CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, May 10, 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 April 12, 2016
D. Development Permit Approval

1. Lot Split Development Permit, LS16-04
   2700 Block of Villa View Drive
   Owner: Donald Harp
   Agent: Civil Engineering, Inc. – Ron Homeyer, PE

2. Significant Development Permit, SD16-02
   1500 N. Mt. Olive Street
   Owner: Siloam Springs School District
   Agent: Civil Engineering, Inc. – Ron Homeyer, PE
   To the Board of Directors on June 7, 2016

E. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD APRIL 12, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, April 12, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:
Engle, Blakely, Nation, Mounger, Williams, Smith – Present.
Colvin – Absent.

Acting City Clerk, Judy Toler; City Planner, Ben Rhoads; City Engineer, Justin Bland; City Attorney, Jay Williams, all present.

A copy of the February 9, 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, LS16-02, 2207 S. Stateline Road, United Bilt Homes, Don Pitts / Dan Jenkins.
Ben Rhoads, City Planner, briefed the item. A Motion to approve was made by Blakely and seconded by Engle.
Roll Call:
Engle, Blakely, Nation, Mounger, Williams, Smith – Aye.
6 Ayes. No Nays. Motion passed.

Mounger announced at 4:15pm that Commissioner Colvin arrived.

The next item on the agenda was a Significant Development Permit, SD16-01, 310 Progress Ave., Lykins Leasing, Civil Engineering, Inc. – Ron Homeyer.
Ben Rhoads, City Planner, briefed the item and went over staff recommendations. Mounger asked if this property is borderline with Ravenwood. Rhoads answered yes. Mounger asked about fencing. Rhoads stated some properties already have a fence, but they are including adding a fence in necessary areas. Engle asked if the fence is a requirement. Rhoads answered yes. Robert Timmons, 2440 Pickwick Terrace, expressed several concerns regarding drainage, additional privacy fencing, and lighting restrictions to residents. Justin Bland, City Engineer, responded to the drainage concern. He stated they will be filling the side in and raising it by several feet to catch the drainage and have it flow east. Rhoads responded to the concern over the privacy fence. He stated the privacy fence is required, but a second fence on the north side is not required. Rhoads also responded to the concern over lighting. He stated the City requires the parking lot to be lit at night due to safety, but will not be pointed at the residential area. Smith asked if the northwest corner is the dumpster bin. Rhoads answered yes. Smith asked if that area will be lit. Rhoads stated he doesn't think there will be lighting on the bin, just in the open area. Engle asked about fencing requirements. Rhoads stated a 6 foot opaque screen. Timmons expressed his concerns to wear and tear to the residential fencing; and asked who would be responsible for the upkeep. Rhoads stated there would be a 6 foot green space between the fence and first parking space, and maintenance would be fence owner's responsibility. Timmons asked

if fence is on property line. Rhoads stated he does not know. Timmons asked if the fence falls down, who would replace it since fencing is required. Rhoads stated the fence owner would need to replace it. Jay Williams, City Attorney, stated he would need to clarify, but he doesn't think the owner would be under obligation to replace the fence in the event it falls down. He also stated the City Code puts the responsibility on the developer of fence requirements. Ron Homeyer, Civil Engineer, Inc., stated it would be full cut off lighting, but has not been designed yet. He stated it would only shine on the parking lot. Nation asked if it would be similar to the lighting they have at the Neighborhood Market parking lot. Homeyer answered yes. A Motion to approve was made by Williams and seconded by Nation.
Roll Call:
Blakely, Nation, Mounger, Williams, Smith, Colvin, Engle – Aye.
7 Ayes. No Nays. Motion passed.
Jay Williams, City Attorney, announced this will go to the Board of Directors on May 3, 2016.

Ben Rhoads, City Planner, announced there is a Placemaker's Conference on April 22-24 in Bentonville. He stated Planning Commissions, City Council members, and anyone interested in development is encouraged to attend. He stated he would be speaking at one of the panels.

There being no further business, a Motion was made by Smith and seconded by Engle 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
Cc: Don Clark, Community Services Director
DATE: May 03, 2016
RE: Lot Split Development Permit, LS16-04

Recommendation: Approval of LS16-04 (Lot Split Development Permit)

Background:

APPLICATION REVIEW DATES
Planning Commission review: May 10, 2016
Board of Directors review: Not Applicable

APPLICANT AND AGENT
Applicant/Owner: Ronald Harp
Agent: Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS
2700 Block of Villa View Drive

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=1WxbbqwwuUpstWA4t6BCgRl0X9LY&usp=sharing

PROJECT INTENT
The applicant desires to split a 44.53 acre parcel into two tracts. Tract 3 consisting of 3.47acres and Tract 1 consisting of 41.06 acres. Note: Tract 1 is split by a section line, but is still considered one tract.

EXISTING LAND USES AND ZONING

EXISTING LAND USE	*EXISTING ZONING*
Vacant / Agricultural	Benton County – No Zoning
SURROUNDING LAND USE	*SURROUNDING ZONING*
North: Vacant/ Agricultural	North: A-1 (Agricultural)/ Benton County – No Zoning
South: Agricultural	South: A-1 (Agricultural)
East: Single-Family Residential Estate	East: A-1 (Agricultural) Benton County – No Zoning
West: Vacant/ Agricultural	West: Oklahoma – No Zoning

LOT STANDARDS CONSISTENCY

MINIMUM ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Tract 1 Lot Area: N/A	1,788,573 sq. ft. or 41.06 acres
Tract 1 Lot Width: N/A	311.03 ft.
Tract 3 Lot Area: N/A	151,153.20 sq. ft. or 3.47 acres
Tract 3 Lot Width: N/A	252.86 ft.
Average Lot Size: 22.26 acres	

STAFF DISCUSSION

The applicant is requesting to split a 44.53 acre parcel into two tracts, Tract 1, the parent tract, at 41.06 acres and Tract 3, the child tract, at 3.47 acres, more or less. Tract 2 (which has already been split) contains the applicant's residential home, this is zoned A-1. This parcel is not part of the parent tract. The proposed split is occurring off of W. Villa View Rd. on an un-platted metes and bound tract west of City limits and Villa View Addition and east of the Oklahoma state line. Both tracts will access directly off of W. Villa View Rd. Tract 1 is open farmland with no permanent structures; Tract 3 contains an historic barn and agricultural support buildings. City staff was not informed of the future plans for the property.

