

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
July 12, 2016**

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

County

a: Washington County Dirt Pit

Recommendation to Proceed

1. ROLL CALL:

Roll call was taken. Members present include Daryl Yerton (via phone), Randy Laney, Walter Jennings, Chuck Browning, and Kenley Haley. Cheryl West and Robert Daugherty were not present.

2. APPROVAL OF THE AGENDA: *Kenley Haley made a motion to approve the agenda. Walter Jennings seconded. All board members were in favor of approving. Motion passed.*

3. NEW BUSINESS

County

a. Washington County Dirt Pit

Recommendations and Report, in adherence with A.C.A. 14-17-207 and in regard to Washington County Attorney's Opinion 2016-03

Location: Section 06, Township 13 North, Range 29 West

Owner: Paul Reed

Applicant: Washington County Road Department

Engineer: Dylan Cobb, P.E., Garver Engineering

Location Address: East of (behind) 18264 HWY 7, parcel 001-00212-000

Coordinates: 35.835111, -94.108906

Approximately +/- 75 acres / mining area approximately 5 acres.

Proposed Land Use: non-commercial dirt pit/mining for County use only.

Planner: Juliet Richey, Washington County Planning Director, jrichey@co.washington.ar.us

PROPOSAL: The Washington County Road Department is planning to construct a haul road and dirt pit on parcel 001-00212-000. This property is located to the east of (behind) 18264 HWY 71 on property owned by Paul Reed.

STATUTORY PROCESS: A.C.A. 14-17-207(d). Adoption, amendment, and enforcement of official plans and implementing ordinances.

(d) From and after the adoption by the court of the official county plan, no improvements shall be made or authorized and no property shall be acquired, or its acquisition authorized, by any county or public agency which has, or is likely to have, definite part in or relation to the official county plan unless the proposed location, character, and extent thereof shall have been submitted by the agency concerned to the board and a report and recommendation of the board thereon shall have been received. If the board fails to initiate deliberation on such improvement or acquisition within thirty (30) days after receipt thereof and to furnish in writing its report and recommendations upon a proposal within sixty (60) days thereafter, the agency may proceed without the report and recommendation.

The Planning Department (in collaboration with the County Chief of Staff, the Road Department, the County Contract

Engineer, and the Environmental Affairs Department) has worked to create a plan that, for this proposal, is specifically developed for general adherence to the "Washington County: Plan for Land Use and Development," adopted by the Washington County Quorum Court November 9, 2006.

In discussion with Planning Board Chair Randy Laney, it was decided that:

- Planning Department staff shall prepare a report and recommendations for the Road Department's proposal based on the "Washington County: Plan for Land Use and Development".
- The report will be submitted to the Planning Board for their review, deliberation, and ultimately their report and recommendations to the County Road Department (which shall be filed with the County Clerk and a copy forwarded to the County Judge and Quorum Court).

PLANNING AREA: This project is located solely within the County.
District 14, Ann Harbison

QUORUM COURT DISTRICT:

BACKGROUND/ PROJECT SYNOPSIS:

The Washington County Road Department is planning to construct a haul road and dirt pit on parcel 001-00212-000. This property is located to the east of (behind) 18264 HWY 71 on the property owned by Paul Reed. The dirt from this property would be used for improving County roads in the southern part of the County (in the areas of Brentwood, Winslow, southern parts of West Fork, Strickler, and other unincorporated areas of Southern Washington County). This dirt would help improve the condition of the southern County roads that have suffered storm damage and grading over the years, with minimal material being replaced due to the time and distance constraints of not having a good source of material in the vicinity.

This pit will be for Washington County Road Department's use only. The material will be used to repair and maintain County Roads in southern Washington County. There will be no commercial sales of dirt to any other parties from this pit.

The total area of the pit itself will be approximately 5 acres in size and will be mined (and reclaimed) in one acre increments over a period of years. We expect there to be minimal noise and traffic due to this pit being used for County purposes only (**please see attached traffic statement, A-22**).

The mining area will be accessed via a haul road constructed by Washington County across Reed Family property. Appropriate easements from various Reed family members are being acquired to route the haul road from HWY 71 S to the mining area. The appropriate driveway permit will be obtained from the Arkansas Highway and Transportation Department (AHTD). As per ADEQ regulations, no mining permit is required, however an Industrial Stormwater permit is required. Garver Engineering is developing the packet of information necessary to submit our stormwater application to ADEQ.

Please see the attached concept plan depicting the approximate locations of the proposed mining area and haul road (**A-14 through A-19**).

GENERAL CONCERNS:

Sight visibility and safety in regard to truck traffic and turning movements onto HWY 71:

The sight distance visibility and safety aspect regarding the originally proposed entrance point onto HWY 71 S was evaluated by a Professional Engineer with Garver Engineering on June 27, 2016, and found to be adequate. (**Please see sight visibility study attachment pg A-24 through A-26**). Since that time, the entrance location was revised slightly to the North to accommodate a better alignment with a proposed access easement for the proposed haul road. The Engineer feels that should not pose any issue with adequate sight distance, but will re-check the sight distance using the new location and have a report ready for Staff and the Planning Board prior to July 12th.

