CITY OF SILOAM SPRINGS PLANNING COMMISSION

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

AGENDA

I. Planning Commission

A. Call to Order
B. Roll Call
C. Approval of Minutes of the regular meeting of June 14, 2016
D. Development Permit Approval

1. Lot Split, LS16-06
   2100 Block of Ravenwood Plaza
   Owner: A&H Ravenwood LLC
   Agent: Civil Engineering, Inc. – Ron Homeyer, PE

2. Lot Split, LS16-07
   1000 Block of Cheri Whitlock Dr.
   Owner: Scarbrough Family Trust – Alice E Trustee
   Agent: Ghan & Cooper Commercial Properties – Stuart Ghan

3. Rezoning, RZ16-04
   C1-A to C-2
   1000 Block of Cheri Whitlock Dr.
   Owner: Scarbrough Family Trust – Alice E Trustee
   Agent: Ghan & Cooper Commercial Properties – Stuart Ghan
   To the Board of Directors on August 2, 2016

4. Rezoning, RZ16-03
   100 Hwy 412 W.
   C-2 and R-2 to G-1
   Owner: City of Siloam Springs
   Agent: City of Siloam Springs: Police Dept.
   To the Board of Directors on August 2, 2016

5. Rezoning, RZ16-05
   R-2 to G-I
   1611 Cheri Whitlock Dr.
   Owner: New Life Church of Siloam Springs, Inc
   Agent: Civil Engineering, Inc. – Ron Homeyer, PE
   To the Board of Directors on August 2, 2016

6. Significant Development Permit, SD16-06
   1611 Cheri Whitlock
   Owner: New Life Church of Siloam Springs, Inc
   Agent: Civil Engineering, Inc. – Ron Homeyer, PE
   To the Board of Directors on August 2, 2016

7. Significant Development Permit, SD16-03
   2998 Hwy. 412 E
   Owner: Ronnie Self & James Pruden / Commercial Realty NWA, LLC, Jeff Kemp
   Agent: Bates & Associates, Inc. – Geoff Bates, PE
   To the Board of Directors on July 19, 2016

8. Significant Development Permit, SD16-05
   3451 Hwy. 412 E
   Owner: Molly LLC
   Agent: Landrun Group, LLC – Stephen Landes, PE
   To the Board of Directors on July 19, 2016

E. Adjourn the Planning Commission

MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SILOAM SPRINGS, BENTON COUNTY,
ARKANSAS, HELD JUNE 14, 2016

The Planning Commission of the City of Siloam Springs, Benton County, Arkansas, met in regular session at the City Administration Building, Tuesday, June 14, 2016.

The meeting was called to order by Chairman Mounger.

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

City Clerk, Renea Ellis; City Administrator, Phillip Patterson; Community Services Director, Don Clark; Project Engineer, Kevin Moore; City Attorney, Jay Williams; all present.

A copy of the May 10, 2016, regular minutes had previously been given to each Commissioner.
A motion was made by Blakely and seconded by Colvin 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, LS16-04, 2700 Block of Villa View Drive, Ron Harp, Civil Engineering, Inc. – Ron Homeyer, PE.
Don Clark, Community Services Director, briefed the item. Nation asked about the utilities being extended. Clark stated it was resolved. A Motion to approve was made by Colvin and seconded by Nation.
Roll Call:
Engle, Blakely, Nation, Mounger, Williams, Colvin – Aye.
6 Ayes. No Nays. Motion passed.

The next item on the agenda was a Lot Split Development Permit, LS16-05, 2282 Hwy 412 W., Bob Daugherty, Atlas Professional Land Surveying – Tim West, PS.
Don Clark, Community Services Director, briefed the item. Williams asked what the current zoning is. Clark answered R-2. Engle asked what the two existing buildings are. Clark stated one is a poultry company, and the other is Crossfit Siloam Springs. Nation asked if this is approved, can they apply to rezone. Clark stated it would be a variance. Tim West, Atlas Professional Land Surveying, stated the applicant wishes to put one building in a trust, and the other in a business name; no intention of selling. Williams asked why not asking for rezoning. West answered it's unknown, maybe ask Planning. Williams stated it will eventually need to be rezoned to commercial. A Motion to approve was made by Colvin and seconded by Blakely.
Roll Call:
Blakely, Nation, Mounger, Colvin, Engle – Aye.
Williams – Nay.
5 Ayes. 1 Nay. Motion passed.

The next item on the agenda was a Rezone Development Permit, RZ-16-01, R-3 to C-2, 992 S. Lincoln St., Fredric and Bertha Dohle, Bertha and Rhonda Dohle.
Don Clark, Community Services Director, briefed the item. Nation asked if this will no longer be used as a home. Clark stated the specifics will come later on. A Motion to approve was made by Nation and seconded by Williams.

Roll Call:
Nation, Mounger, Williams, Colvin, Engle, Blakely – Aye.
6 Ayes. No Nays. Motion passed.
Chairman Mounger announced this will go to the Board of Directors on July 5, 2016.

The next item on the agenda was a Rezone Development Permit, RZ16-02, R-2 to G-I, 1500 N. Mt. Olive Street, Siloam Springs School District No. 21, Civil Engineering, Inc. – Ron Homeyer.
Don Clark, Community Services Director, briefed the item. A Motion to approve was made by Colvin and seconded by Nation.
Roll Call:
Mounger, Williams, Colvin, Engle, Blakely, Nation – Aye.
6 Ayes. No Nays. Motion passed.
Chairman Mounger announced this will go to the Board of Directors on July 5, 2016.

The next item on the agenda was a Significant Development Permit, SD16-04, 2100 Block of Ravenwood Plaza, A&H Ravenwood Plaza Development, LLC/ Menem I, LLC, Buck Ortega, Civil Engineering, Inc. – Ron Homeyer.
Don Clark, Community Services Director, briefed the item. A Motion to approve with conditions was made by Nation and seconded by Williams.
Roll Call:
Williams, Colvin, Engle, Blakely, Nation, Mounger – Aye.
6 Ayes. No Nays. Motion passed.
Chairman Mounger announced this will go to the Board of Directors on July 5, 2016.

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

{Seal}

APPROVED:

ATTEST:

_____
Karl Mounger, Chairman

_____
Renea Ellis, City Clerk

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Lot Split Development Permit, LS16-06

Recommendation: Approval of LS16-06 (Lot Split Development Permit)

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: Not Applicable

APPLICANT AND AGENT
Applicant/Owner: A&H Ravenwood LLC
Agent: Civil Engineering Inc, -- Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS
2100 Block of Ravenwood Plaza

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant desires to split a 3.96 acre parcel into two tracts. Tract 12-A consisting of 2.00 acres and Tract 12-B consisting of 1.968 acres.

EXISTING LAND USES AND ZONING

EXISTING LAND USE	*EXISTING ZONING*
Vacant lot	C-2 (Roadway commercial)
SURROUNDING LAND USE	*SURROUNDING ZONING*
North: Single-Family Residential	North: R-2 (Residential, medium)
South: Vacant / Commercial - bank	South: C-2 (Roadway commercial)
East: Commercial - Hotel	East: C-2 (Roadway commercial)
West: Two-Family Residential	West: R-3 (Residential, two family)

LOT STANDARDS CONSISTENCY

MINIMUM (C-2) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Tract 12-A Lot Area: 8,000 sq. ft.	87,120 sq. ft. or 2.00 acres
Tract 12-A Lot Width: 80 ft.	200.00 ft.
Tract 12-B Lot Area: 8,000 sq. ft.	85,726 sq. ft. or 1.968 acres
Tract 12-B Lot Width: 80 ft.	422.4 ft.
Average Lot Size: 1.984 acres	

STAFF DISCUSSION

The applicant is requesting to split a 3.97 acre lot, Lot 12 of the Ravenwood Addition—Phase V, into two lots, Lot 12-A, the child tract, at 2.00 acres and Lot 12-B, the parent tract, at 1.97 acres, more or less. Both lots are proposed for commercial purposes and are located on Ravenwood Plaza, due west of Hampton Inn. Both lots will access off of Ravenwood Plaza, with Lot 12-B, utilizing an access easement which burdens the far western side of Lot 12-A. Lot 12-A is the site of a proposed fitness center, which was recommended for approval by the Planning Commission on June 14th and approved by the Board of Directors on July 5, 2016. Approval of this lot split is a condition on the approval of the significant development permit. There is no known future use for Lot 12-B, but zoning infers that it will be a separate stand-alone commercial facility. The applicant indicated that the end of Montclair Ave. will *not* be used for access to Lot 12-B, given Montclair Ave. serves a low density residential area; an opening there would greatly increase pass through traffic. Utility easements are provided. All City comments have been addressed.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 2, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June 17-20, 2016.
- Staff received no phone calls or correspondence.

Fiscal Impact:

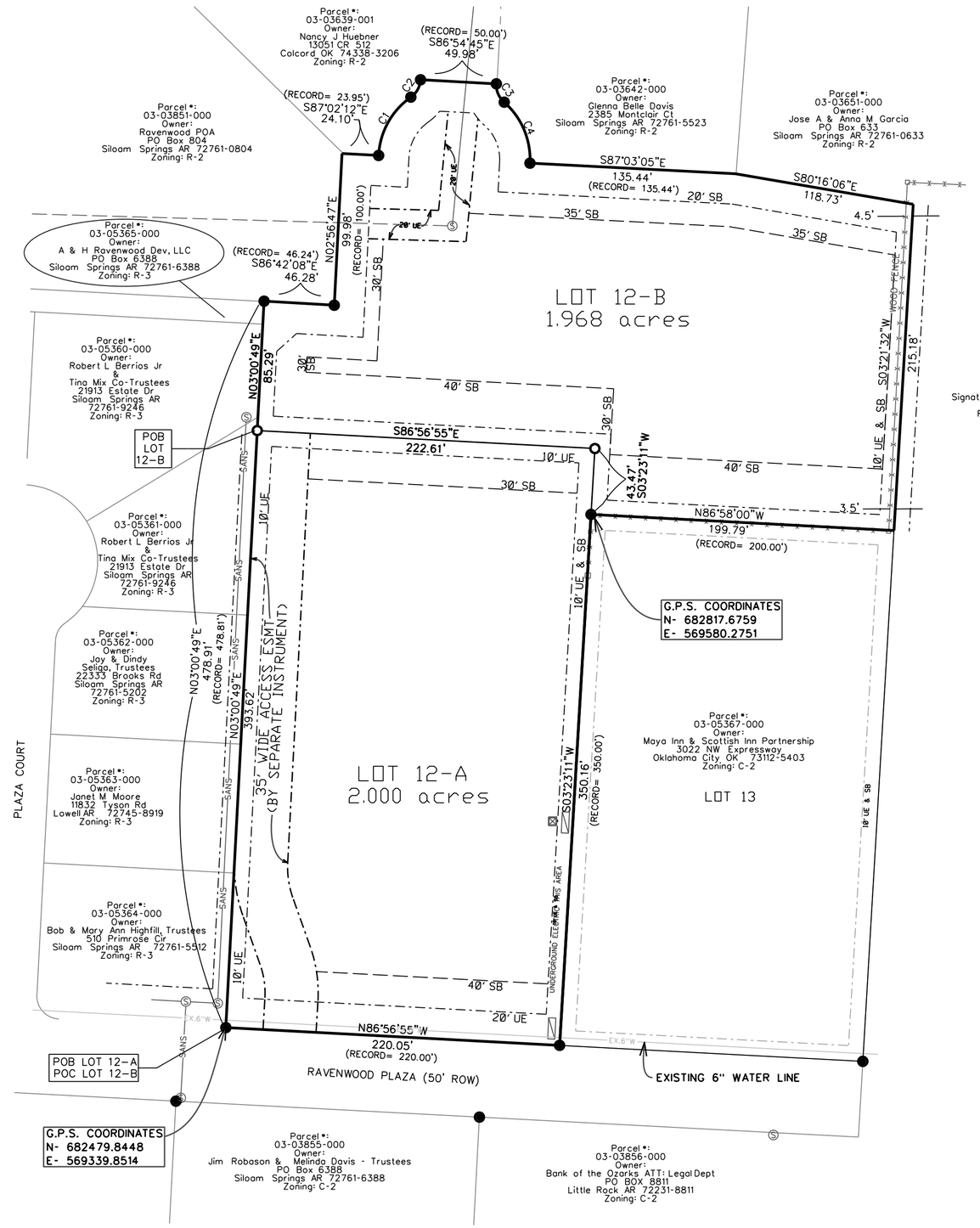
None

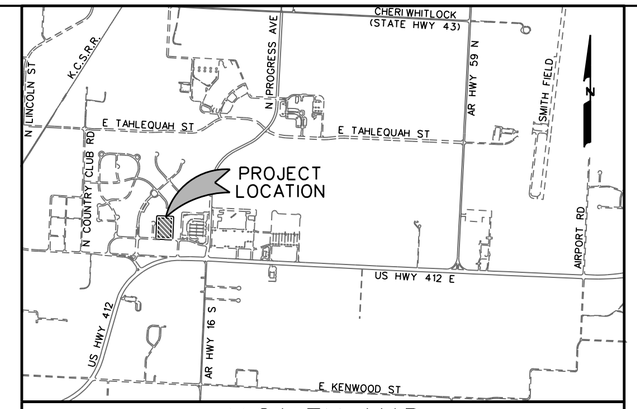
Attachments:

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

SURVEY DESCRIPTION – LOT 12–B:
Part of the original Lot #12, Ravenwood Development Phase 5 as shown on Plat Record 2006–497, being more particularly described as follows:
Commencing at an iron pin at the SW Corner of the original Lot #12, thence along the West line of said lot #12 N03°00'49"E 393.62 feet to a set iron pin for the Point of Beginning: thence continuing along said West line N03°00'49"E 85.29 feet to a found iron pin, thence leaving said West line S86°42'08"E 46.28 feet to a found iron pin, thence N02°56'47"E 99.98 feet, thence S87°02'12"E 24.10 feet to a found iron pin at the beginning of a non–tangent curve concave to the southeast, thence 45.43 feet along said curve with a radius of 50.00 feet and a chord of N28°57'31"E 43.88 feet to a found iron pin at the beginning of a tangent curve concave to the northwest, thence 13.56 feet along said curve with a radius of 15.00 feet and a chord of N29°03'41"E 13.10 feet to a found iron pin, thence S86°54'45"E 49.98 feet to a found iron pin at the beginning of a non–tangent curve concave to the northeast, thence 13.61 feet along said curve with a radius of 15.00 feet and a chord of S23°13'17"E 13.15 feet to a found iron pin at the beginning of a tangent curve concave to the southwest, thence 45.09 feet along said curve with a radius of 50.00 feet and a chord of S22°55'43"E 43.58 feet to a found iron pin, thence S87°03'05"E 135.44 feet, thence S80°16'06"E 118.73 feet, thence S03°21'32"W 215.18 feet, thence N86°58'00"W 199.79 feet to a found iron pin, thence N03°23'11"E 43.47 feet to a set iron pin, thence N86°56'55"W 222.61 feet to Point of Beginning, containing 1.968 acres more or less and subject to all easements of record.

CURVE INFORMATION				
Curve No	Radius	Delta	Length	Tangent
1	50.00	52°3'16"	45.43	24.42
2	15.00	51°46'58"	13.56	7.28
3	15.00	51°59'42"	13.61	7.32
4	50.00	51°40'20"	45.09	24.21





VICINITY MAP
N.T.S.

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

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

_____
Secretary

SURVEY DESCRIPTION – PARENT TRACT:
The original Lot #12, Ravenwood Development Phase 5 as shown on Plat Record 2006–497.

SURVEY DESCRIPTION – LOT 12–A:
Part of the original Lot #12, Ravenwood Development Phase 5 as shown on Plat Record 2006–497, being more particularly described as follows:
Beginning at an iron pin at the SW Corner of the original Lot #12, thence along the West line of said lot #12 N03°00'49"E 393.62 feet to a set iron pin, thence leaving said West line S86°56'55"E 222.61 feet to a set iron pin, thence S03°23'11"W 43.47 feet to a found iron pin at the NW corner of Lot #13 of said subdivision, thence along West line of said Lot #13 S03°23'11"W 350.16 feet to an iron pin at the SE corner of the original said Lot #12, point also being in the North right–of–way line of Ravenwood Plaza, thence along said North right–of–way line N86°56'55"W 220.05 feet to the Point of Beginning, containing 2.000 acres more or less and subject to all easements of record.

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83

SCALE FACTOR (Ground to State Plane): 0.9999355

GRID DECLINATION (Convergence): - 1°-28'-08"

CERTIFICATION: I hereby certify that on April 25, 2016 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
This property DOES NOT LIE in a designated flood Zone according to F.E.M.A. Map #05007C0370J, Dated September 28, 2007.

Underground utilities, if any, are shown in their approximate location as determined by visual observation or City mapping information. The exact location of underground utilities can only be determined by excavation.

ZONING:
C-2

BENTON COUNTY PARCEL NO.
03-05366-000

PROJECT ADDRESS:
RAVENWOOD PLAZA
SILOAM SPRINGS, AR 72761

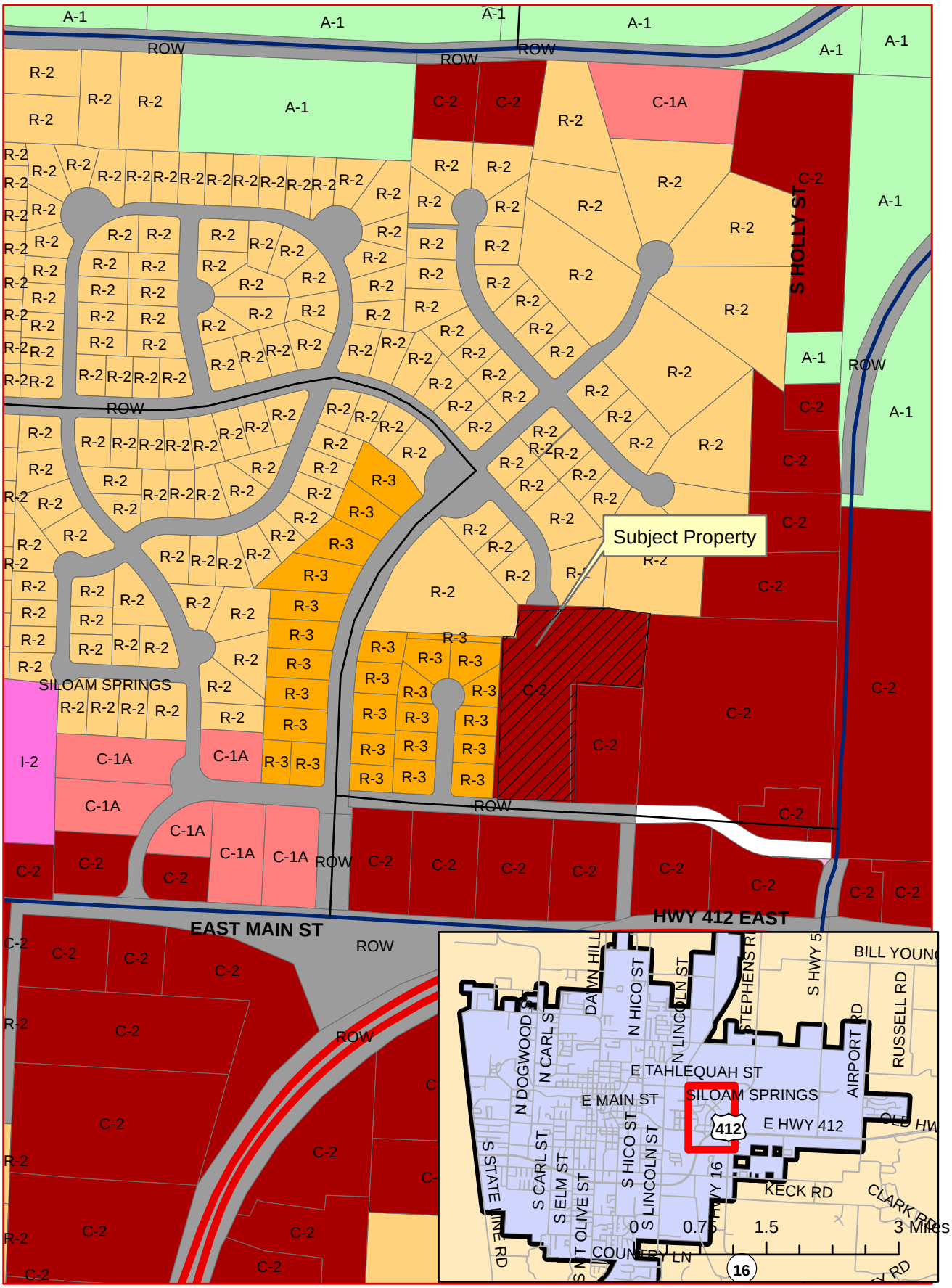
A&H RAVENWOOD LLC LOT SPLIT PLAT: PARCEL # (03-05366-000)

Plat Prepared By:	Survey By:	Owner/Developer:	Plat Code:
CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	JAMES CALDWELL, PLS #1310 609 South Oakhill Siloam Springs, AR 72761 (479) 238-4069	A&H RAVENWOOD LLC PO Box 6388 Siloam Springs, AR 72761-6388 (479) 443-3641	500-17N-33W-0-05-110-04-1310
			Date: July 12, 2016 / Job #: 1570

LS16-06 –A&H Ravenwood Bird's Eye View

GENERAL AREA MAP

Lot Split Development
LS 16-06



STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Lot Split Development Permit, LS16-07

Recommendation: Approval of LS16-07 (Lot Split Development Permit), subject to the following conditions:
1. The subject property must be rezoned to C-2, prior to filing the plat.

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: Not Applicable

APPLICANT AND AGENT
Applicant/Owner: Scarbrough Family Trust
Future Applicant/Owner: Prairie Land holdings, LLC*
Agent: Ghan & Cooper Commercial Properties – Stuart Ghan
* The land ownership is proposed to be changed from the current owner to the future owner at the time of filing the proposed lot split survey.

SUBJECT PROPERTY ADDRESS
1000 Block of Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant desires to split a 2.83 acre lot (through prescription) into two tracts; Lot 1R consisting of 1.258 acres and Lot 2R consisting of 1.575 acres.

REFERENCE APPLICATIONS

The following applications are associated with this request: RZ16-04 (Rezoning).

EXISTING LAND USES AND ZONING

EXISTING LAND USE		*EXISTING ZONING*	
Vacant		C-1A (Light Commercial)*	
SURROUNDING LAND USE		*SURROUNDING ZONING*	
North:	Single-family Residential/ Institutional—day care center	North:	R-2 (Residential, medium)/ C-2 (Roadway commercial)
South:	Single-family Residential	South:	R-3 (Residential, two-family)
East:	Vacant	East:	C-1A (Light commercial)
West:	Single-family Residential/ Vacant	West:	R-2 (Residential, medium)/ R-3 (Residential, two-family)

***** This property is proposed to be rezoned to C-2, see reference application section of this report.

LOT STANDARDS CONSISTENCY

MINIMUM C-2 ZONING REQUIREMENTS*	*SUBJECT PROPERTY PROPOSAL*
Lot 1R Lot Area: 8,000 sq. ft.	43,561.29 sq. ft. or 1.258 acres
Lot 1R Lot Width: 80 ft.	212.50 ft.
Lot 2R Lot Area: 8,000 sq. ft.	68,171 sq. ft. or 1.575 acres
Lot 2R Lot Width: 80 ft.	202.50 ft.
Average Lot Size: 1.41 acres	

STAFF DISCUSSION

The applicant is requesting to split a 2.83 acre out parcel into two lots, Lot 1R, the child tract, at 1.258 acres and Lot 2R, the parent tract, at 1.575 acres, more or less. Both lots are proposed for commercial purposes and are located on Cheri Whitlock Dr., on platted out lots in the Sager Creek Addition and south of the Elizabeth Richardson Center, at the southeastern corner of Hico and Cheri Whitlock Dr. Both lots will access directly off of Cheri Whitlock Dr. and N. Hico St. Beyond this lot split and a related rezoning request, no formal applications have been submitted at this time for future development, but staff believes these lots will be used for future retail stores. Lot 2R has been designed to access also onto Hico St., through a 37 ft. wide dog leg that connects back to Hico St. The strip will allow for a maximum 25 ft. wide driveway due to 6 ft. required greenspace buffers on either side. This drive width is large enough for a two-way driveway. This access strip will not be used to determine the lot width as that is occurring across the northern sections of both lots. Easements are being provided. A staff recommended condition is added because the shown setbacks on the plat are appropriate for C-2; therefore staff is requesting that the plat not be filed until the related rezoning request to C-2 has been approved through the Board of Directors.

Finally, additional research was needed to determine the precise lot extents of the parent lot because there was no formal split of this parcel to its shown size of 2.83 acres. It was determined by the surveyor, and confirmed by the County, that the Meadowlark St. right-of-ways effectively “split” the parent parcel as indicated on the attached survey. All City comments have been addressed.

LEGAL NOTICE

Staff received no information that:

- the proposal interferes with the reasonable peace or enjoyment of the neighboring properties;
- the property values may be substantially damaged;
- the proposal may impact the present or future uses of neighboring properties;
- the proposal is not adequately supported by infrastructure.
- Site posted: June 2, 2016.

- Newspaper legal notification: June 15, 2016 (Herald-Leader).
- Letter legal notification: June 13-16, 2016.
- Staff received one phone call of a questioning nature, inquiring on the future plans for the lots. Staff relayed what is known to the caller. Staff received no correspondence.

Fiscal Impact:

None

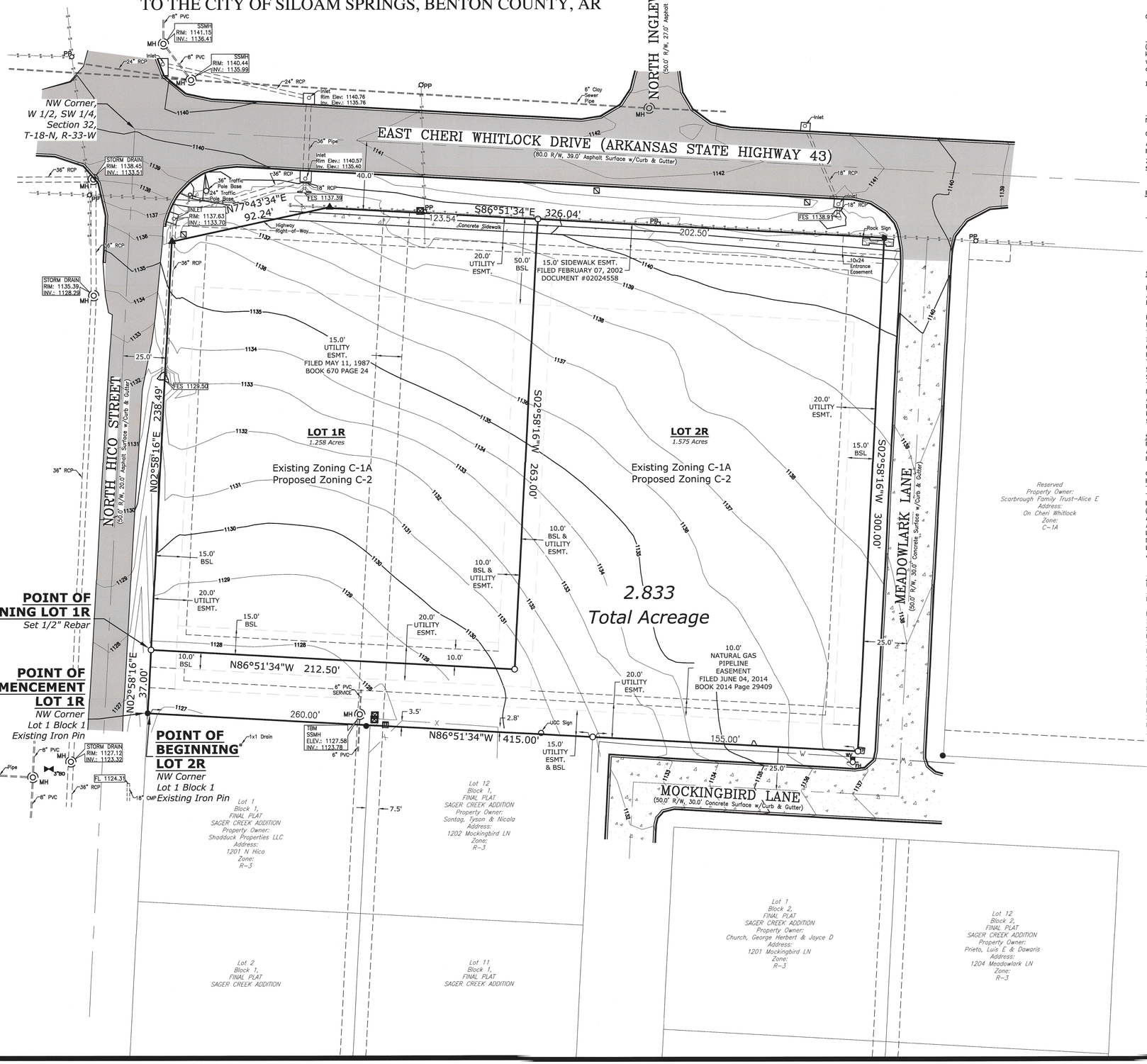
Attachments:

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

SAGER CREEK ADDITION REPLAT
LOTS 1R AND 2R

BEING A REPLAT OF

PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, AR



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.

_____ _____

Sate 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 acknolwedged that they executed the same for the purposes therein contained,

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

_____
Notary Public

OWNER:
ALICE SCARBROUGH, TRUSTEE OF THE SCARBROUGH FAMILY TRUST, U/T/D FEBRUARY 28, 2007
21525 DAWN HILL EAST RD
SILOAM SPRINGS AR 72761-9195

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this_____day of

_____,2016, by the City of Siloam Springs Planning Commission.

_____
Secretary

SURVEY DESCRIPTION PARENT RESERVED LOT:

PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID RIGHT-OF-WAY, 275.49 FEET TO A SET 1/2" REBAR ON THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTHERN RIGHT-OF-WAY OF EAST CHERI WHITLOCK DRIVE (ARKANSAS STATE HIGHWAY 43); THENCE N77°43'34"E, LEAVING SAID EAST RIGHT-OF-WAY, ALONG SAID SOUTH RIGHT-OF-WAY, 92.24 FEET TO A SET 1/2" REBAR; THENCE S86°51'34"E, 326.04 FEET TO AN EXISTING IRON PIN MARKING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF MEADOWLARK LANE; THENCE S02°58'16"W, ALONG SAID WEST RIGHT-OF-WAY, 300.00 FEET TO A SET 1/2" REBAR MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF MOCKINGBIRD LANE; THENCE N86°51'34"W, ALONG SAID NORTH RIGHT-OF-WAY AND LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION, 415.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.833 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB # 16-04-28.

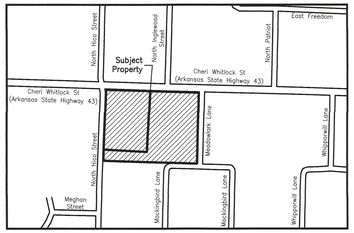
SURVEY DESCRIPTION LOT 1R:
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID EAST RIGHT-OF-WAY, 37.00 FEET TO A SET 1/2" REBAR AT THE POINT OF BEGINNING; THENCE N02°58'16"E, 238.49 FEET TO A SET 1/2" REBAR ON SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF EAST CHERI WHITLOCK DIRVE (ARKANSAS STATE HIGHWAY 43); THENCE N77°43'34"E, LEAVING SAID EAST RIGHT-OF-WAY, ALONG SAID SOUTH RIGHT-OF-WAY, 92.24 FEET TO A SET 1/2" REBAR; THENCE S86°51'34"E, ALONG SAID SOUTH RIGHT-OF-WAY, 123.54 FEET TO A SET 1/2" REBAR; THENCE S02°58'16"W, LEAVING SAID SOUTH RIGHT-OF-WAY, 263.00 FEET TO A SET 1/2" REBAR; THENCE N86°51'34"W, 212.50 FEET TO THE POINT OF BEGINNING CONTAINING 1.258 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB # 16-04-28.

