SPRINGDALE™

WE'RE MAKING IT HAPPEN

APRIL 4, 2023
PLANNING COMMISSION MEETING

SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
APRIL 4, 2023
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes (March 7, 2023)

V. Tabled Items

A. R23-11 **PV=nRT, Inc.**
825 Oak Grove Road
From A-1 to C-2
Presented by Rachel Silvestri & Erin Oliver

B. RP23-03 **North Heights Addition**
400 Sanders Avenue
Block 1, Lots 11 & 12
B23-39 Variance for Reduction of Front Setback from 30' to 17'
Variance for Reduction of Front Setback from 30' to 20'
Presented by Blew & Associates

VI. Public Hearing – Rezoning

A. R23-15 **Gonzalez Family Revocable Trust**
3581 Elm Springs Road
From O-1 to C-2
Presented by Alberto Gonzalez

B. R23-16 **Jose Antonio Meza Serrano**
680 W. County Line Road
From A-1 to C-2
Presented by Jose Antonio Meza Serrano

C. R23-17 **L&X Investments, LLC**
3221 Habberton Road
From A-1 to SF-2
Presented by Brandon Rush

D. R23-18 **1st Choice Auto Repair, LLC**
2300 Turner Street
From I-1 to C-2
Presented by Mica Parks

E. R23-19 **Schuber Mitchell Homes, LLC**
NE Intersection of Marchant Road & Kelly Road
From A-1 to SF-3
Presented by Anderson Engineering

F. R23-20 **James & Michelle Duggar**
TABLED 2703 Chapman Avenue
PER STAFF From A-1 to SF-2
Presented by John Duggar

VII. Public Hearing – Form-Based Code

A. FB23-01 **Independence Realty Group, LLC**
401 E. Velma Avenue
Boundary Amendment from MF-12 to NR-1
Presented by Blew & Associates

VIII. Preliminary Plats, Replats, & Final Plats

A. RP23-05 **Zachary Addition**
1406 Huntsville Avenue
Block 2, Lots 3 & 7
Presented by Nathan Crouch

B. RP23-06 **Del's Woods Subdivision**
2507 Adel Avenue & 3709 Silver Fox Street
Lots 14 & 15
Presented by Engineering Services, Inc.

C. FP23-02 **Barberry Court, Ph. I**
N. of E. Robinson Avenue, W. of Butterfield Coach Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments

A. L23-10 **Williams Tractor, REVISED (Prev. L20-11)**
4190 S. 48th Street
B23-37 Variance for Landscaping
B23-45 Variance for Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Barry Puckett

B. L23-16 **Clear Creek Apartments**
E. Side of Gene George Blvd, S. of Member Ln
B23-38 Variance for Multi-Family Design Standards
(A) Carports & Detached Garages Length shall be Limited to 120'
(B) Multi-Family Residential Building shall be Maximum Length of 200'
(C) 3 Story Portions of Buildings Minimum Setback of 50' from Adjacent Street Right-of-Way or Single-Family Residential Developments
(D) All Buildings should be Designed to Provide Complex Massing Configurations with a Variety of Different Wall & Roof Planes
Presented by Engineering Services, Inc.

C. L23-17 **LAMAR Northwest Office**
S. 48th Street
B23-40 Variance for Commercial Design Standards
(A) Entrances
(B) Landscaping
Presented by Blew & Associates & Domain Architecture

D. L23-23 **CCO Event Center**
TABLED 4149 N. Thompson Street
PER STAFF Presented by Blake Jorgensen & Dillon Bentley

E. L23-24 **Heartland Honda**
700 S. 48th Street
B23-33 Variance for Distance Between Drives from 150' to 70'
Variance for Reduction of Required Parking Spaces from 46 to 37 Spaces
B23-34 Variance for Commercial Design Standards
(A) Entrances
(B) Parking Lor Orientation
(C) Structure Back & Sides
(D) Roofs
(E) Landscaping
Presented by Engineering Services, Inc.

F. L23-25 Lew Thompson + Son Trucking
E. Side of N. 45th Street
Presented by Bates & Associates, Inc.

G. L23-27 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
B23-35 Variance for Commercial Design Standards
(A) Entrances – one customer entrance on all sides of principal building directly facing abutting public right-of-way
(B) Pedestrian Flow – 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal buildings on site. 5' sidewalk along the full length of building on façade facing featuring customer entrance and façade abutting public parking areas 6' from façade of building
(C) Central Features & Community Spaces – direct access to public sidewalk network
(D) Roofs – change in height every 100 linear feet in building length
(E) Landscaping – entryway landscaping, parking lot landscaping, building foundation landscaping
W23-10 Waiver of Street Improvements on Watkins Avenue
W23-11 Waiver of Street Improvements on Mary Francis Drive
Presented by Engineering Services, Inc.

H. L23-28 Manhattan Road & Bridge
2667 N. Jefferson Street
B23-41 Variance for Commercial Design Standards
(A) Landscaping
W23-12 Waiver of Trickle Channel Drainage Requirement
W23-13 Waiver of Street Improvements on Jefferson Street
Presented by Blew & Associates & Jason Teague

X. Board of Adjustment

A. B23-30 Robert Stone
3825 Harper Lane
Variance for Reduction of Minimum Road Frontage from 200' to 24'
Variance for Non-Conforming Structure to Remain
Presented by Jason Moles

B. B23-31 Nicholas Roy & Amy Ramsey
301 Black Oak Avenue
Variance for Increased Fence Height from 3' to 6'
Presented by Nicholas Roy & Amy Ramsey

C. B23-32 Daniel Baeza & Maria Valente
214 Raedel Avenue
Variance for Portable Structure to Remain in Front of Residence
Presented by Kevin Baeza

D. B23-33 Heartland Honda
700 S. 48th Street
Variance for Reduction of Distance Between Drives from 150' to 70'
Variance for Reduction of Required Parking Spaces from 46 to 37 Spaces
Presented by Engineering Services, Inc.

E. B23-34 Heartland Honda
700 S. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Parking Lot Orientation
(C) Structure Back & Sides
(D) Roofs
(E) Landscaping
Presented by Engineering Services, Inc.

F. B23-35 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Variance for Commercial Design Standards
(A) Entrances – one customer entrance on all sides of principal building directly facing abutting public right-of-way
(B) Pedestrian Flow – 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal buildings on site. 5' sidewalk along the full length of building on façade facing featuring customer entrance and façade abutting public parking areas 6' from façade of building
(C) Central Features & Community Spaces – direct access to public sidewalk network
(D) Roofs – change in height every 100 linear feet in building length
(E) Landscaping – entryway landscaping, parking lot landscaping, building foundation landscaping
Presented by Engineering Services, Inc.

G. B23-36 Elizabeth Ordaz
1612 Theodore Drive
Variance for Reduced Front Setback from 30' to 25'
Presented by Elizabeth Ordaz

H. B23-37 Williams Tractor
4190 S. 48th Street
Variance for Landscaping
Presented by Barry Puckett

I. B23-38 Clear Creek Apartments
400 Sanders Avenue
Variance for Multi-Family Design Standards
(A) Carports & Detached Garages Length shall be Limited to 120'
(B) Multi-Family Residential Building shall be Maximum Length of 200'
(C) 3 Story Portions of Buildings Minimum Setback of 50' from Adjacent Street Right-of-Way or Single-Family Residential Developments
(D) All Buildings should be Designed to Provide Complex Massing Configurations with a Variety of Different Wall & Roof Planes
Presented by Engineering Services, Inc.

J. B23-39 Randon Robe
400 Sanders Avenue
Variance for Reduction Front Setback from 30' to 17'
Variance for Reduction of Front Setback from 30' to 20'
Presented by Blew & Associates

K. B23-40 LAMAR NW Office
S. 48th Street
Variance for Commercial Design Standards
(A) Entrances
(B) Landscaping
Presented by Blew & Associates & Domain Architecture

L. B23-41 Manhattan Road & Bridge
2667 N. Jefferson Street
Variance for Commercial Design Standards
(A) Landscaping
Presented by Blew & Associates & Jason Teague

M. B23-42 Hall Sisters, LLC
1210 ESI Drive
Variance for Commercial Design Standards
(A) Outdoor Storage, Trash Collection, & Loading Areas
Presented by Engineering Services, Inc.

N. B23-43 Crain RV
5950 W. Sunset Avenue
Variance for Commercial Design Standards
(A) Materials & Colors
Presented by Crain Investments, Limited Partnership

O. B23-45 Williams Tractor
4190 S. 48th Street
Variance for Commercial Design Standards
(A) Landscaping
(B) Screening
Presented by Barry Puckett

XI. Waivers

A. W23-10 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Waiver of Street Improvements on Watkins Avenue
Presented by Engineering Services, Inc.

B. W23-11 UAMS Health Orthopedic & Sports Medicine Center
5231 Watkins Avenue
Waiver of Street Improvements on Mary Francis Drive
Presented by Engineering Services, Inc.

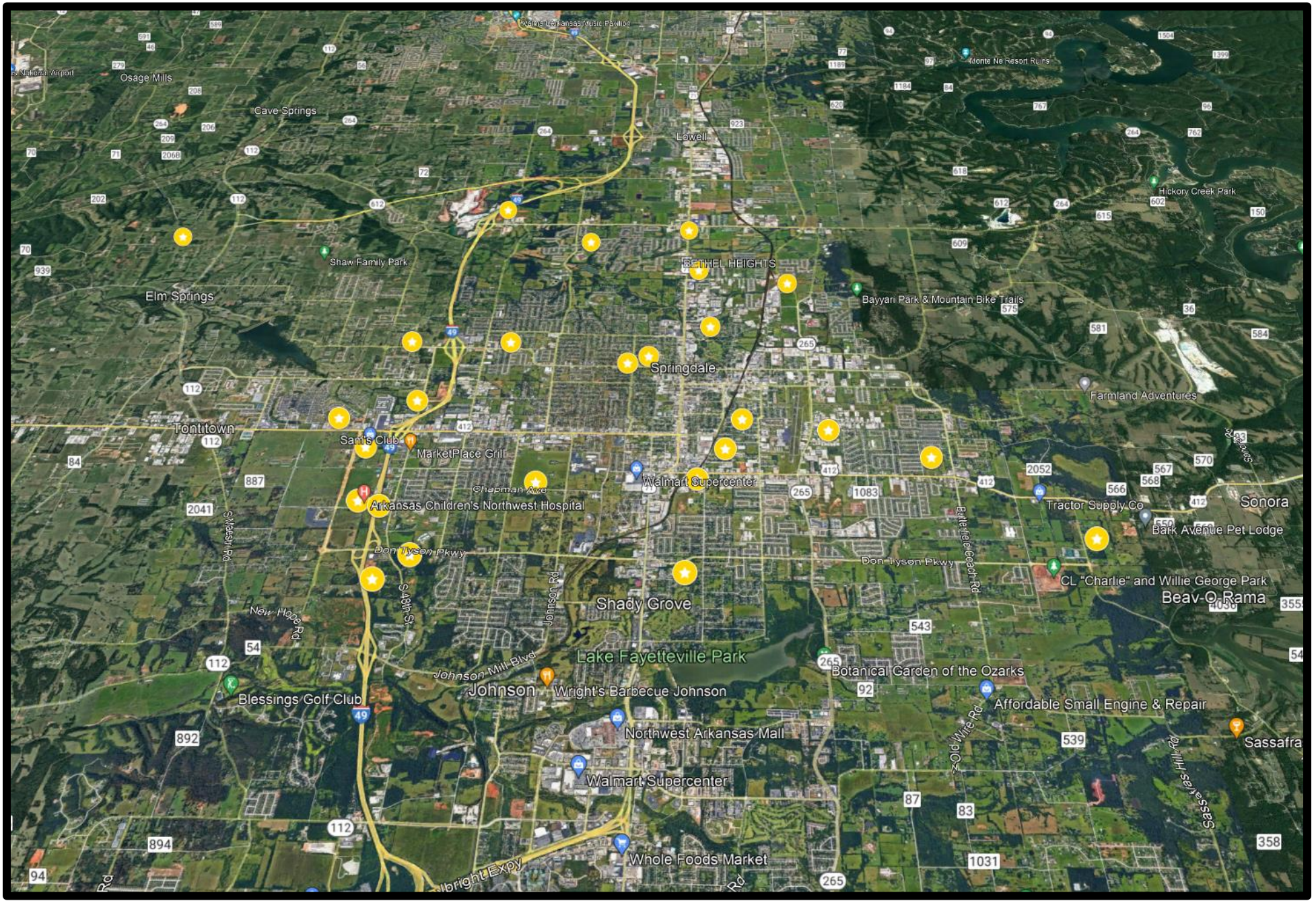
C. W23-12 Manhattan Road & Bridge
2667 N. Jefferson Street
Waiver of Trickle Channel Drainage Requirement
Presented by Blew & Associates & Jason Teague

D. W23-13 Manhattan Road & Bridge
2667 N. Jefferson Street
Waiver of Street Improvements on Jefferson Street
Presented by Blew & Associates & Jason Teague

XII. Planning Director's Report

XIII. Adjourn

April 2023 Springdale Planning Commission



The Springdale Planning Commission met in regular session on Tuesday March 7, 2023 at 5:00 p.m. in the Wayne Hyden Training Room A205 in the Criminal Justice Building.

Prior to the meeting being called to order, Chairwoman Shannon Mueller led the Pledge of Allegiance. Mr. Dale Tyler gave the invocation.

The meeting was called to order by Chairwoman Mueller at 5:00 p.m.

Roll call was answered by:

Howard Austin
Ray Cardiel
Mark Cloud
Gary Compton Vice-Chairman
Brent Couch
Chris Hussein
Shannon Mueller – Chairwoman
Payton Parker – Secretary
Dale Tyler

Also in attendance were Patsy Christie, Director of Planning and Community Development, Rick Barry, Assistant Chairman, Ms. Sharon Tromburg, Senior Planner, Sarah Curry, Planning Technician, Ron Hritz, Planning Technician and Inspector, Katie Hollingshead with Engineering and Taylor Samples, Assistant City Attorney.

Mr. Gary Compton moved to approve the February 2023 minutes. Mr. Cloud seconded the motion. By a voice vote of all ayes and no nays, the February minutes were approved by a unanimous vote.

Tabled Items

A. RP23-01 Black Oak Plaza & Chester Heights
North side of Chester Avenue
Lots 4 & 5

B23-23 Variance of Commercial Design Standards
A. Facades & Exterior Walls
B. Roofs
C. Materials & Colors
D. Landscaping
Presented by Expedient Civil Engineering, PLLC

Mr. Avery Bodine with Expedient Civil Engineering, PLLC was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Mr. Barry read the Staff comments.

Planning Comments

1. This Replat has been given the number RP23-01. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire

- No additional comments

Engineering Comments

Reviewed on 1/24/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

Ms. Christie pointed out those comments are just for the replat. The Commission will address the Large Scale after the replat is approved.

Mr. Cloud moved to approve the replat. Mr. Hussein seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler

NO: None

The replat was approved by a unanimous vote.

Ms. Christie stated for the record that if Mr. Bodine wants the Ordinance to go to Council on Tuesday, March 14 he will need to have it into the Planning Office by noon on Wednesday, March 8.

Ms. Christie asked Mr. Bodine to tell the Commission about the large scale.

Mr. Bodine said that it the building will be about 9400 square feet with parking out in the front. He said that there is already a shared parking access and there is an existing drive that will tie into the other driveway.

He said that the variance request for the façade and exterior walls, roof, materials and color. He said they are asking for the variance for the north elevation. He said that behind there are fences and a tree line that hinder the view of from the adjacent property owners.

Ms. Christie asked what the percentage of the materials of the entire building.

Mr. Bodine said that he did not have that in front of him.

Ms. Christie asked about the landscaping request.

Mr. Bodine said that the landscape buffer around the building could not be met due to the fact that all of the utilities are on the north side of the property.

Mr. Barry read the Planning comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-13. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-13 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments:

1. Foundation landscaping is required.
    a. Variance requested
2. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested

3. Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
    a. Variance requested

Building & Fire Comments:

- We are concerned there may not be sufficient fire flow for this project. Will need a flow test as discussed prior to staff approval of project.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
        - **If parking stalls are located adjacent to a sidewalk of 5' wide or less, add parking stops to the stalls. (This allows the full width of the sidewalk to be utilized by pedestrians.) Is the sidewalk 6' wide?**

3. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

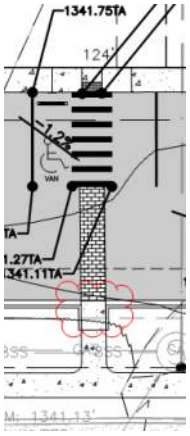
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing.~~
        - ~~Show the direction of the mast arm.~~

- ~~Show the size and type of lights based on the location and classification of the street.~~
- ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
- Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- **Include a note that specifies that any installation costs are by owner and that the utility company will specify light type. Utility usage costs billed to the City.**

4. **Chapter 130 – Zoning Ordinance**

(Ord. No. 3307, 3-25-03)

- **Truncated domes are required at all ramps.**



- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to ensure that access is maintained.**

5. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

Ms. Christie asked Ms. Hollingshead about the detention.

Ms. Hollingshead said that it will have underground detention.

Mr. Stith said that this area will need about 1750 gpm to build this building for fire flow. The hydrant to the north shows greater that 1500 gpm but the hydrant to the south shows somewhere between 1000 and 1500 gpm. He said that they will need a fire flow test before this can be signed off by Planning and Engineering so that all concerned will know that there is sufficient fire flow.

Ms. Christie asked if that should be done before they vote on this.

Mr. Stith said they were more than happy to move forward but they will need those figures before they start building.

Ms. Christie asked if they are putting additional landscaping in other places if the variance for foundation landscaping is approved.

Mr. Bodine said that they have that in place and that it meets the landscaping requirements.

It was decided to take the variances all together.

Mr. Parker called for the vote.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler Austin

NO: None

The variances were approved by a unanimous vote.

Mr. Cloud moved to approve the large scale subject to Staff comments. Mr. Cardiel seconded the motion.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

B. L22-71 Springdale's Best Storage
E. Emma Avenue & Casteel Lane
B23-20 Variance of Commercial Design Standards
A. Facades & Exterior Walls
B. Detail Features
C. Roofs
D. Materials & Colors
E. Landscaping
Presented by Bates and Associates, Inc.

Mr. Geoff Bates with Bates and Associates was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Mr. Barry read the Planning comments and Ms. Hollingshead read the Engineering comments.

Planning Comments

1. This Large Scale Development Plan has been given the number L22-71. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. Variance number is B23-20.
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance requested
2. Façades over 100' in linear length shall incorporate wall projections and/or recesses per Springdale Commercial Design Standard.
    a. Variance requested
3. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested

4. Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
    a. Variance requested
5. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire

- Self-Storage Buildings with interior hallways shall be sprinklered (Section 903.2.9.4 or 2012 903.2.9 exception 5) The four larger buildings are required to be sprinklered. Show sprinkler fire lines and leak detection meters per Springdale Water Utility specifications. Leak detection meter must be located in a protected green space.

- Obtain a flow test from the hydrant located on Reinert Dr north of Emma Ave. Provide flow test report to the building department prior issuance of building permit.

- Provide an additional hydrant along the east side of the main entrance drive adjacent to the north building. Hydrant may be outside the gate.

- FDCs shall be located on the walls adjacent to the fire access road to the north of each building.

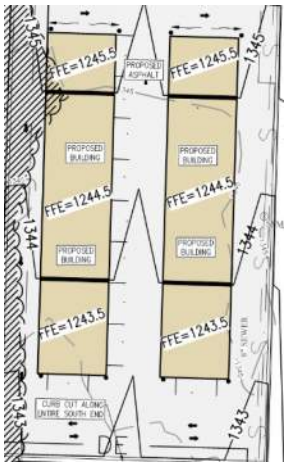
Engineering Comments

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 2/1/2023

1. **Chapter 106 – Stormwater Drainage**

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- **FFEs still showing incorrect elevations (sheet 05, Grading plan)**



- *106.10.5.3 (6)* - Miscellaneous Practices

- Any time heavy equipment is required to enter a tributary, being defined as any area between two top of banks within said tributary, a copy of a filed Short Term Activity Authorization, or a document deemed equivalent by the Director of Engineering, shall be provided to the City of Springdale before the project requiring such activities may be approved.
  - **STAA may be required for work in Spring Creek, please verify with ADEQ and submit to City**

2. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
  -
- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- **Add note to the Site Plan. (Did not see the note?)**

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Any parking spaces that are adjacent to a sidewalk that is 5' or less, provide parking stops for those spaces.**
    - **Update Commercial Driveway Detail to 2018 version.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing.~~
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

5. **Chapter 130 – Zoning Ordinance**

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**

6. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

Mr. Stith stated that the four buildings on the east side have to be sprinkled and they also need to see the fire alarms and the FTC locations on the buildings.

Mr. Bates said that they are working with Springdale Water to get the buildings sprinkled.

He further stated that the foundation landscaping request is because they are storage units and there are doors in front of them. He said they got as much as room would permit.

He said that they have ended up doing all the buildings brick.

Ms. Christie said that they are doing street improvements along Emma Avenue with a sidewalk.

Mr. Bates said they were including the cul-de-sac

It was decided to take the variances all together.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel Cloud

NO: None

The variances were approved by a unanimous vote.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Tyler seconded the motion.

Mr. Cloud asked if they could put in the record that all the wall packs will be full cut-off, no lighting above 90 degrees.

The architect said that it may not be but that he will make sure that it is done.

VOTE:

YES: Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton

NO: None

The large scale was approved by a unanimous vote.

C. B23-21 <u>Connie & Barbara Ann Bowerman</u>
3219 N. 56th Street
Variance for non-conforming structure to remain
Presented by Bates & Associates, Inc.

Cody with Bates & Associates, Inc. was present on behalf of his client to answer any questions or comments. He said that they are proposing a tract split and within the tract split is a shed that the client would like to remain.

Ms. Christie asked if it is a permanent shed.

Cody said that it was.

Mr. Compton called for the vote.

Mr. Tyler asked if the shed was there before the property was annexed into the City limits.

Cody said that that was correct.

VOTE:

YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch,

NO: None

The variance was approved by a unanimous vote.

D. W23-07 Hugo Rodriguez Castillo & Maria Torres Martinez
3567 Julio Road
Waiver of sidewalk requirement
Presented by Hugo Rodriguez Castillo & Maria Torres Martinez

No one was present on behalf of the applicants so this item was tabled.

Public Hearing – Rezoning

A. R23-08 Charlotte, Inc.
3598 S. 48th Street
From A-1 to C-2
L23-15 Club Carwash
Presented by Cochran Engineering

Mr. Kirk Daniels with Cochran Engineering was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility

demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to I-49.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Cloud called for the vote.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

Mr. Daniels said that he would be happy to answer any questions or comments regarding the large scale development. He further stated that he believes that they have met all the City's requirements for a large scale.

Ms. Christie thanked Mr. Daniels for working so well with Staff.

The following is the comments from Planning and Engineering.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-15. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. This property must be rezoned.
    a. R23-08 from A-1 to C-2
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric

and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 130 – Zoning Ordinance**

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**

2. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

B. R23-09 Maria Guadalupe Rios Yanez
2204 S. Turner Street
From I-2 to C-2
Presented by Maria Guadalupe Rios Yanez

Ms. Yanez had a translator Larena with her to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie made sure that Ms. Yanez understands that she cannot live there.

Larena said that Ms. Yanez did understand.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Commercial use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of office and professional uses that provide a transition between residential areas and more intense uses, with reasonable building height limitation and adequate buffering and landscaping to ensure compatibility.

Ms. Mueller asked if there were those in the audience with questions or comments.

Mr. Kendell Proctor said that he owns the meat market next door. He wanted to know if the parking have to be paved for this rezone. He said that his parking lot goes about 10' past the poles to the south. He wanted to know how the parking will work. He said that he has had problems with his neighbors to the north.

Ms. Christie said that normally Staff does not discuss parking with a rezoning; however, Ms. Yanez has been told that she must pave her parking lot and she is to bring a site plan into the office for review by Staff.

Mr. Parker called for the vote.

VOTE:

YES: Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

C. R23-10 Betty Lott
5238 Old Wire Road
From A-1 to SF-1
Presented by Tim West, ATLAS PLS

Mr. West was present on behalf of his client to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments

The adopted Comprehensive Land Use Plan indicates Commercial Use.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Stabilize property values and maintain the integrity of neighborhoods by protecting residential neighborhoods from non-residential influences and providing buffers between residential and non-residential uses.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Compton called for the vote.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

E. R23-12 Helen Garrison
4500 W. Seaton Drive
From A-1 to C-5
Presented by Haden Gilder

Mr. Gilder was present on behalf of Ms. Garrison to answer any questions or comments.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility

demands can be served and more extensive outdoor display of materials will be expected and permitted that has frontage and or access to I-49.

Ms. Mueller asked if there were those in the audience with questions or comments.

Maka Bartlett, said that she is directly south of the property. She wanted to know what the plans were.

Ms. Christie said that anything allowed in a C-5 can built at this location if it is rezoned. She said that they will submit a large scale development plan will show all the pertinent information. She further stated that Ms. Bartlett will be notified again when a large scale is submitted.

Mr. Cardiel called for the vote.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

F. R23-13 Cornelia P. Williamson Revocable Trust
SE Corner of Hwy 265 & June Self Drive
From A-1 to C-6 and I-2
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this item and the following item go together as they are adjacent properties. He said that the northern portion of the approximately will be C-6 and the southern piece will be rezoned to I-2.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

G. R23-14 Arlis D. & Cornelia P Williamson
SW corner of Old Wire Rd. & June Self Drive
From A-1 to C-6 & I-2
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this item and the following item go together as they are adjacent properties. He said that the northern portion of the approximately will be C-6 and the southern piece will be rezoned to I-2.

Ms. Mueller asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Austin called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud

NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 28, 2023 at 6:00 p.m.

Preliminary Plats, Replats, & Final Plats

A. PP23-02 Jennifer Plaza
S. 48th Street & Jennifer Terrace
Presented by Swope Engineering

Mr. Phil Swope was present on behalf of his client to answer any questions or comments. He said that this is going to be a commercial subdivision with 4 or 5 lots.

Ms. Mueller asked for Staff comments.

Mr. Barry read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Preliminary Plat has been given the number PP23-02. This number should be placed on the plat and all future correspondence and plats pertaining to this Preliminary Plat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. A written response to all comments is required with resubmission. (standard comment).
4. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Building & Fire Comments:

All Comments Addressed.

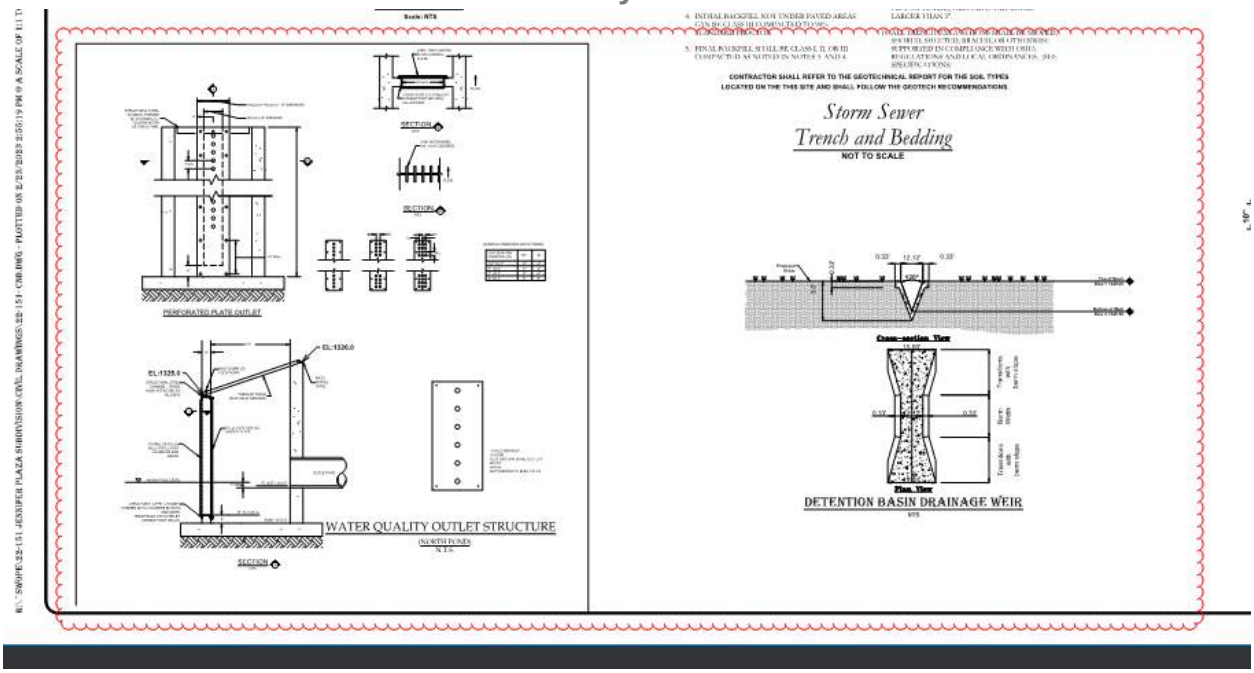
Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 106 – Stormwater Drainage**

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- **Storm profile stationing looks incorrect. STM A-5 labeled as station 0?**
- **Two storm outlet details are shown but elevations don't seem to match on either. Please clarify where these will be used. C10.2.**



2. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
  - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.
  -

- *107.3* - The following note is required as a General Note on the Site Plan:

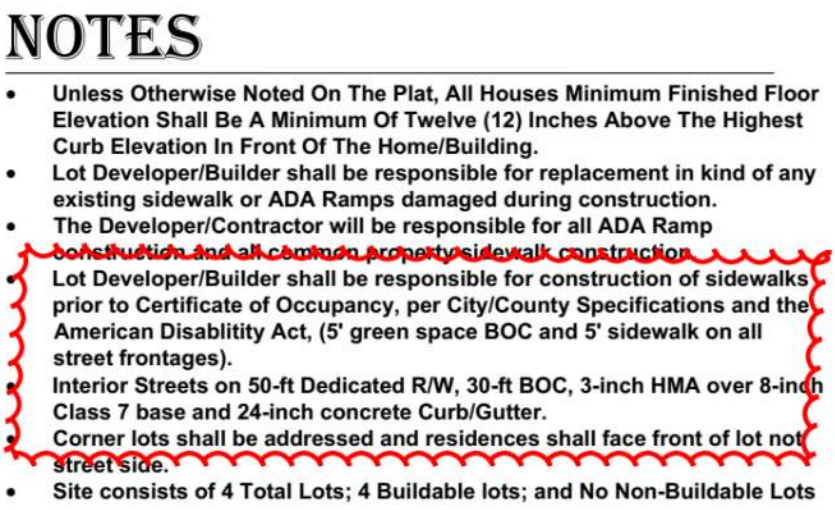
"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

f) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
g) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
h) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
i) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
j) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
-
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **Update information below pertaining to streets and sidewalks.**
    - **Sidewalks are required on Jennifer Terrace adjacent to the development.**
    - **Street section shown is too narrow for on street parking, please show No Parking signs on both sides of the street.**
    - **Update information in the notes below pertaining to streets and sidewalks.**



NOTES

- Unless Otherwise Noted On The Plat, All Houses Minimum Finished Floor Elevation Shall Be A Minimum Of Twelve (12) Inches Above The Highest Curb Elevation In Front Of The Home/Building.
- Lot Developer/Builder shall be responsible for replacement in kind of any existing sidewalk or ADA Ramps damaged during construction.
- The Developer/Contractor will be responsible for all ADA Ramp construction and all common property sidewalk construction.
- Lot Developer/Builder shall be responsible for construction of sidewalks prior to Certificate of Occupancy, per City/County Specifications and the American Disablitity Act, (5' green space BOC and 5' sidewalk on all street frontages).
- Interior Streets on 50-ft Dedicated R/W, 30-ft BOC, 3-inch HMA over 8-inch Class 7 base and 24-inch concrete Curb/Gutter.
- Corner lots shall be addressed and residences shall face front of lot not street side.
- Site consists of 4 Total Lots; 4 Buildable lots; and No Non-Buildable Lots

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing.
        - Show the direction of the mast arm.
        - Show the size and type of lights based on the location and classification of the street.
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
- *112.7 - Street Design Standards.*
    - ~~Sight Distance: 90-ft Ordinary / 70-ft hilly.~~
    - ~~Max grades w/in 100-ft of intersection: 4%.~~
    - ~~Min intersection angle: 75°.~~
    - Min curb radius ~~25-ft~~ **28-ft** minor St / 50-ft collector St.
    - ~~The right-of-way must be graded so that the entire width slopes toward the street at a 2% slope toward the street centerline.~~

5. **Chapter 130 – Zoning Ordinance**
(Ord. No. 3307, 3-25-03)
- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**

6. **Other:**
        - **Update City Engineering contact to Ben Peters, Bpeters@springdalear.gov.**
        - **Cover sheet info:**
            - **Engineering offices are located at 128 Spring St**
            - **Engineering phone number is 479-750-8105**
            - **Public Works Director is James Smith, jsmith@springdalear.gov**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Tyler moved to approve the preliminary plat subject to Staff comments. Mr. Compton seconded the motion.

VOTE:
YES: Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton
NO: None

The preliminary plat was approved by a unanimous vote.

Large Scale Developments

B. L23-15 Club Carwash
3598 S. 48th Street
Presented by Cochran Engineering

This item was approved by a unanimous vote in conjunction with the rezoning.

C. L23-18 Lots 102 Holdings Storage, Revised (Prev. L22-56)
Butterfield Coach Road, S. of Cas Drive
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this project was previously approved in September of 2022. He said that his clients have made some revisions to the site plan. He said that the front building was single story at the first approval and they are now requesting that it be a two story building. He said that there is a building on the west portion of the site that was a standard mini storage units and they have combined that into one larger building for RV parking.

Ms. Mueller asked for Staff comments.

Mr. Ron Hritz read the Staff comments and Ms. Hollingshead with the Engineering Department read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-18. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. Show the width of the handicapped access area, (5' min.).
    a. 1 ADA space must be van accessible with an 8’ access area
        i. Response: “van accessible spot provided with 11’ wide spot & 5’ wide access area”

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

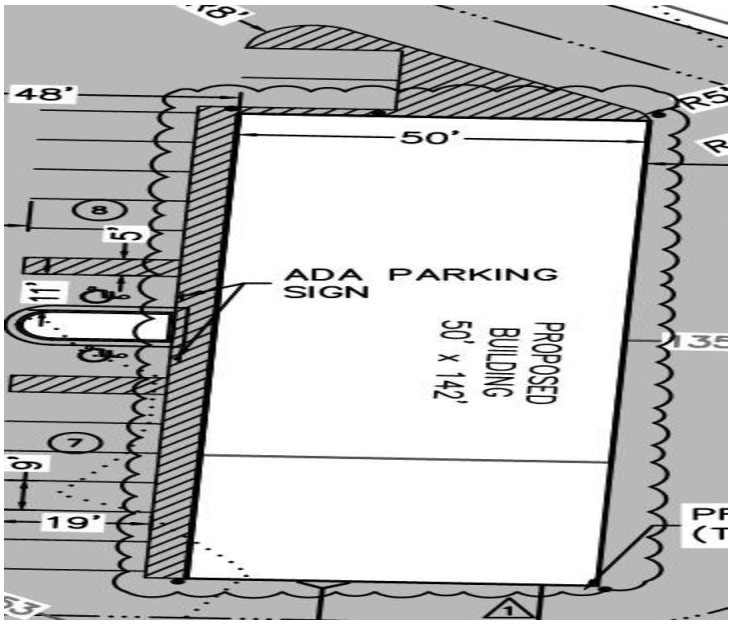
One of eight accessible parking spaces, but always at least one, must be van-accessible.



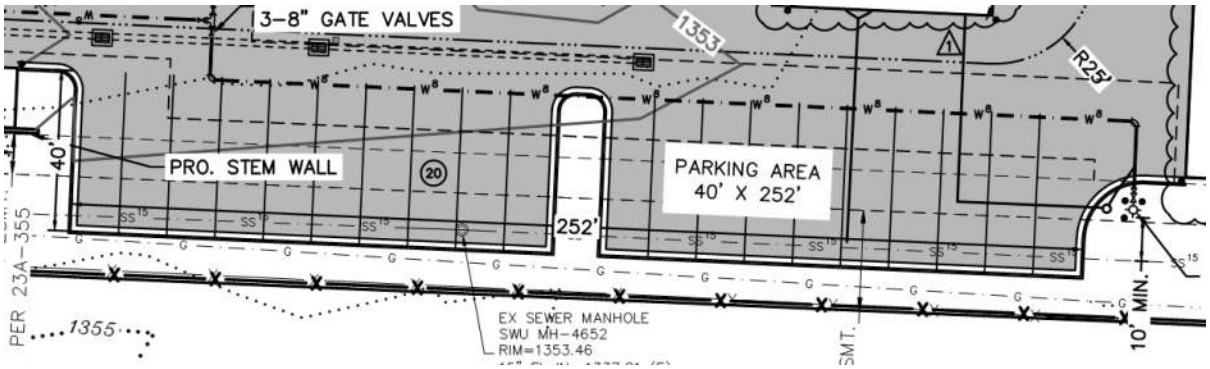
ii.

5. A minimum of three feet (3') of clear width, excluding vehicle overhang, must be provided as an accessible circulation route. Therefore, the sidewalk must either be five feet (5') wide or have wheel blocks between the handicapped access point and the doorway.
    a. I do not see measurements or parking blocks. Page 3 of 16
        i. 5' sidewalk at front building
        ii. 50'x142' building is there a sidewalk? Parking blocks? What is the sidewalk width?

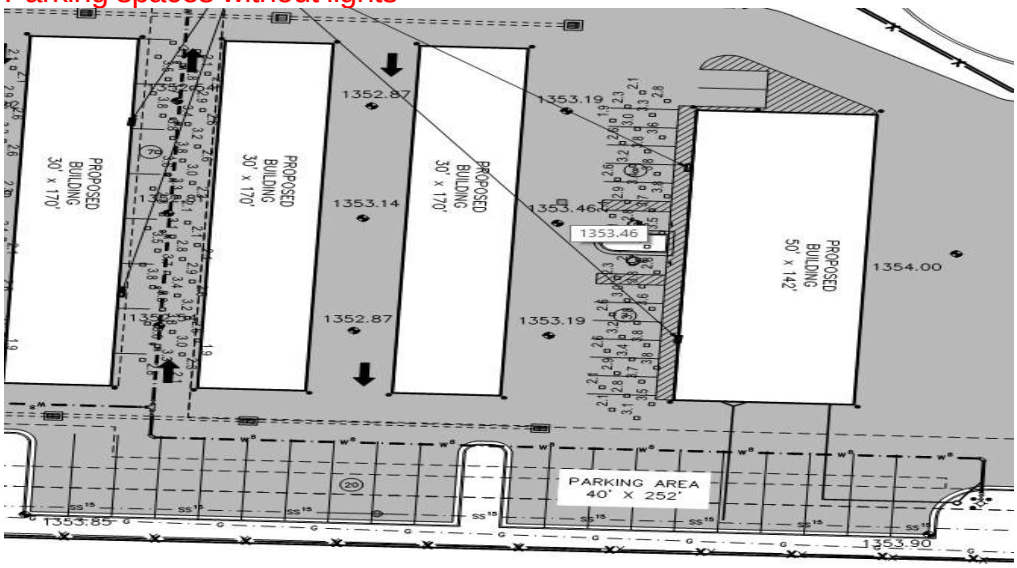
iii.



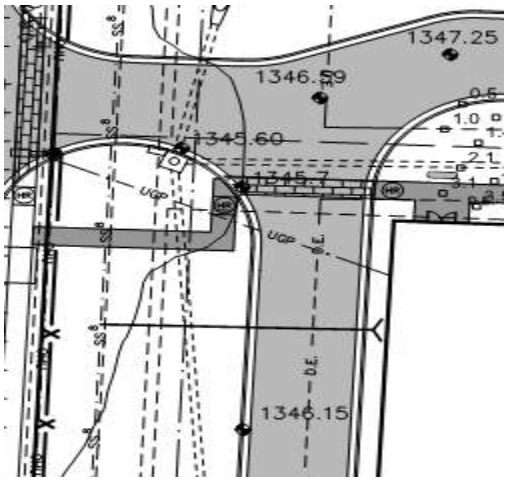
6. The perimeter of the parking area adjacent to the side or rear lot line shall be provided with wheel guards, bumper guards or curbs when the parking area is located ten feet (10') or less from the lot line.
    a. What is the distance?

b. 

7. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Existing tree canopy on east and south need the following:
        i. Number of trees that will remain
        ii. Type of trees remaining
        iii. Please mark that trees that will remain
            1. Response: "tree surveys are not required by the City of Springdale. We understand TPR to be a check for compliance with ordinance.
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Lighting plan is insufficient
        i. Response: "lighting added for all parking areas"
        ii. Parking spaces without lights



        iii.
        iv. Pedestrian area without lighting

v. 

10. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
11. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
12. Cover sheet needs to be updated with:
    a. Name change
        i. Response: "Name of project has not changed…"
            1. Still have documents received submitted with resubmittal that show name as Butterfield Coach Storage

AFFIDAVIT

I herby certify that I Brandon Rush
Print or type name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name: Brandon Rush

Date: 2/22/2023

L23-18 (Rev.)
Butterfield Coach Storage

2.
3. Building sized 50'x142' toward east end of project, does not appear to be a normal storage building. What is the purpose or intent of this building? Will it have water?

Commercial Design Standards Comments

1. Front, side, and rear elevations are required. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. Variance B22-92 passed during October 2022 meeting

2. Foundation landscaping is required.
    a. Variance B22-92
3. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
4. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
5. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8'
    b. Constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
6. Submit a unified lighting plan per Springdale Commercial Design Standards.
7. Sign design, materials, and placement should complement the overall architectural design of the building.
    a. Previous comment response stated that no signs are proposed.

Building & Fire Comments:

All Comments addressed (Please note architectural plans submitted to the building department show 50 X 142 building as a trades and services type occupancy and separation requirements have been sent to the architect.)

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**

- **Grading Permit application.**
- **SWPPP.**
- **Notice of Coverage.**
- **Fee.**
- **Proposed Truck Route for construction vehicles.**

2. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**
       - **Place an accessible surface under and adjacent to the proposed benches that connects to the sidewalk.**

Ms. Christie asked how Staff is supposed to know what the perimeter landscaping is going to be if the existing canopy is to be preserved and Staff doesn't know what it is.

Mr. Appel said that his proposal is to provide a tree protection fencing there through construction so that those trees will remain.

Ms. Christie stated that all of the trees that are there now will be there after construction.

Mr. Appel said that that was correct.

Ms. Christie asked if they knew how many trees there are and is it meeting the requirements.

Mr. Appel said that there is a significant number of trees.

Ms. Christie pointed out that that is hard to quantify by saying significant.

She also asked if the building on the east side will be RV storage where will the doors be.

Mr. Appel said that they would be on the east side. He also said that he would show the trees on the plan.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Tyler seconded the motion.

VOTE:
YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Compton, Couch
NO: None
ABSTAIN: Cloud

The large scale was approved subject to Staff comments by a vote of eight (8) yes and one (1) abstain.

D. L23-19 Cypress Cold Storage, Revised (Prev. L22-55)
1440 Angell Drive
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this had been previously approved. He said that they have reduced the square footage by approximately 10%.

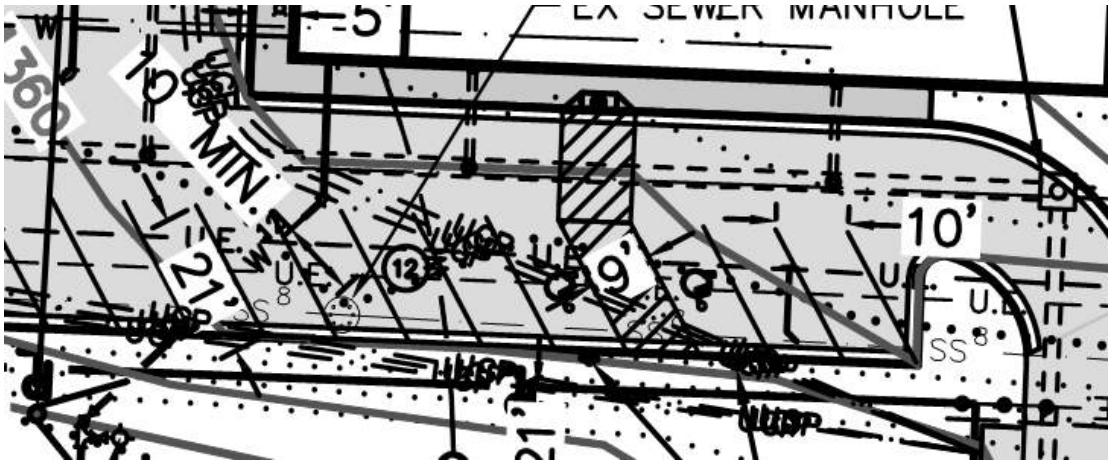
Ms. Mueller asked for Staff comments.

Mr. Hritz read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-19. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Show the Parcel Number of the property in a prominent font above the legal description.
    a. Response: “Parcel number has been added”
    b. Not found with legal description, page 2 of 18



6. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
    a. Need authorization to sign on behalf of a corporate entity
7. Submit the $500.00 review fee.
8. Show the typical dimensions for handicapped parking, (11' x 19').
    a. Not found on page 3
9. Show the width of the handicapped access area, (5' min.).
    a. 1 space needs to be van accessible with an 8’ access area
        i. There are a lot of markings on top of the ADA spaces, I can not see the dimensions of the space, it appears the access area is 9’, is that correct?
        ii. 

10. Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
    a. Handicapped ramps not found, please show where they are.
11. Truncated domes are required as per ADA requirements. Show detail of truncated domes.
    a. None found on plans
        i. Where are the truncated domes on the site plan?
12. 72 trees were shown on the landscape plan, but only 37 shown in the legend, please update.
13. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Response: “off-site sign plan has been given with the requested dimensions”
    b. Was this given to buildings department?
14. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
15. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. West, North and East side does not have lighting
16. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
17. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric

and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

18. Please look at and correct or add measurements for angled parking on the site. Also show what angle the parking spaces are.

	Width (ft.)	Depth (ft.)	Maneuvering Area (ft.)
Parallel	9	22	11
30° Angle	18	17.3	12
45° Angle	12.7	19.8	12
60° Angle	10.34	21	12
90° Angle or Right Angle	9	19	24

a.

19. Previous comments show an informal plat is needed for the two subject parcels. I cannot find where that has been submitted.
    a. LS23-04 submitted on 2-1-23

Please add this to the cover page of L23-19 for future reference

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - ~~**Grading Permit application.**~~

- ~~**SWPPP.**~~
- ~~**Notice of Coverage.**~~
- **Fee.**
- ~~**Proposed Truck Route for construction vehicles.**~~

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Mr. Compton moved to approve the large scale subject to Staff comments. Mr. Cloud seconded the motion.

VOTE:

YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein

NO: None

The large scale was approved by a unanimous vote.

E. L23-20 Elliott Electric Supply Expansion, Revised (Prev. L22-19)
537 N. 40th Street

B23-24 Variance of Commercial Design Standards
A. Structure back and sides
B. Screening
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that they have modified the parking area in the front of the building along 40th Street. He further stated that previously it had two ponds but it has been changed to provide ease of access into the building. He said that they requested a variance regarding the berm in the back. He said that there is a 6' berm adjacent to residential uses for commercial projects. He said they are requesting a variance that is standard by providing an 8' privacy fence and associated screening trees.

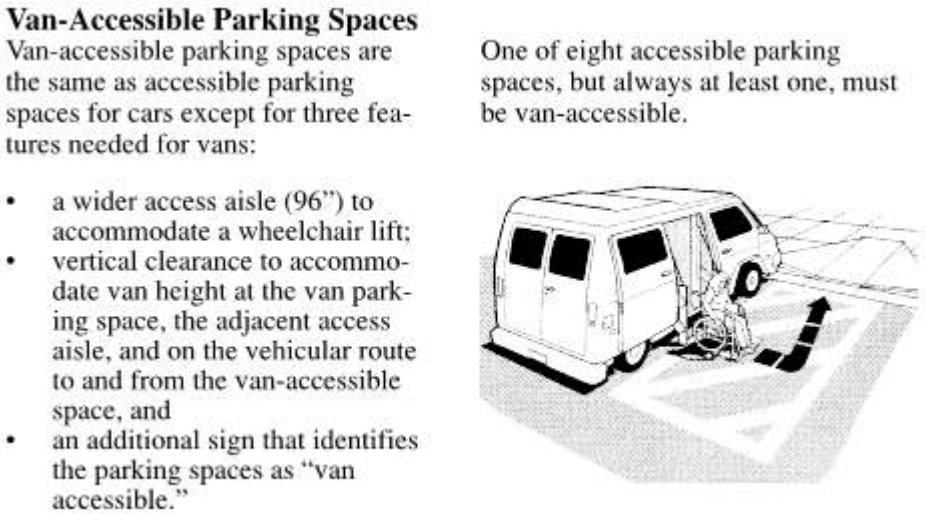
Ms. Mueller asked for Staff comments.

Mr. Hritz read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-20. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).

2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit the approved authorization of representation form, if the property owner will not be present at Planning Commission meeting.
6. Show the width of the handicapped access area, (5' min.).
    a. 1 will need to be van accessible with an 8' access area
    b. Response: "2 van accessible spots are provided with an 11' parking spot and 5' access area



Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

One of eight accessible parking spaces, but always at least one, must be van-accessible.

    c.
7. Show the size and location of all freestanding signs. Show distances from street right-of-way.
    a. Response: "no proposed signs"
8. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
9. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
10. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. Variance request B23-24 to install 8' fence with trees rather than berm

2. Foundation landscaping is required.
    a. Response: “foundation landscaping is provided”
    b. Foundation landscaping is only on the north side of the building.
3. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.
4. All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.
5. When a commercial development includes a fence or wall, the following guidelines and standards apply:
    a. Maximum height of a fence or wall shall be 8’
    b. Constructed of high-quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
    c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50’. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

No comments.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Ms. Christie asked why they are asking for a berm.

Mr. Appel said that they were trying to instead of having the truck dock in front they are wanting it in the back.

It was decided to take the variances together.

Mr. Cardiel called for the vote.

VOTE:

YES: Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller

NO: None

The variances were approved by a unanimous vote.

Mr. Cloud moved to approve the large scale subject to Staff comments. Mr. Parker seconded the motion.

VOTE:

YES: Tyler, Austin Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker

NO: None

The large scale was approved subject to Staff comments by unanimous vote.

F. L23-21 SWU Western Corridor Storage Tank
2338 S. 40th Street
B23-28 Variance of landscaping Chapter 56
Presented by Caleb LeBow, P.E.

Mr. LeBow with Olson Engineering was present on behalf of his client to answer any questions or comments. He said that it is a 3 million water tank.

Ms. Mueller asked for Staff comments.

Ms. Tromburg read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

9. This Large-Scale Development Plan has been given the number L23-21. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
10. Submit PDF files at time of resubmission (standard comment).
11. Documentation corresponding to L23-21 should be submitted to planningapplication@springdalear.gov
12. A written response to all comments is required with resubmission (standard comment).

13. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
15. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
16. Frontage and perimeter landscaping is required in accordance with Chapter 56.
    a. Variance approved on 03/07/23 (B23-28) – Please show the approval on cover page

PROVIDE UPDATED SHEETS REFLECTING THE CHANGES AND WILL REMOVE COMMENTS 9 AND 10

17. The sidewalk at the cul-de-sac of Clark Ave. is required to be 5'.
    a. Applicant has agreed to meet the requirement.
18. A screening fence is required in accordance with Chapter 56.
    a. Applicant has agreed to meet the requirement.

Building & Fire Comments:

No Additional Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

6. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - ~~**Fee,**~~ **waived for SWU projects.**
            - **Proposed Truck Route for construction vehicles.**

Ms. Mueller asked if there were those in audience with questions or comments.

There were none.

The variance is just for screening on the front entryway and around the paved section. There are two trees on the north side and one on the south side that will remain.

Mr. Compton called for the vote

VOTE:

YES: Cloud, Compton, Couch, Hussein, Muller, Parker, Tyler, Austin, Cardiel

NO: None

The variance was approved by a unanimous vote.

Mr. Tyler moved to approve the large scale subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

YES: Austin, Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

G. L23-22 Dr. Roller Hangar, Revised (Prev. L22-61)
714 S. Old Missouri Road
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that the modification to the original plan is they removed the office area.

Ms. Mueller asked for Staff comments.

Mr. Barry read the Staff comments and Ms. Hollingshead read the Engineering comments.

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-22. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)

4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
6. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
7. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Additional Comments.

Engineering Comments:
Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/2/2023

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **Need a determination as to by whom and when will the trail be built.**

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Ms. Christie said that the comment regarding the trail has to be addressed by the Airport Commission.

Mr. Parker moved to approve the large scale subject to Staff comments. Mr. Austin seconded the motion.

VOTE:

YES: Cardiel, Cloud, Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

Board of Adjustment

A. B23-24 Elliot Electric Supply Expansion, Revised
537 N. 40th Street
Variance of Commercial Design Standards
A. Structure back & sides
B. Screening
Presented by Engineering Services, Inc.

This was approved in conjunction with the revised large scale.

B. B23-25 Karen Fruhlinger
5254 Stockton Ave
Variance to increase fence height from 6' to 8'
Presented by Karen Fruhlinger

Ms. Fruhlinger was present to answer any questions or comments. She stated that she wanted to increase the height of the fence due to the changes to the surrounding area becoming commercial.

Ms. Mueller asked for Staff comments.

There were none.

Mr. Parker called for the vote.

VOTE:

YES: Compton, Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud

NO: None

The variance was approved by a unanimous vote.

C. B23-26 Christian Olvera
2880 Old Wire Road
Variance to increase fence height from 3' to 5'
Presented by Alondra Castaneda

Ms. Castaneda was present to answer any questions or comments. She said that they have a busy road in front of their house and they have small children and don't feel comfortable with a 3' fence in the front.

Ms. Mueller asked if there were those in the audience with questions or comments.

There were none.

Ms. Christie asked about the water lines at this location. She asked where the 20' that she is measuring from.

Ms. Castaneda said that the 20' will start from the road.

Ms. Christies said that they need to make sure that they are off of the easement.

Mr. Parker called for the vote.

VOTE:

YES: Couch, Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton

NO: None

The variance was approved by a unanimous vote.

D. B23-27 Rick & Nina Chase
1716 Westwood Avenue
Variance of paving requirement
Presented by Rick & Nina Chase

Ms. Chase was present to answer any questions or comments. She said that they are making a pad for their RV. She was sited because they used gravel for the base.

Ms. Christie asked Ms. Hollingshead to explain the situation.

Ms. Hollingshead said that typically they require driveway expansion to be paved with the same surface as the existing driveway.

It was decided to amend the request to have asphalt.

Mr. Parker called for the vote.

VOTE:

YES: Hussein, Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch

NO: None

The variance to pave with asphalt was approved by a unanimous vote.

E. B23-28 SWU Western Corridor Storage Tank
2338 S. 40th Street
Variance of landscaping
Presented by Caleb LeBow, P.E.

This was approved in conjunction with the large scale.

F. B23-29 Cornelia P. Williamson Revocable Trust
& Arlis D. & Cornelia P. Williamson
SE corner of Hwy 265 & June Self Drive
& SW corner of Old Wire Road & June Self Drive
Variance for paving requirement
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his clients to answer any questions or comments. He said that this is a non-typical request. He said normally a variance is submitted with development plans but this request is to allow a true grit product or gravel grade for paving. He said that is for a trailer storage yard and this product has a honeycomb pattern that is infilled with gravel. He said that it is used in other areas of the United States. He said that it is 100% permeable.

Ms. Christie said that it is very unusual to ask for a variance when there is no project to go with it. There are several unknowns. She asked Ms. Hollingshead if she had any problems with this.

Ms. Hollingshead said that they have no issue with the concept or the product itself. She said that they just need more information regarding this product.

Ms. Christie said that they were asking for the variance even they Staff does not have all the details.

Mr. Appel said that they provided the manufacturers specifications for the product. He said that they provided all the requirements regarding this product.

Ms. Christie asked Ms. Hollingshead if there was any reason that if they can't meet all of the requirements that Staff would want to allow it to happen. She further stated that she felt that Mr. Appel and his clients are putting the Planning Commission in a bad situation.

Mr. Cloud that he has seen this product and seen it on projects but not on this large of a scale. He said that he liked the idea of pervious paving.

After a lengthy discussion, it was decided to table the variance so that Mr. Appel could me with Engineering.

Other

A. L22-18 The After School Program Gymnasium Expansion Extension
862 S. 48th Street
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that this large scale has been approved but they need an extension as they are not quite ready to start the project.

Ms. Christie said they are wanting a one year extension although it won't be that long before they get started with the project.

Mr. Compton moved to approve the extension. Mr. Tyler seconded the motion.

VOTE:
YES: Mueller, Parker, Tyler, Austin, Cardiel, Cloud, Compton, Couch, Hussein
NO: None

The one year extension request was approved by a unanimous vote.

Planning Director's Report

Planning Director Report – February 2023

✓ Council actions

- Adopted the Downtown Master Plan

- Rezoning approved:
  - 109 N. 48th St – A-1 to O-1
  - 1094 Nichols Rd – A-1 to SF-2
  - 4500 S. 48th St – C-2 & C-5 to MF-24
  - East end of Members Lane – C-5 to MF-24

- Conditional Use approved:
  - 986 Elmwood St – Use Unit 42 – Church/Synagogue – C-2

- Wavier
  - Street Improvements & MSP Street – Reliable Poultry – L23-07

- Street Improvements – Highway 112 – Calderon Landscaping – L23-07
- Street Improvements – Flying the Coop Hanger – N22-29
- Approved payment in lieu of improvements for sidewalk at 613 Black Oak – LionHeart Enterprises, LLC – single family dwelling.

- Approved the Mayor's appointments to the Planning Commission
  - Shannon Mueller – reappointment
  - Brent Couch
  - Chris Hussein

- Approved the purchase of stream and wetland mitigation credits from Watershed Conservation Resource Center and Stream works Mitigation Service, LLC, in compliance with Army Corp of Engineers permit for detention pond project

- Approved an agreement for professional services agreement to procure a solid waste contract

- Approved the filing of a clean-up lien for the removal of overgrown brush and debris at 983 W Sunset

✓ Work Session – Tuesday February 21st – TBD – City Attorney review of Planning Commission procedures and policies and code of ethics

Ms. Christie said that work session will be during Spring break and because of that there will not be a work session for March.

There being no further business, the meeting was adjourned at 6:36 p.m.

_____

Shannon Mueller, Chairman

_____

Gary Compton, Vice Chairman

_____

Patsy Christie, Director
Planning and Community Development Division

_____

Sarah Curry

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **March 7, 2023**

Re: **R23-11 Rezone**

A request by PV=nRT for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 0.41 acres.

LOT LOCATION AND SIZE

The 0.41 acre tract is located immediately to the East of Oak Grove Road and approximately 190 feet to the South of the intersection of Elm springs Road and Oak Grove Road.

A vicinity map is attached.

EXISTING ZONING

The rezoning application requests an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W 50’ and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is C-2 and the zoning immediately to the East is C-5, the zoning immediately to the South is A-1 and the zoning to the West is C-5.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates Oak Grove Road as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage planned, integrated commercial areas by discouraging spot commercial development and the stringing out of commercial development along streets and to encourage more pedestrian-oriented commercial settings.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: February 15 2023 Payment Method: Check # 006189

Date Accepted as Complete: February 27, 2023 Project Number: R23-11

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ✓ Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Rachel Silvestri	Name: Erin Oliver
E-mail: rbs1026@icloud.com	E-mail: eoliver26@icloud.com
Address: 8281 San Marco	Address: 774 Via Firenze Ave
Phone: 501-425-2893	Phone: 479-856-2626
Site/ Location: 825 Oak Grove Rd.	Current Zoning District: A1
Assessor's Parcel Number(s): 815-39264-100	Desired New Zoning: C2
	Total Acreage: 0.41

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☑ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-11

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by PV = nRT, INC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Part of the Southeast Quarter of the Northwest Quarter of Section Thirty-three (33), Township Eighteen (18) North, of Range Thirty (30) West, Washington County, Arkansas, described as: Beginning at Point 196 feet South of the Northwest corner of said Forty acre tract, and running thence East 180 feet; thence South 100 feet; thence West 180 feet; thence North 100 feet to the Point of Beginning.

Layman's Description: 825 Oak Grove Rd.

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A1

TO (proposed zoning) C2

The **Petitioner's** immediate intentions are to: Rezone for potential Commercial use.

R23-11

1. **Sell** the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title Yes (Yes or No).

2. **Develop** the property NO (Yes or No) and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Future commercial use _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative:_____

Address:_____

PETITIONER/OWNER **SIGNATURE** Rachel Silvestri

MAILING ADDRESS: 8281 San Marco Ave, Springdale 72762

TELEPHONE: 501-425-2893 DATE: 9/15/23

R23-11

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

Rachel Silvestri
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of February, 2023.

Tina Frye
Notary Public

STATE OF ARKANSAS NOTARY PUBLIC
TINA FRYE
MY COMMISSION # 12705873
EXPIRES: October 31, 2028
Washington County

R23-11

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

(Property Owner)

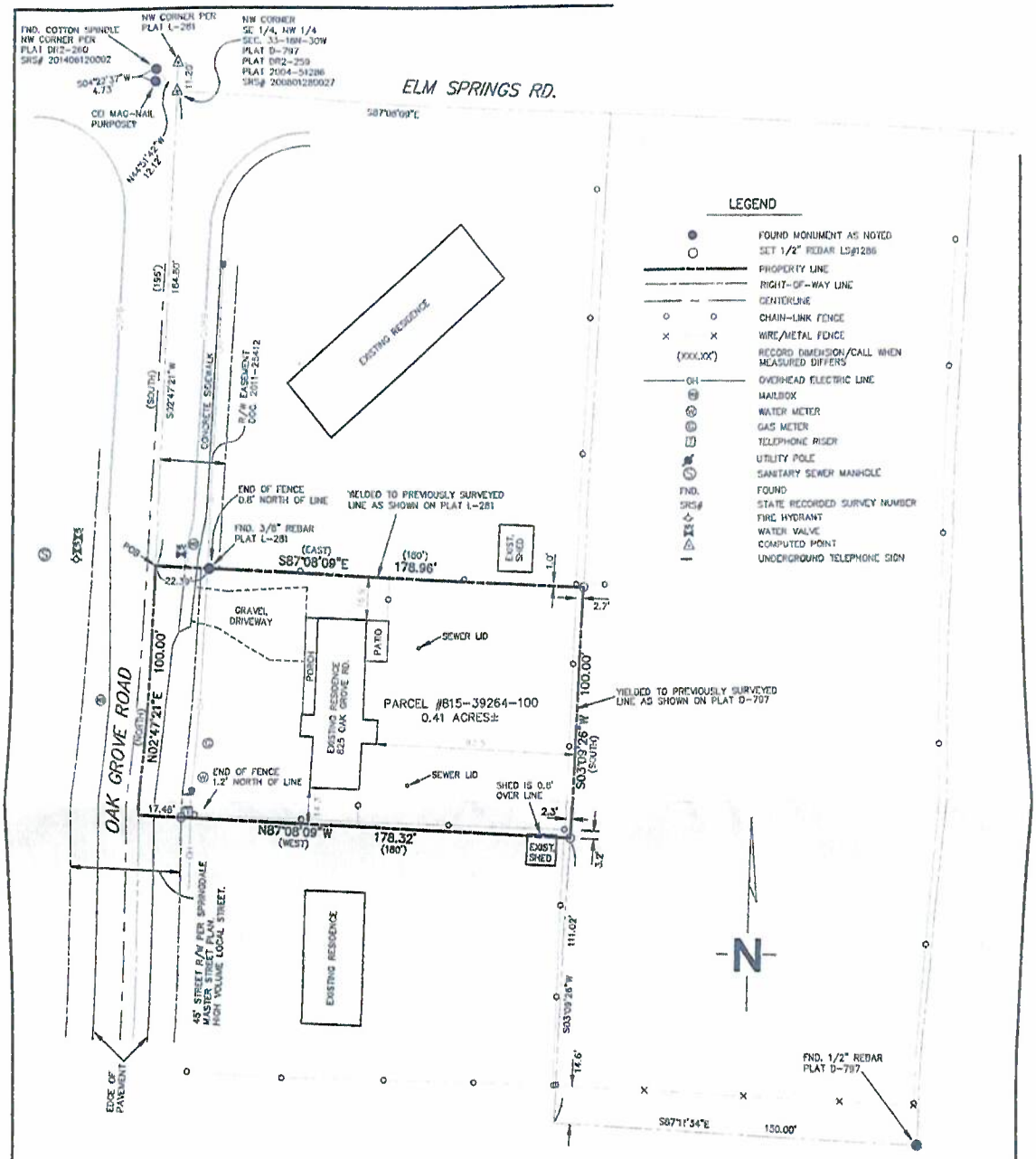
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of February, 2023.

DEBBIE A. POUNDERS
OFFICIAL SEAL · NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

Notary Public

R23-11



0 20 40 80

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

DESCRIPTION (TAKEN FROM WARRANTY DEED 2004-43969)

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, OF RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS: BEGINNING AT A POINT 196 FEET SOUTH OF THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE EAST 150 FEET; THENCE SOUTH 100 FEET; THENCE WEST 150 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION. NW CORNER OF SE 1/4 OF THE NW 1/4 HAVING A COMPUTED CONVERGENCE OF -01°10'22.01"

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1286
THOMAS V. COSTELLO

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

05/30/2019
DATE

800-18N-30W-0-33-420-72-1286

BOUNDARY SURVEY

for TIM & PATRICIA MOLITOR

PART OF THE SE 1/4 OF THE NW 1/4
SECTION 33, T-18-N, R-30-W
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 19053	FIELD DATE 05-30-19
SHEET 1 OF 1	DRAWING BNDY

R23-11

File No.: **23-1738**

citytitle llc & closing

5431 Pinnacle Pointe Dr., Ste. 105, Rogers, AR 72758
Phone: 479.935.4177 Fax: 866.889.7709

OWNERSHIP REPORT

For the use and benefit of: **PV=nRT, Inc. c/o American Restoration Tile**

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through February 15, 2023 at 7:00 a.m. of the following described property:

Part of the SE1/4 of the NW1/4 of Section 33, Township 18 North, of Range 30 West, Washington County, Arkansas, described as: Beginning at a point 196 feet South of the Northwest corner of said 40 acre tract, and running thence East 180 feet; thence South 100 feet; thence West 180 feet; thence North 100 feet to the point of beginning.

Parcel No. 815-39264-100 (for reference only)

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

CITY TITLE & CLOSING LLC

By: _____
Angela Marie Ellis, Authorized Signatory
License No. 17453830

****DISCLAIMER****

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Exhibit "A"

Parcel 815-29801-107
Steenbergen Family, LLC
1684 S 56th Street
Springdale, AR 72762

Parcel 815-29801-108
Spring Ark Five, LLC
PO Box 2525
Corpus Christi, TX 78403

Parcel 815-39264-500
Holmik Holdings, LLC
1609 SW 2nd Street
Bentonville, AR 72712

Parcel 815-39264-300
ILK, Inc.
8017 Buona Sera Street
Springdale, AR 72762

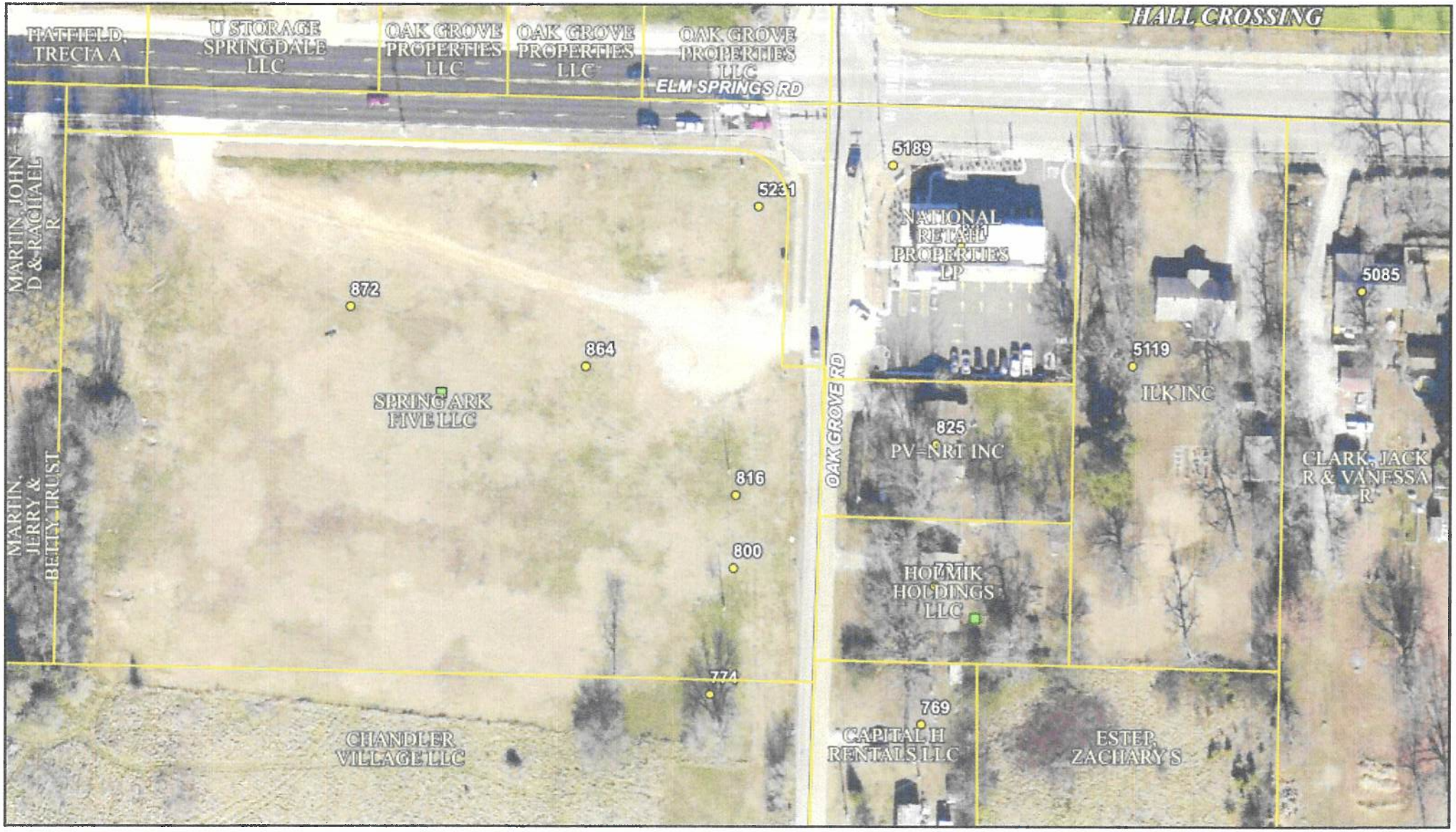
Parcel 815-39264-200
National Retail Properties LP
Attn: Ingrid Irvin
450 S Orange Avenue, Suite 900
Orlando, FL 32801

DISCLAIMER

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Washington County
Assessor's Office
Russell Hill, Assessor

R23-11



Date Created: 2/27/2023
Created By: actDataScout

1 inch = 99 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



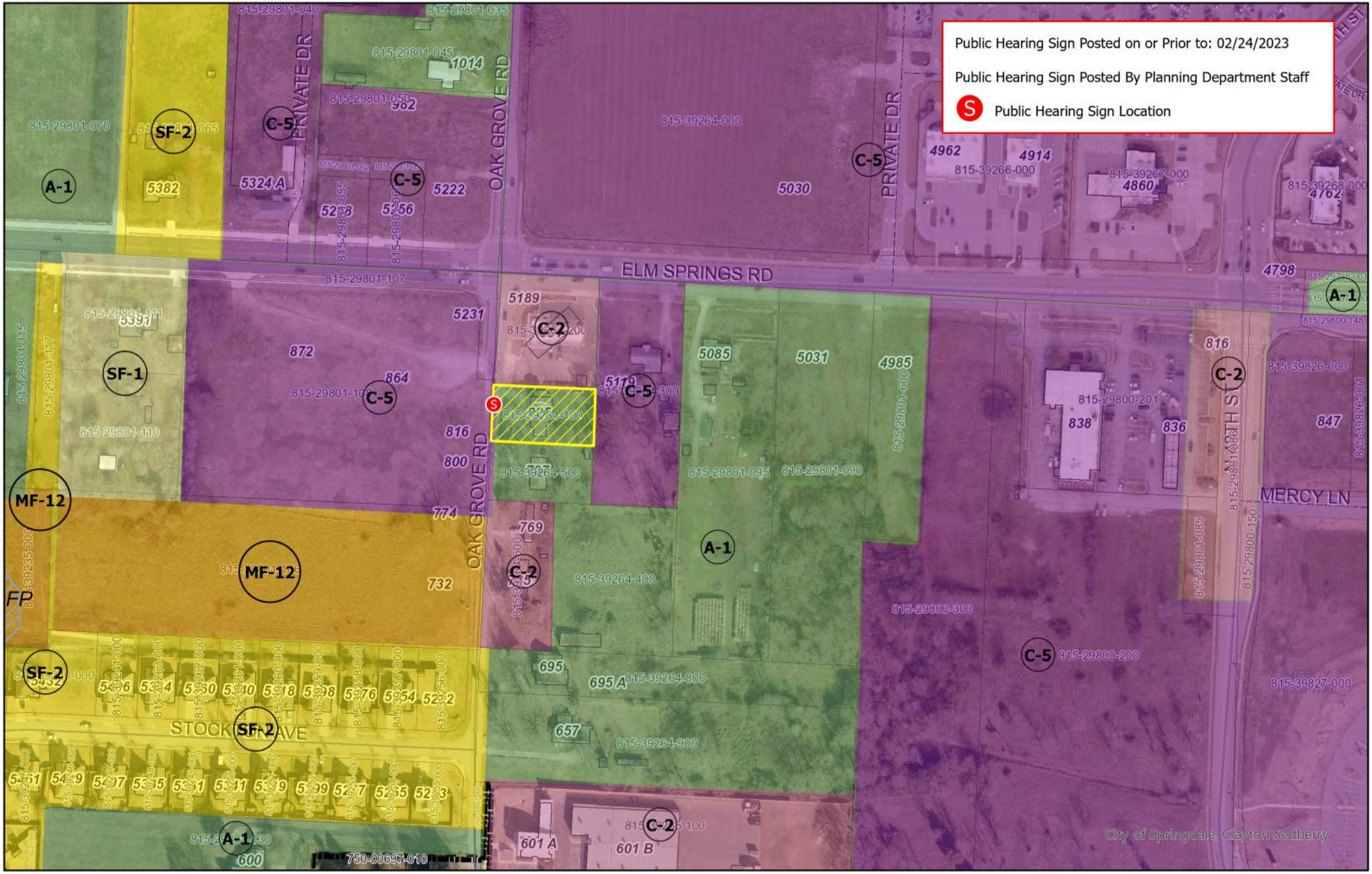
Planning Commission Meeting
March 7, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN



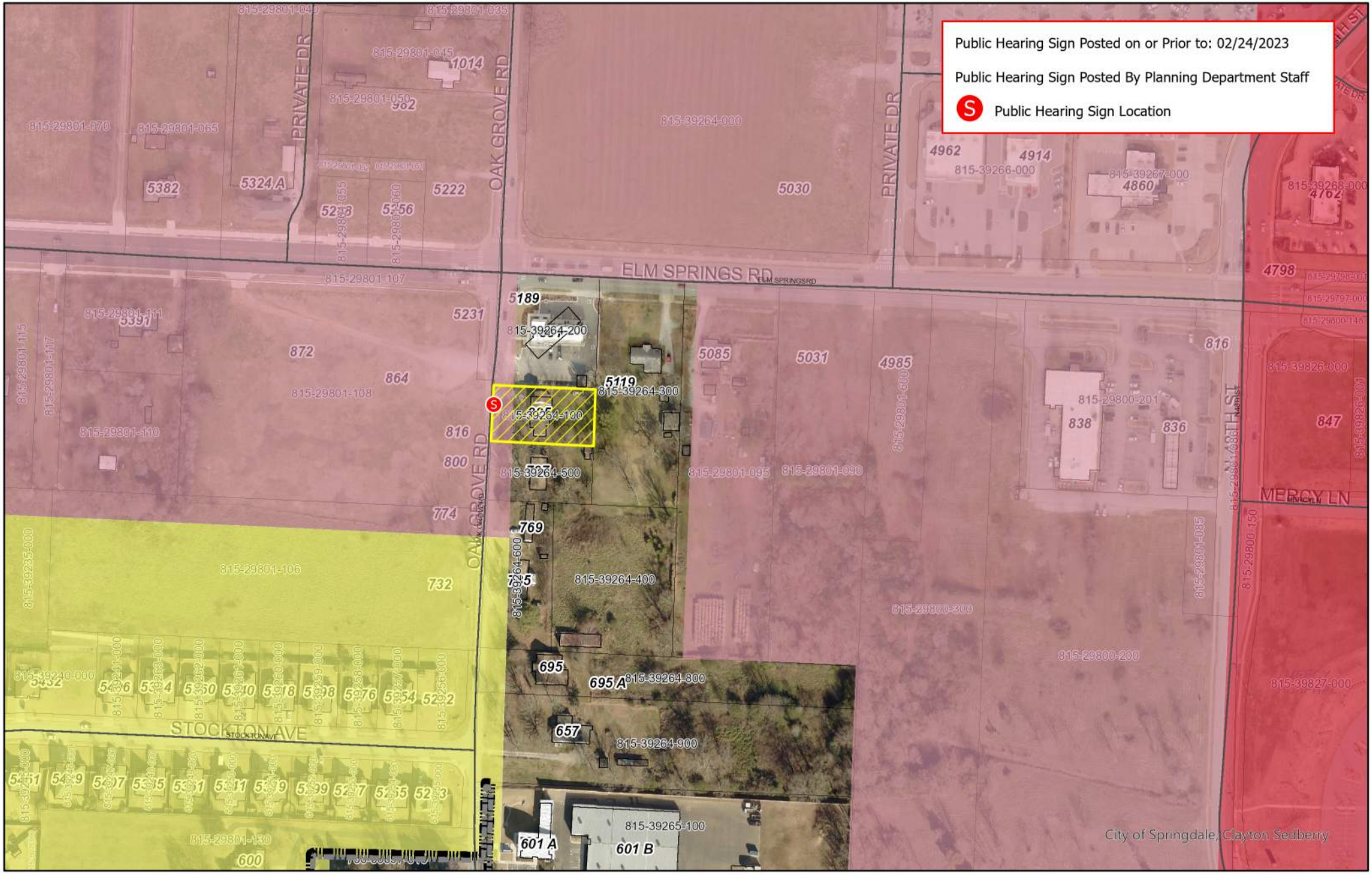
Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
March 7, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: R23-11
APPLICANT: PV=NRT, Inc.
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **RP23-03** **Replat** **North Heights Addition**

Planning Comments:

1. This Replat has been given the number RP23-03. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)
5. Front setback in SF-2 is 30'. Was there a past variance approved?
    a. Variance requested

Building & Fire Comments:

How does the owner intend on bringing electricity to the existing house?

Engineering Comments:

Reviewed on 3/1/2023 by Steve Hatfield, PLA

- **Add required signatures.**
- **Add Surveyor's Signature.**

RP23-03

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☒ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☒ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Randon Robe	Location/Address: 400 Sanders Ave Spingdale, AR 72764
E-mail:	
Address: 400 Sanders Ave Springdale	
Phone: 479-334-9779	Assessor's Parcel Number(s): 815-24002-000 815-24001-000
Representative Contact Information (if applicable)	Current Zoning District: SF-2
Name: Nikki Littrell - Blew & Assoc.	Rezone required: No
E-mail: nikki@blewinc.com	Total Acreage: 0.4 Acres
Address: 3825 N Shiloh Dr., Fayetteville, AR 72703	
Phone: (479) 443-4506	

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant/Property Owner (printed): Randon Robe Date: 1-9-23

Signature: Randon Robe

Name of Representative (if applicable): Nikki Littrell Date: 1-30-23

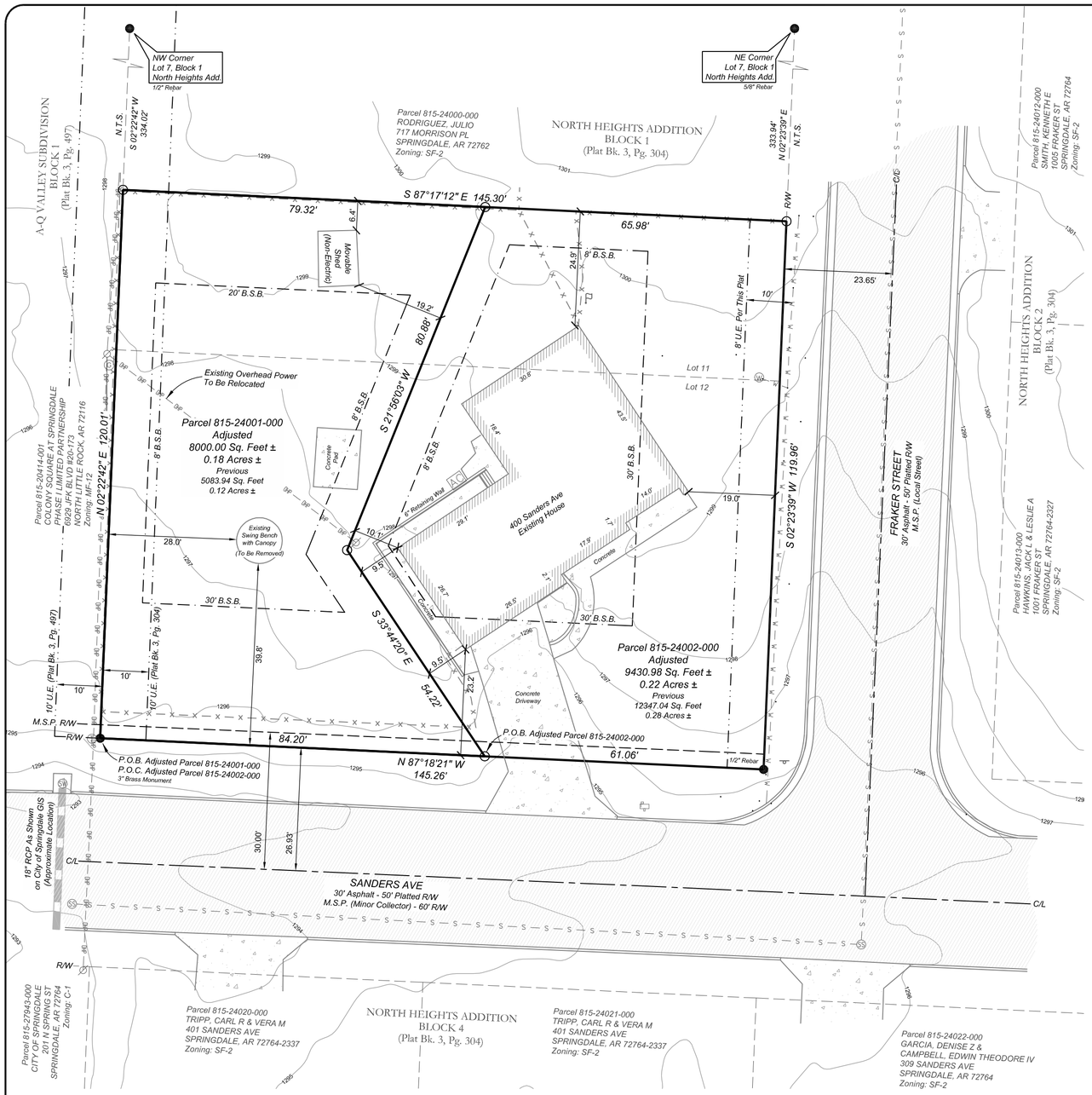
Signature: Nikki Littrell "Digitally signed by Nikki Littrell DN: C=US, E=nikki@blewinc.com, O=Blew & Associates, CN=Nikki Littrell Date: 2023.01.31 09:19:29-06'00'"

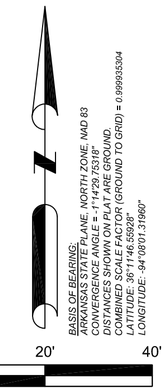
STAFF USE ONLY			
Date Application Submitted:	January 31 2023	Payment Method:	
Date Accepted as Complete:	March 24, 2023	Project Number:	RP23-03

RE-PLAT RP23-03

Property Line Adjustment for Parcels 815-24001-000 & 815-24002-000

Including All of Lot 12 & Part of Lot 11, Block 1, North Heights Addition to the City of Springdale, Arkansas





Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

811 Know what's below. Call before you dig.

Zoning & Setbacks

CURRENT ZONING: SF-2,
LOW / MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

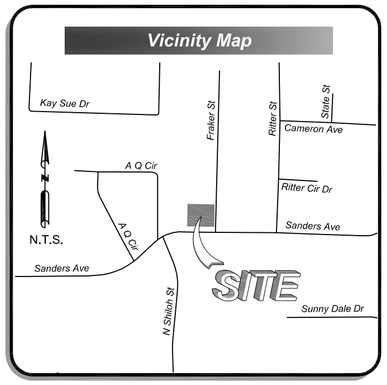
ONE-FAMILY SF-2 BUILDING SETBACKS:
FRONT: 30'
SIDE (INTERIOR): 8' / 8'
CORNER (INTERIOR): 8'
CORNER (EXTERIOR): 30'
BACK: 20'

ZERO-LOT LINE SF-2 BUILDING SETBACKS:
FRONT: 30'
SIDE (INTERIOR): 16' / 0'
CORNER (INTERIOR): 16' / 0'
CORNER (EXTERIOR): 30'
BACK: 20'

FOR FURTHER INTERPRETATION AND/OR DETAILED EXPLANATION OF THE CITY OF SPRINGDALE ZONING REGULATIONS, PLEASE CONTACT THE CITY OF SPRINGDALE PLANNING DEPT.

CONTACT:
CITY OF SPRINGDALE PLANNING DEPT.
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550
FAX: (479) 750-8539

Vicinity Map



Legend of Symbols & Abbreviations

	BOUNDARY LINE
	FORTY LINE
	CENTERLINE OF ROAD (C/L)
	RIGHT-OF-WAY (R/W)
X — X	FENCE
	BUILDING SET BACK (B.S.B.)
	UTILITY EASEMENT (U.E.)
W — W	WATER LINE
S — S	SANITARY SEWER LINE
OHP — OHP	OVERHEAD POWER LINE
	GUY LINE
	POWER POLE
T	TELEPHONE PEDESTAL
AC	AIR CONDITIONER
G	GAS METER CONNECTION
W	WATER METER
SW	STORM WATER MANHOLE
SS	SANITARY SEWER MANHOLE
	MAILBOX
	STOP SIGN
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR & CAP
M.S.P.	MASTER STREET PLAN
N.T.S.	NOT TO SCALE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

Survey Description

PARCEL 815-24001-000 - RECORD DESCRIPTION (BOOK 2017, PG. 34869)
THIRTY-SEVEN (37) FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT ELEVEN (11) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PARCEL 815-24001-000 - ADJUSTED DESCRIPTION
A PART OF LOT ELEVEN (11) AND A PART OF LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 3" BRASS MONUMENT IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID LOT TWELVE (12), AND RUNNING THENCE N02°22'42"E 120.01' TO A SET 1/2" REBAR & CAP, THENCE S87°17'12"E 79.32' TO A SET 1/2" REBAR & CAP, THENCE S21°56'03"W 80.88' TO A SET 1/2" REBAR & CAP, THENCE S33°44'20"E 54.22' TO A SET 1/2" REBAR & CAP, THENCE N87°18'21"W 84.20' TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL 815-24002-000 - RECORD DESCRIPTION (BOOK 2017, PG. 34869)
LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PARCEL 815-24002-000 - ADJUSTED DESCRIPTION
A PART OF LOT ELEVEN (11) AND A PART OF LOT TWELVE (12) IN BLOCK ONE (1) IN NORTH HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET 1/2" REBAR & CAP WHICH IS S87°18'21"E 84.20' FROM THE SOUTHWEST CORNER OF SAID LOT TWELVE (12), AND RUNNING THENCE N33°44'20"W 54.22' TO A SET 1/2" REBAR & CAP, THENCE N21°56'03"E 80.88' TO A SET 1/2" REBAR & CAP, THENCE S87°17'12"E 65.98' TO A SET 1/2" REBAR & CAP, THENCE S02°23'39"W 119.96' TO AN EXISTING 1/2" REBAR, THENCE N87°18'21"W 61.06' TO THE POINT OF BEGINNING. CONTAINING 0.22 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-18N-30W-0-25-320-72-1873

COMPLETED FIELD WORK:
DECEMBER 1, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2017 AT PAGE 34869.
2. SUBDIVISION PLAT FILED IN PLAT BOOK 1 AT PAGE 304.
3. SUBDIVISION PLAT FILED IN PLAT BOOK 1 AT PAGE 497.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0060F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

CONTOURS PER CITY OF SPRINGDALE GIS.

Owner/Developer

ROBE, RANDON
400 SANDERS AVE
SPRINGDALE, AR 72764

I, WESLEY S. LUKER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION:_____

SIGNED:_____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1873

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

RANDON ROBE HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

DATE *OWNER*

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE:
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	CITY CLERK
	_____	MAYOR
APPROVAL FOR RECORDING	_____	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	SECRETARY, PLANNING COMMISSION
	_____	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	CITY ENGINEER

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____20__

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA. — No. 1534 — ARKANSAS

LICENSED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — No. 1873 — SIGNATURE — WESLEY S. LUKER

PRELIMINARY

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

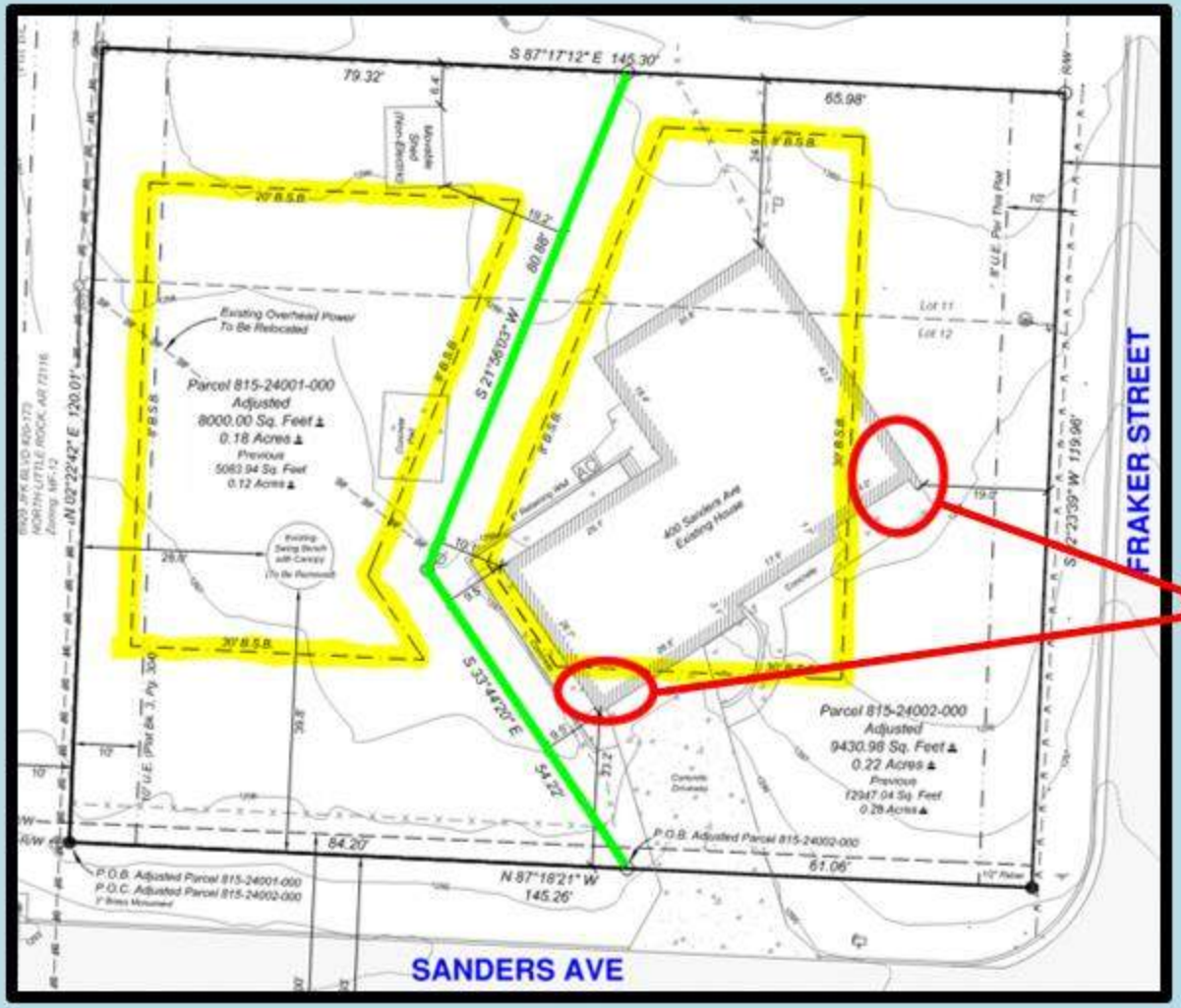
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 12/8/2022	W.L.	J.W.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 22-11181	

LOCATION: BLOCK 1, NORTH HEIGHTS ADDITION

FOR THE USE AND BENEFIT OF: RANDON ROBE

RP23-03 and B23-39

Replat of Block 1, Lots 11 and 12



Building setbacks

Proposed Property Line

Variance for reduction of front setbacks:

1. 19' on Franker Street
2. 23' on Sanders Avenue

Parcel	Owner Name	Owner Address
815-20414-001	Colony Square At Springdale Phase 1 Limited Partnership	6929 JFK Blvd. #20-173 North Little Rock, AR 72116
815-24000-000	Julio Rodriguez	717 Morrison Pl. Springdale, AR 72762
815-24012-000	Kenneth E. Smith	1005 Fraker St. Springdale, AR 72764
815-24013-000	Jack L. & Leslie A. Hawkins	1001 Fraker St. Springdale, AR 72764-2327
815-24022-000	Denise Z. Garcia & Edwin Theodore Campbell IV	309 Sanders Ave. Springdale, AR 72764
815-24021-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-24020-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-27943-000	City of Springdale	201 N. Spring St. Springdale, AR 72764





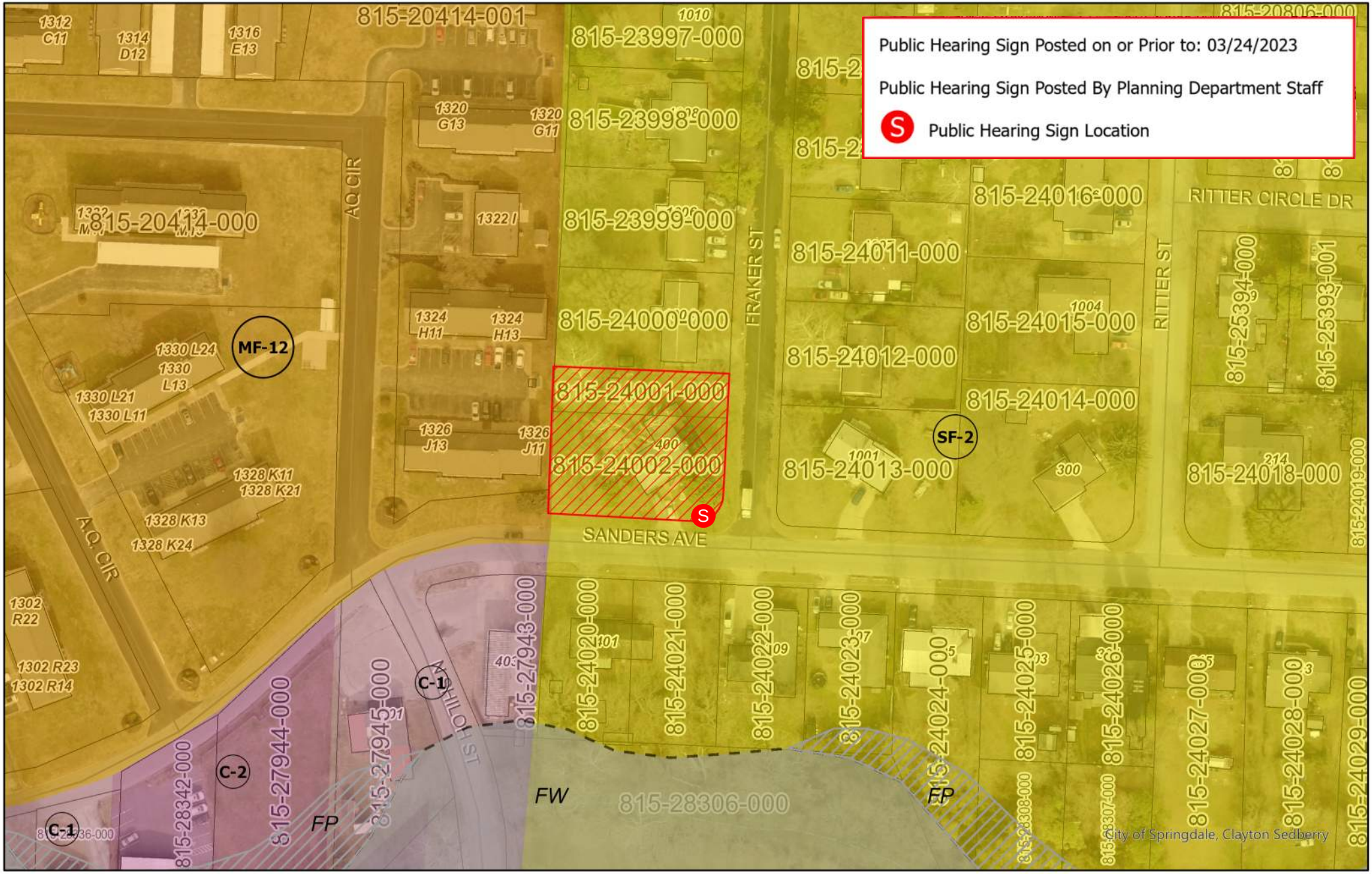
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN



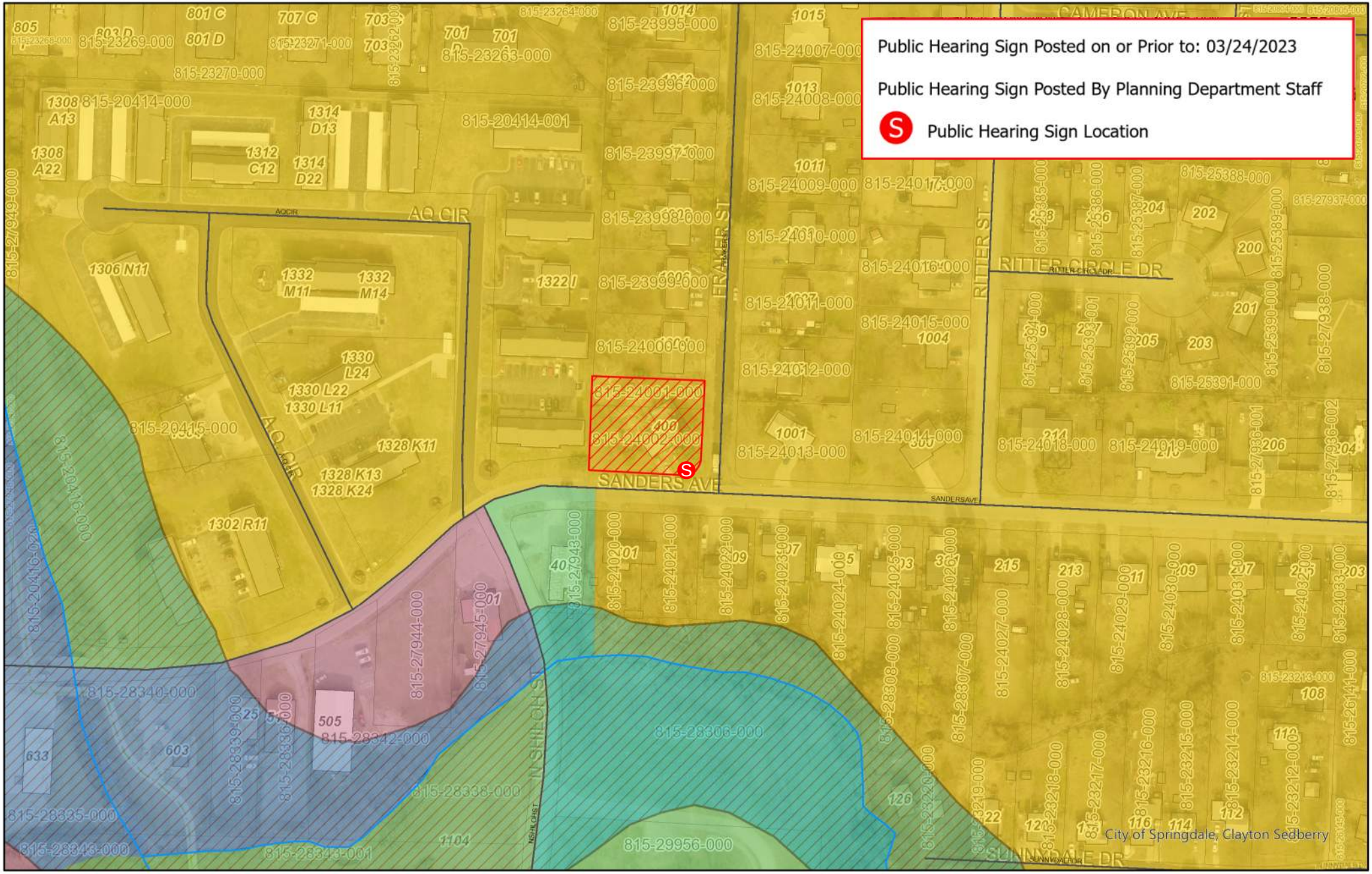
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: March 28, 2023 Project Number: B23-39

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ✓ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Nikki Littrell	Name: Randon Rhoze
E-mail: nikki@blwinc.com	E-mail:
Address: 3825 N. Shiloh Dr. Fayetteville, AR 72703	Address: 400 Sanders Ave. Springdale, AR 72764
Phone: 479-443-4500	Phone: 479-334-9779
Site/ Location: 400 Sanders Ave. Springdale, AR 72764	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-24001-000 & 815-24002-000	Rezone required: No
	Total Acreage: .4

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Encroachment into setbacks. 13.03' on the east side & 10.87' on the south side.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

The house is existing and there is no other remedy for this problem.

B23-39

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The variance would allow our client to adjust his property lines without rezoning or demolishing the existing house.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

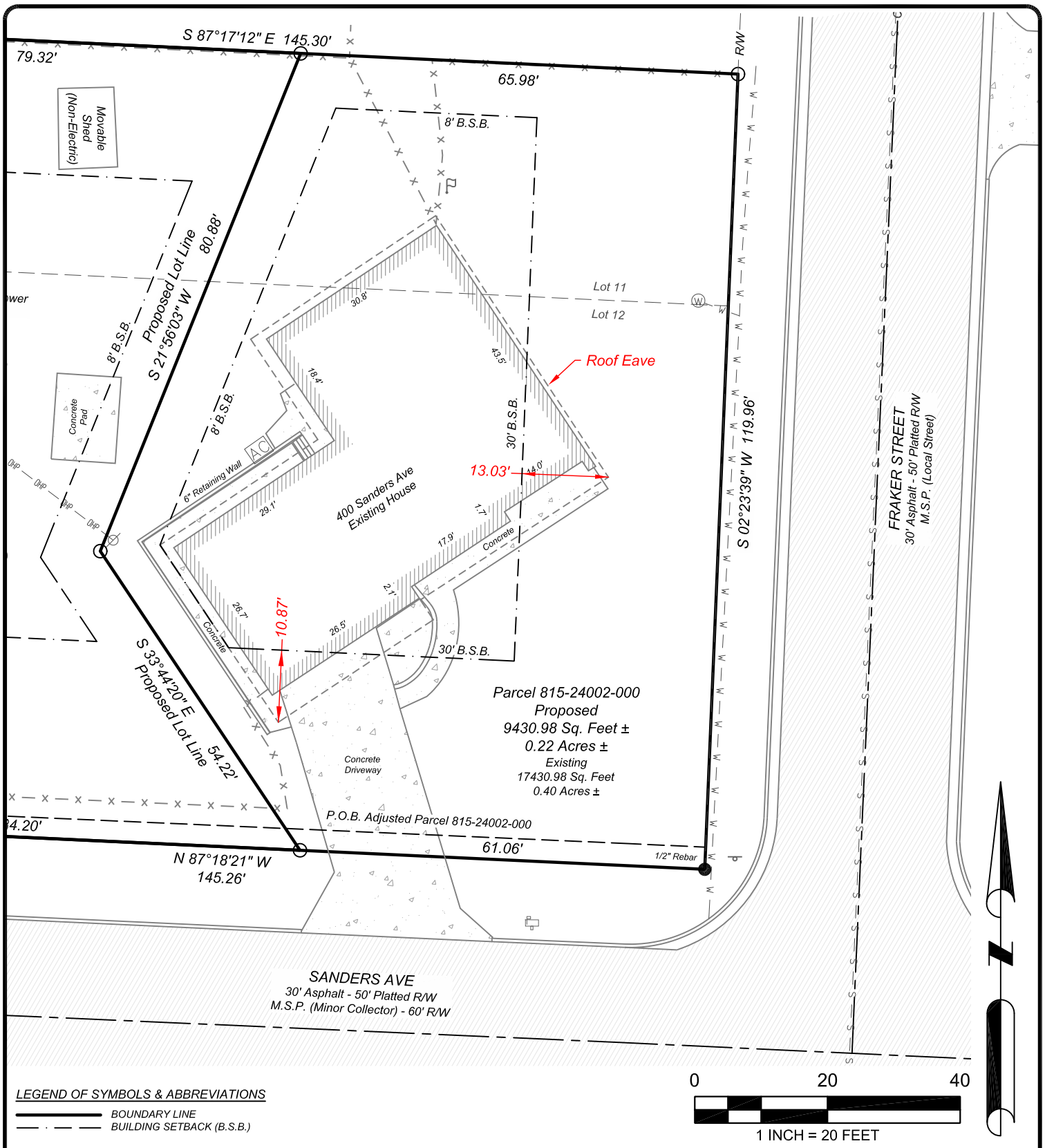
The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: _____



LEGEND OF SYMBOLS & ABBREVIATIONS

BOUNDARY LINE

BUILDING SETBACK (B.S.B.)

VARIANCE EXHIBIT

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

RANDON ROBE

400 Sanders Ave., Springdale AR 72764

North Heights Addition - Plat Book 3, Pg. 304

B23-39

Project Number: 22-11181

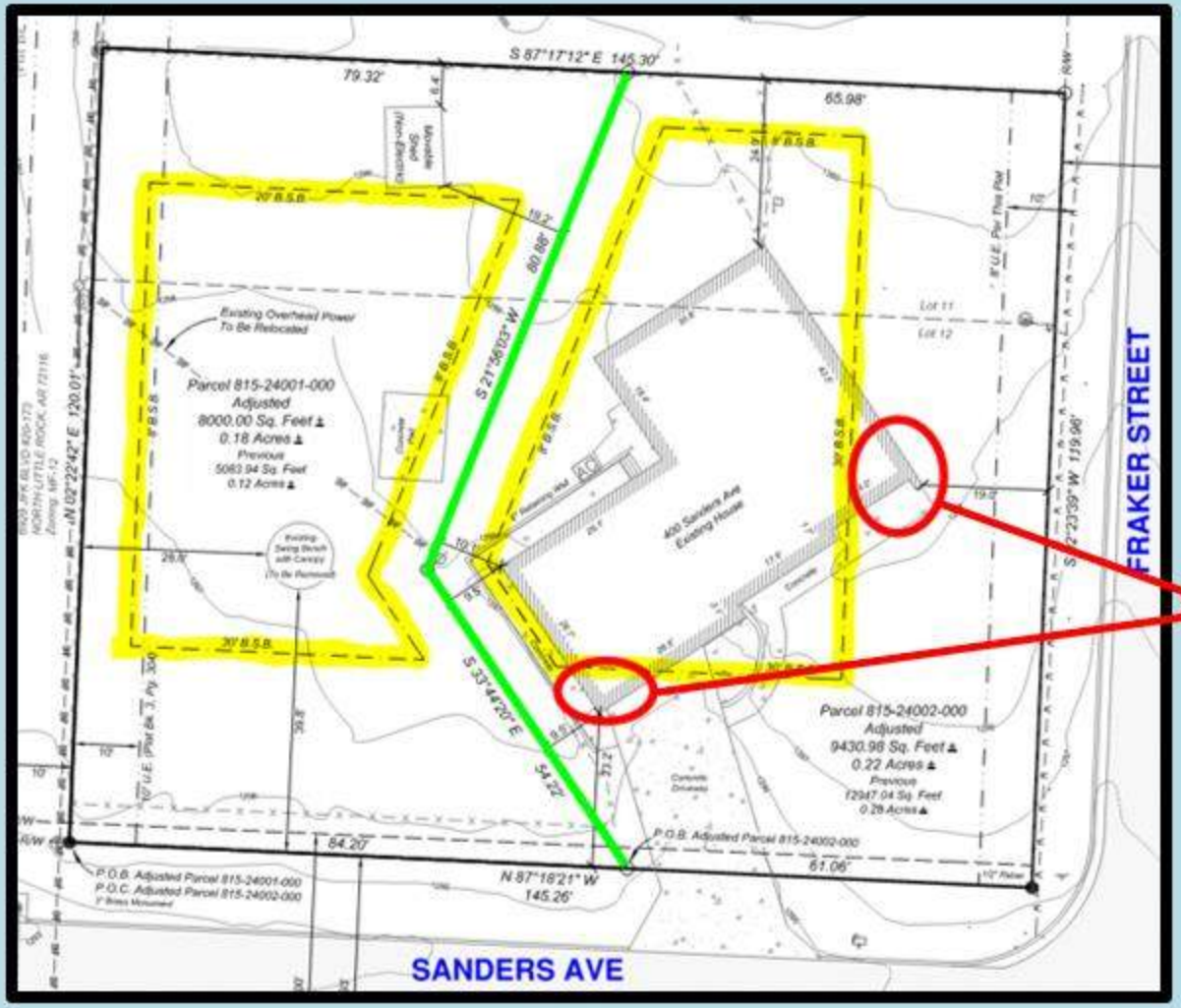
Certificate of Authorization № 1534

Date: 03/23/2023

3825 N Shiloh Dr, Fayetteville, AR 72703 ♦ Fayetteville, Arkansas 72703 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

RP23-03 and B23-39

Replat of Block 1, Lots 11 and 12



Building setbacks

Proposed Property Line

Variance for reduction of front setbacks:

1. 19' on Franker Street
2. 23' on Sanders Avenue

Parcel	Owner Name	Owner Address
815-20414-001	Colony Square At Springdale Phase 1 Limited Partnership	6929 JFK Blvd. #20-173 North Little Rock, AR 72116
815-24000-000	Julio Rodriguez	717 Morrison Pl. Springdale, AR 72762
815-24012-000	Kenneth E. Smith	1005 Fraker St. Springdale, AR 72764
815-24013-000	Jack L. & Leslie A. Hawkins	1001 Fraker St. Springdale, AR 72764-2327
815-24022-000	Denise Z. Garcia & Edwin Theodore Campbell IV	309 Sanders Ave. Springdale, AR 72764
815-24021-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-24020-000	Carl R. & Vera M. Tripp	401 Sanders Ave. Springdale, AR 72764-2337
815-27943-000	City of Springdale	201 N. Spring St. Springdale, AR 72764





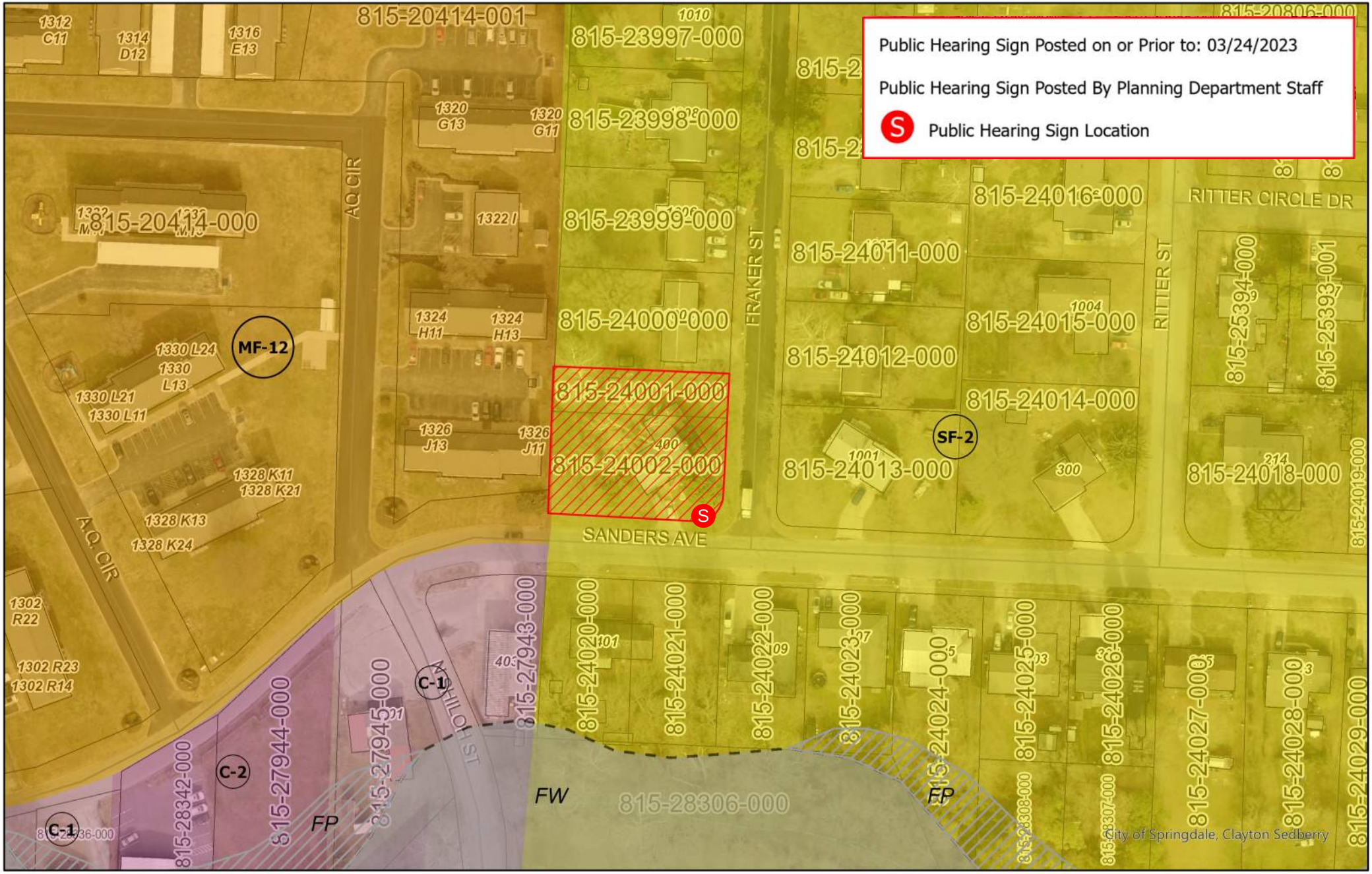
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN



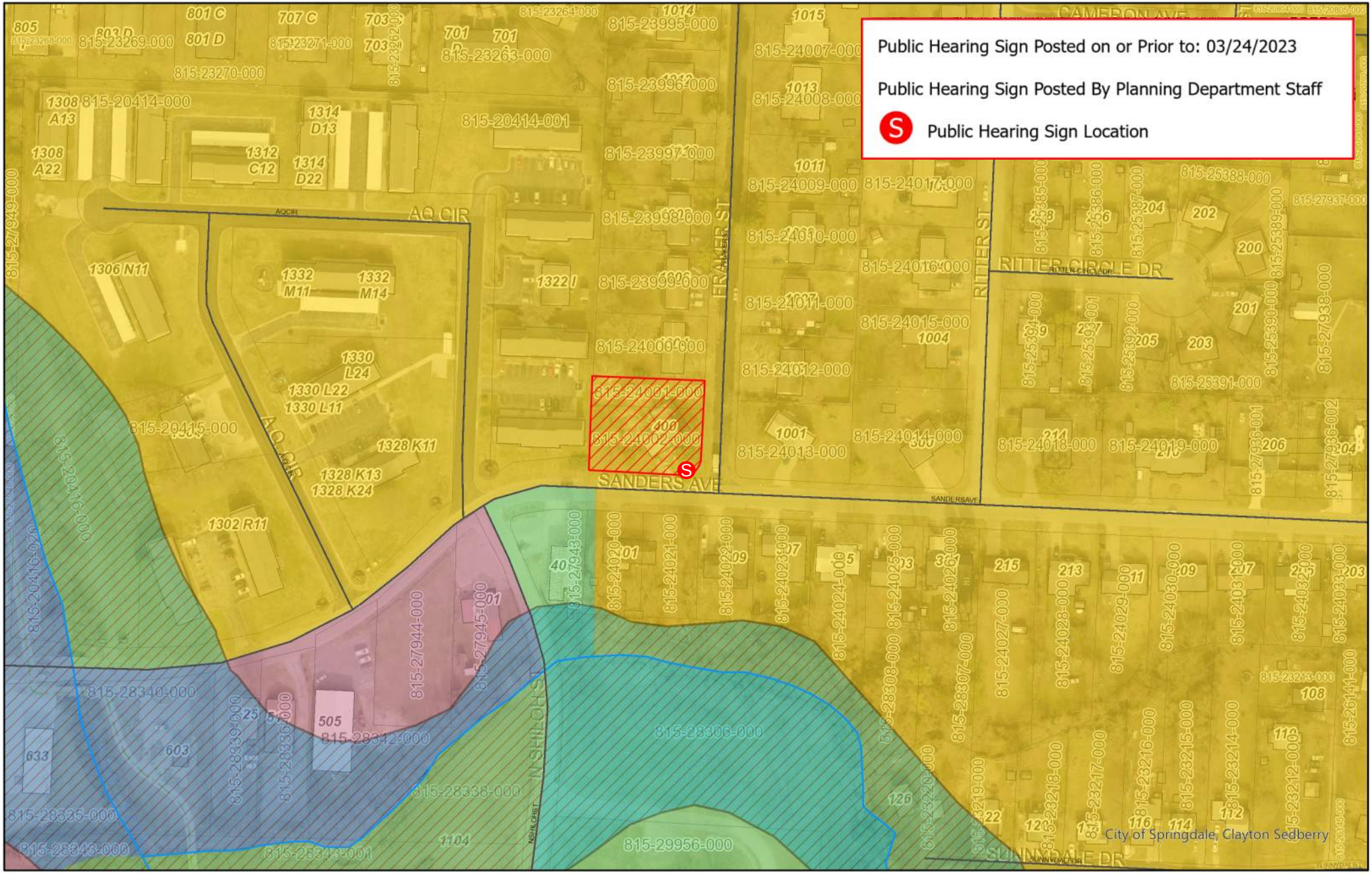
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: RP23-03 and B23-39
APPLICANT: Randon Robe
REQUEST: Replat of Block 1, Lots 11 and 12 of the Northern Heights Addition Subdivision and a Variance for Reduction of Front Setbacks: 19' on Franker St. & 23' on Sanders Ave.