This portion of Highway 71 is posted at a 55 mph speed limit. The County generally uses a table from our code Chapter 11, Article IV- Appendix A (adopted from AASHTO Green Book Standards) to determine the minimum sight distance visibility needed for an intersection at certain speeds:

HORIZONTAL SIGHT DISTANCE AT INTERSECTIONS		
Design Speed (mph)	Intersection Sight Distance Left Turn Movements (ft.)	Intersection Sight Distance Straight Across/Right Turn (ft.)
25	280	240
30	335	290
35	390	335
40	445	385
45	500	430
50	555	480
55	610	530
60	665	575
65	720	625
70	750	670

The posted speed limit for this area of HWY 71 is 55 mph. The posted speed limit is the number we use if no design speed is available. As per our code, minimum sight distance required for this speed is 610' for turning movements.

When using the value prescribed by the AASHTO manual for truck traffic, the distances needed to provide for safety at an intersection increases (from the standard used when the predominant traffic is cars).

Using the time gap value appropriate for the proposed type of truck traffic at this site, the County's Contract Engineer calculated that the sight distance needed (for left hand turning movements from the proposed Haul Road onto HWY 71) should be as follows:

- 55 mph: 770' of sight distance needed

The Contract County Engineer feels that there should be no issue with there being 770' of sight visibility available in both directions; but will re-check the sight distance prior to the July 12th meeting and report to the County Planning Staff and Planning Board. At this time it appears that the proposed haul road location is adequate in regard to safety of turning movements. Staff will assure that sight distance is met prior to advising the Planning Board regarding a final recommendation at the meeting.

Environmental Concerns:

The types of environmental concerns for this type of use (dirt pit) usually encompass the following:

- Reclamation of the site after mining
- Control of sediment and run-off during mining

Washington County has contracted with Garver Engineering to address drainage and environmental permitting.

There is a stream (an unnamed tributary of the West Fork of the White River) that runs through the proposed mining area. The plan shows an undisturbed buffer area of 50' around all portions of the stream within the mining area (25' on either side of the stream). In addition, there is a series of three sediment ponds proposed (in conjunction with the relevant phased mining area). These proposed ponds will capture the water as it flows over the mining area and allow the sediment to drop out into the pond prior to the water reaching the stream. The ponds are designed to hold both the sediment loads and the first flushes of stormwater from the site to mitigate any impact to downstream properties.

A series of rock check dams is proposed within the ditches of the Haul Road to control drainage in these areas. The proposed Haul Road ditches will ultimately drain into the AHTD ROW for HWY 71.

Planning Staff is awaiting an official drainage statement from the engineers, which should be provided prior to the meeting.

The Planning Office, Road Department, and Environmental Affairs Departments have all reviewed the drainage and stormwater plans and are comfortable with them at this time. In addition, the plans will be sent to ADEQ to be evaluated as part of the Stormwater Pollution and Prevention Plan (SWPPP) for the County's Industrial Stormwater Permit for this site.

The final contours for the mining areas of each phase are shown on the concept site plan (**see pgs. A-16 through A-19**)

All final slopes will be a maximum of 3:1 and vegetated as per state regulations.

As mentioned previously, the total area of the pit itself will be approximately 5 acres in size and be mined (and reclaimed) in approximately one acre phases over a period of years.

ADEQ

Mining

- Juliet Richey spoke with Jerry Neill (ADEQ Mining Division/non-coal) via phone on 6/14/16
- No mining permit is required as per:
 - Act 827 (ACA 15-57-301 to 15-57-321), specifically 15-57-320 (a) and (b)

15-57-320. Exemptions.

(a) Nothing in this subchapter shall be construed to require any agent or employee of a county or municipal government, or a landowner selling exclusively to those government entities, to comply with any of the provisions of this subchapter when engaged in open-cut mining outside of the channel of a stream for the construction, reconstruction, improvement, or maintenance of streets and highways or private roads, streets, driveways, or highways, or other public projects of a county or municipality when it is conducted under the authority of said government for such activities and on lands for which the county or municipal government has established rights.

(b)(1) The county and municipal governments shall remove topsoil and spoil and store it on the mining site.

(2) Upon completion of mining, the site shall be graded such that no slope will be steeper than one foot (1') vertical to three feet (3') horizontal, and the topsoil shall be respread and the site revegetated in a manner to prevent pollution of the waters of Arkansas.

- APCEC Regulation 15, Reg 15.301 F (1)

(F) The following subdivisions apply to governmental units:

(1) County and municipal governments shall not be required to obtain a permit for open-cut mining operations on lands outside of the channel of a waterway for which said government entity has established rights when the material is used for construction, reconstruction, improvement or maintenance of streets, roads, highways or other public projects.

