



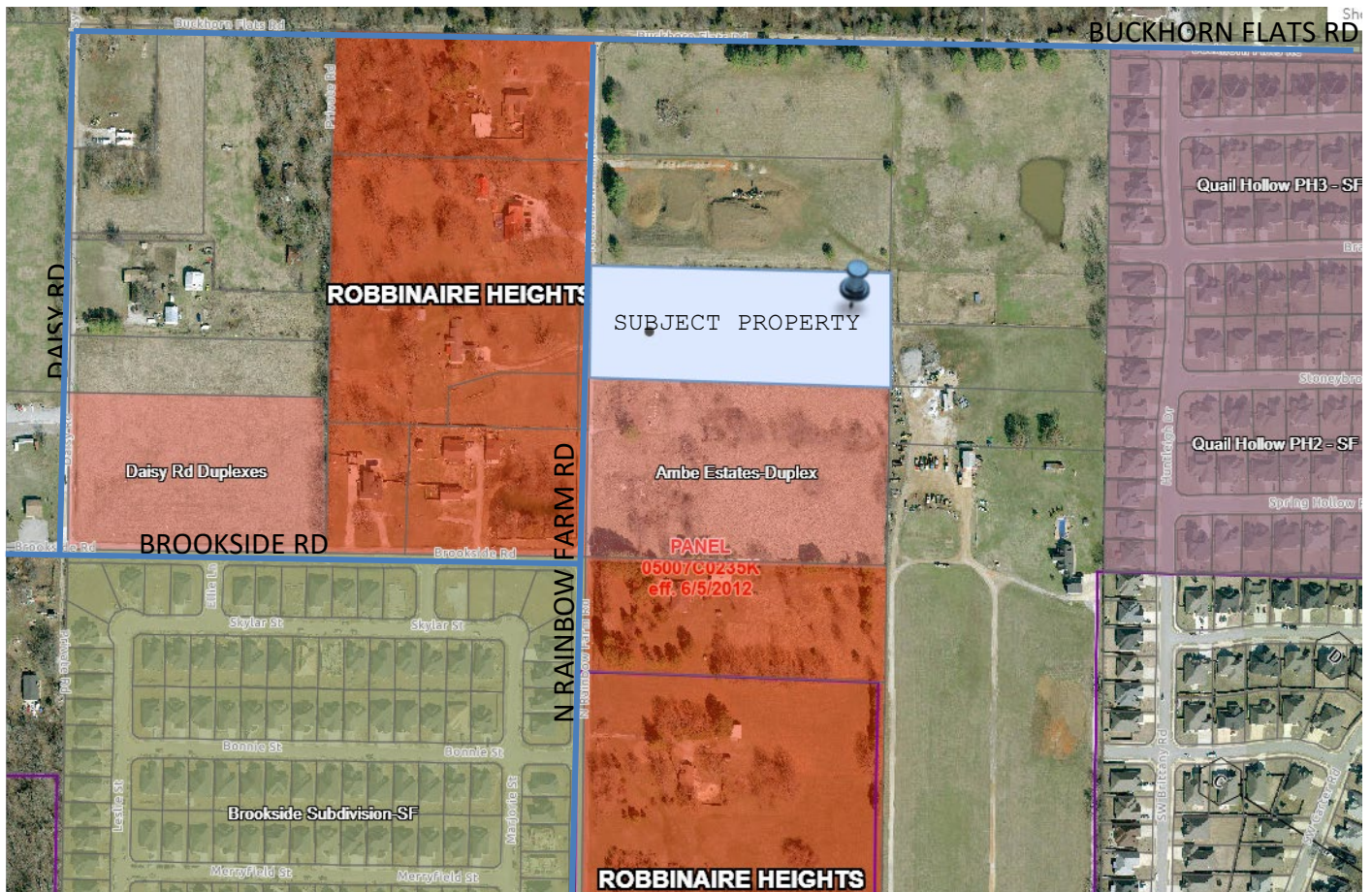
NOTICE OF PUBLIC HEARING Centerton Planning Commission

May 07, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, AR Planning Commission on **May 7th, 2024 at 6:00 PM** at the Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the conditional use application (CU24-05) to amend to the terms of the Conditional Use for Ace Ur Game, LLC (CU20-07) to allow outdoor recreational lighting on 5 ± acre, located at 8700 N Rainbow Farm Rd, Centerton, AR, submitted by property owner Ramesh B. Jandhyala on behalf of Ace Ur Game, LLC. The property is zoned C-3 Neighborhood Commercial.

