 20, 2016 (Herald-Leader).
 - Letter legal notification: March, 17-20, 2016.
 - Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as general office and retail of varying densities. The proposed use is consistent with the 2030 Land Use Map.

Fiscal Impact:

No fiscal impact is anticipated.

Attachments:

Site Specific Proposal
Bird's Eye View of Subject Property
General Area Map

DEVELOPMENT PLANS FOR LYKINS LEASING LLC SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

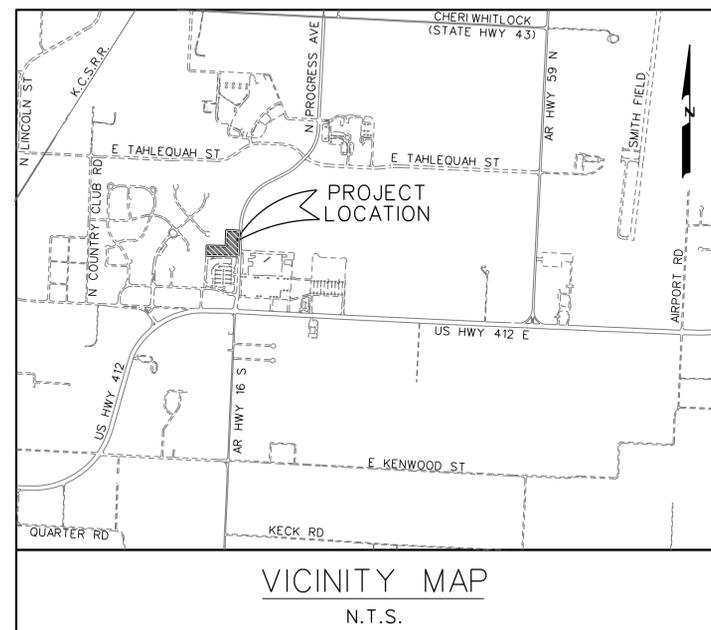
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

Electric
City of Siloam Springs
Johnny Bland
(479)524-3777

Natural Gas
SourceGas
Wayne Meek
(479)549-7834

Telephone
Centurytel
Mike Edwards, Engineer
(479)524-9943

Cable TV
Cox Communications, Inc.
Terry Frank
(479)871-2432



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- 2 SITE PLAN
- 3 DIMENSION PLAN
- 4 GRADING PLAN
- 5 STORM SEWER PLAN AND PROFILES
- 6 SANITARY SEWER PLAN AND PROFILES
- 7 SEDIMENT AND EROSION CONTROL PLAN & DEMOLITION PLAN

DETAILS

- 1 PAVING/DRAINAGE DETAILS
- 2 WATER DETAILS
- 3 SANITARY SEWER DETAILS
- 4 EROSION AND SEDIMENT CONTROL DETAILS

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT WRITTEN APPROVAL OF ENGINEER.

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PREPARED FOR
**LYKINS
LEASING LLC**