(a) The county or municipal government shall remove topsoil and spoil and store it on site.

(b) Upon completion of mining, the site shall be graded such that no slope will be steeper than one foot (1') vertical to three feet (3') horizontal and the topsoil shall be respread and the site revegetated in a manner to prevent pollution of the waters of Arkansas.

- Mr. Neill verified that no mining permit is required, but stated that reclamation must be as follows: 3:1 slopes and 70% vegetated cover
 - Additionally he asked if we would send him an official letter stating location and general information regarding the pit, and stating that it is for County use only.
 - He suggested that we clarify with the property owners the following:
 1. Expectations regarding reclamation
 2. Make it clear that no red dirt can be used from this site by anyone except the County

ADEQ Stormwater Permitting

- Juliet Richey and Michelle Viney spoke with ADEQ, Blake Ahrendsen (P.E., Water Division) via phone on 6/14/16
- Blake verified that Industrial permit- ARR00000 is the permit that is needed for a dirt pit operation.
- Garver Engineering is preparing the Industrial Stormwater Permit and SWPPP for the site. The draft permit has been completed at this time and the final copy should be ready for submittal to ADEQ Soon. The Stormwater permit must be approved prior to operation.

General Adherence to Washington County's Plan for Land Use and Development:

(Italicized text in this section below represents relevant text excerpts from the County's Plan Document; Red text represents discussion regarding this proposal's adherence to said plan).

SECTION 1: INTRODUCTION

The Washington County Quorum Court hereby adopts a County Plan to:

- *Provide a basis for making decisions concerning the future growth and development in the unincorporated areas under its jurisdiction; (at this time the Quorum Court has expressed its preferences to zoning portions of the county within certain distances from incorporated city limits and thus, all the goals identified herein may not apply)*
- *To coordinate and give direction to public and private development; This plan is being referenced and utilized to provide guidance for this proposed development.*
- *To protect the agricultural and rural residential flavor of the county and the environment.*
- *To balance community interests and goals with individual property rights.*

The quorum court recognizes the need to encourage a logical and orderly development of the lands within the county's jurisdiction.

The county plan is a long-term policy and planning tool to be used as a guide to the future development of the area, and as such, it provides a consistent framework within which individuals and public officials can make their own development decisions, knowing that they are all working toward common, compatible goals. The plan sets forth how the physical environment should be developed for the health, safety, convenience, prosperity and welfare of the people of the county. It is the intent of the plan to provide for each of the respective components necessary for land use and development controls

The plan will consider incorporated communities' development plans, jurisdictional areas and regulations, and plan and act accordingly.

It is for these purposes that the county plan has been developed and adopted.

SECTION II. SUMMARY OF MAJOR CONSIDERATIONS

In an effort to attain the type of development desired by county leaders and citizens alike, the following matters should be considered.

1. *Retain the agricultural nature and rural residential character of the county through proper development regulations; while at the same time recognizing the need for industrial land uses, principally where adequate utilities, roads, and other infrastructure exists or will exist. This will allow the industrial and commercial uses and rural residential lands that choose to locate in the county, as well as help to insure that incompatibility with agricultural, residential, and other uses is minimized.*
2. *Commercial development, though necessary, must be weighed according to its impact on agricultural and residential area.*

3. *The protection and preservation of agricultural lands through the proper use of regulatory mechanisms is critical to retain the rural nature of the county.*
4. *Ensure protection of the county's natural environment, floodplains, watersheds, and natural resources and features.*
5. *Adequate Roads and other infrastructure should be considered in the development process.*
6. *Ensure that all county plans are consistent to the extent possible with state plans and other related regional, county, and municipal plans in order to avoid inconvenience and economic waste, and to assure a coordinated and harmonious development of the county, region, and state.*

SECTION III. PHYSICAL DEVELOPMENT

A. LAND USE CONSIDERATIONS **4. INDUSTRIAL**

The chief goals for industrial development are:

- a. *Provision of sites which are located adjacent to major thoroughfares or other adequate transportation facilities;*
- b. *Allocate land in sufficient quantity, where infrastructure exists, or will exist, so that industrial growth can be accommodated to benefit both industry, and the county. This will ensure that industrial land is protected from encroachment by non-industrial uses; and,*
- c. *Provide for ample utilities and services to support industrial development.*

These goals can be achieved through the following operations:

- a. *Adopt development regulations and standards to provide for quality development;*
- b. *Identify suitable land for reservation of future industrial growth;*
- c. *Provide adequate services, utilities and accessibility;*
- d. *Insulate industrial sites from other activities by location or buffers; and,*
- e. *Require provision of ample off-street parking and loading space.*

County Staff Response to Sections I, II, and III:

Staff has attempted to assure that all relevant land use issues are addressed in the plan for this proposed dirt pit.