SURVEY DESCRIPTION LOT 2R:
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID EAST RIGHT-OF-WAY, 37.00 FEET TO A SET 1/2" REBAR; THENCE S86°51'34"E, LEAVING SAID EAST RIGHT-OF-WAY, 212.50 FEET TO A SET 1/2" REBAR; THENCE N02°58'16"E, 263.00 FEET TO A SET 1/2" REBAR ON THE SOUTH RIGHT-OF-WAY OF EAST CHERI WHITLOCK DIRVE (ARKANSAS STATE HIGHWAY 43); THENCE S86°51'34"E, ALONG SAID SOUTH RIGHT-OF-WAY, 202.50 FEET TO AN EXISTING IRON PIN ON SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF MEADOWLARK LANE; THENCE S02°58'16"W, LEAVING SAID SOUTH RIGHT-OF-WAY, ALONG SAID WEST RIGHT-OF-WAY, 300.00 FEET TO A SET 1/2" REBAR ON SAID WEST RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF MOCKINGBIRD LANE; THENCE N86°51'34"W, ALONG SAID NORTH RIGHT-OF-WAY, 155.00 FEET TO A SET 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION; THENCE N86°51'34"W, ALONG THE NORTH LINE OF SAID LOT 12 AND LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION, 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.575 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB # 16-04-28.

SITE INFORMATION
BENTON COUNTY APPRAISAL DISTRICT PARCEL:
03-03047-000
APPROXIMATE AREA: 2.833 ACRES
EXISTING ZONING: C-1A
NUMBER OF LOTS: 2



VICINITY MAP
N.T.S.

CERTIFICATE OF AUTHORIZATION
ANDERSON SURVEYING INC.
No. 1691
ARKANSAS

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1272
PROFESSIONAL

LEGEND

○	= SET REBAR
●	= EXISTING IRON PIN
⊗	= SET RR/SPIKE
⊗	= EXISTING SPIKE
⊘	= SET MAGNAIL
⊘	= EXISTING NAIL
⊘	= EXISTING STONE
☼	= EXISTING MONUMENT
☼	= EXISTING FENCE
⊗	= EXISTING SIGN BOX
—ft—	= OVER HEAD POWER LINE
—OPP—	= POWER POLE
MH	= MAN HOLE
⊞	= WATER METER
⊠	= ELECTRIC/TELEPHONE PEDESTAL
☼	= GAS METER
LP	= LIGHT POLE
WV	= WATER VALVE
WV	= WATER VALVE
FH	= FIRE HYDRANT

N

BASIS OF BEARING:
State plane NORTH based upon GPS observation

30 0 30
Scale in Feet

BY:	REVISIONS	DATE

ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, Ar 72957
(479)-410-5333
Fax (479)-474-4247
e-mail: andersonsurveying@cox.net

SAGER CREEK ADDITION REPLAT
LOTS 1R AND 2R
BEING A REPLAT OF
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12
BLOCK 1 FINAL PLAT SAGER CREEK ADDITION
TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, AR

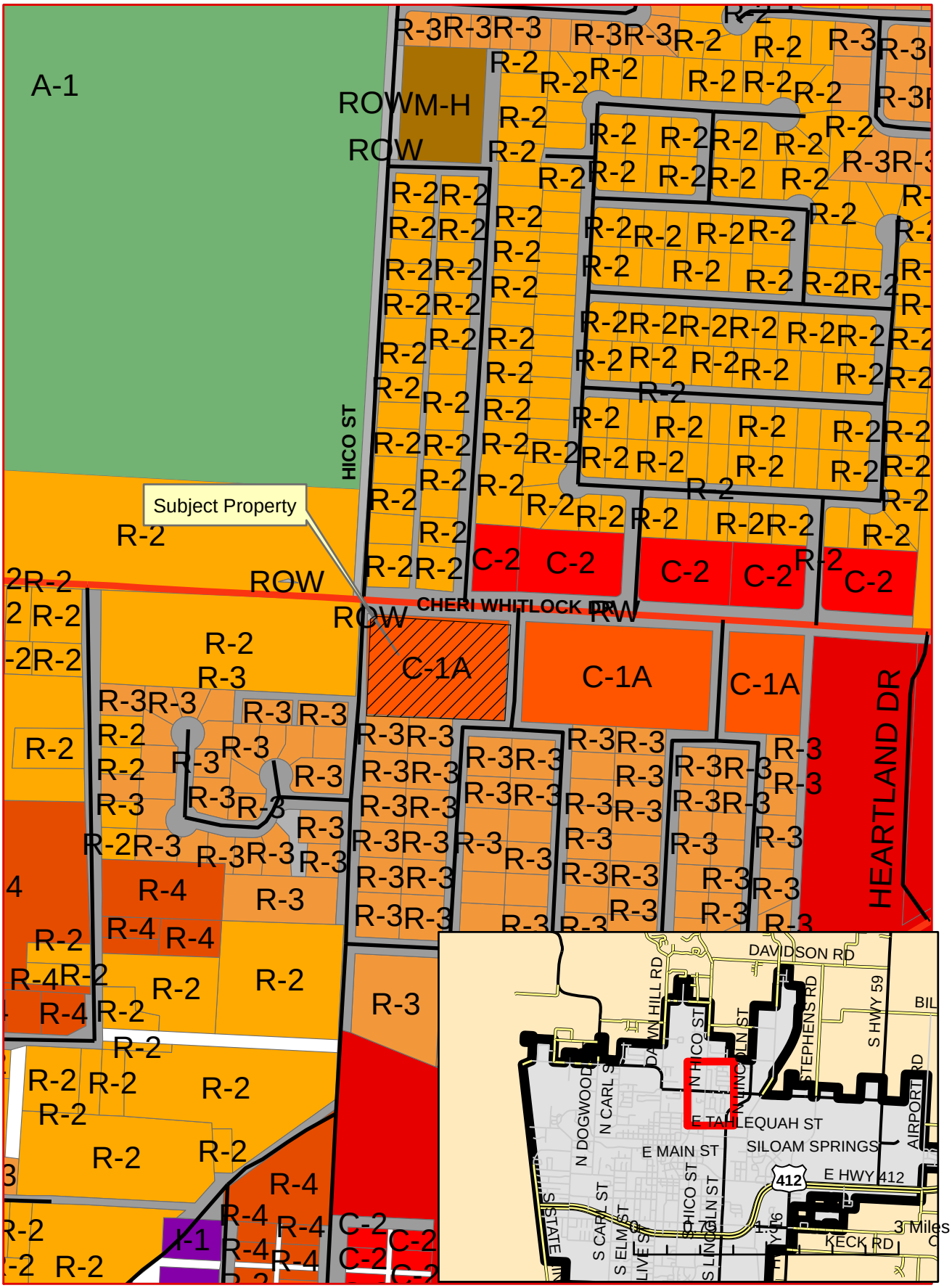
FOR USE BY:
ALICE SCARBROUGH, TRUSTEE OF
THE SCARBROUGH FAMILY TRUST,
U/T/D FEBRUARY 28, 2007
21525 DAWN HILL EAST RD
SILOAM SPRINGS AR 72761-9195

DATE:	6-28-2016
JOB NO:	16-04-28
SCALE:	1"=30'

LS16-07 & RZ16-04 – Scarborough - Bird's Eye View

GENERAL AREA MAP

Lot Split Development
LS 16-07



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: June 21, 2016
RE: Rezoning Development Permit, RZ16-04/ Rezone from C-1A to C-2

Recommendation: Approval of RZ16-04 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: August 2, 2016

APPLICANT AND AGENT
Applicant/Owner: Scarbrough Family Trust
Agent: Ghan & Cooper Commercial Properties – Stuart Ghan

SUBJECT PROPERTY ADDRESS
1000 Block of Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant desires to rezone a platted out lot in the Sager Creek Addition from C-1A (Light Commercial) to C-2 District (Roadway commercial).

REFERENCE APPLICATIONS
The following applications are associated with this request: LS16-07 (Lot Split).

EXISTING AND PROPOSED LAND USES AND ZONING

EXISTING LAND USE	*EXISTING ZONING*
Vacant lot	C-1A (Light commercial)
PROPOSED LAND USE	*PROPOSED ZONING*
Future retail or office	C-2 (Roadway commercial)
SURROUNDING LAND USE	*SURROUNDING ZONING*
North: Residential, single-family/ Institutional	North: R-2 (Residential, medium)/ C-2 (Roadway commercial)
South: Residential, single-family	South: R-3 (Residential, two-family)
East: Vacant	East: C-1A (Light commercial)
West: Residential, single-family/ Vacant lot	West: R-2 (Residential, medium)/ R-3 (Residential, two-family)

ZONING USE UNIT CONSISTENCY

The exact future land use is not yet known, however staff believes these lots will be used for commercial and office uses. Generally, commercial and office uses fall within Use Units 8,9,15 and 16. These use units, as well as others, are permitted in the proposed C-2 District.

LOT STANDARDS CONSISTENCY

MINIMUM (C-2) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Lot 1R* Lot Area: 8,000 sq. ft.	54,798 sq. ft. or 1.258 acres
Lot 1R Lot Width: 80 ft.	212.50 ft.
Lot 2R* Lot Area: 8,000 sq. ft.	68,607 sq. ft. or 1.575 acres
Lot 2R Lot Width: 80 ft.	202.50 ft.
Average Lot Size: 1.42 acres	

*These lots are proposed through a separate lot split application; see reference application section of this report.

STAFF DISCUSSION

The applicant requests rezoning 2.83 acres in the 1000 Block of Cheri Whitlock Dr. from C-1A to C-2. The rezoning is occurring on a platted subdivision out lot (to be split through a separate lot split application) in the Sager Creek Addition, located south of the Elizabeth Richardson Center, at the southeastern corner of Hico St. and Cheri Whitlock Dr. The request is an attempt to upzone the property to a slightly more intensive commercial zone. The more intensive commercial zone will allow for a larger lot coverage by 15% and 4 ft. smaller greenspace buffers. The future land use map describes this area as general commercial and office, but does not specify any level of intensity. Staff believes that the requested change will not increase the intensity of the lot development to a level that is incompatible with the surrounding residential neighborhood uses. Future development on the two lots will be required to be visually screened from residential uses with a six foot opaque fence or landscaped berm. In addition, future parking lot lighting will be cut off so no glare will shine into neighboring residences. Giving the prevailing commercial land uses (both existing and planned) along the Cheri Whitlock Dr. corridor, staff has no technical concerns with the proposal.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 2, 2016.
- Newspaper legal notification: June 15, 2016 (Herald-Leader).
- Letter legal notification: June 13-16, 2016.
- Staff received one phone call of a questioning nature, inquiring on the future plans for the lots. Staff relayed what is known to the caller. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 future land use map describes this area as commercial and office of varying densities. The proposal is consistent with the future land use map's guidance. The following zone(s) are appropriate according to the designation: C-1, C-2; C-1A.

Fiscal Impact:

No impact is anticipated.

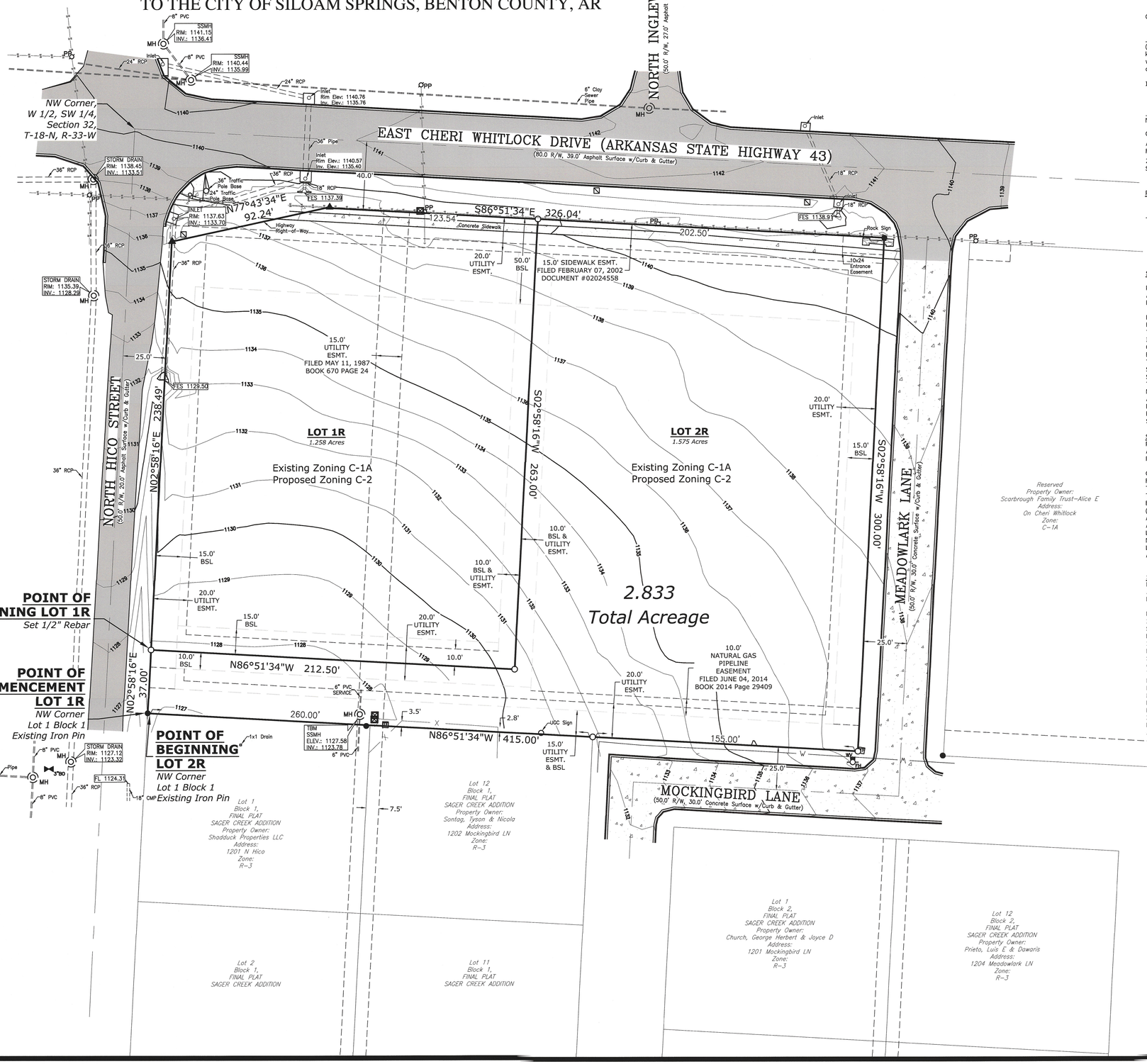
Attachments:

Site Plan
Bird's Eye View
General Area Map

SAGER CREEK ADDITION REPLAT
LOTS 1R AND 2R

BEING A REPLAT OF

PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, AR



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.

_____ _____

Sate 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 acknolwedged that they executed the same for the purposes therein contained,

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

_____
Notary Public

OWNER:
ALICE SCARBROUGH, TRUSTEE OF THE SCARBROUGH FAMILY TRUST, U/T/D FEBRUARY 28, 2007
21525 DAWN HILL EAST RD
SILOAM SPRINGS AR 72761-9195

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this_____day of

_____,2016, by the City of Siloam Springs Planning Commission.

_____
Secretary

SURVEY DESCRIPTION PARENT RESERVED LOT:

PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID RIGHT-OF-WAY, 275.49 FEET TO A SET 1/2" REBAR ON THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTHERN RIGHT-OF-WAY OF EAST CHERI WHITLOCK DRIVE (ARKANSAS STATE HIGHWAY 43); THENCE N77°43'34"E, LEAVING SAID EAST RIGHT-OF-WAY, ALONG SAID SOUTH RIGHT-OF-WAY, 92.24 FEET TO A SET 1/2" REBAR; THENCE S86°51'34"E, 326.04 FEET TO AN EXISTING IRON PIN MARKING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY OF MEADOWLARK LANE; THENCE S02°58'16"W, ALONG SAID WEST RIGHT-OF-WAY, 300.00 FEET TO A SET 1/2" REBAR MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF MOCKINGBIRD LANE; THENCE N86°51'34"W, ALONG SAID NORTH RIGHT-OF-WAY AND LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION, 415.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.833 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB # 16-04-28.

SURVEY DESCRIPTION LOT 1R:
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION AND THE EAST RIGHT-OF-WAY OF NORTH HICO STREET; THENCE N02°58'16"E, ALONG SAID EAST RIGHT-OF-WAY, 37.00 FEET TO A SET 1/2" REBAR AT THE POINT OF BEGINNING; THENCE N02°58'16"E, 238.49 FEET TO A SET 1/2" REBAR ON SAID EAST RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY OF EAST CHERI WHITLOCK DIRVE (ARKANSAS STATE HIGHWAY 43); THENCE N77°43'34"E, LEAVING SAID EAST RIGHT-OF-WAY, ALONG SAID SOUTH RIGHT-OF-WAY, 92.24 FEET TO A SET 1/2" REBAR; THENCE S86°51'34"E, ALONG SAID SOUTH RIGHT-OF-WAY, 123.54 FEET TO A SET 1/2" REBAR; THENCE S02°58'16"W, LEAVING SAID SOUTH RIGHT-OF-WAY, 263.00 FEET TO A SET 1/2" REBAR; THENCE N86°51'34"W, 212.50 FEET TO THE POINT OF BEGINNING CONTAINING 1.258 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., R.L.S. #1272, JOB # 16-04-28.

SURVEY DESCRIPTION LOT 2R:
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12 BLOCK 1 FINAL PLAT SAGER CREEK ADDITION TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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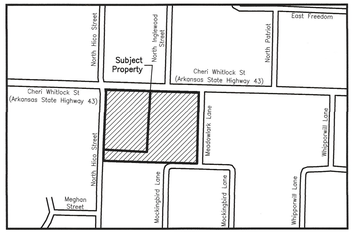
SITE INFORMATION
BENTON COUNTY APPRAISAL DISTRICT PARCEL:
03-03047-000
APPROXIMATE AREA: 2.833 ACRES
EXISTING ZONING: C-1A
NUMBER OF LOTS: 2



VICINITY MAP
N.T.S.

CERTIFICATE OF AUTHORIZATION
ANDERSON SURVEYING INC.
No. 1691
ARKANSAS

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1272
PROFESSIONAL

LEGEND

○	= SET REBAR
●	= EXISTING IRON PIN
⊗	= SET RR/SPIKE
⊗	= EXISTING SPIKE
⊘	= SET MAGNAIL
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⊠	= ELECTRIC/TELEPHONE PEDESTAL
☼	= GAS METER
LP	= LIGHT POLE
WV	= WATER VALVE
WV	= WATER VALVE
FH	= FIRE HYDRANT

N

BASIS OF BEARING:
State plane NORTH based upon GPS observation

30 0 30
Scale in Feet

BY:	REVISIONS	DATE

ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, Ar 72957
(479)-410-5333
Fax (479)-474-4247
e-mail: andersonsurveying@cox.net

SAGER CREEK ADDITION REPLAT
LOTS 1R AND 2R
BEING A REPLAT OF
PART OF RESERVED LOT LYING NORTH OF LOTS 1 AND 12
BLOCK 1 FINAL PLAT SAGER CREEK ADDITION
TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, AR

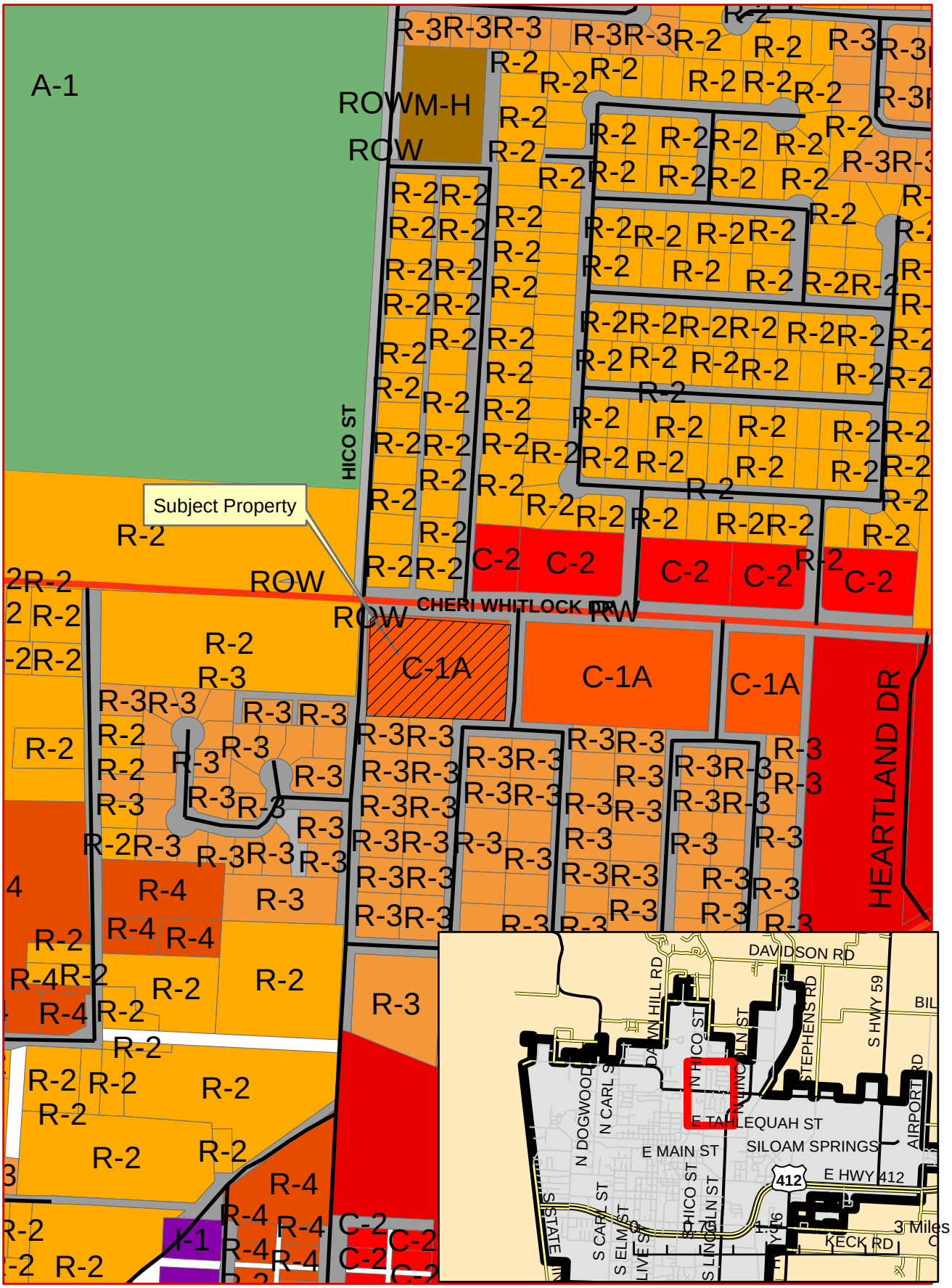
FOR USE BY:
ALICE SCARBROUGH, TRUSTEE OF
THE SCARBROUGH FAMILY TRUST,
U/T/D FEBRUARY 28, 2007
21525 DAWN HILL EAST RD
SILOAM SPRINGS AR 72761-9195

DATE:	6-28-2016
JOB NO:	16-04-28
SCALE:	1"=30'

LS16-07 & RZ16-04 – Scarborough - Bird's Eye View

GENERAL AREA MAP

Rezone Development
RZ 16-04



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 6, 2016
RE: Rezoning Development Permit, RZ16-03/ Rezone from C-2 and R-2 to G-I

Recommendation: Approval of RZ16-03 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: August 2, 2016

APPLICANT AND AGENT
Applicant/Owner: City of Siloam Springs
Agent: City of Siloam Springs – Police Dept.

SUBJECT PROPERTY ADDRESS
100 Hwy. 412 W.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant desires to rezone a 3.033 combined metes and bounds parcel from R-2 (Residential, medium) and C-2 (Roadway commercial) to G-I District (General institutional).

EXISTING AND PROPOSED LAND USES AND ZONING

EXISTING LAND USE	*EXISTING ZONING*
Police Department and vacant lot	C-2 District (Roadway commercial)/ R-2 District (Residential, medium)
PROPOSED LAND USE	*PROPOSED ZONING*
Police Dept. and Impound Lot	G-I (General institutional)
SURROUNDING LAND USE	*SURROUNDING ZONING*
North: Commercial/ Retail	North: C-2 District (Roadway commercial)/ C-1A (Light commercial)
South: Residential, single-family	South: R-2 District (Residential, medium)
East: Residential, single-family/ Vacant lot	East: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West: Residential, single-family/ Commercial/ Retail	West: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

Municipal uses fall within Use Unit 12 (Small institution). Use Unit 12 is permitted in the proposed G-I District.

LOT STANDARDS CONSISTENCY

The minimum G-I zone standards are compared with the subject property's tract below.

MINIMUM (G-I) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Lot Area: 5,000 sq. ft.	3.033 acres or 1,321,175 sq. ft.*
Lot Width: 50 ft.	406 ft.
Maximum Lot Coverage: 60%	Approx. 50%
Maximum Floor to Area Ratio: 0.6 (60%)	0.011 or 1.1%

*Lot size is calculated assuming completion of a pending lot consolidation, merging three lots into one.

STAFF DISCUSSION

The applicant requests rezoning 100 Hwy. 412 W. from R-2/C-2 to G-I. The purpose of this request is to reclassify the Police Department's property to a zone more appropriate for the existing land use. This location includes the Siloam Springs Police Station and a vacant lot located due south of the station. The request was prompted by the City's review of a lot consolidation permit, in which the Police Dept. desired to merge a recently purchased lot at the northwest corner of Elliff and Mt. Olive Streets. The new lot abuts the Police Station's parking lot and is intended to be used as a future vehicular impound lot. The Police Dept. plans on screening the impound lot so that there are no visual impacts to the surrounding residential properties. The City will systematically rezone all of their properties to G-I in the coming year. Staff has no technical concerns with the proposal.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 2, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June 10-13, 2016.
- Staff received five phone calls of a questioning nature. The same information was relayed to all callers. After receiving more detail on the intent of the rezoning, there were no follow-up questions or concerns. Staff received no correspondence.

COMPREHENSIVE PLAN CONSISTENCY

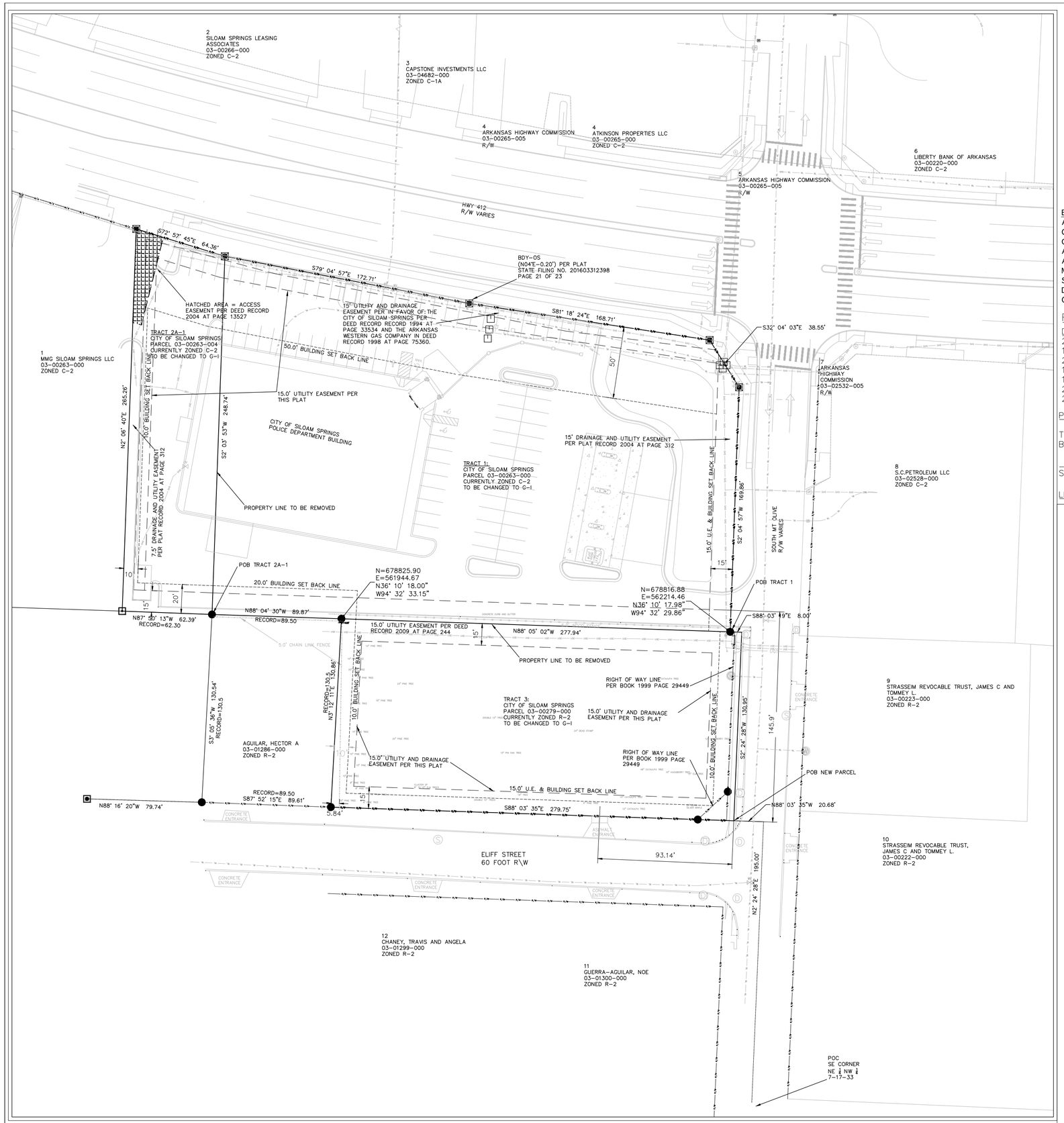
The 2030 future land use map describes this area as commercial and medium density family. Staff believes, due to the existing City facility, that the G-I zone is appropriate for this property, despite not being shown on the map. The Police Station had not yet moved to its present location at the time of the development of the future land use map. The following zone(s) are appropriate according to the designation: C-1; C-2; C-1A; R-2, R-3, G-I (see explanation above).

Fiscal Impact:

No impact is anticipated beyond the cost of filing the associated plat survey. The filing fee is $30.00.

Attachments:

Site Plan
Bird's Eye View
General Area Map



1°-28'-44.29"

GEODETIC

TRUE

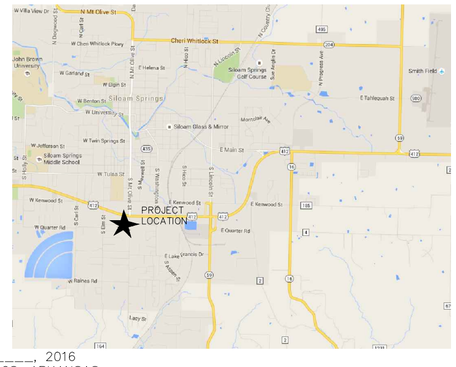
S.P.GRID

Legend

- FOUND IRON PIN
- FOUND IRON PIPE
- FOUND R/W MARKER
- BOLLARD
- SET BACK LINE
- EASEMENT LINE
- BOUNDARY LINE
- R/W LINE

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
CITY OF SILOAM SPRINGS GPS CONTROL; CONTROL POINT GPS-13
AS PROVIDED BY AERIAL DATA SERVICE, INC JOB NO. 11339 AND CRAFTON AND TULL ENGINEERS JOB NO 97035 BOTH DATED MARCH 11, 1997.
SCALE FACTOR (Ground to State Plane): .999936726
Dimensions shown on this plat are State Plane Dimensions.
GRID DECLINATION (Convergence): -01°-28'-44.29"

AREA MAP



REFERENCE DOCUMENTS

DEED RECORDS	PLAT RECORDS
2015-72732	2004-213
1999-29449	2004-464
2013-33374	2005-95
1994-33534	201603312398
1998-75360	C-238
2004-13527	C-196
2009-244	

PLANNING DIVISION APPROVAL

THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, 2016
BY THE PLANNING DIVISION OF THE CITY OF SILOAM SPRINGS, ARKANSAS.

