COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
JULY 7, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
PRELIMINARY PLAT – COBBLE CREEK SUBDIVISION

STAFF: ASHON ROBINSON, PLANNER I
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Cobble Creek Subdivision Preliminary Plat
ADDRESS/LOCATION:	Parcel #02-02087-220
PROPOSED USE:	Single-Family Residential Subdivision
CURRENT ZONING:	R-SF (Residential Single-Family)
CGM GROWTH DESIGNATION:	Neighborhood
APPLICANT/REPRESENTATIVE:	Crafton + Tull
PROJECT OWNER/DEVELOPER:	Beespoke Builders, LLC
PROPERTY OWNER:	Rogers Land Acquisition, LLC
NATURE OF REQUEST:	Approval of Preliminary Plat
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to approve the preliminary plat for a new 59 lot subdivision, resulting in a density of 2.9 units per acre. The proposed preliminary plat meets all City requirements (except for requested waivers/variances) and has been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

1. Approve FEE-IN-LIEU of Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards. The City of Rogers has planned improvements along this portion of W Laurel Avenue.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:
   a) The applicant's project meets Access Management standards.
2. STORMWATER MANAGEMENT:
   a) The applicant proposes two detention ponds, one on Lot 33 and a larger one on Lot 19. Both detention ponds discharge into the Zone AE floodplain at the north side of Lot 19.
3. WATER QUALITY:
   a) Water quality is through proposed extended dry detention basins with micro-pools and recommended plantings per the Drainage Criteria Manual's recommended plants list for micro-pools, including sweet flag, marsh marigold, tussock sedge, and horsetail reed.
4. FLOODPLAIN MANAGEMENT:
   a) A portion of the project is located within a Special Flood Hazard Area (SFHA) Zone AE. This area is limited to Lot 19, which is used for Stormwater detention and is dedicated in full as a Drainage and Recreation Easement. The remainder of the project area is located in Zone "X" (unshaded).
5. MASTER STREET PLAN IMPROVEMENTS:
   a) *Street Pavement and Condition*:
      i. W Laurel Avenue is in poor and substandard condition. The applicant proposes a FEE-IN-LIEU of Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards. This portion of W Laurel Avenue is planned for widening and improvements by the City of Rogers.
   b) *Connectivity Standards*:
      i. The applicant proposes a right-of-way dedication that will stub to the east, and a right-of-way dedication that will stub to the north to meet all connectivity requirements for future minor street connectivity.
   c) *Streetscape*:
      i) *Right-of-Way*:
         a. The applicant proposes to dedicate right-of-way in coordination with the planned Laurel Avenue improvements project with the City of Rogers, to be dedicated with the Final Plat of the subdivision.
      ii) *Sidewalks & Sidepaths*:
         a. The applicant proposes interior streets to align with the Typical Street Section for Minor Streets, to include bike lanes and 5ft sidewalk along both sides of the new streets, including stub-outs to the north and east for future sidewalk connections.
   d) *Trails*:
      i. No trails are required or proposed.
   e) *Streetlights*:
      i. The applicant proposes street lights on one side of each proposed interior minor street per the Typical Street Section at appropriate intervals and at intersections.
   f) *Street Trees*:
      i. The applicant proposes street trees at appropriate intervals on both sides of the interior streets.

6. RECOMMENDATIONS:
   a. Approve **FEE-IN-LIEU** of Sec. 14-608(4) requiring street improvements based on the City master street plan and design standards. The City of Rogers has planned improvements along this portion of W Laurel Avenue.

PLANNING REVIEW

1. LAND USE:
   a) *Use Definition*:
      "Single-Family Residential" is defined as "buildings containing one dwelling unit located on a single lot. Single-Family Residential includes without limitation tiny houses as defined by Section 10-36 of the City Code of Ordinances," (Sec. 14-695).
   b) *Zoning Compliance*:
      The proposed project is in compliance with R-SF zoning regulations.
   c) *CGM Compliance*:
      The proposed project aligns with the purpose, character, and goals of the Neighborhood Growth Designation.

2. DEVELOPMENT STANDARDS:
   The proposed development plans conform to all development standards required by Sec. 14-706 and 709 and Article III with the exception of any requested waivers and/or variances.
   a) *Lot Dimensions*:
      All minimum lot standards have been met.
   b) *Building Disposition*:
      All minimum building setback requirements have been met.
   c) *Parking & Loading*:
      N/A
   d) *Screening & Transitions*:
      N/A
   e) *Landscaping*:
      All landscaping requirements have been met.

3. RECOMMENDATIONS:
   a) Approve the request

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING*:
   Move to approve the Preliminary Plat as presented**.**
2. *IF APPROVING SUBJECT TO OTHER ACTIONS*:
   Move to approve the Preliminary Plat subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING*:
   Move to deny the request as presented.
4. *IF TABLING*:
   Move to table the request [indefinite or date certain].

TABS

1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Preliminary Plat Plans

COBBLE CREEK PRELIMINARY PLAT AERIAL MAP:

COBBLE CREEK PRELIMINARY PLAT ZONING MAP:

COBBLE CREEK PRELIMINARY PLAT CGM MAP:

RWU ROGERS WATER UTILITIES

May 29, 2020

Mr. Troy Brown, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Cobble Creek Subdivision

Dear Mr. Brown:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

Utility Plan

1. Move MH A-3 to the corner of Lots 26 & 27 to provide separation from water services. This will place the manhole on the same lot corner as the sewer services which is preferred.

2. Show the street name and right-of-way for S. 21st Street.

3. Display the manhole numbers on the Utility Plan.

4. Provide minimum 5' separation between the street lights and the water and sewer mains and services.

Sanitary Sewer Plan & Profile

5. It appears the casing pipe invert elevations for Sanitary Sewer Line A are incorrect. Our calculations show Sta. 10+10 invert elevation as 1291.07 and Sta. 11+89 invert elevation as 1292.86. Please verify.

6. All public sewer mains shall be SDR 26 PVC. Ductile Iron Pipe is no longer permitted for sewer mains deeper than 14 feet.

7. Encase the sanitary sewer main where it crosses the water main at Sta. 13+53.59 on Sanitary Sewer Line C. When sewer crosses over water there MUST be 18" minimum separation between the pipes. It appears the water main at this crossing will need to be lowered slightly to achieve this separation.

Water Main Plan & Profile

8. Where sanitary sewer services cross beneath water mains and there is less than 18" separation, the sewer services will need to be encased. The encasement for sewer services

can be PVC material.