County Staff has taken care to mitigate the possible effect of the addition of the proposed mining area on surrounding properties by assuring the mine is proposed to be placed within the landscape to cause minimal impact on surrounding uninvolved properties.

All property lines close in proximity to the mining area are owned by other members of the Reed Family. Mining will not take place within 50' of any property line.

*The closest non-family property lines are more than 500' away (northwest and northeast), and approximately ¼ mile from any existing structures on these properties. To the southwest, south, and southeast of the mining area the closest non-family property lines are approximately 1000' or more from the mining area, and the closest residence is over ¼ mile from the mining area. Please see the attached map depicting distances on **page A-13**.*

*As mentioned previously, we expect there to be minimal noise and traffic due to this pit being used for County purposes only (please see attached traffic statement, **A-22** for additional details).*

- o *Average Traffic to the pit: in spring and fall the pit would likely be used on average two days per week, for 16-24 dump truck loads per day when dirt is hauled for maintenance purposes (to maintain County roads).*

- o There will be dead periods of *little to no* traffic generation in winter and summer.
- o There will be no dirt pit operation in the evenings, nights, or weekends.

In addition, the County will take the necessary steps to assure that onsite dust and offsite tracking is mitigated. The haul road into the site will consist of a hard paved surface (concrete or asphalt) for a length of 250' back from Highway 71). A County water truck will be onsite whenever the pit is in operation during dry times. Water will be applied to the pit area and the haul road as needed for dust abatement.

No hauling will occur during times of rain and wet weather that would lead to tracking on the Highway. If any tracking were to take place, the County has a broom sweeper that will remove the debris from the Highway within a reasonable amount of time.

All truck loads will be covered to mitigate debris falling onto the road. **Please see the attached Dust Abatement and Tracking Plan on pages A-23 for additional information.**

See above comments regarding compatibility with surrounding property and the general area. In addition, the dirt from this property would be used for improving County roads in the southern part of the County. This dirt would help improve the condition of the southern County roads that have suffered storm damage and grading over the years, with minimal material being replaced due to the time and distance constraints of not having a good source of material in the vicinity.

This pit will be for Washington County Road Department's use only. The material will be used to repair and maintain County Roads in Southern Washington County. There will be no commercial sales of dirt to any other parties from this pit. The total area of the pit itself will be approximately 5 acres in size and be mined (and reclaimed) in one acre increments over a period of years. We expect there to be minimal noise and traffic due to this pit being used for County purposes only (please see attached traffic statement).

While this review process differs somewhat from the zoning review process to which private development is subject, many of the same issues, concerns, and technical details are being addressed. The Land Use Plan is one of the tools that are utilized in the zoning process and reflective of the same goals and framework as the Conditional Use Permit criteria in our zoning ordinances.

There are not applicable adopted City plans for this area of the County to consider for this development. However, AHTD, Ozarks Electric, and the US Forest Service have been consulted and their comments will be integrated into the project's design.

Neighbor Notification, Comments, and Proximity

Notification:

All adjacent properties were notified via US Mail of the County's Dirt Pit proposal and the Planning Board's Meeting to discuss the proposal on July 12, 2016. Please see the map on **Page A-27** depicting the names and parcel numbers of the notified neighbors.

Comments:

At the date of this report (July 7, 2016) two neighbors have contacted Planning Staff: Ms. Ferguson and Mr. Kelly.

- Ms. Ferguson had no issues or concerns regarding the proposal.
- Mr. Kelly was opposed to the proposal.

Please see the attached Neighbor comment spreadsheet for detailed comments (**pg. A-28**).

Proximity:

Please see the attached map showing the closest (non-involved) parcel lines and residences. We did not count the residences from the Reed Family properties.

ADVISEMENT AND RECOMMENDATION:

In Summary, County Staff feels that we have collaboratively created a good plan for the proposed County dirt

pit on HWY 71. For all of the reasons stated within this report, Staff feel that the proposal will create a compatible, environmentally sound, and safe development which generally adheres to the intent, principles and considerations County's Land Use Plan.

County Planning Staff advises that the Planning Board recommend that the County Road Department proceed with the plan for development with the following conditions:

Prior to operation, the following items must be completed:

1. AHTD Driveway Permit must be approved
2. All easements needed for ingress/egress shall be obtained from the appropriate parties and filed for record with the Circuit Clerk
3. Haul Road and corresponding drainage should be built.
4. AHTD must inspect and approve the driveway post-construction (if required by AHTD)
5. Contract with Paul Reed should be signed. In addition to the standard language (in that contract document or another contract document) the following should be stated:
 - a) Agreement of details of reclamation plan
 - b) Agreement that no red dirt can be used from this site by parties other than Washington County
6. ADEQ Industrial Stormwater Permit Notice of Coverage shall be approved/in effect.
7. If any additional ADEQ Stormwater Permits are needed for the construction of the haul road, those permits must be obtained.
8. Drainage Statement on file from Garver Engineering must be received.
9. Sight distance shall be adequate if driveway is to be moved slightly to the north or south.
10. A letter shall be issued to ADEQ Mining Division stating the location of the operation and that all mining material will be used for Washington County only (no commercial mining).
11. The development should generally adhere to the plans as presented

Washington County Planning Director, Juliet Richey, presented the staff report for the board members.