Property is described as part of the NE ¼ of the NW ¼ of S10-T19N-R31W, City of Centerton, Benton County, AR; PID# 06-00631-635 and 06-00631-638

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



PROJECT NARRATIVE

From: [REDACTED]
To: [Samantha Hartman](#)
Cc: [Kayla Knight](#); [Planning](#); [Eric Exner](#)
Subject: Re: ACE_Batting Permit to Set up lights .
Date: Thursday, April 11, 2024 9:19:27 AM

Hi ,

Quick summary of my visit yesterday ,

- The lighting plan that was submitted had the details of the height where the lights are going to be mounted.
- As advised, I had submitted the application for conditional approval, and paid the respective fee.

Summary of the minor site improvement and conditional use

Based on last year's business feedback, we had been approached by many parents suggesting to have lights installed on the batting cages , this is due to the scorching heat during the summer evenings. It is not comfortable for kids to be exposed to heat for extended periods of time. Starting the practice session during late evenings is preferred however, due to non availability of lighting, this could not be offered. Also non existence of lighting poses a safety concern when the visibility is low after sunset, This arrangement is needed to safely enter and exit the training area for kids and parents. This minor site improvement will try to bring a safe and comfortable arrangement where parents can be seated and kids can practice in comfortable temperatures and prepare for the favorite baseball tournament season.

We do not intend to increase the capacity of the players but extend the time so that the practice can happen when the temperature cools down a bit.

The technical details of the lighting are already submitted to the city both as a hard copy and softcopy.

Lights are intended to be installed on the concrete section where batting cages are installed .

Appreciate if the city could approve the request and help a facility where we can shape the next generation of baseball and cricketers. This will also help us get revenue and thus pay back taxes to the city to contribute to the community's growth.

Thank you,
Ramesh
ACE Batting.

GENERAL NOTES:

1. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-482-8998.
2. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
3. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
5. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
6. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
7. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
8. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
9. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

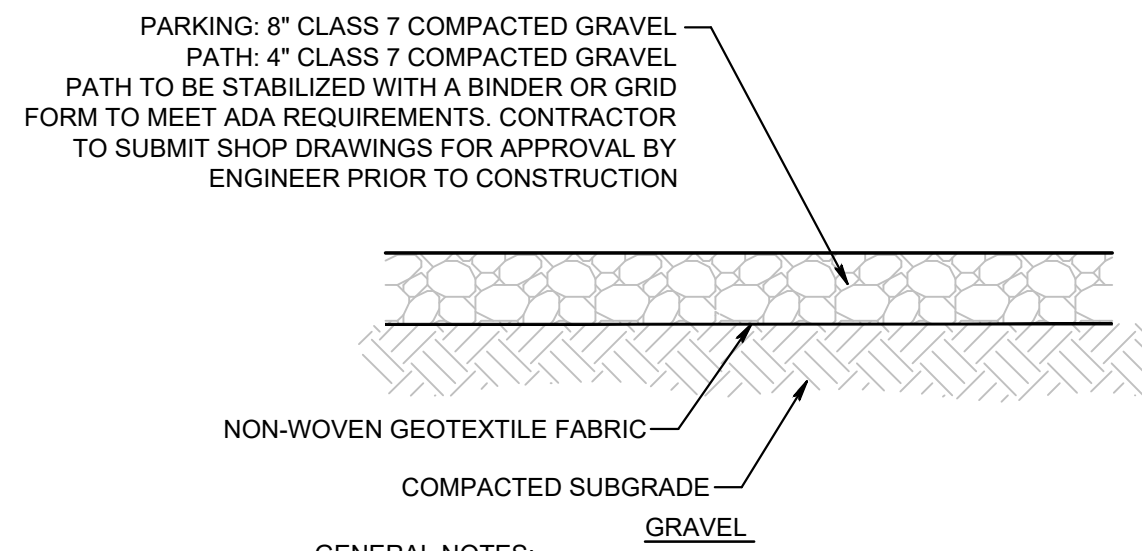
SPECIAL NOTE:
CONTRACTOR TO CONTACT ANDERSON ENGINEERING 48 HOURS PRIOR TO EARTHWORK ACTIVITIES. ANDERSON TO PROVIDE ON-SITE SUBGRADE INSPECTION PRIOR TO PAVEMENT WORK.