_____
SENIOR PLANNER

LEGAL DESCRIPTIONS

TRACT 1:
PART OF THE NE ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT NORTH 02°04'13" EAST 325.20 FEET AND NORTH 88°04'48" WEST 30.00 FEET OF THE SOUTHEAST CORNER OF THE NE ¼ NW ¼ OF SECTION 7; THENCE NORTH 88°04'48" WEST 360 FEET; THENCE NORTH 02°04'13" EAST 261.38 FEET; THENCE SOUTH 74°50'50" EAST 38.79 FEET; THENCE SOUTH 78°50'50" EAST 205.14 FEET; THENCE SOUTH 82°50'50" EAST 120.12 FEET; THENCE SOUTH 02°04'13" WEST 208.63 FEET TO THE POINT OF BEGINNING.

TRACT 2A-1:
PART OF THE NE ¼ OF THE NW ¼ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE¼ NW¼ OF SECTION 7; THENCE NORTH 02°04'13" EAST 325.20 FEET TO A POINT; THENCE NORTH 88°04'48" WEST 390.00 FEET TO A ⅝" REBAR W/CAP AS THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°04'48" WEST 62.30 FEET; THENCE NORTH 02°04'13" EAST 276.02 FEET; THENCE SOUTH 74°50'50" EAST 63.96 FEET TO A ⅝" REBAR W/CAP; THENCE SOUTH 02°04'13" WEST 261.38 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR MUTUAL ACCESS AS CREATED BY ACCESS EASEMENT RECORDED IN DEED RECORD 2004-13527.

TRACT 3
A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, IN THE THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION N 2°24'28" E 195.00 FEET TO A POINT, THENCE LEAVING SAID CENTER SECTION LINE N 88°03'35"W 20.68 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLIFF STREET AND ALSO BEING THE PONT OF BEGINNING, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 2°24'28" E 130.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THENCE N 88°05'02" W 277.94 FEET TO A FOUND 1" SLICK ROD, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF ELLIFF SUBDIVISION AS FOUND IN PLAT RECORD "C" AT PAGE 238 OF THE RECORDS OF THE CIRCUIT CLERKS OFFICE OF BENTON COUNTY, ARKANSAS, THENCE ALONG SAID EAST LINE OF LOT 12, S 3°12'08" W 130.86 FEET TO A FOUND ⅝" REBAR WITH PLASTIC CAP AND THE SOUTHEAST CORNER OF SAID LOT 12 AND THE SOUTHWEST CORNER OF SAID PARCEL, SAID PONT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLIFF STREET, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY LINE S 88°03'35" E 279.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.838 ACRES AS MORE OR LESS; AND SUBJECT TO A STREET RIGHT OF WAY AND STREET RETURN DEDICATION AS FOUND IN DEED BOOK 1999 AT PAGE 29449 OF THE RECORDS OF THE CIRCUIT CLERKS OFFICE OF BENTON COUNTY, ARKANSAS,, AND SUBJECT TO 15.00 FOOT WIDE UTILITY EASEMENT RUNNING ALONG WITH AND PARALLEL TO THE NORTH LINE OF SAID PARCEL AS FOUND IN DEED BOOK 2009 AT PAGE 244 OF THE RECORDS OF THE CIRCUIT CLERKS OFFICE OF BENTON COUNTY, ARKANSAS, AND SUBJECT TO ALL OTHER EASMENTS OF RECORD.

NEW PARCEL:
A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST, IN THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 33 WEST; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION N 2°24'28" E 195.00 FEET TO A POINT; THENCE LEAVING SAID CENTER SECTION LINE N 88°03'35" W 20.68 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, SAID POINT BEING IN THE NORTH RIGHT OF WAY LINE OF ELLIFF STREET AND BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 88°03'35" W 279.75 FEET TO A ⅝" REBAR WITH PLASTIC CAP WITH PLS 1310 EMBOSSED UPON IT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 3°12'11" E 130.86 FEET TO A FOUND 1" OUTSIDE DIAMETER SLICK ROD; THENCE N 88°04'30" W 89.87 FEET TO A ⅝" REBAR WITH PLASTIC CAP EMBOSSED WITH PLS 945; THENCE N 87°50'13" W 62.39 FEET TO A 1" OUTSIDE DIAMETER IRON PIPE; THENCE N 2°06'40" E 265.26 FEET TO A 2" DIAMETER ALUMINUM CAP EMBOSSED WITH PLS 883, SAID POINT BEING IN THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 412 AS FOUND IN PLAT RECORD 201603312398 OF THE RECORDS OF THE ARKANSAS STATE SURVEYORS OFFICE PER RIGHT OF WAY ACQUISITION AHTD JOB NO. 090241; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING; S 72°57'45" E 64.36 FEET TO A 2" DIAMETER ALUMINUM CAP EMBOSSED WITH PLS 883; S 79°04'57" E 172.71 FEET TO A 2" DIAMETER ALUMINUM CAP EMBOSSED WITH PLS 883; S 81°18'24" E 168.71 FEET TO A 2" DIAMETER ALUMINUM CAP EMBOSSED WITH PLS 883; S 32°04'03" E 38.55 FEET TO A 2" DIAMETER ALUMINUM CAP EMBOSSED WITH PLS 883, SAID POINT BEING IN THE WEST RIGHT OF WAY LINE OF SOUTH MOUNT OLIVE STREET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID WEST RIGHT OF WAY LINE S 2°04'57" W 169.86 FEET TO A ⅝" REBAR WITH PLASTIC CAP EMBOSSED WITH PLS 985; THENCE S 88°03'19" E 8.00 FEET; THENCE S 2°24'28" W 130.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3.033 ACRES (132143.1924 S.F.) AS SURVEYED, SUBJECT TO ANY EASEMENTS OF RECORD.

OWNER:

CITY OF SILOAM SPRINGS
P.O. BOX 80
SILOAM SPRINGS, AR 72761

CERTIFICATE OF DEDICATION:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN HEREON AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF SILOAM SPRINGS AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF SILOAM SPRINGS AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS.

_____ _____
DATED OWNER

STATE OF ARKANSAS

COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF_____, 2016.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

ATTORNEY'S CERTIFICATE:

I, _____, BEING AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF ARKANSAS, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATION TO THE CITY OF SILOAM SPRINGS, ARKANSAS, AND THAT THE PARTY EXECUTING THE DEDICAIION IS THE OWNER THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF LIENS AND ENCUMBRANCES.

_____ _____
ATTORNEY AT LAW DATE

CERTIFICATION: I hereby certify that on June 10 2016, the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon. This property DOES NOT LIE in a designated flood Zone according to F.E.M.A. Map #05007C0370J, Dated September 28, 2007 as shown on this plat.

LOT CONSOLIDATION PLAT
CITY OF SILOAM SPRINGS POLICE DEPARTMENT

50 0 50 100 150

Scale 1" = 50'

Drawn By:
Michael Blankenship
400 N. Broadway
Siloam Springs, AR 72761
(479) 238-0929

Survey By:
James Caldwell
609 South Oakhill
Siloam Springs, AR 72761
(479) 238-4069

Survey For:
City of Siloam Springs
400 N. Broadway
Siloam Springs, AR

Plat Code:
500-17N-33W-0-07-410-04-1310

Date: 12/15/2015
5/10/2016

Job #: 216020

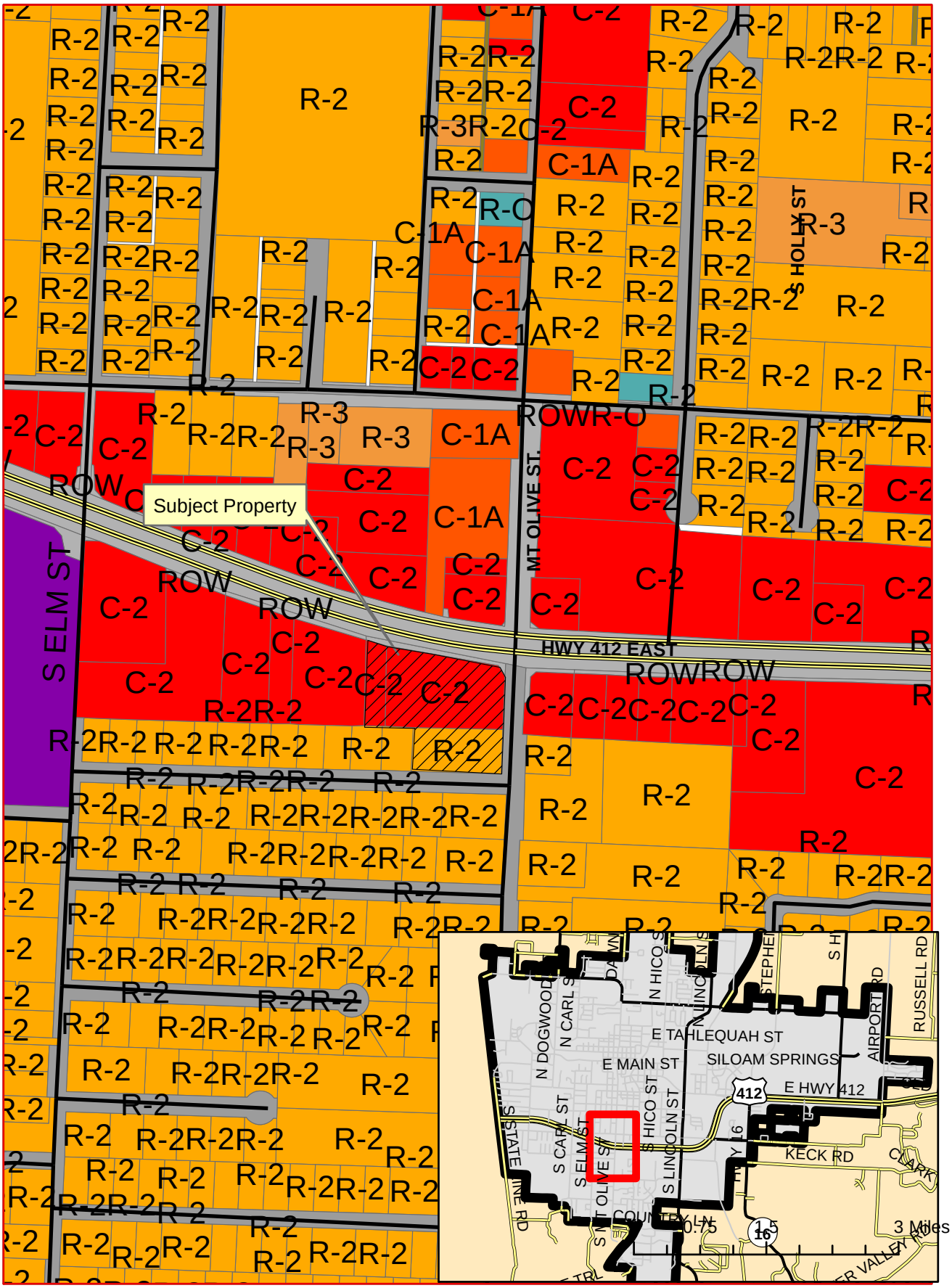
RZ16-03 SSPD

Bird's Eye View

GENERAL AREA MAP

Rezone Development
RZ 16-03

N



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Rezoning Development Permit, RZ16-05/ Rezone from R-2 to G-I.

Recommendation: Approval of RZ16-05 (Rezone Development Permit).

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: August 2, 2016

APPLICANT AND AGENT
Applicant/Owner: New Life Church of Siloam Springs, Inc.
Agent: Civil Engineering, Inc. – Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS
1611 Cheri Whitlock Dr.

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=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant desires to rezone several metes and bounds parcels from R-2 (Residential, medium) to G-I District (General institutional).

REFERENCE APPLICATIONS
The following applications are associated with this request: SD16-06 (Significant Dev. Permit).

EXISTING LAND USES AND ZONING

EXISTING LAND USE	*EXISTING ZONING*
Institutional-Church/ Vacant Property	R-2 District (Residential, medium)
PROPOSED LAND USE	*PROPOSED ZONING*
Institutional—Church (new sanctuary)	G-I District (General institutional)
SURROUNDING LAND USE	*SURROUNDING ZONING*
North: Residential, single-family	North: R-2 District (Residential, medium)/ R-3 District (2-family)
South: Residential, single-family/ Park	South: R-2 District (Residential, medium)
East: Residential, single-family/ Institutional—Church/ Commercial—Retail	East: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West: Residential, single-family	West: R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

Church uses fall within Use Unit 14 (Large Government, Religious, or Healthcare Facility). Use Unit 14 is permitted in the proposed G-I District.

LOT STANDARDS CONSISTENCY

The minimum G-I zone standards are compared with the subject property's tracts below.

MINIMUM (G-I) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL (all parcels start with "03" prefix)*
Lot Area: 5,000 sq. ft.	Parcel: 00503-002: 5.1 acres
	Parcel: 00503-000: 15 acres
	Parcel: 00501-000: 2.3 acres
	Parcel: 00501-002: 2 acres
Grand Total When Combined*	24.4 acres
Lot Width: 50 ft.	Parcel: 00503-002: 193 ft.
	Parcel: 00503-000: 472 ft.
	Parcel: 00501-000: 336 ft.
	Parcel: 00501-002: 474 ft. (Lincoln St. side)
Grand Total When Combined*	1001 ft. (Cheri Whitlock side)
Maximum Lot Coverage: 60%	Parcel: 00503-002: 0 %
	Parcel: 00503-000: Approx. 20%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	10%**
Maximum Floor to Area Ratio: 0.6 (60%)	Parcel: 00503-002: 0%
	Parcel: 00503-000: Approx. 2%**
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	Approx. 1%**

*The applicant intends to file a separate lot consolidation permit to combine all parcels into one. This consolidation does not impact the rezoning request.

** Existing conditions.

STAFF DISCUSSION

The applicant requests rezoning 1611 Cheri Whitlock Dr. from R-2 to G-I, the campus of New Life Church, located to the west of the Lincoln St. and Cheri Whitlock Dr. intersection. The request was prompted by the City's review of a significant development permit to build a new sanctuary, for more on that project, please see staff report memo SD16-06. The property sits on four different parcels. Although each parcel meets the site regulations for the G-I zone, the applicant intends to consolidate these into one new tract in order to accommodate the construction of the new sanctuary building. This request is the sixth church to rezone to G-I since the new zoning district was adopted. Staff has no technical concerns with the rezoning proposal.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 2, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June 17-20, 2016.
- Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

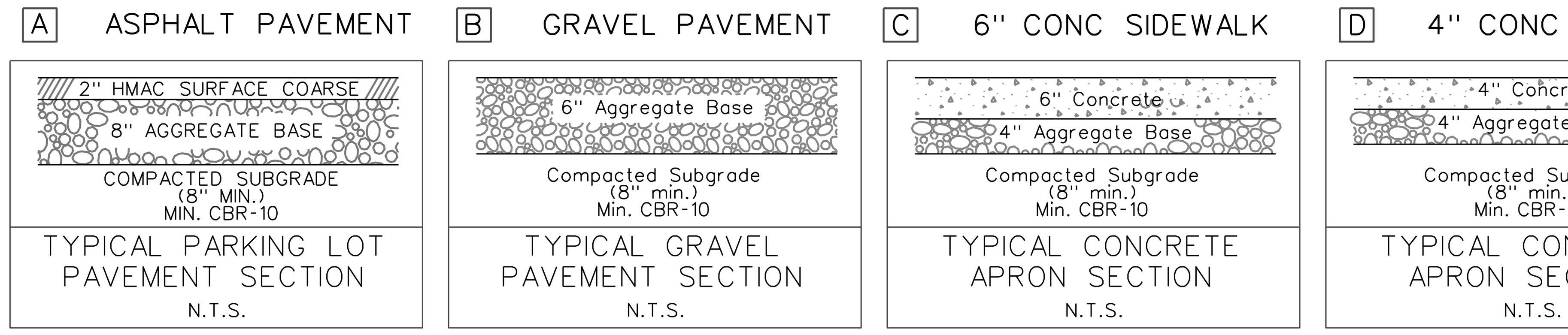
The 2030 future land use map describes this area as commercial and office. Staff believes, due to the nature of the existing church, that the G-I zone is appropriate for this property. The following zone(s) are appropriate according to the designation: C-2; C-1A; R-2, R-3, G-I (see explanation above).

Fiscal Impact:

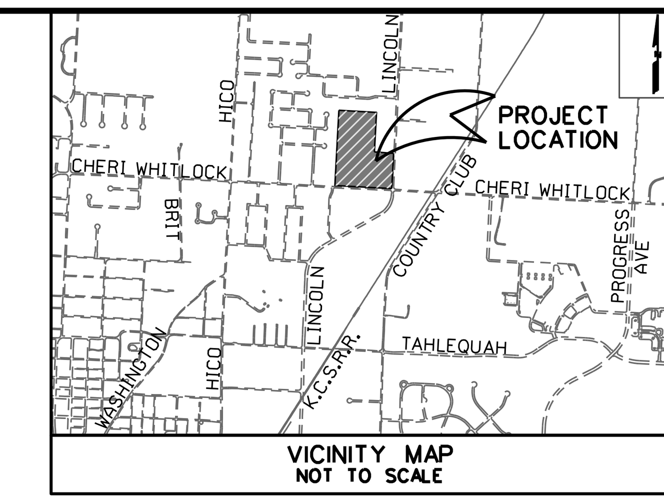
No impact is anticipated.

Attachments:

Site Plan
Bird's Eye View
General Area Map



Parcel ID	Name	Address	City	St	Zip	Zoning
03-00497-000	GATES RUBBER CORPORATION ATTN: RINGLE, GREG	1801 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2086	I-1
03-00559-000	WHITAKER, JOYCE ANN & EMERT ROBERT	1850 CHERI WHITLOCK DR	SILOAM SPRINGS	AR	72761-2062	R-2
03-00504-000	CITY OF SILOAM SPRINGS	PO BOX 80	SILOAM SPRINGS	AR	72761-0080	C-1
03-00504-003	COLEMAN, SUELLEN TRUSTEE	PO BOX 487	SILOAM SPRINGS	AR	72761-0487	C-2
03-00504-003	COLEMAN, SUELLEN TRUSTEE	PO BOX 487	SILOAM SPRINGS	AR	72761-0487	C-2
03-00504-004	ARKANSAS STATE BANK	PO BOX 400	SILOAM SPRINGS	AR	72761-0400	C-2
03-00504-001	SAGER CREEK COMMUNITY CHURCH	1010 S MAXWELL ST	SILOAM SPRINGS	AR	72761-4236	C-2
03-00504-002	SILOAM SPRINGS CHILD DEV CENTER	1500 CHERI WHITLOCK DR	SILOAM SPRINGS	AR	72761-9100	C-1
03-04922-000	HUFFMAN, KENNETH A SR & PAMELA GALE	PO BOX 1554	SILOAM SPRINGS	AR	72761-1554	C-2
03-04925-000	PERKINS, RUSSELL W & CAROL G	1402 N AMERICA	SILOAM SPRINGS	AR	72761-2097	R-2
03-04926-000	BAYER, ANSEN D & BAYER, AMANDRIA R	1501 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04927-000	SCRITCHFIELD, GARY & DEE	1503 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04928-000	MORGAN, WANDA J TRUSTEE L/E	1505 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04929-000	CASTRO, MILADIS	1507 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04930-000	CLEARY, TERRY & ANGELA	1509 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04931-000	KILLMAN, BRIAN & PAMELA	1601 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04932-000	CARCAMO, WILLIAM & NORMA	1603 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04933-000	DEWEY, DENNIS D & DEBORAH L-TRUSTEES	6956 N ATKINS AVE	KANSAS CITY	MO	64152-2900	R-2
03-04934-000	NACHTIGAL, THEODORE D	1607 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04935-000	REED, DAVID & DONNA	3434 AMBERWOOD ST	SPRINGDALE	AR	72762-0553	R-2
03-04936-000	HOWERTON, STEPHEN G & TONYA	1701 N AMERICA CT	SILOAM SPRINGS	AR	72761-2094	R-2
03-04937-000	ARCAPIO LLC	9519 TULLIS DR	BEVERLY HILLS	CA	90210-1747	R-2
03-04938-000	BRUECKNER, STEVEN H & MEGAN E	1705 N AMERICA CT	SILOAM SPRINGS	AR	72761-2094	R-2
03-04939-000	SAIL LLC, ATTN: HAEST, BARRY	201 VANDERPOOL LN # 147	HOUSTON	TX	77024	R-2
03-04940-000	KEELER, DUSTIN & TALENA	1709 N AMERICA	SILOAM SPRINGS	AR	72761-1209	R-2
03-04191-000	RAMSEY, BO & SYLVIA	1402 LATISHA LN	SILOAM SPRINGS	AR	72761-2593	R-3
03-04190-000	HOLDRIDGE, AMBER	1404 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9096	R-3
03-04189-000	BAKER, KATHLEEN K	1406 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9096	R-3
03-04188-000	CITY OF SILOAM SPRINGS	PO BOX 80	SILOAM SPRINGS	AR	72761-0080	R-3
03-04187-000	MACKEY, JASON W & SANDRA I	1504 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9415	R-3
03-04186-000	CALLAHAN, DAVID & JENNIFER	1506 ABRAHAM	SILOAM SPRINGS	AR	72761-9415	R-2
03-04185-000	ROACH, JACOB D & AUDREY L	1508 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9415	R-2
03-04184-000	MORRIS, DERK VAN & CRYSTAL LAVONE	1604 ABRAHAM DR	SILOAM SPRINGS	AR	72761-8935	R-2
03-04183-000	BAILEY, DAVID	14098 JENKINS CORNER	GRAVETTE	AR	72736-9054	R-2
03-04172-000	HUFFORD, EDWARD	PO BOX 6717	SILOAM SPRINGS	AR	72761-8938	R-2
03-04173-000	HUFFORD, EDWARD	PO BOX 6717	SILOAM SPRINGS	AR	72761-8938	R-2
03-04174-000	HOUSE OF PRAYER CHURCH	1752 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2078	C-2
03-04175-000	RKD CAPITAL INVESTMENTS	1702 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2078	R-2
03-04176-000	RENFROE, JOHN W & DONNA M	1602 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2084	C-2
03-04177-000	RENFROE, JOHN W & DONNA M	1602 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2084	C-2
03-04178-000	COPELAND, LARRY J & DAIRAH	1598 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2082	R-2



SCALE: 1" = 100'

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- FOUND IRON PIN
- FOUND COTTON PICKER SPINDLE
- PROPOSED BUILDING
- PROPOSED GRAVEL PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED 4'' CONCRETE SIDEWALK
- PROPOSED 6'' CONCRETE SIDEWALK
- PROPOSED PARKING LOT LIGHTING
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- AC UNIT
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE
- PROPOSED TREE

CURRENT ZONING:
R-2
PROPOSED ZONING:
G-I
PROPOSED BUILDING USE:
ASSEMBLY (9,489 S.F. ASSEMBLY AREA)

FLOOR TO AREA RATIO (FAR):
BUILDING AREA - 39,109 SF (PROPOSED) + 12,237 (EXISTING) = 51,346 SF (TOTAL)
LOT AREA - 1,079,215 SF
FAR RATIO REQUIRED - 0.60 MAX
ACTUAL FAR RATIO - 0.0476

MAX. LOT COVERAGE:
IMPERVIOUS AREA - 270,476 SF
LOT AREA - 1,079,215 SF
LOT COVERAGE REQUIRED - 60% MAX
ACTUAL LOT COVERAGE - 25.06%

GREENSPACE
TOTAL GREEN SPACE - 808,739 SF
LOT AREA - 1,079,215 SF
GREENSPACE REQUIRED - 15% MIN
ACTUAL GREENSPACE - 74.94%

GREENSPACE INTERIOR TO PARKING:
INTERIOR GREENSPACE - 11,092 SF
GROSS PARKING AREA - 110,324 SF
% INTERIOR GREENSPACE REQUIRED - 5.0% MIN
% INTERIOR GREENSPACE ACTUAL - 9.95%

PARKING SPACES ANALYSIS:
PROPOSED BUILDING USE:
ASSEMBLY (9,489 S.F. ASSEMBLY AREA)
-PARKING REQ'D - 1 SPACE PER 50 SF
9,489 S.F. = 190 SPACES
-PARKING REQ'D - 1 SPACE PER 4 SEATS
758 SEATS = 190 SPACES
TOTAL PARKING REQUIRED
- 190 SPACES
TOTAL PARKING PROVIDED (INCLUDING HANDICAP)
- 197 SPACES
TOTAL HANDICAP PARKING REQUIRED
- 6 SPACES
TOTAL HANDICAP PARKING PROVIDED
- 22 SPACES

SURVEY DESCRIPTION:
PART OF THE SE/4 OF THE NW/4 OF SECTION 32, T-18-N, R-33-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 329.71' S86° 41' 23''W OF THE NE CORNER OF SAID SE/4 OF THE NW/4; THENCE S86° 44' 49''W 659.16' TO A FOUND IRON PIPE; THENCE S03° 08' 21''W 695.02' TO A FOUND IRON PIN; THENCE S85° 34' 00''E 337.94' TO A FOUND IRON PIN IN THE WESTERN RIGHT-OF-WAY OF NORTH LINCOLN ST.; THENCE ALONG SAID RIGHT-OF-WAY S03° 05' 58''W 616.10' TO A POINT IN CHERI WHITLOCK DRIVE, THENCE LEAVING SAID RIGHT-OF-WAY; N86° 57' 33''W 338.28'; THENCE N86° 59' 04''W 657.66'; THENCE N03° 04' 27''E 1322.06' TO THE POINT OF BEGINNING HAVING AN AREA OF 24.775 ACRES MORE OR LESS. PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF CHERI WHITLOCK DRIVE ON THE SOUTH SIDE AND NORTH LINCOLN STREET ON THE EAST SIDE AND ANY EASEMENTS OF RECORD.

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0360 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

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

________________________ Secretary

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

________________________ City Clerk

SITE INFORMATION:
APPROXIMATE AREA: 24.775 ACRES
PARCEL NO's: 03-00503-002
03-00503-000
03-00501-000
03-00501-002

CURRENT ZONING: R-2

OWNER/DEVELOPER:
NEW LIFE CHURCH OF SILOAM SPRINGS INC.
P.O. BOX 945
SILOAM SPRINGS, AR 72761-0945
(479) 524-4823

PROJECT ADDRESS:
1611 CHERI WHITLOCK DR.
SILOAM SPRINGS, AR 72761-0945

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
S.B. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
FL - FLOW LINE
I.E. - INVERT ELEVATION
T-RIM - TOP OF RIM
R - RADIUS
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY

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

CERTIFICATE OF AUTHORIZATION CIVIL ENGINEERING INC #716 ARKANSAS - ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 06/01/16 No. 7731 RONALD HOMEYER

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

NO.	REVISIONS	BY	DATE
1	PER TECH REVIEW COMMENTS	RDH	06-29-16

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
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

SITE PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=100' H 1"= --' V	
1235	JUNE 2016		2 OF 7

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

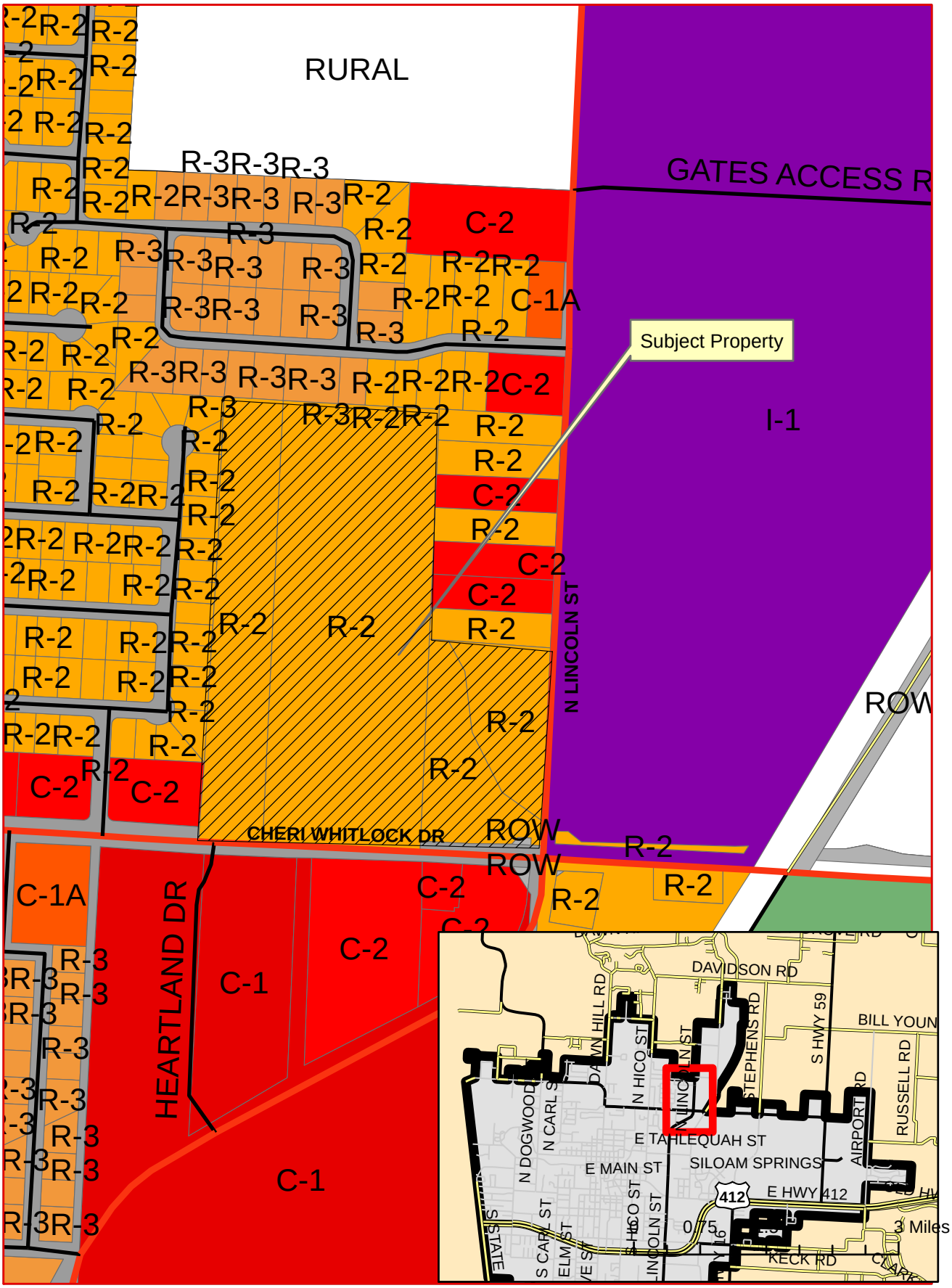
FILE: 1235 Site Plan.dgn
REF.FILE: 1235.dgn
VIEW:
DATE: 6/1/2016 4:55:51 PM
PF:

RZ16-05 & SD16-06 New Life Church Bird's Eye View

GENERAL AREA MAP

Rezone Development
RZ 16-05

N



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 6, 2016
RE: Significant Development Permit, SD16-06/ 1611 Cheri Whitlock Dr.