Steve Zega, Washington County Attorney, provided a summary of the Planning Board's role for this particular project. They would review the staff's report and vote on a recommendation. If this was CUP request, the Quorum Court would have to ratify, but since the County is the applicant, this will be on file with the County Clerk as the Planning Board's recommendation. The County can accept or reject the Planning Board's recommendation. The Planning Board will be the last board to hear this project. Not the Quorum Court. This is the last public hearing.

Randy Laney, Planning Board Chair, asked, "Who does the public go to if they have a complaint about the dust and truck covering? Who do they call?"

Juliet Richey, Washington County Planning Director, answered, "They can call the Road Department."

Walter Jennings, Planning Board member, asked about the gravel making process. "Is there a crusher on site? What's making the noise?"

Juliet Richey replied, "This is not a quarry. There will not be any blasting or crushing. This is removing the dirt. When they hit bedrock that's it. They're not going to go any further."

Juliet Richey stated, "We have had four neighbors, all to the south and the east of the project, contact the planning staff. Mr. Ferguson needed some general clarifications. Mr. Kelly does not want the project there. No solutions could make him in favor. However, staff evaluated the site layout and think he will have minimal impact due to several factors. Dust and noise shouldn't be a problem. Mr. Couch had a few questions, but is no longer concerned. Ms. Hansen, who is on a higher elevation, had some concerns about dust and noise interfering with the retreats she holds periodically. The structure is one and half mile from the closet edge of the pit. Staff did try to contact her but had no received a return call yet at the time of the meeting."

Juliet Richey added, "Since the report and recommendation ultimately come from the Board rather than staff, the language on the recommendation and report (document handed out at the meeting) is worded as such. It states that the Board fully reviewed the report and plans. The report was prepared with the direction of Randy Laney, the Planning Board Chair. The Washington County Planning staff collaborated and created a good plan. The plan generally adheres to the intent of the Land Use Plan. We welcome any discussions and questions."

Randy Laney stated, "If we do a motion we should date the document with our recommendation."

No Public comments.

Public Comments Closed.

Chuck Browning made a motion recommend that the Road Department proceed with the **Washington County Dirt Pit** subject to staff recommendations (see attached document). Walter Jennings seconded. Cheryl West and Robert Daugherty were not present. Board Members Walter Jennings, Daryl Yerton, Chuck Browning, Randy Laney, and Kenley Haley were in favor of approving. Motion passed.

4. Other Business

- Discussion of Current Development.
- Any other Planning Department or Planning Board business.

5. Old Business

6. Adjourn

Chuck Browning moved to adjourn. Walter Jennings seconded. Motion passed.
All Board members were in favor of approving.

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman

FILED

Washington County Planning Board Report and Recommendation to the Washington County Road Department, July 12, 2016

2016 JUL 20 PM 3: 02

REGINA LEWALLEN
CIRCUIT CLERK
WASHINGTON CO. AR

After fully reviewing the Staff Report and plan for the site (which was prepared by direction of Randy Laney, Planning Board Chairman), The Washington County Planning Board finds that County Staff have collaboratively created a good plan for the proposed County dirt pit on HWY 71.

For all of the reasons stated within the staff report (attached), the Planning Board feels that the proposal will create a compatible, environmentally sound, and safe development which generally adheres to the intent, principles, and considerations of the County's adopted Land Use Plan.

The Planning Board recommends that the County Road Department proceed with the plan for development with the following conditions:

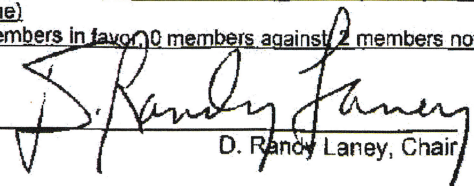
Prior to operation, the following items must be completed:

1. AHTD Driveway Permit must be approved
2. All easements needed for ingress/egress shall be obtained from the appropriate parties and filed for record with the Circuit Clerk
3. Haul Road and corresponding drainage should be built.
4. AHTD must inspect and approve the driveway post-construction (if required by AHTD)
5. Contract with Paul Reed should be signed. In addition to the standard language (in that contract document or another contract document) the following should be stated:
 - a) Agreement of details of reclamation plan
 - b) Agreement that no red dirt can be used from this site by parties other than Washington County
6. ADEQ Industrial Stormwater Permit Notice of Coverage shall be approved/in effect.
 - a) *Prior to mining commencement on each phase, the Planning Director and Environmental Affairs Director shall inspect the site to assure that all BMPs are in place in accordance with the current SWPPP.*
7. If any additional ADEQ Stormwater Permits are needed for the construction of the haul road, those permits must be obtained.
8. Drainage Statement on file from Garver Engineering must be received. (received 7-8-16)
9. Sight distance shall be adequate if driveway is to be moved slightly to the north or south.
10. A letter shall be issued to ADEQ Mining Division stating the location of the operation and that all mining material will be used for Washington County only (no commercial mining).
11. The development should generally adhere to the plans as presented.

