

PLAT OF SURVEY

NW CORNER
NW 1/4, NE 1/4
SECTION 12
T-17-N, R-34-W
CORNER REF. #1

- CORNER REFERENCE #1:**
1. N 39°42'20" W 34.88' TO A POWER POLE.
2. S 22°49'10" E 32.41' TO A 2.5" OAK TREE.
- CORNER REFERENCE #2:**
1. N 88°37'26" W 42.32' TO A 2' ELM TREE.
2. S 06°10'49" E 30.57' TO A FENCE CORNER POST.
- CORNER REFERENCE #3:**
1. N 19°57'15" E 19.54' TO A 2.5' OAK TREE.
2. S 18°12'12" E 9.65' TO A 2' OAK TREE.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0204 E, DATED 9/18/1991)

DETAIL A

S 89°25'45" E
647.99'

PARCEL #03-01953-000
A PART OF LOT 13
7.59 ACRES +/-

S 00°20'18" E
343.29'

HOLLY STREET
(20' ASPHALT 50' R/W)
N 00°05'20" E
650.76'

300.00'
S 89°54'37" W

DETAIL A: NOT TO SCALE

N 00°34'15" E
0.26'

S 00°20'18" E
300.00'

N 00°05'20" E
25.00'

352.76'

S 89°54'37" W

SW CORNER
NW 1/4, NE 1/4
SECTION 12
T-17-N, R-34-W
CORNER REF. #2

CL

S 89°54'37" W

2632.13' N.T.S.

R/W

CL

R/W

SE CORNER
NW 1/4, NE 1/4
SECTION 12
T-17-N, R-34-W
CORNER REF. #3

FIELD WORK:
AUGUST 23, 2006

BASIS OF BEARING:

EAST LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SURVEY BY JOE B. JOHNSON, PLS #442, DATE FILED: MARCH 11, 1980.

REFERENCE DOCUMENTS:

- SUBDIVISION PLAT: DARBY PLACE SUBDIVISION
- SURVEY BY JOE B. JOHNSON, PLS #442, DATE FILED: MARCH 11, 1980.
- WARRANTY DEED FILED IN BOOK 552 AT PAGE 517.
- WARRANTY DEED FILED IN BOOK 583 AT PAGE 376.

SURVEY DESCRIPTION:

A PART OF LOT 13, DARBY PLACE SUBDIVISION, TO THE CITY OF SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 34 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S00°05'20"W 658.36' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S89°25'45"E 647.99' TO A FOUND IRON PIN, THENCE S00°20'18"E 343.29', THENCE S89°54'37"W 300.00', THENCE S00°20'18"E 300.00', THENCE S89°54'37"W 352.76', THENCE N00°05'20"E 650.76' TO THE POINT OF BEGINNING, CONTAINING 7.59 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN HOLLY STREET ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO THAT PORTION IN QUARTER ROAD ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 2006.



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

Proposed Features:

- PROPERTY LINE
- ONSITE PROPERTY LINE
- OFFSITE PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- ZONING LIMITS
- STREET / DRIVE CENTERLINE
- 24" CURB AND GUTTER (UNLESS OTHERWISE SPECIFIED ON THE SITE PLAN)
- THICKENED EDGE OF PAVEMENT
- EDGE OF GRAVEL
- FIRELINE STRIPING
- ASPHALT PAVEMENT (SEE DETAIL SHEET FOR PAVEMENT SECTIONS)
- CONCRETE PAVEMENT (SEE DETAIL SHEET FOR PAVEMENT SECTIONS)
- CONCRETE SIDEWALK (SEE SIT PLAN FOR DIMENSIONS)
- GENERAL FENCE LINE (SEE PLAN FOR TYPE)
- CHAIN LINK FENCE LINE
- BOARD FENCE LINE
- PARKING COUNTER
- STORM CATCH BASIN(S)
- STORM PIPE (SEE GRADING PLAN FOR TYPE AND SIZE)
- RETAINING WALL (DESIGN BY OTHERS)
- SEE UTILITY PLAN FOR LINE SIZES
- WATER LINE
- TEE, CROSS, BENDS, GATE VALVE & REDUCER
- FIRE HYDRANT & ASSEMBLY
- SINGLE WATER METER
- DOUBLE WATER METER
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- SANITARY SEWER SERVICE
- SANITARY SEWER MANHOLE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- CABLE TELEVISION LINE
- FIBER OPTIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- UTILITY POLE
- LIGHT POLE

Notes:
 * Only symbols that appear on this sheet are shown in this legend.
 * See existing survey (Sheet C2.0) for existing features legend.
 * See Cover Sheet for abbreviation list.

