

CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, October 11, 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 September 13, 2016
- D. Development Permit Approval
 - 1. Lot Split Development Permit, LS16-09
3503 Hwy. 412 E.
Owner: Cale Properties, LLLP
Agent: Civil Engineering Inc., – Ron Homeyer, PE
 - 2. Rezoning Development Permit, RZ16-09
I-1 to C-2
3948 Hwy. 412 E.
Owner: Steven Whitmire
Agent: Steven Whitmire
To the Board on **November 1, 2016**
 - 3. Significant Development Permit, SD16-10
3300 block of Hwy. 412 E.
Owner: William and Kerri Low / LP Retail, LLC – Jason Pullman
Agent: CEI Engineering, Inc. – Nate Bachelor, PE
To the Board on **November 1, 2016**
 - 4. Significant Development Permit, SD16-11
2011 and 2075 N. Mt. Olive St.
Owner: Arkansas Early Learning, Inc
Agent: Civil Engineering Inc., – Ron Homeyer, PE
To the Board on **November 1, 2016**
 - 5. Final Plat Development Permit, FP16-02
1218 W Jefferson St.
Owner: Pine Ridge Contracting – Dan Mallory
Agent: Civil Engineering Inc., – Ron Homeyer, PE
To the Board on **November 1, 2016**

E. Staff Approved Permits

1. Lot Consolidation Permit, LC16-04
855 N. Dogwood St.
Owner: Matthew and Jade Zaidner
Agent: Matthew and Jade Zaidner

2. Lot Consolidation Permit, LC16-05
1611 Cheri Whitlock Dr.
Owner: New Life Church of Siloam Springs, Inc.
Agent: Civil Engineering Inc., – Ron Homeyer, PE

F. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD SEPTEMBER 13, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, September 13, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

Song, Engle, Blakely, Mounger, Driscoll, Smith – Present.

Nation – Absent.

City Clerk, Renea Ellis; Senior Planner, Ben Rhoads; Community Services Director, Don Clark; City Engineer, Justin Bland; City Attorney, Jay Williams; and City Administrator, Phillip Patterson, all present.

A copy of the August 9, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Smith to accept the minutes.

Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was a Rezoning Development Permit, RZ16-07, R-4 to C-2, 3300 Block of Hwy. 412 E., William and Kerri Low, CEI Engineering – Nate Bachelor, PE / LP Retail, LLC.

Ben Rhoads, Senior Planner, briefed the item. Engle asked if this is for the Shoppes of Siloam. Rhoads answered this is a separate request and developer, but they will share driveways. Larry Gardner, 13435 St. Andrews Drive, stated he wants to ensure Highway 412 doesn't become more dangerous than it already is. Rhoads stated future plans for the Highway expansion will include a median to reduce risks. A Motion to approve was made by Smith and seconded by Blakely.

Roll Call:

Engle, Blakely, Mounger, Driscoll, Smith, Song – Aye.

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Rezoning Development Permit, RZ16-08, R-2 to G-I, 1405 W. Jefferson St., First Christian Church, Terry Evans.

Ben Rhoads, Senior Planner, briefed the item. A Motion to approve was made by Williams and seconded by Song.

Gilbert Weaver, 1505 W. Jefferson, asked about the landscape buffers, and other requirements listed for G-I. Rhoads said there are no use or requirement changes; this is just a housekeeping measure, so those would not be required.

Roll Call:

Blakely, Mounger, Driscoll, Smith, Song, Engle – Aye.

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Lot Split Development Permit, LS16-08, 1314 Villa View Drive, John and Kay Vest.

Ben Rhoads, Senior Planner, briefed the item. John Vest, 1314 Villa View, approached the podium and stated he was present to answer any questions. A Motion to approve was made by Blakely and seconded by Williams.

Roll Call:

Mounger, Driscoll, Smith, Song, Engle, Blakely – Aye.

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Significant Development Permit, SD16-09, 2220 E. Little John St., 2220 E. Sherwood St., and 2225 E. Sherwood St., Krein Development, LLC, Civil Engineering Inc. – Ron Homeyer, PE.

Ben Rhoads, Senior Planner, briefed the item. Mounger stated safety is always high on his priority list. He then clarified that the Fire Department's ladder trucks can negotiate all areas. Rhoads concurred. Ron Homeyer, Civil Engineering – 701 S. Mount Olive, stated they have no additional comments to add at the moment. Pam Sled, 14441 Country Club Rd., stated this density is too great for this area, and will make a significant change to it. She stated this complex will bring several nuisances, including noise, traffic, lights, etc. She stated most moved to that area to rid the in City nuisances previously stated, and that the country aspect is part of the property value. She then went over several other concerns and research she had done on them. She asked for the number of apartments to be reduced. Larry Gardner, 13435 St. Andrews Drive, stated he owns a shop on Dawn Hill Road. He said one of the problems is that there is neither a light, nor a stop/yield sign once Country Club turns to Dawn Hill. He then gave examples of the fast traffic going through that area, and hopes with increased traffic that the City will look at the impact further. Roy Drake, 21751 Davidson Road, voiced his multiple concerns, including excessive speeding, flooding potential and dangerous driveways. Wayne Eder, 3507 North Robin, discussed the setbacks and controlled speed areas. Dave Shockler, 13657 St. Andrews, asked if this is a rent assisted, or low rent project. Homeyer answered no, there is no rental assistance proposed with this project. Shockler stated a three-story high density apartment building seems out of character for the City. He said the three-story will intrude on privacy of neighboring homes. He also echoed other concerns regarding noise, increased traffic, and property value decline. Cheryl Whalin, 3507A North Robin, stated she has worked for the owner and assisted with management of his seven buildings currently in the addition. She went on to discuss issues with traffic, noise, and parking issues. Blakely stated this is a situation that makes their job difficult. He went on to state that they must look at minimum standards, which in this case, are being met. A Motion to approve was made by Song and seconded by Mounger.

Roll Call:

Driscoll, Smith, Song, Mounger – Aye.

Engle, Blakely – Nay.

4 Ayes. 2 Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on October 4, 2016.

The next item on the agenda was a Lot Consolidation Permit, LC16-03, 2011 & 2075 N. Mt. Olive St., Arkansas Early Learning, Inc., Harris Architecture – Rico Harris.

Ben Rhoads, Senior Planner, briefed the item, and stated no vote is required. Smith asked for clarification of the exact location. Rhoads went over the location details.

There being no further business, a Motion was made by Blakely 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: September 15, 2016
RE: Lot Split Development Permit/ Lot Line Adjustment, LS16-09

Recommendation: Motion to approve LS16-09 (Lot Split Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: October 11, 2016

Board of Directors review: Not Applicable

APPLICANT AND AGENT

Applicant/Owner: Cale Properties, LLLP

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

SUBJECT PROPERTY ADDRESS

3503 Hwy. 412 East

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://drive.google.com/open?id=1Bv5btWKXomob5g86Ua8yfyY3cPc&usp=sharing>

PROJECT INTENT

The applicant desires to split Lot A of the Cale Commercial Subdivision East, a 1.89 acre lot, and adjust the acreage of Lot C of the same addition. Lot A being split into two tracts; Tract A1 at 1.00 acre and Tract A2 to 1.29 acers; with additional acreage being added to Tract A1 from the adjusted Tract C.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant (All affected tracts)		C-2 (Roadway Commercial) / A-1 (Agricultural)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Institutional – Hospital	North:	C-2 (Roadway Commercial)
South:	Retail / Vacant / Residential—Single Family (Abandoned)	South:	C-2 (Roadway Commercial)/ I-2 (Light Industrial)
East:	Institutional – Medical Office / Vacant	East:	C-2 (Roadway Commercial)/ A-1 (Agricultural)
West:	Retail / Restaurant / Vacant	West:	C-2 (Roadway Commercial)/ A-1 (Agricultural)

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. LOT STANDARDS CONSISTENCY

The minimum C-2 and A-1 zone standards are compared with the subject property’s tracts below.

<i>MINIMUM (C-2 & A-1) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot A1 (C-2) Lot Area: 8,000 sq. ft.	43,560 sq. ft. or 1.00 acres
Lot A1 (C-2) Lot Width: 80 ft.	146.25 ft.
Lot A2 (C-2) Lot Area: 8,000 sq. ft.	68,825 sq. ft. or 1.58 acres
Lot A2 (C-2) Lot Width: 80 ft.	147.87 ft.
Lot C-REV (C-2) Area: 8,000 sq. ft.	1,055,066 sq. ft. or 24.211 acres*
Lot C-REV (C-2) Width: 80 ft.	2,615 ft.
Lot C-REV (A-1) Area: three acres.	1,055,066 sq. ft. or 24.211 acres
Lot C-REV (A-1) Width: 200 ft.	2,615 ft.
Average Lot Size: 1.57 acres	

* Lot C is in two zones, C-2 and A-1, the lot size and width is calculated by the full lot. The northern A-1 section of the Lot will need to be rezoned to C-2 upon development.

II. LAND USE CODE REQUIREMENTS

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.

STAFF DISCUSSION

The applicant is requesting to split a 1.89 acre lot in the Cale Commercial Subdivision East into two lots. In addition to this split, the applicant is proposing to adjust the acreage of an adjacent lot to the north to add acreage to the child lot resulting from the aforementioned split. The planning process for this request is a lot split and a lot line adjustment, however since the lot line adjustment is approved through internal review only, the request is being processed solely as a

lot split application—this is being done to avoid two duplicate applications on the same request. By Code, a lot split is defined as the action of “re-platting or subdivision of one or more lots which produces no more than two lots, both meeting the zoning district’s requirements for building construction.”

As shown in the approval criteria section of this report, all lots proposed meet the minimum standards for the C-2 zone. As of writing this report, the City has not received any applications for construction on either lot. The proposal allows for a rear access drive, similar to the one in front of Wal-Mart and Lowe’s stores to the west. This rear access drive will allow for easy vehicular access into the lots without the need to construct a Hwy. 412 driveway. All necessary easements are provided. Water lines exist to the south of the lots; sewer exists to the west, on the east side of the eastern drive leading into Lowe’s and the side of Rib Crib. The request meets all approval criteria, City staff is recommending approval with no conditions.

LEGAL NOTICE

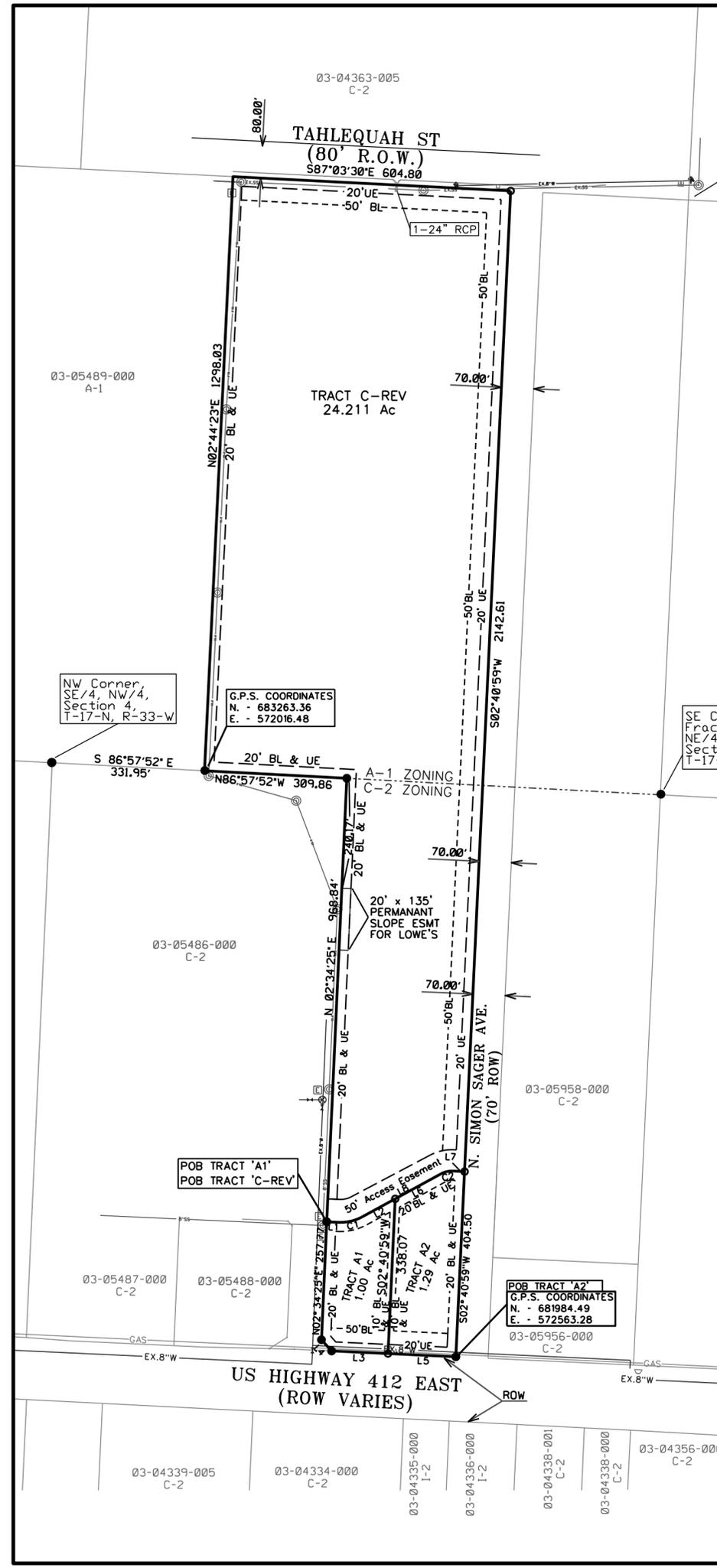
- Site posted: September 2, 2016.
- Newspaper legal notification: September 25, 2016 (Herald-Leader).
- Letter legal notification: September 21-24, 2016.
- Staff received no phone calls or correspondence on the request.

Fiscal Impact:

None

Attachments:

- Site Specific Proposal
- Bird’s Eye View of the Property
- General Area Map



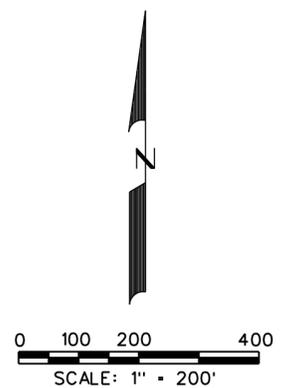
NE Corner, Fractional, NE 1/4, NW 1/4, Section 4, T-17-N, R-33-W

NW Corner, SE 1/4, NW 1/4, Section 4, T-17-N, R-33-W

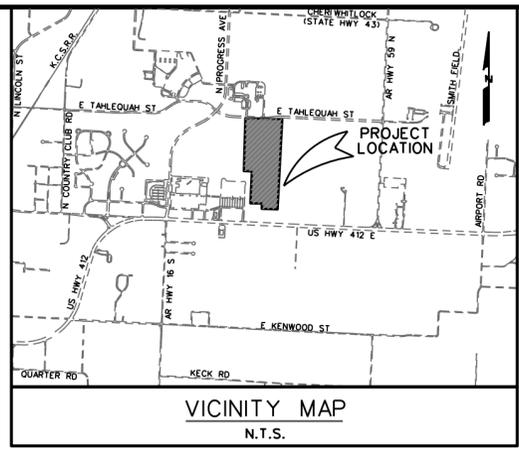
SE Corner, Fractional, NE 1/4, NW 1/4, Section 4, T-17-N, R-33-W

G.P.S. COORDINATES
N. - 683263.36
E. - 572016.48

POB TRACT 'A2'
G.P.S. COORDINATES
N. - 681984.49
E. - 572563.28



- LEGEND:**
- Found Iron Pin
 - Set 1/2" Rebar
 - ▲ Found R.O.W. Marker
 - ⊙ San. Sewer Manhole
 - ⊕ Transmission Line Pole
 - ⊛ Light Pole
 - ⊕ Valve Box
 - ⊕ Power Pole
 - ⊕ Electric Box
 - ⊕ Water Meter
 - - - Utility Easement
 - - - Building Setback Line
 - - - Boundary Line
 - - - Quarter Section Line
- ANNOTATION LEGEND:**
- P.O.B. - Point of Beginning
 - U.E. - Utility Easement
 - S.B. - Setback
 - B.L. - Building Line
 - D.E. - Drainage Easement
 - N.T.S. - Not to Scale



Parcel No	Name	Business	Address	City	State	Zip
03-05958-000		Cale Properties LLLP	PO Box 9330	Fayetteville	AR	72703-9330
03-05956-000	Florencio S & Ana T Andres		2967 Artistry Ct	Las Vegas	NV	89117-2581
03-04356-000	Ken Fullerton		3860 Highway 412 E	Siloam Springs	AR	72761-8510
03-04338-000		Rock-N-Roll Development	404 County Rd 707	Jonesboro	AR	72401-6900
03-04338-001		Music Groups Holding LLC	404 County Rd 707	Jonesboro	AR	72401-6900
03-04336-000	Robert & Marilee Dykes		PO Box 211	Siloam Springs	AR	72761-0211
03-04335-000	Robert & Marilee Dykes		PO Box 211	Siloam Springs	AR	72761-0211
03-04334-000	Stephen C Graves, Trustee	John A Graves Revocable Trust	6825 Hobbs Rd	Rudy	AR	72952-8570
03-04339-005		Tractor Supply Company	200 Powell Place	Brentwood	TN	37027-7514
03-05488-000		Siloam Springs Investments LLP	PO Box 7488	St Cloud	MN	56302-7488
03-05487-000		Vaquero Siloam Springs Partners LP	3211 W 4th St	Fort Worth	TX	76107-2114
03-05486-000		Lowe's Home Centers Inc.	1605 Curtis Bridge Rd	Wilkesboro	NC	28697-2231
03-05489-000		Molly LLC	75 N East Ave Ste 500	Fayetteville	AR	72701-6038
03-04363-005		City of Siloam Springs	310 25th Ave Norty Ste 305	Nashville	TN	37203-6528

SURVEY DESCRIPTION: Part of Tract A and Tract C, Cale Commercial Subdivision East, as Recorded in Benton County Deed Records Book 2015 at Page 75, Siloam Springs, Benton County, Arkansas; more precisely described as follows:

TRACT A1 - Beginning at an iron pin at the Northwest corner of said Tract A; then with a curve turning to the left with an arc length of 54.81 feet, with a radius of 100.00 feet, with a chord bearing of North 76 degrees 58 minutes 50 seconds East, with a chord length of 54.13 feet, thence North 61 degrees 16 minutes 41 seconds East, 81.29 feet; thence South 02 degrees 40 minutes 59 seconds West, 338.07 feet to the northerly right-of-way line of U.S. Highway 412; thence along said right-of-way line, North 87 degrees 19 minutes 00 seconds West, 122.72 feet; thence leaving said right-of-way line, North 42 degrees 17 minutes 58 seconds West, 32.92 feet; thence North 02 degrees 34 minutes 25 seconds East, 257.77 feet to the POINT OF BEGINNING, containing 1.000 acres, more or less, subject to any easements of record.