ZONING BOARD OF ADJUSTMENTS ACTION:

Planning Board Members present: D. Randy Laney, Kenley Haley Casey, Walter Jennings, Chuck Browning, Daryl Yerton (via phone)

5 members in favor, 0 members against, 2 members not present Recommendation to proceed, with conditions


D. Randy Laney, Chair

7-12-16
date

Updates

Drainage Statement

(full calculations available on the webpage)



2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com

June 8, 2016

Juliet Richey, Planning Director
Washington County Planning Department
6215 S. Brink Drive
Fayetteville, AR 72701

Re: Drainage Statement –Reed Red Dirt Project near Winslow

Dear Ms. Richey:

This letter is intended to address the drainage for the Reed property dirt pit project near Winslow, Parcel 001-00212-000.

No significant drainage impacts to adjacent properties or streams as a result of the dirt pit mining operation are expected. An approved storm water pollution prevention plan (SWPPP) shall be executed with additional best management practices (BMP's) as required. Deviations from the approved SWPPP may result in negatively impacting the site and off-site areas. A 50' natural buffer zone shall be maintained along the existing stream within the boundary of the dirt pit. Diversion ditches are proposed to redirect storm water runoff around the dirt pit site.

The existing site conditions for the dirt pit is primarily forest with some open grass areas situated within a valley. During the mining operation the existing grades will be altered and the vegetation removed. A pre-development flow and post-development flow was calculated using a 25-year design storm for phases 1, 2, and 3 – 5. See attached drainage calculations. Sediment basins are proposed and sized accordingly based on the Natural Resources Conservation Service (NRCS), code 350. See attached sediment basin calculations. Run-off within the dirt pit will be directed to the proposed sediment basins to retain eroded sediment and storm water. Upon completion of the mining operation and reclamation, drainage patterns will generally be re-established.

Please call me if you have any questions.

Sincerely,

GARVER

Digitally signed by
Dylan Cobb
Date: 2016.07.08
14:01:28-05'00'

Dylan Cobb, P.E.
Project Manager

Updated Sight Distance



www.GarverUSA.com

MEMORANDUM

Date: July 11, 2016
To: Washington County
Attn: Juliet Richey
From: Dylan Cobb
RE: Washington County Dirt Pit – Intersection Sight Distance
Copies To: File; 16047062

Dear Juliet,

The dirt pit access drive entrance at Highway 71 is proposed to be relocated 75' to the north of an existing asphalt entrance to old Highway 71. Attempts were made to incorporate the existing asphalt entrance, but would have created an undesirable approach to Highway 71. A previous intersection sight distance (ISD) study was conducted at the asphalt entrance and applied to the sight distance for the proposed access drive. See Figures 1 and 2 for the point of view near the proposed access drive entrance of Highway 71.

Intersection sight distance was calculated using equation 9-1 from the AASHTO 'A Policy on Geometric Design of Highways and Streets', 2011 6th edition (Greenbook) and verified by on-site measurements. Case B – Intersections with stop control on the minor road, was used to determine the length needed for sight distance. The speed limit of Highway 71 was verified at 55 mph in both directions. A time gap of 9.5 seconds was used for a single unit truck (SU). Calculations for sight triangles are attached with the following distances:

Case B1 – Left turn from the minor road: 770'
Case B2 – Right turn from the minor road: 690'

The calculated 770' sight distance measured on-site in both directions along Highway 71 from the proposed access drive entrance allows for adequate intersection sight distance for a single unit truck to safely enter Highway 71.

Please call me if you have any questions.

Sincerely,

Digitally signed by
Dylan Cobb
Date: 2016.07.11
23:05:56-05'00'