9. There are notes on the plan and profiles that will need to be removed that reference gate valves since the valve is no longer at that location.

10. Install an AR Valve on the north side of Laurel Avenue near the fire hydrant on the S. 20th Street Water Line.

11. Remove all references to capping the end of gate valves and use the word "plug" instead.

12. The water main is not required to be encased near the beginning of the W. Saddlebrook Lane Water Line. The water main shall be encased when the storm sewer line is above the water main and the storm sewer is 36" in diameter or larger.

13. The following must be submitted prior to scheduling a pre-construction meeting:

    A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.

    B. One copy of the revised plans for review.

    C. Written approval from the Arkansas Department of Health.

    D. Fire suppression plans approved by the Utility if applicable.

    E. Architectural and plumbing plans submitted for commercial customers.

    F. Approved offsite easements filed for record if applicable.

    G. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.

    H. A copy of the executed contract between the developer or general contractor and the utility contractor.

    I. Performance and payment bonds executed by the utility contractor.

    J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension

Copy: B. Dobler, B. Sartain, J. Lunsford, T. Kinion, J. Porter, L. Ericson, E. Hunter, Developer (w/ attachments)

Crafton Tull
architecture | engineering | surveying

65 Bradley Cove
Russellville, AR 72802

479.968.1885 (ph)
479.968.2981 (fax)

May 11, 2020

Ashon Robinson, Planner I
Community Development
Planning Division
301 West Chestnut
Rogers, Arkansas 72756

RE: Cobble Creek Subdivision
City Project No. PL202000125
CTA Project No. 19112800

Ashon,

On behalf of the owner, we are requesting the following waivers for the proposed Cobble Creek residential subdivision:

1. Western connectivity as required by the City of Rogers Code of Ordinances, Chapter 14, Article V, Division 3, Section 14-604 (c)(3) – The existing development to the west is a built-out residential development (Creekside Addition) with no provisions for a connecting street on the common property line, therefore, we are not proposing a western connecting street. A connecting street is being proposed to the eastern property line.

2. Substandard street improvements to West Laurel Avenue as required by the City of Rogers Code of Ordinances, Chapter 14, Article V, Division 3, Section 14-608 – The developer is requesting the payment of an in-lieu-of fee for half street improvements to bring the street to Collector Street standards . An Estimate of Probable Cost for these improvements is attached.

Please let me know if you have any questions, or if any additional information is needed. Your consideration of these requests is a appreciated.

Sincerely,

Troy Brown, P.E.
Project Engineer

Crafton Tull

65 Bradley Cove Road/PO Box 10189
Russellville, Arkansas 72812-0189
479/968-· 479/968-2981 FAX
www.craftontull.com
Architechs, Engineers, Surveyors

Job Description: Cobble Creek
CTA Job Number: 19112800
Date: 05/11/20
By: Gregg Long, LEED AP
Vice President

Opinion of Probable Cost

Item No.	Item	Contract Quantity	Unit	Unit Price	Item Total
1.0	Class 7 Aggregate Base (12")	550	Ton	$32.00	$17,600.00
2.0	Asphalt Binder Course (3")	176	Ton	$110.00	$19,360.00
3.0	Asphalt Surface Course (2")	120	Ton	$110.00	$13,200.00
4.0	Concrete Curb and Gutter	1,320	L.F.	$18.00	$23,760.00
5.0	Concrete Sidewalk	315	S.Y.	$55.00	$17,325.00
6.0	Street Lights (poles, fixture and concrete base)	2	Ea	$5,000.00	$10,000.00
7.0	Street Trees	10	Ea	$200.00	$2,000.00
8.0	Pavement Markings (Bike Lane Striping)	480	L.F.	$0.75	$360.00
9.0	Pavement Marking (Bike Lane Symbols)	4	Ea	$250.00	$1,000.00
	Total Construction				$104,605.00
				Sub-Total	$104,605.00
				Grand Total	$104,605.00

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

PRELIMINARY PLAT

CITY PROJECT NUMBER : PL202000125

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

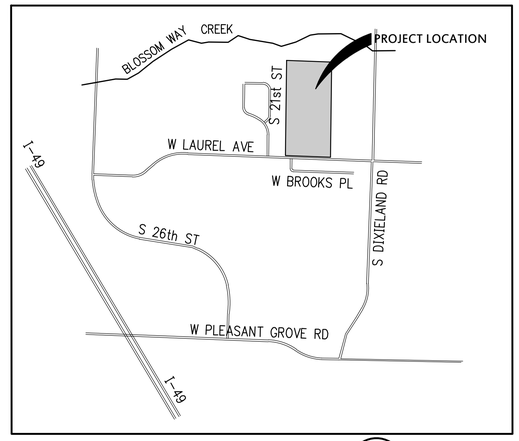
SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call

811

Know what's **below**.

Call before you dig.



PROPERTY DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 86°50'48" WEST A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 86°51'34" WEST A DISTANCE OF 660.97 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 02°27'49" EAST A DISTANCE OF 1324.74 FEET; THENCE SOUTH 86°54'30" EAST A DISTANCE OF 664.62 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE SOUTH 02°37'19" WEST A DISTANCE OF 1325.27 FEET TO THE POINT OF BEGINNING. CONTAINING 20.16 ACRES MORE OR LESS.
SUBJECT TO THE RIGHT OF WAYS OF LAUREL AVENUE ON THE SOUTH SIDE AND WEST O Q LANE ON THE NORTH SIDE, AND ANY EASEMENTS OF RECORD OR FACT.

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

PROJECT INFORMATION

BUILDING SETBACK:	FRONT = 30' EXTERIOR SIDE = 20' INTERIOR SIDE 10' REAR = 20'
SITE AREA:	20.16 ACRES
ZONING:	R-SF
PROPERTY USAGE:	RESIDENTIAL
RESIDENTIAL DENSITY:	59 BUILDABLE LOTS – MAXIMUM BUILDING HEIGHT : 35.0'
OWNER:	BEESPOKE BUILDERS, LLC 103 NORTH COLLEGE FAYETTEVILLE, AR 72701 GARY@BESPOKENWA.COM
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 200 ROGERS, AR 72756 479-636-4838

FLOOD NOTE

FLOOD NOTE:

A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "AE" AND IS INSIDE THE 100-YEAR FLOOD PLAN AS SHOWN ON THE NATIONAL-FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, EFFECTIVE DATE JUNE 5, 2012