PO BOX 1095
GRAVETTE, AR 72736-1095
(479) 770-0111

701 S. MT. OLIVE, P.O. BOX 12
E-MAIL: mail@civilengineeringss.com



SILOAM SPRINGS, ARKANSAS 72761
(479)524-9956 OFC - (479)524-4747 FAX



The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on March 01, 2016



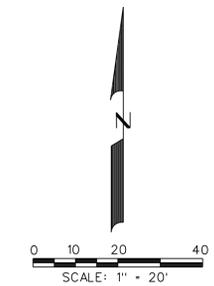
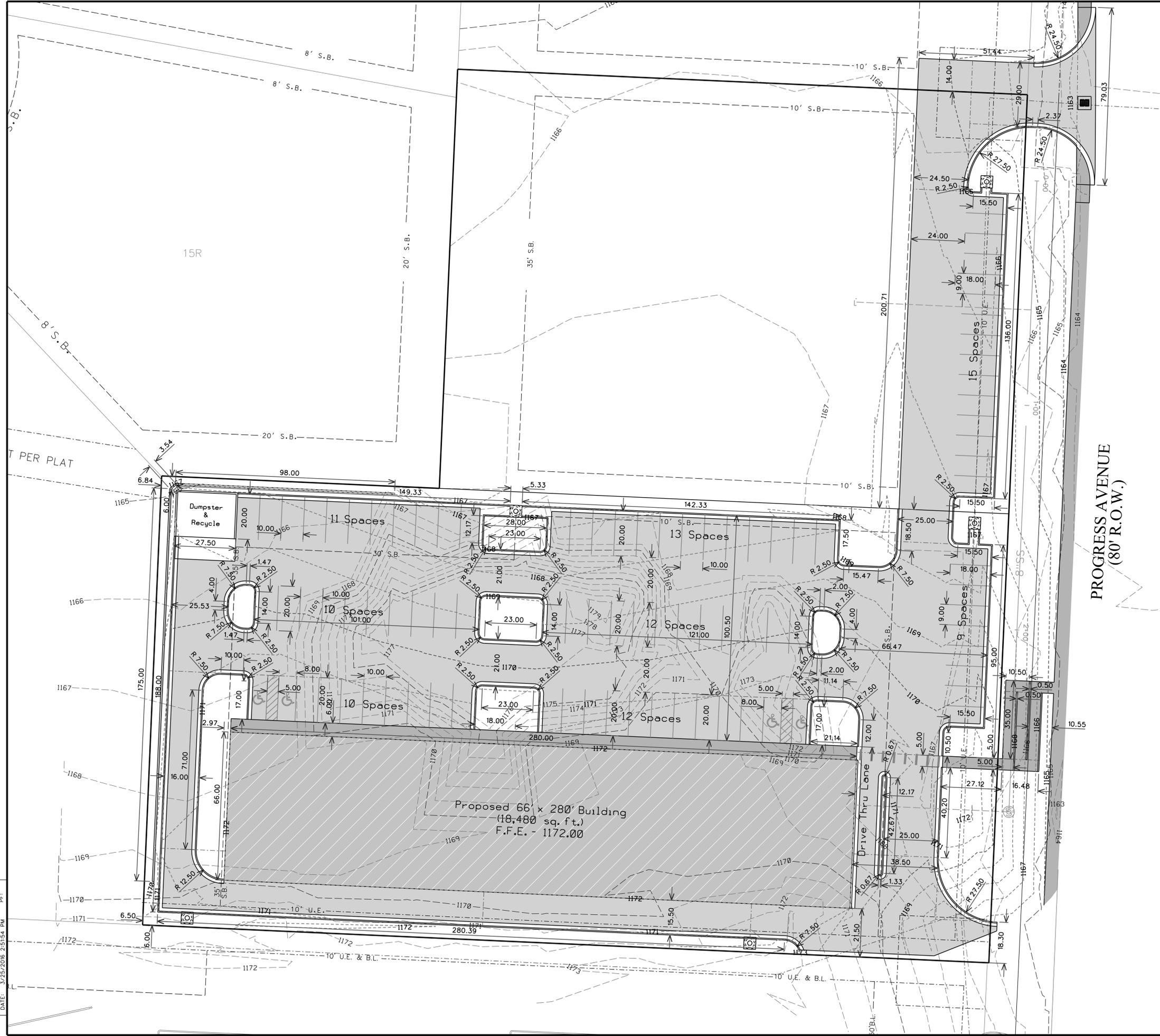
**Know what's below.
Call before you dig.**

MARCH 2016
REVISED: MARCH 25, 2016
REVISED: APRIL 04, 2016

SURVEY PROVIDED BY:

JAMES SURVEYING & CONSULTING INC.
P.O. Box 617
Gentry, Arkansas 72734
(479) 736-8416

FILE: 1519-01-Title.dwg
 DATE: 3/25/2016
 PLOT:



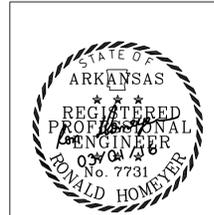
- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - PROPOSED INDEX CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (1')
 - PROPOSED BREAKLINE
 - EXISTING FENCE LINE
 - FOUND IRON PIN
 - FOUND PIPE
 - SET IRON PIN
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED CONCRETE PAVING
 - ▨ PROPOSED LIGHT DUTY ASPHALT PAVING
 - ▨ PROPOSED CONCRETE SIDEWALK
 - PROPOSED PARKING LOT LIGHTING
 - ⊕ EX FIRE HYDRANT ASSEMBLY
 - ⊕ EX WATER VALVE
 - ⊕ EX WATER METER
 - ⊕ EX SANITARY SEWER MANHOLE
 - ⊕ EX NATURAL GAS SIGN/METER
 - ⊕ EX POWER/UTILITY POLE
 - ⊕ EX UTILITY POLE ANCHOR
 - ⊕ EX ELECTRIC BOX
 - ⊕ EX TELEPHONE PEDESTAL
 - ⊕ EX FIBER OPTIC PEDESTAL
 - ⊕ EX LIGHT POLE
 - ⊕ EX SIGN
 - ▨ STREET/DRIVE OPEN CUT
 - ⊕ EXISTING TREE
 - ⊕ PROPOSED TREE

NOTE:
SEE ARCHITECTURAL PLANS
FOR BUILDING DIMENSIONS

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE
ANY CHANGES TO APPROVED PROJECT DESIGN
WITHOUT WRITTEN APPROVAL OF ENGINEER.

