

Benton County Planning Board

Ron Homeyer, Chair
Bob Bracy, Vice Chair
Ashley Tucker, Member
Stephen Torrez, Member
Rick Williams, Member
Terry Maienschein, Member
Sean Collyge, Member



Benton County Planning Department

1204 SW 14th Street, Ste. 6
Bentonville, AR 72712
Phone: (479) 464-6166
Fax: (479) 464-6170

E-mail: taylor.reamer@bentoncountyar.gov

**SITE PLAN REVIEW
PLANNER'S PUBLIC HEARING REPORT
Rocky Springs RV Park Site Plan Review
17094 Martin Pedro Road, Siloam Springs AR 72761**

EXECUTIVE SUMMARY

The property owner proposes developing the 50-acre tract with a recreational vehicle park inclusive of forty (40) 'full hookup' RV spaces, public water source, and wastewater disposal station.

Recreational Vehicle parks are classified as Low/Medium Density (Category 2) residential land use as defined in Regulation.

The property contains a small headwater stream feeding the Illinois River watershed including designated FEMA floodplain, which the project engineer has provided a 'no-rise' certificate for the development stating no adverse effects to the floodplain due to this development.

PROJECT INFORMATION

Owner: Casey & Tina Haden

Engineer: Sand Creek Engineering

Address of subject property (as assigned): 17094 Martin Pedro Road, Siloam Springs AR 72761

Parcel IDs: 18-10517-000

Parcel Area: 53.32 +/- acres

Current Land Use(s): Agricultural / Single Family Residential

Proposed Land Use(s): Low/Medium Density Residential (Recreational Vehicle Park)

Attachments: The following drawings and documents are attached:

1. Vicinity Graphic
2. Context Map
3. Site Aerial
4. Civil Set from Applicant

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The subject property consists of a 53-acre parcel located on the south side of US Highway 412, the US Hwy 412 / Martin Pedro Road intersection. Primary vehicular access is proposed via an existing drive from the public right of way (Martin Pedro Road). The property is located within the FEMA 100-yr. floodplain, but not within County designated Urbanized MS4 Stormwater area. The immediately surrounding land uses are as follows:

- North: US Hwy 412 Frontage / Single Family Residential
- East: Vacant / Agricultural
- South: Single Family Residential / Agricultural
- West: Single Family Residential

Background information:

The applicant submitted a Site Plan Review application and accompanying information meeting Staff's requirements. On May 3rd, 2019, an inter-departmental review form was sent to the following agencies: Planning Department, Health Dept., Road Dept., Building Dept., Fire Marshal, Assessor's GIS Mapping Manager, and Benton County E-911 Administration.

The project is scheduled to appear before the Planning Board for Technical Advisory Committee on May 15th, 2019.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records show the property as containing 4 residentially assessed improvements.

Noticing Requirements:

On May 21st, 2019, the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the June 5th Public Hearing.

On May 21st, 2019, the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.

Standard Building Setbacks:

Required: Sixty-five (65) feet measured from the center line of the fronting road (US Hwy 412) 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: Revised site plans include sheet 2 detailing the legal property lines and County required setbacks.

Parking Requirements:

County ordinance does not require designated parking for RV Parks.

The current site plans detail 40 oversized RV parking stalls on site to accommodate the proposed use.

Site Features - Loading area:

Adequate loading/unloading areas are not designated on the site plan.

Site Features – Lighting:

The Site Plan shall be revised to provide the locations of any existing or proposed outdoor lighting and a note that all outdoor lights will be 'full cut-off lighting in accordance with IESNA standards'.

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 wire basket, B & B, or 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. All required setbacks are required to be maintained as landscaped open space, per §4.6(16).

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as 'Low/Medium Density Residential', and is immediately adjacent to Residential and Agricultural uses surrounding. This places the proposed use as being Compatible with adjacent properties.

The current site plan details the installation of additional trees and preservation of greenspace on site.

Access Driveways/Internal Circulation:

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

Comment: The site fronts along a County maintained roadway. The applicant proposes to utilize an existing access drive from the public right-of-way.

The project includes designing the access low water bridge and driveways to a 75,000-pound weight capacity.

Site Services - Drainage/ Stormwater Management Plan:

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If 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 not located in an MS4 area. The project engineer provided a detailed drainage report for the proposal. The drainage analysis resulted in an increase of peak flow runoff during a 10-year event due in part to the installation of additional gravel parking and drive aisles. The project engineer submitted supplemental analysis detailing an insignificant effect of the overall Illinois River watershed due to the proposed development. **Additionally, the project engineer provided a Waiver (case no. 19-124) from the On-Site Detention requirements per Chapter 4, sec. 4.6, #10.**

The project engineer shall provide a detailed Limits of Disturbance (LOD). Additionally, the project engineer prepared Stormwater Pollution Prevention Plan in accordance with ADEQ's General Construction permit and submitted ADEQ's Notice of Automatic Coverage for the construction site.

Site Services - Solid Waste Disposal:

The property owner submitted a service confirmation letter from Waste Management. **The project engineer shall revise site plans to include the dumpster location and the required enclosure.**

Site Services - Electrical Power Supply:

The site is located within Carroll Electric's service area, the property owner provided written confirmation for service to the site for the proposed RV Park.

Site Services – Septic System:

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 development proposal includes the installation of a septic system designed and approved by the Arkansas Department of Health Engineering Division. The system shall be reviewed and approved prior to issuance of a Decision Letter, i.e. authorization to conduct physical development on site.**

Site Services - Water Service:

The development proposal includes the use of an on-site spring as the potable water source for the RV Park. The public water source shall be designed and approved by the Arkansas Department of Health Engineering Division. The system and monitoring protocols shall be reviewed and approved prior to issuance of a Decision Letter, i.e. authorization to conduct physical development on site.

Site Services - Fire & EMS:

The Benton County Emergency 911 Administration verified the addresses associated with the property.

Staff received comment from the Benton County Fire Marshal:

1. Access drive designed and constructed to sustain 75,000-pound emergency vehicles.

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 submitted documentation providing that no hazardous chemicals are to be stored on site.

OUTSTANDING ITEMS:

1. Site Plan Revisions:
 - a. Include County Approval Block for Board Signatures
 - b. Show locations of outdoor lighting fixtures
 - i. Include the full cut off lighting note
 - c. Surveyor shall endorse sheet 2 of 6
 - d. Detail the location of dumpster and dumpster enclosure
2. Utility and Infrastructure:
 - a. ADH Plan Review approval shall be received for onsite septic and public water source prior to issuance of a decision letter

CONSIDERATIONS FOR THE BOARD:

- I. Rocky Springs RV Park Site Plan Review Waiver, case no. 19-124 as follows:
 - a. Waiver from Chapter 4, sec. 4.6, #10 - On Site Stormwater Management
 - i. Project not required to mitigate peak flow runoff from the development by installing on site detention.
- II. Rocky Springs RV Park Site Plan Review, case no. 19-070 conditioned upon the following:
 1. Site Plan Revisions:
 - a. Include County Approval Block for Board Signatures
 - b. Show locations of outdoor lighting fixtures
 - i. Include the full cut off lighting note
 - c. Surveyor shall endorse sheet 2 of 6
 - d. Detail the location of dumpster and dumpster enclosure
 2. Utility and Infrastructure:
 - a. ADH Plan Review approval shall be received for onsite septic and public water source prior to issuance of a decision letter
 3. Completion of the Floodplain Development Permit review process prior to starting the development.
 4. Project adheres to Standard Conditions of Site Plan Review

Prepared by: Taylor Reamer – Planning Director

Reviewed by: Tracy Backs – County Planner



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

Date: **May 31st, 2019**

Case # 19-070

RE: Rocky Springs RV Ranch - Comment Response Letter

We appreciate your comments provided for the Rocky Springs RV Ranch and it should be noted that all comments have been addressed and described below in this letter. Along with this response letter, there are other items that are included with this resubmittal that were not previously in the original submittal. Please reference this material during the upcoming Planning Board Meeting:

1. Revised Plans which include completed comments below.
2. Revised Drainage Report
3. Variance Request: Detention Requirement (Section 4.6) and \$75 check
4. Carroll Electric Service Confirmation Letter
5. Waste Management Service Confirmation (Online)
6. Arkansas Department of Health Response Letter (5/17/2019)
7. ADEQ NOI
8. ADEQ SWPPP
9. Emergency Response Plan as Recommended by FEMA.

Staff Comments – Community Development – Benton County:

1. Site Plan Revisions

- a. Include case No. 19-070 on cover page
 - i. **Completed**
- b. Include County Approval Block for Board Signatures
 - i. **Completed**
- c. Revision Chart to accurately reflect revisions made throughout review process
 - i. **Completed**
- d. Show access drives widths from public right of way
 - i. **Shown on Site Plan**
- e. Show Traffic Circulation Arrows
 - i. **Completed**
- f. Detail RV spaces as pull through or back in
 - i. **Completed**
- g. Show restricted access gates, as applicable
 - i. **(Not applicable)**
- h. Show locations of outdoor lighting note
 - i. Include the Full Cut off Lighting note
 1. **Completed**

- i. Detail Type and Size of Proposed vegetative plantings
 - i. **Green Arborvitae (19), shown on site plan**
 - ii. **Yellow Poplar (9), shown on site plan**
 - j. Include access drive weight capacity rating
 - i. **Roads will be designed to accommodate 75,000 pounds.**
 - k. Designate use/occupancy for existing on-site structures for any used other than single family residential or agricultural
 - i. **Survey shows all uses.**
 - l. Detail legal property lines and county required setbacks
 - i. **Survey shows all stated information.**
2. Stormwater management and Drainage:
 - a. Mitigate peak flow runoff to predevelopment conditions
 - i. **Waiver has been requested for Detention on Site (see attached)**
 - b. Limits of Disturbance calculation for on-site grading and disturbances
 - i. Submit ADEQ's Notice of Coverage and SWPPP for the site
 1. **ADEQ submittal has been completed**
3. On or before May 22nd, 2019, the applicant shall submit USPS certified mail receipts...
 - a. **Completed, certified postage submitted in email dated 5/21**
4. On or before May 22nd, 2019, the applicant shall submit the required photographs verifying that the required public hearing notice...
 - a. **Completed, photos submitted in email dated 5/21**
5. Utility and Infrastructure
 - a. ADH Plan Review Approval shall be received for onsite septic and public water source prior to issuance of a decision letter
 - i. **Septic (approved)**
 - ii. **Public Water Source (Well Design/Treatment Design in process)**
 - b. Written Confirmation for services to the site:
 - i. **Solid Waste (Attached)**
 - ii. **Electric (Attached)**
6. Satisfy Fire Marshall Requirements, as provided
 - a. **Access road, roadway and single lane low water crossing, will accommodate 75,000 pounds.**

If you have any questions or concerns do not hesitate to call (479-644-85-29) or email (aboehmler@sandcreek.us).

Respectfully submitted,



Aaron Boehmler, P.E.
Civil Engineer



April 3, 2019

Benton County
Planning Department
1204 SW 14th Street
Bentonville, AR 72712

Re: Rocky Springs RV Ranch
17094 Martin Pedro Road
Siloam Springs, Arkansas 72761
Sand Creek Project # 19020

Attn: Taylor Reamer, Planning Director
Benton County Development

This drainage letter summarizes the storm water impacts that will occur after the construction of the Rocky Springs RV Ranch located at 17094 Martin Pedro Road, Siloam Springs, AR.

The overall watershed, measured at a point where the two channels intersect immediately downstream of the proposed project, includes 2,883 acres and has a total fall of 288 feet along the main channel. The proposed project consists of 10 acres of drainage that is included in the overall 2,883 acres, which equates to 0.34% of the entire drainage area. The time to peak for the overall watershed is 13 hours and the time to peak for the proposed project is 12 minutes. The proposed site has been divided into two areas at the existing high point. Area 1 drains to the south into an existing 24" corrugated metal pipe, which then flows into the main channel. Area 2 drains to the north directly into the main channel. After the construction of the RV Ranch, the existing areas will not be significantly changed. The high point will move slightly to the south after grading operations are completed, but proposed conditions in general will be similar to the existing conditions. The main difference between the PRE and POST flows in both areas is caused by an increased runoff coefficient when gravel roads and gravel RV spaces are constructed on the site. Table 1 & 2 summarize the predeveloped and postdeveloped flow rates in cubic feet per second. In all storm events, the peak runoff is slightly increased. However, detention is not recommended for this project because the slight increase compared to the overall watershed is a 0.20% increase in flow rate. It's location along the watershed is a great benefit because the water will be far downstream before the major peak arrives at the property within the existing channel. Therefore, zero increase in flow will be experienced at the present day peak time of the entire watershed. When comparing this increase to the overall Illinois River watershed, the increase will be 0.005% of the entire watershed.

It should be noted that this project is within the presently established 100-year flood plain (Zone A) as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas, Map Number 05007C0395J, Revised date September 28, 2007. The earthwork for this project will produce a net of 0 cubic yards, and therefore will not negatively affect adjacent property owners.



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

Table 1: Area 1 Evaluation

Storm Event	Predeveloped Combined Flow (Rational)	Postdeveloped Combined Flow (Rational)	Peak Runoff Difference
2	6.81	8.60	+1.79
5	8.15	10.30	+2.15
10	9.16	11.59	+2.43
25	10.61	13.45	+2.84
50	11.74	14.88	+3.14
100	12.82	16.24	+3.42

Table 2: Area 2 Evaluation

Storm Event	Predeveloped Combined Flow (Rational)	Postdeveloped Combined Flow (Rational)	Peak Runoff Difference
2	6.81	9.05	+2.24
5	8.17	10.87	+2.70
10	9.21	12.26	+3.05
25	10.69	14.25	+3.56
50	11.83	15.77	+3.94
100	12.92	17.22	+4.30

Hydrographs for this information have been attached to this letter.