Neither proposed tract is zoned, as the split is occurring outside of the City Limits, but within the 1-mile territorial jurisdiction of the City. Within this territorial jurisdiction, the City has the authority to review all platting activity, including tract splits. Setbacks are per County standards. All City comments have been addressed.

LEGAL NOTICE

Staff received no information that:

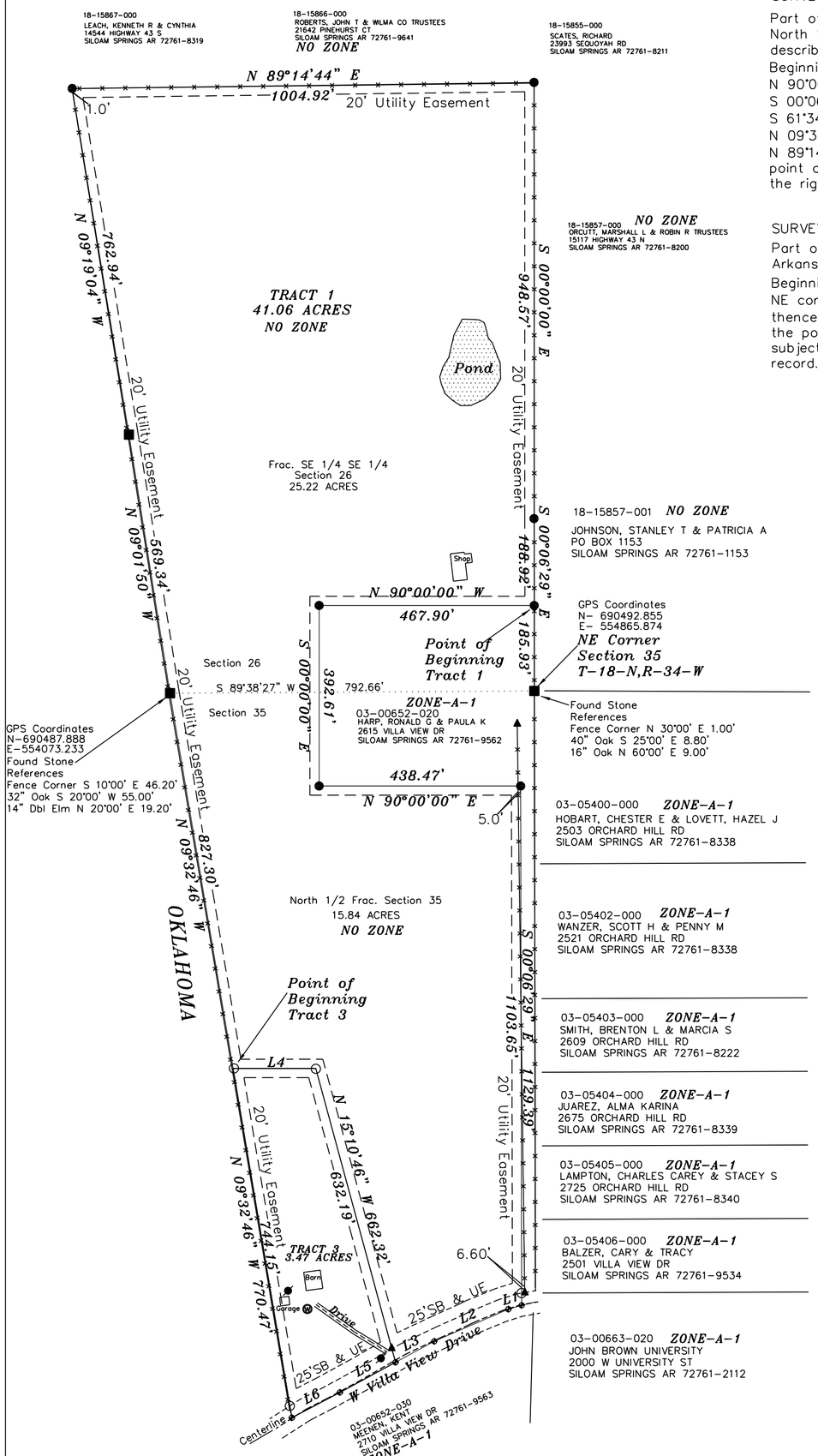
- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
- the property values may be substantially damaged;
- the proposal may impact the present or future uses of neighboring properties;
- the proposal is not adequately supported by infrastructure.

- Site posted: April 04, 2016.
- Newspaper legal notification: April 24, 2016 (Herald-Leader).
- Letter legal notification: April 20-23, 2016.
- Staff received one phone call of a questioning nature on the purpose of the request and no correspondence.

