

LARGE SCALE DEVELOPMENT SUBMITTAL CHECKLIST

The following must be turned in to the Planning Office by the plat submittal date (see schedule chart on in this packet) for your Preliminary or Final LSD Plan to be reviewed by the Planning Board. Incomplete applications will not be included on the agenda.

1. Pay LSD plat review fee:

<u>Type</u>	<u>Preliminary LSD Plan</u>	<u>Final LSD Plan</u>
High Intensity/Industrial <i>(dirt pits, quarries, etc)</i>	\$ 300.00	\$ 200.00
Residential <i>(over 50 units)</i>	\$200.00	\$400.00
<i>(less than 50 units)</i>	\$200.00	\$100.00
All other LSDs	\$200.00	\$100.00

2. Submit a completed "Large Scale Application Form" (attached).
3. Submit **10 FOLDED** copies of the LSD Plan (only LSD Plans with complete information as outlined in this packet will be accepted) on Submittal Day.
4. Submit one (1) .jpeg or .pdf **AND** a .dwg of the plat by email to the project planner or jrichey@co.washington.ar.us
5. Submit Traffic Statement (impact development is expected to have based on increase in vehicle traffic). A full Traffic Study may be required.
6. Submit a Drainage Statement explaining the expected impact. A full Drainage Report may be required. Please refer to the attached Drainage Checklist.
7. Submit the GPM fire flow. All fire flows must meet minimum State Fire Code standards. A flow test or engineered hydraulic study may be required for all Preliminary Plat submittals for all subdivisions proposing more than 4 lots.
8. Submit a copy of soil work performed by a Designated Representative (D.R.) of the Arkansas Health Department.
9. (*Variance requests only*) If you are asking for a waiver of a requirement, submit a completed "Variance Request Form." This form may be obtained from the Planning Office.

SEE ADDITIONAL NOTES ON BACK.

NOTES:

Please check to see if your proposed project lies within a zoned area. If so, you may be required to submit an application for a Conditional Use Permit to allow the proposed use. Please contact the Planning Office for more information at 444-1724 or email jrichey@co.washington.ar.us.

1. Adjacent property Owner Notification (Preliminary LSD Plans only) –

LSDs non-industrial or High Impact in Nature: (sec. 11-73 2a).

The Planning Administrator shall send a certified letter to all adjoining property owners within three hundred feet (300) of the exterior boundary of the proposed development at least fourteen (14) days prior to the scheduled meeting of the Planning Board at which the plat is to be reviewed, said Notice shall state the date, time, and place of the proposed development review. **The developer shall reimburse the Planning office the actual costs of mailing plus fifteen cents (\$0.15) (per notice sent).** Contact the Planning Office for more details, 444-1724.

LSDs Industrial or High Impact in Nature (sec. 11-101 b)

Notice shall be sent to surrounding property owners, by the Planning Administrator, within one-half mile of the exterior boundary of any large scale development, by certified mail at least thirty (30) days prior to the meeting of the Planning Board at which time the preliminary plat shall be reviewed; stating the date, time and place of the proposed development review. Furthermore, notice shall be sent by regular mail to the County Judge and members of the Quorum Court and shall include a list of all hazardous chemicals or materials that will be used, generated or stored on said development. Hazardous chemicals or materials are defined as set out in Ordinance No. 2004-39, Appendix A, which is incorporated by reference as if set out word for word. **The developer shall reimburse the Planning Office the actual costs of mailing plus fifteen cents (\$0.15) (per notice sent).** Contact the Planning Office for more details, 444-1724.

2. Minimum Requirements enforced by County Fire Marshal

Disclaimer: These minimum requirements do not inhibit the County Fire Marshal from enforcing other State Fire code issues.

- **INGRESS AND EGRESS** - The number of entrances and exits adequate to provide uninterrupted emergency services to all areas of the development.
- **WATER SUPPLY** - The water supply should be adequate to support fire hydrants and maintain a reasonable amount of fire flow water to the development. **(Fire Flow gpm required for Preliminary approval).**
- (Note a minimum of an 8" water line to supply hydrants is recommended. For areas of limited water supply, alternate water supplies or storage may be built to support fire-fighting operations.)
- **HYDRANT SPACING** - should comply with code according to type of development
- **APPROVED ACCESS ROADS** - for fire apparatus shall be constructed in a way that will support a minimum of 75,000 pounds in all weather conditions.
- **DEAD END ROADS** – in excess of 150' long shall be provided with an approved turn around or cul-de-sac.

3. Minimum Requirements Enforced by the County Environmental Affairs Officer

Disclaimer: These minimum requirements do not inhibit the Environmental Affairs Officer from enforcing other county regulations and state law.

In regards to the Stormwater Pollution Prevention Plan, Grading and Erosion Control regulation:

Applies to:

- Projects inside the urbanized areas, outside city limits (urbanized areas as determined by the Arkansas Department of Environmental Quality)
- Projects one or more acre(s) in size, and any lot in a subdivision regardless of size; in the designated areas

If the project does fall within the designated areas the Washington County Environmental Affairs Office will require the following, before approval is given:

1. An approved Stormwater Pollution Prevention Plan
2. Grading plans (if applicable)
3. Erosion Control Plans
4. Fee

If you have further questions you can contact the Washington County Environmental Affairs office at 479.444.1725 or go to our website at www.co.washington.ar.us => Environmental Affairs => Stormwater

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WASHINGTON COUNTY, ARKANSAS **LARGE SCALE DEVELOPMENT INFORMATION**

What is a “large scale development”? (Sec. 11-100a)

The development of a lot or parcel larger than one (1) acre developed as a single improvement. The term “development” shall include but will not be limited to the construction of a new improvement, construction of an addition to an existing improvement, or a parceling which results in the need for access and utilities; and, shall include commercial land alteration by way of excavating, quarrying, mining, or similar activities; examples include but are not limited to dirt pits, gravel pits, quarries, asphalt plants, concrete and cement plants, and any other commercial operation that would generate heavy traffic such that affected roads would require improvements or increased maintenance or present a danger to the public safety on said roads but in no event shall include a farm or other agricultural facility, nor shall it include a single family residence.