“Improvements as outlined in this report and depicted on the large scale development shall not increase the risk of endangerment to life or have negative impacts on adjacent or downstream property or watersheds.”

Respectfully submitted,



Aaron Boehm, P.E.
Civil Engineer

WAIVER AND MODIFICATIONS/ VARIANCE REQUEST

In accordance with Chapter 2, § 2.9 of the 'Planning and Development Regulations of Benton County', **Waivers and modifications** are applicable to non-dimensional provisions of this Ordinance which, by the scrutiny of the Board and which may be informed by supporting evidence by staff or other experts, can be prudently and judiciously modified or waived to the extent reasonable and necessary to provide relief to the applicant as part of their development request.

Variances: Variances are relief to a dimensional provision of this Ordinance by an affirmative vote of two-thirds (2/3) of the vote of the total membership of the Planning Board.

Please specify the provision of the regulations where relief is sought and a justification for the request.

4.6- General Requirements of Division 3 Development of
Land, regarding Stormwater Management. It is the recommendation
of the Licensed engineer to not include a detention basin
with the proposed project. The increase of flow due to the
development will be a 0.20% increase of the entire watershed
and 0.005% of the Illinois River watershed. It is to
Benton County's best interest to allow the drainage from the
development to flow downstream as quickly as possible as to not
negatively impact the existing peak flow of the
entire watershed.



Owner/Applicant/Authorized Agent

5/30/2019
Date

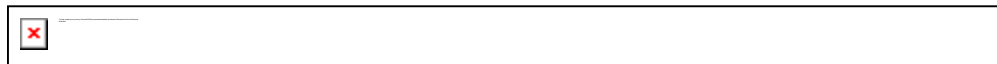
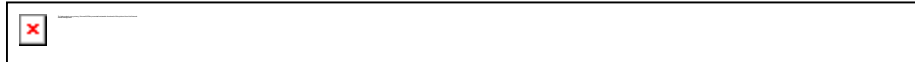
***Note that there is an additional \$75.00 fee for each waiver and or variance request.**

Aaron Boehmler

From: Tina Haden <tmhaden@gmail.com>
Sent: Monday, May 20, 2019 9:54 AM
To: Aaron Boehmler
Subject: Fwd: Your Service Details

----- Forwarded message -----

From: Waste Management <Noreply@notifications.wm.com>
Date: Sat, Apr 27, 2019 at 7:47 AM
Subject: Your Service Details
To: <tmhaden@gmail.com>



Your Service Details

Hello Rocky Springs Rv,

Thank you again for choosing Waste Management. Our dedicated customer service team has set up your account. You will find your service start date below. If at any time you have questions or concerns, please don't hesitate to [contact us](#).

Service Start Date: April 29, 2019

Here are some steps you can take to prepare for your service:

- When choosing a dumpster location, avoid pedestrian walkways or automobile traffic and allow 50-100 feet of clear space for pickup. The area must also be free of low-hanging wires or tree branches.
- If the dumpster is on wheels, please return it to the designated pickup area on service days. Also, make sure that there are no vehicles blocking access to the dumpster.
- If access to the dumpster is locked with a personal lock, please unlock it at the time of pickup or provide a key or code for our driver.
- If we are unable to pick up your dumpster for any reason, please contact us to schedule another pickup. If you need to change or cancel a scheduled pickup, please contact us 24 hours in advance.

We look forward to taking care of all your waste needs! Thanks again for your business.

Customer ID

Service Address

00022-02213-73008

Rocky Springs Rv
[17094 Martin Pedro Rd](#)
[Siloam Springs, AR 72761](#)
[1-479-236-0385](#)
tmhaden@gmail.com



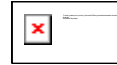
Visit us online, we can help.



**Pay Bill
Online**



**Go Paperless
Billing**



**Setup Automatic
Payments**



**View Pickup
Schedules**



**Request Extra
Pickups**



**Find Recycling
Information**



©2018 Waste Management, Inc.

This email was sent by: Waste Management, [1001 Fannin, Suite 4000, Houston, TX, 77002](#). In addition, www.wm.com is available 24 hours a day, seven days a week, as a communication and information tool for your use. If you have received this message in error, or if you would like to edit or manage your account preferences you can do so by [clicking here](#).

]]

--
Tina M Haden
Teacher's Choice Preschool
All children deserve to smile!!

Utility / Service Confirmation Letter

Project Name: Rocky Springs RV Ranch

Property Owner: Haden, Casey L & Tina M

Map/Parcel No.: 18-10517-000

Project Address: 17094 Martin Pedro Rd

The Benton County Planning Department has received an application to review a development project for the above-mentioned property. In order to process this request, service coverage must be provided to the property. Please indicate if the above property is or will be receiving services from your utility or service department. Should there be any conditions associated with the coverage to be extended to the above-mentioned property please include those conditions in the appropriate area below.

Department/Utility: Carroll Electric

Type of Coverage: Electric Utility

Name, Title, Contact Information: Derek Thurman, Manager, Engineering Support 479-273-2421 ext. 2690

Please note your comments or concerns below. If additional conditions or stipulations of coverage extension are required please include those stipulations below. Attach additional pages if necessary. If you have no comments, please indicate that in the "other comments" section:

Conditions/Stipulations: Carroll Electric will extend service for this project in accordance with our Rate Schedule 17, which is on file with the Arkansas Public Service Commission.

Other Comments: _____

Thank you for your assistance,

Submit to:
Benton County Planning Department
1204 SW 14th Street, Suite 6
Bentonville, AR 72712

Office: 479-464-6166

Email: planning@bentoncountyar.gov



Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000

Governor Asa Hutchinson

Nathaniel Smith, MD, MPH, Director and State Health Officer

Engineering Section, Slot 37

www.Healthy.Arkansas.gov/eng/

Ph 501-661-2623

After Hours Emergency 800-554-5738

Fax 501-661-2032

May 17, 2019

Mr. Aaron Boehmler, P.E.
Sand Creek Engineering
1610 NW 12th St.
Bentonville, AR 72712

Re: Water/Sewer System Plans
Rocky Springs RV Ranch
17094 Martin Pedro Road
Siloam Springs, Benton County, AR
ADH # 107625

Dear Mr. Boehmler:

The revised plans and specifications for the above referenced project, received May 17, 2019 have been reviewed and we have the following comments:

1. Well head construction details, disinfection system components, retention tank (if used), pressure tank(s) and a rough plumbing schematic are not shown. We need to review this portion of the treatment system in order to complete the plan review. Sample diagrams and instructions are in the "Guidelines" document.
2. The well is required to have 100' protected radius. Please adjust the proposed well location so that the existing pond is at least 100' away. (ref. *Rules and Regulations Pertaining to Semi-Public Water Systems* by the Arkansas Board of Health, Section VI, D.) (I know the well recommendation had GPS coordinates. Those are rough coordinates (actually, the spring coordinates that you gave me) that I gave to the geologist to locate the property. Sorry if that caused confusion.)

The approval process for this project will continue when we receive a written response from you. When submitting correspondence please include our project number ADH # 107625.

Sincerely,

Taylor R. Brown, P.E.
Water Quality Engineer
Engineering Section

TL:AH:TB:tb

ROCKY SPRINGS RV RANCH

EMERGENCY PREPAREDNESS PLAN

Effective Date: June 1, 2019

IMPORTANT CONTACT LIST

Rocky Springs RV Ranch Office:	479-236-0385
Benton County Emergency Management:	479-271-1004
Benton County Sheriff's Office (non-emergency):	479-271-1008
Benton County Emergency:	911

Address: 17094 Martin Pedro Road, Siloam Springs, Arkansas 72761

Weather Ready Nation: <https://www.weather.gov/>

Radio Emergency Broadcasts: WNG694 (162.400)

Warning Systems

Flood Watch: Flooding is possible. Monitor radio and television stations for more information.

Flash Flood Watch: Flash flooding is possible. Be prepared to move to higher ground; monitor radio and television stations for more information.

Flood Warning: Imminent threat - Flooding is occurring or will occur soon; if advised to evacuate, do so immediately.

Flash Flood Warning: Imminent threat - A flash flood is occurring or will occur soon; seek higher ground on foot immediately.

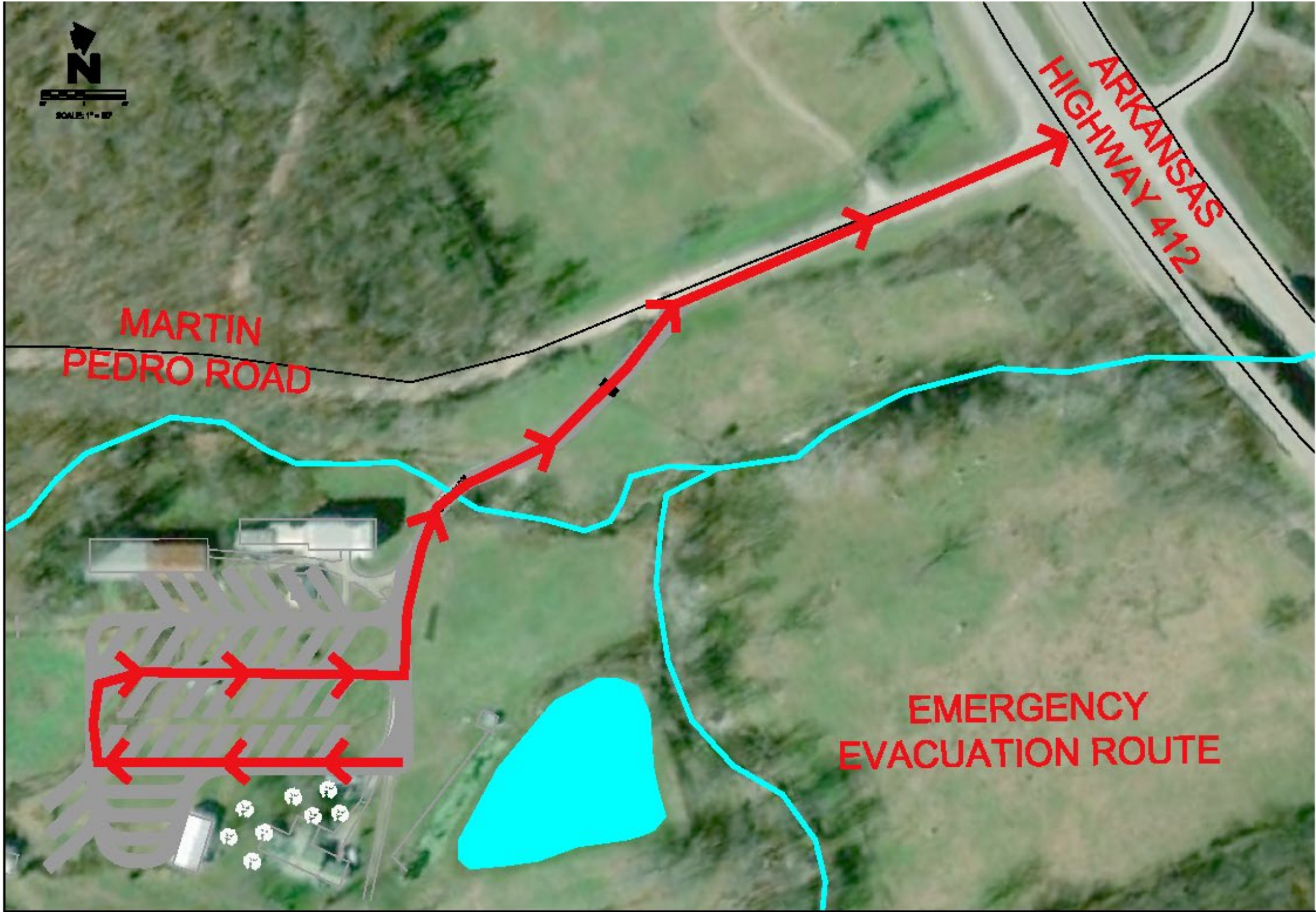
This plan will be available at the Rocky Springs RV Ranch front office and also made available on the company website.

Table of Contents

Contents

Table of Contents	2
Emergency Evacuation Route	3
Flood Notification Procedure	5
Federal Regulations.....	5
Certification.....	6

Emergency Evacuation Route



This page was intentionally left blank.

Flood Notification Procedure

It is recommended that all recreational vehicles on site have a supply kit (examples below) and weather radio within their unit. If a vehicle parked on site does not have a weather radio, there will be a semi-public weather radio located within the front office and also in the barn common area. If a Flood Warning or Flash Flood Warning is in effect within the area, stay within your recreational vehicle. The camp sites are 10 feet above the low water crossing and also the camp sites are multiple feet above the FEMA base flood elevation on site. The area that is higher than the low water crossing is the safest place to be during the flood event. The water within the channel will eventually recede and the low water crossing will be passable after two hours following the flood event. The business owner or staff representative will inform you of this information upon check-in. Utilize the Evacuation Map above only when flood waters are not present at the low water crossing and when the business owner or staff representative informs you that it is safe to cross.

