

Benton County Planning Board

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Ron Homeyer, Vice Chair
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Bob Bracy, Member
Sean Collyge, Member



Benton County Development

Department

Planning Division

905 NW 8th Street
Bentonville, AR 72712
Phone: (479) 464-6166
Fax: (479) 464-6170
Email: taylor.reamer@bentoncountyar.gov

**SITE PLAN REVIEW – OZARK MANAGEMENT COMPANY
MAJOR AMENDMENT
PLANNER’S PUBLIC HEARING REPORT**

21153 + 21161 AR HWY. 16, SILOAM SPRINGS 72761

EXECUTIVE SUMMARY

The applicant, owner of Ozark Management Company, proposes to amend the previously approved Site Plan Review.

The original May 21st, 2014 Site Plan Review (case no. 14-393) approval encompassed the development of the subject property: one (1) 67,950 sq. ft. warehouse facility with associated parking and landscaping plan as presented at the May 21st, 2014 Public Hearing meeting.

Upon completion of the Site Plan Review, the subject property owner filed for Landscaping Plan Major Amendment (case no. 15-142) which included revised plans for the previously approved landscaping plan as presented with case no. 14-393. The Landscaping Plan Major Amendment passed at the October 7th, 2015 Public Hearing meeting with the Benton County Planning Board.

Currently, the applicant proposes one (1) additional warehouse facility (14,000 sq. ft.) north of the previously approved 67,950 sq. ft. warehouse. The subject property in which the existing and proposed warehouse facilities reside was subdivided through the City of Siloam Springs Planning Commission, approved December 8th, 2016. The tract split approved resulted in Tract A – 0.891 and Tract B – 6.609.

PROJECT INFORMATION

Owner: Ozark Management Company
Applicant/Engineer: Ron Homeyer – Civil Engineering, Inc.
Address of subject property: 21153 + 21161 AR Hwy. 16, Siloam Springs
Parcel ID: 18-12741-001
Parcel Size: 7.50 +/- acres
Current Land Use/Status: Warehouse/Storage Facility
Proposed Land Use: Expanded Warehouse/Storage Facility
(Major Amendment to previously approved Site Plan Review)

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Site Graphic
 3. Site Plan (north/proposed expansion)
-

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 7.50 +/- acre subject property is located on the west side of AR Hwy. 16. Ozark Management Company currently operates on the 7.50 +/- acre subject property, which is improved with one (1) warehouse/storage building [67,950 sq. ft. total]. The subject property is not located in a Benton County MS4 area, nor is it located in a FEMA designated regulatory floodplain.

The immediately surrounding land uses are as follows:

- North: Vacant / Agricultural
- East: Commercial / Industrial
- South: Single Family Residential
- West: Vacant

Background information:

An interdepartmental review form was sent on 09/21/2016 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Arkansas Highway Transportation Department, Benton County Assessor’s Office, Benton County E-911 Administration, and City of Siloam Springs Planning.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records indicates the property is improved as a commercial warehouse.

Noticing Requirements:

On October 5th, 2016 the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 19th Public Hearing.

On October 5th, 2016 the applicant submitted the required photographs verifying that the required public hearing notice signage along the property’s frontage with AR Hwy. 16 has been conspicuously posted on site.

Building Setback:

Required: Eighty (80) feet measured from the center line of the fronting road (AR Hwy 16) or twenty-five (25) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of ten (10) feet is required.

Comments: Current site plan shows all County required building setback lines in relation to the proposed 14,000 sq. ft. warehouse, which is in compliance with the building setbacks regulations.

Outdoor Storage Areas:

Required: Per §4.3. D, Planning and Development Regulations of Benton County, outdoor storage shall not be permitted in a required setback or in the front yard.

Comment: Site plan does not show any outdoor storage areas.

Parking Requirements:

Required: Parking calculations for the site are based on ‘Warehouse and Storage’ parking requirements: 1 space per employee + 1 space per company owned vehicle + 5 spaces for every 2,000 sq. ft.

Proposed Warehouse/Storage Facility: 14,000 sq. ft.

14,000/2,000 = 7*5 = 35 standard parking spaces

REQUIRED PARKING FOR PROPOSED FACILITY: 35 standard parking spaces

Comment: Current site plan shows a total of 16 standard parking spaces and 1 ADA compliant space. The applicant submitted a Parking Variance application providing that the required 35 parking spaces is 3.5x’s the parking need for the warehouse.

The site plan shall be revised to include the parking variance application and detail the correct County requirements for Warehouse and Storage Facilities.

Site Features- Loading area:

The current site plan does not graphically show the minimum 10ft. by 25ft. loading space area for the facility. The project application includes a count of 3 total loading areas for the facility, the site plan details loading dock areas to the west (rear) of the proposed facility. **The site plan shall be revised to show the loading areas on site.**

Site Features – Lighting:

The current site plan includes the ‘full cut-off lighting note’ noted on the plan.

Parking / Landscape Buffer:

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments. Section 4.6.16.c states that all required vegetative screening must have a minimum height of five (5) feet. All trees should be and/or have wire basket(s), B & B, or be container grown. Smaller

flowering trees and ornamentals will be centered at four (4') feet maximum. Coniferous trees will be centered at four (4') feet to five (5') feet depending on desired effect. All shrubs are to be planted in continuous planting beds. Planting beds will be mulched to a minimum depth of three (3") inches and will be maintained weed free. Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings.

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as 'Regional and Light Industrial' to 'Heavy Commercial', and is immediately adjacent to single-family residential (low density) to the south. This places the proposed use as being 'questionably compatible' to 'incompatible' with the single-family residential parcels, and as such, will require mitigation efforts in order to buffer the proposed warehouse/storage facility. Specifically, table 6.6 (Compatibility Levels and Criteria) requires greater than 20 ft. of additional setback, buffering 40 ft. or greater in depth, and may require 3 tier plantings and wall/fencing.

The current site plan does not show any proposed landscaping for the proposed 14,000 sq. ft. warehouse. As part of the original 2014 approval, the applicant developed the property with a landscaping berm to the south of the property.

Access Driveways/Internal Traffic Circulation:

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: The applicant proposes to utilize the existing access drive from public ROW currently serving the existing 67,950 sq. ft. warehouse. There are no additional access points proposed from Hwy. 16 at this time.

Benton County Roads Department has not provided comment on the project proposal.

Site Services - Drainage/ Stormwater Management Plan:

Required: Applicant is required to indicate on site plan storm drainage infrastructure, and, is to provide an off-site drainage study. If off-site drainage study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is located in an MS4 area. The site is not located in a FEMA floodplain.

The applicant shall submit a revised Drainage Report inclusive for the overall site drainage (ie. existing 67,950 sq. ft. warehouse and proposed 14,000 sq. ft. warehouse).

Site Services - Solid Waste Disposal:

The applicant provided written statement detailing solid waste disposal.

Site Services - Electrical Power Supply:

Applicant submitted service confirmation letter for the electric supplier on site.

Site Services - Sewage Disposal:

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic

requirements as established by the Arkansas Department of Health (ADH) in accordance with Act 402 of 1977 as amended.

Comment: The subject property contains City of Siloam Springs sewer and water infrastructure.