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

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C-105	OVERALL UTILITY PLAN (COLOR)
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C-108	UTILITY PLAN C (COLOR)
C-109	-- SHEET NOT USED IN THIS SET --
C-110	OVERALL GRADING PLAN
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C-204	S 20th STREET P&P SHT. 1
C-205	S 20th STREET P&P SHT. 2
C-206	S 20th STREET P&P SHT. 3
C-207	W SADDLEBROOK LANE P&P SHT.
C-208	STORM SEWER LINE 1 AND 1-3-1 P&P SHT.
C-209	STORM SEWER LINE 2 P&P SHT.
C-210	STORM SEWER LINE 2 (CONT) P&P SHT.
C-211	STORM SEWER LINE 2 (CONT), 2-1-1 AND 2-3-1 P&P SHT.
C-212	STORM SEWER LINE 2-4-1, 2-5-1 AND 2-7-1 P&P SHT.
C-213	STORM SEWER LINE 3, 4 AND SW POND DISCHARGE P&P SHT.
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C-215	SANITARY SEWER LINE A P&P SHT. 1
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C-218	SANITARY SEWER LATERAL A-2-1 P&P SHT.
C-219	SANITARY SEWER LINE B P&P SHT. 1
C-220	SANITARY SEWER LINE B P&P SHT. 2
C-221	SANITARY SEWER LINE B P&P SHT. 3
C-222	SANITARY SEWER LATERAL B-2-1 P&P SHT.
C-223	SANITARY SEWER LINE C P&P SHT.
C-224	SANITARY SEWER LATERAL C-1-1 P&P SHT.
C-225	S 20th PLACE – W COYOTE TRAIL WATERLINE P&P SHT. 1
C-226	S 20th PLACE – W COYOTE TRAIL WATERLINE P&P SHT. 2
C-227	S 20th PLACE – W COYOTE TRAIL WATERLINE P&P SHT. 3
C-228	S 20th STREET WATERLINE P&P SHT. 1
C-229	S 20th STREET WATERLINE P&P SHT. 2
C-230	S 20th STREET WATERLINE P&P SHT. 3
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C-502	ROGERS STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS
C-505	STANDARD DETAILS
C-506	ARDOT DETAILS
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SANITARY SEWER DETAILS
L-100	TREE PRESERVATION PLAN
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901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 19112800
ISSUE DATE: 06-08-2020
CONTACT: D. Ellis
CHECKED BY:

ISSUED FOR PERMIT

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 10855 — TOY D. BROWN

06/08/2020

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COVER SHEET

C-001

DRAWING: \\ROGFILE\CDFILES\19112800 HALLSCREEK\INFRASTRUCTURE\CIVIL\DWG\COVER SHEET - NOTES.DWG
LAYOUT: COVER - LAST SAVED: 03:30PM, 6/8/2020 9:17:52 AM
LAST PLOTTED: 03:30PM, 6/8/2020 BY: TOY D. BROWN
LAST REVISED BY: *VALID OH HARD COPY ONLY!

901 N. 47th St., Suite 200
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
80' 0 80'

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 19112800
ISSUE DATE: 06-08-2020
CONTACT: D. Ellis
CHECKED BY:

ISSUE FOR PERMIT

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10855
TROY D. BROWN

06/08/2020

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OVERALL SITE PLAN (COLOR)

C-004

DRAWING: \\ROGFILE\JOBFILES\19112800.HALLSCREEK\INFRASTRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
LAYOUT: 1 LAST SAVED BY: DBROWN, 6/8/2020 9:16:56 AM
LAYOUT: 1 PLOTTED BY: DBROWN, 6/8/2020 9:16:56 AM PLOTTED BY: VALID OHLMARD COPY ONLY1

LEGEND (EXISTING)

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE
- FLOODPLAIN

LEGEND (CONSTRUCT)

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER
- SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT
- STREET LIGHT TO BE INSTALLED BY DEVELOPER

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.42'	15.00'	89°28'32"	S42° 06' 57"E	21.12'
C2	5.98'	60.00'	5°42'38"	N0° 14' 00"W	5.98'
C3	3.99'	40.00'	5°42'38"	S0° 14' 00"E	3.99'
C4	39.07'	25.00'	89°32'50"	N42° 08' 43"W	35.21'
C5	79.88'	50.50'	90°38'18"	S47° 46' 14"W	71.81'
C6	68.45'	100.50'	39°01'32"	S53° 04' 38"W	67.14'
C7	54.57'	100.50'	31°06'39"	N18° 00' 32"E	53.90'
C8	35.95'	100.50'	20°29'45"	N82° 50' 16"E	35.76'
C10	39.47'	25.00'	90°27'56"	N47° 51' 17"E	35.50'
C16	39.00'	25.00'	89°22'51"	S42° 04' 06"E	35.16'
C17	3.99'	40.00'	5°42'38"	N5° 28' 38"E	3.99'
C18	5.98'	60.00'	5°42'38"	S5° 28' 38"W	5.98'

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C19	23.38'	15.00'	89°18'43"	N47° 16' 40"E	21.09'
C20	38.88'	25.00'	89°05'45"	S42° 05' 40"E	35.08'
C21	5.98'	60.00'	5°42'34"	N0° 24' 04"W	5.98'
C22	3.99'	40.00'	5°42'34"	S0° 24' 04"E	3.98'
C23	3.99'	40.00'	5°42'42"	N5° 18' 34"E	3.99'
C24	5.98'	60.00'	5°42'42"	S5° 18' 34"W	5.98'
C25	39.66'	25.00'	90°54'15"	N47° 54' 20"E	35.63'
C26	39.54'	25.00'	90°37'10"	S47° 55' 53"W	35.55'

ROAD CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C28	118.65'	75.00'	90°38'18"	N47° 46' 22"E	106.66'