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-15 Rezone**

A request by Gonzalez Family Revocable Trust for Planning Commission approval of a zone change from Neighborhood Office District (O-1) to General Commercial District (C-2) for a tract of land containing 0.64 acres.

LOT LOCATION AND SIZE

The 0.64 acre tract is located on the South side of Elm Springs Road, approximately 150 feet East of the intersection of Betty Street and Elm Springs Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is an O-1 Neighborhood Office district. The district is designed to provide for an orderly conversion of older structures that are no longer useful, serviceable or desirable in their present uses to office use. It anticipates that office uses will be located in established areas of the city and in close proximity to apartments and other residential uses with limits to a maximum structure size of five thousand (5000) square feet. New construction designed to reinforce existing desirable characteristics of the neighborhood and not detrimental to the continued use of surrounding properties for residential purposes may also be accommodated in this district.

Uses permitted: - 1, 8, 10, 11, 16, 28, 29
Conditional Uses Permitted on Appeal: - 2, 3, 9, 27

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

1. Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
2. Private greenhouses and horticultural collections.
3. Flower and vegetable gardens.
4. Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an O-1 district a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed two stories.

AREA REGULATIONS

a. Residential uses

1. LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet for a single family dwelling and twelve thousand (12,000) square feet for a duplex. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line for a single family dwelling, and seventy (70) feet on a public street at the front setback line for a duplex. .
2. FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
3. SIDE SETBACK. There shall be a side setback on each side of the building having a width of not less than ten (10) feet. The side setback shall be subject to applicable fire and building codes.
4. REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

1. Office Uses

(1) SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	10'
Side setback when contiguous to a residential district	20'
Rear setback	20'

GREENSPACE

Each developed lot (non residential use only) shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W 50’ and the building	
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. Immediately to the north is Elm Springs Road, with MF-12 and SF-2. Immediately to the East is zoned C-2. To the South is zoned SF-3 and to the West is SF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial use.

The Master Street Plan indicates Elm Springs Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

File No. R23-15

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Gonzalez Family Revocable Trust - Alberto Gonzalez & Marlene Moke
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

See Warranty Deed
2015-00032599

Layman's Description: 3581 Elm Springs Road

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) O-1

TO (proposed zoning) C-2

R23-15

The **Petitioner's** immediate intentions are to:

1. **Sell** the property _____(Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title _____(Yes or No).

2. **Develop** the property Future (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: N/A _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: Alberto Gonzalez

MAILING ADDRESS: 299 Fredonia St Springdale AR 72762.

TELEPHONE: 4792318404 DATE: 2/16/2023

Email : agmynewhome@yahoo.com.

Agmynewhome

R23-15

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Alberto Gonzalez
(Property Owner) print

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16 day of February, 2023.

Debbie A Pounders
Notary Public

DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION #12402006
MY COMMISSION EXPIRES 12-10-2024

R23-15

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of February, 2023.

Notary Public

WENDY ELISA MOKE
Notary Public - Arkansas
Washington County
Commission # 12385147
My Commission Expires Aug 24, 2031

R23-15

Realty Title & Closing Services LLC

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

File No.: 20-59773W

Adjacent Property Owners

Subject Property:

Current Owner: Alberto Gonzalez and Marlene Moke, Trustees of the Gonzalez Family Revocable Trust u/t/a dated September 21, 2011
Parcel Number: 815-36041-000
Property Address: 3581 Elm Springs Rd, Springdale, AR 72762

Adjoining Property Owners:

Parcel Number: 815-36041-001
Current Owner: Alberto Gonzalez and Marlene Moke, Trustees of the Gonzalez Family Revocable Trust u/t/a dated September 21, 2011
Mailing Address: 299 Fredonia St, Springdale, AR 72762
Note: Current owner is the same as the Subject Property owner.

Parcel Number: 815-20660-000
Current Owner: KJune Properties, LLC
Mailing Address: PO Box 10737, Fayetteville, AR 72703

Parcel Number: 815-22362-000
Current Owner: Norma June Kirby
Mailing Address: 801 Betty St, Springdale, AR 72762

Parcel Number: 815-22363-000
Current Owner: Michael Lohman and Elizabeth Ann Lohmann
Mailing Address: 803 Betty St, Springdale, AR 72762

Parcel Number: 815-22364-000
Current Owner: Jerry L. Cook and Lisa J. Cook
Mailing Address: 805 Betty St, Springdale, AR 72762

Parcel Number: 815-22365-000
Current Owner: Mary Catherine Moore and James David Moore
Mailing Address: 807 Betty St, Springdale, AR 72762

Parcel Number: 815-27090-000
Current Owner: Michael R. Ramm and Ingrid D. Ramm
Mailing Address: 4292 Stonecrest Cir, Springdale, AR 72762

R23-15

Parcel Number: **815-37018-000**
Current Owner: Sandra Barroso Araujo and Juan Antonio Vargas
Mailing Address: 3564 Westminster Ave, Sprindale, AR 72762

Parcel Number: **815-37019-000**
Current Owner: Avard E. Hart and Linda E. Hart, Trustees of the Tiago Hart Trust dated October 14, 2019
Mailing Address: 774 Westford St, Springdale, AR 72762

This list is compiled mainly from the Washington County Assessor's Office and is further certified through February 26, 2023.

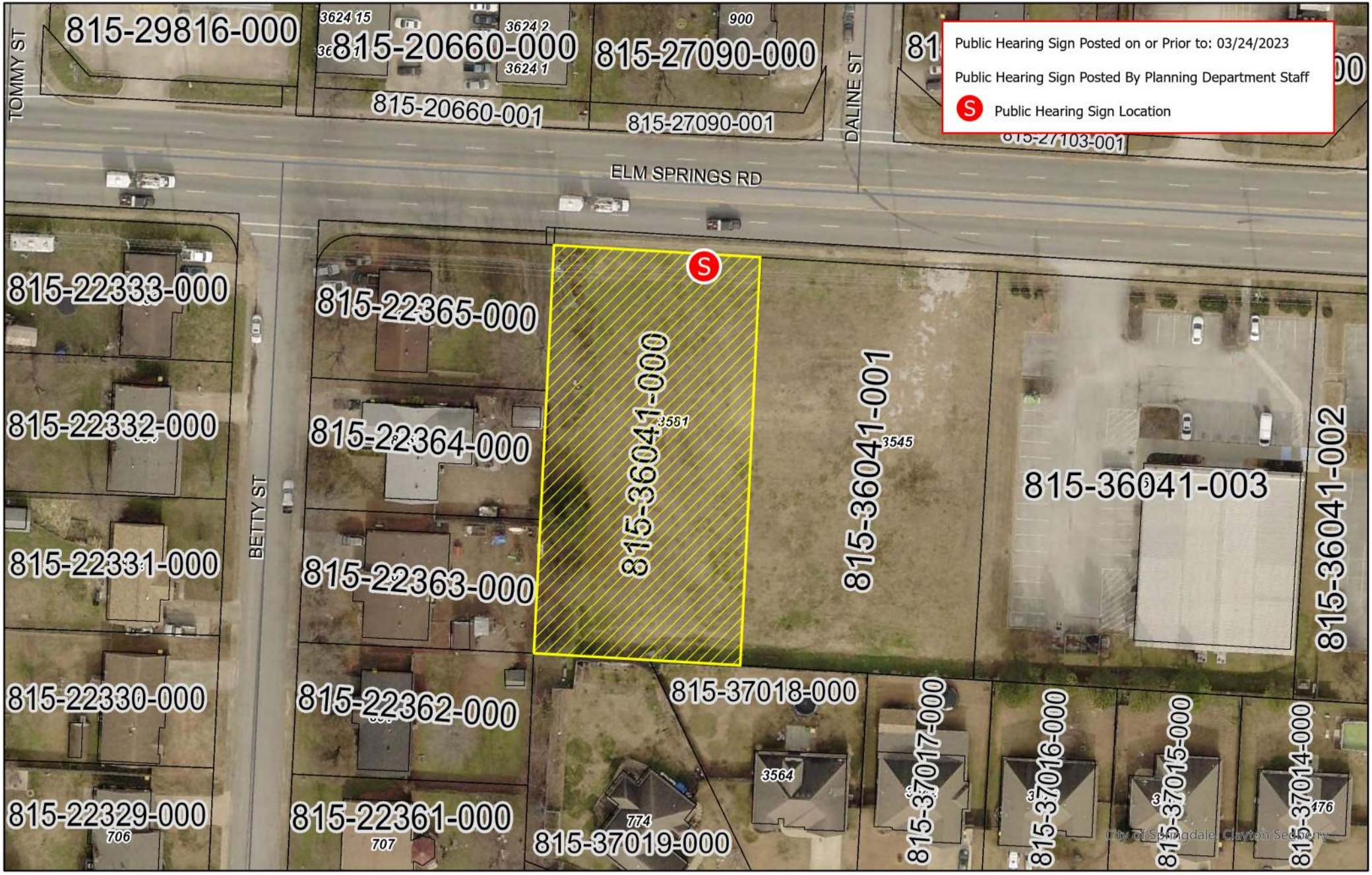
Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By:



Authorized Signatory

Bradley B. Groe

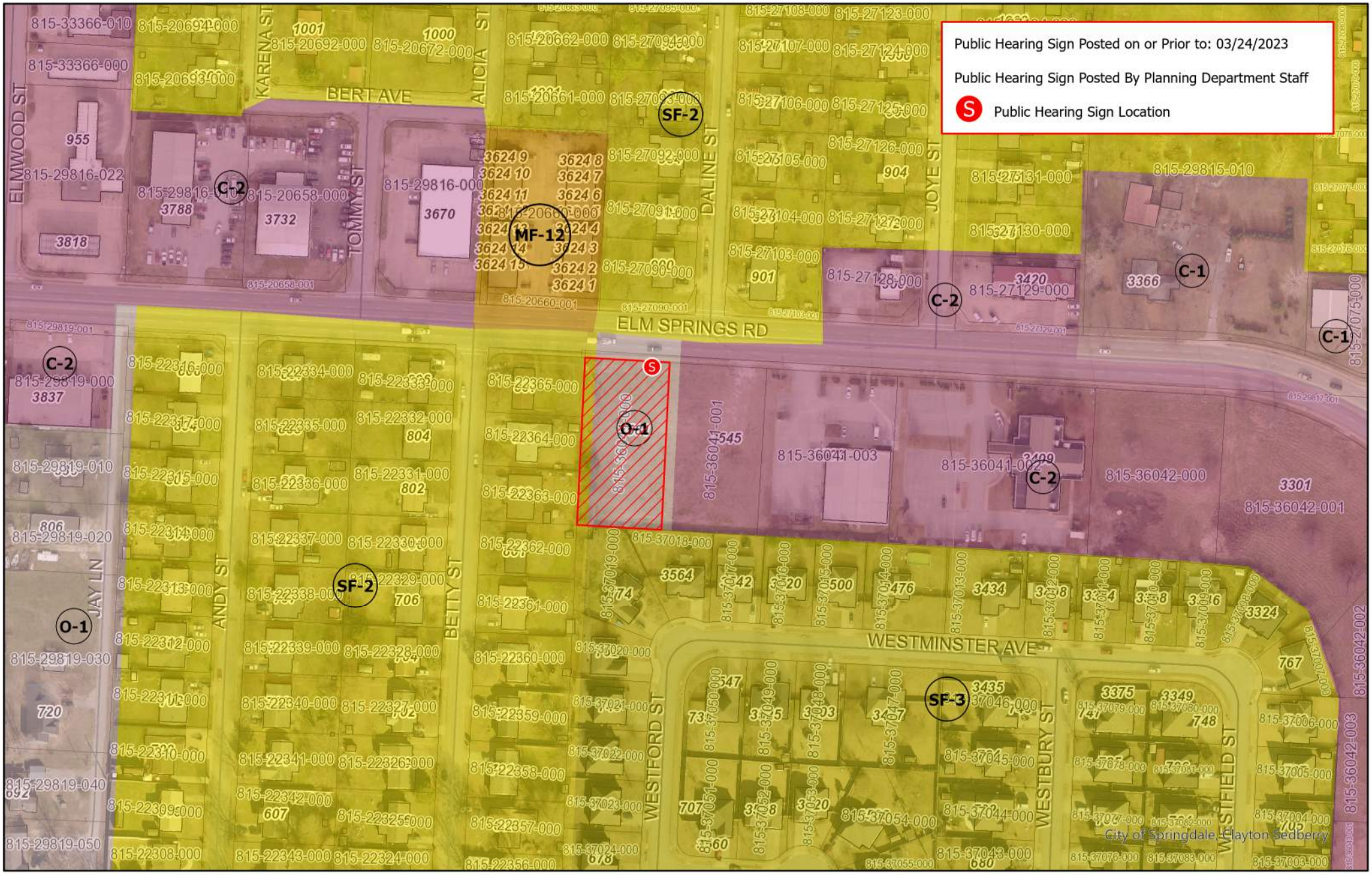


Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.01 0.02 0.02
N

PROJECT: R23-15
APPLICANT: Gonzalez Family Trust
REQUEST: Rezone from O-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



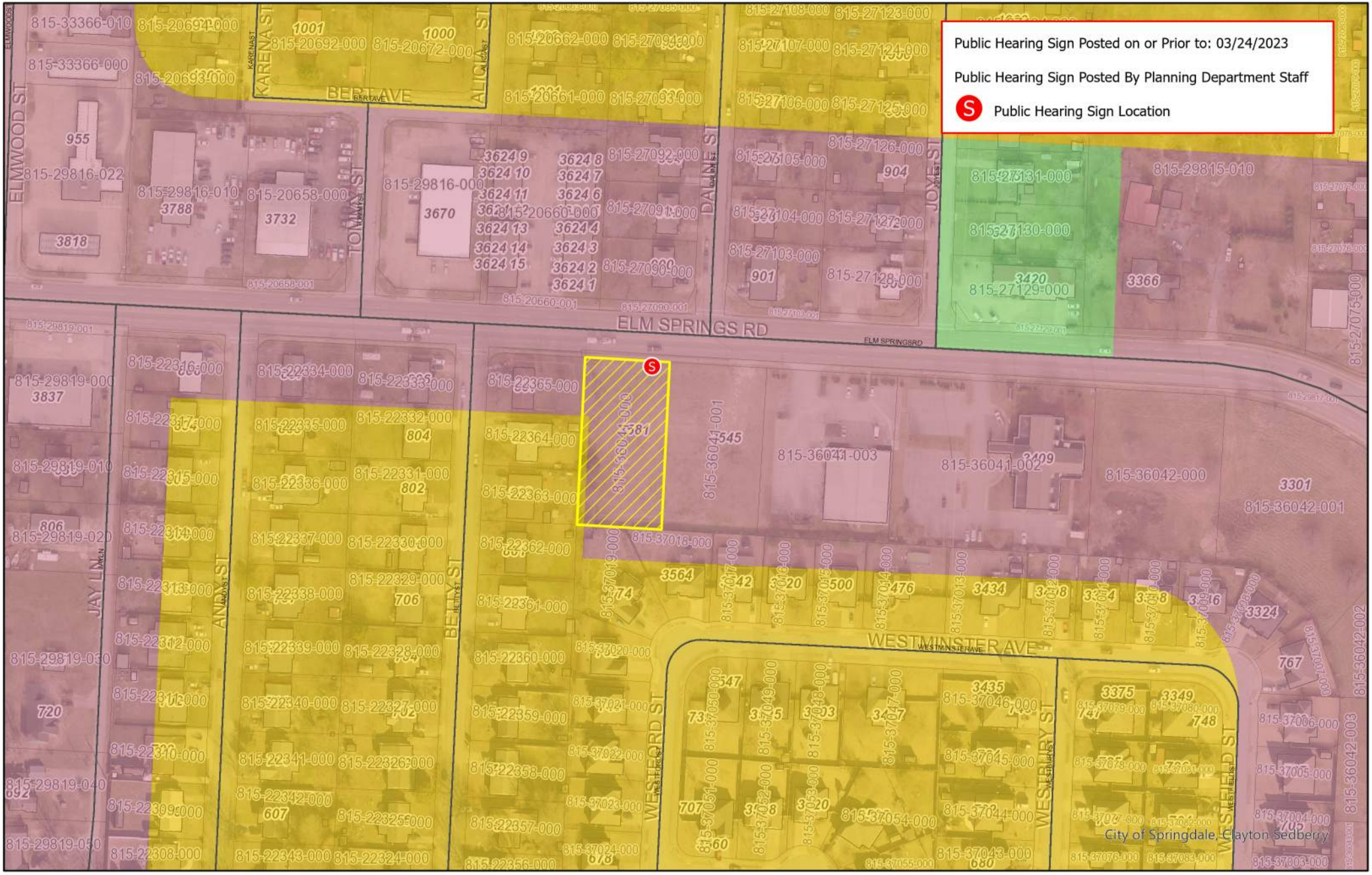
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.01 0.02 0.03 0.04

N

PROJECT: R23-15
APPLICANT: Gonzalez Family Trust
REQUEST: Rezone from O-1 to C-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.01 0.02 0.03 0.04

N

PROJECT: R23-15
APPLICANT: Gonzalez Family Trust
REQUEST: Rezone from O-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-16 Rezone**

A request by Jose Antonio Meza Serrano for Planning Commission approval of a zone change from Agricultural District (A-1) to General Commercial District (C-2) for a tract of land containing 3.52 acres.

LOT LOCATION AND SIZE

The 3.52 acre tract is located on the North side of West County Line Road, approximately 625 feet from the intersection of North Thompson (aka AR Hwy 71B) and West County Line Road.

A vicinity map is attached.

EXISTING ZONING

The rezoning application requests an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The property immediately to the North is zoned C-2 and to the East is C-2. To the South is zoned A-1 and C-2 and to the West is zoned C-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial.

The Master Street Plan indicates West County Line Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Assure adequate land allocation for commercial areas of sufficient size and in proper locations.

File No. R23-16

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Jose Antonio Meza Serrano
The record property owner(s), petitioning to rezone the following described area:

Legal Description: see warranty deed.

Layman's Description: 680 W. County line Road

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) C-2

R23-16

The **Petitioner's** immediate intentions are to:

1. **Sell** the property _____(Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title _____(Yes or No).

2. **Develop** the property _____(Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None, Surrounded by Commercial _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: JOSÉ ANTONIO MEZA

MAILING ADDRESS: 949 WOODLEY GREEN LN. CAVE SPRINGS AR. 72718

TELEPHONE: (479) 685-5432 DATE: 3/3/23

Email: angelameza72@yahoo.com

R23-16

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

JOSE ANTONIO MEZA
(Property Owner) print

Jose A. Meza
(Property Owner)

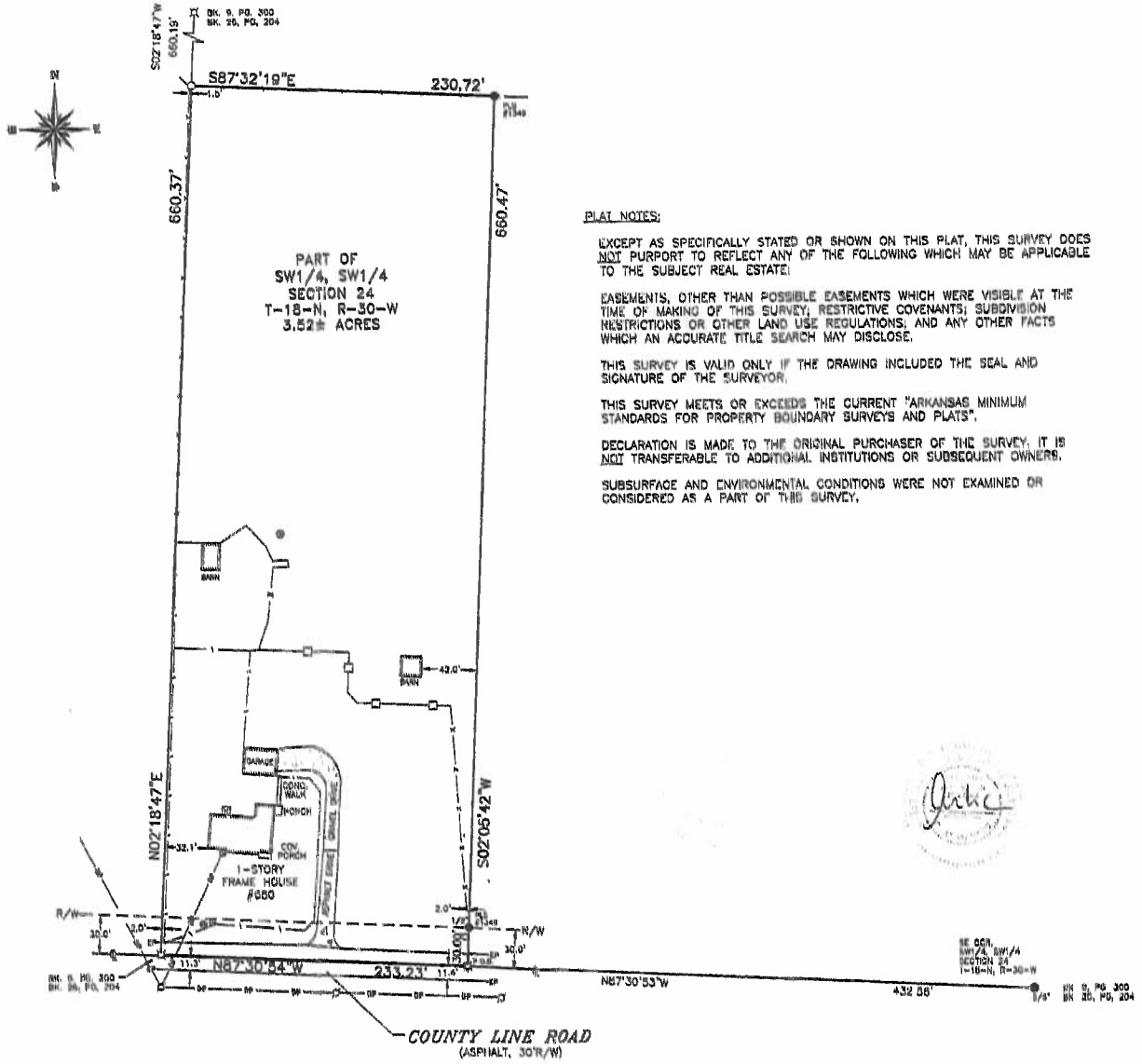
State of Arkansas)
) ss.
County of ~~Washington~~ BENTON)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 28 day of February, 2023.

Notary Public

OFFICIAL SEAL
DUSTIN D IVEY
NOTARY PUBLIC ARKANSAS
BENTON COUNTY
COMMISSION# 12718615
COMMISSION EXP 02/02/2032

R23-16



PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

SURVEY DESCRIPTION – PIN 89-21-00263-000

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON REBAR; THENCE N87°30'53"W 432.86 FEET (DEED=429 FEET) TO A SET COTTON SPINDLE AT THE SOUTHWEST CORNER OF LAND PARCEL #89-21-00263-000, OF THE LAND RECORDS OF BENTON COUNTY, ARKANSAS, FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE CENTER OF COUNTY LINE ROAD AND FROM WHICH AN EXISTING REFERENCE IRON ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD BEARS N02°05'42"E 30.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID 40 ACRE TRACT, N02°05'42"E 660.47 FEET TO AN EXISTING IRON; THENCE N87°32'19"W 230.72 FEET TO A SET 1/2" IRON REBAR; THENCE S02°18'47"W 660.37 FEET TO A MAGNETIC READING IN THE PAVEMENT OF SAID ROAD; THENCE S87°30'54"E 233.23 FEET TO THE POINT OF BEGINNING, CONTAINING 3.52 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 3.52 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF COUNTY LINE ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

0 60 120 180

1" = 60'

LEGEND

AC UNIT	MINOR CONTOUR SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUBBLER ANLY	FLAG POLE	SET ALUMINUM MONUMENT
CABLE SIGN	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISELED 'X'	GAS VALVE	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
CULV. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DRAIN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
FOUND IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
CORRAL FENCE	GAS LINE
WOOD RAIL FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FIBER-OPTICS LINE	PROPERTY LINE
DITCH/WATER LINE	

BUYER: JOSE ANTONIO SERRANO

SELLER: BOBBY G & DORIS G MARKS TRUST

ADDRESS: 680 W. COUNTY LINE ROAD
ROGERS, ARKANSAS

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE)

STATE LAND SURVEYOR FILE CODE
500-18N-30W-0-24-230-04-1005

REVISIONS		
DATE	DESCRIPTION	BY

ARA

Alan Reid & ASSOCIATES

DRAFTSMAN	JP
DATE	02/20/2019
CHECKED	–
SCALE	1" = 60'
SHEET SIZE	18"x 24"

SHEET 1 OF 1

JOSE ANTONIO SERRANO
680 W. COUNTY LINE ROAD
SPRINGDALE, ARKANSAS

TRACT SURVEY

R23-16

Katie Velasquez
C: 479.799.3395
O: 479.318.2400
F: 888.776.4839
NATURAL STATE TITLE
Here to serve!

March 15, 2023

To: City of Springdale Planning Commission

Re: Zone Search for 680 W County Line Rd, Springdale, AR 72764

To whom it may concern,

I am a licensed Title Officer for the State of Arkansas, employed by Natural State Title Company. I have conducted a zone search, for application of conditional use, of adjacent/contiguous property owners regarding the following property:

680 W County Line Rd, Springdale, AR 72764

Parcel #21-00265-001

Property Owner: Jose Antonio Meza Serrano

Included in this search are the following:

- **Vesting Deed of subject property**
- **Legal Description**
- **Adjacent Owners & Property addresses of record, See Exhibit 'A'**
- **Map of subject property including contiguous properties, see Exhibit 'B'**

Zone search conducted this 9th day of September, 2021. Please contact me if you have any questions.

Katherine M. Sager

Katherine M. Sager
Licensed Title Officer
License #9931960

R23-16

Exhibit 'A'

CONTIGUOUS PROPERTY OWNERS

BENTON COUNTY PROPERTIES

Property Owner A

Name:	**LEWIS, JIMMY D & GAYLE L**
Mailing Address:	**786 W COUNTY LINE RD SPRINGDALE AR 72764-8002**
Physical Address:	**746 W COUNTY LINE RD SPRINGDALE, AR**
Subdivision:	**24-18-30 - SPRINGDALE**

Property Owner B

Name:	**CALDERON, SAUL & DERIS**
Mailing Address:	**3961 BRIDLEWOOD DR SPRINGDALE AR 72764**
Physical Address:	**3161 N THOMPSON SPRINGDALE, AR**
Subdivision:	**24-18-30-SPRINGDALE**

Property Owner C

Name:	**MARKS TRUST, BOBBY G & DORIS G**
Mailing Address:	**2030 E OVERLAND LOOP FAYETTEVILLE AR 72703-5292**
Physical Address:	**W MORRIS AVE SPRINGDALE, AR**
Subdivision:	**24-18-30**

Property Owner D

Name:	**COUNTY LINE STORAGE LLC**
Mailing Address:	**1590 FIRE TOWER RD ELKINS AR 72727**
Physical Address:	**W COUNTY LINE RD SPRINGDALE, AR**
Subdivision:	**24-18-30-SPRINGDALE**

WASHINGTON COUNTY PROPERTIES

Property Owner E

Name:	WISE, GREG E & BRANDI L
Mailing Address:	10543 NAPA RD ROGERS, AR 72756
Physical Address:	649 W COUNTY LINE RD
Subdivision:	24-18-30-SPRINGDALE OUTLOTS

Property Owner F

Name:	GARCIA, PEDRO CRUZ
Mailing Address:	1107 BRONCO LN SPRINGDALE, AR 72762
Physical Address:	665 W COUNTY LINE RD
Subdivision:	24-18-30-SPRINGDALE OUTLOTS

Property Owner G

Name:	MEDINA, FABIOLA
Mailing Address:	679 W COUNTY LINE RD SPRINGDALE, AR 72764
Physical Address:	679 W COUNTY LINE RD
Subdivision:	24-18-30-SPRINGDALE OUTLOTS

Property Owner H

Name:	DAUGHERTY, JAN V TRUST
Mailing Address:	2745 N HIDDEN SPRINGS DR FAYETTEVILLE, AR 72703
Physical Address:	715 W COUNTY LINE RD
Subdivision:	24-18-30-SPRINGDALE OUTLOTS



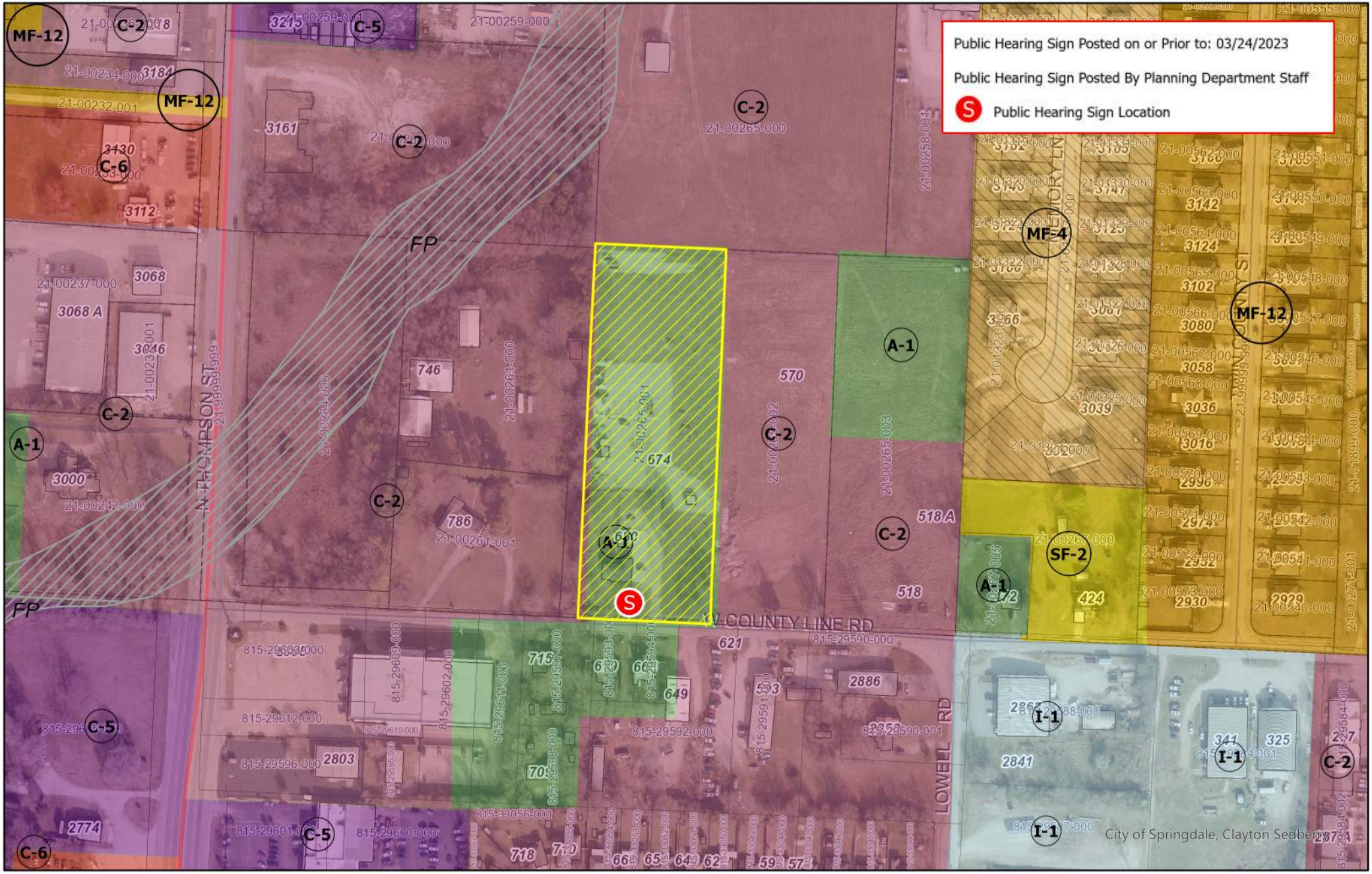
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R23-16
APPLICANT: Jose Antonio Meza Serrano
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



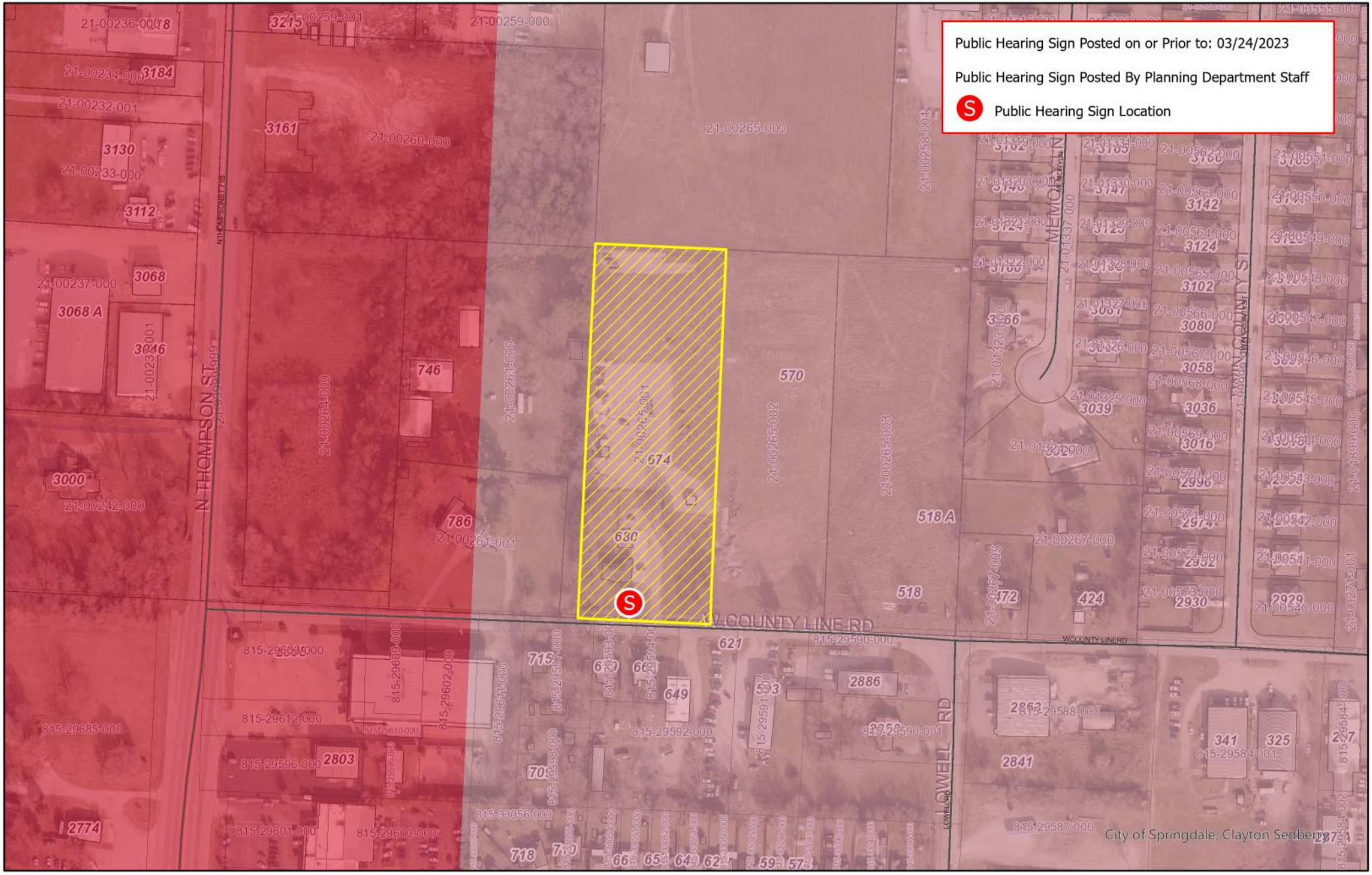
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: R23-16
APPLICANT: Jose Antonio Meza Serrano
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: R23-16
APPLICANT: Jose Antonio Meza Serrano
REQUEST: Rezone from A-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-17 Rezone**

A request by L & X Investments, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing 18.31 acres.

LOT LOCATION AND SIZE

The 18.31 acre tract is located on the East side of Habberton Road approximately 1,050 feet from the intersection of Habberton Road and East Don Tyson Parkway.

A vicinity map is attached.

EXISTING ZONING

The rezoning application requests an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.

(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning to the North is A-1 and the zoning to the East is a PUD; to the South is A-1 and SF-3 and the zoning to the West is A-1 and P-1.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.
The Master Street Plan indicates Habberton Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: March 10, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: R23-17

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant X Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Biangta Xaysanasy	Name: Brandon J. Rush
E-mail: LXInvestmentsnwa@gmail.com	E-mail: brush@engineeringservice.com
Address: 3295 Habberton Rd. Springdale, AR 72764	Address: 1207 S. Old Missouri Rd. PO Box 282 Springdale, AR 72765
Phone: (479) 320-6902	Phone (479) 751-8733
Site/ Location: 3221 Habberton Rd. Springdale AR 72764	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-36191-400	Desired New Zoning: SF-2
	Total Acreage: 18.31

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☒ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-17

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by L & X Investments, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 9, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, NORTH 02°20'41" EAST A DISTANCE OF 339.92 FEET TO THE POINT OF BEGINNING SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID EAST LINE, NORTH 86°22'21" WEST A DISTANCE OF 502.18 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE NORTH 02°21'58" EAST A DISTANCE OF 538.45 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE NORTH 86°42'17" WEST A DISTANCE OF 565.37 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE NORTH 03°17'43" EAST A DISTANCE OF 180.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE NORTH 86°42'17" WEST A DISTANCE OF 244.92 FEET TO A POINT ON THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING IN HABBERTON ROAD; THENCE ALONG SAID WEST LINE AND HABBERTON ROAD, NORTH 02°21'58" EAST A DISTANCE OF 253.65 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE LEAVING SAID WEST LINE AND HABBERTON ROAD AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, SOUTH 86°52'47" EAST A DISTANCE OF 1309.07 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, SOUTH 02°20'41" WEST A DISTANCE OF 979.04 FEET TO THE POINT OF BEGINNING, CONTAINING 18.31 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF HABBERTON ROAD ON THE WEST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

Layman's Description: 3221 Habberton Road

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) SF-2

The **Petitioner's** immediate intentions are to:

R23-17

1. **Sell** the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property NO (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Effects are expected to be minimal. Much of the adjacent area is zoned similarly.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Brandon J. Rush

Address: 1207 S. Old Missouri Rd. PO Box 282 Springdale, AR 72765

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 3295 Habberton Rd. Springdale AR 72764

TELEPHONE: (479) 320-6902 DATE: 03/03/2023

R23-17

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10th day of March, 2023.

Notary Public

BRANDON JAY RUSH
NOTARY PUBLIC
ARKANSAS
WASHINGTON COUNTY
12402770 EXPIRES 2-3-2025

001-14790-000
HORN, MARY TRUST AGREEMENT
624 PURTLE AVE
SPRINGDALE, AR 72764
Zone Agri/SF
(Washington County)

NW COR., NW 1/4 - SE 1/4, SEC. 9, T-17-N, R-29-W
IPF 1/2" REBAR

N86°51'41"W
1308.58'

S86°51'41"E
1308.58'

NE COR., NW 1/4 - SE 1/4, SEC. 9, T-17-N, R-29-W
FND. IRON PIN w/ CAP PLS 1156

E. 1/4 COR., SEC. 9, T-17-N, R-29-W
FND. 1/2" REBAR

S02°21'58"W
1319.38'

N02°20'41"E
1318.96'

NW COR., SW 1/4 - SE 1/4, SEC. 9, T-17-N, R-29-W
COMPUTED POINT

FND. MAG NAIL
N64°47'31"W - 3.41'
FROM PROP. COR.

PARCEL: 815-36191-100
ARCHER, TOMMIE A REV. TRUST
4607 CARLEY RD
SPRINGDALE, AR 72762

Zone A-1

S 86°52'47" E - 1309.07'

PARCEL: 815-36191-300
ARCHER, TOMMIE A REV. TRUST
4607 CARLEY RD
SPRINGDALE, AR 72762

Zone A-1

NE COR., SW 1/4 - SE 1/4, SEC. 9, T-17-N, R-29-W
SET 1/2" REBAR w/ CAP PS 1559

FND. STONE
S85°32'50"E - 15.51'
FROM PROP. COR.

EXISTING RESIDENCE
1-2,951 SQ.FT.
(BASED ON OUTSIDE BUILDING DIMENSIONS)
3221 HABBERTON RD.
SPRINGDALE, AR 72764

OPEN PORCH

CONC. DRIVE

BARN

POWER METER

WM
GM
PP
OHU
RW
FND

PARCEL: 815-36191-000
BOITNOTT, MICHAEL A & SARAH F
3276 HABBERTON RD
SPRINGDALE, AR 72764

HABBERTON ROAD
PHYSICAL ROAD
60' R-O-W PER 2013-3926 (MINOR COLLECTOR)
N 02°21'58" E - 253.65'

CMP 24" (2)

GRAVEL DRIVE

LIGHT POLE

PART OF THE SW 1/4 - SE 1/4,
SEC. 9, T-17-N, R-29-W
18.31 AC. ±
PARCEL NO. 815-36191-400
LEE, JEFFERY B & JAMES, SANDRA J
14513 FAIRMOUNT RD
SILOAM SPRINGS, AR 72761
ZONED A-1

N 86°42'17" W - 244.92'

Zone A-1

PARCEL: 815-36192-700
XAYSANASY, KIANGTA &
XAYSINGKHAM, DALAVANH
3295 HABBERTON RD
SPRINGDALE, AR 72764

N 03°17'43" E - 180.00'

S02°21'58"W
1065.72'

S 1/4 COR., SEC. 9, T-17-N, R-29-W
FND. R/R SPIKE

N 86°42'17" W - 565.37'

IPF PLS 1156
(HELD FOR LINE)

IPF PLS 1156

PARCEL: 815-36191-800
HACKBERRY WOODS LLC
1641 BUTTERFIELD COACH RD STE 4
SPRINGDALE, AR 72764

Zone SF-3

ZONE A

100' OZARKS ELECTRIC EASEMENT (BOOK 1987, PAGE 598, 160 & 162)

N 02°21'58" E - 538.45'

20' U.E. PER 2021-37967

25' U.E. PER 2021-30500

TRANSMISSION LINES

PARCEL: 815-36192-800
TOVAR, RUBEN C & MARIA E
11690 REMINGTON ST
LAKE VIEW TERRACE, CA 91342

Zone A-1

SHED

PARCEL: 815-36192-900
PINEDA, JUAN; PINEDA, IRMA
5198 HORN LN
SPRINGDALE, AR 72764

Zone A-1

N 86°22'21" W - 502.18'

IPF 5/8" REBAR
(HELD FOR LINE)

P.O.B.
SET 1/2" REBAR
w/CAP "PS 1559"

PARCEL: 815-36191-900
COLES, JEFF & KIM
5280 HORN LN
SPRINGDALE, AR 72764

Zone A-1

N02°20'41"E
339.42'

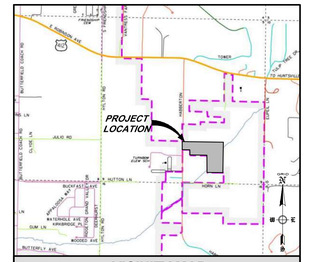
P.O.C.
SE COR., SW 1/4 - SE 1/4,
SEC. 9, T-17-N, R-29-W
IPF PLS 1156

S 02°20'41" W - 979.04'

PARCEL: 815-36190-900
NW I, LLC
P.O. BOX 10320
FAYETTEVILLE, AR 72703

Zone PUD

GRID TRUE
GRAPHIC REPRESENTATION ONLY.
BASIS OF BEARINGS ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301
0 30 60 120
SCALE 1" = 60'



VICINITY MAP
N.T.S.

EXHIBIT B

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 4,421,655 FEET.

FEMA FLOOD PLAIN ZONE:

PART OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A', DESIGNATED AS AN AREA WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

PART OF THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **QUITCLAIM DEED:** *JEFFERY B. LEE AND SANDRA J. JAMES, RECORDED JANUARY 16, 2019, FILE NO. 2019-1372.*
B. **BOUNDARY LINE ADJUSTMENT:** *BY SURVEY 1, INC., G.E. BUESCHER, AR PLS NO. 1181, RECORDED FEBRUARY 5, 2013, FILE NO. 2013-3926.*
C. **PROPERTY SURVEY:** *BY ALAN REID & ASSOCIATES, G. ALAN REID, AR PLS NO. 1005, RECORDED SEPTEMBER 24, 2021, FILE NO. 2021-36917.*
D. **BOUNDARY SURVEY:** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, ESI W.O. 19554, OCTOBER 24, 2019.*
E. **ALTA/NSPS LAND TITLE SURVEY:** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, APRIL 6, 2021, STATE FILE NO. 202205091870.*

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 9, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, N02°20'41"E A DISTANCE OF 339.92 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID EAST LINE, N86°22'21"W A DISTANCE OF 502.18 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°21'58"E A DISTANCE OF 538.45 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N86°42'17"W A DISTANCE OF 565.37 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N03°17'43"E A DISTANCE OF 180.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N86°42'17"W A DISTANCE OF 244.92 FEET TO A POINT ON THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING IN HABBERTON ROAD; THENCE ALONG SAID WEST LINE AND HABBERTON ROAD, N02°21'58"E A DISTANCE OF 253.65 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE LEAVING SAID WEST LINE AND HABBERTON ROAD AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4, S86°52'47"E A DISTANCE OF 1309.07 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, S02°20'41"W A DISTANCE OF 979.04 FEET TO THE **POINT OF BEGINNING**, CONTAINING 18.31 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF HABBERTON ROAD ON THE WEST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.*

Property to be Rezoned

LEGEND

PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
SECTION LINE	P.O.B.	POINT OF BEGINNING
SECTION "40" LINE	●	IPF - IRON PIN FOUND (AS NOTED)
ADJACENT OWNER	○	IRON PIN SET w/ CAP "PS 1559"
EASEMENT (AS NOTED)	▲	FOUND RAILROAD SPIKE
R/W RIGHT-OF-WAY	⊗	FOUND NAIL (AS NOTED)
BUILDING SETBACK LINE (B.S.L.)	■	FOUND STONE
CENTERLINE OF ROAD	⌖	COMPUTED POINT
FENCE LINE	WM	WATER METER (WM)
OHU OVERHEAD UTILITIES	GM	GAS METER (GM)
W WATER LINE	PP	POWER POLE (PP)
	CMP	CORRUGATED METAL PIPE

OWNER:	LEE, JEFFERY B & JAMES, SANDRA J 14513 FAIRMOUNT RD SILOAM SPRINGS, AR 72761
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
WORK ORDER #:	22240
CITY ZONING:	A-1
SETBACKS:	FRONT - 35' SIDE - 20' REAR - 35'

R23-17

RECORDING INFORMATION

REVISION	DATE	DESCRIPTION

BOUNDARY SURVEY
FOR L & X INVESTMENTS LLC
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=60'	DATE: October 21, 2022	DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. | 3:31:3022 3:33 PM

W.O.# 22240 | SHEET 1/1

PLAT CODE: 500-17N-29W-0-09-230-72-1559

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

March 10, 2023

EXHIBIT C
R23-17

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Rezoning Application
3221 Habberton Road
Springdale, Arkansas

Debbie and Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-36191-100, 815-36191-300
ARCHER, TOMMIE A REV TRUST
4607 CARLEY RD
SPRINGDALE AR 72762

815-36190-500, 815-36190-900
NWA LD LLC
PO BOX 10560
FAYETTEVILLE AR 72703

815-36191-900
COLES, JEFF & KIM
5280 HORN LN
SPRINGDALE AR 72764-8528

815-36192-900
PINEDA, JUAN; PINEDA, IRMA
5198 HORN LN
SPRINGDALE AR 72764

815-36192-800
TOVAR, RUBEN G & MARIA E
11690 REMINGTON ST
LAKE VIEW TERRACE CA 91342

815-36191-800
HACKBERRY WOODS LLC
1641 BUTTERFIELD COACH RD
STE 4 SPRINGDALE AR 72764

815-36192-700
XAYSANASY, KIANGTA & XAYSINGKHAM, DALAVANH
3295 HABBERTON RD
SPRINGDALE, AR 72764

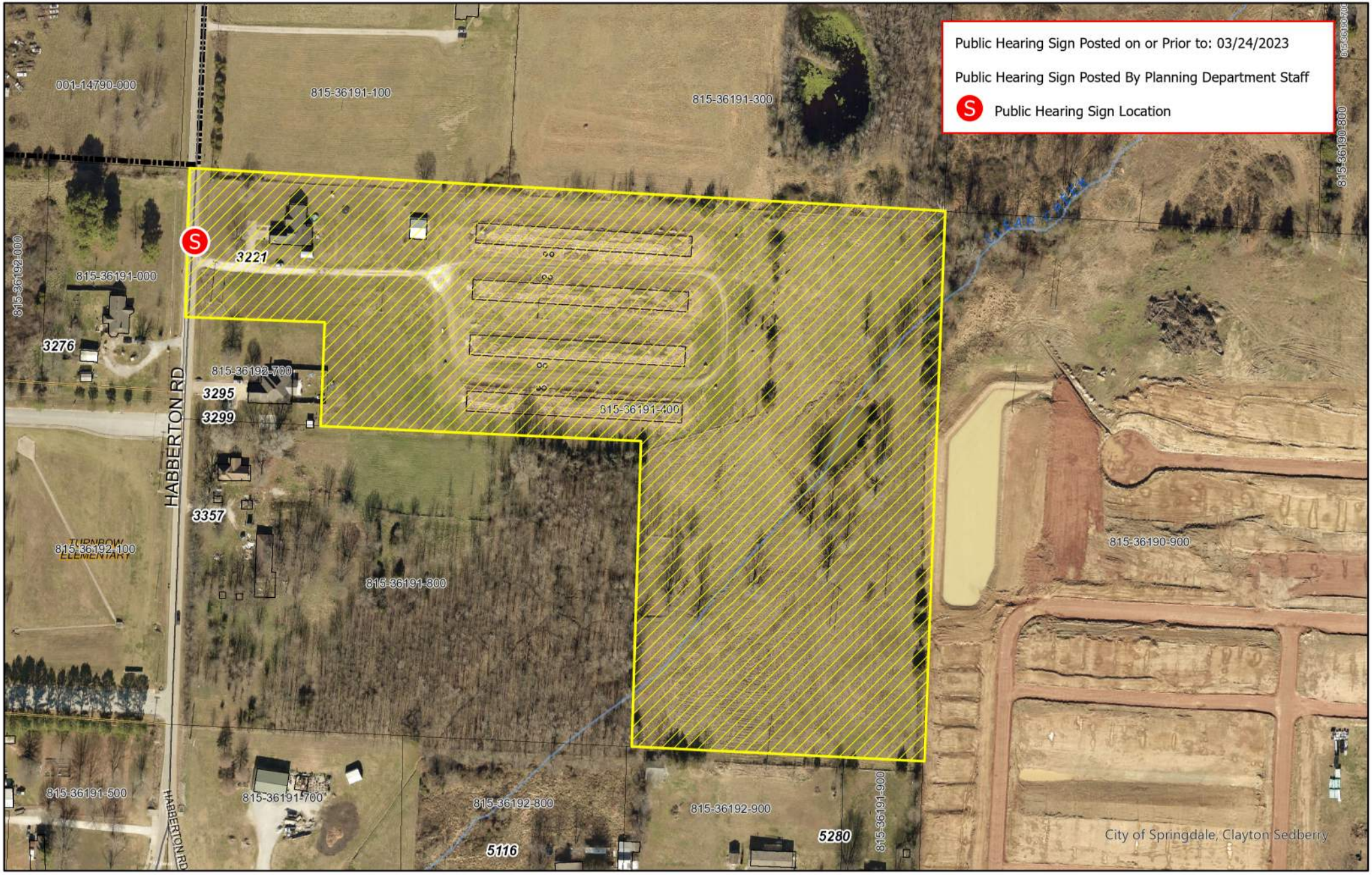
815-36191-000
BOIVIN, MICHAEL A & SARAH F
3276 HABBERTON RD
SPRINGDALE AR 72764

001-14790-000
HORN, MARY TRUST AGREEMENT
624 PURTLE AVE
SPRINGDALE, AR 72764

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\23911 3221 Habberton Rezone\01 Correspondence\City of Springdale\CLAPO.docx



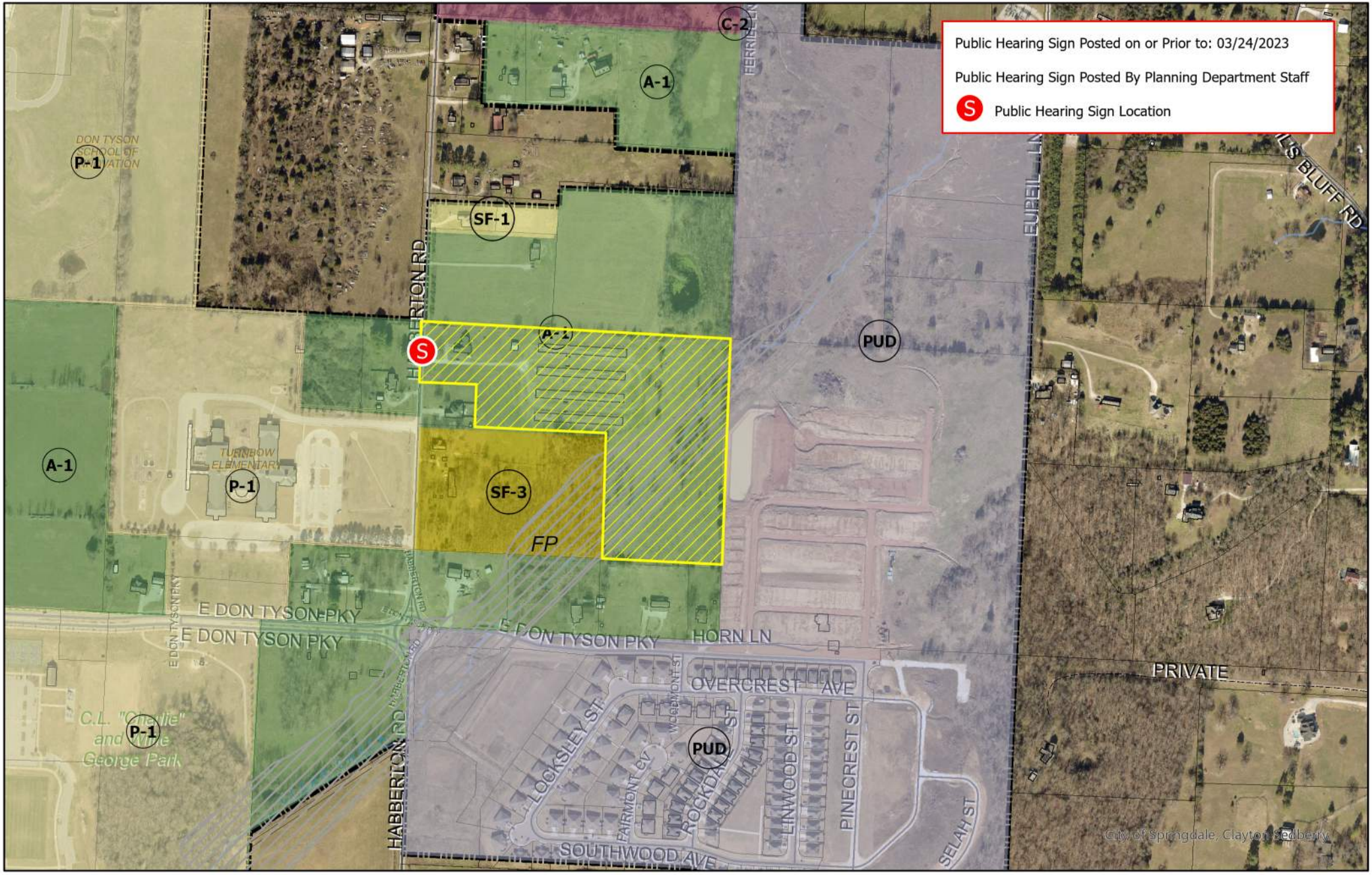
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: R23-17
APPLICANT: L&X Investments, LLC
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE™
WE'RE MAKING IT HAPPEN



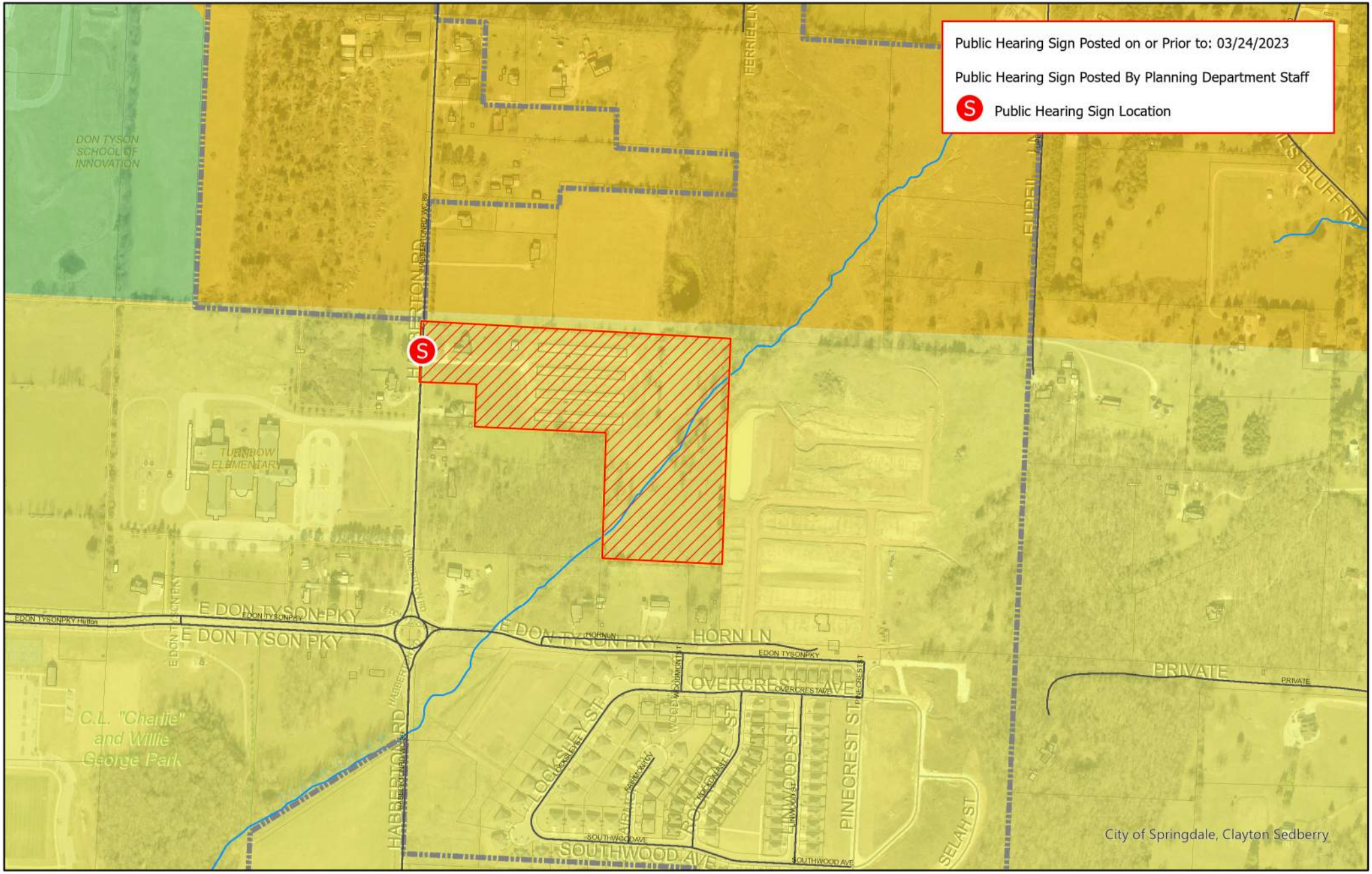
Planning Commission Meeting
April 4, 2023

Miles
0 0.02 0.04 0.08 0.12 0.16

N

PROJECT: R23-17
APPLICANT: L&X Investments, LLC
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.02 0.04 0.08 0.12 0.16

N

PROJECT: R23-17
APPLICANT: L&X Investments, LLC
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-18 Rezone**

A request by 1st Choice Auto Repair, LLC for Planning Commission approval of a zone change from Light Industrial District (I-1) to General Commercial District (C-2) for a tract of land containing 1.27 acres.

LOT LOCATION AND SIZE

The 1.27 acre tract is located on the West side of Turner Street, approximately 925 feet to the South of the intersect of Turner Street and East Robinson Avenue (aka AR Hwy 412).

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning immediately to the North is I-2 and the zoning immediately to the East is SF-2. Zoning to the South is C-2 and to the West is I-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial use.

The Master Street Plan indicates Turner as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of office and professional uses that provide a transition between residential areas and more intense uses, with reasonable building height limitations and adequate buffering and landscaping to ensure compatibility.

File No. R23-18

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by 1st Choice Auto Repair LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), of Section Twelve(12), Township Seventeen(17) North, Range Thirty(30) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N01°06'42" E, 353.23 feet from the Southeast corner of said 40 acre tract and running thence S01°06'42" W, 75.23 feet; thence N88°49'38" W, 398.70 feet; thence N01°06'42" E, 248.94 feet; thence S88°49'38" E, 141.94 feet; thence S01°06'42" W, 173.71 feet; thence S88°49'38" E, 250.76 feet to the point of beginning.

Layman's Description: 2300 Turner st, Springdale, AR 72764

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) I-1

TO (proposed zoning) C-2

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title _____(Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Repave existing parking lot and add additional parking

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: will not effect the adjacent property and neighborhood.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Mica Parks

Address: 1419 Fredonia St, Springdale, AR 72762

1stChoiceautorepairllc@gmail.com

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 1st Choice Auto Repair LLC 2300 Turner St, Springdale, AR 72764

TELEPHONE: 479-381-5848 DATE: 3/14/23

R23-18

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

James Morris
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 14 day of March, 2023.

STEPHANIE SCOTT
COMM. EXP.
10-05-28
No. 12705405
WASHINGTON
COUNTY
NOTARY PUBLIC - ARKANSAS

Stephanie Scott
Notary Public

R23-18

BOUNDARY SURVEY

2300 TURNER STREET,
SPRINGDALE, AR 72764
WASHINGTON COUNTY

SURVEY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWELVE, TOWNSHIP SEVENTEEN NORTH, RANGE THIRTY WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT PER PLAT BOOK E/R1, PAGE 115; THENCE N1°20'11"E 275.32 FEET TO THE CENTERLINE OF TURNER STREET, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE N87°35'55"W 347.70 FEET TO A SET 5/8" CAPPED REBAR "AR 1659"; THENCE N2°20'12"E 249.71 FEET TO A FOUND CONCRETE MONUMENT; THENCE S87°35'55"E 347.20 FEET TO A FOUND 5/8" REBAR; THENCE S0°2'19"W 173.89 FEET TO A FOUND 5/8" REBAR; THENCE S87°35'55"E 251.33 FEET TO THE CENTERLINE OF TURNER STREET; THENCE ALONG SAID CENTERLINE S02°20'11"W 74.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1.273 ACRES, MORE OR LESS.

ZONING INFORMATION

CURRENT ZONING: I-2, GENERAL INDUSTRIAL DISTRICTS

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 0'
REAR - 25'

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500 11N 30W 0 12 440 12 1659

COMPLETED FIELD WORK:
FEBRUARY 13, 2023

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2023 AT PAGE 43201
2. SURVEY PLAT FILED IN PLAT BOOK 2006 AT PAGE 43626
3. WARRANTY DEED FILED IN DEED BOOK 2020 AT PAGE 38522
4. WARRANTY DEED FILED IN DEED BOOK 2023 AT PAGE 678
5. SURVEY PLAT FILED IN PLAT BOOK D/H AT PAGE 115

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS BURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

LAND AREA

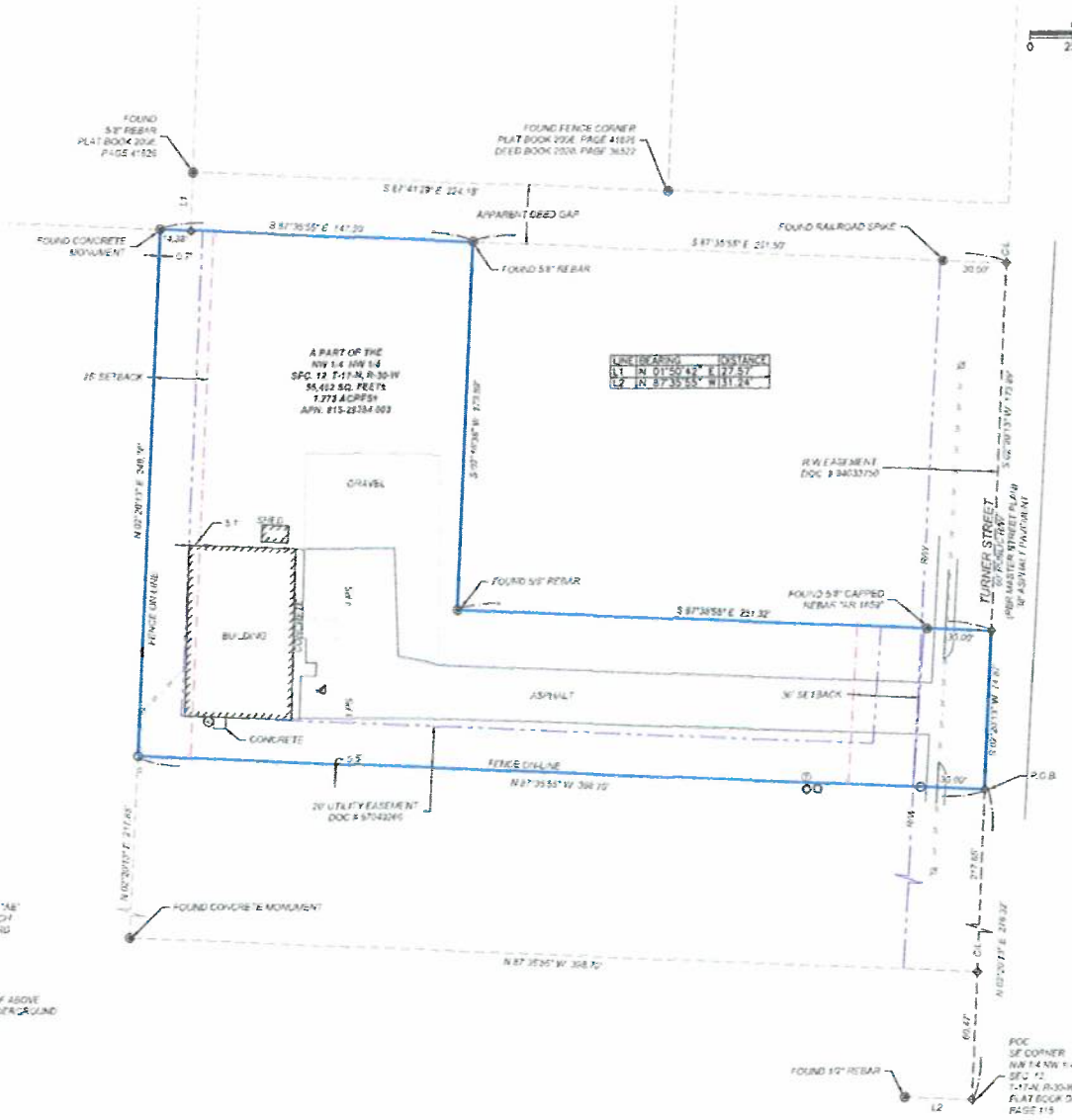
55,462 ± SQUARE FEET
1.273 ± ACRES

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0037 F, WHICH BEARS AN EFFECTIVE DATE OF 09/15/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY INFORMATION

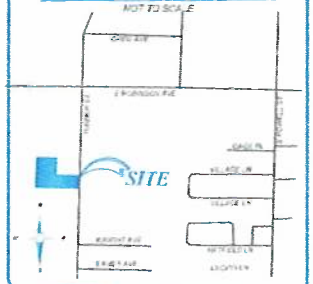
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.



N
W E
S
1" = 50'
GRAPHIC SCALE
0 25' 50' 100'

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" CAPPED REBAR "AR 1659"
- COMPUTED POINT
- HANDICAP PARKING
- POWER POLE
- GAS METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PS PARKING SPACE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- OVERHEAD POWER LINE
- SETBACK LINE
- LINE NOT TO SCALE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 15TH DAY OF FEBRUARY 2023

BLEW & ASSOCIATES, P.A. No. 1534

REGISTERED STATE OF ARKANSAS NO. 1659 R. GACHER PROFESSIONAL LAND SURVEYOR

IF THIS SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL IN BLUE INK, IT IS TO BE PRESUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
1825 N. SHILOH DRIVE • FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
E-FILE: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-0911	SURVEY DRAWN BY: DH - 02/14/2023
SURVEY REVIEWED BY: TRH	SCALE: 1" = 50'
FOR THE USE AND BENEFIT OF: JAMES MORRIS	

SHEET 1 OF 1

Exhibit B

Exhibit C

R23-18

Adjacent Adresses	Owner	Mailing Address	City	State	Zip
2101 B Arkola Dr	Mike & Debie Verucchi Revocable Trust	6094 Wells CR	Springdale	AR	72762
2204 S Turner	Madeleine Lucille Dierling (Assessors Office)	496 Clearwood Ave	Springdale	AR	72764
	Maria Guadalupe Rios Yanez (Certified Letter)	2250 Victoria St	Springdale	AR	72764
2301 S Turner	Delia Velazquez	2951 N Mountain Dr	Springdale	AR	72764
2303 S Turner	Brenda Smith	2303 S Turner	Springdale	AR	72764
2304 S Turner	Neal Hefner Revocable Living Trust	2308 S Turner St, Suite 1	Springdale	AR	72764
2308 S Turner	Neal Hefner Revocable Living Trust	2308 S Turner St, Suite 1	Springdale	AR	72764
2314 S Turner	Southwestern Electric Power Co	PO Box 16428	Columbus	OH	43216





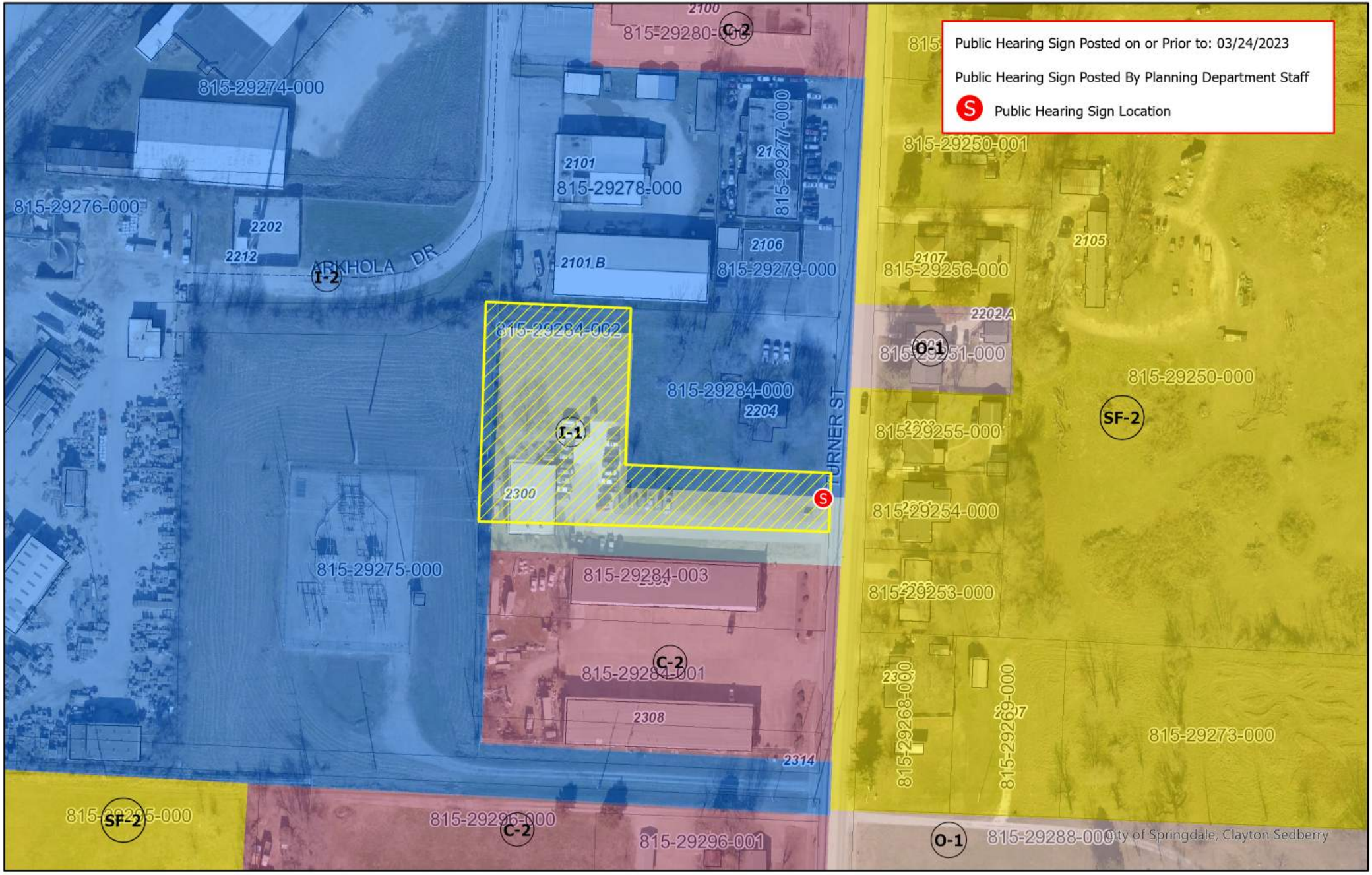
Planning Commission Meeting
April 4, 2023

Miles
0 0 0 0.01 0.01 0.02

N

PROJECT: R23-18
APPLICANT: 1st Choice Auto Repair, LLC
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



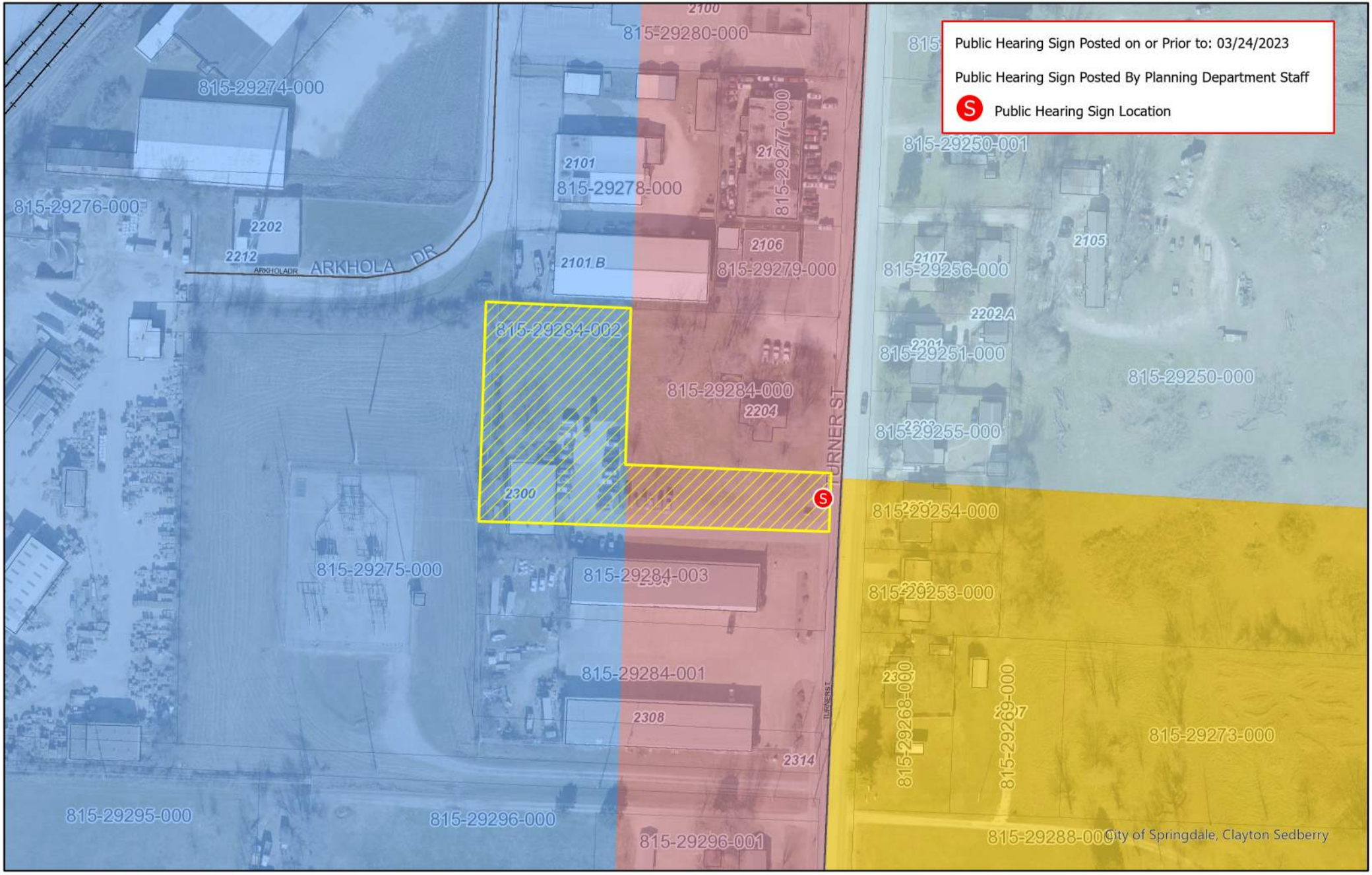
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R23-18
APPLICANT: 1st Choice Auto Repair, LLC
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: R23-18
APPLICANT: 1st Choice Auto Repair, LLC
REQUEST: Rezone from I-1 to C-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-19 Rezone**

A request by Schuber Mitchell Homes, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium Density Single Family Residential District (SF-3) for a tract of land containing 36 acres.

LOT LOCATION AND SIZE

The 36 acre tract is located at the Northeast corner of the intersection of Marchant and Kelly Roads.

A vicinity map is attached.

EXISTING ZONING

The rezoning application requests an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a SF-3 Medium Density Single Family Residential District. The district is designed to provide an appropriate district for existing developed areas occupied by smaller scale single-family dwellings and to provide more compact single family residential development, to promote more efficient use of land and utilities, and to promote the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.

(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-3 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than seven thousand (7,000) square feet. In addition, there shall be a minimum lot width of not less than sixty (60) feet on a public street at the front setback line.
(2) DENSITY. Six (6) units per acre
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq.ft.)			Interior	Corner	
						Interior	Exterior
One Family	60	7,000	30	20	8/8	8	30
Zero lot line	60	7,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning to the North, East and West of the subject property is A-1, while the zoning to the South is P-1.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

The Master Street Plan indicates both Marchant and Kelly Roads as minor collectors.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Assure adequate land allocation for residential purposes by providing lots of adequate size.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Petition for Rezoning

STAFF USE ONLY

Date Application Submitted: March 14, 2023 Payment Method: via CC

Date Accepted as Complete: March 15, 2023 Project Number: R23-19

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ___X___ Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Kit Eaker (Schuber Mitchell Homes)	Name: Kevin Michael
E-mail: keaker@schubermitchell.com	E-mail: kmichael@ae-inc.com
Address: 1810 Fountain Rd Webb City, MO 64870	Address: 5311 W Village Pkwy Rogers, AR 72758
Phone: 417-626-7000	Phone: 479-286-8181
Site/ Location: Marchant Rd & Kelly Rd (NE side of intersection)	Current Zoning District: A-1
	Desired New Zoning: SF-3
Assessor's Parcel Number(s): 21-00273-320	Total Acreage: 36, more or less

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☐ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. R23-19

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Kit Eaker of Schuber Mitchell Homes

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

COMMENCING AT A POINT N 87°29'02" W 262.68 FEET OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, N 87°29'02" W 1084.09 FEET; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER N 03°21'26" E 1326.08 FEET; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 87°13'25" E 1327.06 FEET; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER S 02°30'19" W 364.91 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, S 87°33'26" E 320.29 FEET; THENCE S 02°26'34" W 98.91 FEET; THENCE N 87°16'11" W 320.41 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N 87°16'11" W 262.68 FEET; THENCE S 02°30'19" W 858.68 FEET; TO THE POINT OF BEGINNING, BENTON COUNTY, ARKANSAS, CONTAINING 35.31 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

Layman's Description: Parcel 21-00273-320; being 36 acres, more or less, located on the northeast side of the intersection of Marchant Rd and Kelly Rd; west of Hwy 112 and south of Proposed Springdale Northern Bypass

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) SF-3

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title N/A (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Single-Family Dwellings (residential subdivision).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal negative effects are expected, in part due to adjacent street improvements to help account for increased traffic. Subdivision will bring more affordable housing opportunities to the area. Traffic increase not expected to exceed surrounding infrastructure capabilities.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Kevin Michael

Address: 5311 W Village Pkwy, Rogers, AR 72758

Kit Eaker (Schuber Mitchell Homes)

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 1810 Fountain Rd, Webb City, MO 64870

TELEPHONE: 417-626-7000 DATE: 3/13/2023

R23-19

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

Christopher "Kit" Eaker (Schuber Mitchell Homes)
(Property Owner)

State of ~~Arkansas~~ Missouri)
County of ~~Washington~~ Jasper) ss.

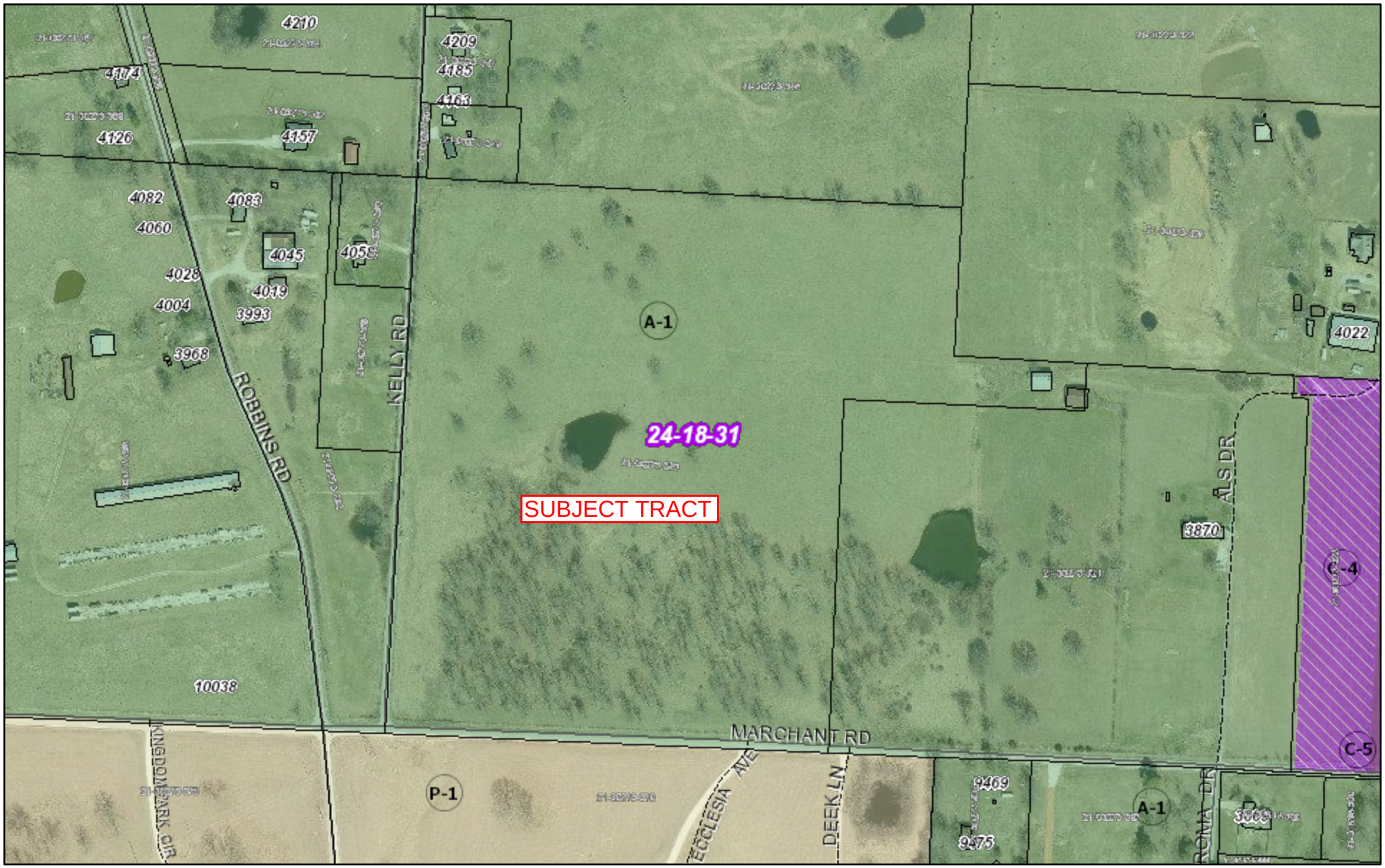
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 13 day of March, 2023.

Jinah Rai Lee
Notary Public

JINAH RAI LEE
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22564950
My Commission Expires Jan 10, 2026

&LW\ RI 6SULQJGDOH =RQLQJ 0DS

R23-19



0DUFK

)RUP %DVHG &RGH 'LVWULFW &RQWRQ &RD\3DUFHOV	%HQ 2YHUOD\ 6 ((' 2YHUOD\ 'LVWULFW &RQWRQ &RZQVKLS 3DQ&H	675(806	/$.(6	675((76 $//	PL
6 ((' 2YHUOD\ 'LVWULFW &RQWRQ &RZQVKLS 3DQ&H	6 2XRQ 7RZQVKLS 3DQ&H	0$1&+$11(/	%XLOGLQJV,17(567$7(		NP
:DVKLQJWRQ &R 3DUFHOV&+22/6	6&+22/6	75,%87$5<	5$,/52$'	5$03	&LW\ RI 6SULQJGDOH &OD\WRQ 6HGEHUU\

&OD\WRQ 6HGEHUU\ _ &LW\ RI 6

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

R23-19

March 2, 2023
Parcel Number: 21-00273-320
Owner: HIGGINS, TODD R & SUSAN J
Property Address: MARCHANT & KELLY RD, SPRINGDALE

Adjacent Property Owners:

Parcel ID	21-00273-352
Owner Name	MEYERS, MARY PATRICIA
Owner Address	4157 ROBBINS RD, SPRINGDALE, AR 72762-7827

Parcel ID	21-00273-321
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-360
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762-7847

Parcel ID	21-00273-325
Owner Name	HOLLINGSWORTH, A L JR & LORENE K
Owner Address	4022 ALS DR, SPRINGDALE, AR 72762-8062

Parcel ID	21-00273-369
Owner Name	GIL-ARTEAGA, JORGE
Owner Address	4058 KELLY RD, SPRINGDALE, AR 72762

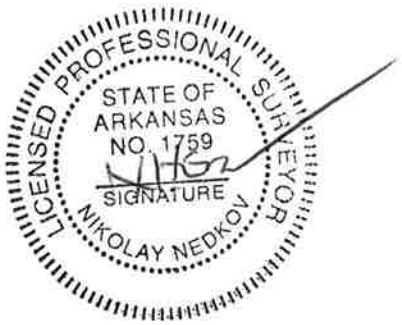
Parcel ID	21-00273-350
Owner Name	CITY OF SPRINGDALE
Owner Address	201 SPRING ST, SPRINGDALE, AR 72764

Parcel ID	21-00273-362
Owner Name	MARCHANT, EDDIE LEE JR
Owner Address	1484 BRIDGEBORO AVE, SPRINGDALE, AR 72764

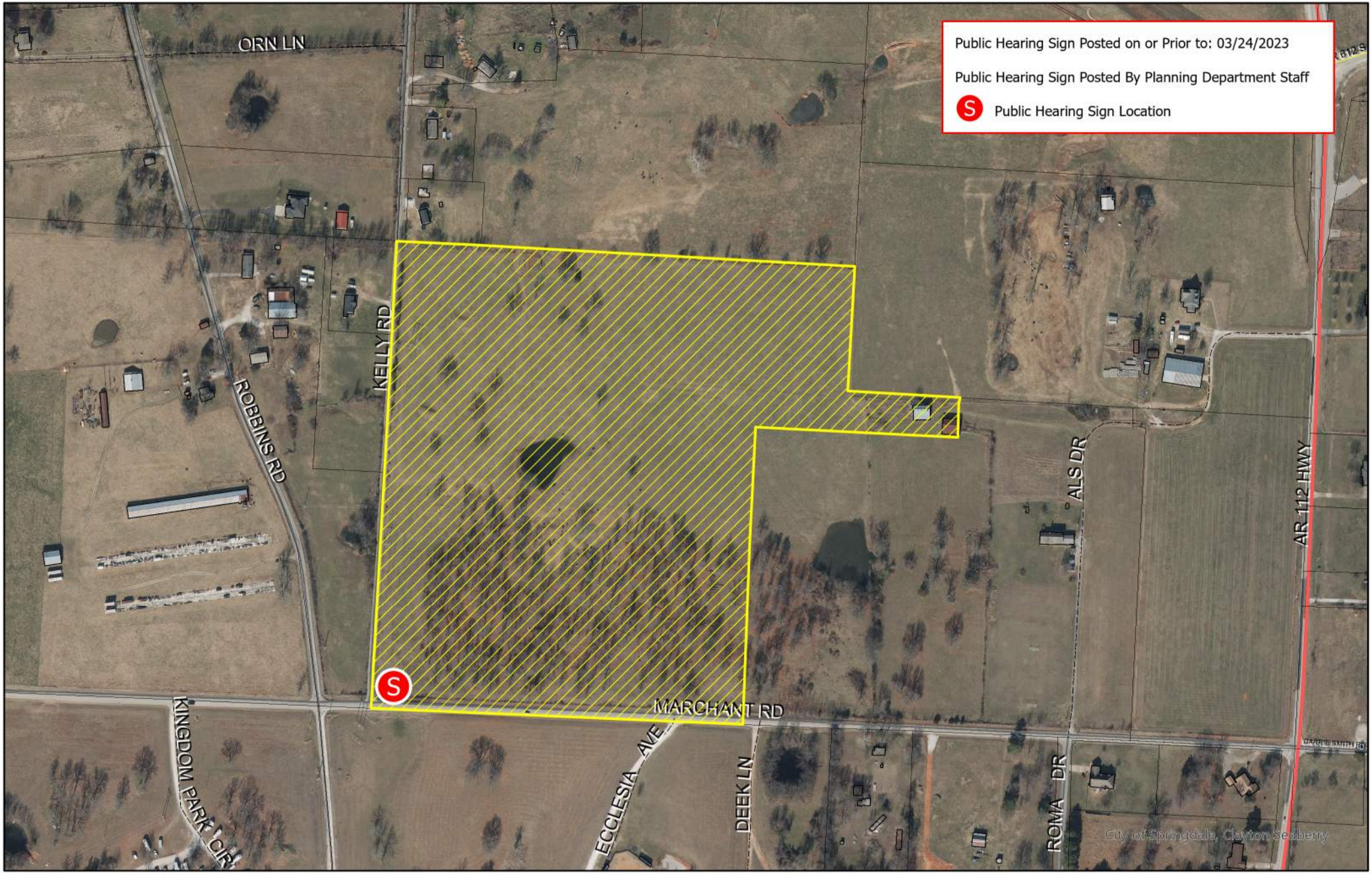
Parcel ID	21-00273-370
Owner Name	ECCLESIA INC
Owner Address	9653 NATIONS DR, SPRINGDALE, AR 72762-8159

Parcel ID	21-00273-349
Owner Name	CUMMINS, JOHN
Owner Address	4163 KELLY RD, SPRINGDALE, AR 72762

Parcel ID	21-00273-345
Owner Name	A & A KELLY ROAD PROPERTY LLC
Owner Address	13118 BARRYKNOLL LANE, HOUSTON, TX 77079-3605



3-2-2023



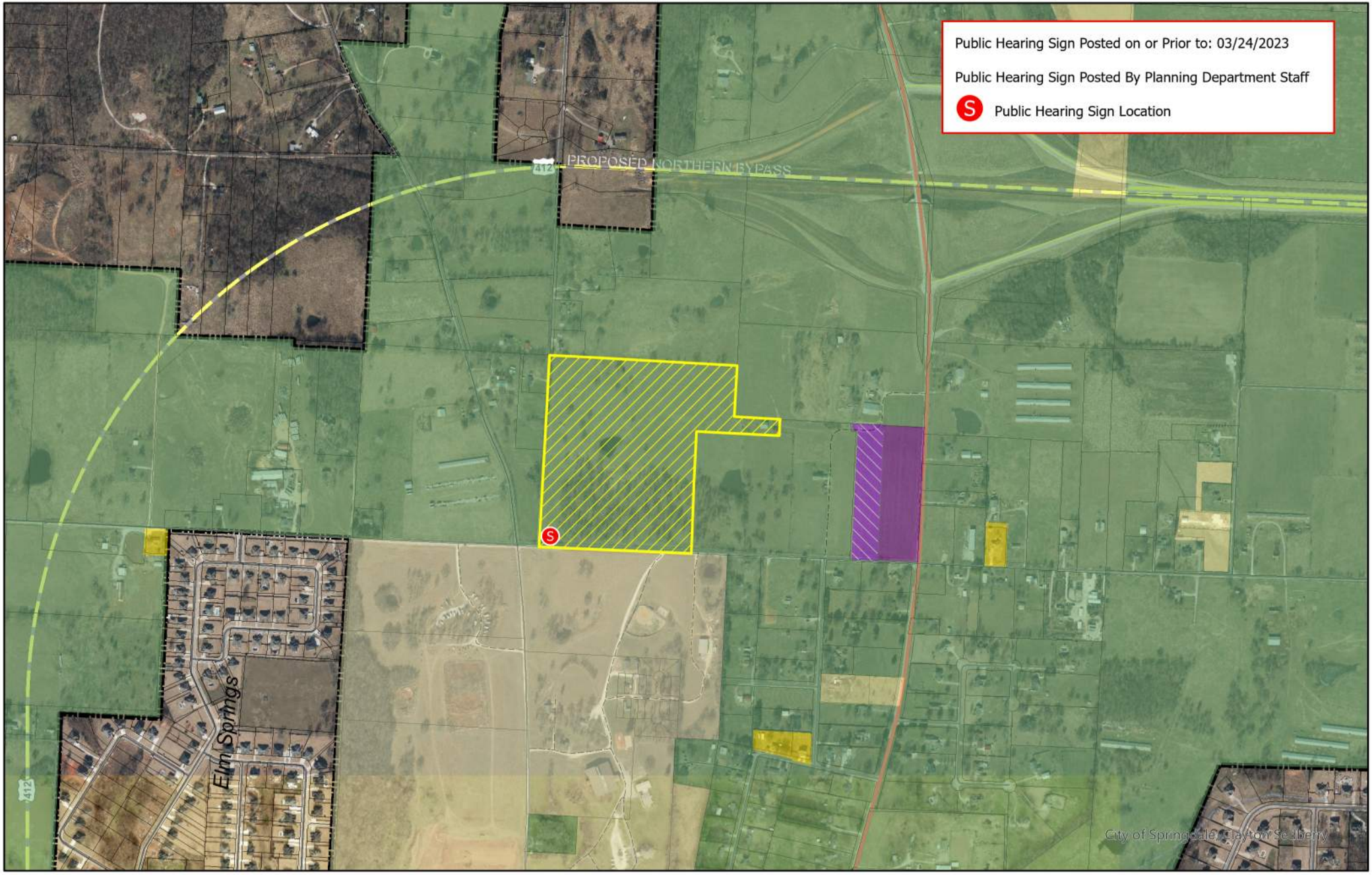
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE
WE'RE MAKING IT HAPPEN



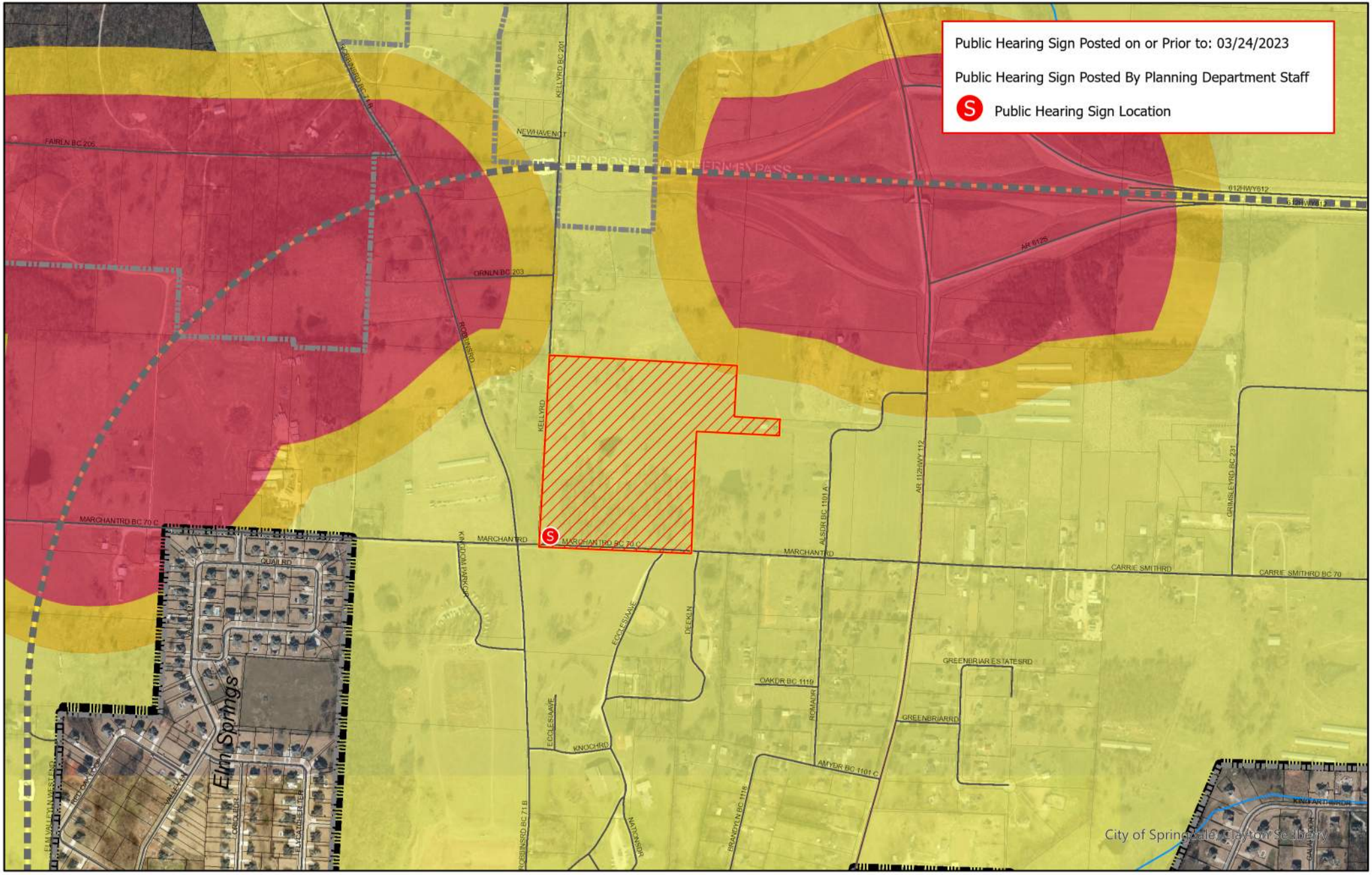
Planning Commission Meeting
April 4, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28

N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.04 0.07 0.14 0.21 0.28

N

PROJECT: R23-19
APPLICANT: Schuber Mitchell Homes, LLC
REQUEST: Rezone from A-1 to SF-3

SPRINGDALE™
WE'RE MAKING IT HAPPEN

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2023**

Re: **R23-20 Rezone**

A request by James and Michelle Duggar for Planning Commission approval of a zone change from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) for a tract of land containing 1.71 acres.

LOT LOCATION AND SIZE

The 1.71 acre tract is located to the South of Chapman Avenue, approximately 1,200 feet to the East of the intersection of Chapman Avenue and Carley Road.

A vicinity map is attached.

EXISTING ZONING

The rezoning application requests an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a SF-2 Low/Medium Density Single Family Residential District. The district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.

(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an SF-2 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than eight thousand (8,000) square feet. In addition, there shall be a minimum lot width of not less than seventy (70) feet on a public street at the front setback line.
(2) DENSITY. Four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	70	8,000	30	20	8/8	8	30
Zero-lot line	70	8,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The zoning to the North, West and South is A-1, while the zoning to the East is SF-2.

LAND USE PLAN AND MASTER STREE PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential use.

The Master Street Plan indicates Chapman Avenue as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

File No. R23-20

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Jim Bob & Michelle Dugger
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) SF-2

R23-20

The **Petitioner's** immediate intentions are to:

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is BUILD HOUSE.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: BUILD HOUSE ON LOT.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative:

Address: johndueggan@icloud.com

PETITIONER/OWNER:

MAILING ADDRESS: 548 ARBOR ACRES, TONTITOWN, AR 72762

TELEPHONE: 479-799-8999 DATE: 3/15/23

R23-20

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

(Property Owner)

Michelle Duggar
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of March, 2023.

Notary Public

TRISHIA RAPA
Notary Public - Arkansas
Washington County
Commission # 12717445
My Commission Expires Aug 20, 2031

0 60 120 180

1 INCH = 60 FEET

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ⊛ *Set Mag Nail*
- × *Fence*
- -o- *Power Pole*
- E *Overhead Electric*

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

R23-20

R23-30 TABLED UNTIL MAY PLANNING COMMISSION DUE TO NOTIFICATION ERROR.

SURVEY DESCRIPTION – TRACT 1 (A–1 ZONED) 815–29111–030

PART OF THE SW/4 OF THE NE/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW/4 OF THE NE/4, THENCE S 87°52'06" E 982.68 FEET TO THE POINT OF BEGINNING, THENCE S 87°52'06" E 212.43 FEET, THENCE S 2°00'15" W 21.39 FEET, THENCE S 32°14'38" W 82.21 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 47.71 FEET, THENCE S 2°16'57" W 74.87 FEET, THENCE N 87°53'30" W 45.66 FEET, THENCE S 5°17'23" W 131.21 FEET, THENCE N 87°35'37" W 156.72 FEET, THENCE N 2°06'55" E 489.67 FEET TO THE POINT OF BEGINNNING, CONTAINING 2.00 ACRES.
SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT BEGINNING S 87°52'06" E 1166.23 FEET FROM THE NW CORNER OF SAID NW/4 OF THE NE/4, THENCE S 2°07'54" W 21.43 FEET TO THE SOUTH RIGHT–OF–WAY OF CHAPMAN AVENUE, THENCE S 11°58'02" W 72.14 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 35.32 FEET ALONG THE NORTH BOUNDARY OF A CELL TOWER LEASE LOCATION, THENCE N 7°09'57" E 264.16 FEET, THENCE N 87°52'06" W 39.06 FEET TO THE POINT OF BEGINNNING.AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2 (PROPOSED TO REZONE TO SF–2 FROM A–1) 815–29111–020

PART OF THE SW/4 OF THE NE/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW/4 OF THE NE/4, THENCE S 87°52'06" E 1195.11 FEET TO THE POINT OF BEGINNING, THENCE S 2°00'15" W 21.39 FEET, THENCE S 32°14'38" W 82.21 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 47.71 FEET, THENCE S 2°16'57" W 74.87, THENCE N 87°53'30" W 45.66 FEET, THENCE S 5°17'23" W 131.21 FEET, THENCE S 87°35'37" E 172.65 FEET, THENCE N 2°12'08" E 491.24 FEET, THENCE N 87°52'06" W 117.68 FEET TO THE POINT OF BEGINNNING, CONTAINING 1.71 ACRES.
SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT BEGINNING S 87°52'06" E 1166.23 FEET FROM THE NW CORNER OF SAID NW/4 OF THE NE/4, THENCE S 2°07'54" W 21.43 FEET TO THE SOUTH RIGHT–OF–WAY OF CHAPMAN AVENUE, THENCE S 11°58'02" W 72.14 FEET, THENCE S 3°03'34" W 92.75 FEET, THENCE S 6°26'54" W 99.54 FEET, THENCE S 87°50'15" E 35.32 FEET ALONG THE NORTH BOUNDARY OF A CELL TOWER LEASE LOCATION, THENCE N 7°09'57" E 264.16 FEET, THENCE N 87°52'06" W 39.06 FEETTO THE POINT OF BEGINNNING.AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

OWNER'S CERTIFICATION & DEDICATION

WE ARE THE OWNERS OF THE HEREON DESCRIBED PROPERTY AND HEREBY AGREE TO THIS LAND DIVISION AS SHOWN AND ALSO DEDICATE ALL RIGHTS OF WAY AND EASEMENTS AND SETBACKS SHOWN TO AFFECT THIS PROPERTY, AND ALSO HEREBY AGREE THAT APPROVAL OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE STATE HEALTH DEPARTMENT.

SIGNATURE _____ DATE _____
JIM BOB DUGGAR & MICHELLE DUGGAR

STATE OF ARKANSAS
COUNTY OF WASHINGTON

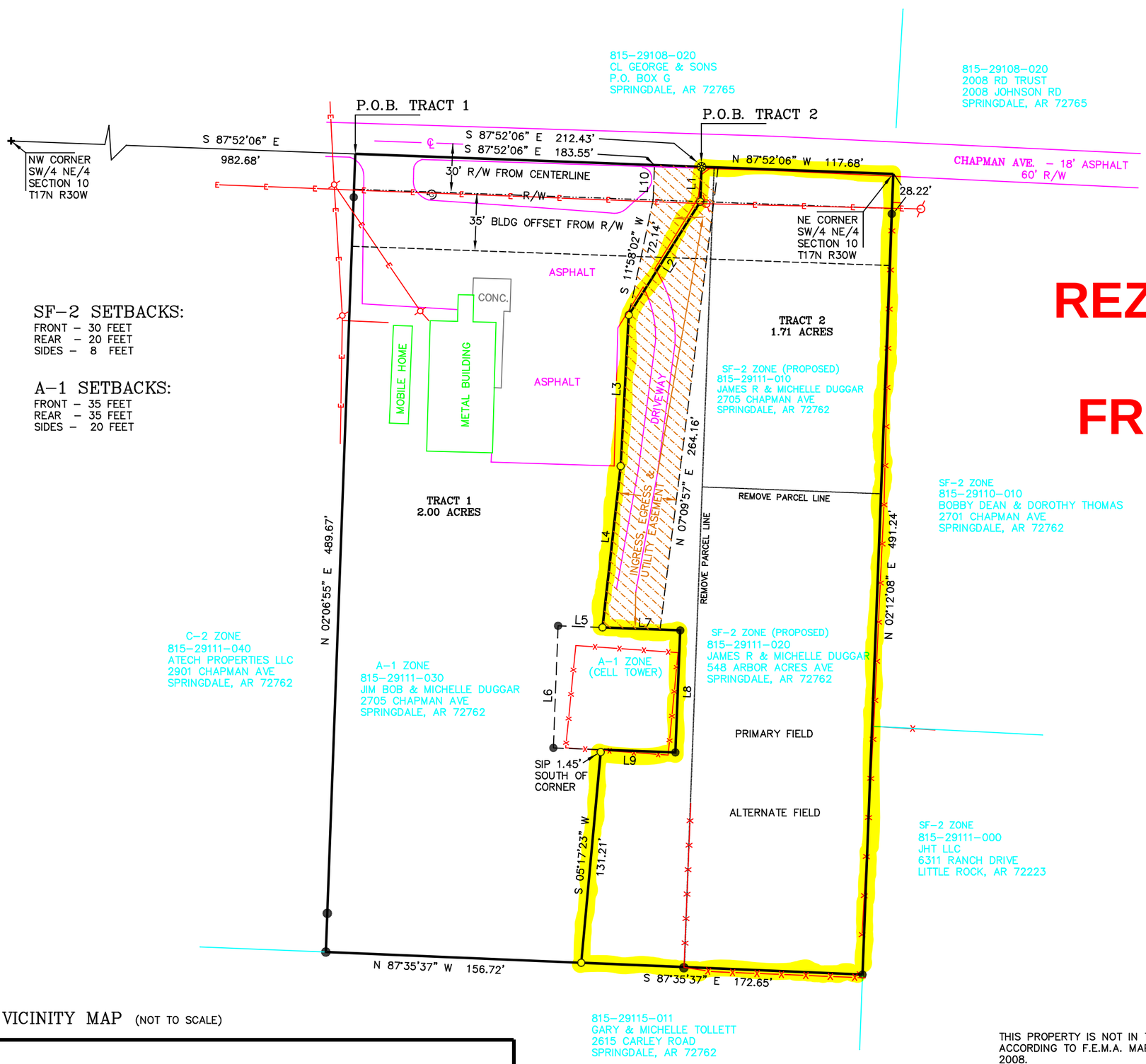
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF FEBRUARY, 2023.