Staff has not received comment from the Arkansas Department of Health.

Site Services - Water Service:

The subject property contains City of Siloam Springs sewer and water infrastructure.

Site Services - Fire & EMS:

Benton County E-911 Administration issued the address for the proposed warehouse/storage facility as 21161 Hwy 16, Siloam Springs.

Benton County Fire Marshal provided the following comments;

1. Knox Box for the City of Siloam Springs required
2. Complete sprinkler and fire alarm system
3. Plans must be reviewed and approved prior to installation

Site Services – Hazardous Chemical Storage

In accordance with §4.6. B #5, all proposed commercial and industrial developments must submit written confirmation of hazardous materials to be used and stored on-site. Documentation is to be forwarded to the County Office of Emergency Services.

The applicant provided required documentation stating no hazardous chemicals are stored on site.

OUTSTANDING ITEMS:

1. Site Plan Revisions;
 - a. Parking Variance reference
 - b. Parking Table to include corrected County requirements
 - c. Loading Areas graphically shown
2. Adherence to Benton County Fire Marshal comments as a condition of Certificate of Occupancy
3. Applicant shall provide an updated Drainage Report for the overall site

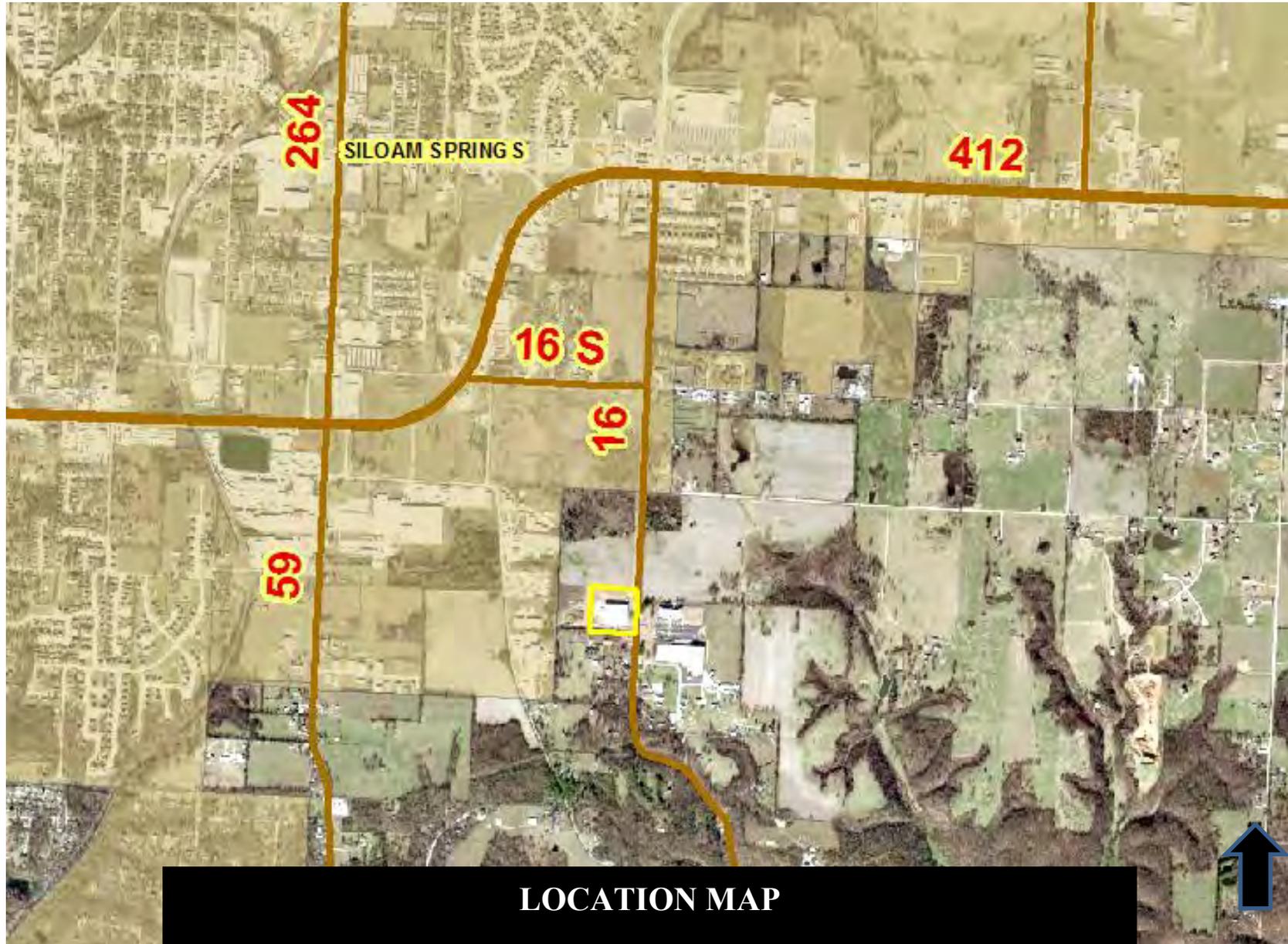
CONSIDERATIONS FOR THE BOARD:

- I. Variance Review decision on the Ozark Management, case no. 16-250, 21153 + 21161 Hwy. 16, Siloam Springs as follows
 - The applicant requests to provide 16 standard parking spaces plus 1 ADA compliant space in lieu of the required 35 standard spaces plus 2 ADA spaces.

- II. Site Plan Review decision on the Ozark Management Site Plan Review – Major Amendment, case no. 16-229, 21153 + 21161 Hwy. 16, Siloam Springs conditioned upon the following;
 1. Site Plan Revisions;
 - i. Parking Variance reference
 - ii. Parking Table to include corrected County requirements
 - iii. Loading Areas graphically shown
 2. Adherence to Benton County Fire Marshal comments as a condition of Certificate of Occupancy
 3. Applicant shall provide an updated Drainage Report for the overall site
 4. Project adheres to Standard Conditions

Prepared by: Taylor Reamer - Planning Mngr.