Fiscal Impact:
None

Attachments:

Site Specific Proposal (2 pages)
Bird's Eye View of the Property
General Area Map



SURVEY DESCRIPTION(TRACT 1)

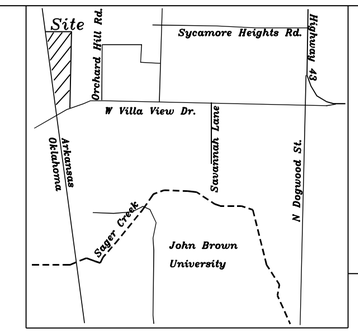
Part of the Fractional SE 1/4 of the SE 1/4 of Section 26, and part of the Fractional North 1/2 of Section 35, all in T-18-N,R-34-W, Benton County,Arkansas, more particularly described as follows:

Beginning at a point 185.93' N 00°06'29" W of the NE corner of said Section 35 ; thence N 90°00'00" W 467.90'; thence S 00°00'00" E 392.61'; thence N 90°00'00" E 438.47'; thence S 00°06'29" E 1129.39'; thence S 73°39'38" W 30.11'; thence S 66°34'38" W 175.65'; thence S 61°34'29" W 95.93'; thence N 15°10'46" W 662.32'; thence N 90°00'00" W 179.94'; thence N 09°32'46" W 827.30'; thence N 09°01'50" W 569.34'; thence N 09°19'04" W 762.94'; thence N 89°14'44" E 1004.92'; thence S 00°00'00" E 948.57'; thence S 00°06'29" E 188.92'; to the point of beginning, having an area of 1776930.94 Square Feet, 41.06 Acres. Property is subject to the right of way of the county road on the south side and any easements of record.

SURVEY DESCRIPTION (TRACT 3)

Part of the Fractional North 1/2 of Section 35, T-18-N, R-34-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 792.66' S 89°38'27" W and 827.30' S 09°32'46" E of the NE corner of said Section 35 ; thence N 90°00'00" E 179.94'; thence S 15°10'46" E 662.32'; thence S 61°34'29" W 137.62'; thence S 62°13'09" W 118.18'; thence N 09°32'46" W 770.47'; to the point of beginning, having an area of 162483.40 Square Feet, 3.47 Acres. Property is subject to the right of way of the county road on the south side and any easements of record.



VICINITY MAP

FILE BLOCK

SILOAM SPRINGS PLANNING COMMISSION:

This plat is hereby approved by the Siloam Springs Planning Commission this _____day

of_____.

_____
Secretary

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights and utility easements reserved as represented on this plat and attachments.

_____
Owner
HARP, RONALD G
2615 VILLA VIEW DR
SILOAM SPRINGS AR 72761-9562

_____
Owner
HARP, PAULA K
2615 VILLA VIEW DR
SILOAM SPRINGS AR 72761-9562

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ____ day of_____ .

My commission expires_____ .

_____
Notary Public

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 7, 2016.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0355 J
REVISED DATE: JUNE 5, 2012

NORTH

0' 200' 400' 600'

(IN FEET)
1 inch = 200 ft.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- COMPUTED CORNER
- FENCE CORNER
- WELL
- POWER POLE

SETBACK& EASEMENT
— — — — — — — 20' UTILITY EASEMENT
---------- 25' SETBACK & UTILITY EASEMENT

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: SURVEY BY MICHEAL E. JAMES RLS#985, DATED 09/19/1991
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT DOES NOT CARRY ASSURANCE THAT THIS TRACT WILL QUALIFY FOR A SEPTIC PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

LINE	BEARING	DISTANCE
L1	S 73°39'38" W	30.11'
L2	S 66°34'38" W	175.65'
L3	S 61°34'29" W	95.93'
L4	S 90°00'00" W	179.94'
L5	S 61°34'29" W	137.62'
L6	S 62°13'09" W	118.18'

OWNERS
HARP, RONALD G & PAULA K
2615 VILLA VIEW DR
SILOAM SPRINGS AR
72761-9562
PARCEL NO.
18-15869-000

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO-985
SIGNATURE
MICHEAL E. JAMES

500-18N-34W-0-35-100-04-0985
500-18N-34W-0-26-220-04-0985

TRACT SPLIT FOR Ronald Harp

SECTION 35, TOWNSHIP 18 NORTH, RANGE 34 WEST
SECTION 26, TOWNSHIP 18 NORTH, RANGE 34 WEST
BENTON COUNTY, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: March 7, 2016
SCALE: 1"=200'
JOB NUMBER: JSI4969A
FILE NAME: JSI4969A.dwg

Realty Title & Closing Services LLC

519 S. Mt. Olive
Siloam SpringsAR72761
479-238-8844
479-238-8846

Title Report

File No: **16-35399SS**

Legal:

Part of the Fractional North 1/2 of Section 35, Township 18 North, Range 34 West, Benton County, Arkansas, more particularly described as follows: Beginning at a point 792.66 feet South 89°38'27" West and 827.30 feet South 09°32'46" East of the NE corner of said Section 35; thence North 90°00'00" East 179.94 feet; thence South 15°10'46" East 662.32 feet; thence South 61°34'29" West 137.62 feet; thence South 62°13'09" West 118.18 feet; thence North 09°32'46" West 770.47 feet; to the point of beginning, having an area of 162483.40 square feet, 3.47 acre. Property is subject to the right of way of the county road on the South side and any easements of record.

Title is hereby vested in:

Ronald G. Harp and Paula K. Harp, husband and wife

Outstanding Mortgages, Liens, Judgments or anything filed of record affecting subject property since filing of vesting deed:

none

A check of judgments and liens against Ronald G. Harp and Paula K. Harp, husband and wife revealed: none

Property Tax Information:
Parcel 18-15868-000
2015 Taxes are due in the amount of $195.88. Amount due includes $0.50 Timber Tax.
Parcel 18-15869-000
2015 Taxes are due in the amount of $46.80. Amount due includes $1.47 Timber Tax.
This search is extended from July 2, 1992 to March 31, 2016.

Note: This is a Limited Search of the records and is not to be construed as a Title Insurance Policy, a legal opinion or a commitment to insure. Liability is limited to the amount charged for this service.