Supply Kit: <https://www.ready.gov/build-a-kit>

Car Safety: <https://www.ready.gov/car>

SUMMARY OF PROCEDURE

- Remain Calm**
- Stay in your recreational vehicle; this is the highest location in the campground.**
- DO NOT approach low water crossing on site if water is flowing across drive entrance**
- Wait until flood waters recede within the channels along the property**
- Proceed with caution.**

Federal Regulations

FEMA Regulations – Title 44, Sec. 60.3, ©14 and §9 states: (Communities must) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the site for fewer than 180 consecutive days
- (ii) Be fully licensed and ready for highway use

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Certification

It is the responsibility of the owner of Rocky Springs RV Ranch to notify all guests of the Flood Notification Procedures within this document upon arrival to the site. The owner does not assume liability for clients of Rocky Springs RV Ranch who do not follow the procedure or who go against recommendations by the owner of the property. This procedure can be modified at any time at the owner's discretion.



ROCKY SPRINGS RV RANCH

LARGE SCALE DEVELOPMENT

BENTON COUNTY, ARKANSAS

Case No. 19-070

CONTACT LIST

OWNER/DEVELOPER
CASEY & TINA HADEN
17094 MARTIN PEDRO ROAD
SILOAM SPRINGS, AR 72761
(479)-236-0917

TOPO SURVEYOR
SANDCREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

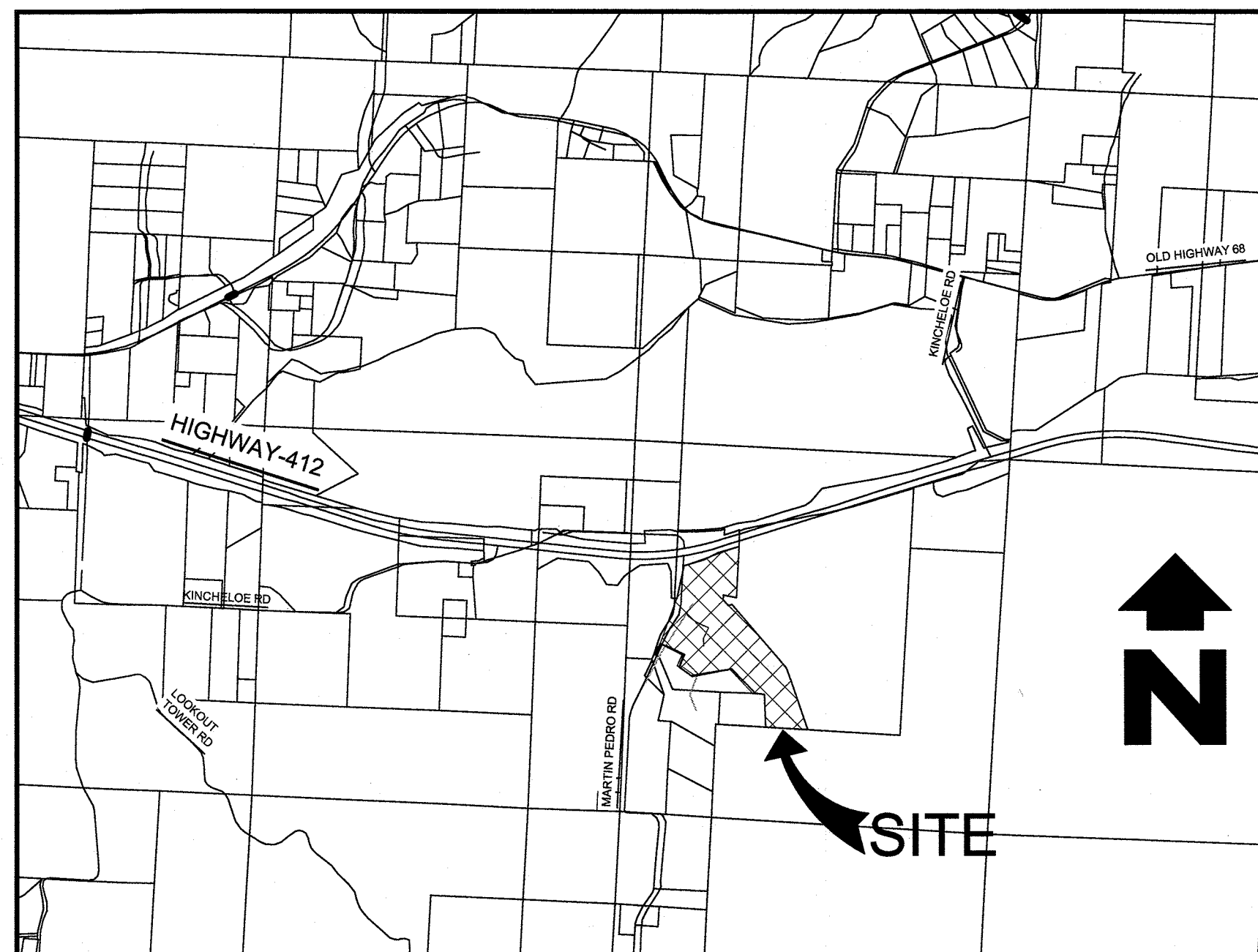
BENTON COUNTY PLANNING DEPT
TAYLOR REAMER
1204 SW 14TH STREET, SUITE 6
BENTONVILLE, AR 72712
(479) 464-6166

ADH REPRESENTATIVE
TAYLOR BROWN
4815 W. MARKHAM STREET, SLOT 37
LITTLE ROCK, AR 72205-3867
(501) 661-2699

CARROLL ELECTRIC
DEREK THURMAN
707 SE WALTON BLVD
BENTONVILLE, AR
(479) 273-2421 EXT: 2640

SEPTIC DESIGNATED REPRESENTATIVE
ELIZABETH ANDREWS
ANDREWS ENVIRONMENTAL SERVICES
(479) 531-6007

WELL DRILLERS/PUMP INSTALLERS
SUMMERS WELL DRILLING INC.
11507 STATE LINE ROAD
GENTRY, AR 72734
(479) 736-2089



VICINITY MAP
SCALE 1"= 2000'

SHEET LIST

1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE
4	UTILITY
5	GRADING/EROSION CONTROL
6	DETAILS

FLOOD STATEMENT

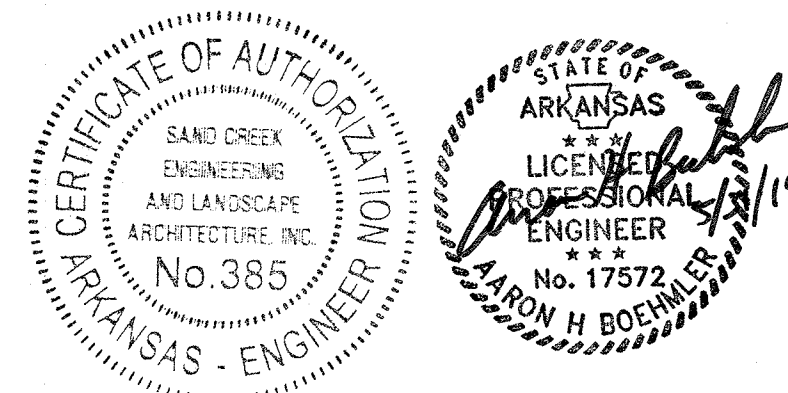
(BY GRAPHICAL PLOTTING ONLY)
A portion of this property is located within a presently established 100-year flood plain (Zone A) as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0395J. Revised date September 28, 2007.

COUNTY NOTES

BENTON COUNTY REGULATIONS AND STANDARDS WILL BE FOLLOWED DURING CONSTRUCTION ACTIVITIES.

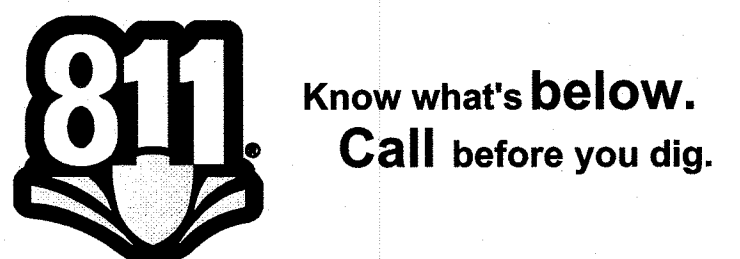


SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

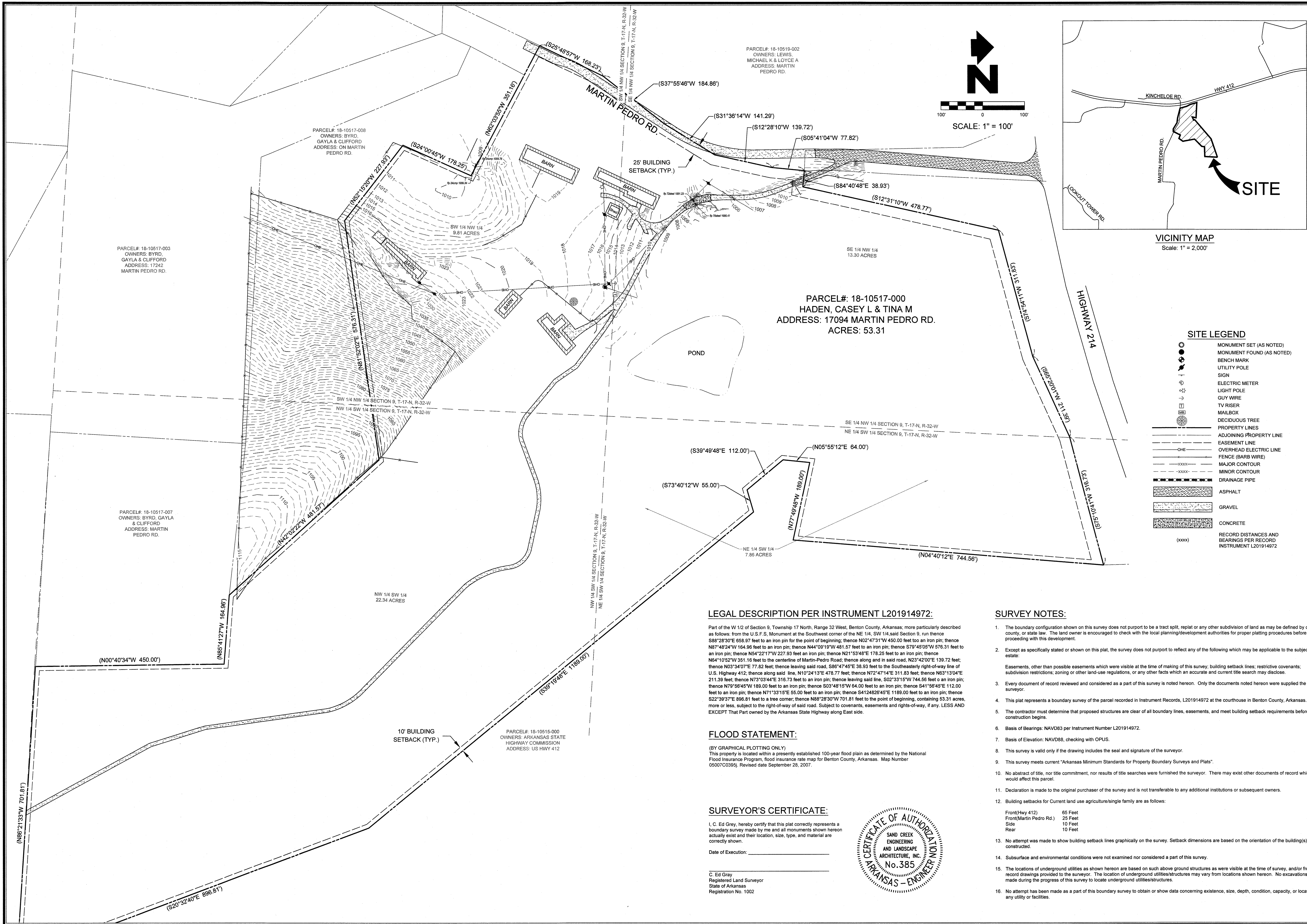


REVISION CHART

△	TITLE	DATE	NOTES:
	REV-0	5/1/2019	INITIAL SUBMITTAL
△	REV-1	5/30/2019	TECHNICAL REVIEW COMMENTS ADDRESSED FOR BENTON COUNTY
△	REV-2	X/X/2016	REASON
△	REV-3	X/X/2016	REASON
△	REV-4	X/X/2016	REASON
△	REV-5	X/X/2016	REASON



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



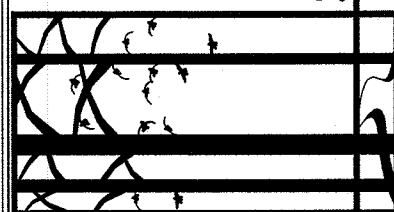
CLIENT:
Owner: Tina Haden
Address: 505 Eastgate Street
Springdale, AR 72762
Phone: (479) 236-0385
Email: tmhaden@gmail.com