CAUTION:
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

| PARKING CALCULATION | | | |
|---------------------------|-----------------------------------|-------------------------|-----------|
| RECREATIONAL FACILITY | 1 SPACE PER 300 SF OF OFFICE | 1- 200 SF OF OFFICE | 10 SPACES |
| | 1 SPACE PER 200 SF OF INDOOR REC. | 0 - 0 SF OF INDOOR REC. | |
| | 1 SPACE PER BATTING CAGE | 9 - 9 BATTING CAGES | |
| PROVIDED PARKING | | | 13 SPACES |
| REQUIRED HANDICAP PARKING | | | 1 SPACES |
| PROVIDED HANDICAP PARKING | | | 1 SPACES |

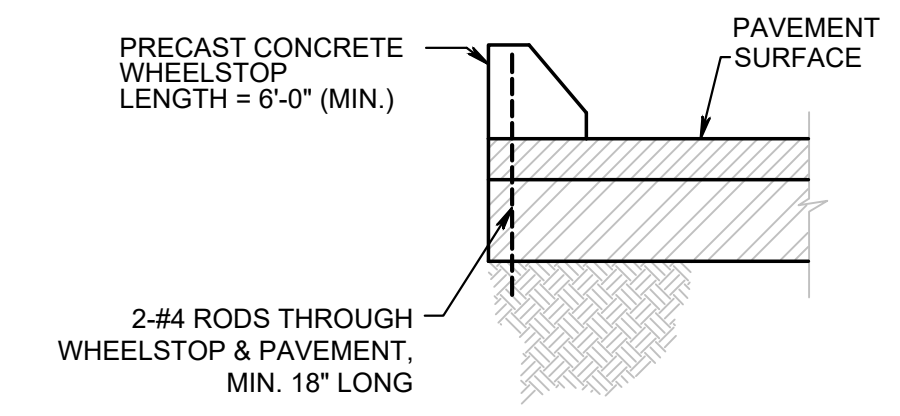
| PAVEMENT LEGEND | |
|-----------------|--------------------|
| | TRASH PAD CONCRETE |
| | CONCRETE SLAB |
| | GRAVEL |

| LANDSCAPE LEGEND | |
|------------------|---|
| | SHRUB: • ORIENTAL ARBORVITAE (platanus orientalis) • OR APPROVED EQUAL |
| | TREE: • LEYLAND CYPRESS (Cupressocyparis Leylandii) • OR APPROVED EQUAL |



2 GRAVEL DETAIL
C1.1 SCALE: NOT TO SCALE

- GENERAL NOTES:**
1. SUBGRADE INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
 2. CONTRACTOR TO MAINTAIN THICKNESS.