_____
NOTARY PUBLIC

CITY APPROVAL

SIGNATURE _____ DATE _____
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

NORTH



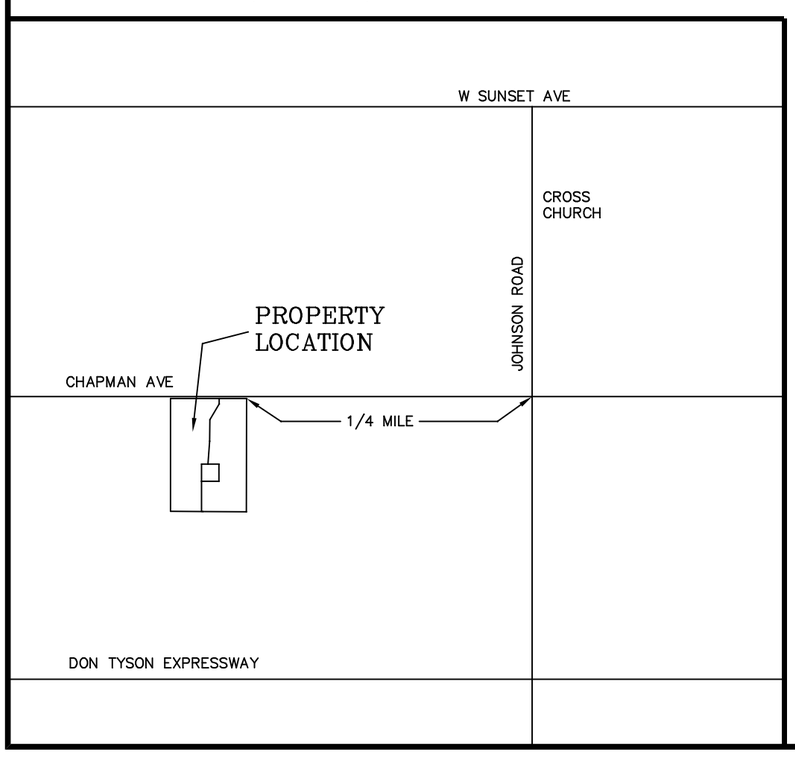
REZONE REQUEST: TRACT 2 FROM A-1 TO SF-2

SF–2 SETBACKS:
FRONT – 30 FEET
REAR – 20 FEET
SIDES – 8 FEET

A–1 SETBACKS:
FRONT – 35 FEET
REAR – 35 FEET
SIDES – 20 FEET

LINE	BEARING	DISTANCE
L1	S 02°00'15" W	21.39'
L2	S 32°14'38" W	85.21'
L3	S 03°03'34" W	92.75'
L4	S 06°26'54" W	99.54'
L5	N 87°50'15" W	27.24'
L6	S 02°12'27" W	74.94'
L7	S 87°50'15" E	47.71'
L8	S 02°16'57" W	74.87'
L9	N 87°53'30" W	45.66'
L10	S 02°07'54" W	21.43'

VICINITY MAP (NOT TO SCALE)



THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED FEBRUARY 12, 2023 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G. E. BUESCHER

500–17N–30W–0–10–130–72–1181

BOUNDARY LINE ADJUSTMENT

JIM BOB & MICHELLE DUGGAR

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479–750–1608 EMAIL gene.survey1@att.net
Gene E. Buescher R.L.S. #1181

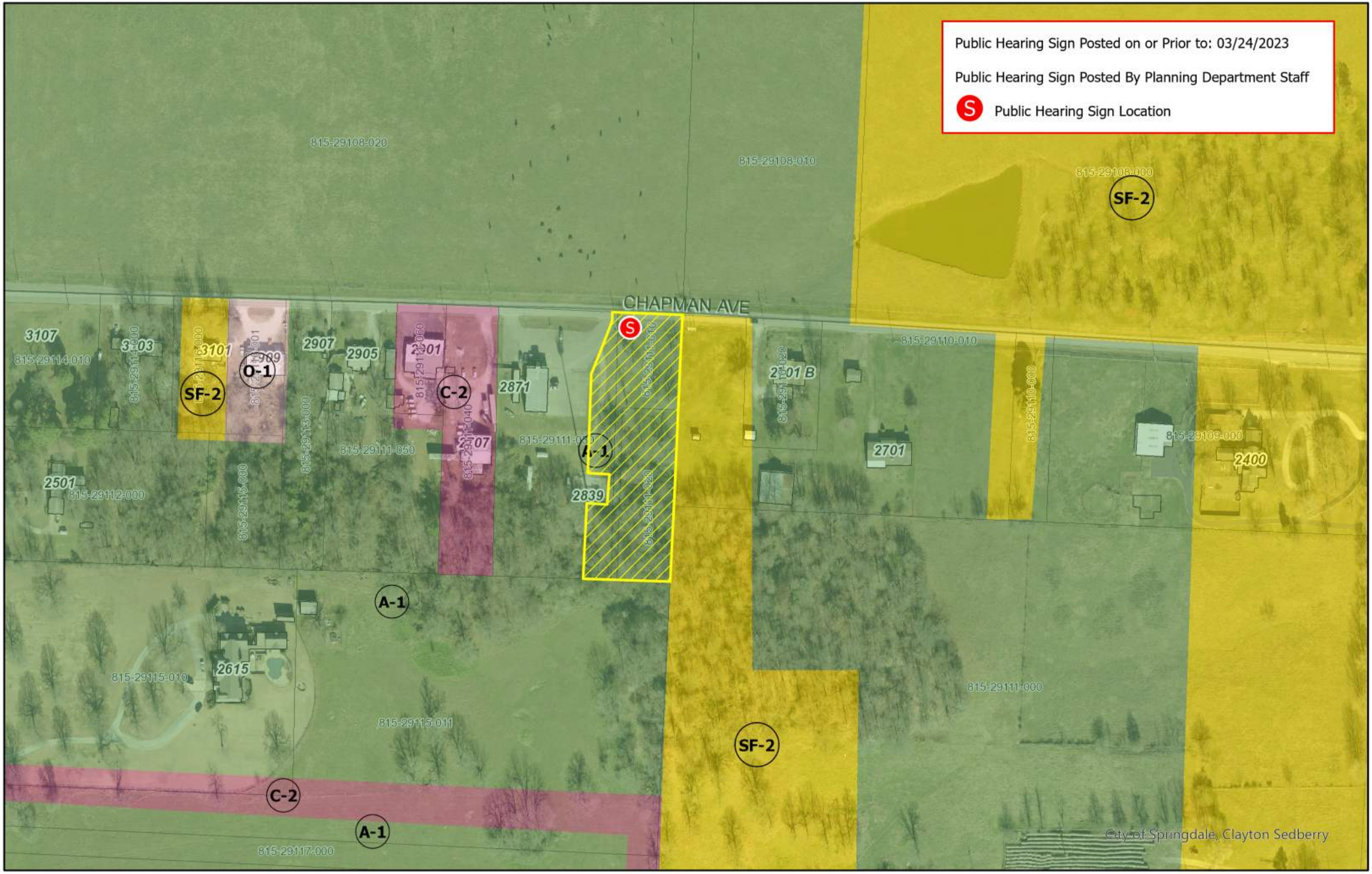
W.O. 23001 | DRAWN BY: GEB | DATE: FEB. 20, 2023



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
0 0.01 0.03 0.05 0.08 0.1
N

PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

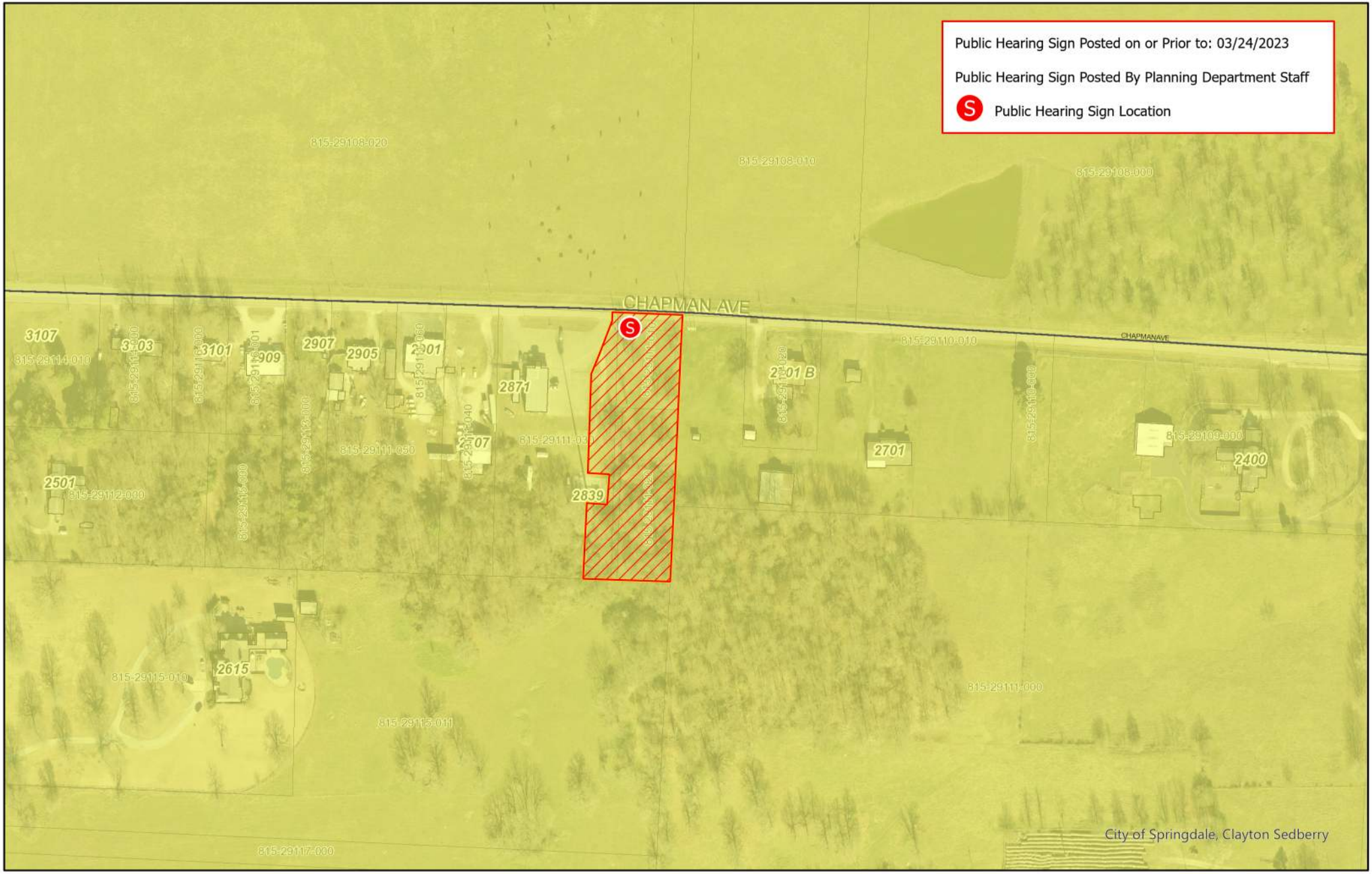
SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
0 0.01 0.03 0.05 0.08 0.1
N

PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
0 0.01 0.03 0.05 0.08 0.1
N

PROJECT: R23-20
APPLICANT: James and Michelle Duggar
REQUEST: Rezone from A-1 to SF-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **April 4, 2024**

Re: **FB23-01 Form Based Code District Boundary Amendment**

A request by Independence Realty Group, LLC for Planning Commission approval of a proposed Amendment to the Downtown District Form-Based Code to amend Section 2.1 Regulating Plan to revise the boundary of the following districts as follows:

From MF-12 Medium Density Multi-Family to Neighborhood Residential Type 1.

LOT LOCATION AND SIZE

0.359 acres located at 401 E. Velma Avenue (or the Southeast corner of the intersection of East Velma Avenue and Dodson Street

Parcel numbers 815-22457-000 and 815-22458-000

A vicinity map is attached.

STAFF COMMENTS AND RECOMMENDATIONS

This amendment to the Powell Street S.E.E.D. District is suitable to the area, as the S.E.E.D. DISTRICT APPROVED BY City Council in 2021 displays this area as planned for NR-1. NR-2 being a medium-density residential district of the form based code.

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

S.E.E.D. DISTRICT BOUNDARY AMENDMENT

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: FB23-01

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant _____ Representative

Applicant (person making request)	Review Point of Contact for Question & Staff Reviews
Name: Lauri Matisse, Nikki Littrell ~~Nathan Crouch~~	Name: Lauri Matisse, Nikki Littrell ~~Nathan Crouch~~
E-mail: LauriMatisseStudio@gmail.com Nikki@Blewinc.com; Nathan@Blewinc.com	E-mail: LauriMatisseStudio@gmail.com Nikki@Blewinc.com; Nathan@Blewinc.com
Address: Nathan-479-443-4506	Address: ~~3825 North Shiloh Drive~~ Fayetteville, AR 72703
Phone: Lauri-310-756-9372	Phone: ~~Nathan-479-443-4506~~ Lauri-310-756-9372
Site/ Location: 401 E Velma	Current Zoning District: MF-12
Assessor's Parcel Number(s): Parcel ID: 815-22457-000 Parcel ID: 815-22458-000	Desired New Zoning: NR-1
	Total Acreage: .359 Acres

Rezoning Procedure & Checklist

Before completing an application to rezone property, petitioners are encouraged to meet with a member of the planning staff to discuss the application. Often, the staff can provide the petitioner with some useful information concerning the subject tract as to any rezoning or development history that may exist. The staff can also help the petitioner assess the reasonableness of the request and assist those who have not been involved with the rezoning process previously.

The deadline for submission of a petition for rezoning is 12:00 noon twenty days before the Planning Commission meeting. The Planning Commission meets the first Tuesday of each month at 5:00 p.m. in the Council Chambers of the City Administration Building, 201 North Spring Street, unless otherwise advertised.

☒ **OWNER'S RESPONSIBILITY**

It is the responsibility of the owner to insure that all necessary procedures are followed in a satisfactory and timely manner and to verify the accuracy and completeness of all necessary information. If significant omissions and/or errors are discovered during the review process, the application may be rejected or tabled until sufficient information is supplied.

File No. FB23-01

S.E.E.D. DISTRICT BOUNDARY AMENDMENT

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Henry Washington
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Previous Lots 12-16 Block 10 of RL Hayes Addition

File No. 21-15200-1
APN:815-22456-000

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) MF 12

TO (proposed zoning) NR-1

The **Petitioner's** immediate intentions are to:

FB23-01

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title _____(Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Two Duplexes with 1-4 rentable units above garages.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Of no effect to neighboring property. Low Profile Contemporary cottage style units will suit neighborhood.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to **owners** of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Nikki Littrell; Lauri Matisse Nathan Crouch

Address: 3825 North Shiloh Drive Fayetteville, AR 72703

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 3364 Sagely Ln. Springdale, AR 72764

TELEPHONE: _____ DATE: 3/2/23

FB23-01

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

Henry Washington
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 2 day of March, 2023

Notary Public

BRANDI HOSKINS
Notary Public-Arkansas
Washington County
My Commission Expires 11-08-2024
Commission # 12401506

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

In order to make attractive and cost effective housing for Springdale
for renters which will enhance the neighborhood.
We are seeking to rezone the existing MF-12 to NR-1.

This small development will offer a community
experience for those who live in the development.

We plan
to landscape attractively and create a welcoming environment
with contemporary cottage low profile professionally designed units.

The Owner is planning to build 2 Duplexes with Detached Garages
and 1-4 units above those garages, with one parking space each, however many units fit to code and still look appealing on the site, which will be designed soon to get Planning Approval.

The Architect is planning to have a cohesive look with plenty of curb appeal for the whole property.

Thank you for your consideration on this request.

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
PHONE: 479-443-4506 • FAX: 479-582-1883

FB23-01

Parcel	Owner Name	Owner Address
815-22412-000	Harold Wray & Kathy High	615 Mill St. Springdale, AR 72764-1306
815-22413-000	Charles D. Jr. Redding	19457 Davis Ford Rd. Springdale, AR 72764
815-22414-000	Jeremy Lucas Peterson	417 E. Velma Ave. Springdale, AR 72762
815-22455-000	Alejandra Ramirez Rodriguez	418 E. Velma Ave. Springdale, AR 72764
815-22458-000	Juana M. Sibrian	412 Ewalt Ave. Springdale, AR 72764
815-22457-000	Elsa L. & Solorzano Gomez, & Walter E. Gomez	915 Dodson St. Springdale, AR 72764
815-22451-000	Rocio Aguayo Herrera	910 Dodson St. Unit A Springdale, AR 72762
815-22443-001	Jose Antonio & Maribel Araujo	908 Dodson St. Springdale, AR 72764
815-22443-000	Heydi & Chombo Guillen, & Helisandro Gachuzo	904 Dodson St. Springdale, AR 72764





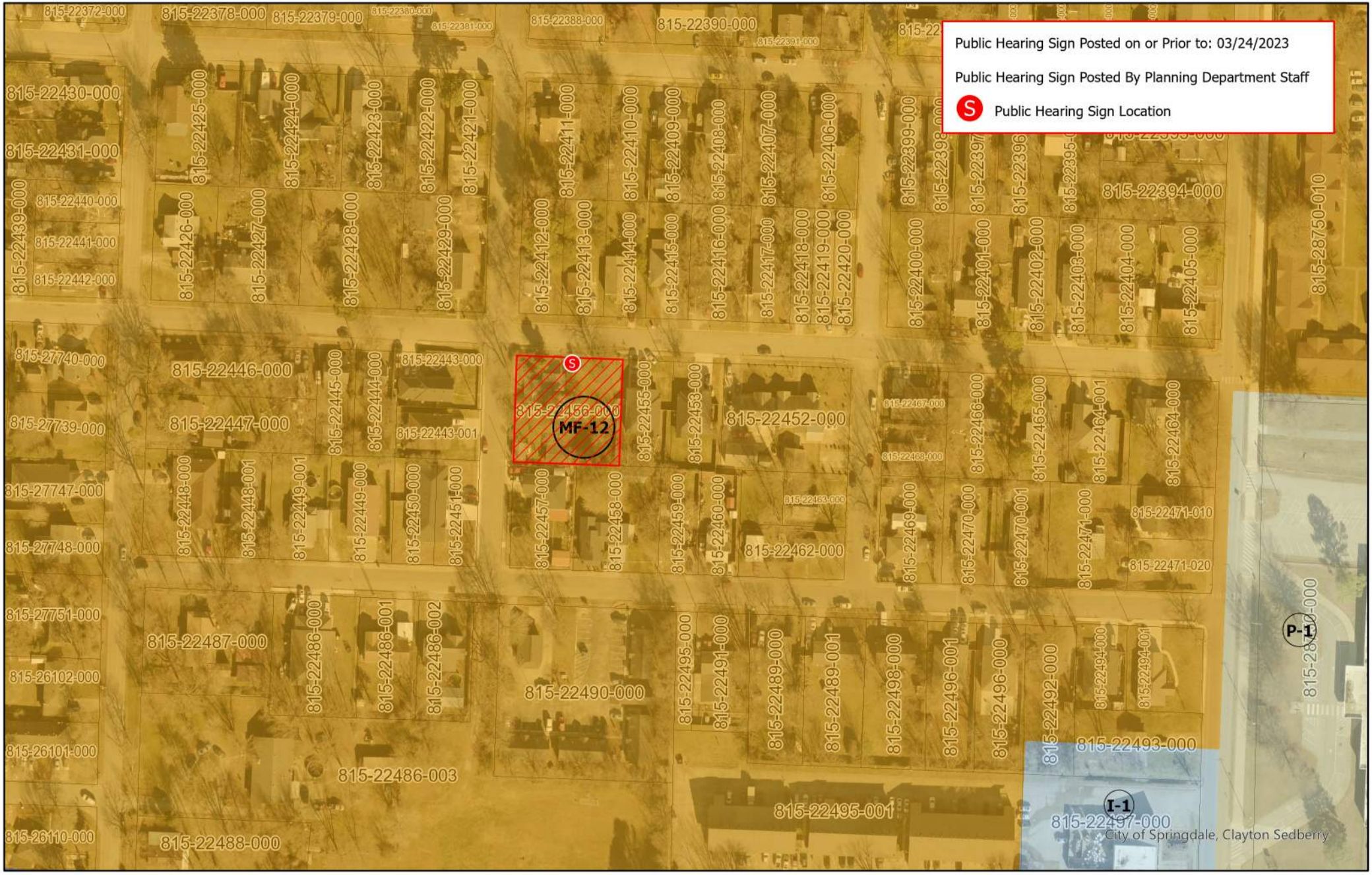
Planning Commission Meeting
April 4, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: FB23-01
APPLICANT: Independence Realty Group, LLC
REQUEST: Rezone from MF-12 to NR1 within the S.E.E.D.

SPRINGDALE™
WE'RE MAKING IT HAPPEN



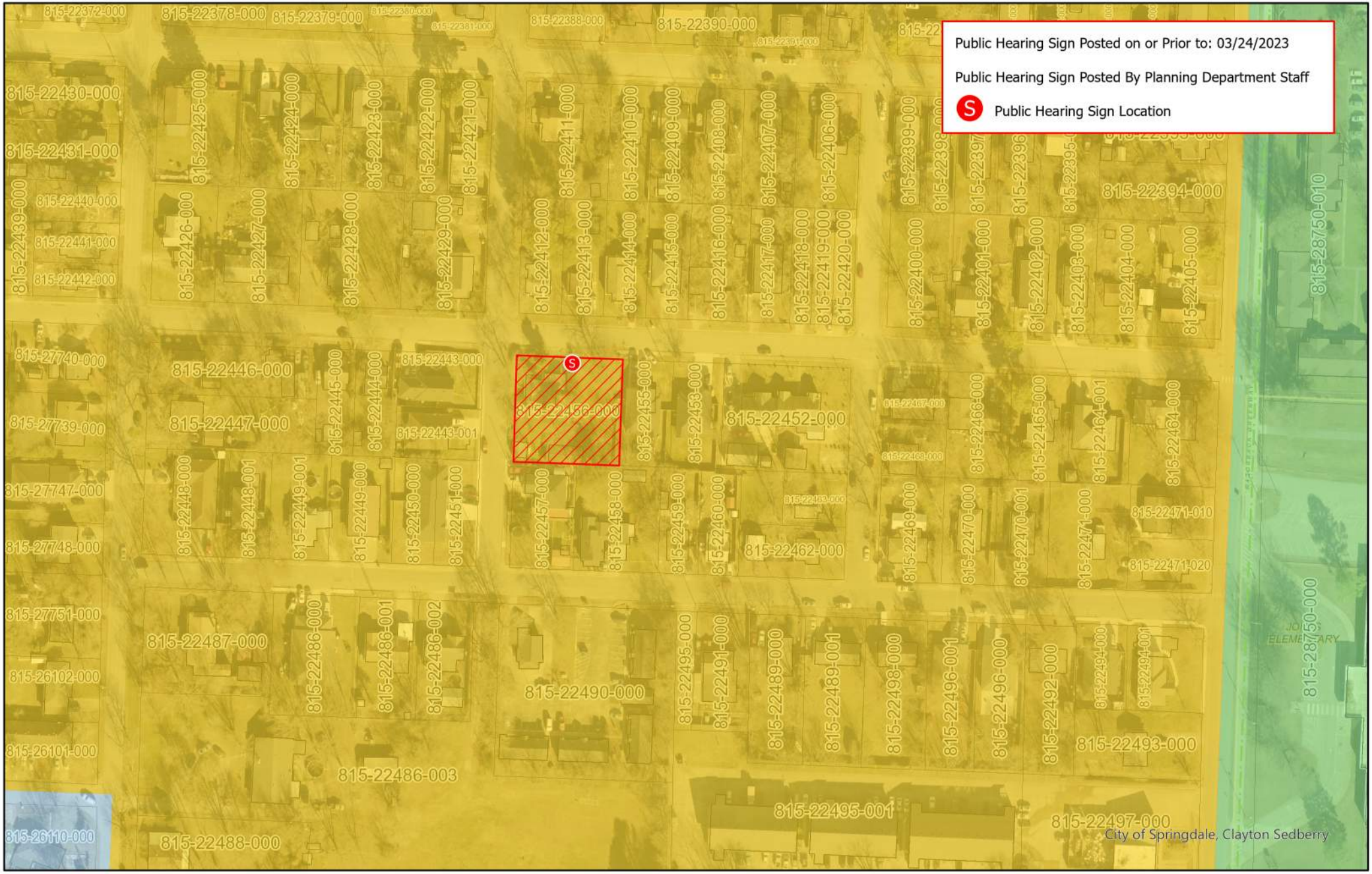
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: FB23-01
APPLICANT: Independence Realty Group, LLC
REQUEST: Rezone from MF-12 to NR1 within the S.E.E.D.

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: FB23-01
APPLICANT: Independence Realty Group, LLC
REQUEST: Rezone from MF-12 to NR1 within the S.E.E.D.

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **RP23-05** **Replat** **Zachary Addition**

Planning Comments:

1. This Replat has been given the number RP23-05. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
    a. Instead of "Record Description", please put "Parent Parcels" and separate out both parent parcels with their number and description.
    b. Under "Survey Description", please include "Combined Parcels" immediately before "APN: 815-27441-000 & 815-27446-000".
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. In the drawing, please display the parcel number and acreage for each of the parent parcels in the light gray, similar to what is already shown in the northern portion of the drawing.
    a. For the newly created parcel, in bold, black font, please indicate the ownership and acreage.
5. Please display the name and address of the property owner on the survey.
6. Need surveyor's certificate of accuracy. (standard comment)
7. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
8. Please replace the "Planning Board Approval" with "Planning Commission Approval".
9. Please provide ownership date and signature blanks, as well as notary date and signature blanks.
10. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

Existing shed is allowed per ordinance if portable.

Existing overhang is allowed per the fire code. It may be in the owner's interest to acquire a variance to the existing non conformity to clean up future conflicts.

Engineering Comments:

Reviewed by Steve Hatfield on 3/30/2023

1) **Provide required signatures.**
2) **A calculated point is not a physical tie. Either set the tie or provide a tie to an existing monument at another section corner with an existing monument.**

RP23-05

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☑ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:
Indicate one person of contact for this request: ☐ Applicant ☑ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Elmer Palencia Paiz	Location/Address: 1406 West Huntsville Ave, Springdale, AR 72764
E-mail: elmerpalenciapaiz@gmail.com	
Address: 1406 W Huntsville Ave, Springdale AR 72764	Assessor's Parcel Number(s): 815-27441-000 815-27446-000
Phone: 479-419-8097	Current Zoning District: SF-2
Representative Contact Information (if applicable)	Rezone required: NA
Name: Sydnee Shockley	Total Acreage: 0.415
E-mail: Sydnee@hlewinc.com	
Address: 3825 N Shiloh Drive Fayetteville, AR 72703	
Phone: 479-443-4506	

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant/Property Owner (printed): Elmer Palencia Paiz Date: 03/02/2023

Signature: Elmer Palencia Paiz

Name of Representative (if applicable): Sydnee Shockley Date: 03/02/2023

Signature: Sydnee Shockley

STAFF USE ONLY

Date Application Submitted: March 2 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: RP23-05

REPLAT OF BLOCK 2, LOTS 3 & 7 OF ZACHARY ADDITION

1406 W HUNTSVILLE AVE
WASHINGTON COUNTY
SPRINGDALE, AR 72764

N
W E
S

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

ZONING INFORMATION

CURRENT ZONING: SF-2, LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 8' INTERIOR; 30' EXTERIOR
REAR - 20'

OWNER/DEVELOPER

ELMER PALENCIA PAIZ
1406 W HUNTSVILLE AVE
SPRINGDALE, AR 72764

RECORD DESCRIPTION

WARRANTY DEED 2022-00031874 (APN 815-27441-000 & 815-27446-000):
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND PART OF LOTS 6 AND 7 IN BLOCK 2 OF ZACHARY ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S88°35'E 867.27 FEET FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S88°35'E 14 FEET; THENCE NORTH 325 FEET; THENCE N88°35'W 75 FEET; THENCE SOUTH 60 FEET; THENCE N88°35'W 25 FEET; THENCE SOUTH 115 FEET; THENCE S88°35'E 86 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING AND CONTAINING .42 ACRE, MORE OR LESS AND SUBJECT TO THAT PORTION THAT LIES IN HUNTSVILLE AVENUE ON THE SOUTH SIDE.

SURVEY DESCRIPTION

APN: 815-27441-000 & 815-27446-000:
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND PART OF LOTS 6 AND 7 IN BLOCK 2 OF ZACHARY ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A FOUND ALUMINUM STATE MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST; THENCE S86°47'31"E 2641.48 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE, SOUTH 88°16'55" EAST 867.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE, NORTH 01°51'47" EAST 154.51 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 88°16'55" WEST 85.66 FEET TO A SET 5/8" REBAR CAPPED "AR PLS 1659"; THENCE, NORTH 01°51'47" EAST 115.00 FEET TO A FOUND 5/8" REBAR; THENCE, SOUTH 88°16'55" EAST 24.88 FEET TO A FOUND 5/8" REBAR; THENCE, NORTH 01°51'47" EAST 59.79 FEET TO A FOUND 5/8" REBAR; THENCE, SOUTH 88°16'55" EAST 74.94 FEET TO A FOUND 3/8" REBAR; THENCE, SOUTH 01°51'47" WEST 329.79 FEET; THENCE, NORTH 86°40'06" WEST 14.17 FEET TO THE POINT OF BEGINNING. CONTAINING 0.417 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-18N-30W-0-35-130-72-1659

COMPLETED FIELD WORK:
DECEMBER 12, 2022

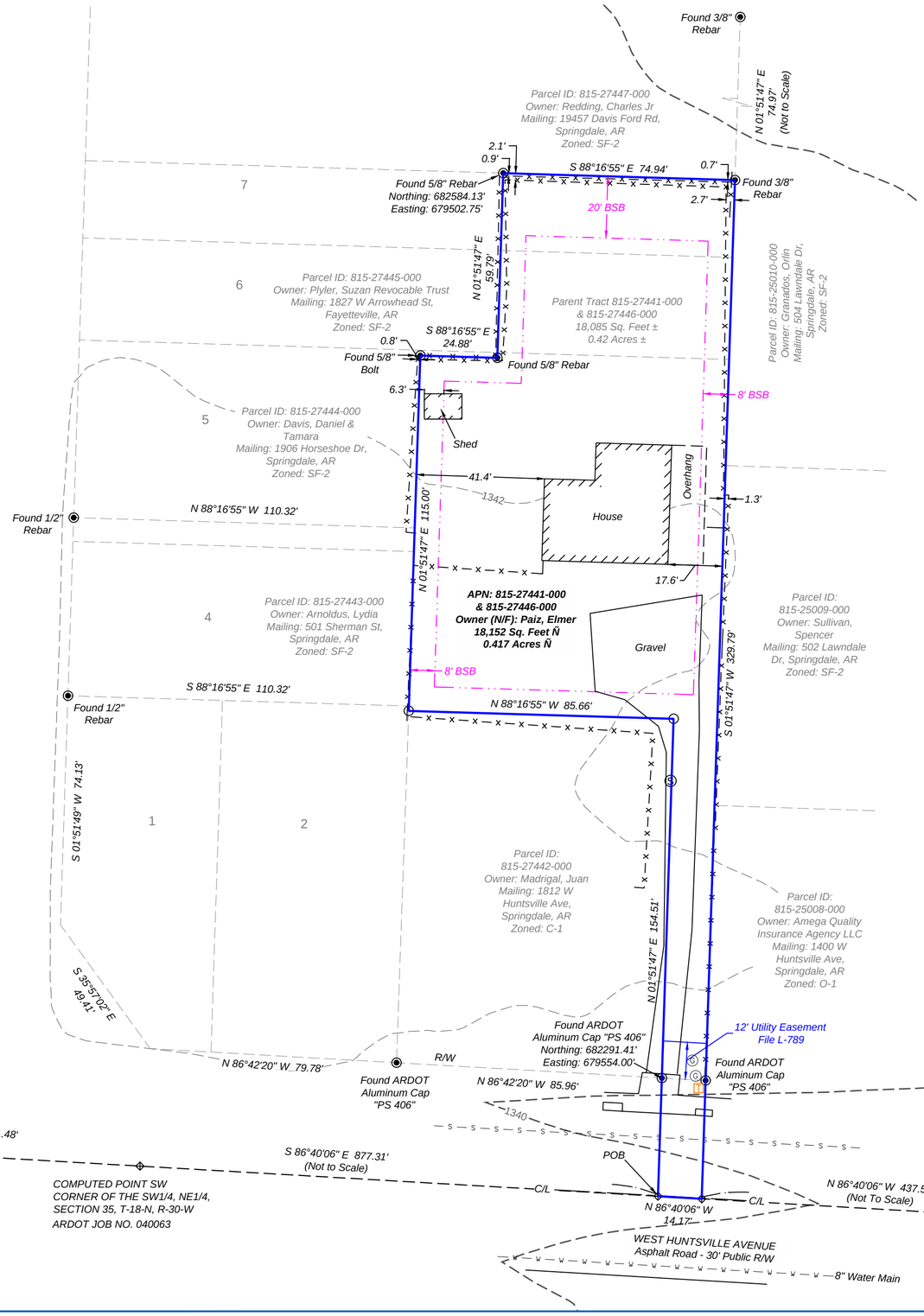
BASIS OF BEARING
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN 2022-00031874.
2. SURVEY PLAT FILED IN 2020-00022171.
3. WARRANTY DEED FILED IN 98059037.
4. WARRANTY DEED FILED IN 2017-00006829.
5. WARRANTY DEED FILED IN 97007760.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.



CERTIFICATE OF OWNERSHIP:
AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS PRESENTED ON THIS PLAT.

_____ _____
DATE OF EXECUTION SIGNED
OWNER

CERTIFICATE OF SURVEYING ACCURACY
I, WILLIAM G. GAGNER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: JANUARY 3, 2023

SIGNED: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1659

PLANNING BOARD APPROVAL:
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS _____ CITY CLERK

_____ MAYOR

APPROVAL FOR RECORDING _____ DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

COMMISSION _____ SECRETARY, PLANNING COMMISSION

_____ CHAIRMAN, PLANNING COMMISSION

WATER & SEWER _____ ENGINEER, SPRINGDALE WATER UTILITIES

STREET & DRAINAGE _____ CITY ENGINEER

CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AN HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0060F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

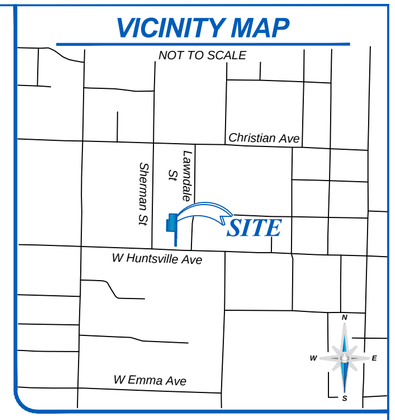
UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

LAND AREA

18,152 ± SQUARE FEET
0.417 ± ACRES

VICINITY MAP



LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR CAPPED "AR PLS 1659"
- COMPUTED POINT
- TELEPHONE PEDESTAL
- SANITARY MANHOLE
- GAS METER
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- FENCE LINE
- SETBACK LINE (BSB)
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA:
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF JANUARY, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-11643.01	**SURVEY DRAWN BY:** ANC - 1/3/2023
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: ELMER PALENCIA PAIZ	**PROJECT NUMBER:** RP23-05

SHEET 1 OF 1



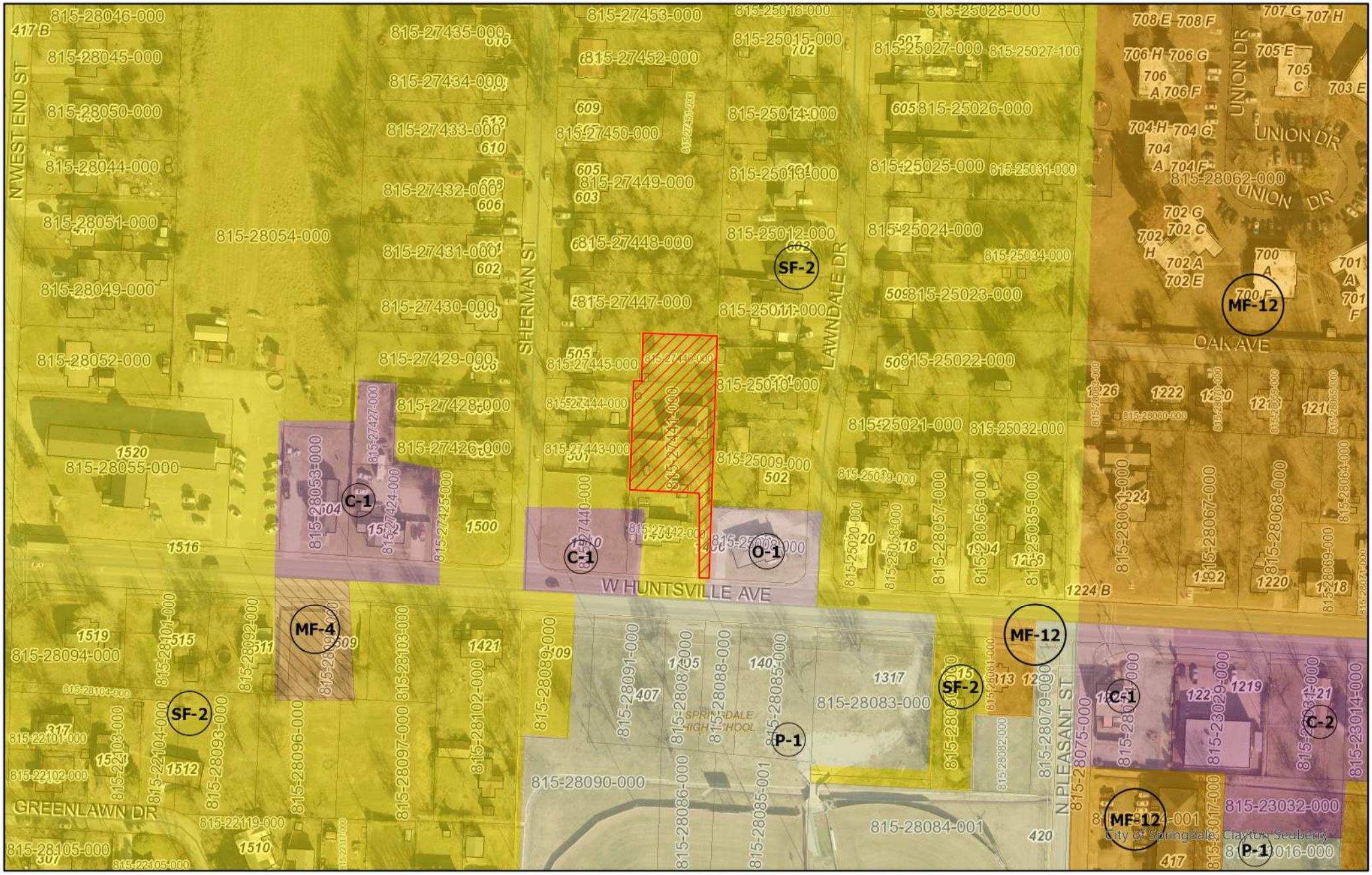
Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.01 0.01 0.02

N

PROJECT: RP23-05
APPLICANT: Elmer Palencia Paiz
REQUEST: Replat of Block 2, Lots 3 & 7
in the Zachary Addition Subdivision

SPRINGDALE™
WE'RE MAKING IT HAPPEN



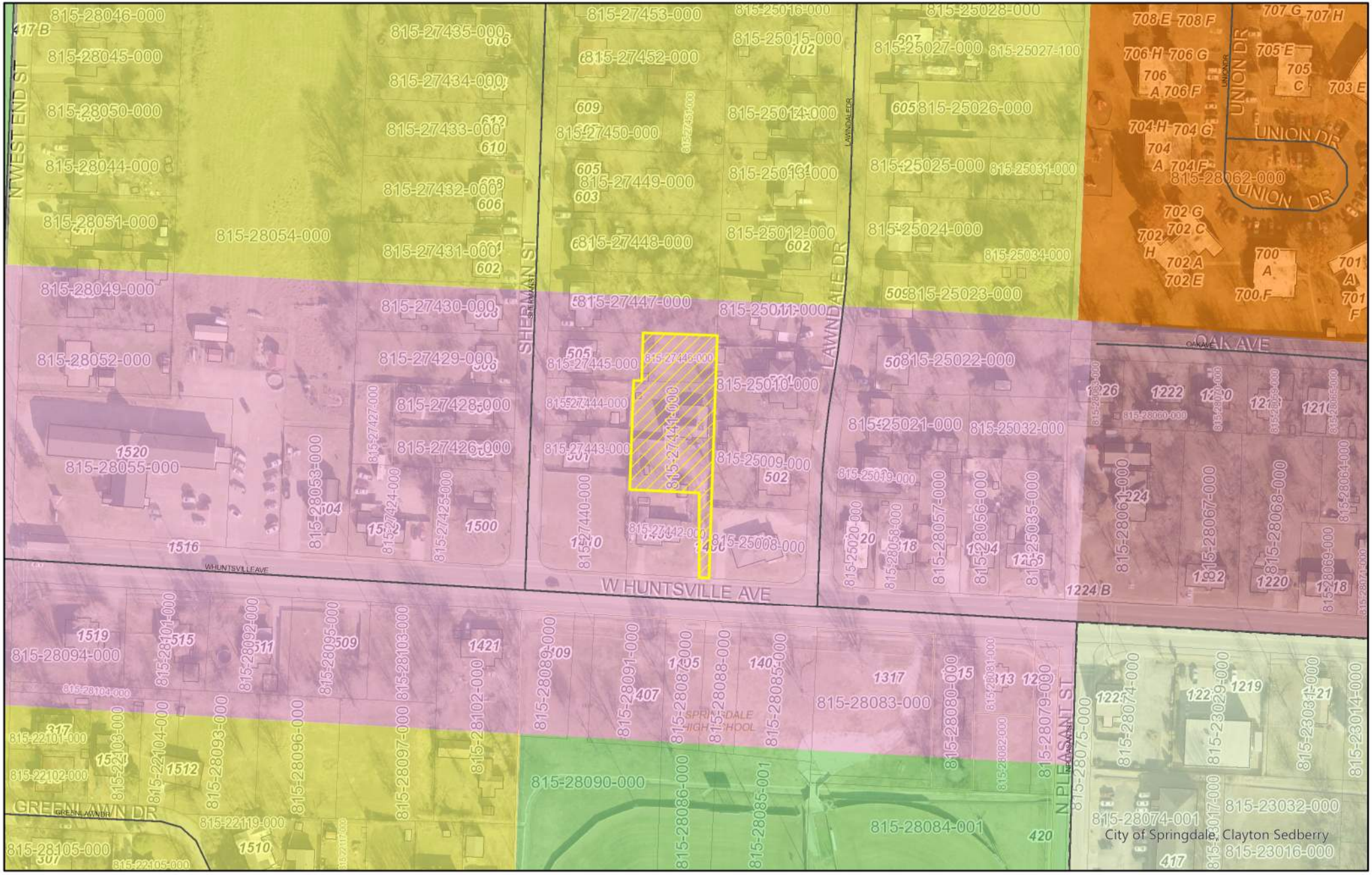
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: RP23-05
APPLICANT: Elmer Palencia Paiz
REQUEST: Replat of Block 2, Lots 3 & 7
in the Zachary Addition Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: RP23-05
APPLICANT: Elmer Palencia Paiz
REQUEST: Replat of Block 2, Lots 3 & 7
in the Zachary Addition Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **RP23-06** **Replat** **Del's Woods Subdivision**

Planning Comments:

1. This Replat has been given the number RP23-06. This number should be placed on the plat and all future correspondence and plats pertaining to this replat. (standard comment)
2. Submit PDF files at time of resubmission. (standard comment)
3. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval. (standard comment)

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield on 3/30/2023

1) **Provide required signatures.**
2) **Provide Surveyor's signature.**

RP23-06

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☑ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☐ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☑ Representive

Applicant/Property Owner (person making request)	Site Information
Name: Mike Davis	Location/Address: 2507 Adel Ave, Springdale, AR 72762 and 3709 Silver Fox St, Springdale, AR 72762
E-mail: mdavis@mstonecc.com	
Address: 2507 Adel Ave, Springdale, AR 72762	Assessor's Parcel Number(s): 21-00748-000 & 21-00749-000
Phone: 479-409-2557	Current Zoning District: SF-2
Representative Contact Information (if applicable)	Rezone required: No
Name: Kyle Davin	Total Acreage: 2.27 acres
E-mail: kdavin@engineeringservices.com	
Address: 1207 S Old Missouri Rd, Springdale, AR 72764	
Phone: 479-751-8733	

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant/Property Owner (printed): Michael Davis Date: 3/1/2023

Signature: [signature]

Name of Representative (if applicable): Kyle Davin Date: 3/2/2023

Signature: Kyle Davin

RP23-06

Name of Applicant/Property Owner (printed): Molly Miller Date: 3-1-23

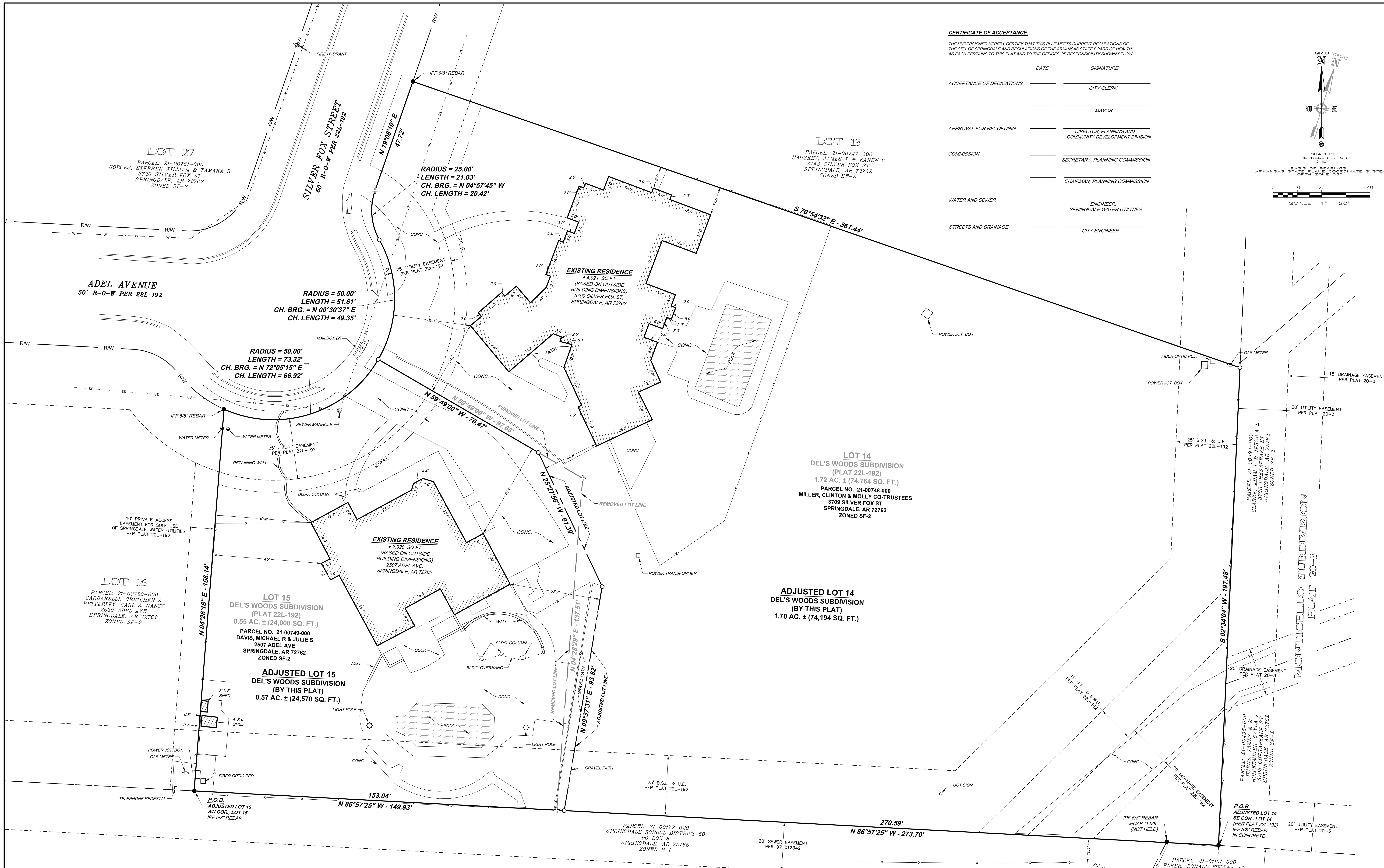
Signature: Molly Miller

Name of Applicant/Property Owner (printed): Clint Miller Date: 3-1-23

Signature: Clint Miller

Name of Applicant/Property Owner (printed): Julie Davis Date: 3-1-23

Signature: Julie Davis

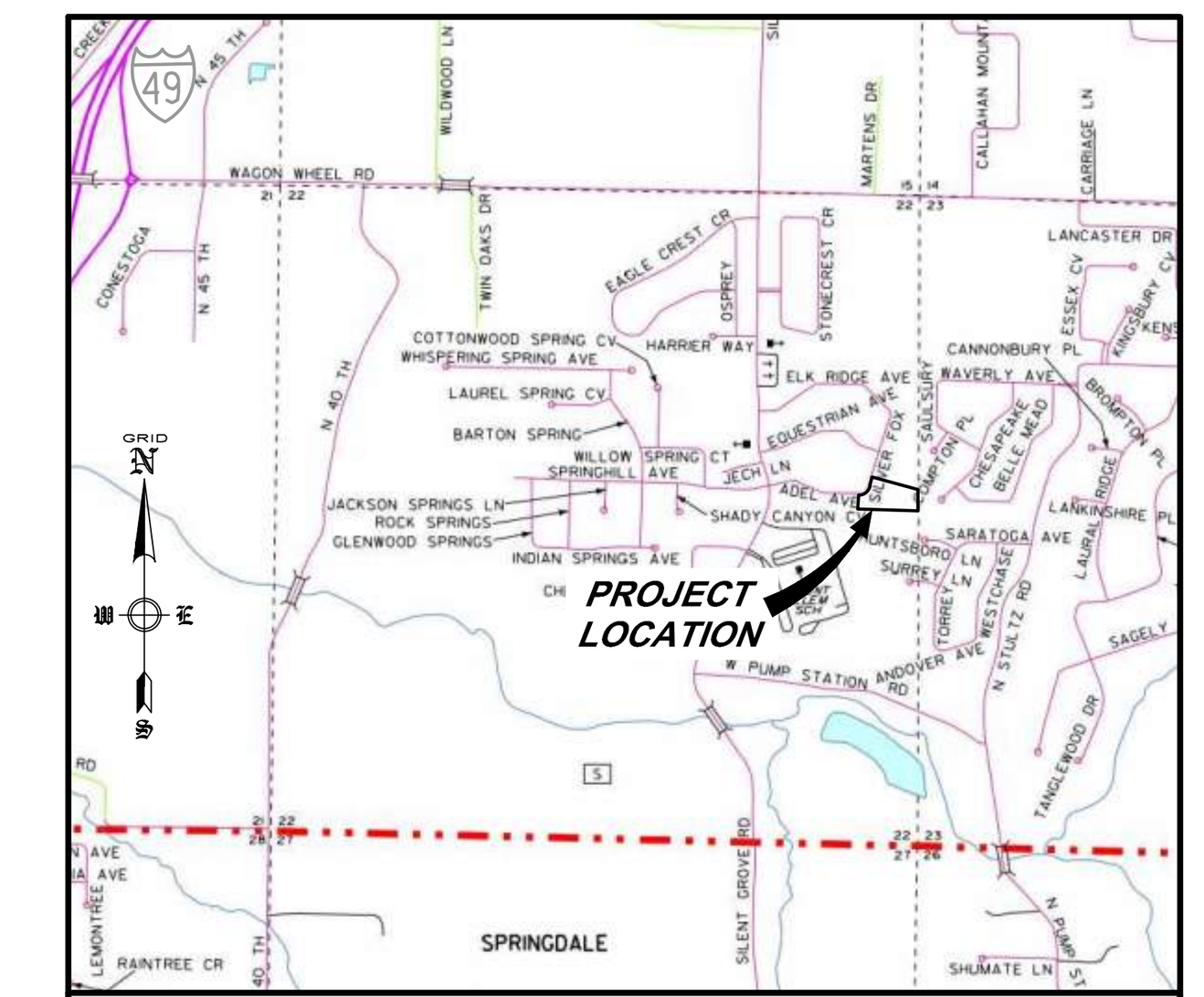


CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	______	CITY CLERK
	______	MAYOR
APPROVAL FOR RECORDING	______	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	______	SECRETARY, PLANNING COMMISSION
	______	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	______	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	______	CITY ENGINEER

RECORDING INFORMATION



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:

LOT 14: 114,464 FEET

LOT 15: 99,074 FEET

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0435J, PANEL 435 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **WARRANTY DEED:** CLINTON MILLER AND MOLLY MILLER, CO-TRUSTEES OF THE CLINT AND MOLLY MILLER REVOCABLE TRUST U/T/D OCTOBER 28, 2019, RECORDED OCTOBER 29, 2019, INSTRUMENT NO. L201957796.

B. **WARRANTY DEED:** MICHAEL R. DAVIS AND JULIE S. DAVIS, RECORDED NOVEMBER 28, 2016, BOOK 2016 PAGE 71846.

C. **FINAL PLAT FOR DEL'S WOODS SUBDIVISION:** BY LANDTECH ENGINEERING, INC., P.L. HAMPTON, AR PLS NO. 1078, RECORDED MARCH 6, 1997, PLAT BOOK 22L PAGE 192.

D. **FINAL PLAT FOR MONTICELLO SUBDIVISION:** BY LANDTECH ENGINEERING, INC., P.L. HAMPTON, AR PLS NO. 1078, RECORDED OCTOBER 4, 1994, PLAT BOOK 20 PAGE 3.

E. **FINAL PLAT OF STEEPLECHASE SUBDIVISION:** BY ENGINEERING SERVICES, INC., DON A. SMITH, AR PLS NO. 786, RECORDED JUNE 8, 2001, PLAT BOOK P3 PAGE 916.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

RODNEY WOODS, P.S. NO. 1559, AR. ______ DATE ______

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1559 — SIGNATURE — RODNEY WOODS

CERTIFICATION OF TRANSMITTAL, OWNERSHIP AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON ______________.

______________ MICHAEL R. DAVIS — DATE ______

______________ JULIE S. DAVIS — DATE ______

______________ CLINTON MILLER, CO-TRUSTEE OF THE CLINT AND MOLLY MILLER REVOCABLE TRUST — DATE ______

______________ MOLLY MILLER, CO-TRUSTEE OF THE CLINT AND MOLLY MILLER REVOCABLE TRUST — DATE ______

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF ____________, 2023.

MY COMMISSION EXPIRES: ______________

______________ NOTARY PUBLIC

LEGEND

Line type	Symbol
PROPERTY LINE	P.O.B. — POINT OF BEGINNING
LOT LINE REMOVED	IPF - IRON PIN FOUND (AS NOTED)
LOT LINE ADJUSTED	IRON PIN SET w/ CAP "PS 1559"
ADJACENT OWNER	COMPUTED POINT
EASEMENT (AS NOTED)	WATER METER
RIGHT-OF-WAY	GAS METER
BUILDING SETBACK LINE (B.S.L.)	LIGHT POLE
FENCE LINE	FIRE HYDRANT
SANITARY SEWER LINE	WATER VALVE
WATER LINE	

LEGAL DESCRIPTION OF LOT 14 PER W.D. L201957796 (PARCEL NO. 21-00748-000):

LOT 14, DEL'S WOODS, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "22L" AT PAGE 192.

LEGAL DESCRIPTION OF LOT 15 PER W.D. 2016-71846 (PARCEL NO. 21-00749-000):

LOT 15, DEL'S WOODS SUBDIVISION, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED IN PLAT RECORD 22L AT PAGE 192.

SURVEY DESCRIPTION OF ADJUSTED LOT 14:

PART OF LOT 14 AND PART OF LOT 15, DEL'S WOODS SUBDIVISION, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED IN PLAT RECORD 22L AT PAGE 192, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14, SAID POINT BEING A FOUND 5/8 INCH REBAR IN CONCRETE; THENCE ALONG THE SOUTH LINE OF SAID LOT 14, N86°57'25"W A DISTANCE OF 270.59 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTH LINE, N09°37'31"E A DISTANCE OF 93.82 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N25°27'56"W A DISTANCE OF 61.39 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N59°49'00"W A DISTANCE OF 76.47 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EASTERLY RIGHT-OF-WAY LINE OF SILVER FOX STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 51.61 FEET AND A CHORD BEARING AND DISTANCE OF N00°30'37"E - 49.35 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.03 FEET AND A CHORD BEARING AND DISTANCE OF N04°57'45"W - 20.42 FEET; THENCE N19°08'10"E A DISTANCE OF 47.72 FEET TO A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S70°54'32"E A DISTANCE OF 361.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE EAST LINE OF SAID LOT 14, S02°34'04"W A DISTANCE OF 197.48 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.70 ACRES (74,194 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION OF ADJUSTED LOT 15:

PART OF LOT 14 AND PART OF LOT 15, DEL'S WOODS SUBDIVISION, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED IN PLAT RECORD 22L AT PAGE 192, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID LOT 15, N04°28'16"E A DISTANCE OF 158.14 FEET TO A FOUND 5/8 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ADEL AVENUE; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 73.32 FEET AND A CHORD BEARING AND DISTANCE OF N72°05'15"E - 66.92 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°49'00"E A DISTANCE OF 76.47 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S25°27'56"E A DISTANCE OF 61.39 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S09°37'31"W A DISTANCE OF 93.82 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 14; THENCE ALONG THE SOUTH LINES OF SAID LOTS 14 AND 15, N86°57'25"W A DISTANCE OF 153.04 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.57 ACRES (24,570 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

OWNER:
DAVIS, MICHAEL R & JULIE S
2507 ADEL AVE
SPRINGDALE, AR 72762

MILLER, CLINTON & MOLLY CO-TRUSTEES
3709 SILVER FOX ST
SPRINGDALE, AR 72762

SURVEYOR:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #: 23057

CITY ZONING: SF-2

SETBACKS:
PER PLAT 22L-192 — FRONT - 30'; REAR - 25' B.S. & U.E.

REVISION	DATE	DESCRIPTION
1	3/21/23	REVISED PER CITY COMMENTS

CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. — 131 — ARKANSAS • ENGINEER

RP23-06

esi

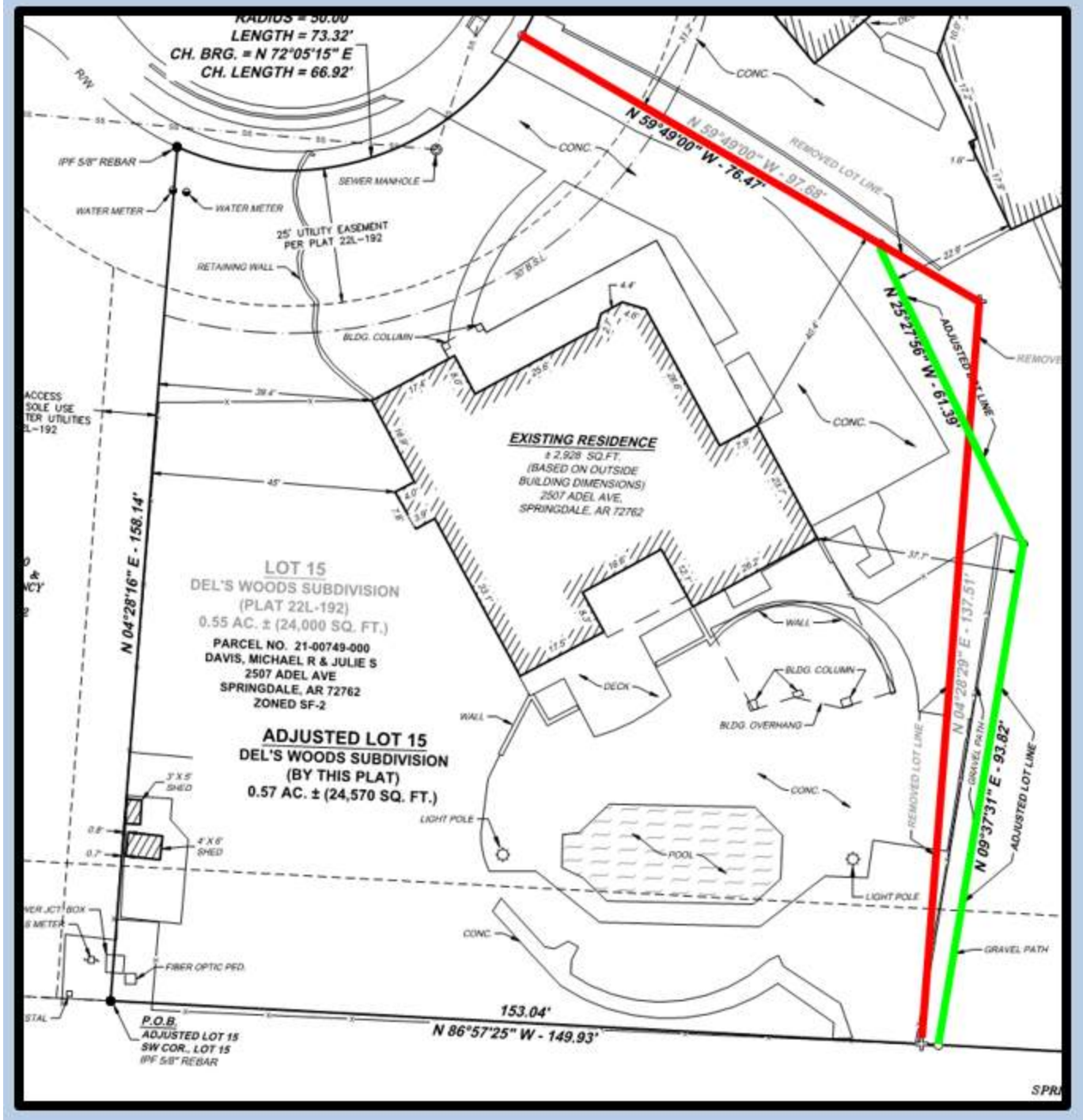
REPLAT OF LOT 14 & 15
OF DEL'S WOODS SUBDIVISION
SPRINGDALE, BENTON COUNTY, ARKANSAS

SCALE: 1"=20' | DATE: March 21, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/21/2023 9:04 AM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\23057 MIKE DAVIS REPLAT\23057 MIKE DAVIS REPLAT.dwg

W.O.# 23057 | SHEET 1/1



RP23-06

Lots 14 and 15

Del's Woods Subdivision

Existing Property Line

Proposed Property Line

RP23-06

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS
RE-PLAT OF LOTS 14 & 15 IN DEL'S WOODS SUBDIVISION

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the Re-Plat of Lots 14 and 15 in Del's Woods Subdivision, to the City of Springdale.

Signature: Rodney Woods

Date: 3-14-2023

PARCEL: 21-00172-020
SPRINGDALE SCHOOL DISTRICT 50
PO BOX 8
SPRINGDALE, AR 72765

PARCEL: 21-00494-000
CLARKE, ADAM L & JESSICA L
3708 CHESAPEAKE ST
SPRINGDALE, AR 72762

PARCEL: 21-00495-000
HUENS, JAMES A &
HOIPKEMEIER, GAYLA J
3703 CHESAPEAKE ST
SPRINGDALE, AR 72762

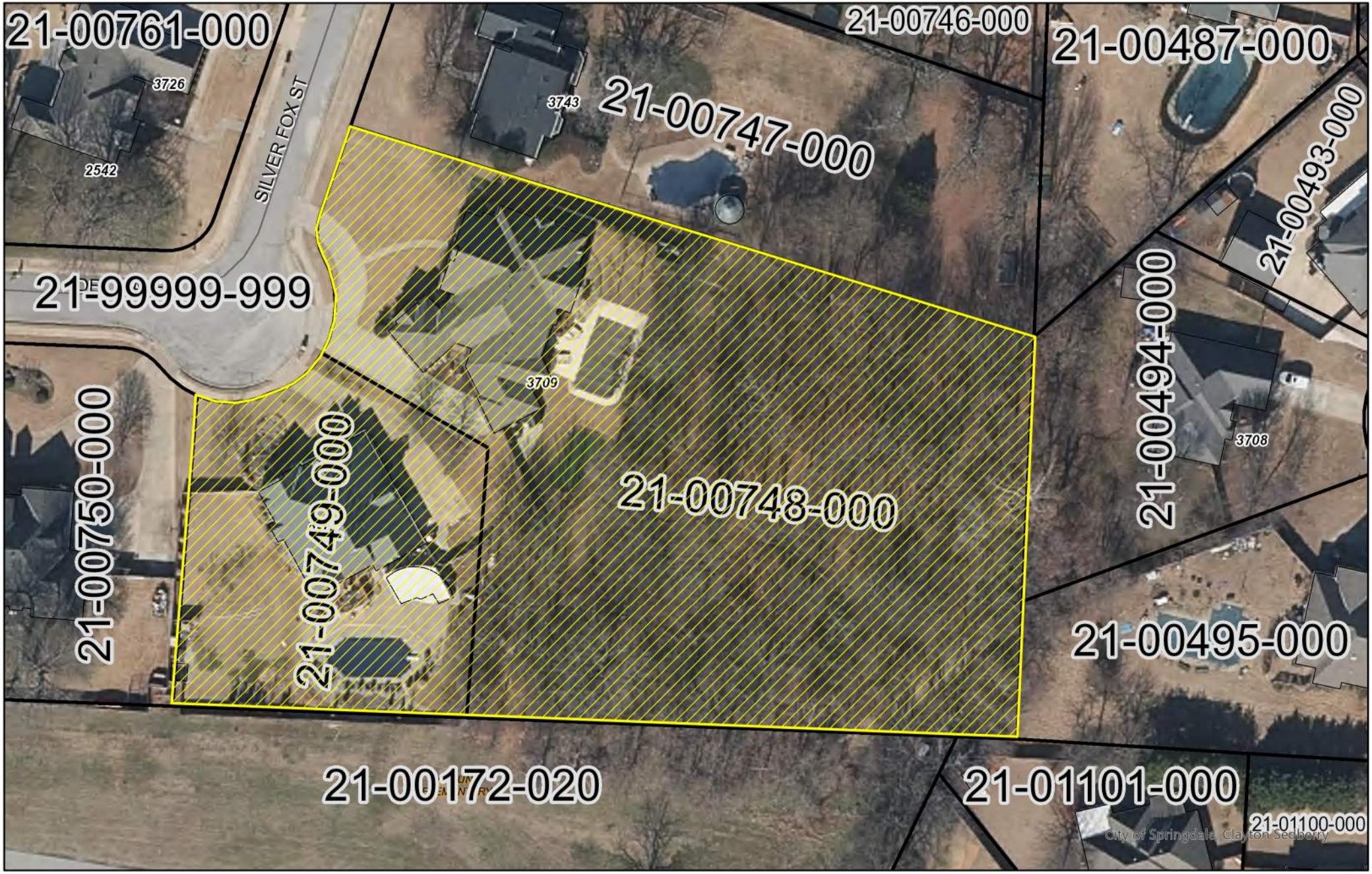
PARCEL: 21-00747-000
HAUSKEY, JAMES L & KAREN C
3743 SILVER FOX ST
SPRINGDALE, AR 72762

PARCEL: 21-00750-000
CARDARELLI, GRETCHEN &
BETTERLEY, CARL & NANCY
2539 ADEL AVE
SPRINGDALE, AR 72762

PARCEL: 21-00761-000
GORGES, STEPHEN WILLIAM
& TAMARA R
3726 SILVER FOX ST
SPRINGDALE, AR 72762

PARCEL: 21-01101-000
FLEER, DONALD EUGENE JR
& CALE ANN
2388 HUNTSBORO LN
SPRINGDALE, AR 72762

REGISTERED
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS
PROFESSIONAL LAND SURVEYOR



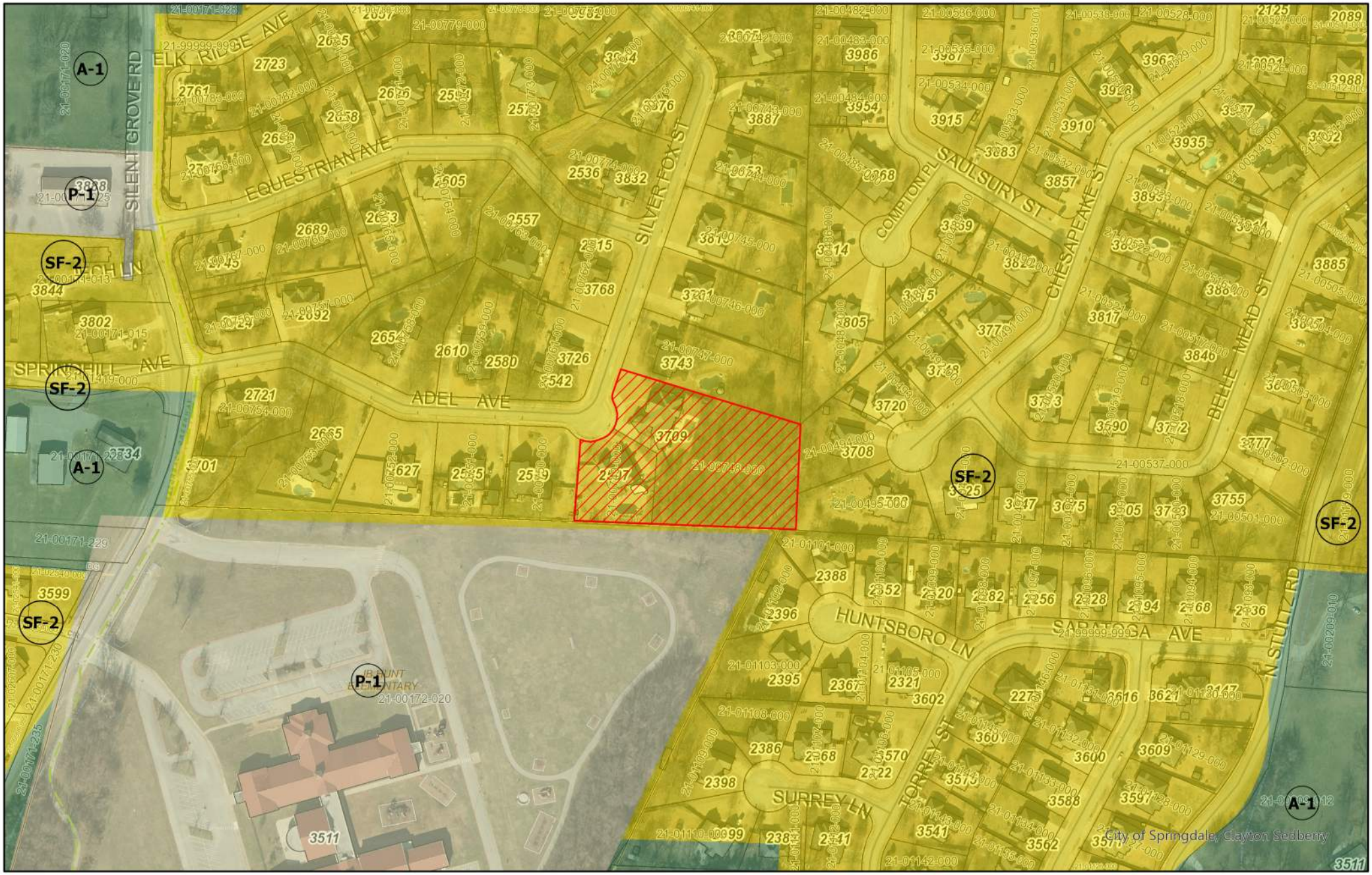
Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.01 0.01 0.02

N

PROJECT: RP23-06
APPLICANT: Davis and Miller
REQUEST: Replat of Lots 14 and 15
in the Del's Woods Subdivision

SPRINGDALE™
WE'RE MAKING IT HAPPEN

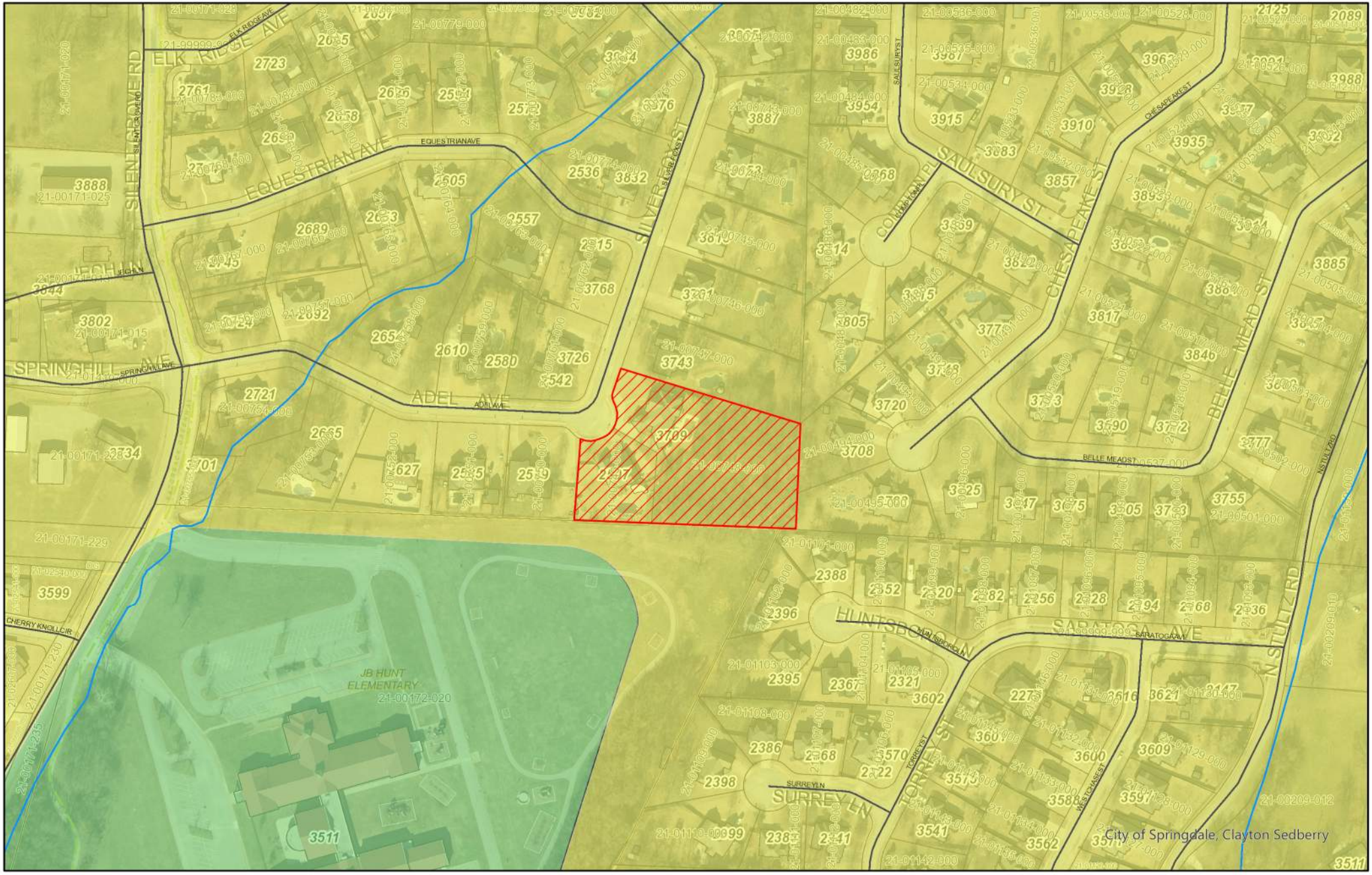


Planning Commission Meeting
April 4, 2023

Miles
00.01 0.02 0.04 0.06 0.08
N

PROJECT: RP23-06
APPLICANT: Davis and Miller
REQUEST: Replat of Lots 14 and 15
in the Del's Woods Subdivision

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
00.01 0.02 0.04 0.06 0.08
N

PROJECT: RP23-06
APPLICANT: Davis and Miller
REQUEST: Replat of Lots 14 and 15
in the Del's Woods Subdivision

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 4, 2023

Re: **FP23-02** **Final Plat** **Barberry Court, Ph. I**

Planning Comments:

1. This Final Plat has been given the number FP23-02. This number should be placed on the plat and all future correspondence and plats pertaining to this Final Plat. (standard comment)
2. Submit a PDF file of the Plat with resubmission. (standard comment)
3. Please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
4. The plat should meet minimum standards as set for by the State Land Surveyor's Office. (standard comment)
5. All comments from the utility companies and other city departments must be addressed prior to approval (standard comment).
6. All items on the attached list must be satisfied prior to obtaining the Planning Director's signature on the final plat (standard comment).

Building and Fire Comments:

Width of fire access road shall be 26 feet for 20 feet either side fire hydrants. (Section D103.1) provide drivable concrete from rolled curb and gutter through sidewalk as previously discussed.

Engineering Summary:

No Comments.

FP23-02

Plat
Application

Please indicate project type (choose one):

- ☐ Informal Plat: $50.00 (ie, lot split, lot line adjustment)
- ☐ Replat: $250.00
- ☐ Preliminary Plat: $500.00
- ☒ Final Plat: $50.00 (plus $1.00 for each lot over 50)

All applications submitted must meet the Plat requirements as displayed in Chapter 112 of the City of Springdale Code of Ordinances.

APPLICATION CONTACTS:

Indicate one person of contact for this request: ☐ Applicant ☒ Representive

Applicant/Property Owner (person making request)	Site Information
Name: NWA LD, LLC	Location/Address: North side of E Robinson Avenue, approximately .2 miles west of the intersection of Butterfield Coach Road, and E Robinson Avenue.
E-mail: C/O jappel@engineeringservices.com	Assessor's Parcel Number(s): 815-30506-003
Address: C/O 1207 S Old Missouri Rd, Springdale, AR 72765	Current Zoning District: PUD
Phone: C/O 479-751-8733	Rezone required: N/A
Representative Contact Information (if applicable)	Total Acreage: 15.12 acres
Name: Jason Appel	
E-mail: jappel@engineeringservices.com	
Address: 207 S Old Missouri Rd, Springdale, AR 72765	
Phone: 479-751-8733	

APPLICANT & REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant/Property Owner (printed): Stephen Lieux Date: 3/2/23

Signature: _____

Name of Representative (if applicable): Jason Appel, ESI Date: 3/2/23

Signature: _____

FINAL PLAT

OF

BARBERRY COURT SUBDIVISION - PHASE I

SPRINGDALE

WASHINGTON COUNTY, ARKANSAS

FP23-02

RECORDING INFORMATION

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,234,735 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY AND THE CITY OF SPRINGDALE GIS MAP.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- ***A. WARRANTY DEED:*** *NWA LD, LLC, RECORDED JUNE 30, 2021, FILE NO. 2021-24949.*
- ***B. INFORMAL PLAT:*** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED JANUARY 28, 2021, FILE NO. 24-313.*
- ***C. INFORMAL PLAT:*** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED APRIL 15, 2022, FILE NO. 24-406.*
- ***D. FINAL PLAT OF CANDLESTICK PLACE:*** *BY PRESLEY ENGINEERING COMPANY, JACK E. STIFFLER, AR PLS 772, RECORDED JULY 19, 1994, PLAT FILE 13-33.*
- ***E. FINAL PLAT OF THE APPLE ORCHARD (REVISED):*** *BY JORGENSEN & ASSOCIATES CONSULTING ENGINEERS, INC., DAVID L. JORGENSEN, AR PLS 1118, RECORDED FEBRUARY 16, 1999, PLAT FILE 15-138.*
- ***F. FINAL PLAT OF STOCKTON PLACE:*** *BY LANDTECH ENGINEERING, INC., LEONARD F. GABBARD, AR PLS 1204, RECORDED JUNE 21, 2006, FILE NO. 23A-228.*

SURVEY DESCRIPTION (PARCEL NO. 815-30506-003):

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING TRACT 2 OF AN INFORMAL PLAT FILED AS PLAT FILE 24-313 OF THE WASHINGTON COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, S87°28'54"E A DISTANCE OF 635.15 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°51'25"W A DISTANCE OF 506.76 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S03°02'44"W A DISTANCE OF 482.84 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S03°22'33"W A DISTANCE OF 48.40 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'59"W A DISTANCE OF 632.89 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156" ON THE EAST LINE OF "THE APPLE ORCHARD" SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF "THE APPLE ORCHARD" FILED FEBRUARY 18, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID EAST LINE, N02°50'39"E A DISTANCE OF 1038.00 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 15.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

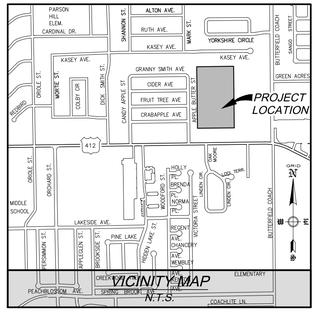
CERTIFICATE OF ACCURACY OF SURVEY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

DATE: _____ *SURVEYOR:* _____
RODNEY WOODS, PS 1559

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY WOODS
PROFESSIONAL LAND SURVEYOR



BY
ENGINEERING SERVICES INC.

ESI

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

NOTES :

1) *ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE DEDICATED PER THIS PLAT AND ARE 46' IN WIDTH.*
2) *1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS.*
3) *NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.*
4) *SIDEWALKS SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.*
5) *ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.*
6) *STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.*
7) *LOTS 88-90 ARE NON-BUILDABLE AND ARE TO BE MAINTAINED BY THE POA.*
8) *PRIVACY FENCING IS REQUIRED FOR THE REAR OF LOTS 29-66.*

TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMITS THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATES ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFIES THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFIES THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

OWNER / DEVELOPER *NWA LD, LLC*
PO BOX 10560
FAYETTEVILLE, AR 72703

_____ _____
SIGNATURE *DATE*

RESOLUTION: RESOLVED THAT _NWA LD, LLC_ *, HEREBY AUTHORIZES* _____ *TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.*

CERTIFICATE: WE, NWA LD, LLC, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION.

DATE: _____ *SIGNATURE:* _____

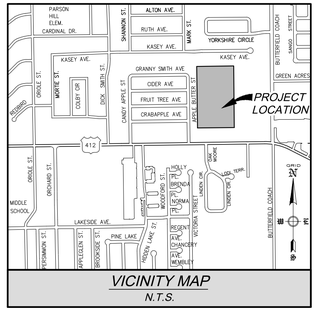
CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	*SIGNATURE*
ACCEPTANCE OF DEDICATIONS	_____	_____ *CITY CLERK*
	_____	_____ *MAYOR*
COMMISSION	_____	_____ *SECRETARY, PLANNING*
	_____	_____ *CHAIRMAN, PLANNING COMMISSION*
APPROVAL FOR RECORDING	_____	_____ *DIRECTOR, COMMUNITY DEVELOPMENT DIVISION*
WATER AND SEWER	_____	_____ *ENGINEER SPRINGDALE WATER UTILITIES*
STREETS AND DRAINAGE	_____	_____ *DIRECTOR, ENGINEERING*

PLAT CODE: 500-17N-29W-0-05-320-72-1559

RECORDING INFORMATION



VICINITY MAP
N.T.S.

CANDLESTICK PLACE
PER 13-33

S 87°29'54" E - 635.15'

S 02°51'25" W - 506.76'

S 03°02'44" W - 482.84'

S 03°22'33" W 48.40'

S03°22'33"W 73.72'

S03°15'21"W 167.53'

N 87°29'59" W - 632.89'

N 02°59'45" E 773.39'

N 02°59'45" E 1069.58'

N 02°50'39" E - 1038.00'

N 05°30'23" W 134.59'

N 03°02'44" E 197.80'

S 02°59'45" W - 63.94'

N 2°59'48" E - 152.92'

S 2°59'48" W - 154.92'

N 2°59'48" E - 153.92'

N 2°59'48" E - 146.81'

N 87°05'15" W 395.33'

S 87°05'15" E 395.44'

N 87°05'15" W 118.62'

N 27°51'00" E 25.77'

195.12'

155.50'

116.47'

116.81'

117.14'

99.12'

59.50'

78.94'

79.15'

165.01'

161.14'

146.65'

141.95'

140.85'

140.69'

140.58'

140.46'

140.33'

140.27'

140.16'

140.05'

139.95'

139.84'

139.74'

139.63'

139.53'

139.42'

139.31'

139.21'

139.10'

139.00'

138.89'

812.29'

1038.00'

42.88'

230.65'

THE APPLE ORCHARD
PER 15-138

ASPEN STREET
PUBLIC 46' R-O-W

LOVELAND STREET
PUBLIC 46' R-O-W

VAIL AVENUE
PUBLIC 46' R-O-W

U.S. HIGHWAY 412
(E. ROBINSON AVE.)
(RIGHT-OF-WAY VARIES)
(PRINCIPAL ARTERIAL - 80' R-O-W PER M.S.P.)

OAK MOORE STREET
50' R-O-W PER 23A-228

R-O-W PER PLAT 24-313
& DEED DEDICATION 2021-24947

50' R-O-W PER 24-406
& DEED DEDICATION 2021-24947

U.E. TO BE DEDICATED BY SEPARATE DOCUMENT

15' U.E. PER SEPARATE DOCUMENT

U.E. PER 2022-12319

WATER & SEWER ESMT. PER 97028691

WATER & SEWER ESMT. PER 97036248

WATER, SEWER & GAS ESMT. PER 1319-888

EASEMENT PER 2022-21785

ENTIRE LOT TO BE DEDICATED AS UTILITY EASEMENT

POA LOT
ENTIRE LOT TO BE DEDICATED AS UTILITY EASEMENT

POA LOT
ENTIRE LOT DEDICATED AS DRAINAGE EASEMENT

P.O.B.
NW COR., SE 1/4 - SW 1/4,
SEC. 5, T-17-N, R-29-W
(PLAT 2018-22571)
IPF w/ CAP "PLS 1156"

IPF w/ CAP "PLS 1156"

FND. AHTD MON.

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE, 0301

CONVERGENCE ANGLE: -0°11'37"
COMBINED SCALED FACTOR: 0.9999223

0 25 50 100
SCALE 1" = 50'

LEGEND

- PROPERTY LINE
- SECTION "40" LINE
- ARDOT/R/W — ARDOT RIGHT-OF-WAY
- R/W — RIGHT-OF-WAY
- EASEMENT (AS NOTED)
- BUILDING SETBACK LINE (B.S.L.)
- CENTERLINE OF ROAD
- OHU — OHU — OVERHEAD UTILITIES
- SS — SS — SANITARY SEWER LINE
- W — W — WATER LINE
- CURB AND GUTTER
- STORM PIPE (SIZE AS NOTED)

- P.O.B. — POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	18.66'	125.00'	18.64'	N01°13'50"W
C2	18.55'	125.00'	18.53'	N01°15'19"W
C3	29.06'	18.50'	26.16'	N47°59'45"E
C4	29.06'	18.50'	26.16'	S42°00'15"E
C5	116.24'	74.00'	104.65'	N47°59'45"E
C6	15.09'	132.14'	15.08'	N34°41'07"E
C7	52.89'	118.50'	52.45'	N50°57'38"E
C8	26.55'	125.25'	26.50'	N69°49'04"E
C9	35.38'	118.50'	35.25'	N84°28'34"E
C10	31.53'	20.00'	28.37'	S42°18'45"E
C11	7.15'	259.50'	7.15'	N02°12'24"E
C12	31.36'	259.50'	31.34'	N02°02'40"W

Line Table

Line #	Length	Bearing
L1	40.10'	S02°45'26"W
L2	40.00'	S02°45'26"W
L3	11.67'	S65°02'20"E
L4	6.61'	S52°02'37"E
L5	31.50'	S34°26'38"E
L6	6.75'	N26°15'15"W
L7	6.75'	S14°06'37"E
L8	26.57'	N05°30'23"W
L9	2.64'	S84°29'37"W
L10	24.79'	N05°30'23"W
L11	2.64'	N84°29'37"E

FINISHED FLOOR ELEVATIONS

LOT #	ELEVATION
1	1378.50
2	1378.00
3	1377.50
4	1377.00
5	1376.50
6	1376.00
7	1376.00
8	1376.50
9	1377.50
10	1377.50
11	1377.50
12	1377.50
13	1378.00
14	1378.00
15	1378.00
16	1378.00
17	1375.50
18	1375.50
19	1374.75
20	1375.25

LOT #	ELEVATION
21	1375.50
22	1375.50
23	1374.50
24	1374.50
25	1374.50
26	1373.50
27	1373.50
28	1373.50
29	1374.50
30	1374.50
31	1375.00
32	1375.00
33	1375.50
34	1375.50
35	1376.00
36	1376.00
37	1376.50
38	1377.00
39	1377.00
40	1376.50

LOT #	ELEVATION
41	1376.50
42	1376.50
43	1376.50
44	1377.00
45	1377.50
46	1378.50
47	1378.50
48	1377.00
49	1377.00
50	1376.50
51	1376.00
52	1376.00
53	1376.00
54	1375.50
55	1375.50
56	1375.00
57	1374.50
58	1374.50
59	1374.50
60	1374.00

LOT #	ELEVATION
61	1374.00
62	1373.50
63	1373.50
64	1373.00
65	1373.00
66	1372.50
67	1372.50
68	1372.50
69	1372.50
70	1373.00
71	1373.50
72	1373.50
73	1373.50
74	1374.00
75	1374.50
76	1374.50
77	1374.50
78	1375.00
79	1375.50
80	1375.50

LOT #	ELEVATION
81	1375.50
82	1376.00
83	1376.00
84	1376.50
85	1376.50
86	1377.00
87	1377.00

OWNER/DEVELOPER — NWA LD, LLC, PO BOX 10560, FAYETTEVILLE, AR 72703

ENGINEER/SURVEYOR: — ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72765

CITY ZONING: — PUD

SETBACKS (PUD): — INTERIOR FRONT - 25', EXTERIOR FRONT - 30', INTERIOR SIDE - 5', EXTERIOR SIDE - 10', REAR - 20'

STREET TABLE

CLASSIFICATION	PUBLIC STREET
LOCAL STREET	2,725 L.F.

BENCHMARKS:

1) CITY DISK IN DROP INLET - TBD (NAVD 88)
2) CITY DISK IN DROP INLET - TBD (NAVD 88)

FP23-02

CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. 131 — ARKANSAS ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1559 — SIGNATURE — RODNEY WOODS

PLAT CODE: 500-17N-29W-0-05-320-72-1559

REVISION	DATE	DESCRIPTION

FINAL PLAT OF

BARBERRY COURT SUBDIVISION - PHASE I

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: March 23, 2023 | DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 3-23-2023 8:23 AM

W.O.# 20951 | SHEET 2/2

BARBERRY COURT PHASE 1

FP23-02

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rody Hood

Date: 3-23-2023

815-30617-000
FROUD, LOUIS & SHANNON
P.O. BOX 609
SEARCY, AR 72145

815-30506-000
LAZENBY, BRENDA J
3018 E ROBINSON AVE
SPRINGDALE, AR 72764

815-34378-000
SOUVANNARATH, ANDY & RONNI
710 W ASPER PL
SANTA ANA, CA 92706

815-34370-000
MARTINEZ, MARIA EUGENIA GARCIA; GARCIA, ERNESTO HERRERA
1655 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-37864-000
FROUD, LOUIS & SHANNON
P.O. BOX 609
SEARCY, AR 72145

815-30506-004
412 HARDWARE LLC
1890 N CROSSOVER RD
FAYETTEVILLE, AR 72701

815-34377-000
MIDDLETON, CEDAR CLAIRE & JARED FIELDS
1805 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34369-000
GARCIA, ALEJANDRO CAMPOS SR & CAMPOS MARIA
2516 SEBRIGHT AVE
SPRINGDALE, AR 72764

815-37683-000
TREJO, LAZARO A & JOSEPHINE L
3652 BUTTERFIELD COACH ROAD
SPRINGDALE, AR 72764

815-34484-000
SIBRIAN, JOSE
1925 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34376-000
ARREDONDO, HERIBERTO
1779 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34368-000
CITY OF SPRINGDALE
201 NORTH SPRING STREET
SPRINGDALE, AR 72764

815-30611-000
TREJO INVESTMENTS, LLC
3652 BUTTERFIELD COACH ROAD
SPRINGDALE, AR 72764

815-34383-000
SIBRIAN, JOSE
1925 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34375-000
LOPEZ, HENRY DAVID
1757 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-31179-000
ARAUJO, ALFREDO MARTINEZ & MARTINEZ, SARA Y
1306 CHRISTIAN AVENUE
SPRINGDALE, AR 72764

815-30610-000
TREJO INVESTMENTS, LLC
3652 BUTTERFIELD COACH ROAD
SPRINGDALE, AR 72764

815-34382-000
JACOBO, RAUL
1901 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34374-000
MARTINEZ, FLORENCIA & MARTINEZ BARROSO, J. JESUS
833 VIA FIRENZE AVENUE
SPRINGDALE, AR 72762

815-30501-000
NWA LD, LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

815-30606-000
RHODES DEVELOPMENT COMPANY, LLC
PO BOX 779
CAPE GIRARDEAU, MO 63702

815-34381-000
HALL, ROBERT D. & LUCILA R.
1883 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34373-000
FENDER, NORMA JEAN
1715 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-32526-000
NWA LD, LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

815-30606-002
O'REILLY AUTOMOTIVE STORES, INC
P.O. BOX 1156
SPRINGFIELD, MO 65801

815-34380-000
PORTILLO, JOSE A & MARTA A ORELLANA DE
1861 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34372-000
WOLTERS, MICHELLE
3385 ROSECOMB ST
SPRINGDALE, AR 72764

815-32526-000
SYMOUNGPHONE, SOMSACK & KHONKHAM
3105 KASEY AVENUE
SPRINGDALE, AR 72764

815-30503-000
NWA LD, LLC
PO BOX 10560
FAYETTEVILLE, AR 72703

815-34379-000
CASTRO, ELDA C.
1845 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-34371-000
HERRERA, JAVIER & PATRICIA L.
1673 APPLE BUTTER STREET
SPRINGDALE, AR 72764

815-32517-000
GALDAMEZ-GUEVARA, LUIS ERNESTO; VICEN-UMANA, ZULMA YESENIA
2917 KASEY AVENUE
SPRINGDALE, AR 72764

BARBERRY COURT PHASE 1

FP23-02

CERTIFIED LIST OF ADJACENT PROPERTY OWNERS

I , Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the property to be rezoned.

Signature: Rodney Woods

Date: 3-23-2024

815-32518-000
CAMPBELL, VICKI & SCOTT
2935 KASEY AVENUE
SPRINGDALE, AR 72764

815-32519-000
ALVAREZ, JOSE & KORINA
2959 KASEY AVENUE
SPRINGDALE, AR 72764

815-32520-000
CRISOSTOMO, IMARI
2977 KASEY AVENUE
SPRINGDALE, AR 72764

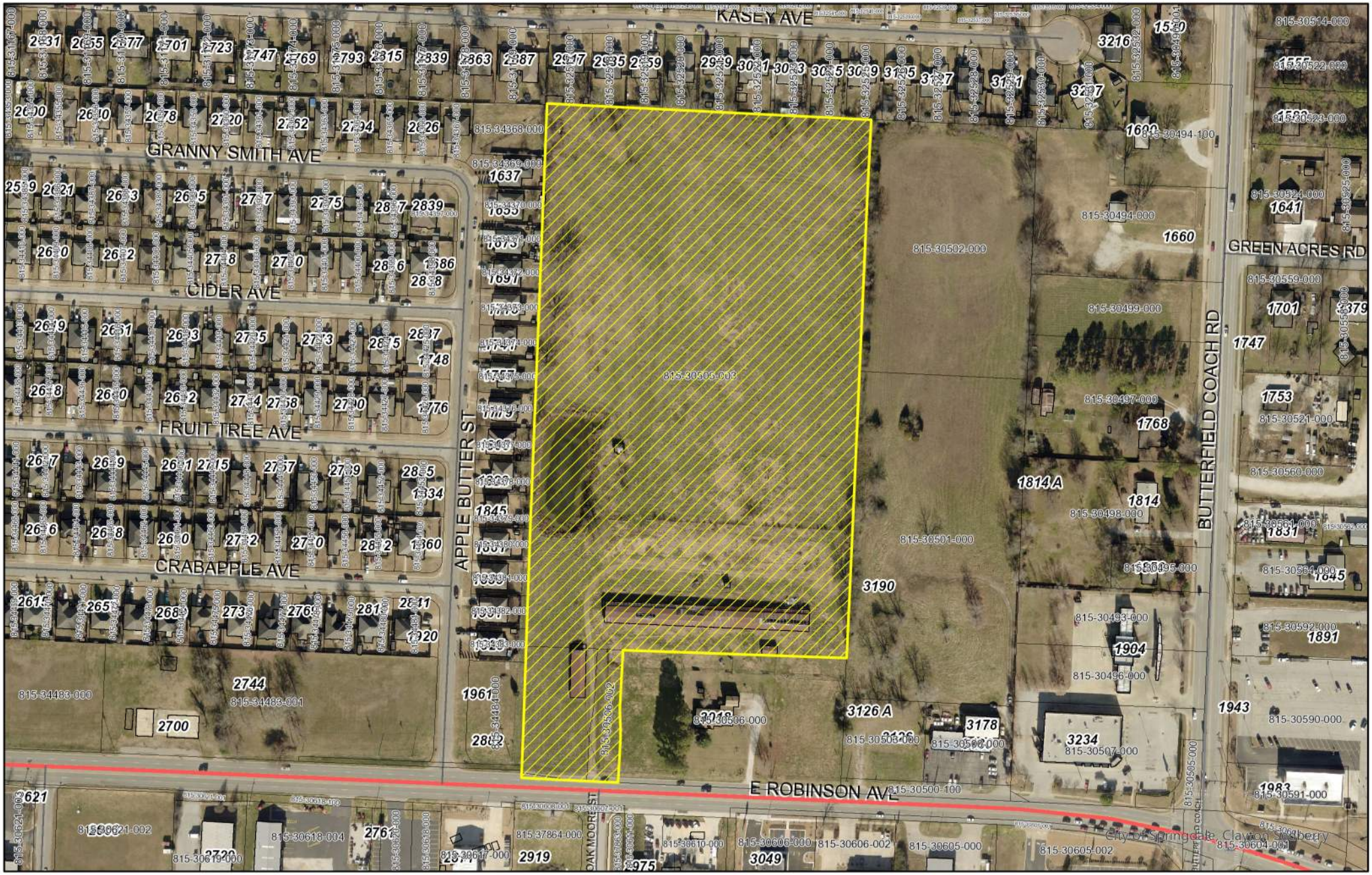
815-32521-000
REMIREZ, GERARDO
2999 KASEY AVENUE
SPRINGDALE, AR 72764

815-32522-000
SAUL, ROBERTSON D. &
BRIANNA J.
3021 KASEY AVENUE
SPRINGDALE, AR 72764

815-32523-000
VAZQUEZ, JOSE HERNANDEZ
3043 KASEY AVENUE
SPRINGDALE, AR 72764

815-32524-000
CALDERON, RUTH I.
3065 KASEY AVENUE
SPRINGDALE, AR 72764

815-32525-000
PEREZ, JENNIFER DE ORTEGA
3089 KASEY AVENUE
SPRINGDALE, AR 72764



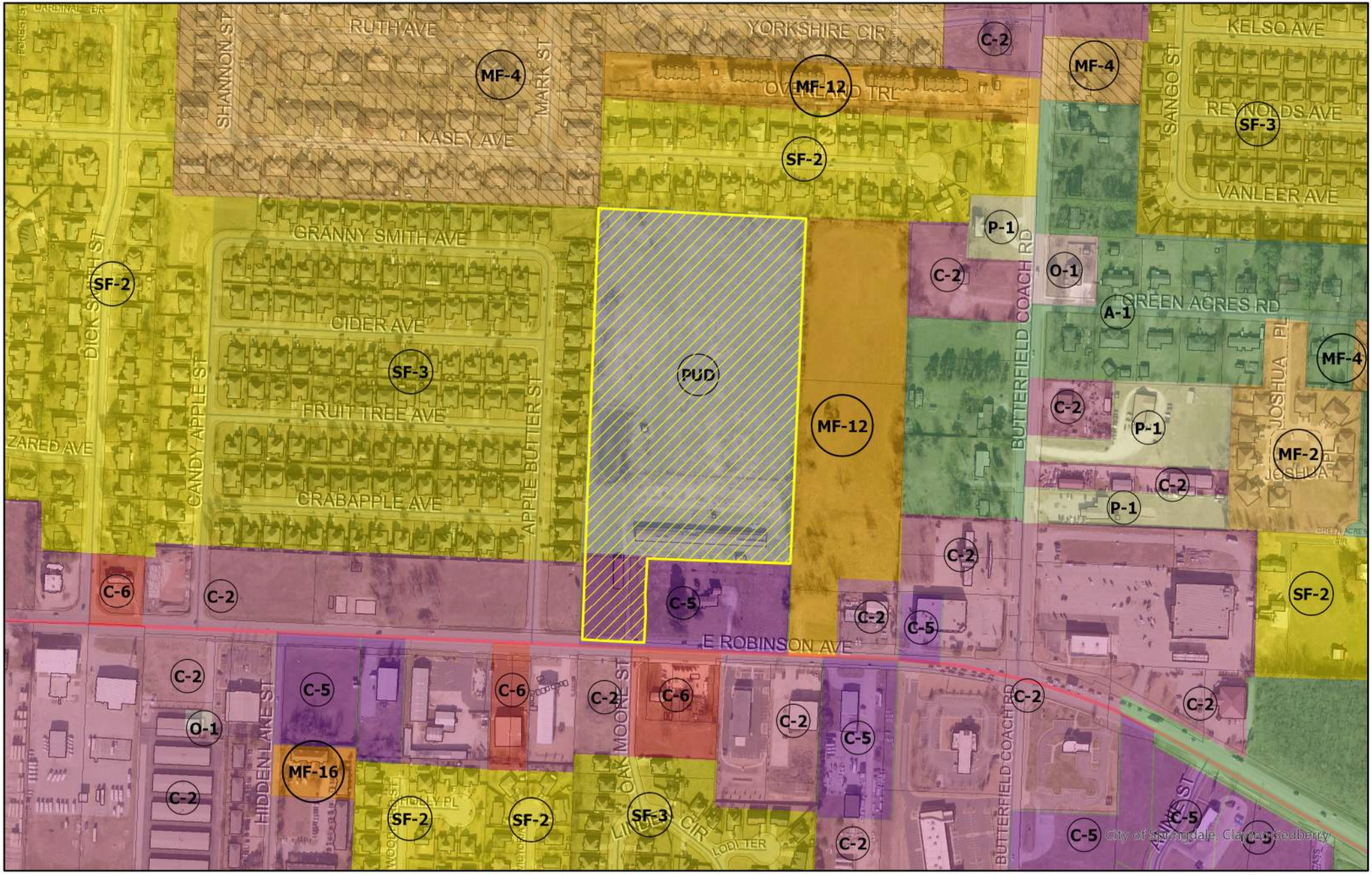
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: FP23-02
APPLICANT: NWA LD, LLC
REQUEST: Final Plat of Barberry Court Subdivision, Phase 1

SPRINGDALE™
WE'RE MAKING IT HAPPEN



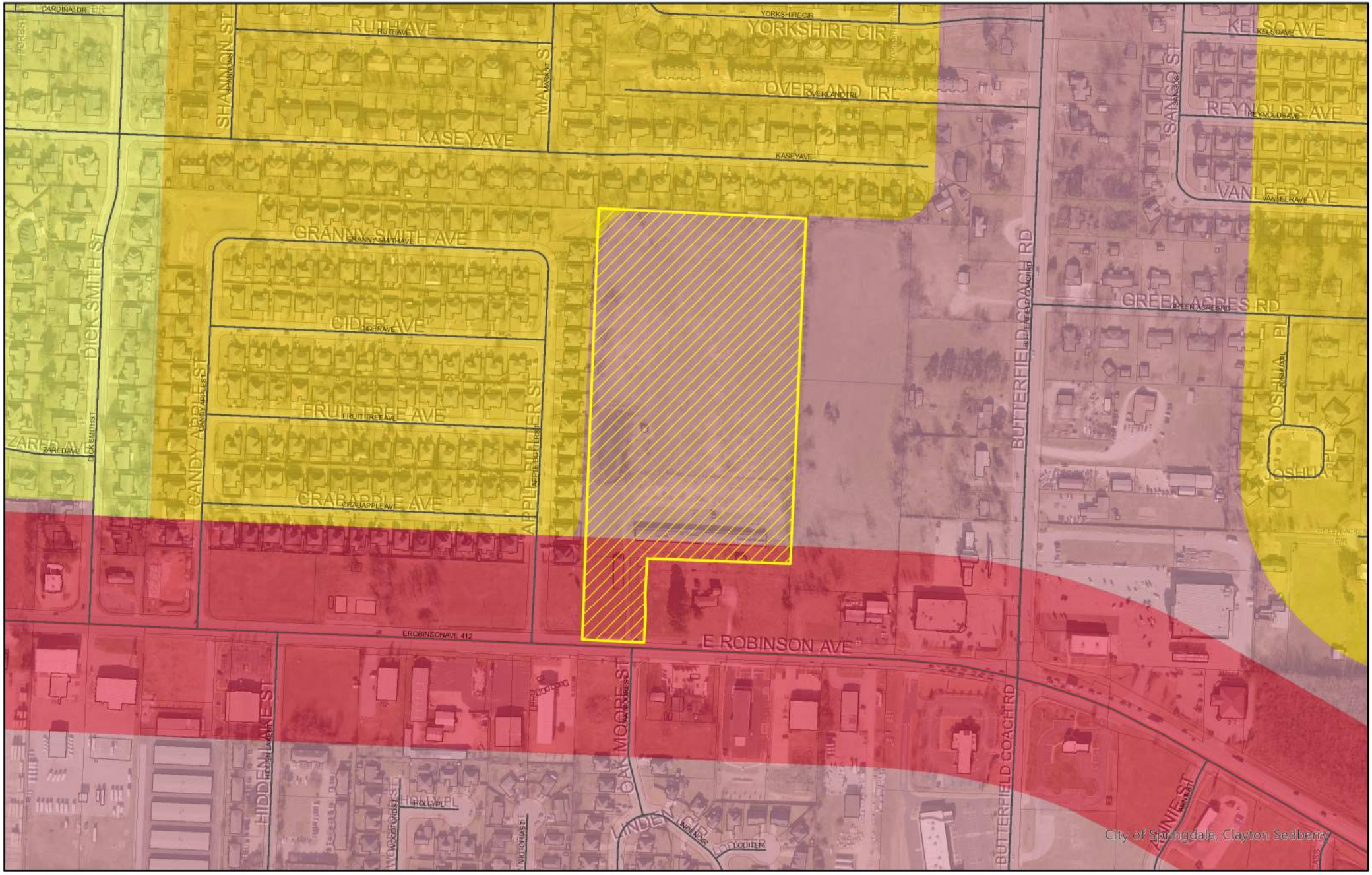
Planning Commission Meeting
April 4, 2023

Miles
00.01.03 0.06 0.09 0.12

N

PROJECT: FP23-02
APPLICANT: NWA LD, LLC
REQUEST: Final Plat of Barberry Court Subdivision, Phase 1

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01.03 0.06 0.09 0.12

N

PROJECT: FP23-02
APPLICANT: NWA LD, LLC
REQUEST: Final Plat of Barberry Court Subdivision, Phase 1

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 4, 2023

Re: **L23-10 (Prev. L20-11) Large-Scale Development Williams Tractor, REVISED**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-10. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Using CLAPO submitted in December the below are missing. CLAPO must cover all parcels of Williams Tractor. This list may not be all inclusive and must be verified:
        i. 815-30868-000
        ii. 815-30857-100
        iii. 815-30856-003
        iv. 815-30857-150 Different name on CLAPO than county web site
        v. 815-30884-000
        vi. 815-30872-000
    b. Do not have proof of proper mailings as of 3-24-23
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. All drives and parking areas are required to be paved.
    a. Variance B20-18 approves this deviation
8. All storage areas are to be paved or chip sealed.
    a. Variance B20-18 approves this deviation
9. Frontage landscaping is required in accordance with Chapter 56.
    a. Variance requested B23-37

10. Perimeter landscaping is required in accordance with Chapter 56.
    a. Missing from West and partial north side
    b. Variance Requested B23-37
11. Interior parking area landscaping is required in accordance with Chapter 56. Show the total area of the parking lot, the percentage of landscaping required and the percentage of landscaping provided Include a drawing that identifies all areas included in the calculations.
    a. Multiple trees/bushes are dead and need to be replaced

    All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Previously the lights on site were different than what was on the plans, do they match now?
    b. Response: Lights on plan have been adjusted to meet what is currently on site. Engineer is waiting on an updated photometric plan
13. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Foundation landscaping is required.
    a. Variance B20-18 previously approved
2. Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
    a. Previous approved variance does not address this:

3. **RE: B20-18 Variance S. of DTP, E. Side of I-49**
4.
5. At the June 2, 2020 meeting of the Springdale Planning Commission, your request for variances regarding the deviation of Commercial Design Standards: 1) foundation landscaping, 2) partial deviation of the paved parking requirement and 3) building materials at the above location, was approved.

6. Need a detailed drawings of enclosures and screening methods.
    a. See above
7. Trash containers, trash compactors, and recycling bins shall be screened from public view on all four sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other compatible building material, and shall be appropriately landscaped.
    a. See above
8. Variances B23-37 and B23-45 address:
    a. Entryway landscaping
    b. Perimeter landscaping
    c. Foundation landscaping
    d. Trash container screening

Building & Fire Comments:

No Comments.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. No further comments on project plans.

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: December 1, 2022 Payment Method: via check

Date Accepted as Complete: _____ Project Number: L23-10 (Prev. L20-11)

Must meet the below criteria for a Large Scale Submittal:

- ☐ Pre-application meeting held with Springdale Planning Department. Date: _____
- ☐ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☐ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☐ Submit complete architectural elevations. (If Applicable)
- ☐ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable)
- ☐ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☐ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant X Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: WT-LF, LLC	Name: Barry Puckett
E-mail:	E-mail: bpuckett@yahoo.com ~~bpuckett@trulovedirtwork.com~~
Address: P.O. Box 1346 Fayetteville, AR 72702	Address:
Phone:	Phone: 479-282-4126
Site/ Location: West side of South 48th and adjacent to I-49	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30871-000 815-30857-151 815-30870-000	Rezone required: C-5
	Total Acreage: 20.59

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): GARY TOLLETT Date: 12-15-22

Signature: _____

Staff Notes:

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
REVISED LARGE SCALE DEVELOPMENT
4190 S 48TH STREET
SPRINGDALE, ARKANSAS

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. **PUBLIC CONVENIENCE AND SAFETY:**

   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

6. **GRADING NOTES:**

   A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

   B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

   C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

   D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

   E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

   G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

   H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

   I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

   J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

   K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

7. **PAVING NOTES:**

   A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

8. **CONCRETE NOTES:**

   A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

   B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

   C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

   D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

9. **UTILITY NOTES:**

   A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM SPRINGDALE WATER UTILITIES (SWU), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

   B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO SWU UNLESS DULY AUTHORIZED TO DO SO BY THE CITYS. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.

   C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

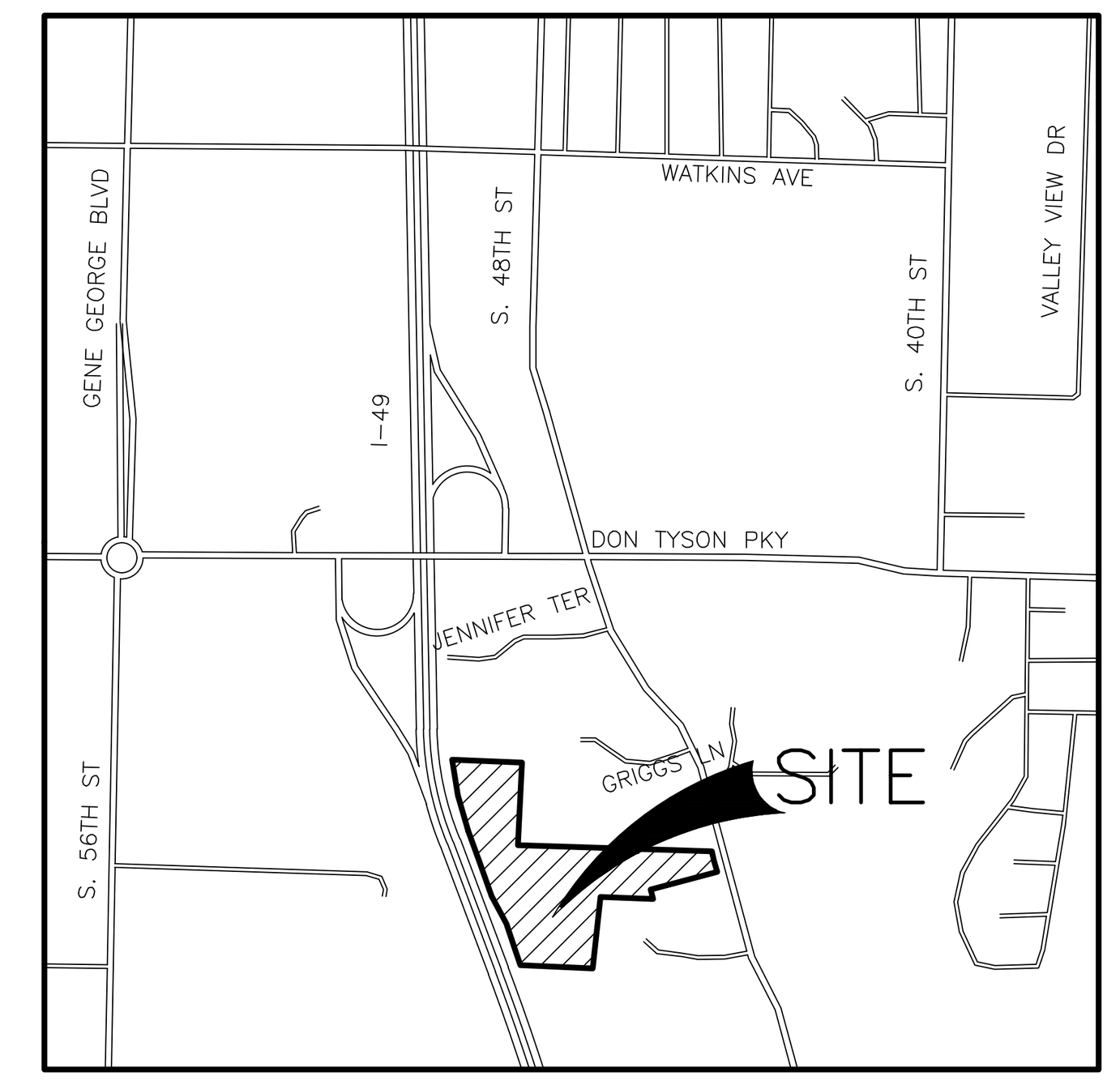
   D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

   E. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATURE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

10. **BLASTING AND EXPLOSIVE MATERIALS:**

    A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

    B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER WILLIAMS TRACTOR, INC. MR. GARY TOLLETT	901 JONES ROAD FAYETTEVILLE, ARKANSAS 72702	
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7009
AT&T MR. LAYNE RHODES	HAROLD DR FAYETTEVILLE, ARKANSAS 72701	(479) 442-1977
SPRINGDALE WATER UTILITIES MR. RICK PULVIRENTI, PE	526 OAK AVENUE SPRINGDALE, ARKANSAS 72762	(479) 751-5751
CITY OF SPRINGDALE PLANNING & COMMUNITY DEVELOPMENT MRS. PATSY CHRISTIE	201 SPRING STREET SPRINGDALE, ARKANSAS 72764	(479) 750-8550
CITY OF SPRINGDALE ENGINEERING MR. BRADLEY BALDWIN	269 RANDALL WOBBE LANE SPRINGDALE, ARKANSAS 72764	(479) 750-8105
CITY OF SPRINGDALE (FIRE PLANS EXAMINER) MR. ED STITH	201 SPRING ST SPRINGDALE, ARKANSAS 72764	(479) 750-8154
OZARK'S ELECTRIC COOPERATIVE MR. MIKE PHIPPS	3641 W WEDINGTON DR FAYETTEVILLE, ARKANSAS 72704	(800) 521-6144
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

SITE DEVELOPMENT STANDARDS:

SITE AREA (EXCLUDING ROW): 20.89 AC
GROSS FLOOR AREA: 68,825 SF
PERVIOUS: 9.28 AC/20.89 AC 44.4%

ZONING:

C-2 – GENERAL COMMERCIAL
C-5 – OPEN DISPLAY COMMERCIAL
USE – TRACTOR AND ATV SALES & SERVICE

C-2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C-5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	1	3/23/2023
C2.0	SURVEY	1	3/23/2023
C3.0	DEMOLITION & STORMWATER POLLTION PREVENTION PLAN	1	3/23/2023
C4.0	OVERALL SITE PLAN	1	3/23/2023
C4.1	SITE PLAN 1	1	3/23/2023
C4.2	SITE PLAN 2	1	3/23/2023
C4.3	SITE PLAN 3	1	3/23/2023
C5.0	OVERALL GRADING PLAN	1	3/23/2023
C5.1	GRADING PLAN 1	1	3/23/2023
C5.2	GRADING PLAN 2	1	3/23/2023
C5.3	GRADING PLAN 3	1	3/23/2023
C6.0	DRIVE ENTRANCE PROFILE	1	3/23/2023
C6.1	STORM SEWER LINE 'A' PLAN AND PROFILE	1	3/23/2023
C6.2	STORM SEWER LINE 'B' PLAN AND PROFILE	1	3/23/2023
C7.0	OVERALL UTILITY PLAN	1	3/23/2023
C7.1	UTILITY PLAN 1	1	3/23/2023
C7.2	UTILITY PLAN 2	1	3/23/2023
C7.3	UTILITY PLAN 3	1	3/23/2023
C7.4	UTILITY PLAN 4	1	3/23/2023
C7.5	UTILITY PLAN 5	1	3/23/2023
C7.6	UTILITY PLAN 6	1	3/23/2023
C8.0	OFF-SITE SANITARY SEWER PLAN & PROFILE	1	3/23/2023
C8.1	WATERLINE 'A' PLAN & PROFILE STA (0+00-9+00)	1	3/23/2023
C8.2	WATERLINE 'A' (STA. 9+00-17+23) & WATERLINE 'B' PLAN & PROFILE	1	3/23/2023
C9.0	DETAILS	1	3/23/2023
C10.0	DETAILS	1	3/23/2023
C11.0	DETAILS	1	3/23/2023
C12.0	DETAILS	1	3/23/2023
C13.0	PHOTOMETRIC PLAN	1	3/23/2023
L1.0	OVERALL LANDSCAPE PLAN	1	3/23/2023
L1.1	LANDSCAPE PLAN 1	1	3/23/2023
L1.2	LANDSCAPE PLAN 2	1	3/23/2023
L1.3	LANDSCAPE PLAN 3	1	3/23/2023

VARIANCES APPROVED WITH B20-18:

1. FOUNDATION LANDSCAPING REQUIRED. (LOCATED ELSEWHERE ON THE SITE)
2. NO STREET TREES ALONG I-49 AND 48TH STREET. (LOCATED ELSEWHERE ON THE SITE)
3. NO SCREENING FOR TRUCK DOCK FOR POWER SPORTS BUILDING.
4. TWO SIDED SCREEN OF TRASH DUMPSTER. NO GATES OR THIRD SIDE
5. ALL DRIVES AND PARKING AREAS ARE REQUIRED TO BE PAVED.
6. ALL STORAGE AREAS ARE TO BE PAVED OR CHIP SEALED.

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

Know what's below. Call before you dig.

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls
3/23/2023

Rev	Date	Comments
1	3/23/2023	PER CITY COMMENTS

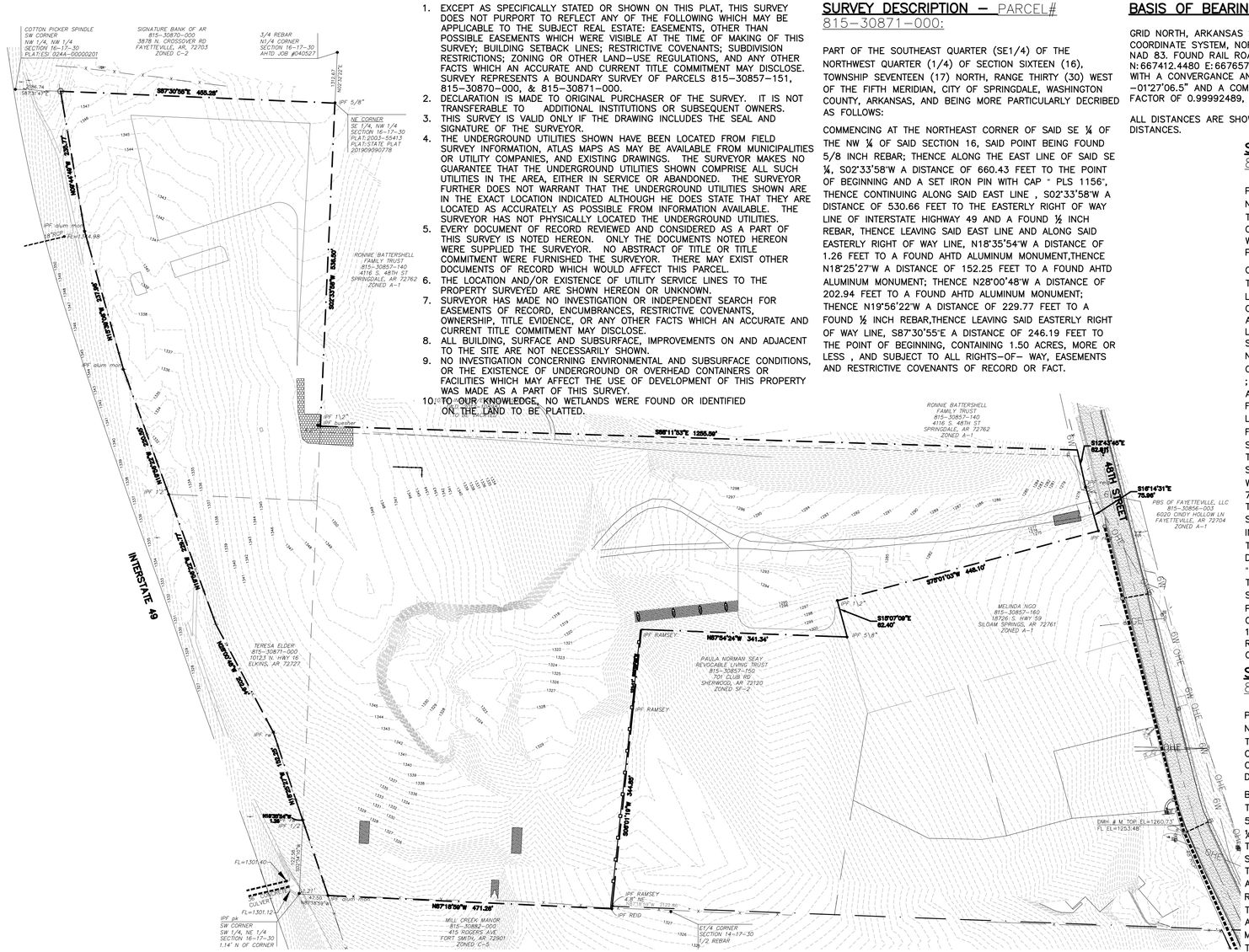
WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME COVER SHEET
File No. 19-1045.dwg
C1.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE. SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCELS 815-30857-151, 815-30870-000, & 815-30871-000.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON THE UNDERGROUND UTILITIES.
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
8. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
9. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
10. TO OUR KNOWLEDGE, NO WETLANDS WERE FOUND OR IDENTIFIED ON THE LAND TO BE PLATTED.