TOPOGRAPHICAL SURVEY
ROCKY SPRINGS RV RANCH
17094 MARTIN PEDRO ROAD
SILOAM SPRINGS, ARKANSAS

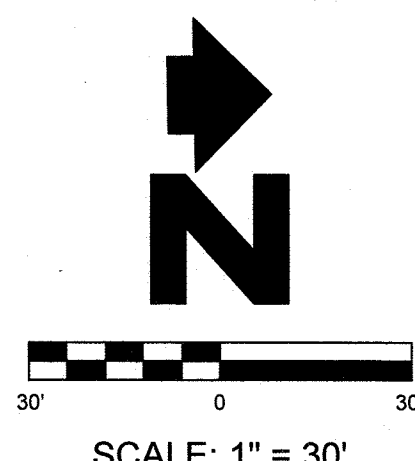
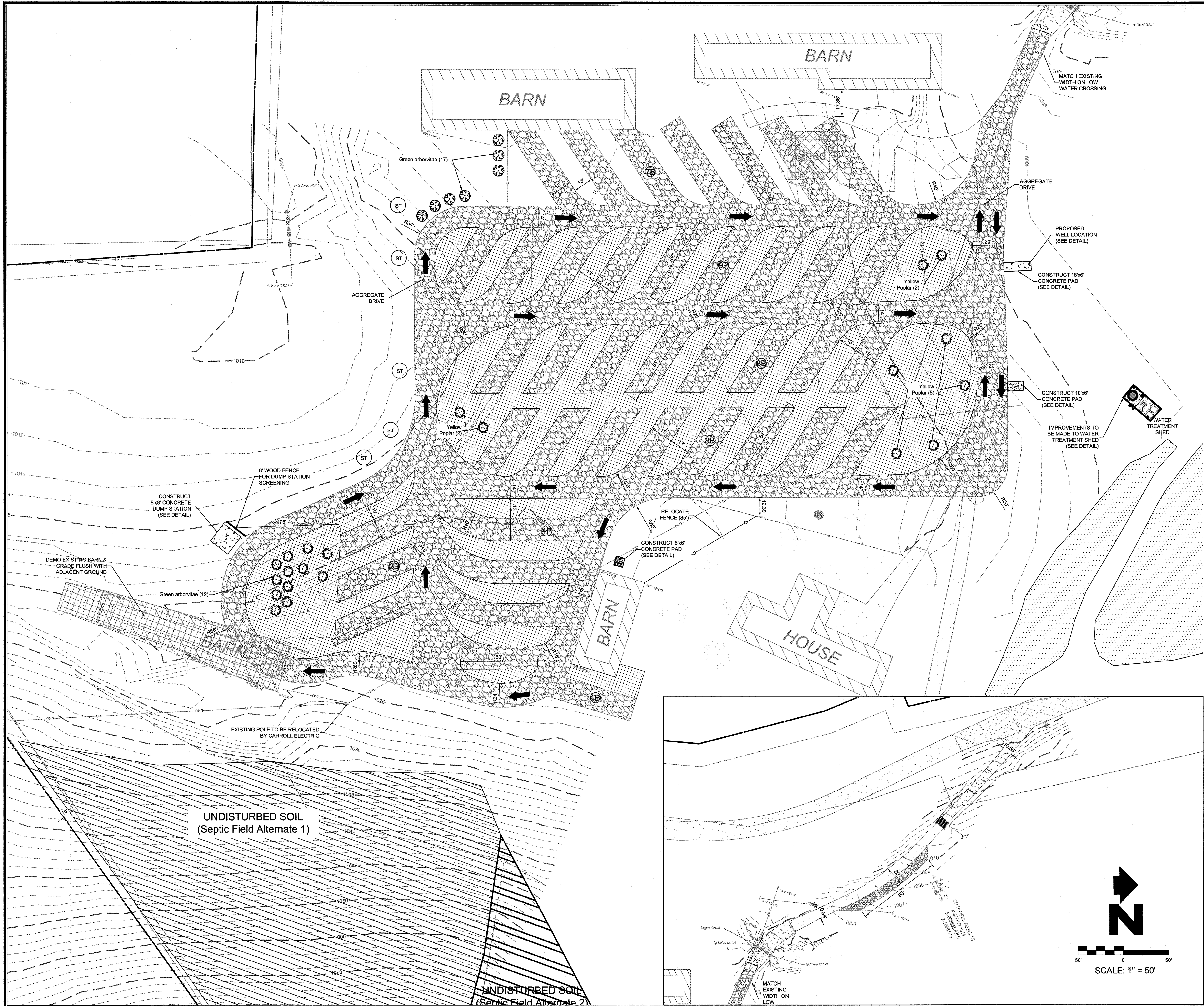
SHEET:
PROJECT:



SAND CREEK
ENGINEERING AND LANDSCAPE
ARCHITECTURE, INC.
Bentonville, Arkansas 72713-6202



PLS: CEG
CAD: AF
FIELD: MJH
CHECKED BY: TRS
SCE PROJECT #: 19020
DATE: 05/21/2019
SHEET: 1 OF 1



SITE DATA

SETBACKS (NOT SHOWN)	
RV SPACE COUNT:	40

EXISTING LEGEND

	PROPERTY LINE
	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	ELECTRICAL RISER
	FIBER OPTIC RISER
	MAILBOX
	EXISTING TREE

PROPOSED LEGEND

	GRAVEL PAVEMENT (6" DEPTH)
	GRASS
	UNDISTURBED GROUND FOR SEPTIC LATERAL FIELDS
	WATER SURFACE
	DEMOLITION
	PARKING COUNT (PULL THRU)
	PARKING COUNT (BACK-IN)
	PROPOSED TREE

SITE NOTES:

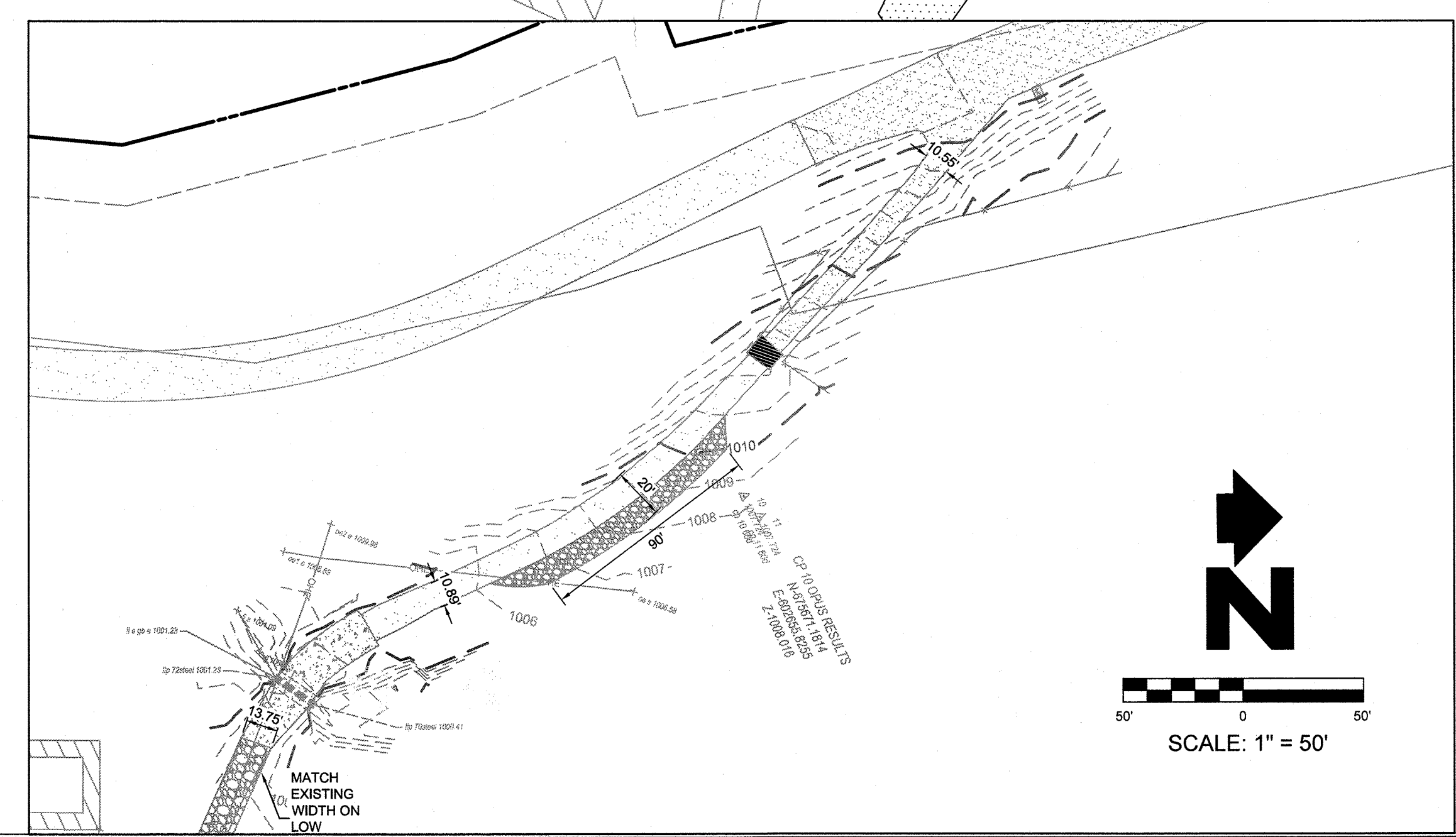
- ALL DIMENSIONS ARE TO THE EDGE OF GRAVEL UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL RADII SHALL BE 5' UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO GRAVEL PLACEMENT.
- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- ALL GRAVEL ROADS WILL ACCOMMODATE 75,000 POUNDS PER ARKANSAS FIRE CODE REGULATIONS.

CAUTION - NOTICE TO CONTRACTOR:

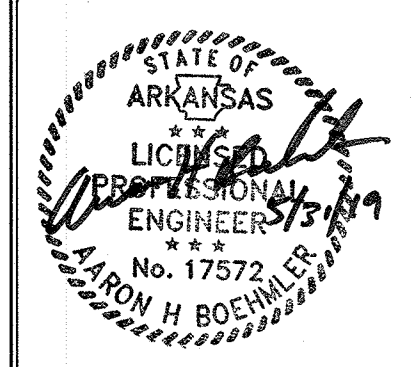
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

BENTON COUNTY NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM BENTON COUNTY.

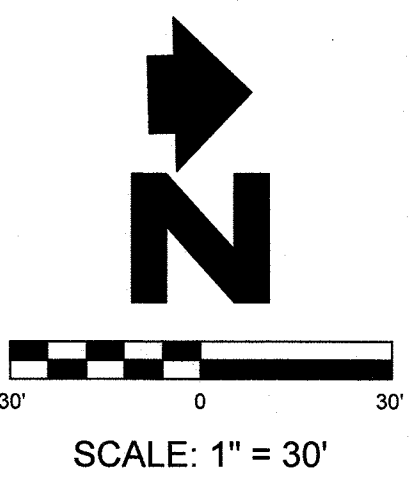
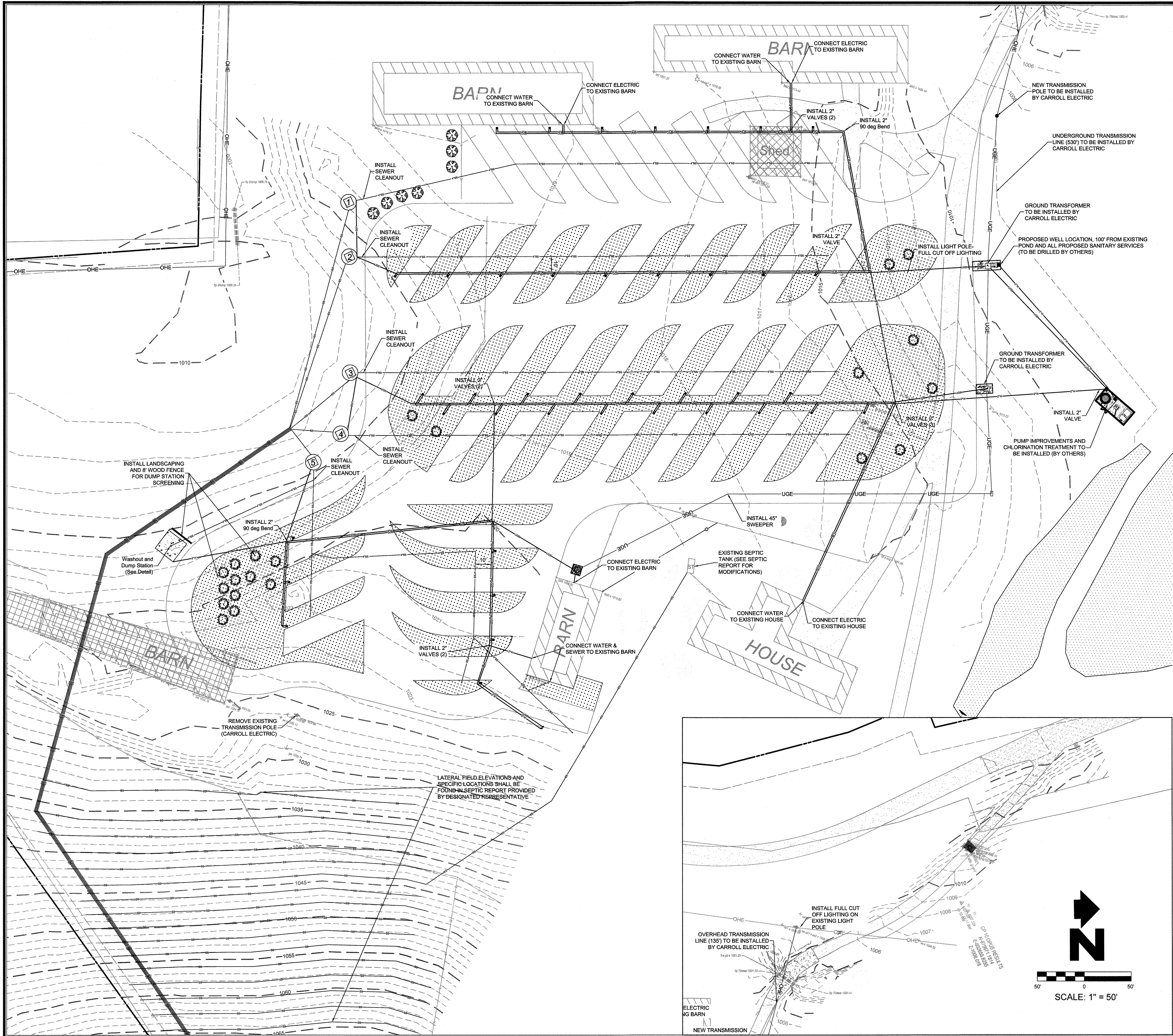