Dylan Cobb P.E.
Project Manager

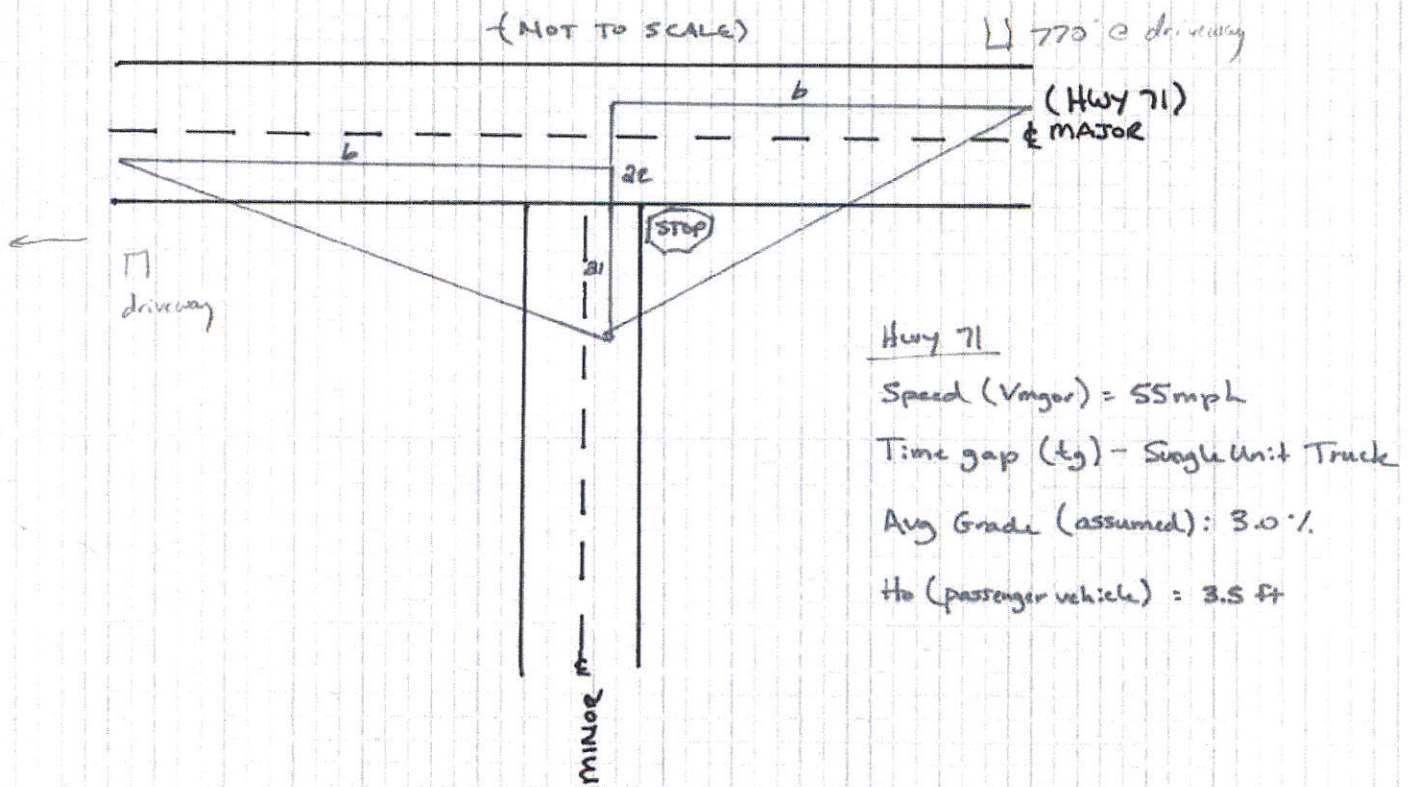
Ms. Richey
July 11, 2016
Page 2 of 2

Attachments:	ISD Exhibit Figures 1 & 2	Pages(incl.):	2
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Project Washington Cty Dirt Pit Job No. 16047062 Made By DJC Date 6-27-16

Subject Intersection Sight Distance Chkd. By _____ Date _____



*Case B1, left turn from Stop

$$ISD = 1.47 (V_{major})(t_g)$$

$$1.47 (55 \text{ mph})(9.5) = 768.1 \text{ ft} \rightarrow \underline{770 \text{ ft}}$$

Case B2, right turn from Stop

$$ISD = 1.47 (V_{major})(t_g)$$

$$1.47 (55 \text{ mph})(8.5) = 687.3 \text{ ft} \rightarrow \underline{690 \text{ ft}}$$

Note: $ISD = b$



Figure 1: Highway 71 looking north from proposed Access drive.



Figure 2: Highway 71 looking south from proposed Access Drive.

Neighbor Comments Received Since 7-7-16

Juliet Richey

From: Toni Hansen <tonihansen@hotmail.com>
Sent: Tuesday, July 12, 2016 9:33 AM
To: Juliet Richey
Cc: Nancy Couch; Winswood Ranch
Subject: Winslow gravel Pit

Hi Juliet,

Surely do appreciate the time you took on the phone with me yesterday. You have always been so helpful.

Sounds to me like you have heard all the usual complains. Noise, dust, reduced property value, etc.