Jurisdiction (Sec. 11-54)

The County has jurisdiction over large scale developments in the unincorporated areas of Washington County, except as otherwise provided by law.

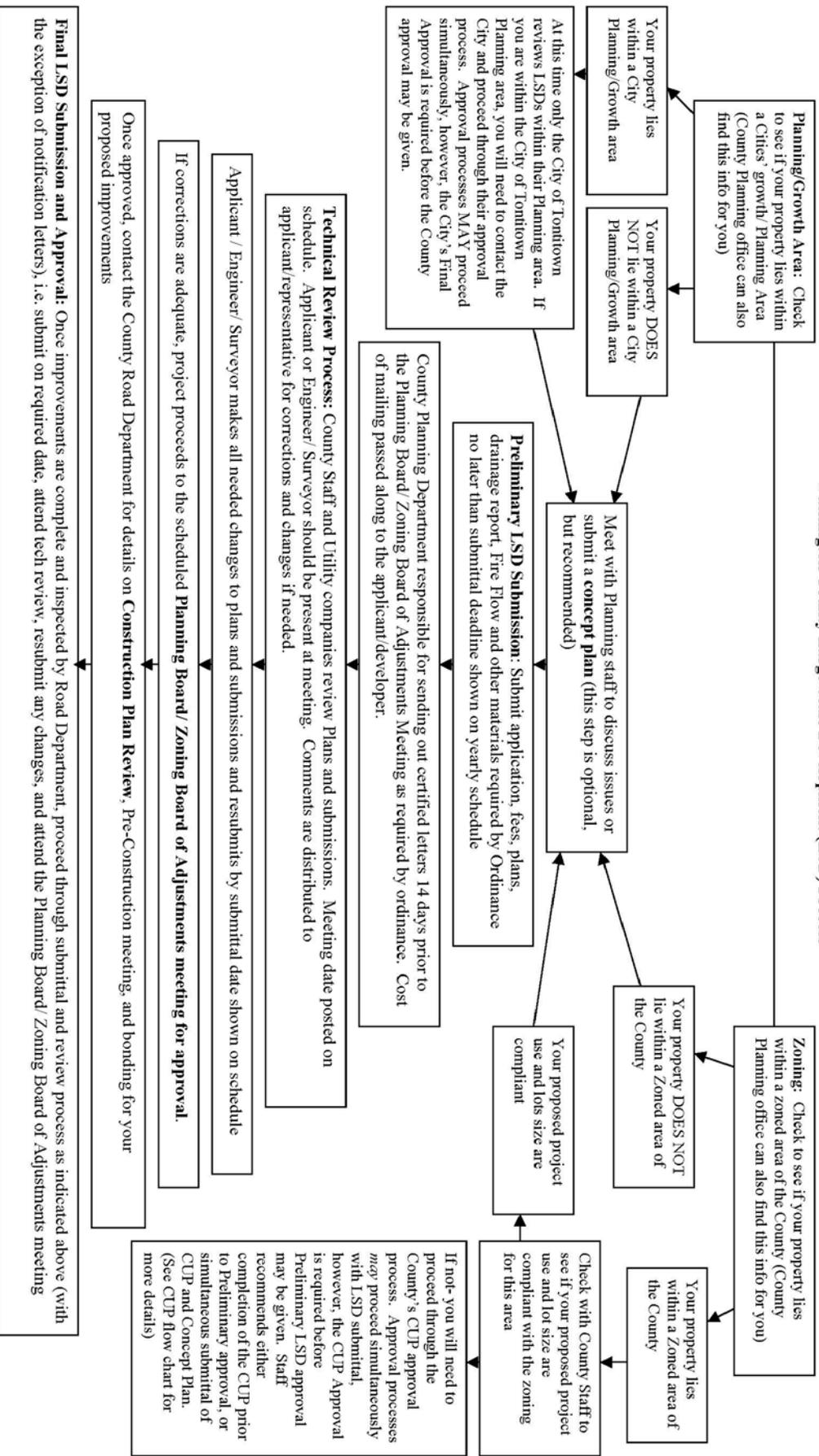
Review and Approval Process. (Sec. 11-71 through 11-79)

- Have County Planning Staff check the zoning of your property. A Conditional Use Permit may be required.
- Pre-planning meeting
 - Meet with County Planning Staff to have regulations explained and to obtain the necessary application forms (479) 444-1724.
 - Meet with the Health Department to have regulations explained and to obtain the necessary application forms (479) 521-8181 ext. 2115.
 - If your property is located within the City of Tontitown’s Planning Area, meet with Tontitown’s City Planning Staff. Approval processes may proceed simultaneously; however, the City’s Final Approval is required before County approval may be given.
- Preliminary review
 - Submit a completed preliminary large scale development application & submission to the County Planning Office by the submittal date for review. If your property is located within the City of Tontitown’s Planning Area, meet with Tontitown’s City Planning Staff. Approval processes may proceed simultaneously; however, the City’s Final Approval is required before County approval may be given.
 - County Staff and utility companies will review plans and submissions.
 - County Planning Department will send out neighbor notifications (sec 11-73 2a and sec. 11-101 b).
 - Applicant will make all needed changes to the plan & submission.
 - The project will be presented to the Planning Board/Zoning Board of Adjustments.
- Construction plan review
 - Depending on what improvements will be constructed as a part of the development, construction plans and specifications for the required improvements must be submitted to and approved by the appropriate agencies and individuals (such as the County Road Superintendent, water authority, Health Department, etc.) prior to the advertising for bids or beginning construction.
- Final review
 - Submit a completed final large scale development application & submission to the County Planning Office and the city (if the development is in Tontitown’s Planning Area) for review. If the development is also located within Tontitown’s Planning Area, Tontitown must have previously approved the plat.
 - County Staff and utility companies review Plans and submissions.
 - Project will be presented to the Planning Board/Zoning Board of Adjustments.
- Signing and filing of the final plan
 - Once all the necessary approvals have been obtained, the signature blocks on the final plan must be signed and the plan must be filed in the office of the Washington County Circuit Clerk. The development may become operational only after the final plan is signed and filed and two file stamped copies returned to the Planning Office.