Dated: April 25, 2016

Realty Title & Closing Services, LLC
519 S. Mt. Olive
Siloam Springs, AR 72761
479-238-8844
479-238-8846
Arkansas Title Agency License No.: 100102353

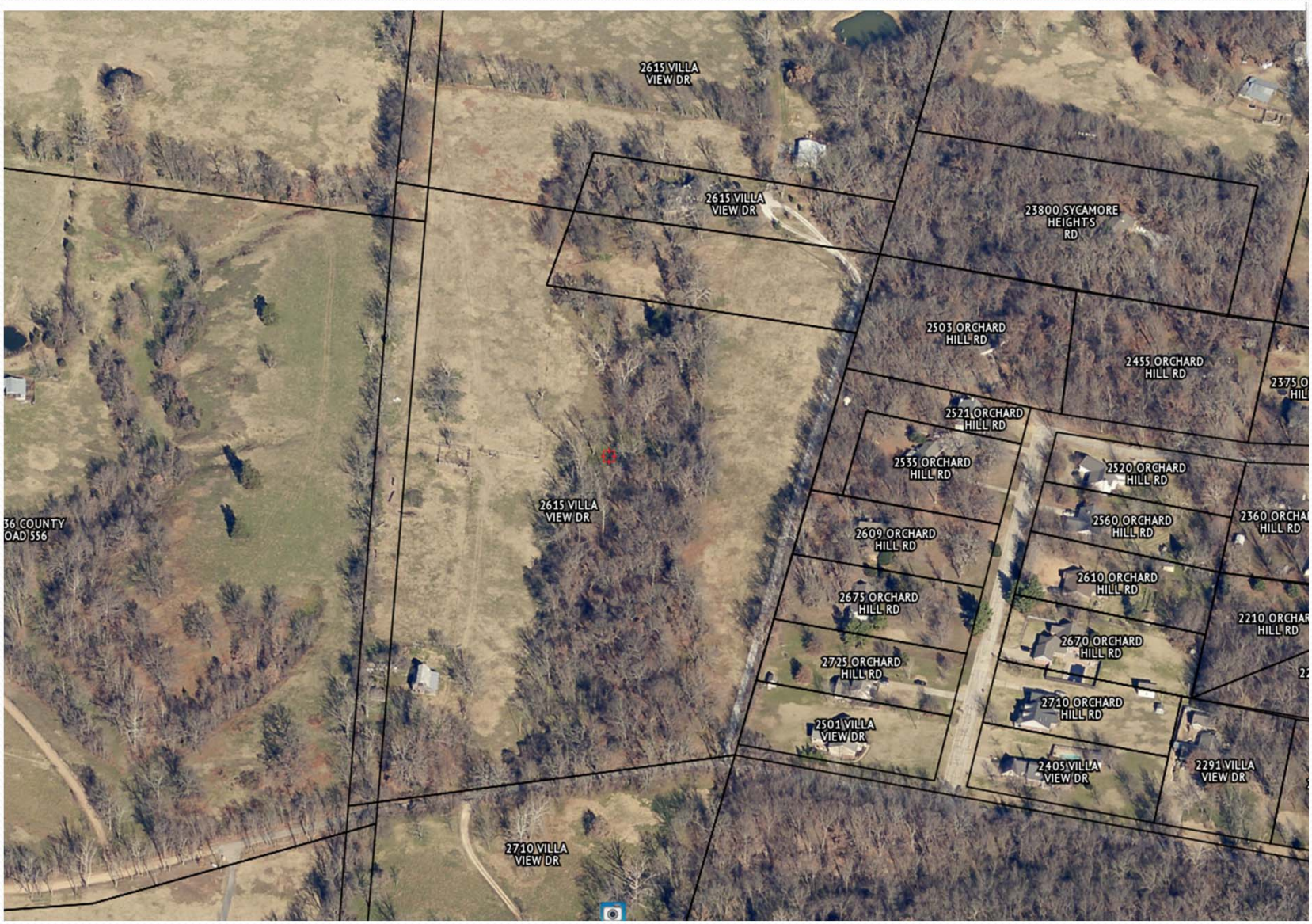
By

Authorized Signatory

Carla A. Barnhart Title Agent License No.: 7343133

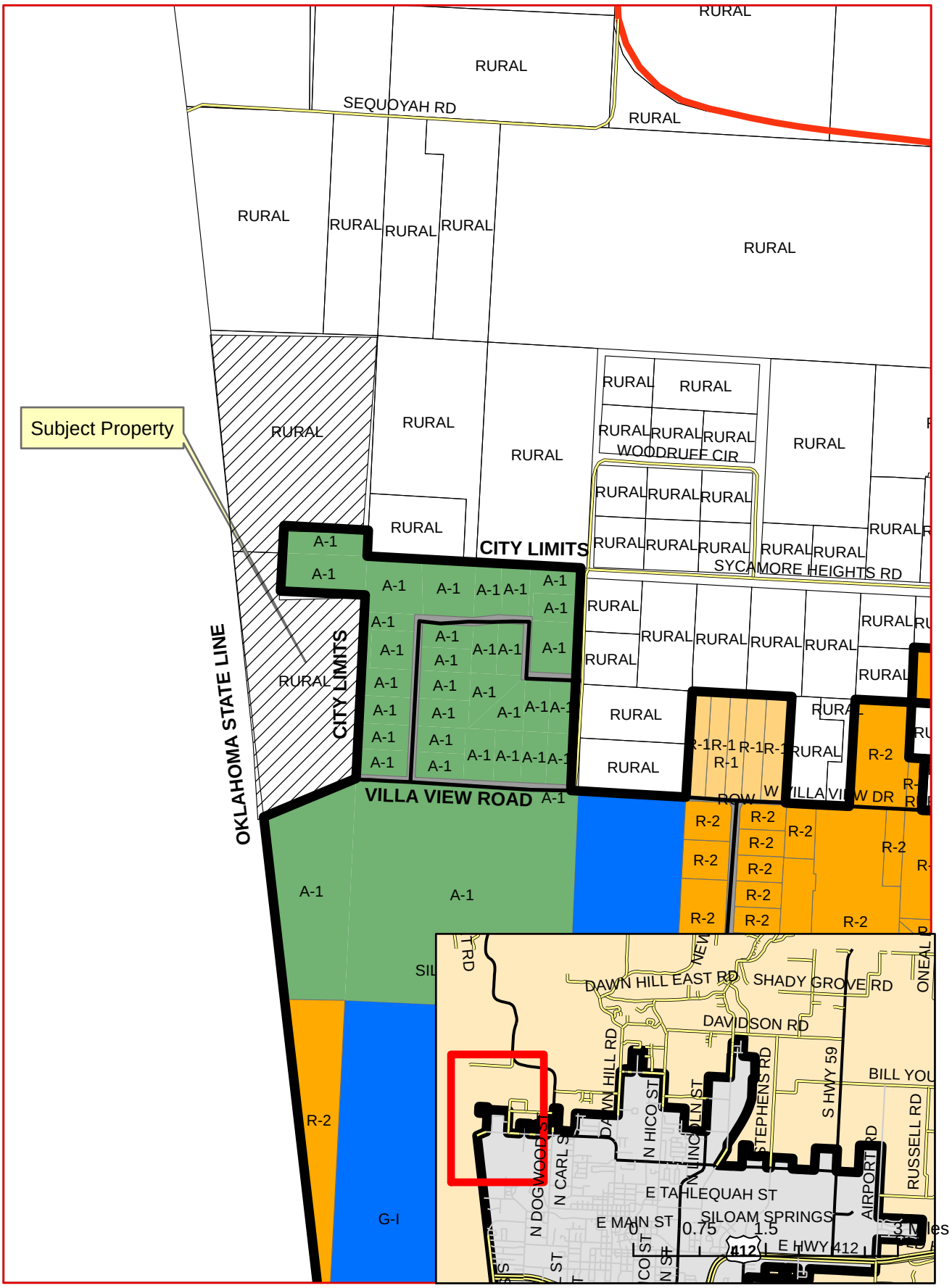
1) LS16-04 – Ron Harp

Bird's Eye View



GENERAL AREA MAP

Lot Split Development
LS 16-04



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: May 3, 2016
RE: Significant Development Permit, SD16-02/ Significant Development/ 1500 N Mt. Olive St.

Recommendation: Approval of SD16-02 (Significant Development Permit).

Background:

APPLICATION REVIEW DATES
Planning Commission review: May 10, 2016
Board of Directors review: June 7, 2016

APPLICANT AND AGENT
Applicant/Owner: Siloam Springs School District.
Agent: Civil Engineering, Inc. – Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS
1500 N. Mt. Olive St.

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=1WxbbqwwuUpstWA4t6BCgRl0X9LY&usp=sharing

PROJECT INTENT
The applicant requests to add 25,050 sq. ft. of paved surface to an existing bus parking lot in order to expand the parking and maneuverability of the site.

EXISTING LAND USES AND ZONING

EXISTING LAND USE		*EXISTING ZONING*	
Bus Barn and Parking Lot		R-2 District (Residential, medium)*	
SURROUNDING LAND USE		*SURROUNDING ZONING*	
North:	Vacant/ Institutional	North:	C-2 District (Roadway Commercial)/ G-I District (Institutional)
South:	Single-Family Residential	South:	R-2 District (Residential, medium)
