

CITY OF SILOAM SPRINGS PLANNING COMMISSION

Tuesday, November 8, 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 October 11, 2016
- D. Development Permit Approval
 - 1. Lot Split Development Permit, LS16-10
400 Block of N. Progress Avenue
Owner: A & H Ravenwood Development LLC
Agent: Civil Engineering Inc., – Ron Homeyer, PE
 - 2. Lot Split Development Permit, LS16-11
1147 W. Jefferson
Owner: Dennis Brown
Agent: Nathan Gunneman
 - 3. Preliminary Plat Development Permit, PP16-01
23000 Lawlis Road
Owners: Frank and Randy Roth
Agent: Civil Engineering Inc., – Ron Homeyer, PE
To the Board on **December 6, 2016**
 - 4. Final Plat Development Permit, FP16-03
2800 Block of Dawn Hill Road
Owners: Lucas Roebuck and Tyler Dees
Agent: Lucas Roebuck
To the Board on **December 6, 2016**
- E. Discussion on Meeting Time, Days, and Review Project Procedures
- F. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD OCTOBER 11, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, October 11, 2016.

The meeting was called to order by Chairman Mounger.

Roll Call:

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

Smith – Absent.

City Clerk, Renea Ellis; City Engineer, Justin Bland; Acting City Attorney, David Bailey; all present.

A copy of the September 13, 2016 regular minutes had previously been given to each Commissioner. A motion was made by Blakely and seconded by Song to accept the minutes. Mounger called for a voice vote.

All Ayes. No Nays. Motion passed.

The first item on the agenda was a Lot Split Development Permit, LS16-09, 3503 Hwy. 412 E., Cale Properties, LLLP, Civil Engineering Inc. – Ron Homeyer, PE.

Justin Bland, City Engineer, briefed the item. Blakey asked what the future use for this would be. Bland said it is unknown at this time. Nation asked if the adjustment mentioned is to square up the backside and make it straight across. Bland said no, it is to create an angle. A Motion to approve was made by Nation and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Rezoning Development Permit, RZ16-09, I-1 to C-2, 3948 Hwy. 412 E., Steven Whitmire.

Justin Bland, City Engineer, briefed the item. A Motion to approve was made by Blakely and seconded by Nation.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Significant Development Permit, SD16-10, 3300 block of Hwy. 412 E., William and Keri Low / LP Retail, LLC – Jason Pullman, CEI Engineering, Inc. – Nate Bachelor, PE.

Justin Bland, City Engineer, briefed the item. Engle asked if this is the first project to have underground detention. Bland answered no, but is a newer product. Nation asked if there has been any correspondence received from Spring Valley. Nate Bachelor, CEI Engineering, stated the property owner has been in contact with Spring Valley. Mounger said there has been one letter received regarding noise. He asked if these buildings would act as a buffer to the noise. Bland answered yes, and there will be a 6 foot privacy fence built. Blakely said he hopes a traffic

solution is being looking in to with AHTD. A Motion to approve with staff conditions was made by Nation and seconded by Blakely.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Significant Development Permit, SD16-11, 2011 and 2075 N. Mt. Olive St., Arkansas Early Learning, Inc, Civil Engineering Inc. – Ron Homeyer, PE. Justin Bland, City Engineer, briefed the item. Phillip Arnold, 306 W. Weymouth Court, stated he is opposed to development due to it decreasing his property value. He stated when they purchased the land; they were not made aware that the land nearby was commercial. He stated the nearby duplexes have already affected the nearby property values. He stated traffic will be very heavy and would strongly recommend looking at a different property. Mounger asked if all City codes and ordinances have been met. Bland answered yes. Nation asked if the hours of operation are known. Ron Homeyer, Civil Engineer, Inc., stated the specific hours are unknown, but he guessed they could be 7am-6pm. Engle asked if they know the number of occupants yet. Homeyer said it is unknown at this time. Engle asked about traffic count and parking. Homeyer said the parking lot is based on the building area, and traffic count is based on a number from the square footage. Engle asked if traffic flow was looked at when this was reviewed. Bland said traffic was reviewed, and they created a one-way entrance to help eliminate heavy traffic. Engle asked how the City determines if it impacts existing property values in the area. Bland said he does not know, but that this does meet the C2 zoning requirements. Nation expressed her concerns with the traffic. She then asked how many homes are in the subdivision behind the property. Bland said he does not know, but the overall plan was over 100 lots with two entrances. Nation asked if that is on one of the main bus routes. Song said they typically use Cheri Whitlock. Engle asked if all the frontage land is zoned commercial. Bland answered yes. A Motion to approve with staff conditions was made by Engle and seconded by Driscoll.

Roll Call:

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

Nation – Nay.

5 Ayes. 1 Nay. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Final Plat Development Permit, FP16-02, 1218 W Jefferson St., Pine Ridge Contracting – Dan Mallory, Civil Engineering Inc. – Ron Homeyer, PE. Justin Bland, City Engineer, briefed the item. Charles Key, Heritage Square, asked how this affects the property to the east. He stated he was present while they did the property inspection. He stated it appeared that it reaches in about 12 feet from Heritage Square property. He asked for someone to explain where the property line was. Ron Homeyer, Civil Engineering, stated the fence line with the trees is the property line, and there are no intentions of removing it. He said impact will not cross the property line. He said they will be single-family homes with large backyards so impact should be minimal. He said all the drainage runs to the southwest corner; minimizing impact as much as possible. Engle asked if there will be street parking. Bland said he doesn't believe so. Mounger said he would like to see no street parking allowed put in as a condition. Bland said the ordinance that addressed parking on certain street would need to be changed. Engle asked if the ordinance is per street, or an overall layout. Bland said he believes there are streets listed in the City Code that allow on-street parking. Brian Phillips, Permit Technician, said there is a section in the City Code that stipulates which streets you cannot park in. He said it's something they can look in to. Mounger asked if staff can make this a condition. Driscoll asked about the size of the homes. Bland said it is unknown. **A Motion to approve with**

the condition of no on-street parking and staff conditions was made by Nation and seconded by Driscoll.

Roll Call:

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

6 Ayes. No Nays. Motion passed.

Chairman Mounger announced this will go to the Board of Directors on November 1, 2016.

The next item on the agenda was a Lot Consolidation Permit, LC16-04, 855 N. Dogwood St., Matthew and Jade Zaidner.

Justin Bland, City Engineer, briefed this item and the next item, and stated no vote is required for either one.

The next item on the agenda was a Lot Consolidation Permit, LC16-05, 1611 Cheri Whitlock Dr., New Life Church of Siloam Springs, Inc., Civil Engineering Inc. – Ron Homeyer, PE.

Justin Bland, City Engineer, briefed this item in the previous discussion.

There being no further business, a Motion was made by Nation and seconded by Blakely 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 *BR*
Cc: Don Clark, Community Services Director
DATE: October 20, 2016
RE: Lot Split Development Permit/ Lot Line Adjustment, LS16-10

Recommendation: Motion to approve LS16-10 (Lot Split Development Permit), subject to the following condition:
1.) The applicant must rezone the balance of Lot 25R-2 to C-2 (Roadway Commercial), prior to building permit issuance on said lot.

Background:

APPLICATION REVIEW DATES

Planning Commission review: November 8, 2016
Board of Directors review: Not Applicable

APPLICANT AND AGENT

Applicant/Owner: A & H Ravenwood Development LLC & Molly LLC
Agent: Civil Engineering Inc., - Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS

400 Block of N. Progress Ave.

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=1Qs2fA3CxcNUZ-zFOQNslmbjD6oQ&usp=sharing>

PROJECT INTENT

The applicant desires to split Lot 25 of the Ravenwood Addition, Phase 2, a 4.52 acre lot, and adjust the acreage to 6.76 acres of Lot (Tract) 5 of the Lowe's of Siloam Springs Addition. Lot 25R being split into two lots; Lot 25R-1 at 3.66 acres and Lot 25R-2 at 1.30 acres; with additional acreage being added to Lot 25R-2 from the adjusted Lowe's lot.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant	Lot 25R-1: C-2 (Roadway Commercial) Lot 25R-2: C-2 (Roadway Commercial) & A-1 (Agricultural)* Tract 5: A-1 (Agricultural)
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Vacant – Wetlands	North: A-1 (Agricultural)
South: Private Cemetery	South: A-1 (Agricultural)
East: Vacant	East: A-1 (Agricultural)
West: Residential, single-family/ Commercial Retail/ Office	West: R-2 (Residential, medium)/ C-1A (Light Commercial)

*A small portion on the front of Lot 25R-2 is zoned A-1, with the balance of the proposed lot zoned as C-2. Due to dual zoning, the majority of lot area under the C-2 zone will take precedence for zoning lot review compliance. Staff has requested that the applicant rezone the whole parcel to C-2 prior to any building permit issuance on the lot. See condition No. 1

PROJECT ANALYSIS AND 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 ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot 25R-1 (C-2) Lot Area: 8,000 sq. ft.	159,429 sq. ft. or 3.66 acres
Lot 25R-1 (C-2) Lot Width: 80 ft.	321 ft.
Lot 25R-2 (C-2) Lot Area: 8,000 sq. ft.*	56,628 sq. ft. or 1.30 acres
Lot 25R-2 (C-2) Lot Width: 80 ft.*	243 ft.
Adjusted Lowe’s Lot** 5 (A-1) Area: 3 acres.	317,087.04 sq. ft. or 7.29 acres
Adjusted Lowe’s Lot 5 (A-1) Width: 200 ft.	947 ft.
Average Lot Size: 3.906 acres	

** On the attached survey, this parcel is referred to as Tract 5 & Parent Tract 2. For the purposes of clarity, it is herein referred to as Lowe’s Lot 5.

II. 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.

III. LAND USE CODE REQUIREMENTS

According to the Land Use Code, a lot split permit shall only be authorized when the applicant has convincingly demonstrated that the proposed split:

(1) Process. No development permit for a lot split shall issue except upon finds by the planner commission that:

a. The lot is in a commercial zoning district, or has not been split in the preceding 12 month:

The applicant's proposal is zoned commercial and has not been split in the last 12 months.

b. The new lots, and any improvements or use of the land, conform with this Municipal Code, and that

c. The building lots:

i. Will each abut a public street, or

ii. Will, by permanent easement of record, which easement shall run with the burdened and benefited land, and by construction approved by the administrator, provide full access to a public street, for free occupancy by public utilities and for free transit by public safety equipment; and

iii. Will have all infrastructure required by law.

The applicant's proposal is shown to conform with all applicable aspects of the Zoning Code, see Criteria I.

Both proposed lots will have access to a public right-of-way. Lot 25R-1 will have access through an access easement burdening Lowe's Lot 5.

Both lots are adequately serviced by infrastructure or have provided utility easements for future service. Water lines exist to the north along E. Tahlequah St. and also along N. Progress Ave. (east side). Sewer exists between Lot 25R-1 & 2 and Lowe's Lot 5, running north/south.

(2) Notice, Notice of each lot split development permit:

See legal notice section of this report (below).

LEGAL NOTICE

- Site posted: October 4, 2016.
- Newspaper legal notification: October 16, 2016 (Herald-Leader).
- Letter legal notification: October 13-60, 2016.
- Staff received one phone call of a questioning nature; staff answered the callers' questions. Staff received no correspondence on the request.