SITE PLAN
ROCKY SPRINGS RV RANCH
LARGE SCALE DEVELOPMENT
BENTON COUNTY, ARKANSAS



SAND CREEK
Engineering and Land Surveying
Benton County, Arkansas 72801

MANAGER:	AHB
DESIGNED BY:	AHB
DRAWN BY:	AF
CHECKED BY:	TRS
SCE PROJECT #:	19020
CURRENT REVISION:	01
DATE:	5/30/2019
SHEET:	3 OF 6



EXISTING LEGEND

- PROPERTY LINE
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- UTN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- DRAINAGE PIPE

PROPOSED LEGEND

- 4\"/>

UTILITY NOTES:

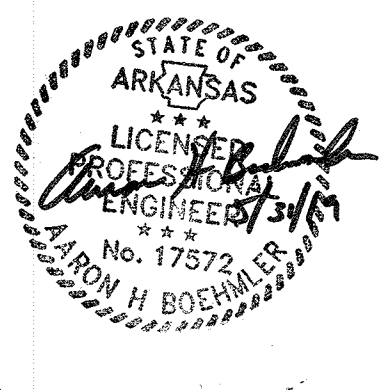
- COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
- CONTRACTOR SHALL VERIFY AS-BUILT UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING HOME OWNER UNLESS ADVISED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
- TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL.
- MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER SANITARY SEWER LINES.
- MAINTAIN 12' MIN HORIZONTAL SEPARATION BETWEEN ELECTRIC AND WATER LINES WHEN INSTALLING IN THE SAME TRENCH.
- MAINTAIN 10' MIN HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINE.
- ALL UTILITIES TO BE PLACED UNDER RETAINING WALLS SHALL BE PLACED IN A CONDUIT. THE CONFIGURATION OF THE CONDUIT SHOULD BE COORDINATED AND VERIFIED WITH THE RESPECTIVE UTILITY COMPANY AND DESIGN ENGINEER BEFORE THE TIME OF INSTALLATION.
- FOLLOW BENTON COUNTY WATER UTILITY SPECIFICATION REQUIREMENTS FOR ALL WATER LINE CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SAFETY FENCE OR SIMILAR MATERIAL AROUND PROPOSED SEPTIC AREA TO AVOID DISTURBANCE DURING CONSTRUCTION ACTIVITIES.
- PIPE MATERIALS BE AS FOLLOWS:
WATER MAIN - PVC C900
WATER SERVICE LINE - PVC C900
SEWER SERVICE LINE - SCHEDULE 40 PVC
- NO EVIDENCE OF EXISTING WELLS WERE ENCOUNTERED. IF FOUND, CONTRACTOR SHALL VACATE PER ADH REQUIREMENTS.
- SANITARY SEWER SERVICE INVERTS ARE SUPPLIED FOR REFERENCE ONLY. THE LICENSED PLUMBER MUST ADHERE TO APPLICABLE PLUMBING CODE AND CITY REQUIREMENTS. THE INVERTS SHOWN WERE CALCULATED IN ORDER TO ENSURE THERE WERE NO UTILITY CROSSING OR COVER PROBLEMS AND ADEQUATE SLOPE WAS PROVIDED. CHANGES ARE THE PLUMBERS OPTION AS NEEDED BUT ALSO HIS RESPONSIBILITY FOR ALL CODE COMPLIANCE. COORDINATE WITH SEPTIC DESIGNER BEFORE MAKING ANY CHANGES. AS-BUILTS OF ANY CHANGES MUST BE PROVIDED TO THE OWNER, COUNTY, AND ENGINEER AT THE COMPLETION OF THE PROJECT.
- EVERY RECREATIONAL VEHICLE SPACE SHALL HAVE SEWER HOOK UP, AN ELECTRICAL BOX HOOK UP (PROVIDED BY OWNER) AND ALSO A WATER SERVICE HOOK UP.
- WATER RISER PIPES SHALL EXTEND AT LEAST 4 INCHES ABOVE GROUND ELEVATION. THE WATER RISER PIPE SHALL BE AT LEAST THREE-QUARTER (3/4) INCH IN DIAMETER.
- ALL WATER-PIPING FIXTURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT ARKANSAS STATE PLUMBING CODE.
- ALL SEPTIC SERVICE LINES AND LATERAL FIELD SHALL BE 10 FEET AWAY FROM ALL PROPERTY LINES.
- THERE SHALL BE 18\"/>
- APPROVED SEPTIC REPORT SHALL BE REFERENCED AND INSTALLED PER PLAN. IF ANY CHANGES ARE REQUIRED, THE DESIGNATED SEPTIC REPRESENTATIVE WILL BE CONTACTED.

UTILITY PLAN

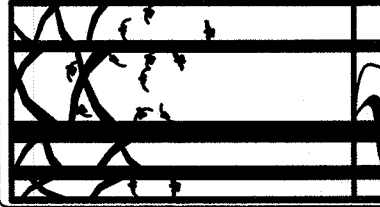
ROCKY SPRINGS RV RANCH
LARGE SCALE DEVELOPMENT
BENTON COUNTY, ARKANSAS

SHEET:

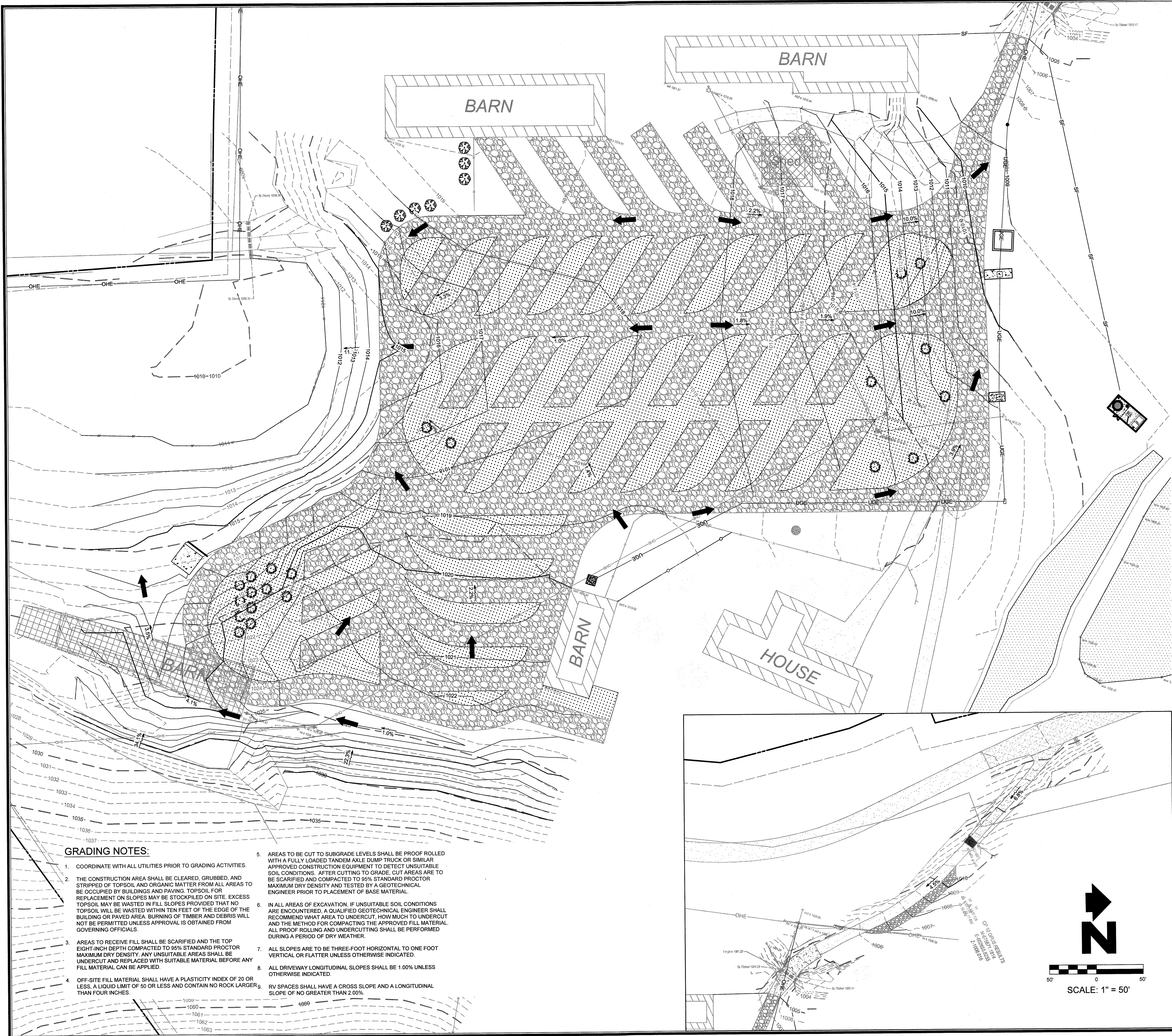
PROJECT:



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 452-3923

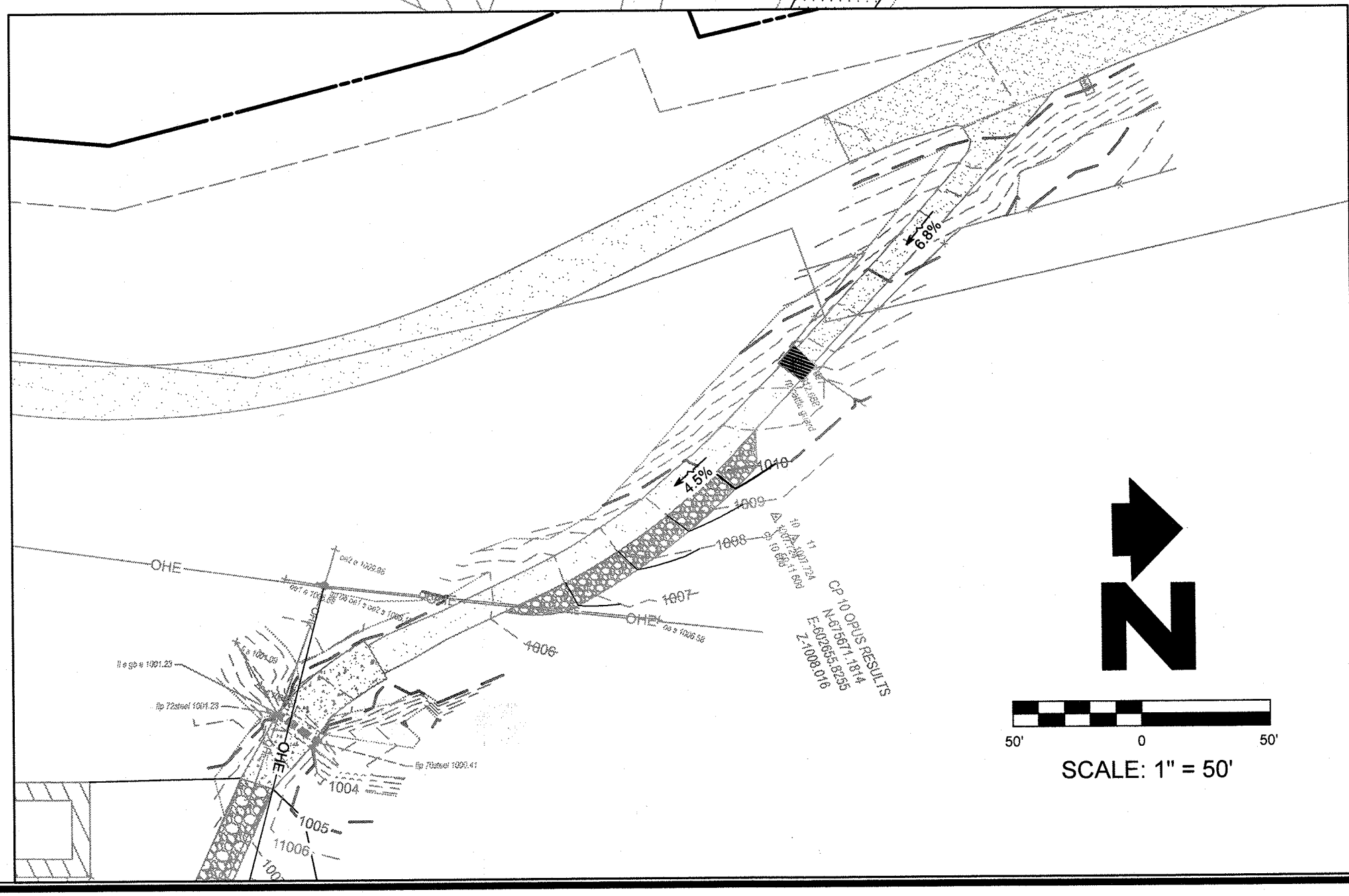


MANAGER:	AHB
DESIGNED BY:	AHB
DRAWN BY:	AF
CHECKED BY:	TRS
SCO PROJECT #:	19020
CURRENT REVISION:	01
DATE:	5/30/2019
SHEET:	4 OF 6



GRADING NOTES:

1. COORDINATE WITH ALL UTILITIES PRIOR TO GRADING ACTIVITIES.
2. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDINGS AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN TEN FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
3. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP EIGHT-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
4. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES.
5. AREAS TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. AFTER CUTTING TO GRADE, CUT AREAS ARE TO BE SCARIFIED AND COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND WHAT AREA TO UNDERCUT, HOW MUCH TO UNDERCUT AND THE METHOD FOR COMPACTING THE APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A PERIOD OF DRY WEATHER.
7. ALL SLOPES ARE TO BE THREE-FOOT HORIZONTAL TO ONE FOOT VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED.
8. ALL DRIVEWAY LONGITUDINAL SLOPES SHALL BE 1.00% UNLESS OTHERWISE INDICATED.
9. RV SPACES SHALL HAVE A CROSS SLOPE AND A LONGITUDINAL SLOPE OF NO GREATER THAN 2.00%.