Recommendation: Approval of SD16-06 (Significant Development Permit), subject to the following conditions:
1.) The applicant must file a lot consolidation for all lots under common ownership, prior to building permit issuance. The lot consolidation must show utility easements around the proposed water line and also indicate drainage easements as directed by the City Engineer.
2.) The applicant must successfully rezone the property to "G-I", prior to building permit issuance.
3.) The applicant must show tree landscaping in the interior parking islands on the architectural plans, prior to building permit issuance.
4.) The applicant must show exterior parking lot lighting, and lighting must be cut off style, on the architectural plans, prior to building permit issuance.
5.) The applicant must furnish a drainage report prior to Board of Directors review.
6.) The applicant shall be responsible for screening all abutting residential properties with a 6 ft. opaque screen, prior to Certificate of Occupancy.

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: August 2, 2016

APPLICANT AND AGENT
Applicant/Owner: New Life Church of Siloam Springs, Inc.
Agent: Civil Engineering, Inc. – Ron Homeyer, PE

SUBJECT PROPERTY ADDRESS
1611 Cheri Whitlock Dr.

INTERNET MAP INFORMATION
Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2015 Google Imagery ©2015, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

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

https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT

The applicant requests to construct a 39,109 sq. ft. sanctuary and church facility.

REFERENCE APPLICATIONS

The following applications are associated with this request: RZ16-05 (Rezoning).

EXISTING LAND USES AND ZONING

EXISTING LAND USE		*EXISTING ZONING*	
Institutional-Church/ Vacant Property		R-2 District (Residential, medium)	
SURROUNDING LAND USE		*SURROUNDING ZONING*	
North:	Residential, single-family	North:	R-2 District (Residential, medium)/ R-3 District (two-family)
South:	Residential, single-family/ Park	South:	R-2 District (Residential, medium)
East:	Residential, single-family/ Institutional—Church/ Commercial—Retail	East:	R-2 District (Residential, medium)/ C-2 District (Roadway commercial)
West:	Residential, single-family	West:	R-2 District (Residential, medium)/ C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

Church uses fall within Use Unit 14 (Large Government, Religious, or Healthcare Facility). Use Unit 14 is permitted in the proposed G-I District.

PARKING STANDARDS CONSISTENCY

According to Municipal Code §102-75(a)(3)(a), parking is calculated by the total number of square feet in the assembly are of one space for every four seats, whichever is greater.

USE TYPE	*REQUIRED PARKING*	*EXISTING PARKING*	*NET PROPOSED PARKING**	*PARKING SURPLUS/ DEFICIT*
Assembly Area 1 space/50 sq. ft.	190	141	56*	+7

* Including ADA accessible parking.

LOT STANDARDS CONSISTENCY

The minimum G-I* zone standards are compared with the subject property's tracts below.

MINIMUM (G-I) ZONING REQUIREMENTS*	*SUBJECT PROPERTY PROPOSAL (all parcels start with a "03" prefix)*
Lot Area: 5,000 sq. ft.	Parcel: 00503-002: 5.1 acres
	Parcel: 00503-000: 15 acres
	Parcel: 00501-000: 2.3 acres
	Parcel: 00501-002: 2 acres
Grand Total When Combined*	24.4 acres
Lot Width: 50 ft.	Parcel: 00503-002: 193 ft.
	Parcel: 00503-000: 472 ft.
	Parcel: 00501-000: 336 ft.
	Parcel: 00501-002: 474 ft. (Lincoln St. side)
Grand Total When Combined*	1001 ft. (Cheri Whitlock side)
Maximum Lot Coverage: 60%	Parcel: 00503-002: 0 %
	Parcel: 00503-000: 25.6%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	10%***
Maximum Floor to Area Ratio: 0.6 (60%)	Parcel: 00503-002: 0%
	Parcel: 00503-000: 4%
	Parcel: 00501-000: 0%
	Parcel: 00501-002: 0%
Grand Total When Combined*	Approx. 1%***

* The proposal is in the process of being rezoned to "G-I", this zone is used for the lot standards consistency, refer to staff report memo RZ16-05 for more information.

** The applicant intends to file a separate lot consolidation permit to combine all parcels into one. This consolidation is a staff recommended condition.

STAFF DISCUSSION

The applicant is requesting to construct a 34,109 sq. ft. sanctuary and church facility expansion for New Life Church, located on Cheri Whitlock Dr. across the street from Sager Creek Community Church and Fire Station No. 1. The project requires a rezone from R-2 to G-I, this will be handled through a separate rezoning application; the rezoning is placed as a recommended condition on the approval of this significant development permit. In addition, the proposal sits on several parcels under common ownership by the applicant; these parcels will need to be consolidated into one lot prior to building permit issuance. Staff expects this lot consolidation to be filed for review on August 1, 2016.

Traffic impact is not anticipated to be an issue as there are controlled intersections to the east of the site. The proposal meets all required greenspace regulations, with the exception of adding trees to the center parking lot islands. The applicant intends to provide the trees, but the final landscaping plans were not yet available at the time of writing this report. Therefore, a condition (No. 3) is added to ensure that interior landscaping is shown prior to building permit issuance. The church currently uses a dumpster, there are no plans to relocate this, however, should the applicant elect to relocate it, it will be screened per current City standards.

Opaque screening exists for all but three of the abutting residential properties on the west and all but two along the north property line. Per City Code, all missing fence segments will be installed by the applicant, a condition is added to ensure this is completed prior to Certificate of Occupancy. Staff confirmed that no parking lot lighting will shine directly on any abutting residential properties, the lighting will be full cut off, the final lighting and landscaping plan will be shown on the architectural plan set. Two conditions have been added to ensure this is shown on the final plans prior to building permit issuance. Drainage is handled by an on-site detention pond near the soccer fields located in the center of the project site. The final drainage report has not been completed, however the applicant intends to have this prepared for review prior to the Board of Directors' review, a condition is added to this effect. Sidewalks already exist along Cheri Whitlock Dr., and the applicant will pay a fee-in-lieu for sidewalks along Lincoln St in conformance with the City's sidewalk policy. The fee-in-lieu is requested by the City due to programmed street work scheduled on Lincoln St. in the next 6-12 months. All of staff's technical comments (excluding the items shown in the conditions) were addressed by the applicant.

Finally, it should be noted that due to a late design change, many of the items that are normally addressed through the technical review process are not yet covered by the applicant, thus causing a higher than usual amount of staff requested conditions. Staff spoke with the engineer on the project, and he has ensured all outstanding items will be addressed in the final architectural plan set.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 02, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June, 17-20, 2016.
- Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as both commercial office and medium residential. Since the historic use of this property has been used as a church, staff believes the proposal meets the spirt of the future land use map. Consult staff report memo RZ16-05 for more information on the zoning and future land use.

Fiscal Impact:

No fiscal impact is anticipated. Street Fees are not applicable for this project since Cheri Whitlock Dr. is a State controlled highway (Hwy. 43).

Attachments:

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

DEVELOPMENT PLANS

FOR

NEW LIFE CHURCH

SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

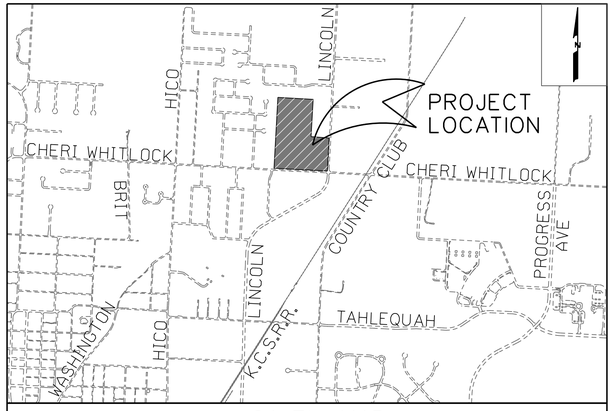
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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



VICINITY MAP
NOT TO SCALE

INDEX

1	TITLE PAGE
2	SITE PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	DRAINAGE PROFILES
6	SANITARY SEWER PROFILES & WATER LINE PROFILES
7	DEMOLITION PLAN & EROSION AND SEDIMENT CONTROL PLAN

DETAILS

1	PAVING/DRAINAGE DETAILS
2	SEDIMENT & EROSION CONTROL DETAILS

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

PREPARED FOR

NEW LIFE CHURCH OF SILOAM SPRINGS INC.

P.O. BOX 945
SILOAM SPRINGS, AR 72761
(479) 524-4823

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7731
RONALD HOMEYER

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

CERTIFICATE OF AUTHORIZATION
CIVIL ENGINEERING INC
#716
ARKANSAS - ENGINEER

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

CIVIL ENGINEERING INC

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

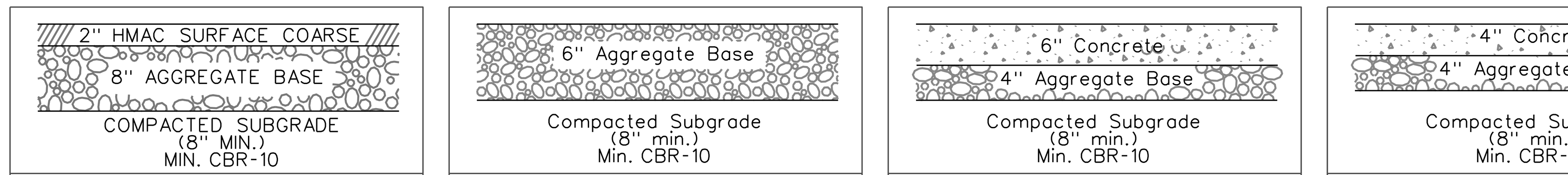
SURVEY PROVIDED BY:

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

REF: 1235-Title.dgn
REF FILE: 1235.dgn
DATE: 10/23/2014
PF:

JUNE 2016
REVISED: JUNE 29, 2016

A	ASPHALT PAVEMENT	B	GRAVEL PAVEMENT	C	6" CONC SIDEWALK	D	4" CONC SIDEWALK



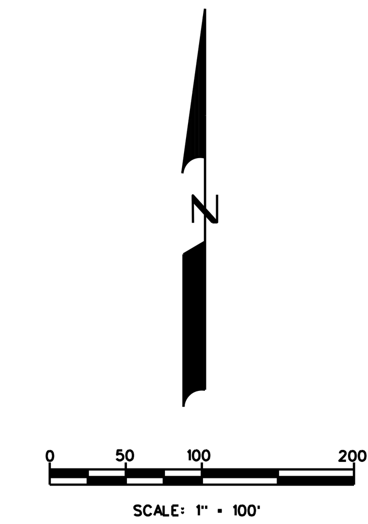
TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.

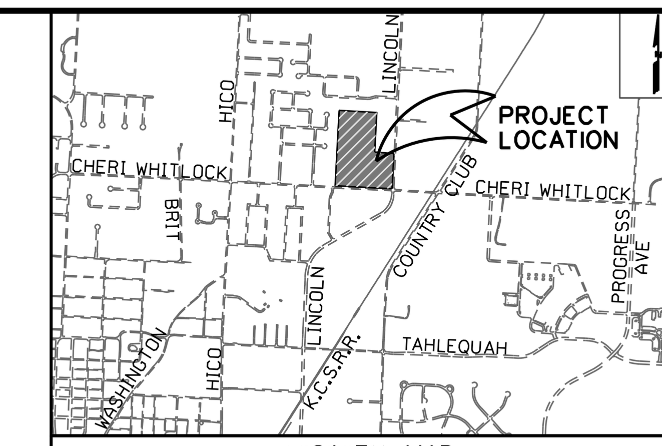
TYPICAL GRAVEL PAVEMENT SECTION
N.T.S.

TYPICAL CONCRETE APRON SECTION
N.T.S.

TYPICAL CONCRETE APRON SECTION
N.T.S.

Parcel ID	Name	Address	City	St	Zip	Zoning
03-00497-000	GATES RUBBER CORPORATION ATTN: RINGLE, GREG	1801 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2086	I-1
03-00559-000	WHITAKER, JOYCE ANN & EMERT ROBERT	1850 CHERI WHITLOCK DR	SILOAM SPRINGS	AR	72761-2062	R-2
03-00504-000	CITY OF SILOAM SPRINGS	PO BOX 80	SILOAM SPRINGS	AR	72761-0080	C-1
03-00504-003	COLEMAN, SUELLEN TRUSTEE	PO BOX 487	SILOAM SPRINGS	AR	72761-0487	C-2
03-00504-003	COLEMAN, SUELLEN TRUSTEE	PO BOX 487	SILOAM SPRINGS	AR	72761-0487	C-2
03-00504-004	ARKANSAS STATE BANK	PO BOX 400	SILOAM SPRINGS	AR	72761-0400	C-2
03-00504-001	SAGER CREEK COMMUNITY CHURCH	1010 S MAXWELL ST	SILOAM SPRINGS	AR	72761-4236	C-2
03-00504-002	SILOAM SPRINGS CHILD DEV CENTER	1500 CHERI WHITLOCK DR	SILOAM SPRINGS	AR	72761-9100	C-1
03-04922-000	HUFFMAN, KENNETH A SR & PAMELA GALE	PO BOX 1554	SILOAM SPRINGS	AR	72761-1554	C-2
03-04925-000	PERKINS, RUSSELL W & CAROL G	1402 N AMERICA	SILOAM SPRINGS	AR	72761-2097	R-2
03-04926-000	BAYER, ANSEN D & BAYER, AMANDRIA R	1501 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04927-000	SCRITCHFIELD, GARY & DEE	1503 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04928-000	MORGAN, WANDA J TRUSTEE L/E	1505 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04929-000	CASTRO, MILADIS	1507 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04930-000	CLEARY, TERRY & ANGELA	1509 N AMERICA	SILOAM SPRINGS	AR	72761-2096	R-2
03-04931-000	KILLMAN, BRIAN & PAMELA	1601 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04932-000	CARCAMO, WILLIAM & NORMA	1603 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04933-000	DEWEY, DENNIS D & DEBORAH L-TRUSTEES	6956 N ATKINS AVE	KANSAS CITY	MO	64152-2900	R-2
03-04934-000	NACHTIGAL, THEODORE D	1607 N AMERICA	SILOAM SPRINGS	AR	72761-2095	R-2
03-04935-000	REED, DAVID & DONNA	3434 AMBERWOOD ST	SPRINGDALE	AR	72762-0553	R-2
03-04936-000	HOWERTON, STEPHEN G & TONYA	1701 N AMERICA CT	SILOAM SPRINGS	AR	72761-2094	R-2
03-04937-000	ARCAPIO LLC	9519 TULLIS DR	BEVERLY HILLS	CA	90210-1747	R-2
03-04938-000	BRUECKNER, STEVEN H & MEGAN E	1705 N AMERICA CT	SILOAM SPRINGS	AR	72761-2094	R-2
03-04939-000	SAIL LLC, ATTN: HAEST, BARRY	201 VANDERPOOL LN # 147	HOUSTON	TX	77024	R-2
03-04940-000	KEELER, DUSTIN & TALENA	1709 N AMERICA	SILOAM SPRINGS	AR	72761-1209	R-2
03-04191-000	RAMSEY, BO & SYLVIA	1402 LATISHA LN	SILOAM SPRINGS	AR	72761-2593	R-3
03-04190-000	HOLDRIDGE, AMBER	1404 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9096	R-3
03-04189-000	BAKER, KATHLEEN K	1406 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9096	R-3
03-04188-000	CITY OF SILOAM SPRINGS	PO BOX 80	SILOAM SPRINGS	AR	72761-0080	R-3
03-04187-000	MACKEY, JASON W & SANDRA I	1504 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9415	R-3
03-04186-000	CALLAHAN, DAVID & JENNIFER	1506 ABRAHAM	SILOAM SPRINGS	AR	72761-9415	R-2
03-04185-000	ROACH, JACOB D & AUDREY L	1508 ABRAHAM DR	SILOAM SPRINGS	AR	72761-9415	R-2
03-04184-000	MORRIS, DERK VAN & CRYSTAL LAVONE	1604 ABRAHAM DR	SILOAM SPRINGS	AR	72761-8935	R-2
03-04183-000	BAILEY, DAVID	14098 JENKINS CORNER	GRAVETTE	AR	72736-9054	R-2
03-04172-000	HUFFORD, EDWARD	PO BOX 6717	SILOAM SPRINGS	AR	72761-8938	R-2
03-04173-000	HUFFORD, EDWARD	PO BOX 6717	SILOAM SPRINGS	AR	72761-8938	R-2
03-04174-000	HOUSE OF PRAYER CHURCH	1752 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2078	C-2
03-04175-000	RKD CAPITAL INVESTMENTS	1702 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2078	R-2
03-04176-000	RENFROE, JOHN W & DONNA M	1602 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2084	C-2
03-04177-000	RENFROE, JOHN W & DONNA M	1602 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2084	C-2
03-04178-000	COPELAND, LARRY J & DAIRAH	1598 N LINCOLN ST	SILOAM SPRINGS	AR	72761-2082	R-2





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- FOUND IRON PIN
- FOUND COTTON PICKER SPINDLE
- PROPOSED BUILDING
- PROPOSED GRAVEL PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED PARKING LOT LIGHTING
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- AC UNIT
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE
- PROPOSED TREE

CURRENT ZONING:
R-2
PROPOSED ZONING:
G-I
PROPOSED BUILDING USE:
ASSEMBLY (9,489 S.F. ASSEMBLY AREA)

FLOOR TO AREA RATIO (FAR):
BUILDING AREA - 39,109 SF (PROPOSED) + 12,237 (EXISTING)
= 51,346 SF (TOTAL)
LOT AREA - 1,079,215 SF
FAR RATIO REQUIRED - 0.60 MAX
ACTUAL FAR RATIO - 0.0476

MAX. LOT COVERAGE:
IMPERVIOUS AREA - 270,476 SF
LOT AREA - 1,079,215 SF
LOT COVERAGE REQUIRED - 60% MAX
ACTUAL LOT COVERAGE - 25.06%

GREENSPACE
TOTAL GREEN SPACE - 808,739 SF
LOT AREA - 1,079,215 SF
GREENSPACE REQUIRED - 15% MIN
ACTUAL GREENSPACE - 74.94%

GREENSPACE INTERIOR TO PARKING:
INTERIOR GREENSPACE - 11,092 SF
GROSS PARKING AREA - 110,324 SF
% INTERIOR GREENSPACE REQUIRED - 5.0% MIN
% INTERIOR GREENSPACE ACTUAL - 9.95%

PARKING SPACES ANALYSIS:
PROPOSED BUILDING USE:
ASSEMBLY (9,489 S.F. ASSEMBLY AREA)
-PARKING REQ'D - 1 SPACE PER 50 SF
9,489 S.F. = 190 SPACES
-PARKING REQ'D - 1 SPACE PER 4 SEATS
758 SEATS = 190 SPACES
TOTAL PARKING REQUIRED
- 190 SPACES
TOTAL PARKING PROVIDED (INCLUDING HANDICAP)
- 197 SPACES
TOTAL HANDICAP PARKING REQUIRED
- 6 SPACES
TOTAL HANDICAP PARKING PROVIDED
- 22 SPACES

SURVEY DESCRIPTION:
PART OF THE SE/4 OF THE NW/4 OF SECTION 32, T-18-N, R-33-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 329.71' S86° 41' 23"W OF THE NE CORNER OF SAID SE/4 OF THE NW/4; THENCE S86° 44' 49"W 659.16' TO A FOUND IRON PIPE; THENCE S03° 08' 21"W 695.02' TO A FOUND IRON PIN; THENCE S85° 34' 00"E 337.94' TO A FOUND IRON PIN IN THE WESTERN RIGHT-OF-WAY OF NORTH LINCOLN ST.; THENCE ALONG SAID RIGHT-OF-WAY S03° 05' 58"W 616.10' TO A POINT IN CHERI WHITLOCK DRIVE, THENCE LEAVING SAID RIGHT-OF-WAY; N86° 57' 33"W 338.28'; THENCE N86° 59' 04"W 657.66'; THENCE N03° 04' 27"E 1322.06' TO THE POINT OF BEGINNING HAVING AN AREA OF 24.775 ACRES MORE OR LESS. PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF CHERI WHITLOCK DRIVE ON THE SOUTH SIDE AND NORTH LINCOLN STREET ON THE EAST SIDE AND ANY EASEMENTS OF RECORD.

FLOOD DESIGNATION:
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0360 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

NO.	REVISIONS	BY	DATE
1	PER TECH REVIEW COMMENTS	RDH	06-29-16

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
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CURRENT ZONING: R-2

OWNER/DEVELOPER:
NEW LIFE CHURCH OF SILOAM SPRINGS INC.
P.O. BOX 945
SILOAM SPRINGS, AR 72761-0945
(479) 524-4823

PROJECT ADDRESS:
1611 CHERI WHITLOCK DR.
SILOAM SPRINGS, AR 72761-0945

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

____
Secretary

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

____
City Clerk

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

FILE: 1235 Site Plan.dgn
REF. FILE: 1235.dgn
VIEW:
DATE: 6/1/2016 4:55:51 PM
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811
Know what's below. Call before you dig.

CERTIFICATE OF AUTHORIZATION
CIVIL ENGINEERING INC
#716
ARKANSAS - ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
06/01/16
No. 7731
RONALD HOMEYER

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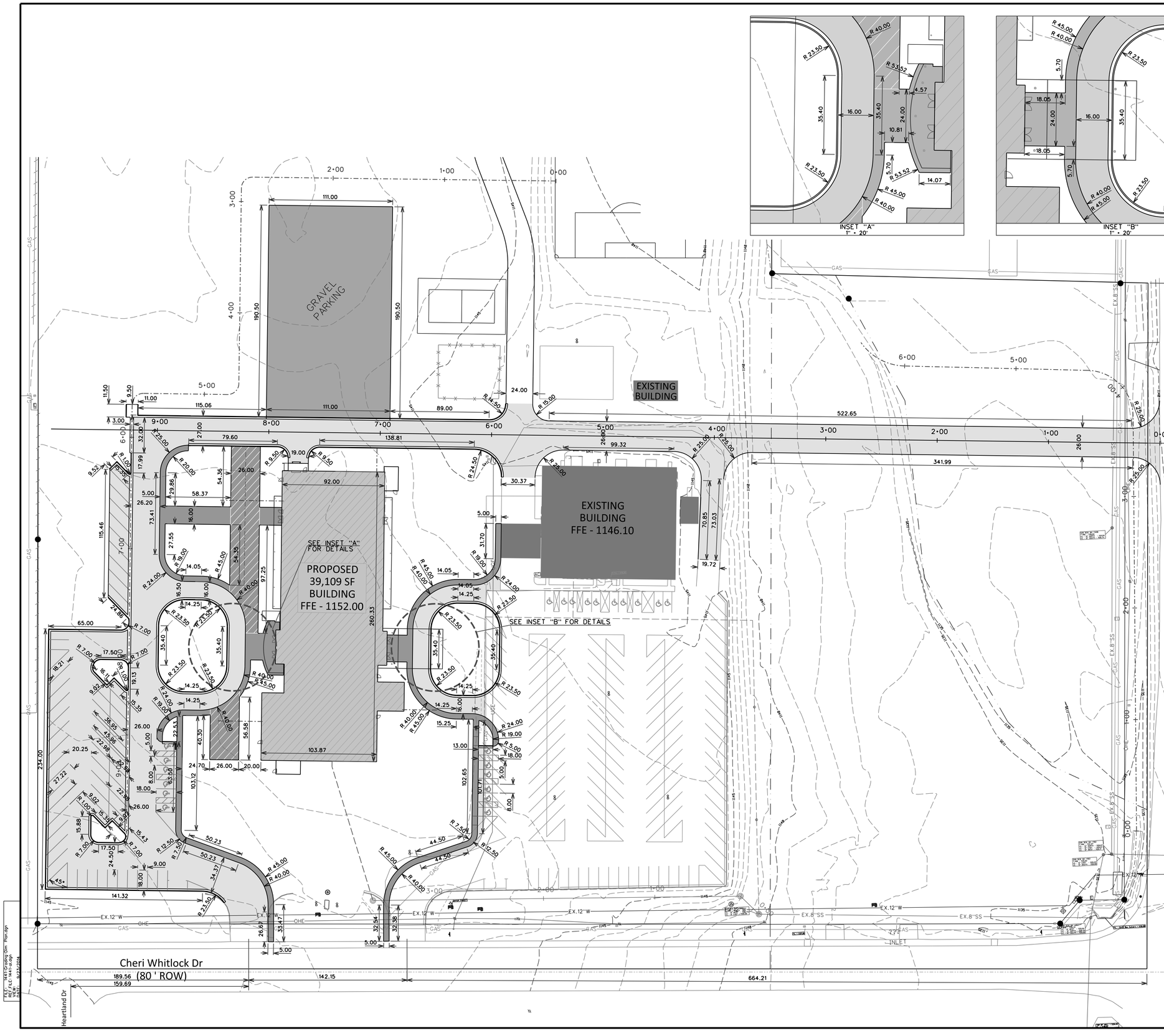
CIVIL ENGINEERING INC

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

DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

SITE PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=100' H	
1235	JUNE 2016	1"= --' V	2 OF 7



N

0 20 40 80
SCALE: 1" = 40'

LEGEND

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

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NOTE:
SEE ARCHITECTUAL PLANS FOR BUILDING DIMENSIONS

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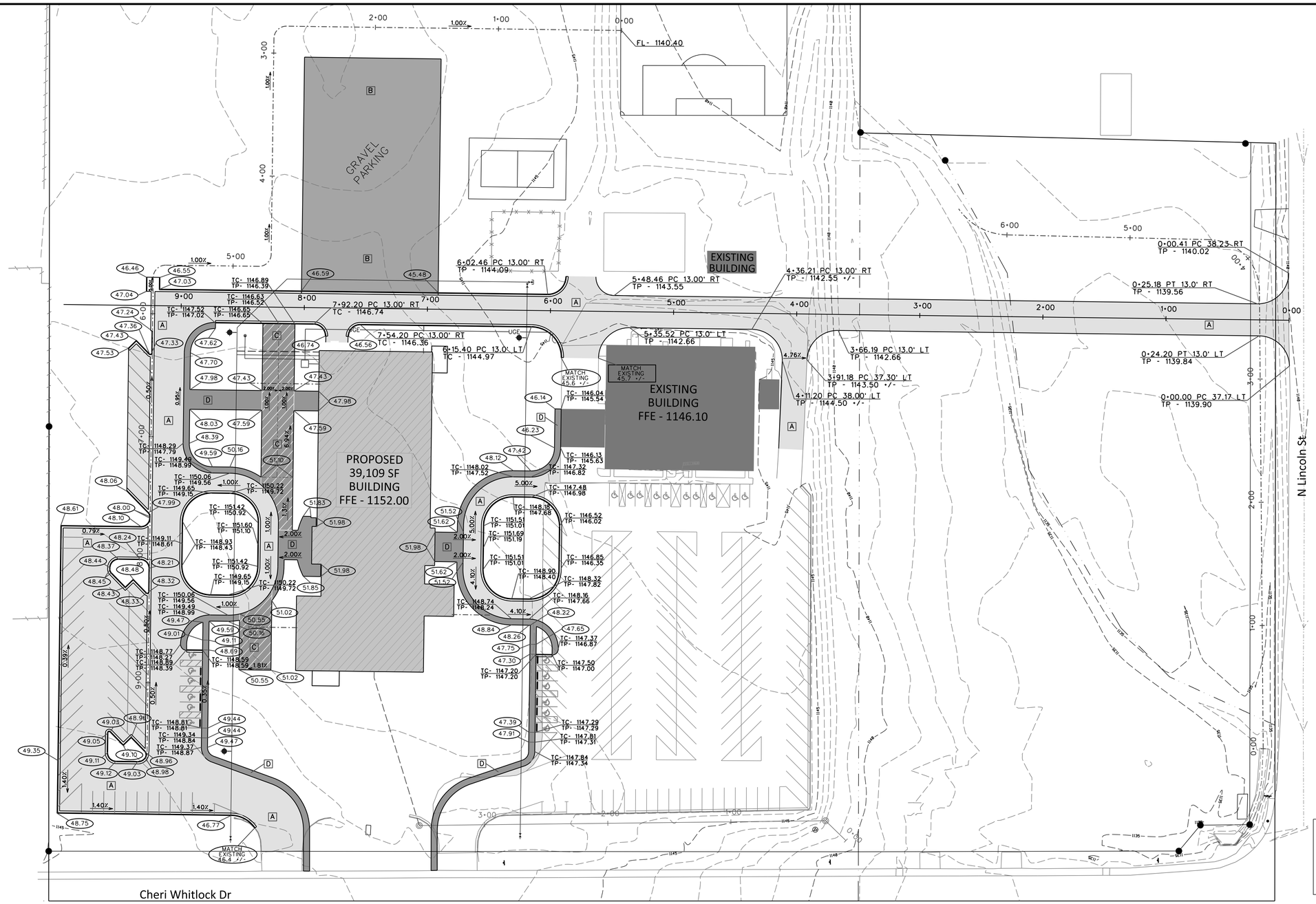
DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

DIMENSION PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"= 40' H	
1235	JUNE 2016	1"= 4' V	3 OF 7



0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROP. TOP OF CURB/SIDEWALK SPOT ELEVATION (+1100)
- PROP. TOP OF GRADE SPOT ELEVATION (+1100)
- EXISTING INDEX CONTOUR (5')
- EXISTING INTERMEDIATE CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED INTERMEDIATE CONTOUR (1')
- PROPOSED BREAKLINE
- EXISTING FENCE LINE
- FOUND IRON PIN
- FOUND COTTON PICKER SPINDLE
- PROPOSED BUILDING
- PROPOSED GRAVEL PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED PARKING LOT LIGHTING
- EX FIRE HYDRANT ASSEMBLY
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- AC UNIT
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE
- PROPOSED TREE

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A ASPHALT PAVEMENT

2" HMAC SURFACE COARSE
8" AGGREGATE BASE
COMPACTED SUBGRADE (8" MIN.) MIN. CBR-10

TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.

B GRAVEL PAVEMENT

6" Aggregate Base
Compacted Subgrade (8" min.) Min. CBR-10

TYPICAL GRAVEL PAVEMENT SECTION
N.T.S.

C 6" CONC SIDEWALK

6" Concrete
4" Aggregate Base
Compacted Subgrade (8" min.) Min. CBR-10

TYPICAL CONCRETE APRON SECTION
N.T.S.

D 4" CONC SIDEWALK

4" Concrete
4" Aggregate Base
Compacted Subgrade (8" min.) Min. CBR-10

TYPICAL CONCRETE APRON SECTION
N.T.S.