STAFF DISCUSSION

The applicant is requesting to split a 4.52 acre lot (Lot 25R) in the Ravenwood Addition into two lots. In addition to this split, the applicant is proposing to adjust the acreage of Lot 5 of the Lowe's of Siloam Springs Addition, adjacent to the northeast, in order 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 project analysis and approval criteria section of this report, all lots proposed meet the minimum standards for the C-2 and A-1 zones. As of writing this report, the City has not received any applications for construction on either lot. Access for lot 25R-2 will be from North Progress Ave. A small portion of the lot will be deeded to the existing George Cemetery is south of this lot. The cemetery will be unaffected by this proposal. Lot 25R-1 will be accessible through an access easement burdening Lowe's Lot 5. Finally, a condition is added that the balance of Lot 25-R-2 be rezoned to C-2 prior to any development on the lot, as the lot presently has dual zoning due to the proposed split. The applicant has agreed to this condition. All other necessary easements are provided. The request meets all approval criteria.

Fiscal Impact:

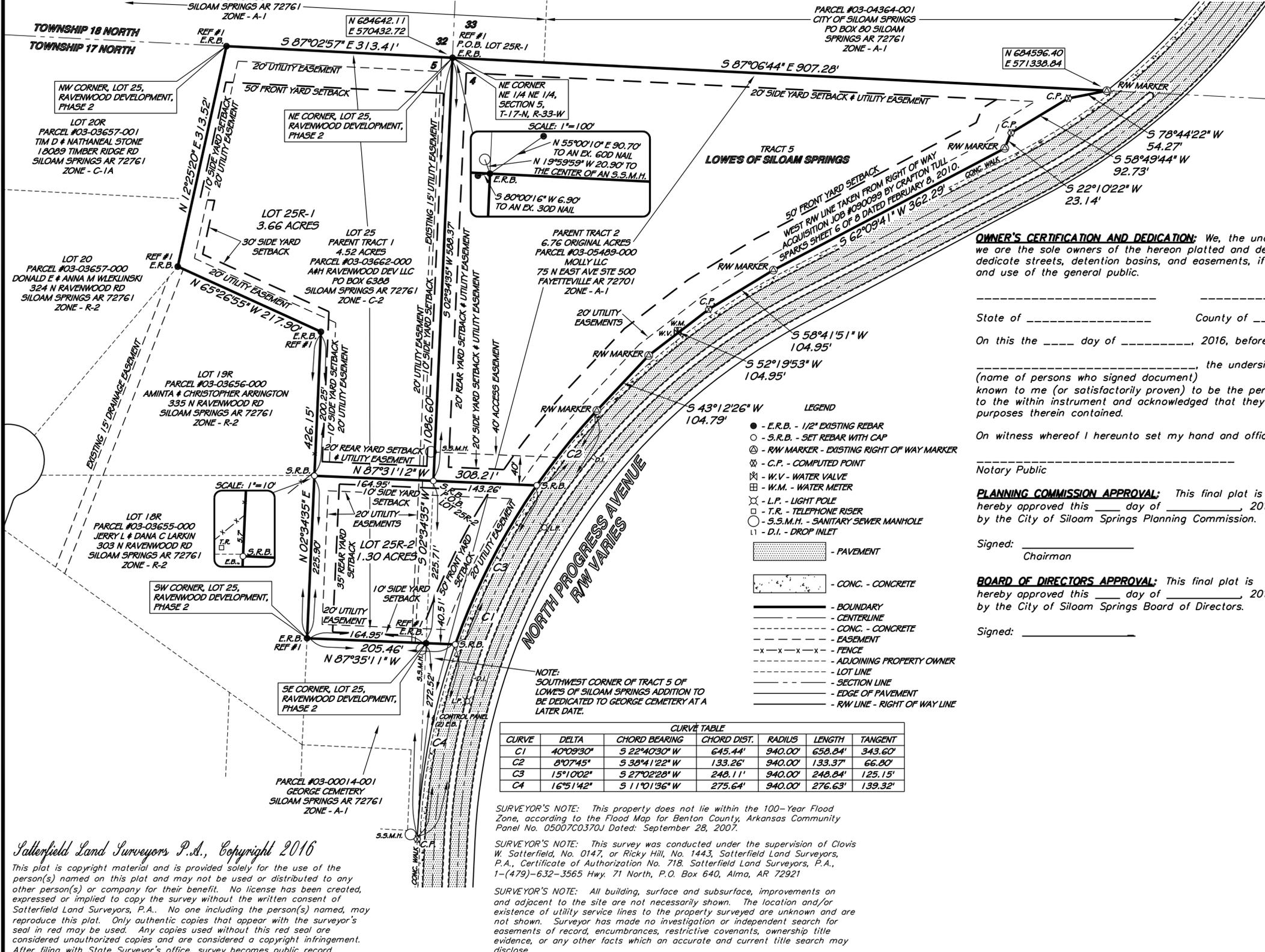
None

Attachments:

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

RAVENWOOD DEVELOPMENT - PHASE 2 - LOTS 25R-1 & 25R-2

BEING A REPLAT OF LOT 25, RAVENWOOD DEVELOPMENT-PHASE 2 & PART OF TRACT 5 OF LOWE'S OF SILOAM SPRINGS ADDITION, SAME BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS



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.

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

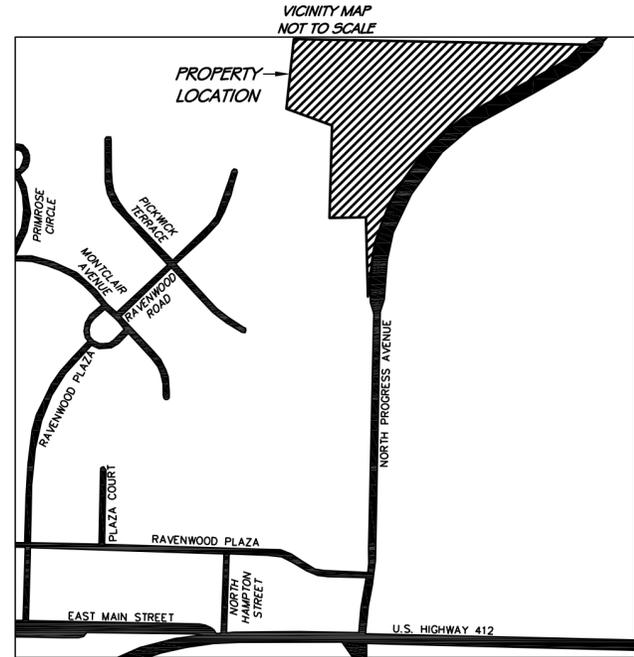
Notary Public

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

Signed: _____
 Chairman

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

Signed: _____



SHEET 1 OF 2
 500-17N-33W-0-04-440-04-01-47-1443

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SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0370J Dated: September 28, 2007.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

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 This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: HILLTOWN COMMERCIAL REALTY
 GO SCOTT HILL
 2566 E. JOYCE BOULEVARD, SUITE 10
 FAYETTEVILLE, AR 72703
 PHONE: (479) 799-1120

Satterfield Land Surveyors P.A.
 REG. ARK. & OKLA.
 1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
 FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

	REVISIONS _____ _____ _____	VICINITY MAP 	LEGEND ○ S.R.B. = SET 1/2" REBAR W/ CAP ○ S.P./K.N. = SET P/K NAIL ○ S.R.R.S. = SET RAILROAD SPIKE ○ S.N. = SET NAIL ● E.R.B. = EXISTING REBAR ● E.I.P. = EXISTING IRON PIN ● E.P./K.N. = EXISTING P/K NAIL ● E.N. = EXISTING NAIL ● E.R.R.S. = EXISTING RAILROAD SPIKE ■ = EXISTING GOVERNMENT MONUMENT ■ = EXISTING STONE ▲ = EXISTING STATE MONUMENT ● = EXISTING R/W MARKER ⊙ = COMPUTED POINT -x-x-x- = EXISTING FENCE -x-x- = FENCE CORNER
REFERENCE DEED _____ _____	SURVEY REFERENCES 1 - JAMES CALDWELL PLS #1310 - #0332 - 8/1/03	BASIS OF BEARING ARKANSAS COORDINATE SYSTEM 1983 NORTH ZONE, AS ESTABLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.	LEGEND ● - E.R.B. - 1/2" EXISTING REBAR ○ - S.R.B. - SET REBAR WITH CAP ⊙ - RW MARKER - EXISTING RIGHT OF WAY MARKER ⊙ - C.P. - COMPUTED POINT W.V. - WATER VALVE W.M. - WATER METER L.P. - LIGHT POLE T.R. - TELEPHONE RISER S.S.M.H. - SANITARY SEWER MANHOLE D.I. - DROP INLET PAVEMENT CONC. - CONCRETE BOUNDARY CENTERLINE CONC. - CONCRETE EASEMENT FENCE ADJOINING PROPERTY OWNER LOT LINE SECTION LINE EDGE OF PAVEMENT RW LINE - RIGHT OF WAY LINE

PROPERTY DESCRIPTION

Parent Tract 1

Lot 25 of Ravenwood Development Phase 2, Siloam Springs, Benton County, Arkansas, containing 4.52 acres and subject to any Easements of Record.

Parent Tract 2

Tract 5 of Lowe's of Siloam Springs Addition, same being the Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 33 West, Benton County Arkansas, containing 48.96 acres less and except all that lying West of the West right of way line of North Progress Avenue, containing 6.76 acres, leaving a total of 42.20 acres and subject to Road Rights of Way and any Easements of Record.

Lot 25R-1

Part of Lot 25 of Ravenwood Development Phase 2, Siloam Springs, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northeast Corner of Lot 25, same being the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5, Township 17 North, Range 33 West. Thence along the East line of said Lot 25 and the West line of said Forty, South 02 degrees 34 minutes 35 seconds West, 588.37 feet to a set rebar with cap. Thence leaving the East line of said Lot 25 and the East line of said Forty, North 87 degrees 31 minutes 12 seconds West, 164.95 feet to a set rebar with cap on the West line of Lot 25. Thence along the West line of said Lot 25 the following bearings and distances: North 02 degrees 34 minutes 35 seconds East, 200.25 feet to an existing rebar. North 65 degrees 26 minutes 55 seconds West, 217.90 feet to an existing rebar. North 12 degrees 25 minutes 20 seconds East, 313.52 feet to an existing rebar marking the Northwest Corner of Lot 25, said point being on the North line of the Northeast Quarter of the Northeast Quarter of Section 5, Township 17 North, Range 33 West. Thence along the North line of said Lot 25 and said Forty, South 87 degrees 02 minutes 57 seconds East, 313.41 feet to the Point of Beginning, containing 3.66 acres and subject to any Easements of Record.

Lot 25R-2

Part of Lot 25 of Ravenwood Development Phase 2 and part of Tract 5 of Lowe's of Siloam Springs Addition, same being part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 33 West, Siloam Springs, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northeast Corner of Lot 25, same being the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 5, Township 17 North, Range 33 West. Thence along the East line of said Lot 25 and the East line of said Forty, South 02 degrees 34 minutes 35 seconds West, 588.37 feet to a set rebar with cap and the Point of Beginning. Thence leaving the East line of said Lot 25 and the East line of said Forty, South 87 degrees 31 minutes 12 seconds East, 143.26 feet to a set rebar with cap on the West right of way line of North Progress Avenue. Thence along said right of way line, around a curve to the left having a radius of 940.00 feet, and subtended by a chord bearing and distance of South 27 degrees 02 minutes 28 seconds West, 248.11 feet to a set rebar with cap. Thence leaving said right of way line, North 87 degrees 35 minutes 11 seconds West, 205.46 feet to an existing rebar marking the Southwest Corner of Lot 25. Thence along the West line of said Lot 25, North 02 degrees 34 minutes 35 seconds East, 225.90 feet to a set rebar with cap. Thence leaving said West line, South 87 degrees 31 minutes 12 seconds East, 164.95 feet to the Point of Beginning, containing 1.30 acres and subject to any Easements of Record.