Design Standards and Required Improvements. (Sec 11)

The design standards and required improvements associated with the development of a Large Scale Development are outlined in Section 11 of the Washington County Code of Ordinances (Planning and Development). See Sec. 11-100 appendix k and Sec. 11-102 about Private Roads within a Large Scale Development.

Washington County Large Scale Development (LSD) Process



WASHINGTON COUNTY, ARKANSAS
LARGE SCALE DEVELOPMENT APPLICATION

Notice: Preliminary or Final LSD Plans to be placed on the Planning Board meeting agenda must have applications turned in to the Planning Office by the submittal date (shown on a schedule available from the Planning Office.)

Check one: Preliminary Plan Final Plan Concept Plan

Name of Development: _____

Applicant: _____

Address: _____ Phone: _____
Preferred?
Email: _____ Preferred?

The following statements and answers herein made and all data, information, and evidence herewith submitted are, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of this application. I understand that the County might not approve what I am applying for, or might set conditions on approval.

Signature of Applicant: _____ Date: _____

Property Owner: _____

Address: _____ Phone: _____
Preferred?
Email: _____ Preferred?

I certify under penalty of perjury that I am the owner of the property that is the subject of this application or I am the owner's authorized agent and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Signature of Property Owner or Agent: _____ Date: _____

Additional Contacts: _____

Address: _____ Phone: _____
Preferred?
Email: _____ Preferred?

Name: _____
Address: _____ Phone: _____
Preferred?
Email: _____ Preferred?

Please submit a separate sheet of paper if you need more space to include everyone who needs to be contacted for this project.

APPLICATION CONTINUES ON BACK.

Property Information:

Proposed Land Use: _____
Total Acreage of Property: _____ Total Number of units Proposed: _____

Utility Information:

(Check box if utility has existing lines on or fronting the property and write the name of the company.)

Water company name: _____ Electric Company name: _____
 Gas company name: _____ Telephone company name: _____
 Cable company name: _____ Sewer System / Septic: _____

Parcel Information:

Tax Parcel Numbers: _____ - _____ - _____
Planning Area: _____ Current Zoning: _____
Floodplain: yes no Map #: _____ Floodplain type (A, AE, etc.): _____

Road Information:

U.S., State, or County road # giving access to property: _____
Road surface (asphalt, gravel, unimproved, etc.): _____ Right of way width: _____

ALL SIGNATURE LINES MUST BE SIGNED FOR THE APPLICATION TO BE PROCESSED.

.....

OFFICE USE ONLY:

Conditional Use Permit Approval: _____
City Preliminary Approval: _____ City Final Approval: _____
County Preliminary Approval: _____ County Final Approval: _____

Tabled Dates: _____

Notes: _____

PLAN CHECKLIST

The following information is required on Preliminary and Final LSD Plans as designated. LSD Plans missing more than four (4) required informational items will not be included on the agenda:

	General Information	Concept Plan	Preliminary Plan	Final Plan
(1)	Name and address of owner, developer, engineer and surveyor.	X	X	X
(2)	Name of the land development, date, graphic scale, north arrow, total acreage and individual tract acreage	X	X	X
(3)	Legal description of the property with dimensions and angles sufficient to locate all lines on the ground. Lot and blocks shall be numerically identified, boundaries shown by bearings and distance, and property located by Section, Township and Range and tied to the nearest of two (2) defined and referenced Section Corners or Quartersection Corners.		X	X
(4)	Concrete or approved aluminum monuments shall be placed at the exterior boundary corners and one-half-inch by eighteen-inch steel pins shall be placed at all lot corners.		X	X
(5)	Vicinity sketch at a scale appropriate to show the relationship of the development with surrounding improvements and communities, and other information requested by the Planning Board.	X	X	X
(6)	If stage development is involved, the complete development plan with the stages of development and construction shown.		X	X

	Existing Conditions for Land Development	Concept Plan	Preliminary Plan	Final Plan
(7)	Original <i>and proposed</i> topography at ten-foot contour intervals.		X	X
(8)	Names of adjacent land developments and ownership of adjacent property including corresponding deed book and page number. <i>Include parcel numbers.</i>		X	X
(9)	All LSD Plans presented to the planning board and filed for record shall note the uses of adjacent property. The determination of said use shall be the responsibility of the developer. (sec. 13-1)		X	X
(10)	Existing roads, streets, culverts, railroads, and other features: The <i>LSD plan</i> shall show the location, name, width, surface type, surface condition and right-of-way width of all existing or platted roads, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes.	X	X	X
(11)	Existing utilities: Ownership names and dimensions on overhead and underground power and communications lines, sewers, water mains, gas mains, and other underground structures, including water wells and septic systems within the development or immediately adjacent thereto. <i>Show the existing utilities and list the utility companies on the plat.</i>		X	X
(12)	Flood areas: 1% (100-year) flood per FEMA map.	X	X	X
(13)	Watercourses: If the proposed development is traversed by a watercourse, channel, stream, creek or river, the present and proposed location of each shall be shown.	X	X	X
(14)	Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.		X	X
(15)	Plat and deed restrictions: Restrictions, if any, with use and perimeters defined. Plat restrictions should be certified as to current legality by a member of the Arkansas Bar. <i>If none, add a note to the plans stating there are none. (Signature Block 6)</i>		X	X