SURVEY DESCRIPTION – PARCEL# 815-30871-000:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE ¼ OF THE NW ¼ OF SAID SECTION 16, SAID POINT BEING FOUND 5/8 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID SE ¼, S02°33'58"W A DISTANCE OF 660.43 FEET TO THE POINT OF BEGINNING AND A SET IRON PIN WITH CAP " PLS 1156", THENCE CONTINUING ALONG SAID EAST LINE , S02°33'58"W A DISTANCE OF 530.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A FOUND ½ INCH REBAR, THENCE LEAVING SAID EAST LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, N18°35'54"W A DISTANCE OF 1.26 FEET TO A FOUND AHTD ALUMINUM MONUMENT,THENCE N18°25'27"W A DISTANCE OF 152.25 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N28°00'48"W A DISTANCE OF 202.94 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N19°56'22"W A DISTANCE OF 229.77 FEET TO A FOUND ½ INCH REBAR,THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, S87°30'55"E A DISTANCE OF 246.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS , AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

BASIS OF BEARING:

GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83. FOUND RAIL ROAD SPIKE N:667412.4480 E:667657.2310 WITH A CONVERGANCE ANGLE OF -01°27'06.5" AND A COMBINED SCALE FACTOR OF 0.99992489, GRID TO GROUND.

ALL DISTANCES ARE SHOWN AS GRID DISTANCES.

N

0 100 200

SCALE: 1" = 100'

SURVEY DESCRIPTION – PARCEL# 815-30857-151:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16). TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN , CITY OF SPRINGDALE , WASHINGTON COUNTY , ARKANSAS,AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW ¼ OF THE NE ¼ OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SW ¼ OF THE NE ¼, S87°18'59"E A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING AND A FOUND AHTD ALUMINUM, MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, N18°35'54"W A DISTANCE OF 131.55 FEET TO THE WEST LINE OF SAID SW ¼ OF THE NE ¼ AND A FOUND ½ INCH REBAR ; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID WEST LINE , N02°33'58"E A DISTANCE OF 654.58 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE ,S88°11'53"E A DISTANCE OF 1255.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH 48TH/ STREET AND A FOUND IRON PIN WITH CAP (UNREADABLE); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE , S12°43'45"E A DISTANCE OF 62.81 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S16°14'31"E A DISTANCE OF 75.96 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, S75°01'03"W A DISTANCE OF 448.10 FEET TO A FOUND 5/8 INCH REBAR; THENCE S15°07'09"E A DISTANCE OF 62.40 FEET TO FOUND 5/8 INCH REBAR; THENCE N87°54'24"W A DISTANCE OF 341.34 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S06°03'30"W A DISTANCE OF 121.111 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S06°01'19"W A DISTANCE OF 344.85 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE N87°18'59"W A DISTANCE OF 471.26 FEET TO THE POINT OF BEGINNING, CONTAINING 13.86 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION – PARCEL# 815-30870-000:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) SECTION SIXTEEN (16) , TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS .AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE ¼ OF THE NW ¼ OF SAID SECTION 16, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE EAST LINE OF SAID SE ¼ OF THE NW ¼ S02°33'58"W A DISTANCE OF 660.43 FEET TO A SET IRON PIN WITH CAP "PLS1156"; THENCE LEAVING SAID EAST LINE, N87°30'55"W A DISTANCE OF 246.19 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 49 AND A FOUND ½ INCH REBAR, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N19°56'22"W A DISTANCE OF 220.66 FEET TO A FOUND AHTD ALUMINUM MONUMENT;THENCE N15°39'06"W A DISTANCE OF 237.96 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE N09°44'49"W A DISTANCE OF 235.77 FEET TO THE NORTH LINE OF SAID SE ¼ OF THE NW ¼ AND A FOUND ½ INCH REBAR; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHLINE ,S87°30'55"E A DISTANCE OF 455.28 FEET TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES, MORE OR LESS , AND SUBJECT TO ALL RIGHTS-OF- WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

I HEREBY DECLARE THAT I HAVE THIS 24th DAY OF FEBRUARY, 2020, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

_____

MICHAEL D. MILLION, AR. P.L.S. 1519

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070F WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONING:

A-1 AGRICULTURAL
C-2 GENERAL COMMERCIAL
C-5 OPEN DISPLAY COMMERCIAL

A-1 ZONING BUILDING SETBACKS:

35' FRONT
20' SIDE INTERIOR
35' REAR

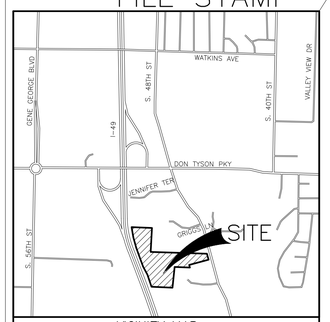
C-2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C-5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

FILE STAMP



VICINITY MAP
(N.T.S.)

LEGEND

(E)	EXISTING
IPF 1\2"	FOUND REBAR
— · —	PROPERTY LINE
— X — X —	BARBWIRE FENCE
— — —	STORM PIPE
— 6W — 6W —	6" WATER LINE
	SIGN
T	TELEPHONE PEDESTAL
	FIRE HYDRANT
	ASPHALT PAVEMENT
1285	CONTOUR LINE
— OHE — OHE —	OVERHEAD POWER

STATE OF ARKANSAS
WASHINGTON COUNTY

BOUNDARY & TOPOGRAPHIC SURVEY
PT S1/2, NW/4, PT N1/2, SE1/4, NW1/4, & PT SW1/4, NE1/4, SEC 16, T-17N, R-30W
WASHINGTON COUNTY, AR

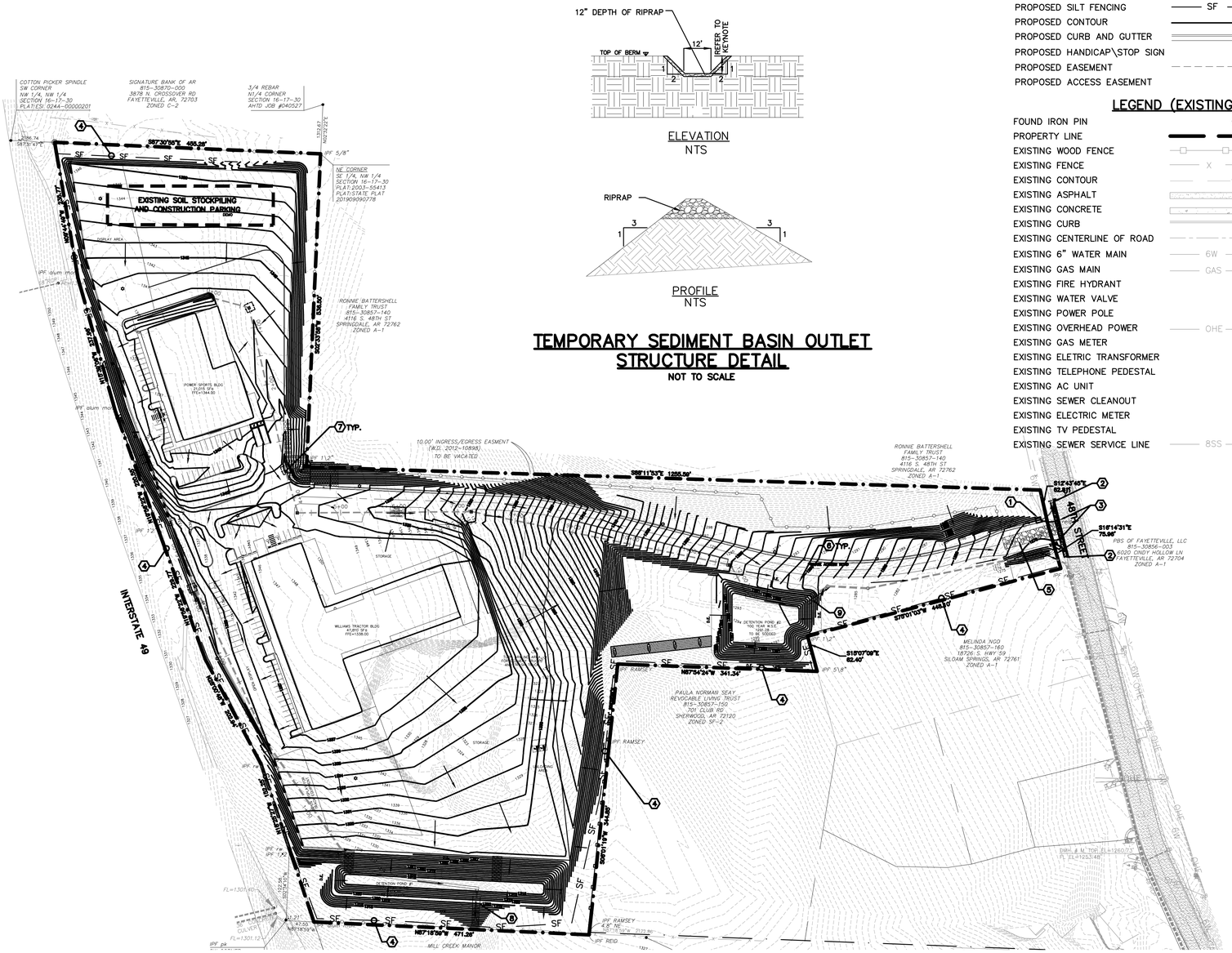
WILLIAMS TRACTOR, INC.
2501 SHILOH DR
FAYETTEVILLE, AR 72702

DATE OF LAST REVISION: MAR. 17, 2020

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

CHUCK BELL: (479) 366-0640

DRAWN BY: CEB	SCALE: 1" = 100'
FIELD CREW: CEB/CEB	DATE: FEBRUARY 24, 2020
CHECKED BY: MDM	DWG: 19-1045



ELEVATION
NTS

PROFILE
NTS

TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE DETAIL

NOT TO SCALE

LEGEND (PROPOSED)

PROPOSED SILT FENCING	SF — SF
PROPOSED CONTOUR	1336
PROPOSED CURB AND GUTTER	
PROPOSED HANDICAP\STOP SIGN	
PROPOSED EASEMENT	
PROPOSED ACCESS EASEMENT	A.E.

LEGEND (EXISTING)

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING FENCE	X — X
EXISTING CONTOUR	1331
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W — 6W
EXISTING GAS MAIN	GAS — GAS
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING POWER POLE	
EXISTING OVERHEAD POWER	OHE — OHE
EXISTING GAS METER	
EXISTING ELETRIC TRANSFORMER	
EXISTING TELEPHONE PEDESTAL	
EXISTING AC UNIT	
EXISTING SEWER CLEANOUT	
EXISTING ELECTRIC METER	
EXISTING TV PEDESTAL	
EXISTING SEWER SERVICE LINE	8SS — 8SS

NORTH

100 0 100

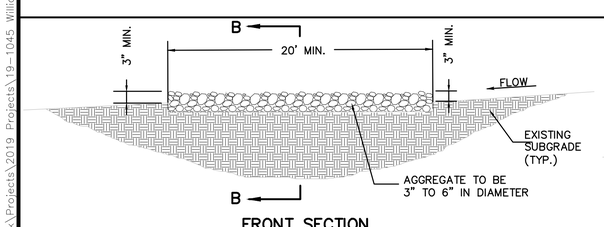
SCALE 1" = 100'

KEYNOTES:

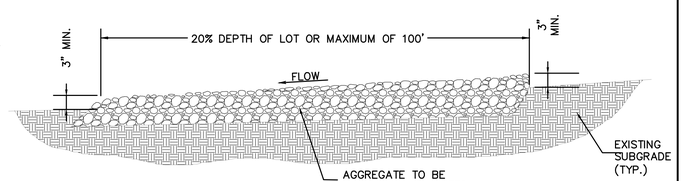
1. TEMPORARY CONCRETE WASHOUT PER DETAIL **5/C9.0.**
2. SAWCUT CONCRETE/ASPHALT WITH NEAT/CLEAN EDGE
3. REMOVE CONCRETE AND DISPOSE OF OFFSITE
4. TEMPORARY SILT FENCING PER DETAIL **3/C9.0.**
5. TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL **1/C3.0.**
6. TEMPORARY ROCK CHECK DAM PER DETAIL **2/C3.0.**
7. GRATE INLET EROSION CONTROL. SEE DETAIL **4/C9.0.**
8. INSTALL 12' WIDE TEMPORARY OVERFLOW RIPRAP LINED OVERFLOW WEIR AT ELEVATION 1318.00.
9. INSTALL 12' WIDE TEMPORARY OVERFLOW RIPRAP LINED OVERFLOW WEIR AT ELEVATION 1291.00.

EROSION CONTROL:

1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN STRAW WATTLES TO PREVENT ANY WATER RUNOFF FROM ANY DISTURBED AREAS. AT A MINIMUM, STRAW WATTLES WILL BE ALONG THE DOWN SLOPE PROPERTY LINES. THE STRAW WATTLES SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. THE STRAW WATTLES SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE STRAW WATTLE, BUT SHALL ALLOW THE WATER TO PASS THROUGH THE WATTLE.
3. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
4. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE THEY ARE NO LONGER NEEDED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.



FRONT SECTION
NOT TO SCALE

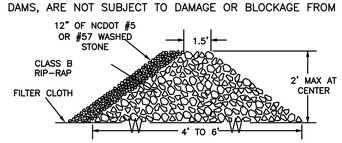


SECTION "B-B"
NOT TO SCALE

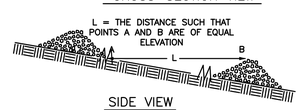
DETAIL 1 - TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



CROSS-SECTION VIEW



SIDE VIEW

DETAIL 2 - TEMPORARY ROCK CHECK DAM

NOT TO SCALE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

8200 SUITS LN DR, STE. B
FAYETTEVILLE, AR 72764
O: (479) 364-0028
D: (479) 301-2504
M: (479) 409-7063
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

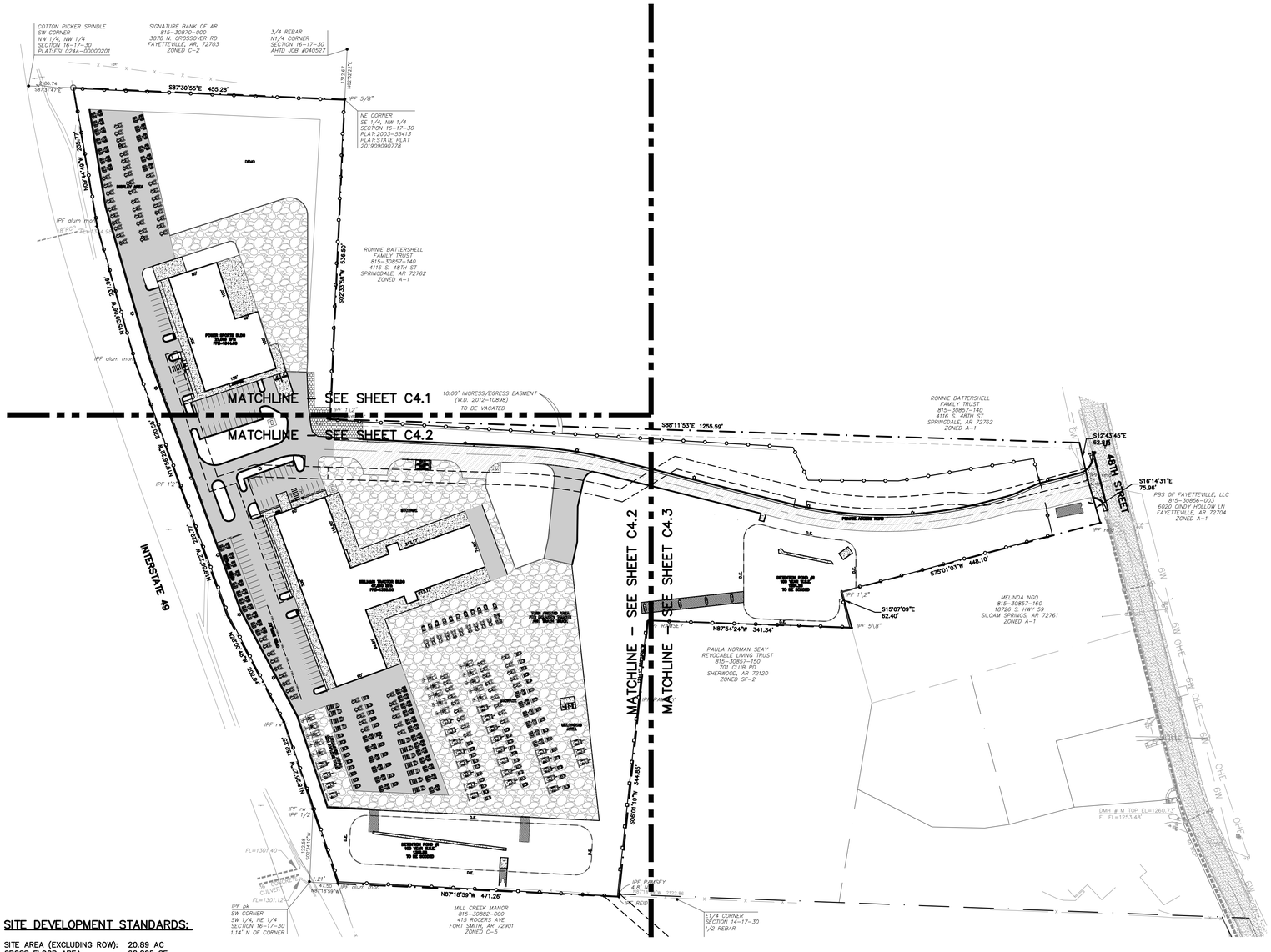
DRAWN BY: KAB
CHECKED BY: JEI
DATE: 7/21/2020
JOB NUMBER: 19-1045
SHEET NAME: DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN
File No.: 19-1045.dwg
C3.0

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

CITY PROJECT #L23-10

811 Know what's below. Call before you dig.

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

100 0 100

SCALE 1" = 100'

LEGEND

SET IRON PIN	
FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING FENCE	X X
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	
PROPOSED PIIPE AND RAIL SECURITY FENCE	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

WILLIAMS TRACTOR, INC.
2501 SHILOH DR.
P.O. BOX 1346
FAYETTEVILLE, AR 72702

ZONING:

A-1 – AGRICULTURAL
C-2 – GENERAL COMMERCIAL
C-5 – OPEN DISPLAY COMMERCIAL

GREENSPACE:

TOTAL LOT AREA:	20.89 AC
IMPERVIOUS AREA:	11.61 AC
PERVIOUS AREA:	9.28 AC
% PERVIOUS:	44.4%

GRAVEL SURFACING:

ASPHALT PAVING:	191,045 SF
GRAVEL PAVING:	212,479 SF
% GRAVEL:	52.6%

REQUESTING VARIANCE FROM 20% TO 52.6% FOR GRAVEL SURFACING

C-2 ZONING BUILDING SETBACKS:

30' FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

C-5 ZONING BUILDING SETBACKS:

50' FRONT IF THERE IS PARKING IN FRONT
0' SIDE INTERIOR
20' SIDE WHEN CONTIGUOUS TO RESIDENTIAL
20' REAR

SITE DEVELOPMENT STANDARDS:

SITE AREA (EXCLUDING ROW):	20.89 AC
GROSS FLOOR AREA:	68,825 SF
PERVIOUS:	9.28 AC/20.89 AC
	44.4%

NOTES:

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

GENERAL NOTES:

PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.

A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION.
B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY.
C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
D. NOTICE OF ALL VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING.
E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

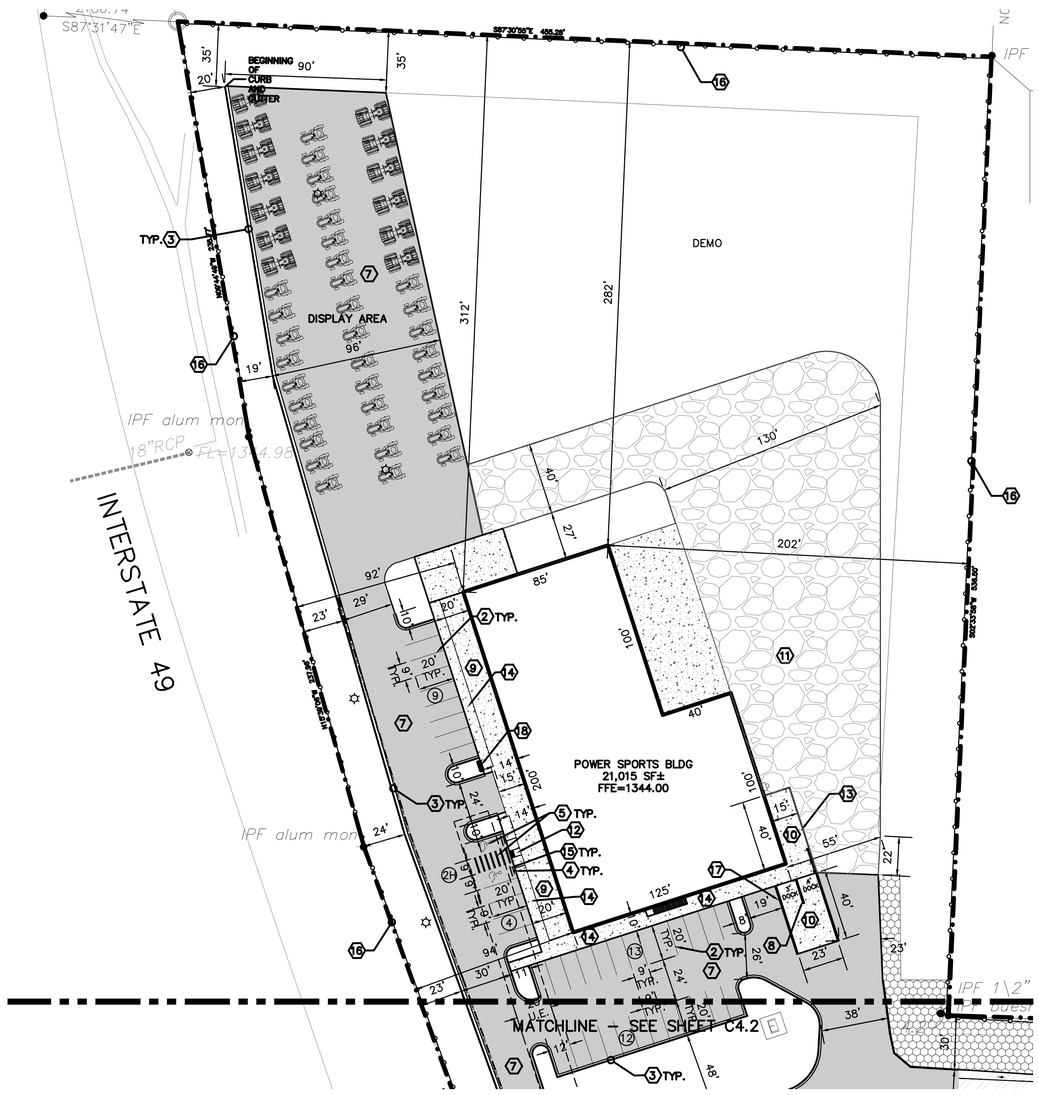
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 394-0028
M: (479) 387-2304
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME OVERALL SITE PLAN
File No. 19-1045.dwg
C4.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	

POWER SPORTS PARKING REQUIREMENTS:

1. OFFICE – 1 SPACE PER 300 SF, DISPLAY – 1 SPACE PER 1,000 SF, STORAGE – 1 SPACE PER 1,200 SF, WORKSHOP – 1 SPACE PER 1,200 SF
2. OFFICE – 2,700 SF, DISPLAY – 11,568, STORAGE – 5,990 SF, WORKSHOP – 4,080 SF
3. NUMBER OF PARKING SPACES REQUIRED – 29 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 38 SPACES
5. NUMBER OF HANDICAP SPACES PROVIDED – 2 SPACES
6. TOTAL SPACES PROVIDED – 40 SPACES

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. NOT USED
2. 4" WHITE PARKING STRIPING
3. CURB AND GUTTER PER DETAIL **5/C9.0.**
4. HANDICAP SIGN PER DETAIL **6/C9.0.**
5. ACCESSIBLE PARKING STRIPING PER DETAIL **7/C9.0.**
6. TRASH ENCLOSURE SHALL BE 8' IN DEPTH BY 20' IN WIDTH.
7. STANDARD ASPHALT SECTION PER DETAIL **8/C9.0.**
8. TRUCK DOCK – SEE ARCHITECTURAL DRAWINGS
9. STANDARD CONCRETE SECTION PER DETAIL **9/C9.0.**
10. HEAVY CONCRETE SECTION PER DETAIL **10/C9.0.**
11. GRAVEL SECTION PER DETAIL **11/C9.0.**
12. ACCESSIBLE RAMP PER DETAIL **12/C9.0.**
13. GUARDRAIL PER ARCHITECTURAL
14. THICKENED EDGE CONCRETE PER DETAIL **13/C9.0.**
15. CONCRETE WHEEL STOP PER DETAIL **14/C9.0.**
16. 2 HORIZONTAL BARS AND VERTICAL UPRIGHT STEEL PIPE SECURITY FENCING **29/C11.0.**
17. 6' CHAIN LINK SCREENING FENCING WITH VINYL SLAT ON BOTH SIDES OF TRUCK DOCKS PER DETAILS **25 & 28/C11.0.**
18. PARK BENCH

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason E. Ingalls 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME SITE PLAN 1
File No. 19-1045.dwg
C4.1

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

MATCHLINE – SEE SHEET C4.1

MATCHLINE – SEE SHEET C4.3

INTERSTATE 49

WILLIAMS TRACTOR BLDG
47,810 SF±
FFE=1338.00

STORAGE

TURN AROUND AREA FOR DELIVERY TRUCKS AND TRASH TRUCK

OPEN DISPLAY

OPEN DISPLAY FOR TRUCK EQUIPMENT

UNLOADING AREA

DETENTION POND #1
100 YEAR W.S.E.
1318.86
TO BE SODDED

END OF CURB AND GUTTER

TRASH CONTAINER TRASH CONTAINER

IPF 1'2"

IPF rw

IPF 1/2

IPF alum mon

FL=1301.40

36" CONCRETE CULVERT

N18°35'54"W 1.26

S02°34'10"W 122.58

N87°18'59"W 47.50

N87°18'39"W 471.28

1.21'

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	

WILLIAMS TRACTOR PARKING REQUIREMENTS:

1. OFFICE – 1 SPACE PER 300 SF, DISPLAY – 1 SPACE PER 1,000 SF, STORAGE – 1 SPACE PER 1,200 SF, WORKSHOP – 1 SPACE PER 1,200 SF
2. OFFICE – 13,265 SF, DISPLAY – 11,038 SF, STORAGE – 5,990 SF, WORKSHOP – 16,587 SF
3. NUMBER OF PARKING SPACES REQUIRED – 74 SPACES
4. NUMBER OF STANDARD PARKING SPACES PROVIDED –72 SPACES (INCLUDES 11 SPACES FROM POWER SPORTS)
5. NUMBER OF HANDICAP SPACES PROVIDED – 2 SPACES
6. TOTAL SPACES PROVIDED – 74 SPACES

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT–OFF OR B–U–G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. HEAVY ASPHALT SECTION. REFER TO DRIVE ENTRANCE DETAIL **SHEET C6.0.**
2. 4" WHITE PARKING STRIPING
3. CURB AND GUTTER PER DETAIL **5/C9.0.**
4. HANDICAP SIGN PER DETAIL **6/C9.0.**
5. ACCESSIBLE PARKING STRIPING PER DETAIL **7/C9.0.**
6. TRASH ENCLOSURE SHALL BE 8' IN DEPTH BY 20' IN WIDTH.
7. STANDARD ASPHALT SECTION PER DETAIL **8/C9.0.**
8. TRUCK DOCK – SEE ARCHITECTURAL DRAWINGS
9. STANDARD CONCRETE SECTION PER DETAIL **9/C9.0.**
10. HEAVY CONCRETE SECTION PER DETAIL **10/C9.0.**
11. GRAVEL SECTION PER DETAIL **11/C9.0.**
12. ACCESSIBLE RAMP PER DETAIL **12/C9.0.**
13. GUARDRAIL PER ARCHITECTURAL
14. THICKENED EDGE CONCRETE PER DETAIL **13/C9.0.**
15. CONCRETE WHEEL STOP PER DETAIL **14/C9.0.**
16. TWO HORIZONTAL BAR AND VERTICAL UPRIGHT TUBULAR SECURITY FENCING
17. 6' WOOD PRIVACY FENCING WITH GATES. SEE DETAIL **30 & 31/C11.0.**
18. 4' WIDE ASPHALT BICYCLE PATH
19. PARK BENCH
20. BIKE RACK

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

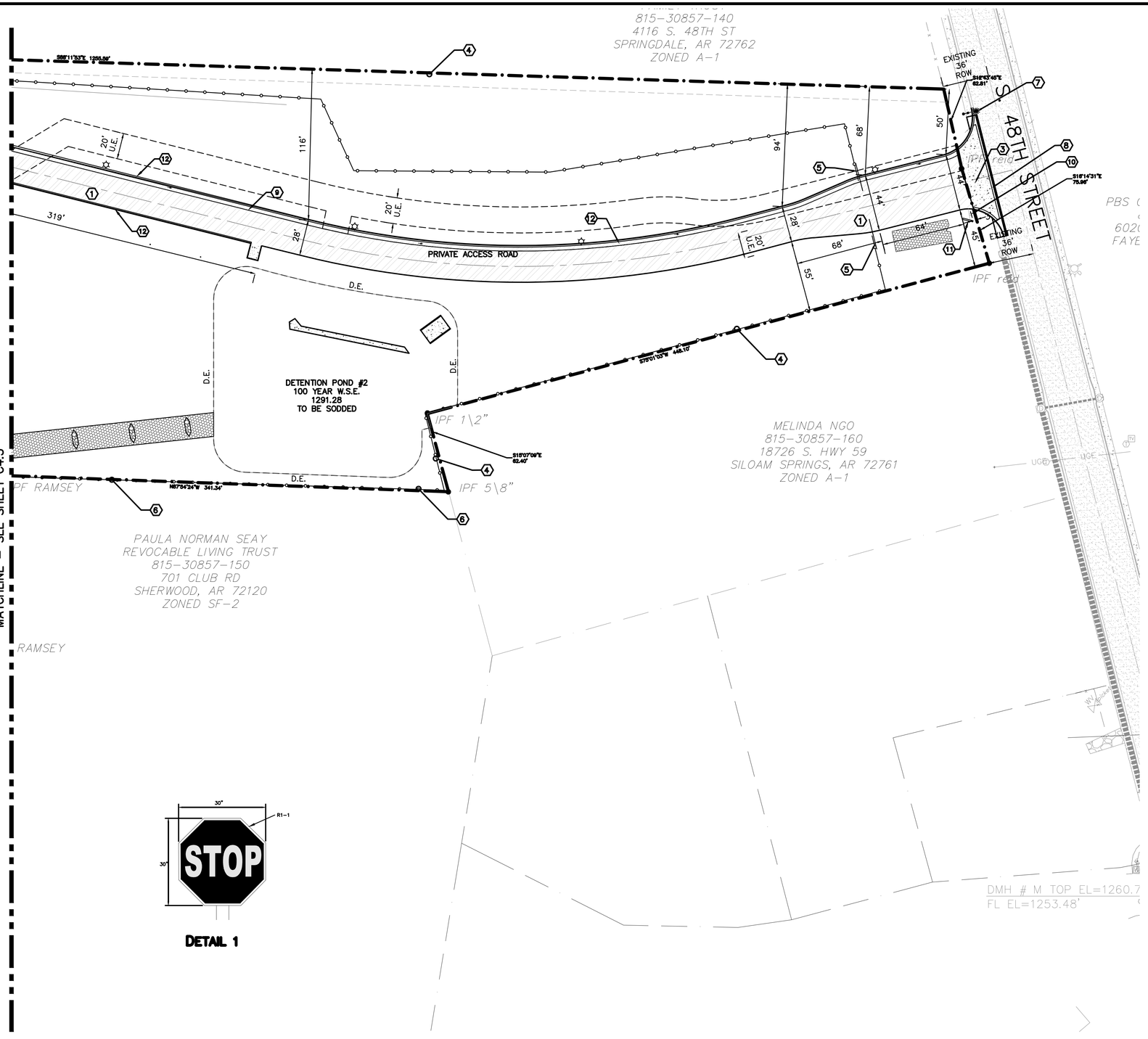
9200 SUITS LID DR, STE B
BELLA VISTA, AR 72714
O: (479) 594-0029
M: (479) 387-2364
D: (479) 387-2364
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	7/21/2020
JOB NUMBER	19-1045
SHEET NAME	SITE PLAN 2
File No.	19-1045.dwg
	C4.2

Z:\ECE- Work\ Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED CONCRETE	
PROPOSED STOP SIGN	
PROPOSED EASEMENT	
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED PARKING LOT LIGHT	
PROPOSED PIPE AND RAIL SECURITY FENCE	

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. NEW LIGHTING IS PROPOSED. LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

KEYNOTES:

1. HEAVY ASPHALT SECTION. REFER TO DETAIL **ON SHEET C6.0..**
2. GRAVEL SECTION PER DETAIL **11/C9.0.**
3. COMMERCIAL DRIVE PER CITY OF SPRINGDALE STD DETAIL **B-3/C9.0.**
4. STEEL POST AND HORIZONTAL STEEL PIPE SECURITY FENCING PER DETAIL **27/C11.0.**
5. 20' AUTOMATIC ROLLING SECURITY GATE WITH KNOX BOX FOR EMERGENCY VEHICLES PER DETAIL **26/C11.0.**
6. 6' CHAIN LINK FENCING WITH VINYL PRIVACY SLATS PER DETAIL **25 & 29/ C11.0.**
7. PROPOSED PUBLIC STREETLIGHT WITH 11,000 LUMENS
8. MODIFIED CURB REQUIRED AT NEW ENTRANCE PER CITY STANDARD DETAIL **B-3/ C9.0.**
9. 4' ASPHALT BICYCLE LANE
10. STOP SIGN PER DETAIL **1/C4.3**
11. 6' X 8' MONUMENT SIGN
12. CURB AND GUTTER PER DETAIL **21/C10.0**

DETAIL 1

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

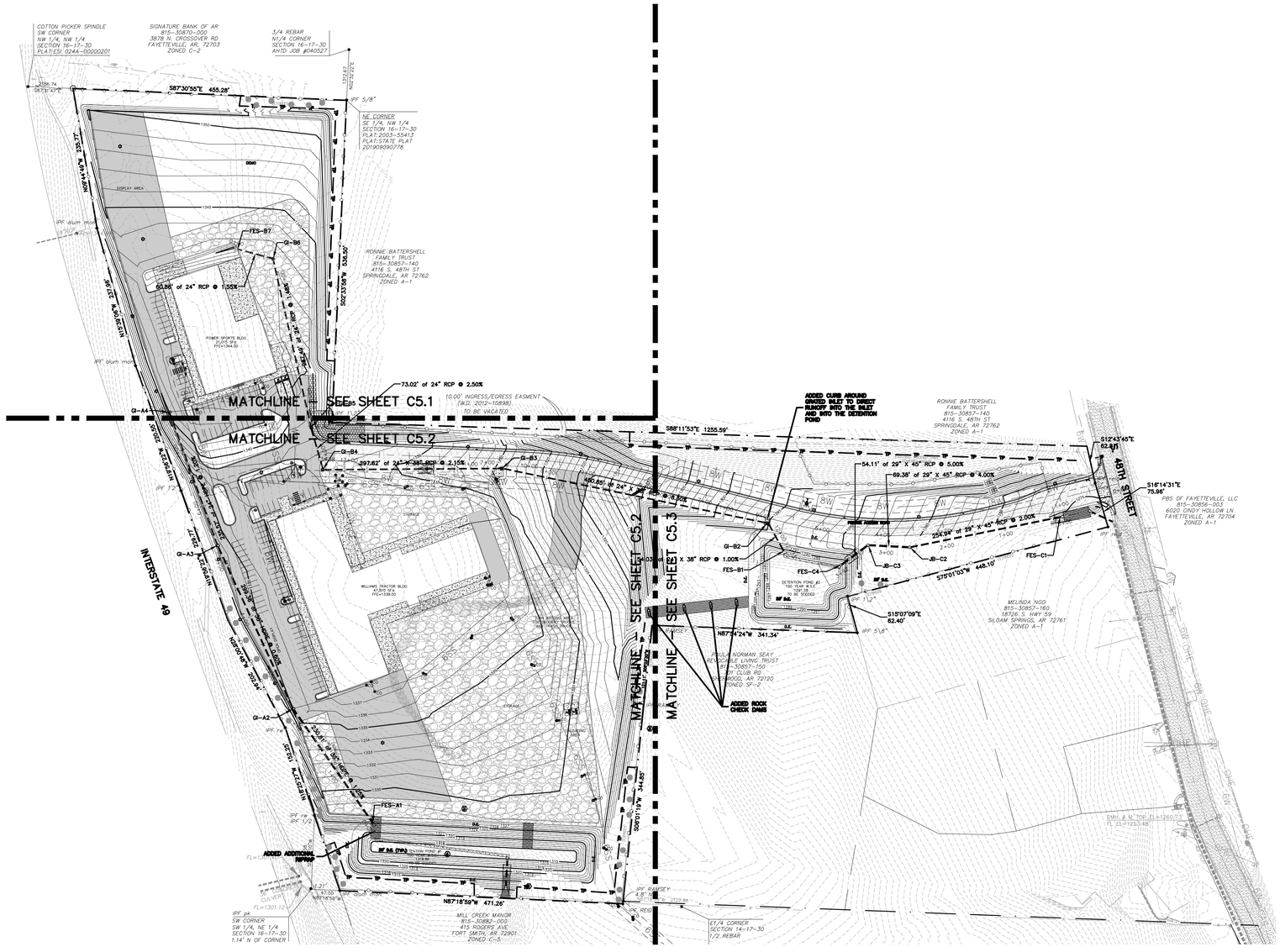
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE I-540 DR. STE. B
BENTONVILLE, AR 72714
O: (479) 366-9028
D: (479) 387-2924
M: (479) 200-4060
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME SITE PLAN 3
File No. 19-1045.dwg
C4.3

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

100 0 100

SCALE 1" = 100'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
PROPOSED TOP OF GUTTER/CONCRETE	1337.70TG/TC
PROPOSED TOP OF ASPHALT/CONCRETE	1337.70TA/TC
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO

DRAINAGE STRUCTURE TABLE

STRUCTURE TYPE	STRUCTURE	BOX SIZE	EXTENSION LEFT	EXTENSION RIGHT	RIM	INVERT ELEVATION
FLARED END SECTION	A-1	-	-	-	-	1323.50
CURB INLET	A-2	3' X 5'	-	-	1335.02	1326.39
CURB INLET	A-3	3' X 5'	-	-	1333.58	1328.69
CURB INLET	A-4	3' X 5'	-	-	1340.01	1332.02
FLARED END SECTION	B-1	-	-	-	-	1286.18
GRATED INLET	B-2	5' X 5'	-	-	1297.00	1288.72
GRATED INLET	B-3	5' X 5'	-	-	1329.36	1326.14
GRATED INLET	B-4	5' X 5'	-	-	1337.84	1332.54
GRATED INLET	B-5	5' X 5'	-	-	1338.36	1334.36
GRATED INLET	B-6	5' X 5'	-	-	1343.88	1338.70
FLARED END SECTION	B-7	-	-	-	-	1339.74
FLARED END SECTION	C-1	-	-	-	-	1275.42
JUNCTION BOX	C-2	5' X 5'	-	-	1284.85	1280.52
JUNCTION BOX	C-3	5' X 5'	-	-	1287.63	1283.29
FLARED END SECTION	C-4	-	-	-	-	1286.00

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

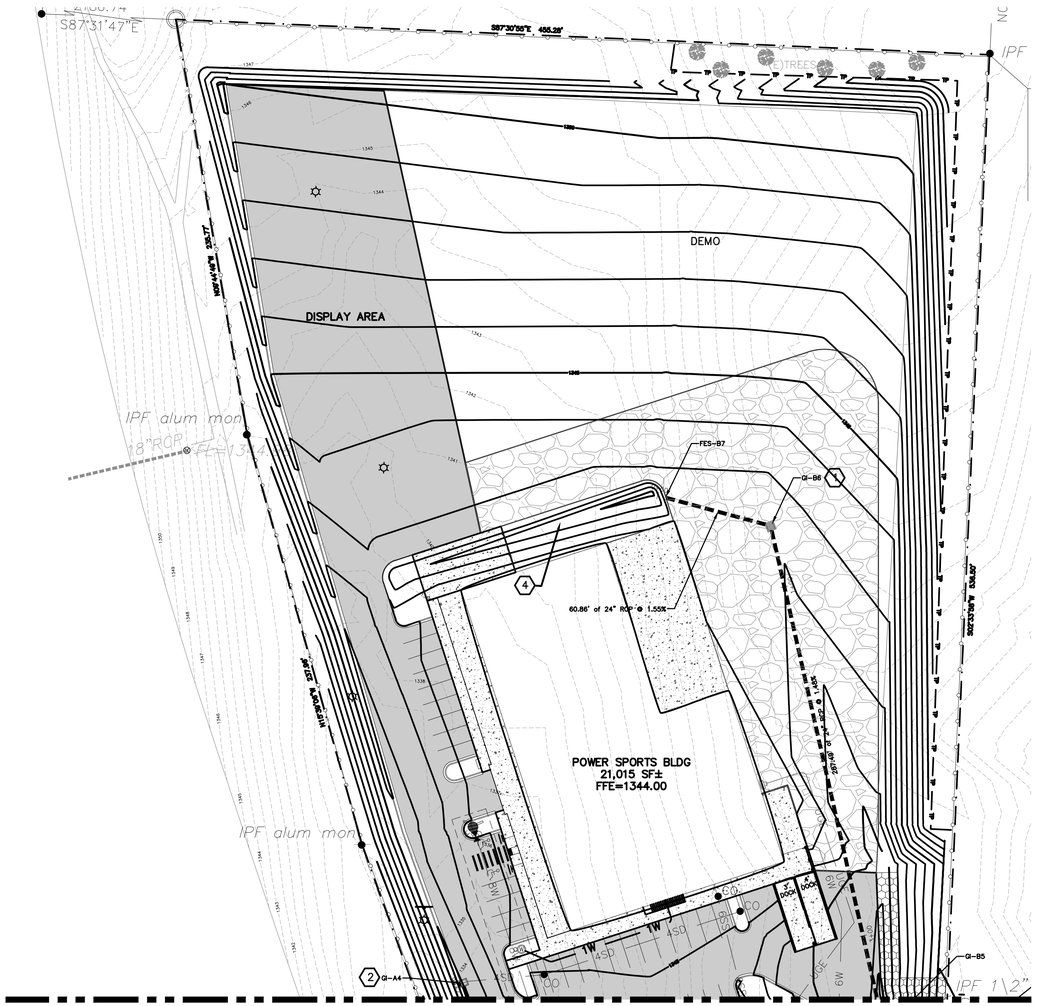
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

5200 SUITES US-DR. STE B
ROGERS, AR 72714
O: (479) 364-0228
D: (479) 367-2264
M: (479) 200-6060
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
OVERALL GRADING PLAN
File No. 19-1045.dwg
C5.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
PROPOSED TOP OF GUTTER/CONCRETE	1337.70TG/TC
PROPOSED TOP OF ASPHALT/CONCRETE	1337.70TA/TC
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM: 1342.50
   I.E.: 1339.40
2. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM: 1339.75
   I.E.: 1335.05
3. MAXIMUM 3:1 GRADING
4. DRAINAGE DITCH. SEE DETAIL **17/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

J. THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
ROGERS, AR 72714
O: (479) 364-3028
D: (479) 397-2324
M: (479) 790-2550
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 1
File No. 19-1045.dwg
C5.1

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
PROPOSED TOP OF GUTTER/CONCRETE	1337.70TG/TC
PROPOSED TOP OF ASPHALT/CONCRETE	1337.70TA/TC
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM:1333.40
   I.E. IN(24"): 1329.80
   I.E. OUT(30"):1329.30
2. GRATED INLET BOX. SEE DETAIL **16/C10.0.**
   RIM:1334.90
   I.E. IN(30"):1327.80
   I.E. OUT(36"):1327.30
3. MAXIMUM 3:1 GRADING
4. 4' CONCRETE TRICKLE CHANNEL. SEE DETAIL **22/C10.0.**
5. DETENTION OUTLET 1. SEE DETAIL **23/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

GRADING NOTES (CONT'D):

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

J. THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

CERTIFICATE OF AUTHORITY AT ARKANSAS ENGINEER NOTARY ECE No. 3356

CITY PROJECT #L23-10

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

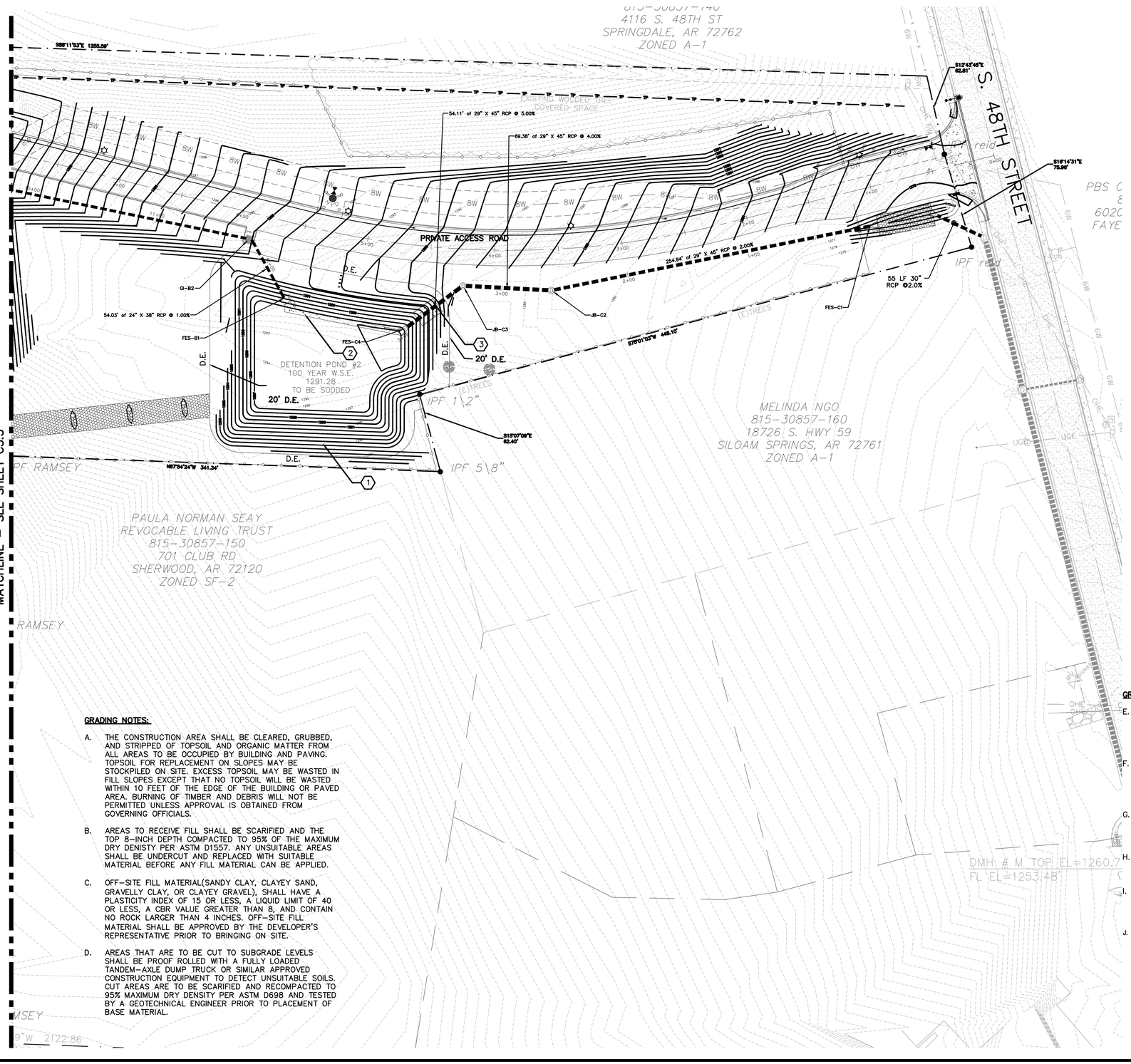
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US-DR, STE B
ROGERS, ARKANSAS 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-0060
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 2
File No. 19-1045.dwg
C5.2

Z:\ECE - Work\Projects\2019 Projects\19 - 1045 Williams Tractor\Dwg\19 - 1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	●
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING CONTOUR	1336
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CONTOUR	1336
PROPOSED CURB	
PROPOSED TOP OF GUTTER/GRAVEL	1343.15TG
PROPOSED TOP OF ASPHALT	1336.05TA
PORPOSED TOP OF CONCRETE	1337.70TC
PROPOSED TOP OF GUTTER/CONCRETE	1337.70TG/TC
PROPOSED TOP OF ASPHALT/CONCRETE	1337.70TA/TC
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. MAXIMUM 3:1 GRADING
2. 4' CONCRETE TRICKLE CHANNEL. SEE DETAIL **22/C10.0.**
3. DETENTION OUTLET 2. SEE DETAIL **24/C10.0.**

GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

GRADING NOTES (CONT'D):

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.

J. THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER ROSTER ECE No. 3356

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

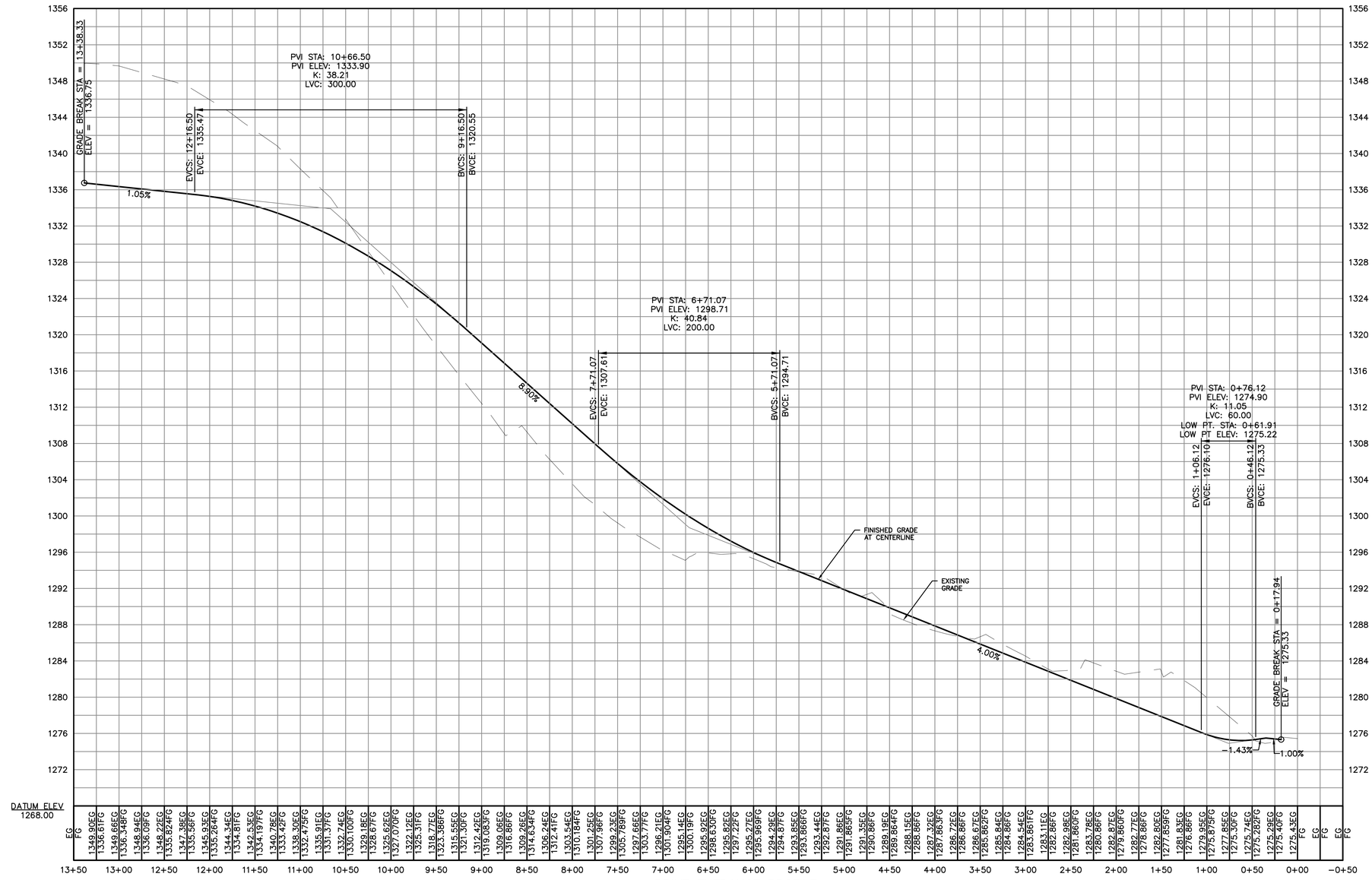
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US-DR, STE B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-5502
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME GRADING PLAN 3
File No. 19-1045.dwg
C5.3

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

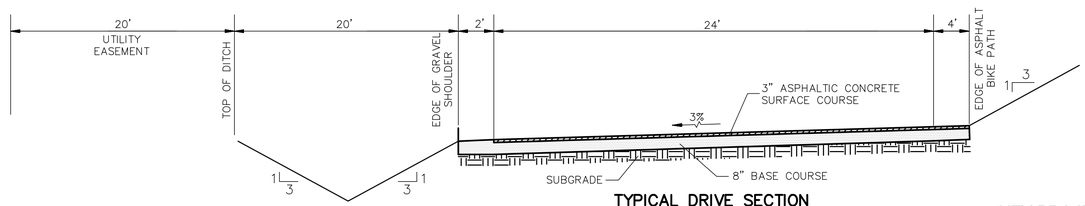


DRIVE ENTRANCE PROFILE

HORIZONTAL SCALE: 1" =60'
VERTICAL SCALE: 1" = 6'

NOTES (ASPHALT STREET SECTION):

1. 336 lb/sy (3") ASPHALTIC CONCRETE HOT MIX SURFACE COURSE. MATERIALS SHALL BE IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 407 TYPE '2', LATEST EDITION.
2. 8" LAYER OF DENSE GRADED LIMESTONE BASE COURSE. MATERIALS SHALL BE IN ACCORDANCE WITH ARKANSAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTION 303 CLASS '7', COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. TOP 6" OF SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. BELOW 6" SHALL BE COMPACTED TO 90% STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99 COMPACTION TEST. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TYPICAL DRIVE SECTION

NOT TO SCALE

CITY PROJECT #23-5-10

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811
Know what's below.
Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

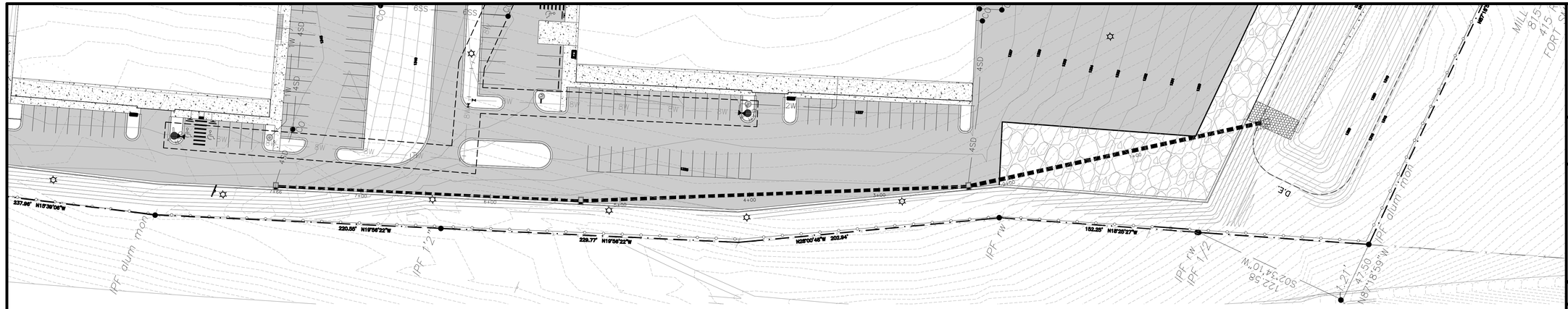
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DRIVE ENTRANCE PROFILE
File No. 19-1045.dwg
C6.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



STORM SEWER A

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS

48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.

2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITES US DR, STE B
ROGERS, AR 72714
O: (479) 364-3028
D: (479) 387-2324
M: (501) 733-5660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB

CHECKED BY: JEI

DATE 7/21/2020

JOB NUMBER 19-1045

SHEET NAME

STORM SEWER LINE 'A' PLAN AND PROFILE

File No. 19-1045.dwg

C6.1

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE US-DR. STE. B
ROGERS, ARKANSAS 72714
O: (479) 364-0028
D: (479) 397-2924
M: (501) 733-6600
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
STORM SEWER LINE 'B' PLAN AND PROFILE
File No. 19-1045.dwg
C6.2

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
54.01 of ARKANSAS ENGINEER ACT

811 Know what's below. Call before you dig.

CITY PROJECT #: 23-10

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS

SPRINGDALE, AR

48TH STREET

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

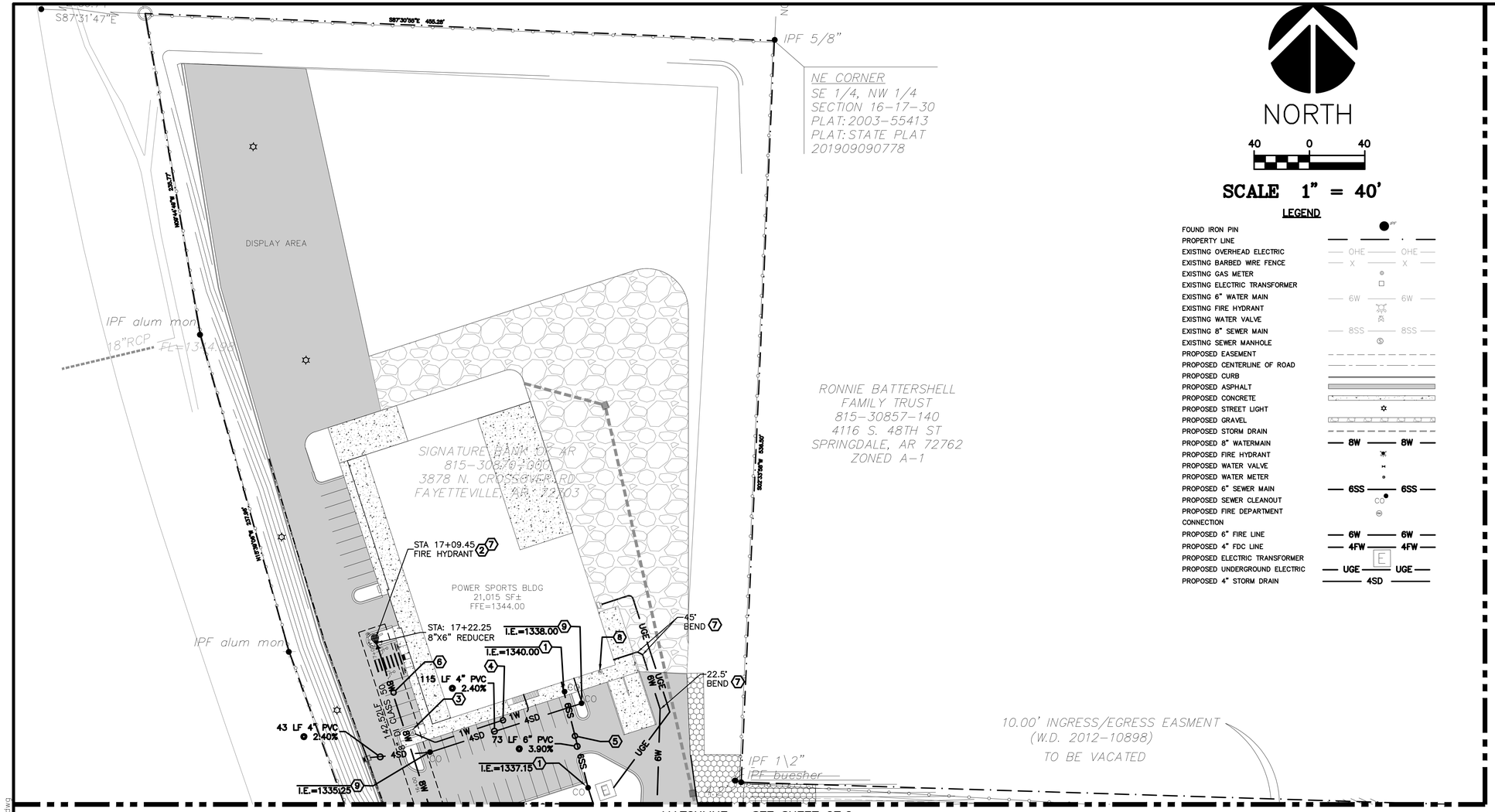
5200 SUITS LO DR, STE. B
BELLA VISTA, AR 72714
O: (479) 384-0209
M: (479) 387-2563
F: (479) 696-0209
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
OVERALL UTILITY PLAN
File No. 19-1045.dwg
C7.0

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

Z:\ECE- Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE OHE
EXISTING BARBED WIRE FENCE	X X
EXISTING GAS METER	
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W 6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS 8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W 8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS 6SS
PROPOSED SEWER CLEANOUT	CO
PROPOSED FIRE DEPARTMENT CONNECTION	
PROPOSED 6" FIRE LINE	6W 6W
PROPOSED 4" FDC LINE	4FW 4FW
PROPOSED ELECTRIC TRANSFORMER	E
PROPOSED UNDERGROUND ELECTRIC	UGE UGE
PROPOSED 4" STORM DRAIN	4SD

MATCHLINE - SEE SHEET C7.3

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SPRINGDALE WATER UTILITIES DETAIL **S-47/C10.0**
2. FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER DETAILS **SWU STD**
3. 1" WATER METER, SETTER, BOX, LID, ETC. PER DETAIL **SWU STD**
4. 1" PEX WATER SERVICE TUBING FROM METER TO BUILDING POINT OF CONNECTION. EMBED PIPE PER DETAIL **20/C10.0**
5. 6" PVC SDR-26 SANITARY SEWER PIPING. EMBED PIPE PER DETAIL **20/C10.0**
6. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
7. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**
8. BUILDING MOUNTED FDC
9. TWO-WAY CLEANOUT

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411

3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

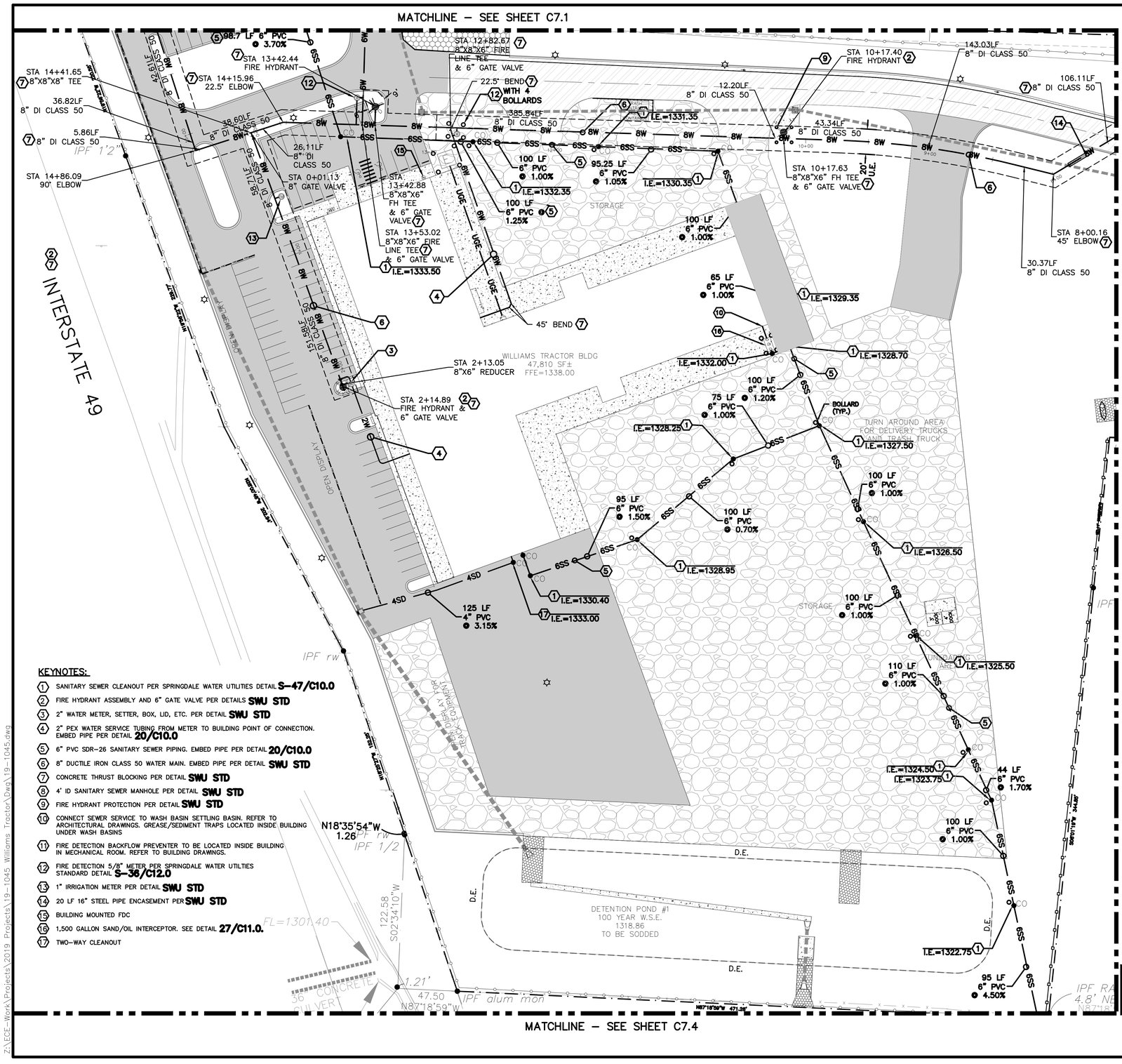
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

8000 SUITS US DR, STE. B
ROGERS, AR 72758-8714
O: (479) 364-0028
F: (479) 397-2304
M: (479) 790-2604
EMAIL: jason@exp-plic.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 1
File No. 19-1045.dwg
C7.1

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC — OHE —
- EXISTING BARBED WIRE FENCE — X —
- EXISTING GAS METER — 1336 —
- EXISTING ELECTRIC TRANSFORMER
- EXISTING 6" WATER MAIN — 6W —
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING 8" SEWER MAIN — 8SS —
- EXISTING SEWER MANHOLE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF ROAD
- PROPOSED CURB
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STREET LIGHT
- PROPOSED GRAVEL
- PROPOSED STORM DRAIN
- PROPOSED 8" WATERMAIN — 8W —
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED 6" SEWER MAIN — 6SS —
- PROPOSED SEWER CLEANOUT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED 6" WATER LINE — 6W —
- PROPOSED 4" FIRE LINE — 4FW —
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED SAND/OIL INTERCEPTOR
- PROPOSED UNDERGROUND ELECTRIC — UGE —
- PROPOSED 4" STORM DRAIN — 4SD —

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR–26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL–WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER SPRINGDALE WATER UTILITIES DETAIL **S–47/C10.0**
2. FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER DETAILS **SWU STD**
3. 2" WATER METER, SETTER, BOX, LID, ETC. PER DETAIL **SWU STD**
4. 2" PEX WATER SERVICE TUBING FROM METER TO BUILDING POINT OF CONNECTION. EMBED PIPE PER DETAIL **20/C10.0**
5. 6" PVC SDR–26 SANITARY SEWER PIPING. EMBED PIPE PER DETAIL **20/C10.0**
6. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
7. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**
8. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
9. FIRE HYDRANT PROTECTION PER DETAIL **SWU STD**
10. CONNECT SEWER SERVICE TO WASH BASIN SETTLING BASIN. REFER TO ARCHITECTURAL DRAWINGS. GREASE/SEDIMENT TRAPS LOCATED INSIDE BUILDING UNDER WASH BASINS
11. FIRE DETECTION BACKFLOW PREVENTER TO BE LOCATED INSIDE BUILDING IN MECHANICAL ROOM. REFER TO BUILDING DRAWINGS.
12. FIRE DETECTION 5/8" METER PER SPRINGDALE WATER UTILITIES STANDARD DETAIL **S–36/C12.0**
13. 1" IRRIGATION METER PER DETAIL **SWU STD**
14. 20 LF 16" STEEL PIPE ENCASEMENT PER **SWU STD**
15. BUILDING MOUNTED FDC
16. 1,500 GALLON SAND/OIL INTERCEPTOR. SEE DETAIL **27/C11.0.**
17. TWO–WAY CLEANOUT

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO RWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER, INC.

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
BENTONVILLE, AR 72712
O: (479) 364-0028
M: (479) 387-2924
EMAIL: jason@ece-pllc.com

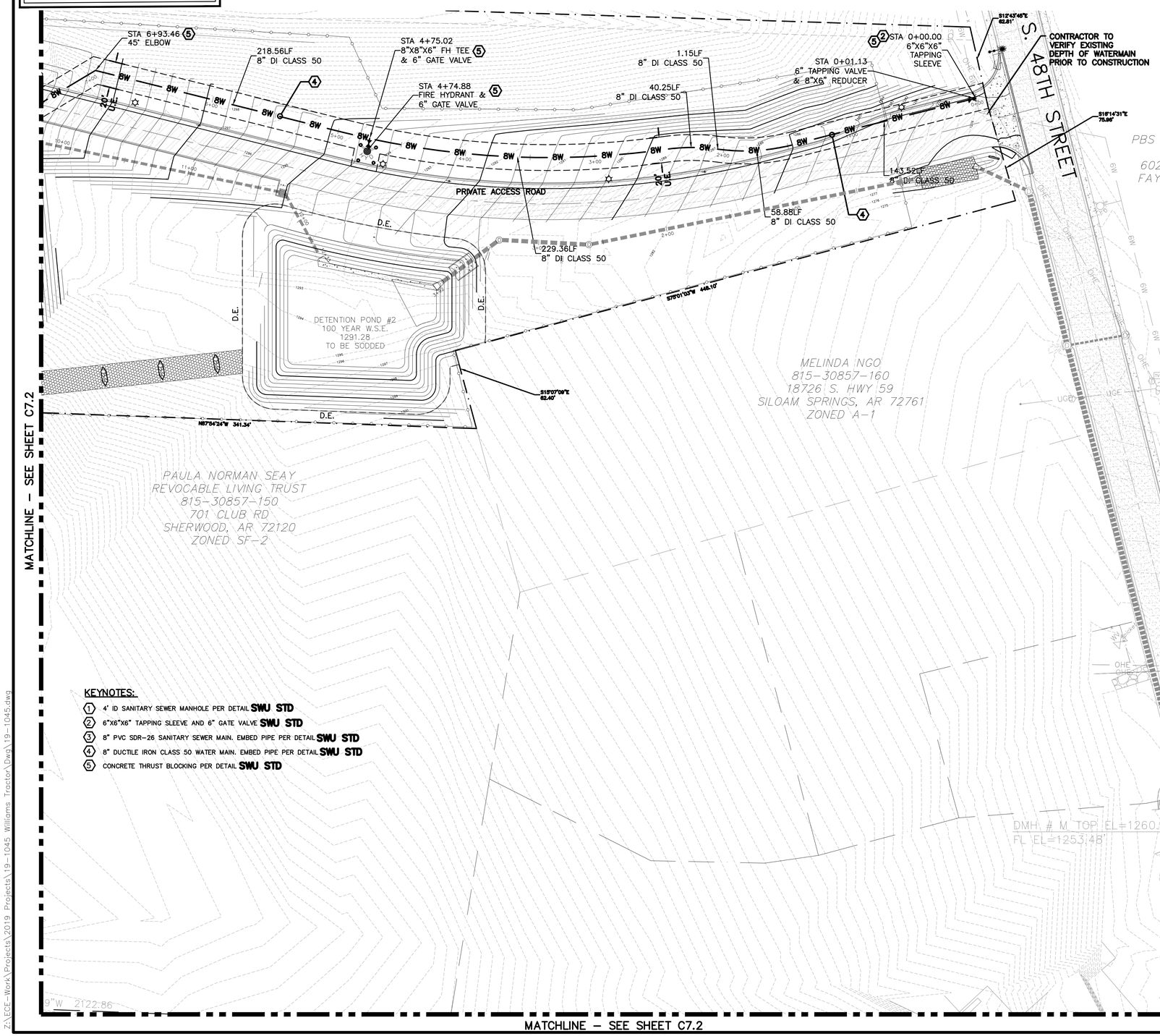
Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 2
File No. 19-1045.dwg
C7.2

Z:\ECE–Work\Projects\2019 Projects\19–1045 Williams Tractor\Dwg\19–1045.dwg

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO RWU STANDARD DETAILS AND STANDARD SPECIFICATIONS



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IRF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
2. 6"X6"X6" TAPPING SLEEVE AND 6" GATE VALVE **SWU STD**
3. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
4. 8" DUCTILE IRON CLASS 50 WATER MAIN. EMBED PIPE PER DETAIL **SWU STD**
5. CONCRETE THRUST BLOCKING PER DETAIL **SWU STD**

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE L US OR. STE B
ROGERS, ARKANSAS 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-0500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB

CHECKED BY: JEI

DATE 7/21/2020

JOB NUMBER 19-1045

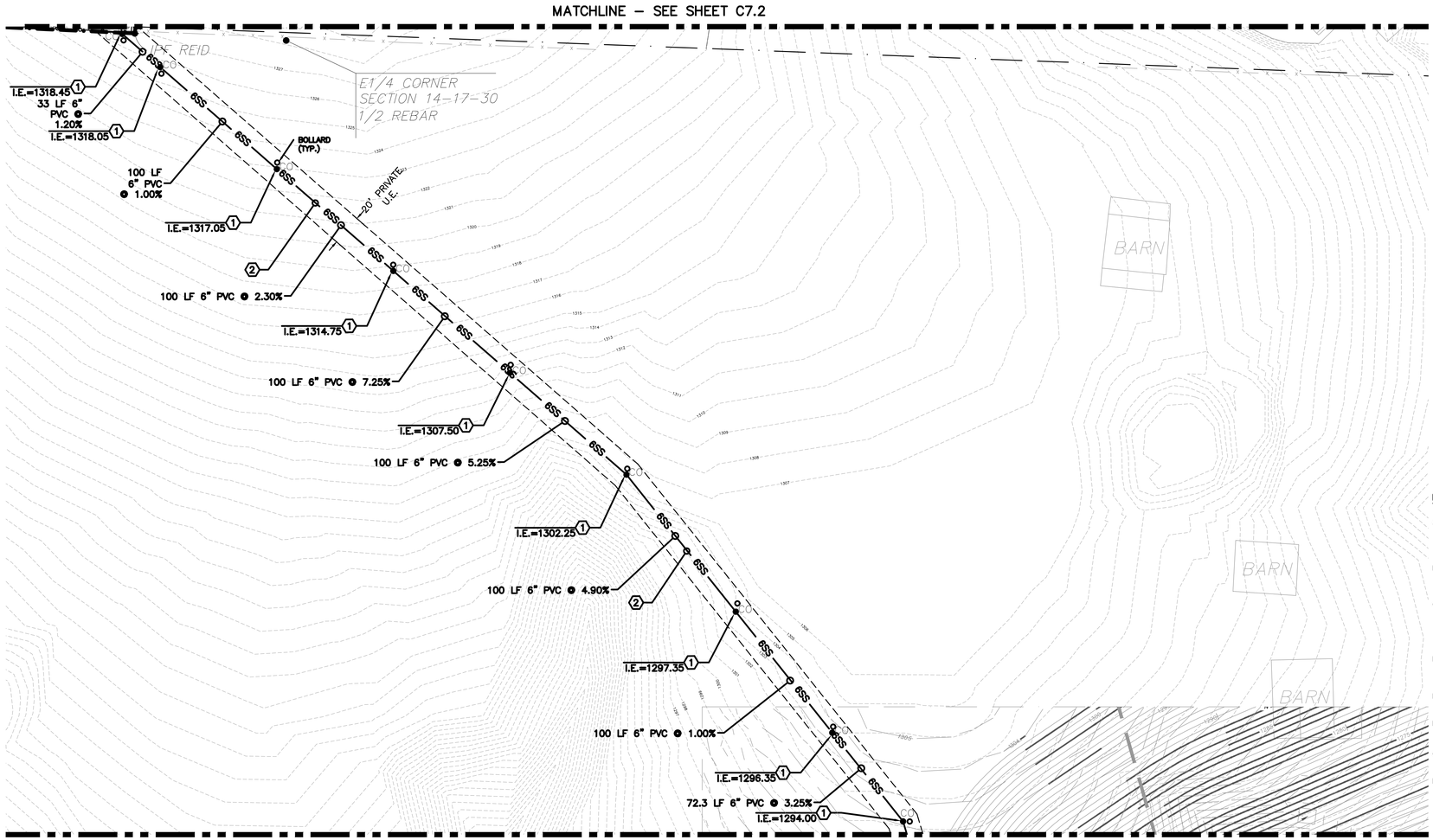
SHEET NAME

UTILITY PLAN 3

File No. 19-1045.dwg

C7.3

Z:\ECE - Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	●
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER DETAIL **SWU STD**
2. 6" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION NO. ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411

3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LIG DR., STE B
ROGERS, AR 72714
O: (479) 364-0928
D: (479) 387-2924
M: (479) 387-2924
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 4
File No. 19-1045.dwg
C7.4

Z:\ECE - Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 8" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

KEYNOTES:

1. SANITARY SEWER CLEANOUT PER DETAIL **SWU STD**
2. 6" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
3. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
4. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L23-10

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411

3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

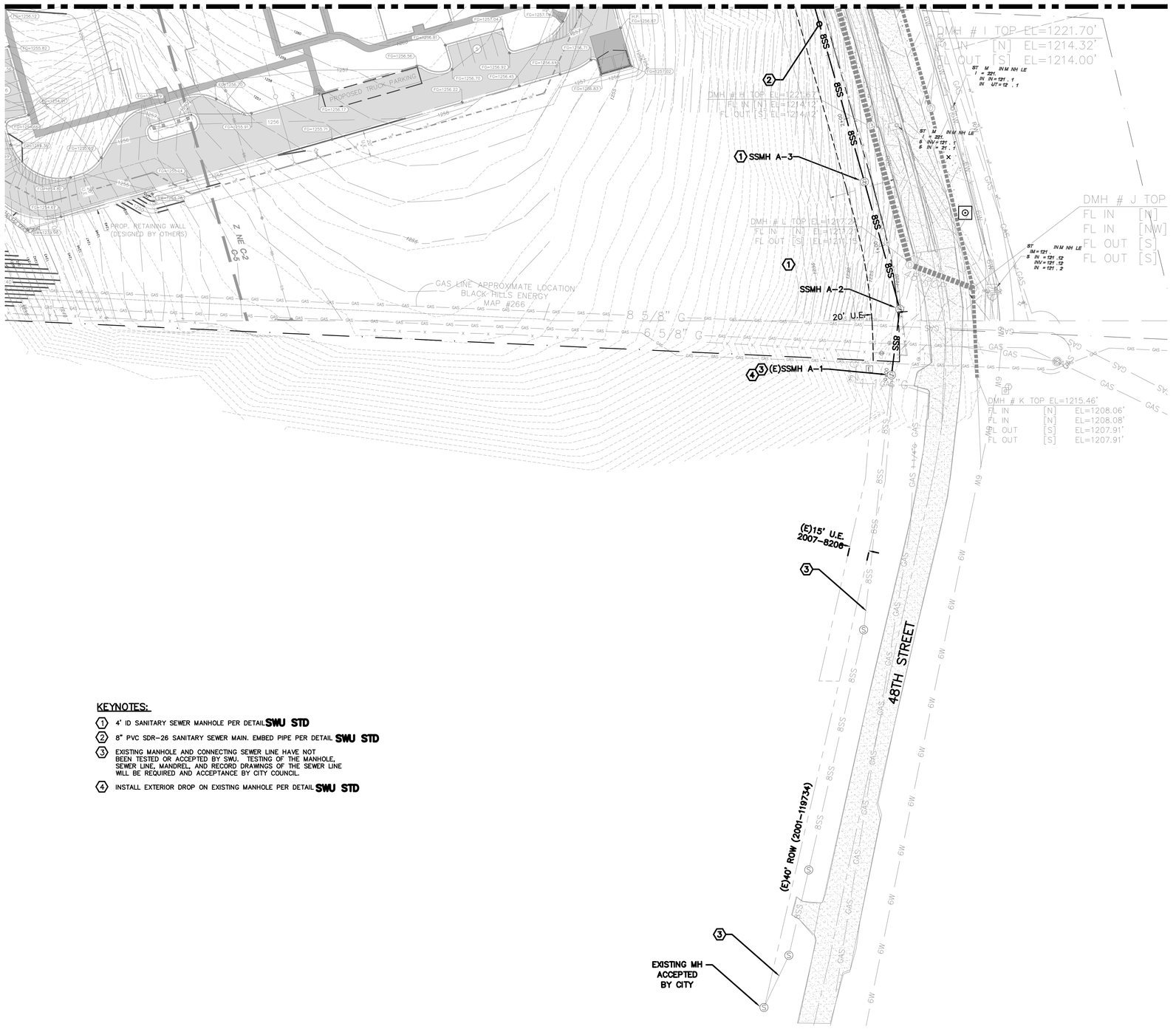
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS LG DR, STE B
ROGERS, AR 72714
O: (479) 394-0209
F: (479) 387-2563
M: (479) 387-2563
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 5
File No. 19-1045.dwg
C7.5

Z:\ECE- Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	● IPF
PROPERTY LINE	
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING BARBED WIRE FENCE	X
EXISTING GAS METER	1336
EXISTING ELECTRIC TRANSFORMER	□
EXISTING 6" WATER MAIN	6W
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING 8" SEWER MAIN	8SS
EXISTING SEWER MANHOLE	Ⓢ
PROPOSED EASEMENT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED CURB	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED STREET LIGHT	
PROPOSED GRAVEL	
PROPOSED STORM DRAIN	
PROPOSED 6" WATERMAIN	8W
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED 6" SEWER MAIN	6SS
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	CO

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **SWU STD**
2. 8" PVC SDR-26 SANITARY SEWER MAIN. EMBED PIPE PER DETAIL **SWU STD**
3. EXISTING MANHOLE AND CONNECTING SEWER LINE HAVE NOT BEEN TESTED OR ACCEPTED BY SWU. TESTING OF THE MANHOLE, SEWER LINE, MANDREL, AND RECORD DRAWINGS OF THE SEWER LINE WILL BE REQUIRED AND ACCEPTANCE BY CITY COUNCIL.
4. INSTALL EXTERIOR DROP ON EXISTING MANHOLE PER DETAIL **SWU STD**

UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND SPRINGDALE WATER UTILITIES (SWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF SWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES SPECIFICATIONS DATED AUGUST 27, 2014 AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY SWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 50. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO SWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

I. PLEASE BE ADVISED, THE SWU GIS MAPS ARE SCHEMATIC IN NATRE, AND ARE NOT INTENDED TO REPRESENT EXACT REAL-WORLD CONDITIONS. THE CITY OF SPRINGDALE WATER & SEWER COMMISSION AND SWU MAKE NO CLAIMS, WARRANTIES, PROMISES, OR GUARANTEES APPROXIMATION OR ESTIMATION, AND EXPRESSLY DISCLAIM LIABILITY FOR ANY AND ALL ERRORS AND/OR.

CERTIFICATE OF AUTHORIZATION — ECE No. 3356 — ARKANSAS ENGINEER

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO SWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — Jason E. Ingalls — No.11411 — 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

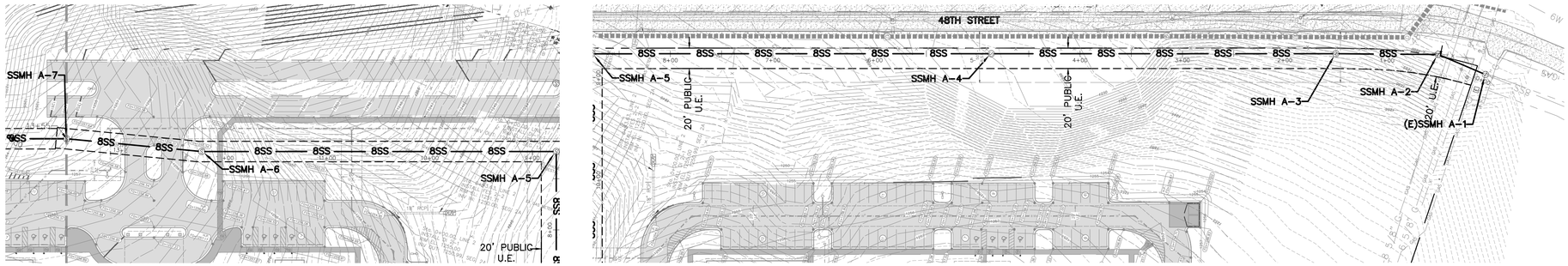
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITE US-DR. STE B
ROGERS, ARKANSAS 72714
O: (479) 364-3028
D: (479) 367-2924
M: (501) 733-2660
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME UTILITY PLAN 6
File No. 19-1045.dwg
C7.6

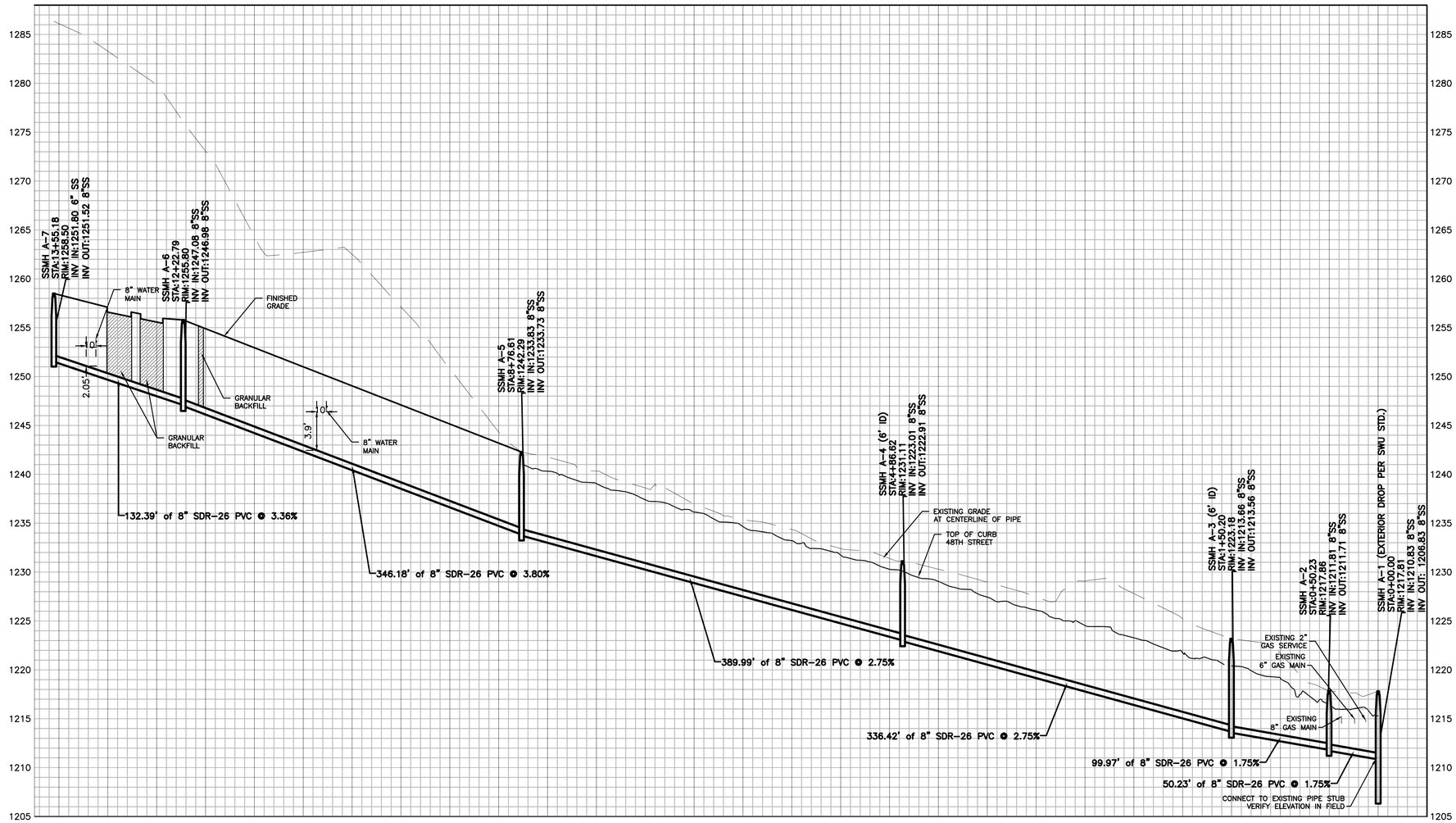
Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



SANITARY SEWER PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60



SANITARY SEWER PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls

3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS

48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.

2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

DRAWN BY: KAB

CHECKED BY: JEI

DATE 7/21/2020

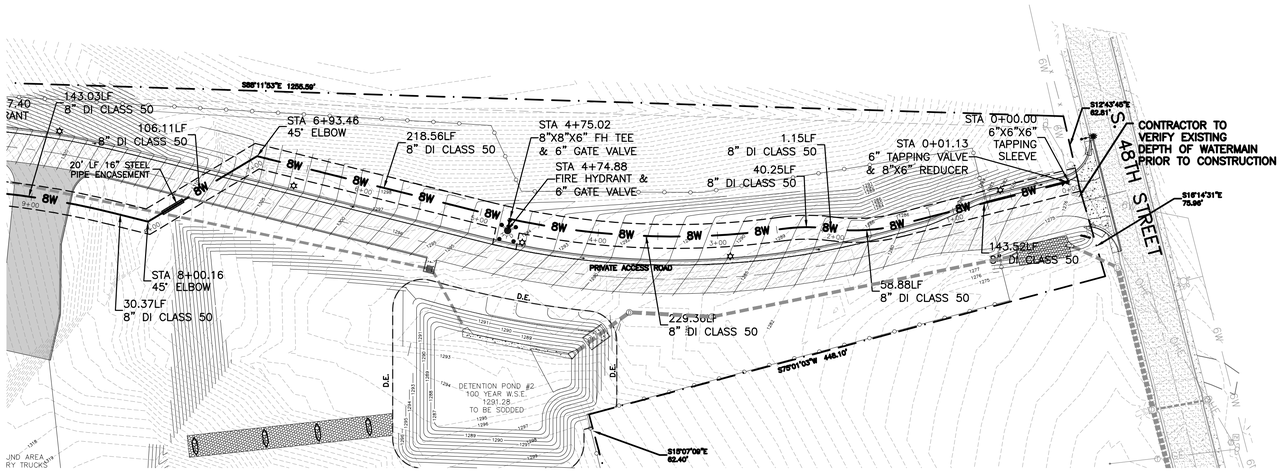
JOB NUMBER 19-1045

SHEET NAME OFF-SITE SANITARY SEWER PLAN & PROFILE

File No. 19-1045.dwg

C8.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

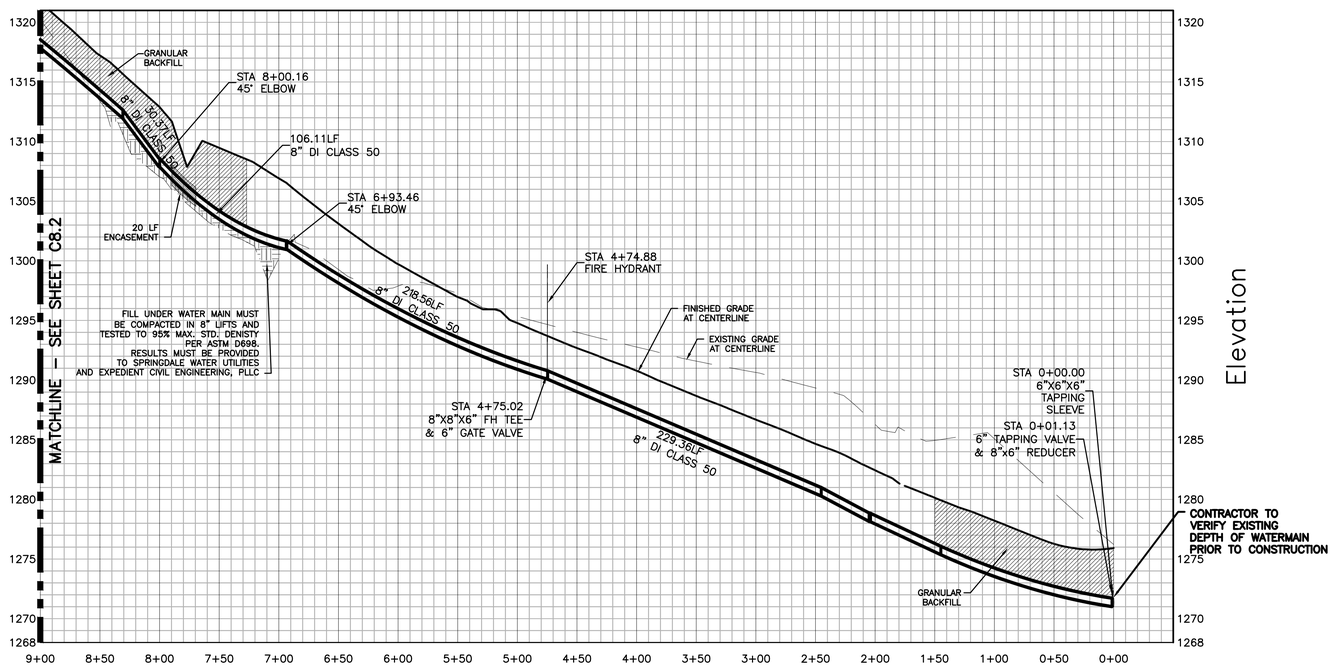


WATERLINE A PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

NORTH



WATERLINE A PROFILE

HORIZONTAL SCALE: 1" =60'
VERTICAL SCALE: 1" = 6'

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
3/23/2023

9200 SUITES US DR, STE B
ROGERS, AR 72758-2714
O: (479) 364-3028
D: (479) 387-2324
M: (501) 733-2550
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

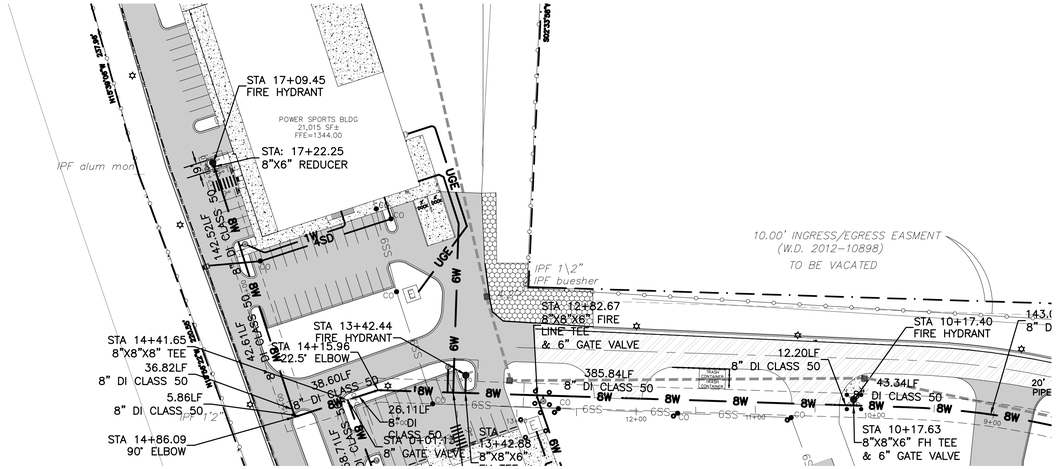
WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	7/21/2020
JOB NUMBER	19-1045
SHEET NAME	WATER LINE 'A' PLAN & PROFILE (STA. 0+00–9+00)
File No.	19-1045.dwg
	C8.1

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

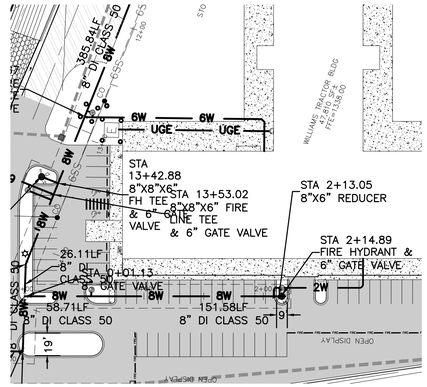


WATERLINE A PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

NORTH

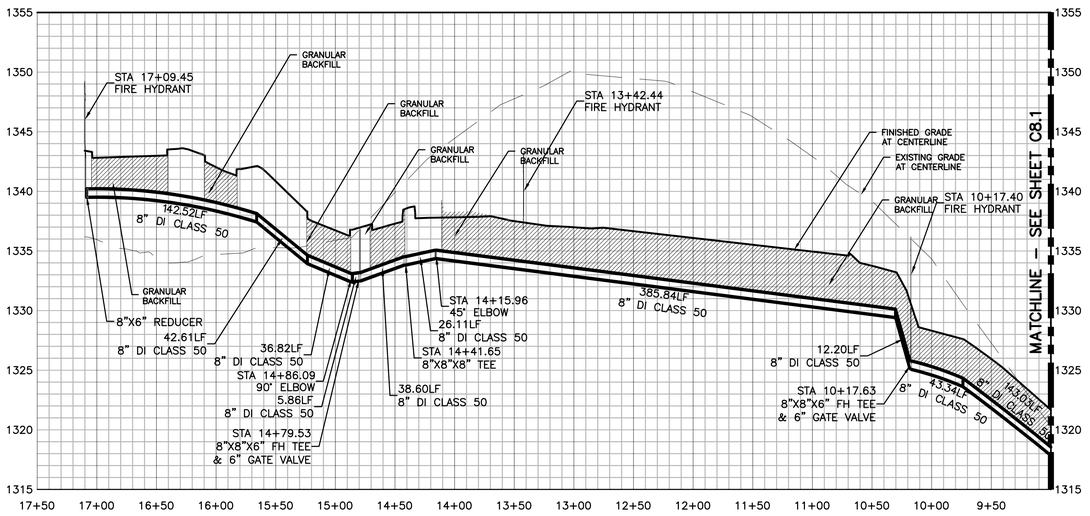


WATERLINE B PLAN

HORIZONTAL SCALE: 1" =60'

60 0 60

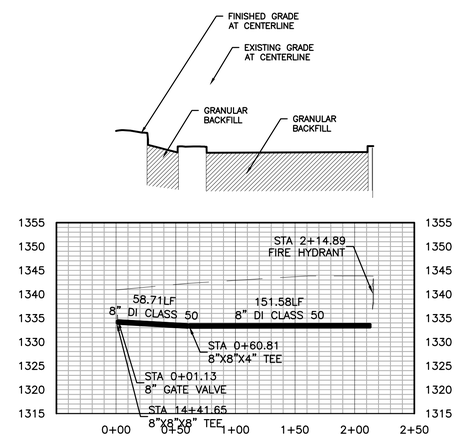
NORTH



WATERLINE A PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'



WATERLINE B PROFILE

HORIZONTAL SCALE: 1" =60'

VERTICAL SCALE: 1" = 6'

CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER
ECE
No. 3356

811
Know what's below.
Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE B
ROGERS, ARKANSAS 72719
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-0560
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

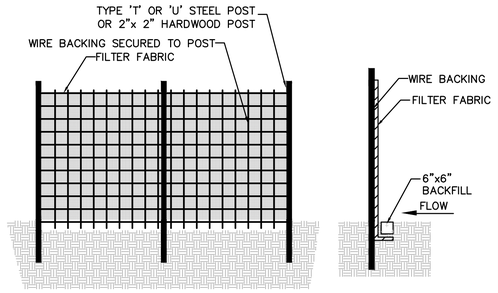
DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME (STA. WATER LINE 'A' 9+00–17+23) & WATERLINE 'B' PLAN & PROFILE
File No. 19-1045.dwg

C8.2

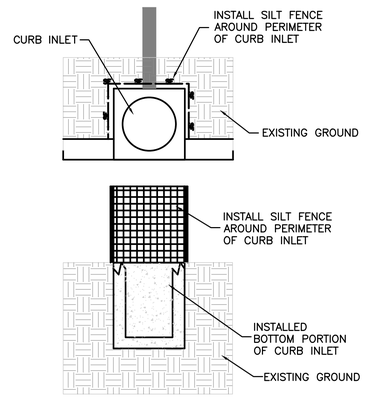
Z:\ECE - Work\Projects\2019 Projects\19 - 1045 Williams Tractor\Dwg\19-1045.dwg

NOTES:

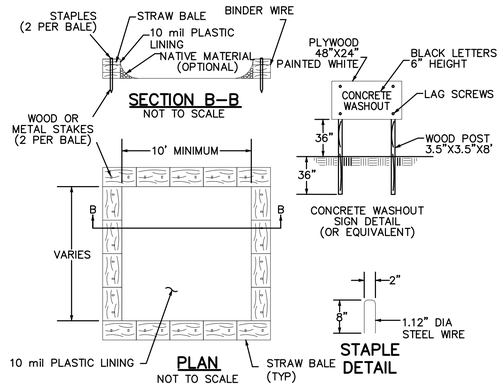
1. ADJOINING FILTER CLOTH SECTIONS MUST OVERLAP A MINIMUM OF 6" AND FOLDED.
2. STAKES ARE TO BE EMBEDDED A MINIMUM OF 12 INCHES.
3. EXCAVATE SMALL TRENCH AT BASE OF SILT FENCE AND PLACE FABRIC ALONG BOTTOM OF TRENCH. COMPACT SOIL OVER FABRIC IN TRENCH AS SHOWN IN DETAIL.
5. FABRIC FOR SILT FENCE MAY BE WOVEN OR NON-WOVEN MATERIAL AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
6. SEDIMENT AND DEBRIS ACCUMULATED BEHIND THE SILT FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGTH OF THE FENCE.
7. IMMEDIATELY REPLACE CLOGGED OR DAMAGED FENCE.



DETAIL 3 – SILT FENCING
NOT TO SCALE

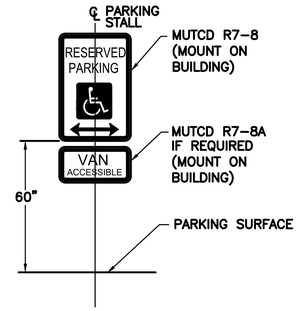


DETAIL 4 – CURB INLET EROSION CONTROL
NOT TO SCALE

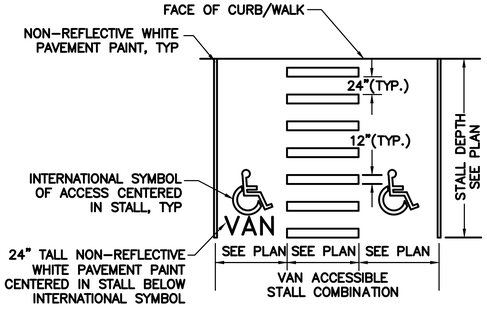


TYPE "ABOVE GRADE" WITH STRAW BALES

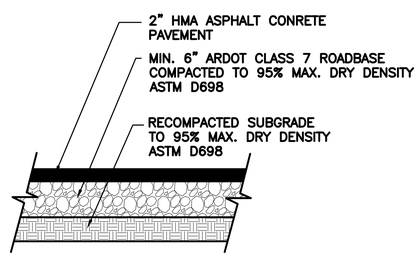
DETAIL 5 – CONCRETE WASHOUT
NOT TO SCALE



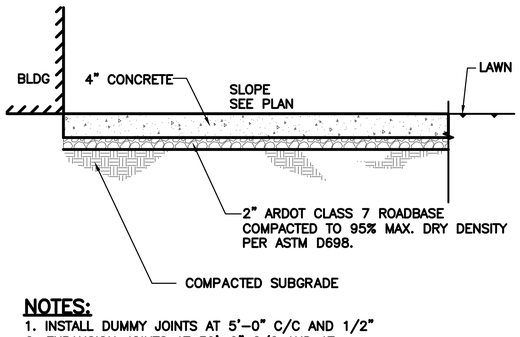
DETAIL 6 – ACCESSIBLE PARKING SIGN
NOT TO SCALE



DETAIL 7 – ACCESSIBLE PARKING STRIPING
NOT TO SCALE

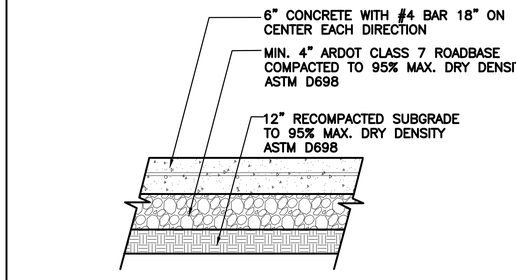


DETAIL 8 – STANDARD DUTY ASPHALT SECTION
NOT TO SCALE

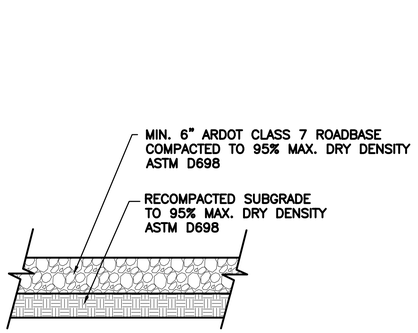


NOTES:
1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS.

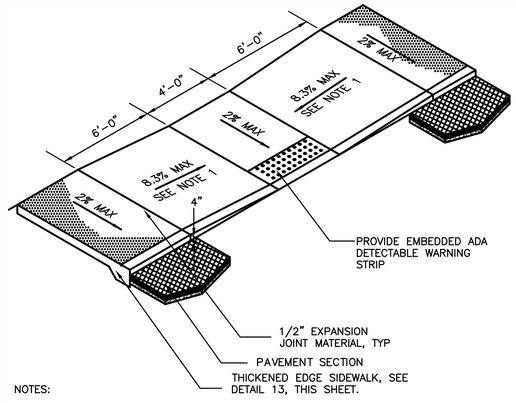
DETAIL 9 – 4" STANDARD CONCRETE SIDEWALK
NOT TO SCALE



DETAIL 10 – HEAVY CONCRETE SECTION
NOT TO SCALE

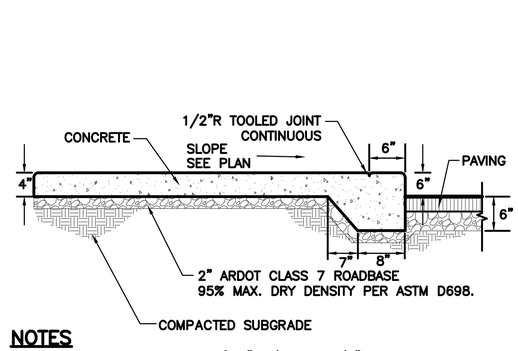


DETAIL 11 – STANDARD GRAVEL SECTION
NOT TO SCALE



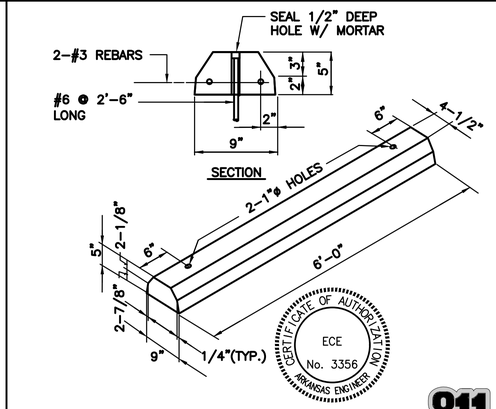
NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 12 – ACCESSIBLE RAMP
NOT TO SCALE



NOTES
1. INSTALL DUMMY JOINTS AT 5'-0" C/C AND 1/2"
2. EXPANSION JOINTS AT 30'-0" C/C AND AT TERMINATIONS AGAINST SIDEWALK INTERSECTIONS UNLESS NOTED OTHERWISE BY ARCHITECT. SEE SITE PLAN FOR FINISH REQUIREMENTS

DETAIL 13 – 4" THICKENED EDGE CONCRETE SIDEWALK
NOT TO SCALE



DETAIL 14 – PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

CITY PROJECT #L23-10

811 Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jason E. Ingalls
No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

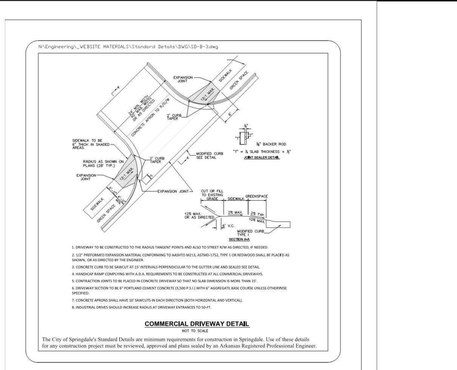
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

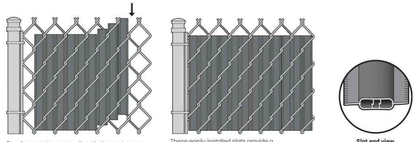
9200 SUITS LUG DR, STE B
NORTH LITTLE ROCK, AR 72114
O: (479) 394-5029
D: (479) 397-2564
M: (501) 590-1980
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C9.0

Z:\ECE- Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

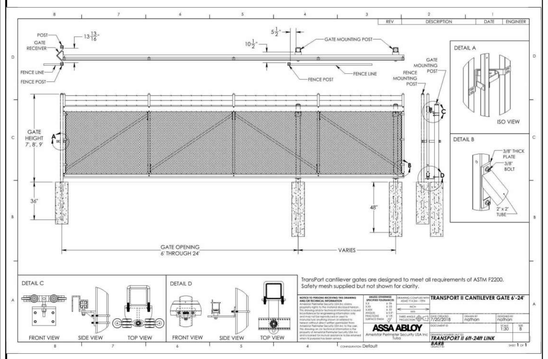

N:\Engineering_WEBSITE MATERIALS\Standard Details\SWD\SD-B-3.dwg
EXPANSION JOINT
SIDEWALK
NOTE STYLE
DRIVEWAY TO BE CONSTRUCTED AT 90° TO STREET
CONCRETE WORK TO FLOW
FLOW LINE
"A" BACKER ROD
"A" SLAB THICKNESS + 5" JOINT SEALER DETAIL
RADIUS AS SHOWN ON PLANS (SEE TYP.)
CURB SEE DETAIL
MODIFIED CURB SEE DETAIL
EXPANSION JOINT
EXPANSION JOINT
CUT OF FILL TO EXISTING GRADE
SIDEWALK
GREENSPACE
SIDEWALK
SIDEWALK
SIDEWALK



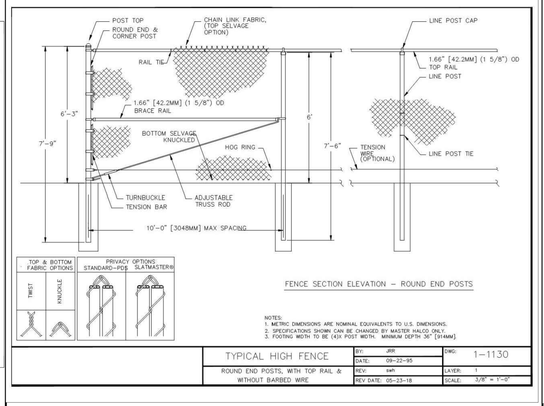
SLAT NAME	SLAT WIDTH	MESH SIZE	WIRE GAUGE	COVERAGE AREA
WINGED SLAT	1.719"	2" ONLY	9 GAUGE ONLY	10 LINEAR FEET

Winged® Fence Slats

DETAIL 25 – CHAIN LINK WITH VINYL SLATS
NOT TO SCALE

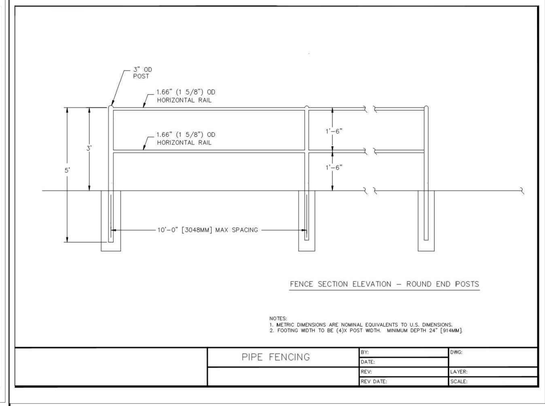


DETAIL 26 – CHAIN LINK AUTOMATIC SLIDING GATE
NOT TO SCALE



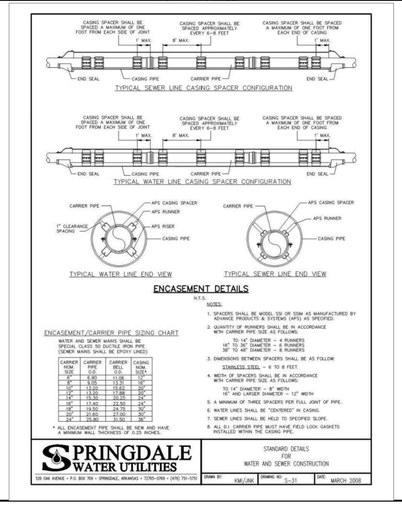
TYPICAL HIGH FENCE	BY: JRR	DWG: 1–1130
ROUND END POSTS, WITH TOP RAIL & WITHOUT BARBED WIRE	DATE: 09–22–95	LAYER: 1
	REV: swh	SCALE: 3/8" = 1'–0"
	REV DATE: 05–23–18	

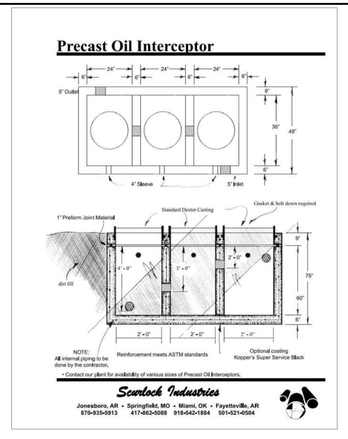
DETAIL 28 – CHAIN FENCING
NOT TO SCALE



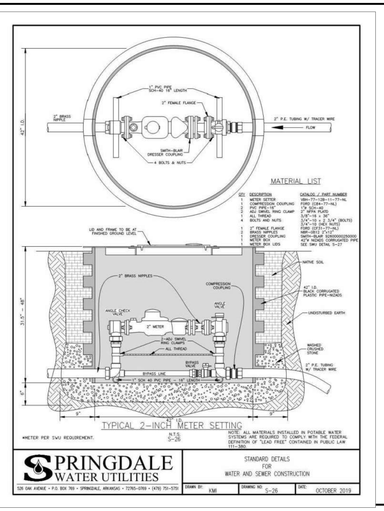
PIPE FENCING	BY:	DWG:
	DATE:	
	REV:	LAYER:
	REV DATE:	SCALE:

DETAIL 29 – PIPE FENCING
NOT TO SCALE



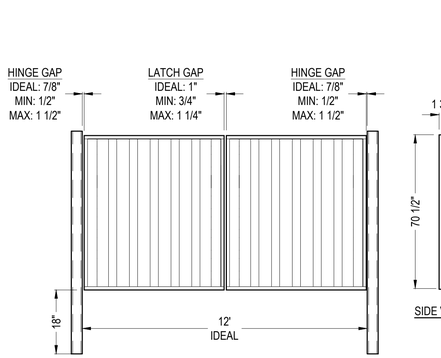


DETAIL 27 – SAND/OILINTERCEPTOR
NOT TO SCALE



DETAIL 30 – WOOD FENCING
NOT TO SCALE

.\City Details\6-FOOT-WOOD-FENCE.jpg



DETAIL 31 – WOOD GATE
NOT TO SCALE

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

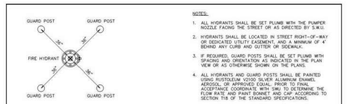
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SOUTH US DR, STE B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 387-2924
M: (479) 200-0028
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

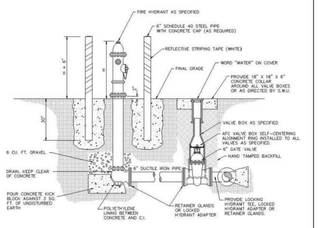
DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C11.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



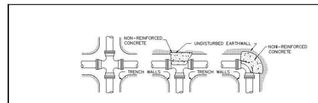
NOTES:
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' FROM ANY OBSTRUCTION SUCH AS A BUILDING.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM 10100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE. PAINT BONNET AND CAP TO MATCH THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.