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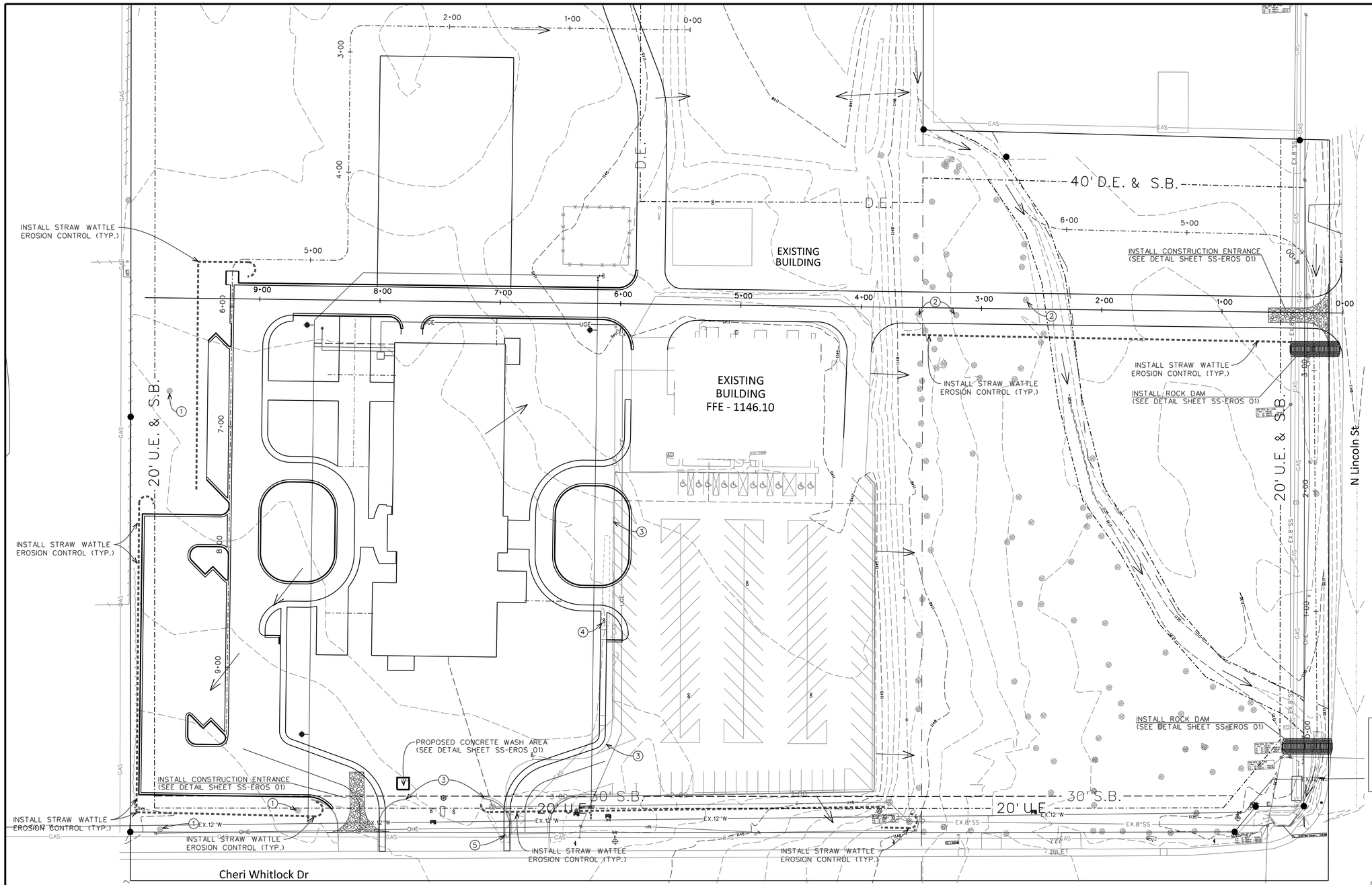
DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"= 40' H	
1235	JUNE 2016	1"= 4' V	4 OF 7

FILE: 1441-Grading-Dim Plan.dgn
REF FILE: 1441-dl.dgn
DATE: 9/23/2014



0 20 40 80
SCALE: 1" = 40'

LEGEND

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- EXISTING INTERMEDIATE CONTOUR (1')
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- EX NATURAL GAS SIGN/METER
- EX POWER/UTILITY POLE
- EX UTILITY POLE ANCHOR
- EX ELECTRIC BOX
- EX TELEPHONE PEDESTAL
- EX FIBER OPTIC PEDESTAL
- EX LIGHT POLE
- EX SIGN
- EXISTING TREE

NOTE:
SEE DETAIL SHEET (SS-EROS 01) FOR EROSION CONTROL DETAILS.

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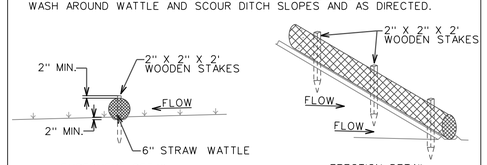
NOTES:
USE MIN 6" DIA STRAW WATTLE.
USE 2' WOODEN STAKES W/ A 2" NOMINAL CROSS SECTION.
ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED.



STRAW WATTLE DETAIL
N.T.S.

NOTES:
1. PRESERVE / PROTECT EX (EXISTING) TREE
2. REMOVE EX TREE / GRUB ROOTS
3. REMOVE / DISPOSE EX CONC CURB
4. REMOVE / RELOCATE EX LIGHT POLE AND GUY WIRE
5. REMOVE / RELOCATE EX NATURAL GAS METER

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

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DEVELOPMENT PLANS FOR
NEW LIFE CHURCH
SILOAM SPRINGS, ARKANSAS

DEMOLITION PLAN & SEDIMENT AND EROSION CONTROL PLAN

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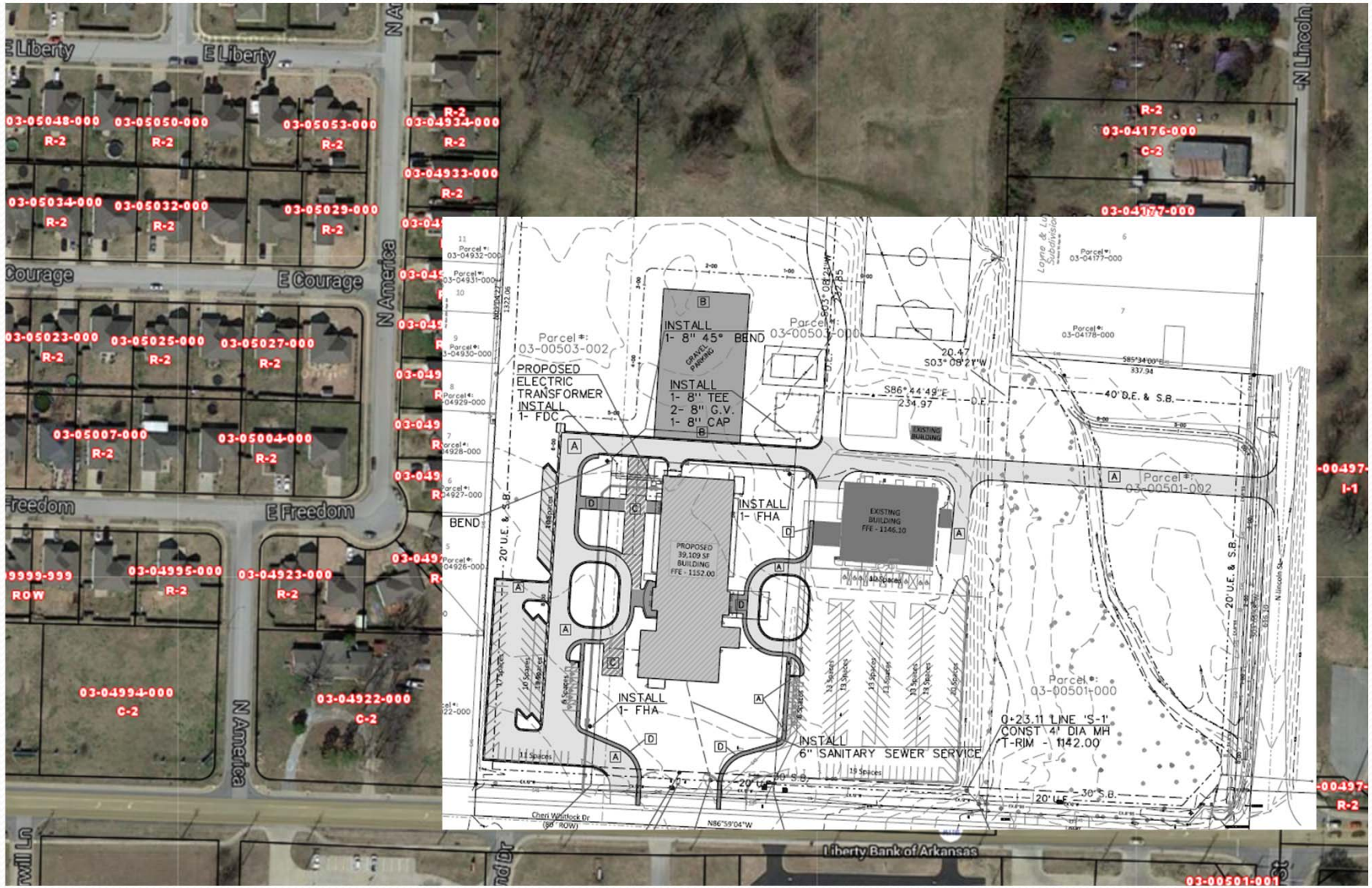
JOB NUMBER	DATE	SCALE: 1"= 40' H	
1235	JUNE 2016	1"= 4' V	7 OF 7

FILE: 1441-Grading-Dim Plan.dgn
REF FILE: 1441-ol.dgn
DATE: 9/23/2014

RZ16-05 & SD16-06 New Life Church Bird's Eye View

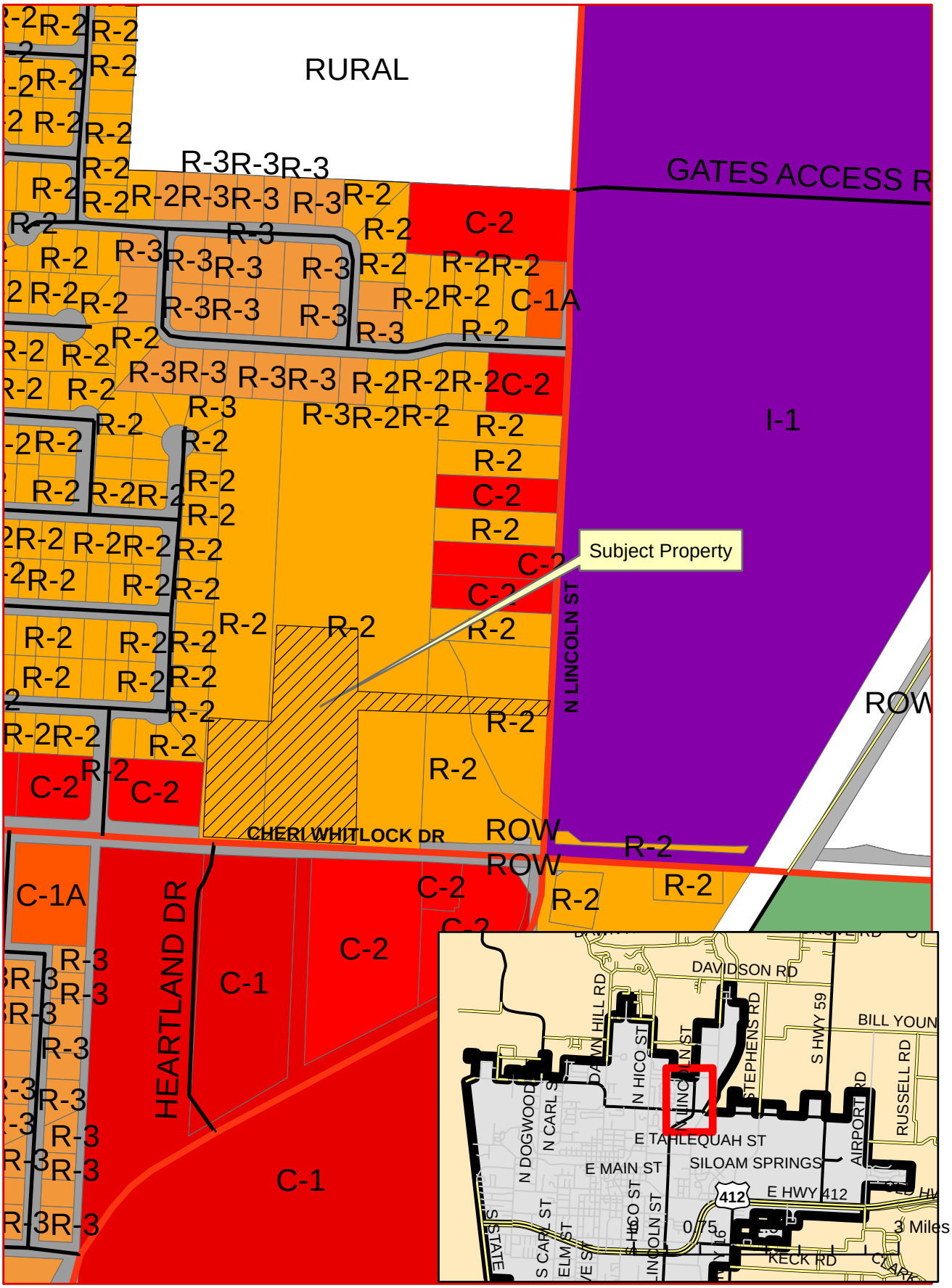
SD16-06 New Life Church Plan Aerial Overlay



GENERAL AREA MAP

Rezone Development
SD 16-06

N



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Significant Development Permit, SD16-03 / 2998 Hwy 412 E.

Recommendation: Approval of SD16-03 (Significant Development Permit), subject to the following conditions:
1. The applicant must successfully obtain a greenspace variance for the proposed out lot.
2. The applicant must file an associated lot line adjustment re-plat, prior to building permit issuance.

Background:

APPLICATION REVIEW DATES
Planning Commission review: July 12, 2016
Board of Directors review: July 19, 2016

APPLICANT AND AGENT
Applicant/Owner: Ronnie Self & James Pruden / Commercial Realty NWA, LLC – Jeff Kemp.
Agent: Bates and Assoc., Inc. – Geoff Bates, PE

SUBJECT PROPERTY ADDRESS
2998 Hwy. 412 East

INTERNET MAP INFORMATION
Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2015 Google Imagery ©2015, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

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

https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant requests to construct a 19,622 sq. ft., 9 unit, shopping center.

REFERENCE APPLICATIONS

The following applications are associated with this request: LA16-01 (Lot Line Adjustment-staff review only) and BOA16-03 (Variance). The site plan for LA16-01 is attached to this staff report.

EXISTING LAND USES AND ZONING

EXISTING LAND USE		*EXISTING ZONING*	
Retail store / Vacant		C-2 District (Roadway commercial)	
SURROUNDING LAND USE		*SURROUNDING ZONING*	
North:	Retail—gas station and office	North:	C-2 District (Roadway commercial)
South:	Residential, two-family/ Residential, multi-family	South:	R-4 District (Residential, multi-family)
East:	Residential, multi-family/ Vacant lot	East:	R-4 (Residential, multi-family)
West:	Retail (grocery store)	West:	R-2 District (Residential, medium)

ZONING USE UNIT CONSISTENCY

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

LOT STANDARDS CONSISTENCY

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

MINIMUM (C-2) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Lot Area: 8,000 sq. ft.	Tract A: 107,893 sq. ft. or 2.48 acres*
	Tract B: 19,325 sq. ft. or 0.44 acres*
Lot Width: 80 ft.	Tract A: 202 ft. (approx.)
	Tract B: 146 ft. (approx.)
Maximum Lot Coverage: 85 %	Tract A: 78.8%
	Tract B: 81.5%
Maximum Floor to Area Ratio: 0.60 (60%)	Tract A: 0.15 or 15%
	Tract B: Not applicable

*The proposal sits on two tracts.

PARKING STANDARDS CONSISTENCY

According to Municipal Code §102-75(a)(1)(a)(9), parking is calculated by the total number of square feet in the proposal.

USE TYPE	*REQUIRED PARKING*	*EXISTING PARKING*	*NET PROPOSED PARKING**	*PARKING SURPLUS/ DEFICIT*
Office/Retail 1 space/200 sq. ft.	98	4**	178*	+80***

* Including ADA accessible parking.

** The four parking spaces associated with the liquor store and are to be demolished along with the store.

*** Excessive parking surplus is assuming more intensive use, such as restaurant space. For the purposes of this calculation, general retail is used due to the uncertainty of the extent of future uses.

STAFF DISCUSSION

The applicant is requesting to construct a 19,622 sq. ft. shopping center on two existing tracts. The site is located due east of the Aldi's grocery store and south of the Wal-Mart store. The site contains an existing liquor store which will be demolished as part of this plan. Staff has been made aware that the store will relocate off of the site, pending approval from the ABC and the City's Board of Directors.

Rather than consolidating both lots into one, the property owners have elected to do a lot line adjustment which would provide an undeveloped out lot at the northeast corner of the site. The purpose of this is to provide an additional out lot for a potential future use, such as a restaurant. Part of this out lot will be developed in the short term as parking for the shopping center. This arrangement requires a separate zoning variance to address paving over the perimeter greenspace. This variance will be reviewed by the Board of Adjustment at a special-called meeting on July 12, 2016.

Staff worked with the developer to address relocating the northwestern driveway so that is aligns with the Wal-Mart drive accessing onto the north side of Hwy. 412. In addition, relocating the driveway allows sufficient space from the west property line. In order to design the drive to be farther east, the on-site detention basin had to be designed to allow for two ponds, one to the east and one to the west of the center driveway. The ponds will be connected via a culvert beneath the drive. The northeastern drive is designed to be on the property line so it may serve as a shared access drive for future development east of the subject property. The 20 ft. access easement is shown on the attached lot line adjustment survey. Staff is in support of this arrangement, as ultimately it will lead to less drive connections onto Hwy. 412, which will improve access management. The proposal will also remove two drives that are located east of the existing liquor store.

Ample interior landscape islands and green space buffers are shown and a six foot tall opaque screen will be added to the rear of the property to screen the commercial use from the neighboring residential properties. Staff also confirmed that exterior lighting will be full cut off style, so no lighting will impact residential properties. There will be two screened dumpster pads located both at the southeast and southwest corners of the property. A second retention pond is designed for the rear of the property, both ponds have been reviewed by staff and they meet or exceed the provisions of the Siloam Springs Drainage Manual. Sidewalks are being added along Hwy. 412 and will tie into the proposed building on the east side of the far western interior drive aisle. All of staff's technical comments were addressed by the applicant.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: May 3, 2016; reposted June 17, 2016.
- Newspaper legal notification: June 24, 2016 (Arkansas Democrat Gazette).
- Letter legal notification: June, 22—25, 2016.
- Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as commercial and office. The proposed use is consistent with the 2030 Land Use Map.

Fiscal Impact:

No fiscal impact is anticipated. Street fees are not applicable for this project.

Attachments:

Site Specific Proposal
Lot Line Adjustment Site Plan
Bird's Eye View of Subject Property
Plan Aerial Overview
General Area Map

SHOPPES AT SILOAM

SILOAM SPRINGS, ARKANSAS

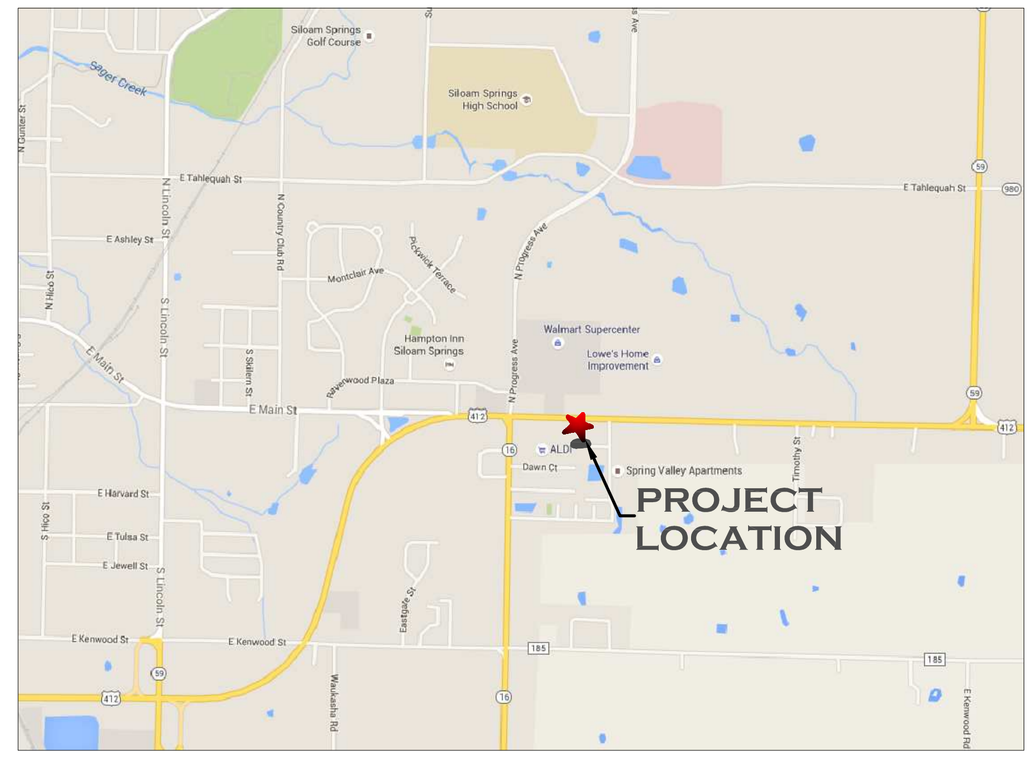
SIGNIFICANT DEVELOPMENT PLANS

INDEX OF DRAWINGS

01	COVER SHEET
02	EXISTING SITE + DEMO PLAN
03	SITE + UTILITY PLAN
04	GRADING PLAN
05-06	LANDSCAPE PLAN
07-08	DETAILS
09-10	CITY WATER + SEWER DETAILS

GENERAL NOTES TO CONTRACTOR

1. 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 CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF SILOAM SPRINGS' WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS.
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SILOAM SPRINGS' REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



VICINITY MAP
N.T.S.

NORTH

PROJECT SITE ADDRESS:	2998 US HIGHWAY 412 EAST SILOAM SPRINGS, AR 72761
PARCEL NUMBER:	03-04341-000 03-04343-000
ZONING DISTRICT:	C-2
PROPOSED USE:	RETAIL CENTER
TOTAL SITE AREA:	2.92 ACRES
GROSS FLOOR AREA PROP:	19,622
CURRENT OWNERS:	PARCEL #03-04341-000 SELF, RONNIE & DESIRAE S 21499 W HIGHWAY 12 GENTRY AR 72734-9052 PARCEL #03-04343-000 PRUDEN, JAMES L ET AL 128 W EMMA AVE SPRINGDALE AR 72764-4305
DEVELOPER / FUTURE OWNER:	JEFF KEMP SHOPPES @ SILOAM, LLC 2961 POINTE CIRCLE, SUITE 203 FAYETTEVILLE, AR 72704
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 FAX: (479) 521-9350

BUILDING SETBACKS (C-2):

FRONT FACING ARTERIAL STREET	50ft
SIDE ADJACENT TO NON-RESIDENTIAL	10ft
SIDE ADJACENT TO RESIDENTIAL	30ft
REAR ADJACENT TO RESIDENTIAL	35ft
REAR ADJACENT TO NON-RESIDENTIAL	20ft

PARKING INFORMATION:

PARKING SPACE ORDINANCE (RETAIL SALES):
1 SPACE PER 200 SQUARE FEET FLOOR AREA

SIZE OF PROPOSED BUILDING:	19,622
STANDARD PARKING SPACES REQUIRED:	98
STANDARD PARKING SPACES PROVIDED:	178
ADA ACCESSIBLE SPACES REQUIRED:	6
ADA ACCESSIBLE SPACES PROVIDED:	6

*SURPLUS PARKING SPACES PROVIDED FOR ANTICIPATED NEED

AREA INFORMATION - LOT A:

107,893 S.F.	- SITE AREA
16,184 S.F.	- 15% LANDSCAPING REQUIRED
16,223 S.F.	- LANDSCAPE PROVIDED (15%)
39,861 S.F.	- PARKING LOT AREA
1,993 S.F.	- 5% LANDSCAPING REQUIRED
2,842 S.F.	- LANDSCAPE PROVIDED (7%)
22,829	- TOTAL IMPERVIOUS AREA
18.2%	- FLOOR TO AREA RATIO
78.8%	- PROPOSED LOT COVERAGE

AREA INFORMATION - LOT B:

19,325 S.F.	- SITE AREA
2,899 S.F.	- 15% LANDSCAPING REQUIRED
3,005 S.F.	- LANDSCAPE PROVIDED (15.5%)
12,799 S.F.	- PARKING LOT AREA
640 S.F.	- 5% LANDSCAPING REQUIRED
575 S.F.	- LANDSCAPE PROVIDED (4.5%)
3,580 S.F.	- TOTAL IMPERVIOUS AREA
0%	- FLOOR TO AREA RATIO
81.5%	- PROPOSED LOT COVERAGE

LEGAL DESCRIPTION:

ADJUSTED PARCEL #03-04341-000:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, WHICH IS S87°59'25"E 654.90' AND S02°00'35"W 73.27 FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 54.18', THENCE LEAVING SAID RIGHT-OF-WAY S01°27'33"W 88.07', THENCE S88°32'27"E 145.02', THENCE S01°59'47"W 279.38', THENCE N87°33'39"W 346.60' TO AN EXISTING PIPE, THENCE N01°27'18"E 365.59' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, THENCE ALONG SAID RIGHT-OFWAY S87°23'53"E 150.04', TO THE POINT OF BEGINNING, CONTAINING 2.63 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL #03-04343-000:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412 WHICH IS: S87°59'25"E 654.90', S02°00'35"W 73.27', AND S87°23'53"WE 54.18' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 85.31', THENCE ALONG SAID RIGHT-OF-WAY S89°28'09"E 60.56' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°59'47"W 87.36', THENCE N88°32'27"W 145.02', THENCE N01°27'33"E 88.07', TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD (FIRM PANEL #05007C0370J. DATED 09/ 28/ 2007) INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

GENERAL SURVEY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CONTACT INFORMATION

ELECTRIC DEPT.	
SERVICE	(479)524-5136
CONSTRUCTION	(479)524-3777
WATER/SEWER DEPT.	
SERVICE	(479)524-5136
WASTEWATER	(479)524-5623
FIRE DEPT.	
FIRE CHIEF	(479)524-3103
SANITATION	
DIRECTOR	(479)524-5136
SOLID WASTE	(479)524-8512
CITY HALL	(479)524-5136

ACCEPTANCE:

APPROVED AND ACCEPTED BY THE CITY OF SILOAM SPRINGS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.

_____
CITY CLERK

APPROVED AND ACCEPTED BY THE CITY OF SILOAM SPRINGS PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

_____
SECRETARY

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OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL 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.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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REVISIONS	DATE
FIRST SUBMITTAL	5/2/15
SECOND SUBMITTAL REVISIONS PER TECHNICAL REVIEW COMMENTS	5/31/16

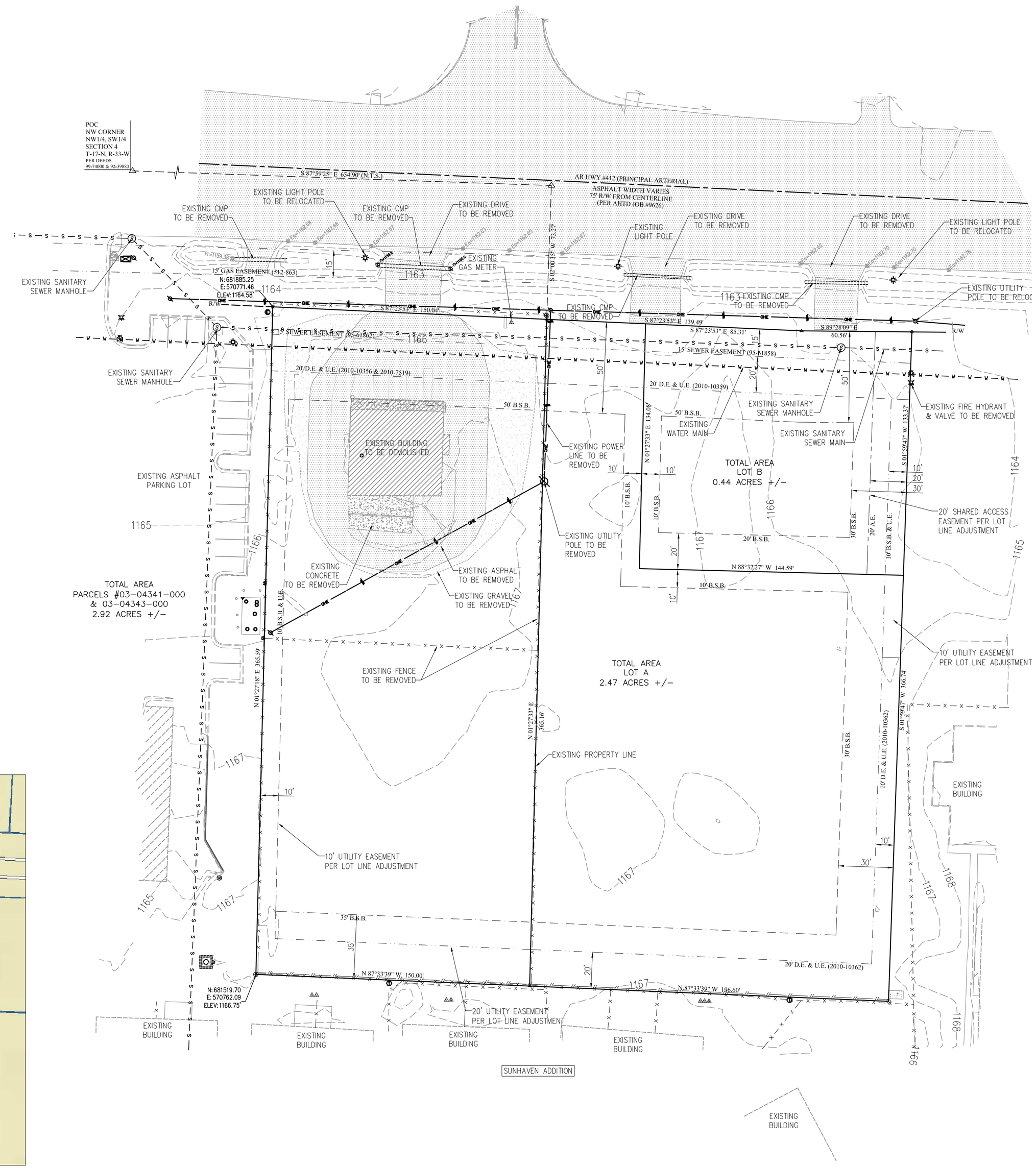
SHOPPES @ SILOAM
SIGNIFICANT DEVELOPMENT PLANS
COVER SHEET
SILOAM SPRINGS, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesinwa.com
7230 S. Pleasant Ridge Dr
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
16-094

DRAWING NO
01

Time: 1:36 pm
Date: 5/27/2015
Drawing Name: 15\000\15-025\engineering\01 Cover.dwg
Scale: 1=1 (PS)
Xrefs Used: COA BBA, BATES-AR, 24X36



LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CENTERLINE
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SIDEWALK
		SIGN
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

ADJACENT PROPERTY OWNERS:

1) ALDI INC
10505 S K 7 HWY
OLATHE, KS 66061-9735
PARCEL #03-02885-000
ZONED: C-2

2) MURPHY OIL USA
PO BOX 7000
EL DORADO, AR 71731
PARCEL #03-04681-000
ZONED: C-2

3) NORTH ARKANSAS WHOLESALE CO INC
WAL MART PROPERTY TAX DEPT
PO BOX 8050
BENTONVILLE, AR 72712
PARCEL #03-04680-000
ZONED: C-2

4) LANDSLIDE DEVELOPMENT LLC
2500 HIGHLAND PARK CT
COLLEYVILLE, TX 76034
PARCEL #03-04681-000
ZONED: C-2

5) LOW, WILLIAM S & KERRI L
PO BOX 8471
FAYETTEVILLE, AR 72703
PARCEL #03-04052-011
ZONED: R-4

6) SPRING VALLEY APARTMENTS PH II
CORELOGIC COMMERCIAL TAX SERVICES
PO BOX 961009
PARCEL #03-04052-010
ZONED: R-4

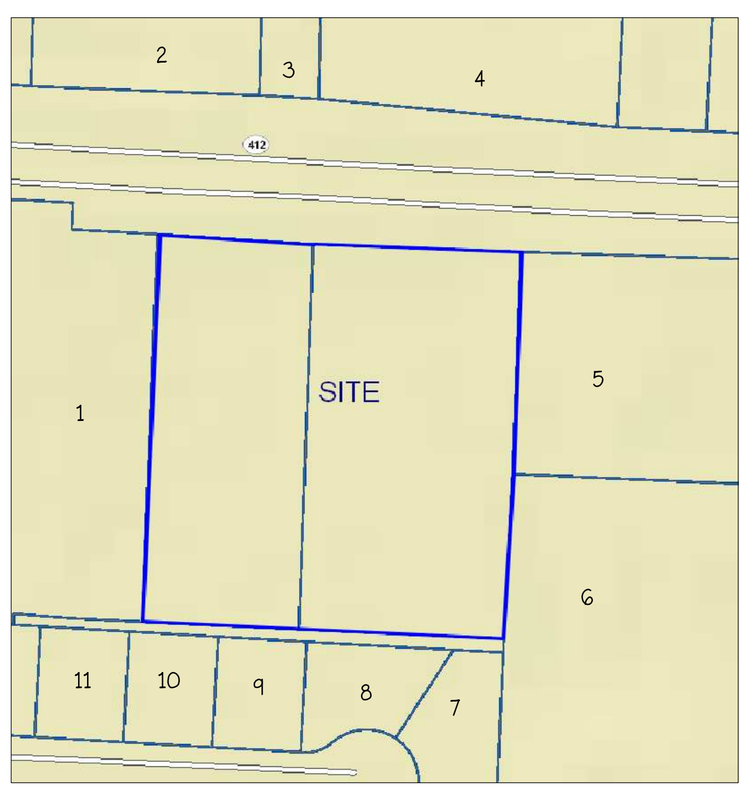
7) DRISCOLL, CAROL
3778 MORNING MIST DR
FAYETTEVILLE, AR 72704-6333
PARCEL #03-04047-008
ZONED: R-4