	Proposed Improvements	Concept Plan	Preliminary Plan	Final Plan
(16)	Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations.		X	X
	<i>Address numbers, OR on lots that are over one-half acre in size, add the following note to the plat: Lots that are over one-half acre in size will need to be addressed after the home location is known.</i>			X
(17)	Street typical sections and pavements sections for each classification of street.		X	X
(18)	Bearings and linear dimensions referenced to true north of all lines, interior angles of lots may be shown in lieu of bearings.		X	X
(19)	Proposed use of all land within the development.		X	X
(20)	Location and size of all proposed utility lines.		X	X
(21)	Drainage plan for entire area.		X	
	Sizes of all driveway and road tiles shall be stated			X
(22)	Building setback lines as fixed by the County, building lines and any setback lines established by public authority, and those stipulated in the deed restrictions and right-of-way lines.		X	X

	Information to Supplement the Plan	Concept Plan	Preliminary Plan	Final Plan
(23)	Access control: The openings for ingress and egress from the platted area to public street, road or highways.		X	X
(24)	Letter of transmittal.		X	X
(25)	Payment of review fee.	X	X	X
(26)	Certification issued by the County Tax Collector to the effect there are no delinquent taxes payable at the time of the <i>LSD Plan</i> approval.			X
(27)	Certification of survey and accuracy of survey by the surveyor. <i>(Signature Block 2)</i>			X
(28)	Certification of ownership, title and dedication by the developer. <i>(Signature Block 3)</i>			X
(29)	Certification of the developer's engineer that the design meets the County's design standards. <i>(Signature Block 1)</i>			X
(30)	Signature block for Planning Board Approval. <i>(Signature Block 8)</i>			X
(31)	Signature block for the County Road Superintendent to certify approval of streets, grading and drainage improvements and easements; and receipt of required Maintenance Bonds. <i>(Signature Block 7)</i>			X
(32)	Signature block for the Arkansas Department of Health to certify approval of water and sanitary sewer improvements. <i>(Signature Block 4)</i>			X
(33)	A notice stating: "Each individual lot developer shall obtain approval of septic system from the Washington County Health Department Sanitarian Division." <i>-May not be applicable to LSD. Provide proof that a water tap to accommodate the development is available or that there is adequate space for a well on the property along with any septic systems, as per Arkansas Department of Health Standards, which requires a minimum of 100' of separation. If a decentralized sewer system is being used. (Signature Block 10)</i>			X
(34)	<i>All remaining Signature Blocks as appropriate. (Signature Blocks 5, 6, 9, 11) (Sec. 11, appendix e)</i>			X
(35)	<i>Add note to plan: Any further splitting, use or land development not considered with this approval must come before the Planning Board for a separate approval.</i>			X
(36)	<i>Add note to plan: Review of these plans is limited to general compliance with Washington County codes and regulations and does not warranty the engineer's design or relieve the developer of any requirements, even if error, omissions or any inadequacies are discover after plan approval. The County's requirement shall govern over any conflicts with the plans or specifications. Any conditions determined in the field that require changes shall be subject to further review and corrective action to be paid for by the developer.</i>			X

(Sec. 11-77B)

Items in italics were added for clarification.

Signature Blocks

If the plat (or any portion of the plat) is located within a City's Planned Growth area, please check with the applicable city and provide whatever signature blocks they may require in addition to the below blocks. (Ch. 11, appendix E)

1. CERTIFICATE OF ACCURACY OF STREET AND ROAD PLANS AND SPECIFICATIONS:

I certify that the street and road plans and specifications hereon comply with the requirements and specifications contained in the "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".

Date: _____ Engineer: _____

2. CERTIFICATE OF ACCURACY OF SURVEY:

I certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as shown hereon as required by "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".

Date: _____ Surveyor: _____

3. CERTIFICATE OF OWNERSHIP & DEDICATION:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ Owner: _____

4. STATE HEALTH DEPARTMENT APPROVAL:

The plan and specifications as shown on the plat were approved by the Arkansas State Health Department by letter.

Dated: _____ Signed By: _____

5. UTILITY EASEMENTS:

We hereby certify that all utility easements shown on this plat are satisfactory for providing service if and when service is available.

Gas: _____ Electricity: _____

Water: _____ Telephone: _____

Cable TV: _____

6. DECLARATIONS OF COVENANTS AND RESTRICTIONS (if applicable):

Covenants and restrictions are as shown on the appropriate document signed by the owner on _____, and filed with the Circuit Clerk on _____

Date: _____ Owner: _____

7. COUNTY ROAD SUPERINTENDENT APPROVAL:

(Use block 7a or 7b as appropriate, but not both.)

7a. The road and easement locations shown on this Plat, the road plans submitted, and the grading and drainage plans submitted are approved. The required maintenance bonds have been received.

County Road Superintendent: _____

Date: _____

7b. The road easements shown are approved.

County Road Superintendent: _____

Date: _____

8. PLANNING BOARD APPROVAL:

(Use block 8a if in a city planning area and block 8b if not.)