EXISTING LEGEND

- | | |
|---|---------------------------|
| — | PROPERTY LINE |
| — | MONUMENT SET (AS NOTED) |
| — | MONUMENT FOUND (AS NOTED) |
| — | BENCH MARK |
| — | UTILITY POLE |
| — | SIGN |
| — | WATER METER |
| — | WATER VALVE |
| — | FIRE HYDRANT |
| — | DRAINAGE MANHOLE |
| — | SANITARY SEWER MANHOLE |
| — | CLEANOUT |
| — | ELECTRICAL RISER |
| — | FIBER OPTIC RISER |
| — | MAILBOX |
| — | DECIDUOUS TREE |
| — | EASEMENT LINE |
| — | OVERHEAD ELECTRIC LINE |
| — | FENCE (CHAINLINK) |
| — | FENCE (BARB WIRE) |
| — | DRAINAGE PIPE |

PROPOSED LEGEND

- | | |
|-------|-----------------------------|
| — | BREAK LINE |
| — | FLOW LINE |
| — | STORM SEWER |
| XXXX | MINOR CONTOUR |
| XXXX | MAJOR CONTOUR |
| X.XX% | SLOPE |
| ▲ | FLARED END SECTION |
| □ | JUNCTION BOX / AREA INLET |
| FFE | FINISHED FLOOR ELEVATION |
| FG | FUTURE GRADE |
| FL | FLOW LINE |
| SW | SIDEWALK |
| TOW | TOP OF WALL |
| BOW | BOTTOM OF WALL |
| BI | BEE HIVE INLET / DOME GRATE |

SWPPP NOTES

1. THE OPERATOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES NECESSARY TO PREVENT SOIL, SILT OR DEBRIS FROM LEAVING THE PROPERTY.
2. THE OPERATOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING OPERATION AND SHALL PROVIDE WATER SPRINKLING AND/OR OTHER METHODS OF CONTROL WHEN NECESSARY AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF EROSION CONTROL MEASURES TO FULFILL THE REQUIREMENTS OF THE PERMIT. ALL CONTROLS SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL THE AREA IS ESTABLISHED.
3. THE OPERATOR SHALL USE AN APPROVED MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY, BOTTOM OF SLOPES AND ALONG DITCHES. MUD AND DEBRIS SHALL NOT BE ALLOWED TO FLOW ONTO ADJACENT PROPERTIES, INTO NATURAL STREAMS, OR INTO ANY STORM DRAINAGE SYSTEMS.
4. ALL DEBRIS, RUBBISH, TREES, LIMBS, BRUSH AND OTHER MATERIALS SHALL BE DISPOSED OF IN AN ACCEPTED MANNER. BURNING SHALL BE APPROVED BY THE BENTON COUNTY FIRE MARSHALL PRIOR TO ACTIVITY.
5. AT LEAST 50 FEET OF UNDISTURBED BARRIER SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE WHERE THE PROPERTY BORDERS A DIFFERENT OWNER UNTIL SUCH TIME THAT THE AREA IS NEEDED TO OBTAIN FINAL SLOPES FOR STABILIZATION.
6. EACH AREA WHERE ACTIVITY HAS CEASED AND NO ADDITIONAL ACTIVITY IS PLANNED FOR MORE THAN 14 DAYS, SHALL HAVE SEED/MULCH APPLIED TO STABILIZE THE SOIL AND EFFECTIVELY PREVENT EROSION.
7. SEDIMENTATION BASINS SHALL BE USED TO STORE STORM WATER WHERE NECESSARY TO REMOVE THE SUSPENDED SOLIDS FROM THE RUNOFF. EACH STAGE OF THE AREA HAS DESIGNATED BASINS TO BE ESTABLISHED WITH EACH STAGE AS THEY BECOME ACTIVE. WHEN NO LONGER NEEDED, BASINS TO BE CLEANED, FILLED AND RE-ESTABLISHED WITH GRASS COVER. NO PERMANENT PONDS ARE PLANNED.
8. ALL SLOPES, OTHER THAN ROCK FACE WALLS, SHALL BE GRADED TO 3:1 OR LESS, COVERED WITH TOP SOIL AND SEEDED, TO ASSURE ACCEPTABLE GROUND COVER. WATER SHALL BE APPLIED AS NECESSARY TO ESTABLISH GROWTH.

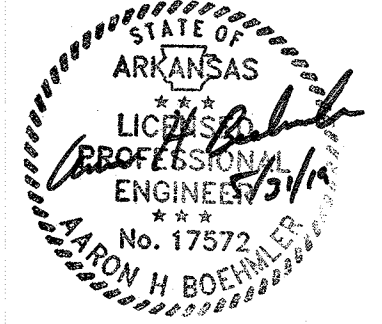
SEEDING REQUIREMENTS:

- GENERAL - ALL SEEDED AREAS SHALL BE WATERED AND MAINTAINED TO ESTABLISH ADEQUATE GROUND COVER FOR PERMANENT SOIL/SLOPE STABILIZATION.
- SEEDING - SEEDING SHALL BE ACCOMPLISHED USING A SEED MIX, TO COVER MULTIPLE WEATHER CONDITIONS, AT A RATE OF 4 LB. PER 1000 S.F.
- APPLICATIONS - ALL AREAS THAT HAVE BEEN SEEDED SHALL ALSO RECEIVE A COMPLETE COVERING OF STRAW MULCH. THE OPERATOR SHALL PROVIDE TEMPORARY WATER AS NEEDED TO OBTAIN A HEALTHY GROUND COVER. AREAS MAY BE HYDRO-SEEDED IF PREFERRED.

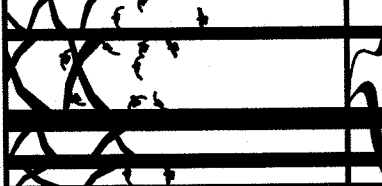
GRADING/EROSION CONTROL SHEET

**ROCKY SPRINGS RV RANCH
LARGE SCALE DEVELOPMENT
BENTON COUNTY, ARKANSAS**

SHEET:
PROJECT:

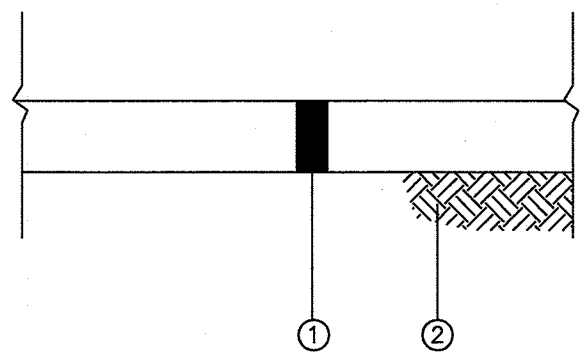


SAND CREEK
Engineering and Surveying
Benton County, Arkansas 72015



MANAGER:	AHB
DESIGNED BY:	AHB
DRAWN BY:	AF
CHECKED BY:	TRS
SCE PROJECT #:	19020
CURRENT REVISION:	01
DATE:	5/30/2019
SHEET:	5 OF 6

19020 ROCKY SPRINGS RV RANCH

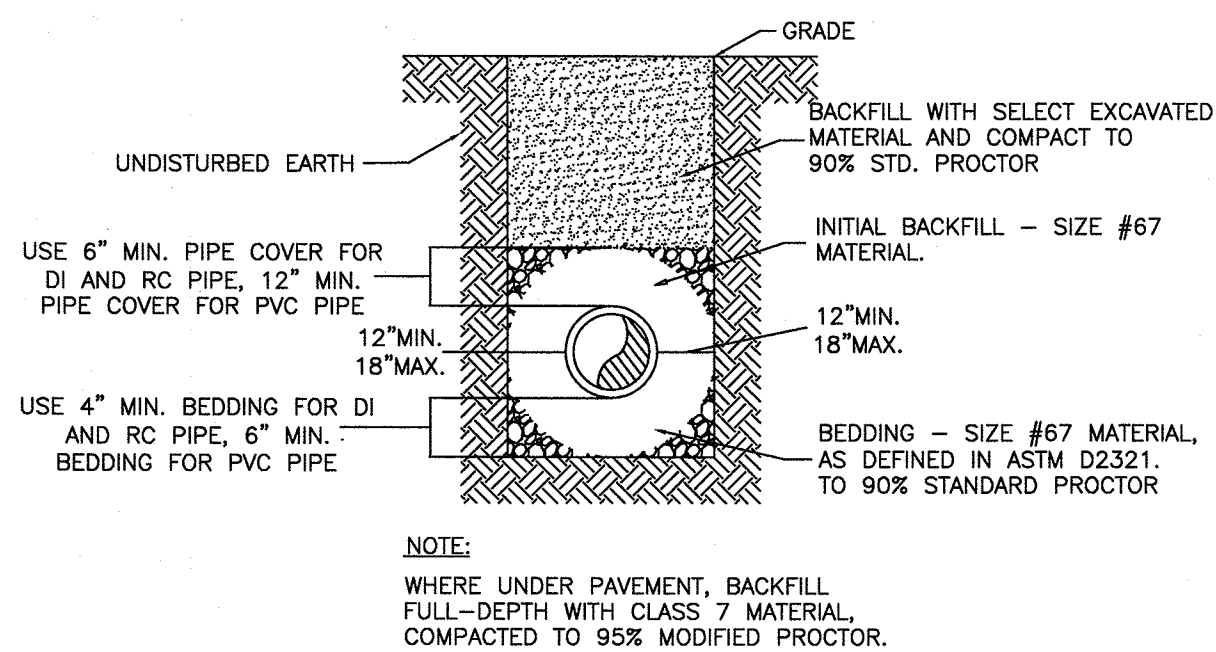


ITEM STANDARD GRAVEL

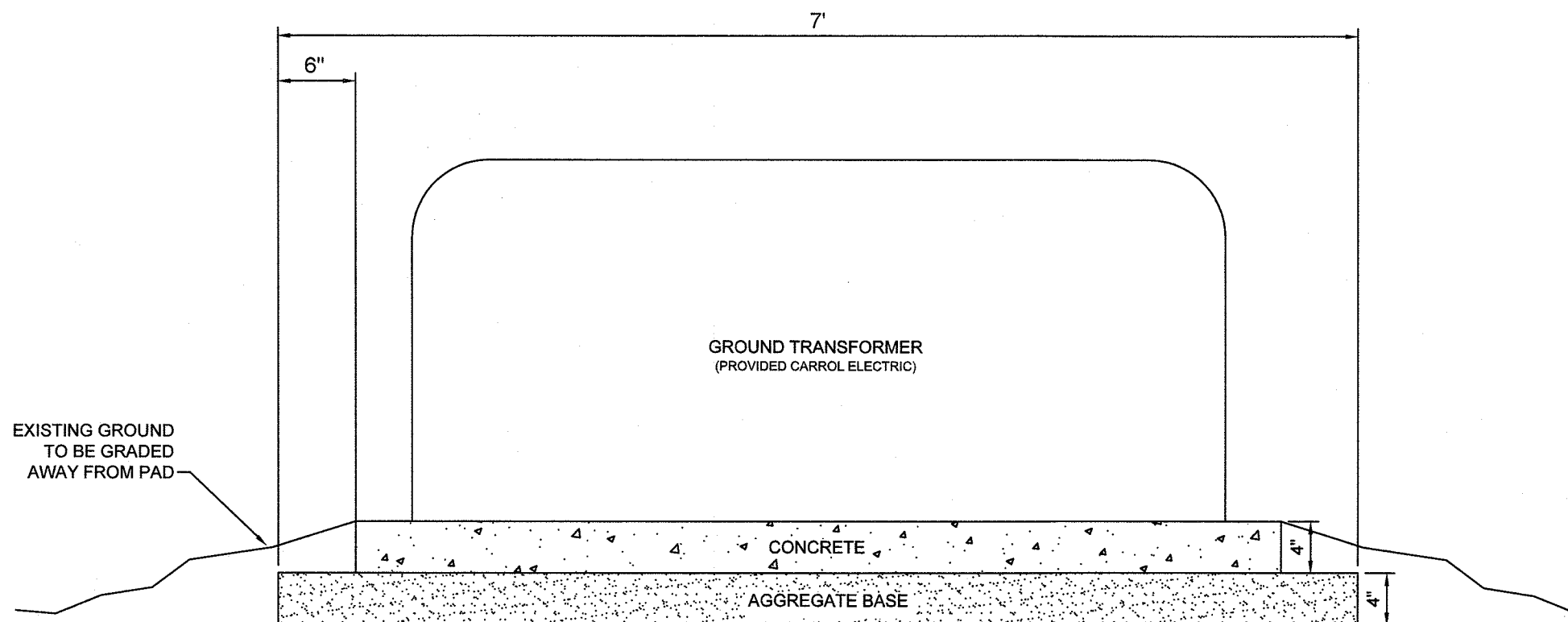
- * 303 ① REQUIRED 6" CLASS 7 AGGREGATE BASE COURSE
② SUBGRADE: COMPACT TO 95% ASTM D-698.