8) EASLEY, MARY M
23827 E 560 RD
COLCORD OK 74338-2990
PARCEL #03-04047-007
ZONED: R-4

9) GAWENDA, ROBERT A & LINDA J - TRUSTEES
12840 BRACEBRIDGE ST
BENTONVILLE, AR 72712-9599
PARCEL #03-04047-006
ZONED: R-4

10) HARMON DARRELL & MARENA
PO BOX 6616
SILOAM SPRINGS, AR 72761-6616
PARCEL #03-04047-005
ZONED R-4

11) ESTES, VESTAL & SHIRLEY
PO BOX 565
SILOAM SPRINGS, AR 72761-0565
PARCEL #03-04047-004
ZONED: R-4



ADJACENT PARCEL MAP
N.T.S.
NORTH

Drawing Name: 15\000\15-025\engineering\02 site and utility.dwg
Xrefs Used: COA BBA, BATES-AR, 24X36, base

Time: 1:21 pm
Scale: 1=40 (PS)
Date: 5/21/2015

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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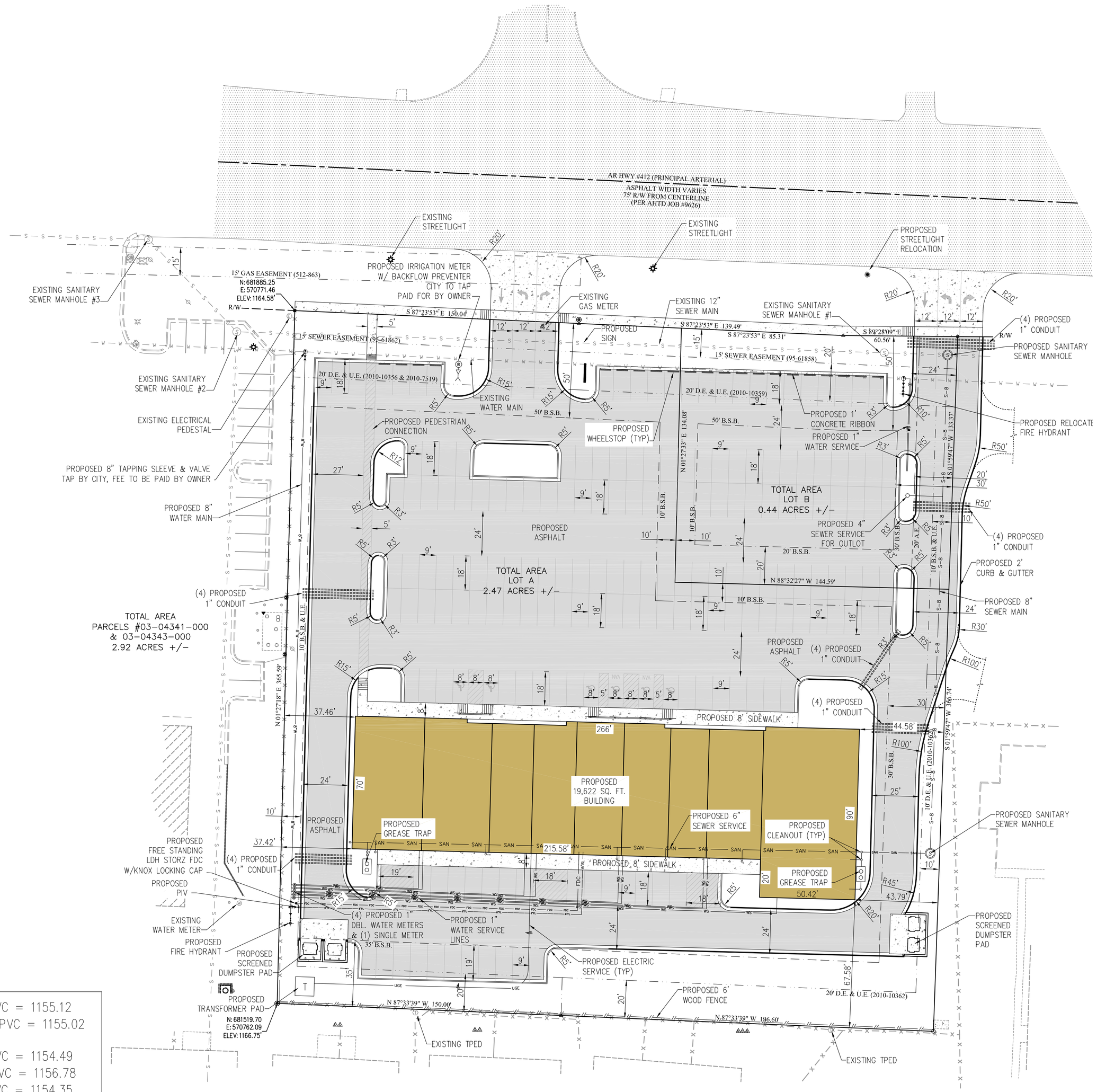
SECOND SUBMITTAL REVISIONS PER TECHNICAL REVIEW COMMENTS		5/31/16

SHOPPES @ SILOAM
SIGNIFICANT DEVELOPMENT PLANS
EXISTING SITE & DEMO PLAN
SILOAM SPRINGS, ARKANSAS

Bates & Associates, Inc.
www.batesnwa.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
16-094

DRAWING NO
02



LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CENTERLINE
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
6"SS	6"SS	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SIDEWALK
		SIGN
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
6"W	6"W	WATER MAIN PIPE
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

MANHOLE INVERTS:

#1) INVERT IN (EAST) 12" PVC = 1155.12
INVERT OUT (WEST) 12" PVC = 1155.02

#2) INVERT IN (EAST) 1154.49
INVERT IN (SOUTH) 8" PVC = 1156.78
INVERT OUT (NW) 12" PVC = 1154.35

#3) INVERT IN (SOUTH) 12" PVC = 1155.17
INVERT IN (EAST) 12" PVC = 1155.07
INVERT IN (SE) 6" PVC = 1155.79
INVERT OUT (WEST) 12" PVC = 1155.05

NOTES:

1. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED WITH TALL GRASSES OR SHRUBS.
2. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
4. LIGHTING WILL BE BUILDING-MOUNTED WALL PACKS. CITY CODE SECTION 102-76(1) STATES FIVE (5) OR MORE SPACES SHALL BE CONTINUOUSLY LIGHTED AT NIGHT. STANDARDS. THERE WILL BE NO ADDITIONAL LIGHTING IN THE PARKING LOT.

UTILITY NOTES:

1. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
2. ALL METER LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED THE CITY.
3. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
4. CONNECTION OF WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE CITY, AFTER FEES ARE PAID BY DEVELOPER..

ADA NOTES:

1. MAXIMUM SIDEWALK CROSS SLOPE NOT TO EXCEED 2%. HANDICAP PARKING SPACES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
2. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY

Time: 1:21 pm
Scale: 1=40 (PS)
Date: 5/21/2015

Drawing Name: 15\000\15-025\engineering\02 site and utility.dwg
Xrefs Used: COA BBA, BATES-AR, 24X36, base

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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SITE & UTILITY PLAN
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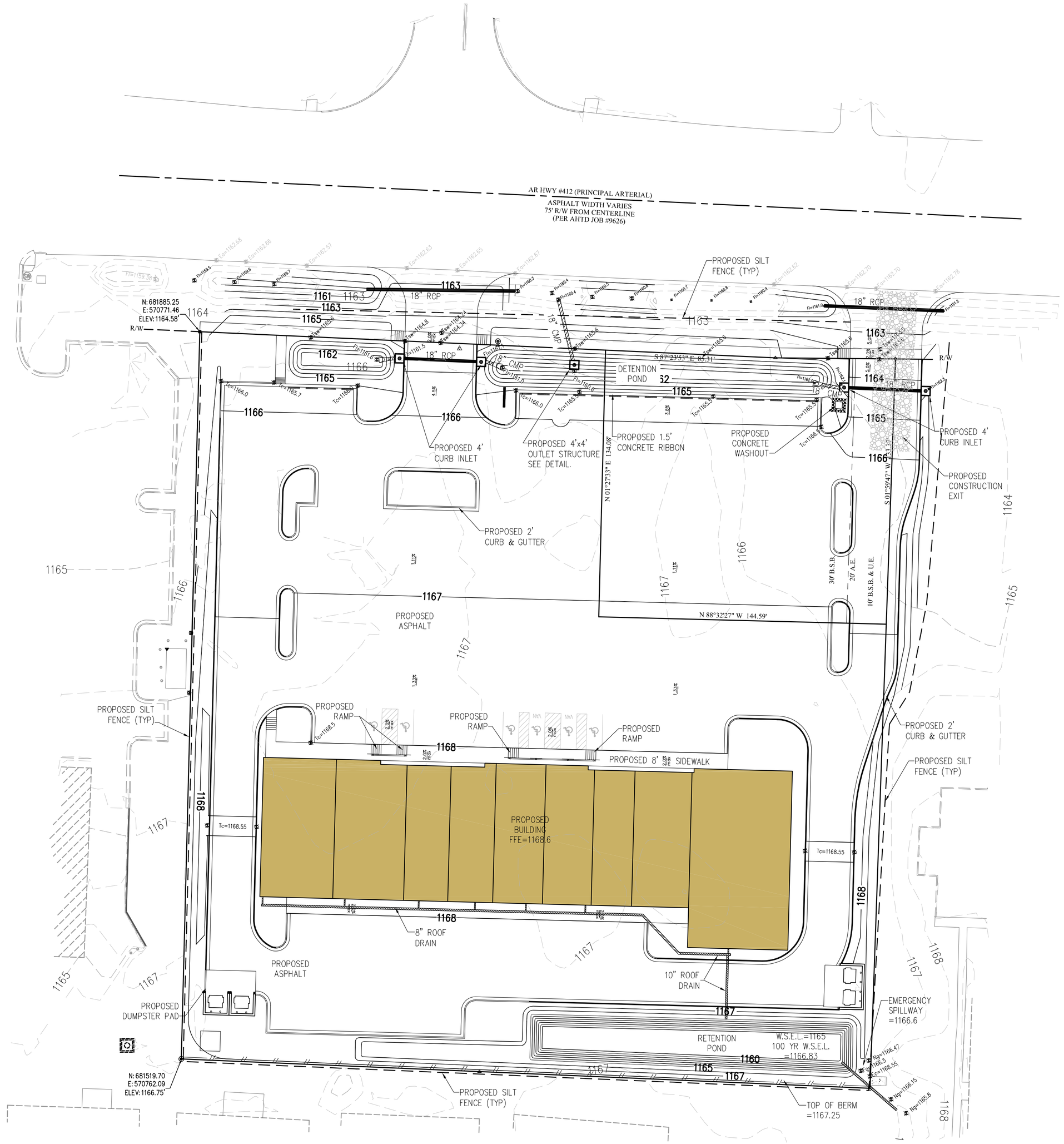
www.batesnwa.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr.
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO
16-094

DRAWING NO
03



NORTH

0 30 60

GRAPHIC SCALE IN FEET

CONSTRUCTION NOTES:

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
7. MINIMUM 80% COVERAGE OF DISTURBED AREA REQUIRED PRIOR TO TERMINATION OF ADEQ PERMIT FILED.

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

- PERMANENT IMPROVEMENTS: PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL: TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION: EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE- VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE COUNTY.

  -4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CENTERLINE
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
	X	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
8"SS	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SIDEWALK
		SIGN
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
6"W	6"W	WATER MAIN PIPE
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

AREA INFORMATION - LOT A:

107,893 S.F.	- SITE AREA
16,184 S.F.	- 15% LANDSCAPING REQUIRED
16,223 S.F.	- LANDSCAPE PROVIDED (15%)
39,861 S.F.	- PARKING LOT AREA
1,993 S.F.	- 5% LANDSCAPING REQUIRED
2,842 S.F.	- LANDSCAPE PROVIDED (7%)
22,829	- TOTAL IMPERVIOUS AREA
18.2%	- FLOOR TO AREA RATIO
78.8%	- PROPOSED LOT COVERAGE

AREA INFORMATION - LOT B:

19,325 S.F.	- SITE AREA
2,899 S.F.	- 15% LANDSCAPING REQUIRED
3,005 S.F.	- LANDSCAPE PROVIDED (15.5%)
12,799 S.F.	- PARKING LOT AREA
640 S.F.	- 5% LANDSCAPING REQUIRED
575 S.F.	- LANDSCAPE PROVIDED (4.5%)
3,580 S.F.	- TOTAL IMPERVIOUS AREA
0%	- FLOOR TO AREA RATIO
81.5%	- PROPOSED LOT COVERAGE

CALL BEFORE YOU DIG! 1-800-482-8988 ARKANSAS ONE CALL

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 JEFFREY H. BATES

CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

ENGINEER: G. Bates

DRAWN BY: J. Young

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SIGNIFICANT DEVELOPMENT PLANS
GRADING & EROSION CONTROL PLAN
SILOAM SPRINGS, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesnwa.com
7230 S. Pleasant Ridge Dr
Fayetteville, Arkansas 72704
Phone - 479.442.9350 Fax 479.521.9350

PROJECT NO 16-094

DRAWING NO 04

Drawing Name: S:\000\15-025\engineering\03 grading plan.dwg
Xrefs Used: COA BBA, BATES-AR, 24X36, base

Time: 1:22 pm
Scale: 1=40 (PS)
Date: 5/21/2015

PROPERTY LINE ADJUSTMENT

ADJACENT LAND OWNERS

1) ALDI INC
10505 S K 7 HWY
OLATHE, KS 66061-9735
PARCEL #03-02885-000
ZONED: C-2
2) MURPHY OIL USA
ATTN AD VALOREM TAX DEPT
PO BOX 7000
EL DORADO AR 71731-7000
PARCEL #03-04679-001
ZONED: C-2
3) NORTH ARKANSAS WHOLESALE CO INC
WAL MART PROPERTY TAX DEPT
PO BOX 8050
BENTONVILLE, AR 72712
PARCEL #03-04680-000
ZONED: C-2
4) LANDSLIDE DEVELOPMENT LLC
2500 HIGHLAND PARK CT
COLLEYVILLE, TX 76034
PARCEL #03-04681-000
ZONED: C-2
5) LOW, WILLIAM S & KERRI L
PO BOX 8471
FAYETTEVILLE, AR 72703
PARCEL #03-04052-011
ZONED: R-4
6) SPRING VALLEY APARTMENTS PH II
PO BOX 167928
IRVING TX 75016-7928
PARCEL #03-04052-010
ZONED: R-4
7) DRISCOLL, CAROL
3778 MORNING MIST DR
FAYETTEVILLE, AR 72704-6333
PARCEL #03-04047-008
ZONED: R-4
8) EASLEY, MARY M
23827 E 560 RD
COLCORD OK 74338-2990
PARCEL #03-04047-007
ZONED: R-4
9) GAWENDA, ROBERT A & LINDA J - TRUSTEES
12840 BRACEBRIDGE ST
BENTONVILLE, AR 72712-9599
PARCEL #03-04047-006
ZONED: R-4
10) HARMON DARRELL & MARENA
PO BOX 6616
SILOAM SPRINGS, AR 72761-6616
PARCEL #03-04047-005
ZONED R-4
11) ESTES, VESTAL & SHIRLEY
PO BOX 565
SILOAM SPRINGS, AR 72761-0565
PARCEL #03-04047-004
ZONED: R-4

PROPERTY OWNERS:
SELF, RONNIE & DESIRAE S
21499 W HIGHWAY 12
GENTRY, AR 72734-9052
PARCEL #03-04341-000

PRUDEN, JAMES L ET AL
128 W EMMA AVE
SPRINGDALE, AR 72764-4305
PARCEL #03-04343-000

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°27'33" W	88.07'
L2	S 88°32'27" E	145.02'

FIELD WORK:
APRIL 18-20, 2016

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK 99 AT PAGE 74000
2) WARRANTY DEED FILED IN BOOK 92 AT PAGE 39883
3) EASEMENT PLAT FILED IN BOOK 2014 AT PAGE 46
4) PLAT OF SURVEY FILED IN BOOK 27 AT PAGE 30
5) REVISED FINAL PLAT OF SUN HAVEN ADDITION FILED IN BOOK 20 AT PAGE 182

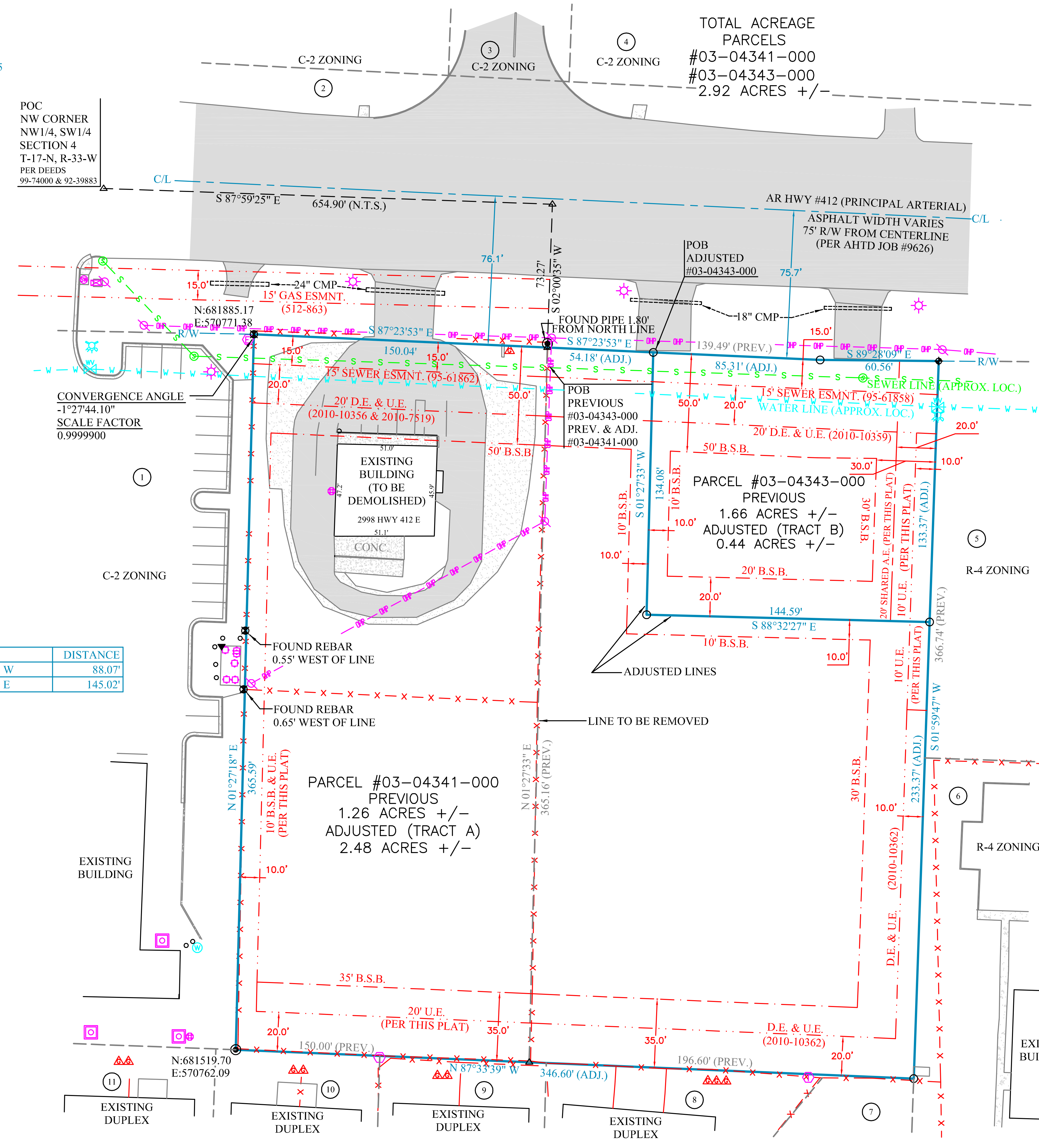
BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

GPS REFERENCE:
CITY OF SILOAM SPRINGS MONUMENTS:
GPS 20 & GPS 21 (NAD 83)

PROPERTY ZONED:
C-2

BUILDING SETBACKS:

FRONT FACING ARTERIAL STREET	50ft
SIDE ADJACENT TO NON-RESIDENTIAL	10ft
SIDE ADJACENT TO RESIDENTIAL	30ft
REAR ADJACENT TO RESIDENTIAL	35ft
REAR ADJACENT TO NON-RESIDENTIAL	20ft



SELF, RONNIE & DESIRAE S
PARCEL #03-04341-000

THE UNDERSIGNED CONSENTS TO THE DEDICATION OF THE RIGHT-OF-WAY AND (UTILITY, DRAINAGE, PEDESTRIAN, AND/OR ACCESS) EASEMENTS AS INDICATED ON THE SUBDIVISION PLAT AND HEREBY SUBORDINATES ANY INTEREST IT MAY HAVE TO SUCH DEDICATION.
MORTGAGE COMPANY NAME ______________
BY:
STATE OF)
)SS
COUNTY OF)
THE FOREGOING LENDER'S APPROVAL AND SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS ___
DAY OF _________ 20__A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES:______________

PRUDEN, JAMES L ET AL
PARCEL #03-04343-000

THE UNDERSIGNED CONSENTS TO THE DEDICATION OF THE RIGHT-OF-WAY AND (UTILITY, DRAINAGE, PEDESTRIAN, AND/OR ACCESS) EASEMENTS AS INDICATED ON THE SUBDIVISION PLAT AND HEREBY SUBORDINATES ANY INTEREST IT MAY HAVE TO SUCH DEDICATION.
MORTGAGE COMPANY NAME ______________
BY:
STATE OF)
)SS
COUNTY OF)
THE FOREGOING LENDER'S APPROVAL AND SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS ___
DAY OF _________ 20__A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES:______________

PLANNING DIVISION ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS _____DAY OF __________, 2016 BY THE PLANNING DIVISION OF THE CITY OF SILOAM SPRINGS, ARKANSAS.

SENIOR PLANNER

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0370J. DATED 09/ 28/ 2007)

0' 50' 100' 150'
GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

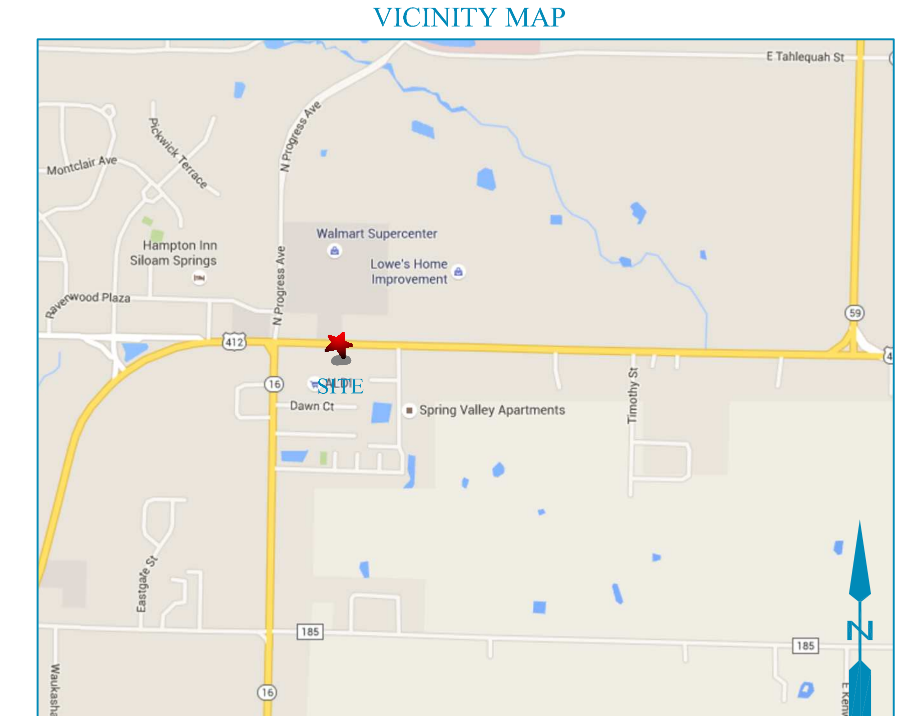
STATE RECORDING NUMBER:
500-17N-33W-0-04-340-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20th DAY OF APRIL, 2016.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

SURVEY DESCRIPTION:

PREVIOUS PARCEL #03-04341-000:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, WHICH IS S87°59'25"E 654.90' AND S02°00'35"W 73.27 FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°27'33"W 365.16', THENCE N87°33'39"W 150.00' TO AN EXISTING PIPE, THENCE N01°27'18"E 365.59' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 150.04'TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

ADJUSTED PARCEL #03-04341-000 (TRACT A):
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, WHICH IS S87°59'25"E 654.90' AND S02°00'35"W 73.27 FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 54.18', THENCE LEAVING SAID RIGHT-OF-WAY S01°27'33"W 134.08', THENCE S88°32'27"E 144.59', THENCE S01°59'47"W 233.37', THENCE N87°33'39"W 346.60' TO AN EXISTING PIPE, THENCE N01°27'18"E 365.59' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, THENCE ALONG SAID RIGHT-OFWAY S87°23'53"E 150.04', TO THE POINT OF BEGINNING, CONTAINING 2.48 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #03-04343-000:
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, WHICH IS S87°59'25"E 654.90' AND S02°00'35"W 73.27 FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 139.49', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°28'09"E 60.56' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°59'47"W 366.74', THENCE N87°33'39"W 196.60', THENCE N01°27'33"E 365.16', TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL #03-04343-000 (TRACT B):
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°59'25"E 654.90', THENCE S02°00'35"W 73.27' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"WE 54.18', TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°23'53"E 85.31', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°28'09"E 60.56' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°59'47"W 133.37', THENCE N88°32'27"W 144.59', THENCE N01°27'33"E 134.08', TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FOR USE AND BENEFIT OF:
JEFF KEMP / ERIC BOEN

ADDRESS:
HWY 412 EAST
SILOAM SPRINGS, ARKANSAS

DATE: *05/23/16* | SCALE: *1"=50'*
LOCATION:
SECTION: 04
TOWNSHIP: 17 NORTH
RANGE: 33 WEST
SURVEYED: JRICH | DRAFTED: BW
REVIEWED: DT

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2016
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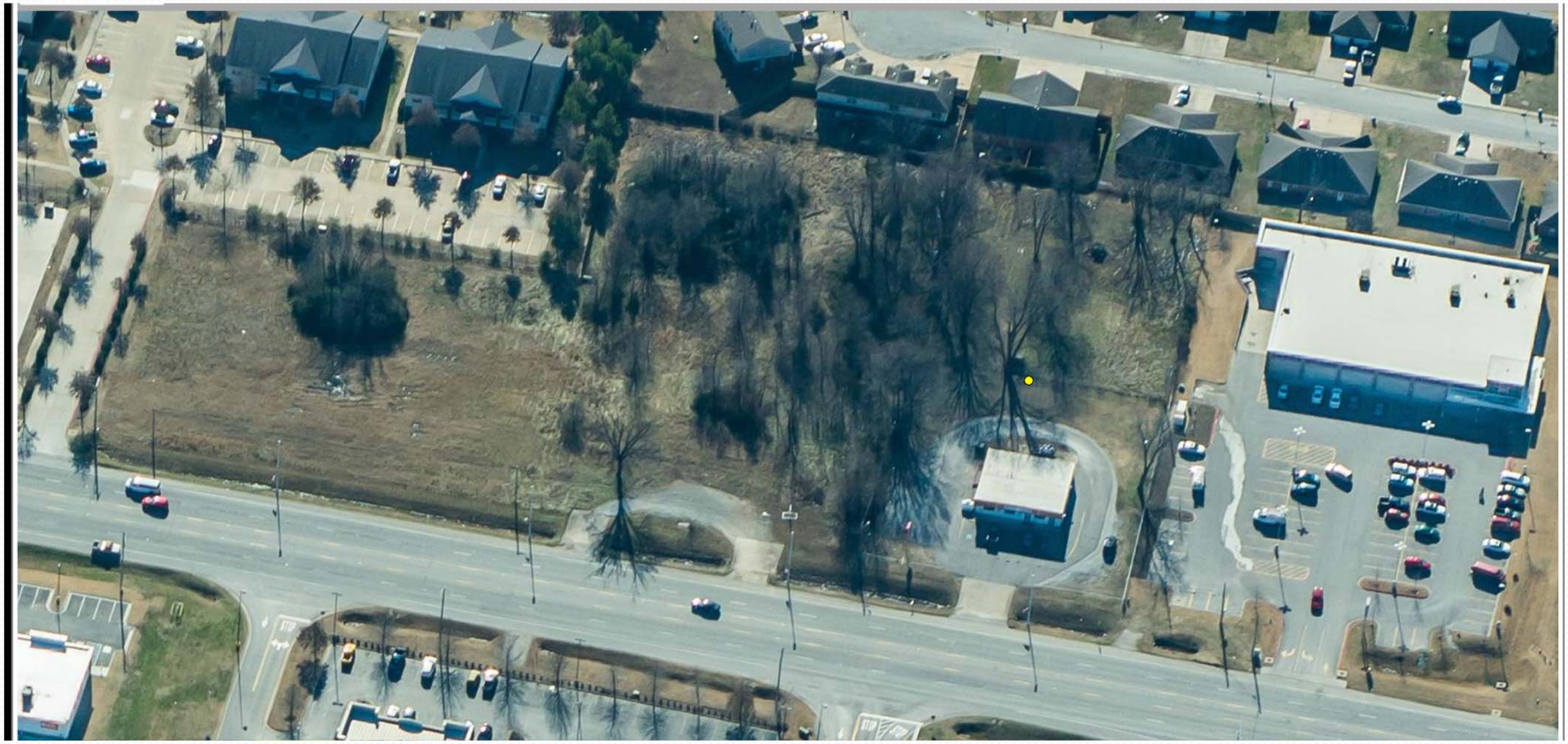
Location Map:
R-33-W
04
T-17-N

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 1/2" REBAR/CAP
FOUND 3/8" REBAR/CAP
FOUND PIPE
FOUND P/K NAIL
SET 5/8" REBAR/CAP
COMPUTED POINT
ELECTRICAL PEDESTAL
SANITARY SEWER MH
TELEPHONE PEDESTAL
TRANSFORMER BOX
CLEAN OUT
FIRE HYDRANT
GAS METER
WATER METER
POWER POLE
WATER VALVE
ELECTRICAL BOX
GRATED INLENT
LIGHT
BOLLARD
STORM SEWER MH
BOUNDARY LINE
BOUNDARY LINE (PREVIOUS)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
BUILDING SETBACK
UTILITY EASEMENT
WATER LINE
OVERHEAD POWER LINE
SEWER LINE

