

155 FANTINEL DR SUITE D
Springdale, AR 72762
479-485-1011
ck-civil.com

SITE INSPECTION REPORT

DATE: 9/26/2025

LOCATION: RENLEY RAE PHASE I

ATTENDEES: ZAK JOHNSTON, BRAD SPURLOCK, JAMES CLARK, KEVIN BOORTZ, GROUND ZERO CONSTRUCTION, CRAFTON TULL

A city walkthrough of Renley Rae Subdivision Phase I was performed on 9/26/2025. The following items need to be addressed:

- 1) The sidewalk to the northwest of the detention pond should be cleaned as there was lots of dirt washout on the sidewalk.
- 2) The area on the opposite side of Morsani in front of the detention pond is eroded. This area should be rock raked and hydroseeded to prevent further erosion.
- 3) The transition from residential property to road on the north side of Morsani Ave should be overhauled. In most areas where the residential property meets the road, there was a grass berm approximately 1-2' from the edge of pavement. The rock transition from edge of road to grass was not level with the road. This grass berm should be smoothed to transition to residential property. The rock tie in should be added to be level with the edge of pavement so there is a smooth transition from pavement to residential property. There was some asphalt left on the side of the road from paving, this should be removed.
- 4) In front of residential property across from lot 39 there was a water line that had been pinched to prevent flow. This waterline should be tied off, capped, and the hole backfilled.
- 5) Across from lot 65, there was a possible water valve. This should be addressed and the hole backfilled.
- 6) There was another water line left exposed across Morsani from lot 1. This should be addressed and backfilled.
- 7) The drainage outlet on the Northwest corner of the property on the south side of Morsani is in poor condition. It should be cleaned, rock raked, and re-seeded if needed. Morsani Ave is open to the public so it should be cleaned and these problems addressed asap for public safety.
- 8) The ground below the east curb of Street A is eroding. This should be filled to prevent further erosion.
- 9) The area around the sidewalk on Morsani should be rock raked for sod placement/hydroseeding.
- 10) The sides of all of the streets should be rock raked and vegetated. In particular the sides of Street C towards Morsani, should be updated.
- 11) The transition from the residential property on Street C to the subdivision grade should be updated. The barrier/berm between residential and subdivision should be smoothed.

- 12) The drainage on the northside of lot 34 should be addressed. The grade should be smoothed out. This area should be cleaned and seeded to prevent erosion if needed.
- 13) The silt fence on the south side of the property should be removed. This drainage ditch and area around should be mowed. Areas where vegetation is not currently established should be reseeded.
- 14) The area around the drainage inlet on the south side of lot 21 should be smoothed, cleaned, and re-seeded to prevent further erosion.
- 15) On the backside of lots 22, 23, 24 25, 26, 27, and 28, a drainage channel should be added to connect to the storm sewer manhole on the east side of lot 28. The existing sidewalk should be cut back for the drainage channel. This is to prevent runoff on the Bratcher property.
- 16) Areas disturbed by construction across the Bratcher property should be returned to preexisting conditions. The lawn was well maintained before. All rocks in area should be removed, disturbed areas shall be sodded. Concrete drive, both at the utility cut and broken areas shall be re poured with concrete.
- 17) The area around the sidewalk near the detention pond should be rock raked for successful grass rooting.
- 18) There is an area of pavement near the northeast corner of the detention pond that has not been filled in. This should be filled in.
- 19) The drainage outlet across Morsani from the detention pond needs to be finished. There is a vertical wall leading off the edge of the road at this location. Pavement should be extended from this location to fix this. There also should be a large buffer, curb, or railing between the road and the drainage ditch. The ditch should be updated to prevent further erosion. Multiple options were discussed, the solution is up to the contractor.
- 20) Currently, the front portion of the property is subject to being a pre detention pond basin.
- 21) The inside berms of the detention pond should be sodded, from NWSE to Top of Berm (per Drainage Manual)
- 22) The drainage model should be analyzed to confirm that there will be no backflow into the road from the detention pond. Currently, the 100 year elevation of the pond is 2 feet higher than the elevation of the connecting storm manhole. This could cause backflow into the road from the detention pond.
- 23) Drainage ditch between the Bratcher property and Bariloche subdivision was disturbed during construction of watermain. Ditch was never re established. Ditch needs to be cleaned and established as a V swale with positive drainage. Area to be revegetated; hydroseeding may be used, but if washed out again before grass is established, it is to be sodded.

Sincerely,

Zak Johnston, P.E.
www.ck-civil.com
155 Fantinel Drive
Suite D
Tontitown, AR
479-485-1011