8a. This plat lies within the planning jurisdiction of the City of _____ . The plans for ingress and egress shown on this plat were approved by the Washington County Planning Board at a meeting held on (date) _____ .

Planning Director: _____ Date: _____

8b. This plat was approved by the Washington County Planning Board at a meeting on (date): _____ .

Planning Director: _____ Date: _____

9. COUNTY FIRE MARSHAL APPROVAL:

This plat meets minimum fire code requirements as per current County Policy, as of June 9, 2005.

County Fire Marshal: _____ Date: _____

10. PUBLIC UTILITY COORDINATOR APPROVAL:

(Applicable when a community sewer system is being utilized.)

This subdivision is in compliance with County Ordinances regarding Community Sewer Systems.

Public Utility Coordinator: _____ Date: _____

(Note: Less signatures may be required in certain instances. Check with the Planning Administrator to see which signatures are necessary if the land development has four (4) plats or less, no road improvements, or is an exempt split).

11. COUNTY JUDGE APPROVAL:

The road easement dedications shown are approved. Acceptance of roads and streets into the County Road System will occur after they are constructed to Washington County specifications.

County Judge: _____ Date: _____

WASHINGTON COUNTY, ARKANSAS **Building Checklist for Fire Marshal**

Please attach additional sheet if need more room for descriptions

Name of Development: _____

Applicant Name: _____

Address: _____ Phone: _____
Work: _____
Email: _____ Cell: _____

Proposed Project Information (please fill out section below)

Address or Location of Proposed Project: _____
Proposed Use: _____

Existing Structures on Property (include sq. ft., type of construction, and distance between structures):

Proposed Structures/Additions:

Will this project be an addition to, or a remodel of, one of the existing structures (If yes, please indicate to which building it is being added):

yes _____ no

Size of structure (sq. ft.): _____ Height (feet): _____ Number of Levels (be sure to include if there will be a basement or loft area as well): _____

Type of Construction*: Type I Type II Type III Type IV Type V

*definition of types of construction are located in Chapter Six of Volume II of the Arkansas Fire Prevention Code-Contact Fire Marshal for assistance at 479-444-1723.

Use and Occupancy Classification:**

Assembly: A-1 A-2 A-3 A-4 A-5
Education: Group E
High Hazard: H-1 H-2 H-3 H-4 H-5
Mercantile: Group M
Storage: S-1 S-2
Business: Group B
Factory: F-1 F-2
Industrial: I-1 I-2 I-3
Residential: Group R
Utility and Misc: Group U

**Use and Occupancy Classification are located in Chapter Three of Volume II of the Arkansas Fire Prevention Code-Contact Fire Marshal for assistance at 479-444-1723.

Foundation Type: Concrete Slab Pier&Beam Partial Basement Full Basement Other _____

Type of Roof Construction: Truss Flat Roof Shed Type Other _____

Type of Roof Covering: Shingles Tile Tar&Gravel Metal Other _____

Exterior Wall Covering: Block/Brick Stone Stucco Wood Siding Metal Siding Other _____

Interior Wall Covering: Dry Wall Wood Block/Brick Other _____

Number-Size and Location of Exits: _____

Proposed Fire Walls (Location-Construction-Rating): _____

Utility Information:

Electric: Underground Service Overhead Service Company name: _____
Natural Gas: Yes No Company Name: _____
Propane: Yes No Location and size tank _____
Cable: Yes No: Company Name: _____ Phone: Yes No: Company Name: _____

APPLICATION CONTINUES ON SECOND PAGE.

Fire Protection*:**

Water Supply for Fire Protection: Hydrants On-Site Storage Tanker Support
Water Service Provider: _____ Fire Department Jurisdiction: _____
Nearest Hydrant: _____ Current Fire Flow (gpm) for Hydrant: _____

***Required Fire Flow for this proposed project: _____
***Requirements set forth in the Arkansas State Fire Appendix "e" will determine the fire flow for buildings. Contact Fire Marshal for assistance at 479-444-1723.

A review of the plans, occupancy type, construction and occupancy loading will determine if a fire protection system will be required for the building.

Sprinkler systems, standpipe systems and Automatic Extinguishing Systems shall be designed and installed by a licensed contractor according to the Arkansas State Fire Code and N.F.P.A. Standards

Fire Department Access:

Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000lbs.

Fire Apparatus roads and widths will be shown on the drawing.

If connecting to a County Road, contact the Washington County Road Department at 479-444-1610, for permitting information.

If connecting to a State Highway, contact the Arkansas Highway&Transportation Department at 479-646-5501, for permitting information.

Hazardous Materials:

Will there be any fuel tanks on the property: Yes No If yes: Aboveground Underground

List any chemicals (provide MSDS sheets for the chemicals) that will be stored on site as well as their storage location:

Describe any processes or manufacturing on site that will require the use of any type of chemicals: _____

Plans:

A site sketch and building layout plans are required to be submitted with this checklist. Please submit five (5) copies of all materials. Architectural Drawings may be required.

Signature:

I certify that I have knowledge of the proposed use of this property and that the above information is correct.