PLAN VIEW

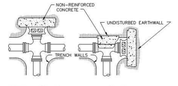


FIRE HYDRANT WITH GUARD POSTS
(GUARD POST ONLY AS REQUIRED)
S-2

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



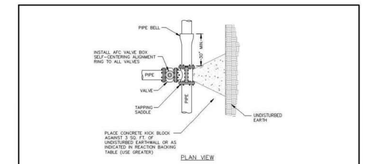
CROSS W/PLUG TEE W/PLUG

NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE BACKED. REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN ZONE AREAS AS DIRECTED BY THE ENGINEER.

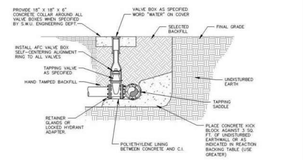
SIZE	REACTION BACKING TABLE: REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING — TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
3"	1	1	1	1
4"	1	1	1	1
6"	2	3	2	1
8"	3	5	3	2
10"	5	8	4	2
12"	7	11	6	3
14"	10	16	8	4
16"	13	21	11	5
18"	17	27	14	6
20"	21	33	17	8
24"	30	48	24	11
30"	47	74	37	17
36"	65	80	46	23

REACTION BACKING
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



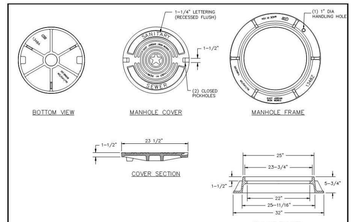
PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

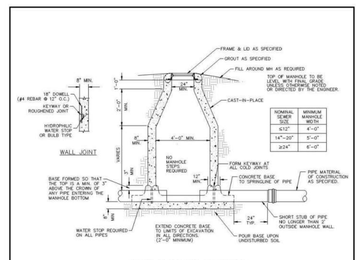


MANHOLE FRAME & COVER
(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)
N.T.S.

VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS
COVER: 120 LBS
FRAME: 250 LBS
MINIMUM COMBINED WEIGHT: 360 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008



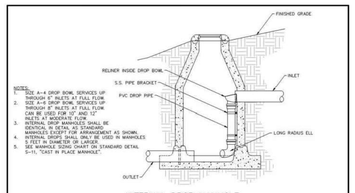
NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
6"-12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

CAST IN PLACE MANHOLE
N.T.S.

NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL LOOSE MATERIAL.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

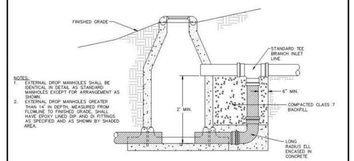
MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008



NOTES:
1. SIZE A-4 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW.
2. SIZE A-6 DROP BOWL SERVICES UP THROUGH 8" INLETS AT FULL FLOW. CAN BE USED FOR 10" AND 12" INLETS AT MODERATE FLOW.
3. ALL DROP BOWL FITTINGS SHALL BE IDENTICAL IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. DROP BOWL MANHOLES ARE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S-11, "COST IN PLACE MANHOLE".

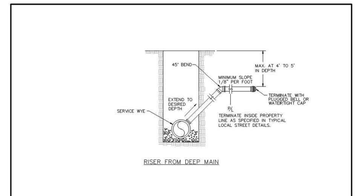
INTERNAL DROP MANHOLE
(USING RELINGER-DURAN INC DROP BOWL TYPE "A")
N.T.S.



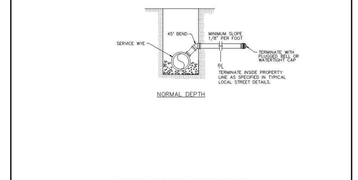
NOTES:
1. EXTERNAL DROP MANHOLES SHALL BE IDENTICAL IN DETAIL TO STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 8" IN DIAMETER SHALL BE USED FOR FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND SI FITTINGS, AS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-12 | DATE: AUGUST 2014



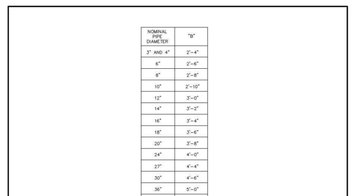
RISER FROM DEEP MAIN



NORMAL DEPTH

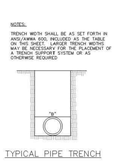
SEWER SERVICE CONNECTIONS
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008



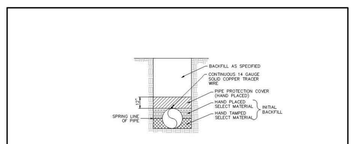
NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

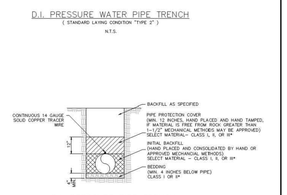


TYPICAL PIPE TRENCH
N.T.S.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.



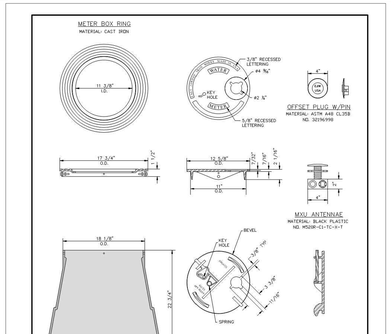
D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL SHALL CONFORM TO THE GRADE CURVE FILL SECTION OF THE SPECIFICATIONS

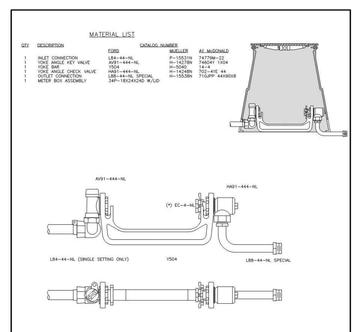
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014



STANDARD METER BOX
N.T.S.

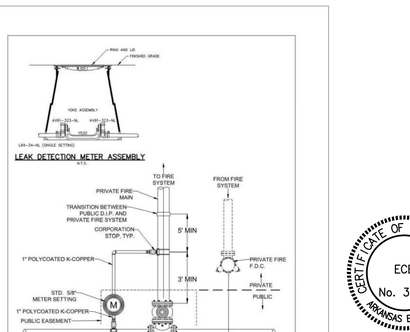
SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



TYPICAL 1" METER SETTING
YOKE ASSEMBLY, 1" METER
1" COPPER OR PE, P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.
*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



SPRINGDALE WATER UTILITIES
128 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5701
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: LVS | DRAWING NO: S-36 | DATE: FEB. 2016

CERTIFICATE OF AUTHORIZATION
ECE
No. 3356
ARKANSAS ENGINEER

811
Know what's below.
Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

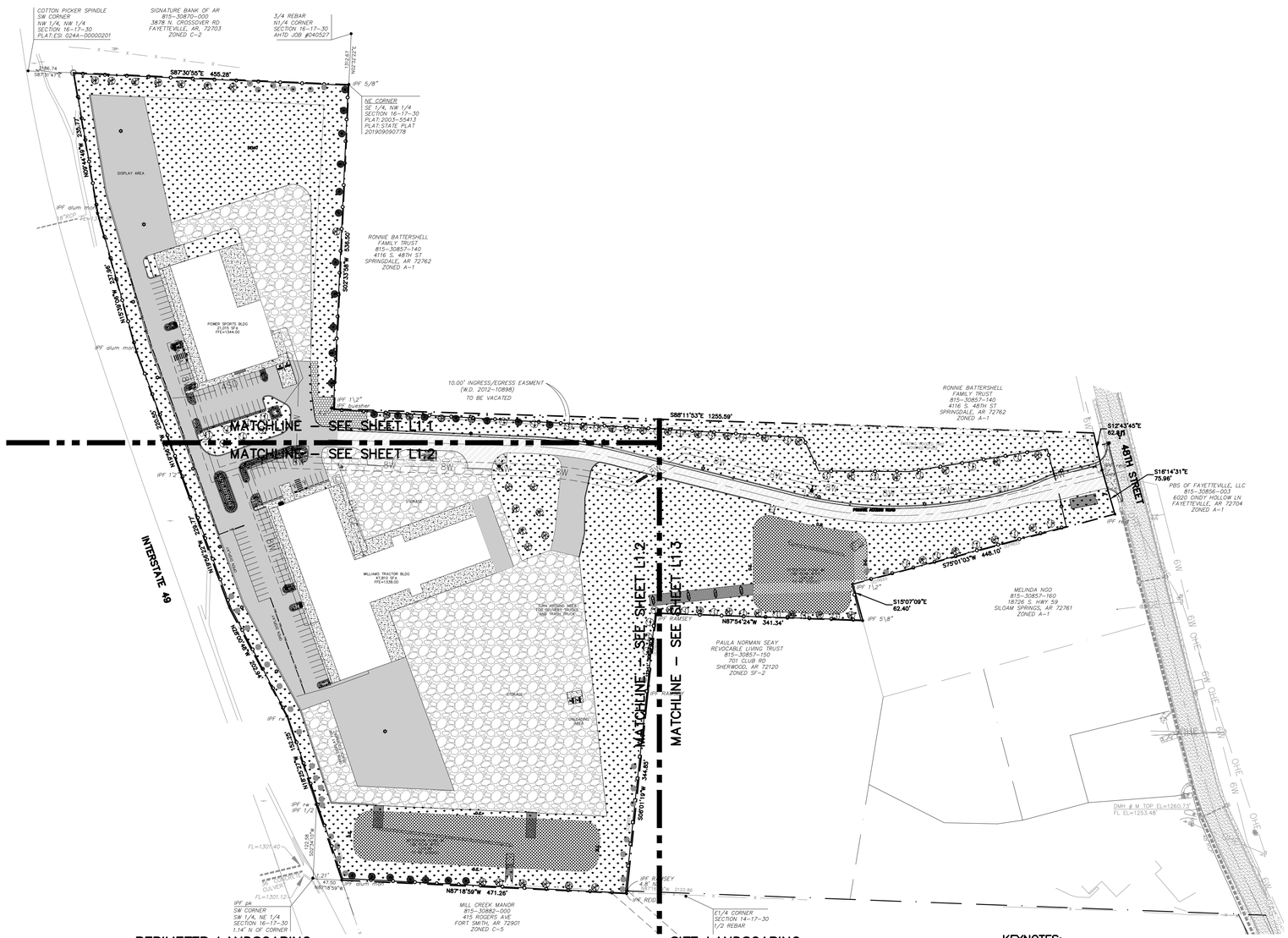
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

6200 SOUTHGATE DR., STE. B
BENTONVILLE, AR 72714
O: (479) 364-0028
D: (479) 357-2304
M: (479) 200-0503
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME DETAILS
File No. 19-1045.dwg
C12.0

Z:\ECE--Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W
EXISTING GAS MAIN	GAS
EXISTING OVERHEAD POWER	OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED HYDROSEED	
PROPOSED SOD	

LANDSCAPING REQUIREMENTS:

PERIMETER LANDSCAPING
1. REQUIRED – 1 TREE EVERY 25 LF OF PROPERTY LINE NOT ADJACENT TO RIGHT OF WAY OR 3,915 LF PERIMETER AT 25' SPACING = 157 TREES
2. PROVIDED – 101 EXISTING TREES AND 56 TREES

PARKING LOT LANDSCAPING
REQUIRED – 10% OF PARKING AREA
POWER SPORTS BUILDING –26,102 SF PARKING
TRACTOR BUILDING – 23,980 SF PARKING
PROVIDED – POWER SPORTS BUILDING – 8,274 SF
PROVIDED – TRACTOR BUILDING – 3,550 SF

GREENSPACE
1. PROVIDED –

TOTAL LOT AREA:	909,968 SF
IMPERVIOUS AREA:	309,784 SF
GRAVEL AREA:	224,397 SF
PERVIOUS AREA:	375,787 SF
LANDSCAPE AREA:	421,209 SF
GREENSPACE:	46.3%

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 2 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF SPRINGDALE.
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. IRRIGATION SYSTEM TO BE DESIGN BUILD.
7. THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	32	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	25	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	EXISTING TREES		31	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	31	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	BIRCH	BETULA	8	2" CALIPER B & B MIN. 6'	25' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	15	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	7	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		506	3 GALLON	5' MIN.

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	0	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.

KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET
SPRINGDALE, AR

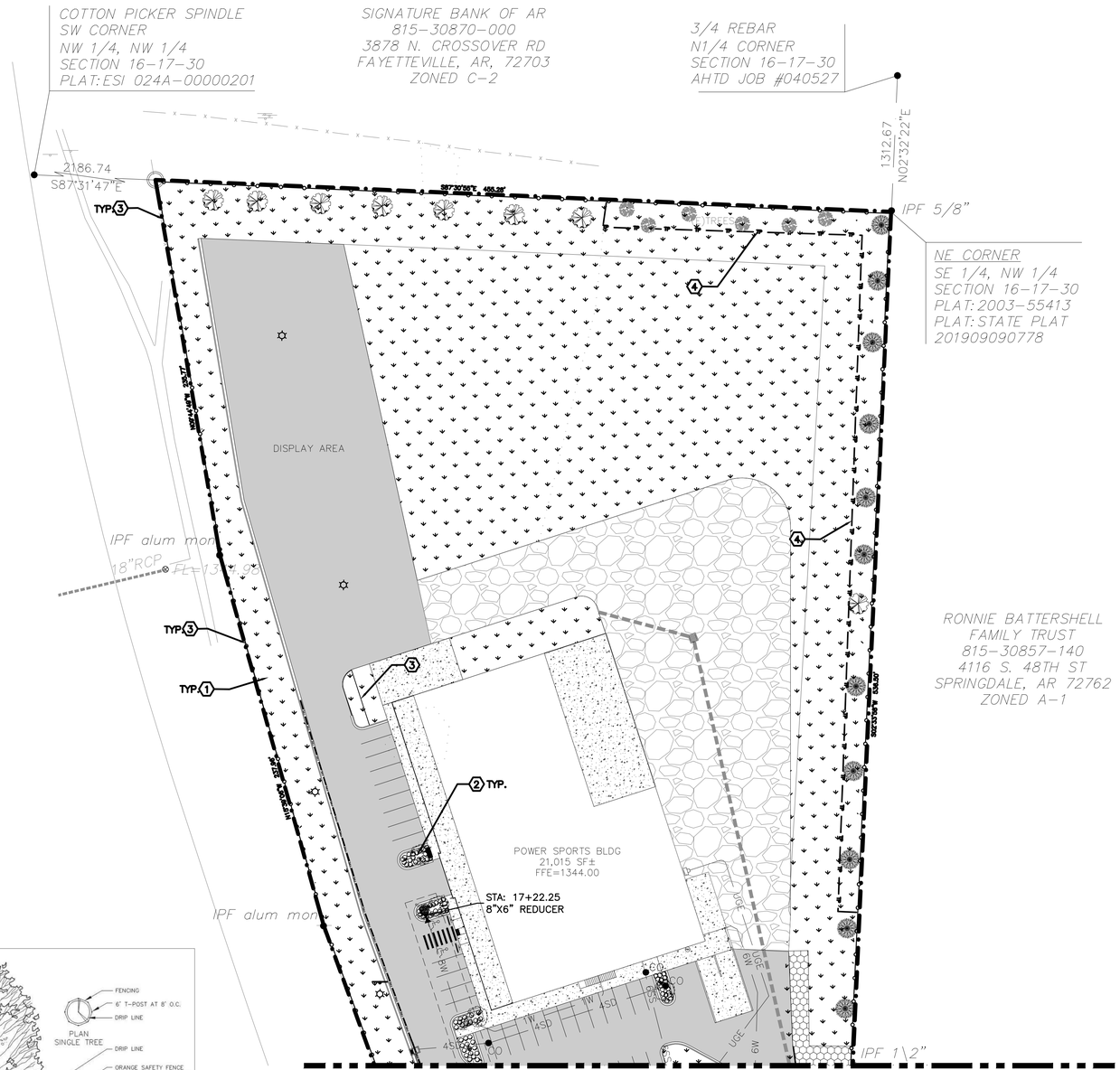
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

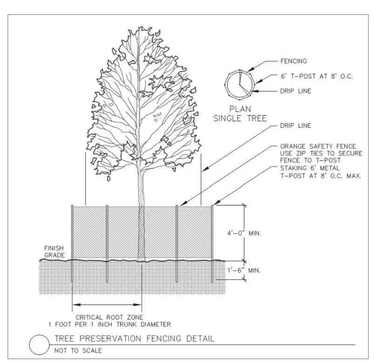
8620 SUITS US DR, STE B
FORT SMITH, AR 72916
O: (479) 384-0028
D: (479) 397-2924
M: (479) 650-0500
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME OVERALL LANDSCAPE PLAN
File No. 19-1045.dwg
L1.0

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg





KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING
4. TREE PROTECTION FENCING PER DETAIL ON THIS SHEET

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	15	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	7	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		506	3 GALLON	5' MIN.

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	32	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	25	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	EXISTING TREES		31	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	31	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	BIRCH	BETULA	8	2" CALIPER B & B MIN. 6'	25' MIN.

CITY PROJECT #L23-10

Know what's below. Call before you dig.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

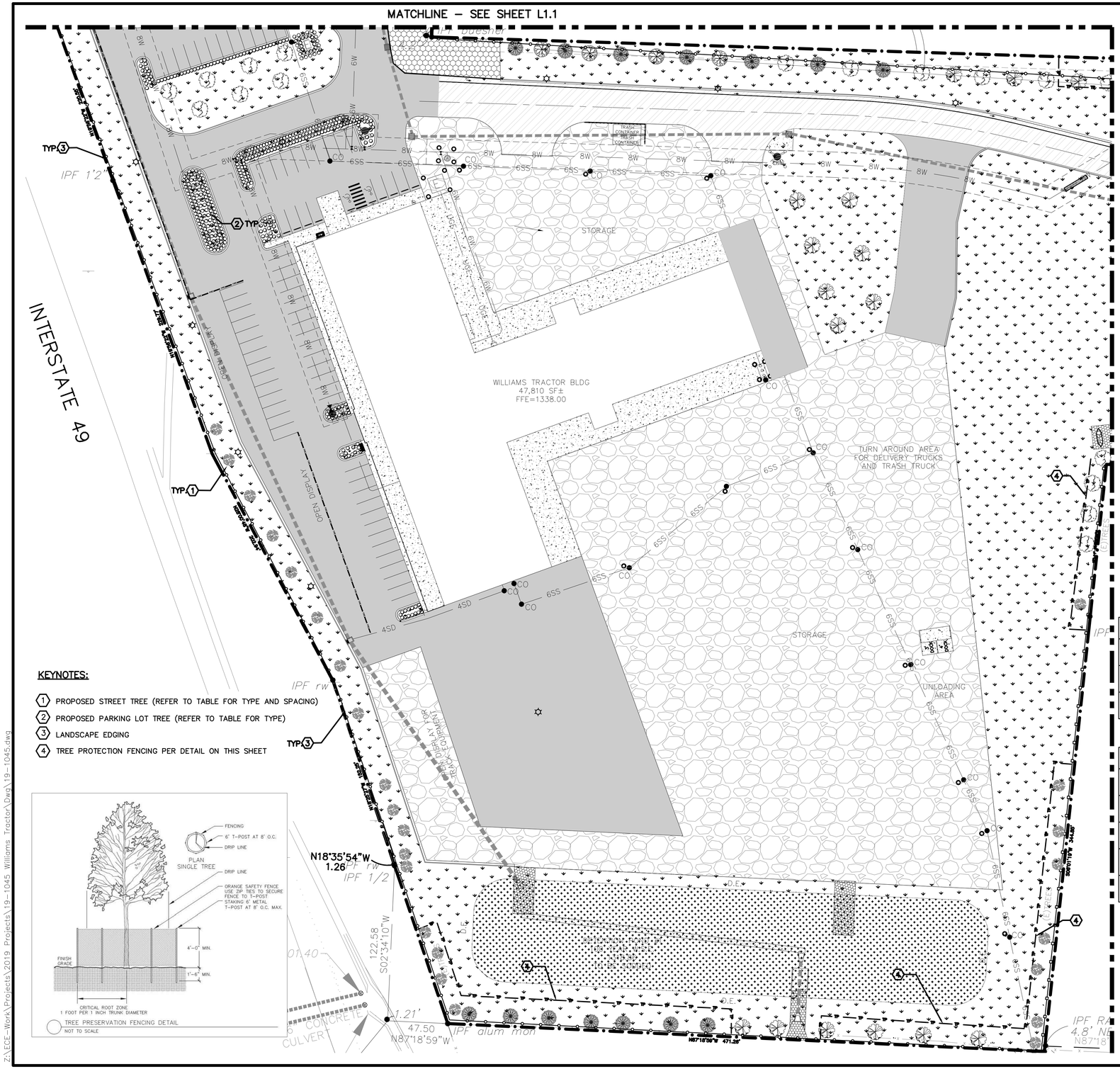
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

8200 SUITES US DR., STE. B
REC A KIDS, AR 72714
O: (479) 364-0028
D: (479) 301-2924
M: (479) 200-2924
EMAIL: jason@ece-plc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME
LANDSCAPE PLAN 1
File No. 19-1045.dwg
L1.1

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING
4. TREE PROTECTION FENCING PER DETAIL ON THIS SHEET

NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	15	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	7	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		506	3 GALLON	5' MIN.

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	32	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	25	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	EXISTING TREES		31	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	31	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	BIRCH	BETULA	8	2" CALIPER B & B MIN. 6'	25' MIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER ACT

811 Know what's below. Call before you dig.

CITY PROJECT #L23-10

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411 3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
SPRINGDALE, AR
48TH STREET

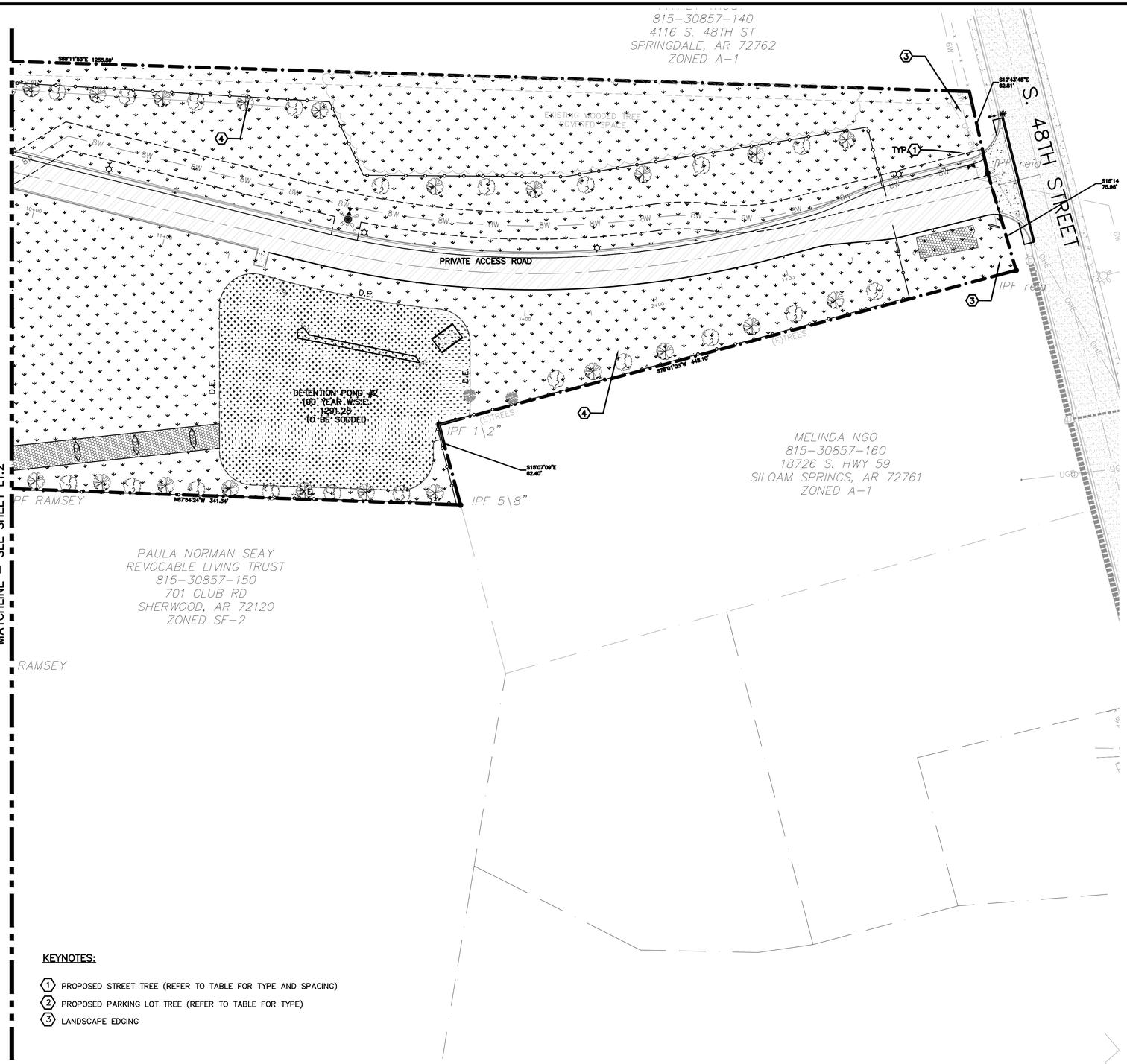
WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR, STE. B
ROGERS, AR 72714
O: (479) 387-2304
M: (479) 366-2063
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME LANDSCAPE PLAN 2
File No. 19-1045.dwg
L1.2

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg



NORTH

40 0 40

SCALE 1" = 40'

LEGEND

FOUND IRON PIN	IPF 1/2 REBAR
PROPERTY LINE	
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING EASEMENT	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CENTERLINE OF ROAD	
EXISTING 6" WATER MAIN	6W 6W
EXISTING GAS MAIN	GAS GAS
EXISTING OVERHEAD POWER	OHE OHE
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED CURB	
PROPOSED STANDARD ASPHALT	
PROPOSED HEAVY ASPHALT	
PROPOSED HANDICAP SIGN	
PROPOSED EASEMENT	
PROPOSED PARKING LOT LIGHT	
PROPOSED LAWN	
TREE PROTECTION FENCE	TP TP
PROPOSED 8" WATER MAIN	8W 8W

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	0	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	GLEDITSIA TRIACANTHOS	0	2" CALIPER B & B MIN. 6'	25' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	15	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	7	2" CALIPER B & B MIN. 6'	25' MIN.
○	SHRUB		506	3 GALLON	5' MIN.

PERIMETER LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
DECIDUOUS	RED MAPLE	ACER RUBRUM	32	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	JAPANESE BLACK PINE	PINUS THUNBERGII	25	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	EXISTING TREES		31	2" CALIPER B & B MIN. 6'	25' MIN.
DECIDUOUS	PIN OAK	QUERCUS PALUSTRIS	31	2" CALIPER B & B MIN. 6'	25' MIN.
EVERGREEN	BIRCH	BETULA	8	2" CALIPER B & B MIN. 6'	25' MIN.

KEYNOTES:

1. PROPOSED STREET TREE (REFER TO TABLE FOR TYPE AND SPACING)
2. PROPOSED PARKING LOT TREE (REFER TO TABLE FOR TYPE)
3. LANDSCAPE EDGING

CITY PROJECT #L23-10

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

811 Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Jason E. Ingalls No.11411
3/23/2023

Rev	Comments	Date
1	PER CITY COMMENTS	3/23/2023

WILLIAMS TRACTOR & FREEDOM POWER SPORTS
48TH STREET SPRINGDALE, AR

WILLIAMS TRACTOR, INC.
2501 SHILOH DR, FAYETTEVILLE, AR 72702

9200 SUITS US DR., STE. B
RIEGELWOOD, NC 28414
O: (479) 364-0028
D: (479) 301-2304
M: (479) 200-3053
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JEI
DATE 7/21/2020
JOB NUMBER 19-1045
SHEET NAME LANDSCAPE PLAN 3
File No. 19-1045.dwg
L1.3

Z:\ECE-Work\Projects\2019 Projects\19-1045 Williams Tractor\Dwg\19-1045.dwg

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

L23-10

March 15, 2023

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: EXHIBIT C
TAX PARCEL #815-30870-000, 815-30871-000, & 815-30857-151
S. 48TH STREET, SPRINGDALE, AR
ECE PROJECT NO. 19-1045

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. Parcel # 815-30873-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

2. Parcel # 815-30855-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

3. Parcel # 815-30882-000 – Mill Creek Manor, LLC
   815 Rogers Ave.
   Fort Smith, AR 72901

4. Parcel # 815-30857-140 – Ronnie Battershell Family Trust
   4116 S 48th Street
   Springdale, AR 72762

5. Parcel # 815-30857-150 – Fidel & Diaz Cabrales
   4625 Shekinah Ln
   Springdale, AR 72762

L23-10

6. Parcel # 815-30857-160 – Melinda Ngo
   18726 Hwy 59
   Siloam Springs, AR 72761

7. Parcel # 815-30872-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

8. Parcel # 815-30868-000 - Long-Lykins, LLC
   P.O. Box 1095
   Gravette, AR 72736

9. Parcel #815-30826-003 - PBS of Fayetteville, LLC
   6020 Cindy Hollow Ln
   Fayetteville, AR 72704

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Gary Tollett, WT Tractor Construction, LLC

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 13, 2023

Date Accepted as Complete: March 24, 2023 Project Number: B23-37

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: WT Tractor Construction, LLC	Name:
E-mail:	E-mail:
Address: 4190 S 48th Street Springdale, AR 72762	Address:
Phone:	Phone:
Site/ Location: 4190 S 48th Street Springdale, AR 72762	Current Zoning District: C-2 & C-5
Assessor's Parcel Number(s): 815-30871-000, 815-30870-000, 815-30857-151	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

See attached variance request letter.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

This project is for a tractor dealership and power sports sales. There will be an approximate 1/4 mile private access drive constructed to the location of the buildings. The buildings do not front 48th Street. The variances are being requested due to the remoteness of the buildings from the collector street and the location of the wooded lands on three sides of the property.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 3/13/23

Expedient Civil Engineering, PLLC
9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

B23-37

March 2, 2023

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: WT TRACTOR CONSTRUCTION, LLC
LARGE SCALE DEVELOPMENT
48TH STREET, SPRINGDALE, AR
ECE PROJECT NO. 19-1045

Mr. Chairperson:

WT Tractor Construction, LLC. has constructed a new tractor sales dealership building and power sports dealership building on Washington County tax parcel numbers 815-30871-000, 815-30870-000, & 815-30857-151 located on the west side of 48th Street and fronting I-49 in Springdale, Arkansas. During construction, the owner determined that some of the approved landscaping location requirements hindered visibility of the site. Therefore, some of these plantings at approved locations were not installed but were placed elsewhere on the site. We performed a site visit on March 2, 2023 to document the number and types of plants that have been installed. A variance is being requested. They are listed as follows: Chapter 56 Landscaping

1. The ordinance requires perimeter trees at a rate of 1 tree every 25' along the perimeter of the property. Trees were not planted along South 48th Street or I-49. About a third of the southern western boundary with I-49 contains many existing trees and we have shown these on the landscape plan. The remainder of the required trees and shrubs along 48th Street and I-49 have been placed around the site. Due to the nature of the business being equipment sales, the owner was hesitant to plant trees, whether placed in groups or every 25', that would hinder their business. We are requesting a variance for the perimeter trees and shrubs along 48th Street and I-49 with the hardship listed above in Item 1.

Commercial Design Standards – Site

2. The ordinance requires plantings to be planted along all entryways to the buildings. We have provided a tree and shrubs in the parking islands on both sides for both building main entrances. The secondary entrances do not have any trees or shrubs. Most of the parking directs customers to the main entrance doors. Again, the buildings do not face 48th Street, but face I-49, with a lot of the customers onsite to purchase tractors or powersports. We are requesting a variance from this requirement.

B23-37

3. The ordinance requires that all truck docks and trash receptacles/dumpsters to be screened from public view. As stated before, the buildings are located a substantial distance from 48th Street. Also, the truck docks are located on the side of the building where shipping and receiving will be performed. Just east of this area, there is a steep grade of more than 15' in height providing a natural screen. Also, since the trash dumpsters are very large at 20' or more in length, two located onsite, we are requesting that only the two sides that face the public view be screened in lieu of 3 sides with gates. A screening fence has been installed around the dumpsters on the sides that face north and east, screening them from public view. The logistics for these dumpsters is different than a typical 6 cy dumpster, mainly how the cans are delivered and hauled off. Therefore, we are requesting a variance for this item.

Thank you for your consideration of the variances and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: WT Tractor Construction, LLC

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

B23-37

March 15, 2023

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: EXHIBIT C
TAX PARCEL #815-30870-000, 815-30871-000, & 815-30857-151
S. 48TH STREET, SPRINGDALE, AR
ECE PROJECT NO. 19-1045

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. Parcel # 815-30873-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

2. Parcel # 815-30855-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

3. Parcel # 815-30882-000 – Mill Creek Manor, LLC
   815 Rogers Ave.
   Fort Smith, AR 72901

4. Parcel # 815-30857-140 – Ronnie Battershell Family Trust
   4116 S 48th Street
   Springdale, AR 72762

5. Parcel # 815-30857-150 – Fidel & Diaz Cabrales
   4625 Shekinah Ln
   Springdale, AR 72762

B23-37

6. Parcel # 815-30857-160 – Melinda Ngo
   18726 Hwy 59
   Siloam Springs, AR 72761

7. Parcel # 815-30872-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

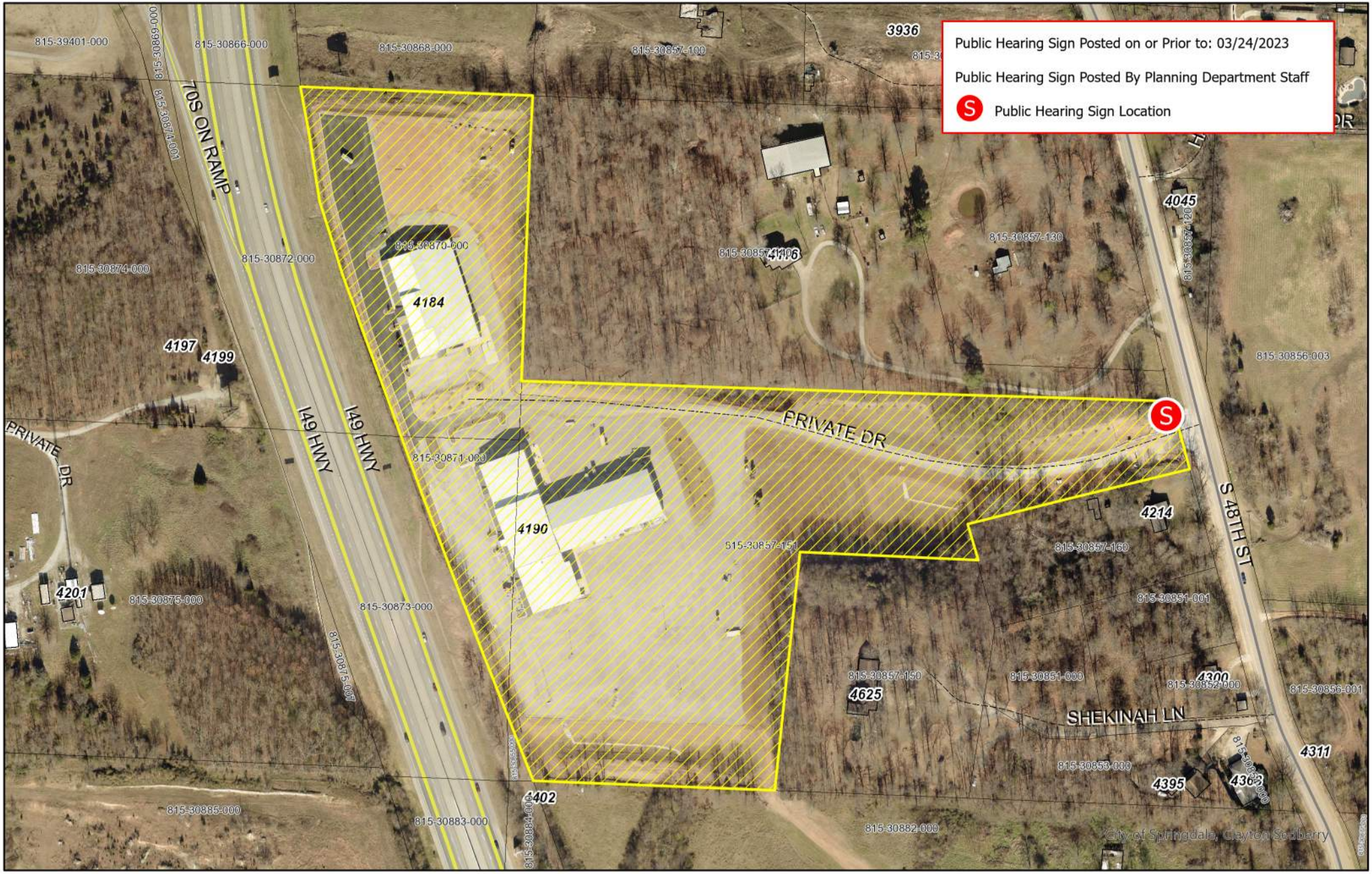
8. Parcel # 815-30868-000 - Long-Lykins, LLC
   P.O. Box 1095
   Gravette, AR 72736

9. Parcel #815-30826-003 - PBS of Fayetteville, LLC
   6020 Cindy Hollow Ln
   Fayetteville, AR 72704

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Gary Tollett, WT Tractor Construction, LLC

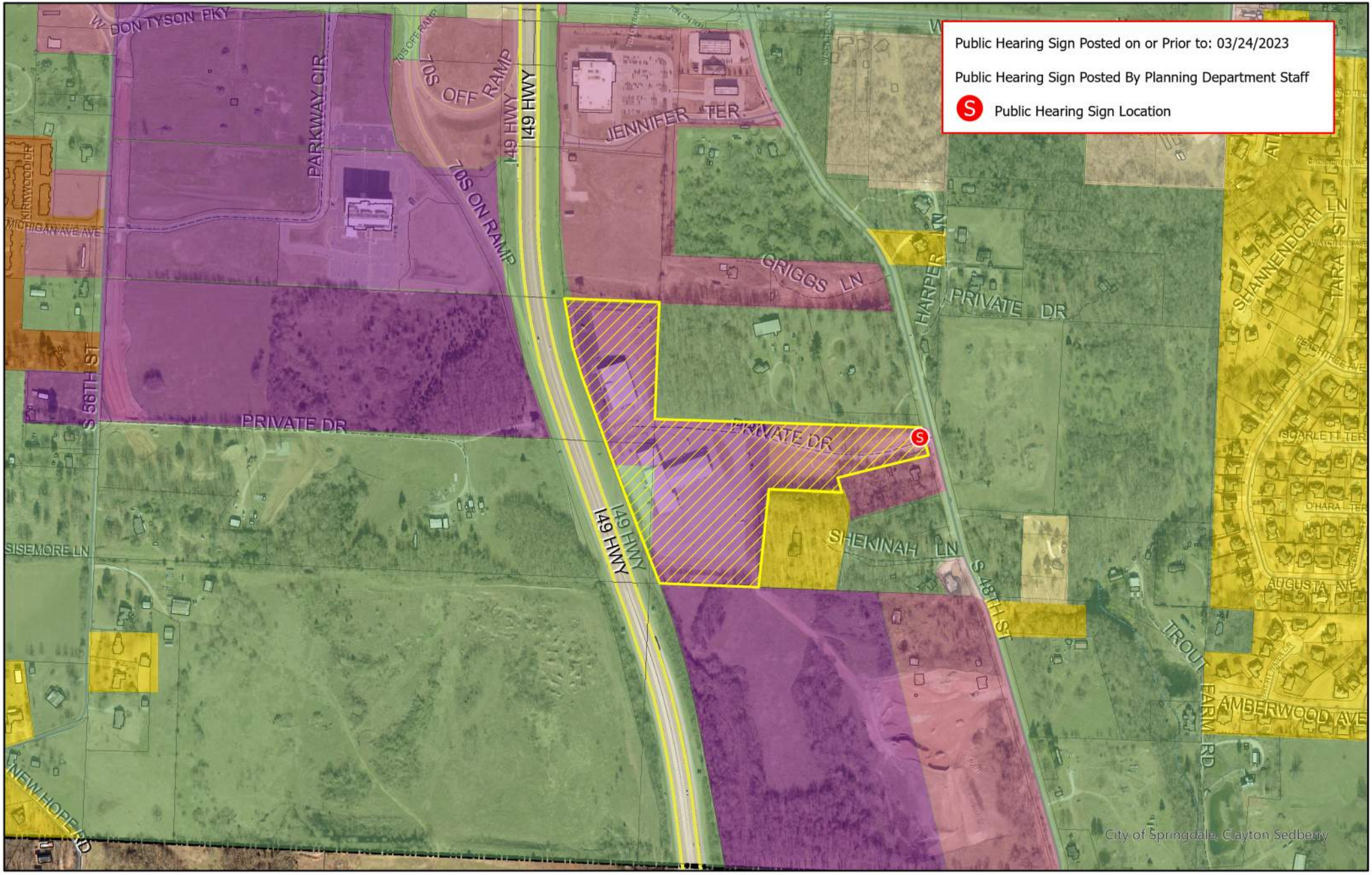


Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08
N

PROJECT: B23-37
APPLICANT: WT Tractor Construction, LLC
REQUEST: Variance for Landscaping

SPRINGDALE
WE'RE MAKING IT HAPPEN



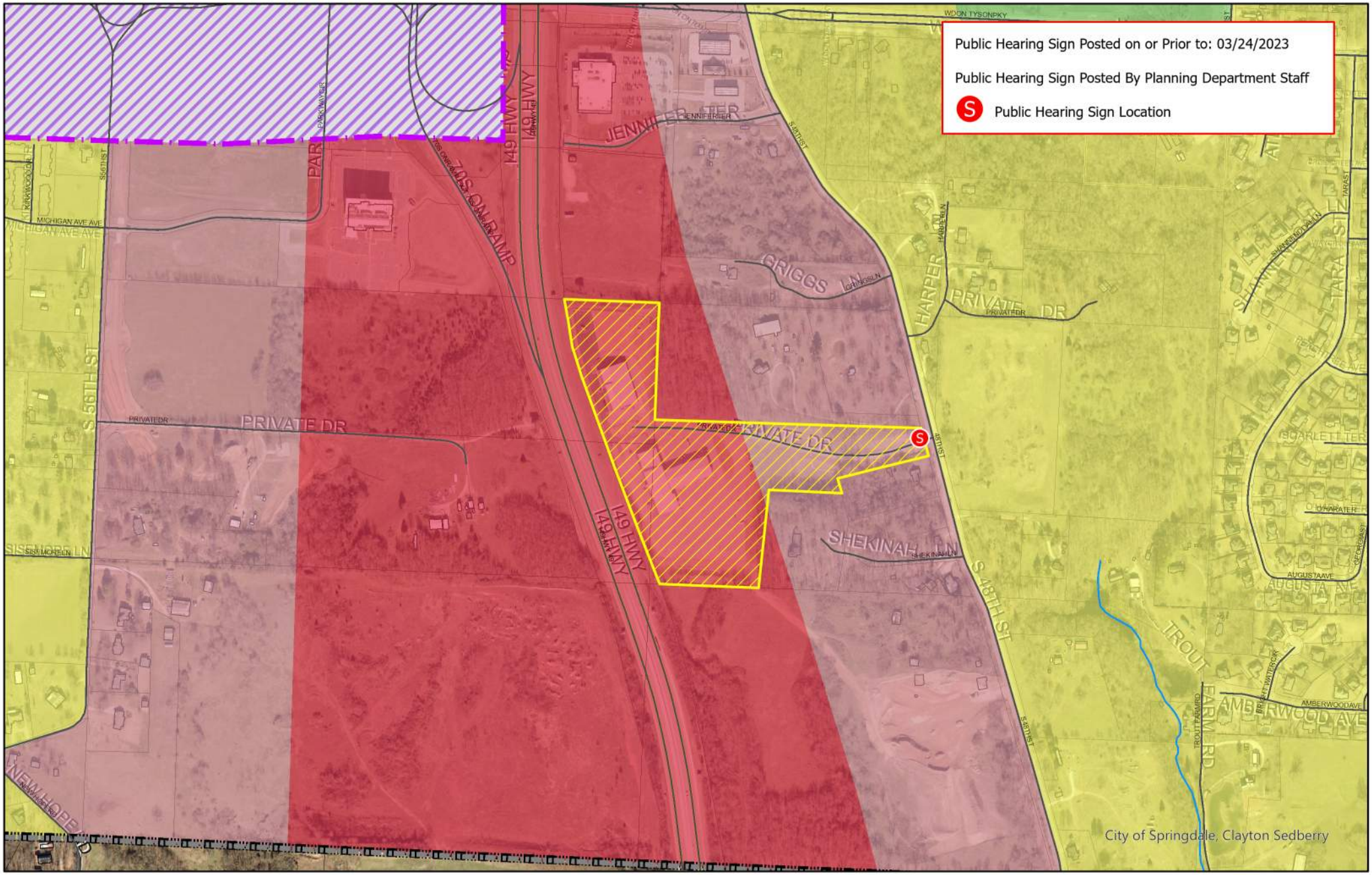
Planning Commission Meeting
April 4, 2023

Miles
0 0.02 0.04 0.09 0.14 0.18

N

PROJECT: B23-37
APPLICANT: WT Tractor Construction, LLC
REQUEST: Variance for Landscaping

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.02 0.04 0.09 0.14 0.18

N

PROJECT: B23-37
APPLICANT: WT Tractor Construction, LLC
REQUEST: Variance for Landscaping

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: March 24, 2023 Project Number: B23-45

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ___X___ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: WT Tractor Construction, LLC	Name:
E-mail:	E-mail:
Address: 4190 S 48th Street Springdale, AR 72762	Address:
Phone:	Phone:
Site/ Location: 4190 S 48th Street Springdale, AR 72762	Current Zoning District: C-2 & C-5
Assessor's Parcel Number(s): 815-30871-000, 815-30870-000, 815-30857-151	Rezone required:
	Total Acreage:

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☒ Entryway landscaping
- ☐ Parking lot landscaping
- ☒ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☒ **SCREENING**
- ☒ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached variance request letter.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

See attached variance request letter.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

See attached variance request letter.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

See attached variance request letter.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 3/15/2023

Expedient Civil Engineering, PLLC
9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

B23-45

March 2, 2023

Board of Adjustments Chairperson
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: WT TRACTOR CONSTRUCTION, LLC
LARGE SCALE DEVELOPMENT
48TH STREET, SPRINGDALE, AR
ECE PROJECT NO. 19-1045

Mr. Chairperson:

WT Tractor Construction, LLC. has constructed a new tractor sales dealership building and power sports dealership building on Washington County tax parcel numbers 815-30871-000, 815-30870-000, & 815-30857-151 located on the west side of 48th Street and fronting I-49 in Springdale, Arkansas. During construction, the owner determined that some of the approved landscaping location requirements hindered visibility of the site. Therefore, some of these plantings at approved locations were not installed but were placed elsewhere on the site. We performed a site visit on March 2, 2023 to document the number and types of plants that have been installed. A variance is being requested. They are listed as follows: Chapter 56 Landscaping

1. The ordinance requires perimeter trees at a rate of 1 tree every 25' along the perimeter of the property. Trees were not planted along South 48th Street or I-49. About a third of the southern western boundary with I-49 contains many existing trees and we have shown these on the landscape plan. The remainder of the required trees and shrubs along 48th Street and I-49 have been placed around the site. Due to the nature of the business being equipment sales, the owner was hesitant to plant trees, whether placed in groups or every 25', that would hinder their business. We are requesting a variance for the perimeter trees and shrubs along 48th Street and I-49 with the hardship listed above in Item 1.

Commercial Design Standards – Site

2. The ordinance requires plantings to be planted along all entryways to the buildings. We have provided a tree and shrubs in the parking islands on both sides for both building main entrances. The secondary entrances do not have any trees or shrubs. Most of the parking directs customers to the main entrance doors. Again, the buildings do not face 48th Street, but face I-49, with a lot of the customers onsite to purchase tractors or powersports. We are requesting a variance from this requirement.

B23-45

3. The ordinance requires that all truck docks and trash receptacles/dumpsters to be screened from public view. As stated before, the buildings are located a substantial distance from 48th Street. Also, the truck docks are located on the side of the building where shipping and receiving will be performed. Just east of this area, there is a steep grade of more than 15' in height providing a natural screen. Also, since the trash dumpsters are very large at 20' or more in length, two located onsite, we are requesting that only the two sides that face the public view be screened in lieu of 3 sides with gates. A screening fence has been installed around the dumpsters on the sides that face north and east, screening them from public view. The logistics for these dumpsters is different than a typical 6 cy dumpster, mainly how the cans are delivered and hauled off. Therefore, we are requesting a variance for this item.

Thank you for your consideration of the variances and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: WT Tractor Construction, LLC

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

B23-45

March 15, 2023

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: EXHIBIT C
TAX PARCEL #815-30870-000, 815-30871-000, & 815-30857-151
S. 48TH STREET, SPRINGDALE, AR
ECE PROJECT NO. 19-1045

To Whom it May Concern:

Listed below are the certified list of adjacent property owners:

1. Parcel # 815-30873-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

2. Parcel # 815-30855-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

3. Parcel # 815-30882-000 – Mill Creek Manor, LLC
   815 Rogers Ave.
   Fort Smith, AR 72901

4. Parcel # 815-30857-140 – Ronnie Battershell Family Trust
   4116 S 48th Street
   Springdale, AR 72762

5. Parcel # 815-30857-150 – Fidel & Diaz Cabrales
   4625 Shekinah Ln
   Springdale, AR 72762

B23-45

6. Parcel # 815-30857-160 – Melinda Ngo
   18726 Hwy 59
   Siloam Springs, AR 72761

7. Parcel # 815-30872-000 – Arkansas State Highway Commission
   P.O. Box 2261
   Little Rock, AR 72203

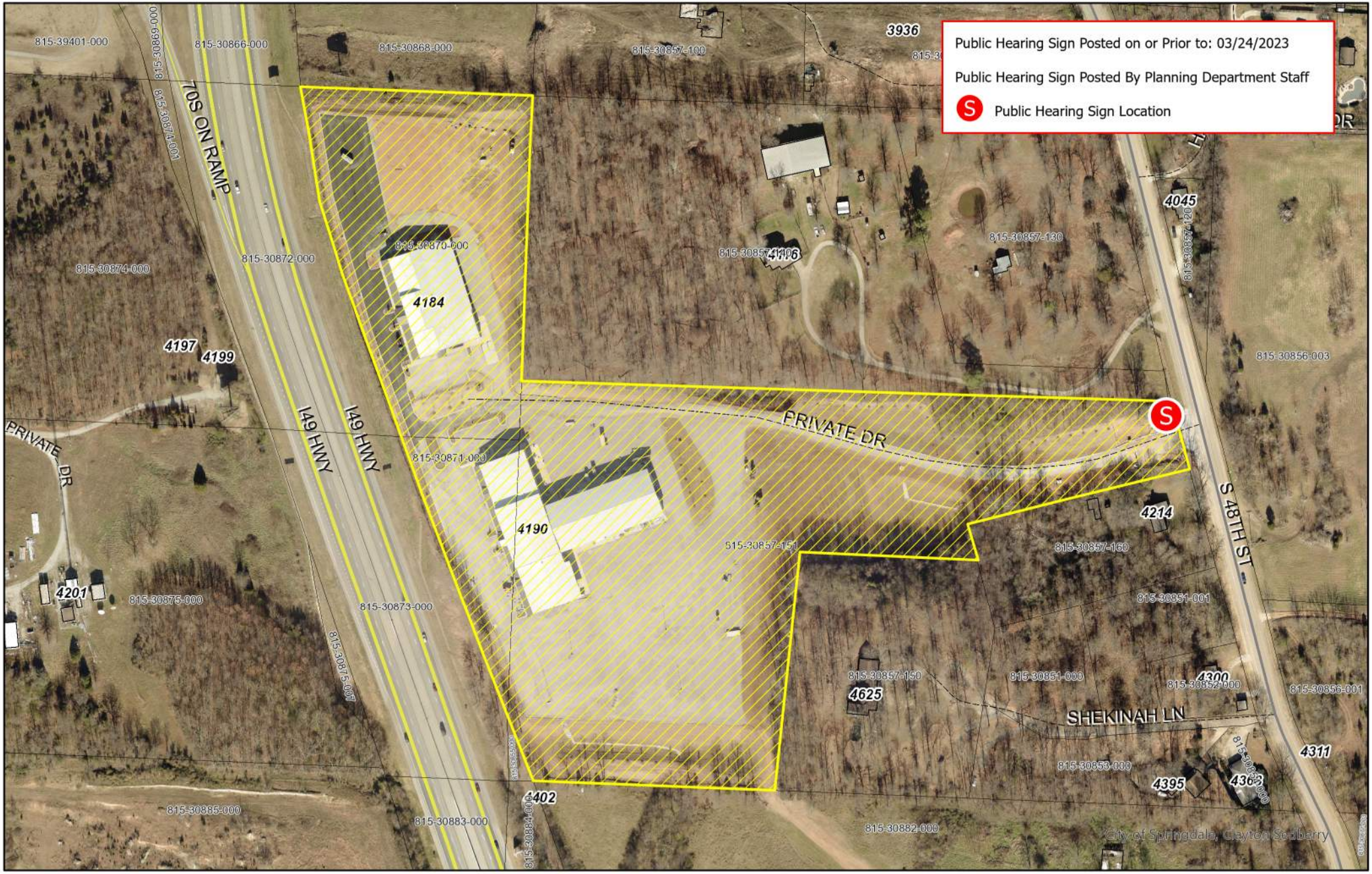
8. Parcel # 815-30868-000 - Long-Lykins, LLC
   P.O. Box 1095
   Gravette, AR 72736

9. Parcel #815-30826-003 - PBS of Fayetteville, LLC
   6020 Cindy Hollow Ln
   Fayetteville, AR 72704

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Gary Tollett, WT Tractor Construction, LLC



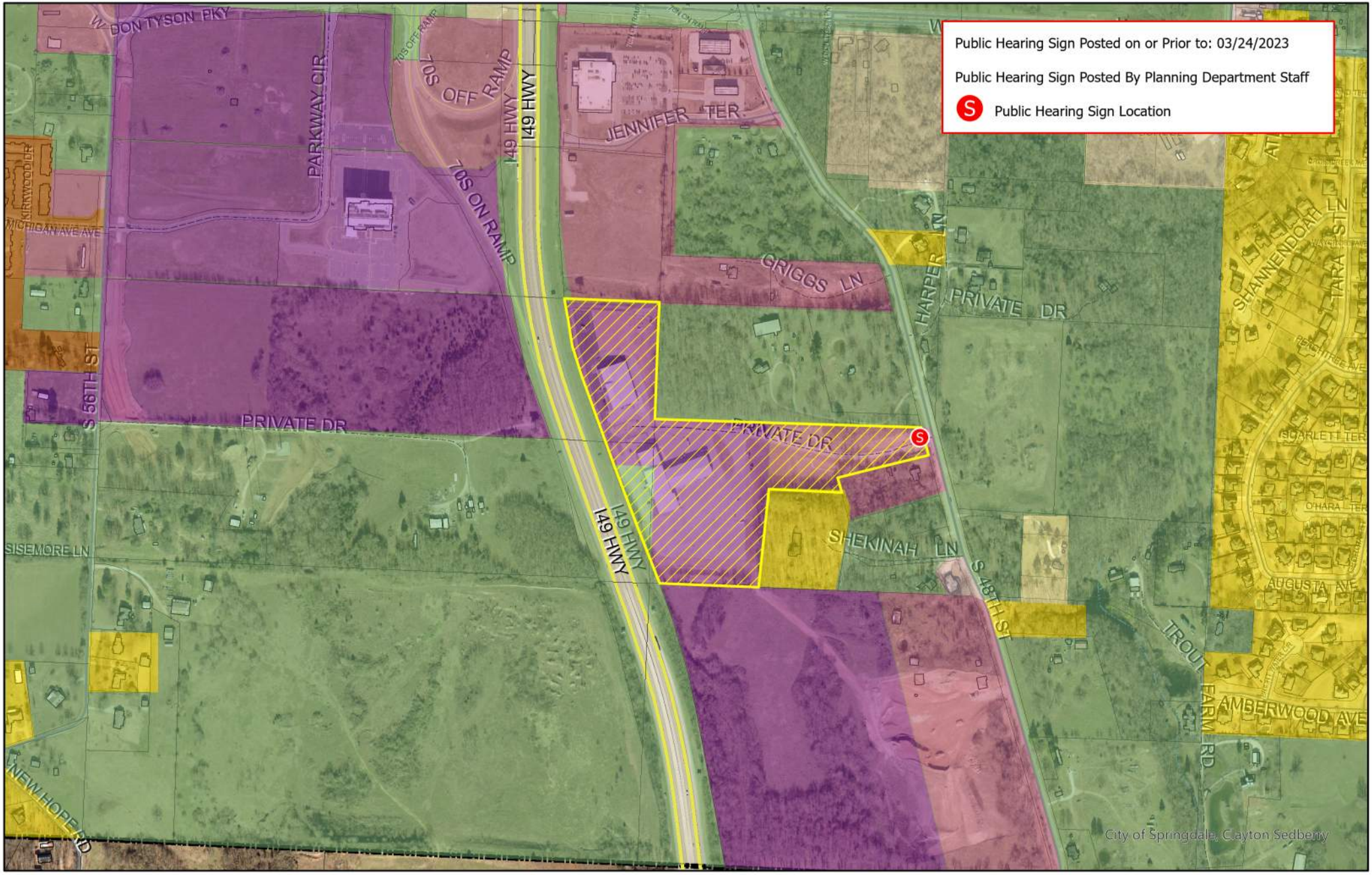
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B23- 45
APPLICANT: WT Tractor Construction, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.02 0.04 0.09 0.14 0.18

N

PROJECT: B23- 45
APPLICANT: WT Tractor Construction, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

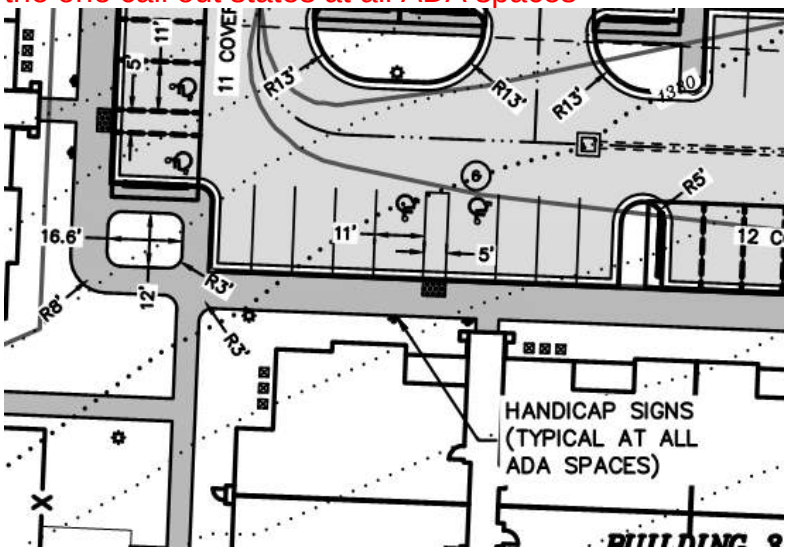
To: **Planning Commission**

From: **Staff**

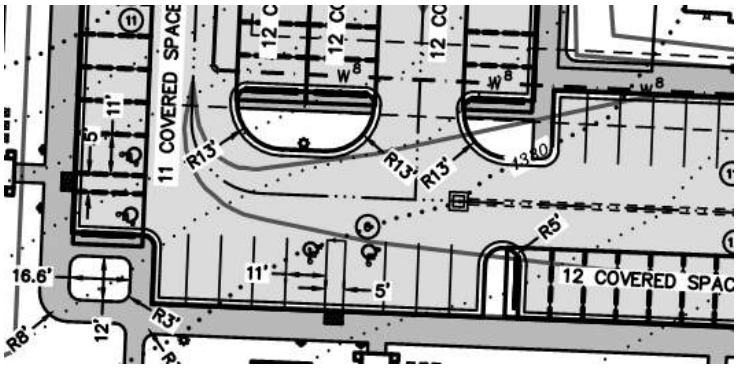
Date: **April 4, 2023**

RE: **L23-16** **Large-Scale Development** **Clear Creek Apartments**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-16. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Show the location of the handicapped parking signs.
    a. Please show location of signs at all locations of handicapped parking, even though the one call out states at all ADA spaces
    b. 

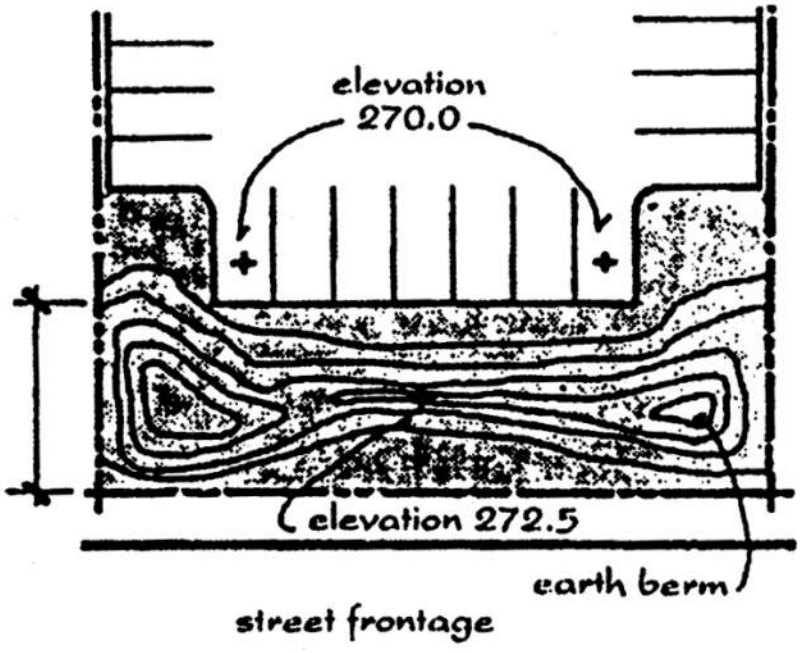
6. Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
    a. Please check all sidewalk sections to ensure ADA accessibility is available, see example:

b. 

7. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Along Members lane, Type B has been chosen:

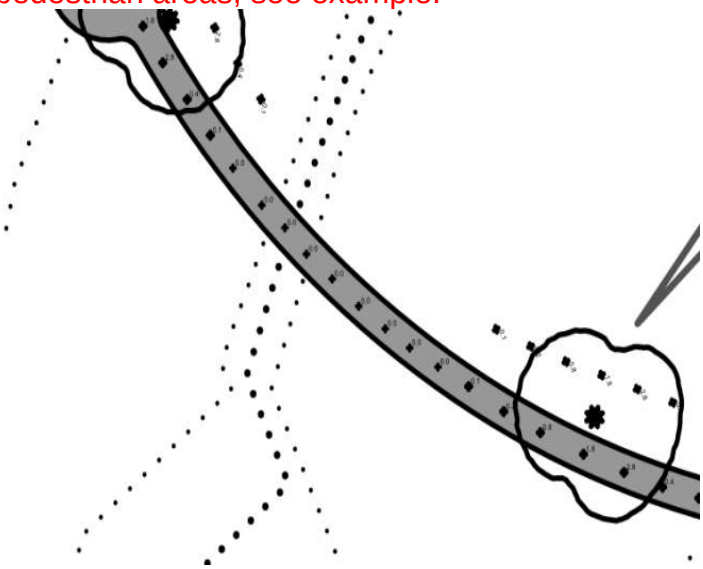
8. (2)
9. *Semi-opaque* screen*, type B.* A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants

    a. Along Gene George, Option 1 was chosen:
        i. *Option 1:* A minimum buffer of ten feet in width, planted with a minimum of one shade tree and seven shrubs per 25 linear feet of street frontage.

ii. 

10. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

11. The developer is required to dedicate right of way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing.
    a. Response: “ROW will be dedicated per final plat and is included in the plans.
12. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Many of the pedestrian areas have no lighting at all, or are not sufficient
        i. As of resubmission, 3-24-23, lighting is still not sufficient in many of the pedestrian areas, see example.
        ii.



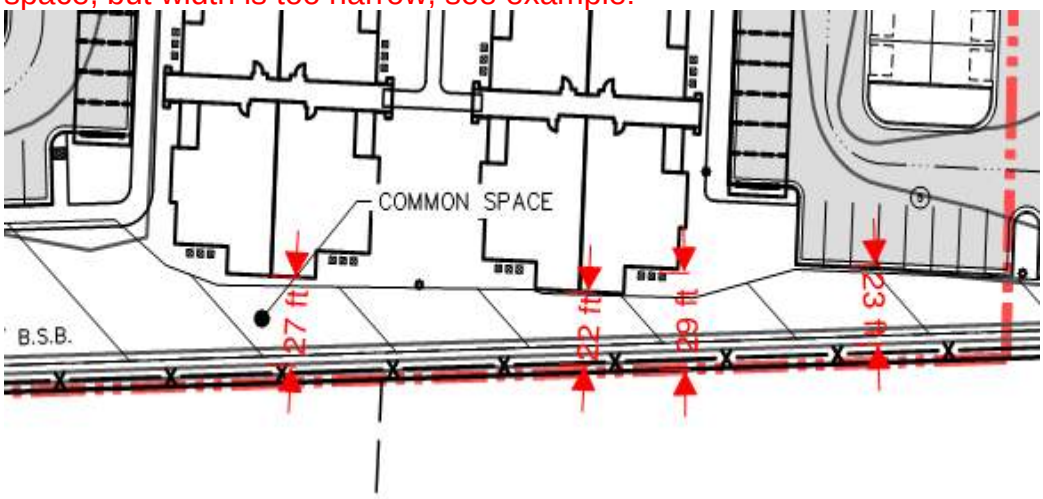
13. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
14. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
15. Is there a sidewalk along members lane?
    a. Sidewalk is needed along Members Lane
        i. What is the width of the sidewalk on Members Lane?
    b. Need sidewalk access from sidewalk on Gene George and Members Lane to the property. No pedestrian access found other than at the far south entrance.
    c. Pedestrian access is needed to public transportation location
16. New street should extend from property line to property line
    a. Estimate for payment in lieu was submitted, referred to engineering for further on the estimate.
17. Far south drive on Gene George, is it right in and right out only? I do not believe there is a break in the median there. If so please show on the plans.

Multi Family Design Standards Review

1. Minimum Requirements:
   MF-24 16 units/acre

   a. 20% Common Open Space
      a. Please show calculations

i. Overall calculations shown, but please show amount of area, square footage of areas being counted to common open space, ex area around buildings: XXX square feet
ii. Areas to south of buildings 8 and 9 being counted as common open space, but width is too narrow, see example:



iii.

b. The following areas are not allowed as part of common open space:
   i. Private lots, balconies and patios dedicated for use by a specific unit
   ii. Public right-of-way or private streets and drives
   iii. Open parking areas and driveways for dwellings
   iv. Land covered by structures except for ancillary structures associated with the use of open space.
   v. Designated outdoor storage areas
   vi. Land areas between buildings of less than 40'.
      1. Please show distances on plans, if this is being included as part of the common open space.
         a. Give square footage of areas
   vii. Strips along buildings, sidewalks, streets, parking lots and property lines less than 25' in any dimension.
      1. Please show distances on plans, if this is being included as part of the common open space.
         a. Give square footage of areas
   viii. Required perimeter setbacks
   ix. Detention/retention facilities, including drainage swales, except as permitted.
      1. West side of detention pond is being counted in common open space, will there be any safety features around the edge of the pond to prevent falls/injuries?
   x. Pond/Marsh area is being counted as common open space; my meeting notes show that this can not be counted toward common open space.
      1. It appears that storm water is being drained into the northern portion of the Pond/Marsh area, is this being counted as common open space?
   xi. Please show calculations for each area that is being counted as common open space.
c. Common open space should be compact and contiguous.
d. Common open space shall be accessible to residents.

i. Proposed sport court appears to be at the bottom of a fairly steep decline.
    1. What is the elevation difference?
    2. Where is the pedestrian access to the space?
    3. Is it ADA accessible?
ii. At minimum, pedestrian access to common open space shall occur every 500' of linear length of common open space.
iii. Pedestrian access to common open space shall occur within five-hundred feet of every dwelling unit in the development.
    1. My measurements have this as being greater than 500' from the east end of buildings 11 and 12.
iv. Access shall be a minimum of 25' wide.

e. Common open space shall contain at least three of the following features:
    i. Seasonal planting areas
    ii. Adequate large trees
    iii. Adequate seating
    iv. Pedestrian-scaled lighting
    v. Gazebos or other decorative shelters
    vi. Adequate play structures for children
    vii. On-site community recreation amenities.
    viii. Public amenities are not easily accessible for residents that live on the east end. All amenities are near the access on Gene George.
f. Multi family requirements state that buildings shall be organized around a common open space. (To enclose common open space, if possible). This does not occur with the building set up as it is.
g. Parking lot screening which option did you choose?

b. Site Layout
    a. Multiple buildings may line up parallel to a public street if:
        i. A building entrance faces the perimeter street
        ii. Individual building length along the street frontage is a maximum of 125' and
            1. Variance requested for length of garage
        iii. Common open space is centrally located in the interior of the site and accessible by all units.
            1. Buildings 11 and 12 will have to cross a public street to access common open space
            2. Common Space is not centrally located in the complex, but rather on the edges of most of the complex. One reason for common space to be centrally located is for safety. CPTED states that common spaces located in the center of complexes or in areas where multiple buildings or windows face, increases safety due to the number of eyes that will view the open space.
                a. Natural Surveillance
                    i. • Exterior door visible from the street or by neighbors
                    ii. • All doors that open to the outside well lit
                    iii. • All four façades have windows
                    iv. • Visitor parking designated
                    v. • Parking area visible from windows and doors
                    vi. • Parking areas and pedestrian walkway well lit
                    vii. • Recreation areas visible from a multitude of windows and doors

viii. • Stairwells well-lit and open to view; not behind solid walls and roofing

3. Common space not easily accessible to units as you move east thru the complex

b. Building separation must be in compliance with Chapter 130.
   i. Check measurements for this comment. Use ch. 130 Article 6 section 2.4

c. Crime Prevention Through Environmental Design
   a. 10 of the items listed in Section III B No. 6 with at least 2 from items "a-c" and one from item "d" is required.
      i. What of this has been added? Please list what items are included.
         1. Balcony railings not made of solid material
            Stairwells centrally located.
            Cylinder dead bolts installed on exterior doors.
            All outside doors well lit
            All four facades have windows
            Parking and pedestrian walkways well lit
            Stairwells well lit and open to view
            Property lines defined by landscaping or fencing
            Building entrances accentuated by architectural elements.
            Activity support provided at common areas.

            Please explain Activity support provided at common areas.

d. Pedestrian Access and control
   i. Internal pedestrian walkways will need to be differentiating material. Example of stamped concrete this will be needed in several locations.
      1. All pedestrian walkways are to be concrete.
   ii. This will include crossings on the new road, will need to be a differentiating material.
      1. Crosswalks have been provided on new public street.
   iii. Will need a sidewalk from the existing sidewalk on Gene George to the complex.
      1. Pedestrian access needed from existing sidewalk on Gene George to the complex other than at the drive entrance.
   iv. Will need the same for new sidewalk from Members Lane to complex.
      1. Pedestrian access is needed from Members Lane

e. Parking
   a. Carports and detached garages shall be limited to 120' in length.
      i. What is the length of the garage structure to the south of building 7?
         1. Variance Requested for length of garage
   b. No more than 4 detached garage structures or 2 carport structures shall be located adjacent to each other end-to-end.
      i. Building 14 and 15 have 3 structures side by side
         1. It looks as if the building has been removed, but the comment for "12 covered spaces" is still on the plans, needs to be removed
   c. Landscaping is required between parking structures

f. Building Design
   a. This project falls within the SW overlay district please refer to this document for building design

b. At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least 4'.
    i. Variance requested
c. Building mass, height, and build and width-to-height ratio must be similar in scale and proportion to buildings within 500 feet unless they do not meet the design standards.
    i. Variance requested for setback of 3 story buildings
d. All ground floor levels must be of recommended materials.
    i. What are the materials being used and what is the percentage?
        1. No rock used on buildings other than pool pump house.
            a. Does the pool pump house contain all equipment for the pool?
            b. Where is this located on the property, please show on the plans where it is located.
        2. Stone columns with iron fence
        3. Stone walls at the members lane gated entrance
    ii. Please review the southwest overlay requirements for building materials that are acceptable.
e. All facades must be a minimum of 50% recommended materials with the balance being one or more acceptable materials.
    i. What are the building materials being used and the percentage of each?
        1. No rock used on buildings other than pool pump house
f. Overhead door to the maintenance building, what is the purpose of this since there is not a drive to access the building by vehicle? Will vehicles be accessing this door? If so what type of vehicles?

g. Landscaping
    a. Maximum length of a continuous, unbroken and uninterrupted fence or wall plan shall be 50'.
        i. Please show on plans
        ii. What material are the fences being constructed of? Please review fence requirements in SW overlay. Also mentioned in another area of these comments.
    b. Trash collection will be a private service. Please refer to chapter 102-2 subsection 3 for city requirements associated with this. I have copied a portion below:
        i. The owner(s) of each multiple residential unit shall be required to combine trash streams into a consolidated container or "dumpster" capable of handling the multiple residential unit's waste stream. Multiple residential units shall be serviced through the common owner with a private collector. Any such private collector must meet city qualifications, execute a contract with the city, and pay the required license fee pursuant to contract prior to entering into any such agreements with multiple residential units for the collection of such solid waste.
    c. Trash compactor must be at least 10' from adjacent property. Please show measurement.
    d. Grading needs to be shown for trash compactor due to drop in contour at this area.
    e. Please show how oil/sand separator will be handled
h. Need lighting plan.

a. Pedestrian walkway lighting
    i. Missing in multiple areas. Please refer to the southwest overlay requirements for more information.
        1. Lighting is still insufficient in all pedestrian areas; this will include around buildings and common areas.
b. Light poles and structures shall be no more than 20' high.
    i. Light poles are no more than 20' tall
c. Building mounted lighting shall not be permitted to illuminate parking lots/areas.
    i. No building mounted lighting proposed for parking lot illumination.
d. Bollard type lighting shall be no more than 4' high.
    i. Bollards are 48' tall
e. Cut-off shields shall be used to prevent glare and light spill off the project site into adjacent properties, buildings and roadways.
    i. Cut off shields are proposed.
    ii. Please show in details

i. Signs
    a. Monument signs shall not exceed 5' in height above the average grade, and may not exceed 50 sq. ft. in area per face.
        i. Monument signs details have been provided.
    b. If not sitting within the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of 3' on all sides of the sign base.
        i. Landscaping has been provided around signs.
    c. Pole-mounted signs shall not exceed 12' in height and 10 square feet per face.
        i. Pole mounted signs are not proposed.

j. Variance requested for buildings greater than 200' in length

k. Continuous drive through the complex is required, one does not exist in this project. Areas with parking structures contained in the center do not count as a drive.
    a. Review multi family design standards section C. vehicular and pedestrian circulation and access

l. (5) Design Criteria. Common open spaces, other than those permitted to be preserved as natural features or areas, should include gardens, courtyards, recreation, or play areas and shall contain at least three of the following features:
    a. • Seasonal planting areas
    b. • Adequate large trees
    c. • Adequate Seating
    d. • Pedestrian-scaled lighting
    e. • Gazebos or other decorative shelters
    f. • Adequate play structures for children
    g. • On-site Community recreation amenities.

m. 1. BUILDING ORGANIZATION – individual buildings within a multi-family development may be oriented to:
    a. a. Multi-family buildings shall be clustered or grouped to form neighborhoods.
    b. b. Multi-family buildings shall be organized around a common open space, public open space, natural features located on the site, or community amenities such as swimming pools or other recreational facilities.
    c. c. To the maximum extent practicable, buildings shall be oriented or arranged in a manner to enclose required common open spaces.
    d. d. Primary perimeter streets, including arterials and collectors; or

e. e. Through access drives.

n. BUILDING ORIENTATION TO THE STREET
   a. a. To the maximum extent practicable, buildings along a public street shall be oriented to avoid multiple parallel orientations to a public street. Instead, a variety of building orientations, including perpendicular and canted, or intervening open spaces should be provided to lessen the mass of buildings along the street.
   b. b. Multiple buildings may line up parallel to a public street if:
      i. (1) A building entrance faces the perimeter street,
      ii. (2) Individual building length along the street frontage is a maximum of one hundred twenty-five feet (125'); and
      iii. (3) Common open space is centrally located in the interior of the site and accessible by all units

o. There must be pedestrian access to adjacent shopping areas, how will pedestrian access be implemented to access Sam's Club.

p. Please review multi family design standards and SW overlay standards once again. There are multiple areas where the standards are very specific as to what is required. Also if there is a conflict between multi family design standards and SW overlay, SW overlay or the more restrictive will be required.

Southwest Overlay District Standards Review

2.3 **Site design.**

d. *Pedestrian connectivity.*

(1) Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public right-of-way, excluding interstate highways or alleys.

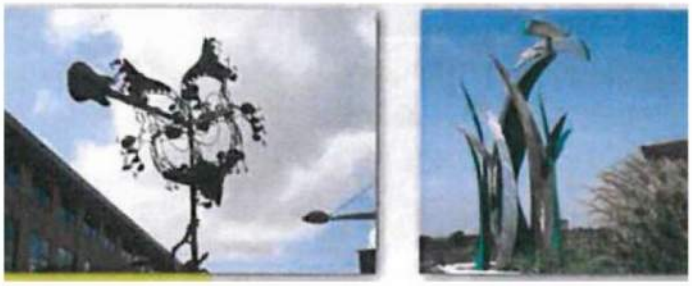
Show width of sidewalk along Members lane and new street

(2) At least one (1) internal pedestrian walkway (or designated area), no less than five (5) feet in width, clear of obstruction including vehicular overhangs, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points.

Where is access to proposed transit stop

e.

(1) *Artwork.* Artwork for public viewing or active participation is encouraged. Artwork shall be within a planned public outdoor space. See examples in below:





(2) *Site furnishings.* Site furnishings including benches, trash and recycling containers, bollards, pedestrian scale lighting, and pedestrian directional signage are to be designed and placed to complement the exterior experience. Consistent or complementary designs are required. See examples in below:





Identity Elements

f. *Screening.* Loading docks, trash and recycling containers, storage areas, and mechanical equipment shall be screened from public right-of-way, internal streets, and public/customer areas by evergreen shrubbery, trees, masonry, or concrete screen wall treated with graffiti resistant coating.

I do not see landscaping around the trash compactor.

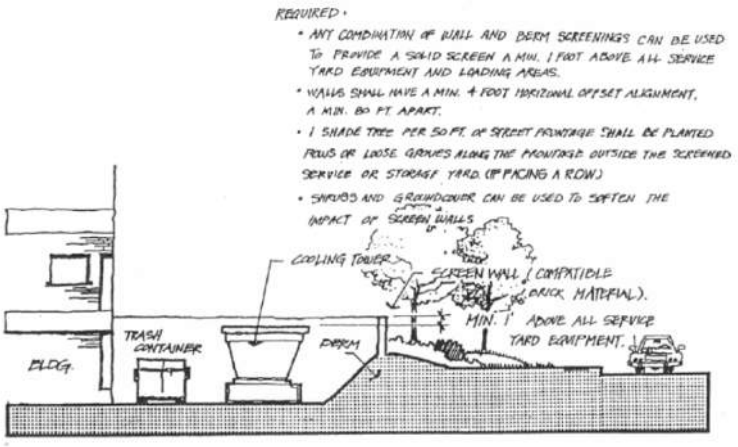
Please review for screening/landscaping of trash compactor, and show how this will be accomplished

If screening a loading dock with shrubbery, the shrubbery must be a minimum of five (5) feet tall at time of planting and must comply with the planting standards set forth in Springdale Code of Ordinances chapter 56 — Landscape and Buffers. If screening equipment, the shrubbery must be a minimum of one (1) foot taller than the item they are to screen at time of planting (with maximum required height at five (5) feet at the time of planting) and must comply with the planting standards set forth in Springdale Code of Ordinances chapter 56 — Landscape and Buffers. Landscaping must be maintained at all times, and replaced immediately when needed.

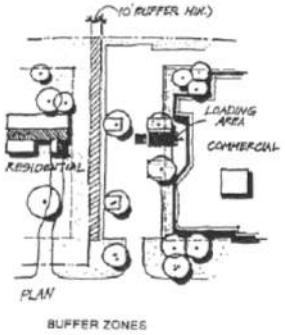
(1) *Trash container screen.* Trash containers, trash compactors, and recycling bins shall be located in a manner to avoid undue interference with off street loading or parking area. Screened from public view on all four (4) sides with a solid fence, wall, or gate constructed of masonry, concrete, or other compatible building material with a metal gate, a minimum one (1) foot taller than trash container (minimum seven (7) feet tall), and shall be appropriately landscaped. If the building walls form screening for the trash container, the screen wall may be eliminated on that side that is formed by the building wall.

Plan for using a trash compactor for whole site rather than dumpster service has been submitted

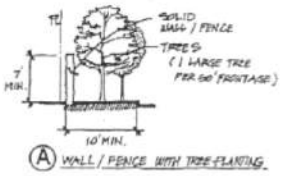
Plan set shows that there will be a trash compactor along the South side of the property. Will there be a screening fence around the trash compactor? If so, please indicate its boundaries, as well as provide a detail of the screening fence type.



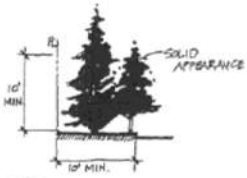
Service, Loading, Storage Screening



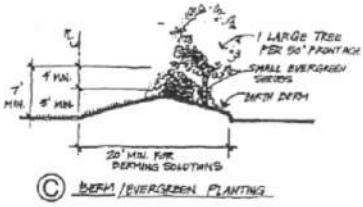
BUFFER ZONES



Ⓐ WALL / FENCE WITH TREE PLANTING



Ⓑ EVERGREEN TREE PLANTING



Ⓒ BERM / EVERGREEN PLANTING

Methods of Screening Loading Areas

(2) *Mechanical equipment screen.* Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, solar panels, utilities and banks of meters, shall be screened from any public right-of-way or residential use/zoning district (either on the same site or on an adjacent site). Equipment can be screened with evergreen shrubbery or masonry or concrete screen wall. Gates, if incorporated in the design of the screen wall, can be constructed of metal. Screening is subject to approval by the appropriate controlling utility company and easements, and may be adjusted as required.

a. *Please refer to this for screening of ground mounted equipment.*

(7) *Visual impact.* Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, recycling bins, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent residential property and public streets. No attention should be drawn to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.

m. *Public transportation access.* Public transportation access will be incorporated into the design of the site (please refer to “pedestrian connectivity” portion of this review). Consideration for an integrated transportation system is to be provided. General location of public transportation nodes should be established in conjunction with a "loop" road system and the trail system with trailhead locations through the overlay district. Siting and location of public transportation design is to be determined as part of the master plan.

2.4 **Building design.**

e. *Heights.*

(2) *Residential.* Heights as required by the base zoning district.

Variance Requested

g. *Façades.*

(1) *Breaks in façade.* Non-residential building façades over 100 feet in linear length facing a public street or customer area shall incorporate design elements which break up the large expanse of the wall.

This shall be accomplished through the use of two (2) of the following:

- Wall projections or recesses a minimum of one (1) foot depth and a minimum of three contiguous feet within each one hundred (100) feet of façade length.
- Articulating features such as arcades, display windows, entry areas, or awnings along at least fifty (50) percent of the front façade.

Variance Requested

(2) *Pattern.* Wall building façades shall include a pattern that shall include no less than three (3) of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet horizontally or thirty (30) feet vertically.

- Windows for twenty-five (25) percent of façade length.
- Color change.
- Texture change.
- Material change.
- Medallions/accent pieces, minimum size of two (2) feet by two (2) feet, such as cast stone, or EIFS.
- Decorative light fixtures.
- A change in plane of no less than sixteen (16) feet in width, for seventy-five (75) percent of the height of the building.

Which 3 are you using?

i. *Unifying element.* Unifying elements are encouraged throughout the development to provide consistent design integration and recognizable features. These elements are to be provided in kiosks, signs, amenity items, icons and common area improvements and may be provided in building design on the façade of the building. The unifying element shall be natural stone consistent with the stonework of Arvest Ballpark.

a. *None used on buildings other than the pool pump house. Precedent shows that this item is interpreted to mean that all structures will feature the unifying element of stone, similar to that found at Arvest Ballpark.*

j. *Roofs.* Roof line or parapet lines shall be varied with a change in height of a minimum of two (2) feet every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan. Any flat roofs shall be energy efficient, and shall meet Energy Star rating or similar.

a. *Variance Requested*

k. *Site coordination in materials and colors.* All improvements that contain multiple buildings, including pad sites, shall comply with the following design guidelines and standards:

(1) *Use of similar building materials.* In order to achieve coordination of design between all buildings in a development area, all buildings in a particular development area,

including pad site buildings, shall be constructed of building materials from the color and material palette approved for the development area.

(2) *Use of similar architectural styles or theme in development area.* A coordinated architectural style or theme should be used throughout a development area, and in particular to tie outlying pad site buildings to the primary building; building entrances or accent façades are appropriate locations to express individual building character or identity.











l. *Materials and colors.*

(1) *Exterior building materials.* Exterior building materials for all façades shall be high quality materials. These include, without limitation:

- Brick.
- Natural quarried stone.
- Stucco or EIFS.
- Architectural precast concrete.
- Decorative face concrete masonry units, such as split-face, scored, ground face, burnished.
- Glass, glass curtain wall.
- Wood, natural.
- Textured or texture coated concrete panels.
- Cement fiber panels (maximum twenty (20) percent of façade area).

- Pre-fabricated steel panels such as Alucobond or prefinished metal interlocking panels.
- Roofing materials for visible portions of roof surfaces may be slate, synthetic slate, clay tile, concrete tile, standing seam metal, metal shingles. Also, architectural asphalt shingles.



Please verify color palette and show which colors will be used

(3) *Material minimum.* All buildings shall have a minimum of twenty (20) percent of the solid wall surface (not including glass and glazing or trim/coping) as stone, brick, or high quality composite panels on the façades visible to the public.

a. *Garage shows only 19%*

(3) *Façade color.* Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. Building trim, entry elements and accent areas may feature brighter colors, including primary colors, for a maximum ten (10) percent of the façade area.

If high intensity colors, metallic colors or fluorescent colors are used, such as part of a trade dress, branding, etc. for example, such colors or materials will be limited to the trim and accent areas of the façade.

Trade dress means features that represent a tenant's or owner's unique or distinct colors, materials, elements, shapes, designs, or other similar features that are trade-marked, service marked, or copyrighted designs that identify a national business that presents to the public a recognizable brand or business concept.

(4) *Compatibility with surrounding area.* Exterior building materials as well as accents should be compatible with the surrounding area and not include the following:

- Smooth-faced concrete block.
- Smooth (not textured or texture coated) or exposed aggregate tilt-up concrete panels.
- Pre-fabricated corrugated metal deck panels.

6) *Changes in exterior façade color.* After the building is constructed and approved, any changes to the exterior appearance of a building must be approved by the planning commission.

2.5 **Landscaping.**

a. *General.* Landscaping shall be as outlined below. Refer also to enclosed diagrams for additional info. Remaining requirements for landscaping are as outlined in Springdale Code of Ordinances chapter 56.

(1) *Specific information.* The following specific information is required on landscape plans:

(a) *Existing vegetation.* Location, type and quality of trees and other vegetation shall be inventoried by a licensed landscape architect, certified arborist, or horticulturalist.

Will need this for pond/marsh area. This information can be displayed via a table similar to that which shows landscaping materials to be planted.

(b) *Preservation.* Location of existing trees and other vegetation to be saved.

(c) *Protection.* Methods and details for protecting existing trees and other vegetation during construction and approved sediment control plan, if available.

(d) *Trees.* Location of all trees to be planted and a tree list including the common name, scientific name, caliper size, height at maturity and quantity. Trees referred to in this section shall be chosen from the approved list located in section 2.12 of this article.

Please update “Index of Trees” table on landscaping plan.

- Shade trees. At time of planting, shade trees shall have a minimum caliper size of two and one-half (2½) inches. Caliper is defined as the measurement of the diameter of the trunk six (6) inches above ground level for trees up to four (4) inches in caliper size.

  I did not see “Little Gem Magnolia” on the approved tree list

- Ornamental trees. At time of planting, ornamental trees shall have a minimum caliper size of two (2) inches. Caliper is defined as the measurement of the diameter of the trunk six (6) inches above ground level for trees up to four (4) inches in caliper size.

(e) *Plants.* Location of all plants and a plant list including the common name, scientific name, size and quantity

Please review landscaping plan, portion with quantity of shrubs is not accurate compared to what is shown on the landscaping plan

(f) *Flowering perennials.* At the time of planting, flowering perennials shall be a minimum of one (1) gallon in size.

(g) *Shrubs.* At the time of planting, shrubs shall be a minimum of three (3) gallons in size and eighteen (18) inches.

(h) *Other landscaping improvements.* Location of all other landscaping improvements including benches, paving, screens, fountains, statues or other landscape features.

(i) *Maintenance.* Description of maintenance provisions, a maintenance schedule shall be submitted with the landscape plan.

(j) *Maintenance guarantee statement.* A note shall be added to the landscape plan that states, once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

(2) *Materials in public right-of-way.* Any materials used in public right-of-way must be low maintenance and water saving, natively adapted plantings.

(3) *Tree easements.* Trees may be planted in easements provided if acceptable to the utility company — subject to agreement for owner to replace if damaged or removed during maintenance.

b. *Sidewalk landscaping.* Landscaping and site amenities along pedestrian walkways are encouraged, but not restricted to a fixed percentage.

c. *Entrance landscaping.* Main entryways (minimum one (1) per site frontage) shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers; landscaping should break down in scale and increase in detail, color, and variety to mark entryways into development; and plantings shall be massed and scaled as appropriate for the entryway size and space. Entrance landscaping shall also include accent lighting.

Which entrance is being used as your main entryway? Please show on plans, and review landscaping and lighting plan to ensure it meets this requirement.

d. *Interior parking lot landscaping.* The planting area adjacent to parking areas shall be designed to provide necessary green space to give relief to expansive parking areas and assist with vehicular circulation.

(8) There shall be a minimum of one (1) tree per one hundred twenty-five (125) square feet or fraction thereof of interior parking lot landscaping areas.

Please show calculations and ensure that there are enough trees, my count was short the required number from my calculations

(9) Landscape islands in parking lots may alternately be designed and planted to serve as a dual-purpose landscape area and stormwater treatment facility. When landscape islands are designed as a stormwater treatment facility, usage of trees as the primary landscaping material shall not be required when the city determines that trees are incompatible with native plantings proposed for use as a means of stormwater treatment.

(10) No landscaping, tree, shrub, fence, wall or similar item shall be placed in zones of ingress or egress at street corners, or in the intersection of a public right-of-way, that is an obstruction to visibility, extends into a sight distance triangle as set forth in section 2.5g(1)(d) of this article or is otherwise a traffic hazard.

Please verify that the sight triangle is free of obstructions

e. *Building landscaping.*

(1) Building foundations are encouraged to be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers.

Owners shall provide water mitigation techniques to avoid compromising the building soil preparation.

Index of shrubs, with count is way off from what shrubs are showing on the plans. Please ensure this is updated, and that the shrubs chosen meet the above requirement.

(3) Planting shall be massed and scaled as appropriate for the entryway size and space.

f. *Fencing and walls.*

(1) The maximum typical height of a fence or wall shall be eight (8) feet.

(2) Walls and fences shall be constructed of high-quality materials, such as decorative cmu, brick, stone, redwood, and wrought iron (color of fence to be compatible with building materials).

I see a fence on the south and west side of the property along with the rock wall at the entrance off of Members Lane. What will the fence be constructed of?

(4) Breaks in the length of a fence shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development minimum three (3) feet wide.

a. Does the fence meet this requirement, and where is it called out for on the plans?

(5) The maximum length of continuous, unbroken, and uninterrupted fence or wall place shall be one hundred (100) feet. Evenly spaced breaks shall be provided through the use of columns, transparent sections, and/or a change to different high-quality materials, minimum two (2) feet wide, and four (4) inches deep.

a. Does the fence meet this requirement, and where is it called out for on the plans?

(5) Breaks may be provided through the use of a landscaping pocket of a species, width and depth approved by the planning commission, a minimum of four (4) feet wide and two (2) feet deep.

(6) Use of landscaping beyond the minimum required in these standards is strongly encouraged to soften the visual impact of fences and walls.

g. *Buffers and screening.*

(1) *Street buffers.* A landscaped street frontage buffer is the planting area parallel to and including the public street right-of-way.

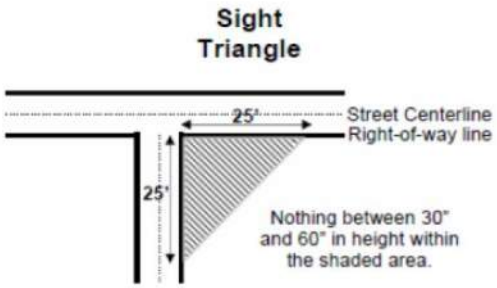
(a) *Requirement.* All development plans submitted in the overlay district shall show the landscaped street frontage buffer.

(b) *Variances.* As outlined in section 1.4e above, a variance may not be requested for street buffer landscaping. The exception would be for a development proposal for a C4 planned commercial district, which may in the discretion of the planning commission be allowed variances upon request for the buffer and setback requirements set forth herein, subject to the other requirements of the overlay district and the Springdale Code of Ordinances.

(c) *Minimum width.* The landscaped street frontage buffer shall be a minimum of thirty (30) feet and is the planting area parallel to and including the public street right-of-way. Street trees may be planted in the right-of-way with adjustments made when significant utility conflicts exist.

Does your street buffer meet this requirement, please show on the plans? This will be needed along both sides of the new street, and along the portion of Gene George that does not have parking lot facing the street.

(d) *Site distances.* Safe sight distances at intersections and points of access shall be maintained. In order to provide a reasonable degree of traffic visibility, landscaping constructed near street intersections shall stay clear of the "sight distance triangle" shown below:



(f) *Mulch.* At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four (4) foot diameter ring of mulch, three (3) to four (4) inches deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.

(g) *Landscaping materials.* The intent is to minimize expansive areas without plant coverage.

- *Living material.* Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty (80) percent of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred (100) percent of living material is strongly encouraged.

  Please show calculations

- *Non-living material.* Gravel, concrete, brick paver, other pavement, or organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty (20) percent of the landscaped street frontage buffer. Weed barrier or pre-emergent herbicides shall be installed or applied. For purposes of this calculation, the material used to construct a sign allowed in section 2.6 of this article shall not be counted.

  Please show calculations

(2) *Parking lot screening.* The planting area adjacent to parking areas and designed to provide necessary green space to give relief to expansive parking areas and assist with vehicular circulation.

(a) *Requirement.* All development plans submitted in the overlay district for parking lots shall show parking lot screening.

(b) *Variances.* As outlined in section 1.4e above, a variance may not be requested for parking lot screening.

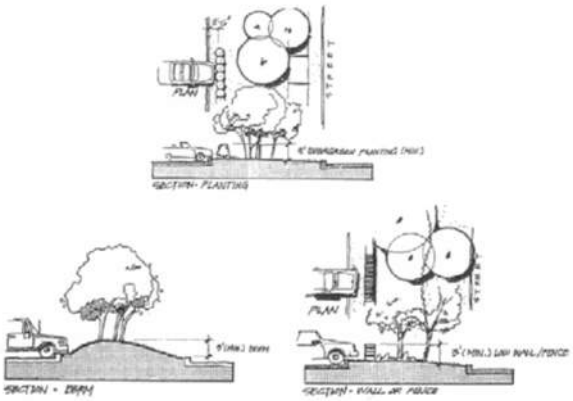
(c) *Available options.* The applicant may choose among five (5) options illustrated below, choosing one or a combination of several to meet the particular site

constrains of the development. Parking lot screening is only required for the portion of the development where a parking lot fronts on a public street, and in any case may overlap with street buffers so long as the parking lot screening area is placed nearest the parking lot and not nearest the public street and so long as the portion of the area identified as parking lot screening complies with one (1) of the options below:

- Option 1: A minimum buffer of ten (10) feet in width, planted with seven (7) shrubs and one (1) small tree, that according to American Standards for Nursery Stock (ANSI Z60.1 Latest Edition) will grow to a spread of twenty-five (25) feet or less at maturity per 25 linear feet (25') street frontage or one (1) large tree, that according to American Standards for Nursery Stock (ANSI 760.1 Latest Edition) will grow to a spread of greater than twenty-five (25) feet at maturity per fifty (50) feet of linear frontage. Shrubs must be planted in a row and must be sufficiently sized and spaced to screen the headlights and grilles of parked cars. Trees may be clustered so as to appear naturally located.

  This is the option I show for along Gene George, which option for Members Lane

- Option 2: Earth berms, at least two and one-half (2½) feet higher than the finished elevation of the parking lot, planted with a minimum of one (1) small tree, as defined above and three (3) shrubs per twenty-five (25) linear feet or one (1) large tree, as defined above, for each forty (40) linear feet and three (3) shrubs per twenty-five (25) linear feet of street frontage, with no set dimension with a 3:1 slope.
- Option 3: A six (6) foot landscaped buffer with three (3) feet of fall that includes a minimum of one (1) small tree, as defined above, and three (3) shrubs per twenty-five (25) linear feet or one (1) large tree, as defined above, for each forty (40) linear feet of street frontage and three (3) shrubs per twenty-five (25) linear feet of street frontage.
- Option 4: A three (3) foot high solid wall made of brick, stone, along with a ten (10) foot buffer area including one (1) small tree, as defined above, per twenty-five (25) linear feet or one (1) large tree, as defined above, per forty (40) linear feet along street frontage.
- Option 5: A landscaped buffer area with existing woodlands maintained in a twenty-five (25) foot strip along the street frontage.



Parking Screening

(d) *Tree size.* At the time of planting, shade trees shall have a minimum caliper size of two and one-half (2½) inches. Caliper is defined as the measurement of the diameter of the trunk six (6) inches above ground level for trees up to four (4) inches in caliper size.

(e) *Mulch.* at the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four (4) foot diameter ring of mulch, three (3) to four (4) inches deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.

(f) *Landscaping materials.* The intent is to minimize expansive areas without plant coverage.

- *Living material.* Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty (80) percent of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred (100) percent of living material is strongly encouraged.
- *Non-living material.* Gravel, concrete, brick paver, other pavement, or organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty (20) percent of the landscaped street frontage buffer. Weed barrier or pre-emergent herbicides shall be installed or applied. For purposes of this calculation, the material used to construct a sign allowed shall not be counted.

(3) *Perimeter landscaping and screening*. Perimeter landscaping is a planting strip along the rear and side lot lines that includes landscaping and screening if required.

(a) *Width.* the perimeter landscape strip shall be a minimum width of seven (7) feet.

(b) *Adjacent properties.* A seven (7) foot wide perimeter landscape strip is required for each development regardless if one is already in place from an adjacent, developed lot.

What is the distance for your perimeter strip? The East end of the parking lot between buildings 11 and 12 seems to be less than 7' from my measurements.

(c) *Landscaping materials.* Intent is to minimize expansive areas without plant coverage.

- *Living material.* Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of eighty (80) percent of the perimeter landscaped strip. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred (100) percent of living material is strongly encouraged.
- *Non-living material.* Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty (20) percent of the perimeter landscaped area. Weed barrier or pre-emergent herbicides shall be installed or applied.
- *Prohibited.* Gravel, concrete, brick pavers or other pavement is prohibited.

(4) *Adjacent property buffers.* When adjacent to the property line of a residential use, a five (5) foot landscaped area and a six (6) foot opaque screen, as defined in Springdale Code of Ordinances chapter 56, shall be required.

Please show this on the plans

2.6 **Lighting.**

a. *Photometric plans.* Applicants shall submit a lighting plan subject to these lighting standards. A point-by-point calculation to show compliance with the lighting standards is required. The calculations shall be measured at grade for lighting levels within the development site. A cut sheet of proposed fixtures, including a candlepower distribution curve, shall also be submitted. A vertical plan footcandle calculation shall be submitted, based upon "maintained" values.

Please ensure that this is met and included, for all types of lights being installed. SW overlay is very specific on types of lights to be used for different areas.

b. *General lighting standards.*

(1) *Pedestrian walkway lighting.* Pedestrian-level, bollard light, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.

(2) *Lighting height.* Bollard type lighting shall be no more than four (4) feet high. See subsection below for lighting standards specific to parking areas.

(3) *Lighting for security.* Accent lighting on buildings is encouraged as a security feature and interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.

(4) *Illumination levels.* Pedestrian areas shall be illuminated to a minimum of one (1) footcandle.

Many pedestrian areas do not show any light at all.

(6) *Design of fixtures/prevention of spillover glare.* Light fixtures shall use cutoff lenses or hoods to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.

a. *Please show cutoff lenses*

(6) *Color of light source.* Lighting fixtures should be white, color-correct types such as metal halide or LED to ensure true-color at night and ensure visual comfort for pedestrians.



Building Sconce Lighting



Pedestrian Level / Accent Lighting



Parking Lot Lighting

c. *Public and private street light standards.*

(1) *Luminaire fixture height.*

- The mounting height for roadway luminaire fixtures shall be forty (40) feet as measured to the top of the fixture from grade.
- Mounting height for accent fixtures at entry to be fourteen (14) feet high.

(2) *Average maintained footcandles.*

(b) *Maximum footcandle adjoining residential property.* The maximum maintained vertical footcandle at any adjoining residential property line shall be 0.3 footcandles, measured at five (5) feet above grade.

(c) *Tall pole fixtures.* tall pole fixtures are to be Lithonia, D Series, Size 2, or Phillips RX1 Series with Pole 195 round tapered, graphite finish. Accent fixture at entry to be "Luminous Lighting Eclipse" or Lithonia "Omero" on round pole, graphite finish. Lamps to be color corrected LEDº, 5000.

This is different than the light shown in plans

d. *Parking lot lights.*

(3) *Average maintained foot candles—All uses.* The maximum average maintained footcandles for all parking lot lighting shall be five (5) footcandles; the minimum average maintained footcandles shall be two (2) footcandles. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles (maintained). All areas within ten (10) feet of the building must have 0.5 footcandle minimum illumination.

(4) *Uniformity ratios.* Luminaire fixtures shall be arranged in order to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.

Please show that the lights meet this requirement, with the average maintained foot candles

f. *Strobe lights.* Strobe lighting is prohibited in all areas with the exception of lighting required in connection with automatic sprinkler system and building fire alarm water-flow alarms activated by water flow required by the Springdale Fire Department.

g. *On-site access and parking lot lighting.* On-site and parking lot lighting shall be high quality design throughout the development. Lighting to be Metal Halide or LED, color corrected to three thousand six hundred (3,600) degrees to five thousand (5,000) degrees Kelvin, and must include permanently affixed concrete or metal poles prefinished. Other lighting types may be considered on a specific case-by-case basis.

h. *Building lighting.* Wall mounted lighting and ground mounted lighting may shine upward provided it is designed to keep light overspill to a minimum. Lighting shall be provided at special building design features and at all public entrances.

i. *Security lighting.* Security lighting must be provided around all sides of the building at the minimum lighting levels as noted above.

Not shown on lighting plan.

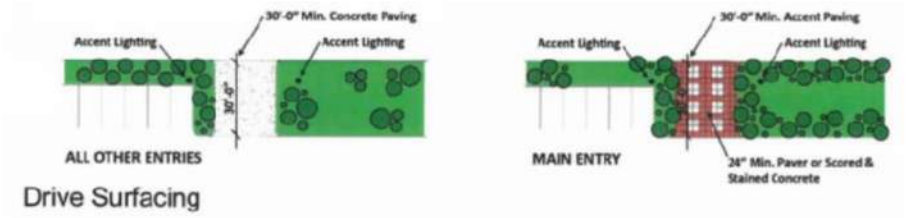
j. Please ensure all lighting requirements above are met, and that data required is provided to show footcandles, average maintained footcandles, along with other calculations that are required above.

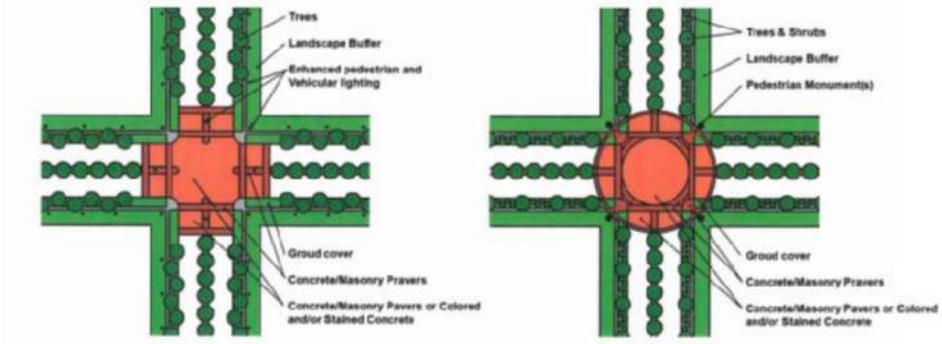
2.7 **Parking and loading areas.**

a. *General.* Parking shall be as outlined below. Remaining requirements for parking are as outlined in chapter 130, article 7 of the Springdale Code of Ordinances.

i. *Surfacing.* Asphalt paving or concrete paving is required in all parking and drive areas — also for all areas used for storage. An approach depth of thirty (30) feet of concrete paving is required at all drive connections to public streets.

Ensure that this is shown on the plans





Intersection Hardscape & Softscape Enhancement Suggestions

2.8 **Water management.**

d. *Irrigation.* All landscaping areas located on non-residential and multi-family developments are required to be irrigated with underground piped irrigation systems. The water source may be from city provided water, or from other natural sources.

Approved Tree List

Common Name	Scientific Name	Height (ft.)	Spread (ft.)	Growth Rate	Shade, Ornamental, Screen	Street Tree	Under Overhead Utilities
American Elm Cultivars: "New Harmony," "Princeton," "Valley Forge"	Ulmus americana	75	55	Med/Fast	Shade	Y	N
American Hornbeam/Ironwood	Carpinus caroliniana	25	25	Slow	Shade	Y	Y
American Smoketree	Cotinus obovatus	25	20	Slow	Ornamental	Y	Y
Amur Maple Cultivars: "Flame," Red Rhapsody ™	Acer ginnala	15	18	Mod/Fast	Shade	Y	Y
Arborvitae	Thuja x "Green Giant"	30	8	Very Fast	Screen	N	N
Arizona Cypress	Cupressus arizonica	35	15	Very Fast	Screen	N	N
Atlantic Whitecedar	Chamaecyparis thyoides	25	12	Fast	Screen	N	N
Autumn Brilliance Serviceberry	Amelanchier x grandiflora	25	25	Fast	Ornamental	Y	Y
Autumn Purple Ash	Fraxinus americana	80	75	Medium	Shade	Y	N
Baldcypress Cultivar: Shawnee Brave®	Taxodium distichum	70	35	Fast	Shade	Y	N
Black Gum, Black Tupelo Cultivars: Red Rage ™, "Wildfire"	Nyssa sylvatica	50	30	Medium	Shade	Y	N
Bur Oak	Quercus macrocarpa	70	80	Slow/Med	Shade	Y	N
Chinese Elm/Lacebark Elm	Ulmus parvifolia	50	45	Med/Fast	Shade	Y	N
Cultivars: Allee®, Athena®, Bosque®,							

Everclear®							
Chinese Photinia	Potinia serrulata	20	20	Very Fast	Screen	N	N
Chinese Pistache	Pistacia chinensis	30	30	Medium	Ornamental	Y	N
Chinquapin Oak	Quercus muehlenbergii	50	60	Slow/Med	Shade	Y	N
Columnar Oaks Cultivars: Crimson Spire ™, Regal Prince®	Quercus x	45	18	Mod/Fast	Shade	Y	N
Common Winterberry/Possumhaw Cultivars: many, "Afterglow," "Sparkleberry," "Warren's Red," "Winter Red"	Llex verticillata/I. decidua	12	12	Mod	Ornamental	Y	Y
Crabapple, Fruitless Cultivars: many	Malus sp.	12-25	12-25	Mod	Ornamental	Y	Y
Crapemyrtle (tree form) Cultivars: many	Lagerstroemia sp.	12-35	6-18	Very Fast	Ornamental	Y	Y (<25')
Dawn Redwood	Metasequoia glyptostroboides	65	25	Med/Fast	Shade	Y	N
Dwarf Southern Catalpa Cultivar: "Nana"	Catalpa bignonioides	18	22	Mod	Ornamental	Y	Y
Eastern Flowering Dogwood Cultivars: many	Cornus florida	20	25	Slow	Ornamental	Y	Y
European Hornbeam Cultivar: "Fastigiata"	Carpinus betulus	50	35	Mod	Shade	Y	N
Foster Holly	Llex xattenuata "Fosteri"	25	10	Medium	Screen	N	N
Freeman Maple Cultivars: "Armstrong," Autumn Blaze ™, Autumn Fantasy ™, "Indian Summer," Scarlet Sentinel ™	Acer x freemanii	60	50	Very Fast	Shade	Y	N
Fruiteless Sweetgum	Liquidambar	70	55	Fast	Shade	Y	N

	styraciflua Rotundiloba						
Ginkgo Cultivars: "Autumn Gold," "Fastigiata," Presidential Gold ™ , "Princeton Sentry"	Ginkgo biloba	75	60	Slow	Shade	Y	N
Goldenraintree Cultivar: "September"	Koelreuteria paniculata	30	35	Mod/Fast	Shade	Y	N
Japanese Cryptomeria	Cryptomeria japonica	35	15	Med/Fast	Screen	N	N
Kanzan Cherry	Prunus Kwanzan	35	35	Med	Ornamental	N	N
Kentucky Coffeetree Cultivars: "Espresso," Prairie Titan ™	Gymnocladus dioicus	65	50	Medium	Shade	Y	N
Kousa Dogwood Cultivars: many	Cornus kousa	22	30	Slow/Mod	Ornamental	Y	Y
Littleleaf Linden Cultivar: "Greenspire"	Tilia cordata	60	40	Medium	Shade	Y	N
Loblolly Pine	Pinus taeda	90	35	Fast	Shade	Y	N
London Planetree	Platanus x acerifolia	100	80	Med	Shade	Y	N
Maple Cultivars: Legacy®, Norwegian Sunset®	Acer x	35	35	Mod	Shade	Y	N
Northern Red Oak	Quercus rubra	60	60	Med/Fast	Shade	Y	N
Norway Maple Cultivars: "Cleveland," "Columnare," "Erectum"	Acer platanoides	50	45	Mod	Shade	Y	N
Pin Oak (upright habitat, no pendulous branches) Cultivar: Pacific Brilliance ™	Quercus palustris	45-50	20-25	Med/Fast	Shade	Y	N
Redbud Cultivars: "Alba," "Forest Pansy," "Oklahoma," "Texas White"	Cercis canadensis	25	25	Mod	Ornamental	Y	Y
Red Maple Cultivars: "Bowhall,"	Acer rubrum	65	55	Mod/Fast	Shade	Y	N

"Autumn Flame," Red Sunset ™, October Glory ™							
River Birch Cultivars: Dura-Heat®, Heritage®	Betulus nigra	45	30	Mod/Fast	Shade	N	N
Saucer Magnolia Cultivars: "Alexandrina," "Leonard Messel/Rustica Rubra," "Merrill"	Magnolia x soulangiana/M. x loebneri	22	20	Mod	Ornamental	Y	Y
Sawtooth Oak	Quercus acutissima	55	55	Med/Fast	Shade	Y	N
Shantung Maple	Acer truncatum	25	25	Slow/Mod	Shade	Y	Y
Shumard Oak	Quercus shumardii	55	55	Medium	Shade	Y	N
Southern Magnolia Cultivars: Alta ™, "Hasse"	Magnolia grandiflora	70	60	Medium	Shade, Screen	N	N
Southern Magnolia Cultivar: Bracken's Brown Beauty	Magnolia grandiflora	20-30	15-25	Medium	Shade, Screen	N	N
Southern Magnolia Cultivar: Little Gem	Magnolia grandiflora	20	10	Moderate	Shade, Screen	Y	Y
Star Magnolia Cultivar: Royal Star	Magnolia stellate/M. kobus	15	15	Slow/Mod	Shade	Y	Y
Sugar Maple Cultivars: "Commemoration," Fall Fiesta ™, "Green Mountain," "John Pair," "Legacy"	Acer saccharum	65	55	Slow/Mod	Shade	Y	N
Sweetbay Magnolia Cultivars: "Green Shadow," "Willowleaf Bay"	Magnolia virginiana	25	12	Medium	Shade, Screen	Y	Y
Sycamore	Platanus occidentalis	75-100	75-100	Fast	Shade	N	N
Thornless Honeylocust Cultivars: "Moraine,"	Gleditsia triacanthos v. inermis	50	50	Mod/Fast	Shade	Y	N

"Shademaster," "Skyline"							
Tuliptree, Tulip-Poplar, Tulip-Magnolia Cultivars: "Fastigiatum'/'Arnold" for narrow spaces	Liriodendron tulipifera	80	45	Very fast	Shade	Y	N
Trident Maple Cultivar: "Streetwise"	Acer buergerianim	30	25	Mod	Shade	Y	N
Urbanite Ash®	Fraxinus pennsylvanica	50	40	Med/Fast	Shade	Y	N
Water Oak	Quercus nigra	60	50	Medium	Shade	Y	N
White Ash	Fraxinus americana	80	50	Med	Shade	Y	N
White Oak	Quercus alba	75	60	Medium	Shade	Y	N
White Pine	Pinus strobus	50-80	20-40	Fast	Evergreen	N	N
Willow Oak Cultivar: Hightower®	Quercus phellos	60	45	Med/Fast	Shade	Y	N
Yoshino Cherry	Prunus x yedoensis	25	30	Mod/Fast	Ornamental	Y	Y
Zelkova Cultivars: "Green Vase," "Village Green," "Musashino"	Zelkova serrate	50	40	Medium	Shade	Y	N
Other trees considered on a case by case basis.							

2.13 **Prohibited tree and plant list.**

The following trees and plants are prohibited:

Common Name

Autumn Olive

Bradford Pear

Common Privet

Empress Tree (Paulownia Tomentosa)

Garlic Mustard

Japanese Honeysuckle

Kudzu Vine

Lespedeza

Mimosa

Mulberry

Multiflora Rose

Purple Loosestrife

Shrub Honeysuckle

Siberian Elm

Silver Maple

Silver Poplar

Tree of Heaven

(Ord. No. 4886, § 1, 2-24-15)

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. **Chapter 106 – Stormwater Drainage**

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **There appear to be pages missing from the drainage report.**
    - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

2. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**

- *107.3* - The following note is required as a General Note on the Site Plan:

"~~Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:~~

~~a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and~~

~~b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and~~

~~c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and~~

~~d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and~~

~~e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."~~

- **Please remove the duplicate notes.**

3. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.9* Entrance/Exit Drives.
  - Need to note that modified curb is required at the drives ~~and a modified curb detail.~~
    - **Add note to plans.**
- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: February 2, 2023 Payment Method: _____

Date Accepted as Complete: March 23, 2023 Project Number: L23-16

Must meet the below criteria for a Large Scale Submittal:

- ❑ Pre-application meeting held with Springdale Planning Department. Date: _____
- ❑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ❑ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ❑ Submit complete architectural elevations. (If Applicable)
- ❑ Submit a copy of the warranty deed showing ownership of property.
- ❑ Submit a unified lighting plan in pdf format. (If Applicable)
- ❑ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ❑ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: x Applicant _____ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Preston Locher	Name: Steve Bryan
E-mail: plocher@engineeringservices.com	E-mail: MSC@midsouthco.com
Address: 1207 S Old Missouri Rd Springdale, AR 72765	Address: 637 Highway 51 N, Suite J Ridgeland, Mississippi 39157
Phone: 4797518733	Phone: 601-956-1533
Site/ Location: 1700' south of Gene George Blvd. & W Sunset Ave.	Current Zoning District: MF-24
Assessor's Parcel Number(s): 815-39752-000	Rezone required: N/A
	Total Acreage: 24.64

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Preston Locher Date: 2-23-23

Signature: 

Staff Notes:

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

L23-16

March 23, 2023

City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Narrative
Clear Creek Apartments
Springdale, AR

To whom it may concern,

Please let this letter serve as a narrative to accompany the submittal for Clear Creek Apartments. The proposed development is located along Gene George Blvd, just south of Members Lane. It is Washington County Parcel Number 815-39752-000. The property is currently zoned MF-24, and no change in zoning is requested. There is one club house proposed and 15 apartment buildings containing 372 residential units.