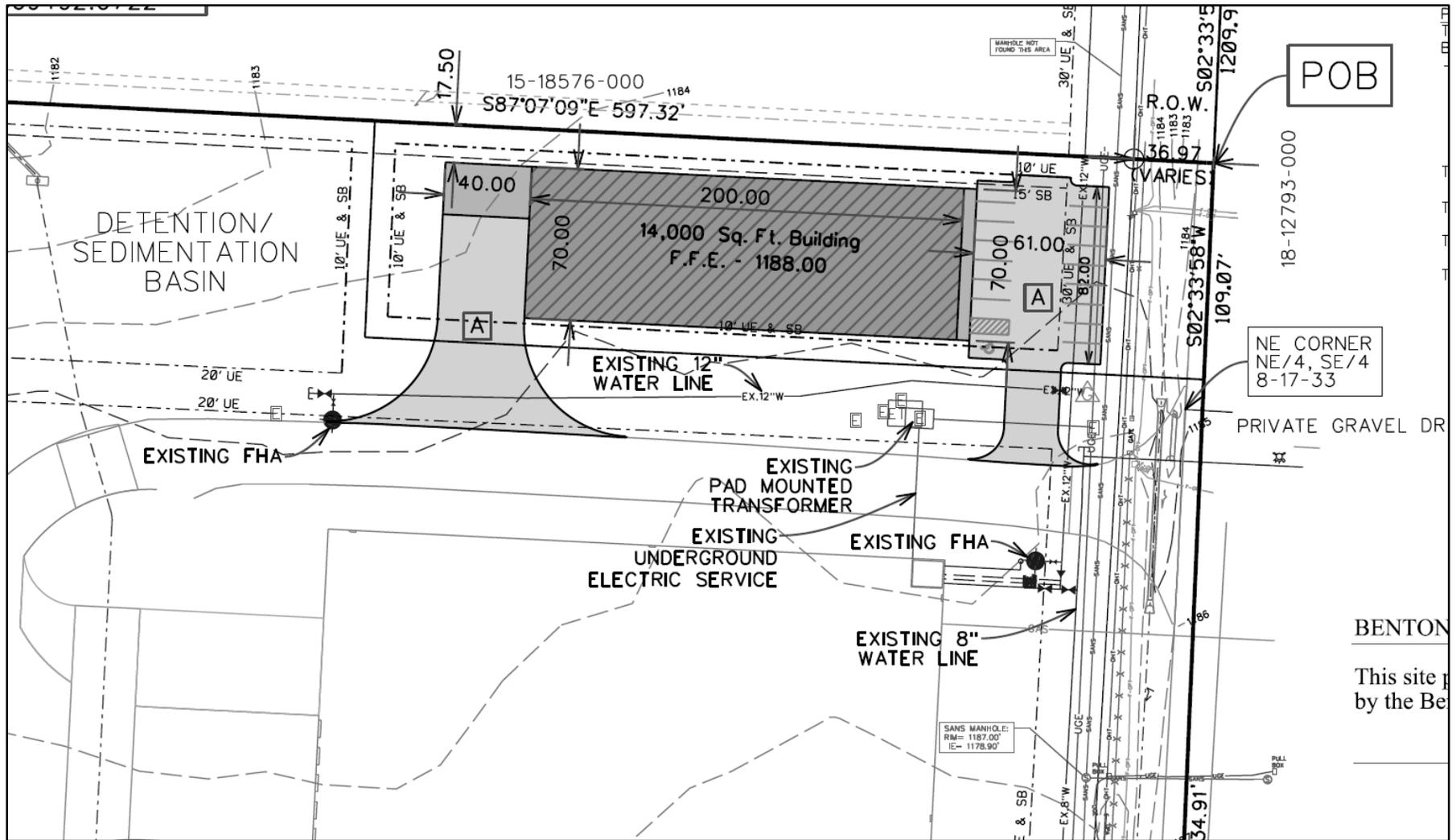
Reviewed by: Kevin M. Gambrell, AICP – Director of Planning
Derek Linn – Senior County Planner





SITE GRAPHIC

Site Plan – Ozark Management Co.



AMENDED
DEVELOPMENT PLANS
FOR
**HIGHWAY 16
WAREHOUSE**
SILOAM SPRINGS, ARKANSAS

LOCAL UTILITY CONTACTS

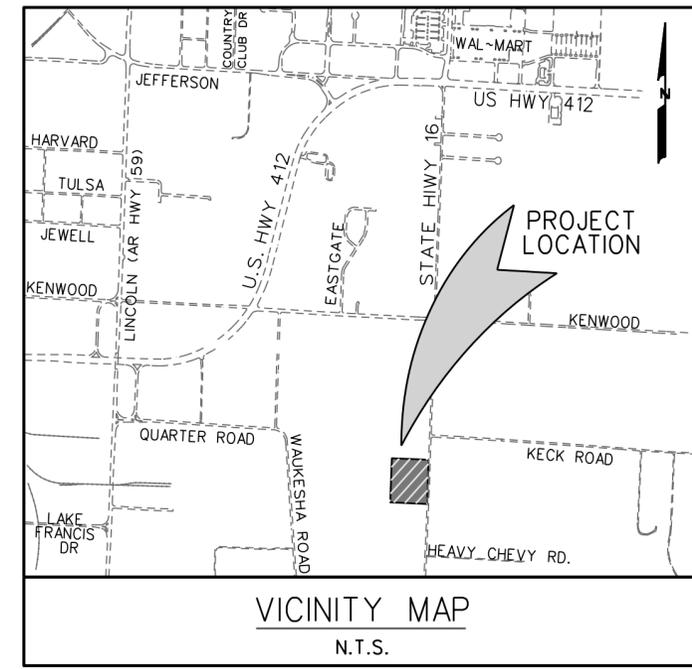
Water and Wastewater
City of Siloam Springs
Dan Farine, Maintenance Supt.
(479)238-0927

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

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

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

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



INDEX

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2	SITE PLAN
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5	SEDIMENT AND EROSION CONTROL PLAN



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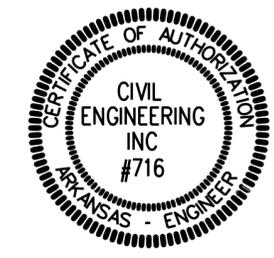
PREPARED FOR
OZARK MANAGEMENT COMPANY LLC

1980 HWY 412 W.
SILOAM SPRINGS, ARKANSAS 72761
(479)524-6254

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



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



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

SURVEY PROVIDED BY:
JAMES CALDWELL, PLS #1310
609 South Oakhill
Siloam Springs, AR 72761
(479) 238-4069

FILE: 1665-01 Title Sheet.dwg
REF: FILE: 1665-01.dwg
DATE: 9/21/2016
PF.

G.P.S. COORDINATES
N- 676918.0937
E- 569492.0722

NE CORNER
SE/4, NE/4
8-17-33

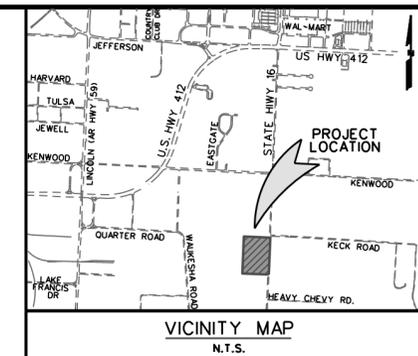
POB

NE CORNER
NE/4, SE/4
8-17-33

PARKING SPACES ANALYSIS:
TOTAL BUILDING AREA - 14,000 S.F.
BUILDING USE - WAREHOUSE
- PARKING REQ'D -
- 7 SPACES PER 2000 S.F.
- UP TO 50,000 -
- 1 PER 10,000 OVER 50,000 -
- 14,000 S.F. = 49 SPACES

TOTAL PARKING REQUIRED - 49 SPACES
TOTAL PARKING PROVIDED (INCLUDING HANDICAP) - 17 SPACES
TOTAL HANDICAP PARKING REQUIRED - 1 SPACE
TOTAL HANDICAP PARKING PROVIDED - 1 SPACE

0 30 60 120
SCALE: 1" = 60'



LEGEND

- FOUND IRON PIN
- SET IRON PIN
- - - EX. INDEX CONTOUR
- - - EX. INTERMEDIATE CONTOUR
- - - PROP INDEX CONTOUR
- - - PROP INTERMEDIATE CONTOUR
- - - ADJACENT PROPERTY LINES
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- ▨ PROPOSED SIDEWALK/LOADING DOCK
- ▨ PROPOSED PAVING
- ▨ PROPOSED BUILDING
- EXISTING TREE
- ✂ PROPOSED FULL CUT OFF WALL MOUNTED SECURITY LIGHTS

BENTON COUNTY PLANNING BOARD ACCEPTANCE:

This site plan is hereby accepted this _____ day of _____, 2016, by the Benton County Planning Board.