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2	PER CITY COMMENTS	RDH	04-04-16
1	PER CITY COMMENTS	RDH	03-25-16
NO.	REVISIONS	BY	DATE



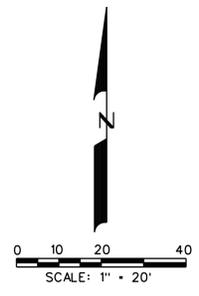
CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

**DEVELOPMENT PLANS FOR
LYKINS PHARMACY
SILOAM SPRINGS, ARKANSAS**

DIMENSION PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 3 OF 7
JOB NUMBER 1519	DATE MARCH 2016	SCALE: 1"=20' H 1"=40' V	

FILE: 1519_03.dwg, Plot.dgn
REF: 1519.dwg
VIEW: 1519.dwg
DATE: 3/25/2016, 2:51:54 PM



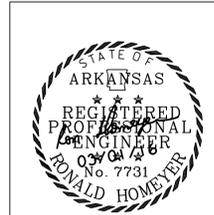
LEGEND

- PROP. TOP OF CURB/SIDEWALK SPOT ELEVATION (+1100)
- PROP. TOP OF GRADE SPOT ELEVATION (+1100)
- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- FOUND IRON PIN
- FOUND PIPE
- SET IRON PIN
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING LOT LIGHTING
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE
- PROPOSED TREE

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2	PER CITY COMMENTS	RDH	04-04-16
1	PER CITY COMMENTS	RDH	03-25-16
NO.	REVISIONS	BY	DATE



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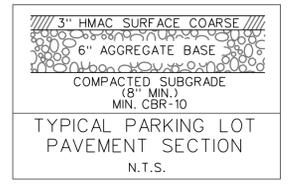
CIVIL ENGINEERING, INC.
 P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
 (479)524-9956 Phone or (479)524-4747 Fax
 E-MAIL: mail@civilengineeringss.com

DEVELOPMENT PLANS FOR
LYKINS LEASING LLC
 SILOAM SPRINGS, ARKANSAS

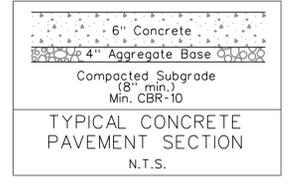
GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=20' H	4 OF 7
1519	MARCH 2016	1" = 20' V	