Signature of Applicant or Applicant's Representative: _____ Date: _____

Printed Name of Applicant or Applicant's Representative: _____

Fire Marshal Contact Information:

Dennis Ledbetter, Washington County Fire Marshal
2615 Brink Drive,
Fayetteville, AR 72701
Phone: 479-444-5740; Fax: 479-444-1786
Email: dledbetter@co.washington.ar.us

Tyler McCartney, Washington County Assistant Fire Marshal

tmccartney@co.washington.ar.us

DRAINAGE REPORT CHECKLIST
Washington County Arkansas

Project Name: _____

Date: _____

	Preliminary	Final	
_____	1. x	x	PROJECT TITLE & DATE
_____	2. x	x	PROJECT OWNER - Include address and telephone number.
_____	3. x	x	PROJECT LOCATION - Include Vicinity Map and address.
_____	4. x	x	PROJECT DESCRIPTION - Brief description of proposed project.
_____	5. x	x	AERIAL PHOTOGRAPH - Include project area and areas that contribute to runoff.
_____	6. x	x	PRE DEVELOPED DRAINAGE AREA MAP - Include current conditions for the drainage area that contributes to runoff. Show offsite and onsite drainage. Show contour information to the nearest ten feet. Include different drainage areas and flow patterns.
_____	7. x	x	POST DEVELOPED DRAINAGE AREA MAP - Include proposed conditions for the drainage area that contributes to runoff. Show offsite and onsite drainage. Show contour information to the nearest ten feet. Include different drainage areas and flow patterns.
_____	8. x	x	DRAINAGE DESCRIPTION - Description of the drainage onto, through, and away from the site.
_____	9. x	x	AREA DRAINAGE PROBLEMS - Description of any known onsite or downstream drainage or flooding problems
_____	10. x	x	SITE DRAINAGE - Description of site drainage for the proposed project. Describe existing and proposed conditions.
_____	11. x	x	CALCULATION METHOD - Describe method of calculation and software used.
_____	12. x	x	WRITTEN CONCLUSION OF PROPOSED IMPROVEMENTS - Include a summary of the proposed improvements, condition of downstream receiving areas, increase in flows, and detention or lack of detention.
_____	13. x	x	SUMMARY OF RUNOFF TABLE - A table with 2-, 10-, 25-, 50-, and 100-year storm flow comparisons for existing and proposed conditions.

	Preliminary	Final	
_____ 14.		x	DESIGN STORM CALCULATIONS - Design flow calculations for each culvert, inlet, open channel, or other drainage structures. Summarize by tables.
_____ 15.		x	PAVEMENT DRAINAGE DESIGN - If curb & gutter is used, include width of spread for design flow.
_____ 16.		x	100- YEAR WATER SURFACE ELEVATION COMPUTATION - The water surface elevation resulting from the 100-year storm for all overland flow, including flow in the streets, parking lots, swales, and between lots shall be calculated and shown on the construction plans. Minimum floor elevation shall be shown a minimum of two feet above the 100-year flood elevation on each lot when located in a designated floodplain. Minimum floor elevations for other area shall be a minimum of one foot above the calculated 100 year water surface elevation of open channels, swales or overland flow.
_____ 17.	x	x	STORMWATER DETENTION DESIGN - Include a table with 2-, 10-, 25-, 50-, and 100-year storm flow comparisons for existing and proposed conditions and detention volumes. If detention is not proposed by the Design Engineer, then the Design Engineer must submit hydrographs to document the effect of the combined runoff exiting the proposed project.
_____ 18.	x	x	<p>LIABILITY STATEMENT - The Design Engineer shall stamp and sign the following statement:</p> <p>" I, _____, Registered Professional Engineer No. _____ in the State of Arkansas, hereby certify that the drainage studies, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with standard engineering practices and with the requirements of Washington County. Further, I hereby acknowledge that the review of the drainage studies, reports, calculations, designs, and specifications by Washington County or its representatives does not relieve me from my professional responsibility or liability.</p>

Sec. 11-100. - Large-scale development standards.

(a) *Large-scale developments* is hereby redefined as follows:

(1) The development of a lot or parcel larger than one (1) acre developed as a single improvement. The term "development" shall include but will not be limited the construction of a new improvement, construction of an addition to an existing improvement, or a parceling which results in the need for access and utilities; and,

(2) Shall include commercial land alteration by way of excavating, quarrying, mining, or similar activities; examples include but are not limited to dirt pits, gravel pits, quarries, asphalt plants, concrete and cement plants, and any other commercial operation that would generate heavy traffic such that affected roads would require improvements or increased maintenance or present a danger to the public safety on said roads but in no event shall include a farm or other agricultural facility, nor shall it include a single family residence.

(b) This section shall be applicable only to large-scale developments as set out in subsection (a)(2) above.

(c) Such large-scale developments shall be set back from the edge of any County or public road no less than two hundred fifty (250) feet.

(d) The approach to such large-scale developments from the edge of County or public road to the edge on the development shall be no less that forty (40) feet in width and paved in accordance with specifications to be promulgated by the County Road Superintendent so as to decrease dust, dirt, and mud from being deposited on and around County and public roads. This provision shall not apply to any large-scale development which is situated on an unpaved County or public road; however, in the event said road is later paved then this article will apply to said large-scale development three (3) years from the date of pavement.

(e) Every large-scale development shall develop and submit a dust abatement plan to prevent dust from causing a traffic hazard on County and public roads. Said plan shall include, in accordance with regulations to be promulgated by the County Road Superintendent, the applying of water or a dust palliative as needed.

(f) Every large-scale development shall maintain and clean the approaches as set out above on a regular basis and shall be responsible for removal of any foreign objects on a County or public road which have been deposited on said road as a result of activity generated by said development.

(g) All large-scale developments shall require any vehicle leaving its facility to be securely covered and/or sealed so as to prevent any load from dropping, sifting, leaking, or otherwise escaping therefrom regardless of the date of manufacture as set out in Ark. Code Ann. § 27-35-110.

(h) For reasons of public safety, this article shall have retrospective application to existing large-scale developments three (3) years from the enactment of this section. When there are unique, unnecessary, and unreasonable hardships in applying the strict letter of this section, said large-scale development may apply to the Planning Board for a variance. Financial impact alone shall not be grounds for such variance.