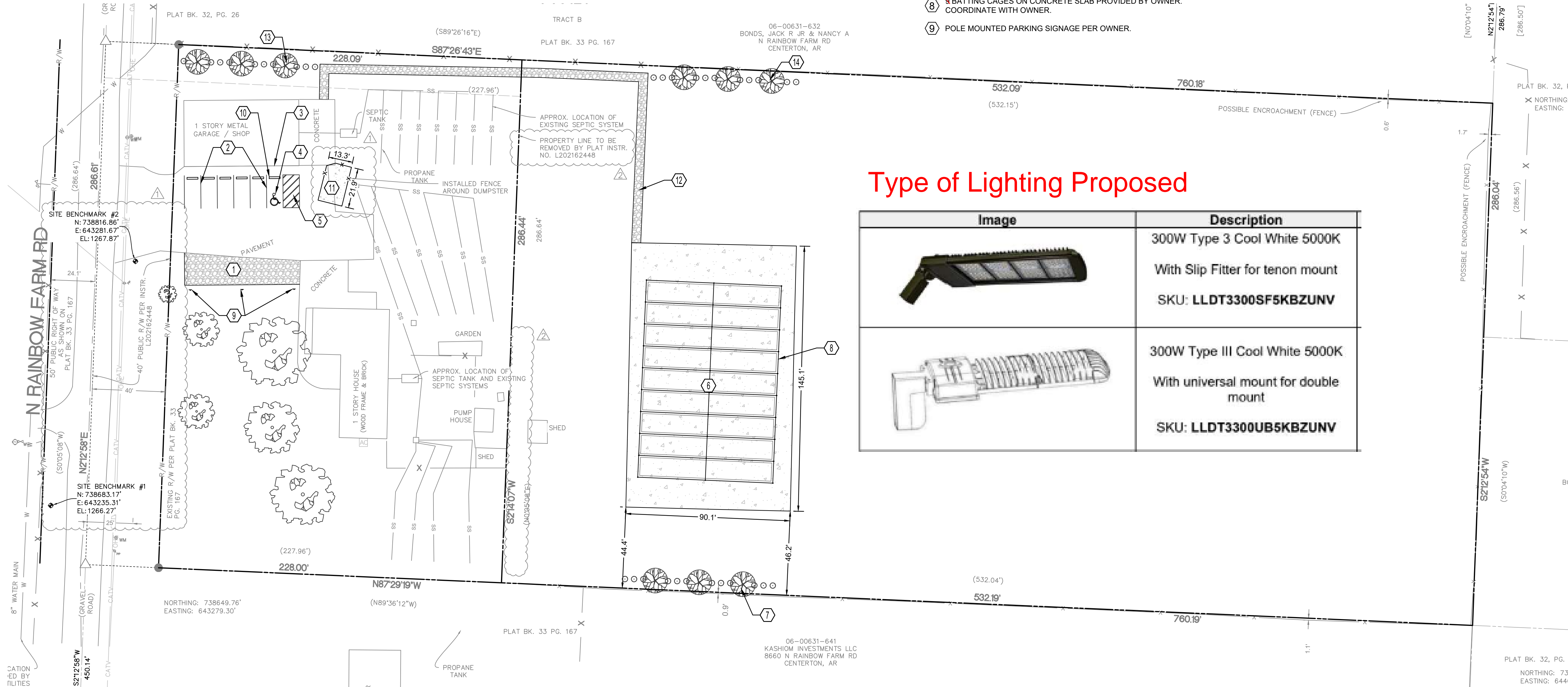
3 PRECAST CONCRETE WHEEL STOP SECTION
C1.1 SCALE: NOT TO SCALE

KEY NOTES:

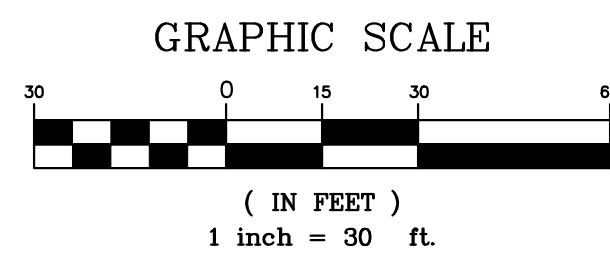
1. GRAVEL PARKING PER DETAIL 2/C1.1.
2. STRIPING TO BE 4" HI-VIS WHITE PER CITY OF CENTERTON STANDARDS AND SPECS.
3. ADA WALL MOUNTED SIGNAGE PER DETAIL 2/C1.3.
4. ADA ACCESSIBLE SYMBOL PER DETAIL 1/C1.3.
5. HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE AUTHORITY HAVING JURISDICTION.
6. INSTALL CONCRETE SLAB PER GEOTECHNICAL REPORT AND STRUCTURAL PLANS PROVIDED BY OWNER.
7. APPROXIMATELY 12 SHRUBS AND 3 TREES. SHRUBS TO BE PLANTED AT 5' MINIMUM. REFER TO LANDSCAPE LEGEND FOR RECOMMENDED PLANTS.
8. BATTING CAGES ON CONCRETE SLAB PROVIDED BY OWNER. COORDINATE WITH OWNER.
9. POLE MOUNTED PARKING SIGNAGE PER OWNER.
10. CONCRETE BUMPER BLOCK (8"W X 5"H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR. REFER TO DETAIL 4/C1.1. TEMPORARY WOOD BUMPER BLOCK INSTALLED UNTIL PERMANENT CONCRETE BUMPER BLOCK ARRIVES FOR INSTALLATION.
11. TRASH ENCLOSURE SEE DETAIL 4/C1.3 OR APPROVED EQUAL. CONCRETE PAVEMENT AT TRASH ENCLOSURE PAD PER DETAIL 3/C1.3.
12. 5' WIDE GRAVEL PATH REFER TO DETAIL 2/C1.1.
13. APPROXIMATELY 10 SHRUBS AND 3 TREES. SHRUBS TO BE PLANTED AT 5' MINIMUM. REFER TO LANDSCAPE LEGEND FOR RECOMMENDED PLANTS.
14. APPROXIMATELY 11 SHRUBS AND 3 TREES. SHRUBS TO BE PLANTED AT 5' MINIMUM. REFER TO LANDSCAPE LEGEND FOR RECOMMENDED PLANTS.

Type of Lighting Proposed

| Image | Description |
|-------|---|
| | 300W Type 3 Cool White 5000K With Slip Fitter for tenon mount SKU: LLDT3300SF5KBZUNV |
| | 300W Type III Cool White 5000K With universal mount for double mount SKU: LLDT3300UB5KBZUNV |



1 SITE LAYOUT & LANDSCAPING PLAN
C1.1 SCALE: 1" = 30'



ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
8311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72786 • PHONE (479) 284-1811
ANDERSON.COM 335 • L. ERNIE DEATON P.E. REG. #004

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 6904
L. ERNIE DEATON II
11-18-2022

| DRAWING INFO. | |
|--------------------------------|------------|
| NO. | DATE |
| BY | DATE |
| DESCRIPTION | BY |
| PER CITY OF CENTERTON COMMENTS | BY |
| PER CITY OF CENTERTON COMMENTS | BY |
| FIELD BOOK: | 22RO20051 |
| JOB NUMBER: | |
| DATE | 11-18-2022 |
| BY | JMC |
| DRAWN BY | JMC |
| CHECK BY | LED |
| FIELD BY | JMC |