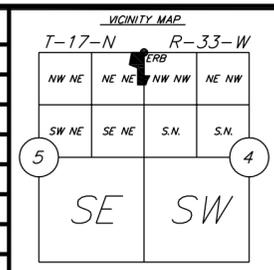
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SHEET 2 OF 2
500-17N-33W-0-04-440-04-0147-1443

REVISIONS
REFERENCE DEED
SURVEY REFERENCES
1 - JAMES CALDWELL PLS #1310 - #0332 - 8/1/03
BASIS OF BEARING
ARKANSAS COORDINATE SYSTEM 1983 NORTH ZONE, AS ESTABLISHED BY THE UNITED STATES NATIONAL GEODETIC SURVEY.

REVISIONS



- LEGEND**
- S.R.B. = SET 1/2" REBAR W/ CAP
 - S.P./K.N. = SET P/K NAIL
 - S.R.R.S. = SET RAILROAD SPIKE
 - S.N. = SET NAIL
 - E.R.B. = EXISTING REBAR
 - E.I.P. = EXISTING IRON PIN
 - E.P./K.N. = EXISTING P/K NAIL
 - E.N. = EXISTING NAIL
 - E.R.R.S. = EXISTING RAILROAD SPIKE
 - = EXISTING GOVERNMENT MONUMENT
 - = EXISTING STONE
 - ▲ = EXISTING STATE MONUMENT
 - ⊙ = EXISTING R/W MARKER
 - x- = EXISTING FENCE
 - ⊗ = COMPUTED POINT
 - F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: HILLTOWN COMMERCIAL REALTY
C/O SCOTT HILL
2566 E. JOYCE BOULEVARD, SUITE 10
FAYETTEVILLE, AR 72703
PHONE: (479) 799-1120

DRAWN BY: J.D.B.
SCALE: 1"=100'
DATE: 9-6-16
JOB NO. 41,879

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

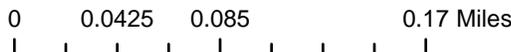
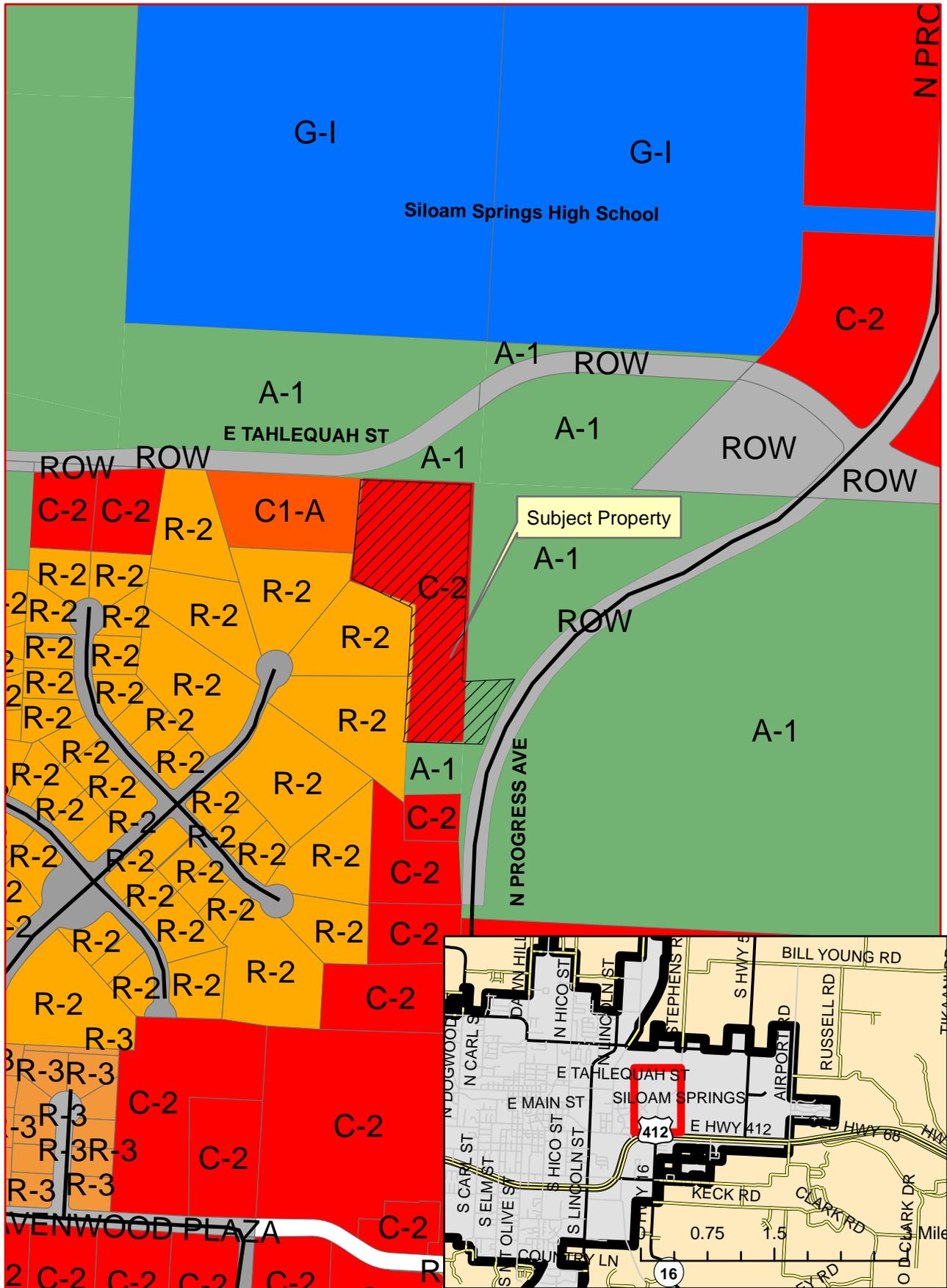
LS16-10 – Cale

Bird's Eye View



GENERAL AREA MAP

Lot Split Development LS 16-10





STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Cc: Don Clark, Community Services Director
DATE: October 20, 2016
RE: Lot Split Development Permit/ Lot Split, LS16-11

Recommendation: Motion to approve LS16-11 (Lot Split Development Permit).

Background:

APPLICATION REVIEW DATES

Planning Commission review: November 8, 2016

Board of Directors review: Not Applicable

APPLICANT AND AGENT

Applicant/Owner: Dennis Brown

Agent: Nathan Gunneman

SUBJECT PROPERTY ADDRESS

1147 W. Jefferson 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=1Qs2fA3CxcNUZ-zFOQNsLmbjD6oQ&usp=sharing>

PROJECT INTENT

The applicant desires to split Lot 2 of the Chattering Heights Addition, a 0.68 acre lot, and adjust the acreage of Lot 1, of the same addition, a 0.64 acre lot. Lot 2 being split into two lots; Lot 2A at 0.174 acres and Lot 2B at 0.248 acers; with additional acreage from Lot 2 being added to the adjusted Lot 1R.

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Single-family, residential and yard		R-2 (Residential, medium)	
<i>SURROUNDING LAND USE</i>		<i>SURROUNDING ZONING</i>	
North:	Residential, single-family	North:	R-2 (Residential, medium)
South:	Residential, single-family	South:	R-2 (Residential, medium)/ R-4 (Residential, multi-family)
East:	Residential, single-family	East:	R-2 (Residential, medium)
West:	Residential, single-family	West:	R-2 (Residential, medium)

PROJECT ANALYSIS AND APPROVAL CRITERIA

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

I. LOT STANDARDS CONSISTENCY

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

<i>MINIMUM (R-2) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot 1R Lot Area: 7,000 sq. ft.	40,205 sq. ft. or 0.923 acres
Lot 1R Lot Width: 60 ft.	173.7 ft.
Lot 2A Lot Area: 7,000 sq. ft.	7,600 sq. ft. or 0.174 acres
Lot 2A Lot Width: 60 ft.	76 ft.
Lot 2B Area: 7,000 sq. ft.	10,813 sq. ft. or 0.248 acres
Lot 2B Width: 60 ft.	141.2 ft.
Average Lot Size: 0.4483 acres	

II. 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.

III. LAND USE CODE REQUIREMENTS

According to the Land Use Code, a lot split permit shall only be authorized when the applicant has convincingly demonstrated that the proposed split:

- (1) Process. No development permit for a lot split shall issue except upon finds by the planner commission that:
 - a. The lot is in a commercial zoning district, or has not been split in the preceding 12 month:

The applicant’s proposal is zoned residential and has not been split in the last 12 months.
 - b. The new lots, and any improvements or use of the land, conform with this Municipal Code, and that
 - c. The building lots:
 - i. Will each abut a public street, or
 - ii. Will, by permanent easement of record, which easement shall run with the burdened and benefited land, and by construction approved by the administrator, provide full access to a public

street, for free occupancy by public utilities and for free transit by public safety equipment; and

- iii. Will have all infrastructure required by law.

The applicant's proposal is shown to conform with all applicable aspects of the Zoning Code, see Criteria I.

Both proposed lots will have access to a public right-of-way. All lots are adequately serviced by infrastructure. Water lines are to the south along W. Jefferson St. and also along N. Prospect St. Sewer is parallel to the water lines on the same streets.

- (2) Notice, Notice of each lot split development permit:

See legal notice section of this report (below).

LEGAL NOTICE

- Site posted: October 4, 2016.
- Newspaper legal notification: October 09, 2016 (Herald-Leader).
- Letter legal notification: October 12-14, 2016.
- Staff received two phone calls of a questing nature, staff answers to callers' questions. Staff received one office visit in opposition to the request on the grounds that the proposed lots do not conform to the size of the lots in the area. Staff received no correspondence on the request.

STAFF DISCUSSION

The applicant is requesting to split a 0.643 acre lot (Lot 2) in the Chattering Heights Addition into two lots. In addition to this split, the applicant is proposing to adjust the acreage of an adjacent Lot 1 in the same addition. 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 project analysis and approval criteria section of this report, all lots proposed meet the minimum standards for the R-2 zone. As of writing this report, the City has not received any applications for construction on either lot, but the zoning only allows single-family housing. Access to Lot 1R will be from W Jefferson St., with Lot 2A and 2B accessible from S. Prospect St. The driveway access for Lot 2A must be off of S. Prospect due to driveway spacing criteria on W. Jefferson St. The exact driveway placement design will not be determined until a building permit is submitted. Staff will ensure that the drive meets the correct spacing criteria on the building permit approval.

Compared to the previous lot split/lot line adjustments, this request appears to create three lots. This is actually not the case because the existing property already sits on two lots; Lots 1 and 2. The existing house is currently bisected by the lot line separating these lots. In earlier times, the City permitted new construction on shared lot lines if both lots were held under common ownership, now the City requires that these be formally combined through a lot consolidation process. The effective result of the proposal is to add more acreage to Lot 1 by mostly dissolving the existing east/west property line between Lots 1 and 2, this line is not deleted but shifted to a north/south orientation, making the east lot lines for Lots 2A and 2B. The important thing to

keep in mind is that there are two existing lots and the proposal is seeking to make three lots, so it is considered a lot split and lot line adjustment. All necessary easements are provided.