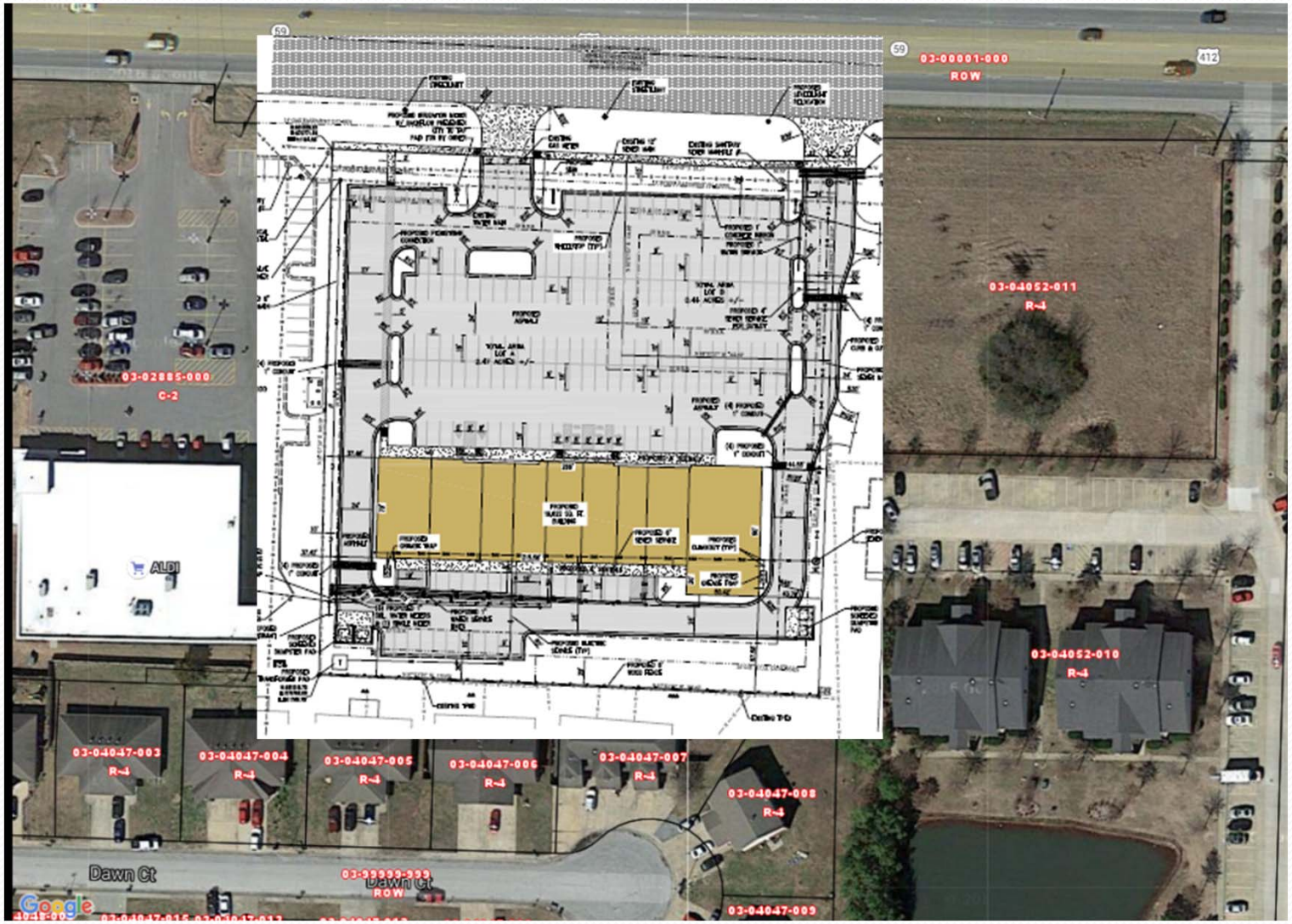
RECORDING NUMBER/DATE

DRAWING# 16-094PLA

1) SD16-03– Jeff Kemp Bird's Eye View



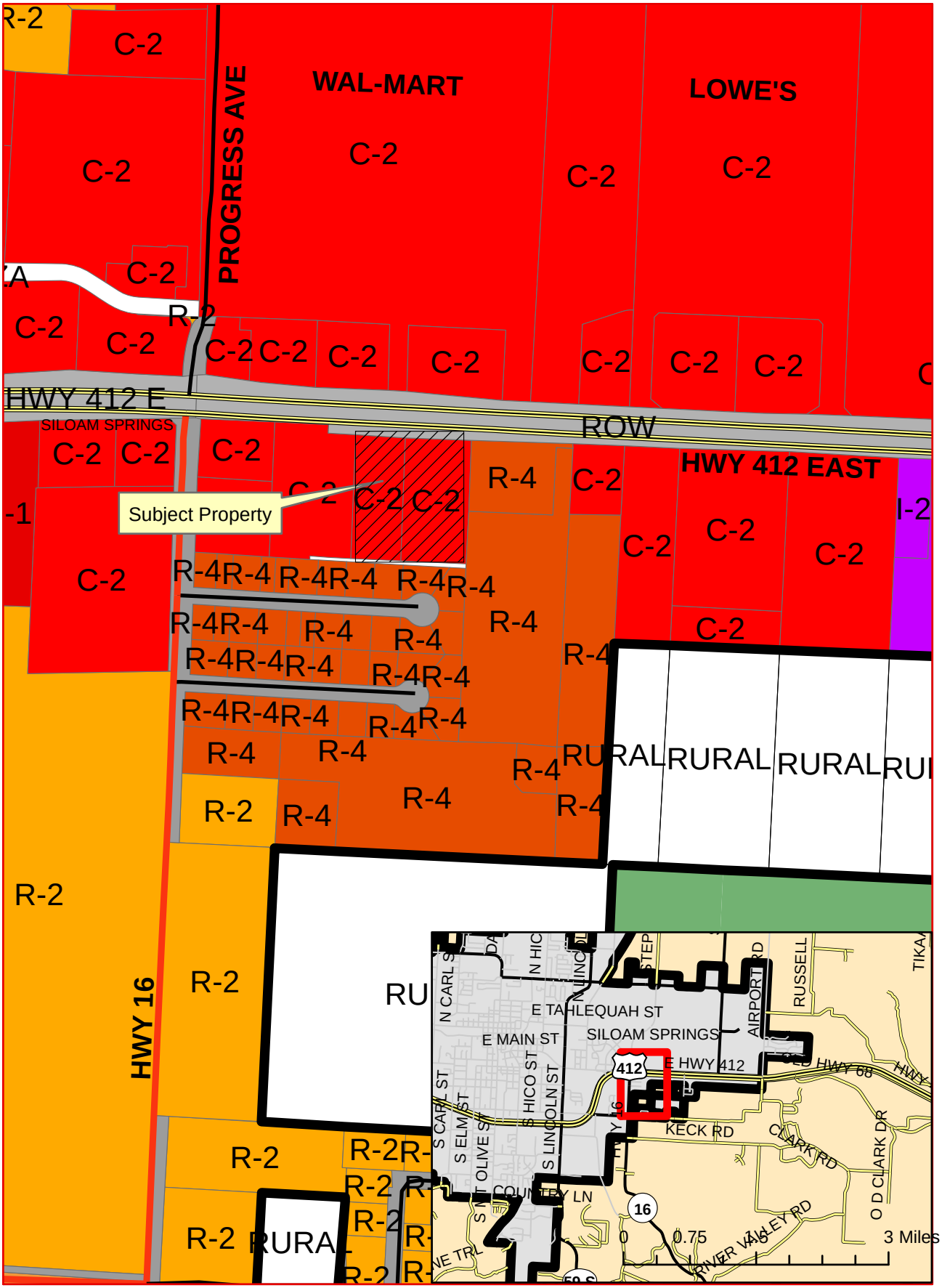
SD16-03– Jeff Kemp Plan Aerial Overlay



GENERAL AREA MAP

Significant Dev Permit
SD16-03

N



0 0.0425 0.085 0.17 Miles

STAFF REPORT

TO: Planning Commission
FROM: Ben Rhoads, AICP, Senior Planner
Cc: Don Clark, Community Services Director
DATE: July 06, 2016
RE: Significant Development Permit, SD16-05 / 3451 Hwy. 412 East.

Recommendation: Approval of SD16-05 (Significant Development Permit).

Background:

APPLICATION REVIEW DATES
Planning Commission review: June 12, 2016
Board of Directors review: July 19, 2016

APPLICANT AND AGENT
Applicant/Owner: Molly, LLC/ Cotton Patch Cafe, Inc.
Agent: Landrun Group, LLC – Stephen Landes, PE.

SUBJECT PROPERTY ADDRESS
3451 Hwy. 412 East

INTERNET MAP INFORMATION
Planning staff has created a map made with Google My Maps.
Attribution: Map data ©2015 Google Imagery ©2015, Arkansas GIS, DigitalGlobe, Landsat, State of Arkansas, USDA Farm Service Agency Washington County.

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

https://drive.google.com/open?id=1b8VCxNs0EYzN-iKN5bavIusVg-w&usp=sharing

PROJECT INTENT
The applicant requests to construct a 4,452 sq. ft. restaurant on a 1.64 acre out lot.

EXISTING LAND USES AND ZONING

EXISTING LAND USE		*EXISTING ZONING*	
Vacant – undeveloped lot		C-2 District (Roadway Commercial)	
SURROUNDING LAND USE		*SURROUNDING ZONING*	
North:	Commercial – Retail	North:	C-2 District (Roadway commercial)
South:	Commercial – Restaurant/Retail	South:	C-2 District (Roadway commercial)
East:	Commercial – Restaurant	East:	C-2 District (Roadway commercial)
West:	Commercial – Restaurant	West:	C-2 District (Roadway commercial)

ZONING USE UNIT CONSISTENCY

The subject proposal is consistent with small impact commercial uses associated with Use Unit 9. Use Unit 9 is permitted in C-2 District.

LOT STANDARDS CONSISTENCY

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

MINIMUM (C-2) ZONING REQUIREMENTS	*SUBJECT PROPERTY PROPOSAL*
Lot Area: 8,000 sq. ft.	1.64 acres or 71,438 sq. ft.
Lot Width: 80 ft.	216 ft. (approx.)
Maximum Lot Coverage: 85%	51.3 %
Maximum Floor to Area Ratio: 0.60 (60%)	0.0623 (6.2%)*

PARKING STANDARDS CONSISTENCY

According to Municipal Code §102-75(a)(1)(a)(8), parking is calculated by the total number of square feet in the proposal.

USE TYPE	*REQUIRED PARKING*	*EXISTING PARKING*	*NET PROPOSED PARKING**	*PARKING SURPLUS/ DEFICIT*
Restaurant 1 space/100 sq. ft.	44	0	94*	+50

* Including ADA accessible parking.

STAFF DISCUSSION

The applicant is requesting to construct a 4,452 sq. ft. sit-down, non-drive thru, restaurant, branded under the name "Cotton Patch", on Hwy. 412 E. The reason this project is considered "significant" is because the total proposed lot coverage exceeds 20,000 sq. ft. The restaurant will be located on a vacant out lot west of the existing Rib Crib restaurant, east of Wendy's and south of the Lowe's Home Improvement store. The site design will be nearly identical to Rib Crib. Vehicular access will be via two existing shared access driveways; the western access will be across from the Wendy's entrance and the northern access will be off of the Lowe's access drive. In 2007, access easements were obtained to use these private drives for the benefit of the subject property. Standard driveway spacing requirements do not apply as all the proposed drives are accessing existing driveways, therefore no new curb cuts are proposed onto Hwy. 412 E.

The project will have a parking surplus of 50 spaces. The surplus parking is requested due to the projected demand based off of historic usage at similar facilities. On site detention is used for the storm water runoff, this will, in turn, tie into the Lowe's detention basin at the rear of the existing store; the detention basin was designed with the assumption that both the subject property and the out lot to the west would be fully developed, however the on-site detention basin is needed to prevent flooding of the Lowe's parking lot. Interior parking lot lighting and landscaping are provided. Sidewalks are shown on the plan along Hwy. 412 and the western and northern property lines, per the current City sidewalk policy; however a note has been added that these would be constructed at a later date, with the applicant requesting to pay a side fee-in-lieu. The applicant is choosing this option because the western and northern sidewalks abut private driveways and *not* City right-of-ways. A separate access easement would be required from the abutting property owners in order to build sidewalks along these drives. A crosswalk is included along the north eastern corner for pedestrian access. All other aspects of this proposal meet or exceed City Code.

LEGAL NOTICE

Staff received no information that:

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

- Site posted: June 13, 2016.
- Newspaper legal notification: June 19, 2016 (Herald-Leader).
- Letter legal notification: June, 14—17, 2016.
- Staff received no phone calls or correspondence.

COMPREHENSIVE PLAN CONSISTENCY

The 2030 Land Use Map describes this area as commercial/ office. The proposed use is consistent with the 2030 Land Use Map.

Fiscal Impact:

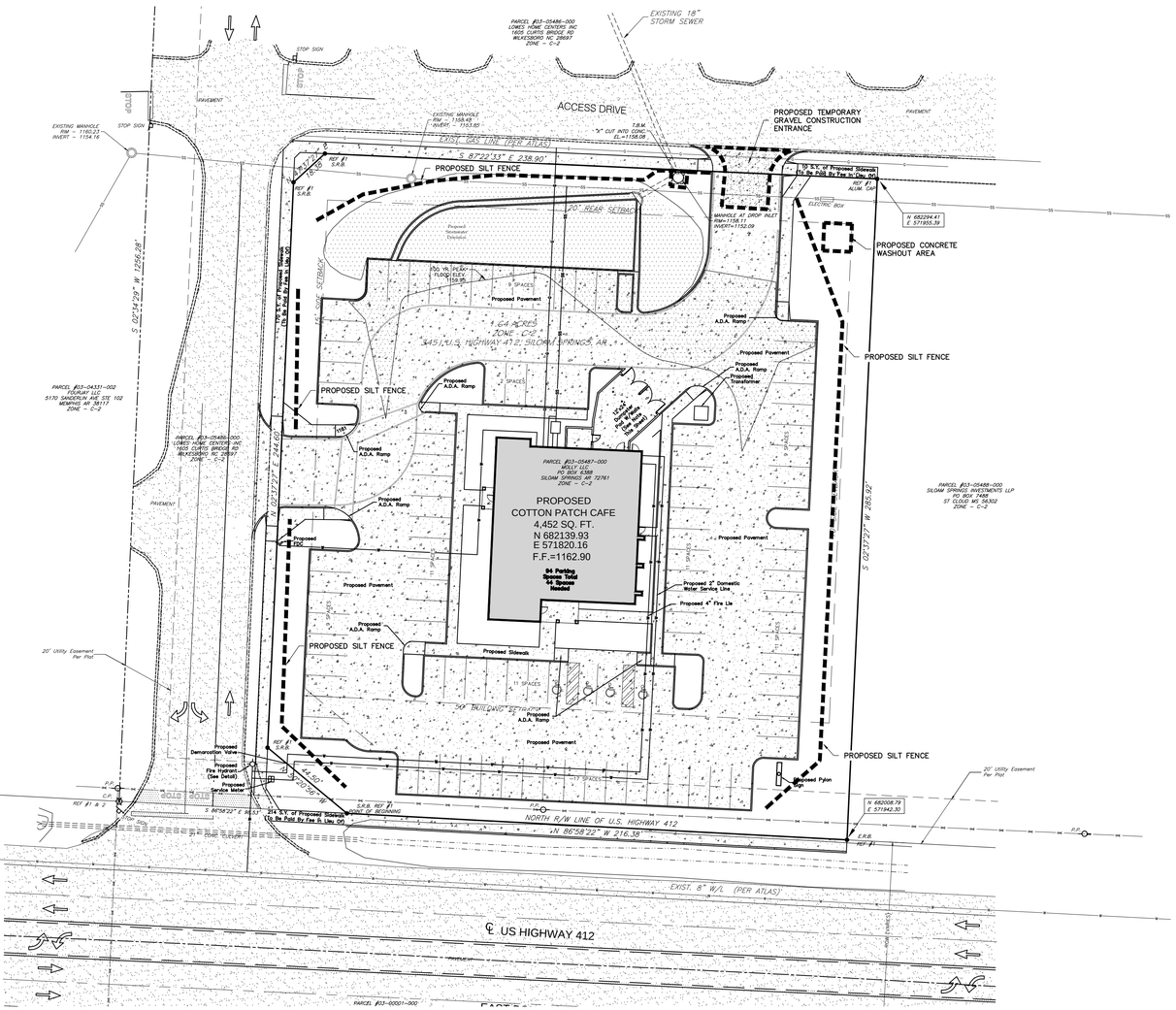
No fiscal impact is anticipated. Street Fees are not applicable for this project.

Attachments:

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

SITE PLAN

COTTON PATCH CAFE
SILOAM SPRINGS, AR



0' 30' 60'

SCALE: 1" = 30'

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (●) INDICATES EXISTING IRON PIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE
- —TUG— TELEPHONE, UNDERGROUND
- —UGE— UNDERGROUND ELECTRIC
- —OHE— OVERHEAD ELECTRIC & CABLE TV
- —FOC— FIBER OPTIC CABLE
- —CATV— CABLE TV
- —PET— PETROLEUM LINE
- —G— GAS LINE
- —HPG— HIGH PRESSURE GAS LINE
- —W— WATER LINE
- —SS— SANITARY SEWER LINE
- —STS— STORM SEWER
- —PSS— PRESSURIZED SANITARY SEWER LINE
- —X— FENCE
- FLOW LINE

LOCATION MAP:

APPROVALS:

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

_____
Secretary

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

_____

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET & EROSION CONTROL
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	GRADING AND EROSION CONTROL PLAN
C-5	CONSTRUCTION DETAILS
STANDARDS	SILOAM SPRINGS WATER DETAILS

LEGAL DESCRIPTION

Part of the SE 1/4 of the NW 1/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is S 02°34'29" W 1256.28 feet and S 86°58'22" E 98.53 feet from the NW corner of the SE 1/4 of the NW 1/4 of Section 4 and running thence N 50°20'56" W 44.50 feet, thence N 02°37'27" E 244.60 feet, thence N 47°37'27" E 18.38 feet, thence S 87°22'33" E 238.90 feet, thence S 02°37'27" W 285.92 feet to the North right of way of U.S. Highway 412, thence along said right of way, N 86°58'22" W 216.38 feet to the point of beginning, containing 1.64 acres, more or less and subject to easements and right of ways of record, if any. Also known as Tract 3 as shown on Plat Record 2006 at Pages 892 and 893, Benton County, Arkansas.

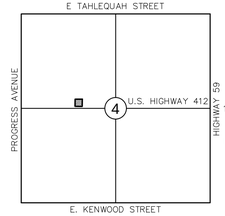
SURVEYED PROPERTY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter. Thence along the West line of said Forty, South 02 degrees 34 minutes 29 seconds West, 1,256.28 feet to the North right of way line of U.S. Highway 412. Thence leaving said West line and along said right of way line, South 86 degrees 58 minutes 22 seconds East, 98.53 feet to a set rebar with cap and the Point of Beginning. Thence leaving said right of way line, North 50 degrees 20 minutes 56 seconds West, 44.50 feet to a set rebar with cap. Thence North 02 degrees 37 minutes 27 seconds East, 244.60 feet to a set rebar with cap. Thence North 47 degrees 37 minutes 27 seconds East, 18.38 feet to a set rebar with cap. Thence South 87 degrees 22 minutes 33 seconds East, 238.90 feet to an existing aluminum cap. Thence South 02 degrees 37 minutes 27 seconds West, 285.92 feet to an existing rebar on the North right of way line of U.S. Highway 412. Thence along said right of way line, North 86 degrees 58 minutes 22 seconds West, 216.38 feet to the Point of Beginning, containing 1.64 acres and subject to any Easements of Record.

GENERAL CONSTRUCTION NOTES

1. *THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND MUST HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOWLINE ELEVATIONS OF ALL WATER LINES, SANITARY SEWERS, STORM DRAINS, DRAINAGE STRUCTURES, AND SURFACE DRAINAGE COURSES PRIOR TO LAYING ANY NEW PIPE. THE CONTRACTOR MUST CALL OKIE AT (405) 840-5032 OR DIAL 8-1-1 TO HAVE ALL PUBLIC UTILITIES (WATER AND SANITARY SEWER LINES) AND FRANCHISED UTILITIES (ELECTRIC LINES, TELEPHONE CABLES, FIBER OPTIC LINES, CABLE TELEVISION, GAS LINES AND OIL PIPELINES) LOCATED AT LEAST TWO (2) DAYS PRIOR TO STARTING CONSTRUCTION.*
2. *THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES AND STRUCTURES, WHETHER SHOWN OR NOT, BOTH PUBLIC AND PRIVATE. ANY DAMAGE TO A UTILITY LINE OR STRUCTURE, BECAUSE OF THE CONTRACTOR'S ACTIONS, SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD OR BETTER THAN THAT PRIOR TO THE DAMAGE. THE CONTRACTOR MUST CALL 9-1-1 IMMEDIATELY IF A NATURAL GAS PIPELINE IS CUT, DAMAGED OR OTHERWISE DISTURBED. THE LOCAL FIRE DEPARTMENT AND THE LOCAL GAS COMPANY MUST INSPECT THE PIPE BEFORE WORK CAN RESUME AT THAT LOCATION.*
3. *THE CONTRACTOR MUST NOTIFY THE FOLLOWING PERSONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF PLACING OR REMOVING ANY BARRICADES OR OTHERWISE MODIFYING EXISTING TRAFFIC CONTROL DEVICES OR PLACING ANY TEMPORARY TRAFFIC CONTROL DEVICE.*
4. *THE CONTRACTOR MUST NOTIFY ALL AFFECTED CITY UTILITY CUSTOMERS AT LEAST TEN (10) WORKING DAYS PRIOR TO ANTICIPATED SERVICE INTERRUPTION. ALL WORK MUST BE CARRIED OUT CAREFULLY TO MINIMIZE CUSTOMER SERVICE INTERRUPTION DURING CONSTRUCTION. STREETS TEMPORARILY CLOSED TO THROUGH TRAFFIC DURING CONSTRUCTION SHALL REMAIN OPEN TO LOCAL TRAFFIC TO THE MAXIMUM EXTENT PRACTICAL DURING THE WORK. DETOUR ROUTES SHALL BE FURNISHED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH AND ERECT ALL DETOUR SIGNAGE AS DIRECTED. WHERE WORK IS CARRIED ON, IN OR ADJACENT TO ANY STREET, ALLEY OR PUBLIC PLACE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH AND ERECT SUCH BARRICADES, FENCES, LIGHTS AND/OR OTHER PROTECTIVE BARRIERS, AND TAKE SUCH OTHER PRECAUTIONARY MEASURES FOR THE PROTECTION OF PERSONS OR PROPERTY AND OF THE WORK AS ARE NECESSARY. A SUFFICIENT NUMBER OF BARRICADES SHALL BE ERECTED TO KEEP VEHICLES FROM BEING DRIVEN INTO ANY WORK UNDER CONSTRUCTION. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL RESULT IN THE ENGINEER SHUTTING DOWN THE WORK UNTIL THE CONTRACTOR HAS PROVIDED THE NECESSARY PROTECTION. ALL SUCH BARRICADES AND SIGNS AND THE USE THEREOF SHALL BE IN STRICT COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART IV - TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS.*
5. *ALL CONSTRUCTION MATERIALS AND WORK SHALL CONFORM TO THE APPLICABLE CITY SPECIFICATIONS WITH THE ADDITIONAL SUPPLEMENTS, AS REFERENCED IN THE PROJECT DOCUMENTS.*
6. *ALL ELEVATIONS SHOWN ARE ON THE MEAN SEA LEVEL (M.S.L.) DATUM. ALL DIMENSIONS TO CURB ARE TO THE FACE OF CURB. ALL DIMENSIONS TO STREET "CENTERLINES" ARE TO THE CENTERLINE OF THE RIGHT-OF-WAY OR SECTION LINE.*
7. *THE CONTRACTOR SHALL DEVELOP AND MAKE ALL DETAIL SURVEYS NEEDED FOR CONSTRUCTION. THE COST OF THE CONSTRUCTION SURVEY AND STAKING SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.*
8. *ALL FENCES REMOVED AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE REPLACED IN KIND WITH FENCING EQUAL TO OR BETTER THAN THE ORIGINAL FENCE. ALL COSTS FOR FENCE REMOVAL AND REPLACEMENT SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.*
9. *ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED INCIDENTAL CONSTRUCTION AND THE COST FOR SUCH SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF WORK.*
10. *SEDIMENT CONTROL FOR UTILITY CONSTRUCTION IS REQUIRED. TRENCHES MUST BE BACKFILLED AT THE END OF EACH DAY'S WORK. NO MORE TRENCH SHALL BE OPENED THAN CAN BE COMPLETED IN THE SAME DAY UNLESS TEMPORARY SILT FENCE IS PLACED IMMEDIATELY DOWNSTREAM OF ANY AREA INTENDED TO REMAIN DISTURBED FOR MORE THAN ONE DAY. EXCAVATED MATERIALS SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.*
11. *CITY PERSONNEL ARE NOT PERMITTED TO ENTER ANY TRENCH OR EXCAVATION MORE THAN FIVE (5) FEET DEEP, FOR ANY REASON, UNLESS IT IS SLOPED OR SHORED IN ACCORDANCE WITH 29 CFR 1926 OSHA SUBPART P, "EXCAVATIONS AND TRENCHES."*
12. *ALL DISTURBED, UNPAVED AREAS WITHIN EASEMENTS AND RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND WATERED IN ACCORDANCE WITH HIGHWAY DEPARTMENT, "SEEDING", AS REQUIRED UNDER THE "REVEGETATION" PAY ITEM IF PROVIDED OR AS NOTED OTHERWISE ON THE PLANS. SEEDED AREAS SHALL BE REPAIRED AND MAINTAINED UNTIL ALL PORTIONS OF THE PROJECT ARE COMPLETE AND APPROVED FOR FINAL ACCEPTANCE. ALL OTHER AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S ACTIONS SHALL BE RESTORED IN A MANNER ACCEPTABLE TO THE ENGINEER TO A CONDITION AS GOOD OR BETTER THAN THAT PRIOR TO THE DISTURBANCE AT NO EXPENSE TO THE CITY.*
13. *ALL REMOVED SALVAGEABLE ITEMS FROM PUBLIC UTILITY WORK SHALL REMAIN THE PROPERTY OF THE CITY AND SHALL BE STOCKPILED IN AN AREA WITHIN THE PROJECT LIMITS DESIGNATED BY THE ENGINEER FOR COLLECTION BY CITY FORCES.*
14. *ALL DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESHAPED AND SLOPED TO DRAIN. SOLID SLAB SOD SHALL BE USED IN ALL AREAS WHERE SOIL HAS BEEN EXPOSED AND POSITIVE MEANS OF SOD STABILIZATION SHALL BE USED TO PREVENT DISPLACEMENT OF SOD BY STORM WATERS.*
15. *EROSION CONTROL DEVICES IN THE FORM OF SEDIMENT FENCES ARE REQUIRED AT DRIVEWAY CULVERTS, STREET CULVERTS, DRAINAGE STRUCTURES, STORM SEWER MANHOLES AND SANITARY SEWER MANHOLES LOCATED IN DITCHES WHERE SOIL HAS BEEN DISTURBED. THOSE ITEMS SHALL BE PLACED AS DIRECTED BY THE ENGINEER AND THE COST SHALL BE INCLUDED IN OTHER ITEMS.*

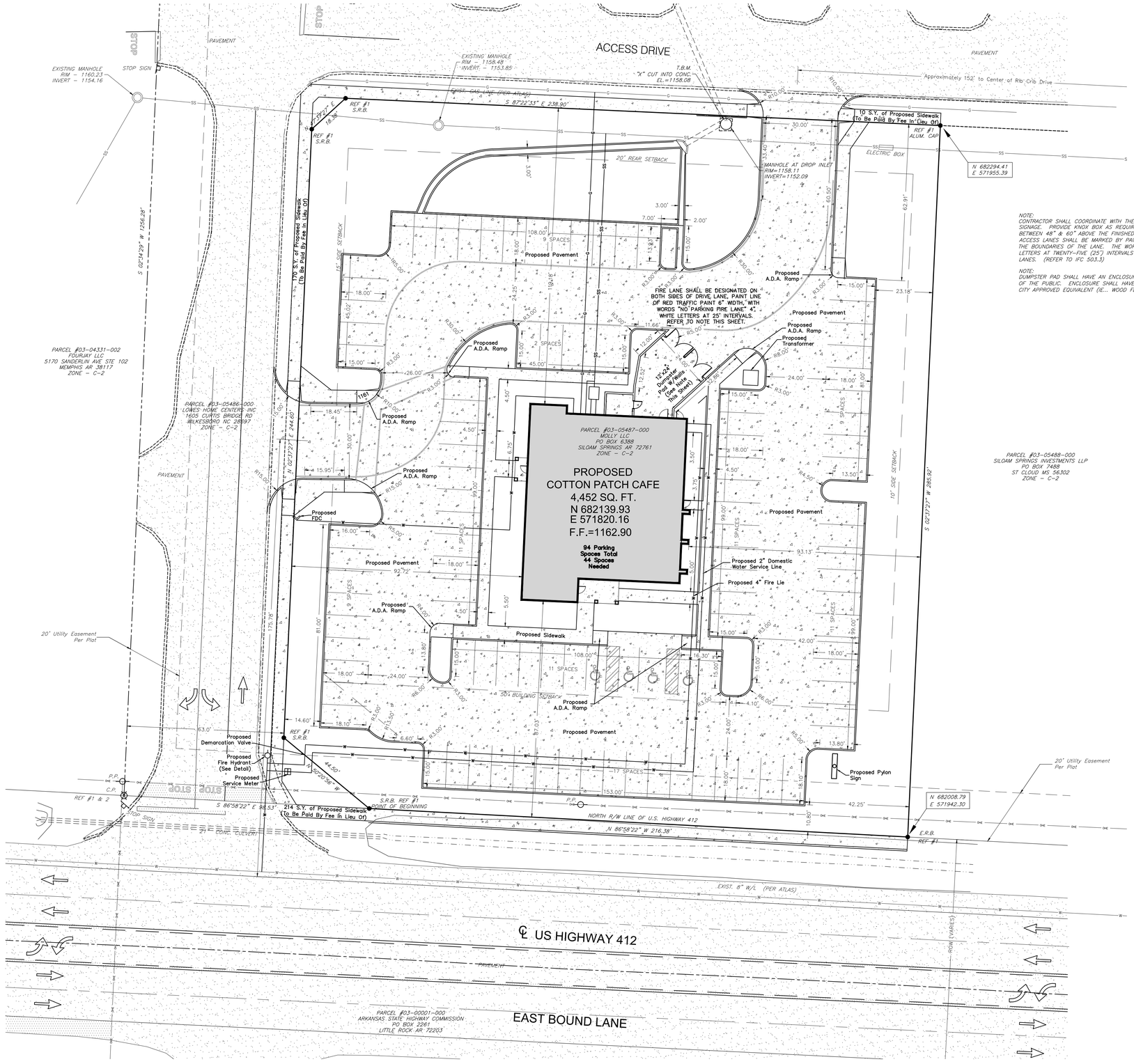


LOCATION MAP
N.T.S.