Fee-in-lieu of Roadway Construction

Due to site limitations, we are proposing a fee-in-lieu of roadway construction for approximately 79' of public street where limitations prevent property line to property line roadway construction. The segment of street is located in the southern portion of the proposed ROW that is being established with this project to satisfy the current Master Street Plan. Please see the adjoining statement of probable construction costs for the amount of fee proposed.

Solid Waste Management Plan

Below is an excerpt from a currently used lease agreement and trash pickup program currently used by the developer that is intended to be used for this development. For this reason, only one trash compactor is provided with the proposed project.

GARBAGE AND REFUSE: One trash compactor shall be located within the Community at such location as determined by Landlord in its sole discretion. When using the compactor, please put garbage in durable plastic bags, tied tightly, and then place in compactor. Garbage may only be placed outside your door during the times outlined by management for valet trash collection. Resident must dismantle all boxes and place outside the door during valet trash collection hours only or placed in trash compactor. Please help keep the grounds clean and free from litter.

L23-16

Valet Trash Guidelines

1.) Open camera on your phone
2.) Scan the QR Code
3.) Click the drop down website on the top of screen
4.) View trash guidelines

Email us at
info@silverliningsconcierge.com

Apartment Living, Hotel Hospitality

Dear Valued Resident,

Please help us keep your community nice and clean by placing your Silver Linings trash can outside your door between 5pm – 7pm Sunday through Thursday. We start our trash pickup service after 7pm. Take your emptied trash can back inside your apartment before 9am the next morning.

As a reminder, Silver Linings does not provide door side trash service on Friday and Saturday.

Concierge Trash Collection Guidelines

- For household trash, use regular 13-gallon trash bags only (plastic or paper grocery bags and oversized trash bags are not appropriate)
- Tie all trash bags securely (Must double knot)
- 2 trash bag limit per night (per apartment unit)
- Overweight/Oversized items (25+ lbs.), leaking bags, hazardous waste, and loose trash will not be collected
- Cardboard boxes must be flattened and broken down before being placed outside your door behind your trash can. **5 box maximum per night.** (Do not put loose trash or trash bags inside unbroken down boxes)
- Loose Styrofoam must be broken down and placed inside a trash bag.
- Trash bags are not allowed on the floor. (All trash bags must be inside the trash can)
- Broken glass must be boxed up, taped, and labeled
- Double bag cat litter and diapers
- Dog pet waste is not allowed inside trash can
- Trash can must be kept clean (Loose trash should not be inside the trash can)

Concierge Trash Collection Holiday Schedule

- Door side trash collection services will not be provided on the following holidays
  - New Year's Eve, New Year's Day, Easter, Memorial Day, Juneteenth, Independence Day, Labor Day, Thanksgiving, Christmas Eve, Christmas Day

Hazardous Weather

- Severe weather conditions can sometimes suspend trash service for safety reasons. These conditions include flooding, power outages, icy streets and sidewalks. If this ever occurs, we will resume service on the following scheduled service day.

- **A $25 fee may be charged to your account for repeat trash violations**

Please let me know if I can answer any questions.

Preston Locher
Project Engineer

PRELIMINARY PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

CLEAR CREEK APARTMENTS

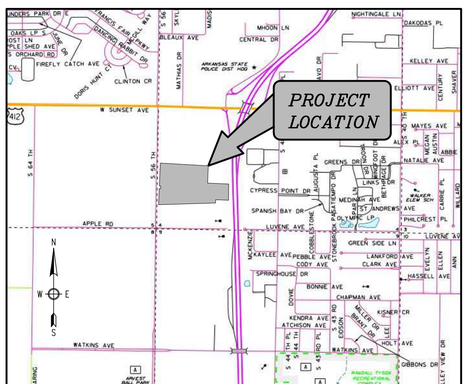
IN THE CITY OF

SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY
SCOTT STOKES – 479–575–1424
AEP/SWEPCO
STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES
LARRY PECKHAM – 479–751–5751
COX COMMUNICATION
CHRIS BYRD – 479–751–2000
AT&T
KENNY HARTSFIELD – 479–442–1977
SPRINGDALE FIRE DEPARTMENT
BLAKE HOLTE – 479–750–8190

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP. CALL BEFORE YOU DIG!

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2–4	LARGE SCALE DEVELOPMENT
5	OPEN SPACE VISUALIZATION
6	OVERALL STORM PLAN
7–10	STORM PROFILES
11	POND SHEET
12	PAVING PLAN
13–14	TYPICAL DETAILS
15–16	UTILITY PLAN & PROFILES
17	WATER PLAN
18–20	UTILITY DETAILS
21–22	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
23	SIGNAGE AND STRIPING PLAN
24	CROSS SECTIONS
25–26	LANDSCAPE PLAN & DETAILS
27–28	LIGHTING PLAN & DETAILS



VICINITY MAP
NOT TO SCALE

March 30, 2023

L23–16

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

VARIANCE REQUESTS:

1. SECTION III.D.5.A OF THE MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS.
2. SECTION III.E.2.B OF THE MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS.
3. SECTION III.E.2.C OF THE MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS.
4. SECTION III.E.2.E.(2) OF THE MULTIFAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS.

PRELIMINARY
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINANCE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION, INCLUDING SECTION T38 AND ASSOCIATED DETAILS ADDED ON SEPTEMBER 3, 2020.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.



L23-16

1

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Mar 30, 2023

W.O. # 22960

DRAWN BY: Tim

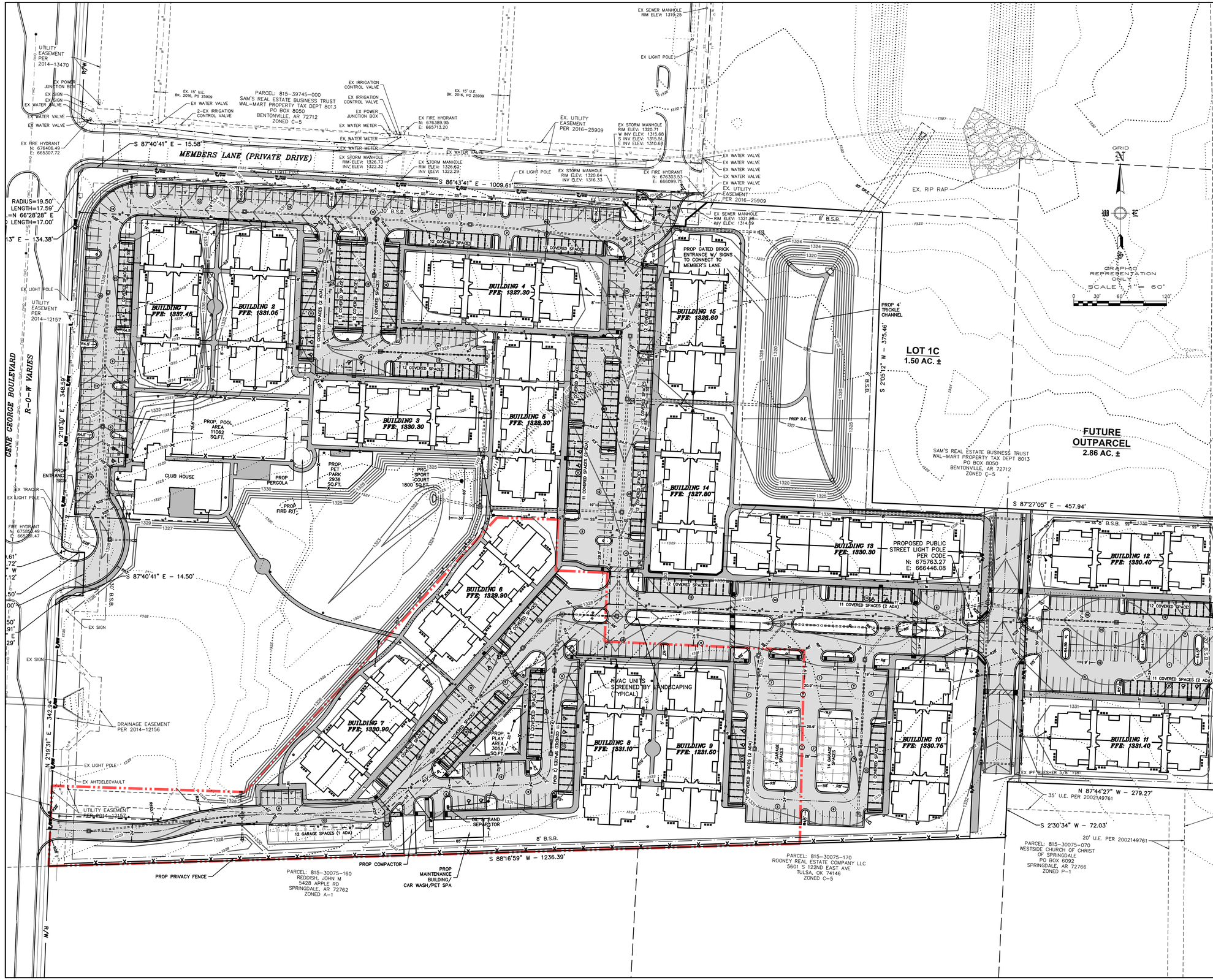
CHECKED BY: JP

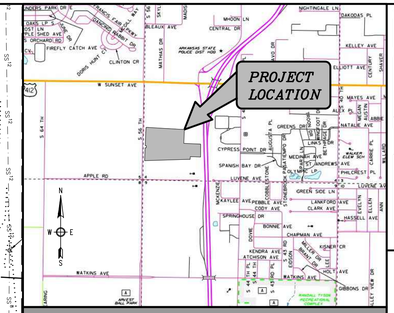
© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/30/2023 9:38 AM

Z:\LSD\22960 CLEAR CREEK APARTMENTS\22960 - LSD.DWG

EXISTING CONDITIONS
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764





VICINITY MAP
NOT TO SCALE

OWNER:	SAM'S REAL ESTATE BUSINESS TRUST WALMART PROPERTY TAX DEPT 8013 PO BOX 8050 BENTONVILLE, AR 72712
DEVELOPER:	MRC DEVELOPMENT 637 HIGHWAY 51 NORTH SUITE J RIDGELAND, MS 39157
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
CITY ZONING:	MF-24 (HIGH DENSITY MULTIFAMILY)
BUILDING SETBACKS:	FRONT – 30' SIDE – 8' REAR – 20'
GROSS SITE AREA:	24.64 ACRES
NET SITE AREA:	24.07 ACRES
PARKING REQUIRED:	MULTI-FAMILY DWELLING – Three (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS 3 SPACES X 20 UNITS + 2.25 SPACES X 50 UNITS + 1.75 SPACES X 304 UNITS = 704.5 SPACES REQUIRED (705 SPACES) ADA REQUIREMENTS – 2% OF TOTAL PARKING REQUIRED = 14.09 ADA SPACES REQUIRED (14 ADA SPACES)
PARKING PROVIDED:	716 SPACES TOTAL (INCLUDING 18 ADA SPACES) 394 UNCOVERED SPACES 282 COVERED SPACES 40 GARAGE SPACES
FEMA FLOODPLAIN ZONE:	THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, MAP REVISED: MAY 16, 2008.
PROPOSED USE:	MULTI-FAMILY HOUSING
BUILDING COVERAGE:	MAXIMUM BUILDING COVERAGE PERMITTED = 40% APARTMENTS = 201201 SQ.FT. CLUBHOUSE = 6664 SQ.FT. CAR WASH/MAINTENANCE = 1550 SQ.FT. GARAGES = 10187 SQ.FT. COVERED PARKING = 52248 SQ.FT. TOTAL COVERAGE = 265850 SQ.FT. PROPOSED COVERAGE = 25.4%

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

OVERALL LAYOUT
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

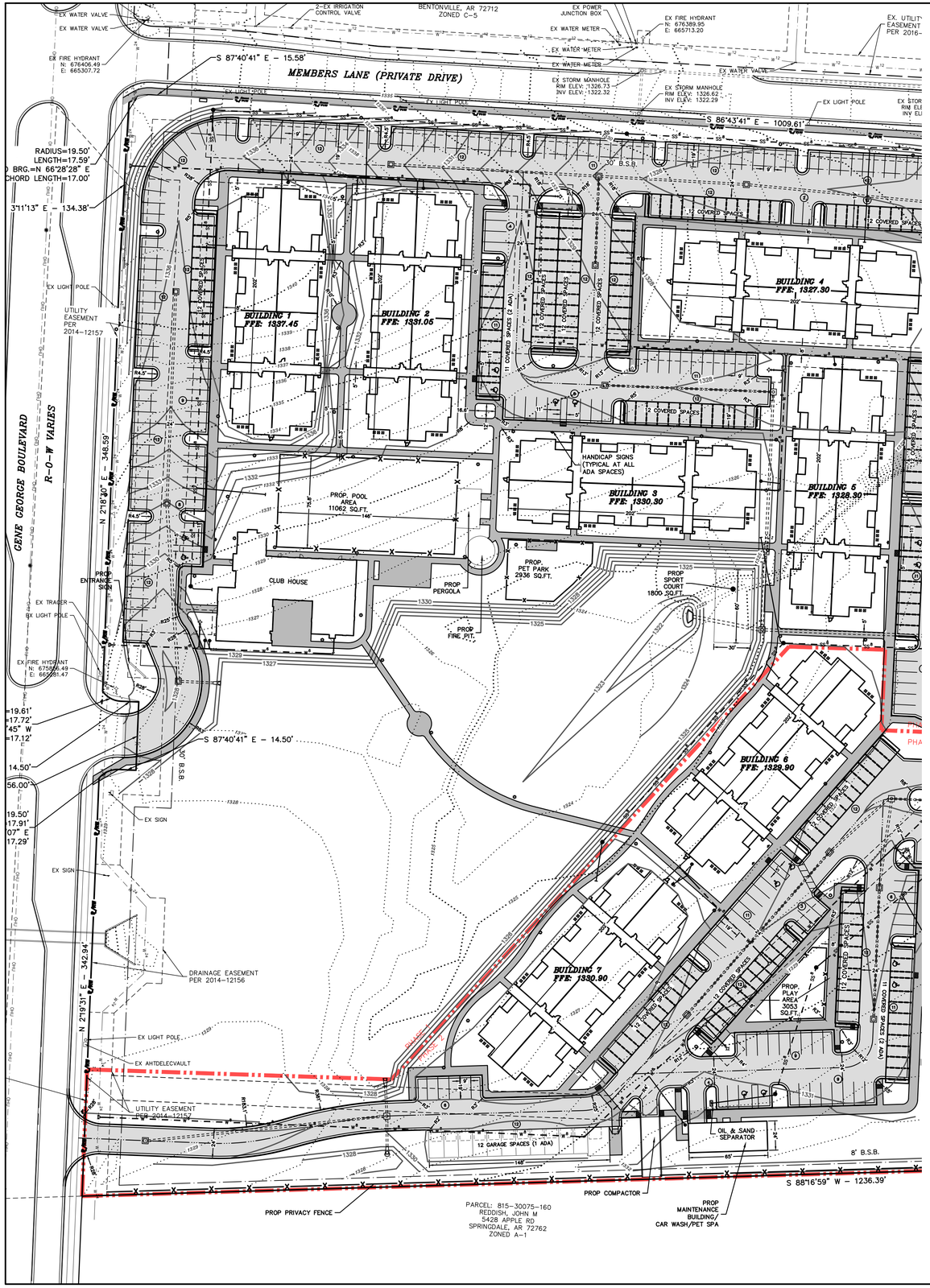
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: CPL
W.O. #: 22960

© 2023 ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED

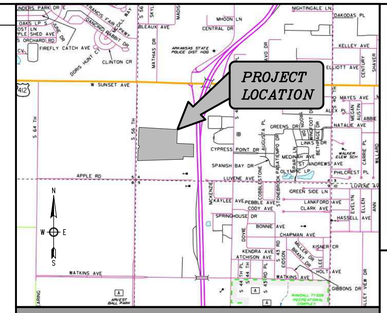
L23-16

2



LEGEND

IRON PIN FOUND		EX. GAS MANHOLE	
MAG NAIL FOUND		EX. ELECTRIC MANHOLE	
C. PROPERTY LINE		EX. TELEPHONE MANHOLE	
SAW-CUT LINE		EX. TREES	
EX. EASEMENT LINE		EX. SEWER VALVE	
EX. BUILDING SETBACK LINE		EX. WATER MANHOLE	
EX. ROAD CENTERLINE		EX. FIBER OPTIC VAULT	
EX. CURB & GUTTER		EX. TELEPHONE BOX	
EX. CONTOUR		EX. MAILBOX	
PROPOSED CONTOUR		EX. GAS METER	
EX. OVERHEAD POWER LINE		EX. GAS VALVE	
EX. GAS LINE		EX. PARKING STRIPE	
EX. UNDERGROUND TELEPHONE LINE		PROPOSED WATER SERVICE	
EX. 8" SEWER LINE		PROPOSED SEWER SERVICE	
EX. STORM DRAIN LINE		PROPOSED FENCE	
EX. WATER LINE		PROPOSED EASEMENT LINE	
EX. FIBER OPTIC LINE		PROPOSED SIDEWALK	
EX. WATER METER		PROPOSED GAS LINE	
EX. FIRE HYDRANT		PROPOSED ELECTRIC LINE	
EX. SEWER MANHOLE		PROPOSED WATERLINE	
EX. POWER POLE		PROPOSED HADICAP RAMP	
EX. WATER VALVE		PROPOSED STORM BOX & PIPE	
EX. LIGHT POLE		PROPOSED SEWER MANHOLE & PIPE	
EX. SIGN			
EX. HANDICAP PARKING			
EX. WATER METER			
EX. TRAFFIC POLE			



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2. ALL PROPOSED APARTMENT BUILDINGS HAVE AN AREA AS MEASURED AT THE BUILDING FOOTPRINT OF 12,105 SQ FT. WITH THE EXCEPTION OF APARTMENT 13, WHICH HAS AN AREA OF 17,893 SQ FT.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12kv AND ABOVE.
10. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   - A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
12. STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14. PUBLIC STREET LIGHTS ARE TO BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS
15. GAS SERVICE TO BE PROVIDED TO CLUBHOUSE, FIRE PITS, OUTSIDE FIREPLACE, AND GRILLS

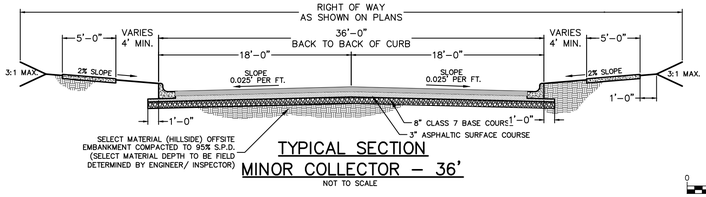
OWNER:	SAM'S REAL ESTATE BUSINESS TRUST WALMART PROPERTY TAX DEPT 8013 PO BOX 8050 BENTONVILLE, AR 72712
DEVELOPER:	MRC DEVELOPMENT 637 HIGHWAY 51 NORTH SUITE J RIDGELAND, MS 39157
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
CITY ZONING:	MF-24 (HIGH DENSITY MULTIFAMILY)
BUILDING SETBACKS:	FRONT – 30' SIDE – 8' REAR – 20'
GROSS SITE AREA:	24.64 ACRES
NET SITE AREA:	24.07 ACRES
PARKING REQUIRED:	MULTI-FAMILY DWELLING – Three (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS 3 SPACES X 20 UNITS + 2.25 SPACES X 50 UNITS + 1.75 SPACES X 304 UNITS = 704.5 SPACES REQUIRED (705 SPACES) ADA REQUIREMENTS – 2% OF TOTAL PARKING REQUIRED = 14.09 ADA SPACES REQUIRED (14 ADA SPACES)
PARKING PROVIDED:	716 SPACES TOTAL (INCLUDING 18 ADA SPACES) 394 UNCOVERED SPACES 282 COVERED SPACES 40 GARAGE SPACES
FEMA FLOODPLAIN ZONE:	THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.
PROPOSED USE:	MULTI-FAMILY HOUSING
BUILDING COVERAGE:	MAXIMUM BUILDING COVERAGE PERMITTED = 40% APARTMENTS = 201201 SQ.FT. CLUBHOUSE = 6664 SQ.FT. CAR WASH/MAINTENANCE = 1550 SQ.FT. GARAGES = 10187 SQ.FT. COVERED PARKING = 52248 SQ.FT. TOTAL COVERAGE = 265850 SQ.FT. PROPOSED COVERAGE = 25.4%

PARCEL NUMBER: 815-39752-000

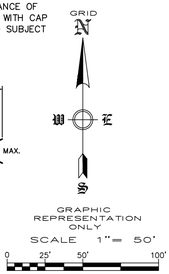
DESCRIPTION:

PART OF LOT ONE (1), BLOCK FOUR (4) OF SAM'S CLUB ADDITION TO THE CITY OF SPRINGDALE AS SHOWN ON PLAT FILE 24-338 FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID SAM'S CLUB ADDITION, SAID POINT BEING A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GENE GEORGE BOULEVARD, N02°19'31"E A DISTANCE OF 342.94 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 17.91 FEET AND A CHORD BEARING AND DISTANCE OF N66°00'07"E – 17.29 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE S87°40'41"E A DISTANCE OF 14.50 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE N02°19'19"E A DISTANCE OF 56.00 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE N87°40'41"W A DISTANCE OF 14.50 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 19.61 FEET, AN ARC LENGTH OF 17.72 FEET AND A CHORD BEARING AND DISTANCE OF N61°42'45"W – 17.12 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE N02°18'30"E A DISTANCE OF 348.59 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE N03°11'13"E A DISTANCE OF 134.38 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 17.59 FEET AND A CHORD BEARING AND DISTANCE OF N66°28'28"W – 17.00 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S86°43'41"E A DISTANCE OF 1009.61 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE S02°05'12"W A DISTANCE OF 375.46 FEET TO A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE S87°27'05"E A DISTANCE OF 457.94 FEET TO THE EASTERLY LINE OF SAID LOT1, BLOCK 4 AND A FOUND 1/2 INCH REBAR WITH CAP 'PS 1559'; THENCE ALONG SAID EASTERLY LINE, S00°32'20"W A DISTANCE OF 351.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 4 AND A FOUND IRON PIN WITH CAP 'BUESCHER PLS 1181'; THENCE LEAVING SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 4, N87°44'27"W A DISTANCE OF 279.27 FEET TO A FOUND IRON PIN WITH CAP 'BUESCHER PLS 1181'; THENCE S02°30'34"W A DISTANCE OF 72.03 FEET TO A FOUND IRON PIN WITH CAP 'BLEW 1532'; THENCE S88°16'59"W A DISTANCE OF 1236.39 FEET TO THE POINT OF BEGINNING, CONTAINING 24.64 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



TYPICAL SECTION
MINOR COLLECTOR – 36'
NOT TO SCALE



HOUSING TABLE					
BUILDING #	SQ. FT	ONE BEDROOM UNITS	TWO BEDROOM UNITS	THREE BEDROOM UNITS	
1-12, 14, 15	12,105	84	168	84	
13	17,893	6	24	6	
TOTAL	187,363	90	192	90	372 TOTAL UNITS

L23-16

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

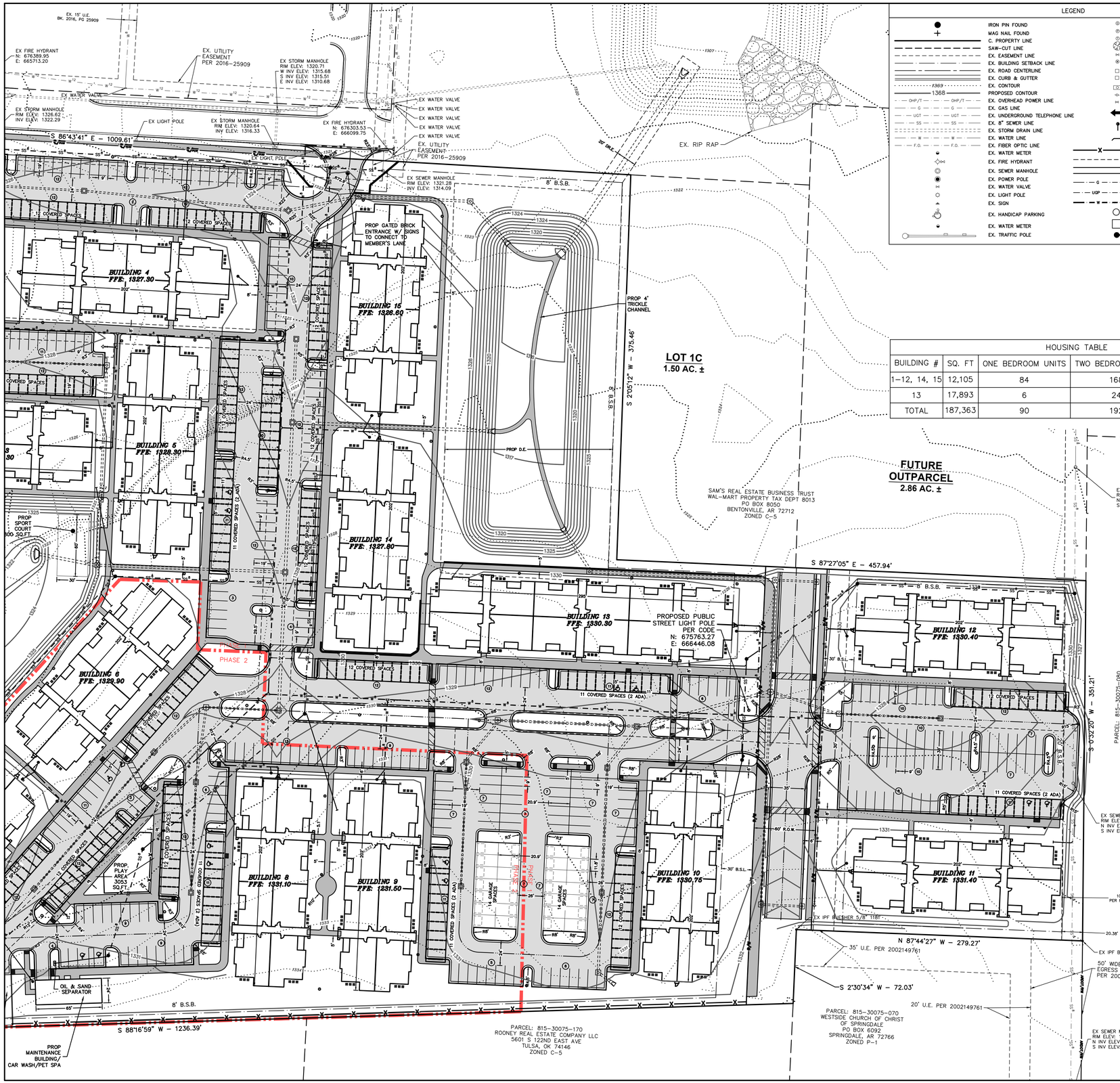
LARGE SCALE DEVELOPMENT
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/30/2023 9:59 AM

SCALE: 1"=50'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

3



LEGEND

IRON PIN FOUND	EX. GAS MANHOLE
MAG NAIL FOUND	EX. ELECTRIC MANHOLE
C. PROPERTY LINE	EX. TELEPHONE MANHOLE
SAW-CUT LINE	EX. TREES
EX. EASEMENT LINE	EX. SEWER VALVE
EX. BUILDING SETBACK LINE	EX. WATER MANHOLE
EX. ROAD CENTERLINE	EX. FIBER OPTIC VAULT
EX. CURB & GUTTER	EX. TELEPHONE BOX
EX. CONTOUR	EX. MAILBOX
PROPOSED CONTOUR	EX. GAS METER
EX. OVERHEAD POWER LINE	EX. GAS VALVE
EX. GAS LINE	EX. PARKING STRIPE
EX. UNDERGROUND TELEPHONE LINE	
EX. 8" SEWER LINE	PROPOSED WATER SERVICE
EX. STORM DRAIN LINE	
EX. WATER LINE	PROPOSED SEWER SERVICE
EX. FIBER OPTIC LINE	PROPOSED FENCE
EX. WATER METER	PROPOSED EASEMENT LINE
EX. FIRE HYDRANT	PROPOSED SIDEWALK
EX. SEWER MANHOLE	PROPOSED GAS LINE
EX. POWER POLE	PROPOSED ELECTRIC LINE
EX. WATER VALVE	PROPOSED WATERLINE
EX. LIGHT POLE	PROPOSED HADICAP RAMP
EX. SIGN	PROPOSED STORM BOX & PIPE
EX. HANDICAP PARKING	PROPOSED SEWER MANHOLE & PIPE
EX. WATER METER	
EX. TRAFFIC POLE	

HOUSING TABLE

BUILDING #	SQ. FT	ONE BEDROOM UNITS	TWO BEDROOM UNITS	THREE BEDROOM UNITS	
1-12, 14, 15	12,105	84	168	84	
13	17,893	6	24	6	
TOTAL	187,363	90	192	90	372 TOTAL UNITS

NOTES:

1. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2. ALL PROPOSED APARTMENT BUILDINGS HAVE AN AREA AS MEASURED AT THE BUILDING FOOTPRINT OF 12,105 SQ FT. WITH THE EXCEPTION OF APARTMENT 13, WHICH HAS AN AREA OF 17,893 SQ FT.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND, EXCLUDING 12kv AND ABOVE.
10. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    - A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    - B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    - C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    - D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    - E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
12. STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
14. PUBLIC STREET LIGHTS ARE TO BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS
15. GAS SERVICE TO BE PROVIDED TO CLUBHOUSE, FIRE PITS, OUTSIDE FIREPLACE, AND GRILLS

OWNER:
SAM'S REAL ESTATE BUSINESS TRUST
WALMART PROPERTY TAX
DEPT 8013
PO BOX 8050
BENTONVILLE, AR 72712

DEVELOPER:
MRC DEVELOPMENT
637 HIGHWAY 51 NORTH
SUITE J
RIDGELAND, MS 39157

ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING:
MF-24 (HIGH DENSITY MULTIFAMILY)

BUILDING SETBACKS:
FRONT - 30'
SIDE - 8'
REAR - 20'

GROSS SITE AREA:
24.64 ACRES

NET SITE AREA:
24.07 ACRES

PARKING REQUIRED:
MULTI-FAMILY DWELLING - THREE (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS

3 SPACES X 20 UNITS + 2.25 SPACES X 50 UNITS + 1.75 SPACES X 304 UNITS = 704.5 SPACES REQUIRED (705 SPACES)

ADA REQUIREMENTS - 2% OF TOTAL PARKING REQUIRED = 14.09 ADA SPACES REQUIRED (14 ADA SPACES)

PARKING PROVIDED:
716 SPACES TOTAL (INCLUDING 18 ADA SPACES)
394 UNCOVERED SPACES
282 COVERED SPACES
40 GARAGE SPACES

FEMA FLOODPLAIN ZONE:
THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

PROPOSED USE:
MULTI-FAMILY HOUSING

BUILDING COVERAGE:
MAXIMUM BUILDING COVERAGE PERMITTED = 40%

APARTMENTS = 201201 SQ.FT.

CLUBHOUSE = 6664 SQ.FT.

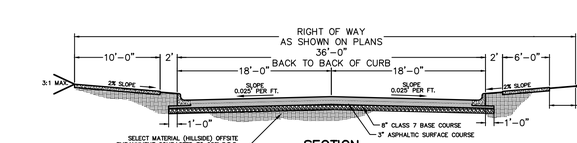
CAR WASH/MAINTENANCE = 1550 SQ.FT.

GARAGES = 10187 SQ.FT.

COVERED PARKING = 52248 SQ.FT.

TOTAL COVERAGE = 265850 SQ.FT.

PROPOSED COVERAGE = 25.4%



SECTION
STREET A - 36'
NOT TO SCALE

L23-16

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/30/2023 9:38 AM

SCALE: 1"=50'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

4

MEMBERS LANE (PRIVATE DRIVE)

TRANSIT BENCH

COMMON SPACE

UNIFYING STONE STEPS

UNIFYING STONE BENCHES

BUILDING 1
FFE: 1337.45

BUILDING 2
FFE: 1331.05

BUILDING 4
FFE: 1327.30

BUILDING 15
FFE: 1328.60

BUILDING 5
FFE: 1328.30

BUILDING 14
FFE: 1327.80

BUILDING 13
FFE: 1330.30

BUILDING 12
FFE: 1330.40

BUILDING 6
FFE: 1329.90

BUILDING 7
FFE: 1330.90

BUILDING 8
FFE: 1331.10

BUILDING 9
FFE: 1231.50

BUILDING 10
FFE: 1330.75

BUILDING 11
FFE: 1331.40

POOL

PERGOLA W/ UNIFYING STONE FIREPLACE

PET PARK

UNIFYING STONE FIRE PIT

GRILLING STATION
W/ UNIFYING STONE ELEMENTS

CLUB HOUSE

PUTTING GREEN

SPORTS COURT

UNIFYING STONE
MONUMENT SIGN

PLAY AREA

PET SPA

CAR WASH

LOT 1C
1.50 AC. ±

FUTURE
OUTPARCEL
2.86 AC. ±

EX. RIP RAP

EX. UTILITY EASEMENT PER 2016-25909

EX. 15' U.E. BK. 2016, PG 25909

UTILITY EASEMENT PER 2014-13470

EX POWER JUNCTION BOX

EX SIGN

EX LIGHT POLE

EX LIGHT BOX

30' B.S.B.

8' B.S.B.

20' B.S.B.

26.59'

30.4'

DRAINAGE EASEMENT PER 2014-12156

UTILITY EASEMENT PER 2014-12157

EX AHTDELECVAULT

35' U.E. PER 2002149761

20' U.E. PER 2002149761

50' WIDE EGRESS & PER 2002

EX IPF BUS

EX IPF BUESHER 5/8 "ILB"

EX SEWER RIM ELEV: N INV ELEV S INV ELEV

EX SEWER MA RIM ELEV: 13 N INV ELEV: S INV ELEV:

10' U.E PER RP 22

20.38'

AMENITY REQUIREMENTS:

MULTI-FAMILY DEVELOPMENTS WITH MORE THAN 150 DWELLING UNITS - 3 AMENITIES; AND AN ADDITIONAL ONE (1) AMENITY FOR EACH ADDITIONAL 150 UNITS

5 AMENITIES REQUIRED

AMENITIES PROPOSED:

-SWIMMING POOL
-RESIDENT CLUBHOUSE
-SPORT COURT
-3053 SQ.FT. PLAY AREA
-PERGOLA AND GRILLING STATION
-2936 SQ.FT. PET PARK
-PET SPA
-CAR WASH

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE = 20% OF NET SITE ACREAGE
24.07 ACRES * 0.20 = 4.81 ACRES (209523 S.F.)

COMMON OPEN SPACE REQUIRED =4.81 ACRES (209523 S.F.)

COMMON OPEN SPACE PROVIDED =5.13 ACRES (223491 S.F.)

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 105
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
COMMON SPACE & AMENITIES
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

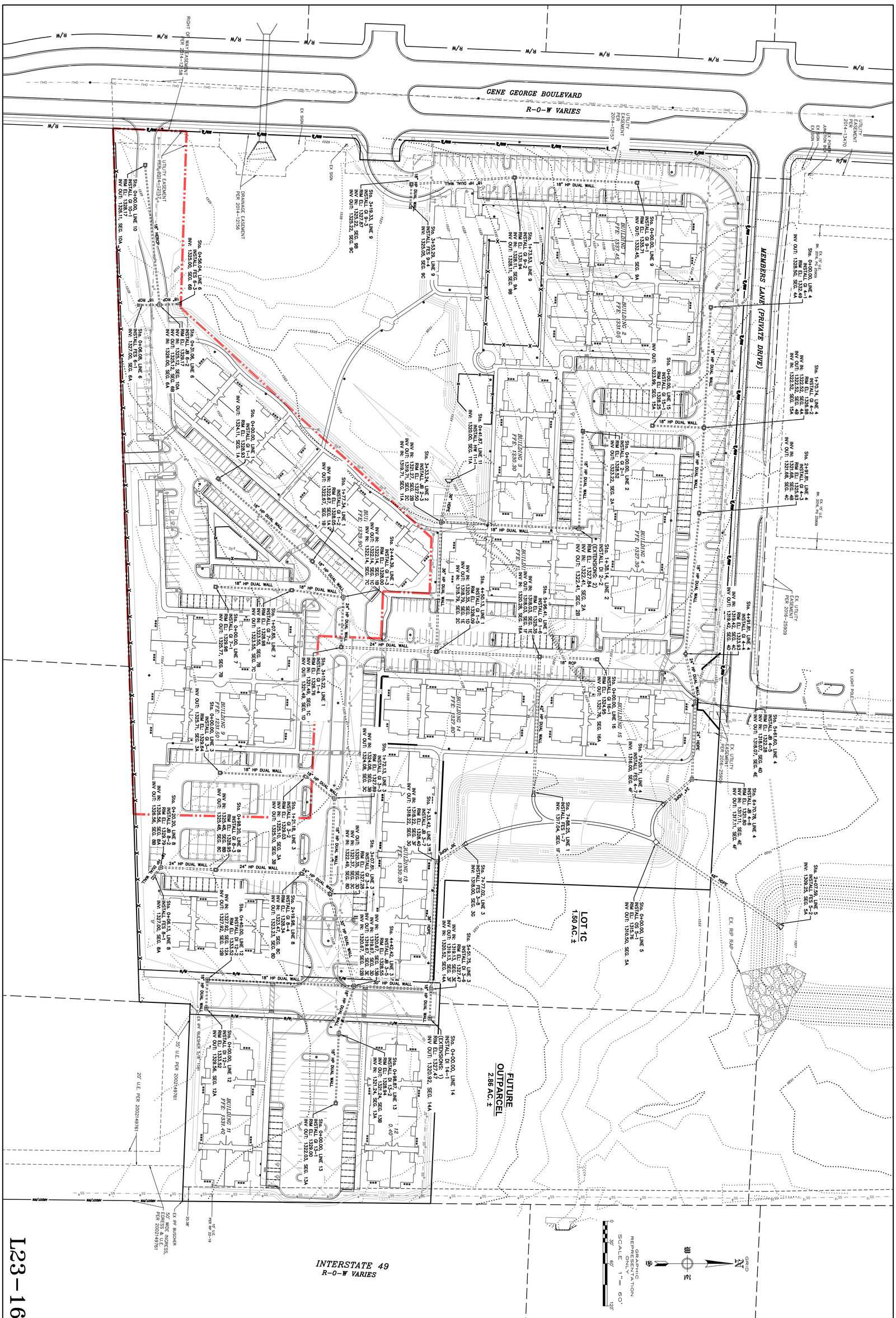
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. - ALL RIGHTS RESERVED

SCALE: 1"=60'

DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: CPL

W.O. #: 22960



L23-16

6

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3:28:2023 3:09 PM

SCALE: 1"=60'

DATE: Mar 28, 2023

DRAWN BY: Tim

CHECKED BY: Tim

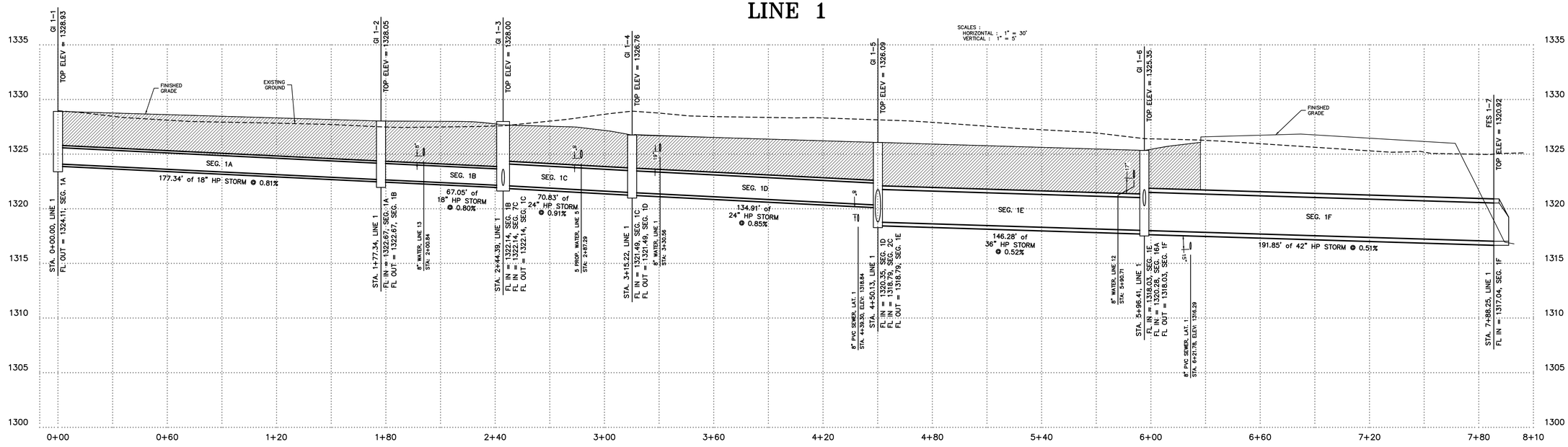
W.O. # 22960

Z:\JSD-22960 CLEAR CREEK APARTMENTS\22960 - STORM.dwg

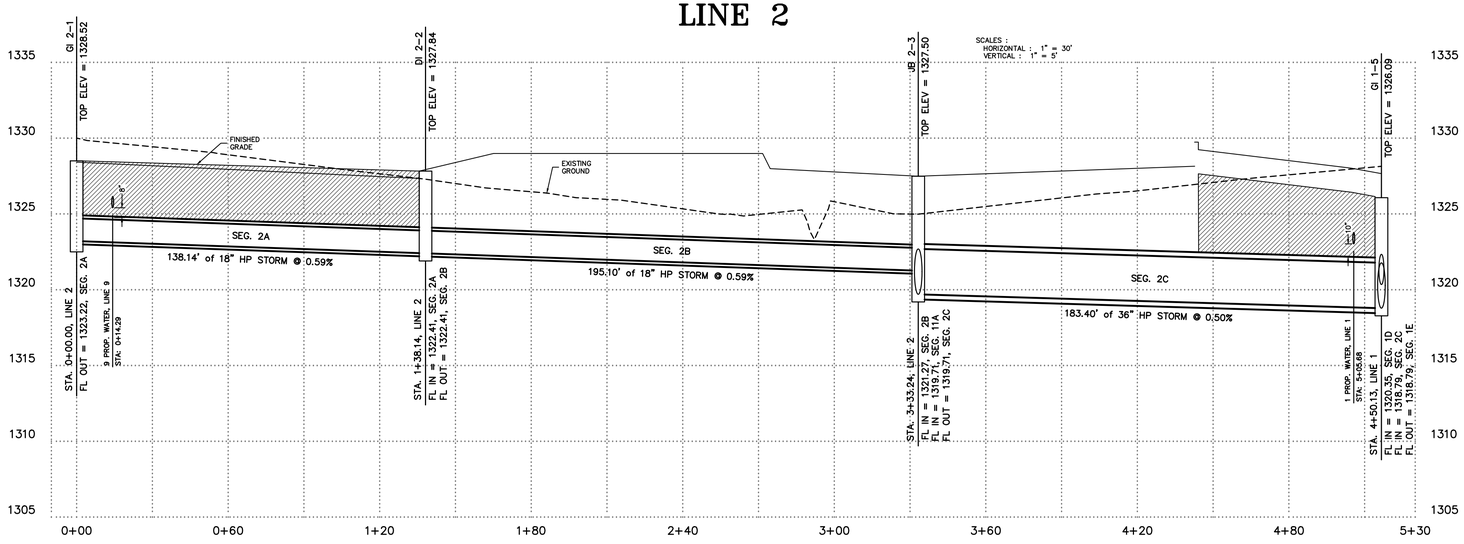
OVERALL STORM PLAN
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

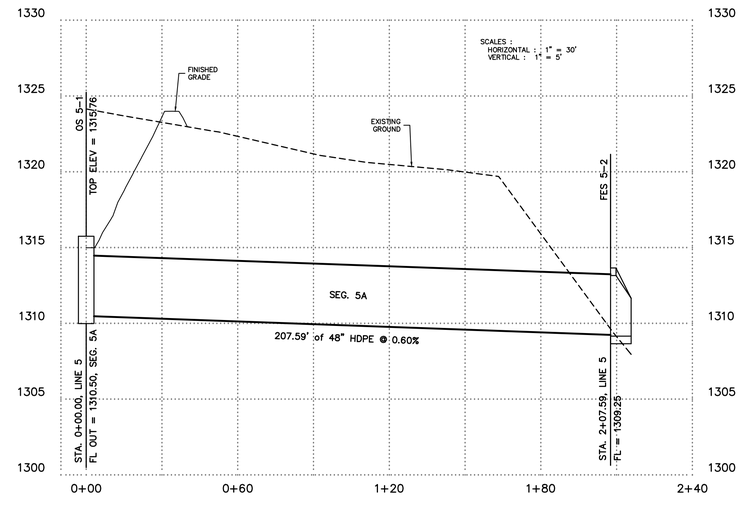
LINE 1



LINE 2



LINE 5



STORM PROFILES
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 S. 48th Street, Suite 105
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: JDH

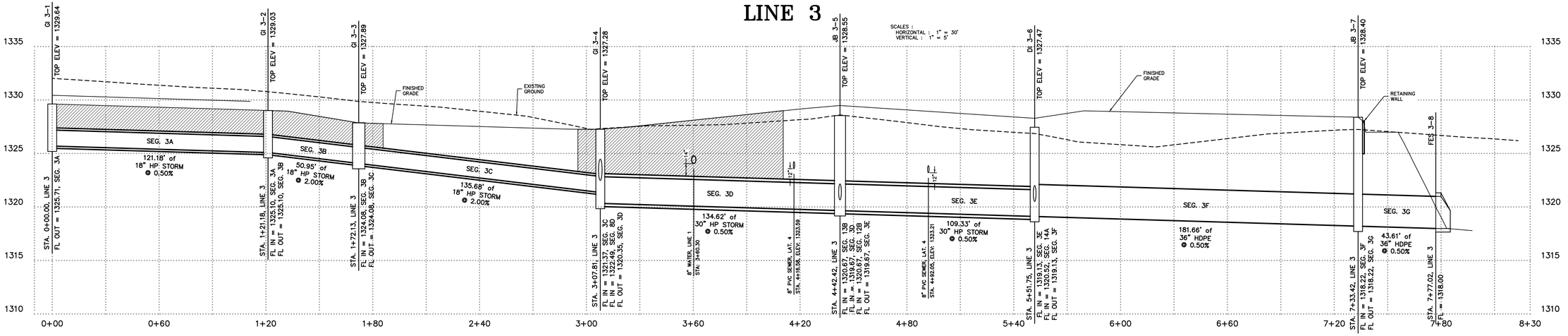
W.O. #: 22960

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 2:29 PM

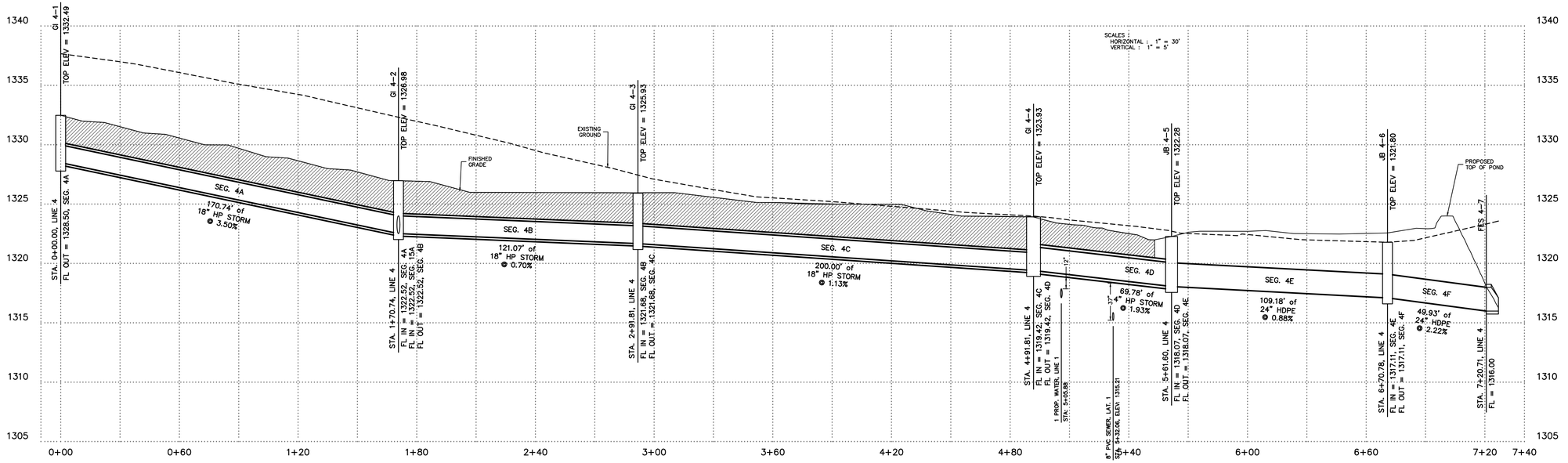
L23-16

7

LINE 3



LINE 4



ENGINEERING SERVICES INC.
1123 SOUTH UNIVERSITY AVENUE, SUITE 800
SPRINGDALE, ARKANSAS 72764

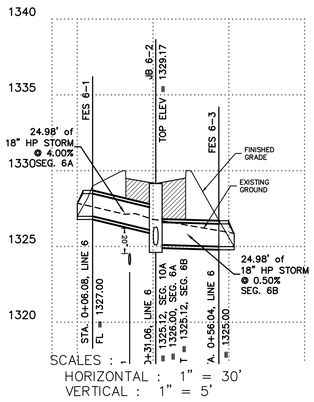
STORM PROFILES
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 22960

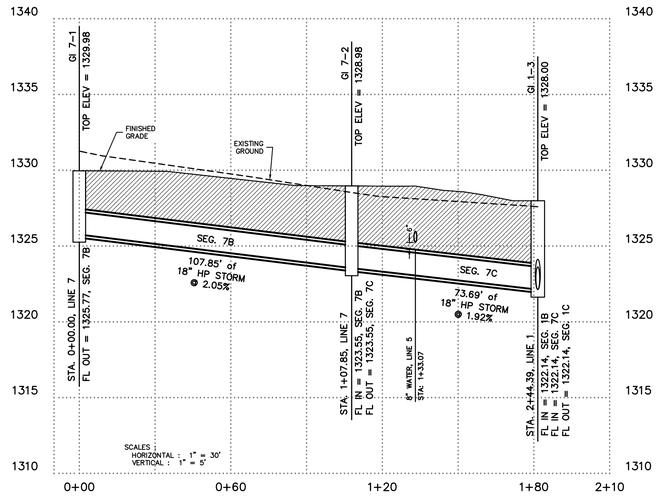
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 2:29:21 PM
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ENGINEERING SERVICES, INC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGINEERING SERVICES, INC.

LINE 6



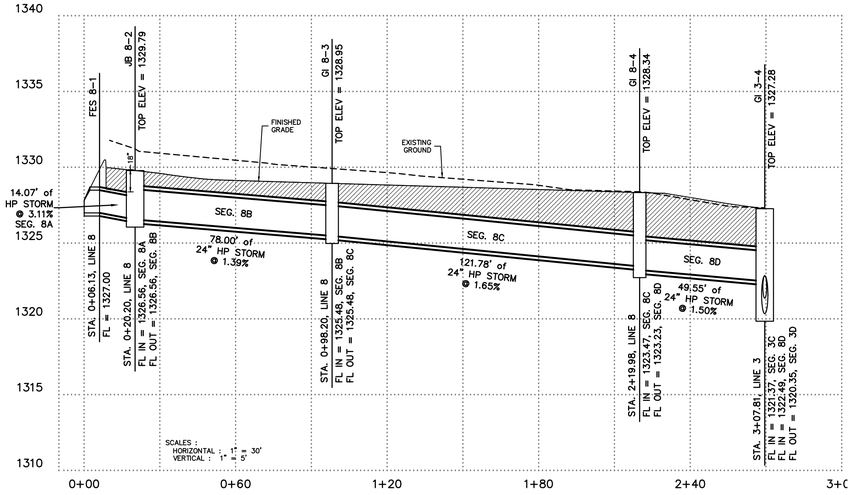
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

LINE 7



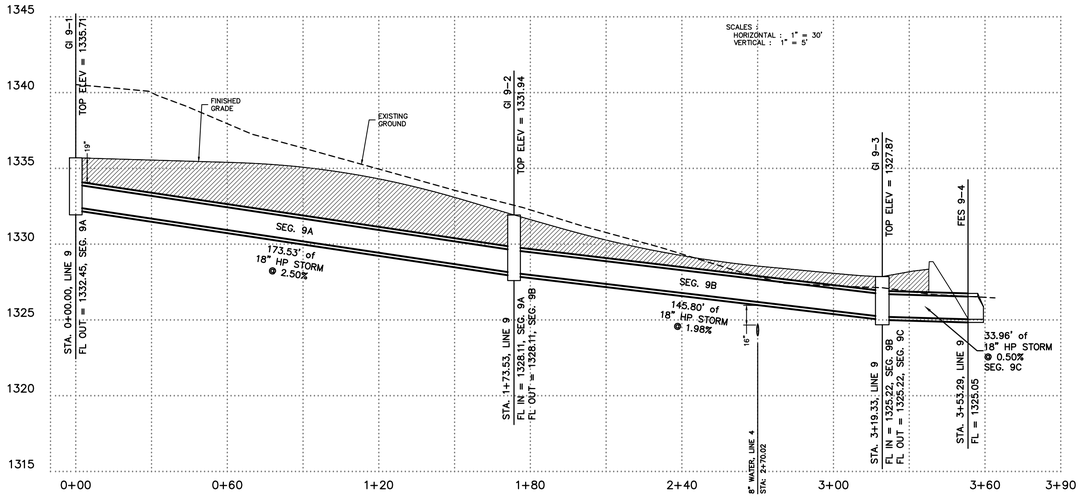
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

LINE 8



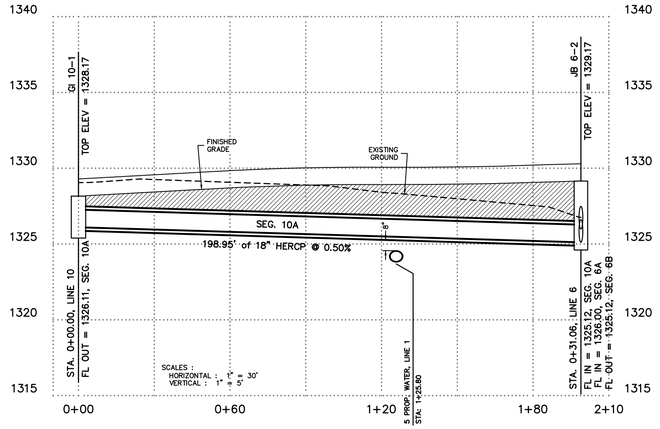
SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

LINE 9



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

LINE 10



SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

ENGINEERING SERVICES INC.
1707 S. 48th STREET, SUITE 103
SPRINGDALE, ARKANSAS 72764

STORM PROFILES
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

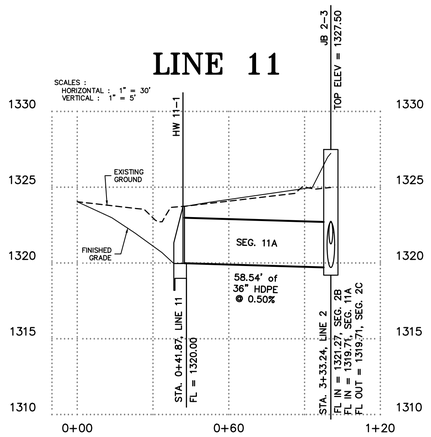
DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: JDH

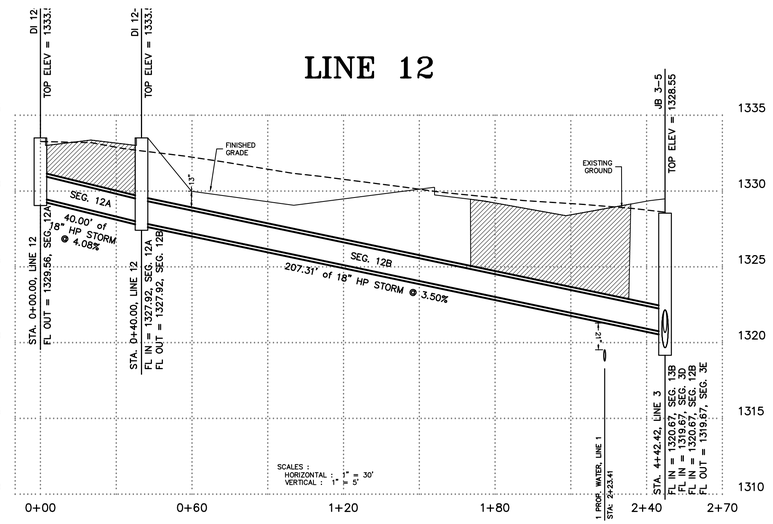
W.O. #: 22960

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 2:29:21 PM

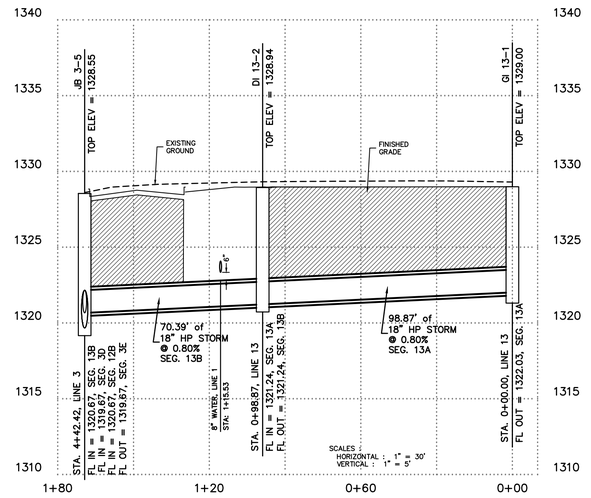
LINE 11



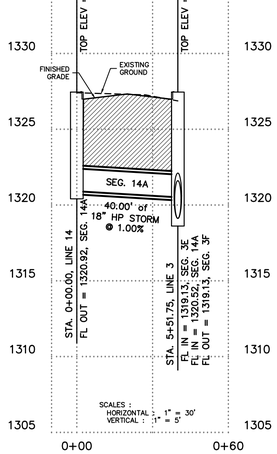
LINE 12



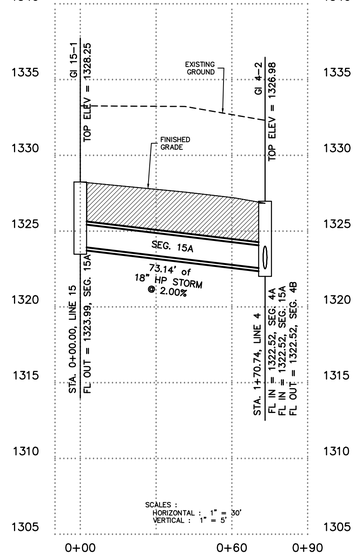
LINE 13



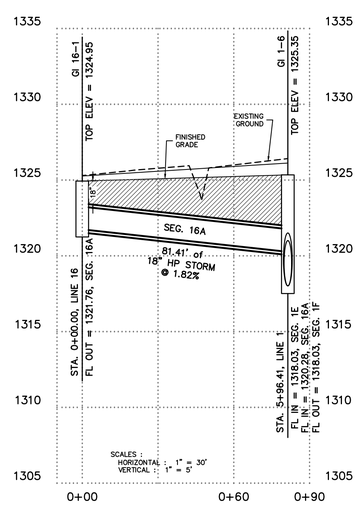
LINE 14



LINE 15



LINE 16



STORM PROFILES
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD., SUITE 100
FAYETTEVILLE, ARKANSAS 72703
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 3:57 PM
C:\CLEAR CREEK APARTMENTS\STORM PROFILES.DWG

SCALE: 1"=30'
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: JDH
W.O. #: 22960

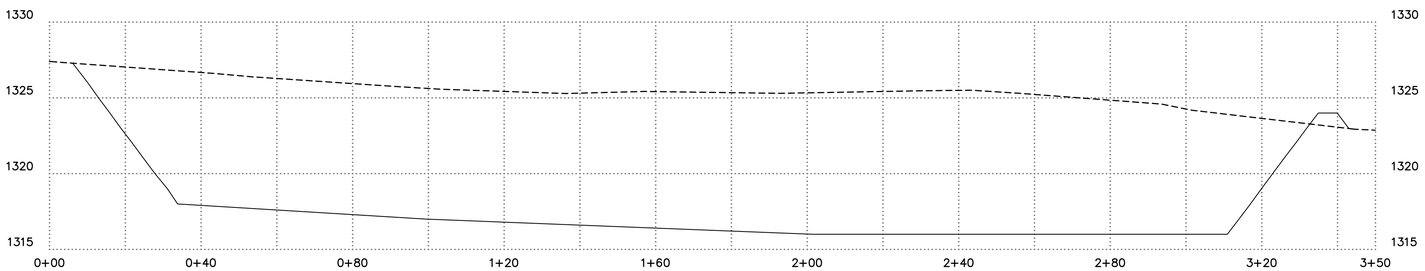
L23-16

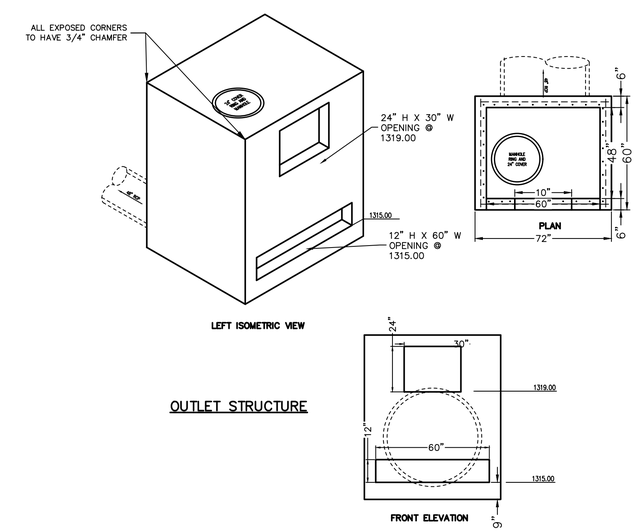
NOTES:

A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.



NE POND





OUTLET STRUCTURE

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

POND SHEET
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

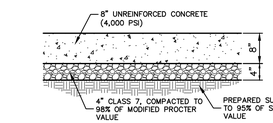
REVISION	DATE	DESCRIPTION

SCALE: 1"=20'

DATE: Mar 28, 2023

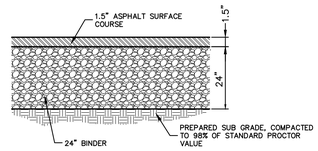
ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22960



CONCRETE PAD FOR DUMPSTER/COMPACTOR/COVERED PARKING

NOT TO SCALE



STANDARD PAVING

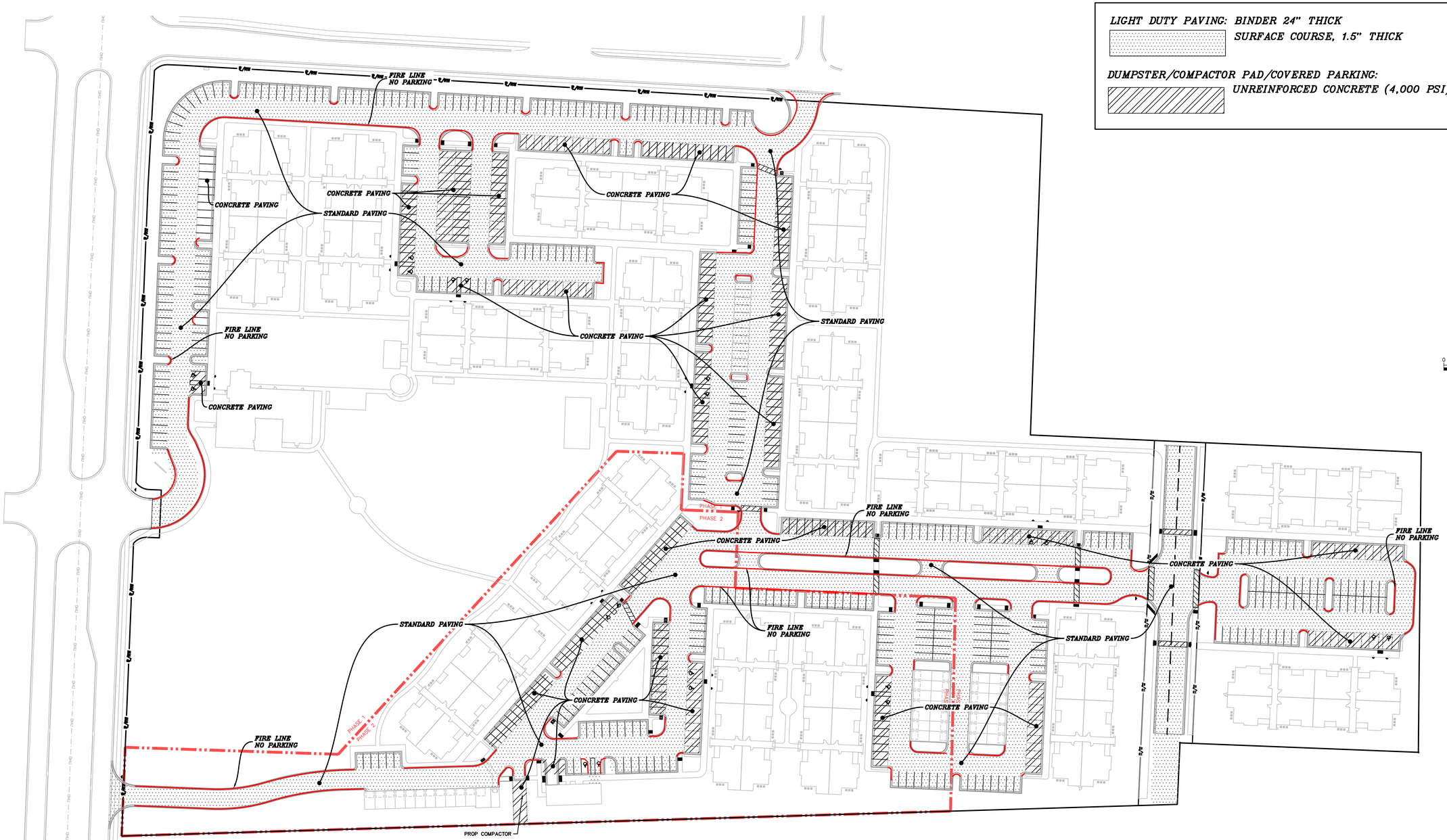
NOT TO SCALE

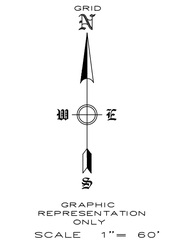
LIGHT DUTY PAVING: BINDER 24" THICK

SURFACE COURSE, 1.5" THICK

DUMPSTER/COMPACTOR PAD/COVERED PARKING:

UNREINFORCED CONCRETE (4,000 PSI), 8" THICK





PAVING & STRIPING PLAN
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
3706 PINNACLE HILLS PKWY, STE 201
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

DATE: Mar 28, 2023

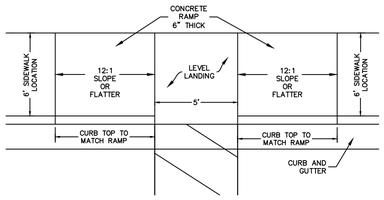
ENGINEER: TJA

DRAWN BY: BAP

W.O. #: 22960

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. - THESE PLANS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. - 3/28/2023 3:29 PM

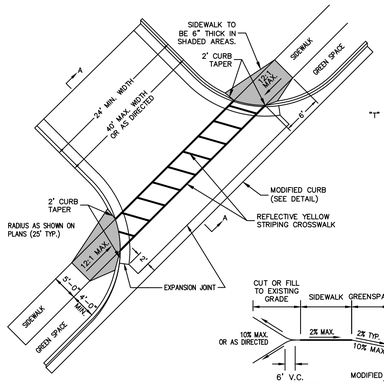
L23-16



HANDICAPPED RAMP DETAIL

NOT TO SCALE

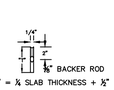
(TO BE PLACED AT LOCATIONS SHOWN BY [SB] ON PLAN)



DRIVEWAY DETAIL

NOT TO SCALE

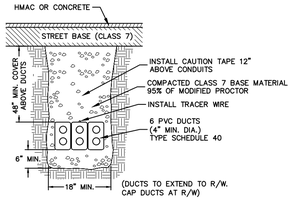
SECTION A-A



JOINT SEALER DETAIL

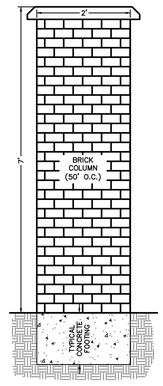
NOTES:

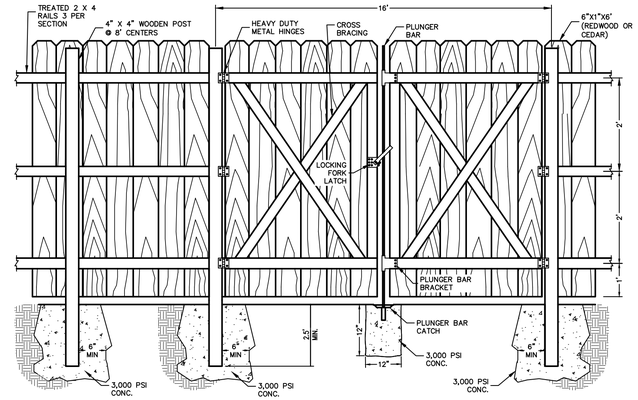
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

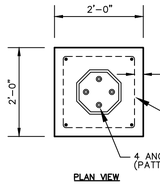




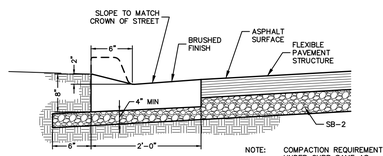
USE 6 GALV. NAILS PER BOARD. SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL

NOT TO SCALE



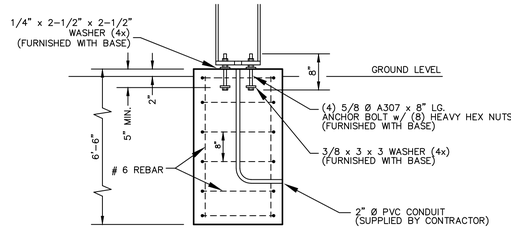
PLAN VIEW



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE

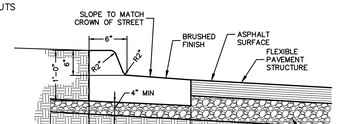


SECTION VIEW

NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

LIGHT POLE FOOTING DETAIL

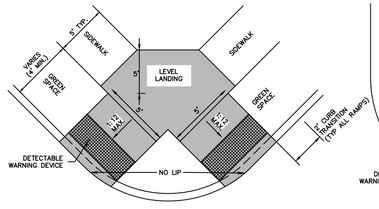
NOT TO SCALE



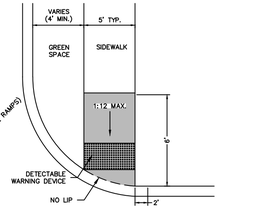
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



TYPE 1 RAMP



TYPE 2 RAMP

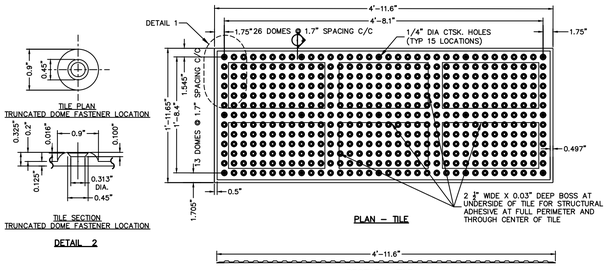
NOTES:

1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.

MID-BLOCK RAMP

HANDICAP RAMP DETAILS

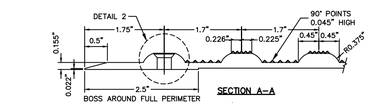
NOT TO SCALE

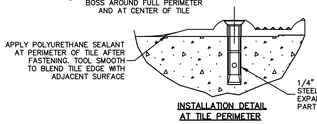


PLAN – TILE

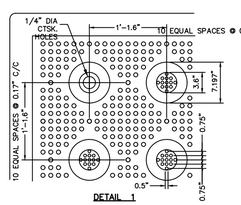
PROFILE – TILE

DETAIL 2





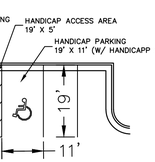
INSTALLATION DETAIL AT TILE PERIMETER



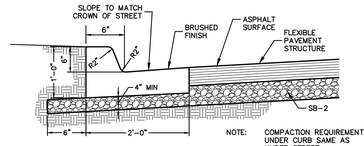
DETAIL 1

TRUNCATED DOMES DETAIL

NOT TO SCALE



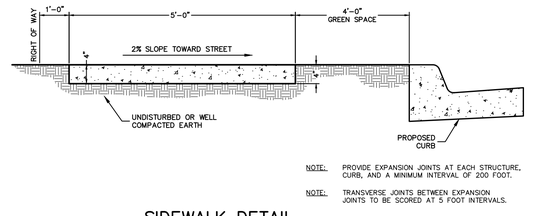
TYPICAL PARKING STRIPING DETAIL



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

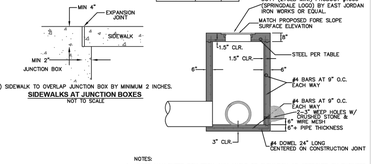
NOT TO SCALE

C:\Users\kristiflerpa\appdata\local\temp\AcPublish_6624\SD-D-7.dwg

PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

REINFORCING TABLE

WIDTH OF DROP INLET	TOP CONCRETE SLAB REINFORCING
4"	#4"S @ 6" O.C. E.W.
5"	#4"S @ 7" O.C. E.W.
6"	#5"S @ 5" O.C. E.W.



1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

SIDEWALKS AT JUNCTION BOXES

NOT TO SCALE

NOTES:

1. PIPES MAY ENTER BOX FROM ANY ANGLE OR ELEVATION AS APPROVED BY ENGINEER.
2. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
4. ALL REINFORCING BARS SHALL HAVE 1-1/2" MINIMUM COVER.
5. PLASTIC COATED STEPS SHALL BE INSTALLED IN ALL JUNCTION BOXES 4'- 0" IN EXCESS OF 4'-0".
6. EXTENSION LENGTHS SHOWN ON THE PLANS SHALL BE TAKEN TO MEAN CLEAR OPENING LENGTH, NOT INCLUDING WIDTHS OF SUPPORTS.
7. CONCRETE FOR JUNCTION BOXES TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

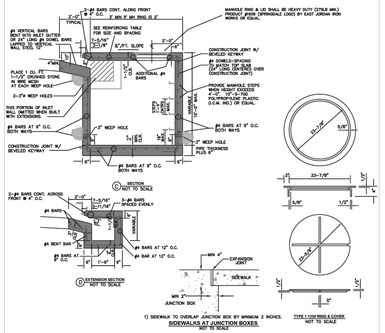
TYPICAL JUNCTION BOX

NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-7	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-6.dwg



1) SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.

SIDEWALKS AT JUNCTION BOXES

NOT TO SCALE

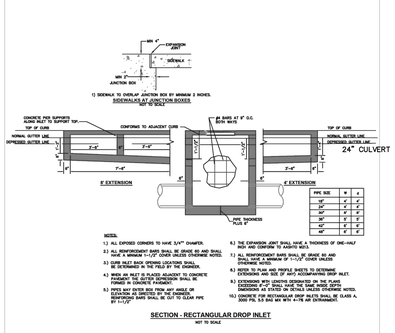
DETAILED SECTIONS - RECTANGULAR DROP INLET

NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-D-5.dwg



PIPE SIZE	W	d
18"	4'	4'
24"	4'	4'
30"	5'	5'
36"	5'	5'
42"	6'	6'
48"	6'	6'

NOTES:

1.) ALL EXPOSED CORNERS TO HAVE 3/4"" CHAMFER.
2.) ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3.) SUPPLEMENTAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL OPENINGS IN CONCRETE PAVEMENT.
4.) WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5.) EVERY BAR END SHALL TERMINATE WITH RIGHT ANGLE OR STANDARD HOOK AT THE END OF THE PAVEMENT. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6.) THE EXPANSION JOINT SHALL HAVE A THICKNESS OF ONE-HALF INCH AND CONFORM TO AASHTO M213.
7.) ALL REINFORCEMENT BARS SHALL BE SPACED AS SHOWN ON THE PLANS WITH A MINIMUM OF 1"+1.5" COVER UNLESS OTHERWISE NOTED.
8.) REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE OF INFO ACCOMPANYING DROP INLET.
9.) EXTENSION PER STATED DEPARTURE ON THE PLANS. EXTENSIONS TO BE TAKEN TO MEAN CLEAR OPENING DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
10.) CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 SAC MIX WITH 4-7% AIR ENTRAINMENT.

SECTION - RECTANGULAR DROP INLET

NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5	

ESI
ENGINEERING SERVICES INC.
1703 E. EMMA AVE. SUITE B
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS

SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2015 ENGINEERING SERVICES, INC. 10/20/23 2:27:24 PM

SCALE: N.T.S.

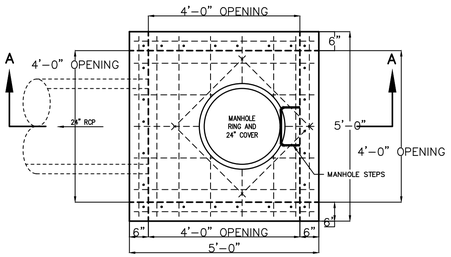
DATE: ####

ENGINEER: TJA
DRAWN BY: JDH

W.O. #: 22960

L23-16

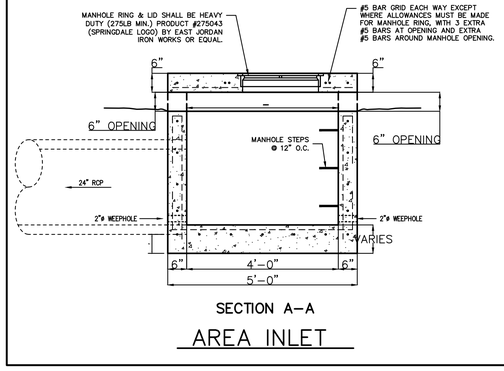
13



PLAN

NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



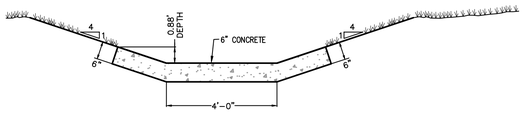
SECTION A-A

AREA INLET

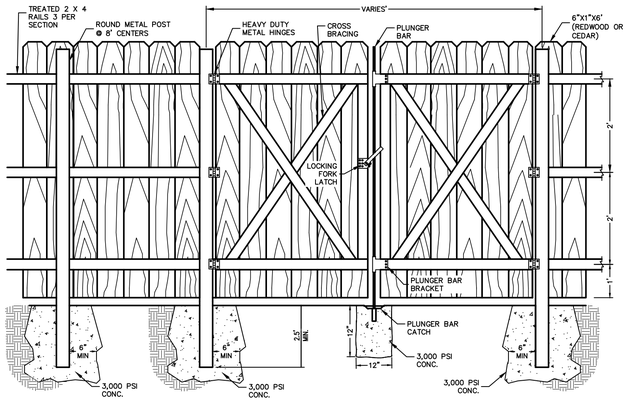




LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)



4' CONCRETE DITCH

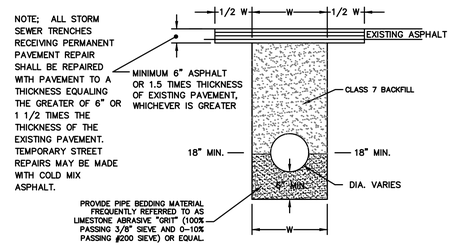


USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

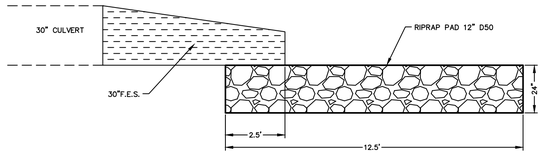
DUMPSTER SCREENING FENCE DETAIL

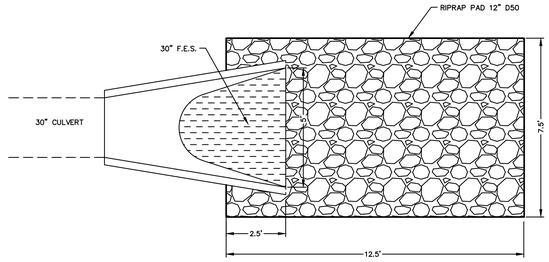
NOT TO SCALE

NOTE; ALL STORM SEWER TRENCHES RECEIVING PERMANENT PAVEMENT REPAIR SHALL BE REPAIRED WITH PAVEMENT TO A THICKNESS EQUALING THE GREATER OF 6" OR 1 1/2 TIMES THE THICKNESS OF THE EXISTING PAVEMENT. TEMPORARY STREET REPAIRS MAY BE MADE WITH COLD MIX ASPHALT.



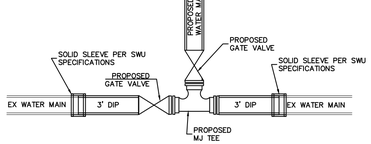
TYPICAL PAVEMENT REPAIR





30" CULVERT

NOT TO SCALE



TEE CUT IN DETAIL

NOT TO SCALE

R-4999

HEAVY DUTY BOLTED TRENCH WITH DEBRIS CHUTE

Materials: All frames and grates/lids are furnished standard in gray iron, meeting ASTM A48 Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our ductile iron Airport and Port Grating Series on pages 286.

Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Dimensions in inches

Bolted Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type P	Type Q
R-4999-AX	8	1 1/2	6	x	x	x	x	x	
R-4999-BX	10	1 1/2	8	x	x	x	x	x	
R-4999-CX	12	1 1/2	10	x	x	x	x	x	x
R-4999-DX	14	1 1/2	12	x	x	x	x	x	x
R-4999-EX	17	1 1/2	15	x	x	x	x	x	
R-4999-FX	20	1 1/2	18	x	x	x	x	x	
R-4999-GX	23	1 1/2	21	x	x*	x			
R-4999-HX	26	1 1/2	24	x	x*	x	x		x
R-4999-JX	30	2	27	x	x	x			
R-4999-KX	33	2	30	x	x	x*	x		
R-4999-LX	36	2	33	x	x	x*			
R-4999-MX	39	2	36	x	x	x*			
R-4999-NX	45	2	42	x	x*	x			
R-4999-OX	51	2	48	x		x*			

x - Indicates availability.
* Deep Ribs (consult shop drawing for dimensions).
Deep Ribs = "B" dimension times 2 or greater.



Read Carefully Before Ordering

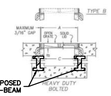
The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame and pieces, when required
- Type of Lid or Grate: A, C, D, E, P or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

*Trenches with angles, intersections, size changes or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.

800-558-5075

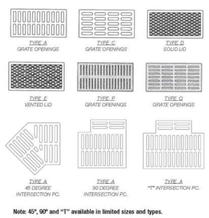




General schematic shown may not apply to all designs. Bar and rib depths, plate thicknesses, and seating widths vary on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.

Illustrating Type C bolted trench. Bolted trench sections are furnished in 24" standard lengths. When bolted trench is furnished, they are shipped assembled – AT NO TIME should the units be disassembled during installation. When removing covers, do not mix or rotate 180 degrees as bolt holes may lose alignment and improper bearing may occur.

Note: In Type A and P grates the slots are perpendicular to the trench run. In Type C and Q grates the slots are parallel with the trench run.



Note: 45°, 90° and "T" available in limited sizes and types.

ENGINEERING SERVICES INC.
1205 S. 48TH ST. SUITE 100
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© 2023 ESI ENGINEERING SERVICES, INC. 3:29:2023 3:29 PM

SCALE: NTS

DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: JDH

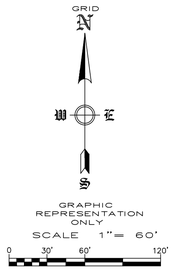
W.O. #: 22960

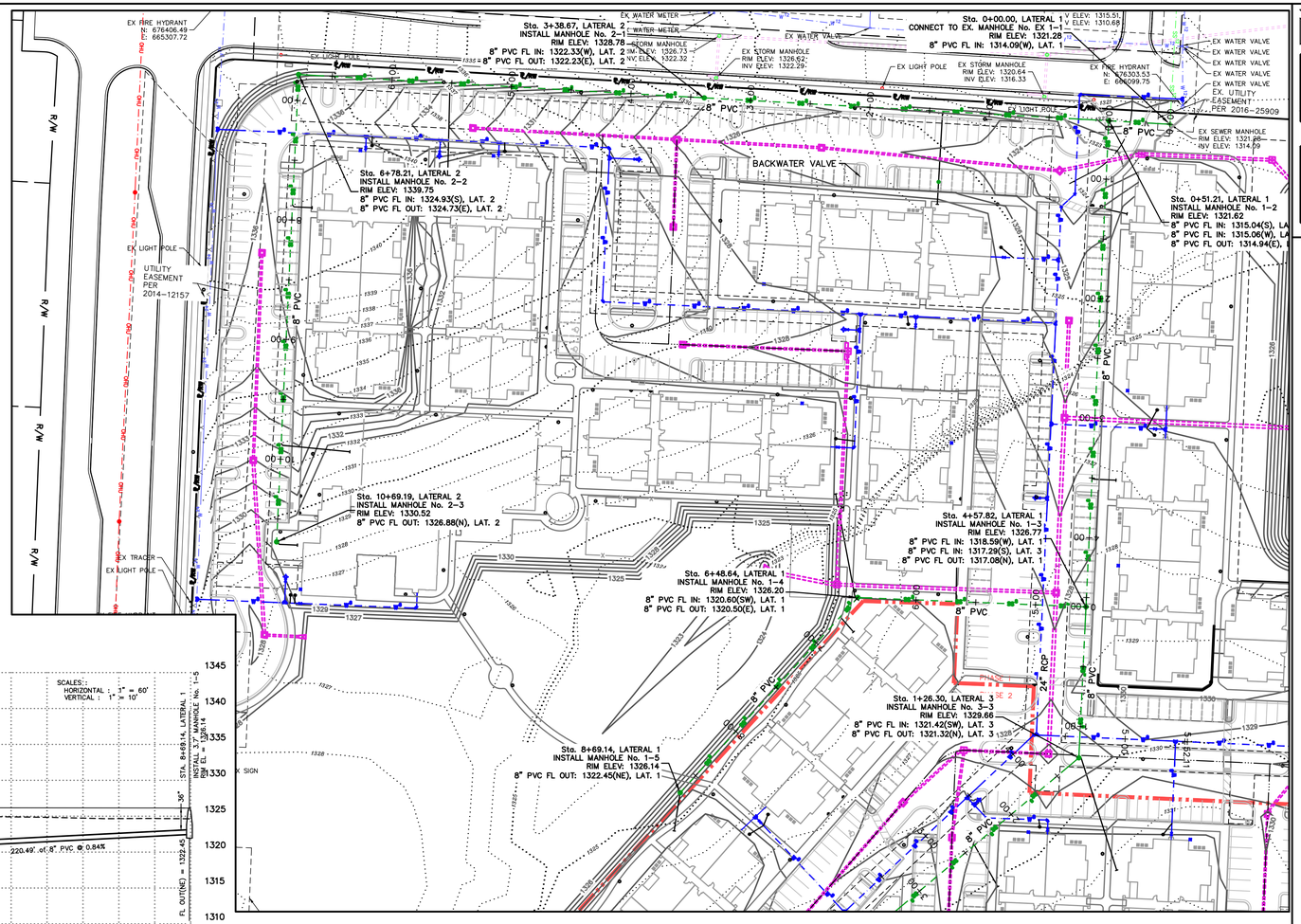
L23-16

14

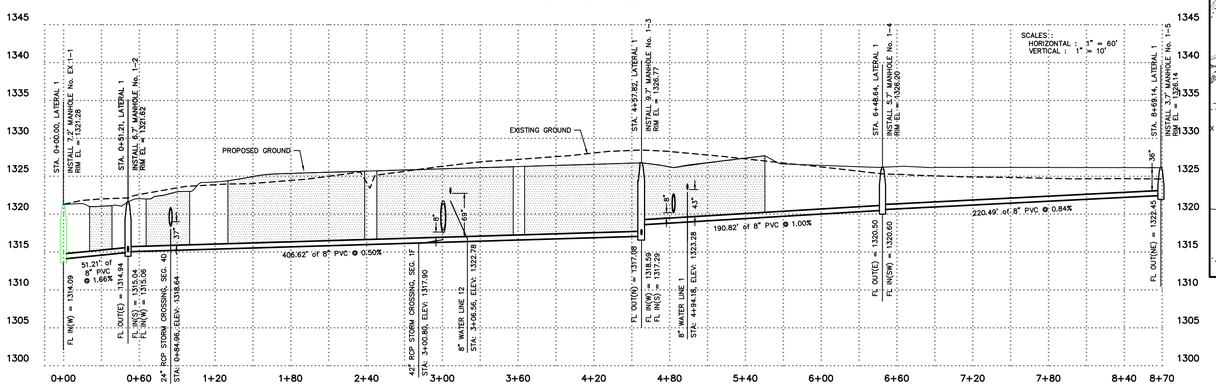
NOTES:

1. WATER LINES SHALL BE PVC PIPE (AWWA C-900 DR-14, PRESSURE CLASS 305 PSI, 48" MIN. COVER) AND COMPLY WITH SECTION 12.3 OF THE BENTONVILLE 2021 WATER & SEWER SPECIFICATIONS.
2. IRRIGATION LINES SHALL HAVE AN RP TYPE BACKFLOW PREVENTER.
3. ALL EXISTING WATER LINES PROPOSED TO BE TAPPED WILL BE DONE BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
4. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
5. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
6. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
7. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
8. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
9. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
10. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED INDUSTRIAL SAFETY YELLOW. ALL PRIVATE FIRE HYDRANTS NOT MAINTAINED BY THE DEPT. SHALL BE PAINTED INDUSTRIAL SAFETY RED.
11. ALL PROPOSED EASEMENTS SHOWN THIS SHEET ARE 20' WATER/SEWER EASEMENTS.
12. OWNER WILL PROVIDE A T-WRENCH IN ALL FIRE RISER ROOMS.
13. FIRE LINES TO BE DESIGNED AND SUBMITTED TO ADH BY OTHERS. ESI RESPONSIBILITY ENDS AT DEMARCATION VALVE.

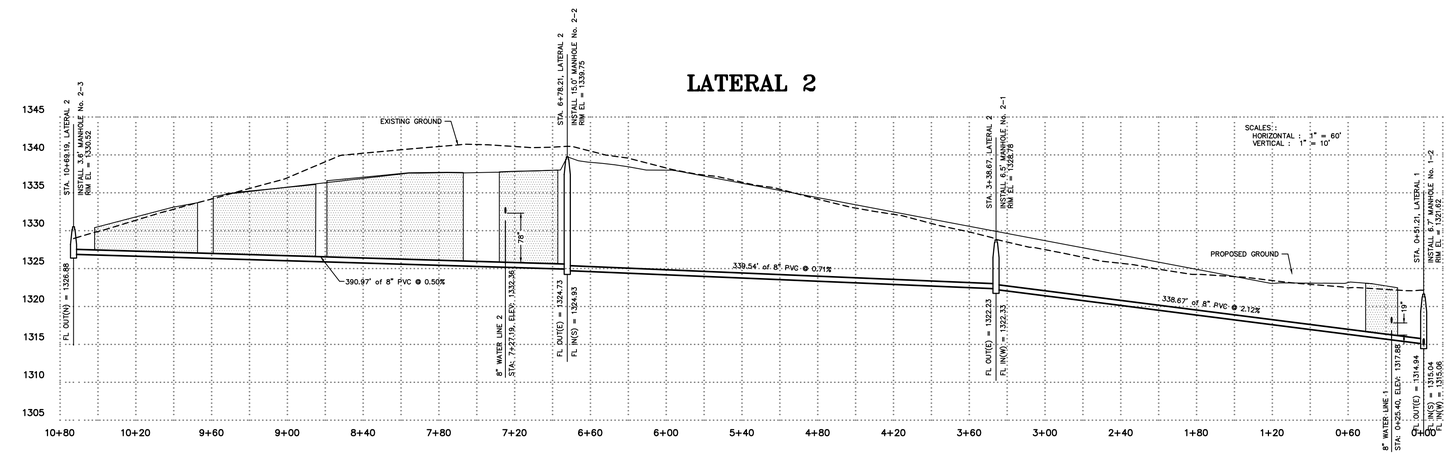




LATERAL 1



LATERAL 2



LEGEND

U.E. — PROPOSED UTILITY EASEMENT LINE	PROPOSED WATER METER (SIZE/CONFIG NOTED)
PROPOSED SIDEWALK	PROPOSED FIRE HYDRANT, VALVE, & FDC
G — G — PROPOSED GAS LINE	PROPOSED 90°, 45°, 22.5°, & 11.25° BENDS
UGP — UGP — PROPOSED ELECTRIC LINE	PROPOSED CROSS, TEE, PLUG, CAP & REDUCER
W — W — PROPOSED WATER LINE	PROPOSED SEWER SERVICE
FL — FL — PROPOSED FIRE LINE (4" UNLESS NOTED)	PROPOSED STORM BOX & PIPE
PROPOSED SEWER LINE	EXISTING/PROPOSED SEWER MANHOLE

NOTE:

1. ALL SEWER LINES SHALL BE PVC PIPE AND SHALL COMPLY WITH SECTION 15.2 OF THE BENTONVILLE 2021 WATER AND SEWER SPECIFICATIONS.
2. THERE ARE NO KNOWN OVERFLOW PROBLEMS AT OR IN PROXIMITY TO THE SITE.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
5. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
6. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
7. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
8. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER WILL BE REQUIRED TO PAY FOR THE LIGHTS PRIOR TO GRADING PERMIT APPROVAL.
9. ALL PROPOSED EASEMENTS SHOWN ON THIS SHEET ARE 20' GENERAL UTILITY EASEMENTS.

ENGINEERING SERVICES INC.
1302 S. 48TH STREET, SUITE 201
SPRINGDALE, ARKANSAS 72764

SEWER PLAN AND PROFILE
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 2:31 PM

SCALE: 1"=60'

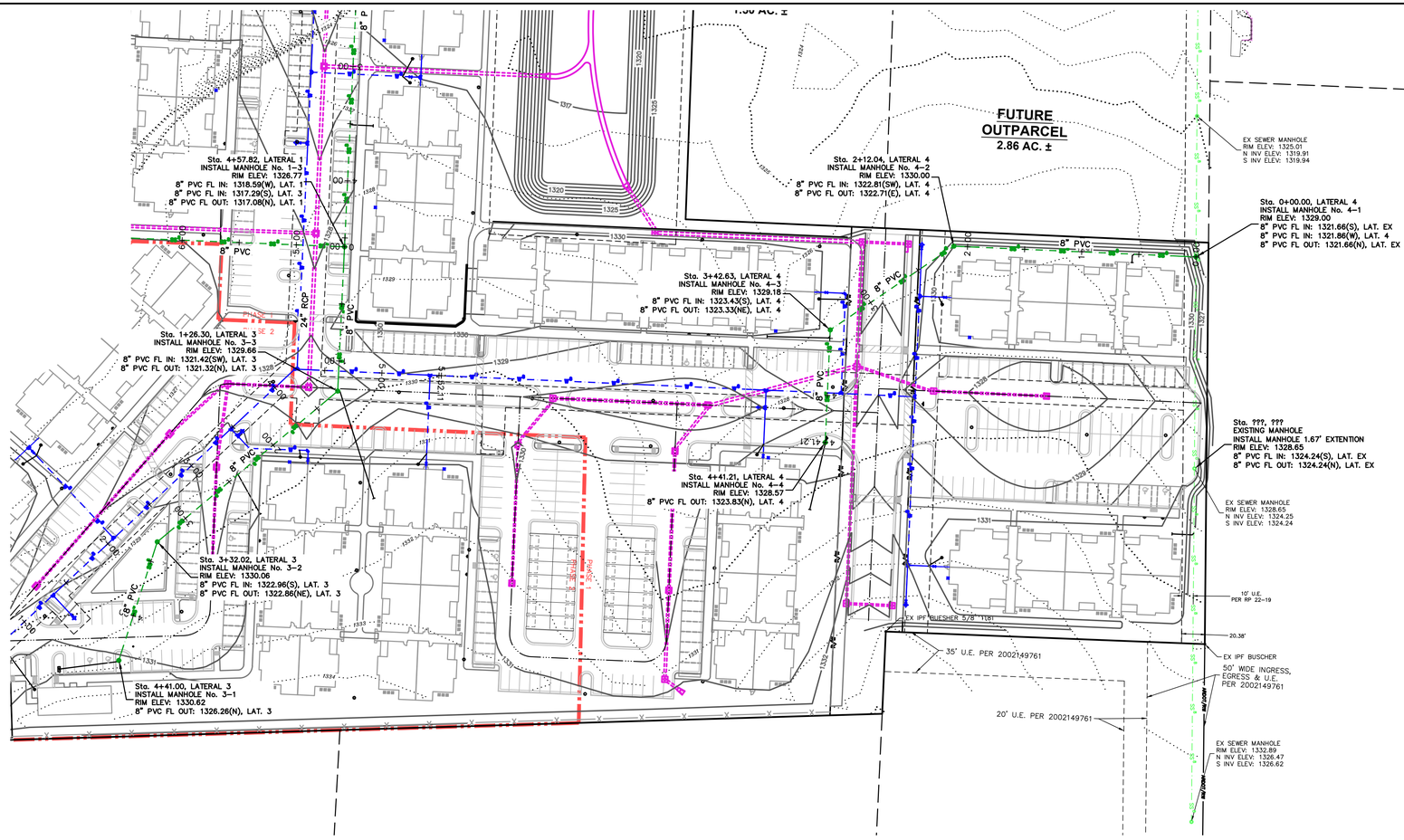
DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: BAP

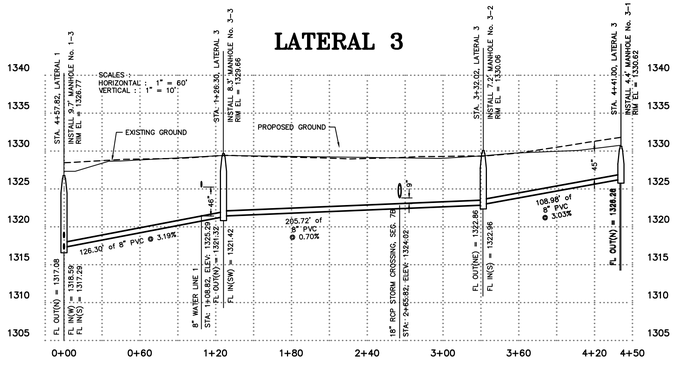
W.O. #: 22960

L23-16

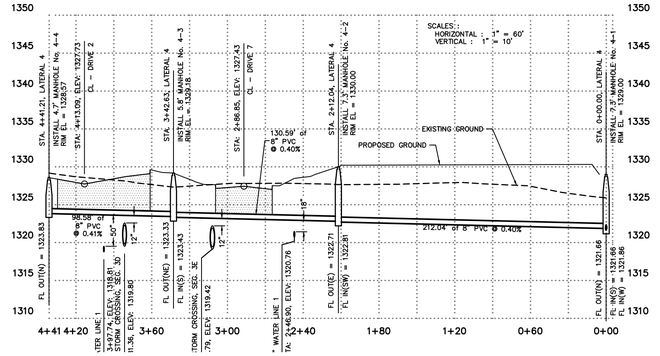
15



LATERAL 3



LATERAL 4



ENGINEERING SERVICES INC.
1703 E. JOYCE BLVD. SUITE 1
SPRINGDALE, ARKANSAS 72764

SEWER PLAN AND PROFILE
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

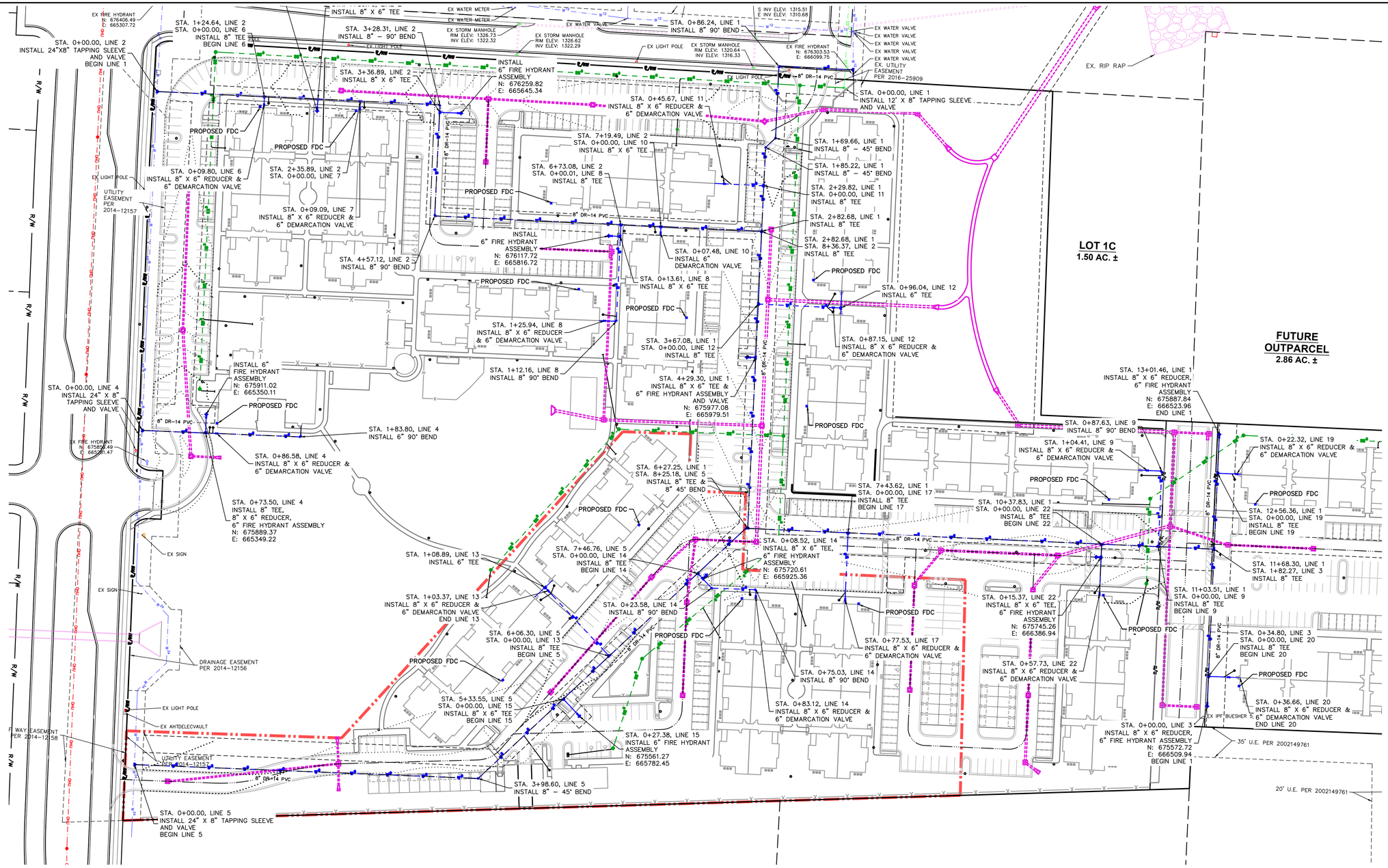
DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: BAP

W.O. #: 22960

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 2/28/2023 3:57 PM

L23–16



LEGEND

- U.E. — PROPOSED UTILITY EASEMENT LINE
- PROPOSED SIDEWALK
- G — G — PROPOSED GAS LINE
- UGP — UGP — PROPOSED ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE (4" UNLESS NOTED)
- PROPOSED SEWER LINE
- PROPOSED WATER METER (SIZE/CONFIG NOTED)
- PROPOSED FIRE HYDRANT, VALVE, & FDC
- PROPOSED 90°, 45°, 22.5°, & 11.25° BENDS
- PROPOSED CROSS, TEE, PLUG, CAP & REDUCER
- PROPOSED SEWER SERVICE
- PROPOSED STORM BOX & PIPE
- PROPOSED/EXISTING SEWER MANHOLE

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

WATER PLAN
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

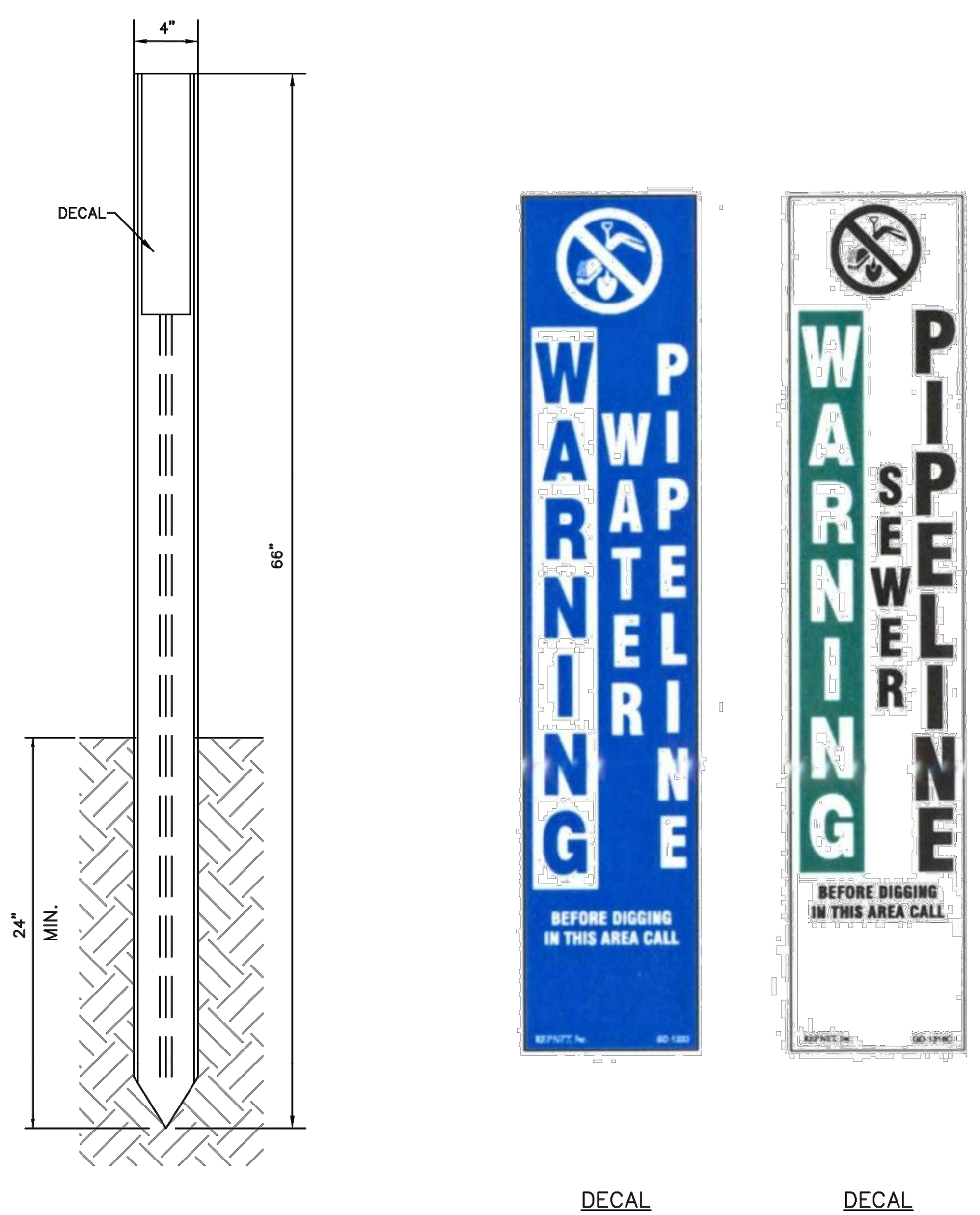
ESI
ENGINEERING SERVICES INC.
1703 E. EMMA AVENUE, SUITE B
SPRINGDALE, ARKANSAS 72764

REVISION	DESCRIPTION	DATE

SCALE: 1"=60'
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. THESE PLANS ARE THE PROPERTY OF ESI AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. 3/28/2023 2:57:21 PM

17



FIBERGLASS POST
STOCK NO: RHINO 3-RAIL

DECAL
STOCK NO: GD-1333C

DECAL
STOCK NO: GD-1316C

UTILITY MARKER

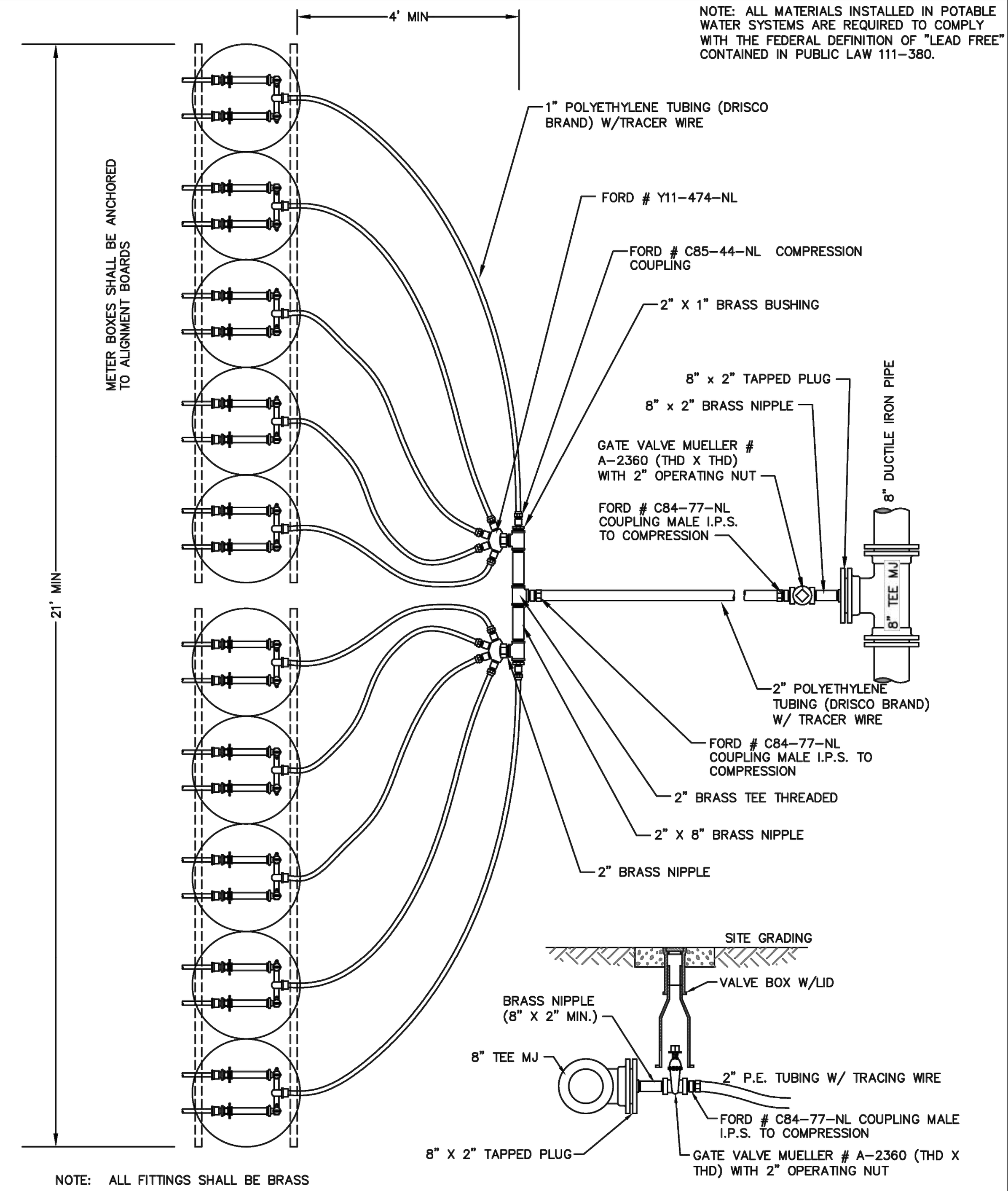
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: M-7 | DATE: MARCH 2008

NOTE: ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.