Finally, concerns were raised by one of the neighbors that the proposed lot size is inconsistent with the neighborhood and that the house setbacks would not align with the setbacks of the existing house on the subject property. Staff looked into this concern, and while the proposed lots are smaller than the parent lot (Lot 1R) the homes to the south of the subject property (900 to 1000 block of W. Jefferson) are of comparable size to what would be allowable on Lot 2A. It appears that future construction on the proposed lots will be of similar character with portions of the existing neighborhood. The R-2 zone does not require setback alignment with neighboring structures (as required in the H-1 Dist.). Staff could not locate any covenants for the Chattering Heights Addition that would govern a minimum lot size beyond the minimum zoning requirement. As detailed in this report, the request meets all approval criteria.

Fiscal Impact:

None

Attachments:

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

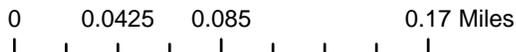
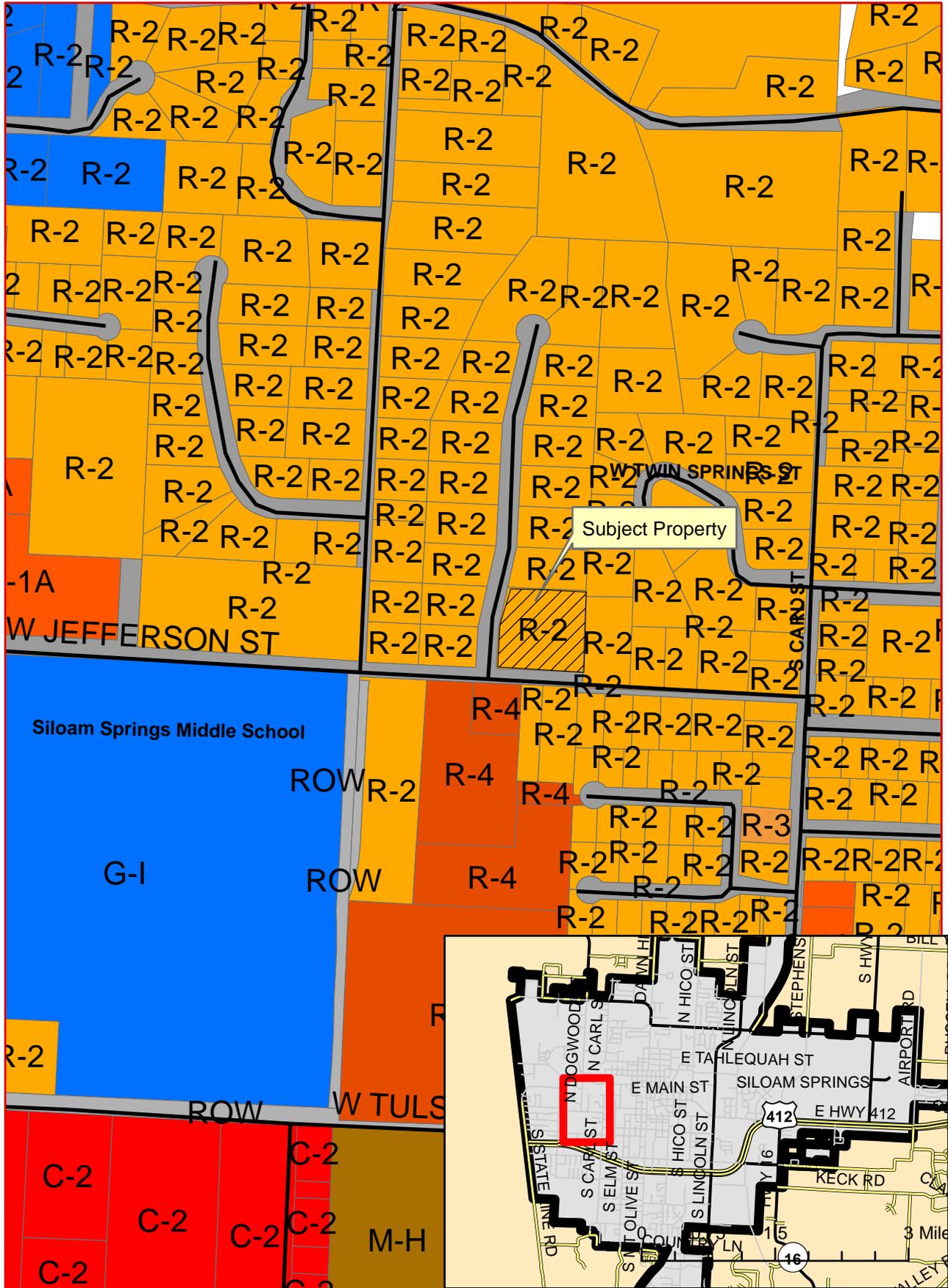
LS16-11 – Brown

Bird's Eye View



GENERAL AREA MAP

Lot Split Development LS 16-11





CITY OF
Siloam Springs
It's a natural.

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Justin Bland, PE, City Engineer
Cc: Don Clark, Community Services Director
DATE: October 20, 2016
RE: Final Plat Development Permit, PP16-01

Recommendation: Motion to approve PP16-01 (Preliminary Plat Development Permit), subject to the following conditions:

- 1.) The applicant shall annex the subject property into the City of Siloam Springs, prior to Final Plat acceptance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: November 8, 2016

Board of Directors review: December 6, 2016

APPLICANT AND AGENT

Applicant/Owners: Frank Roth & Randy Roth

Agent: Ron Homeyer, P.E.

SUBJECT PROPERTY ADDRESSES

2200 Block of N. Carl St. (Heritage Ranch Addition, Phases II-IV)

PROJECT INTENT

The applicant wishes to reestablish a preliminary plat for the Lawlis Ranch Subdivision to complete phases 2-4. The applicant desires to plat 18.36 acres into 53 single-family residential lots.

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=1Qs2fa3CxcNUZ-zFOQNsLmbjD6oQ&usp=sharing>

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>	<i>EXISTING ZONING</i>
Vacant	Rural – Benton County – No Zoning Classification
<i>PROPOSED LAND USE</i>	<i>PROPOSED ZONING</i>
Residential—Single-Family	N/A
<i>SURROUNDING LAND USE</i>	<i>SURROUNDING ZONING</i>
North: Rural – Residential	North: Benton County - No Zoning Classification
South: Residential, medium	South: R-2 District (Residential, medium)
East: Rural - Agriculture	East: Benton County – No Zoning Classification
West: Rural - Agriculture	West: Benton County – No Zoning Classification

PROJECT ANALYSIS AND APPROVAL CRITERIA

The following is a detailed expansion of the project review criteria and staff’s findings for the proposal. Criterion II is a subsection of Sec. 102-44 of the Zoning Code; all other criteria are not directly applicable to the Zoning Code, as noted.

I. ZONING USE UNIT CONSISTENCY

The property is currently not zoned, however the applicant desires to annex into the City at a future point.

II. LOT STANDARDS CONSISTENCY

The property is not zoned; however it does meet the minimum R-1 zone standards should the property be annexed into the City.

<i>MINIMUM (R-1) ZONING REQUIREMENTS</i>	<i>SUBJECT PROPERTY PROPOSAL</i>
Lot Area: 10,000 sq. ft.	11,001 sq. ft. and higher
Lot Width: 80 ft.	80 ft.
Maximum Lot Coverage: 40%	N/A
Maximum Floor to Area Ratio: 0.6 (60%)	N/A

III. DRIVEWAY DESIGN STANDARDS CONSISTENCY

The proposal does not include any proposed driveways; these will be reviewed at the building permit review, upon annexation of the property.

IV. COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as medium density family. The proposed land use is compliant with this designation.

V. 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.

VI. UTILITY REQUIREMENTS

(Note: The proposal is not applicable to the Land Use Code)

Water System

The subdivision has an existing looped water line feeding it from Hwy. 43 and Lawlis Rd. On the north end is a 6" water line along Lawlis Rd. The south end will be fed from a 12" water line along Hwy. 43. These two lines are currently connected through the Heritage Ranch subdivision with a 6" water line that is adequate for domestic and fire flow requirements.

Sanitary Sewer System

The subdivision will drain to the Revolving Loan Fund (RLF) sewer line that was installed through this area approximately 15 years ago. This line has capacity for extensive development in this part of the City and is adequate for the proposed subdivision.

Storm Sewer System

This development does not have any proposed storm water detention due to its proximity to the existing flood plain. In these scenarios, it is typically better to let the peak water from the development drain off into the flood plain and make its way downstream before the peak flow arrives from the upstream drainage area. The applicant has shown that using this methodology, the peak flow downstream is not increased by this development.

Traffic Impact

The proposed development will increase traffic in the area. The Institute of Transportation Engineer's Trip Generation Manual was utilized to calculate the volume and rate of traffic increase for the site. Per this manual, each of the 53 single family lots will create an additional 9.57 trips for a total of 507 additional trips per day. On the north side, Lawlis Rd. is a county road. The east half has been improved with curb and gutter and matches the typical street section for a roadway within the city. On the south side, the subdivision is tied to Carl St. This section of Carl St. that is in Autumn Glen was constructed as a Major Local street with the intent of carrying the future traffic from Heritage Ranch.

There are multiple entry/exit routes from the proposed subdivision. In general, the stopping and intersection sight distances are adequate and staff does not see any major safety issues.

STAFF DISCUSSION

The applicant is requesting to split 18.36 acres into 60 single-family residential lots. The proposal is occurring south of the Heritage Ranch Addition, and is a continuation of that subdivision. The proposal is broken out into three phases, II through IV, Phase I having already been constructed in 2005. The entire addition is outside of the City Limits, but within the City's Planning area and subject to City review through the Subdivision Regulations. The City has requested that this development (Phases II-IV) be annexed into the City prior to final plat acceptance, at which point it will be formally subdivided. The future proposed zone, upon annexation, is R-1 (Residential, large). The western most street will be named Carl to match the same street in Autumn Glen, the adjoining subdivision to

the south. This will involve the re-addressing of three homes currently on Bridle Creek Rd. The developer is aware of this and had previously made a request to have the street re-named. Finally, for the benefit of enhanced context, the 2004 staff report is included for Heritage Ranch Phase I. The original 2004 condition on the RLF (Revolving Loan Fund) sewer fees no longer applies. City staff is recommending approval with the stated condition.

LEGAL NOTICE

- Site posted: October 4, 2016
- Newspaper legal notification: October 16, 2016 (Herald-Leader).
- Letter legal notification: October 13-16, 2016; four additional letters sent on 10/18.
- Staff received two phone calls of a questing nature. Staff answered the callers' question. Staff received no correspondence on the request.

Fiscal Impact:

Street fees are not applicable for this request.