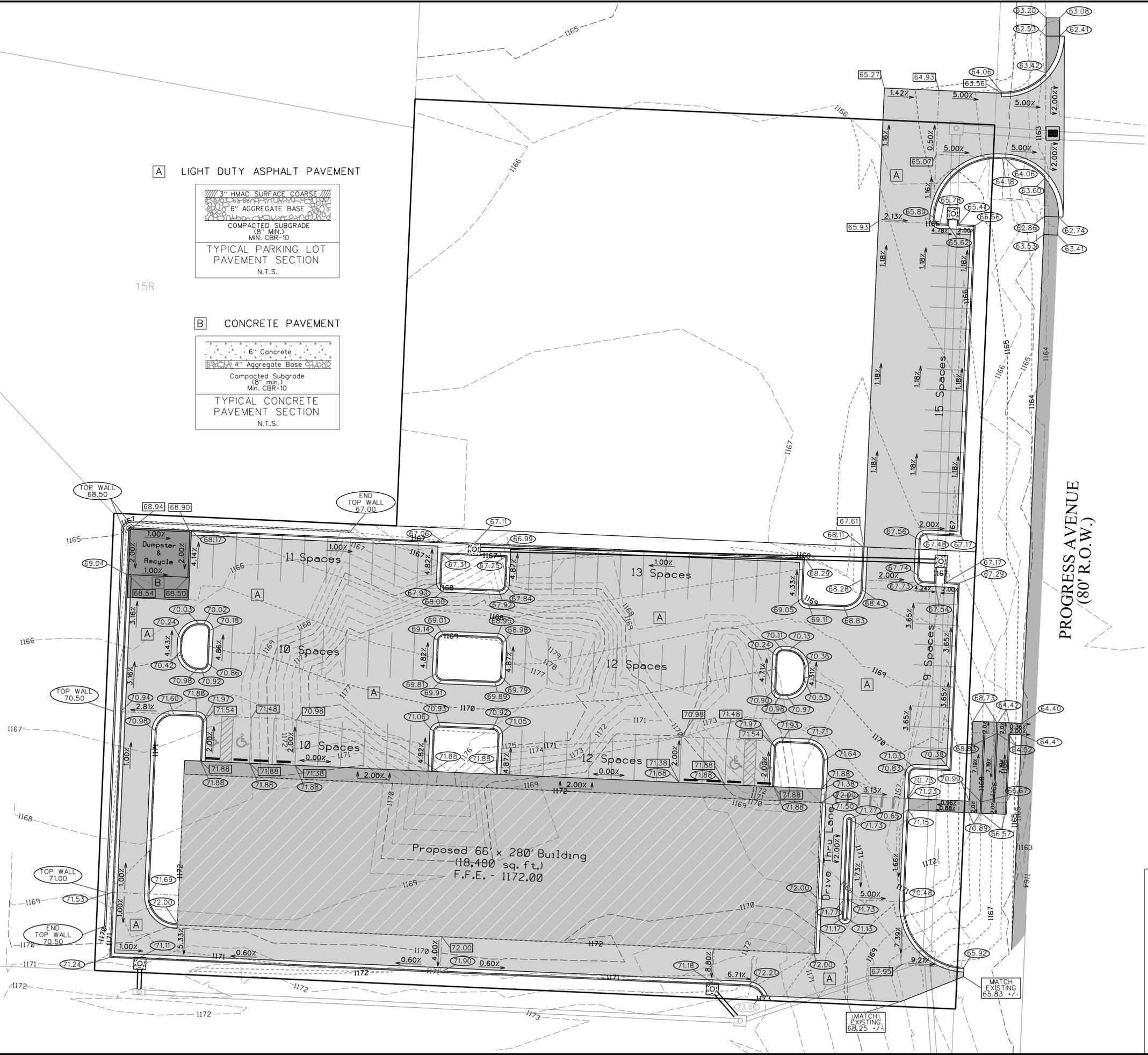
A LIGHT DUTY ASPHALT PAVEMENT



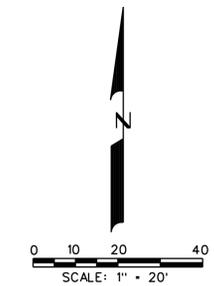
B CONCRETE PAVEMENT



15R



FILE: 1519.001 Grading Plan.dgn
 REF: FILE: 1519.dwg
 VIEW: 3/25/2016 2:58:27 PM
 PLOT: 3/25/2016 2:58:27 PM



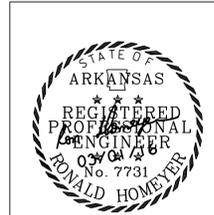
- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - PROPOSED INDEX CONTOUR (5')
 - PROPOSED INTERMEDIATE CONTOUR (1')
 - PROPOSED BREAKLINE
 - EXISTING FENCE LINE
 - PROPOSED STRAW WATTLES/SILT FENCE
 - FOUND IRON PIN
 - FOUND PIPE
 - SET NAIL
 - SET IRON PIN
 - PROPOSED BUILDING
 - PROPOSED CONCRETE PAVING
 - PROPOSED LIGHT DUTY ASPHALT PAVING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED PARKING LOT LIGHTING
 - ⊕ EX FIRE HYDRANT ASSEMBLY
 - ⊕ EX WATER VALVE
 - ⊕ EX WATER METER
 - ⊕ EX SANITARY SEWER MANHOLE
 - ⊕ EX NATURAL GAS SIGN/METER
 - ⊕ EX POWER/UTILITY POLE
 - ⊕ EX UTILITY POLE ANCHOR
 - ⊕ EX ELECTRIC BOX
 - ⊕ EX TELEPHONE PEDESTAL
 - ⊕ EX FIBER OPTIC PEDESTAL
 - ⊕ EX LIGHT POLE
 - ⊕ EX SIGN
 - ➔ EX FLOW DIRECTION ARROW
 - ⊕ EXISTING TREE

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NOTE:
All portions of the site which have the vegetative cover removed as a result of the project construction shall be graded smooth, grass seed shall be spread and a protective mulch cover of wheat straw (a minimum of 4" thick) shall be placed over the seed to prevent erosion and promote the germination of the grass seed. Contractor shall be responsible for watering and maintaining the seeded areas until such time as the grass is established and the potential for erosion is eliminated. No ground shall be left bare for more than 14 days consecutively.