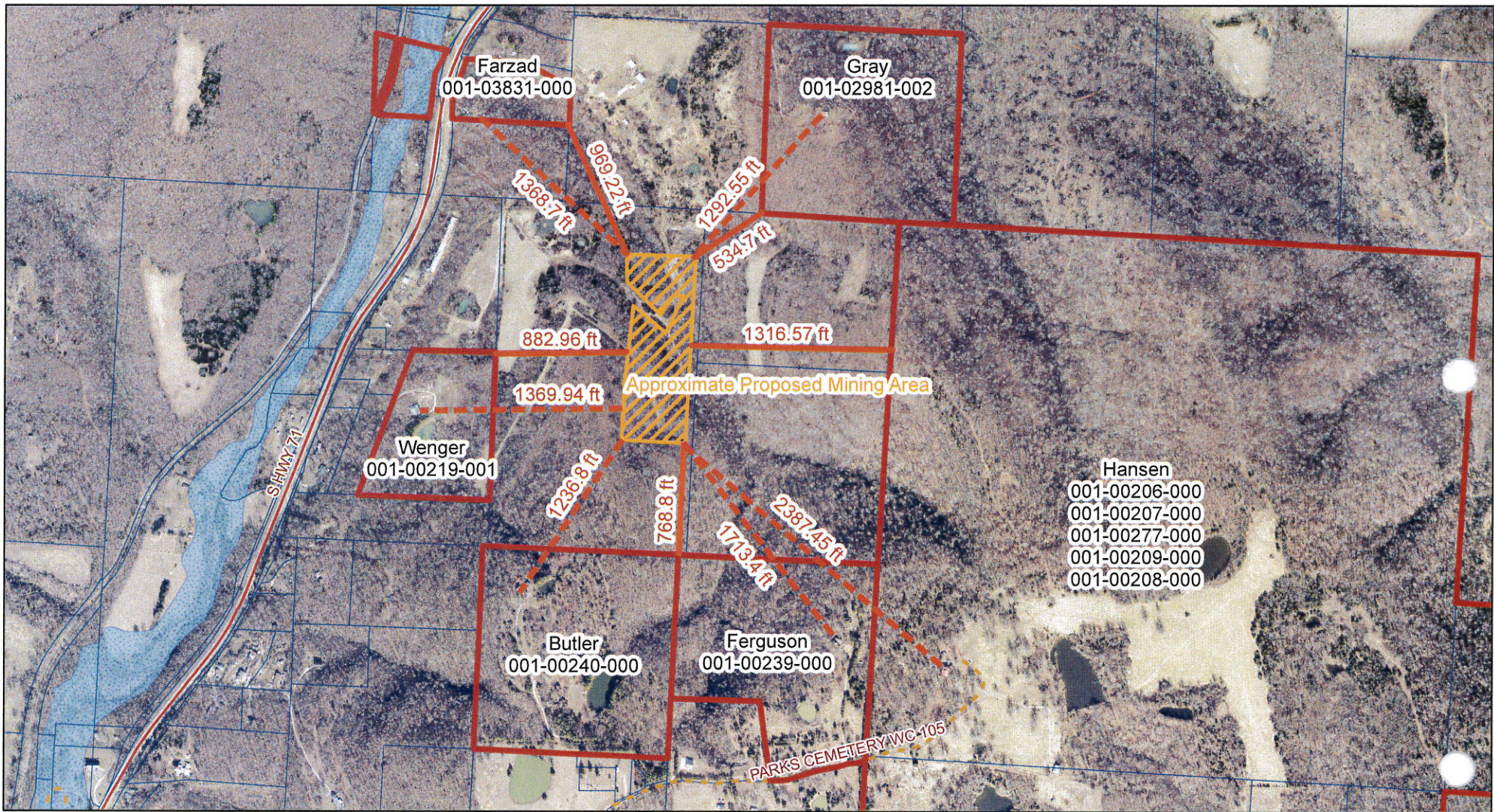
I do have two very important concerns. I run retreats on my farm and so the noise certainly will create not only a nuisance but a financial burden. Will there be a way I can find out just when the equipment will be digging and the trucks coming so I won't schedule a retreat?

Secondly, how can we be assured that the gravel on Hwy 71 that these trucks will spill will be cleaned up? Windshield cracks and chips on my new car is not something I'm looking forward to nor are my neighbors!

Additionally, it would be great Juliet if we could receive notice earlier than 7 days prior to the meeting. Obviously a notice or article in the newspaper didn't work. HELP.

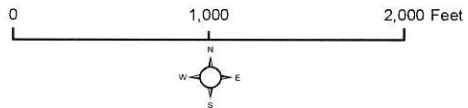
Sincerely,

Lorraine Hansen
18509 Parks Cemetery Rd
Winslow, AR 72959



Washington County Dirt Pit Approximate Proposed Mining Area Site Map

Site information is drawn over Assessor GIS aerial imagery (2015), parcel and street information. The information should not be misconstrued as survey information. Parcel information locations are based off the best material at hand.



- Closest Approximate Distance from Property Line (feet)
- - - Closest Approximate Distance from Residence (feet)