TRACT A2 - Beginning at an iron pin at the Southeast corner of said Tract A; said pin being in the northerly right-of-way line of U.S. Highway 412; thence along said right-of-way line, North 87 degrees 19 minutes 00 seconds West, 147.87 feet; thence leaving said right-of-way line, North 02 degrees 40 minutes 59 seconds East, 338.07 feet; thence North 61 degrees 16 minutes 41 seconds East, 113.43 feet; thence with a curve turning to the right with an arc length of 27.41 feet, with a radius of 50.00 feet, with a chord bearing of North 76 degrees 58 minutes 50 seconds East, with a chord length of 27.06 feet, South 02 degrees 40 minutes 59 seconds West, 404.50 feet; to the POINT OF BEGINNING, containing 1.290 acres, more or less, subject to any easements of record.

TRACT C-REV - Beginning at an iron pin at the Northwest corner of said Tract A; thence North 02 degrees 34 minutes 25 seconds East, 968.84 to an iron pin; thence North 86 degrees 57 minutes 52 seconds West, 309.86 feet to an iron pin; thence North 02 degrees 44 minutes 23 seconds East, 1298.03 feet to an iron pin in the southerly right-of-way line of East Tahlequah Street; thence along said line South 87 degrees 03 minutes 30 seconds East, 604.80 feet to an iron pin in the westerly right-of-way line of a future street; thence leaving southerly line and along said westerly line South 02 degrees 40 minutes 59 seconds West, 2142.61 feet to an iron pin; thence leaving said westerly line; thence South 87 degrees 19 minutes 01 seconds East, 25.00 feet; thence with a curve turning to the left with an arc length of 27.41 feet, with a radius of 50.00 feet, with a chord bearing of South 76 degrees 58 minutes 50 seconds West, 194.73 feet; thence with a curve turning to the right with an arc length of 54.81 feet, with a radius of 100.00 feet, with a chord bearing of South 76 degrees 58 minutes 50 seconds West, with a chord length of 54.13 feet; thence South 87 degrees 19 minutes 01 seconds East, 25.00 feet to the POINT OF BEGINNING, containing 24.211 acres, more or less, subject to any easements of record.

LINE	BEARING	DISTANCE
L1	S 87°19'01" E	25.00'
L2	N 61°16'41" E	81.29'
L3	N 87°19'00" W	122.72'
L4	N 42°17'58" W	32.92'
L5	N 87°19'00" W	147.87'
L6	N 61°16'41" E	113.43'
L7	N 87°19'01" W	25.00'
L8	S 61°16'41" W	194.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	54.81'	54.13'	N 76°58'50" E	08°31'45"
C2	50.00'	27.41'	27.06'	N 76°58'50" E	18°15'30"

SITE INFORMATION
ADDRESS: 3503 EAST HIGHWAY 412
BENTON COUNTY APPRAISAL DISTRICT PARCEL:
03-05955-000 & 03-05957-000
APPROXIMATE AREA: 26.50 ACRES
EXISTING ZONING: C-2 ROADWAY COMMERCIAL
NUMBER OF LOTS: 3

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ____ day of _____, 2016, by the City of Siloam Springs Planning Commission.

Chairman

Title Company's Certificate

I, _____, a _____ representing _____, certify that I have examined title to the described land dedication to the City of Siloam Springs, Arkansas, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

Name _____

Title _____

Executed this ____ day of _____, 20__ A.D.

OWNER'S CERTIFICATION AND DEDICATION: We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicate streets, detention basins, and easements, if any, for the installation of utilities and use of the general public.

State of _____ County of _____

On this the ____ day of _____, 2016, before me, _____ (name of notary public), the undersigned officer, personally appeared _____ (name of persons who signed document) known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

UNDERGROUND UTILITIES are shown in their approximate location as determined by visual observation. The exact location of underground utilities can only be determined by excavation. Easements shown, if any, were provided by the Client. Other Easements may exist.

BASIS OF BEARINGS: Arkansas State Plane Coordinate System: North Zone

CERTIFICATION: I hereby certify that on September 01, 2016 the hereon platted and described survey was completed as shown to the best of my knowledge, and belief.

This property DOES NOT LIE in a designated flood Zone according to F.E.M.A Map #05007C0360J and Map #05007C0370J dated September 28, 2007.

REPLAT OF TRACTS 'A' & 'C' OF CALE COMMERCIAL SUBDIVISION EAST, FILED IN BENTON COUNTY DEED RECORDS BOOK 2015 AT PAGE 75 Plat 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES SURVEYING P.O. Box 617 Gentry, Arkansas 72734 (479) 736-8416	Owner/Developer: CALE PROPERTIES LLLP P.O. BOX 9330 Fayetteville, AR 72703 (479) 443-3641	Plat Code: 500-17N-33W-0-04-400-04-0985 Date: September 01, 2016 Job #: 1576
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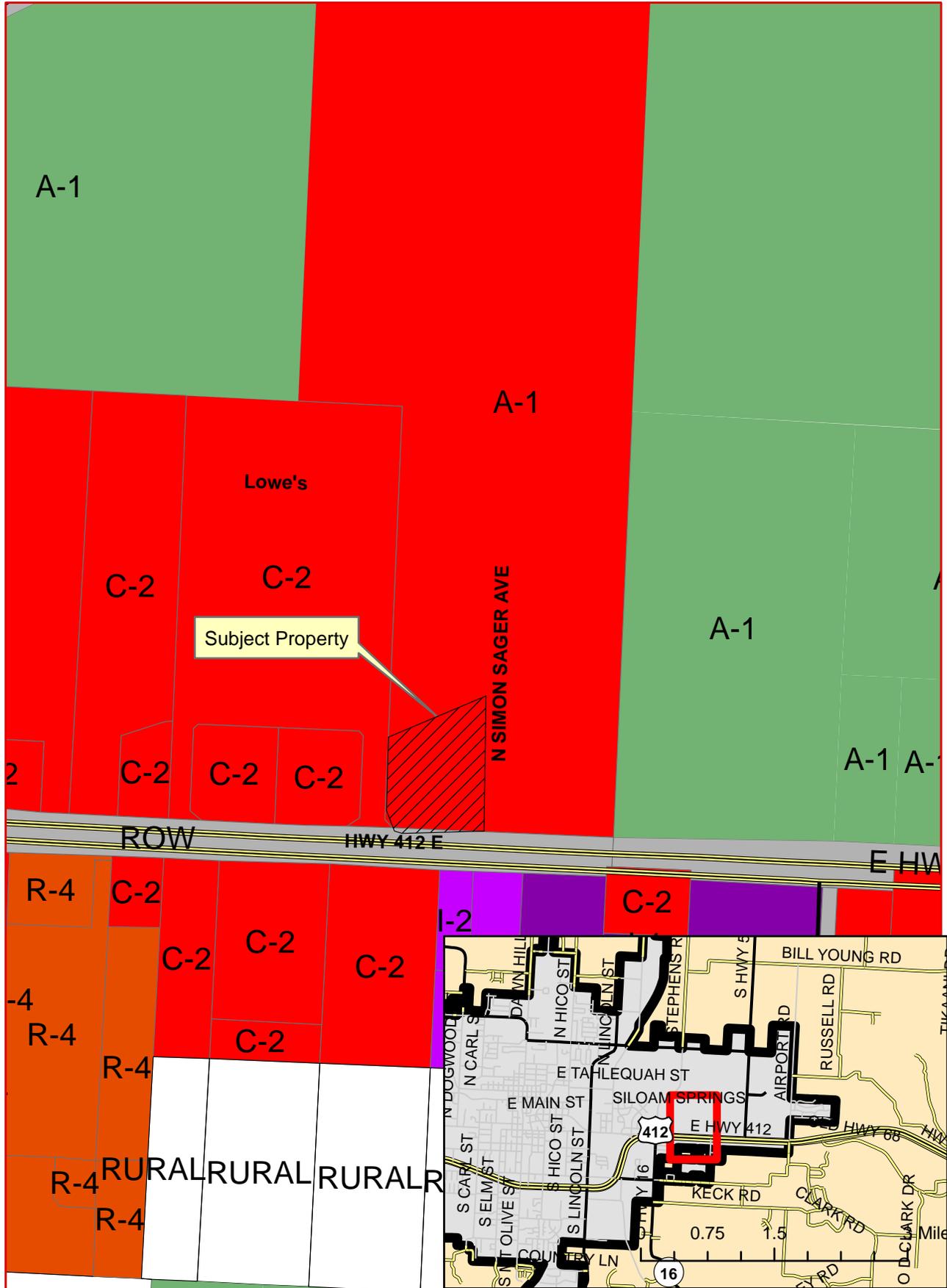


LS16-09 - Allen Bird's Eye View- Looking North



GENERAL AREA MAP

Lot Split Development LS 16-09



0 0.0425 0.085 0.17 Miles



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: September 15, 2016
RE: Rezoning Development Permit, RZ16-09/ Rezone from I-1 to C-2.

Recommendation: Motion to approve RZ16-09 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: October 11, 2016
Board of Directors review: November 1, 2016

APPLICANT AND AGENT

Applicant/Owner: Steven Whitmire
Agent: Steven Whitmire

SUBJECT PROPERTY ADDRESS

3948 Hwy. 412 E.

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://drive.google.com/open?id=1Bv5btWKXomob5g86Ua8yfyY3cPc&usp=sharing>

PROJECT INTENT

The applicant desires to rezone a 4.5 acre metes and bounds parcel from I-1 (Industrial) to C-2 District (Roadway Commercial).

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant	I-1 District (Industrial)
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Commercial—Retail	C-2 District (Roadway Commercial)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant/ Agriculture	North: A-1 District (Agriculture)
South: Vacant/ Agriculture	South: Benton County – No Zoning
East: Commercial—Retail/Wholesale	East: A-1 District (Agriculture)
West: Vacant	West: C-2 District (Roadway Commercial)

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. **ZONING USE UNIT CONSISTENCY**
Storage building retail sales fall within Use Unit 9 (Small Impact Commercial). Use Unit 9 is permitted in the proposed C-2 District.

II. **LOT STANDARDS CONSISTENCY**
The minimum C-2 zone standards are compared with the subject property’s tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	4.5 acres
Lot Width: 80 ft.	Approx. 324 ft.
Maximum Lot Coverage: 85%	0 %
Maximum Floor to Area Ratio: 0.6 (60%)	N/A

III. **COMPREHENSIVE PLAN CONSISTENCY**
The 2030 future land use map describes this area as commercial and office. The following zone(s) are appropriate according to the designation: C-1A and C-2.

IV. **LAND USE CODE REQUIREMENTS**
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.

STAFF DISCUSSION

The applicant is requesting to rezone 3948 Hwy. 412 E. from I-1 to C-2. The site is vacant and undeveloped tract located west of RJ Tractor & Equipment and approximately 1000 feet east of the Benton County Sale Barn. The property is rezoning to allow for a future self-storage shed sales center. Staff has received no information as to when the property will be developed.

LEGAL NOTICE

- Site posted: September 2, 2016.
- Newspaper legal notification: September 18, 2016 (Herald-Leader).
- Letter legal notification: September 15-18, 2016.
- Staff received a call of a questioning nature on the purpose of the rezone. Staff answered the caller's question to his satisfaction. Staff received no correspondence on the request.

Fiscal Impact:

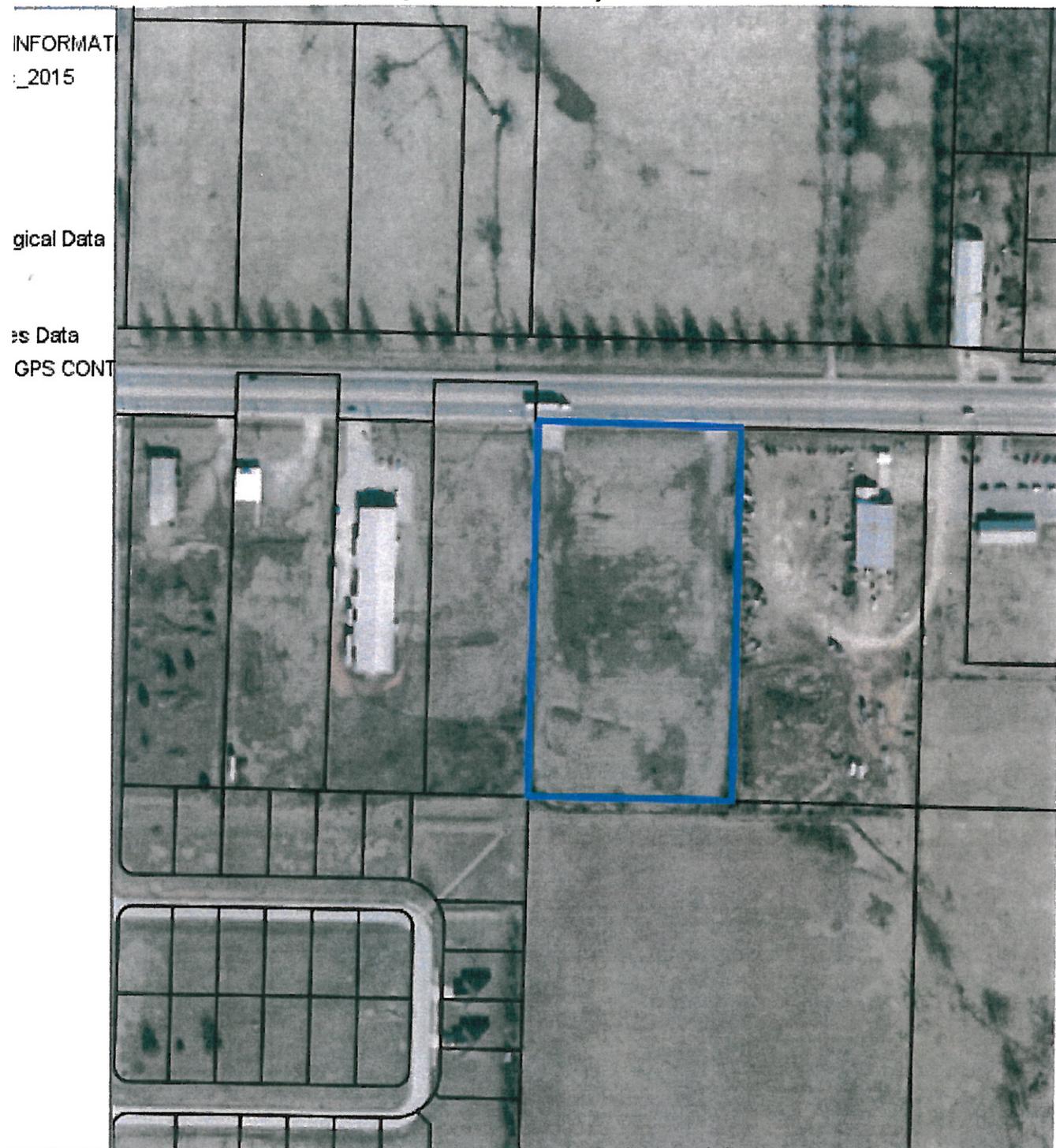
No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map

RZ16-09 (Whitmire)

RZ16-09 (Whitmire)