- NOTE:
- 1 PAINT FACE OF CURB RED. STENCIL 4" WHITE. TEXT THAT READS "FIRE LANE - NO PARKING"
 - 2 PAINT EDGE OF PAVEMENT RED. STENCIL 4" WHITE. TEXT THAT READS "FIRE LANE - NO PARKING"
 - 3 INSTALL SIGN - "FIRE LANE - NO PARKING"
 - 4 INSTALL FULL CUT OFF PARKING LIGHTING

SITE INFORMATION:

APPROXIMATE AREA: 7.50 ACRES
PARCEL NO: 18-12741-001
CURRENT ZONING: NONE
OWNER/DEVELOPER:
1980 HWY 412 W.
SILOAM SPRINGS, AR 72761
(479)524-6254
PROJECT ADDRESS:
21153 HWY 16
SILOAM SPRINGS, AR 72761

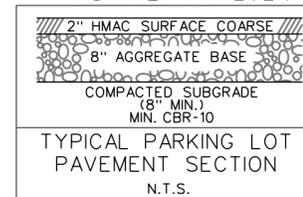
SURVEY DESCRIPTION:

PART OF THE SE/4 OF THE NE/4, AND PART OF THE NE/4 OF THE SE/4, BOTH IN SECTION 8, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S02°33'58"W 1209.97 FEET FROM THE NE CORNER OF THE SAID SE/4 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16, THENCE ALONG SAID RIGHT-OF-WAY S02°33'58"W 109.07 FEET TO THE NE CORNER OF THE SAID NE/4 OF THE SE/4, THENCE S02°27'47"W 434.91', THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY N87°35'59"W 598.50' TO AN IRON PIN, THENCE N02°36'28"E 548.99' TO AN IRON PIN, THENCE S87°07'09"E 597.32' TO THE POINT OF BEGINNING, CONTAINING 7.500 ACRES MORE OR LESS, AND SUBJECT TO THE STATE HIGHWAY RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS OF RECORD.

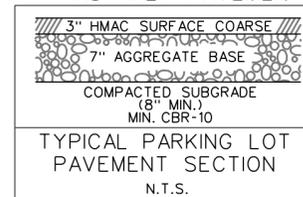
Survey By:
JAMES CALDWELL, PLS #1310
609 South Oakhill
Siloam Springs, AR 72761
(479) 238-4069

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING 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
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET

A LIGHT DUTY ASPHALT PAVEMENT



B HEAVY DUTY ASPHALT PAVEMENT



BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
Ties and rotation made to City of Siloam Springs reference monuments GPS-16 and GPS-20 listed in Aerial Data Service Coordinate listing dated March 24, 1997.
(U.S. Survey Foot coordinate basis)

ELEVATION DATUM: NAVD-88 ADJUSTMENT
SCALE FACTOR (Ground to State Plane): 0.99993128
Dimensions shown on this plot are State Plane Dimensions.
GRID DECLINATION (Convergence): - 1'-27"-48"

CERTIFICATION: I hereby certify that on April 2, 2014 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 March 31, 2006.



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The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on September 21, 2016

NO.	REVISIONS	BY	DATE

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

DEVELOPMENT PLANS FOR
OZARK MANAGEMENT COMPANY LLC
SILOAM SPRINGS, ARKANSAS

WAREHOUSE SITE PLAN

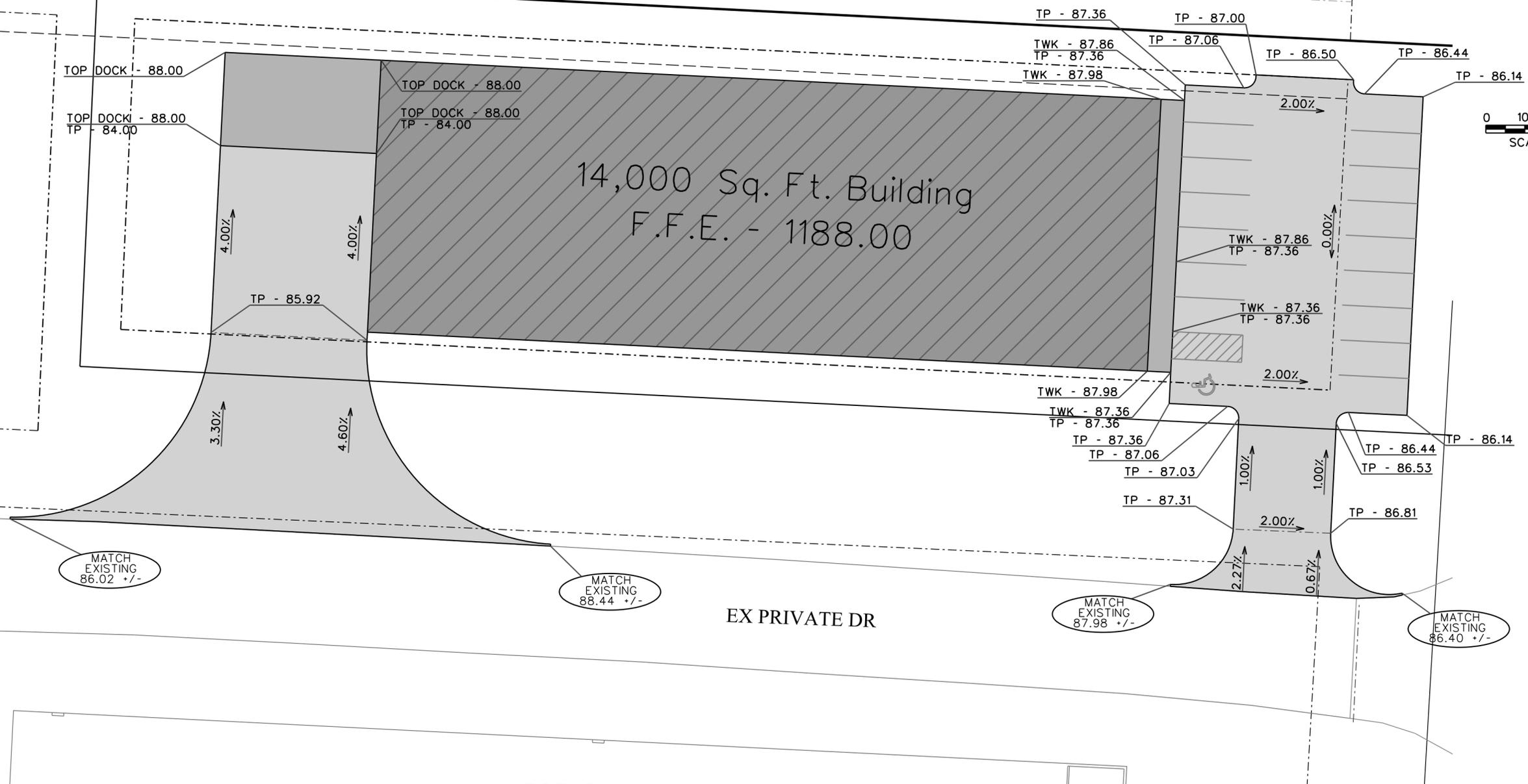
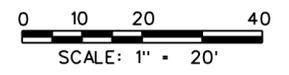
DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 2 OF 5
JOB NUMBER 1665	DATE SEPTEMBER 2016	SCALE: 1" = 60' H 1" = 60' V	