Site Information:

Site Area	
EXISTING SITE AREA	333,049.51 1.20 ac
WATER DEVELOPMENT AREA	26,462.77 0.24 ac
NET SITE AREA	306,586.74 1.20 ac

Zoning and Setbacks	
PERMITTED ZONING	R-4
FRONT SETBACK	30 FEET
REAR SETBACK	20 FEET
LAND SETBACK	10 FEET

Site Density	
ALLOWABLE DENSITY	10 PER ACRE
PERMITTED DENSITY	64

Site Development	
NET SITE AREA	306,586.74 1.20 ac
TOTAL PAVEMENT AREA	1,200,000.00 10.00 ac
TOTAL CURB AREA	1,400,000.00 11.00 ac
TOTAL SIDEWALK AREA	1,500,000.00 12.00 ac
TOTAL DEVELOPMENT AREA	47,000.00 0.40 ac
TOTAL GREENSPACE AREA	10,000.00 0.08 ac

Parking Requirements	
TOTAL PARKING REQUIRED	100 SPACES
HANDICAP PARKING REQUIRED PER ADA	5 SPACES
REQUIRED PARKING RATIO	2.1 SPACES PER DWELLING UNIT
TOTAL PARKING PROVIDED	100 SPACES
HANDICAP PARKING PROVIDED PER ADA	5 SPACES

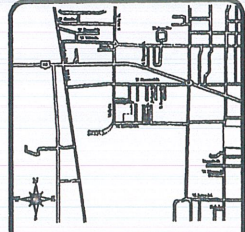
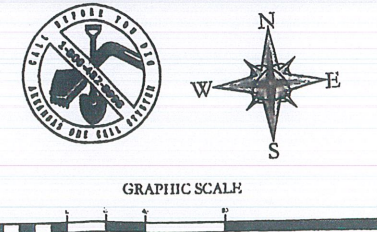
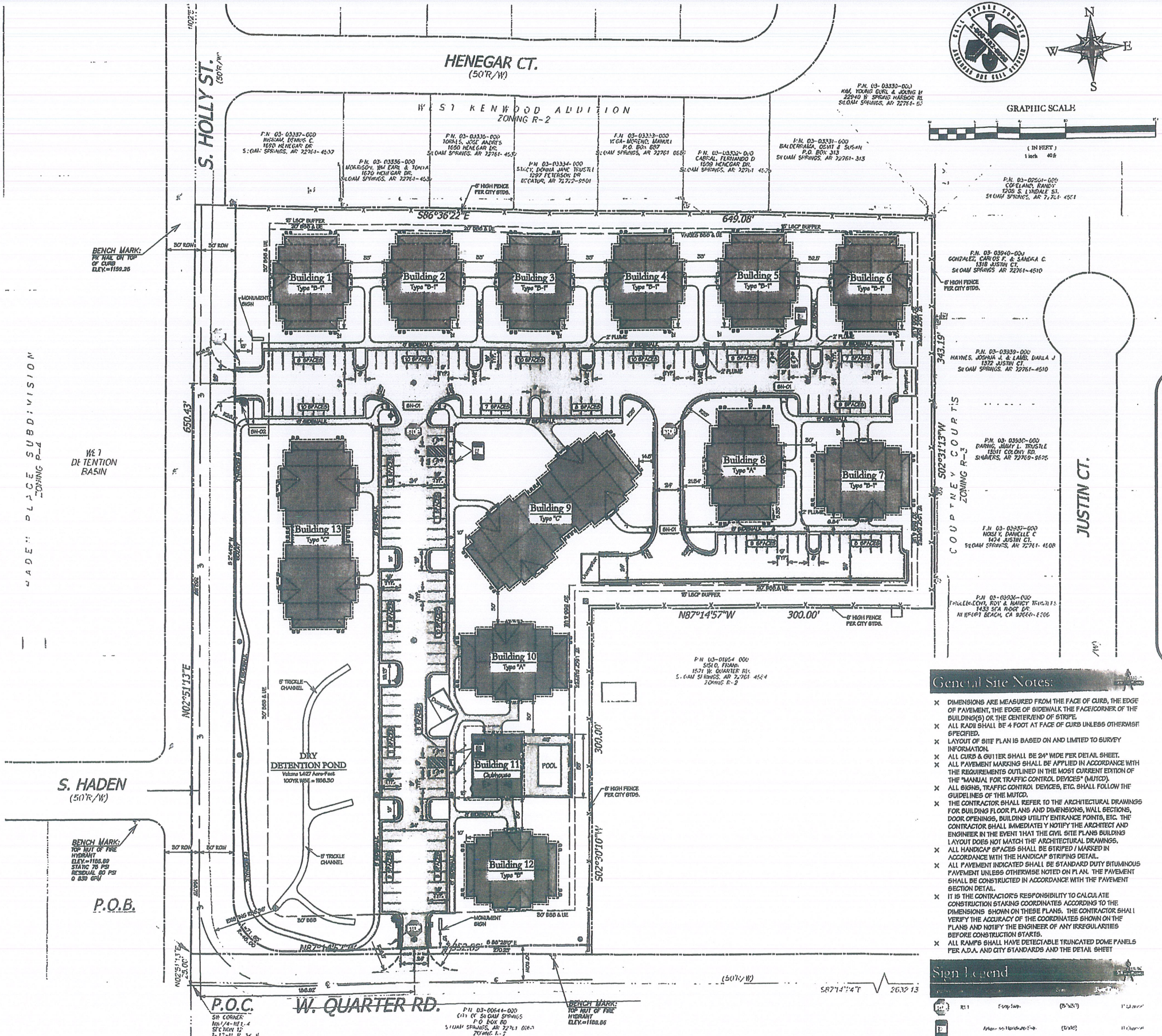
Building Information:

NO.	TYPE	AREA (SQ. FT.)	NO. OF UNITS
1	2BR UNIT	1,100	10
2	2BR UNIT	1,100	10
3	1BR UNIT	700	10
4	2BR UNIT	1,100	10
5	2BR UNIT	1,100	10
6	2BR UNIT	1,100	10

Total Units: 60

Site Notes:

- (DN-01) CURBWALK AND CURB RAMP WITH TRUNCATED DOME PANEL W/STAIRS PER ADA AND CITY POLYMER
- (DN-02) STREET LIGHTS PER CITY STANDARD



VICINITY MAP

REVISIONS:

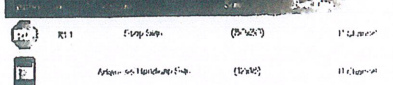
No.	DESCRIPTION	DATE

Significant Development for:
Holly Street Apartments
 Siloam Springs, Arkansas
Holly Investors, LP
 Bill Hennam
 2638 E. Petunia Court
 Fayetteville, AR 72701
 Phone: 479.695.2270

General Site Notes:

- x DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTERLINE OF STRIPE.
- x ALL RAMP SHALL BE 4 FOOT AT FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- x LAYOUT OF SITE PLAN IS BASED ON AND LIMITED TO SURVEY INFORMATION.
- x ALL CURB & GUTTER SHALL BE 24" WIDE PER DETAIL SHEET.
- x ALL PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE MOST CURRENT EDITION OF THE "MANUAL FOR TRAFFIC CONTROL DEVICES" (MUTCD).
- x ALL SIGNS, TRAFFIC CONTROL DEVICES, ETC. SHALL FOLLOW THE GUIDELINES OF THE MUTCD.
- x THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS AND DIMENSIONS, WALL SECTIONS, DOOR OPENINGS, BUILDING UTILITY ENTRANCE POINTS, ETC. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND ENGINEER IN THE EVENT THAT THE CIVIL SITE PLANS BUILDING LAYOUT DOES NOT MATCH THE ARCHITECTURAL DRAWINGS.
- x ALL HANDICAP SPACES SHALL BE STRIPED / MARKED IN ACCORDANCE WITH THE HANDICAP STRIPING DETAIL.
- x ALL PAVEMENT INDICATED SHALL BE STANDARD DUTY BITUMINOUS PAVEMENT UNLESS OTHERWISE NOTED ON PLAN. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SECTION DETAIL.
- x IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ANY IRREGULARITIES BEFORE CONSTRUCTION STARTS.
- x ALL RAMPS SHALL HAVE DETECTABLE TRUNCATED DOME PANELS PER A.D.A. AND CITY STANDARDS AND THE DETAIL SHEET

Sign Legend



Certificate of Authorization No. 1386

DATE: JUN 1 2009 06:08

REVISION: 06/25/2007

6018 Designing

C3.0