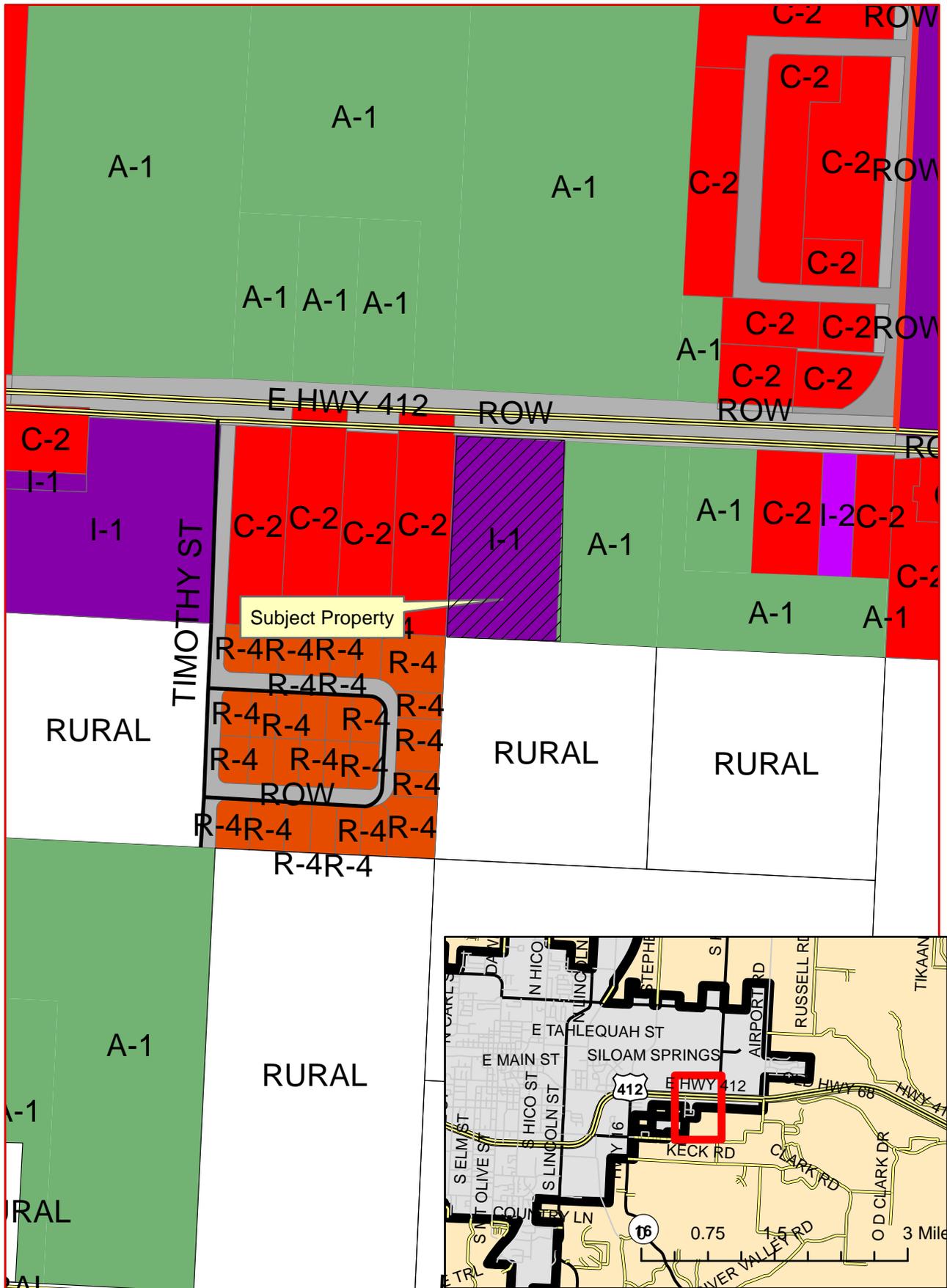
RZ16-09 - Whitmire

Bird's Eye View- Looking South



GENERAL AREA MAP

Rezone Development RZ 16-09



0 0.0425 0.085 0.17 Miles



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *ZLR*
Cc: Don Clark, Community Services Director
DATE: September 16, 2016
RE: Significant Development Permit, SD16-10

Recommendation: Motion to approve SD16-10 (Significant Development Permit), subject to the following conditions:

- 1.) The applicant must file an access easement by separate instrument, burdening Spring Valley Apartments, for the use of the eastern driveway, prior to building permit issuance.
- 2.) The applicant must file an access easement by separate instrument to allow for the general public to cross north east corner of lot on sidewalk, prior to building permit issuance.
- 3.) The applicant must successfully rezone the property to C-2, prior to building permit issuance.
- 4.) The applicant must successfully receive a parking reduction in the amount of 30% from the permitting authority, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: October 11, 2016

Board of Directors review: November 1, 2016

APPLICANT AND AGENT

Applicant/Owner: William and Kerri Low / LP Retail, LLC – Jason Pullman

Agent: CEI Engineering – Nate Bachelor, PE

SUBJECT PROPERTY ADDRESSES

3300 Block of Hwy. 412 E.

PROJECT INTENT

The applicant requests to construct 11,200 sq. ft. retail shopping center, containing two drive-thru restaurants.

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://drive.google.com/open?id=1Bv5btWKXomob5g86Ua8yfyY3cPc&usp=sharing>

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant	R-4 District (Residential, multi-family)*
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Commercial—Retail/Restaurants	C-2 District (Roadway Commercial)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Commercial—Retail	North: C-2 District (Roadway commercial)
South: Residential—Multi-Family	South: R-4 District (Res., multi-family)
East: Commercial—Retail (liquor)	East: C-2 District (Roadway commercial)
West: Commercial—Retail (under development)	West: C-2 District (Roadway commercial)

*The rezoning to C-2 was reviewed by the Planning Commission on 9-13-16 and by the Board of Directors on 10-4-16.

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

- I. **ZONING USE UNIT CONSISTENCY**
Large Impact Retail commercial uses fall within Use Unit 16 (Large Impact Commercial or Office). Use Unit 16 is permitted in the proposed C-2 District.
- II. **LOT STANDARDS CONSISTENCY**
The minimum C-2* zone standards are compared with the subject property’s tracts below.

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	1.08 acres
Lot Width: 80 ft.	Approx. 253 ft.
Maximum Lot Coverage: 85%	62%
Maximum Floor to Area Ratio: 0.6 (60%)	22%

* Subject to rezoning, see staff suggested condition no. 2

- III. **PARKING STANDARDS CONSISTENCY**
According to the Municipal Code, parking is calculated by the square footage of retail space and restaurant space. The formula is 1 spaces for every 200 square feet of retail and 1 space for every 100 square feet for restaurants.

<i>USE</i>	<i>REQUIRED PARKING</i>	<i>EXISTING PARKING</i>	<i>NET PROPOSED PARKING*</i>	<i>PARKING SURPLUS/ DEFICIT</i>
Retail	38	0	22*	-16**
Restaurant	36	0	36*	0

* Includes ADA accessible spaces

**Applicant is requesting a 30% parking reduction pursuant of §102-75(6)(d).

- IV. **COMPREHENSIVE PLAN CONSISTENCY**
The 2030 future land use map describes this area as commercial and office. The following zone(s) are appropriate according to the designation: C-2 and C-1A.

V. STAFF TECHNICAL REVIEW

City staff met to review the project. With the exception of the stated staff suggested conditions, the proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

VI. LAND USE CODE REQUIREMENTS

Staff received no information that:

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

STAFF DISCUSSION

The applicant is requesting approval to construct a 11,200 sq. ft. retail shopping center, branded as The Plaza at the Springs, containing two drive-thru restaurants. The site is located east of the Shoppes at Siloam shopping center (under construction) and west of Stock Tank Liquor, at the 3300 Block of Hwy. 412 E. The site was recommended for approval by the Planning Commission for rezoning from R-4 to C-2 on September 13th. The proposal takes up the majority of the site, storm water detention is handled through an underground capture system, similar to what is in place at the Times Square Shopping Center at Mt. Olive and Hwy. 412. The site will make use of a shared drive on the far western corner. This drive was dedicated for shared access by the developer of the Shoppes at Siloam. The second drive will connect to an existing driveway being used by the Spring Valley Apartments. Therefore, no part of the proposed design is adding driveways directly onto Hwy. 412. The applicant will need to file a cross access easement to gain permission to use the Spring Valley driveway. This will be filed by separate instrument and is an added suggested condition on the staff recommendation. Sidewalks are included along Hwy. 412, but not along the private driveway. Due to the limited area available on the site, the applicant is requesting a 30 percent parking reduction for only the retail portions of the site. The retail section requires 38 spaces, however 22 are provided. Staff is supportive of this reduction due to the limited size of the site; the restaurant parking is unaffected. Underground utilities are available on the north and east sides of the site.

LEGAL NOTICE

- Site posted: September 01, 2016.
- Newspaper legal notification: September 25, 2016 (Herald-Leader).
- Letter legal notification: September 20-23, 2016.
- Staff received no phone calls and one letter of concern on the request.

Fiscal Impact:

Street fees are not applicable for this request.

Attachments:

Site Specific Proposal
Citizen Letter
Bird's Eye View
Plan Aerial Overlay
General Area Map

SIGNIFICANT DEVELOPMENT PLANS (SD16-10)

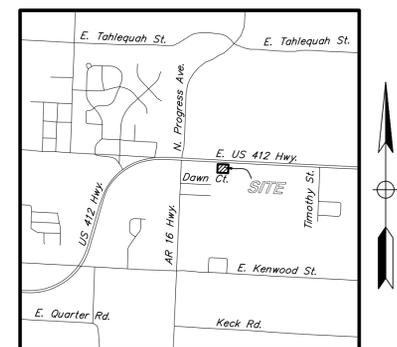
THE PLAZA AT THE SPRINGS

3300 BLOCK HIGHWAY 412 E.

SILOAM SPRINGS, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY/BOUNDARY:
CEI ENGINEERING ASSOCIATES, INC.
3108 S.W. REGENCY PARKWAY, SUITE 2
BENTONVILLE, ARKANSAS 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. **WETLANDS NOTE:** ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



Vicinity Map
Not to Scale

PLAN INDEX:

1. COVER SHEET
2. DEMOLITION PLAN
3. SITE PLAN
4. GRADING PLAN
5. EROSION CONTROL PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. DETAIL SHEET 1
9. DETAIL SHEET 2
10. DETAIL SHEET 3

ASSOCIATED PLANS:

SURVEY

APPROVED	DATE
PLANNING COMMISSION:	
CHAIRMAN	_____
BOARD OF DIRECTORS:	
CITY CLERK	_____

<p>DEVELOPER</p> <p>JASON PULLMAN JP COMPANIES 707 -2 SW CAPRINGTON ST BENTONVILLE, AR 72712 479-640-8444</p>	<p>OWNER</p> <p>WILLIAM AND KERI LOW 4306 W SPRAYMORE DR. ROGERS, AR 72758</p>
<p>CIVIL ENGINEER</p> <p>CEI ENGINEERING NATE BACHELOR ENGINEER OF RECORD NBACHELOR@CEIENG.COM 479-531-8787</p>	<p>ARCHITECT</p> <p>BATES ARCHITECTURE RYAN FAUST ARCHITECT RF@BATESARCHITECTS.COM 479-633-8155</p>

RESOURCE LIST:

<p>PLANNING CITY OF SILOAM SPRINGS 400N. BROADWAY/P.O. BOX 80 SILOAM SPRINGS, AR 72761 PHONE: 479-524-5136 EXT. 3321 BEN FRODOS DEVELOPMENT@SILOAMSPRINGS.COM</p> <p>ENGINEERING CITY OF SILOAM SPRINGS 400N. BROADWAY/P.O. BOX 80 SILOAM SPRINGS, AR 72761 PHONE: 479-524-5136 EXT. 3321 JUSTIN BLAND ENGINEER@SILOAMSPRINGS.COM</p> <p>WATER/WASTEWATER CITY OF SILOAM SPRINGS 400N. BROADWAY/P.O. BOX 80 SILOAM SPRINGS, AR 72761 PHONE: 479-524-5136 EXT. 3327 DANNY FARINE WATER@SILOAMSPRINGS.COM</p> <p>STREETS CITY OF SILOAM SPRINGS 400N. BROADWAY/P.O. BOX 80 SILOAM SPRINGS, AR 72761 PHONE: 479-524-5136 EXT. 3327 DENNIS KINNY STREETS@SILOAMSPRINGS.COM</p>	<p>FIRE DEPT. CITY OF SILOAM SPRINGS 1400 CHERI WHITLOCK DRIVE SILOAM SPRINGS, AR 72761 PHONE: 479-524-3103 GREG NEELY, FIRE CHIEF FIREDEPARTMENT@SILOAMSPRINGS.COM</p> <p>ELECTRIC DEPT. CITY OF SILOAM SPRINGS 1600 W QUARTER RD./P.O. BOX 80 SILOAM SPRINGS, AR 72761 PHONE: 479-524-3777 ART FARINE ELECTRICDEPT@SILOAMSPRINGS.COM</p> <p>GAS BLACK HILLS ENERGY 850 S. LINCOLN ST. SILOAM SPRINGS, AR 72761 PHONE#: 479-549-7834 WAYNE MEEK</p> <p>TELEPHONE CENTURYTEL MICHAEL EDWARDS</p> <p>INTERNET COX COMMUNICATIONS 1270 HIGHWAY 412 W SILOAM SPRINGS, AR 72761 PHONE: 479-208-6909</p>
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FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF SILOAM SPRINGS, COMMUNITY PANEL NUMBER 0500140370J, EFFECTIVE DATE SEPTEMBER 28, 2007.



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

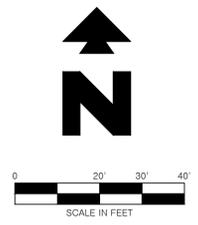
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844



JOB NO.: 29738	
DWG NAME: 29738-CS	
DATE 10/3/16 2:55 PM	SHEET NO. 1 OF 10
REV-1	

Arkansas * California * Minnesota * Pennsylvania * Texas

SITE BENCHMARK
 3/4" Rebar on South side of Arkansas Hwy 412 in the middle of the northern property boundary of the site, approximately 74' West of utility pole. Elevation = 1163.26'



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

LEGEND

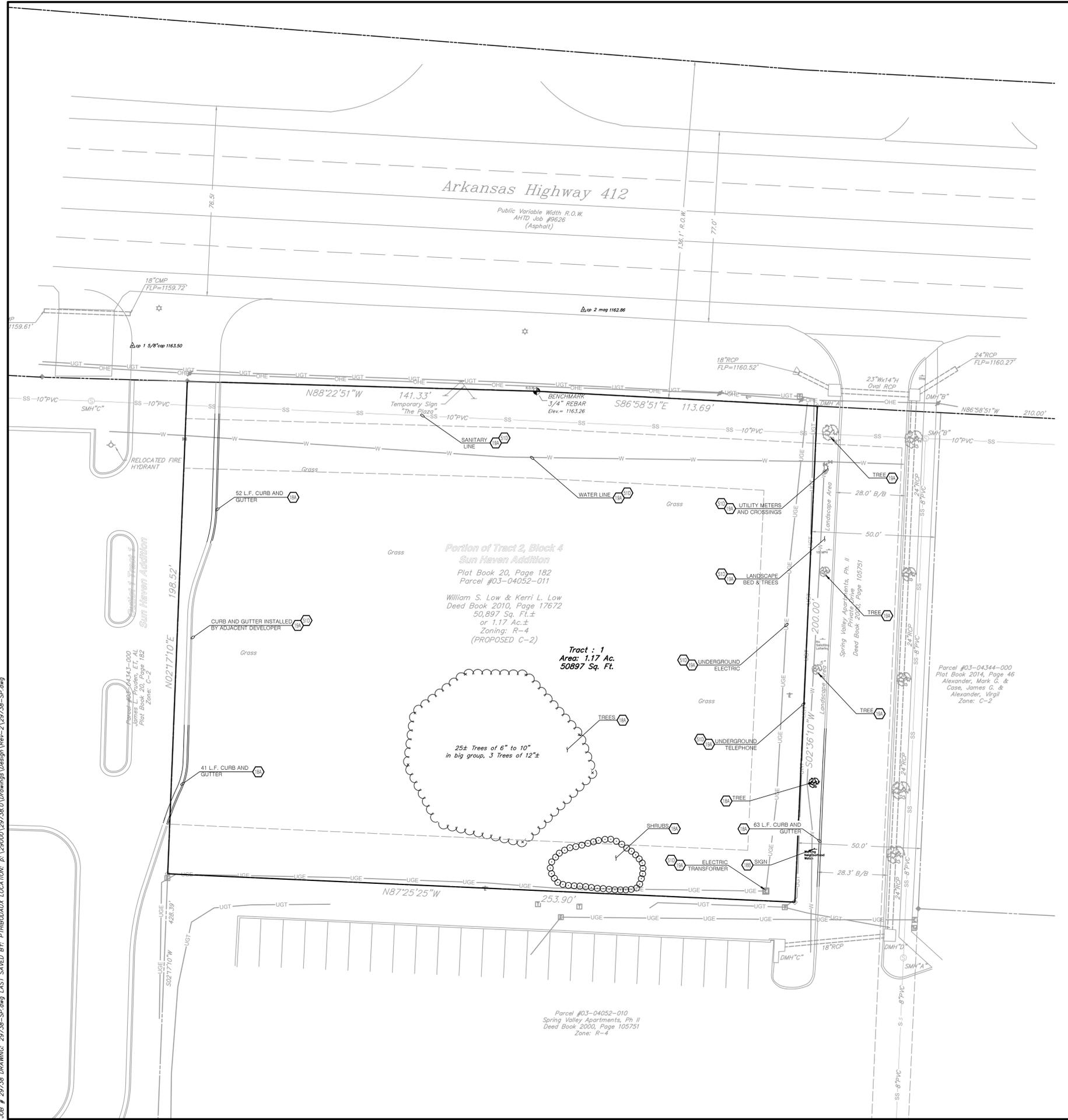
EXISTING	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Underground Electric Pipe
	Underground Telephone Line
	Water Line
	Tree Line
	Fence (Metal)
	Found Rebar (As Noted)
	Set 5/8" Rebar (LS#1789)
	Found Aluminum Monument
	Found Pipe (As Noted)
	Site Benchmark
	Sanitary Sewer Manhole
	Drainage Manhole
	Fire Hydrant
	Water Meter
	Water Valve
	Gas Sign
	Guy Wire
	Light Pole Straight
	Electrical Riser
	Electrical Sign
	Utility Pole
	Electrical Vault
	Telephone Riser
	Riser Cable TV
	Sign
	Bush
	Deciduous Tree
	Existing Ground
	Grade Break
	Bottom Bank
	Top Bank
	Flow Line (Ditch)
	Top Back Curb
	Gutter
	Edge of Asphalt
	Center Road
	Edge of Concrete
	Edge of Gravel
	Concrete Sidewalk
	Sanitary Sewer Manhole
	Overhead Electric
	Deciduous Tree
	Curb Inlet Flow
	Pipe Flowline
	Drainage Manhole
	Corrugated Metal Pipe
	Reinforced Concrete Pipe
	Record Bearing & Distance per Correction Warranty Deed Book 2010, Page 17672
	Record Distance per Book Plat 20, Page 149
	Record Distance per Book Plat 01, Page 118
	Record Distance per Book Plat 2014, Page 46

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ENGINEER'S NOTICE TO CONTRACTOR**
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DEMOLITION NOTES

- 18A EXISTING TO BE REMOVED.
- 18B EXISTING TO BE RELOCATED.
- 19A EXISTING TO REMAIN.
- 510 PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.