Attachments:

Site Specific Proposal
2004 Staff Report for Phase I.
Bird's Eye View
General Area Map

LOT TABLE
 PHASE II - 17 LOTS
 PHASE III - 18 LOTS
 PHASE IV - 18 LOTS

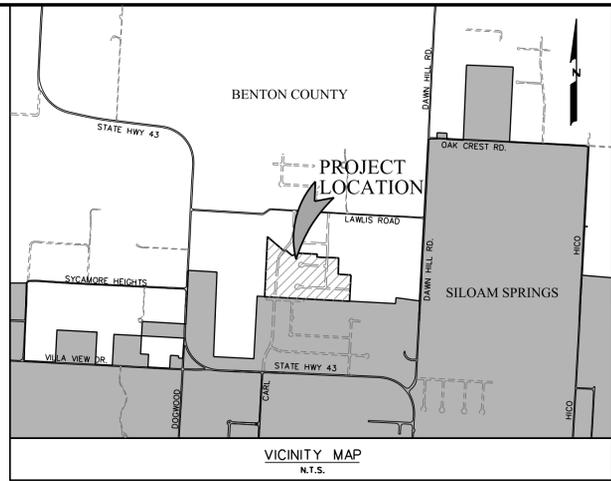
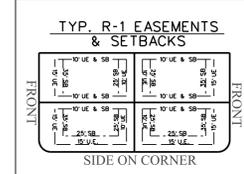
LOT AREA TABLE

LOT NUMBER	AREA SQ. FT	LOT NUMBER	AREA SQ. FT
13	22882	47	12763
14	16130	48	11252
15	12471	49	12763
16	11451	50	11347
17	11425	51	11347
18	11398	52	10921
19	11371	53	13917
20	11345	54	15679
21	11322	55	18177
22	11046	56	10745
23	11050	57	11362
24	11050	58	11359
25	11050	59	11356
26	11050	60	11354
27	11050	61	11351
28	11060	62	11348
29	11951	63	11345
37	12761	64	11343
38	11347	65	11363
39	11347	66	18580
40	10436	67	18638
41	13433	68	14104
42	17561	69	12401
43	19231	70	12332
44	10435	71	12128
45	11347	72	11920
46	11347		

CURVE TABLE

Curve	Radius	Length	Delta	Tangent
1	15	23.56	90°00'00"	---
2	450	132.5	16°52'14"	66.73
3	150	97.59	37°16'41"	50.59
4	150	126.16	48°11'13"	67.08
5	250	164.6	37°43'25"	85.41
6	250	164.6	37°43'25"	85.41
7	250	82.3	18°51'43"	41.53
8	15	21.49	82°04'19"	13.06
9	15	24.86	94°58'04"	16.36
10	15	22.26	85°01'56"	13.75
11	150	126.16	48°11'23"	67.08
12	250	21.68	4°58'05"	10.85
13	15	13.6	51°58'01"	7.31
14	50	247.87	284°02'25"	---

Label No	Parcel	Owner	Zone	ADDRESS	CITY	STATE	ZIP
1	18-14087-000	MARY ETIA SCIM TRUSTEE	RURAL	2270 DAWN HILL RD	SILVAM SPRINGS	AR	72761-9568
2	03-00003-010	FIRST STATE BANK	P-2	PO BOX 320	LONOKE	AR	72086-0320
3	03-05868-000	VAUGHN APARTMENTS LLC	P-2	PO BOX 1653	SPRINGDALE	AR	72765-1653
4	03-05867-000	FIRST STATE BANK	P-2	PO BOX 320	LONOKE	AR	72086-0320
5	15-15962-000	WILMA DALE SMITH	RURAL	3095 N MOUNT OLIVE ST	SILVAM SPRINGS	AR	72761-9519
6	18-15861-000	DAVID HOLCOMB	RURAL	1050 S MADISON ST	SILVAM SPRINGS	AR	72761-4216
7	15-17129-000	JOSHUA BRYAN & SHEENA DAWN MORRIS	RURAL	2404 BRIDLE CREEK RD	SILVAM SPRINGS	AR	72761
8	15-17130-000	AUBREY HARGETT	RURAL	2403 BRIDLE CREEK RD	SILVAM SPRINGS	AR	72761-8234
9	15-17131-000	MATTHEW & MARY KATHRYN EMMONS	RURAL	2405 BRIDLE CREEK RD	SILVAM SPRINGS	AR	72761-8224
10	15-17132-000	RITA R HITT TRUSTEE	RURAL	610 HAT CREEK LN	SILVAM SPRINGS	AR	72761-8354
11	15-17133-000	RICHARD & MERVENLEY S MCELHENY	RURAL	608 W HAT CREEK LN	SILVAM SPRINGS	AR	72761-8354
12	15-17134-000	MICHAEL & HOPE C GURETON, ALAN S GURETON	RURAL	606 HAT CREEK RD	SILVAM SPRINGS	AR	72761-8354
13	15-17136-000	DONALD A & ANGE QUALLS	RURAL	2404 HERITAGE RANCH DR	SILVAM SPRINGS	AR	72761-8222
14	15-17137-000	GERALD W & ELAINE S POWELL	RURAL	2403 HERITAGE RANCH DR	SILVAM SPRINGS	AR	72761-8222
15	18-14088-000	RODNEY P & MICHELLE R REED	RURAL	12009 LAWLIS RD	SILVAM SPRINGS	AR	72761-9258



LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE N 86°56'29" W 1221.47'; THENCE N 02°54'40" E 884.67'; THENCE S 49°09'16" E 325.88'; THENCE N 40°50'44" E 26.63'; THENCE S 49°09'16" E 130.00'; THENCE N 67°37'15" E 95.21'; THENCE S 86°52'41" E 280.80'; THENCE S 03°07'19" W 43.30'; THENCE S 86°52'41" E 179.99'; THENCE N 03°07'19" E 4.78'; THENCE S 86°52'41" E 139.02'; THENCE S 01°27'05" W 239.65'; THENCE S 86°43'19" E 189.02'; THENCE S 03°13'52" W 389.03'; THENCE N 84°50'46" W 33.19' TO THE POINT OF BEGINNING AND CONTAINING 18.36 ACRES.

FLOOD CERTIFICATION:

PART OF THIS PROPERTY IS LOCATED WITHIN A 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: 05007C0360 J. REVISED DATE: SEPTEMBER 28, 2007.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: PLAT RECORD 2006, PAGE 1100
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JUNE 6, 2013.

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

Secretary

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

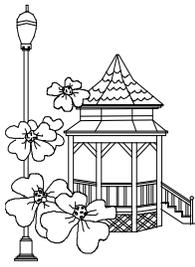
City Clerk

SITE INFORMATION:
 APPROXIMATE AREA: 18.36 ACRES
 PARCEL NO.: 18-14084-001
 CURRENT ZONING: COUNTY
 PROJECT ADDRESS:
 2200 BLOCK N. CARL ST.

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



PRELIMINARY PLAT - HERITAGE RANCH, Phases II, III & IV Page 1 of 1			
Plat Prepared By: JAMES SURVEING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: MUD PUDDLE INVESTMENTS LLC P.O. Box 617 Gentry, Arkansas 72734 (479) 736-8416	Owner/Developer: MUD PUDDLE INVESTMENTS LLC P.O. Box 239 Bentonville, AR 72712-8224 (479)250-0534	Plat Code: 500-18N-33W-0-30-300-04-0985 Date: October 3, 2016 Job #: 1603



City of Siloam Springs

City of Beauty and Progress

P.O. Box 80 / 400 N. Broadway
Siloam Springs, AR 72761

Community Development Department

Phone (479) 524-5136
www.siloamsprings.com

STAFF REPORT PP-200 (PRELIMINARY PLAT DEVELOPMENT PERMIT) (MARTY LASATER)

BACKGROUND

The City of Siloam Springs has received a request from Civil Engineering, Inc., agent for Marty Lasater for the review of a preliminary plat development permit for a 35.00 acre tract. The subject property is located on the south side of Lawlis Rd., west of the Lawlis Rd. and Dawn Hill Rd. intersection. The proposal is not within the municipal limits but is included within the City's planning area jurisdiction.

The applicant is requesting a preliminary plat development permit for the Heritage Ranch subdivision. The preliminary plat contains 79 residential lots. This item was tabled at the last Planning Commission meeting after it was remanded back to the Commission from the February 3, 2004 Board of Directors meeting. A general area map has been included with your packet.

EXISTING LAND USE

Vacant

SURROUNDING LAND USE

North: Residential, Single-Family

South: Vacant

East: Residential, Single-Family/ Vacant

West: Residential, Single-Family/ Vacant

EXISTING ZONING

Benton County – No Zoning Classification

SURROUNDING ZONING

North: Benton County – No Zoning Classification

South: Benton County – No Zoning Classification

East: Benton County – No Zoning Classification

West: Benton County – No Zoning Classification

ZONING REQUIREMENTS

As stated, the subject property is not zoned. The subject property is within the City's planning area jurisdiction and is consistent with the R-1 District (Residential, Large) requirements. The subject property, however, is not required to meet the City's zoning district classifications.

COMPREHENSIVE PLAN CONSISTENCY

The future land use map describes this site as Low Density Residential. The Low Density Residential designation is designed to provide appropriate locations for all existing and future single family, two-family and manufactured housing residential that is less than 6 dwelling units per acre.

STAFF TECHNICAL REVIEW

The City of Siloam Springs staff technical review affords an opportunity for various City departments to review development proposals and provide comments necessary to ensure each development's consistency with the Municipal Code. On Wednesday, December 31, 2003 and Wednesday February 25, 2004, City staff reviewed the proposed preliminary plat development permit and provided the following comment(s):

1. Community Development Department – Drainage report and traffic study must be approved prior to Board of Directors approval. Proportionate share of street costs to be determined prior to Board approval.
2. Community Development Department – Please delineate the right-of-way dedication along Lawlis Rd.
3. Community Development Department – Please provide the phasing plan for the project.
4. Community Development Department – Please provide a copy of the protective and restrictive covenants.
5. Community Development Department – Lot calculations need to be changed to reflect current lots.
6. Community Development Department – Please add right-of-way and street dimensions.
7. Community Development Department – Please dimension the cul-de-sacs.
8. Community Development Department – Lot 31 needs to show the rear setback.
9. Community Development Department – County will do the addressing.
10. Community Development Department – Please fix legend to reflect all items shown on the map.
11. Community Development Department – Bearings and distance aren't legible in places. Please revise.
12. Community Development Department – The P.O.B. on the southwest corner is not legible.
13. Community Development Department – The legal description shows that the property is in Section 31, but the plat shows 30. Please correct this.
14. Community Development Department – Please provide a grading/erosion control plan.
15. Public Works Department – Please loop water line between lots 86 and 87.
16. Public Works Department – Please provide an additional easement on the east side of lot 19.
17. Public Works Department – RLF sewer fees will be calculated for each phase upon Board of Directors approval.
18. Public Works Department – The water lines tying into the existing are on the wrong side of the road. Please show that this is crossing to the east side of the project.
19. Fire Department – Please coordinate hydrant placement with the Fire Marshal.
20. Fire Department – Please provide street names.

All items from the above list that do not appear in staff's recommendation are deemed complete or are existing Municipal Code requirements and do not need mention in the recommendation.

STAFF ANALYSIS

The applicant is requesting a preliminary plat development permit for 79 single-family residential lots.

This is a substantial change from the first submittal, which failed to receive a positive recommendation from the Planning Commission. This new submittal contains 79 lots versus the original proposal of 125 lots. Furthermore, the proposal contains a minimum lot size of 10,000 sq. ft. as opposed to the R-2 requirement of 7,000 sq. ft.

The proposal is not zoned, but appears to meet the minimum code requirements for the R-1 District. The R-1 District requires a minimum lot surface area of 10,000 sq. ft. for all single-family uses. The requirements of the R-1 District also include a minimum lot width of 80 ft. and a maximum lot coverage of 35 percent.