PROPERTY DESCRIPTION

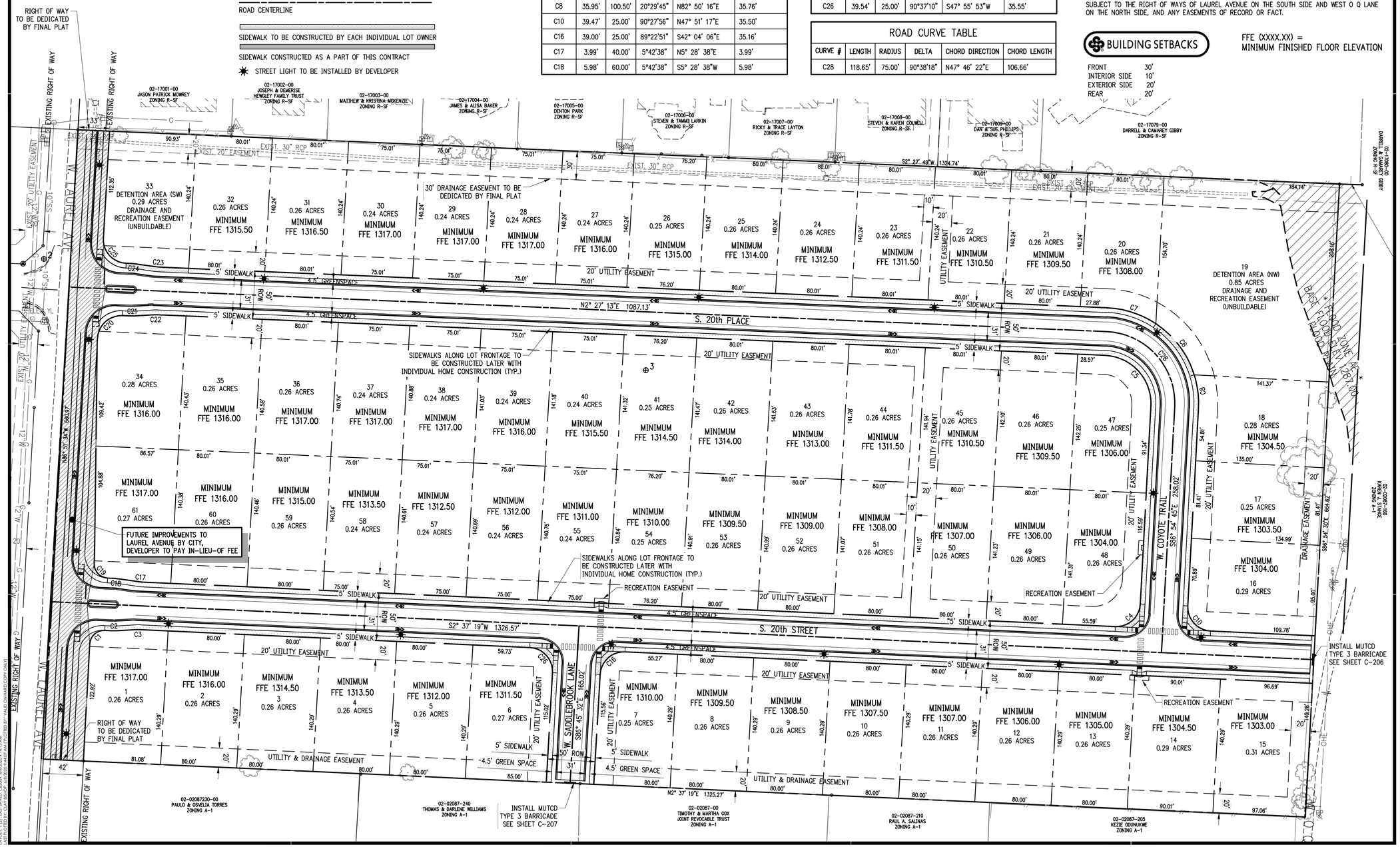
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 86°50'48" WEST A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 86°51'34" WEST A DISTANCE OF 660.97 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 02°27'49" EAST A DISTANCE OF 1324.74 FEET; THENCE SOUTH 86°54'30" EAST A DISTANCE OF 664.62 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE SOUTH 02°37'19" WEST A DISTANCE OF 1325.27 FEET TO THE POINT OF BEGINNING. CONTAINING 20.16 ACRES MORE OR LESS.
SUBJECT TO THE RIGHT OF WAYS OF LAUREL AVENUE ON THE SOUTH SIDE AND WEST O Q LANE ON THE NORTH SIDE, AND ANY EASEMENTS OF RECORD OR FACT.

BUILDING SETBACKS

FRONT	30'
INTERIOR SIDE	10'
EXTERIOR SIDE	20'
REAR	20'

FFE (XXXX.XX) = MINIMUM FINISHED FLOOR ELEVATION



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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 19112800
ISSUE DATE: 06-08-2020
CONTACT: D. Ellis
CHECKED BY:

ISSUED FOR PERMIT

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 10855 — TROY D. BROWN

06/08/2020

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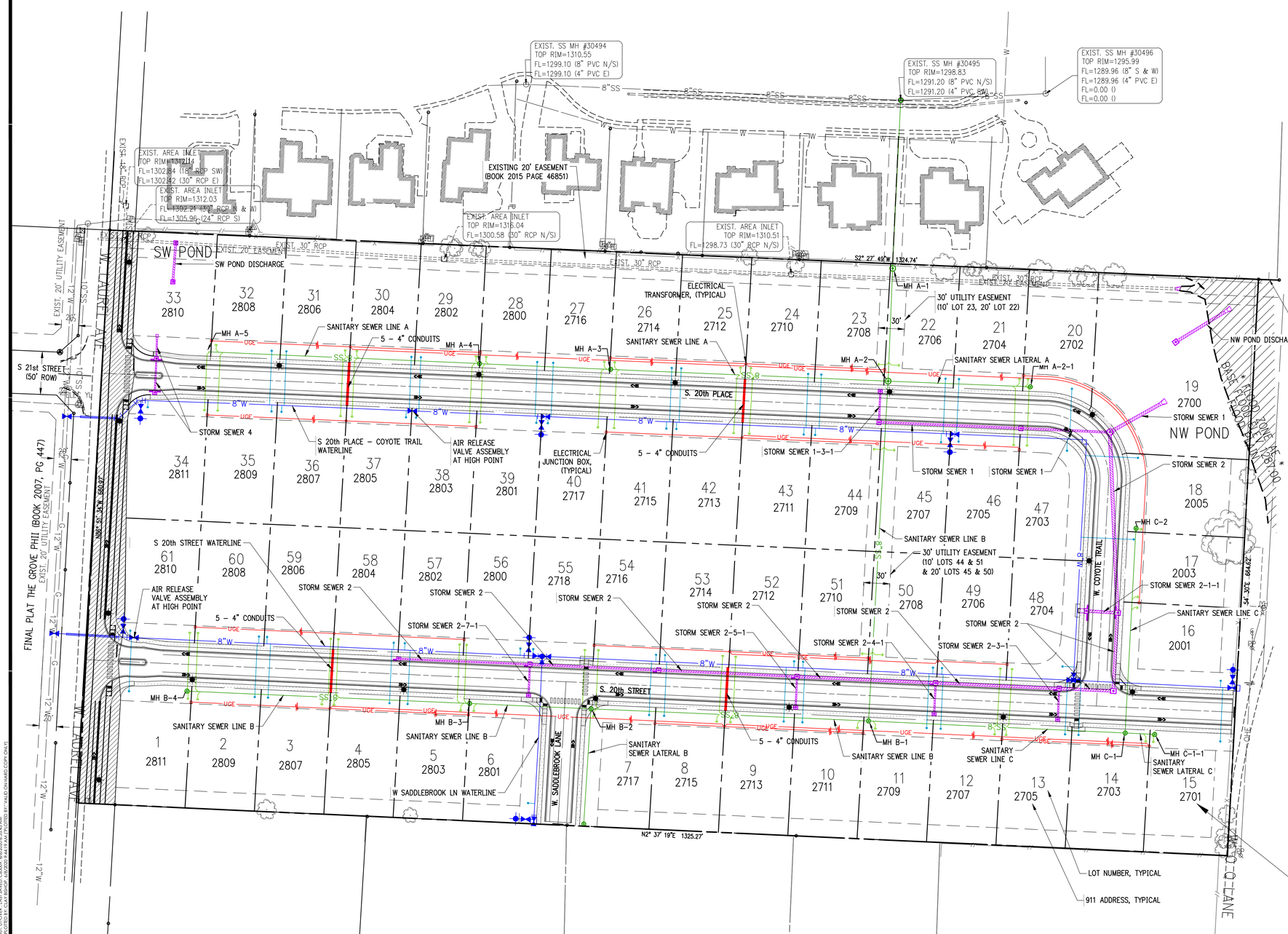
OVERALL PRELIMINARY PLAT