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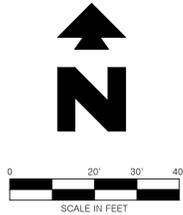
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 Bentonville, AR 72712 (479)273-9472
 (479)273-0844

THE PLAZA AT THE SPRINGS
 3300 BLOCK HIGHWAY 412 E.
 SLOAN SPRINGS, ARKANSAS

DEMOLITION PLAN	REV DATE 10/3/16 REV-1	SHEET NO. 2 OF 10
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SITE BENCHMARK
 3/4" Rebar on South side of Arkansas Hwy. 412 in the middle of the northern property boundary of the site, approximately 74' West of utility pole. Elevation = 1163.26'



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

LEGEND

EXISTING	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Underground Electric Line
	Underground Telephone Line
	Water Line
	Tree Line
	Fence (Metal)
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	Drainage Manhole
	Fire Hydrant
	Water Meter
	Water Valve
	Gas Sign
	Gas Wire
	Light Pole Straight
	Utility Pole
	Electrical Sign
	Telephone Riser
	Riser Cable TV
	Sign
	Bush
	Deciduous Tree
	Existing Ground
	Grade Break
	Bottom Bank
	Top Bank
	Flow Line (Ditch)
	Top Back Curb
	Gutter
	Edge of Asphalt
	Center Road
	Edge of Concrete
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	Record Bearing & Distance per Correction Warranty Deed Book 2010, Page 17672
	Record Distance per Book Plat 20, Page 149
	Record Distance per Book Plat U, Page 118
	Record Distance per Book Plat 2014, Page 46

PROPOSED	
	PROPERTY LINE/RIGHT OF WAY LINE
	GRADE BREAK
	CONTOUR ELEVATIONS
	STORM DRAIN
	SPOT ELEVATIONS: TC = TOP OF CURB G = GUTTER FG = FINISH GRADE FL = FLOWLINE

GENERAL GRADING NOTES

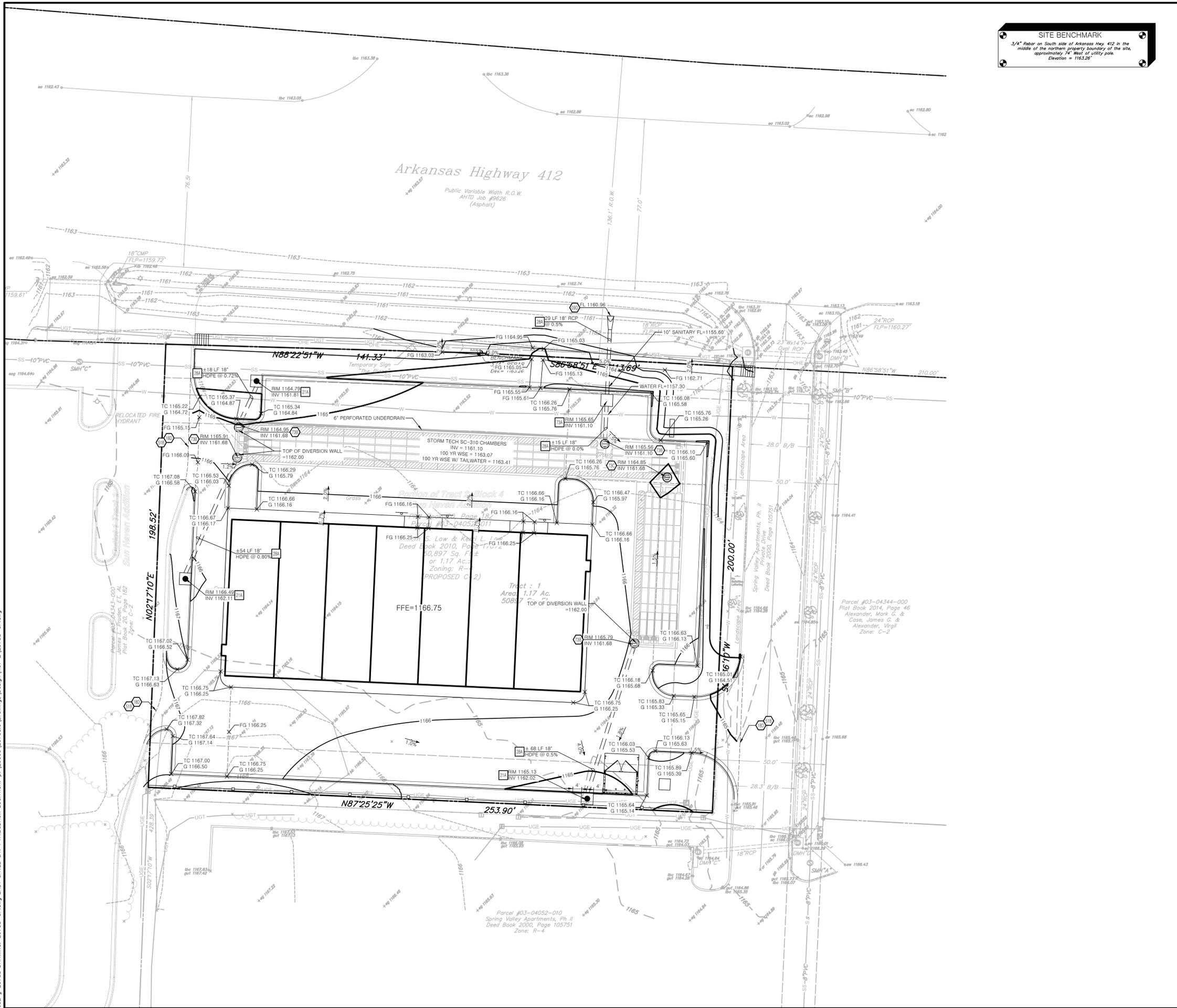
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITESWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

STORMWATER NOTES

- 09D FLARED END SECTION
- 16D MATCH EXISTING PAVEMENT ELEVATIONS
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 73B 30" NYLOPLAST DRAINS WITH CONCRETE COLLARS AND SOLID GRATES
- 73C NYLOPLAST DRAIN GRATE WITH 30" H-20 GRATE

STORMWATER DETAILS

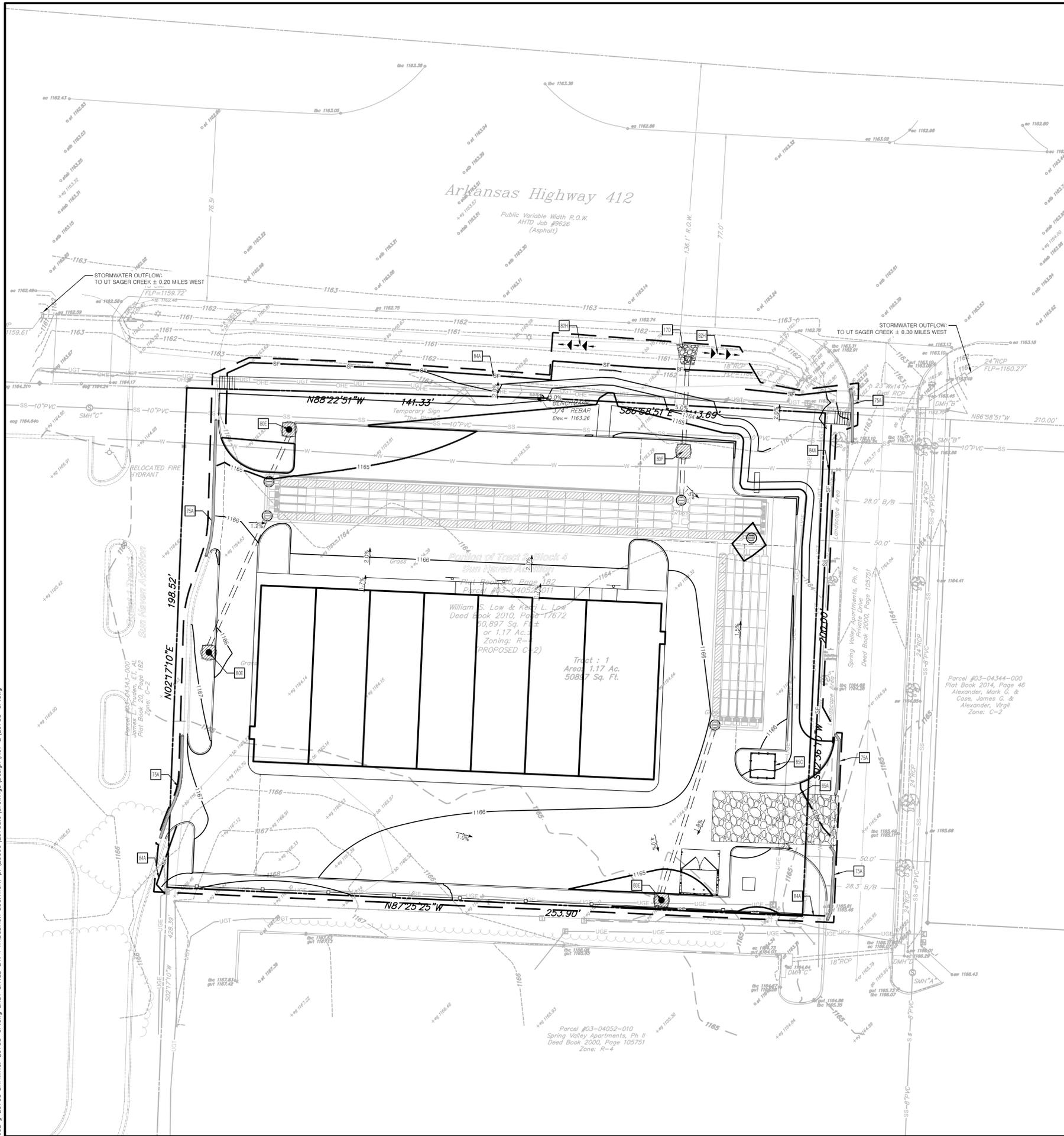
- 21A CURB INLET
- 23A GRATE INLET
- 28A STORM SEWER TRENCH AND BEDDING
- 73A MODIFIED JUNCTION BOX WITH WEIR



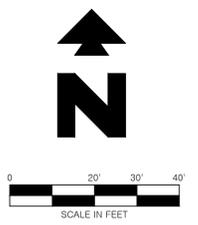
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THE PLAZA AT THE SPRINGS					
3300 BLOCK HIGHWAY 412 E. SLOAN SPRINGS, ARKANSAS					
GRADING PLAN		REV DATE	SHEET NO.		
		10/3/16	4 OF 10		
		REV-1			



SITE BENCHMARK
 3/4" Rebar on South side of Arkansas Hwy 412 in the middle of the northern property boundary of the site, approximately 74' West of utility pole.
 Elevation = 1163.26'



LEGEND

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED IMMEDIATELY.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH-WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POUD AFTER THE STABILIZATION OF THE SITE AND ALSO ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, BIG REDS, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

EXISTING

	Boundary Line		Sign
	Adjoining Boundary Line		Bush
	Easement Line		Deciduous Tree
	Right-of-Way Line		Existing Ground
	Overhead Electric Line		Grade Break
	Sanitary Sewer Line		Bottom Bank
	Storm Drainage Pipe		Top Bank
	Underground Electric Line		Flow Line (Ditch)
	Underground Telephone Line		Top Back Curb
	Water Line		Gutter
	Tree Line		Edge of Asphalt
	Fence (Metal)		Center Road
	Found Rebar (As Noted)		Edge of Concrete
	Set 5/8" Rebar (LS#1789)		Edge of Gravel
	Found Aluminum Monument		Concrete Sidewalk
	Found Pipe (As Noted)		Sanitary Sewer Manhole
	Site Benchmark		Overhead Electric
	Sanitary Sewer Manhole		Deciduous Tree
	Drainage Manhole		Curb Inlet flow
	Fire Hydrant		Pipe flowline
	Water Meter		Drainage Manhole
	Water Valve		Compacted Metal Pipe
	Gas Sign		Reinforced Concrete Pipe
	Gas Wire		Record Bearing & Distance per Correction Warranty Deed Book 2010, Page 17872
	Light Pole Straight		Record Distance per Book Plat 20, Page 149
	Electrical Riser		Record Distance per Book Plat U, Page 118
	Electrical Sign		Record Distance per Book Plat 2014, Page 46
	Utility Pole		
	Electrical Vault		
	Telephone Riser		
	Riser Cable TV		

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	LIMITS OF DISTURBANCE
	SILT FENCE
	GRADE BREAK
	CONTOUR ELEVATIONS
	STORM DRAIN
	INLET PROTECTION

EROSION DETAILS

	17D RIP RAP PAD
	75A BIG RED
	80E TEMPORARY GRAVEL CURB INLET SEDIMENT FILTER
	80F TEMPORARY SILT FENCE INLET PROTECTION
	82H ROCK CHECK DAM
	84A TEMPORARY SILT FENCE
	85A TEMPORARY STONE CONSTRUCTION ENTRANCE
	85C TEMPORARY CONCRETE WASH OUT.

MAINTENANCE
 ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
- SILT FENCES AND BIG REDS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND BIG REDS WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE OR BIG RED.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

SEQUENCE OF CONSTRUCTION:

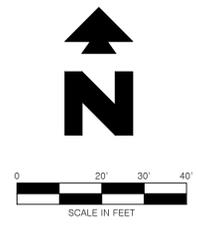
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- INSTALL CHECK DAMS ON THE SITE.
- INSTALL INLET PROTECTION DEVICES ON EXISTING INLETS.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CLEAR AND GRUB THE SITE.
- BEGIN GRADING THE SITE.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
- INSTALL BIG REDS AT ALL NEWLY CONSTRUCTED ENTRANCES.
- TEMPORARILY SEED DENUDEED AREAS.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL INLET PROTECTION DEVICES.
- INSTALL RIP RAP AROUND OUTLET STRUCTURES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

JOB # 29738 DRAWING: 29738-GR.dwg LAST SAVED BY: PTHIBOULX LOCATION: p:\20000\29738\0\Drawings\Design\Rev-2\29738-GR.dwg



29738	10/3/16	NLB	NLB	DHM	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712			(479)273-9472 FAX (479)273-0844		
THE PLAZA AT THE SPRINGS					
3300 BLOCK HIGHWAY 412 E. SILOAM SPRINGS, ARKANSAS					
EROSION CONTROL PLAN				REV DATE 10/3/16 REV-1	SHEET NO. 5 OF 10

SITE BENCHMARK
 1/4" Rebar on South side of Arkansas Hwy 412 in the middle of the northern property boundary of the site, approximately 74' West of utility pole. Elevation = 1163.26'



Know what's below. Call before you dig.

LEGEND

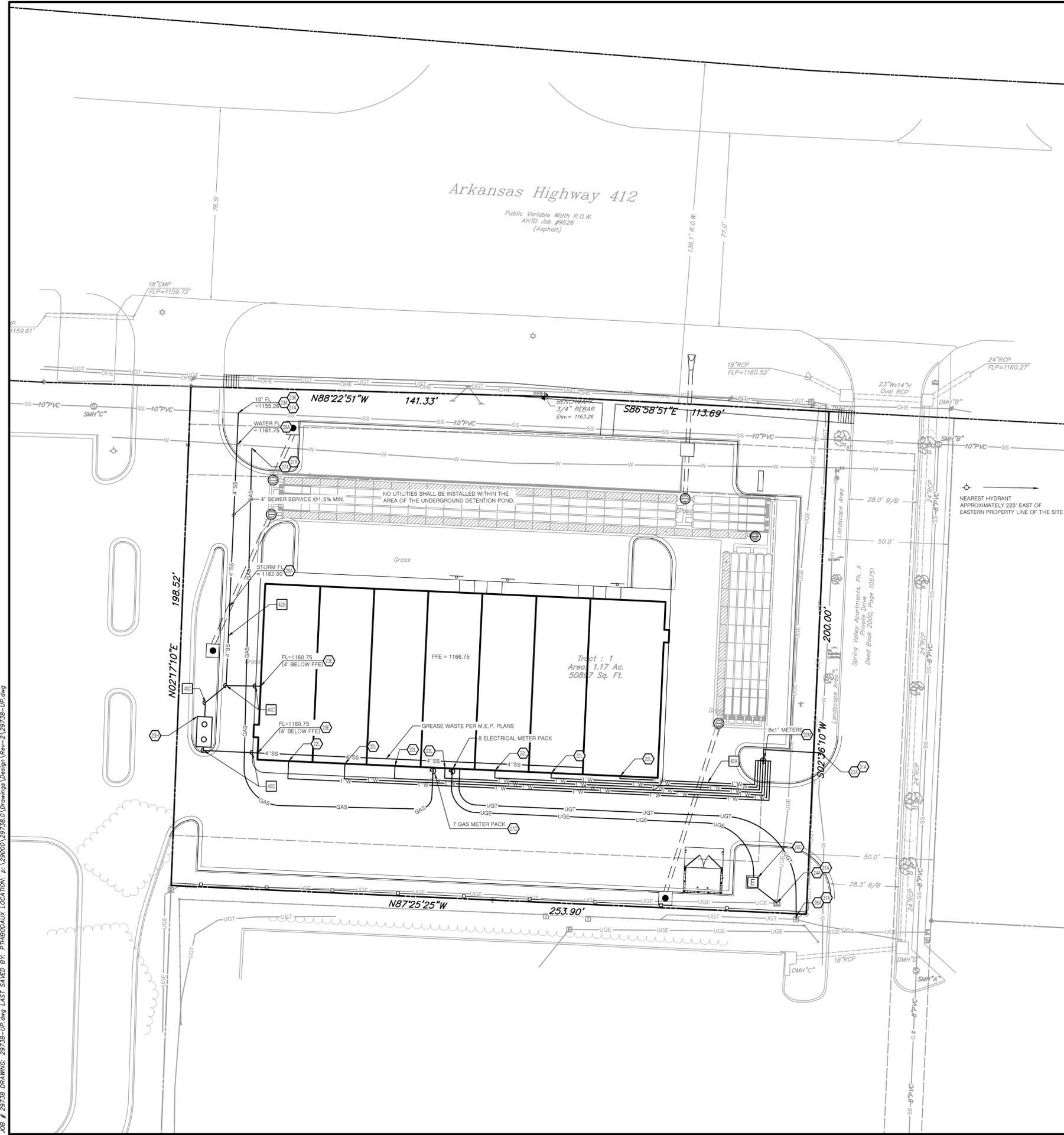
EXISTING	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Underground Electric Pipe
	Underground Telephone Line
	Water Line
	Tree Line
	Fence (Metal)
	Found Rebar (As Noted)
	Set 5/8" Rebar (LS#1789)
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	Telephone Riser
	Riser Cable TV
	Sign
	Bush
	Deciduous Tree
	Existing Ground
	Grade Break
	Bottom Bank
	Top Bank
	Flow Line (Ditch)
	Top Back Curb
	Gutter
	Edge of Asphalt
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	Edge of Concrete
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	Curb Inlet flow
	Pipe flowline
	Drainage Manhole
	Corrugated Metal Pipe
	Reinforced Concrete Pipe
	Record Bearing & Distance per Correction Warranty Deed Book 2010, Page 17672
	Record Distance per Book Plat 20, Page 149
	Record Distance per Book Plat G, Page 118
	Record Distance per Book Plat 2014, Page 46

PROPOSED	
	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
	SANITARY SEWER SERVICE
	UNDERGROUND ELECTRIC SERVICE
	UNDERGROUND TELEPHONE SERVICE
	WATER SERVICE

- GENERAL UTILITY NOTES**
- ALL WATER LINES SHALL BE 2" PVC WITH 36" MIN. COVER.
 - ALL SANITARY SEWER LINES SHALL BE 4" PVC WITH 48" MIN. COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31A. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

- UTILITY NOTES**
- POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
 - METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
 - PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS).
 - POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES).
 - SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
 - GREASE TRAP WITH CLEAN-OUT (PER ARCH. PLANS).
 - SANITARY SEWER SERVICE WYE (PER LOCAL CODES).
 - POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS).
 - PROPOSED ELECTRIC TRANSFORMER.
 - POINT OF CONNECTION FOR UNDERGROUND TELEPHONE (PER TELEPHONE COMPANY REQUIREMENTS).
 - POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS).
 - PROPOSED GAS METER.
 - MAINTAIN MIN. 18 INCHES VERTICAL SEPARATION.
 - LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.