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FILE: 1665-02-Site Plan.dgn
REF. FILE: 1665 of 1665
DATE: 9/16/2016

ADJACENT PROPERTY OWNER TABLE

PARCEL #	ZONING	NAME	ADDRESS
18-12793-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761
18-12788-001	RURAL	Dayspring Cards Inc.	P.O. Box 1010, Siloam Springs, AR 72761
18-12753-000	RURAL	Clark Rev Trust, O.D. & Margaret	21123 Hwy 16, Siloam Springs, AR 72761
18-12755-000	RURAL	Hammon Landholdings LLC	13139 Bill Sellers Rd. WC 862, Fayetteville, AR 72704
15-18576-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761
15-18575-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761



14,000 Sq. Ft. Building
F.F.E. - 1188.00

EX PRIVATE DR

LEGEND

- PROP. TOP OF PAVEMENT/SIDEWALK SPOT ELEVATION (+1100)
- PROP. TOP OF GRADE SPOT ELEVATION (+1100)
- FOUND IRON PIN
- SET IRON PIN
- EX. INDEX CONTOUR
- EX. INTERMEDIATE CONTOUR
- PROP INDEX CONTOUR
- PROP INTERMEDIATE CONTOUR
- ADJACENT PROPERTY LINES
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPOSED SIDEWALK/LOADING DOCK
- PROPOSED PAVING
- PROPOSED BUILDING
- EXISTING TREE
- PROPOSED FULL CUT OFF WALL MOUNTED SECURITY LIGHTS

DEFINITIONS:
 CL - CENTER LINE
 CONC - CONCRETE
 CONST - CONSTRUCT
 EL - ELEVATION
 EX - EXISTING
 FES - FLARED END SECTION
 FL - FLOW LINE
 H.P.T. - HIGH POINT
 H.P.S.P. - HIGH PERFORMANCE STORM PIPE
 L.F. - LINEAL FEET
 P.C. - POINT OF CURVE
 PROP - PROPOSED
 R.C.P. - REINFORCED CONCRETE PIPE
 T-RIM - TOP OF RIM
 TC - TOP CURB
 TP - TOP PAVEMENT
 TW - TOP WALL
 TWK - TOP WALK
 X-ING - CROSSING
 EJIW - EAST JORDAN IRON WORKS

NO.	REVISIONS	BY	DATE



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

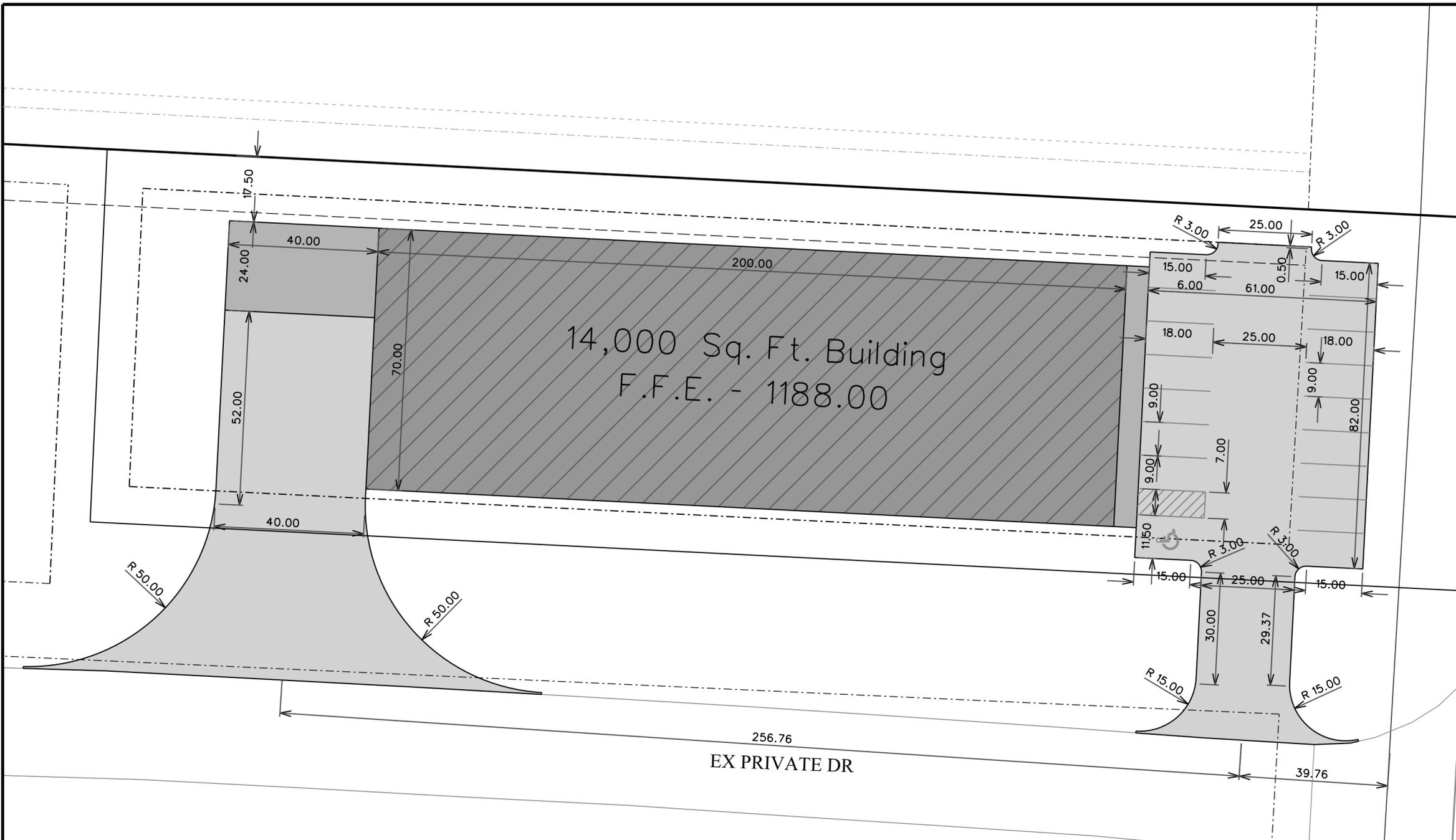
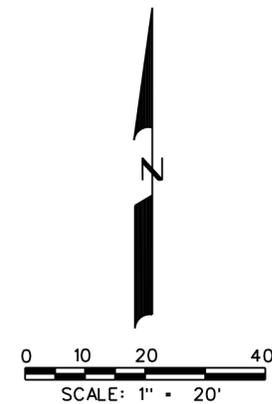
DEVELOPMENT PLANS FOR
OZARK MANAGEMENT COMPANY LLC
 SILOAM SPRINGS, ARKANSAS