2	PER CITY COMMENTS	RDH	04-04-16
1	PER CITY COMMENTS	RDH	03-25-16
NO.	REVISIONS	BY	DATE



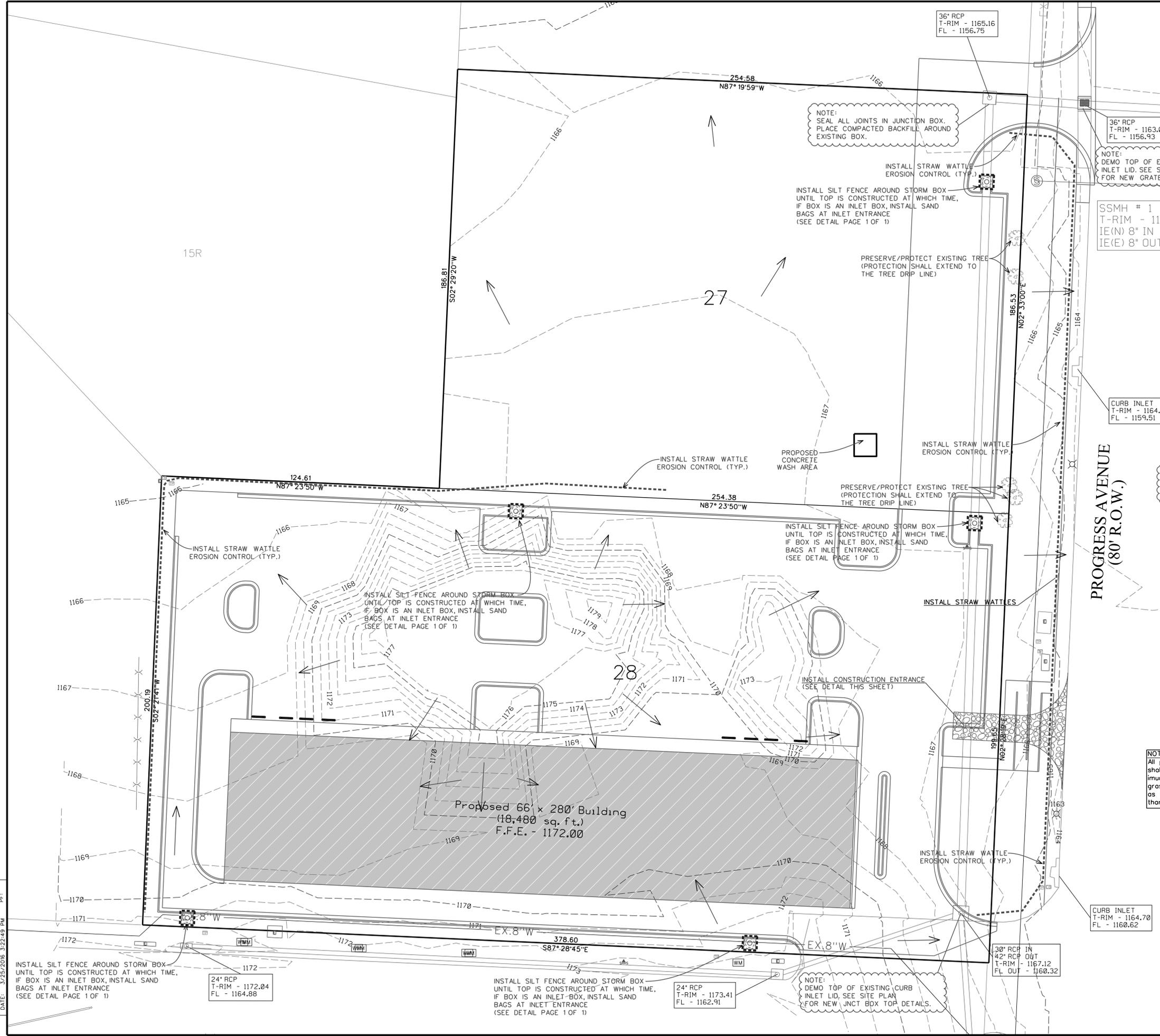
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DEVELOPMENT PLANS FOR
LYKINS LEASING LLC
SILOAM SPRINGS, ARKANSAS

SEDIMENT AND EROSION CONTROL PLAN & DEMOLITION PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 7 OF 7
JOB NUMBER 1519	DATE MARCH 2016	SCALE: 1"=20' H 1"=... V	



FILE: 1519_037 Erection: Central Plan.dgn
REF: 1519_01.dwg
VIEW: 3/25/2016 3:22:49 PM
DATE: 3/25/2016 3:22:49 PM

Site - Looking West