C-101

DRAWING: \\ROGFILE\JOBFILES\19112800.HALLSCREEK\INFRASTRUCTURE\CIVIL\DWG\PLANS\OVERALL.DWG
LAYOUT: C101 (ACTIVE) CREATED: 4/29/2020 7:41:11 AM
LAST SAVED BY: DELLIS LAST PLOTTED BY: DELLIS LAST MODIFIED BY: *VALID CHAMELEON COPY ONLY!

NOTE:
ALL WATER MAIN VALVES & FIRE HYDRANTS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL SECURE VALVES TO A TEE PER THE DETAILS WHEN POSSIBLE. FIRE HYDRANTS SHALL BE A MIN OF 4' FROM THE CURB OR 4' BEHIND THE SIDEWALK. AT NO TIME MAY A VALVE BE INSTALLED TO CONFLICT WITH CURB, SIDEWALK OR HANDICAPPED RAMPS. NO FIRE HYDRANTS SHALL BE INSTALLED WITHIN THE SIDEWALK OR CLOSER THAN 4'.
PROVIDE A MINIMUM OF 5' SEPARATION BETWEEN LIGHT POLES AND THE WATER AND SEWER MAINS AND SERVICES.

FINISHED FLOOR ELEVATIONS FOR EACH INDIVIDUAL LOT HAS NOT BEEN DETERMINED OR SET BY THE ENGINEER. FINAL LOT GRADING TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION. (TYPICAL)



LEGEND (EXISTING SYMBOLS)

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- RIGHT OF WAY
- ROAD CENTERLINE

SYMBOLS

- MANHOLE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- DROP INLET
- TREE

LEGEND (CONSTRUCT)

LINEWORK

- EASEMENT
- CURB
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRICAL
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SYMBOLS

- LIGHT POLE
- MANHOLE
- SANITARY SEWER SERVICE LINE
- STORM SEWER PIPE
- STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER AND SERVICE LINE
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- ELECTRICAL TRANSFORMER
- ELECTRICAL JUNCTION BOX
- 911 LOT ADDRESSES

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GRAPHIC SCALE IN FEET
60' 0 60'

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

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06/08/2020

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OVERALL UTILITY PLAN (COLOR)

C-105

DRAWING: \\VDOGFILE\JOBFILES\19112800 (HALLSCREEK)\INFRASTRUCTURE\CIVIL\DWG\UTILITY PLAN.DWG
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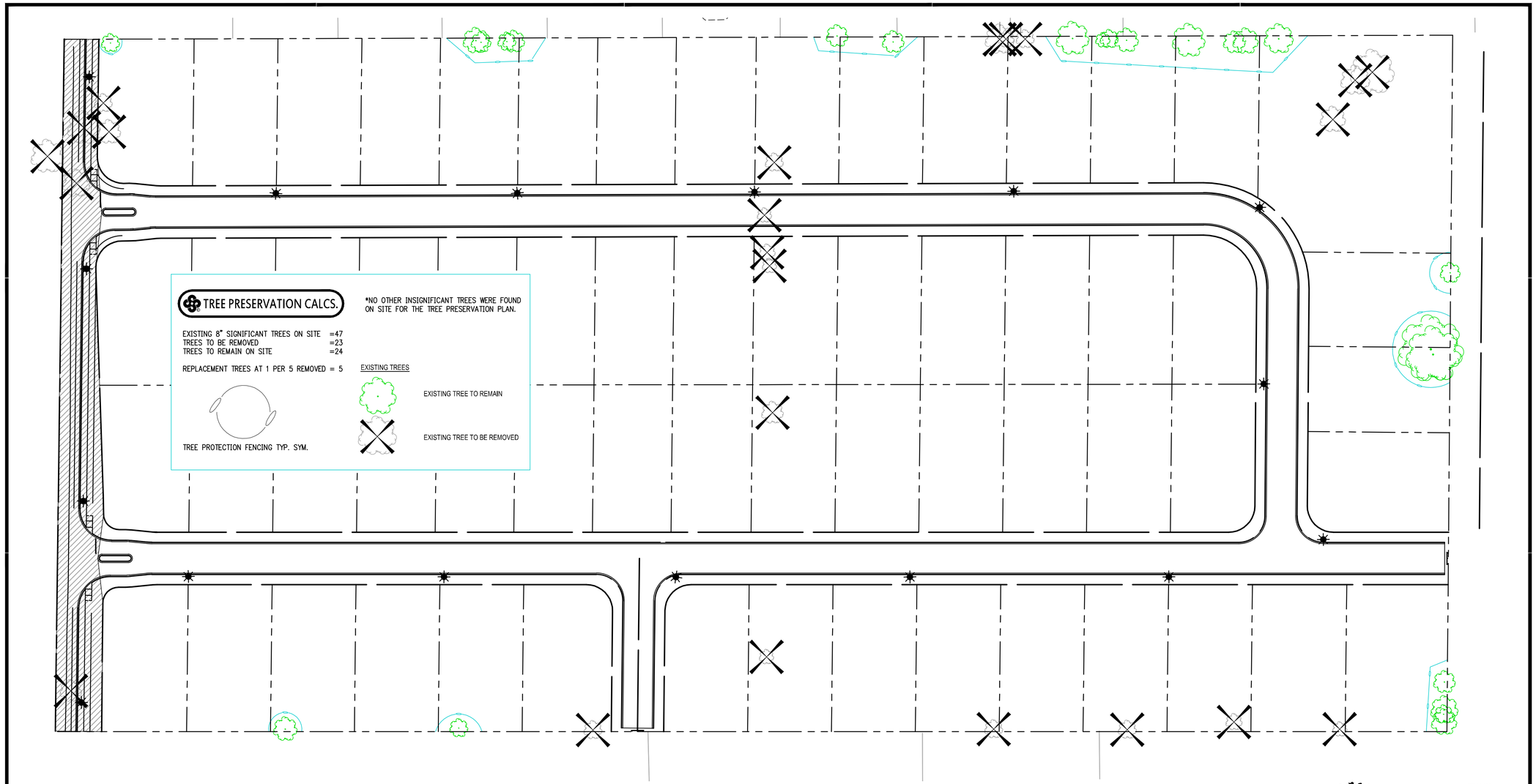