NOTE: ALL FITTINGS SHALL BE BRASS

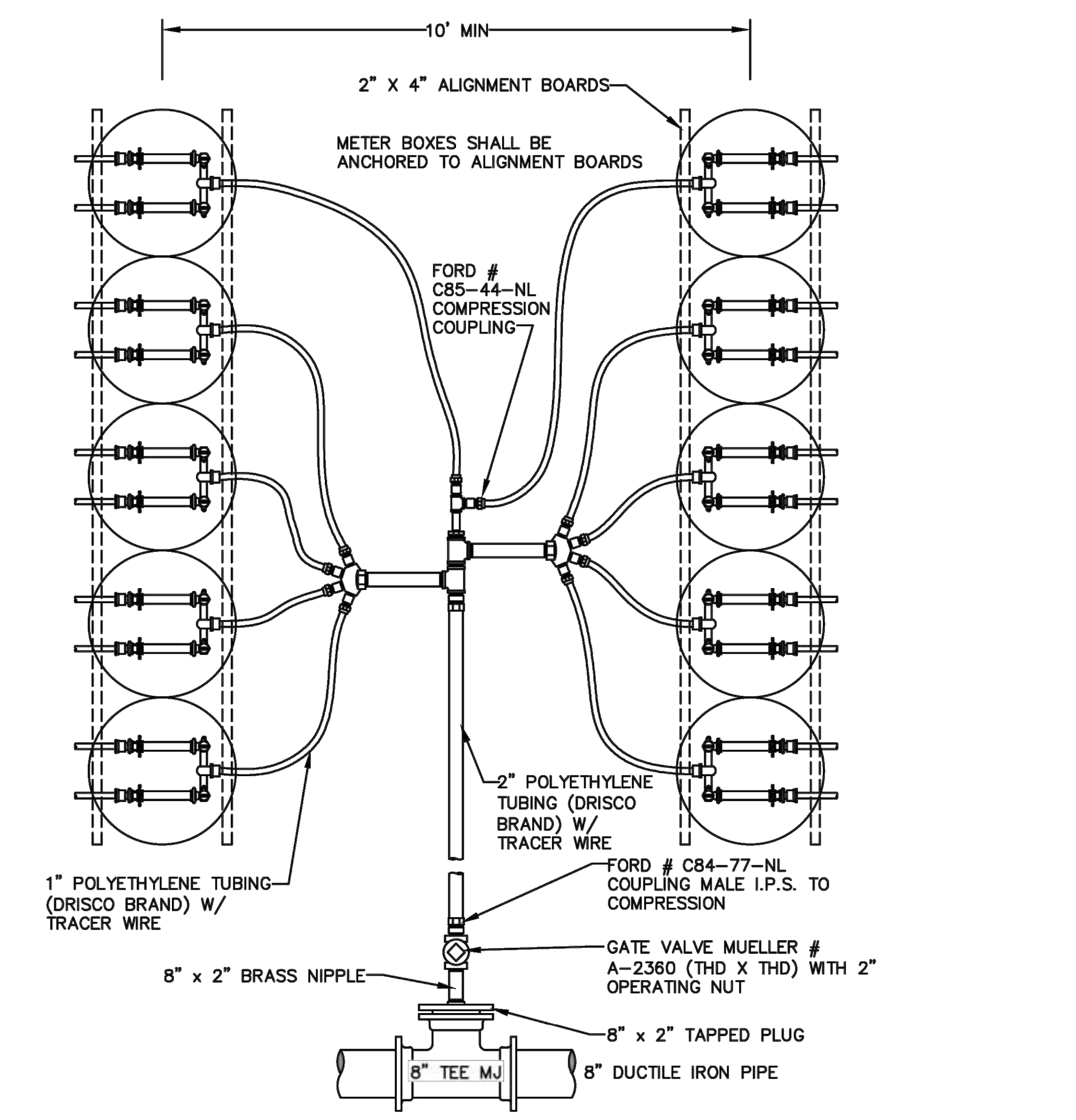
METER ARRAY ARRANGEMENT #1

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: M-8 | DATE: OCTOBER 2014



NOTE: ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

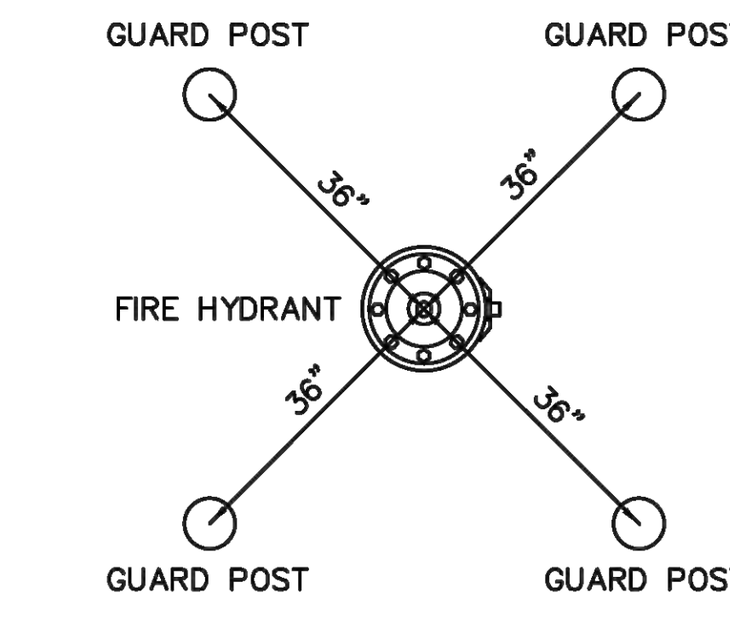
METER ARRAY ARRANGEMENT #2

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

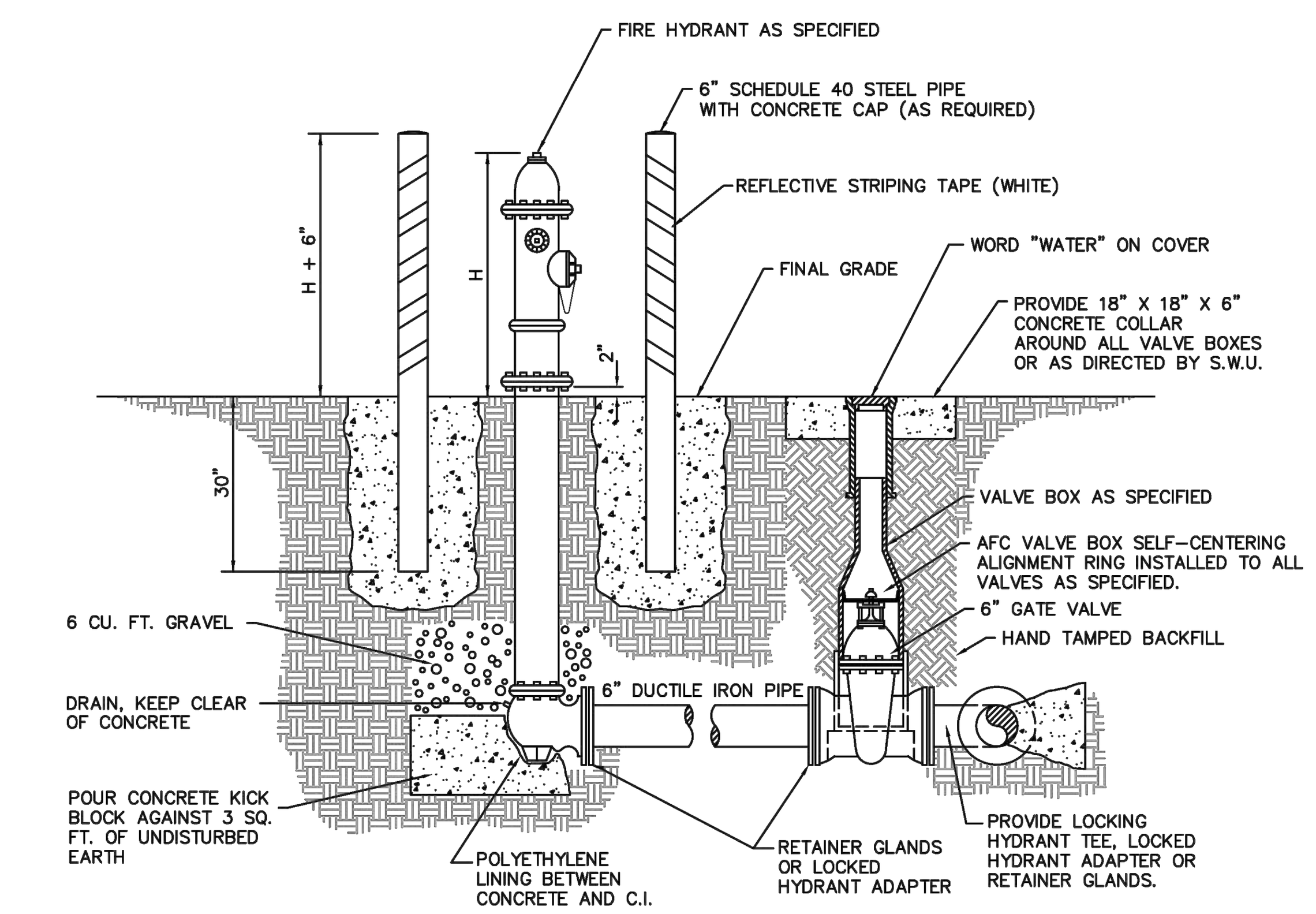
DRAWN BY: CAG | DRAWING NO: M-9 | DATE: OCTOBER 2014



PLAN VIEW

NOTES:

1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL. PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION T18 OF THE STANDARD SPECIFICATIONS.

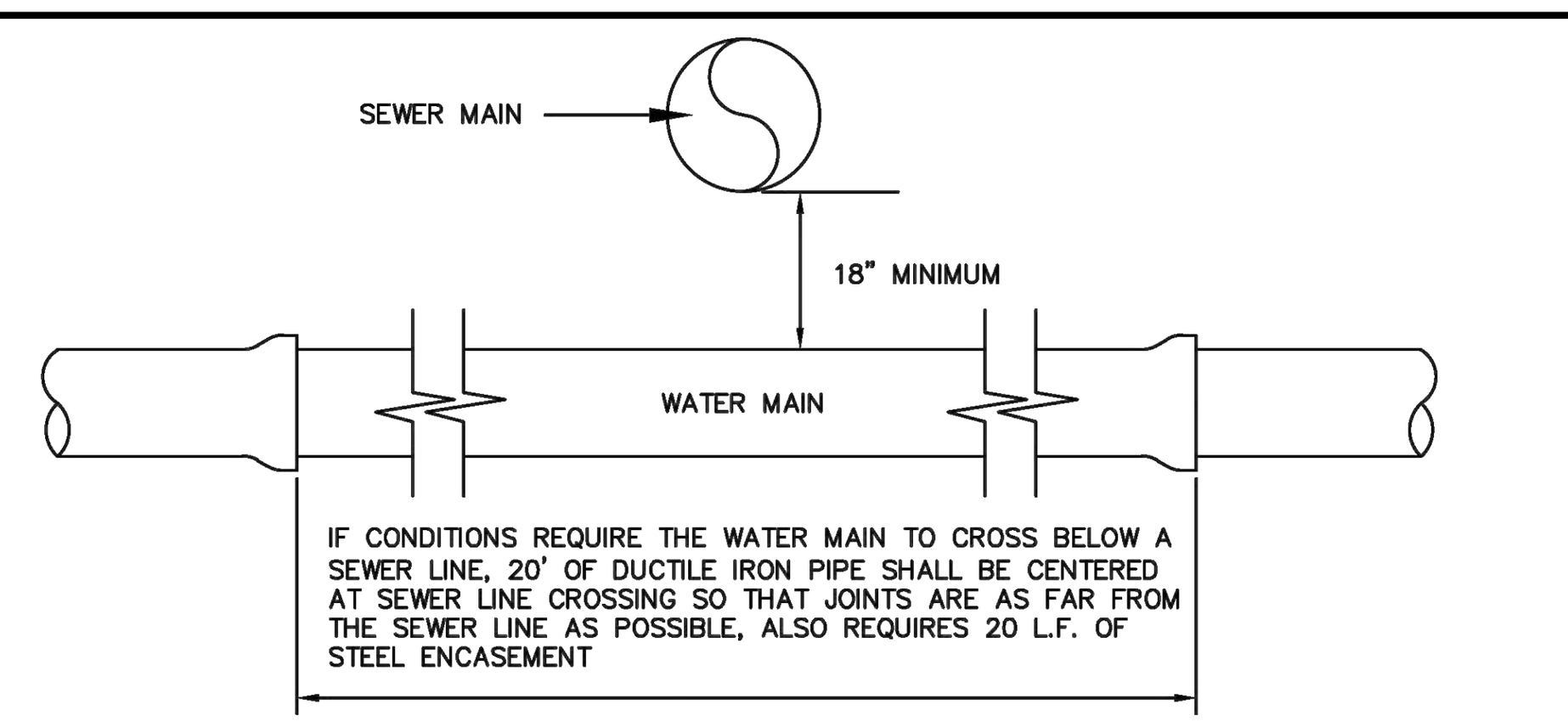


FIRE HYDRANT WITH GUARD POSTS
(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

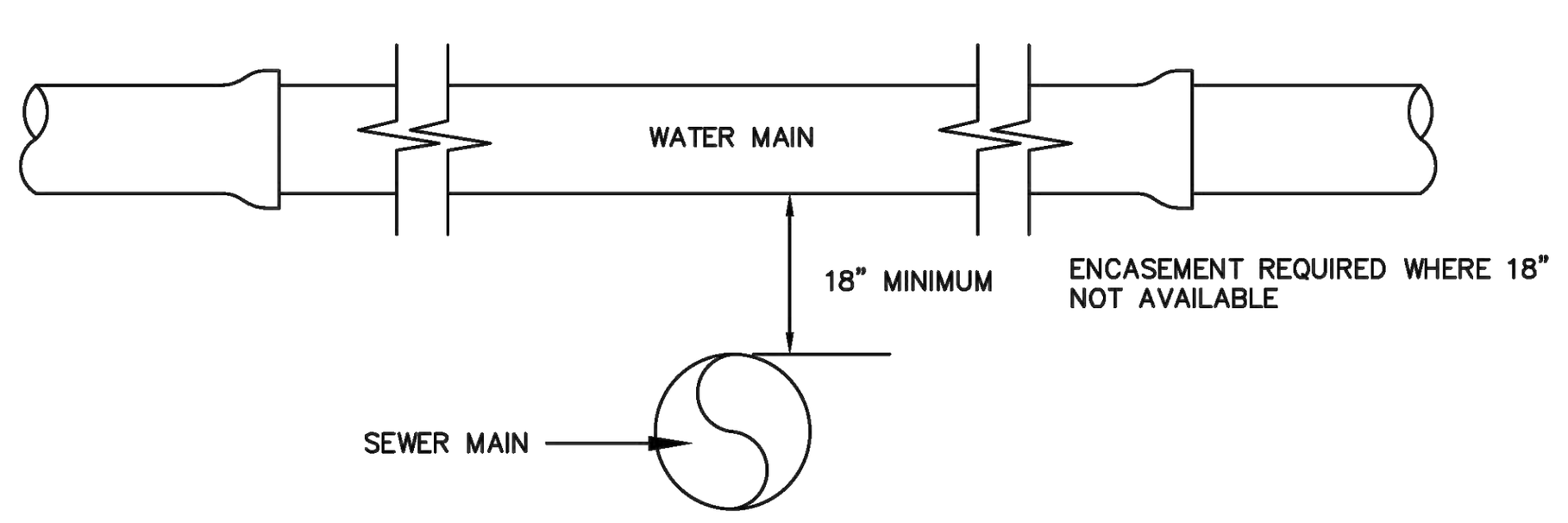
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-2 | DATE: AUGUST 2014



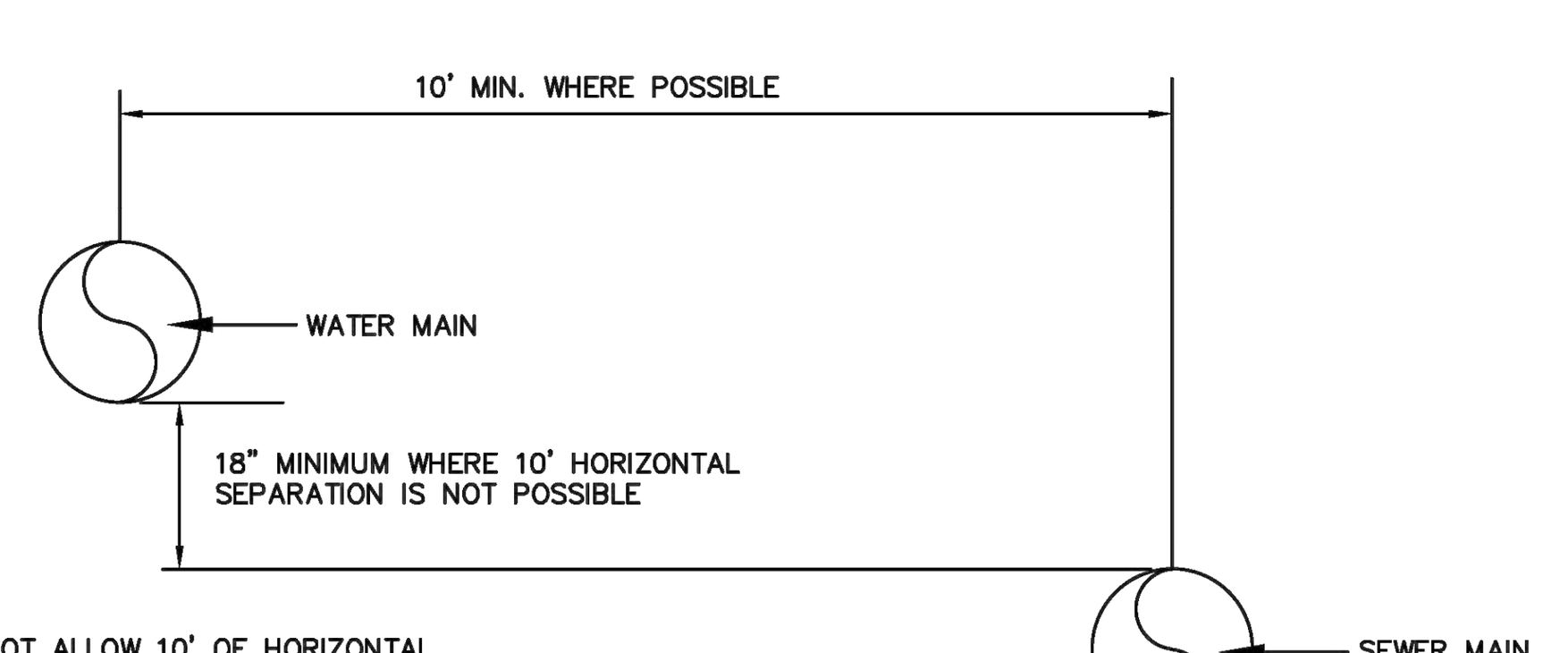
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

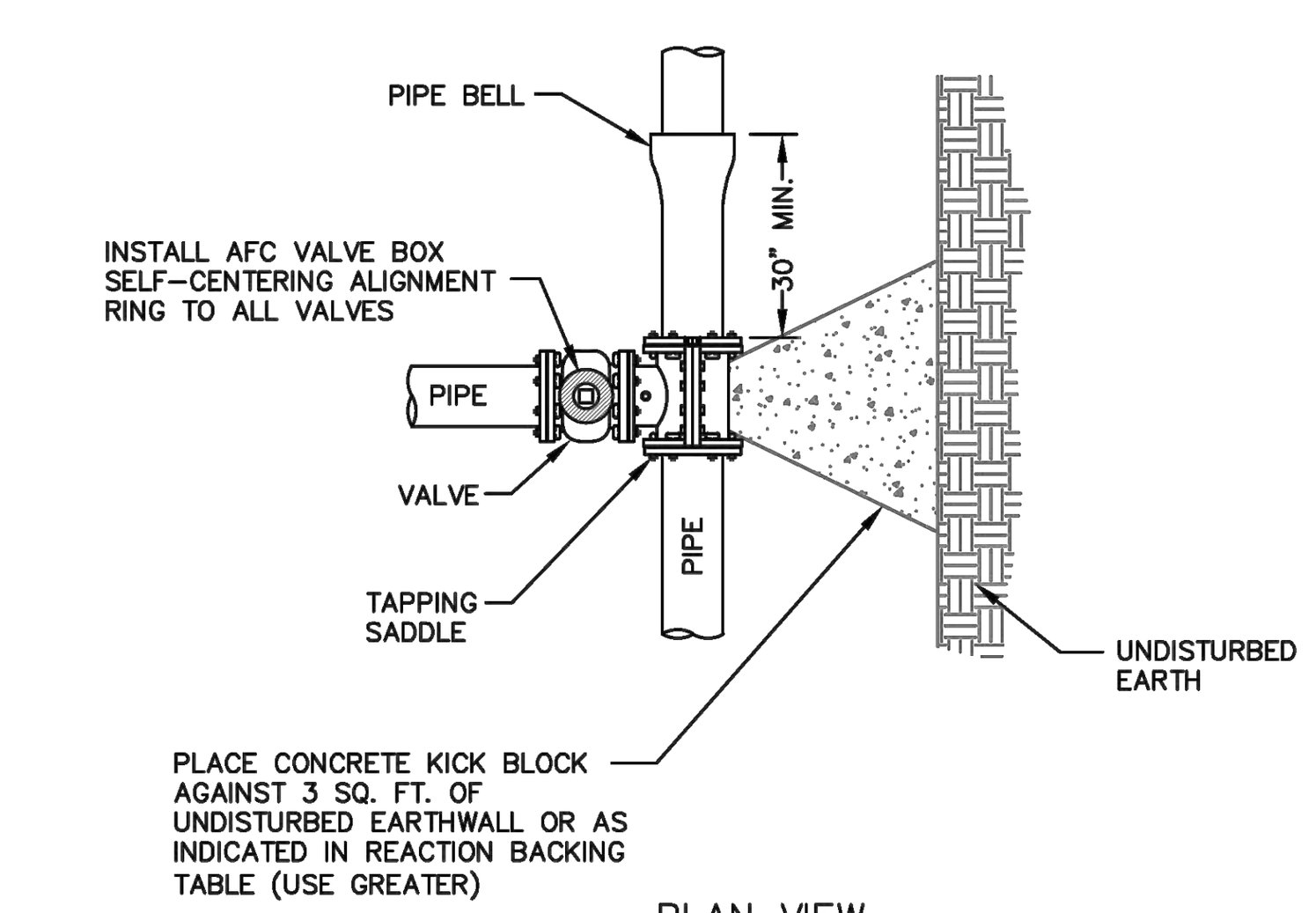
PARALLEL

N.T.S.

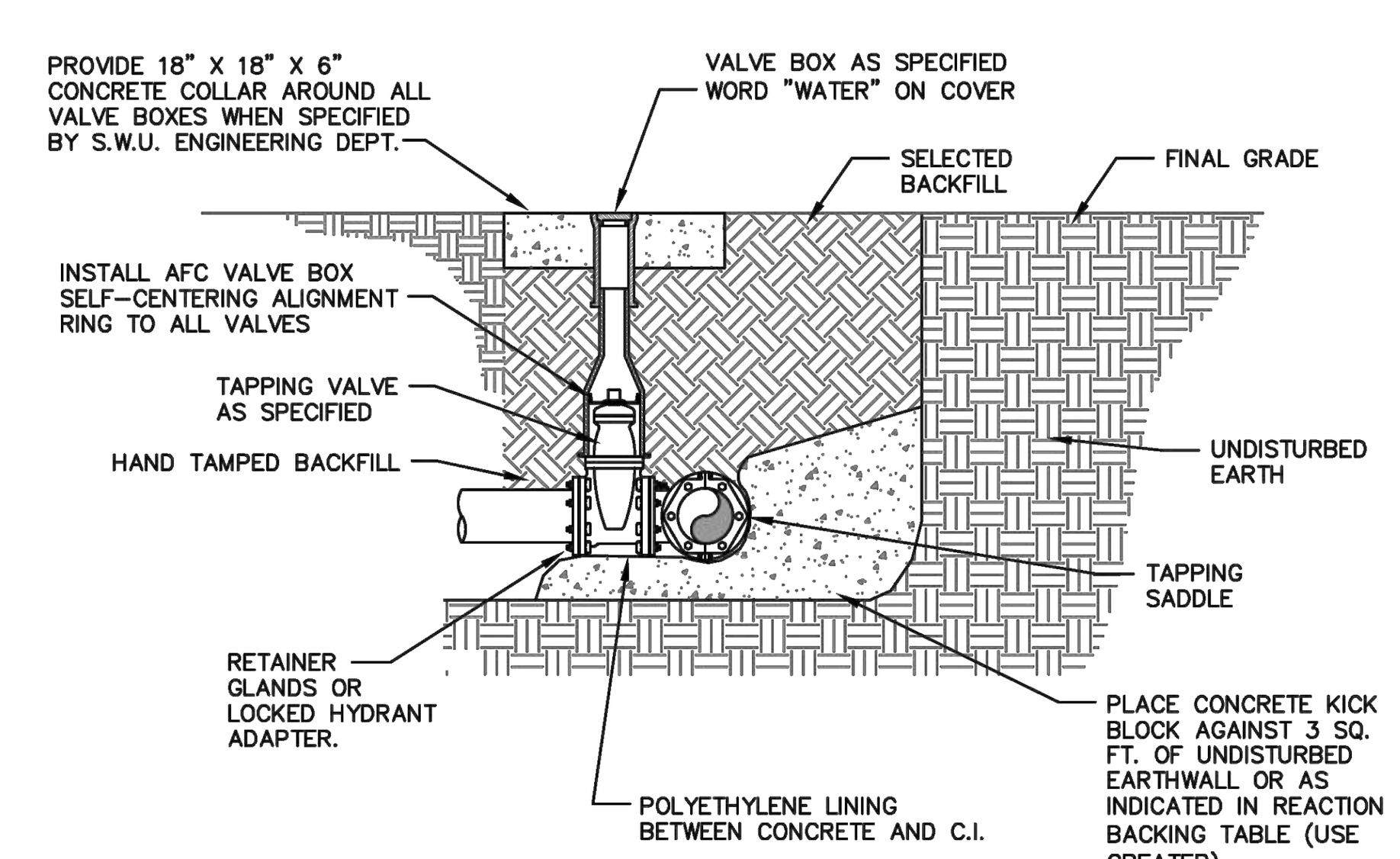
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-6 | DATE: MARCH 2008



PLAN VIEW



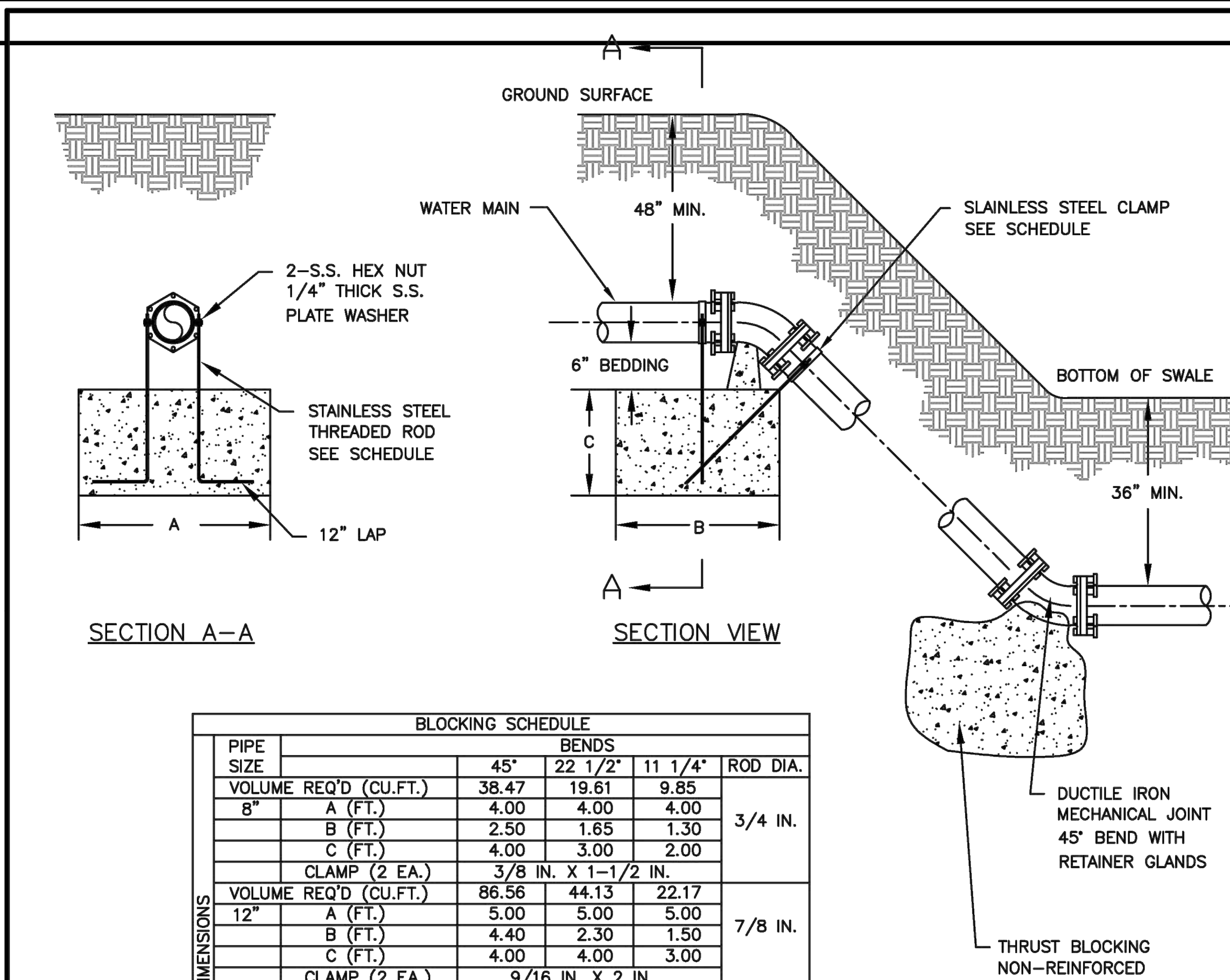
PROFILE VIEW

TAPPING SADDLE & VALVE
N.T.S.
S-5

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014



SECTION A-A

SECTION VIEW

BLOCKING SCHEDULE

PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
8"	A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.65	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
12"	A (FT.)	5.00	5.00	5.00	7/8 IN.
	B (FT.)	4.40	2.30	1.50	
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
20"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	5.10	4.20	2.75	
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
24"	A (FT.)	6.00	6.00	6.00	1 IN.
	B (FT.)	7.25	4.50	3.20	
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

DIMENSIONS

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

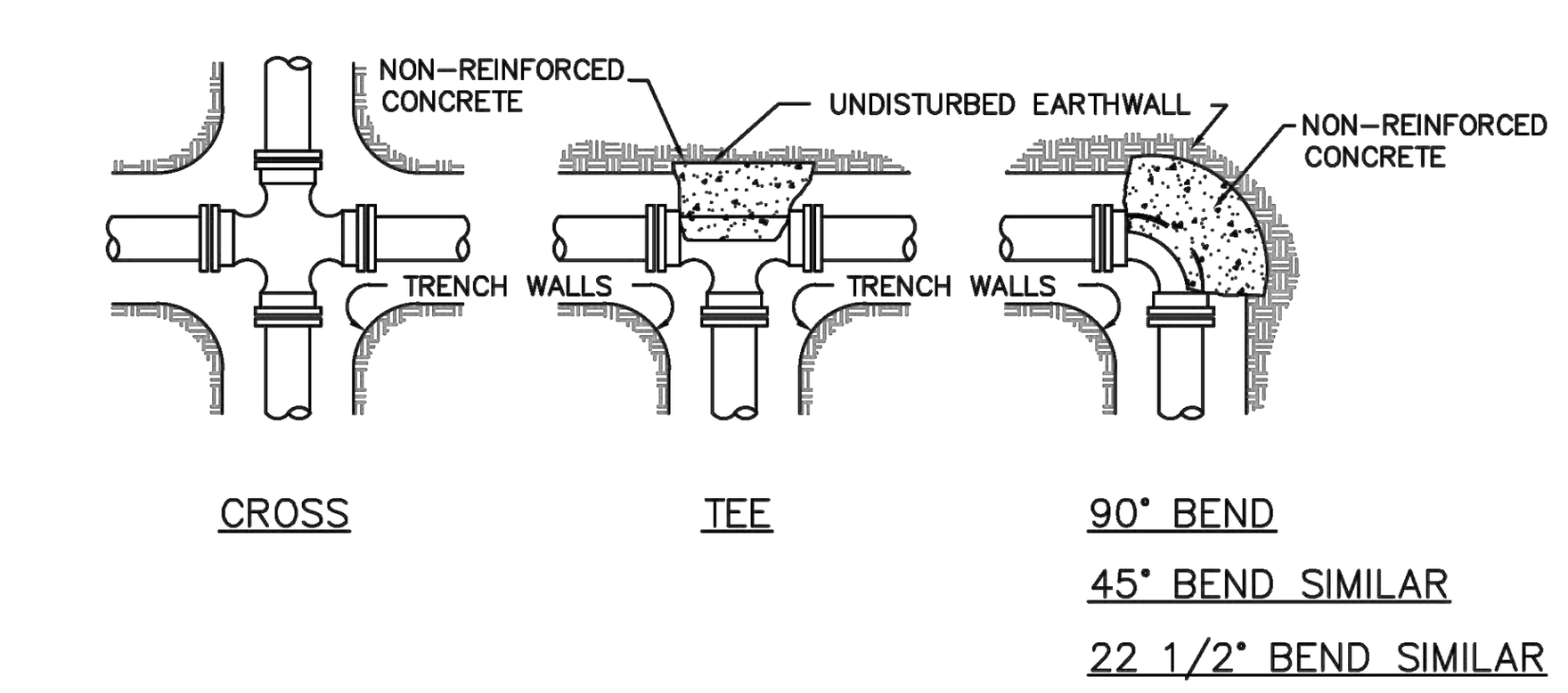
VERTICAL TIE-DOWN BLOCKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

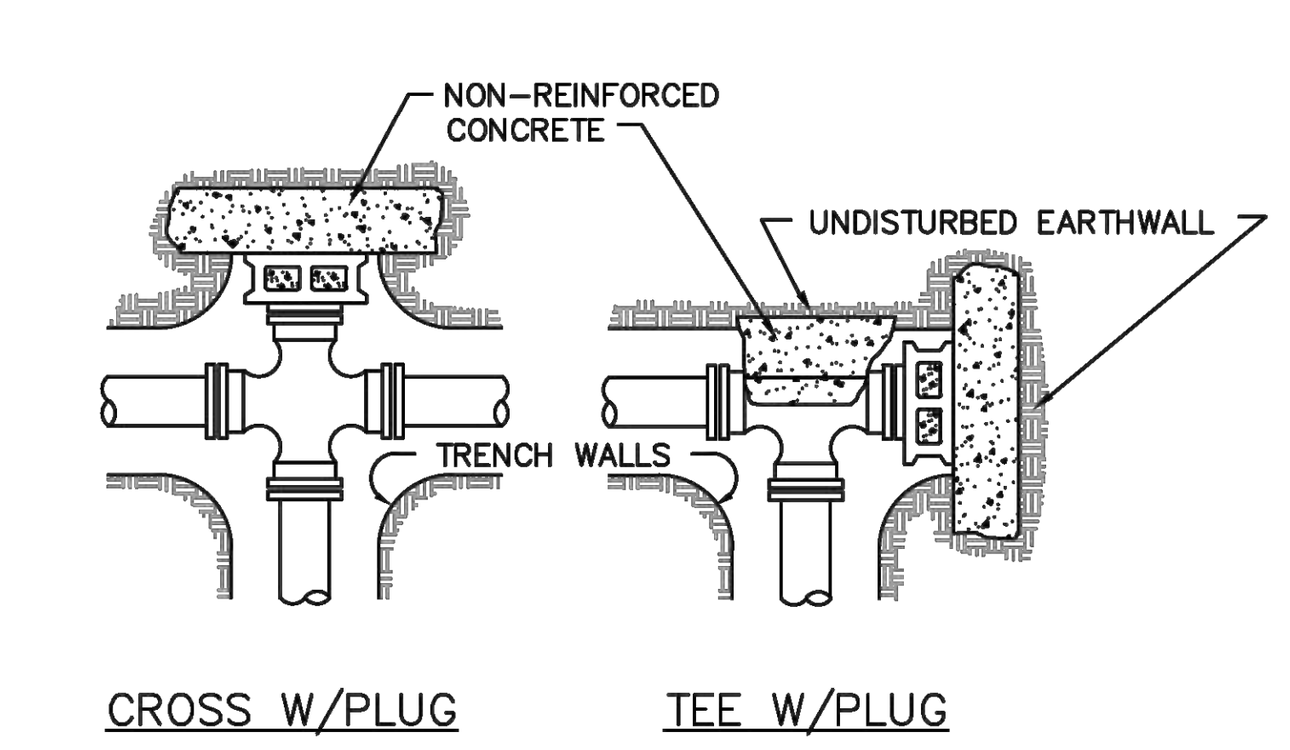
DRAWN BY: TLS | DRAWING NO: S-4 | DATE: MARCH 2008



CROSS

TEE

90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG

TEE W/PLUG

NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING — TYPE OF FITTINGS: TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008

ESI ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
W/S OR ST/ST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

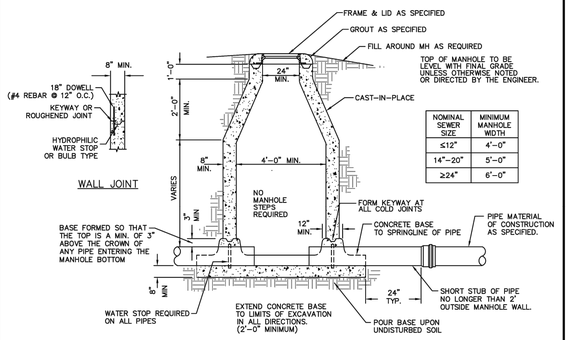
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 3:09 PM

Z:\LSD\22960 CLEAR CREEK APARTMENTS\UTILITY DETAILS.DWG

SCALE: N.T.S.
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 22960

18

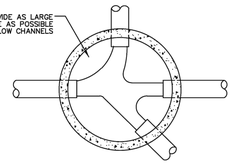


NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

WALL JOINT

CAST IN PLACE MANHOLE

N.T.S.



NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS

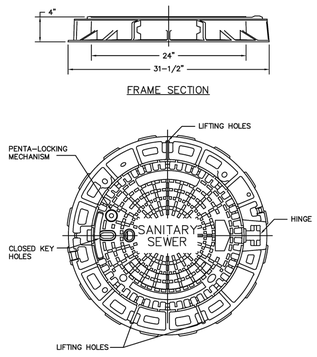
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-11	MARCH 2008



FRAME SECTION

MANHOLE DETAIL

WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

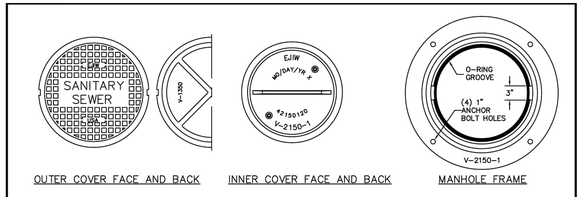
PAMREX 24"

NOTE
MINIMUM WEIGHTS:
COVER: 122 LBS
FRAME: 73 LBS
MINIMUM COMBINED WEIGHT: 195 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

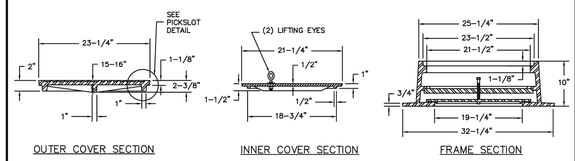
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-10	MARCH 2008



OUTER COVER FACE AND BACK

INNER COVER FACE AND BACK

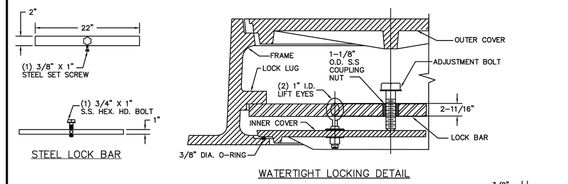
MANHOLE FRAME



OUTER COVER SECTION

INNER COVER SECTION

FRAME SECTION



STEEL LOCK BAR

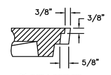
WATERTIGHT LOCKING DETAIL

WATERTIGHT MANHOLE FRAME & COVER

N.T.S.

VULCAN FOUNDRY V-2150-1

NOTE
MINIMUM WEIGHTS:
OUTER COVER: 137 LBS
INNER COVER: 58 LBS
LOCK BAR: 14 LBS
RING WEIGHT: 305 LBS
MINIMUM COMBINED WEIGHT: 514 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

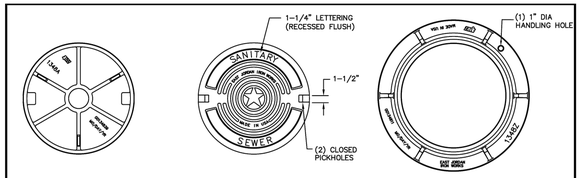


PICKHOLE DETAIL

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

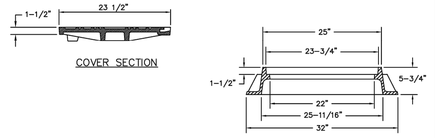
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-9	MARCH 2008



BOTTOM VIEW

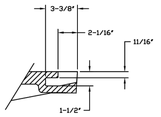
MANHOLE COVER

MANHOLE FRAME



COVER SECTION

FRAME SECTION



PICKHOLE DETAIL

MANHOLE FRAME & COVER

(WITHIN AND OUTSIDE OF STREETS AND OTHER DRIVING SURFACES)

N.T.S.

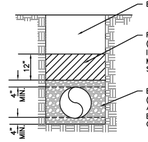
VULCAN FOUNDRY V-1348-1

NOTE
MINIMUM WEIGHTS:
COVER: 120 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 260 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

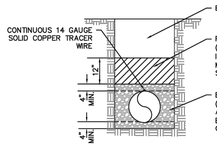
DRAWN BY:	DRAWING NO:	DATE:
JNK	S-7	MARCH 2008



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

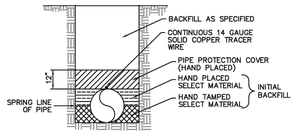
* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

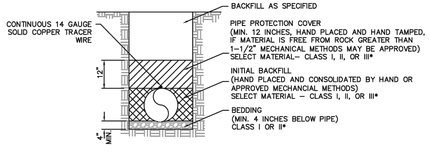
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-19	AUGUST 2014



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

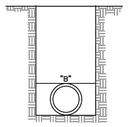
DRAWN BY:	DRAWING NO:	DATE:
TLS	S-18	AUGUST 2014

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



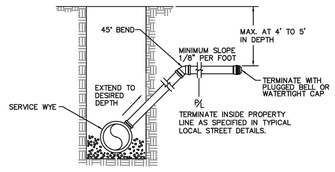
TYPICAL PIPE TRENCH

N.T.S.

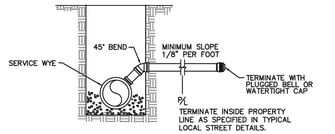
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-16	MARCH 2008

ESI ENGINEERING SERVICES INC.
1703 E. EMMA AVE., SUITE 105
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
W/S OR ST/ST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

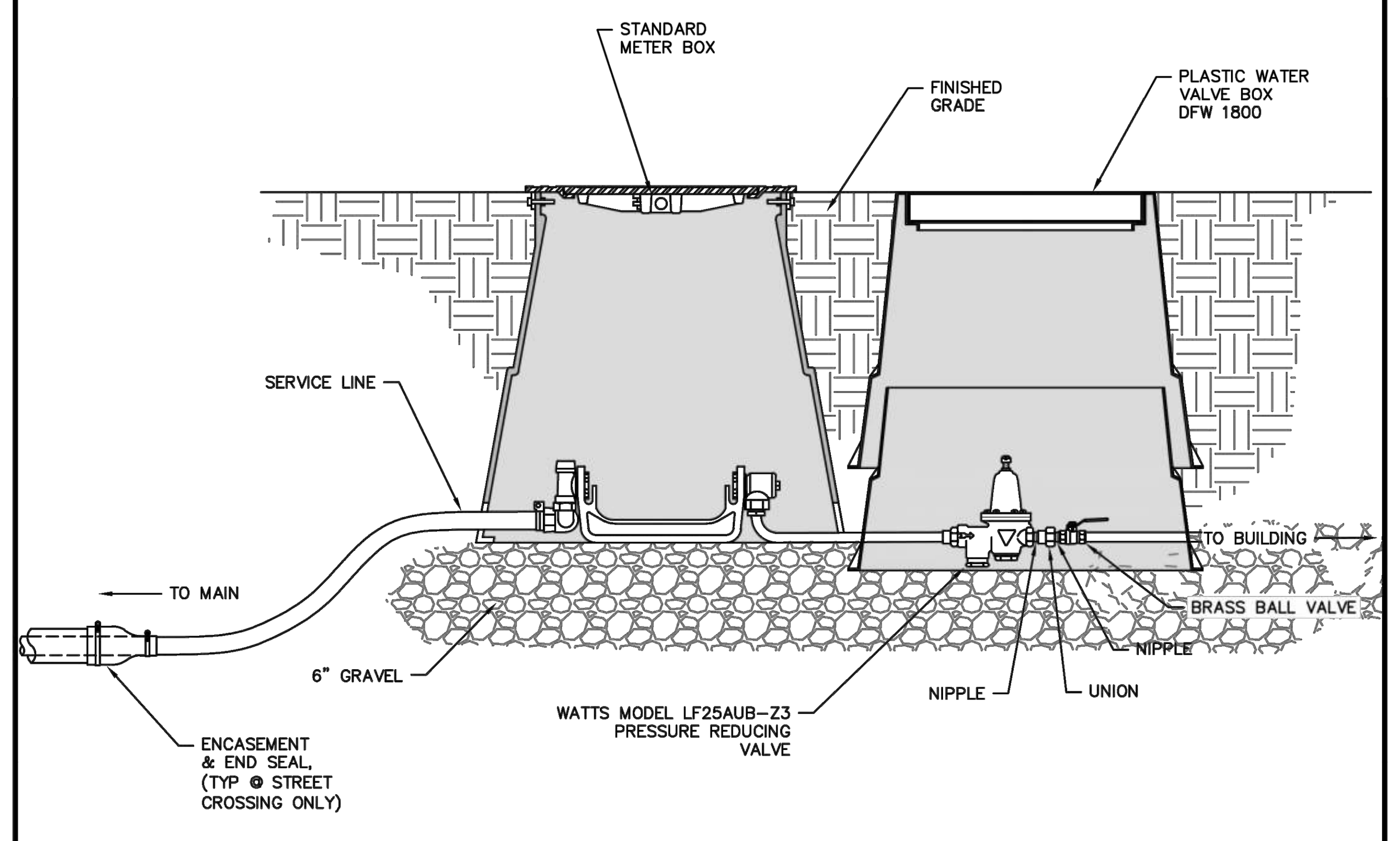
© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/28/2023 3:37 PM
C:\ESI\2022\22960 CLEAR CREEK APARTMENTS\DETAILS.DWG

SCALE: N.T.S.

DATE: Mar 28, 2023

ENGINEER: TJA
DRAWN BY: JRC

W.O. #: 22960



NOTE:

ALL MATERIALS INSTALLED POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

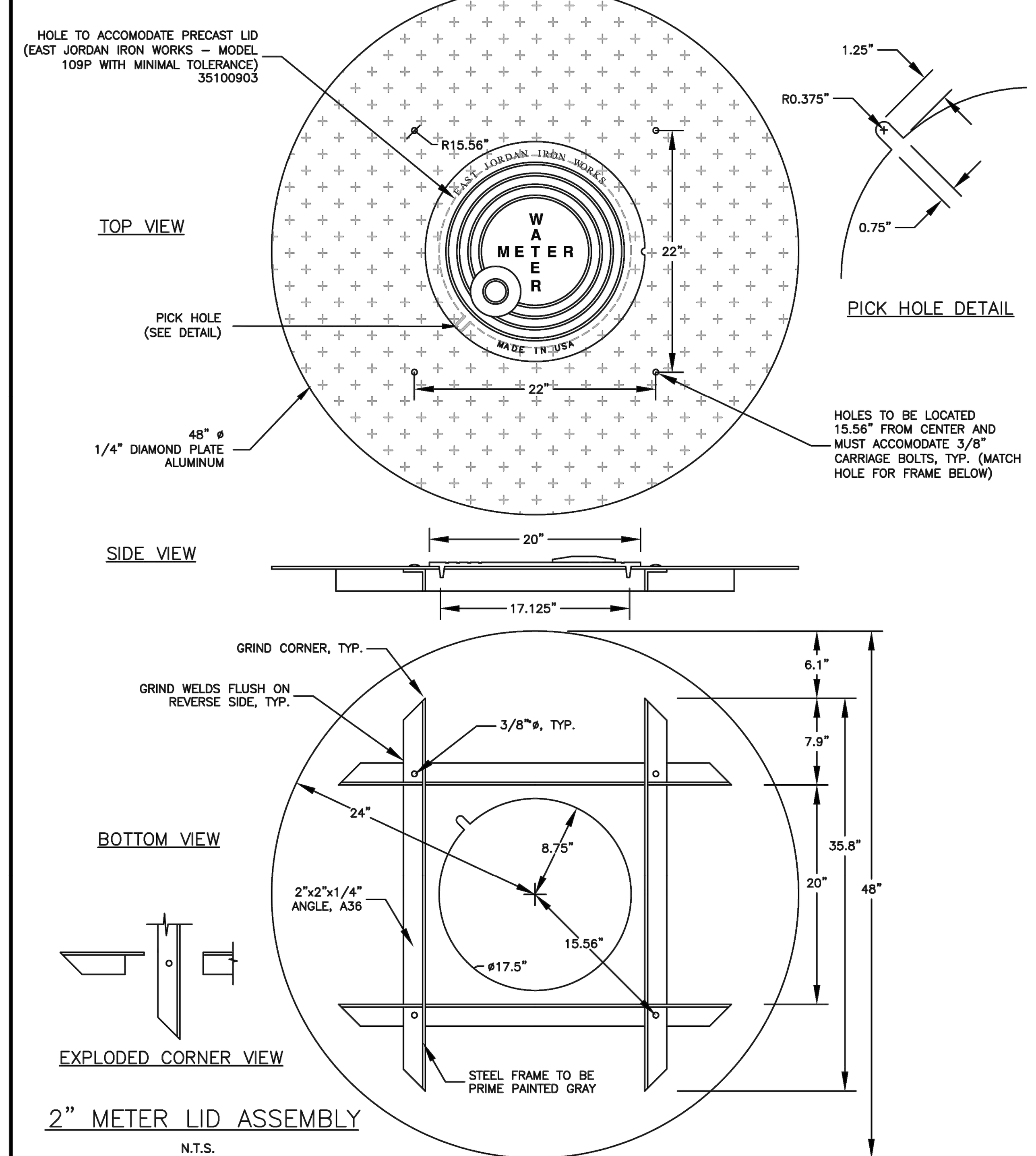
RESIDENTIAL PRESSURE REDUCING VALVE

N.T.S.
S-28

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: S-28 | DATE: AUGUST 2014



2" METER LID ASSEMBLY

N.T.S.
S-27

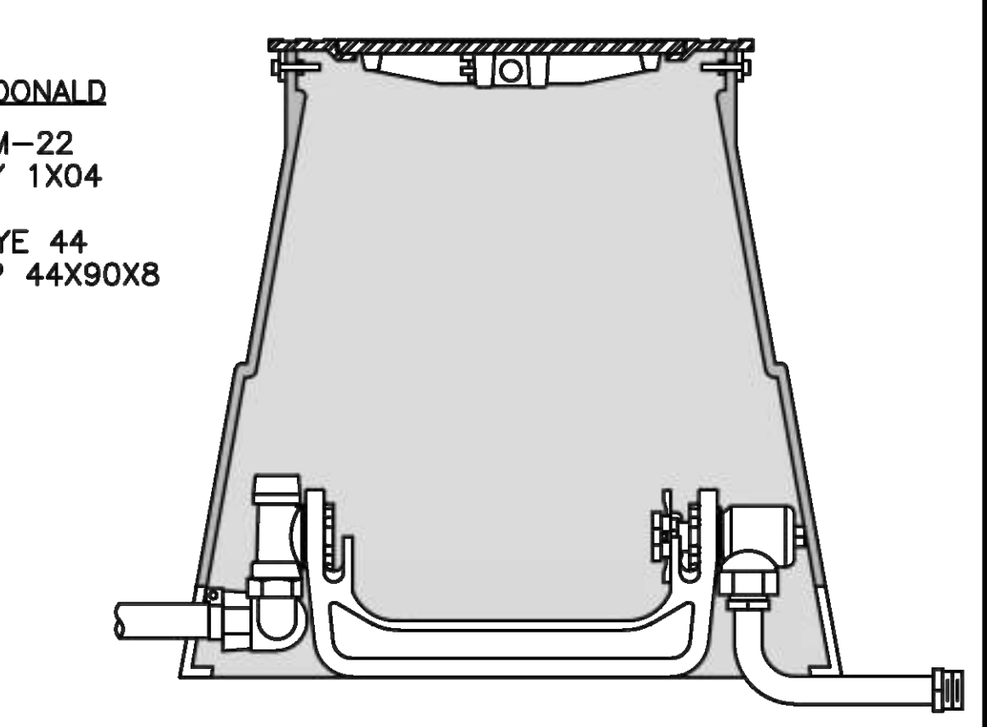
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

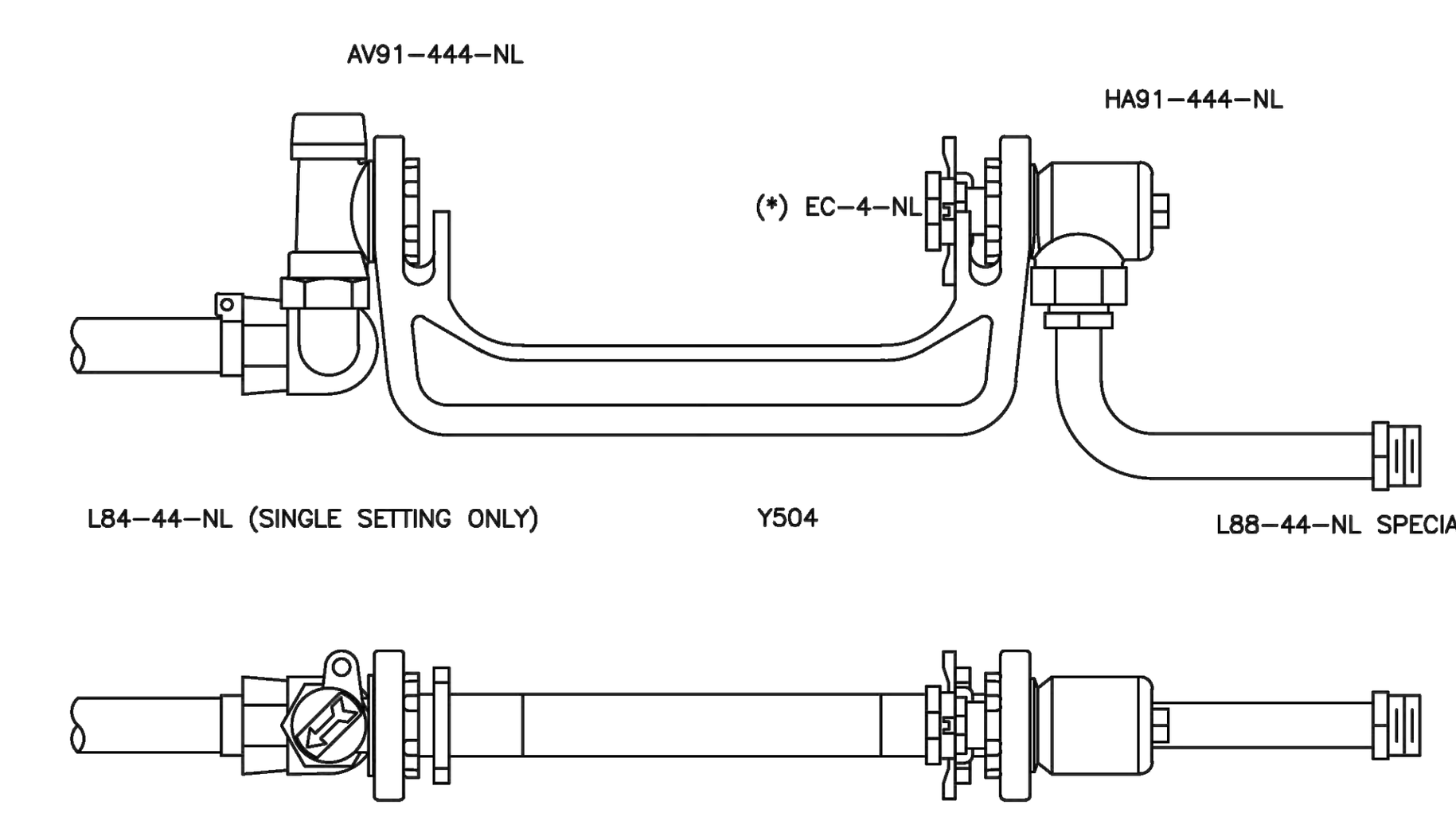
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-27 | DATE: OCTOBER 2019

MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	L84-44-NL	P-15531N	74779M-22
1	YOKE ANGLE KEY VALVE	AV91-444-NL	H-14278N	74604Y 1X04
1	YOKE BAR	Y504	H-5040	14-4
1	YOKE ANGLE CHECK VALVE	HA91-444-NL	H-14248N	702-4YE 44
1	OUTLET CONNECTION	L88-44-NL SPECIAL	H-15538N	710JPP 44X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		





TYPICAL 1" METER SETTING

YOKE ASSEMBLY, 1" METER
1" COPPER OR PE P.J. TO 1" CTS PLASTIC OR MIP
N.T.S.

NOTES:

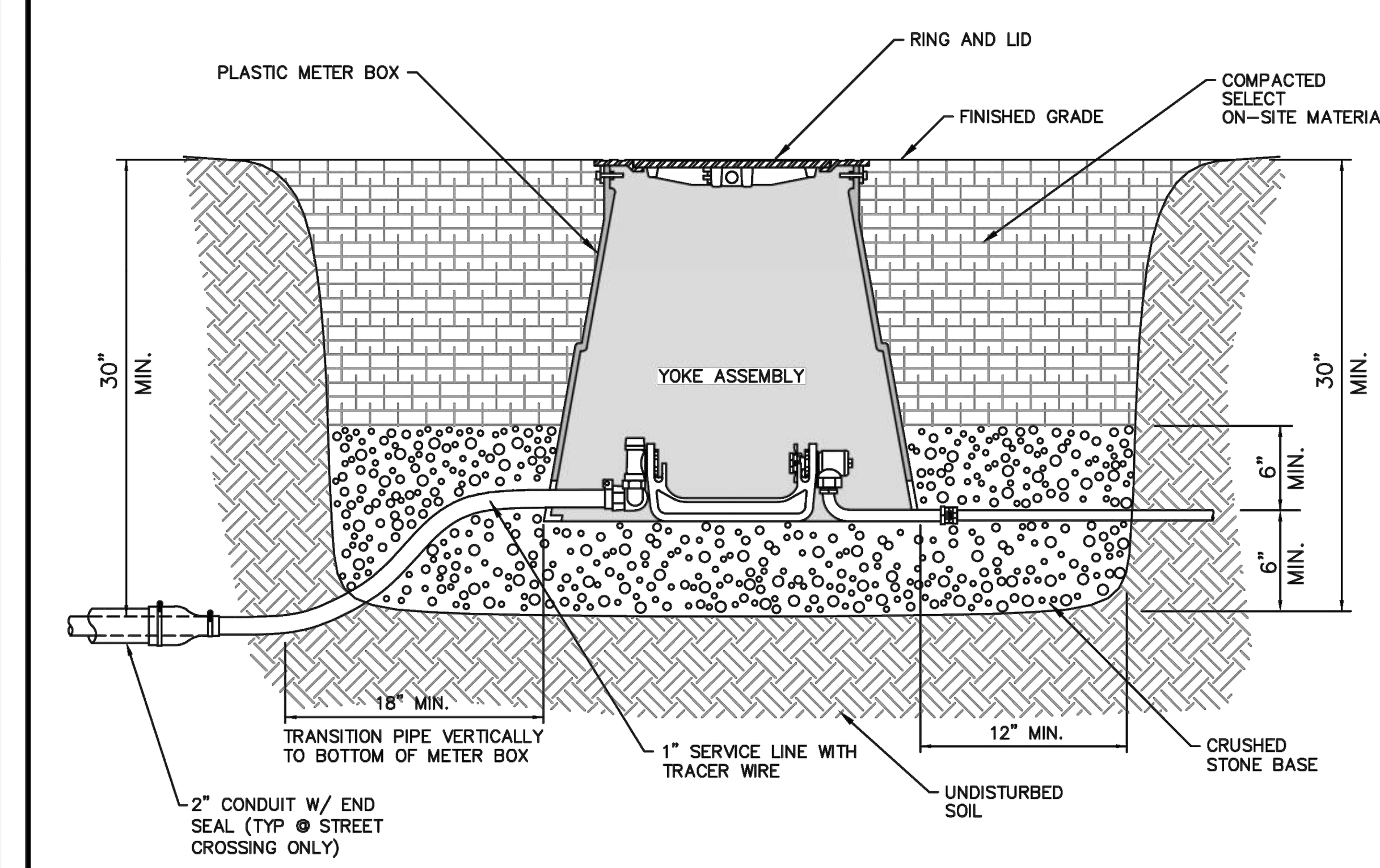
ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

*METER AND EXPANSION CONNECTION EC-4-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-24 | DATE: AUGUST 2014



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)
N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

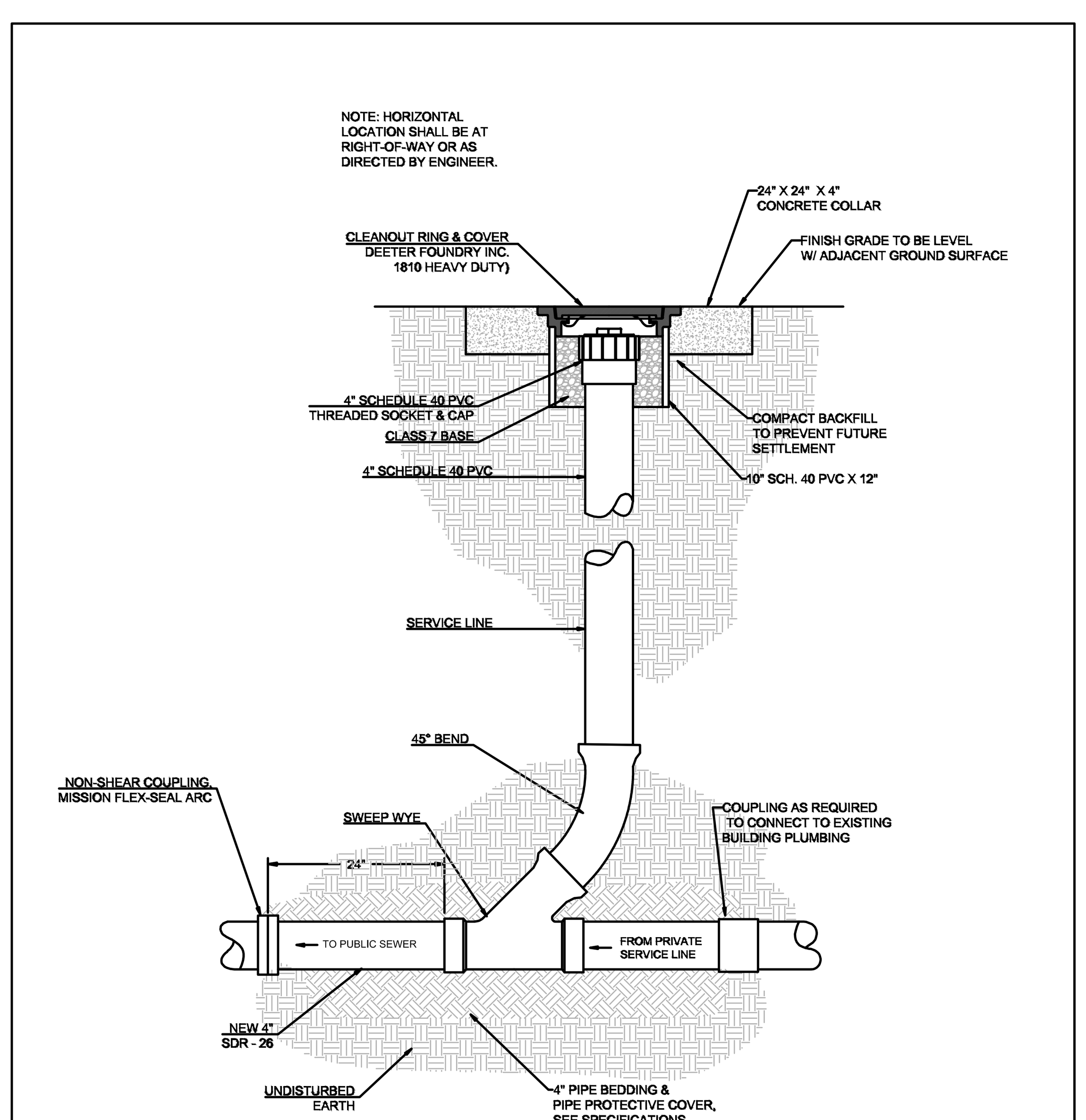
2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014



CLEANOUT ASSEMBLY DETAIL

N.T.S.
S-47

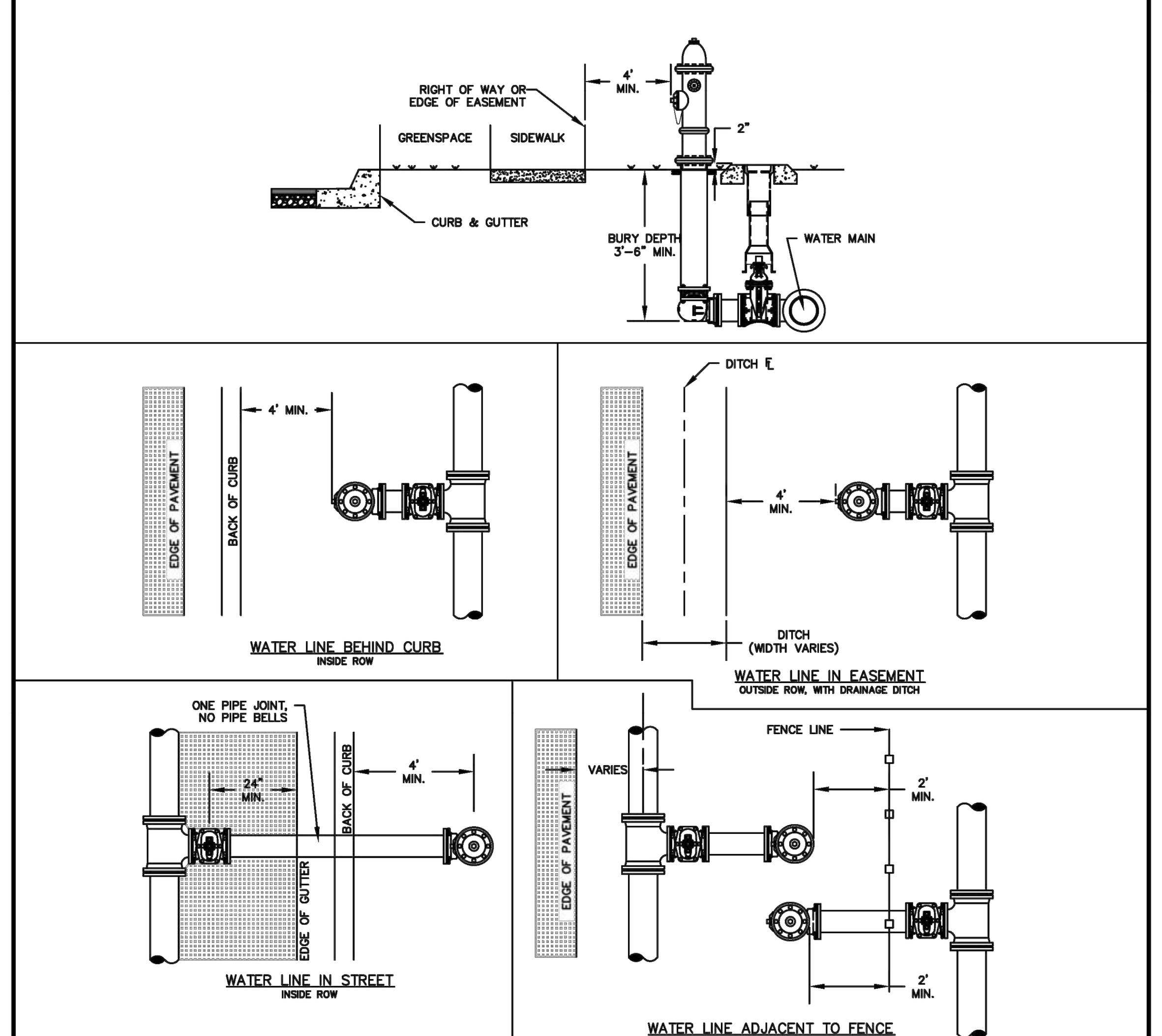
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CRKJ | DRAWING NO: S-47 | DATE: APRIL 2018

NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



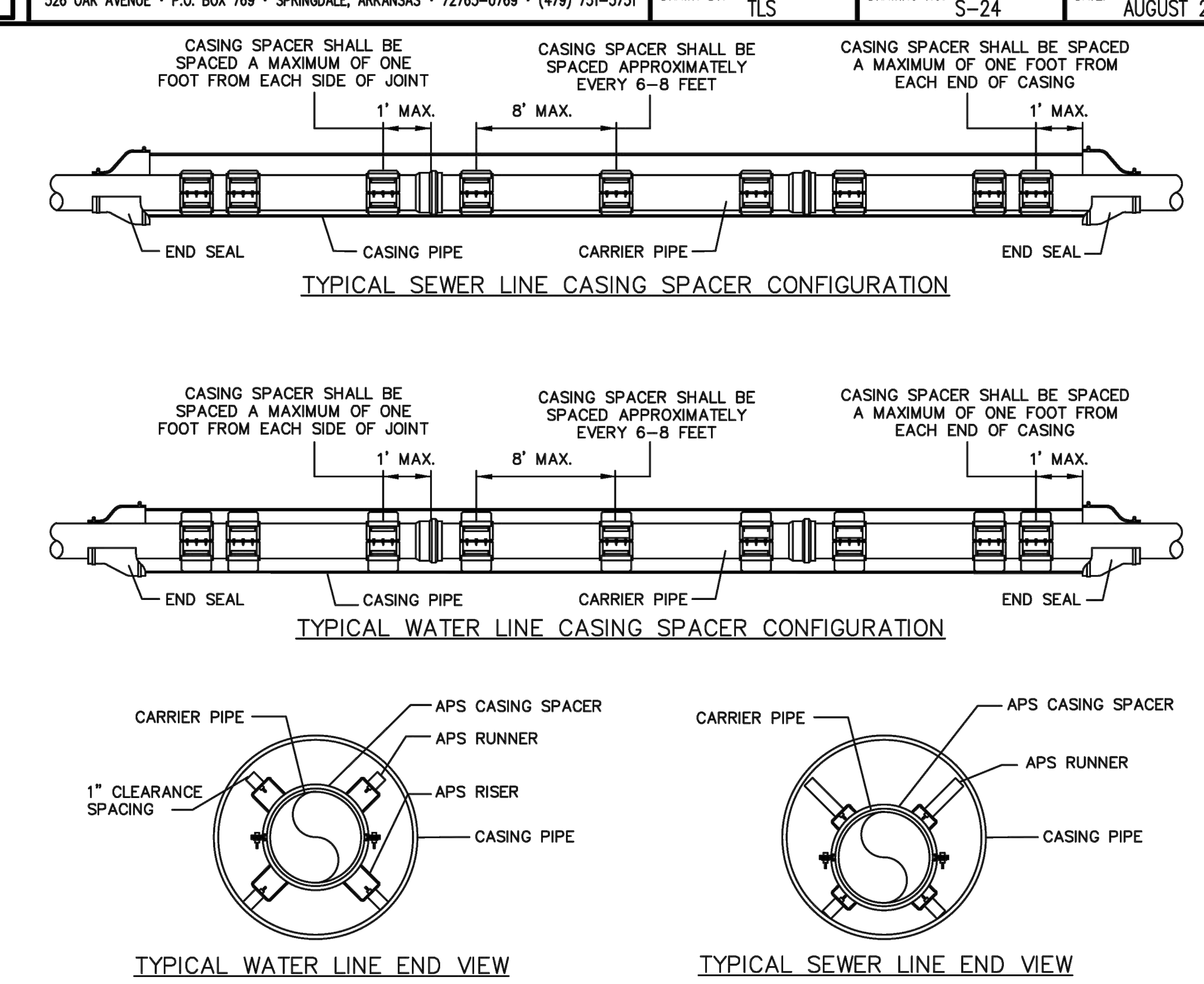
FIRE HYDRANT PLACEMENT

N.T.S.
S-42

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



ENCASEMENT DETAILS

N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

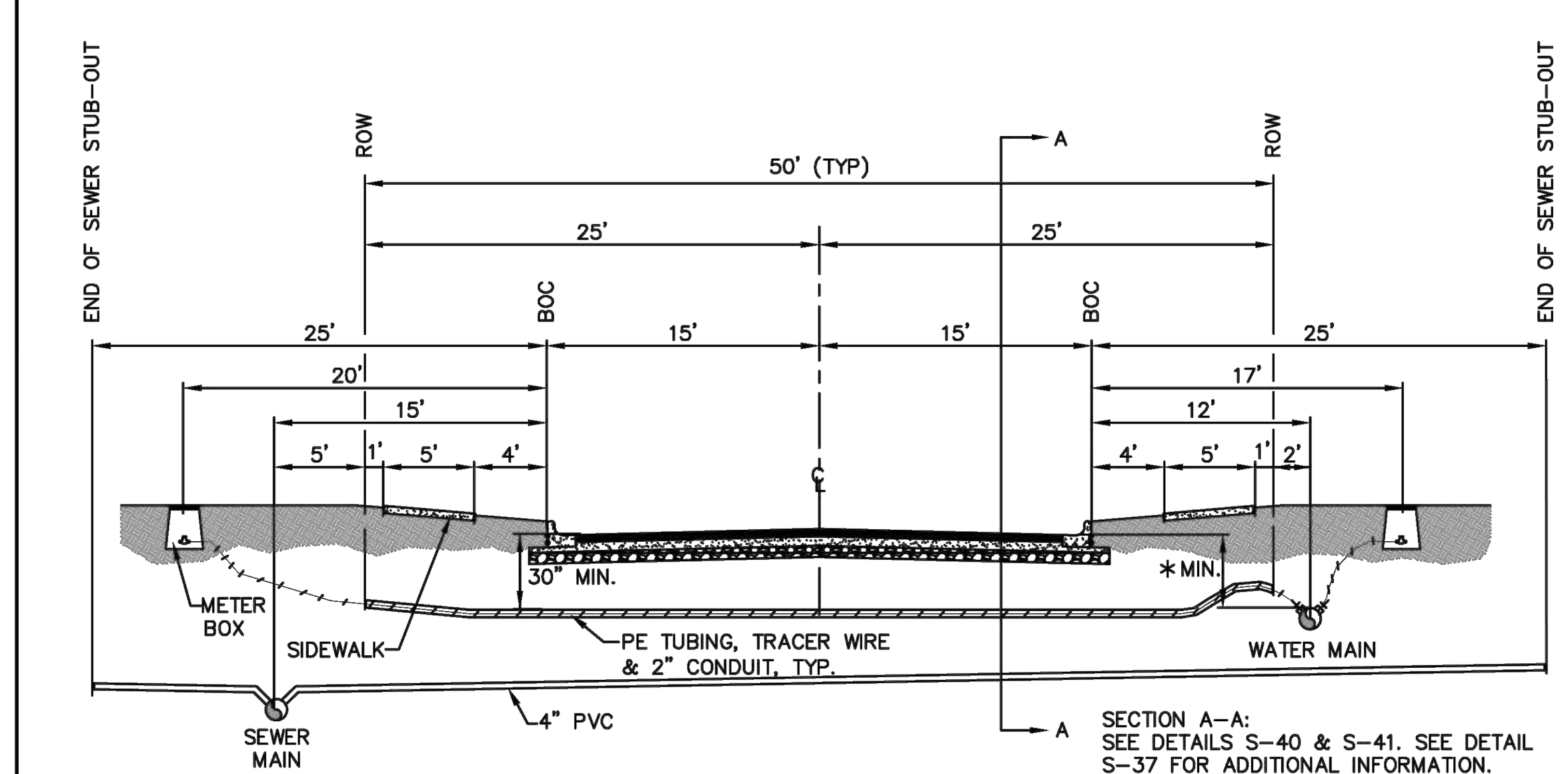
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

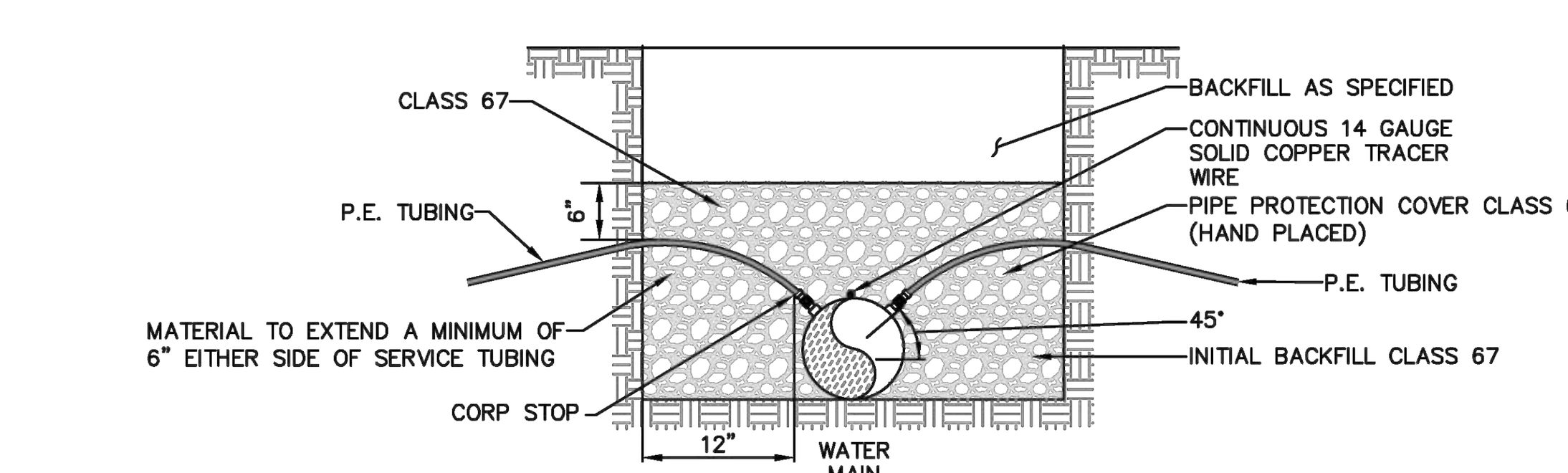
WIDTH OF STREET	WIDTH OF R.O.W.	C/L LOCATION OF SEWER MAIN	C/L LOCATION OF WATER MAIN	END LOCATION OF SEWER STUB-OUT	C/L LOCATION OF METER BOX (SHORT)	C/L LOCATION OF METER BOX (LONG)
30'	50'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	16' BOC	13' BOC	26' BOC	18' BOC	21' BOC
60'	80'	15' BOC	12' BOC	25' BOC	17' BOC	20' BOC

NOTE:
CONSULT SWU ENGINEERING DEPT. FOR ADDITIONAL LOCATION DIMENSIONS WHEN R.O.W. IS GREATER THAN 80' IN WIDTH OR WHEN WIDTH OF SIDEWALK OR WIDTH OF GREENSPACE VARIES FROM TYPICAL.

(*) PIPE SIZE	MIN DEPTH
6"-10"	36"
12"-14"	48"
16" AND UP	60"



NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET SECTION/LAYOUT

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-29 | DATE: JANUARY 2017

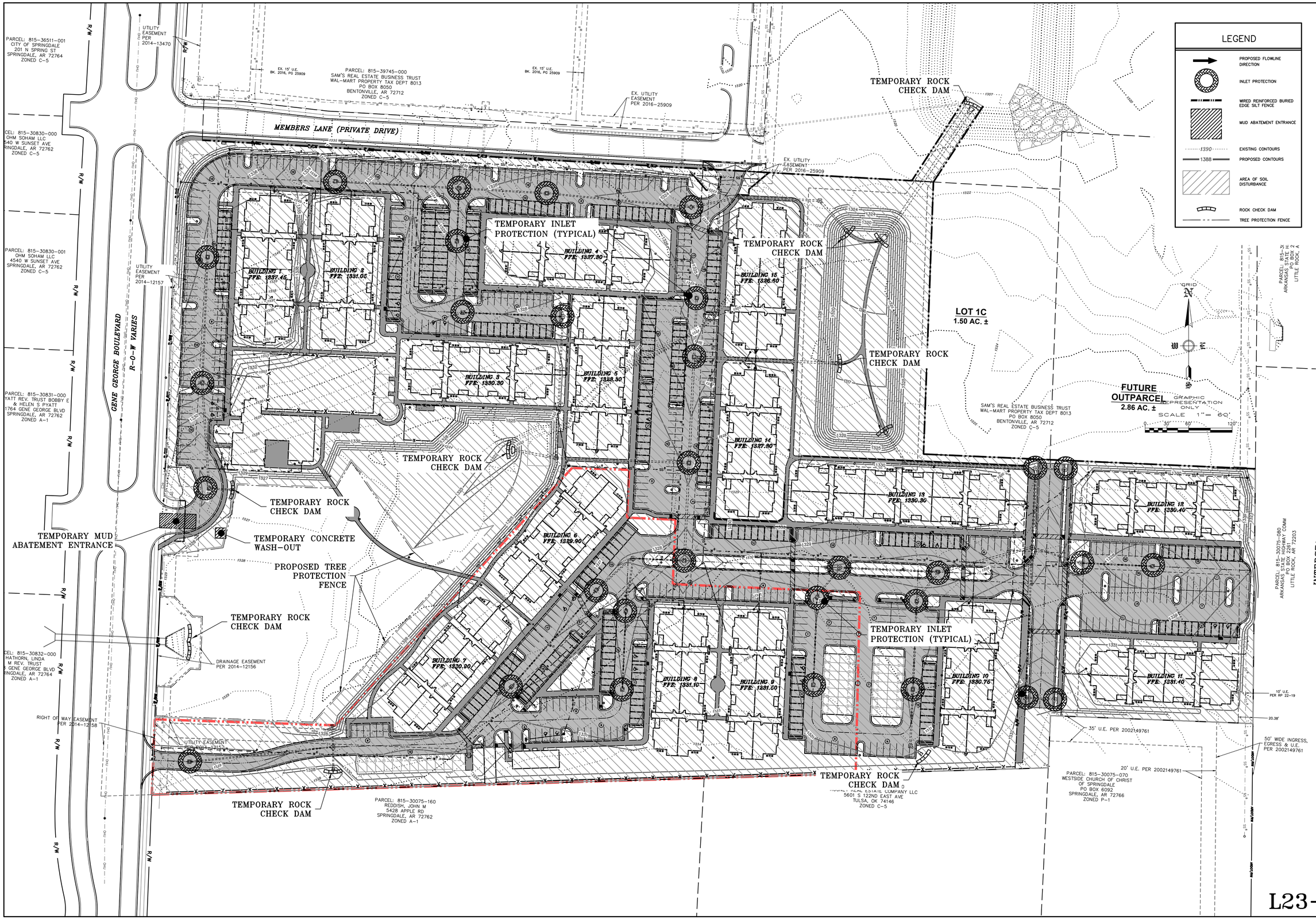
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

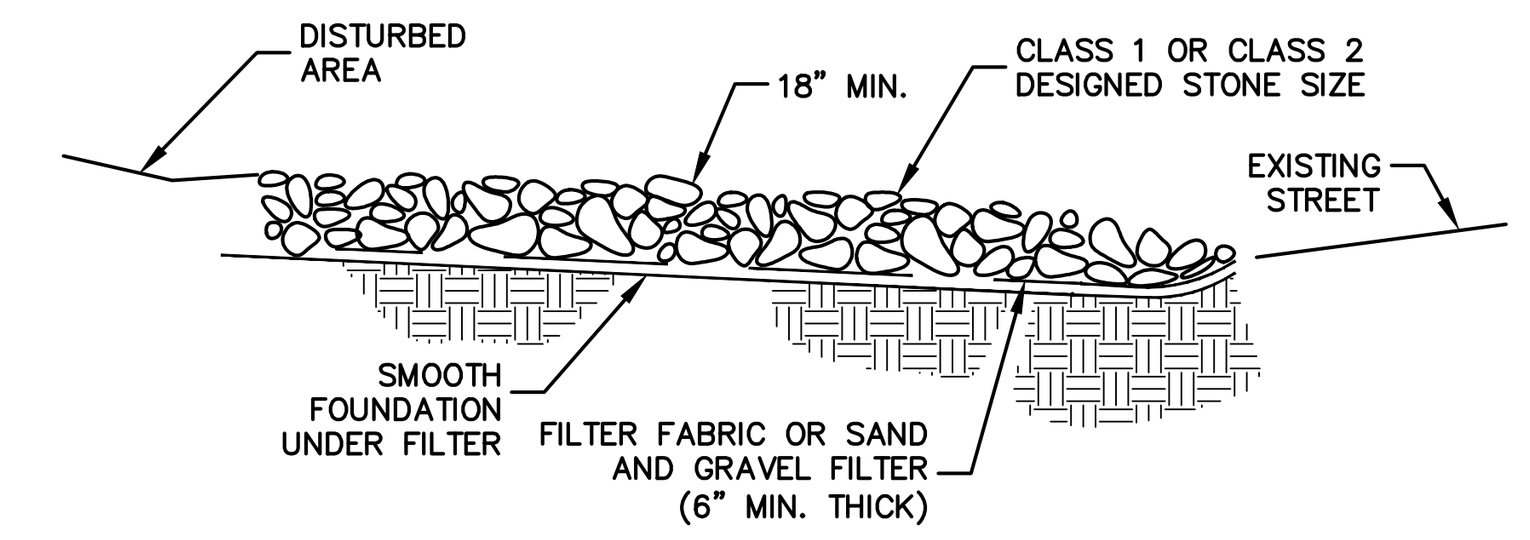
CLEAR CREEK APARTMENTS
W/S OR ST/ST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 3:09 PM
Z:\LSD\22960 Clear Creek Apartments\UTILITY DETAILS.dwg

SCALE: N.T.S.
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: JRC
W.O. #: 22960


LEGEND
PROPOSED FLOWLINE DIRECTION
INLET PROTECTION
WIRED REINFORCED BURIED EDGE SILT FENCE
MUD ABATEMENT ENTRANCE
1390 EXISTING CONTOURS
1388 PROPOSED CONTOURS
AREA OF SOIL DISTURBANCE
ROCK CHECK DAM
TREE PROTECTION FENCE
MEMBERS LANE (PRIVATE DRIVE)
GENE GEORGE BOULEVARD
R-O-W VARIES
TEMPORARY INLET PROTECTION (TYPICAL)
TEMPORARY ROCK CHECK DAM
TEMPORARY MUD ABATEMENT ENTRANCE
TEMPORARY CONCRETE WASH-OUT
PROPOSED TREE PROTECTION FENCE
BUILDING 1 FFE. 1337.45
BUILDING 2 FFE. 1331.05
BUILDING 3 FFE. 1330.30
BUILDING 4 FFE. 1327.30
BUILDING 5 FFE. 1328.50
BUILDING 6 FFE. 1329.90
BUILDING 7 FFE. 1320.90
BUILDING 8 FFE. 1331.10
BUILDING 9 FFE. 1231.50
BUILDING 10 FFE. 1330.75
BUILDING 11 FFE. 1331.40
BUILDING 12 FFE. 1330.40
BUILDING 13 FFE. 1330.30
BUILDING 14 FFE. 1327.90
BUILDING 15 FFE. 1326.60
LOT 1C 1.50 AC. ±
FUTURE OUTPARCEL 2.86 AC. ±
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
PARCEL: 815-36511-001 CITY OF SPRINGDALE 201 N SPRING ST SPRINGDALE, AR 72764 ZONED C-5
PARCEL: 815-30830-000 OHM SOHAM LLC 540 W SUNSET AVE SPRINGDALE, AR 72762 ZONED C-5
PARCEL: 815-30830-001 OHM SOHAM LLC 4540 W SUNSET AVE SPRINGDALE, AR 72762 ZONED C-5
PARCEL: 815-30831-000 YATT REV. TRUST BOBBY E & HELEN S PYATT 1764 GENE GEORGE BLVD SPRINGDALE, AR 72762 ZONED A-1
PARCEL: 815-30832-000 HATHORN, LINDA M REV. TRUST GENE GEORGE BLVD SPRINGDALE, AR 72764 ZONED A-1
PARCEL: 815-39745-000 SAM'S REAL ESTATE BUSINESS TRUST WAL-MART PROPERTY TAX DEPT 8013 PO BOX 8050 BENTONVILLE, AR 72712 ZONED C-5
SAM'S REAL ESTATE BUSINESS TRUST WAL-MART PROPERTY TAX DEPT 8013 PO BOX 8050 BENTONVILLE, AR 72712 ZONED C-5
PARCEL: 815-30075-160 REDDISH, JOHN M 5428 APPLE RD SPRINGDALE, AR 72762 ZONED A-1
PARCEL: 815-30075-070 WESTSIDE CHURCH OF CHRIST OF SPRINGDALE PO BOX 6092 SPRINGDALE, AR 72766 ZONED P-1
PARCEL: 815-30075-080 ARKANSAS STATE HIGHWAY COMM PO BOX 2 LITTLE ROCK, AR 72203
PARCEL: 815-N ARKANSAS STATE H PO BOX 2 LITTLE ROCK, A
UTILITY EASEMENT PER 2014-13470
UTILITY EASEMENT PER 2014-12157
EX. 15' U.E. BK. 2016, PG 25909
EX. UTILITY EASEMENT PER 2016-25909
DRAINAGE EASEMENT PER 2014-12156
RIGHT OF WAY EASEMENT PER 2014-12158
UTILITY EASEMENT PER 2014-12157
10' U.E. PER RP 22-19
20.38'
35' U.E. PER 2002149761
50' WIDE INGRESS, EGRESS & U.E. PER 2002149761
20' U.E. PER 2002149761
TEMPORARY ROCK CHECK DAM
TEMPORARY INLET PROTECTION (TYPICAL)
TEMPORARY ROCK CHECK DAM
TEMPORARY ROCK CHECK DAM
TEMPORARY ROCK CHECK DAM



TYPICAL SECTION

NOTES:

1) MINIMUM THICKNESS SHALL BE 18". THE STONE DIAMETER, NEVER LESS THAN 6".

2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence: Standard (18" High) Silt Fence	Maximum Slope Length (ft) Above Fence: Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB–GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

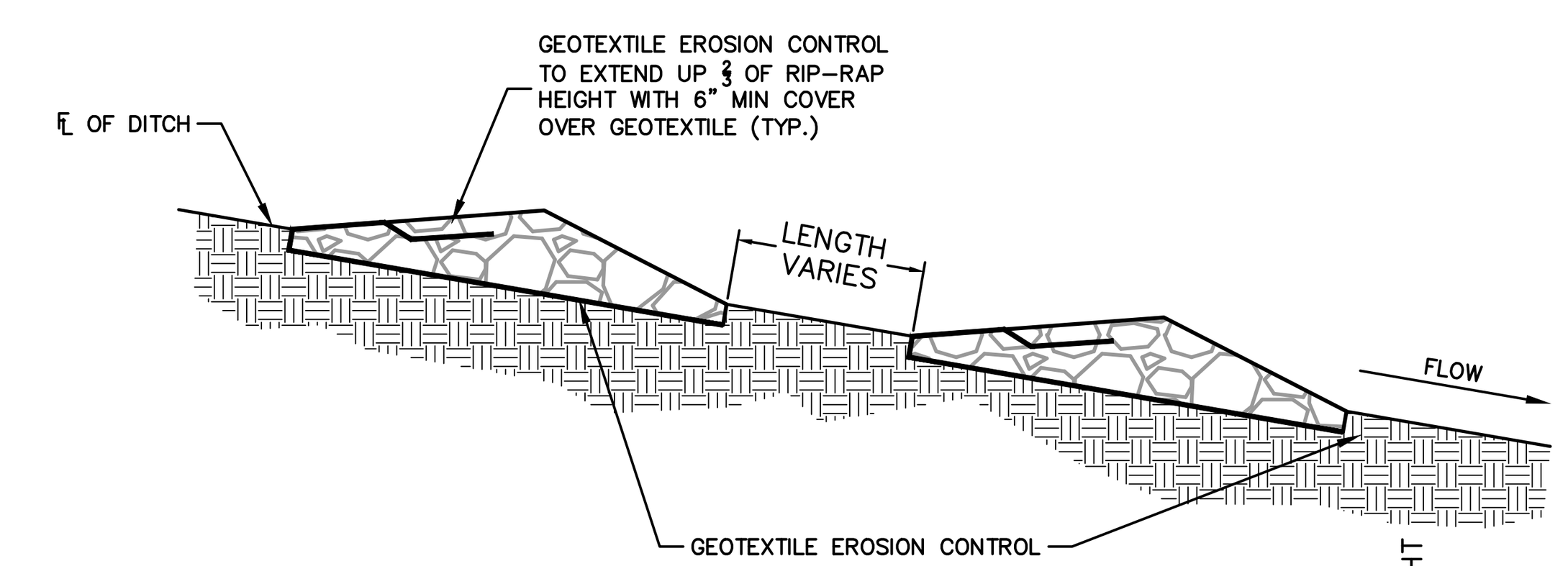
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE FILTER FABRIC ON ALL CURB INLETS.

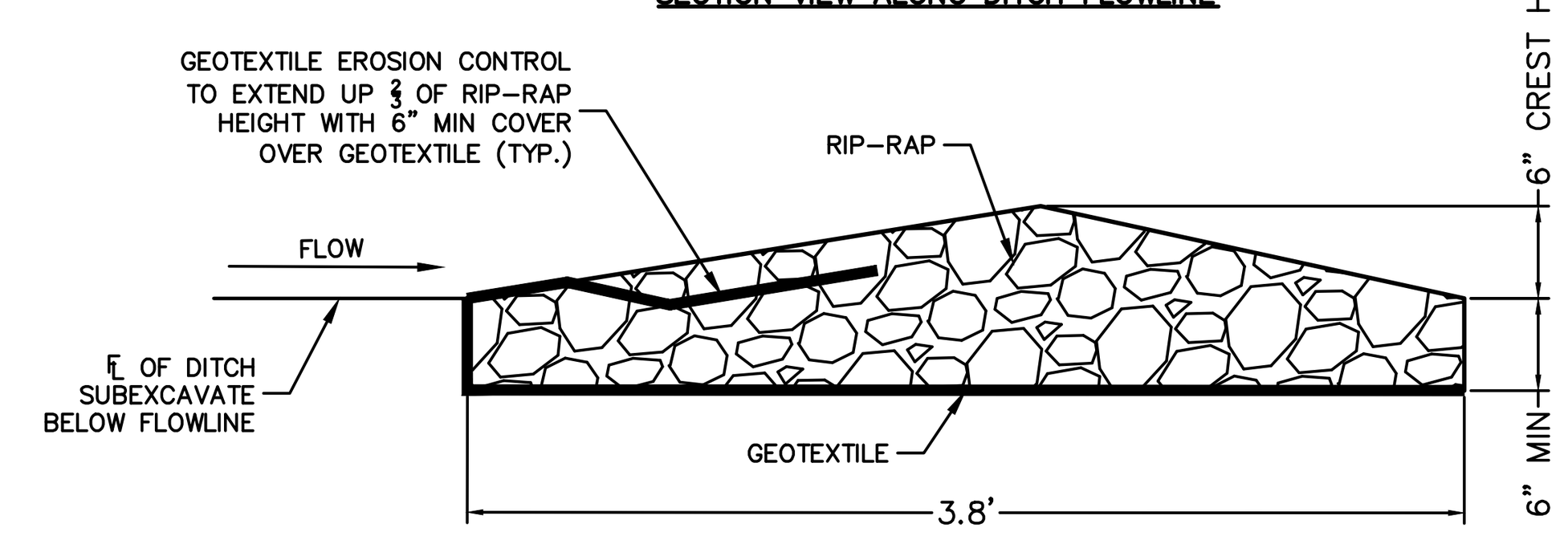
*WATTLES ARE USED AS ENERGY DISSIPATION DEVICES

*WATTLES ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*WATTLES MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED



SECTION VIEW ALONG DITCH FLOWLINE

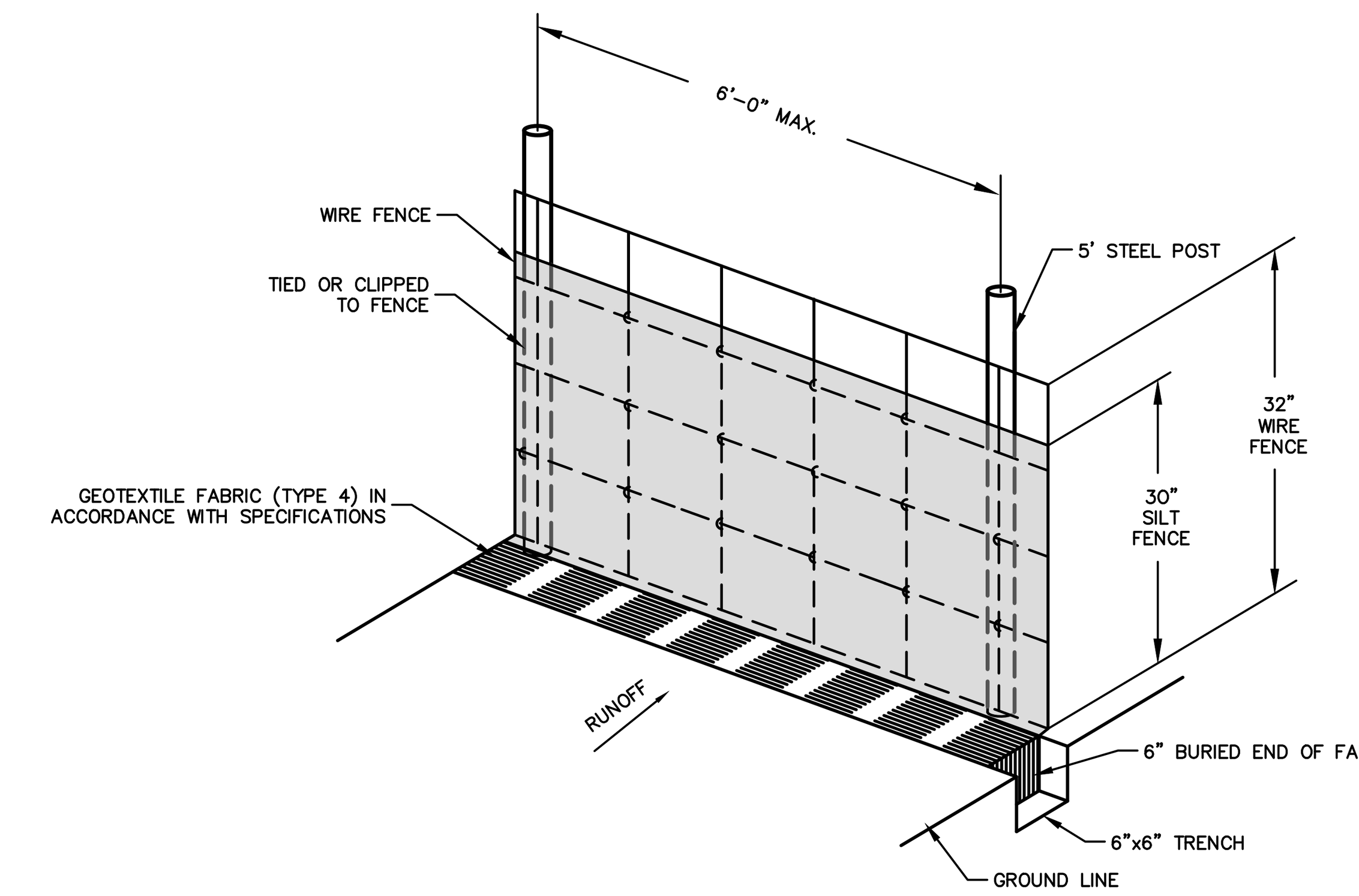


SECTION VIEW OF CHECK DAM

NOTES:

1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



SILT FENCE NOTES

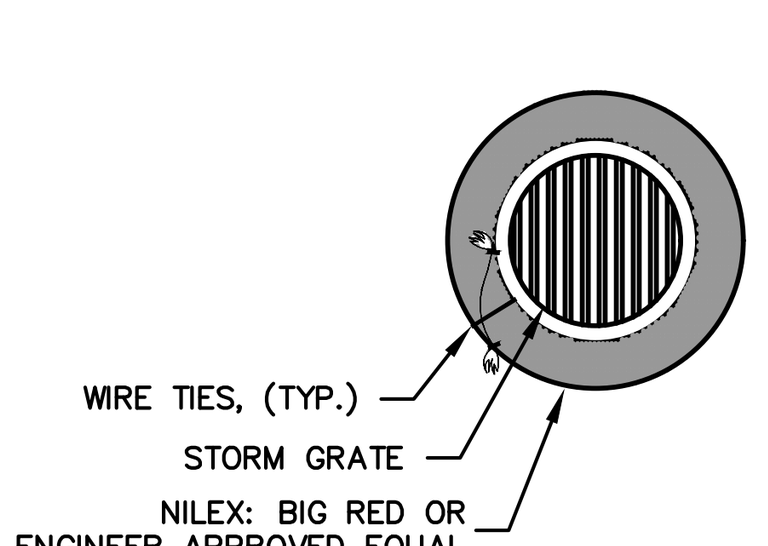
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE

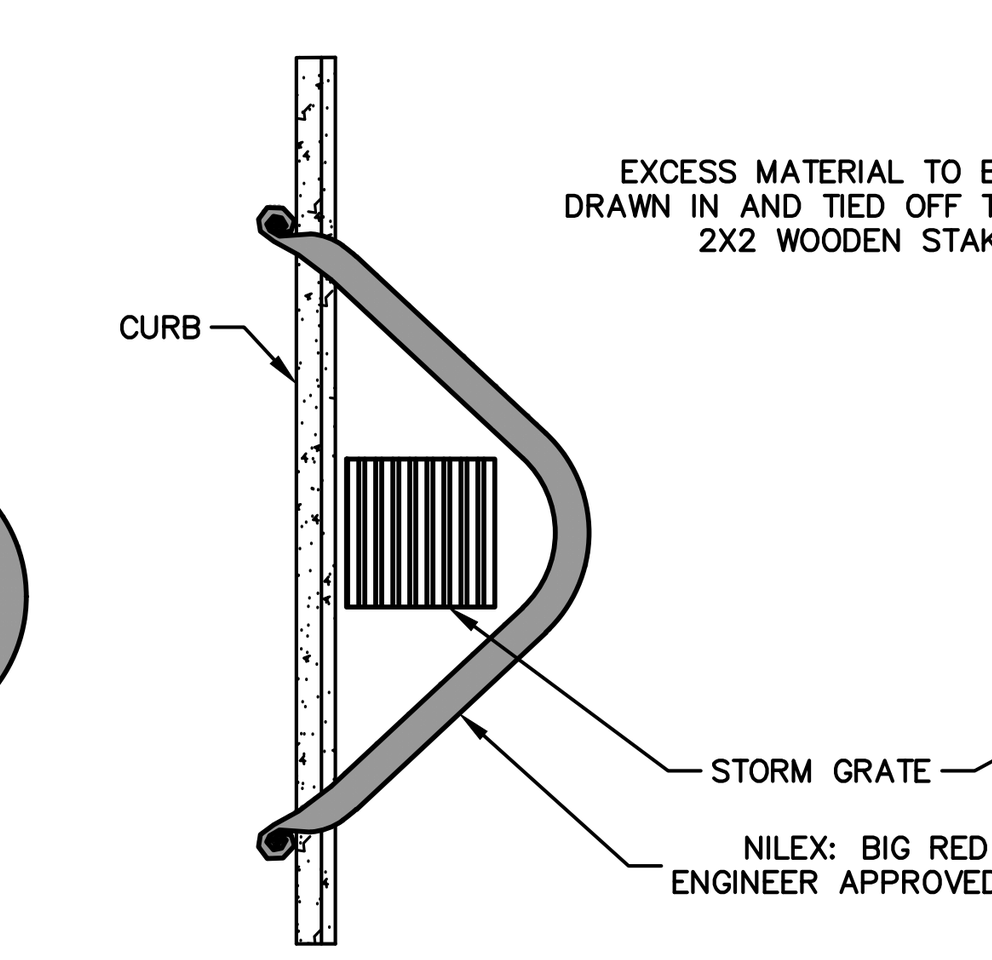
NOT TO SCALE

NOTES:

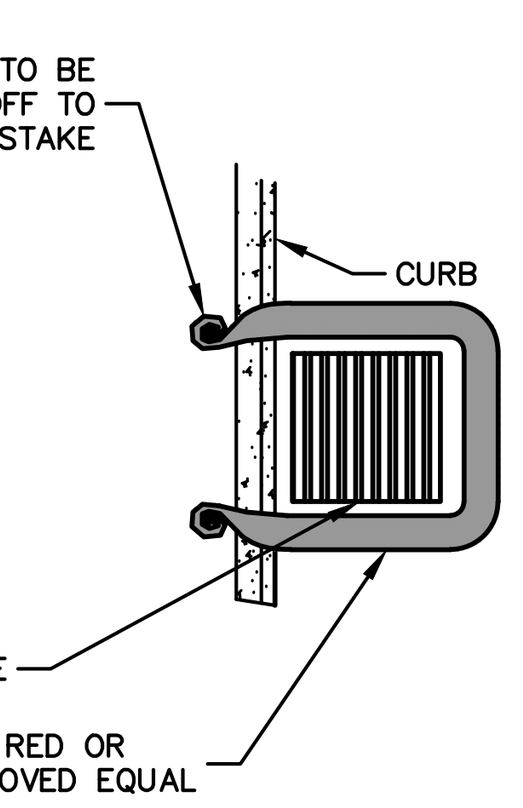
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE–VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE–VEGETATION. RE–VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE–VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE–VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE–VEGETATION SHALL BE A MINIMUM OF HYDRO–SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO–SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6□THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3□. IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.



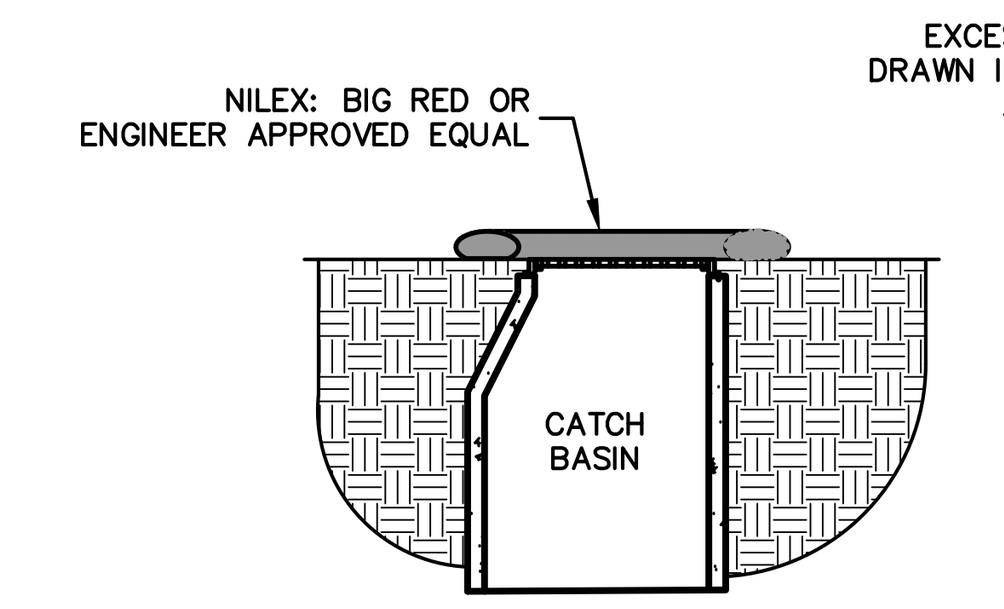
DRAIN INLET PLAN



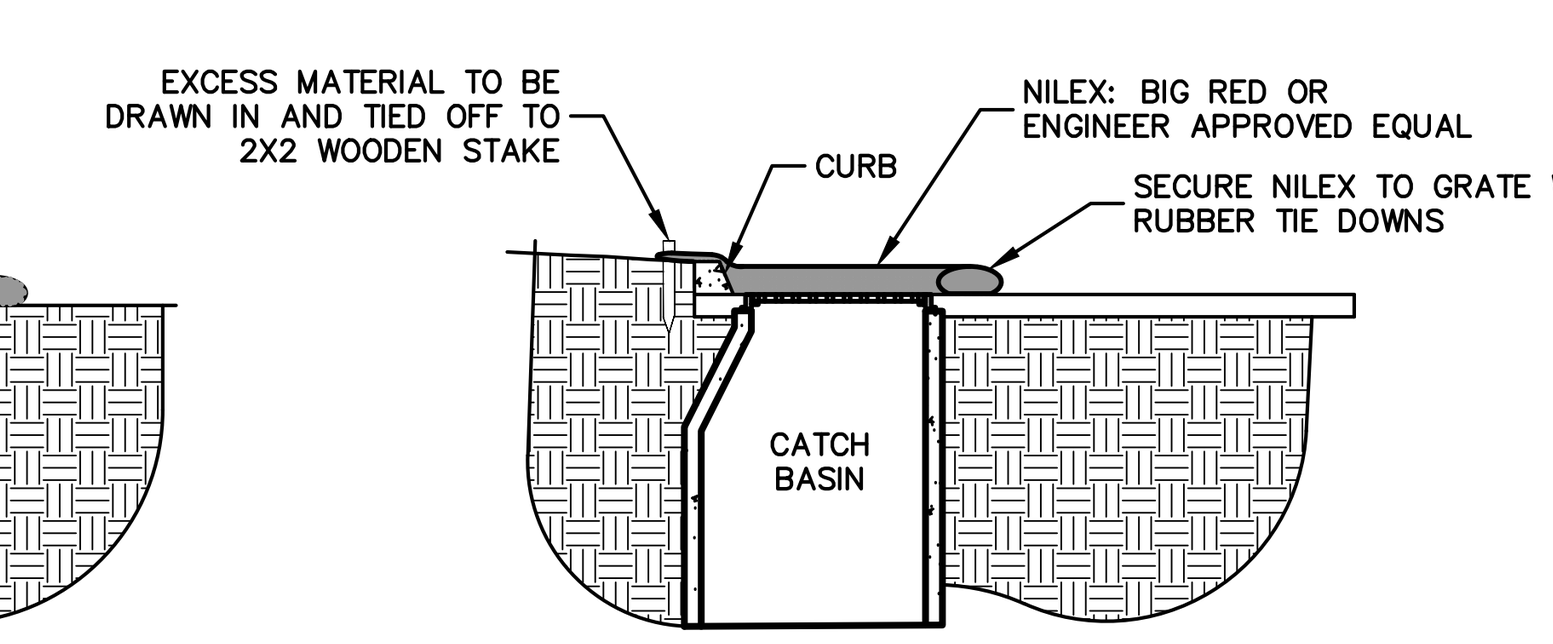
CURBSIDDE OPTION "A" PLAN



CURBSIDDE OPTION "B" PLAN



DRAIN INLET SECTION



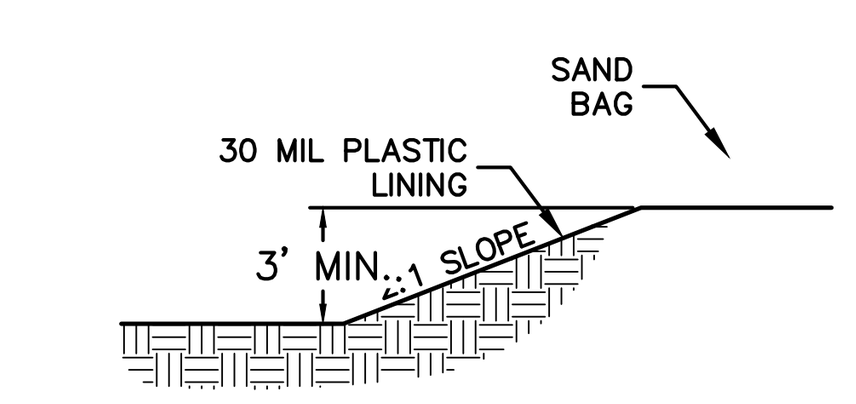
CURBSIDE SECTION

NOTES:

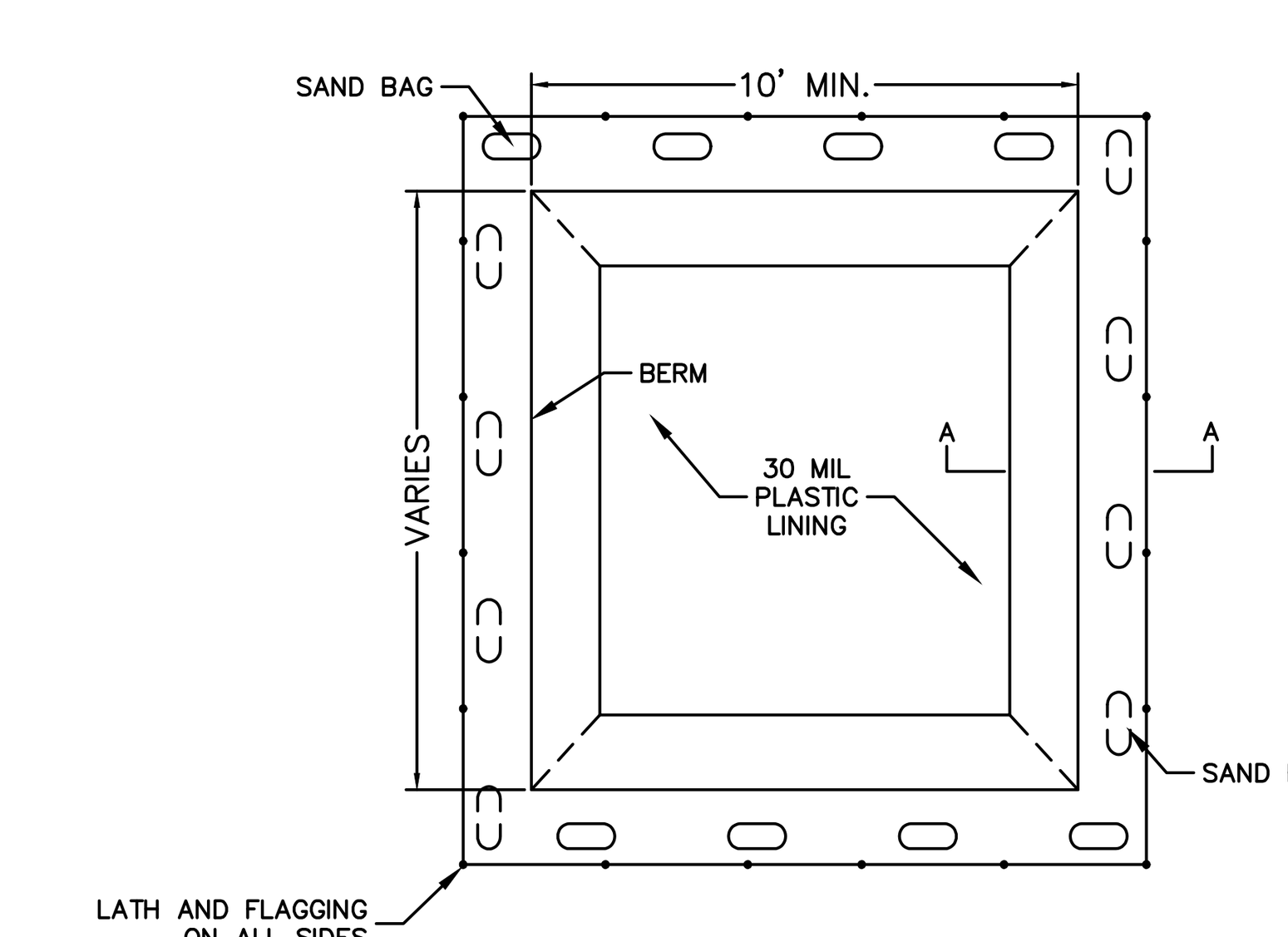
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX–BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

TOTAL DISTURBED AREA: 22.47 ACRES

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PROTECTION DETAILS

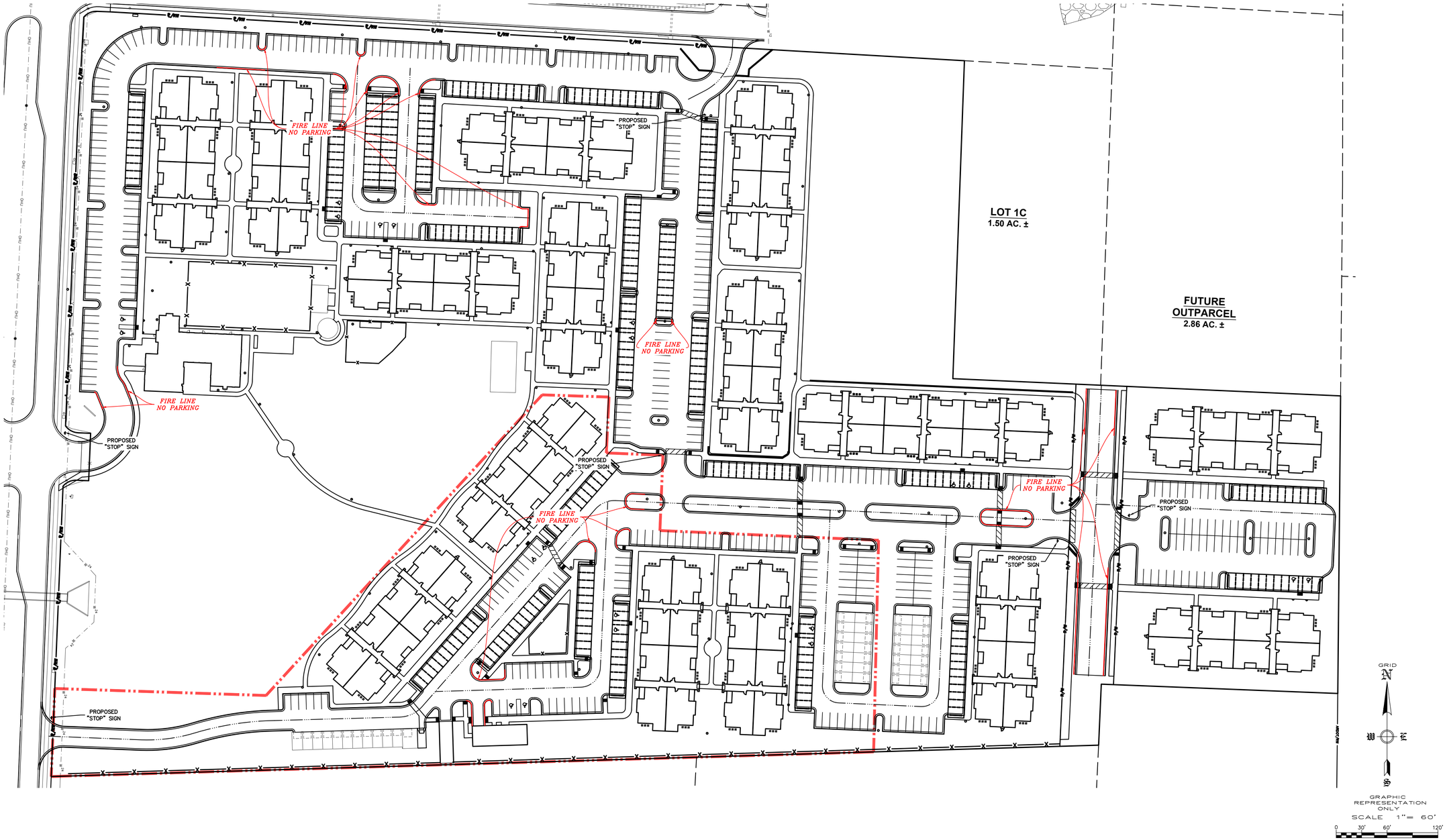
SAM'S REAL ESTATE BUSINESS TRUST
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 3:09 PM
Z:\LSD\22960 CLEAR CREEK APARTMENTS\22960 - SWPPP.DWG

SCALE: N.T.S.
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

L23–16



ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

SIGNAGE AND STRIPING PLAN
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

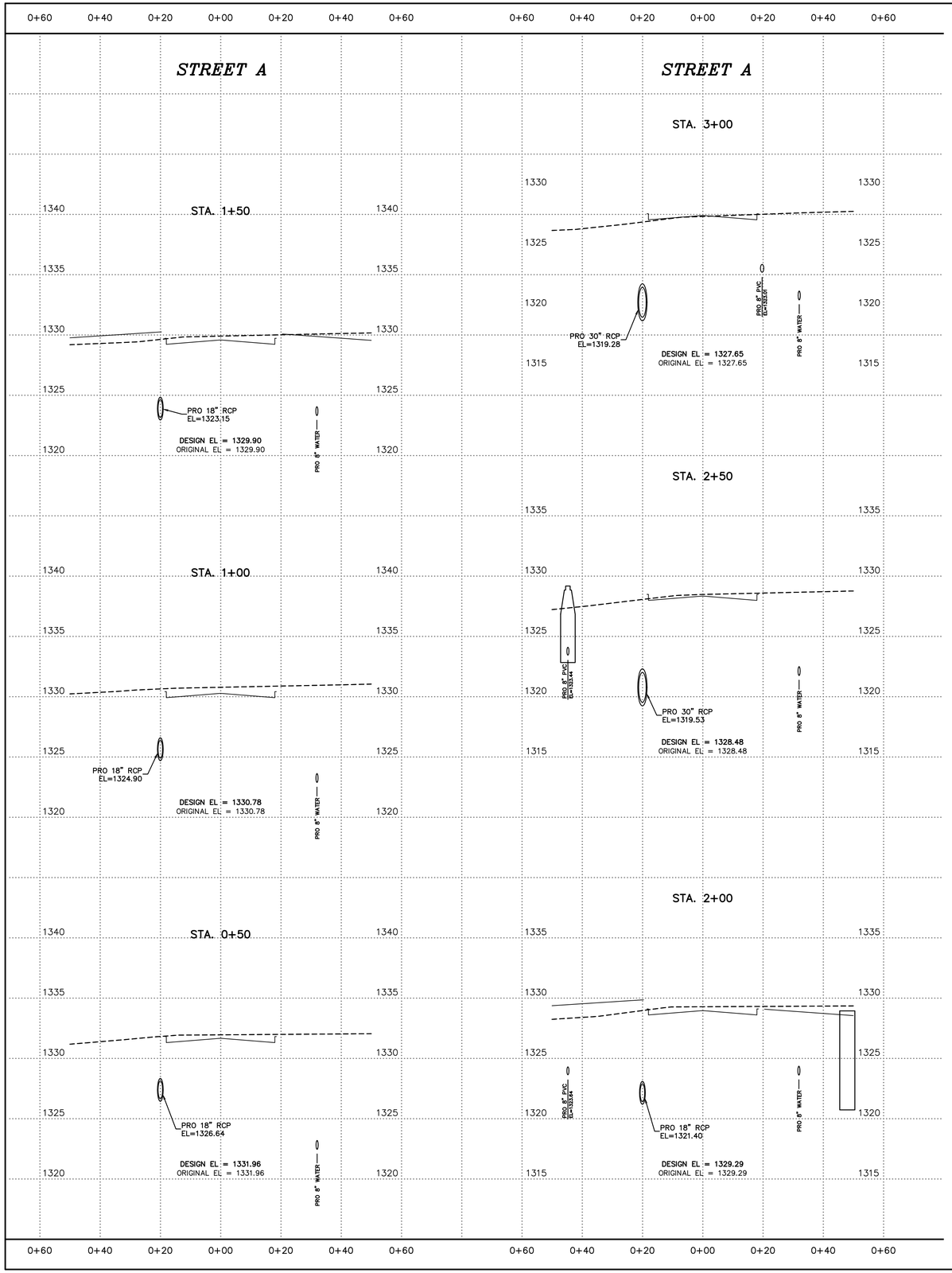
SCALE: 1"=60'

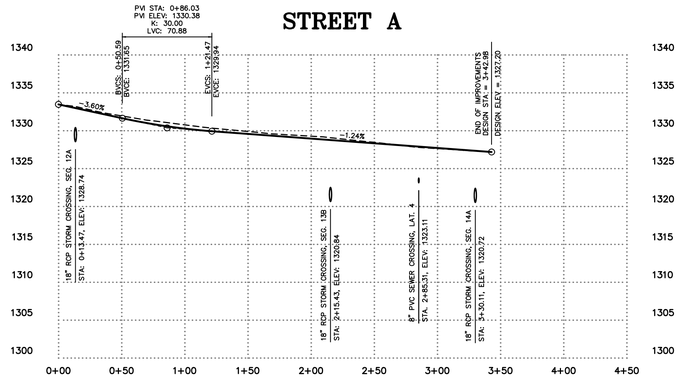
DATE: Mar 28, 2023

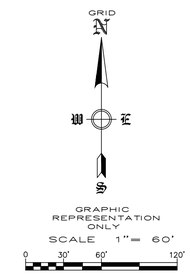
ENGINEER: TJA
DRAWN BY: BAP

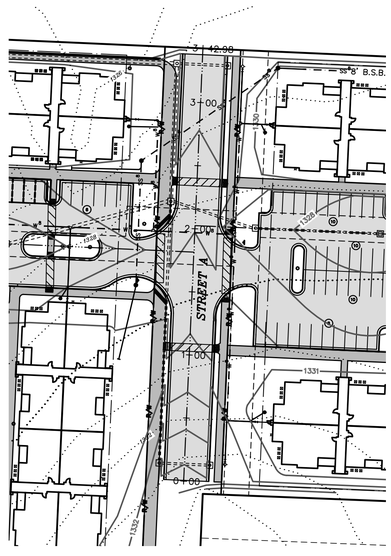
W.O. #: 22960

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 3:14 PM
Z:\SD\22960 Clear Creek Apartments\22960 - SIGNAGE AND STRIPING.dwg









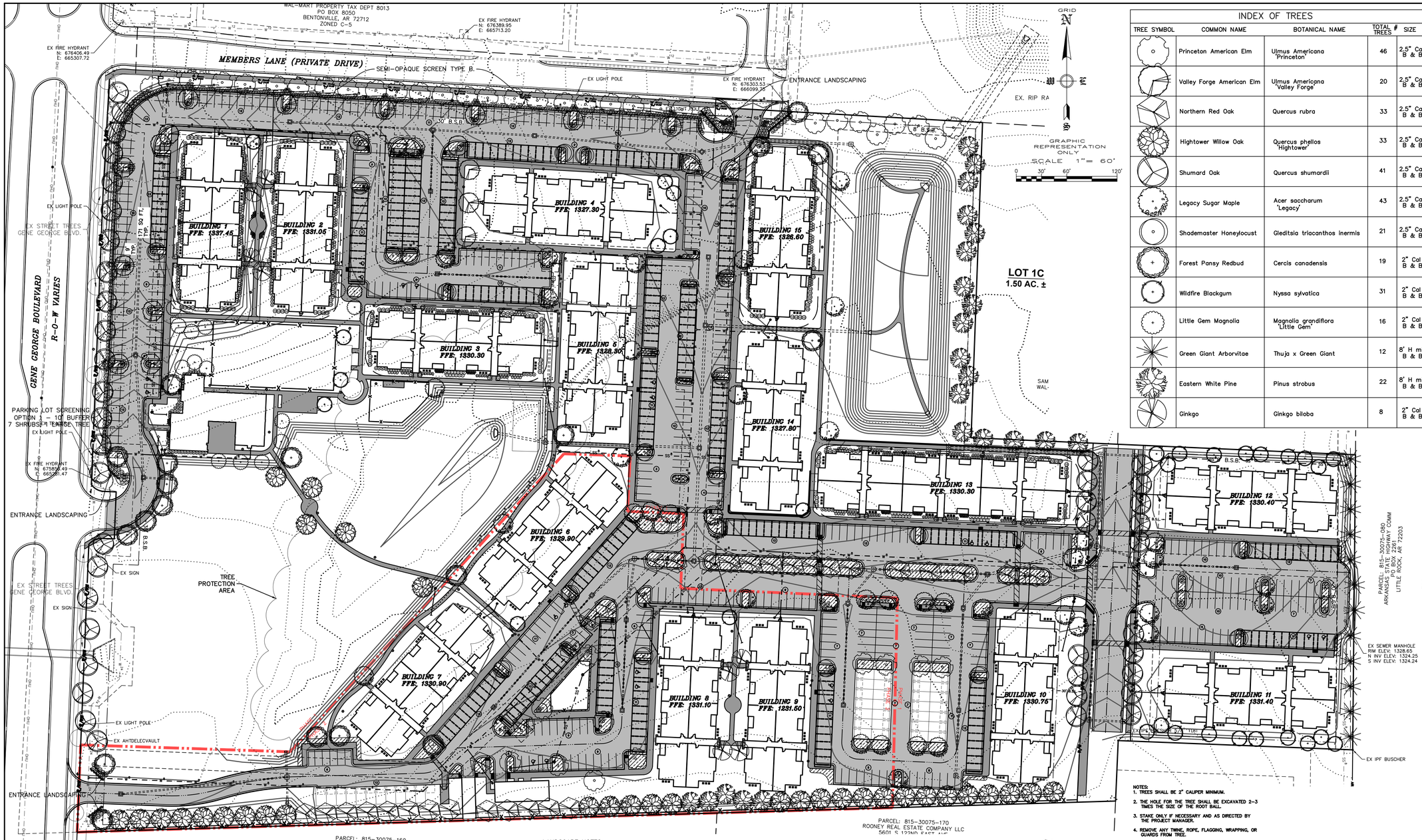
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

CROSS SECTIONS AND STREET PROFILE
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

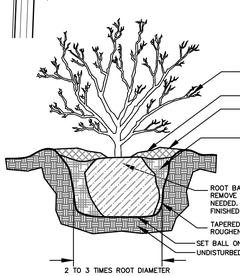
SCALE: 1"=20'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/30/2023 3:14 PM



INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Princeton American Elm	Ulmus Americana 'Princeton'	46	2.5" Cal B & B
	Valley Forge American Elm	Ulmus Americana 'Valley Forge'	20	2.5" Cal B & B
	Northern Red Oak	Quercus rubra	33	2.5" Cal B & B
	Hightower Willow Oak	Quercus phellos 'Hightower'	33	2.5" Cal B & B
	Shumard Oak	Quercus shumardii	41	2.5" Cal B & B
	Legacy Sugar Maple	Acer saccharum 'Legacy'	43	2.5" Cal B & B
	Shademaster Honeylocust	Gleditsia triacanthos inermis	21	2.5" Cal B & B
	Forest Pansy Redbud	Cercis canadensis	19	2" Cal B & B
	Wildfire Blackgum	Nyssa sylvatica	31	2" Cal B & B
	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	16	2" Cal B & B
	Green Giant Arborvitae	Thuja x Green Giant	12	8' H min B & B
	Eastern White Pine	Pinus strobus	22	8' H min B & B
	Ginkgo	Ginkgo biloba	8	2" Cal B & B



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

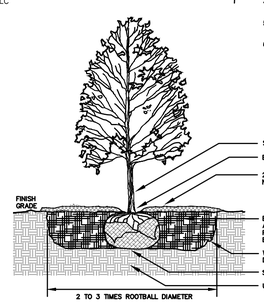
TOTAL PARKING AREA PROVIDED: 719 SPACES X 280 SQ FT. = 201.320 SQ. FT
TOTAL INTERIOR LANDSCAPE REQUIRED: 30,198 SQ. FT. (15%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 30,250 FT. (15%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: Gene George: 785 LINEAR FT.
Members lane.: 750 LINEAR FT.
TOTAL FRONTAGE LANDSCAPE REQUIRED (overlay district):
1 SHADE TREE PER 40'/ 1 ORNAMENTAL PER 25'
= 20 SHADE TREES (Gene George),
19 SHADE TREES (Members Lane).
TOTAL FRONTAGE LANDSCAPE PROVIDED (overlay district):
= 25 SHADE TREES & 163 SHRUBS (Gene George),
23 SHADE TREES & 239 SHRUBS (Members Lane).