(i) If any large-scale development desires to begin operations before complying with any provision of this section it shall post an acceptable surety bond, cash or irrevocable letter of credit to ensure said compliance in the amount of one hundred twenty-five (125) percent of the estimated cost of said improvements and in any event must be in compliance with this section no later than one (1) year from the date of final approval by the Planning Board.

(j) This section shall be immediately applicable to any existing large-scale development that expands its operation after the effective date herein; unless prior to the passage of this section there have been substantial steps taken towards implementation of the expansion, or there has been substantial investment made, or substantial obligation incurred on the part of the development in regard to such expansion.

(k) Road and right-of-way standards are hereby set as follows for large-scale developments that are wholly or partially residential in character:

DWELLING UNIT		RIGHT-OF-WAY	ROAD
(A)	Single-Family		
	Number of units:		
	1 to 4	30 feet	Private: See subsection 11-90(11)(a)
	5 to 10	50 feet	Private: See subsection 11-90(11)(b)
	Over 10	Public: See minimum standards for roads to be dedicated to the county for maintenance	Public: See minimum standards for roads to be dedicated to the county for maintenance
(B)	Duplex/Triplex		
	Number of units:		
	1 to 4	30 feet	Private: See subsection 11-90(11)(a)
	5 to 10	50 feet	Private: See subsection 11-90(11)(a)
	Over 10	Public: See minimum standards for roads to be dedicated to the county for maintenance	Public: See minimum standards for roads to be dedicated to the county for maintenance
(C)	Other Multifamily (road/street leading to the parking lot) parking lot/area must be private		
	Number of units:		
	1 to 4	30 feet	Private: See subsection 11-90(11)(a)
	5 to 10	50 feet	Private: See subsection 11-90(11)(a)
	Over 10	Public: See minimum standards for roads to be dedicated to the county for maintenance	Public: See minimum standards for roads to be dedicated to the county for maintenance
(D)	Other Large-scale Developments (including, but not limited to, RV Parks and storage facilities)		20 feet minimum width driving surface; ability to withstand 75,000 pounds in all weather conditions; adherence to State Fire Code with regards to access*

* Nothing herein shall be construed as allowing non-adherence to the State Fire Code where otherwise applicable.

All new private road large scale developments must have their proposed private roads named according to 9-1-1 procedure (submittal and approval of the proper paperwork through the 9-1-1 Addressing Office) prior to the final plat approval. The private road developer or applicant shall be responsible for erecting the street sign stating the name of the private road prior to final plat approval. The sign placement must be inspected by the 9-1-1 Addressing Office or the County Planning Office, and be in accordance with U. S. Department of Transportation Manual on Uniform Traffic Control Devices.

(l) The following public utility services and structures are hereby exempt from the Washington County Code provisions concerning large-scale developments:

- (1) Utility boxes;
- (2) Passenger stops for buses;
- (3) Police alarm boxes;
- (4) Historical markers, watershed improvement projects, water conservation projects, or flood control projects;
- (5) Utility mainline, local transformer and station, water pump stations, waterline flushing assembly, water storage facilities, PRV vaults, electric regulation stations, sewage lift station, manholes, natural gas pressure control stations, individual septic systems, other necessary structures and equipment for water, sewage, and other utility facilities. However, in residential areas, lift stations and pump stations may be required to insulate their station machinery, if the noise produced by such machinery would be an annoyance to the surrounding residential community.
- (6) Booster generators, not owned by a utility, which are utilized for homes, poultry houses and other agricultural facilities.
- (7) Any additions or expansions of existing municipal fire department or volunteer fire department buildings or facilities.

(m) The following public utility services and structures are hereby not exempt from the Washington County Code provisions concerning large-scale developments:

- (1) Other utility uses, such as power generation facilities, solid waste disposal facilities, water or sewage treatment plants not part of a specific land development, and natural gas compressor stations.
- (2) Nothing herein shall be construed to mean that any land development itself that utilizes any of the aforesaid is exempt from the land development process.

(Ord. No. 2004-38, Arts. 1—10, 7-8-04; Ord. No. 2005-25, Arts. 1—3, 6-9-05; Ord. No. 2006-78, Art. 1, 12-14-06; Ord. No. 2007-13, Art. 1, 3-8-07; Ord. No. 2008-19, Art. 1, 4-15-08; Ord. No. 2009-11, Art. 1, 2-12-09)

Editor's note— Art. 1 of Ord. No. 2005-67, adopted Nov. 10, 2005, states "By way of clarification, all the provisions of Ordinance No. 2004-38 and Ordinance No. 2004-39 are applicable to all Large-scale Developments as defined in Washington County Code at sections 11-63(a)(2)".

Sec. 11-101. - Same—Hazardous chemicals.

(a) This section shall be applicable only to large-scale developments as set out in Article 1(b) of County Ordinance No. 2004-38 [section 11-63(a)(2)].

(b) Notice shall be sent to surrounding property owners, by the Planning Administrator, within one-half mile of the exterior boundary of any large scale development, by certified mail at least thirty (30) days prior to the meeting of the Planning Board at which time the preliminary plat shall be reviewed; stating the date, time, and place of the proposed development review. Furthermore, notice shall be sent by regular mail to the County Judge and members of the Quorum Court and shall include a list of all hazardous chemicals or materials that will be used, generated or stored on said development. Hazardous chemicals or materials are defined as set out in Ordinance No. 2004-39, Appendix A, which is incorporated by reference as if set out word for word. The developer shall reimburse the Planning Office the actual costs of mailing plus fifteen cents (\$.15) (per notice sent).

(c) Any such large-scale development must post a surety bond in the amount of fifty thousand dollars (\$50,000.00) for financial assurance that it will properly manage any such chemicals.