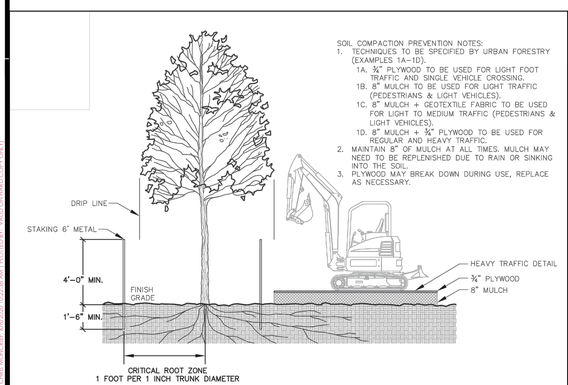

SOIL COMPACTION PREVENTION DETAIL
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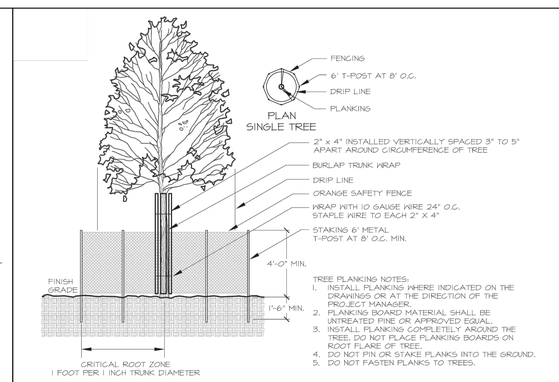
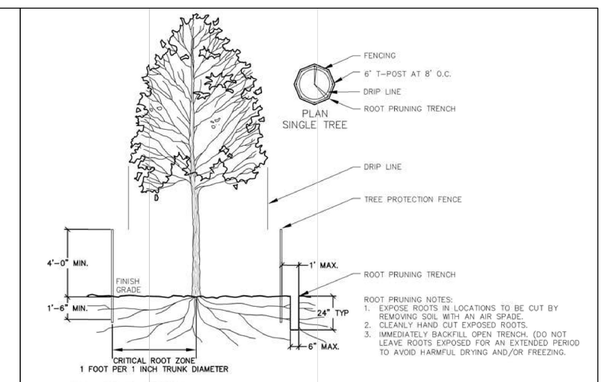


TREE PRESERVATION FENCING AND PLANKING DETAIL
NOT TO SCALE



ROOT PRUNING DETAIL
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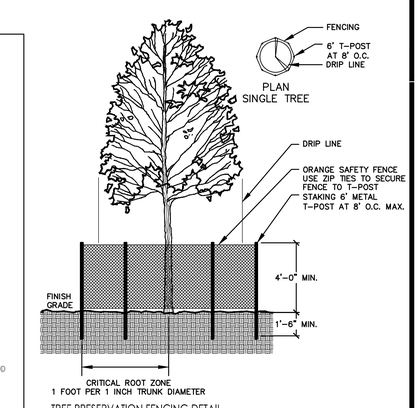

TREE PRESERVATION FENCING DETAIL
NTS

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GRAPHIC SCALE IN FEET
50' 0 50'

COBBLE CREEK SUBDIVISION
ROGERS, ARKANSAS

Key Plan
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REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