- UTILITY DETAILS**
- SANITARY SEWER CLEAN-OUT
 - WATER LINE TRENCHING AND BEDDING
 - SANITARY SEWER TRENCHING AND BEDDING



JOB # 20738 DRAWING: 20738-UP.dwg LAST SAVER BY: PTHBODALX LOCATION: P:\20000\20738.0\Drawings\Design\Rev-3\20738-UP.dwg



20738	10/3/16	NLB	NLB	DHM	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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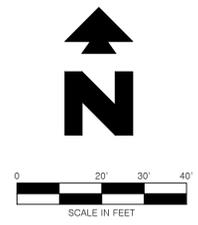
3108 S.W. REGENCY PARKWAY, SUITE 2
 Bentonville, AR 72712 (479) 873-9472
 (479) 873-0844

THE PLAZA AT THE SPRINGS
 3300 BLOCK HIGHWAY 412 E.
 SILOAM SPRINGS, ARKANSAS

UTILITY PLAN

REV DATE	SHEET NO.
10/3/16	6 OF 10
REV-1	

SITE BENCHMARK
 3/4" Rebar on South side of Arkansas Hwy 412 in the middle of the northern property boundary of the site, approximately 74' West of utility pole. Elevation = 1163.26'



Know what's below. Call before you dig.

LEGEND

EXISTING	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Underground Electric Pipe
	Underground Telephone Line
	Water Line
	Tree Line
	Fence (Metal)
	Found Rebar (As Noted)
	Set 5/8" Rebar (L5#1789)
	Found Aluminum Monument
	Found Pipe (As Noted)
	Site Benchmark
	Sanitary Sewer Manhole
	Drainage Manhole
	Fire Hydrant
	Water Meter
	Water Valve
	Gas Sign
	Guy Wire
	Light Pole Straight
	Electrical Riser
	Electrical Sign
	Utility Pole
	Electrical Vault
	Telephone Riser
	Riser Cable TV
	Sign
	Bush
	Deciduous Tree
	Existing Ground
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	Corrugated Metal Pipe
	Reinforced Concrete Pipe
	Record Bearing & Distance per Correction Warranty Deed Book 2010, Page 17672
	Record Distance per Book Plat 20, Page 149
	Record Distance per Book Plat G, Page 118
	Record Distance per Book Plat 2014, Page 46

LANDSCAPE REQUIREMENTS

CITY OF SILOAM SPRINGS, AR LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
BUFFER	6' LANDSCAPE BUFFER ALL SIDES 12' BUFFER ALONG HIGHWAY 412	6' MIN. 12' MIN.
GREENSPACE	15% OF TOTAL AREA TO BE GREENSPACE 50,089 S.F. TOTAL	7,635 S.F. REQ. 8,509 S.F.

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING
- 50F GROUND COVER PLANTING
- 50Q STEEL EDGING

PLANT LIST

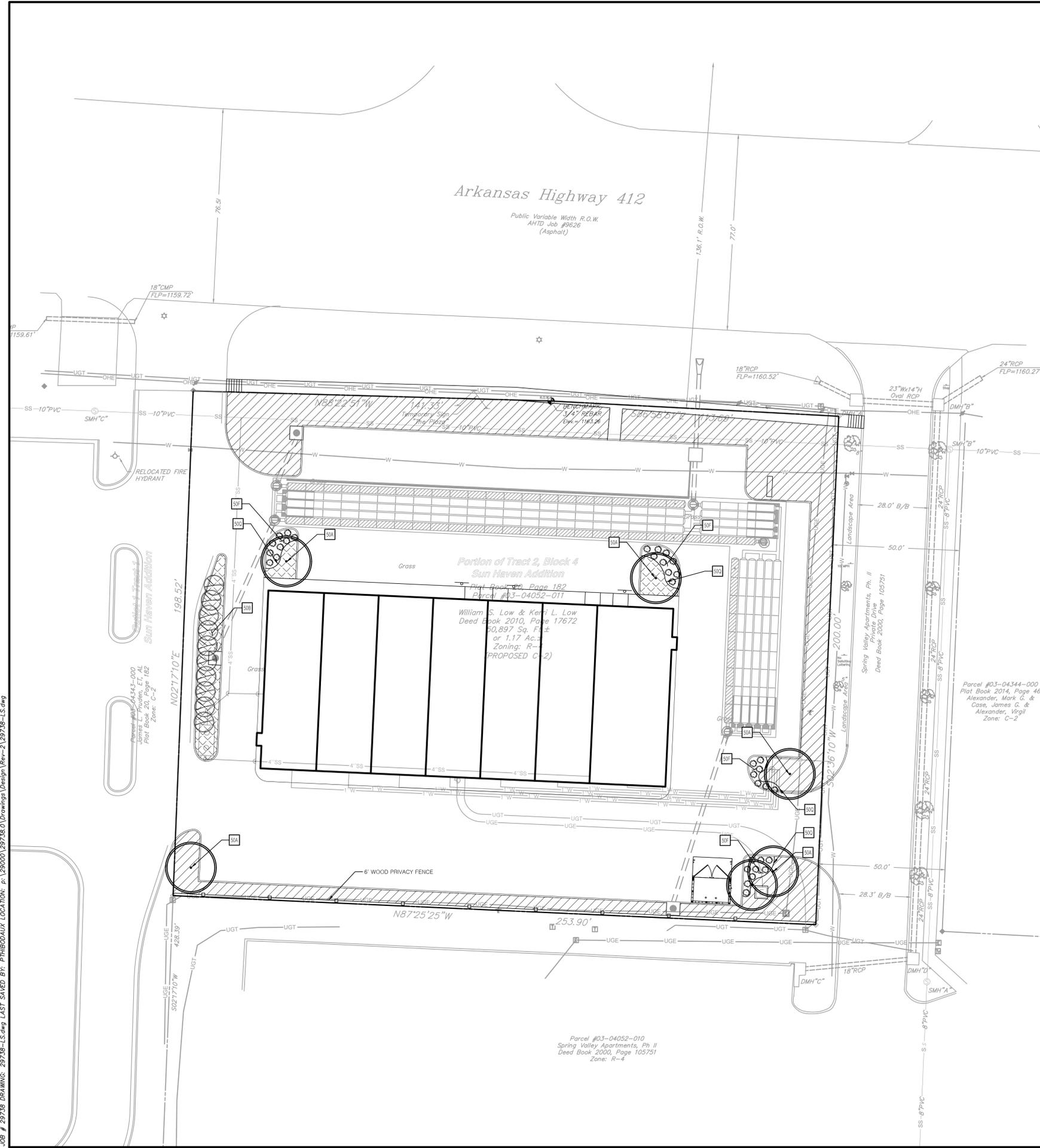
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
6	RED BUD Cercis canadensis	B&B	2" CAL	AS SHOWN
11	BLACKHAW VIBURNUM Viburnum prunifolium	B&B	1" CAL	AS SHOWN
34	CHINESE JUMPER Juniperus horizontalis 'OLD GOLD'	CONT.	3 GAL.	AS SHOWN

PROPOSED

-
-
-
-
-

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR WORK IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS AND APPLICABLE CODES AND REQUIREMENTS.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z66.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 100% BERMUDA BY WEIGHT @ 1LBS / 1000 SF.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



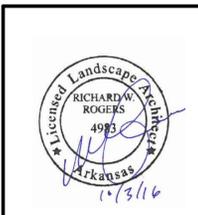
Arkansas Highway 412
 Public Variable Width R.O.W.
 AHTD Job #0626
 (Asphalt)

Portion of Tract 2, Block 4
 Sun Haven Addition
 Plat Book 200, Page 182
 Parcel #13-04052-011

William S. Low & Keith L. Low
 Deed Book 2010, Page 17672
 50,897 Sq. Ft. ±
 or 1.17 Ac. ±
 Zoning: R-2
 PROPOSED C-2

Parcel #03-04344-000
 Plat Book 2014, Page 46
 Alexander, Mark G. &
 Case, James G. &
 Alexander, Virgil
 Zone: C-2

Parcel #03-04052-010
 Spring Valley Apartments, Ph II
 Deed Book 2000, Page 105751
 Zone: R-4



29738 10/3/16 NLS NLS DMH PTT
 CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

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 Bentonville, AR 72712 FAX (479) 973-0844

THE PLAZA AT THE SPRINGS
 3300 BLOCK HIGHWAY 412 E.
 SILOAM SPRINGS, ARKANSAS

LANDSCAPE PLAN REV DATE 10/3/16 SHEET NO. 7 OF 10
 REV-1

JOB # 29738 DRAWING: 29738-LS.dwg LAST SAVED BY: P:\PHOTOBAUX.LOCATION: P:\29000\29738.0\Drawings\Design\Rev-2\29738-LS.dwg

9-14-16
23827 E. 560 Rd
Colcord, Ok 74338

Att Nate Bachelor

Dear Sir:

My Name is Mary Gasley - I own the two story triplex with address of 2919 Dawn Court, that backs up to the 3300 Block property that you are attempting to rezone.

My concern is that my renters are already complaining about noise from the Hwy and loss of privacy. One is moving at the end of this month -

What kind of barriers do you plan to install that will protect my business. Please let me know.

Thank you
Mary Gasley

918-314-5385

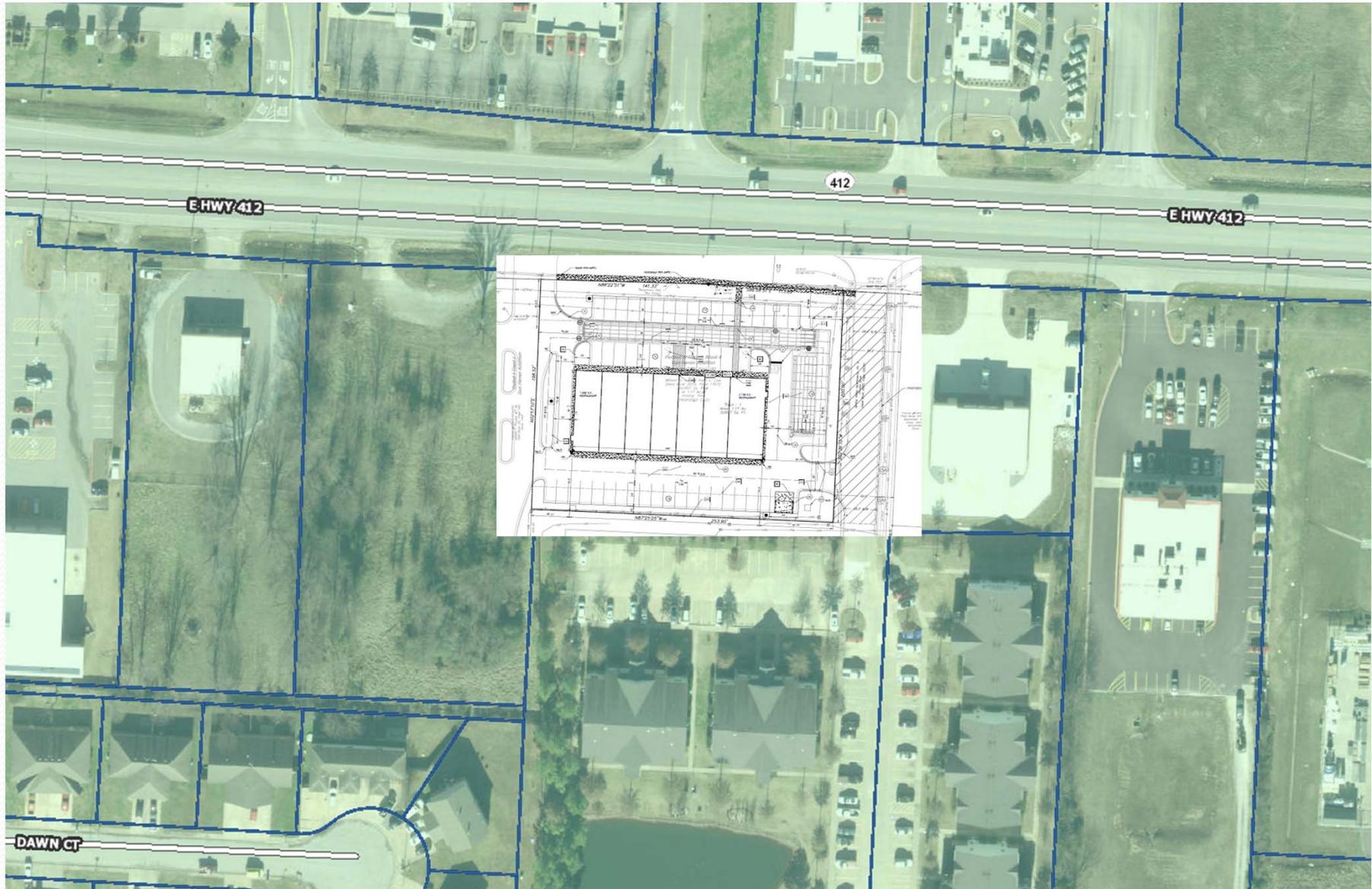
SD16-10 – Plaza

Bird's Eye View



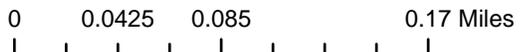
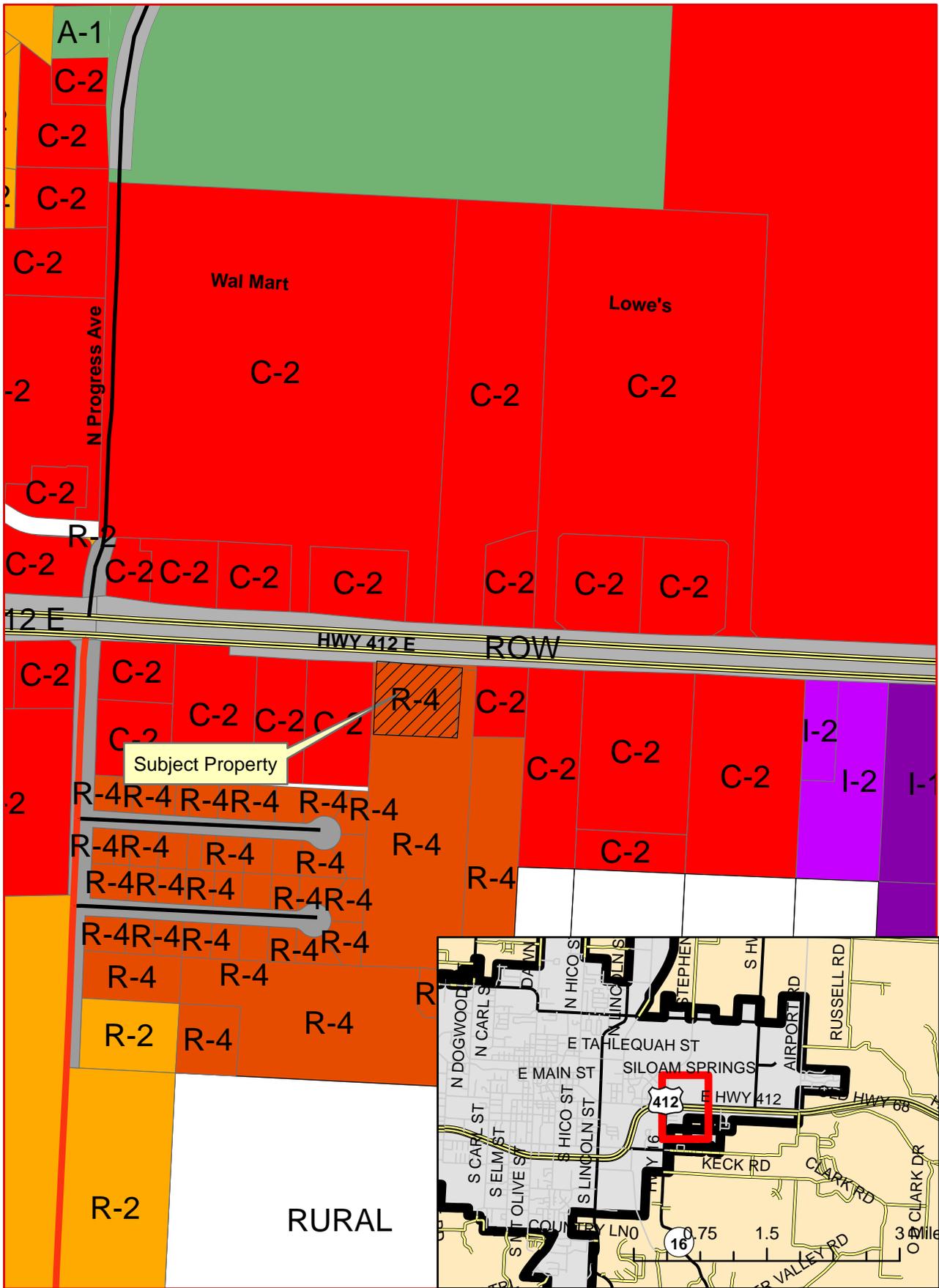
SD16-10 – Plaza

Plan Aerial Overlay



GENERAL AREA MAP

Significant Development Permit SD16-10





STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BR*
Cc: Don Clark, Community Services Director
DATE: September 16, 2016
RE: Significant Development Permit, SD16-11

Recommendation: Motion to approve SD16-11 (Significant Development Permit), subject to the following conditions:

- 1.) The applicant must file the associated lot consolidation permit for the subject property, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: October 11, 2016

Board of Directors review: November 1, 2016

APPLICANT AND AGENT

Applicant/Owner: Arkansas Early Learning, Inc.