ITEM NUMBERS REFER TO STATE OF ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

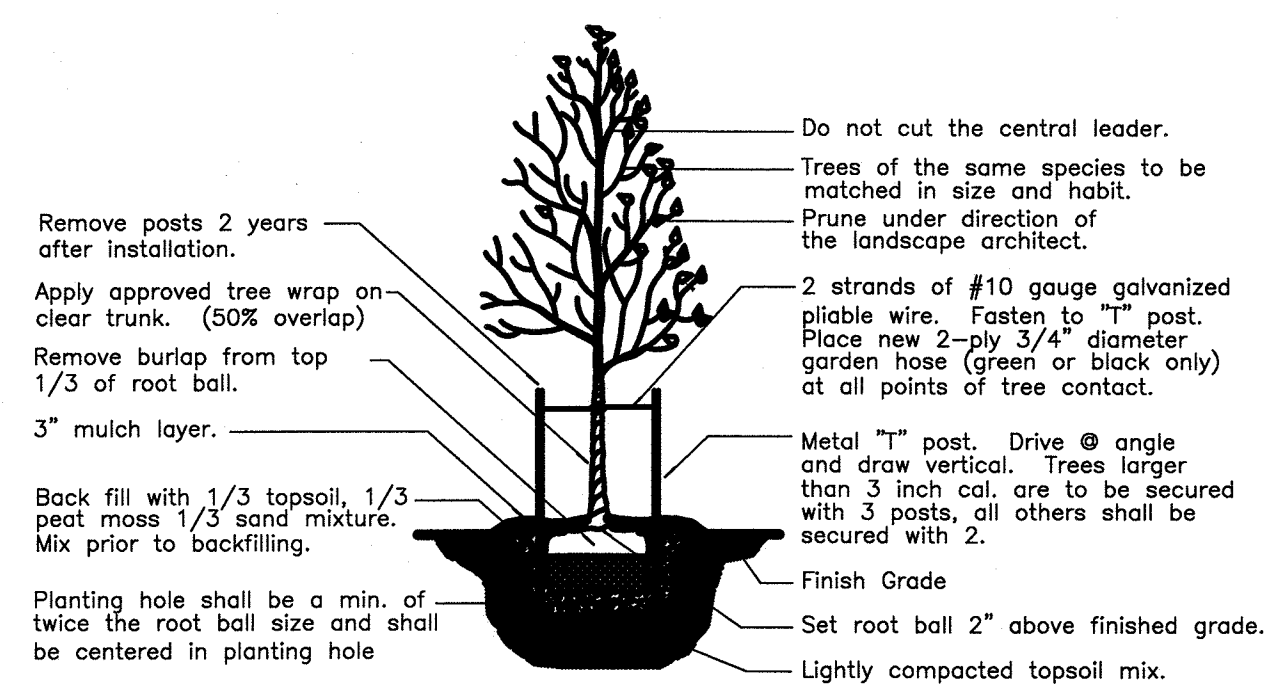
TYPICAL GRAVEL SECTIONS N.T.S.



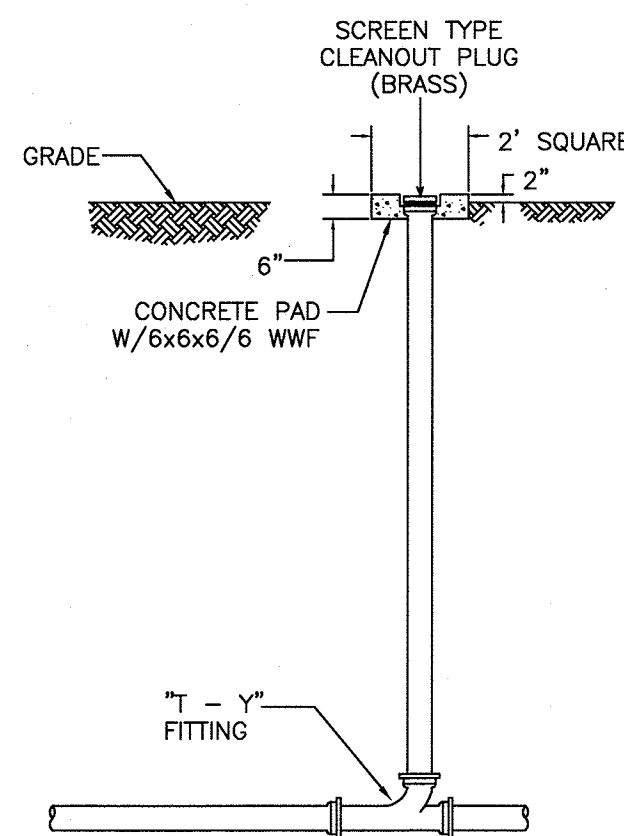
BEDDING DETAIL N.T.S.



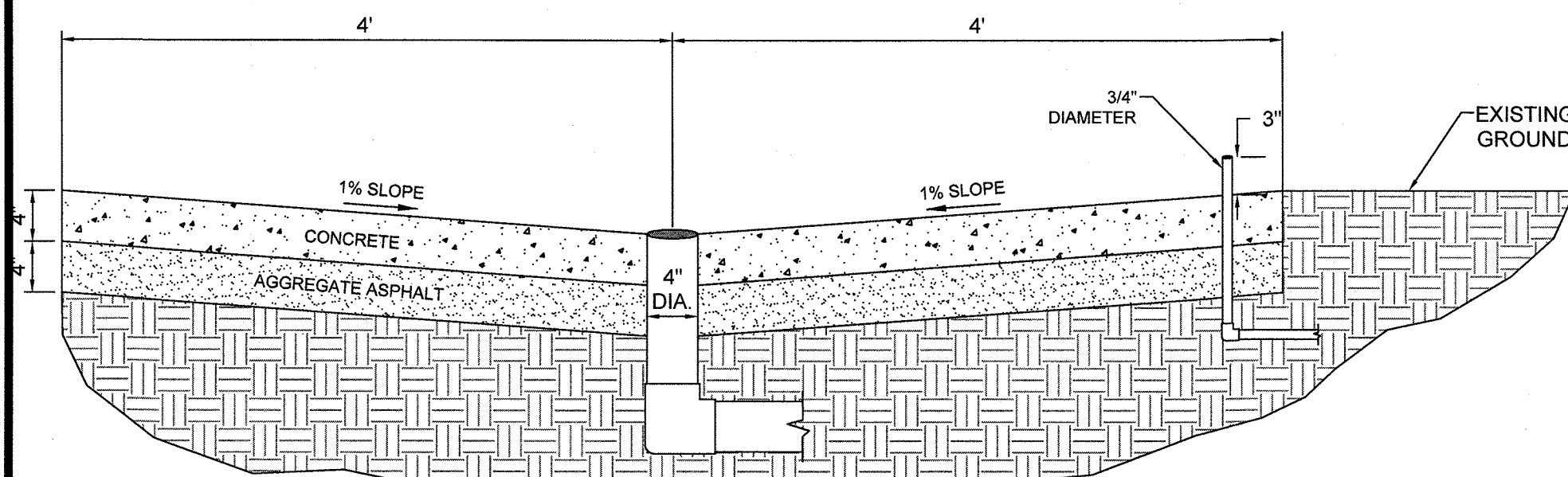
GROUND TRANSFORMER DETAIL N.T.S.



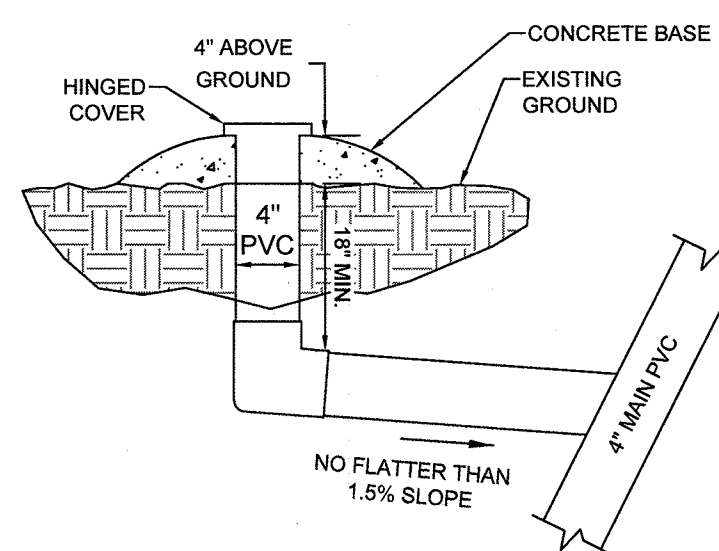
TREE PLANTING DETAIL N.T.S.



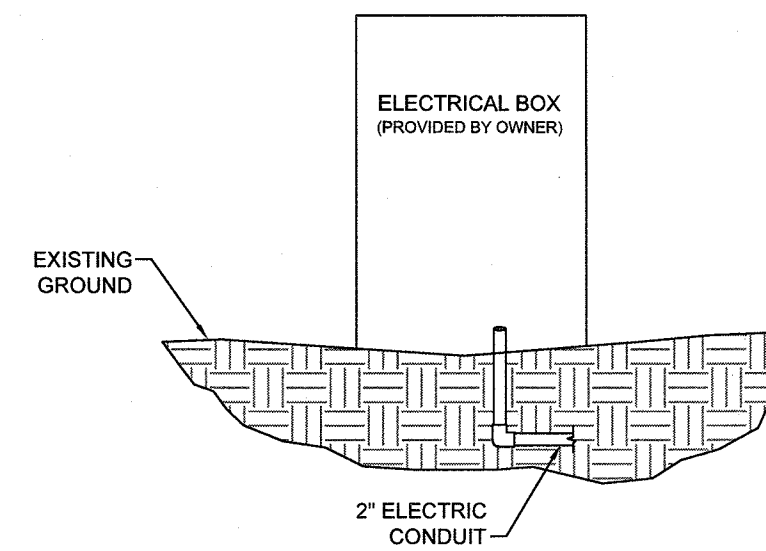
CLEANOUT DETAIL N.T.S.



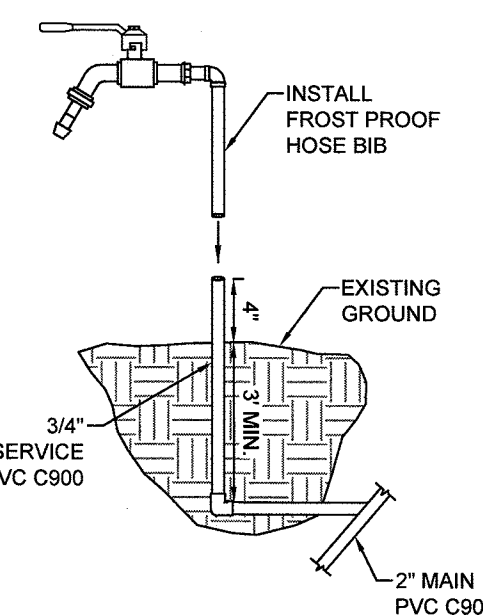
DUMP STATION DETAIL N.T.S.