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TREE PRESERVATION PLAN

L-100

DRAWING: C:\19112800_HALLCREEK\INFRASTRUCTURE\CIVIL\DWG\TREE PRESERVATION PLAN.DWG
LAYOUT: TREE PRESERVATION PLAN LAST SAVED: JAKE.ELLIS, 6/4/2020 2:24:18 PM
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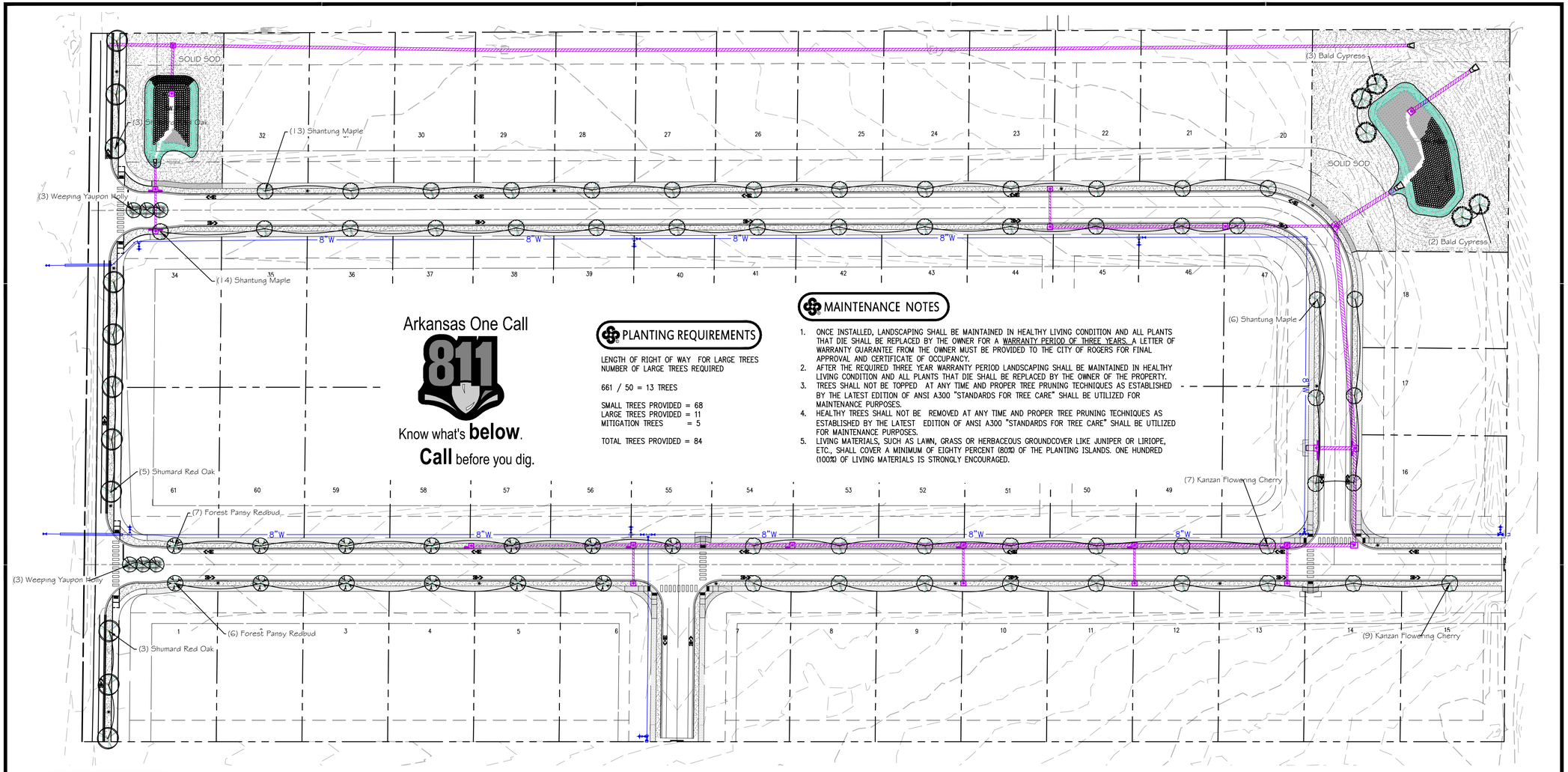

PLANTING REQUIREMENTS

LENGTH OF RIGHT OF WAY FOR LARGE TREES
NUMBER OF LARGE TREES REQUIRED

661 / 50 = 13 TREES

SMALL TREES PROVIDED = 68
LARGE TREES PROVIDED = 11
MITIGATION TREES = 5

TOTAL TREES PROVIDED = 84

MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER FOR A WARRANTY PERIOD OF THREE YEARS. A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

PLANT SCHEDULE

MITIGATION TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	5	TAXODIUM DISTICHUM / BALD CYPRESS SHADE	B & B	2.5"CAL	10' HT MIN
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	11	QUERCUS SHUMARDII / SHUMARD RED OAK SHADE	B & B	2.5"CAL	8'-10' HT.
DECIDUOUS ORNAMENTAL	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	33	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8'-10' HT.
	13	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY REDBUD	B & B	2.5"CAL	8'-10' HT.
	6	ILEX VOMITORIA 'PENDULA' / WEEPING YAUPON HOLLY	B & B	2.5"CAL	8'-10' HT.
	16	PRUNUS X 'KANZAN' / KANZAN FLOWERING CHERRY	B & B	2.5"CAL	8'-10' HT.

PLANT SCHEDULE

INTERIOR SLOPES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	1,024	ACORUS CALAMUS / SWEET FLAG	1 GAL		
	78	CALTHA PALUSTRIS / MARSH MARIGOLD	1 GAL		
MICRO POOL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**
	963	CAREX STRICTA / TUSSOCK SEDGE	1 GAL		
	394	EQUISETUM HYEMALE / HORSETAIL REED	1 GAL		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING	SPACING
	42,406 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	S.F.			

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
14. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, AND DRAINAGE LINES. LINES MUST BE FIELD LOCATED TO INSURE THERE IS NO CONFLICT.
15. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
16. THE LOT TREES FOR THIS PROJECT WILL BE INSTALLED WITH THE CONSTRUCTION OF EACH HOME.

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GRAPHIC SCALE IN FEET
50' 0 50'

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

Key Plan

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ISSUE DATE: 06-08-2020
CONTACT: D. Ellis
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REGISTERED LANDSCAPE ARCHITECT
BARRY RICHMOND WILLIAMS
No. 5026
STATE OF ARKANSAS