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

SUBJECT PROPERTY ADDRESSES

2011 & 2075 N. Mt. Olive St.

PROJECT INTENT

The applicant requests to construct a 8,324 sq. ft. child care facility.

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://drive.google.com/open?id=1Bv5btWKXomob5g86Ua8yfyY3cPc&usp=sharing>

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant		C-2 District (Roadway Commercial)	
<i>PROPOSED LAND USE</i>		<i>PROPOSED ZONING</i>	
Institutional/Commercial—Child care learning center		N/A	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential—Two-Family	North:	R-3 District (Residential, 2-family)
South:	Vacant/ Residential—Single-Family/ Institutional—School	South:	R-2 District (Residential, medium)/ G-I District (General Institutional)
East:	Vacant	East:	C-2 District (Roadway commercial)
West:	Vacant	West:	C-2 District (Roadway commercial)

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. ZONING USE UNIT CONSISTENCY

Large day care/ private school facilities fall within Use Unit 14 (Large institution) and/or Use Unit 15 (Medium impact commercial or office facility, retail beverages). Use Units 14 and 15 are permitted in the C-2 District.

II. LOT STANDARDS CONSISTENCY

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

<i>MINIMUM (C-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 8,000 sq. ft.	1.72 acres*
Lot Width: 80 ft.	Approx. 482 ft.
Maximum Lot Coverage: 85%	37.3%
Maximum Floor to Area Ratio: 0.6 (60%)	11%

*After lot consolidation, see staff suggested condition no. 1

III. PARKING STANDARDS CONSISTENCY

According to Municipal Code, parking is calculated by the size of the facility. The formula is 1 space for every 300 square feet.

<i>USE</i>	<i>REQUIRED PARKING</i>	<i>EXISTING PARKING</i>	<i>NET PROPOSED PARKING*</i>	<i>PARKING SURPLUS/ DEFICIT</i>
School	28	0	30*	+2

* Includes ADA accessible spaces

IV. COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office. The following zone(s) are appropriate according to the designation: C-2 and C-1A. The proposed use is compliant with the C-2 zone.

V. STAFF TECHNICAL REVIEW

City staff met to review the project. With the exception of the stated staff suggested condition, the proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

VI. LAND USE CODE REQUIREMENTS

Staff received no information that:

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

STAFF DISCUSSION

The applicant is requesting approval to construct a 8,324 sq. ft. child care/ early learning school facility. The site is located north of Allen Elementary school, at the northeast corner of N. Lexington and N. Mt. Olive St. (where Mt. Olive runs east/west) on two vacant commercial lots in front of the Autumn Glen Addition. The site was recently reviewed for a proposed lot consolidation to create the single 1.72 acre lot. This consolidation is needed to allow for the proposed building and parking area to sit on one lot. Storm water detention is handled through a proposed basin located at the southeast corner of the site. The detained water will exit into a pipe onto the existing drainage ditch on the north side of Mt. Olive St. The site will make use of two driveways, the southern drive is an ingress only, one-way drive, the eastern drive will access onto N. Lexington St. Both drives meet required spacing criteria. Child drop off will be via the Mt. Olive Dr. Students will be accompanied to the building by a caregiver, so there is no drive-thru styled portico planned. Sidewalks are included along N. Mt. Olive and Lexington St. Underground utilities are available to the south side of the site.

LEGAL NOTICE

- Site posted: September 01, 2016.
- Newspaper legal notification: September 25, 2016 (Herald-Leader).
- Letter legal notification: September 21-24, 2016.
- Staff received no phone calls or correspondence on the request.

Fiscal Impact:

Street fees are not applicable for this request.

Attachments:

- Site Specific Proposal
- Bird's Eye View
- Plan Aerial Overlay
- General Area Map

DEVELOPMENT PLANS FOR ARKANSAS EARLY LEARNING SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

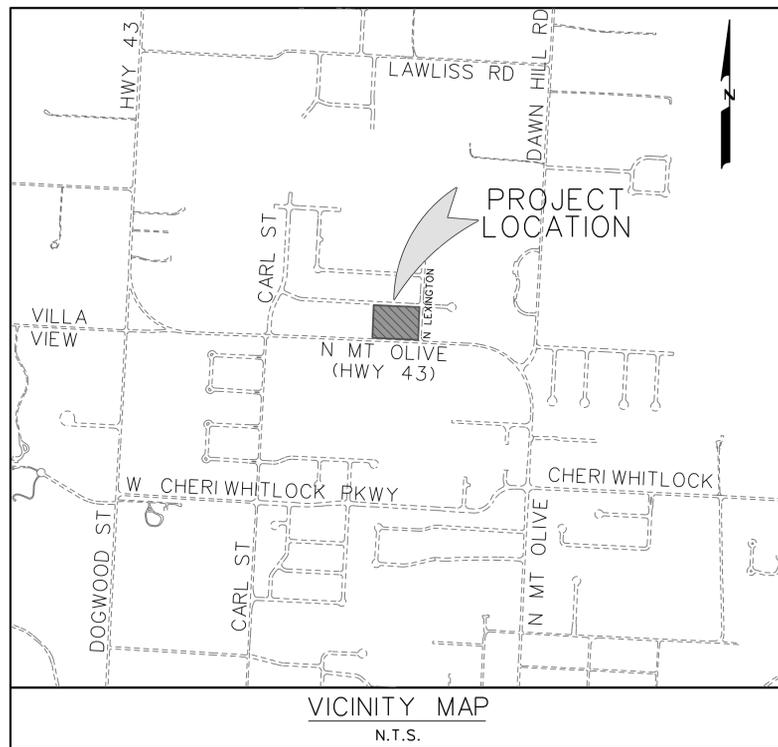
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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

Natural Gas
Black Hills Energy
Wayne Meek
(479)549-7834

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

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



INDEX

- 1 TITLE PAGE
- 2 SITE PLAN & UTILITY PLAN
- 3 DIMENSION PLAN
- 4 GRADING PLAN & STORM SEWER PLAN AND PROFILE
- 5 DEMOLITION PLAN & SEDIMENT AND EROSION CONTROL PLAN

DETAILS

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

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PREPARED FOR ARKANSAS EARLY LEARNING, INC

2200 E MATTHEWS AVE.
JONESBORO, AR 72401-4347
(870) 931-1172

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

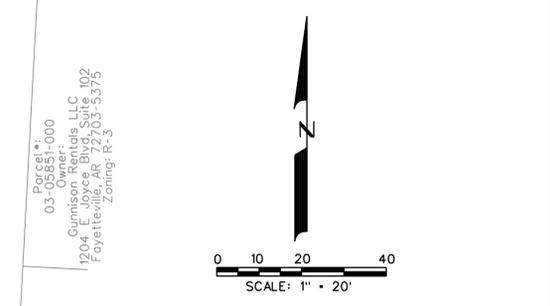
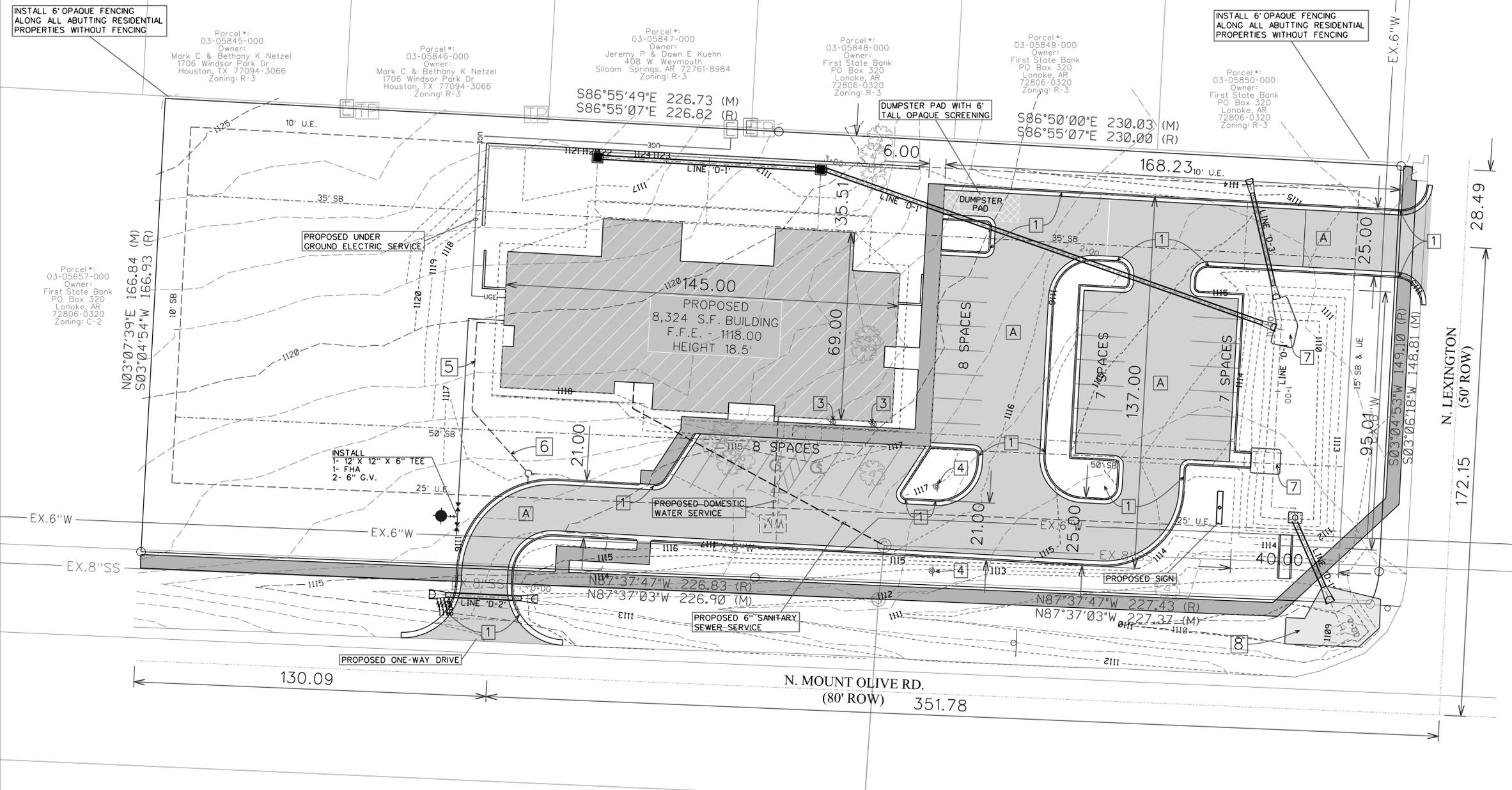


The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on August 1, 2016



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

SURVEY PROVIDED BY:
BLEW & ASSOCIATES, PA
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, AR 72703
(479) 443-4506



- LEGEND**
- EXISTING INDEX CONTOUR (5')
 - EXISTING INTERMEDIATE CONTOUR (1')
 - - - PROPOSED INDEX CONTOUR (5')
 - - - PROPOSED INTERMEDIATE CONTOUR (1')
 - - - PROPOSED BREAKLINE
 - - - EXISTING FENCE LINE
 - - - PROPOSED FENCE LINE
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 - ▭ PROPOSED BUILDING
 - ▭ PROPOSED CONCRETE DUMPSTER PAD
 - ▭ 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
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 - ⊕ EX TELEPHONE PEDESTAL
 - ⊕ EX FIBER OPTIC PEDESTAL
 - ⊕ EX LIGHT POLE
 - ⊕ EX SIGN
 - ⊕ PROPOSED SIGN
 - ⊕ EXISTING TREE
 - ⊕ PROPOSED TREE

SURVEY DESCRIPTION:
 LENDERS TITLE COMPANY
 TITLE COMMITMENT #16-047398-500
 EFFECTIVE DATE: FEBRUARY 22, 2016

LOTS 189 AND 190, AUTUMN GLEN SUBDIVISION,
 PHASE 1-COMMERCIAL, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, AS
 SHOWN ON PLAT RECORD "2007" AT PAGE 838.

BEARINGS AND DISTANCES PER BLEW & ASSOCIATES, PA ALTA SURVEY
 DATED 4/7/16

(M) MEASURED DISTANCE
 (R) RECORDED DISTANCE

INSTALL 6" TALL OPAQUE FENCING ALONG ALL ADJACENT RESIDENTIAL PROPERTIES

SEE ARCHITECTURAL MECHANICAL PLAN FOR PARKING LOT LIGHTING PLAN

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NO.	PER CITY TECH COMMENTS	RDH	10-03-16
1	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
ARKANSAS EARLY LEARNING, INC
 SILOAM SPRINGS, ARKANSAS

SITE PLAN & UTILITY PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	2 OF 5
JOB NUMBER	DATE	SCALE: 1"=20' H	
1658	AUGUST 2016	1"=20' H	

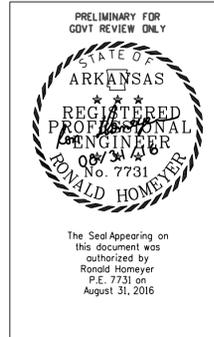
- NOTE:**
- 1 PAINT FACE OF CURB RED. STENCIL 4" WHITE TEXT THAT READS "FIRE LANE - NO PARKING"
 - 2 INSTALL SIGN - "FIRE LANE - NO PARKING"
 - 3 INSTALL A.D.A. PARKING SIGN
 - 4 INSTALL SIGN - "DO NOT ENTER"
 - 5 INSTALL FIRE LINE (SIZE TO BE DETERMINED BY FIRE PROTECTION SYSTEM DESIGNER)
 - 6 INSTALL F.D.C
 - 7 INSTALL ROCK RIP RAP
 - 8 ARMOR DITCH IN 4" CONCRETE LINING

SITE INFORMATION:
 APPROXIMATE AREA: 1.720 ACRES
 PARCEL NUMBERS: 03-05655-000
 03-05656-000

CURRENT ZONING:
 C-2

OWNER:
 ARKANSAS EARLY LEARNING, INC.
 2200 E. MATTHEWS AVE.
 JONESBORO, AR 72401-4347
 (870) 931-1172

PROJECT ADDRESS:
 2011 N. MOUNT OLIVE
 SILOAM SPRINGS, AR 72761



Parcel #: 03-00405-001
 Owner: Man & Phan Ngo, Ngan-Khuong
 2401 N Mt Olive St
 Siloam Springs, AR
 72761-9522
 Zoning: R-2

Parcel #: 03-00405-002
 Owner: James E Bingham & Marcella J Grammer
 2050 N Mt Olive St
 Siloam Springs, AR
 72761-8913
 Zoning: R-2

Parcel #: 03-00396-002
 Owner: Siloam Springs School District 21
 PO Box 798
 Siloam Springs, AR
 72761-0798
 Zoning: G-1

CURRENT ZONING:
 C-2

PROPOSED BUILDING USE:
 CHILD CARE FACILITY

FLOOR TO AREA RATIO (FAR):
 BUILDING AREA - 8,324 SF
 LOT AREA - 74,921 SF
 FAR RATIO ALLOWED - 0.60 MAX
 ACTUAL FAR RATIO - 0.11

MAX. LOT COVERAGE:
 IMPERVIOUS AREA - 27,977 SF
 LOT AREA - 74,921 SF
 LOT COVERAGE ALLOWED - 85% MAX
 ACTUAL LOT COVERAGE - 37.3%

GREENSPACE
 TOTAL GREEN SPACE - 46,944 SF
 LOT AREA - 74,921 SF
 GREENSPACE REQUIRED - 15% MIN
 ACTUAL GREENSPACE - 62.66%

GREENSPACE INTERIOR TO PARKING:
 INTERIOR GREENSPACE - 1,538 SF
 GROSS PARKING AREA - 15,044 SF
 % INTERIOR GREENSPACE REQUIRED - 5.0% MIN
 % INTERIOR GREENSPACE ACTUAL - 10.22%

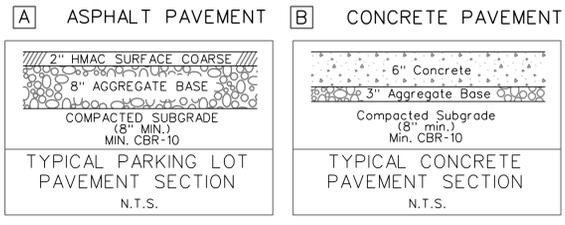
PARKING SPACES ANALYSIS:
 TOTAL BUILDING AREA - 8,324 SF
 PROPOSED BUILDING USE:
 CHILD CARE FACILITY
 PARKING REQUIRED - 1 SPACE PER 300 SF

TOTAL PARKING PROVIDED (INCLUDING H/C):
 - 28 SPACES

TOTAL HANDICAP PARKING PROVIDED:
 - 2 SPACES

TOTAL HANDICAP PARKING REQUIRED:
 - 2 SPACES

DEFINITIONS:
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 U.E. - UTILITY EASEMENT
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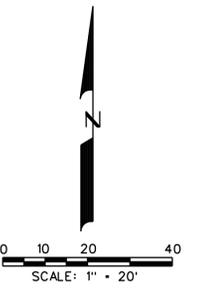
PLANNING COMMISSION APPROVAL: This Significant Development is hereby approved this _____ day of _____, 2016, by the City of Siloam Springs Planning Commission.