WAREHOUSE GRADING PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 3 OF 5
JOB NUMBER 1665	DATE SEPTEMBER 2016	SCALE: 1" = 40' H 1" = 4' V	



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14,000 Sq. Ft. Building
F.F.E. - 1188.00

256.76
EX PRIVATE DR

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- - - EX. INDEX CONTOUR
- - - EX. INTERMEDIATE CONTOUR
- - - PROP INDEX CONTOUR
- - - PROP INTERMEDIATE CONTOUR
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- ⌘ PROPOSED FULL CUT OFF WALL MOUNTED SECURITY LIGHTS



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NO.	REVISIONS	BY	DATE

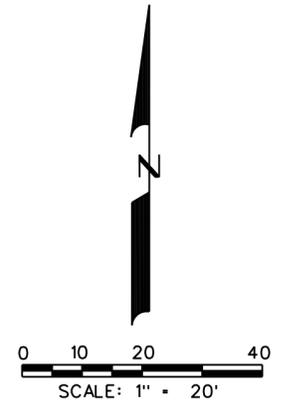
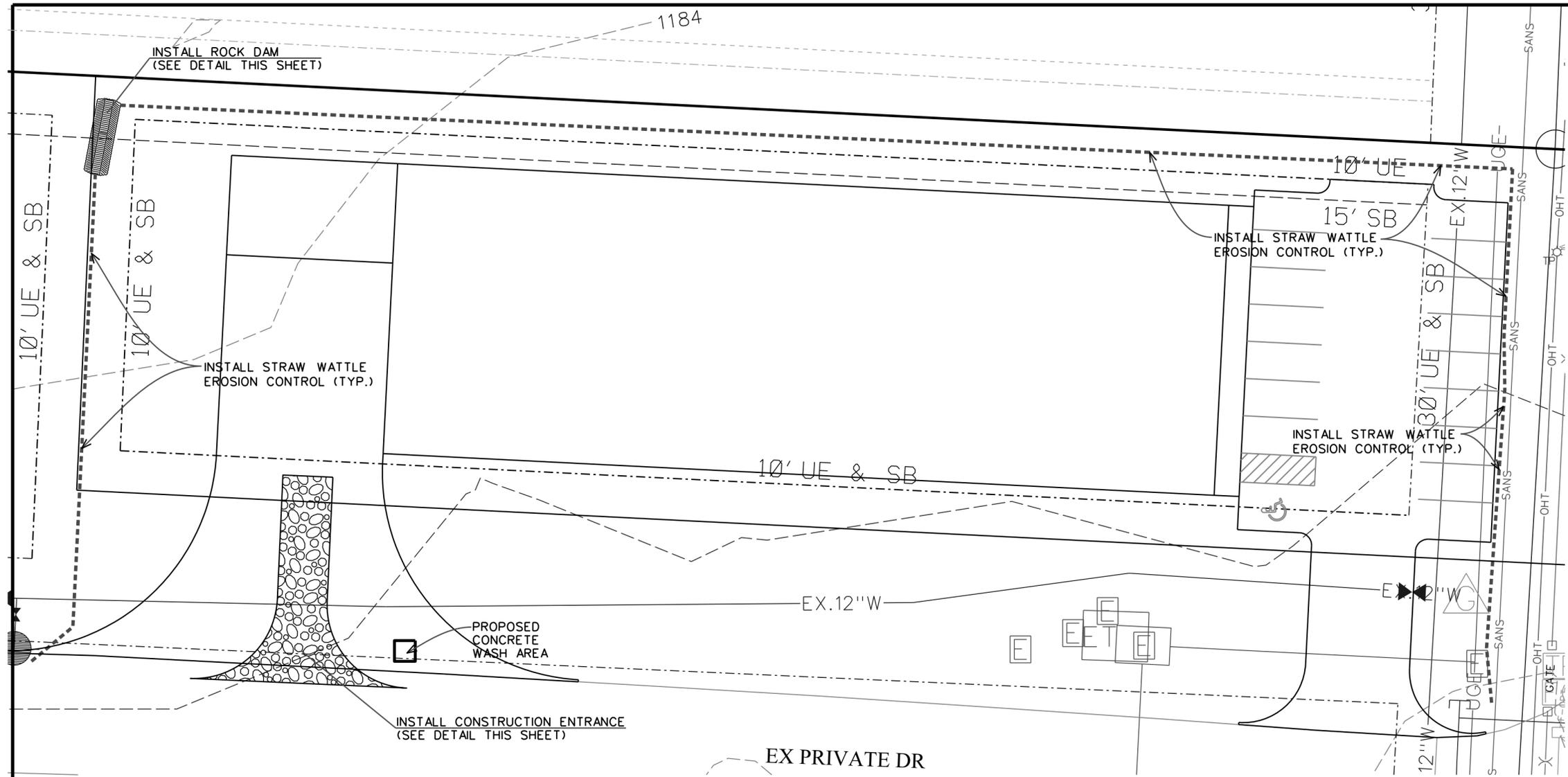
CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

DEVELOPMENT PLANS FOR
OZARK MANAGEMENT COMPANY LLC
SILOAM SPRINGS, ARKANSAS

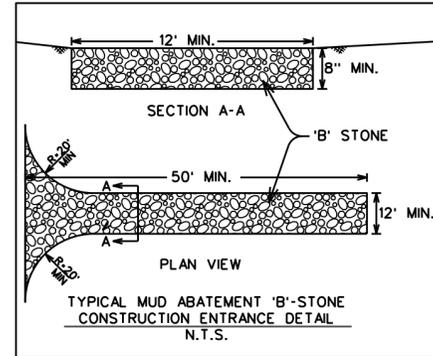
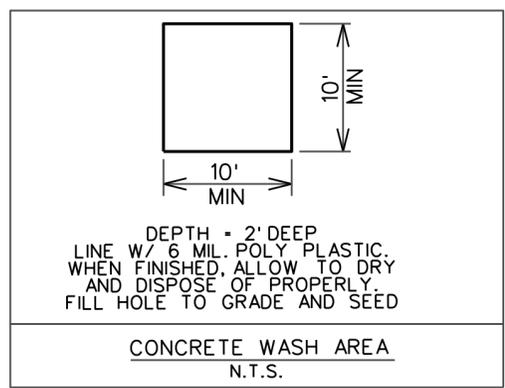
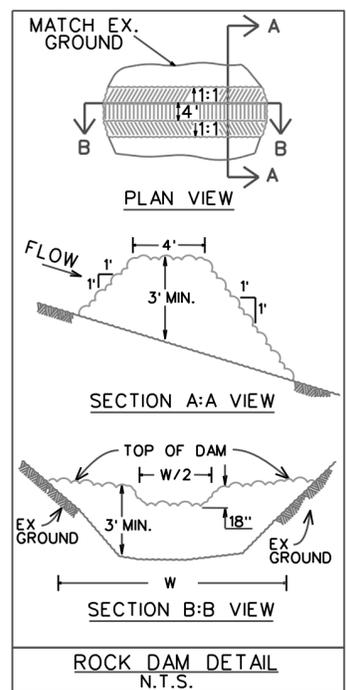
WAREHOUSE DIMENSION PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 4 OF 5
JOB NUMBER 1665	DATE SEPTEMBER 2016	SCALE: 1" = 20' H 1" = 4' V	