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PLANTING PLAN

L-101

DRAWING: G:\19112800 HALL CREEK\INFRASTRUCTURE\CIVIL\DWG\PLAN\PLANTING LAYOUT PLANTING PLAN - LAST SAVED: 6/03/19, 6:06:00 TEZZER.PAR
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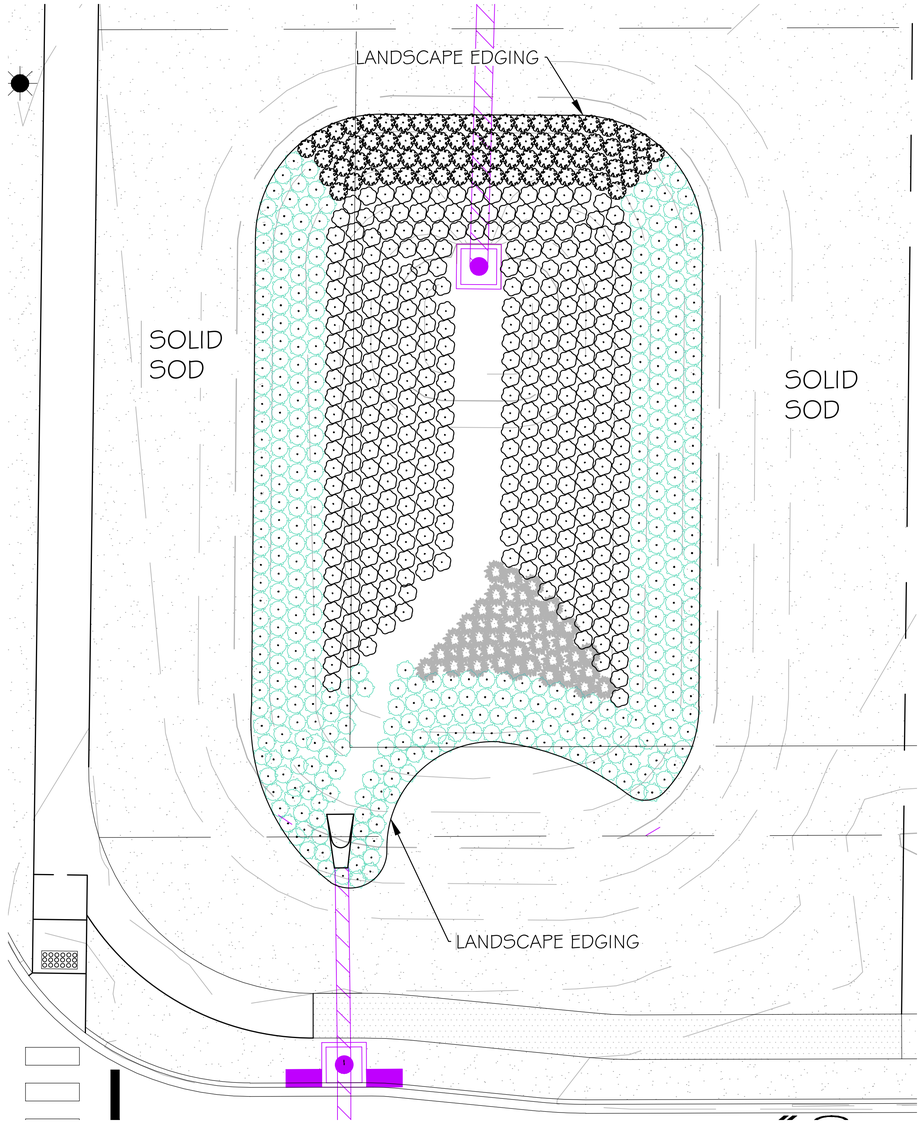
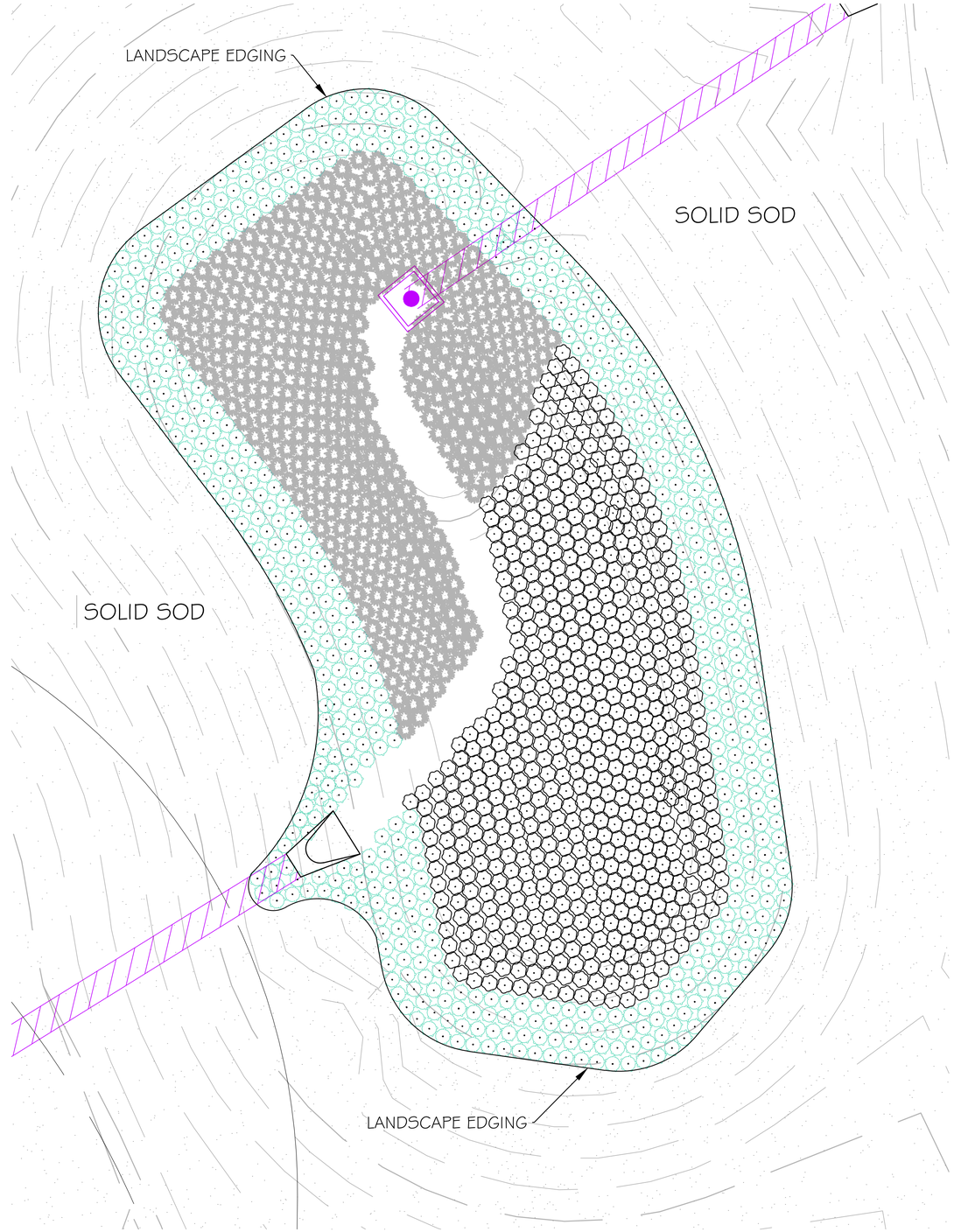
ENLARGED VIEW: SW DETENTION POND



ENLARGED VIEW: NW DETENTION POND



PLANT SCHEDULE

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	1,024	ACORUS CALAMUS / SWEET FLAG	1 GAL		
	78	CALTHA PALUSTRIS / MARSH MARIGOLD	1 GAL		

MICRO POOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	963	CAREX STRICTA / TUSSOCK SEDGE	1 GAL		
	394	EQUISETUM HYEMALE / HORSETAIL REED	1 GAL		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING	SPACING
	42,406 SF	CYNODON DACTYLON `TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	S.F.			

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SCALE
0 1' 2' 4' 8' 16'

COBBLE CREEK SUBDIVISION

ROGERS, ARKANSAS

Key Plan

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REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 5026 — STATE OF ARKANSAS

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ENLARGED DETENTION

L-102

DRAWING: C:\19112800 JHALLCREEK\INFRASTRUCTURE\CIVIL\DWG\PLANING PLAN.DWG
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