 Chairman

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

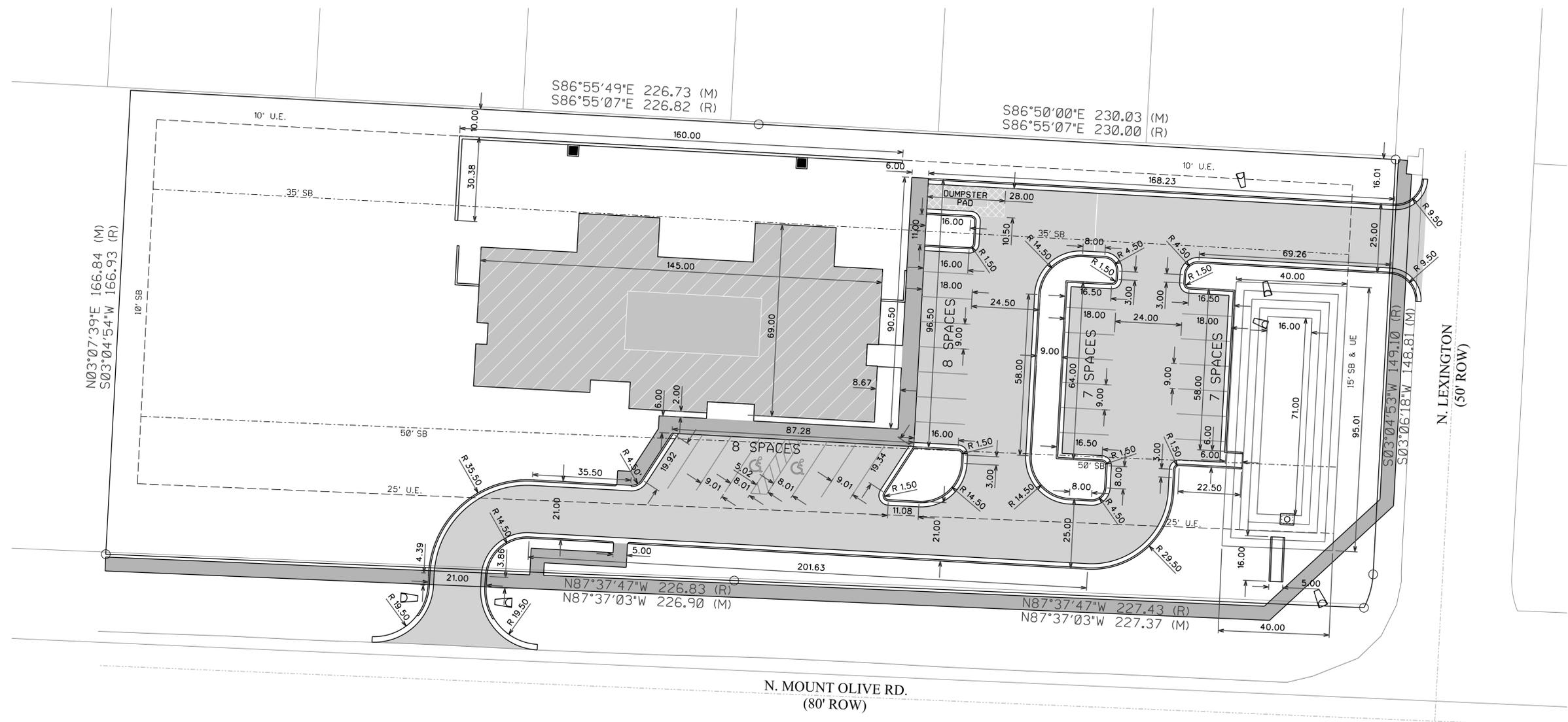
 City Clerk

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 PLOT: 8/23/2016 8:22:55 AM



LEGEND

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- EXISTING INTERMEDIATE CONTOUR (1')
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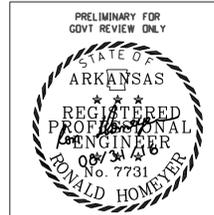


SEE ARCHITECTURAL
MEP PLAN FOR
PARKING LOT
LIGHTING PLAN

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1	PER CITY TECH COMMENTS	JTM	10-03-16
NO.	REVISIONS	BY	DATE



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authorized by
Ronald Homeyer
P.E. 7731 on
August 31, 2016

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
ARKANSAS EARLY LEARNING, INC
SILOAM SPRINGS, ARKANSAS

DIMENSION PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO.
JOB NUMBER 1658	DATE AUGUST 2016	SCALE: 1"=20' H 1" = ...' V	3 OF 5

SITE INFORMATION:
APPROXIMATE AREA: 1.720 ACRES
PARCEL NUMBERS: 03-05655-000
03-05656-000

CURRENT ZONING:
C-2

OWNER:
ARKANSAS EARLY LEARNING, INC.
2200 E MATTHEWS AVE.
JONESBORO, AR 72401-4347
(870) 931-1172

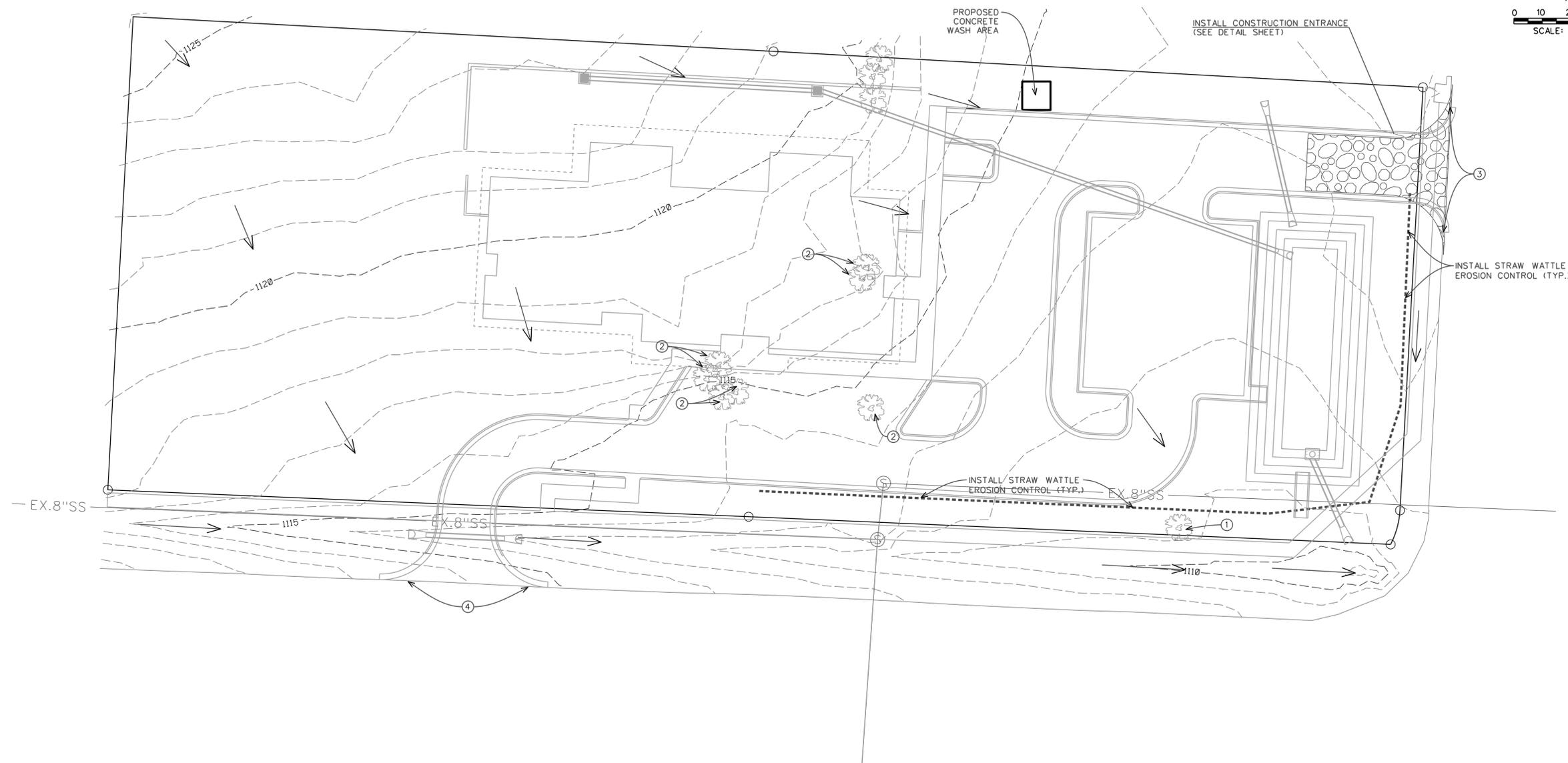
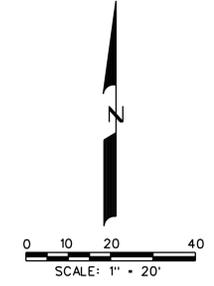
PROJECT ADDRESS:
2011 N MT OLIVE
2075 N MT OLIVE
SILOAM SPRINGS, AR 72761

DEFINITIONS:
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F.H.A. - FIRE HYDRANT ASSEMBLY
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET

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VIEW: 1658_03.dwg
DATE: 8/17/2016 14:55:58 PM

LEGEND

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- EXISTING INTERMEDIATE CONTOUR (1')
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- ⊕ EX LIGHT POLE
- ⊕ EX SIGN
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- EX FLOW DIRECTION ARROW



NOTE:
SEE DETAIL SHEET 3 OF 3 FOR
ALL EROSION CONTROL DETAILS.

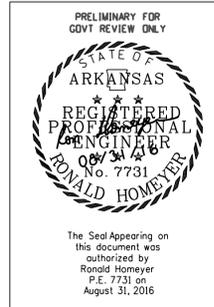
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DEMOLITION & EROSION CONTROL NOTES:
 ① PRESERVE AND PROTECT EXISTING TREE
 ② REMOVE EX TREE / GRUB ROOTS
 ③ REMOVE / DISPOSE EX CURB AND GUTTER
 ④ SAWCUT NEAT LINE IN EX ASPHALT PAVEMENT

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 (870) 931-1172
PROJECT ADDRESS:
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 2075 N MT. OLIVE
 SILOAM SPRINGS, AR 72761



NO.	PER CITY TECH COMMENTS	JTM	10-03-16
1	REVISIONS	BY	DATE



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 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

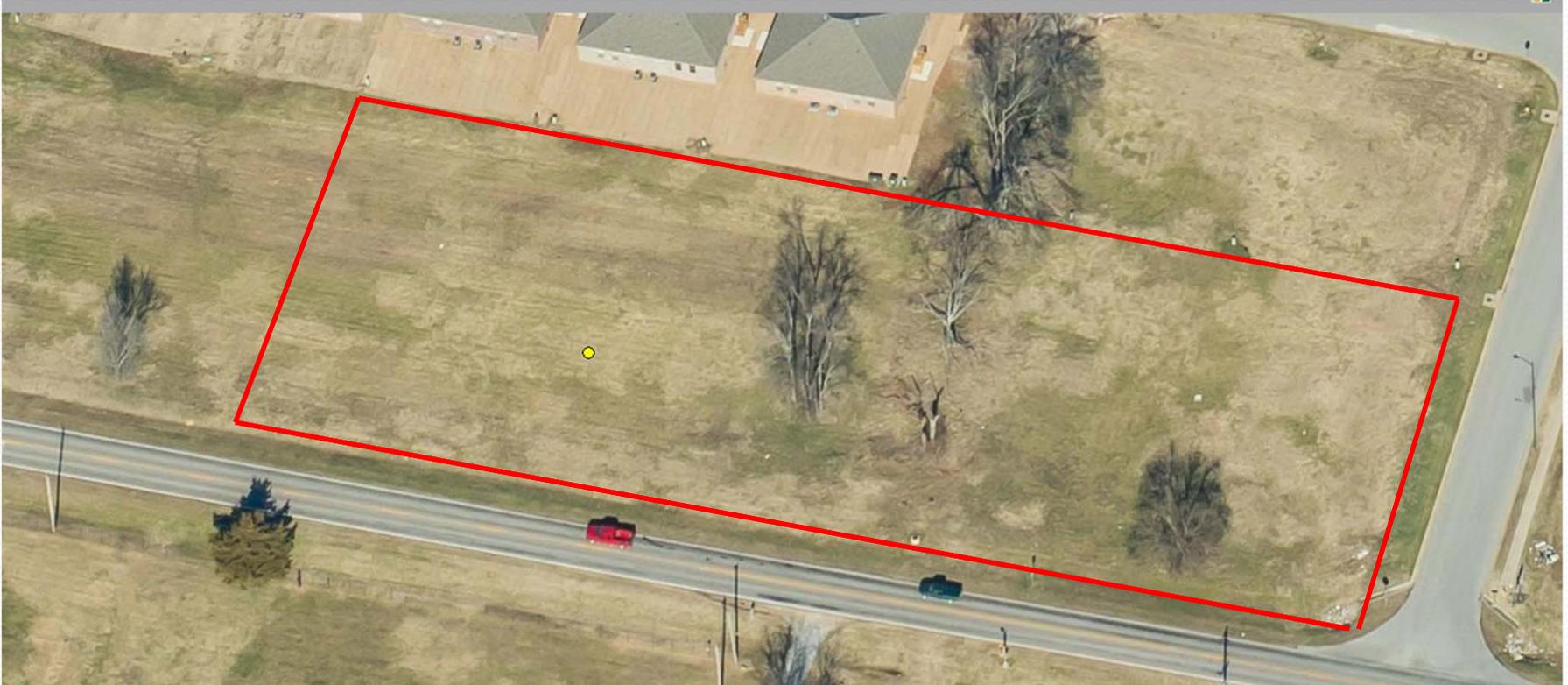
DEVELOPMENT PLANS FOR
ARKANSAS EARLY LEARNING, INC
SILOAM SPRINGS, ARKANSAS

DEMOLITION PLAN
&
SEDIMENT AND EROSION CONTROL PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	5 OF 5
JOB NUMBER	DATE	SCALE: 1"=20' H	
1658	AUGUST 2016	1" = 20' V	

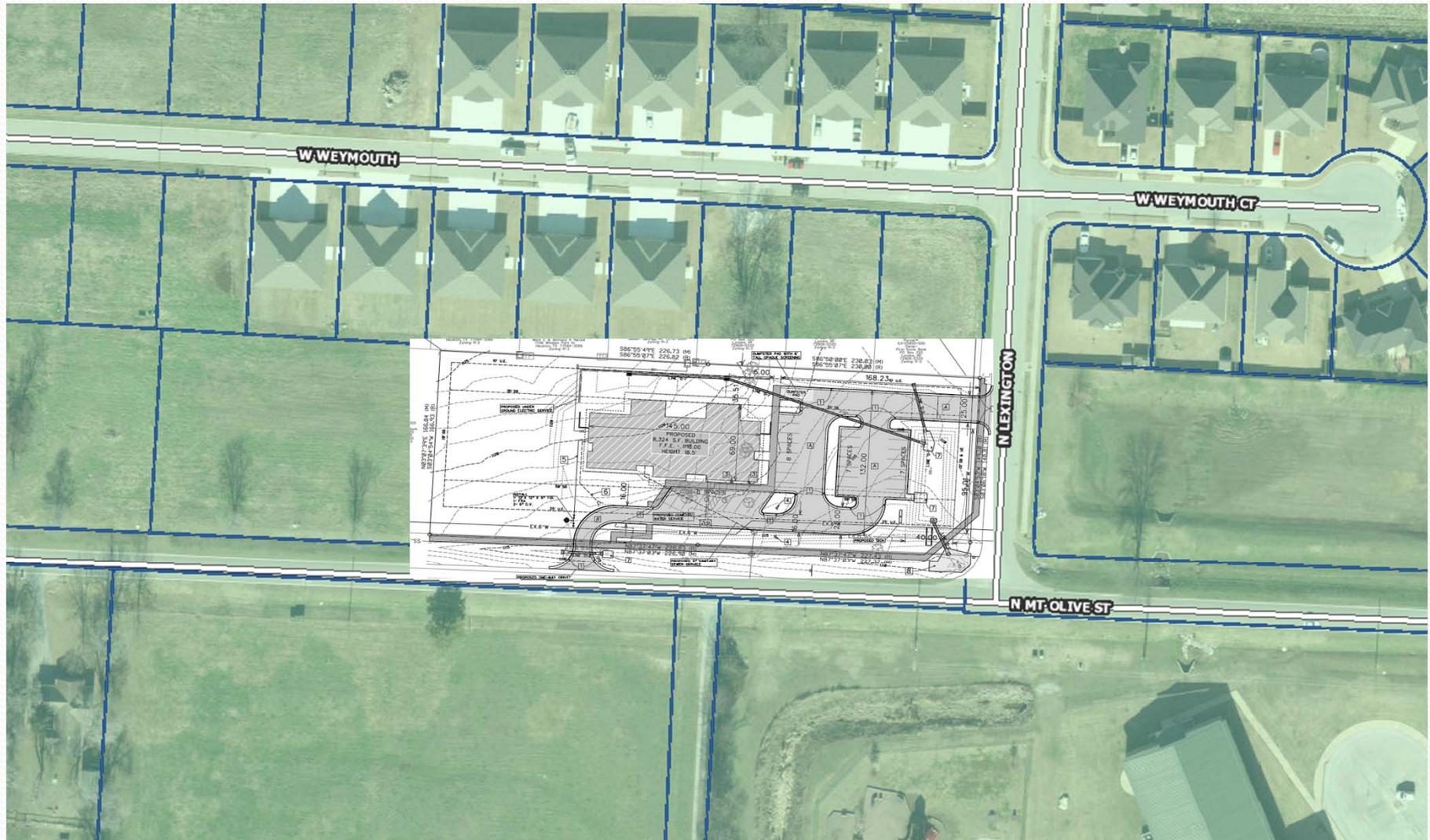
FILE: RESEAL_Consolidating Plan.dgn
 REF: FILE: 1658.dwg
 VIEW: 8/17/2016 2:08:54 PM
 PLOT:

SD16-11 – Ark. Early Learning Bird's Eye View



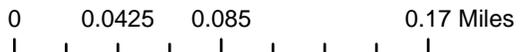
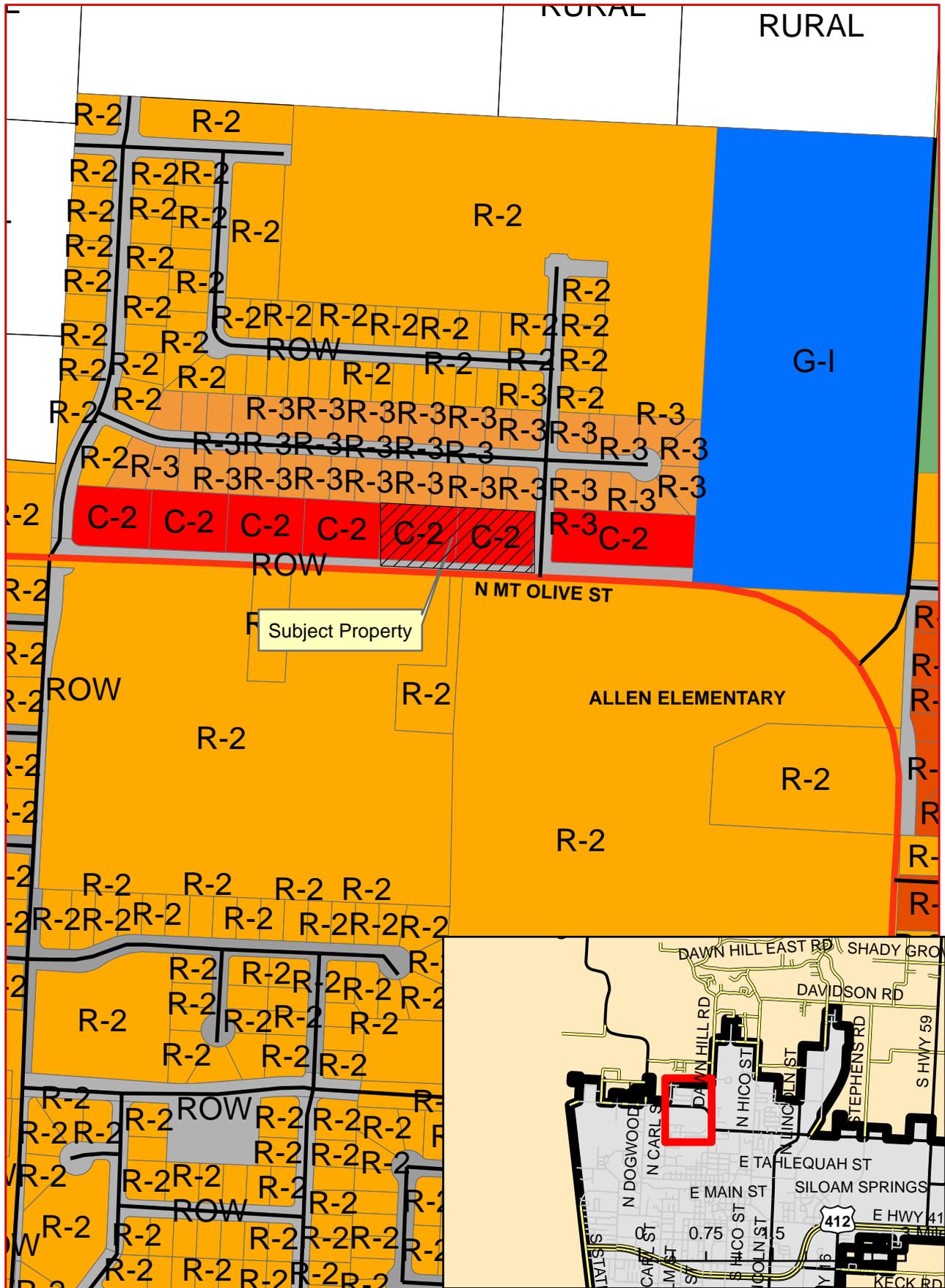
SD16-11 Ark. Early Learning

Plan Aerial Overlay



GENERAL AREA MAP

Significant Development Permit SD16-11





STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: September 26, 2016
RE: Final Plat Development Permit, FP16-02

Recommendation: Motion to approve FP16-02 (Final Plat Development Permit), subject to the following conditions:

- 1.) The applicant must furnish a drainage report prior to Planning Commission review.

Background:

APPLICATION REVIEW DATES

Planning Commission review: October 11, 2016

Board of Directors review: November 1, 2016

APPLICANT AND AGENT

Applicant/Owner: Pine Ridge Contracting, Inc. – Dan Mallory

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

SUBJECT PROPERTY ADDRESSES

1218 W. Jefferson Street

PROJECT INTENT

The applicant requests to establish a final plat for the Dogwood Meadows addition plat, consisting of ten platted lots on the southeast corner of W. Jefferson and S. Dogwood St.

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://drive.google.com/open?id=1Bv5btWKXomob5g86Ua8yfyY3cPc&usp=sharing>

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant/ Residential		R-2 District (Residential, medium)	
<i>PROPOSED LAND USE</i>		<i>PROPOSED ZONING</i>	
Residential—Single-Family		N/A	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential— Single-Family	North:	R-2 District (Residential, medium)
South:	Residential— Multi-Family	South:	R-4 District (Residential, multi-family)
East:	Residential—Multi-Family/ Vacant	East:	R-4 District (Residential, multi-family)
West:	Institutional—School	West:	G-I District (General Institutional)

APPROVAL CRITERIA

The following criteria are shown to indicate if this proposal meets the minimum criteria for approval:

I. ZONING USE UNIT CONSISTENCY

Single-family uses fall within Use Unit 3 (Single-Family). Unit 3 uses are permitted in the R-2 District.

II. LOT STANDARDS CONSISTENCY

The minimum R-2 zone standards are compared with the subject property’s lot below.

<i>MINIMUM (R-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 7,000 sq. ft.	10,280 sq. ft. and higher
Lot Width: 60 ft.	60 ft.
Maximum Lot Coverage: 40%	N/A
Maximum Floor to Area Ratio: 0.6 (60%)	N/A

III. COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as high density family. The following zone(s) are appropriate according to the designation: R-2; R-3, R-4. The proposed land use is compliant with the R-2 zone.

IV. STAFF TECHNICAL REVIEW

City staff met to review the project. The proposal meets or exceeds all City standards and all technical comments have been addressed by the applicant.

V. LAND USE CODE REQUIREMENTS

Staff received no information that:

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

STAFF DISCUSSION

The applicant is requesting approval to subdivide a 2.604 acre parcel into ten residential lots. A preliminary plat is not needed because no improvements are being dedicated to the City. A preliminary plat permit shows all intended infrastructure improvements. The zoning permits single family residences, one dwelling unit per lot. This density is consistent with housing in the area and the present property zoning. Access to each lot will be off of S. Dogwood St., with several lots sharing access in order to cut down on the number of driveways needed on the street. The northern-most lot, Lot 1, will have vehicular access off of W. Jefferson St. An existing house is located on this lot. With the exception of Lot 1, the houses will front onto S. Dogwood St. Underground utilities exist along Dogwood.

A drainage analysis of the site has not been provided by applicant at the time of issuing this report. This has been added as a condition of approval.

LEGAL NOTICE

- Site posted: September 01, 2016.
- Newspaper legal notification: September 25, 2016 (Herald-Leader).
- Letter legal notification: September 21-24, 2016.
- Staff received no phone calls or correspondence on the request.

Fiscal Impact:

Street fees are not applicable for this request.

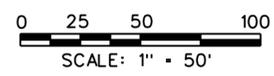
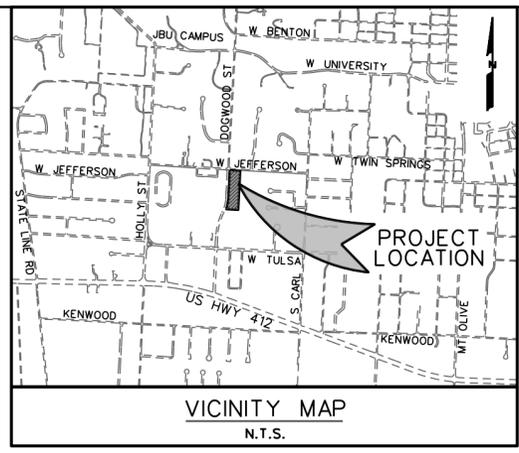
Attachments:

Site Specific Proposal
Bird's Eye View
Plan Aerial Overlay
General Area Map

Parcel #: 03-00580-000
 Owner: First Christian Church
 1405 W Jefferson St
 Siloam Springs, AR
 72761-3706
 Zoning: R-2

Parcel #: 03-01500-000
 Owner: Jack E & Patricia L Riley, Co-Trustees
 421 S Dogwood St
 Siloam Springs, AR
 72761-3033
 Zoning: R-2

Parcel #: 03-01499-000
 Owner: Matt C Stinnett & Steven and Cynthia M Stinnett
 420 S Prospect St
 Siloam Springs, AR
 72761-3052
 Zoning: R-2



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°54'36" W	7.90'
L2	N 02°54'36" E	15.46'
L3	N 87°12'21" W	28.64'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	25.31'	25.28'	S 07°10'39" W	08°31'45"
C2	530.00'	168.89'	168.18'	S 12°03'20" W	18°15'30"
C3	530.00'	41.93'	41.92'	S 05°11'35" W	04°32'00"
C4	530.00'	60.60'	60.56'	S 10°44'07" W	06°33'03"
C5	530.00'	66.36'	60.32'	S 17°35'52" W	07°10'27"

Parcel #: 03-00643-000
 Owner: Siloam Springs Middle School
 Siloam Springs School District 21
 PO Box 798
 Siloam Springs, AR
 72761-0798
 Zoning: G-1

NOTE: SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER / COMMERCIAL BUILDER ACROSS THE STREET FRONTAGE OF ALL LOTS.

SURVEYOR'S CERTIFICATION:

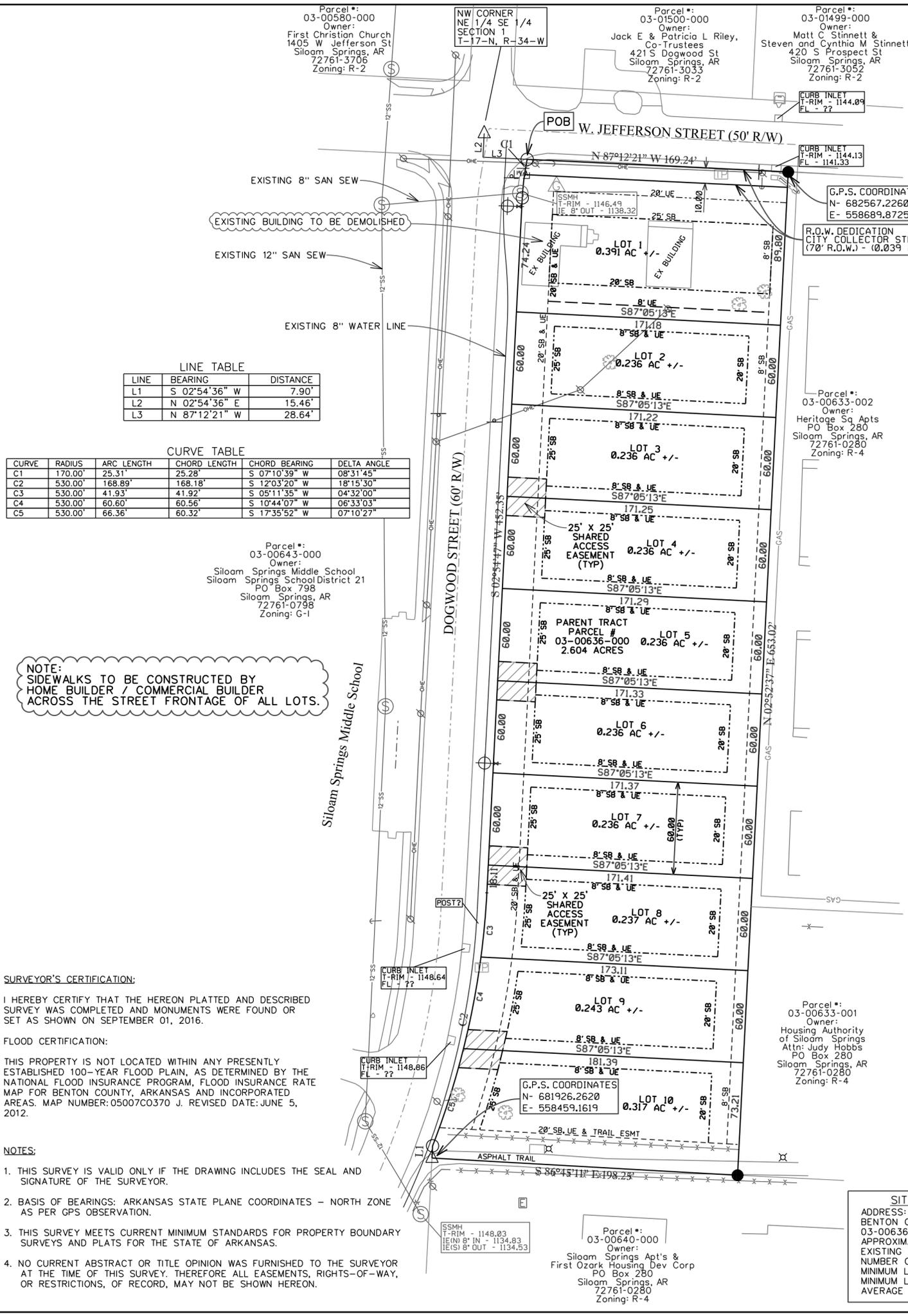
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 01, 2016.

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: 05007C0370 J. REVISED DATE: JUNE 5, 2012.

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES - NORTH ZONE AS PER GPS OBSERVATION.
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- 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.



OWNER'S CERTIFICATION AND DEDICATION: We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicate streets, detention basins, and easements, if any, for the installation of utilities and use of the general public.

State of _____ County of _____

On this the _____ day of _____, 2016, before me, _____ (name of notary public), the undersigned officer, personally appeared, _____ (name of persons who signed document) known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

Title Company's Certificate

I, _____, a _____ representing _____, certify that I have examined title to the described land dedication to the City of Siloam Springs, Arkansas, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

Name _____

Title _____

Executed this _____ day of _____, 20____ A.D.

PLANNING COMMISSION APPROVAL: This Final Plat is hereby approved this _____ day of _____, 2016, by the City of Siloam Springs Planning Commission.

_____ Chairman

BOARD OF DIRECTORS APPROVAL: This Final Plat is hereby approved this _____ day of _____, 2016, by the City of Siloam Springs Board of Directors.

_____ City Clerk

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 42 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 02°54'36" W 15.46' AND S 87°12'21" E 28.64' FROM THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.31', WITH A RADIUS OF 170.00', WITH A CHORD BEARING OF S 07°10'39" W, WITH A CHORD LENGTH OF 25.28', THENCE S 02°54'47" W 452.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 168.89', WITH A RADIUS OF 530.00', WITH A CHORD BEARING OF S 12°03'20" W, WITH A CHORD LENGTH OF 168.18', THENCE S 02°54'36" W 7.90'; THENCE S 86°45'11" E 198.25'; THENCE N 02°52'37" E 653.02'; THENCE N 87°12'21" W 169.24' TO THE POINT OF BEGINNING AND CONTAINING 2.60 ACRES.

SITE INFORMATION:
 ADDRESS: 1218 W JEFFERSON
 BENTON COUNTY APPRAISAL DISTRICT PARCEL:
 03-00636-000
 APPROXIMATE AREA: 2.604 ACRES
 EXISTING ZONING: R-2 MEDIUM RESIDENTIAL
 NUMBER OF LOTS: 10
 MINIMUM LOT WIDTH: 60.00'
 MINIMUM LOT AREA: 10,281 S.F.
 AVERAGE LOT AREA: 13,399 S.F.

FINAL PLAT: DOGWOOD MEADOW

Plat Prepared By:
 CIVIL ENGINEERING, INC.
 P.O. Box 12
 Siloam Springs, AR 72761
 (479) 524-9956

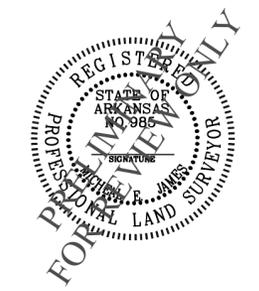
Survey By:
 JAMES SURVEYING
 PO Box 617
 Gentry, AR 72734
 (479) 736-8416

Owner/Developer:
 PINE RIDGE CONTRACTING INC.
 P O Box 1173
 Siloam Springs, AR 72761-1173
 (479) 215-9163

Plat Code:
 500-17N-34W-0-1-210-04-0985

Date:
 September 01, 2016

Job #:
 1619



FP16-02 – Dogwood Meadows

Bird's Eye View- Looking East



GENERAL AREA MAP

Final Plat Development
FP16-02