East:	Residential, two-family/ Residential, single-family/ Vacant lots	East:	R-4 (Residential, multi-family)/ R-2 (Residential, medium)/ C-2 District (Roadway Commercial)
West:	Single-family residential/ Vacant	West:	R-2 District (Residential, medium)

*The applicant applied for a rezone of this property to G-I (Institutional) on May 2nd, 2016.

ZONING USE UNIT CONSISTENCY

The subject proposal is inconsistent with the R-2 District; however the land use is not changing from its existing form.

LOT STANDARDS CONSISTENCY

The minimum R-2* zones standards are compared with the subject property's tracts below.

MINIMUM (R-2*) ZONING REQUIREMENTS	SUBJECT PROPERTY PROPOSAL
Lot Area: 7,000 sq. ft.	40.44acres
Lot Width: 60 ft.	576 ft. (approx.)
Maximum Lot Coverage: 40%	37.2% (approx.)
Maximum Floor to Area Ratio: 0.33 (33%)	Not applicable for the proposed project type

PARKING STANDARDS CONSISTENCY

According to Municipal Code Sec. 102-75(3)(c), parking is calculated by the total number of employees on duty during the most-staffed work shifts, plus one for each two students of legal driving age.

USE TYPE	REQUIRED PARKING	EXISTING PARKING	NET PROPOSED PARKING*	PARKING SURPLUS/ DEFICIT
School – Employee Parking	50	38	66	+16**
School – Bus Parking	N/A***	42	55	N/A

* Including ADA accessible parking and all existing and proposed employee and bus parking.
** Note: 32 existing employee parking spaces will be deleted to make room for the proposed bus parking, however with the proposed design, 47 new employee spaces will be added for a net increase is 28 employee spaces.
*** The City has no regulations for school bus parking.