It appears that there are sufficient utilities to serve the subject site upon development. The proposal appears not to interfere with other owners' reasonable peace or enjoyment of the neighboring properties, nor will the proposal substantially damage any property value in the neighborhood. Furthermore, it appears that the proposal will not burden the present or future use of the neighboring properties and it will be adequately supported by infrastructure.

New infrastructure will include improvements to Lawlis Road. The City Administrator, Mayor, Community Development Director and County officials met on February 18, 2004 on the possibility of a cost sharing agreement for the improvements needed for Lawlis Rd. The City and County officials preliminarily agreed to a cost sharing agreement for the reconstruction of the road.

Water and electric service are available to the north and east of the property. Sewer service will be available as part of the City's RLF sewer expansion. The project was scheduled to begin construction on January 5, 2004.

Notification was sent to all property owners within 300 ft. of the request. Staff received one phone call regarding clarification of the Planning Commission meeting time and three letters in opposition to the original request. The subject property was posted on December 8, 2003 and the legal notification appeared in the December 28, 2003 edition of the Herald-Leader.

Notification also included the Benton County Planning Department. Staff forwarded a copy of the proposal to Michele Crane, Benton County Planning Director on December 17, 2003 and on February 11, 2004. County officials are required to provide comments, if any, within 60 days of receiving the notification.

This item will be forwarded to the Board of Directors on March 16, 2004 for final review and approval. The developer has formally requested that the item be moved to that meeting.

RECOMMENDATION

Staff recommends approval of PP-200 (Preliminary Plat Development Permit), subject to the following condition(s):

1. RLF sewer fees will be included in all subsequent phases after phase I.
2. Drainage report and traffic study must be approved prior to Board of Directors preliminary plat approval.
3. Proportionate share of street costs will be calculated prior to Board of Directors preliminary plat approval.
4. Please coordinate hydrant placement with the Fire Marshal.

ATTACHMENTS

1. PP-200 Application.
2. Notice Sent to Surrounding Property Owners.
3. General Area Map.

ENCLOSURE

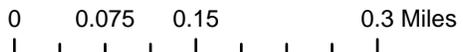
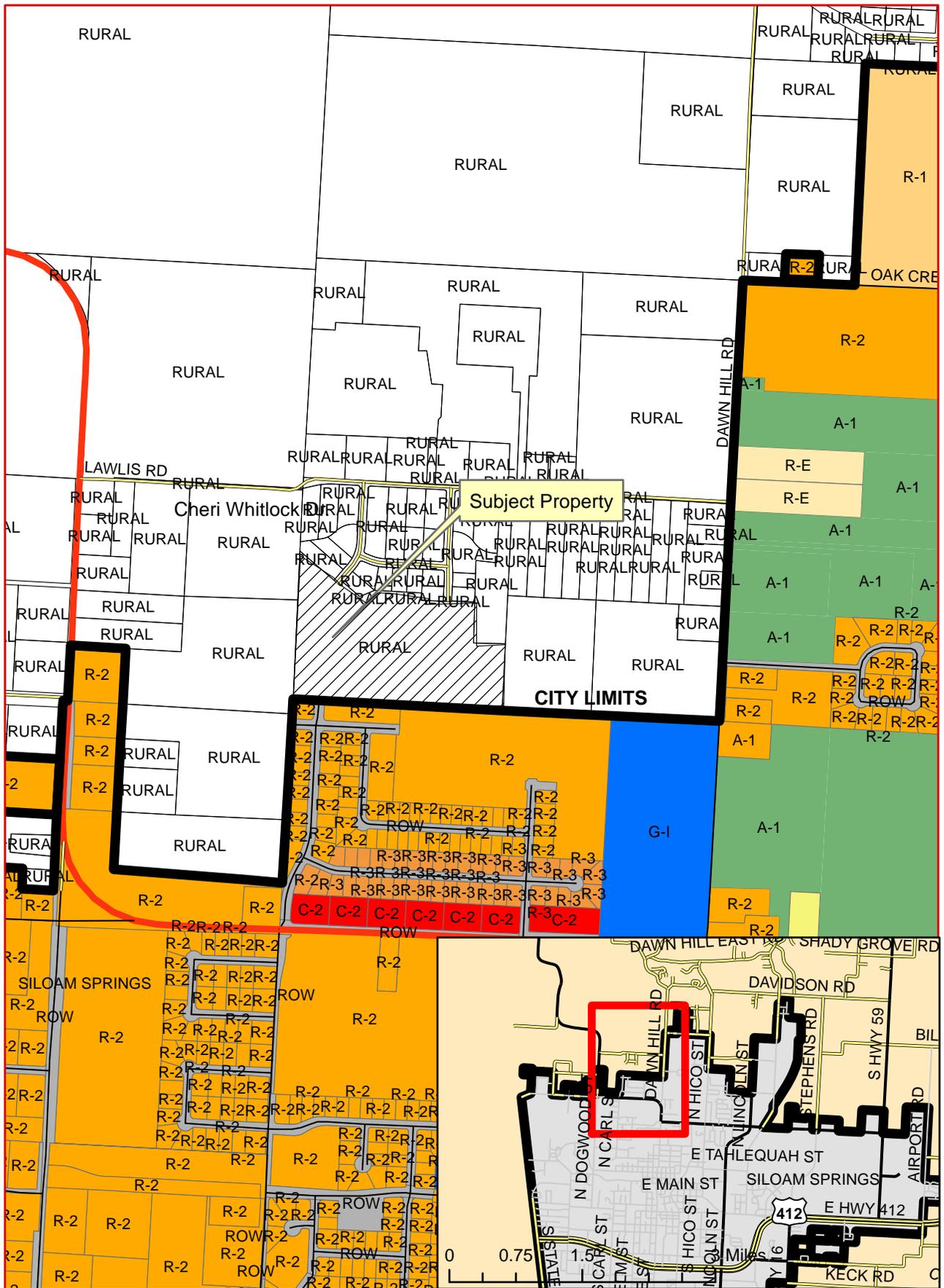
1. Site Specific Proposal.

PP16-01 – Roth

Bird's Eye View



GENERAL AREA MAP Preliminary Plat - PP16-01





CITY OF
Siloam Springs
It's a natural.

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner *BZR*
Justin Bland, PE, City Engineer
Cc: Don Clark, Community Services Director
DATE: November 1, 2016
RE: Final Plat Development Permit, FP16-03

Recommendation: Motion to approve FP16-03 (Final Plat Development Permit), subject to the following condition:

- 1.) The applicant must pay streets fees in the amount of \$16,131.22, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES

Planning Commission review: November 8, 2016

Board of Directors review: December 6, 2016

APPLICANT AND AGENT

Applicant/Owners: Lucas Roebuck and Tyler Dees

Agent: Lucas Roebuck

SUBJECT PROPERTY ADDRESSES

2800 Block of Dawn Hill Road

PROJECT INTENT

The applicant requests to subdivide a 19.29 acre tract, to create the Shadowlands Subdivision, consisting of seven platted lots for future construction of single-family homes on the southeast corner of Dawn Hill Rd. and Oak Crest Rd.

INTERNET MAP INFORMATION

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

Attribution: Map data ©2016 Google Imagery ©2016, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

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

<https://drive.google.com/open?id=1Qs2fA3CxcNUZ-zFOQNsLmbjD6oQ&usp=sharing>

EXISTING LAND USES AND ZONING

<i>EXISTING LAND USE</i>		<i>EXISTING ZONING</i>	
Vacant		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:	Vacant/ Residential, single family	North:	Benton County - No Zoning / R-1 District (Residential, large)/ R-2 District (Residential medium)
South:	Agriculture	South:	A-1 District (Agriculture)
East:	Agriculture	East:	A-1 District (Agriculture)
West:	Vacant	West:	Benton County – No Zoning

PROJECT ANALYSIS AND APPROVAL CRITERIA

The following is a detailed expansion of the project review criteria and staff’s findings for the proposal. Criteria I-II is a subsection of Sec. 102-45 of the Municipal Code; Criterion III is Sec. 102-77 thru 102-78; Criteria IV - VI are not directly applicable to the Zoning Code.

I. ZONING USE UNIT CONSISTENCY

(a) Purpose

The district is established to protect the enjoyment, privacy, and value of single-family dwellings with yards on medium–sized lots.

(b) Planned uses

Residential, single-family, falls within Use Unit 3 (single-family dwelling, detached). Use Unit 3 is permitted in the R-2 District.

(c) Special uses

This does not apply to this project, as the proposed use is a planned use.

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.	1 acres and higher
Lot Width: 60 ft.	209 ft.
Maximum Lot Coverage: 40%	N/A
Maximum Floor to Area Ratio: 0.6 (60%)	N/A

* Other aspects of the Zoning Code are not applicable for this project.

III. DRIVEWAY DESIGN STANDARDS CONSISTENCY

The proposal does not include any proposed driveways, these will be reviewed at the building permit review.

IV. COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as medium density family. The following zone(s) are appropriate according to the designation: R-1 and R-2. The proposed land use is compliant with the R-2 zone.

V. 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.

VI. UTILITY REQUIREMENTS

(Note: The proposal is not applicable to the Land Use Code)

Water System

The subdivision has an 18” water line on the north of it along Oak Crest Rd. and a 12” water line on the west side of it on Dawn Hill Rd. These two water lines are adequate for domestic and fire flow requirements.

Sanitary Sewer System

The subdivision will drain to the Revolving Loan Fund (RLF) sewer line that was installed through this area approximately 15 years ago. This line has capacity for extensive development in this part of the City and is adequate for the proposed subdivision.

Storm Sewer System

Due to the large size of the proposed lots, the applicant has elected to offset the increase in impervious area by flattening out the existing channel across the property. The net effect of this is that it will slow the water down in such a manner that the post-development peak flow will not exceed the pre-development peak flow. This approach is covered in section 13.8 of the drainage manual among other low impact development (LID) techniques.

Traffic Impact

The Master Street Plan classifies Dawn Hill Rd. and Oak Crest Rd. as Collector Streets with an intended capacity of 6,000 vehicles per day (vpd). Currently, the average traffic on Dawn Hill Rd. is 1,700 vpd.

The proposed development will increase traffic in the area. The Institute of Transportation Engineer’s Trip Generation Manual was utilized to calculate the volume and rate of traffic increase for the site. Per this manual, each single family lot will create an additional 9.57 trips for a total of 67 additional trips per day.

Both Dawn Hill Rd. and Oak Crest Rd. are sub-standard streets since they do not match the cross section shown in the Master Street Plan. As such, the developer is paying street fees in the amount of \$16,131.22 for the proportionate share of the future street improvements.

Intersection and Stopping Sight Distances

The speed limit in this area is 30 mph as set by the Siloam Spring’s Municipal Code. The stopping and intersection sight distances for this speed are listed below.

<i>MINIMUM SITE DISTANCES REQUIRED ALONG HWY. 43</i>	
<u>Stopping Sight Distance</u>	200 ft
<u>Intersection Sight Distance</u>	
Left Turn from Stop	335 ft
Right Turn from Stop	290 ft

The actual sight distance from the site along Dawn Hill Rd. and Oak Crest Rd. is at least 500' in each direction or to the intersection depending on which particular lot you are on. Staff finds this to be adequate.