FILE: 1665-04-Dim Plan.dgn
REF. FILE: 1665 of
VIEW:
DATE: 9/16/2016
PF:

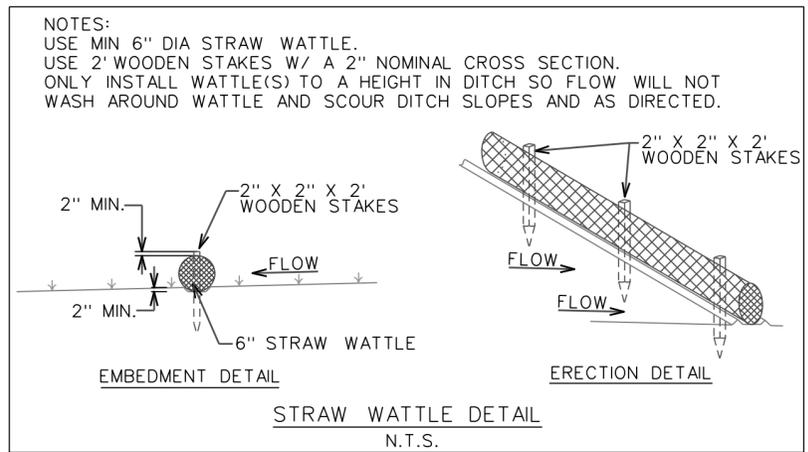


- LEGEND**
- EX. INDEX CONTOUR
 - EX. INTERMEDIATE CONTOUR
 - PROP INDEX CONTOUR
 - PROP INTERMEDIATE CONTOUR
 - ADJACENT PROPERTY LINES
 - BUILDING SETBACK LINE
 - EASEMENT LINE
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 - ⊙ EXISTING TREE
 - ✱ PROPOSED FULL CUT OFF WALL MOUNTED SECURITY LIGHTS



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

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\"/>



NO.	REVISIONS	BY	DATE

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

DEVELOPMENT PLANS FOR
OZARK MANAGEMENT COMPANY LLC
SILOAM SPRINGS, ARKANSAS

EROSION CONTROL PLAN

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 5 OF 5
JOB NUMBER 1665	DATE SEPTEMBER 2016	SCALE: 1" = 20' H 1" = 4' V	



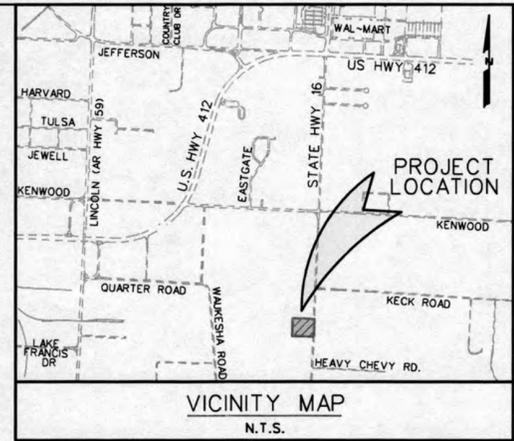
The Seal Appearing on this document was authorized by Ronald Homeyer P.E. 7731 on September 21, 2016



FILE: 1665-05-ErosionControl.dgn
REF. FILE: 1665.dwg
DATE: 9/16/2016
PF:

ADJACENT PROPERTY OWNER TABLE			
PARCEL #	ZONING	NAME	ADDRESS
18-12793-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761
18-12788-001	RURAL	Dayspring Cards Inc.	P.O. Box 1010, Siloam Springs, AR 72761
18-12753-000	RURAL	Clark Rev Trust, O.D. & Margaret	21123 Hwy 16, Siloam Springs, AR 72761
18-12755-000	RURAL	Hammon Landholdings LLC	13139 Bill Sellers Rd W/C 862, Fayetteville, AR 72704
15-18576-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761
15-18575-000	RURAL	Allen, Roderick L.	2406 W. Cherry Hills Dr., Siloam Springs, AR 72761

NE CORNER SE/4, NE/4 8-17-33
 CORNER REFERENCES:
 ALUM. CAP N33° 7' 3" W 30.61'
 1/2" IRON PIN N87° 33' 15" W 39.86'
 1/2" IRON PIPE S76° 3' 38" E 41.00'
 NAIL IN POWER P. N48° 12' 40" E 52.64'
 G.P.S. Coordinates
 N 678,096.835'
 E 570,142.810'



Brenda DeShields-Circuit Clerk
 Benton County, AR
 Book/Ps: 2015/750
 Term/Cashier: CASH2/Laura L. Tway
 12/14/2015 3:22:10PM
 Tran: 358761
 Total Fees: \$15.00

Book 2015 Page 750
 Recorded in the Above
 PLAT Book & Page
 12/14/2015

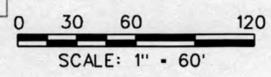
LEGEND:

- FOUND IRON PIN
- SET IRON PIN
- ⊗ FOUND RAILROAD SPIKE
- EX FIRE HYDRANT
- - - UTILITY EASEMENT
- - - BUILDING SETBACK

G.P.S. COORDINATES
 N- 676918.0937
 E- 569492.0722

15-18576-000

POB
 PARENT TRACT (PARCEL # 18-12741-001 PER BOOK 2014, PAGE 208) AND TRACT A



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.

Jonathan Barnett

State of ARKANSAS County of BENTON
 On this the 8TH day of DECEMBER, 2015, before me, RON HOMEYER (name of notary public)
JONATHAN BARNETT, 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.

Ron Homeyer
 Notary Public



PLANNING COMMISSION APPROVAL: This lot split plat is hereby approved this 8 day of Dec, 2015, by the City of Siloam Springs Planning Commission.

[Signature]
 Secretary

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
 Ties and rotation made to City of Siloam Springs reference monuments GPS-16 and GPS-20 listed in Aerial Data Service Coordinate listing dated March 24, 1997.
 (U.S. Survey Foot coordinate basis)

ELEVATION DATUM: NAVD-88 ADJUSTMENT

SCALE FACTOR (Ground to State Plane): 0.99993128
 Dimensions shown on this plat are State Plane Dimensions.