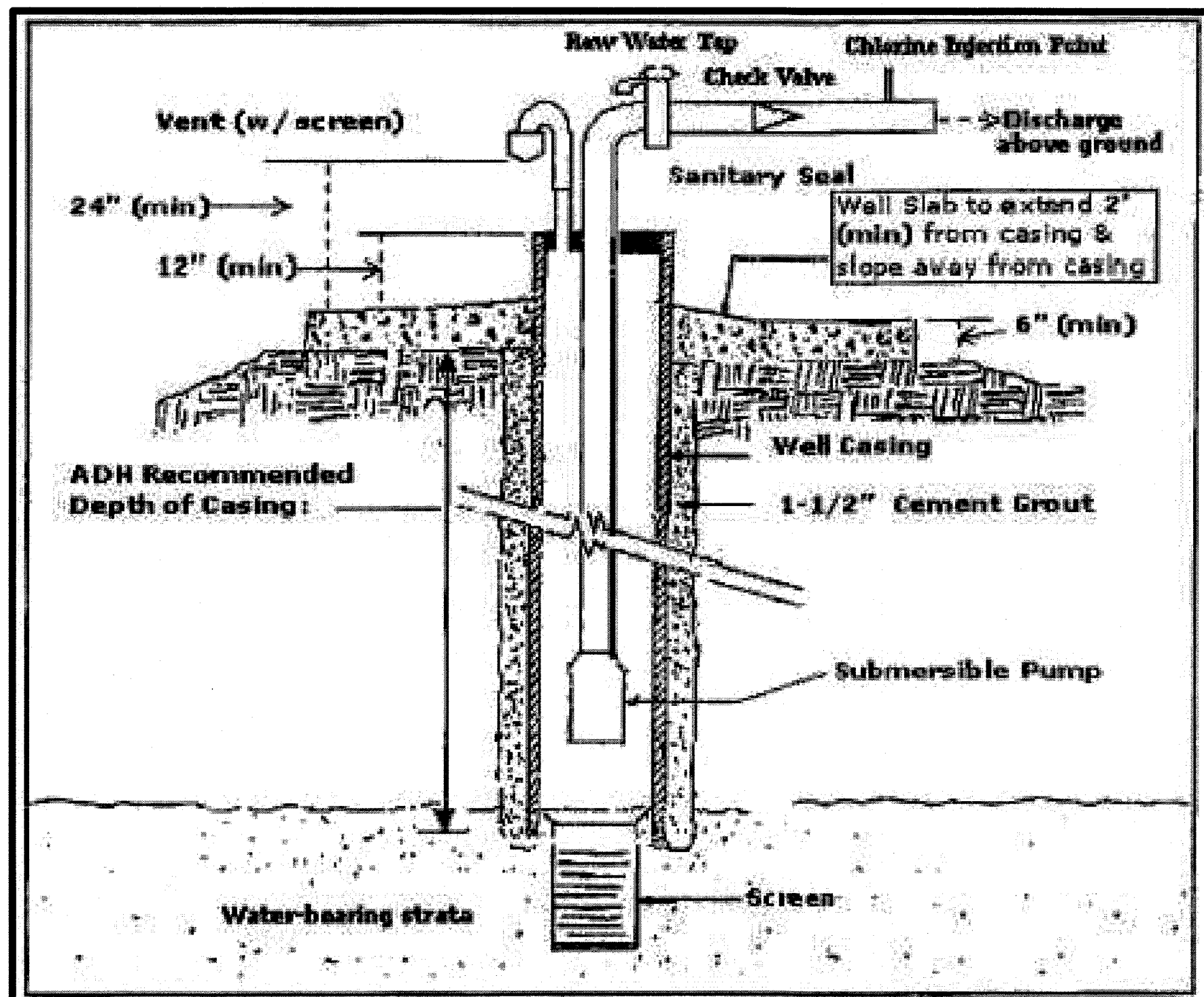
SEWER RISER N.T.S.



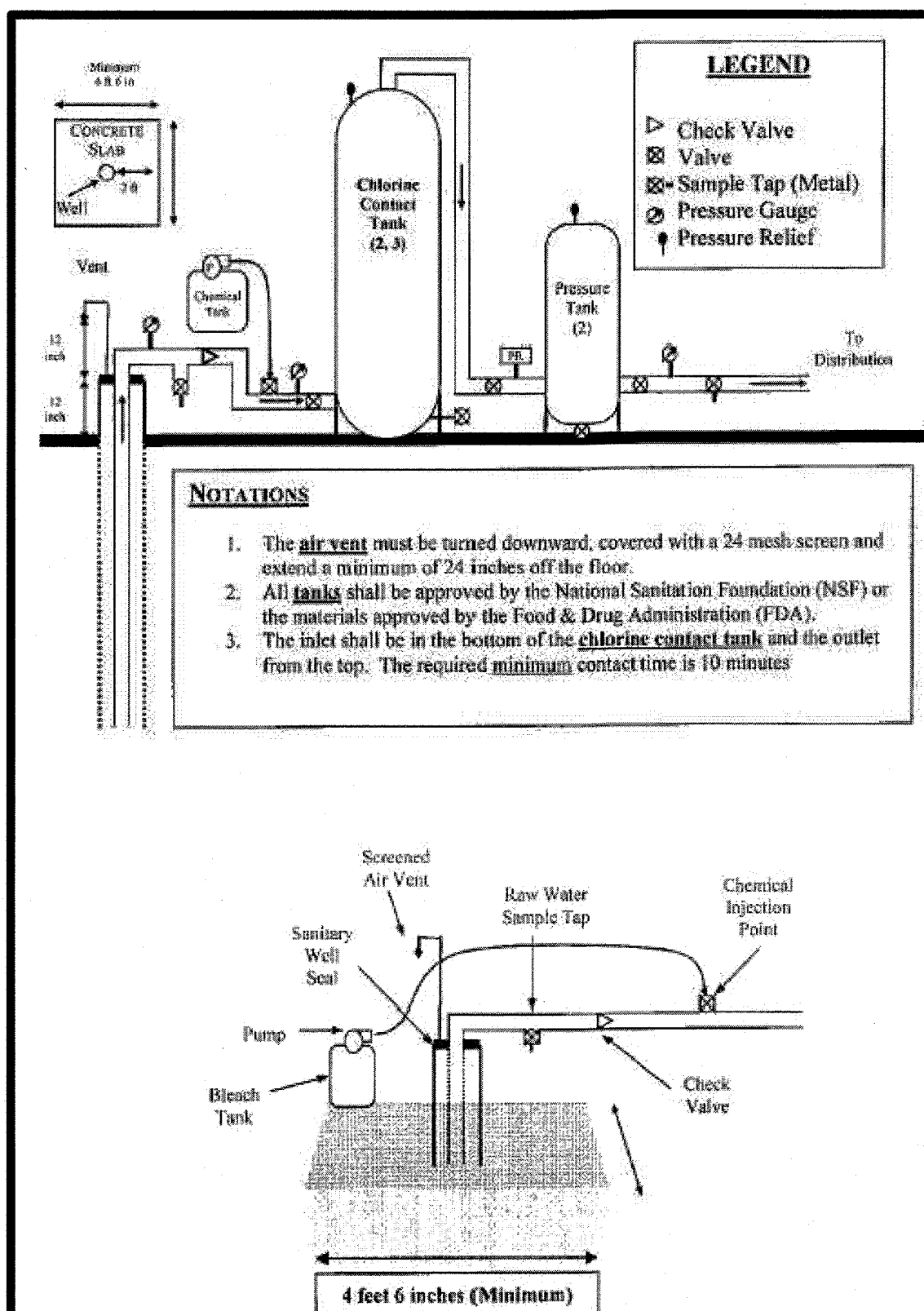
ELECTRIC SERVICE N.T.S.



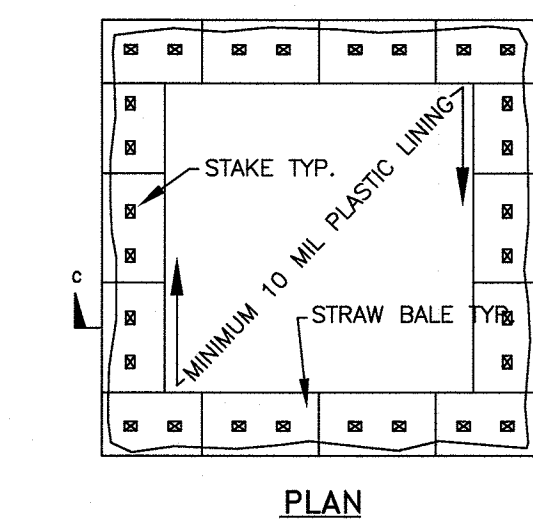
WATER RISER N.T.S.



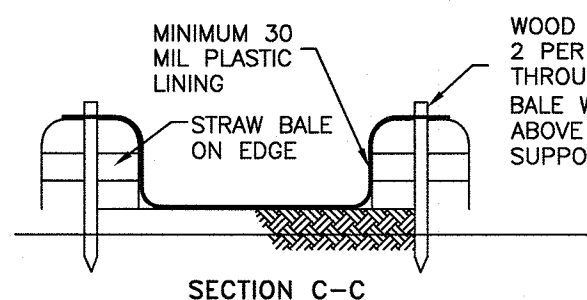
WELL HEAD DETAIL N.T.S.



WATER TREATMENT DETAIL N.T.S.

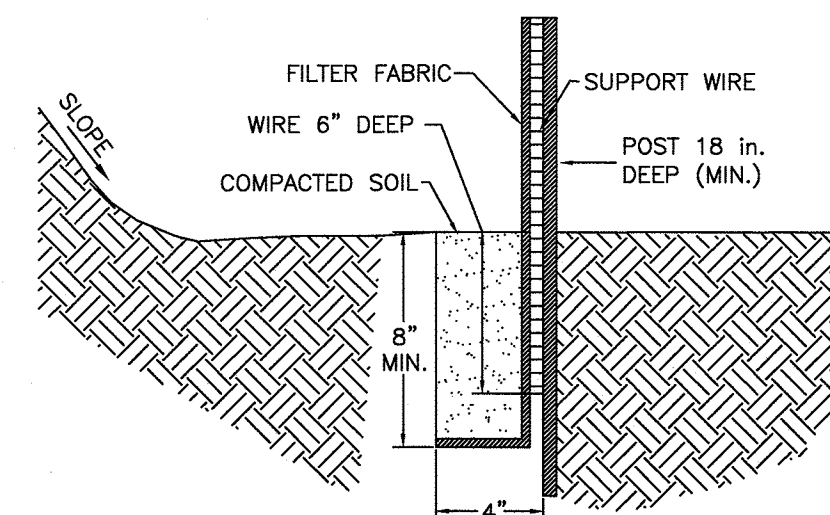
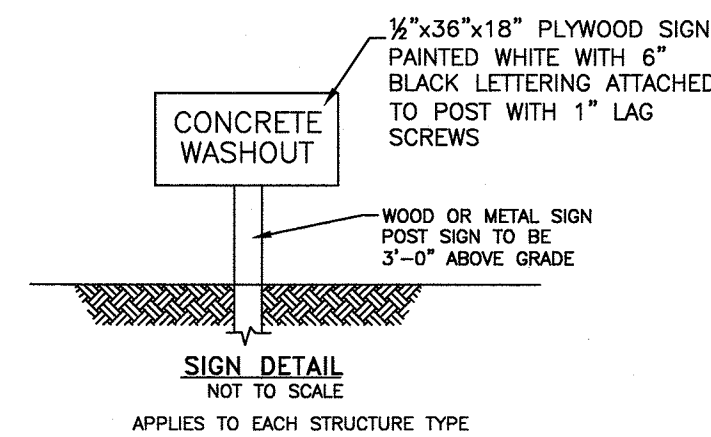


PLAN



CONCRETE WASHOUT AREA N.T.S.

- NOTES:
1. LOCATE AS SHOWN ON THE PLAN.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED AT ONE CORNER AND FACING THE MOST VISIBLE DIRECTION.
 3. THERE SHALL BE NO SEAMS IN THE PLASTIC LINING.
 4. CONTRACTOR SHALL CLEAN THE DRY MATERIAL FROM THE PIT AS NECESSARY AND REPLACE THE PLASTIC LINER TO ASSURE NO LEAKAGE OCCURS.



1. ALONG THE ENTIRE INTENDED FENCE LINE, DIG AN 8-in. DEEP FLAT-BOTTOMED
2. ON THE DOWNSLOPE SIDE OF THE TRENCH, DRIVE THE WOOD OR STEEL SUPPORT POSTS AT LEAST 1 FT. INTO THE GROUND (THE DEEPER THE BETTER), SPACING THEM NO MORE THAN 8 FT. APART IF THE FENCE IS SUPPORTED BY WIRE OR 6 ft. IF EXTRA-STRENGTH FABRIC IS USED WITHOUT SUPPORT WIRE. ADJUST SPACING, IF NECESSARY, TO ENSURE THAT POSTS ARE SET AT THE LOW POINTS ALONG THE FENCE LINE. (NOTE: IF THE FENCE HAS PRE-ATTACHED POSTS OR STAKES, DRIVE THEM DEEP ENOUGH SO THE FABRIC IS SATISFACTORILY IN THE TRENCH AS DESCRIBED IN STEP 6.)
3. FASTEN SUPPORT WIRE FENCE (IF THE MANUFACTURER RECOMMENDS ITS USE) TO THE UPSLOPE SIDE OF THE POSTS, EXTENDING IT 8 in. INTO THE TRENCH.
4. RUN A CONTINUOUS LENGTH OF GEOTEXTILE FABRIC IN FRONT (UPSLOPE) OF THE SUPPORT WIRE AND POSTS, AVOIDING JOINTS, PARTICULARLY AT LOW POINTS IN THE FENCE LINE.
5. IF A JOINT IS NECESSARY, NAIL THE OVERLAP TO THE NEAREST POST WITH LATH.
6. PLACE THE BOTTOM 1 ft. OF FABRIC IN THE 8-in. DEEP TRENCH, EXTENDING THE REMAINING 4 in. TOWARD THE UPSLOPE SIDE.
7. BACKFILL THE TRENCH WITH COMPACTED EARTH OR GRAVEL. NOTE: IF USING A PRE-PACKED COMMERCIAL SILT FENCE RATHER THAN CONSTRUCTING ONE, FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

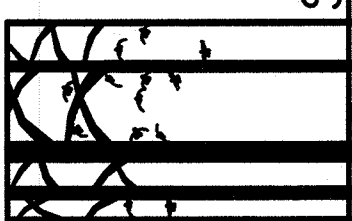
SILT FENCE N.T.S.

DEVELOPER:

DETAIL SHEET

SHEET:

PROJECT:



MANAGER: AHB

DESIGNED BY: AHB

DRAWN BY: AF

CHECKED BY: AHB

SCE PROJECT #: 19020

CURRENT REVISION: 01

DATE: 5/30/2019

SHEET: 6 OF 6