STAFF DISCUSSION

The applicant is requesting approval to subdivide a 19.29 acre parcel into seven single-family residential lots. Each lot is an acer or lager, well over the minimum zoning requirements of 7,000 sq. ft. 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 Oak Crest Rd., with the exception of Tract 7, which has access off of Dawn Hill Rd. Tract 6 will be accessible through an access easement shown to burden Tract 5. Drainage meets all City standards and the applicant will be assessed streets fees for the traffic impact on Dawn Hill Rd., per the City’s policy. City staff is recommending approval with a condition that the applicant pay street fees upon the first building permit issuance.

LEGAL NOTICE

- Site posted: October 4, 2016
- Newspaper legal notification: October 16, 2016 (Herald-Leader).
- Letter legal notification: October 18-21, 2016.
- Staff received one phone call of a questioning nature, staff answered the caller’s questions. Staff received three office visits of a questioning nature, staff answered the visitors’ questions. Staff received no correspondence on the request.

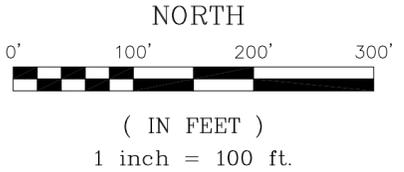
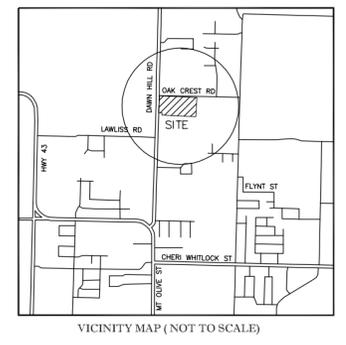
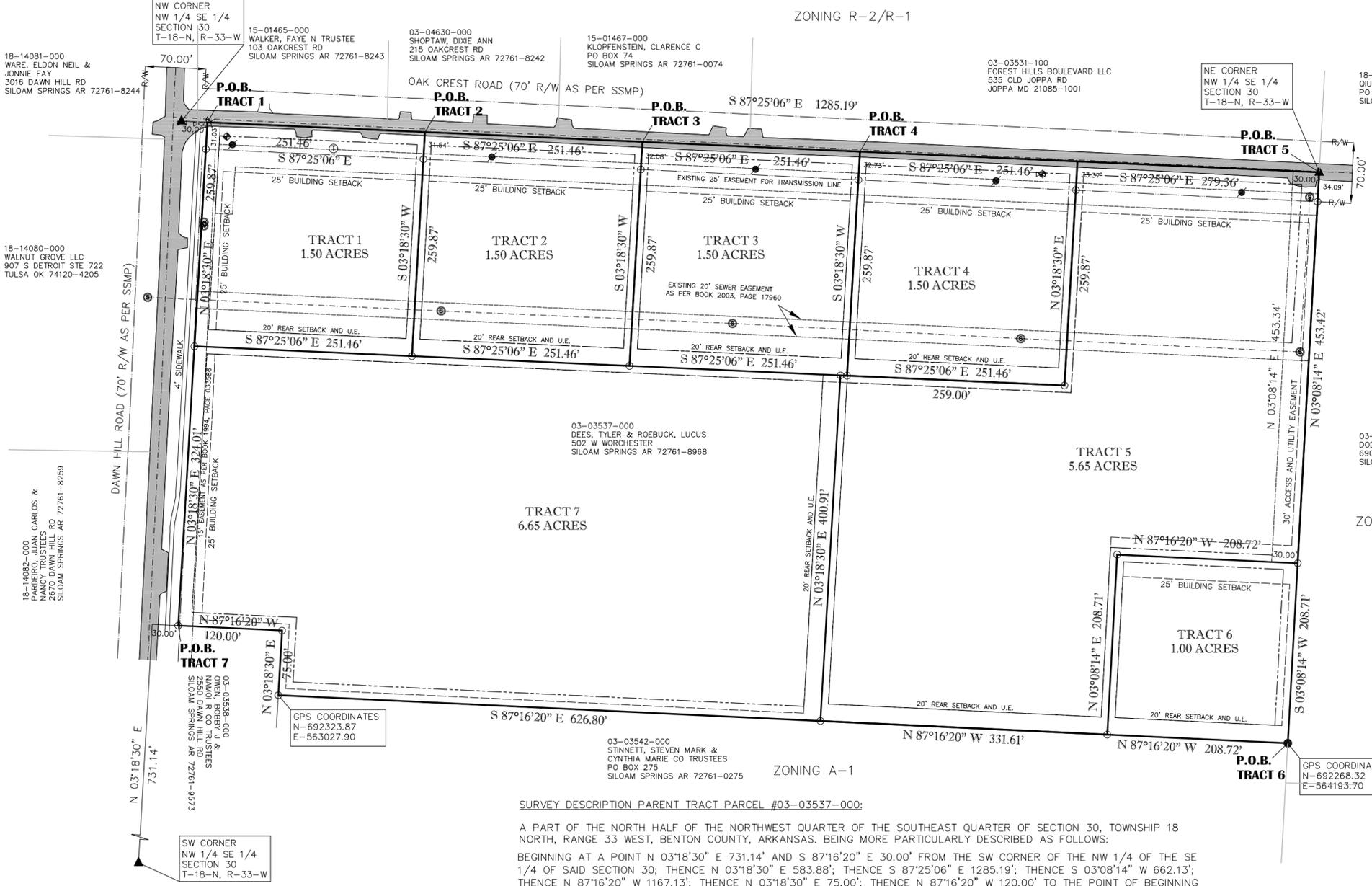
Fiscal Impact:

The applicant shall pay streets fees in the amount of \$16,131.22

Attachments:

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

ZONING R-2/R-1



LEGEND

- These standard symbols may be found in the drawing.
- FOUND STONE
 - ▲ RAILROAD SPIKE
 - FOUND IRON PIN
 - SET IRON PIN
 - △ PK NAIL
 - ⊗ FOUND PIPE
 - ⊕ WATER METER
 - ⊙ GAS METER
 - POWER POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - CENTERLINE
 - RIGHT OF WAY (R/W)
 - APPROX LOCATION WATERLINE
 - ELECTRIC LINE
 - EXISTING EASEMENT
 - CITY BUILDING SETBACKS:
 - 8' SIDE
 - 25' FRONT
 - 20' REAR
 - 20' SIDE ON CORNER
 - CITY OF SILOAM SPRINGS EASEMENTS:
 - 8' ALONG INTERIOR SIDE LINES
 - 16' ALONG SIDE LINES
 - 15' ALONG ROAD FRONTAGE
 - 20' REAR

SURVEY DESCRIPTION PARENT TRACT PARCEL #03-03537-000:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT N 03°18'30" E 731.14' AND S 87°16'20" E 30.00' FROM THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE N 03°18'30" E 583.88'; THENCE S 87°25'06" E 1285.19'; THENCE S 03°08'14" W 662.13'; THENCE N 87°16'20" W 1167.13'; THENCE N 03°18'30" E 75.00'; THENCE N 87°16'20" W 120.00' TO THE POINT OF BEGINNING AND CONTAINING 19.29 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO THE RIGHT OF WAY OF DAWN HILL ROAD ON THE WEST SIDE AND TO ANY EASEMENTS OF RECORD.

Board of directors:

The Board of Directors, based on an approval granted to the applicant on _____ hereby endorses this plat as meeting all of the requirements of a Subdivision.

City Clerk _____

NOTES AND WAIVERS:

- 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 PER GPS OBSERVATION USING GPS 15 OF THE SILOAM GRID.
- 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.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF SILOAM SPRINGS, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
- AS PER THE CITY OF SILOAM SPRINGS PLANNING-"STREET FEES IN THE TOTAL AMOUNT OF \$16,131.19 (OR \$2,304.46 PER LOT) MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT."

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: 05007C0360 J. REVISED DATE: SEPTEMBER 28, 2007.

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 28, 2016.

SILOAM SPRINGS PLANNING COMMISSION:

The Planning Commission, based on an approval granted to the applicant on _____ hereby endorses this plat as meeting all of the requirements of a Subdivision.

Chairman _____

OWNER'S CERTIFICATION

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

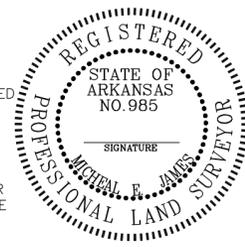
Owner
TYLER DEES
502 WORCHESTER
SILOAM SPRINGS, AR 72761

Owner
LUCAS ROEBUCK
245 B RAVENWOOD
SILOAM SPRINGS, AR 72761

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____
 My commission expires _____

Notary Public _____



PROPERTY ADDRESS IS THE 2900 BLOCK OF DAWN HILL ROAD	
ZONING: R-2	
SHEET 1 OF 2	
500-18N-33W-0-30-240-04-0985	
FINAL PLAT OF SHADOWLANDS	
PART OF THE N 1/2 OF THE NW1/4 OF THE SE 1/4 SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST SILOAM SPRINGS, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: OCTOBER 31, 2016. SCALE: 1"= 100' JOB NUMBER: JSI5129A FILE NAME: JSI5129A.DWG

SURVEY DESCRIPTION PARENT TRACT PARCEL #03-03537-000:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 03°18'30" E 731.14' AND S 87°16'20" E 30.00' FROM THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE N 03°18'30" E 583.88'; THENCE S 87°25'06" E 1285.19'; THENCE S 03°08'14" W 662.13'; THENCE N 87°16'20" W 1167.13'; THENCE N 03°18'30" E 75.00'; THENCE N 87°16'20" W 120.00' TO THE POINT OF BEGINNING AND CONTAINING 19.29 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO THE RIGHT OF WAY OF DAWN HILL ROAD ON THE WEST SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 1:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°25'06" E 30.00' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 87°25'06" E 251.46'; THENCE S 03°18'30" W 259.87'; THENCE N 87°25'06" W 251.46'; THENCE N 03°18'30" E 259.87' TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD IN THE NORTH SDIE AND TO DAWN HILL ROAD ON THE WEST SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°25'06" E 281.46' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 87°25'06" E 251.46'; THENCE S 03°18'30" W 259.87'; THENCE N 87°25'06" W 251.46'; THENCE N 03°18'30" E 259.87' TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 3:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°25'06" E 532.91' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 87°25'06" E 251.46'; THENCE S 03°18'30" W 259.87'; THENCE N 87°25'06" W 251.46'; THENCE N 03°18'30" E 259.87' TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 4:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°25'06" E 784.37' FROM THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 87°25'06" E 251.46'; THENCE S 03°18'30" W 259.87'; THENCE N 87°25'06" W 251.46'; THENCE N 03°18'30" E 259.87' TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 5:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 03°08'14" W 453.42'; THENCE N 87°16'20" W 208.72'; THENCE S 03°08'14" W 208.71'; THENCE N 87°16'20" W 331.61'; THENCE N 03°18'30" E 400.91'; THENCE S 87°25'06" E 259.00'; THENCE N 03°18'30" E 259.87'; THENCE S 87°25'06" E 279.36' TO THE POINT OF BEGINNING AND CONTAINING 5.64 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF OAK CREST ROAD ON THE NORTH SIDE AND TO A 30' ACCESS AND UTILITY EASEMENT SHOWN AND DESCRIBED HEREON AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 6:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°08'14" W 662.13' FROM THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE N 87°16'20" W 208.72'; THENCE N 03°08'14" E 208.71'; THENCE S 87°16'20" E 208.72'; THENCE S 03°08'14" W 208.71' TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES.