ACE UR GAME BATTING CAGES AS-BUILT DRAWINGS

SITE LAYOUT PLAN & LANDSCAPING PLAN

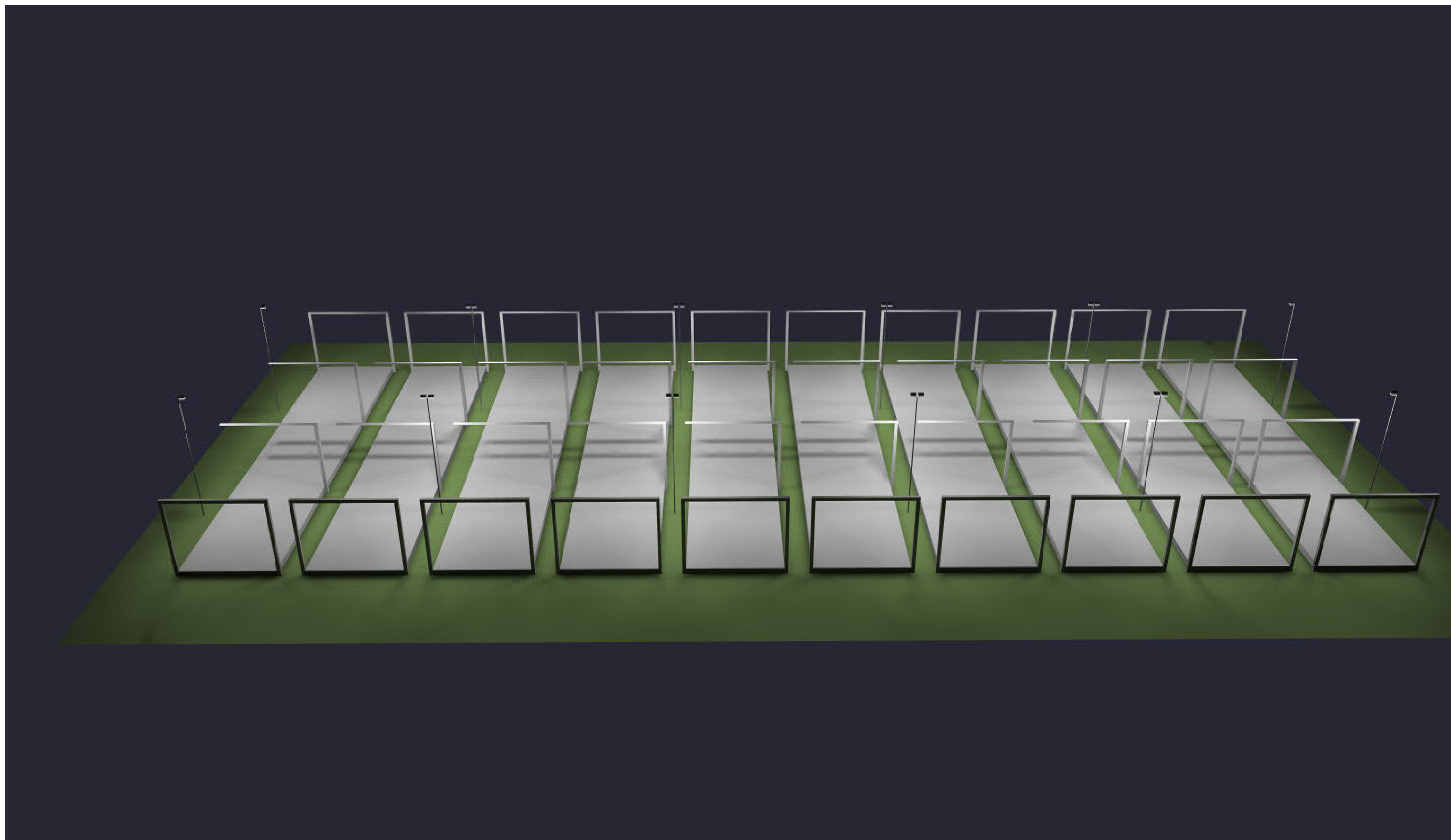
8700 N RAINBOW FARM RD, CENTERTON, AR 72719

SHEET NUMBER **C1.1**

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damage prevention is no accident

811
Know what's below. Call before you dig.
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Arkansas One-Call
www.arkonecall.com



PROJECT: Batting Cage 70' L x 14' W x 12' H

LOCATION: N/A

CONTACT: Stephen C.

DATE: 9/29/2020

Page Number:

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FOR PURCHASING INFORMATION OF APPROVED
EQUIPMENT SPECIFIED ON THIS PLAN CONTACT:

LED Spot
8850 Jameel Road, Ste. 170A
Houston, Texas 77040
Email: info@ledspot.com
Voice Number: 713-863-1184
Fax Number: 713-979-1429