STAFF DISCUSSION

The applicant is requesting to construct a 25,050 sq. ft. expansion to the existing bus barn and bus parking area to the rear of the Siloam Springs Intermediate School and south of Allen Elementary School, off of N. Mt. Olive St. The purpose of the proposal is to add additional

parking spaces for employees and buses, and to widen the driveway for the buses, in an effort to improve traffic maneuverability on the site. The reason this requires a significant development permit is because the proposal requires over 20,000 sq. ft. of new paved surface area. An existing green space island will be deleted to make way for additional employee parking. The interior green space parking island, separating the bus parking lot and the employee parking for Allen Elementary School, is calculated at 11.04 percent of the total parking area. Trees have also been added to this island, per Code requirements.

Additionally, gravel parking will be paved and striped on the south driveway of Allen Elementary School, however this parking is not factored into the parking analyses above because it is presently being used for parking. Sidewalks already exist on the site to the school facility. Drainage will not be significantly impacted due to the nature of the proposal, adding minimal paved surface when set against the existing impervious areas on the site. The traffic flow will primarily remain the same. 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: April 15, 2016.
- Newspaper legal notification: April 24, 2016 (Herald-Leader).
- Letter legal notification: April, 20-23, 2016.
- Staff received one phone call of a questioning nature on the purpose of the request and no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

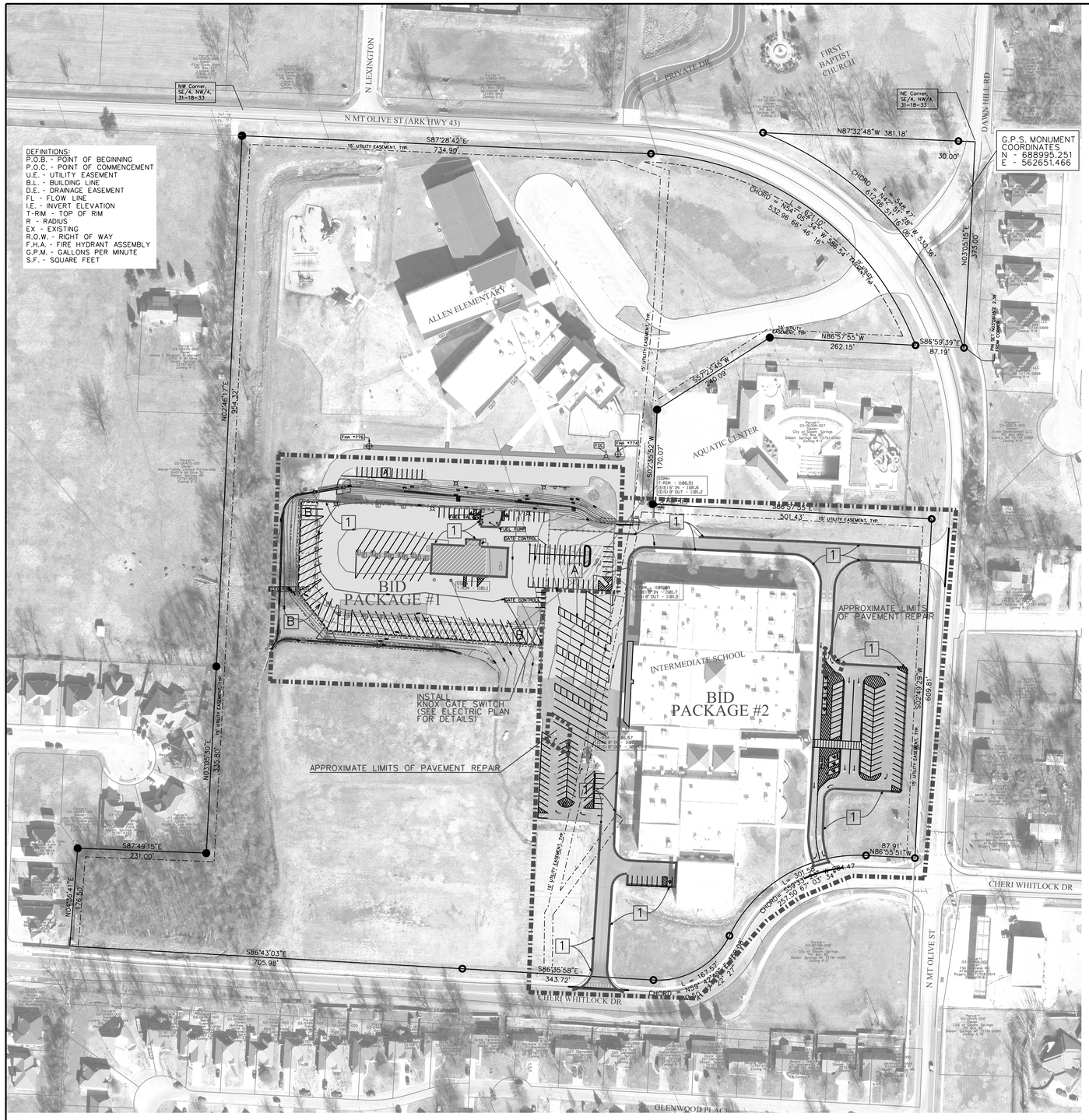
The 2030 Land Use Map describes this area as public facilities. The proposed use is consistent with the 2030 Land Use Map.

Fiscal Impact:

No fiscal impact is anticipated.

Attachments:

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



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

1 Site Plan
Scale: 1" = 100'

These drawings and the design ideas contained herein are proprietary information and are the exclusive property of Civil Engineering, Inc. and are protected by copyright. The reproduction of these drawings or use of these drawings, or the ideas incorporated herein, in whole or in part, by anyone for any other project or purpose is strictly prohibited without advanced written consent of Civil Engineering, Inc. Furthermore, no electronic representations of these drawings, in whole or in part, may be posted for private or public viewing without the advanced written consent of Civil Engineering, Inc. ©

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
Ties and rotation made to City of Siloam Springs reference monuments GPS-A and GPS-B listed in Aerial Data Service Coordinate listing dated March 24, 1997.