SURVEY DESCRIPTION TRACT 7:

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

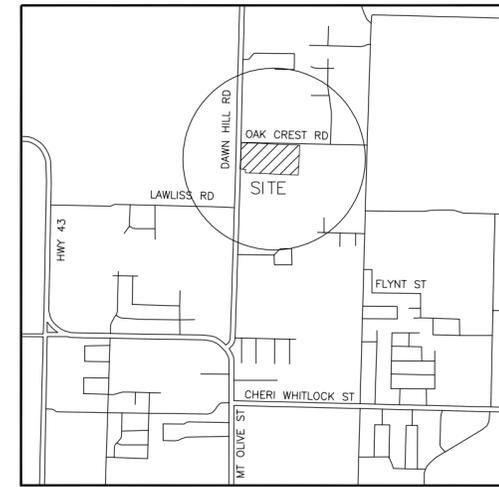
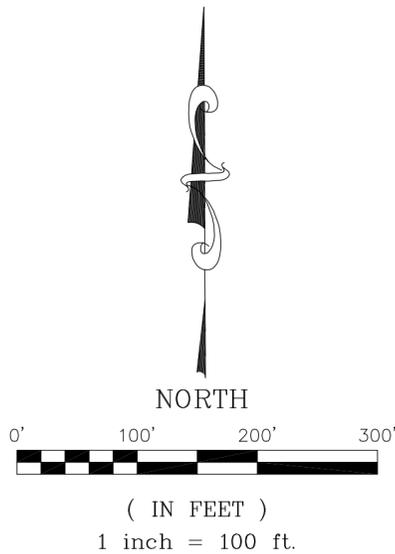
BEGINNING AT A POINT N 018'30" E 731.14' AND S 87°16'20" E 30.00' FROM THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE N 03°18'30" E 324.01'; THENCE S 87°25'06" E 746.82'; THENCE S 03°18'30" W 400.91'; THENCE N 87°16'20" W 626.80'; THENCE N 03°18'30" E 75.00'; THENCE N 87°16'20" W 120.00' TO THE POINT OF BEGINNING AND CONTAINING 6.65 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL ROAD ON THE WEST SIDE AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION 30' ACCESS EASEMENT PER THIS PLAT:

A 30' ACCESS AND UTILITY EASEMENT THROUGH PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S 03°08'14" W 453.42'; THENCE N 87°16'20" W 30.00'; THENCE N 03°08'14" E 453.34'; THENCE S 87°25'06" E 30.00' TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES. THIS EASEMENT IS SUBJECT TO ANY PREVIOUS EASEMENTS OF RECORD.

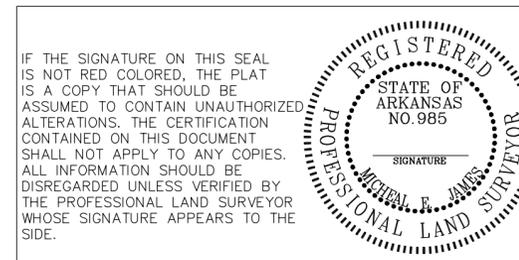
FILING BLOCK



VICINITY MAP (NOT TO SCALE)

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 28, 2016.

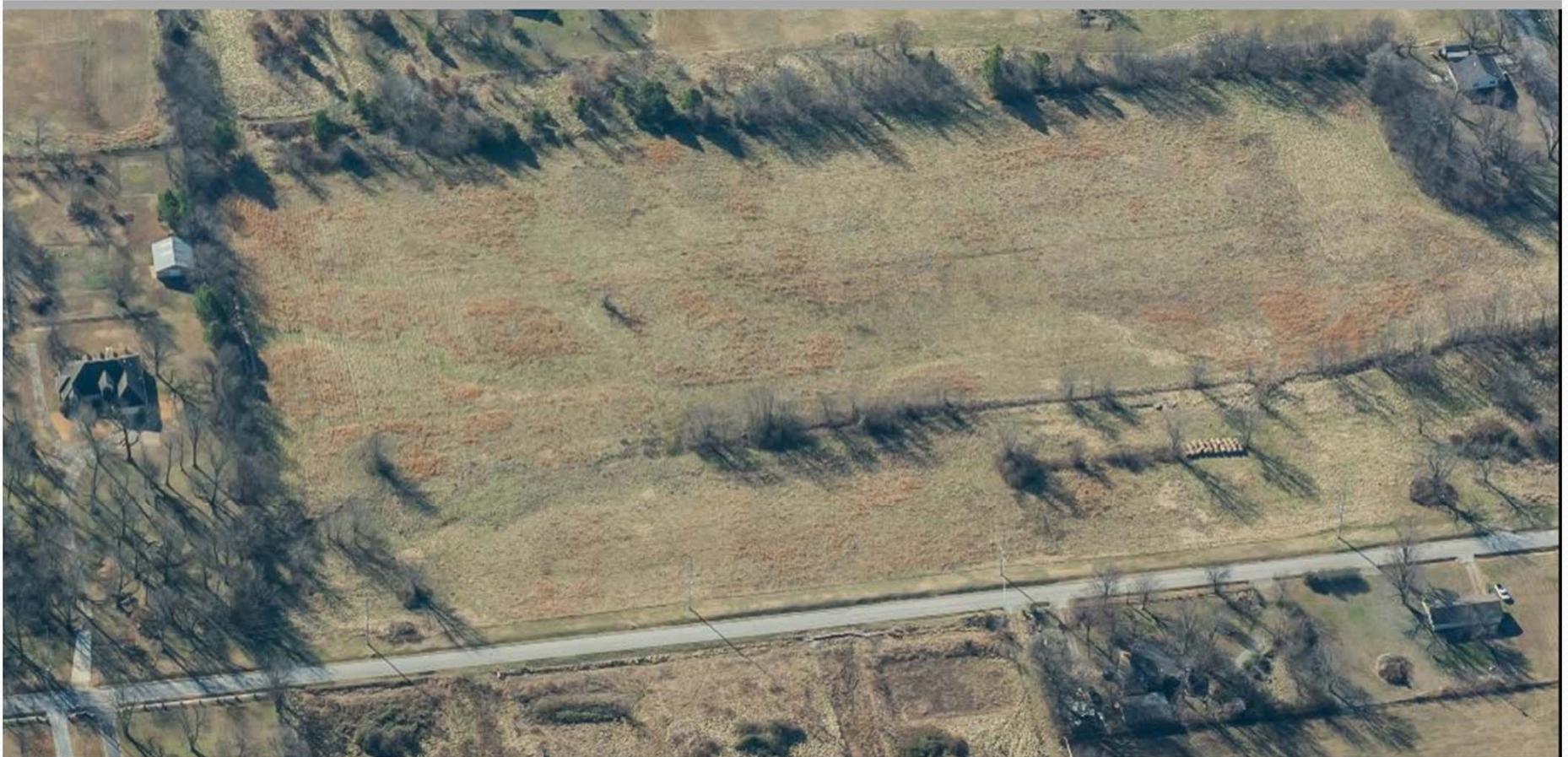


IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE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

SHEET 2 OF 2	
500-18N-33W-0-30-240-04-0985	
FINAL PLAT OF SHADOWLANDS	
PART OF THE N 1/2 OF THE NW1/4 OF THE SE 1/4 SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST SILOAM SPRINGS, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: OCTOBER 31, 2016. SCALE: 1"= 100' JOB NUMBER: JSI5129A FILE NAME: JSI5129A.DWG

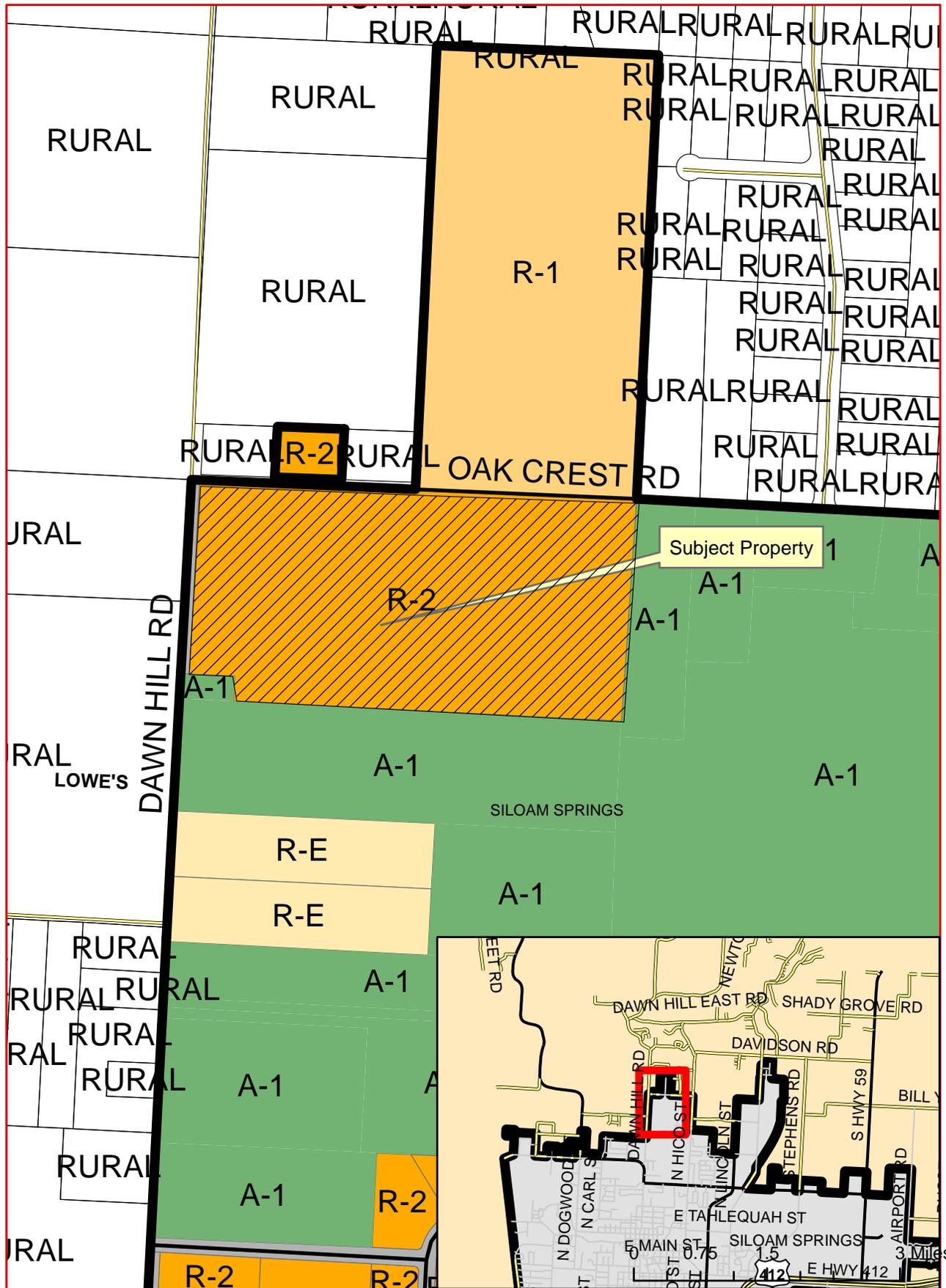
FP16-03 – Roebuck and Dees

**Bird's Eye View –
Looking South**



GENERAL AREA MAP

Final Plat Development Permit
FP16-03



0 0.0425 0.085 0.17 Miles