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
201 West 9th Street * P.O. BOX 1584
Shawnee, OK. 74801-1584 (405) 273-4222
E-mail: landrun@landrungroup.com

Client: Cotton Patch Cafe, Inc.
Project: Cotton Patch Cafe, Siloam Springs
Sheet Title: Title Sheet
Design: stl | Check: st
Drawn: rf | Date: 06/27/2016
Sheet: C-1

Revisions
No. | Desc. | Date



0' 20' 40'

SCALE: 1" = 20'

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (●) INDICATES EXISTING IRON PIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE
- —TUG— TELEPHONE, UNDERGROUND
- —UGE— UNDERGROUND ELECTRIC
- —OHE— OVERHEAD ELECTRIC & CABLE TV
- —FOC— FIBER OPTIC CABLE
- —CATV— CABLE TV
- —PET— PETROLEUM LINE
- —G— GAS LINE
- —HPG— HIGH PRESSURE GAS LINE
- —W— WATER LINE
- —SS— SANITARY SEWER LINE
- —STS— STORM SEWER
- —PSS— PRESSURIZED SANITARY SEWER LINE
- —X— FENCE
- FLOW LINE

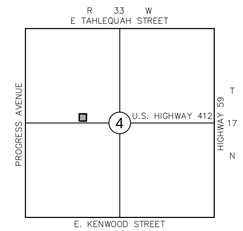
NOTE:
CONTRACTOR SHALL COORDINATE WITH THE CITY FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKINGS & SIGNAGE. PROVIDE KNOX BOX AS REQUIRED BY FIRE MARSHAL TO BE LOCATED ADJACENT TO ENTRANCE, MOUNTED BETWEEN 48" & 60" ABOVE THE FINISHED FLOOR ELEVATION. REFER TO ARCHITECTURAL PLANS. FIRE APPARATUS ACCESS LANES SHALL BE MARKED BY PAINTING LINE OF RED TRAFFIC PAINT SIX-INCH (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR-INCH (4") WHITE LETTERS AT TWENTY-FIVE (25') INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. (REFER TO IFC 503.3)

NOTE:
DUMPSTER PAD SHALL HAVE AN ENCLOSURE TO CLOSE THE DUMPSTER AND CARDBOARD DUMPSTER FROM THE EYE OF THE PUBLIC. ENCLOSURE SHALL HAVE 12' x 24' INSIDE DIMENSIONS. SCREENING IS TO BE WALLED OR THE CITY APPROVED EQUIVALENT (IE... WOOD FENCE)

PERCENTAGE OF SITE LANDSCAPED WITH PARKING ISLANDS:
LANDSCAPED PARKING ISLANDS IS 5,852 SQUARE FEET DIVIDED BY SITE AREA OF 71,242 SQUARE FEET IS 8.21% OF SITE AS LANDSCAPED PARKING ISLANDS.

PERCENTAGE OF SITE WITH BUILDING FLOOR AREA:
BUILDING FLOOR AREA IS 4,454 SQUARE FEET DIVIDED BY SITE AREA OF 71,242 SQUARE FEET IS 6.25% OF SITE AS BUILDING FLOOR AREA.

PERCENTAGE OF PROPOSED IMPERVIOUS LOT COVERAGE:
IMPERVIOUS LOT COVERAGE IS 36,556 SQUARE FEET DIVIDED BY SITE AREA OF 71,242 SQUARE FEET IS 51.31% OF SITE AS PROPOSED IMPERVIOUS LOT COVERAGE.



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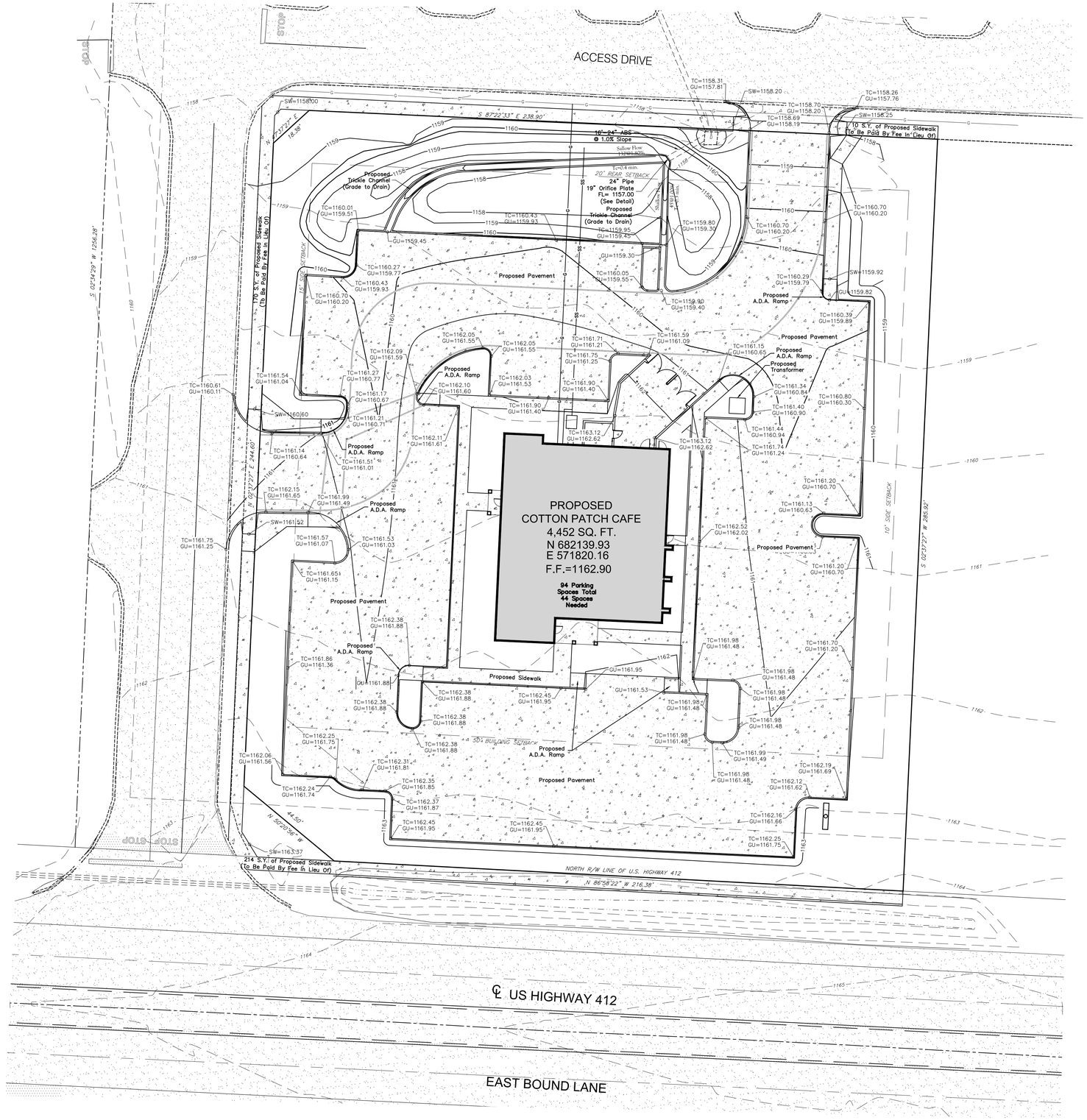
201 West 9th Street * P.O. BOX 1584
Shawnee, OK. 74801-1584 (405) 273-4222
E-mail: landrun@landrungroup.com

Client: Cotton Patch Cafe. Inc.
Project: Cotton Patch Cafe, Siloam Springs
Sheet title: Site Plan
Drawn: stl | Check: st
Date: 06/27/2016
Sheet: C-3

Revisions

No.	Date	Desc



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- —PSS— PRESSURIZED SANITARY SEWER LINE
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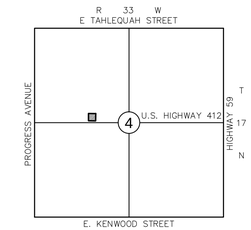
- FLOW LINE

EARTHWORK VOLUME RESULTS

CUT COMPACTION FACTOR:	0.00 %
FILL COMPACTION FACTOR:	0.00 %
RAW FILL VOLUME:	1,606
RAW CUT VOLUME:	−509 CU. YDS.
BUILDING FOUNDATION VOLUME (10"x4,430 SQ. FT.):	−138 CU. YDS.
CONCRETE PAVING VOLUME (6"x44,916 SQ. FT.):	−832 CU. YDS.
GRAVEL SUB-BASE VOLUME (8"x44,916 SQ. FT.):	−1,109 CU. YDS.
TOTAL EXCESS DIRT:	982 CU. YDS.

NOTES:

1. DIRT VOLUMES DO NOT INCLUDE COMPACTION FACTORS OR CLEARING AND GRUBBING VOLUMES.
2. RAW CUT AND FILL VOLUME IS CALCULATED TO TOP OF FINISHED GRADE (I.E. TOP OF PAVING AND TOP OF BUILDING FOUNDATION). PAVING AND FOUNDATION VOLUMES ARE THEN SUBTRACTED TO CALCULATE ESTIMATED RAW DIRT SHORTAGE OR EXCESS.
3. GRAVEL BASE OR LIME STABILIZATION UNDER PAVING ARE NOT INCLUDED IN VOLUME CALCULATIONS.



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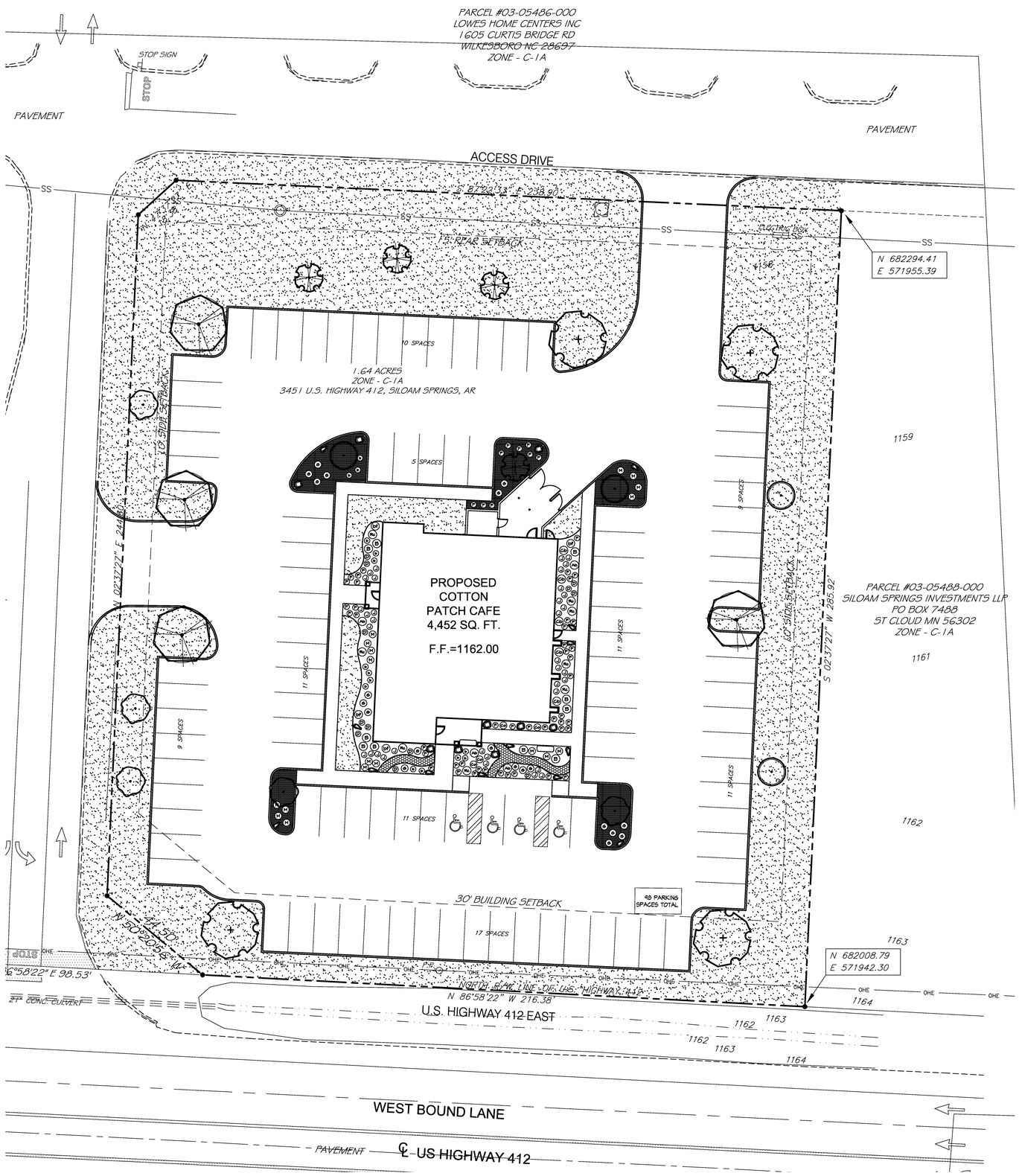
Client: Cotton Patch Cafe. Inc.
Project: Cotton Patch Cafe, Siloam Springs
Sheet title: Grading and Erosion Control Plan
Design: stl | Check: st
Drawn: rf | Date: 06/27/2016
Sheet: C4

Revisions
No. | Date | Descr.



LARGE TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2	+	R. BIRCH	River Birch	Betula nigra	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
3		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
0		C. MYRTLE	Red flowering Crape Myrtle	Lagerstroemia indica 'Tuscarora'	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B Tree form, limbed to min. 4'
0		REDBUD	Redbud	Cercis canadensis	2" caliper, 8' Ht./4' spread tree form, limbed to min. 4'
0		VITEX	Vitex	Agnus castus	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
0	G	GULF MUHLY	Gulf Muhly	Muhlenbergia Capillaris	5 gallon
0	M	M. GRASS	Dwarf Maiden Grass	Miscanthus sinensis 'Yakushima'	5 gallon
0	B	B. SPIREA	Bumald Spirea	Spirae bumalda	5 gallon
0	P	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	1 gallon
0	CO	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	1 gallon
0	BF	B. FORSYTHIA	Bronx Forsythia	forsythia viridissima 'Bronxensis'	5 gallon
0	D	BLUEBEARD	Bluebeard	Caryopteris clandonensis	5 gallon
0	AB	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
0	CB	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	5 gallon
0	RC	R.C. ABELIA	Rose Creek Abelia	Abelia x 'Rose Creek'	5 gallon
0	S	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
0	J	S. JUNIPER	Sargent's Juniper	Juniperus chinensis 'Sargentii	5 gallon
0	D	B. DAISY	Blackfoot Daisy	Melampodium leucanthum	1 gallon

GROUNDCOVER / VINES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		D. GRANITE	Decomposed Granite		4" thick compacted decomposed granite. Separated at grass areas by edging. Install weed barrier mat between soil and granite.
AS SHOWN		R. ROCK	3"-4" size colorado river rock, 6"-7" deep.		Separated at grass areas by edging. Install weed barrier mat between soil and granite.

MISCELLANEOUS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		INSTALL TO SEPARATE ALL BEDS FROM TURF AREAS, AND GRANITE AREAS FROM BEDS AND TURF
0		BOULDER	BROWN MOSS BOULDERS VARIED SHAPES, GENERALLY 2'X3'X2' TO 3'X3'X3'		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

0 20 40

SCALE: 1" = 20'-0"

NORTH

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT # 901 IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES

COTTON PATCH CAFE

U.S. HIGHWAY 412 EAST
SILOAM SPRINGS, AR 72761

LANDSCAPE PLAN

Revisions:

Issue Dates:	
Review:	5/23/16
Permit:	
Construction:	

Scale:	1" = 20'-0"
Drawn By:	RLA
Checked By:	RLA
Project No:	

Sheet

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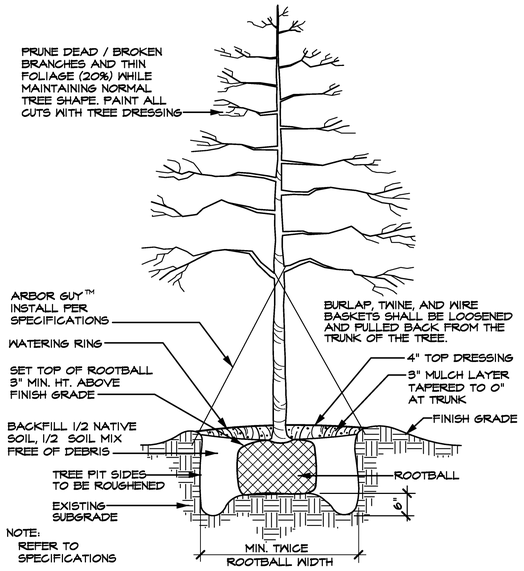
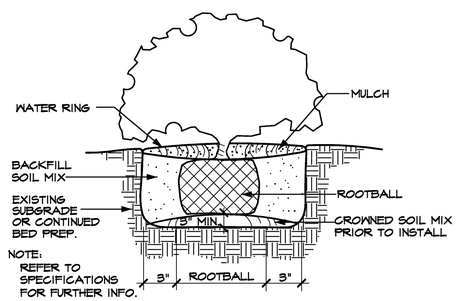


TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL

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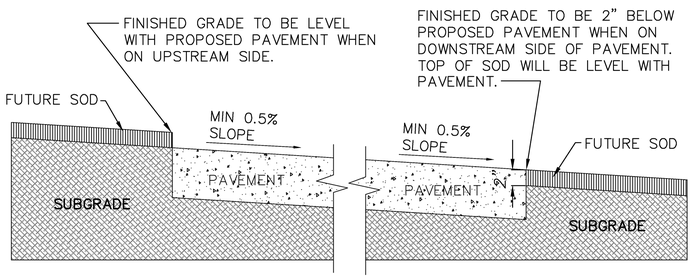

GRADING DETAIL FOR PAVEMENT WITHOUT CURB

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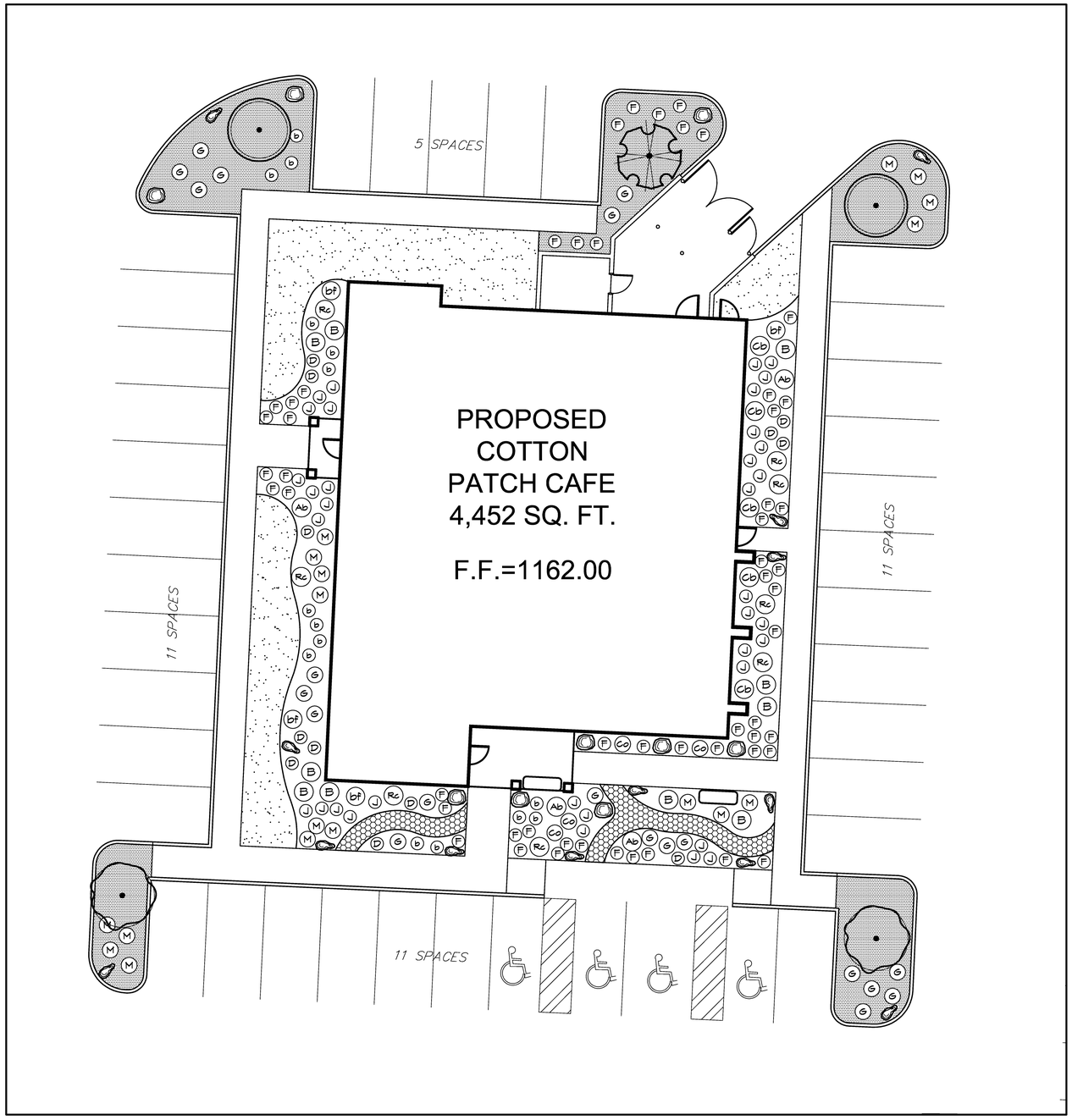

PLANTING ENLARGEMENT

SCALE: 1" = 10'-0"

NORTH

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LANDSCAPE DETAILS

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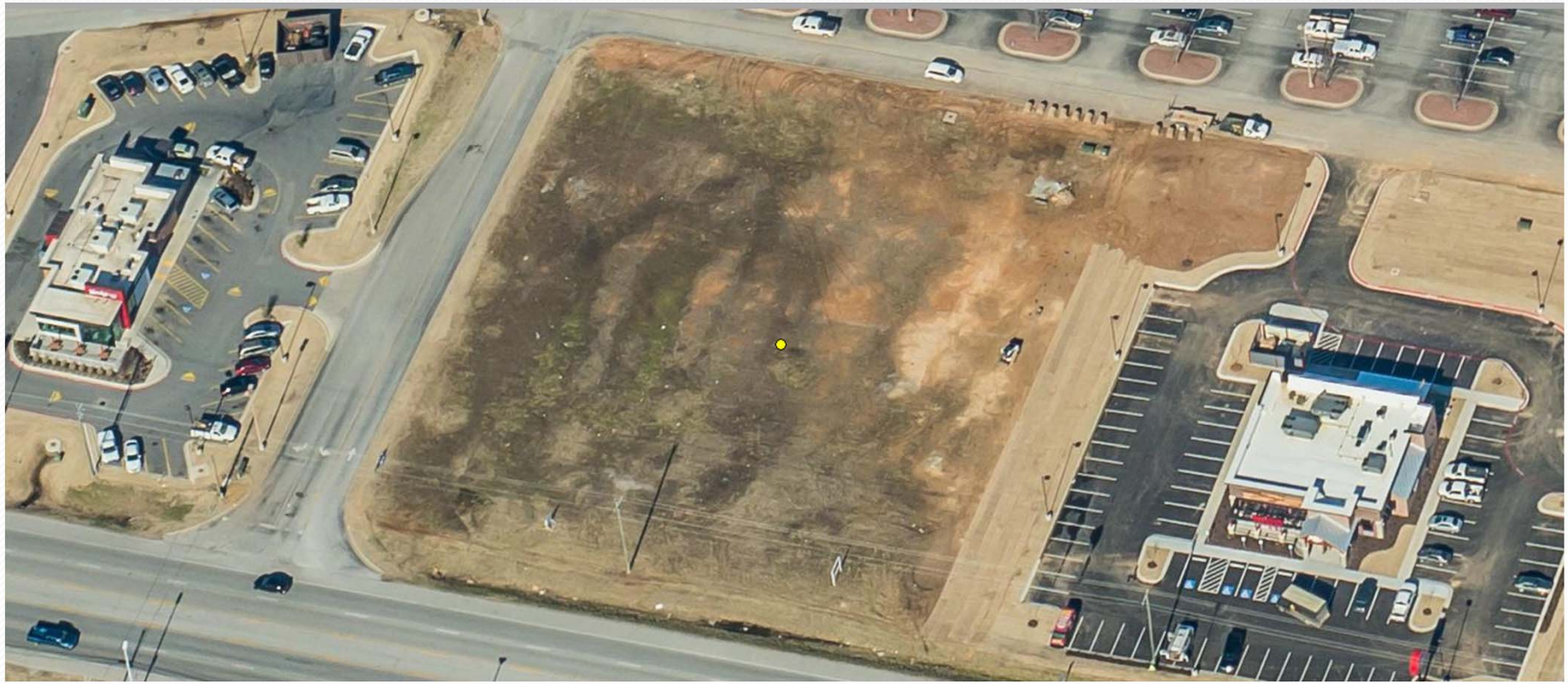
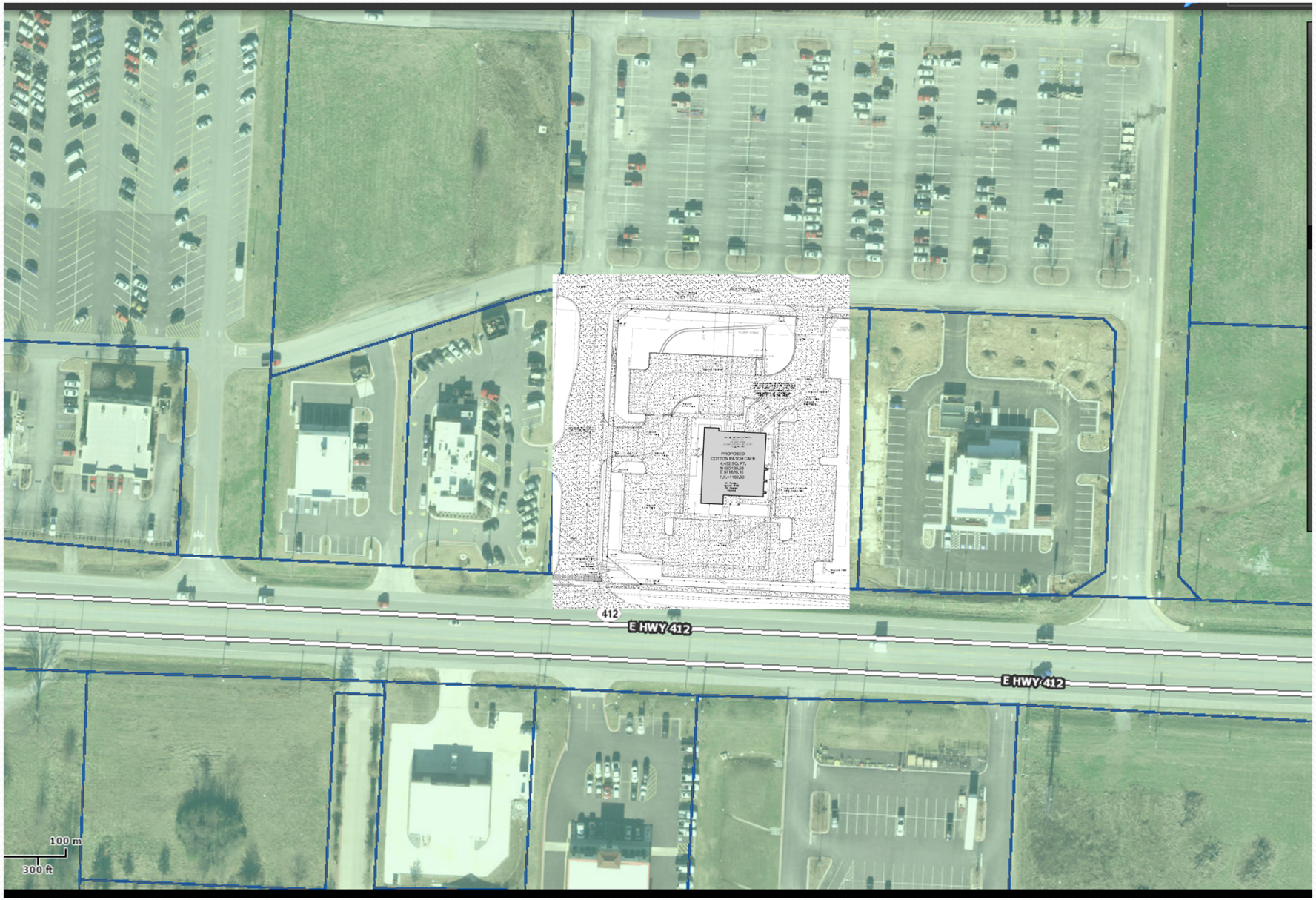
SD16-05 Cotton Patch

Bird's Eye View



SD16-05 Cotton Patch Plan Aerial Overlay



GENERAL AREA MAP

Significant Development
SD 16-05

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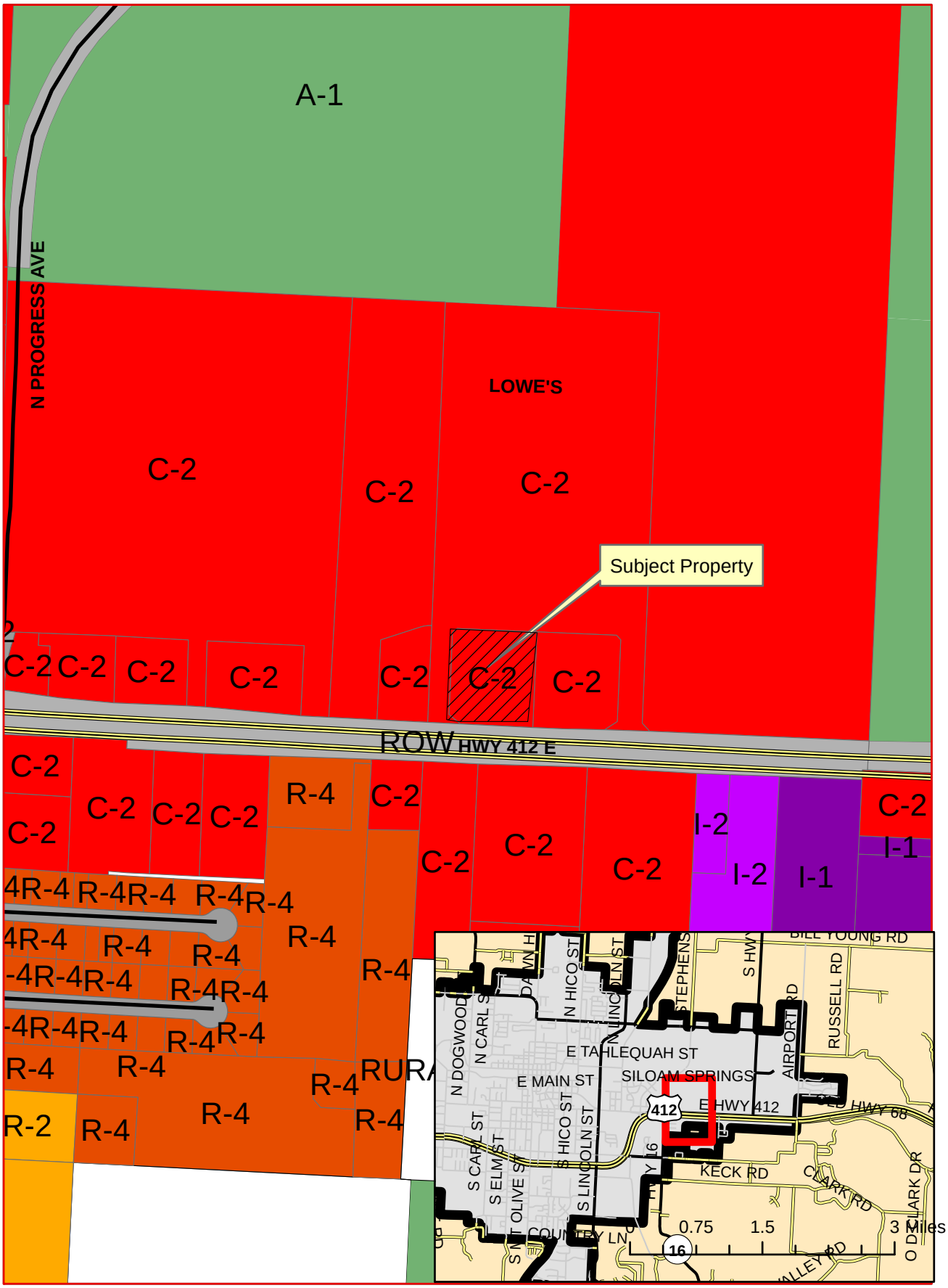

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