SCALE FACTOR (Ground to State Plane): 0.9999400
Dimensions shown on this plat are State Plane Dimensions.
GRID DECLINATION (Convergence): - 1°-28'-58"

This property DOES NOT LIE in a designated flood Zone according to F.E.M.A. Map #05007C0360J, Dated September 28, 2007.

A LIGHT DUTY ASPHALT PAVEMENT

2" HMAC SURFACE COARSE
7" AGGREGATE BASE
COMPACTED SELECT FILL (24" MIN.)
MIN. DENSITY 95% STD PROCTOR
TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.

B HEAVY DUTY ASPHALT PAVEMENT

4" HMAC SURFACE COARSE
6" AGGREGATE BASE
COMPACTED SELECT FILL (24" MIN.)
MIN. DENSITY 95% STD PROCTOR
TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.

NOTE:
1 AREA TO BE MILLED

N
0 50 100 200
SCALE: 1" = 100'

LEGEND
- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- EXISTING FLOWLINE
- EXISTING FENCE LINE
- PROPOSED MILLING
- BID PACKAGE LIMITS
- FOUND IRON PIN
- SET IRON PIN
- EXISTING BUILDING
- EXISTING CONCRETE PAVING
- EXISTING ASPHALT PAVING
- EXISTING GRAVEL PARKING
- EXISTING CONCRETE SIDEWALK
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX SANITARY SEWER CLEANOUT
- EX NATURAL GAS SIGN/METER
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- EX AC UNIT/PAD
- EX LIGHT POLE
- EX SIGN
- EX BOLLARD
- EXISTING TREE
- PROPOSED TREE

CURRENT ZONING:
R-2

CURRENT BUILDING USE:
SCHOOL/VEHICLE MAINTENANCE/ OFFICE/STORAGE

BUS BARN FLOOR TO AREA RATIO (FAR):
BUILDING AREA - 212,497 SF
LOT AREA - 1,698,106 SF
FAR RATIO ALLOWED - 33.33% MAX
ACTUAL FAR RATIO - 0.1251

MAX. LOT COVERAGE:
IMPERVIOUS AREA - 631,704 SF
LOT AREA - 1,698,106 SF
LOT COVERAGE ALLOWED - 40% MAX
ACTUAL LOT COVERAGE - 37.2%

GREENSPACE
TOTAL GREEN SPACE - 1,066,402 SF
LOT AREA - 1,698,106 - 60% MIN
ACTUAL GREENSPACE - 62.80

GREENSPACE INTERIOR TO PARKING:
INTERIOR GREENSPACE - 34,779 SF
GROSS PARKING AREA - 314,973 SF
% INTERIOR GREENSPACE REQUIRED - 5.0% MIN
% INTERIOR GREENSPACE ACTUAL - 11.04%

BUS BARN PARKING SPACES ANALYSIS:
CURRENT NUMBER IN BUS FLEET - 45 BUSES
CURRENT NUMBER OF EMPLOYEES - 50 EMPLOYEES
TOTAL BUS PARKING SPACES PROVIDED - 54 SPACES
TOTAL EMPLOYEE PARKING PROVIDED - 64 SPACES
TOTAL HANDICAP PARKING REQUIRED - 3 SPACES
TOTAL HANDICAP PARKING PROVIDED - 3 SPACES

25,050 TOTAL SQ FT OF ASPHALT WILL BE ADDED TO THE BUS BARN PARKING AREA

PLANNING COMMISSION APPROVAL: This Significant Development is hereby approved this_____day of _____, 2016, by the City of Siloam Springs Planning Commission.

_____
Secretary

BOARD OF DIRECTORS APPROVAL: This Significant Development is hereby approved this_____day of _____, 2016 , by the City of Siloam Springs Board of Directors.

_____
City Clerk

Boundary Shown is a Graphical Representation of the Lot Split Plat Found in Benton County Plat Records Book 2003 at Page 763

SITE INFORMATION:
APPROXIMATE AREA: 37.846 ACRES
PARCEL NO:
03-00396-002

CURRENT ZONING: R-2

OWNER/DEVELOPER:
SILOAM SPRINGS SCHOOL DISTRICT 21
PO BOX 798
SILOAM SPRINGS, AR 72761-0798

PROJECT ADDRESS:
1500 N MT OLIVE ST
SILOAM SPRINGS, AR 72761

SURVEY DESCRIPTION - TRACT A
Part of the SE/4 of the NW/4, and also part of the N/2 of the SW/4 of Section 31, Township 18 North, Range 33 West, Siloam Springs, Benton County, Arkansas, being more particularly described as follows:
Commencing at the NE Corner of the SW/4 of said Section 31, thence N86°55'51"W 38.52 feet, thence N02°53'13"E 39.68 feet to the Point of Beginning, point being in the west right-of-way line of North Mt. Olive Street, thence leaving said west right-of-way line N86°55'51"W 87.91 feet to an iron pin at the beginning of a curve concave to the left, thence 301.38 feet along said curve with a radius of 257.50 feet and a chord of S59°33'23W 284.47 feet to an iron pin at the beginning of a reverse curve concave to the right, thence 167.57 feet along said reverse curve with a radius of 142.50 feet and a chord of S59°42'49"W 158.08 feet to an iron pin, thence N86°35'58"W 343.72 feet to an iron pin, thence N86°43'03"W 705.98 feet to a point in the east line of Walnut Woods No. 2 Subdivision, thence along said east line N04°36'41"E 176.50 feet, thence S87°49'15"E 231.00 to an iron pin, thence N03°05'30"E 335.80 feet to an iron pin at the NE Corner of said Walnut Woods No. 2 Subdivision, thence leaving said subdivision and following the West line of the SE/4 of the NW/4 of said Section 31 N02°46'17"E 954.32 feet to the south right-of-way line of State Highway 43, thence along the southerly right-of-way line of said highway S87°28'42"E 734.90 feet to an iron pin at the beginning of a curve concave to the right, thence 621.10 feet along said curve with a radius of 532.96 feet and a chord of S54°05'34"E 586.54 feet to an iron pin, thence leaving said highway right-of-way N86°57'55"W 262.15 feet to an iron pin, thence S57°23'45"W 240.09 feet to an iron pin, thence S02°35'52"W 170.07 feet to an iron pin, thence S86°57'55"E 501.43 feet to an iron pin in the west right-of-way line of North Mt. Olive Street, thence along said west right-of-way line S02°49'29"W 609.81 feet to the Point of Beginning, containing 37.846 acres more or less, and subject to all easements of record.