(d) The Planning Board may postpone any action until all other legal and/or environmental requirements of any other local, State, or federal agency have been met.

(e) If any land development raises environmental concerns, the Planning Board may, at the expense of the developer, retain its own qualified consulting engineer to assist it and the Planning Director in assuring that all environmental issues have been properly addressed by the developer and its engineer. Said consulting engineer shall maintain an office no greater than one hundred (100) miles from Washington County.

(f) Public comments shall be taken prior to any decision by the Planning Board at the preliminary plat stage and the final plat stage. Approval of the preliminary and final plat shall not take place at the same meeting and the approval of the final plat shall be no sooner than the next regularly scheduled meeting.

(Ord. No. 2004-39, Arts. 1—6, 7-8-04; Ord. No. 2005-3, Arts. 1—3, 2-10-05; Ord. No. 2005-25, Art. 3, 6-9-05; Ord. No. 2007-71, Art. 2, 12-13-07)

Editor's note— See editor's note at [§ 11-100](#)

Sec. 11-102. - Vehicular access from private drive.

(1) No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.

(2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.

(3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.

(4) This section shall not be applicable to interior roads in a land development.

(Ord. No. 2006-14, Arts. 1—3, 3-9-06; Ord. No. 2007-42, Art. 1, 9-13-07)

Sec. 11-54. - Area of Jurisdiction.

This Article shall apply to all unincorporated areas of Washington County, except as otherwise provided by law. A Planned Growth Area is an unincorporated area adjoining the corporate limits of a municipality in which the authority to control the development of land is vested and is now or hereafter exercised by the municipality in accordance with the provisions of Act 186 of 1957 as amended.

The limits of the Planned Growth Area are those now being or hereafter exercised by a city, with a maximum of five (5) miles from the city limits or one-half (½) the distance to the city limits of the next city, whichever is the lesser.

A copy of all proposed land development plans within the Planned Growth Areas shall be submitted to the Washington County Planning Office. Developments and improvements in these Planned Growth Areas are still located in the unincorporated area of Washington County, therefore remain under the jurisdiction of Washington County for maintenance of roads, etc.

(Ord. No. 91-9, Art. 1, § 1.04, 4-11-91)

2016



Washington County Planning Board and Zoning Board of Adjustments Meeting Schedule, Submittal Schedule, and Tech. Review Dates

Submittal Date	Tech. Review	Resubmittal	Planning Board/ ZBA Meeting Date	Quorum Court Meeting Date <small>CUPs only</small>
2:00 p.m. deadline	Tuesday, 9:30 a.m. (unless otherwise noted)	Address tech review comments	Thursday, 5:00 p.m. (unless otherwise posted)	must be ratified by the Q.C. Thursday, 6:00 p.m.
December 4, 2015	December 15, 2015	December 22, 2015 (9:00 a.m.)	January 12, 2016 (Tuesday)	TBA
December 31, 2015	January 14, 2016 (Thursday)	January 21, 2016 (9:00 a.m.)	February 4, 2016	February 18, 2016
February 5, 2016	February 16, 2016	February 19, 2016 (2:00 p.m.)	March 3, 2016	March 17, 2016
March 4, 2016	March 15, 2016	March 22, 2016 (9:00 a.m.)	April 7, 2016	April 21, 2016
April 8, 2016	April 19, 2016	April 22, 2016 (2:00 p.m.)	May 5, 2016	May 19, 2016
May 6, 2016	May 17, 2016	May 20, 2016 (2:00 p.m.)	June 2, 2016	June 16, 2016
June 3, 2016	June 14, 2016	June 17, 2016 (2:00 p.m.)	June 30, 2016	July 21, 2016
July 8, 2016	July 19, 2016	July 22, 2016 (2:00 p.m.)	August 4, 2016	August 18, 2016
August 5, 2016	August 16, 2016	August 23, 2016 (9:00 a.m.)	September 8, 2016	September 15, 2016
September 9, 2016	September 20, 2016	September 23, 2016 (2:00 p.m.)	October 6, 2016	October 20, 2016
October 7, 2016	October 18, 2016	October 21, 2016 (2:00 p.m.)	November 3, 2016	November 17, 2016
November 4, 2016	November 15, 2016	November 22, 2016 (9:00 a.m.)	December 8, 2016	December 15, 2016

Conditional Use Permits, Subdivision Plats, and Large Scale Development Plans to be placed on the Planning Board meeting agenda must be turned into the Planning Office by 2:00 p.m. on the submittal date shown on the schedule. All items required must be included with your submittal (this includes drainage reports, traffic studies, fire flow etc. - when required). Please consult your checklist to ensure that you have all items required for submittal or your project will not be placed on the agenda.

If approved by the Planning Board/Zoning Board of Adjustments, all Conditional Use Permits must be ratified by the Quorum Court. This ratification usually takes place at the next regularly scheduled Quorum Court meeting. Any applicant or member of the public may appeal the approval or denial of a CUP within 30 days of the decision of the Planning Board/Zoning Board of Adjustments. Contact the Planning Office for appeal forms and additional details.

MEETING AND TECH REVIEW TIMES AND LOCATIONS

Planning Board/Zoning Board of
Adjustments Meeting Time and Location:

5:00 p.m. (unless otherwise posted)
Washington County Courthouse
Quorum Court Room
280 N. College
Fayetteville, AR 72701

Tech. Review Time and Location:

9:30 a.m. (unless otherwise stated)
Washington County Operations & Maintenance Center Conference Room
2615 Brink Drive
Fayetteville, AR

(Tech Review time slots will be assigned and communicated to individual projects prior to each meeting)