

**BUILDING/PLANNING:**

There will be a public hearing prior to the regularly scheduled Planning Board meeting Thursday, July 23<sup>rd</sup> at 6:00 p.m. Items to be discussed at the hearing include two conditional use permits. The first will be a CUP for a multi-family development at Barrington and Bandini. Secondly, a request for a CUP to allow a warehouse use in a commercial zone for Timmons Oil at 830 W. Henri de Tonti. The meeting following will address the two CUP's as well as discuss ordinances relating to temporary uses, food vendors and uniform notification timelines.

The Building Activity Report for the first half of 2019 provides the following information:

PERMIT	YTD 2019	YTD2018	VARIANCE	%CHG
Single Family Res. (90)	\$26,760,202.30	\$24,504,058.92 (82)	\$2,256,143.38	+8.43
Commercial (20)	\$6,920,524.72	\$6,339,649.65 (18)	\$580,875.07	+8.39
Total Permit Fees	\$287,092.57	\$253,607.50	\$33,485.07	+11.66

**STREETS/PARKS:**

Tomlinson has completed the retaining wall on S. Barrington. I believe this is a good solution for this section of road. I think we will need to extend to the south at some point. We will be installing a guard rail in this area as well in the near future.

**WATER & SEWER:**

Our latest invoice, dated June 27<sup>th</sup>, for the water transmission line shows the percentage of completion at 51.3% and the contract time used at 74.5%. The final completion date is scheduled for September 30<sup>th</sup>. It is probable that the project will not be finished at that time. However, there is no urgency to complete by that date. Our current five-year contract with Springdale expires December 6, 2021. The only stipulation in the contract is that we construct a water tank within four years of the date of signing, which will be December 6, 2020.

Recently, we hired a company out of Springfield, Missouri to smoke test a portion of our sewer system. During this testing, we concentrated on the eastern half of the system, due to previous issues we have had in this section. A total of 45 leaks were identified ranging from an estimated one gallon per minute to as much a one-thousand gallons per minute. Most of the leaks were a result of broken or missing clean-out caps. The major leaks involved manholes with displaced ring and lids. The major leaks have already been repaired.

PLAN LEGEND			
	NEW WALL		DEMOLISH WALL
	RIP RAP		EXISTING TREE TO REMAIN
	CONCRETE PAVING		NEW TREE (SEE LANDSCAPE PLAN)
	PAVING STONE		NEW GRADE
	SEWER MANHOLE		EXISTING GRADE
	FENCE		DETAIL CUT
	PROPERTY LINE		ELEC. POWER POLE
	BOULDER		GAS LINE
	FIRE DEPT. CONN. (HYDRANT)		WATER LINE
	GAS METER		UNDERGROUND ELEC.
	AC COND. UNIT		SANITARY SEWER LINE
	EXISTING CONTOUR		OVERHEAD ELECTRIC AND TELEPHONE
	NEW CONTOUR		

PROJECT DATA	
ADDRESS:	S BARRINGTON RD. & BANDINI AVE.
PARCEL #:	
LOT SIZE:	0.34 ACRES
BUILDINGS:	
	4 PLEXES - 21 BUILDINGS = 84 UNITS 1100 S.F. PER UNIT = 92,400 S.F. 470 S.F. PER GARAGE = 39,480 S.F.
	DUPLEXES - 2 BUILDINGS = 4 UNITS 1030 S.F. PER UNIT = 4,120 S.F. 470 S.F. PER GARAGE = 1,880 S.F.
	TOTAL - 88 UNITS


**CERTIFICATE OF AUTHENTICATION**

I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are in compliance with the Arkansas Fire Prevention Code for the State of Arkansas.

 4.3.19

Name / Date



N  
  
 1" = 40'-0"

**FOR BIDDING PURPOSES ONLY**