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

CIVIL ENGINEERING INC #716 CERTIFICATE OF AUTHORIZATION ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER RONALD HOMEYER No. 7731 04/18/16

CIVIL ENGINEERING INC
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

The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on April 18, 2016

BILD ARCHITECTS PLLC

INTERMEDIATE SCHOOL PAVEMENT IMPROVEMENTS
SILOAM SPRINGS SCHOOL DISTRICT
SILOAM SPRINGS, AR

PROJECT NO. 2016-005
ISSUE DATE 04/18/2016

REVISION DATES		
#	DATE	DESCRIPTION
1	05/02/2016	

C2.0

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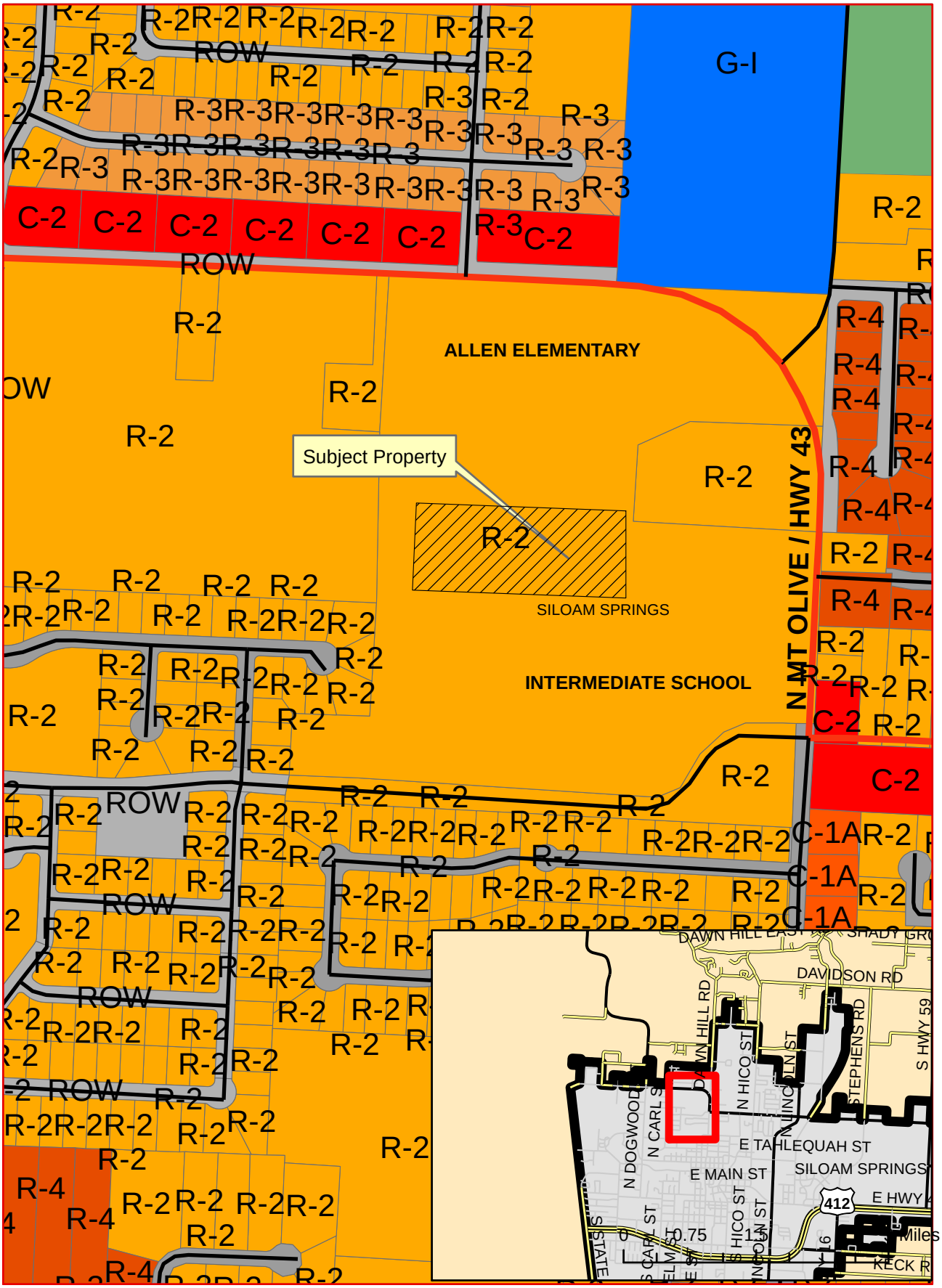
2) SD16-02 Bus Parking Lot – SSSD Bird's Eye View

GENERAL AREA MAP

Significant Development Permit SD 16-02

N



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