GRID DECLINATION (Convergence): - 1°-27'-48"

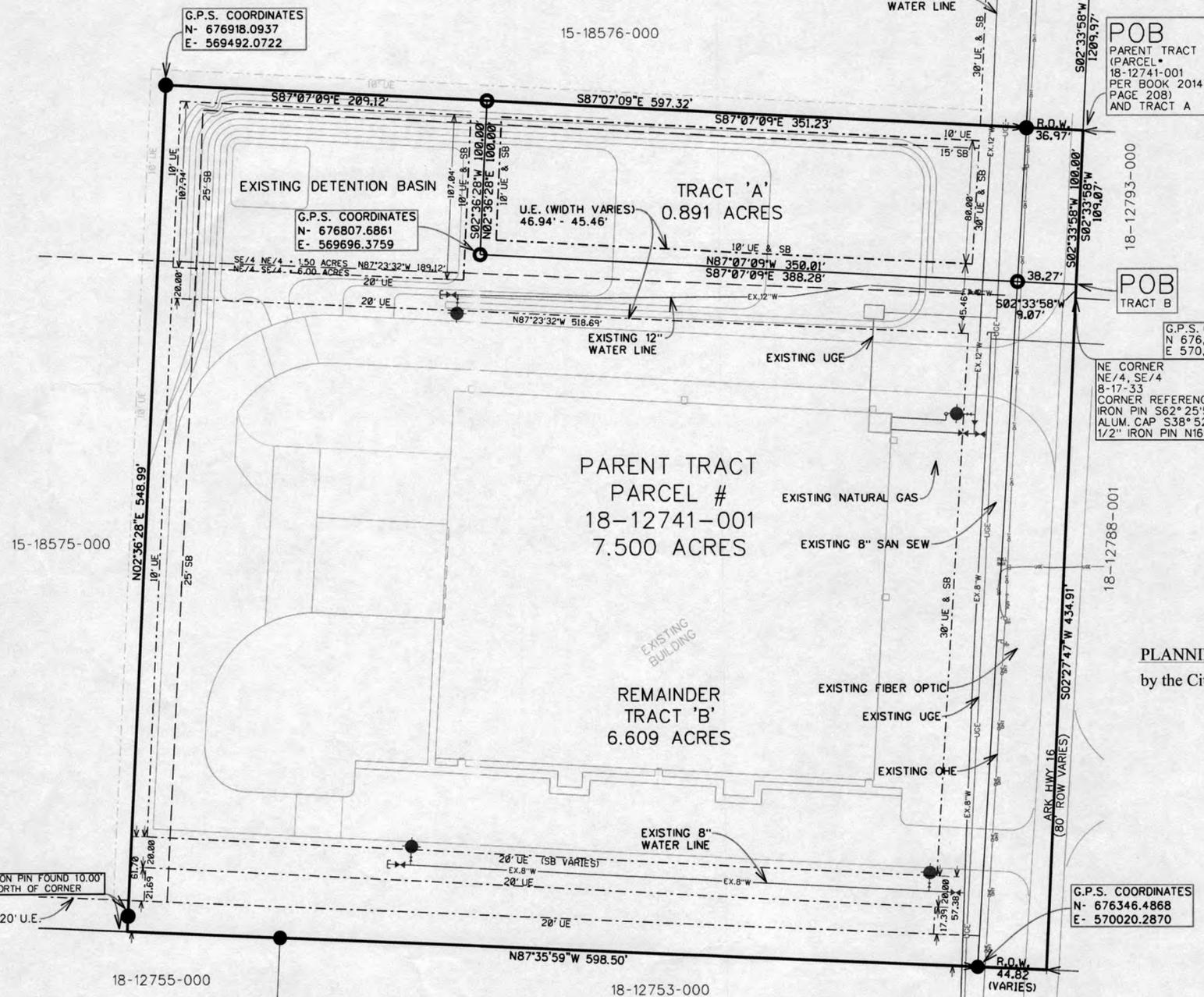
CERTIFICATION: I hereby certify that on November 2, 2015 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
 This property DOES NOT LIE in a designated flood Zone according to F.E.M.A. Map #05007C0370J, Dated September 28, 2007.



ZONING:
 BENTON COUNTY-NO ZONING
 BENTON COUNTY PARCEL NO.
 18-12741-001
 PROJECT ADDRESS:
 21153 AR 16 HWY
 SILOAM SPRINGS, AR 72761

**OZARK MANAGEMENT COMPANY LLC LOT SPLIT PLAT:
 PARCEL # (18-12741-001)**

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: JAMES CALDWELL, PLS #1310 609 South Oakhill Siloam Springs, AR 72761 (479) 238-4069	Owner/Developer: OZARK MANAGEMENT COMPANY LLC 1980 Hwy 412 West Siloam Springs, AR 72761 (479) 524-6254	Plat Code: 500-17N-33W-0-08-102-04-1310
Date: November 02, 2015			Job #: 1558



SURVEY DESCRIPTION: TOTAL PARCEL 18-12741-001
 PART OF THE SE/4 OF THE NE/4, AND PART OF THE NE/4 OF THE SE/4, BOTH IN SECTION 8, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S02° 33' 58" W 1209.97 FEET FROM THE NE CORNER OF THE SAID SE/4 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16, THENCE ALONG SAID RIGHT-OF-WAY S02° 33' 58" W 109.07 FEET TO THE NE CORNER OF THE SAID SE/4 OF THE SE/4, THENCE S02° 27' 47" W 434.91 FEET, THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY N87° 35' 59" W 598.50 FEET, THENCE N02° 36' 28" E 548.99 FEET TO AN IRON PIN, THENCE S87° 07' 09" E 597.32 FEET TO THE POINT OF BEGINNING, CONTAINING 7.500 ACRES MORE OR LESS, AND SUBJECT TO THE STATE HIGHWAY RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION: TRACT A
 PART OF THE SE/4 OF THE NE/4, SECTION 8, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S02° 33' 58" W 1209.97 FEET FROM THE NE CORNER OF THE SAID SE/4 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16, THENCE ALONG SAID RIGHT-OF-WAY S02° 33' 58" W 100.00 FEET THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY N87° 07' 09" W 388.28 FEET TO A SET IRON PIN, THENCE N02° 36' 28" E 100.00 FEET TO A SET IRON PIN, THENCE S87° 07' 09" E 388.20 FEET TO THE POINT OF BEGINNING, CONTAINING 0.891 ACRES MORE OR LESS, AND SUBJECT TO THE STATE HIGHWAY RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION: TRACT B
 PART OF THE SE/4 OF THE NE/4, AND PART OF THE NE/4 OF THE SE/4, BOTH IN SECTION 8, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S02° 33' 58" W 1309.97 FEET FROM THE NE CORNER OF THE SAID SE/4 OF THE NE/4, POINT BEING IN THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 16, THENCE ALONG SAID RIGHT-OF-WAY S02° 33' 58" W 9.07 FEET TO THE NE CORNER OF THE SAID NE/4 OF THE SE/4, THENCE S02° 27' 47" W 434.91 FEET, THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY N87° 35' 59" W 598.50 FEET, THENCE N02° 36' 28" E 548.99 FEET TO AN IRON PIN, THENCE S87° 07' 09" E 209.12 FEET TO A SET IRON PIN, THENCE S02° 36' 28" W 100.00 FEET TO A SET IRON PIN, THENCE S87° 07' 09" E 388.28 FEET TO THE POINT OF BEGINNING, CONTAINING 6.609 ACRES MORE OR LESS, AND SUBJECT TO THE STATE HIGHWAY RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS OF RECORD.