LANDSCAPE NOTES:

1. IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND WILL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION, ANY PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
3. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
4. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM THE ROOT COLLAR AT THE SOIL LINE.
5. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
6. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
7. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
8. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING. SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY, OR IF DURING INHOSPITABLE PLANTING CONDITIONS, WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTING AND UTILITY LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF ACCEPTANCE.
14. MAINTENANCE PLAN TO BE DEVELOPED AND IMPLEMENT BY OWNERS TO KEEP PROPOSED LANDSCAPING IN HEALTHY CONDITIONS AND REPLACE DEAD VEGETATION DURING APPROPRIATE GROWING SEASONS.
15. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED AND RE-VEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.

ESI
ENGINEERING SERVICES INC.
1703 E. EMMA AVE. SUITE B
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
LANDSCAPE PLAN
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

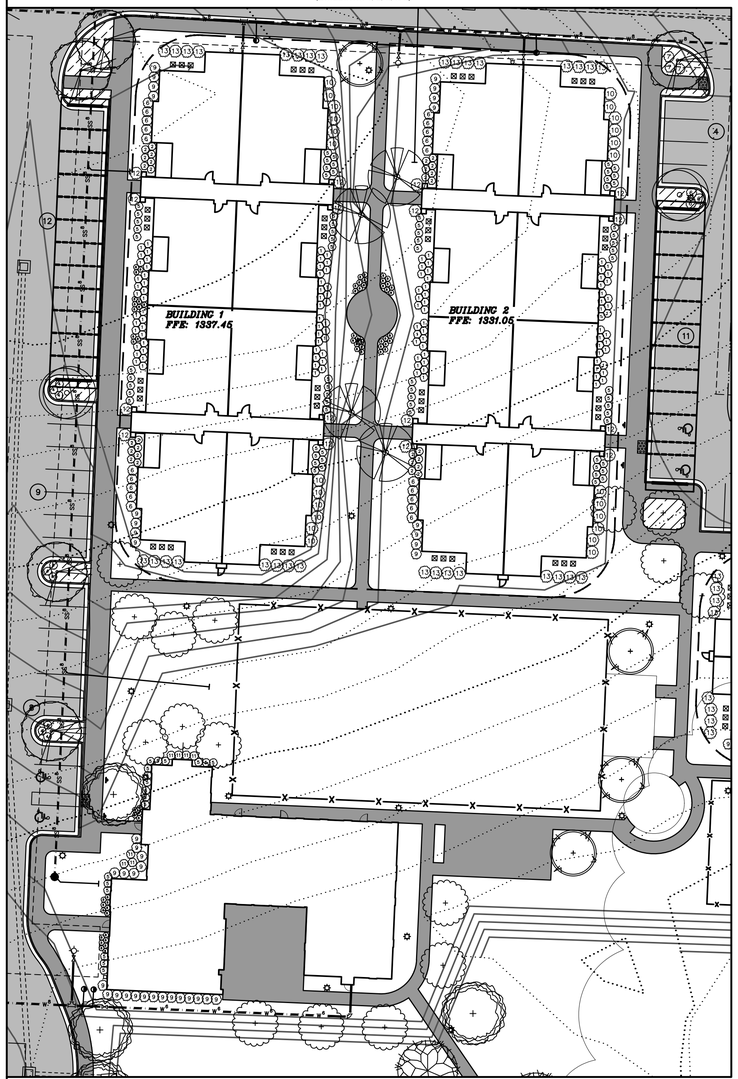
REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Mar 30, 2023
ENGINEER: DRAWN BY: TJA JLS
W.O. #: 22960

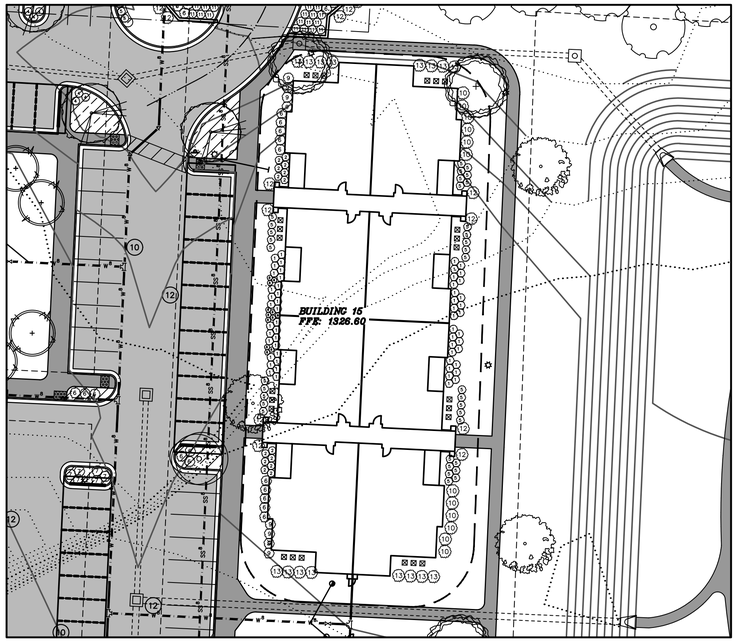
© COPYRIGHT 2023 ENGINEERING SERVICES INC. 3/30/2023 2:11 PM

L23-16

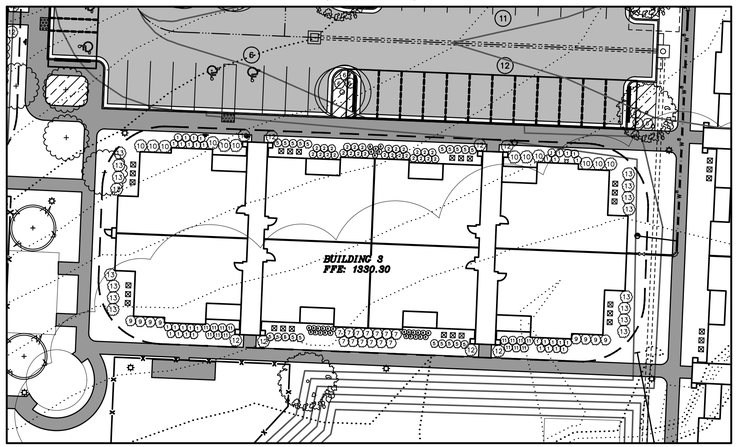
FOUNDATION LANDSCAPE EXAMPLE
(BUILDINGS 1, 2, 8, & 9)



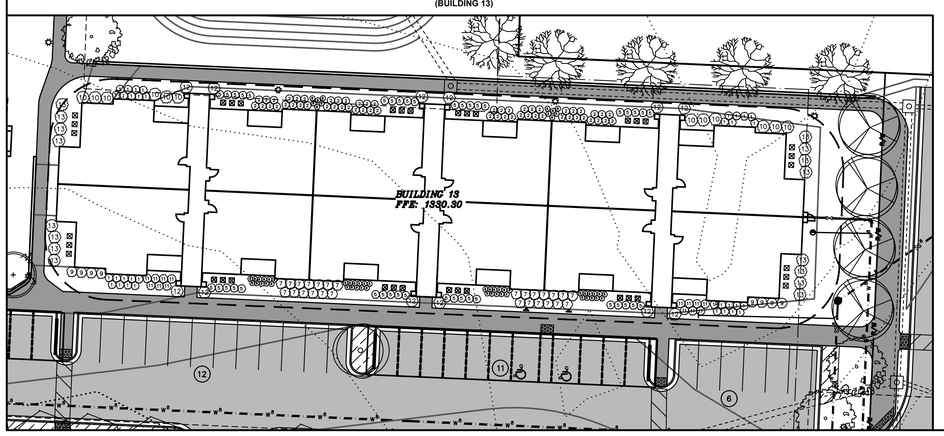
FOUNDATION LANDSCAPE EXAMPLE
(BUILDING 5, 6, 7, 10, 14, 15)

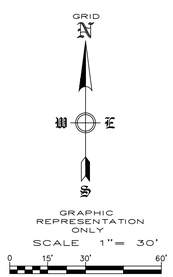


FOUNDATION LANDSCAPE EXAMPLE
(BUILDING 3, 4, 11, 12)



FOUNDATION LANDSCAPE EXAMPLE
(BUILDING 13)





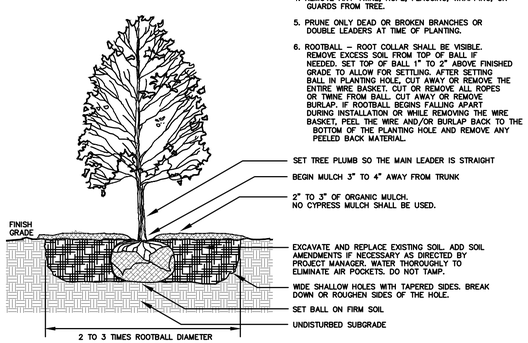
LANDSCAPE NOTES:

1. IRRIGATION SYSTEM OR HOSE BIBS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS AND WILL CONFORM TO CITY OF SPRINGDALE REQUIREMENTS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION, ANY PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
3. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TRUNK, AND SHALL BE KEPT AT LEAST 3" FROM THE ROOT COLLAR AT THE SOIL LINE.
5. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
6. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'
7. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
8. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY, OR IF DURING INHOSPITABLE PLANTING CONDITIONS, WITHIN THE NEXT APPROPRIATE GROWING SEASON
11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
12. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTING AND UTILITY LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF ACCEPTANCE.
14. MAINTENANCE PLAN TO BE DEVELOPED AND IMPLEMENT BY OWNERS TO KEEP PROPOSED LANDSCAPING IN HEALTHY CONDITIONS AND REPLACE DEAD VEGETATION DURING APPROPRIATE GROWING SEASONS.
15. ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO BE SODDED AND RE-VEGETATED WITH BERMUDA MIX WHICH IS CERTIFIED FREE FROM WEED SEEDS.

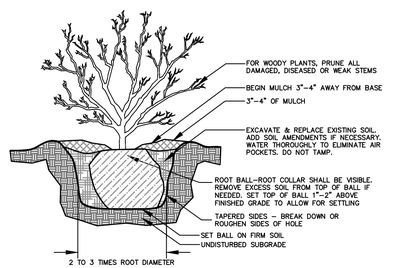
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Compact Inkberry Holly	Ilex glabra 'Compacta'	7	3 GAL.
2	Little Henry Dwarf Sweetspire	Itea virginica 'Sprich'	15	3 GAL.
3	Rose Creek Abelia	Abelia x 'Rose Creek'	20	3 GAL.
4	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	21	3 GAL.
5	Green Mountain Boxwood	Buxus x 'Green Mountain'	25	3 GAL.
6	Red Drift Groundcover Rose	Rosa hybrid 'Meigalpio'	23	3 GAL.
7	Youngstown Andorra Juniper	Juniperus horizontalis 'Youngstown'	22	3 GAL.
8	Karly Rose Fountain Grass	Pennisetum orientale 'Karly Rose'	13	1 GAL.
9	Otto Luyken English Laurel	Prunus laurocerasus 'Otto Luyken'	13	3 GAL.
10	Snow Queen Oakleaf Hydrangea	Hydrangea quercifolia 'Snow Queen'	13	5 GAL.
11	Little Quickfire Hardy Hydrangea	Hydrangea paniculata 'SMHPLQF'	13	3 GAL.
12	Emerald Green Arborvitae	Thuja occidentalis 'Smaragd'	13	5 GAL.
13	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	13	5 GAL.

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

L23-16

ESI
ENGINEERING SERVICES INC.
1703 E. EMMA AVENUE, SUITE C
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
LANDSCAPE DETAILS
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/30/2023 3:17 PM
© COPYRIGHT ESI ENGINEERING SERVICES, INC. 2023

SCALE: 1"=30'
DATE: Mar 30, 2023
ENGINEER: TJA
DRAWN BY: AS
W.O. #: 22960

26



L23-16

27

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3:28:2023 3:14 PM

Z:\JOB 22960 CLEAR CREEK APARTMENTS\22960 - LIGHTING PLAN.DWG

W.O. # 22960

DRAWN BY: Tim

CHECKED BY: Tim

DATE: Mar 28, 2023

SCALE: 1"=50'

LIGHTING PLAN
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

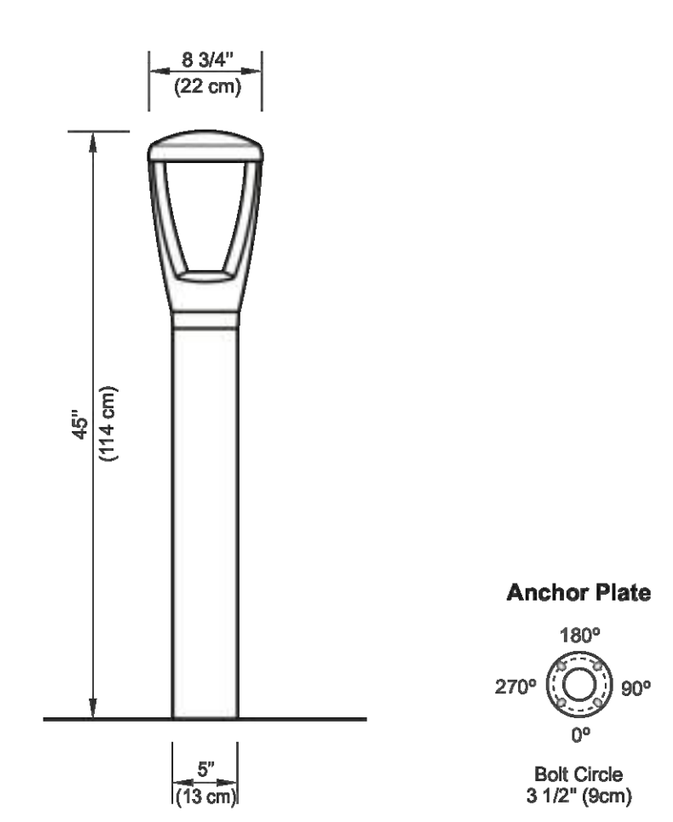
CBM1701C Clio Bollard
Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:

Ordering Code

Model	Lens	Distribution	Performance Package	CCT	Volts	Surge Protector
CBM1701C Clio bollard	**FGF** Flat Glass Frosted	**T3** Type 3 **T5** Type 5	**P10** (900lm) **P20** (1600lm) **P30** (1900lm) **P40** (2200lm)	**30K** 3000K **40K** 4000K	**MVOLT** 120-277VAC **HVOLT** 347-480VAC **120** **208** **240** **277** **347** **480**	**10KV** 10 Kv **20KV** 20 Kv

Photocel	Duplex Receptacle	Color	Texture	Pre Finish
PC Button type photocel	**GFIC1** Duplex receptacle, ground fault current Interrupter, 125 VAC (15A), complete with a lockable "in-use" weather proof cover **GFIC2** Duplex receptacle, ground fault current Interrupter, 125 VAC (20A), complete with a lockable "in-use" weather proof cover	**BK** Black RAL9005 **DG** Dark green RAL6012 **MA** Marine blue RAL5013 **SI** Metallic silver RAL9006 (smooth only) **BZ** Dark bronze RAL8019 **BG** Burgundy RAL3005 **GM** Moss green RAL6005 **PG** Pale grey RAL7040 **WH** White RAL9003 **BKH*** Black Holophane (smooth only) **BZH*** Dark bronze Holophane (smooth only) **GNH*** Green Holophane (smooth only) **GHH*** Graphite Holophane (smooth only) **GRH*** Gray Holophane (smooth only) **SLH*** Silver Holophane (smooth only) **WHH*** White Holophane (smooth only) * Holophane colors	**TX** Textured **SM** Smooth	**MG** Marine grade pre-finish



Notes: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please consult our web site for up-to-date product information and IES files.

Stamp/Approval:
Name: **Date:**

Name: Page 2 of 2
Date:

© 2022 Cyclone Lighting, Inc. All Rights Reserved.

DLC LISTED PREMIUM · NIGHTTIME FRIENDLY · Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction · BAA

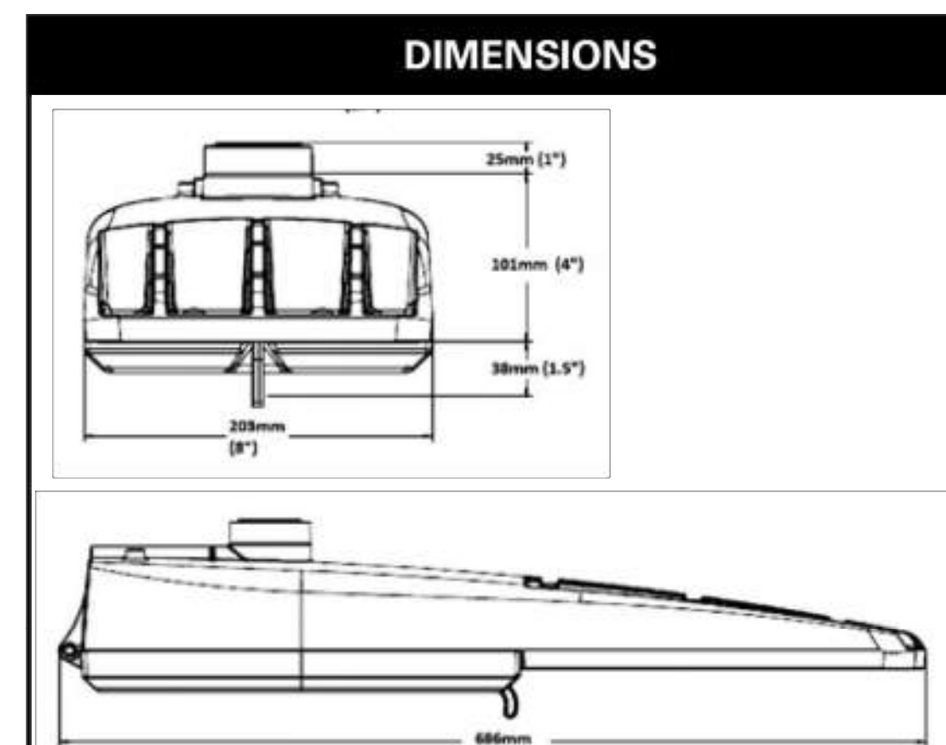
Autobahn Series ATB0
Roadway Lighting

PRODUCT OVERVIEW



Applications:
- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt. = 14 lbs.

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 100 - 400W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

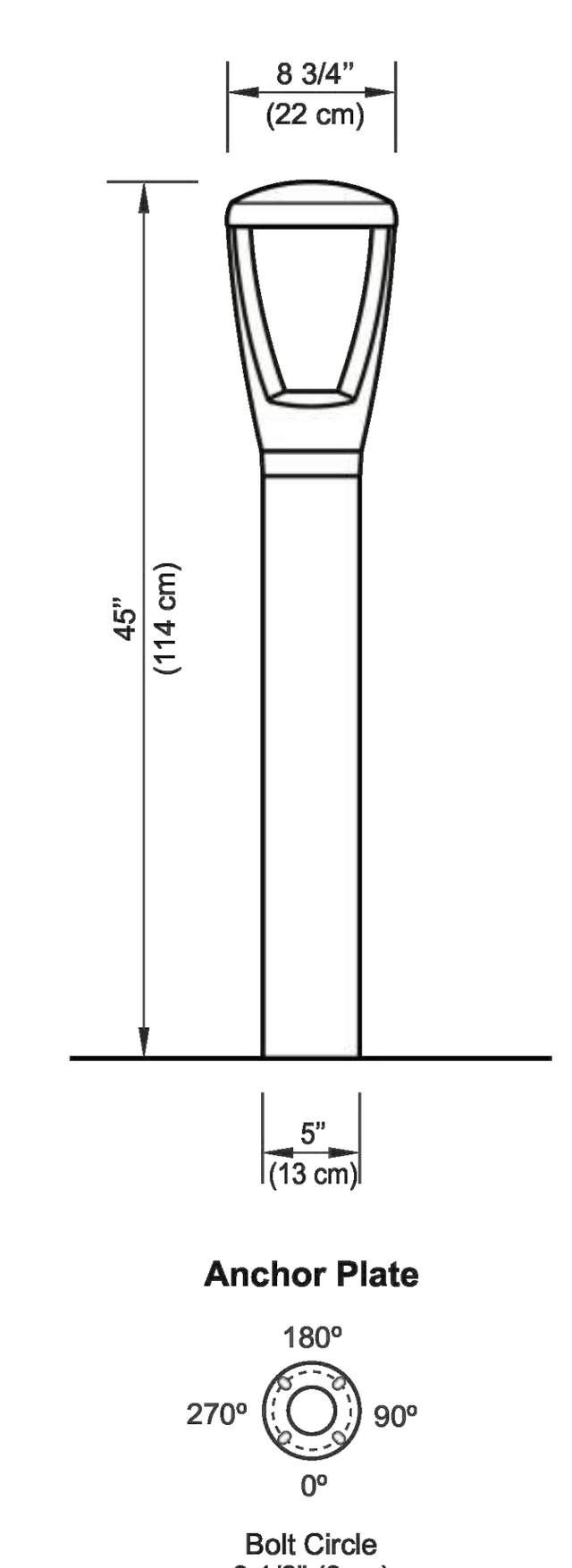
Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

© 2014-2022 Acuity Brands Lighting, Inc. ATB0 Rev. 12/19/22

AEL American Electric Lighting®

CBM1701C Clio Bollard
Approval – Specification

Project: | Order:
Qty: | Luminaire: | Type:



CBM1701C
Clio

Head Module: Two cast A356 aluminum arms mechanically secured to a molded ring designed to support the optical module. The head module is closed by a mechanically secured cast A356 round aluminum.

Base Module: Tube 5" (13cm) Ø, made of 6061-T6 aluminum alloy. The head module is mechanically secured with 4 anti-vandal type Allen screws. The assembly is mechanically fastened to the anchor plate with 4 anti-vandal type Allen screws.

Bolt Circle: Recommended installation at 3 1/2" (9cm) Ø. Available from 3 1/4" to 3 1/2" (8cm to 9cm) Ø.

Anchor Bolts: Supplied by Cyclone: 3/8" (1cm) Ø x 12" (30.5cm) (9+3), 4 galvanized anchor bolts, 8 nuts and 8 washers for levelling.

Optical Module: The cast A356 aluminum heat sink is optimized to minimize the temperature of the LEDs, increasing their longevity and efficiency. The optical module is mechanically assembled for easy replacement. A flat lens ______ is attached to a cast aluminum frame. The optics is fully IP66 thanks to the EPDM gasket. The high efficiency ______ LED circuit is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produces 0% uplight. The light distribution type according to IES is ______.

Driver: Class 2 (P10 to P40) self-adjusting regulator.

Primary Voltage of ______ Volts, 50 / 60Hz, THD max 20%. High power factor of 90%. Operating temperature from -40°F (-40°C) to 130°F (55°C). The driver provides 0-10 Volts output (DIM option) and is ROHS compliant. Complete with an 18-6 AWG three-pole connector block and a 10kA three-pole surge protector for Line-Ground, Line-Neutral and Neutral-Ground lines according to the IEEE / ANSI C62.41 2002 C standard.

Wiring / Hardware: Type TEW 14-7, 12" (30 cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is stainless steel.

Color: ______ textured or smooth finish ______. The application of durable polyester powder coating meets AAMA 2604 requirements (5 years at all weather conditions). The finish meets ASTM G7, B117, D1654 and D2247 standards for salt spray and moisture.

Cyclone recommends a textured finish for this product.

MG Marine grade pre-finish available as an option.

* Holophane colors are only available in Smooth (SM) finish.

Warranty: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Stamp/Approval:
Name: **Date:**

Name: Page 1 of 2
Date:

© 2022 Cyclone Lighting, Inc. All Rights Reserved.

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

CLEAR CREEK APARTMENTS
CLEAR CREEK APARTMENTS
SPRINGDALE, ARKANSAS

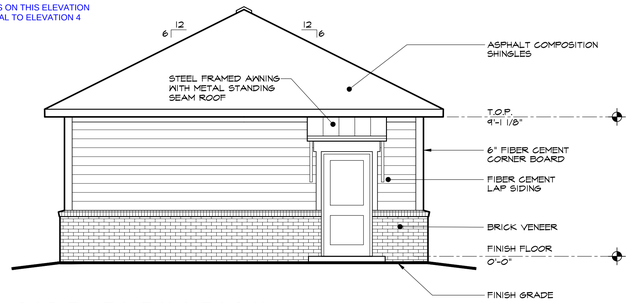
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/28/2023 3:14 PM
Z:\LSD\22960 CLEAR CREEK APARTMENTS\22960 - LIGHTING PLAN.DWG

SCALE: N.T.S.
DATE: Mar 28, 2023
ENGINEER: TJA
DRAWN BY: BAP
W.O. #: 22960

L23-16

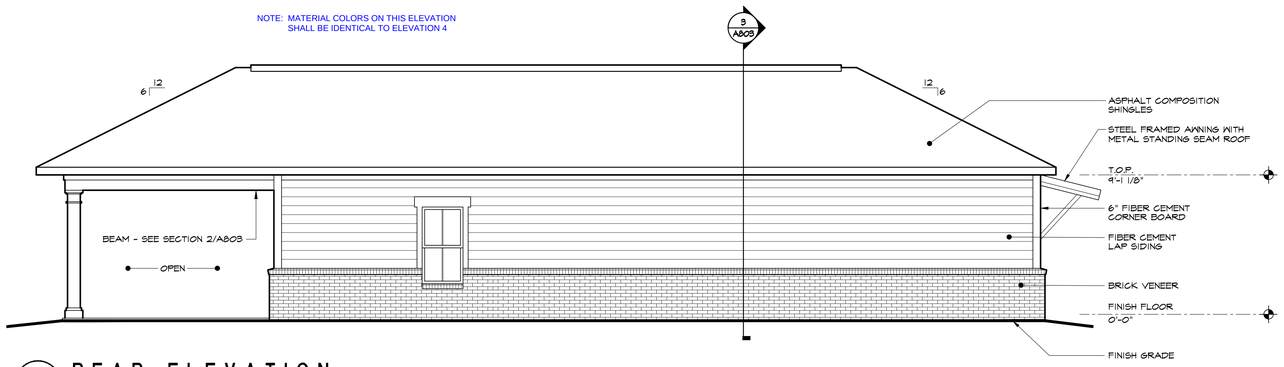
NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



1 SIDE ELEVATION

SCALE: 1/4" = 1'-0" ELEX-001

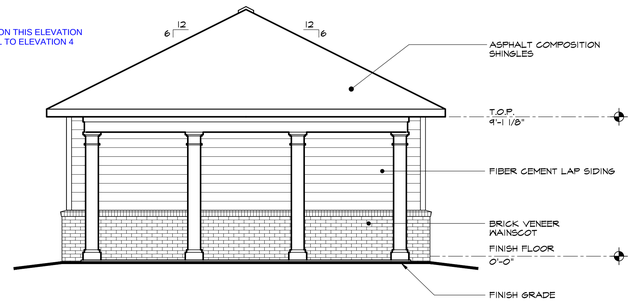
NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



2 REAR ELEVATION

SCALE: 1/4" = 1'-0" ELEX-001

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



3 SIDE ELEVATION AT CAR WASH

SCALE: 1/4" = 1'-0" ELEX-001



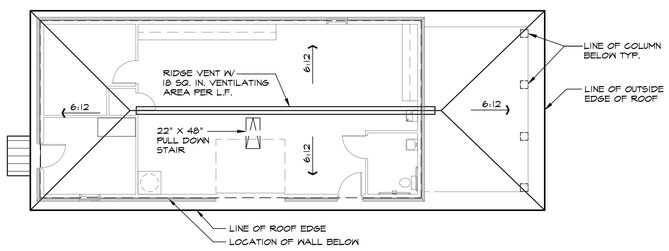
4 FRONT ELEVATION

SCALE: 1/4" = 1'-0" ELEX-001

Percentage of each material

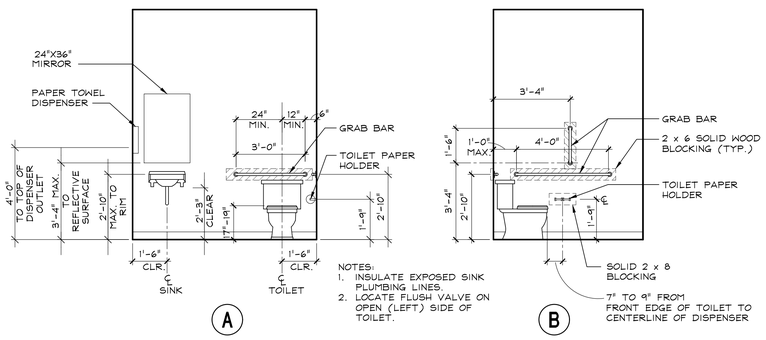
Brick veneer = 32%
Fiber cement = 57%
Windows & Doors = 11%

ATTIC AREA TO BE VENTILATED: 1,742 SQ.FT.
REQUIRED NET FREE VENTILATING AREA: 836 SQ.IN.



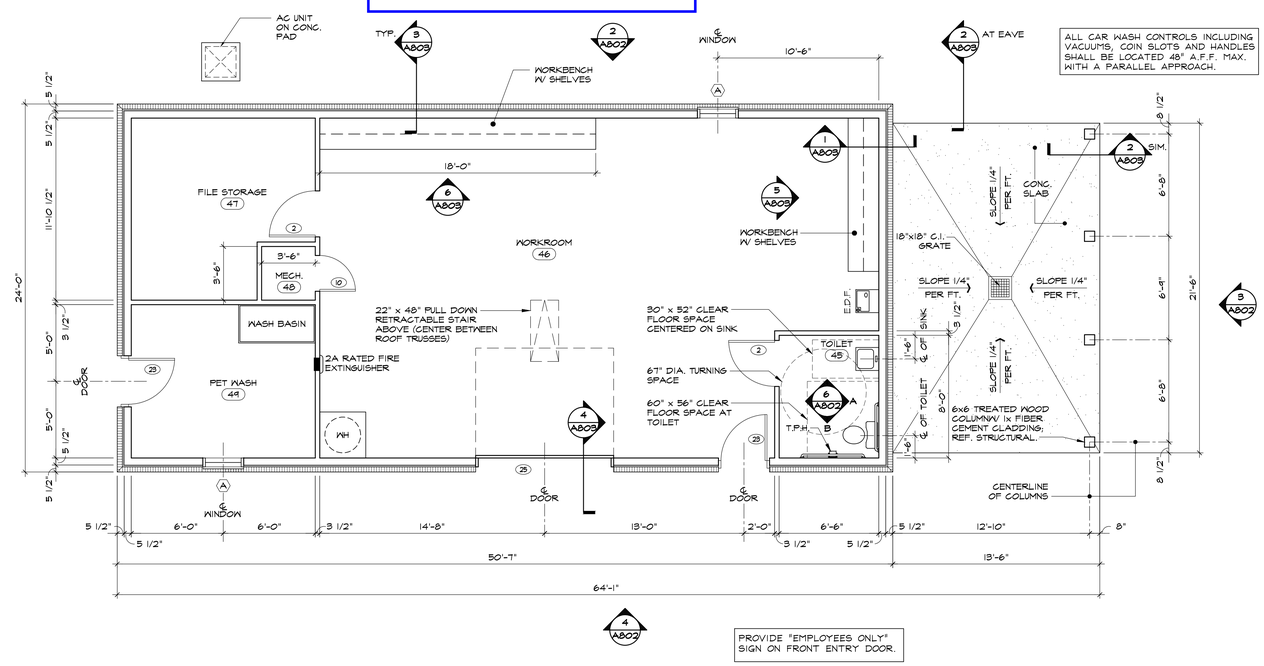
5 MAINTENANCE BLDG. ROOF PLAN

SCALE: 1/8" = 1'-0" ELIN01



6 RESTROOM ELEVATIONS

SCALE: 3/8" = 1'-0" ELIN-1



7 MAINTENANCE BLDG. FLOOR PLAN

SCALE: 1/4" = 1'-0" ABP01-M

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

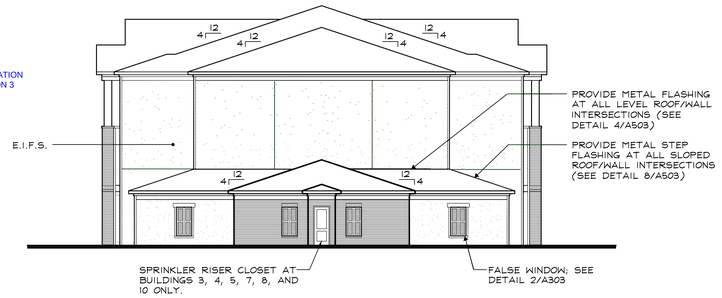
MAINTENANCE BUILDING
FLOOR PLAN, ROOF PLAN,
EXTERIOR ELEVATIONS
AND INTERIOR ELEVATIONS

DRAWN CS
CHECKED SGH

DATE 12-21-20
PROJECT 22108.13
SHEET A802

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 3

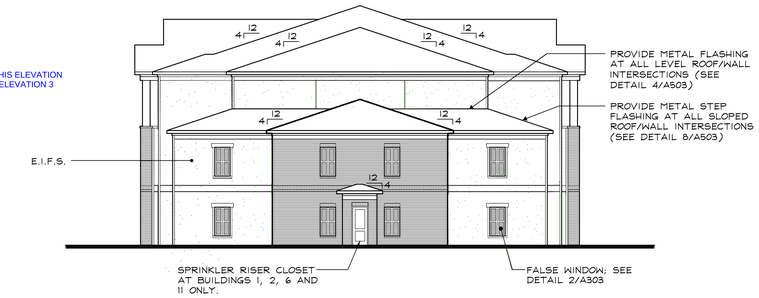


1 NORTH ELEV. BLDGS. 1, 5, 7 AND 11
SOUTH ELEV. BLDGS. 3 AND 6
WEST ELEV. BLDGS. 2 AND 10
EAST ELEV. BLDGS. 4 AND 8

SCALE: 3/32" = 1'-0"

END2-TYPE 1

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 3



2 NORTH ELEV. BLDGS. 3 AND 6
SOUTH ELEV. BLDGS. 1, 5, 7 AND 11
EAST ELEV. BLDGS. 2 AND 10
WEST ELEV. BLDGS. 4 AND 8

SCALE: 3/32" = 1'-0"

END-TYPE 1

COLOR SCHEME NO. 1



Percentage of each material

Brick veneer = 34%
EIFS = 33%
Fiber cement trim = 17%
Windows & Doors = 16%

3 SOUTH ELEV. BLDGS. 4 AND 8, EAST ELEV. BLDGS. 1, 5, 7 AND 11, WEST ELEV. BLDGS. 3 AND 6, NORTH ELEV. BLDGS. 2 AND 10

SCALE: 3/32" = 1'-0"

BACK-TYPE 1

COLOR SCHEME NO. 2



4 NORTH ELEV. BLDGS. 4 AND 8, EAST ELEV. BLDGS. 3 AND 6, WEST ELEV. BLDGS. 1, 5, 7 AND 11, SOUTH ELEV. BLDGS. 2 AND 10

SCALE: 3/32" = 1'-0"

FRONT-TYPE 1

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sghhill.com

SEAL

REGISTERED ARCHITECT
STEPHEN G. HILL
License Number 012065
STATE OF ARKANSAS

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

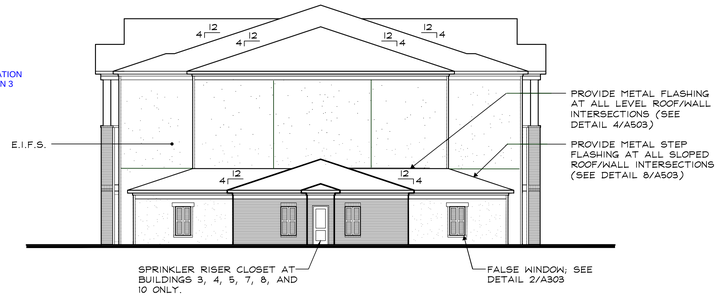
BUILDING ELEVATIONS
BUILDING TYPE 1

DRAWN CS
CHECKED SGH

DATE 12-21-20
PROJECT 22108.13
SHEET A301

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 3

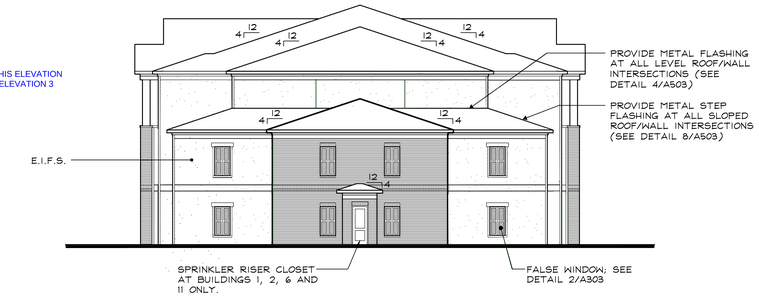


NORTH ELEV. BLDGS. 1, 5, 7 AND 11
SOUTH ELEV. BLDGS. 3 AND 6
WEST ELEV. BLDGS. 2 AND 10
EAST ELEV. BLDGS. 4 AND 8

1 SCALE: 3/32" = 1'-0"

END2-TYPE 1

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 3



NORTH ELEV. BLDGS. 3 AND 6
SOUTH ELEV. BLDGS. 1, 5, 7 AND 11
EAST ELEV. BLDGS. 2 AND 10
WEST ELEV. BLDGS. 4 AND 8

2 SCALE: 3/32" = 1'-0"

END-TYPE 1



Percentage of each material

Brick veneer = 36%
EIFS = 32%
Fiber cement trim = 16%
Windows & Doors = 16%

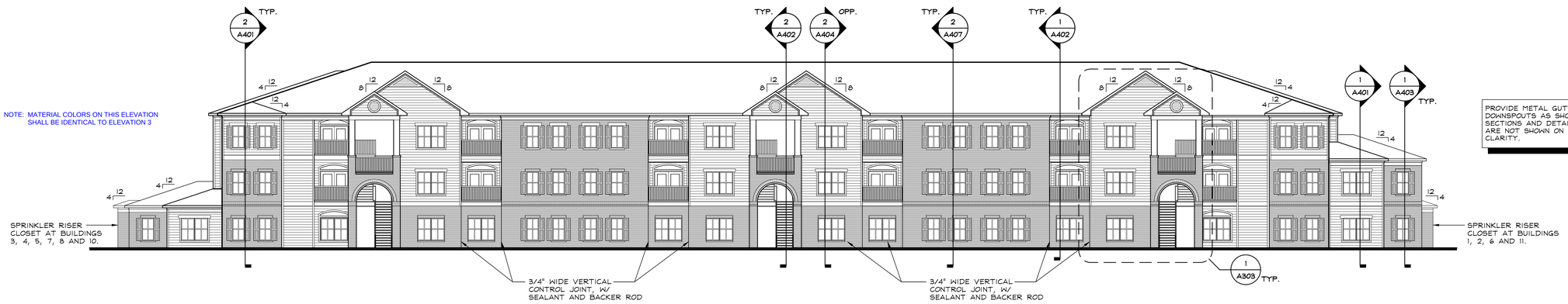
COLOR SCHEME NO. 1

SOUTH ELEV. BLDGS. 4 AND 8, EAST ELEV. BLDGS. 1, 5, 7 AND 11, WEST ELEV. BLDGS. 3 AND 6, NORTH ELEV. BLDGS. 2 AND 10

3 SCALE: 3/32" = 1'-0"

BACK-TYPE 2

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 3



PROVIDE METAL GUTTERS AND DOWNSPOUTS AS SHOWN ON WALL SECTIONS AND DETAILS. GUTTERS ARE NOT SHOWN ON ELEVATIONS FOR CLARITY.

NORTH ELEV. BLDGS. 4 AND 8, EAST ELEV. BLDGS. 3 AND 6, WEST ELEV. BLDGS. 1, 5, 7 AND 11, SOUTH ELEV. BLDGS. 2 AND 10

4 SCALE: 3/32" = 1'-0"

FRONT-TYPE 2

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

REGISTERED ARCHITECT
STEPHEN G. HILL
License Number 012065
STATE OF ARKANSAS

Clear Creek Apartments
Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

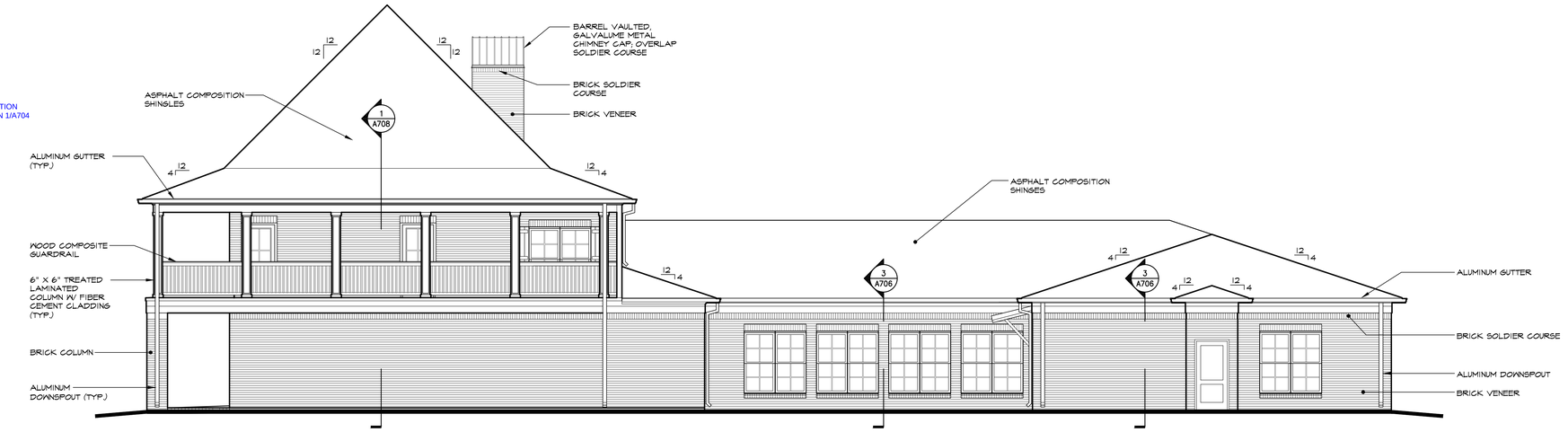
BUILDING ELEVATIONS
BUILDING TYPE 2

DRAWN CS
CHECKED SGH

DATE 12-21-20
PROJECT 22108.13
SHEET A302

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 1/A704

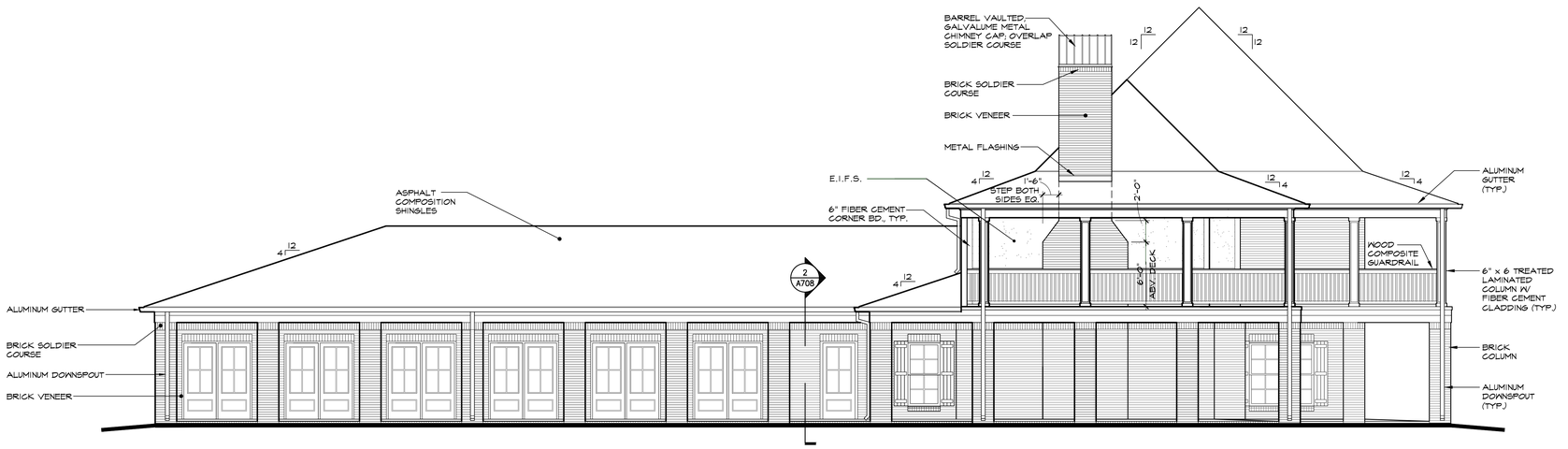


1 SOUTH ELEVATION - CLUBHOUSE

SCALE: 3/16" = 1'-0"

CH-ELEV-E

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 1/A704



2 NORTH ELEVATION - CLUBHOUSE

SCALE: 3/16" = 1'-0"

CH-ELEV-W

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

CLUBHOUSE ELEVATIONS

DRAWN CS

CHECKED SGH

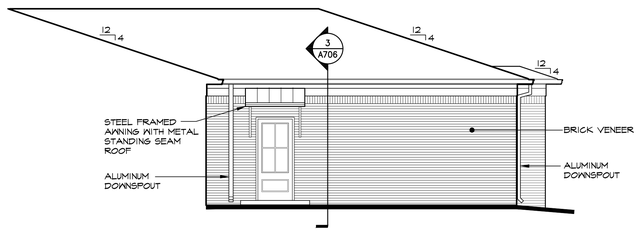
DATE 08-12-19

PROJECT 22108.13

SHEET A705

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 1/A704

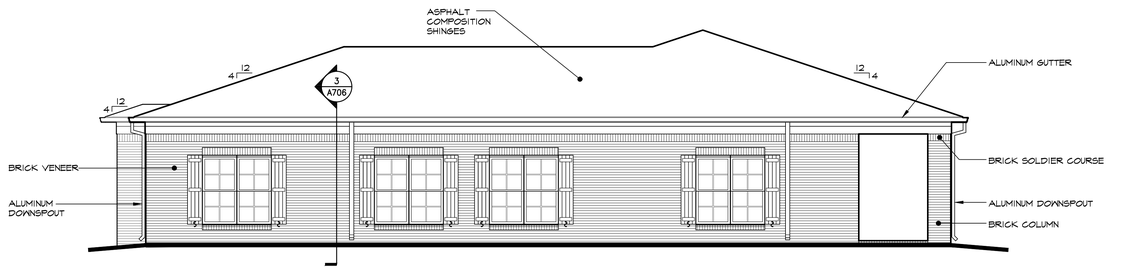


1 WEST ELEVATION - CLUBHOUSE

SCALE: 3/16" = 1'-0"

CH-ELEV-S2

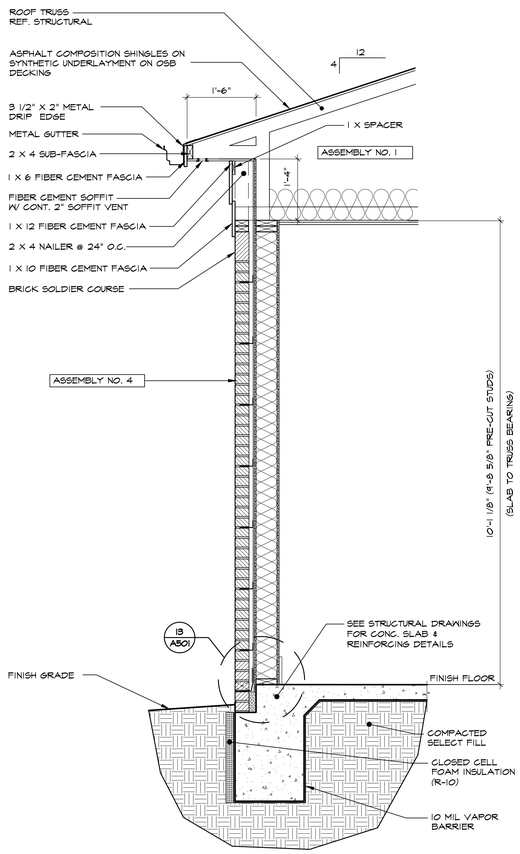
NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 1/A704



2 EAST ELEVATION - CLUBHOUSE

SCALE: 3/16" = 1'-0"

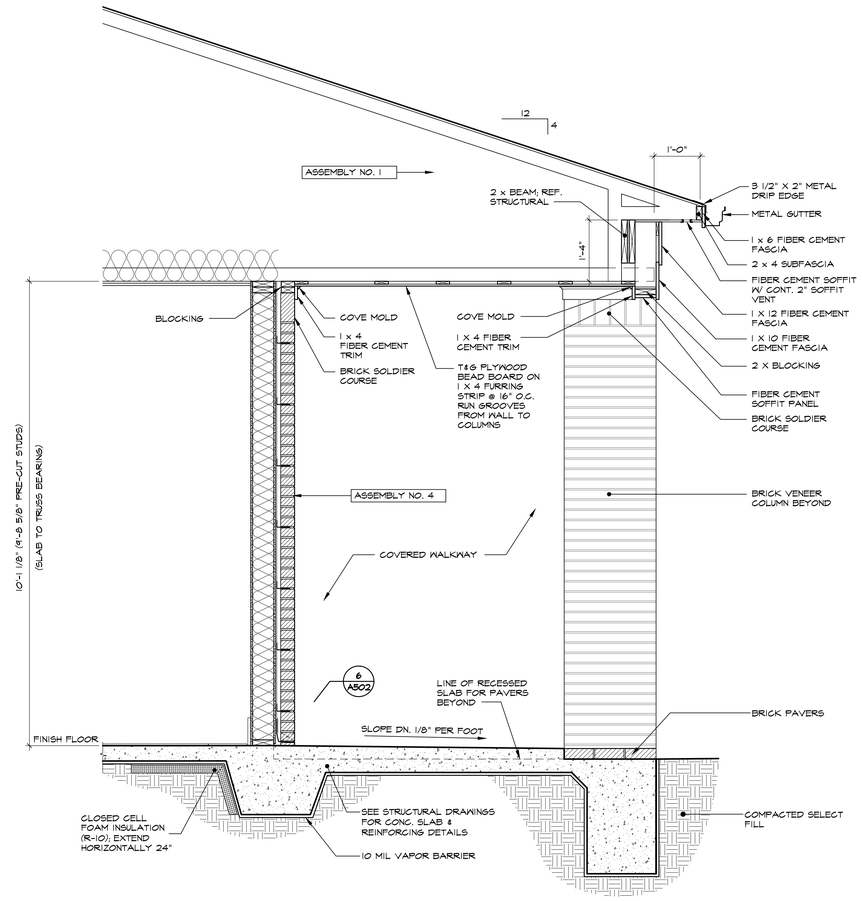
CH-ELEV-N2



3 SECTION - CLUBHOUSE

SCALE: 3/4" = 1'-0"

WS-005A



4 SECTION - CLUBHOUSE

SCALE: 3/4" = 1'-0"

WS-005

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS. FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

CLUBHOUSE ELEVATIONS AND WALL SECTIONS

DRAWN CS

CHECKED SGH

DATE 08-12-19

PROJECT 22108.13

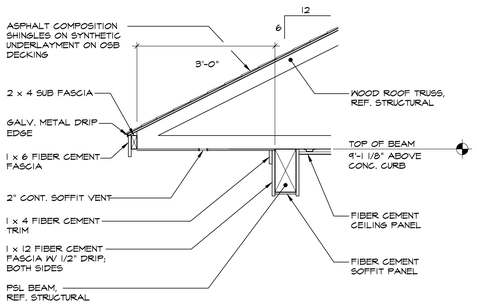
SHEET A706

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

Percentage of each material

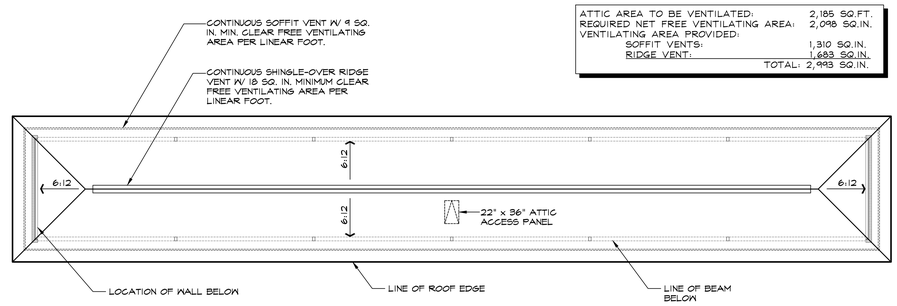
Brick veneer = 38%
EIFS = 56%
Fiber cement = 6%
Windows & Doors = 0%





2 BEAM SECTION

SCALE: 3/4" = 1'-0" WS-004B

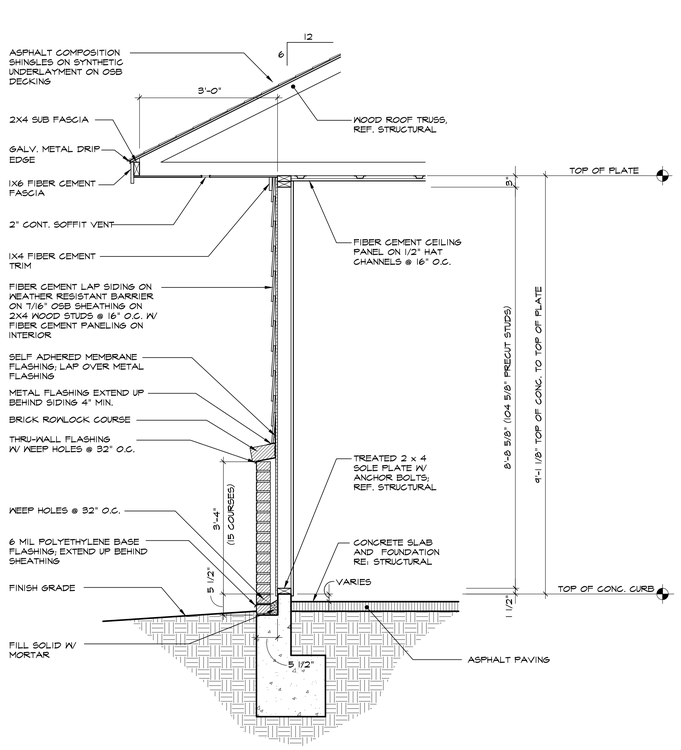


1 CARPORT END ELEVATION

SCALE: 1/8" = 1'-0" ELEX001-C2

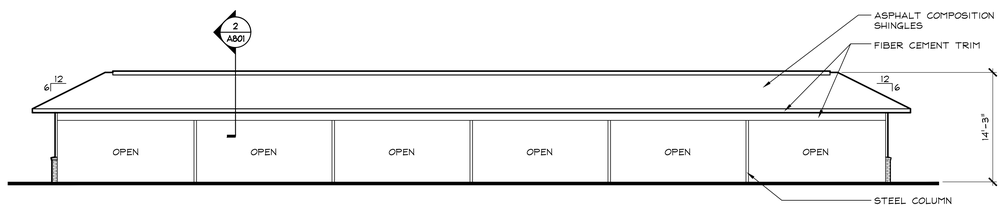
3 CARPORT ROOF PLAN

SCALE: 1/8" = 1'-0" CARPORT-4



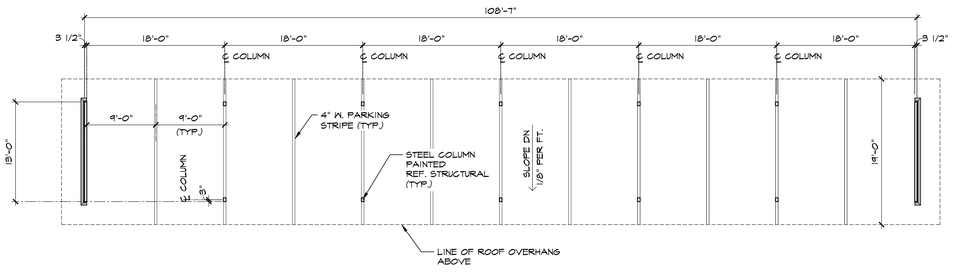
5 WALL SECTION-CARPORT

SCALE: 3/4" = 1'-0" WS-004B



4 CARPORT SIDE ELEVATION

SCALE: 1/8" = 1'-0" ELEX001-C4



6 CARPORT FLOOR PLAN

SCALE: 1/8" = 1'-0" CARPORT-4

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS. FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

CARPORT FLOOR PLAN, ROOF PLAN, ELEVATIONS AND SECTIONS

DRAWN CS

CHECKED SGH

DATE 12-21-20

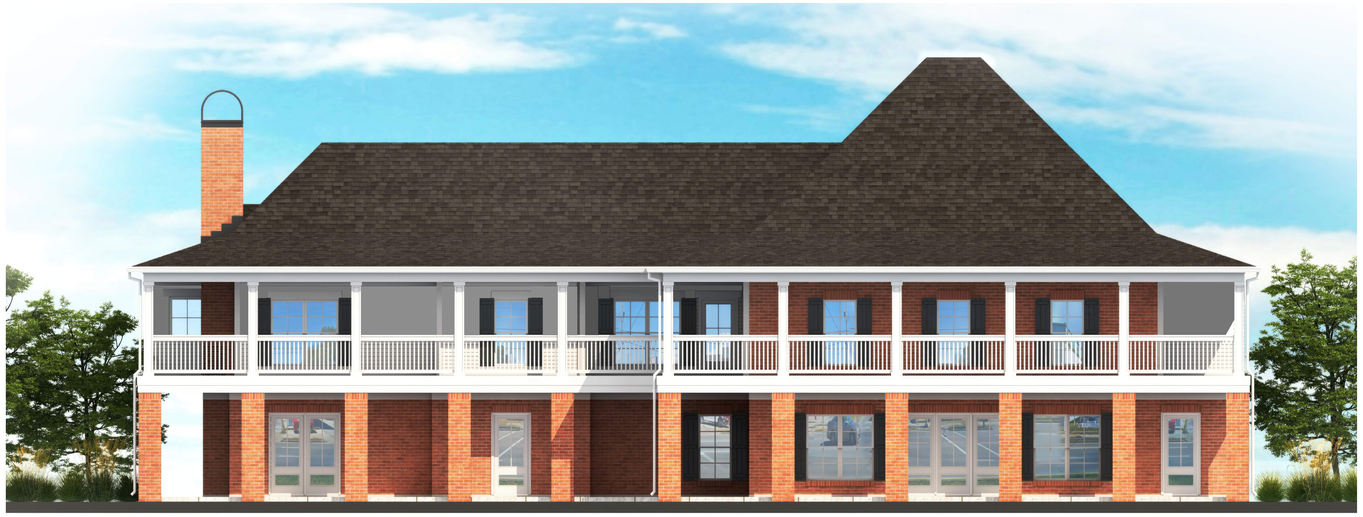
PROJECT 22108.13

SHEET A801

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

Percentage of each material

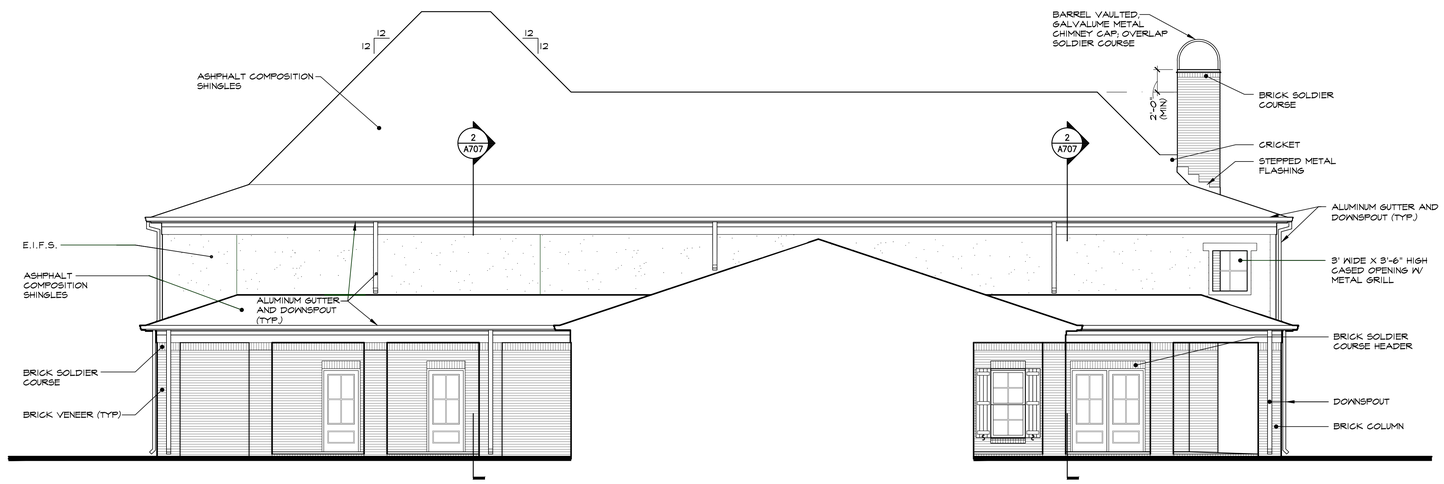
Brick veneer = 58%
EIFS = 11%
Fiber cement trim = 14%
Windows & Doors = 17%



1 WEST ELEVATION - CLUBHOUSE
SCALE: 3/16" = 1'-0"

AELL02

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 1



2 EAST ELEVATION - CLUBHOUSE
SCALE: 3/16" = 1'-0"

AELL04

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments
Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

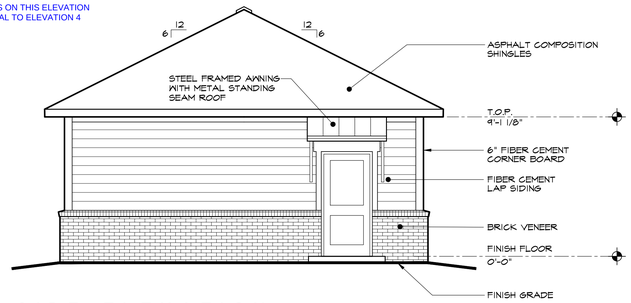
CLUBHOUSE ELEVATIONS

DRAWN CS
CHECKED SGH

DATE 08-12-19
PROJECT 22108.13
SHEET A704

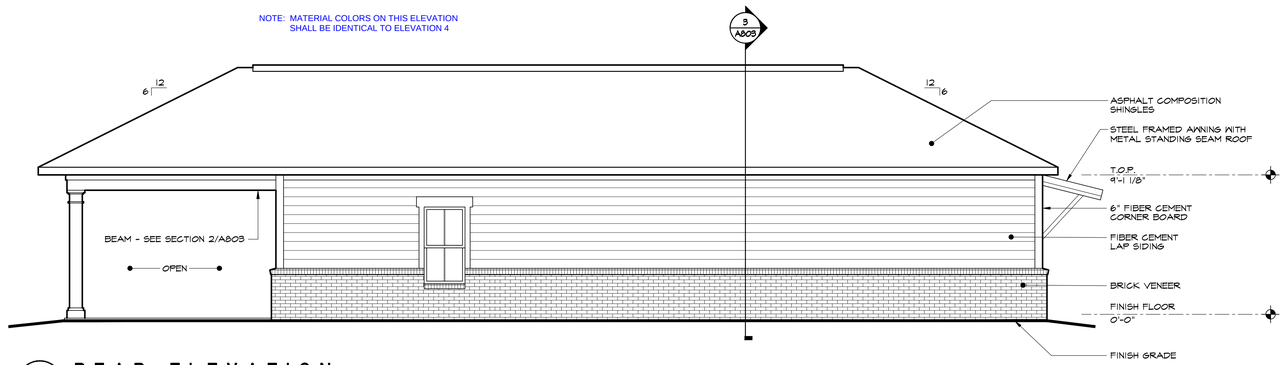
© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



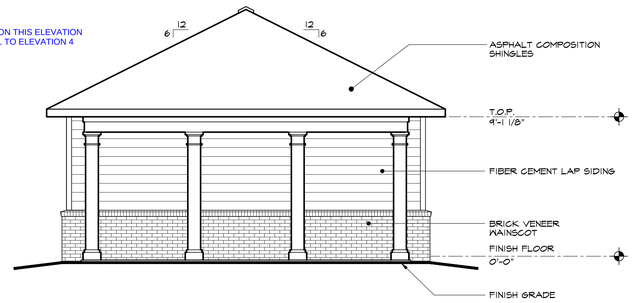
1 SIDE ELEVATION
SCALE: 1/4" = 1'-0" ELEX-001

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



2 REAR ELEVATION
SCALE: 1/4" = 1'-0" ELEX-001

NOTE: MATERIAL COLORS ON THIS ELEVATION SHALL BE IDENTICAL TO ELEVATION 4



3 SIDE ELEVATION AT CAR WASH
SCALE: 1/4" = 1'-0" ELEX-001

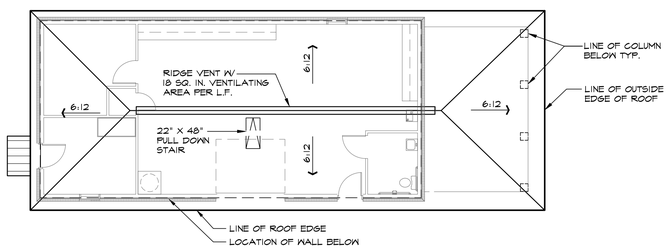


4 FRONT ELEVATION
SCALE: 1/4" = 1'-0" ELEX-001

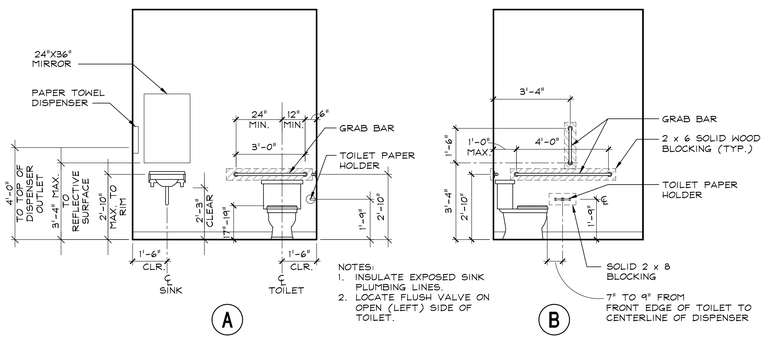
Percentage of each material

Brick veneer = 32%
Fiber cement = 57%
Windows & Doors = 11%

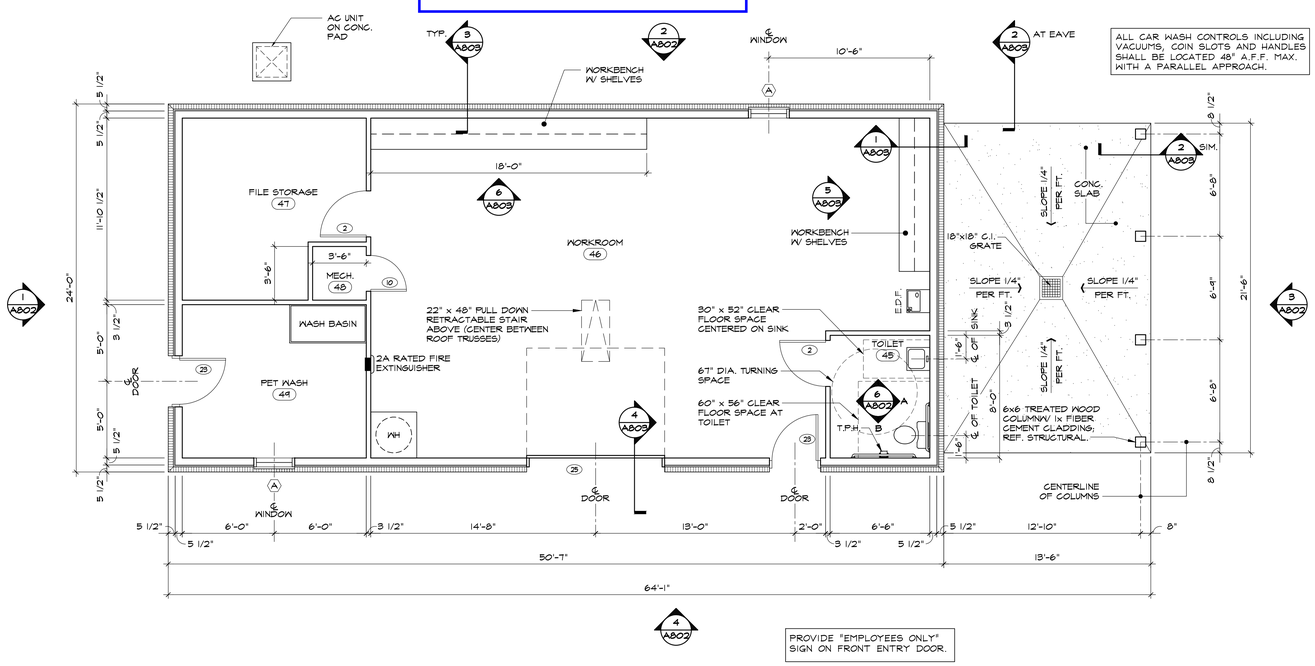
ATTIC AREA TO BE VENTILATED: 1,742 SQ.FT.
REQUIRED NET FREE VENTILATING AREA: 836 SQ.IN.



5 MAINTENANCE BLDG. ROOF PLAN
SCALE: 1/8" = 1'-0" ELIN01



6 RESTROOM ELEVATIONS
SCALE: 3/8" = 1'-0" ELIN-1



7 MAINTENANCE BLDG. FLOOR PLAN
SCALE: 1/4" = 1'-0" ABP01-M

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments
Springdale, Arkansas

REVISIONS

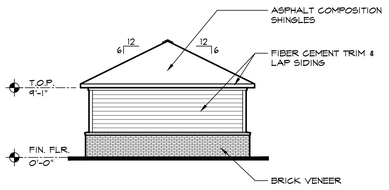
DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

MAINTENANCE BUILDING
FLOOR PLAN, ROOF PLAN,
EXTERIOR ELEVATIONS
AND INTERIOR ELEVATIONS

DRAWN CS
CHECKED SGH

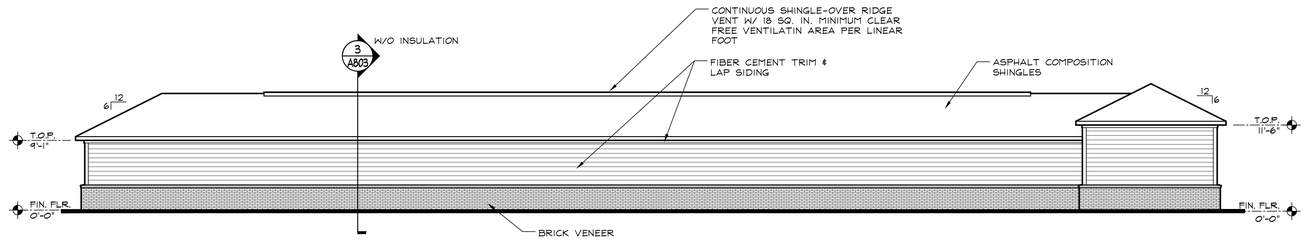
DATE 12-21-20
PROJECT 22108.13
SHEET A802

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



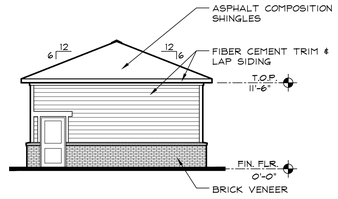
1 END ELEVATION - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0" ELEX001-G5



4 GARAGE REAR ELEVATION - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0" ELEX001-G4



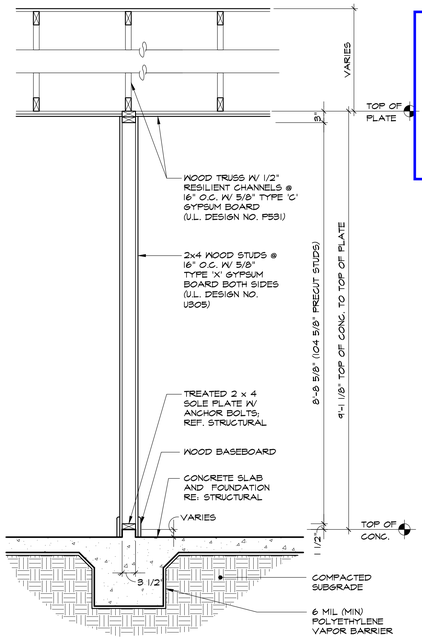
2 END ELEVATION - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0"



5 GARAGE FRONT ELEVATION - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0" ELEX001-G4

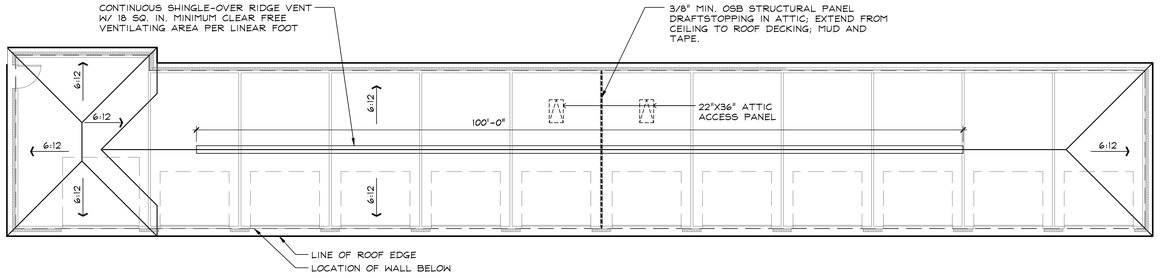


3 WALL SECTION

SCALE: 3/4" = 1'-0" WS-004

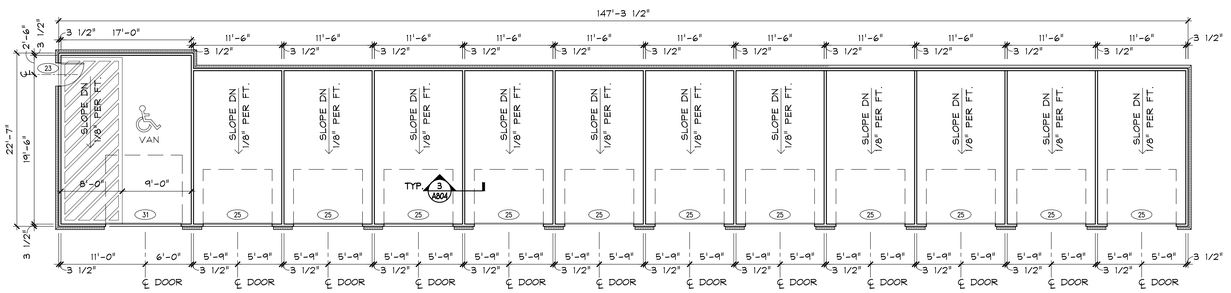
Percentage of each material

Brick veneer = 22%
Fiber cement = 45%
Windows & Doors = 33%



6 GARAGE ROOF PLAN - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0" GARAGE-ROOF-4



7 GARAGE FLOOR PLAN - BLDGS. G1, G2 AND G3

SCALE: 1/8" = 1'-0" GARAGE-2

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

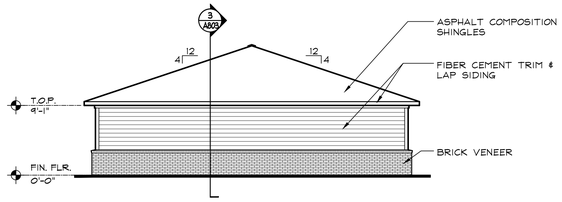
DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

GARAGE FLOOR PLAN, ROOF PLAN, ELEVATIONS AND SECTION
BUILDINGS G1, G2 AND G3

DRAWN CS
CHECKED SGH

DATE 12-21-20
PROJECT 22108.13
SHEET A804

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



1 GARAGE END ELEVATION

SCALE: 1/8" = 1'-0"

ELEX001-G2



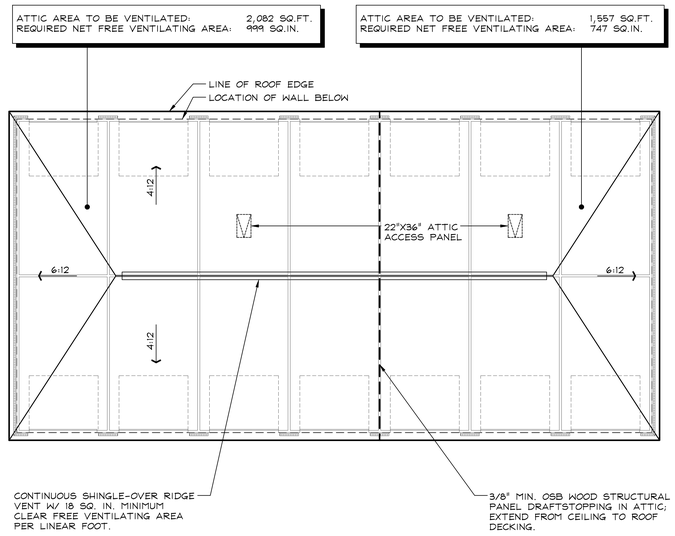
2 GARAGE SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEX001-G2

Percentage of each material

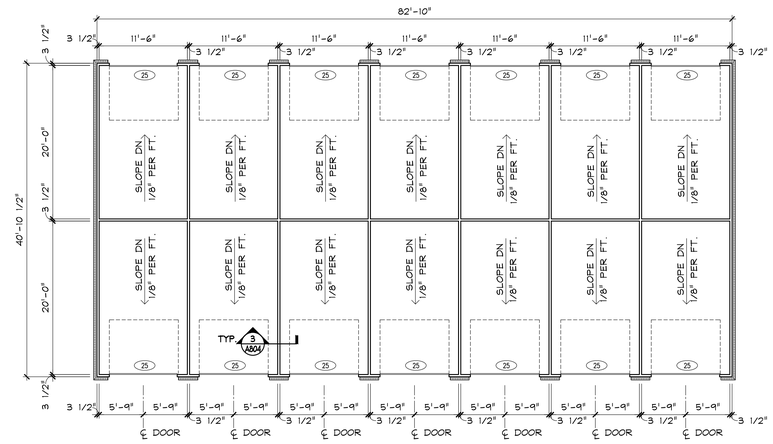
Brick veneer = 19%
Fiber cement = 43%
Windows & Doors = 38%



3 GARAGE ROOF PLAN

SCALE: 1/8" = 1'-0"

GARAGE-ROOF-2



4 GARAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"

GARAGE-2

STEPHEN G. HILL ARCHITECT
7720 HUNTERS GREEN CIRCLE N
CORDOVA, TN 38018
901-351-7683
stephen@sgharchitect.com

SEAL

Clear Creek Apartments

Springdale, Arkansas

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

GARAGE FLOOR PLAN, ROOF PLAN AND ELEVATIONS

DRAWN CS

CHECKED SGH

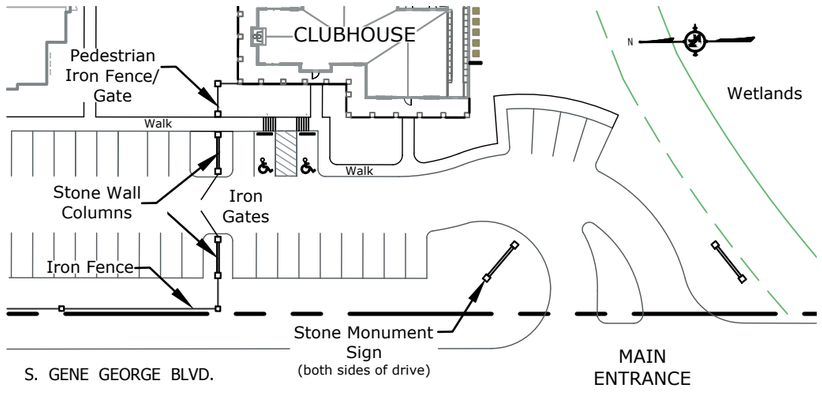
DATE 12-21-20

PROJECT 22108.13

SHEET A805

© 2023 STEPHEN G. HILL ARCHITECT
THIS DOCUMENT CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED BY OTHERS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

NOTE:
All amenity structures to be designed and constructed in accordance to the Springdale, Arkansas City Ordinance Unifying Code.



Main Entrance Sign/Wall- Plan View

Scale: 1/64" = 1'-0"





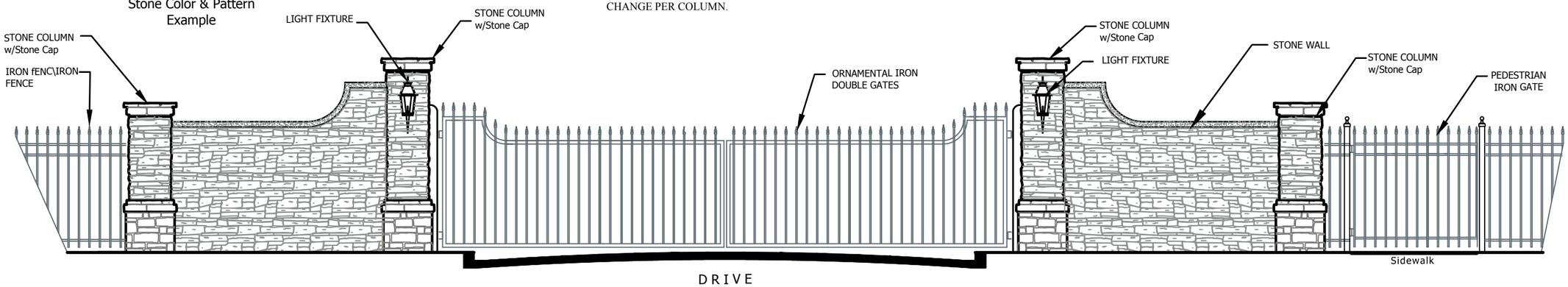
Main Entrance Monument Sign- Elevation

Scale: 3/16"=1'-0"



WALL & COLUMN
Stone Color & Pattern Example

NOTE: ELEVATIONS WILL VARY DUE TO TOPOGRAPHY. MASONRY WALLS TO BE BUILT LEVEL WITH GRADE CHANGES AND ARE TO BE MADE AT COLUMNS - 18" MAXIMUM GRADE CHANGE PER COLUMN.



Main Entrance Wall/Iron Gates- Elevation

Scale: 3/16"=1'-0"

Site Planning & Landscape Designs
124 Azalea Trails Drive • Brandon, MS 39047
Telephone: (601) 260-1435 • Email: jelmore@jledesigns.net
JLE Land Designs, LLC

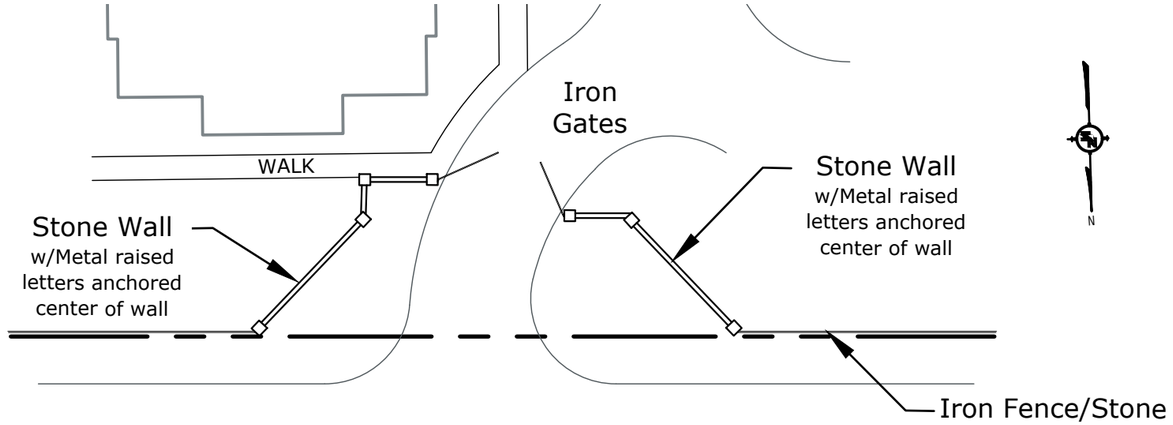
Revisions:

Main Entrance
Clear Creek
Springdale, Arkansas

Drawn: J. Elmore
Date: 03/23/23

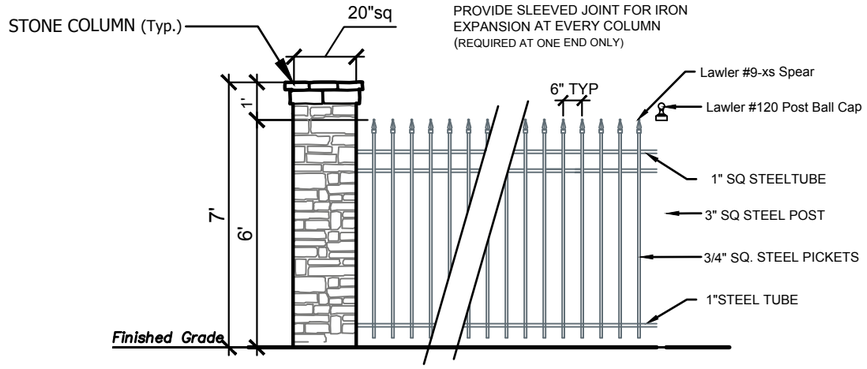
Drawing File: Residential Dev./Springdale, AR-Clear Creek/Construction Docs/ Amenities Detail Elevations

Sheet No.
C1.0



Member's Lane Entrance - Plan View

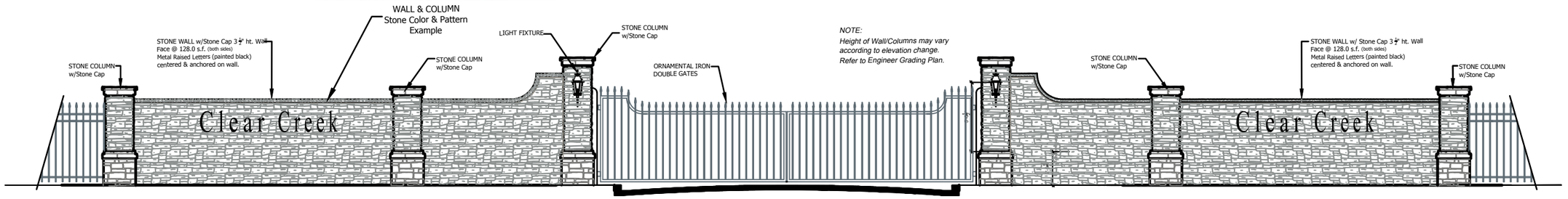
Scale: 1/32"=1'-0"



Iron Fence/Stone Column Typical- Elevation

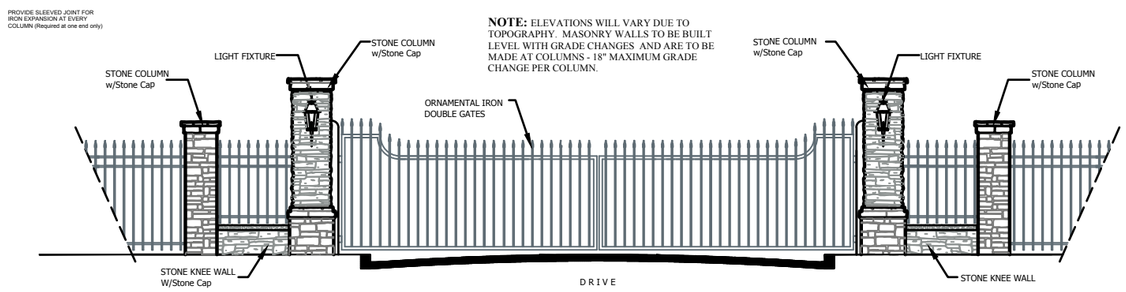
Scale: 1/4"=1'-0"





Member's Lane Entrance - Elevation

Scale: 1/8"=1'-0"



S. Gene George Blvd. Phase Two Entrance - Elevation

Scale: 1/8"=1'-0"

NOTE:
All amenity structures to be designed and constructed in accordance to the Springdale, Arkansas City Ordinance Unifying Code.

Site Planning &
Landscape Designs
124 Azalea Trails Drive • Brandon, MS 39047
Telephone: (601) 260-1435 • Email: jelmore@jledesigns.net
JLE Land Designs, LLC

Revisions:

Secondary Entrances
Clear Creek
Springdale, Arkansas

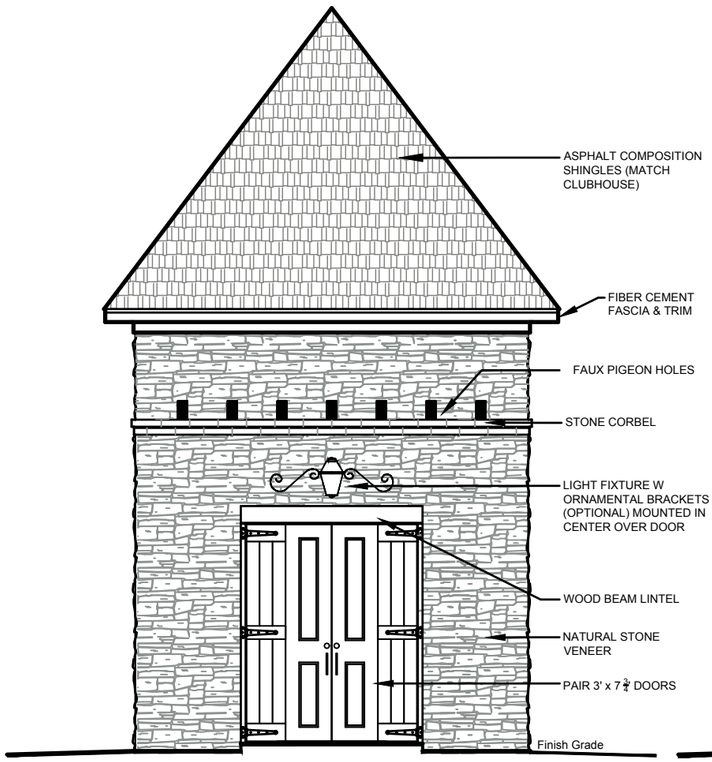
Drawn: J. Elmore
Date: 03/23/23

Drawing File: Residential Dev./Springdale, AR-Clear Creek/Construction Docs/ Amenities Detail Elevations

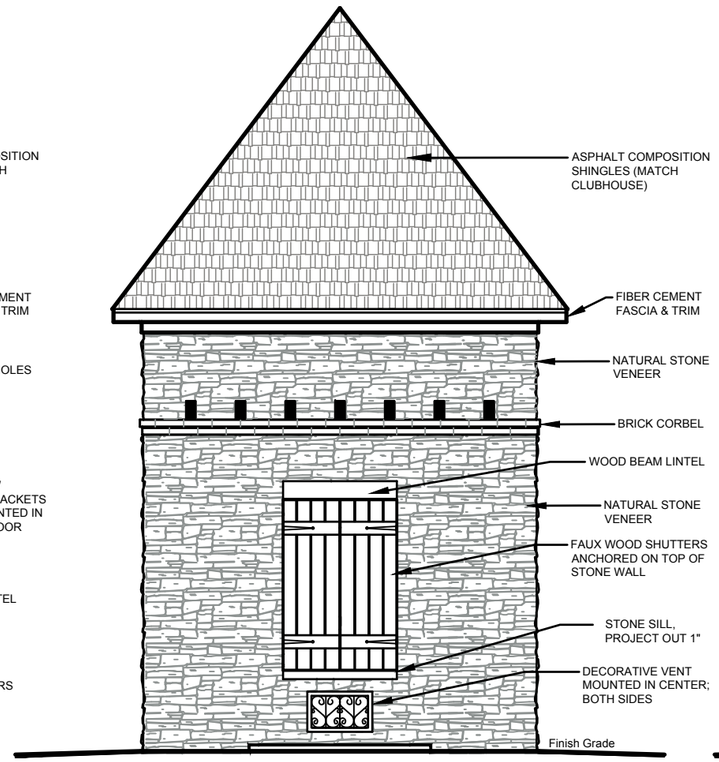
Sheet No.
C2.0



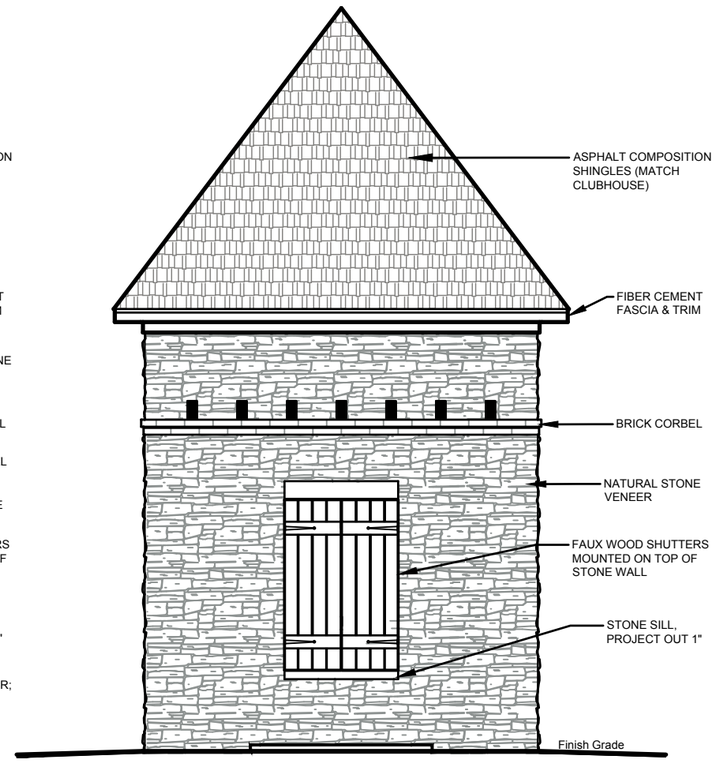
PIGEONNIERE
Stone Color & Pattern
Example



FRONT VIEW



SIDE VIEW



REAR VIEW

Pigeonnier Elevations (Pool Pump House)

Scale: 3/16" = 1'-0"

Site Planning & Landscape Designs
124 Azalea Trails Drive • Brandon, MS 39047
Telephone: (601) 260-1435 • Email: jelmore@jledesigns.net

JLE Land Designs, LLC

Revisions:

Pigeonniere Elevations
Clear Creek
Springdale, Arkansas

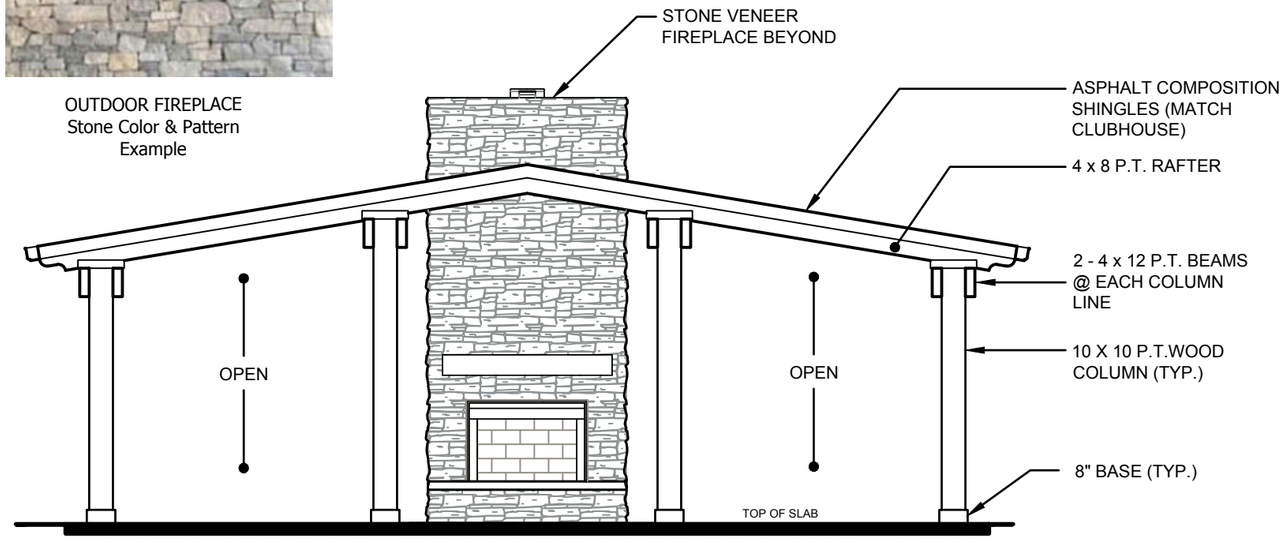
Drawn: J. Elmore
Date: 03/23/23

Drawing File: Residential Dev./Springdale, AR-Clear Creek/Construction Docs/ Amenities Detail Elevations

Sheet No.
C3.0



OUTDOOR FIREPLACE
Stone Color & Pattern
Example



Pergola/Outdoor Fire Place - Elevation
Scale: 3/16"=1'-0"



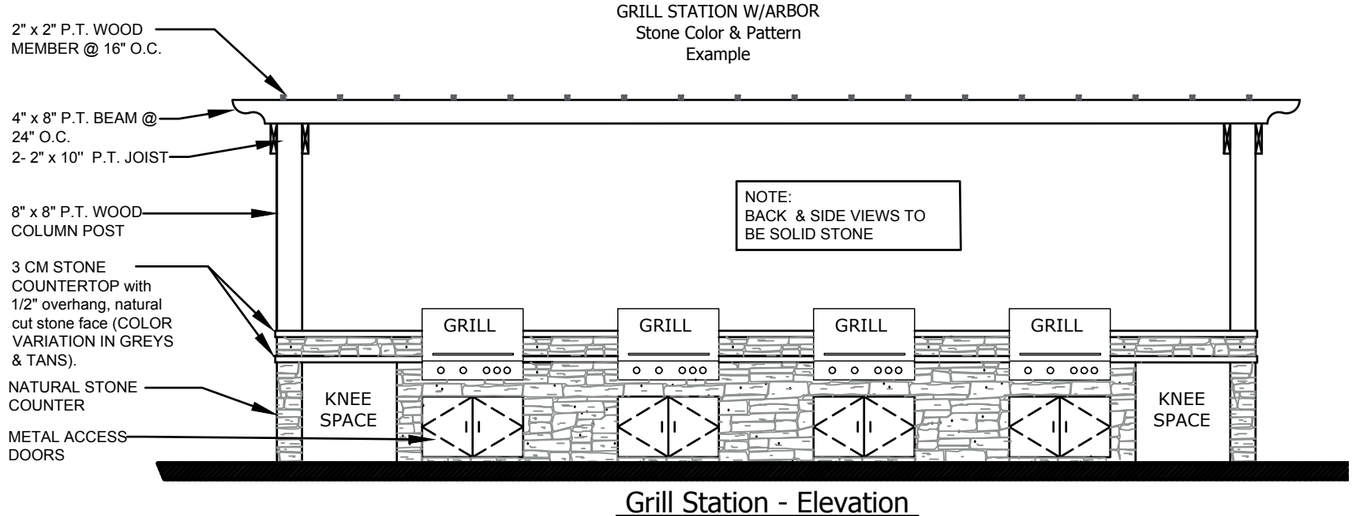
FIRE PIT
Stone Color & Pattern Example



PUTTING GREEN BENCH
(without seat cusion)
Stone Color & Pattern Example



GRILL STATION W/ARBOR
Stone Color & Pattern
Example



Grill Station - Elevation
Scale: 3/8"=1'-0"



PET PARK/PLAY AREA/VOLLEY BALL
COURT BENCH
Stone Pattern Example
(stone color to match putting green bench)

Site Planning &
Landscape Designs
124 Azalea Trails Drive • Brandon, MS 39047
Telephone: (601) 260-1435 • Email: jelmore@jledesigns.net
JLE
Land Designs, LLC

Revisions:

Clubhouse Area Amenities
Clear Creek
Springdale, Arkansas

Drawn: J. Elmore
Date: 03/23/23

Drawing File: Residential Dev./Springdale, AR-Clear Creek/Construction Docs/
Amenities Detail Elevations

Sheet No.
C4.0

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-16

February 23, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Clear Creek Apartments (L23-16)
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30830-000, 815-30830-001
OHM SOHAM LLC
4540 W SUNSET AVE
SPRINGDALE, AR 72762

815-30831-000
PYATT REVOCABLE TRUST
1764 GENE GEORGE BLVD
SPRINGDALE, AR 72762

815-30832-000
HATHORN, LINDA M REVOCABLE TRUST
1958 GENE GEORGE BLVD
SPRINGDALE, AR 72764

815-30075-160
REDDISH, JOHN M
5428 APPLE RD
SPRINGDALE, AR 72762

815-30075-170
ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146

815-30075-070
WESTSIDE CHURCH OF CHRIST
PO BOX 6092
SPRINGDALE, AR 72766

815-39745-000
SAM'S REAL ESTATE BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

Very truly yours,

Rodney Woods, P.S.
02/24/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

Z:\Engineers\00 - Engineer Projects\22960 - Clear Creek Apartments\03 pre con plans\2nd Submittal 2-23-23\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: March 23, 2023 Project Number: B23-38

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner __x__ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Preston Locher	Name: Steve Bryan
E-mail: plocher@engineeringservices.com	E-mail: msc@midsouthco.com
Address: 1207 S Old Missouri Rd Springdale, AR 72764	Address: 637 Hwy 51 N, Suite J Ridgeland, MS 39157
Phone: 479-751-8733	Phone: 601-956-1533
Site/ Location: Clear Creek Apartments	Current Zoning District: MF-24
Assessor's Parcel Number(s): 815-39752-000	Rezone required: N/A
	Total Acreage: 24.64

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

See attached letter

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

See attached letter

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

See attached letter

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 3-15-23

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. ● P.O. Box 282 ● Springdale, Arkansas 72765-0282 Ph: 479-751-8733 ● Fax: 479-751-8746

B23-38

March 15, 2023

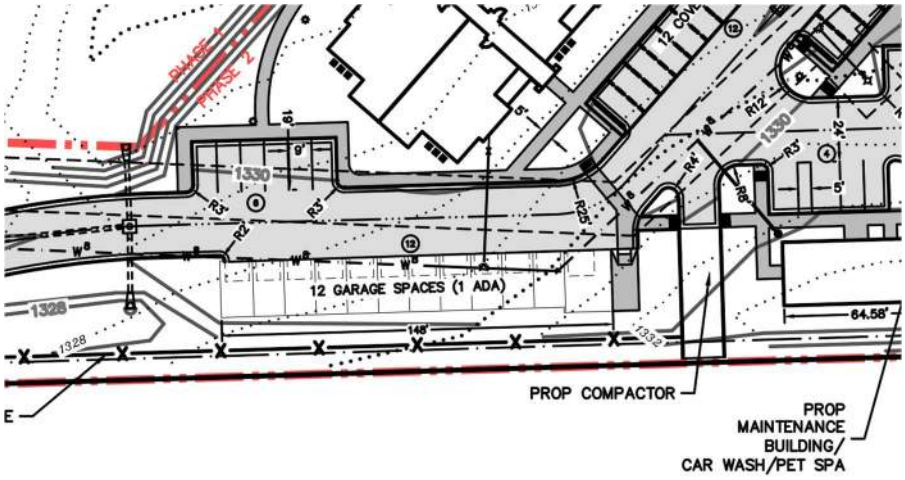
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Variance Request
Clear Creek Apartments
Springdale, AR

To whom it may concern,

Please let this letter serve as a request for the following variances listed below.

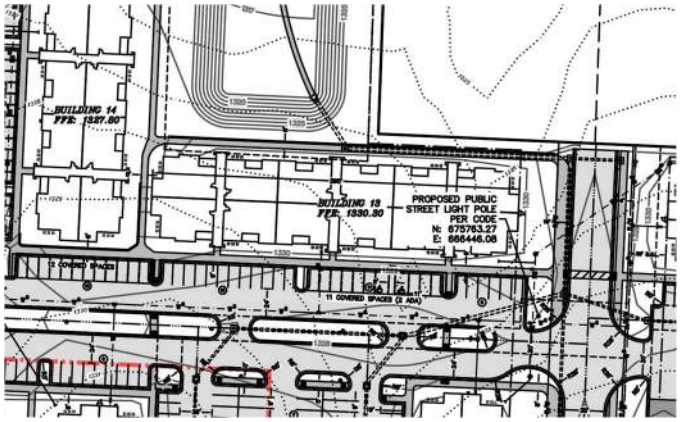
Variance from Section III.D.5.a of the Multi-family Residential Design Guidelines and standards – Carports and detached garages shall be limited to one-hundred-twenty feet in length. There is one garage structure along the south property line that is over 120'. We would like to request this variance in order to provide the maximum amount of enclosed parking spaces given the narrow site constraints.

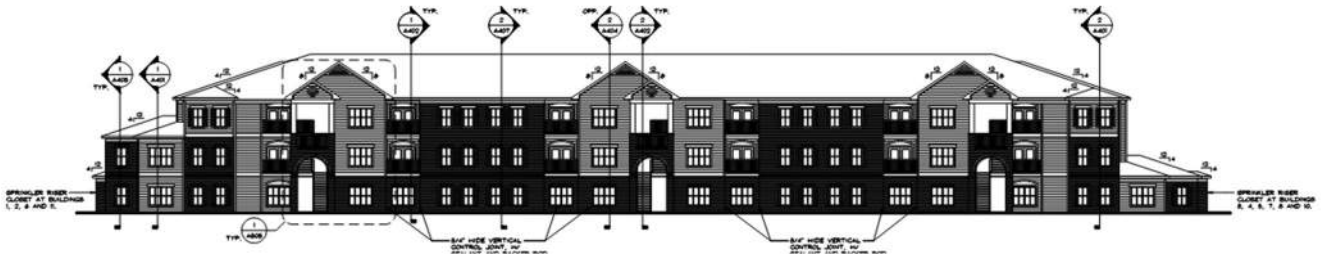


Variance from Section III.E.2.b of the Multi-family Residential Design Guidelines and standards – the maximum length of a multifamily residential building shall be two hundred feet. There is one building (Building 13) that is over 200'. We would like to request this variance as even though the building is over 200' there are multiple changes in wall planes and elevations of units to prevent the building from looking like a monolithic structure.

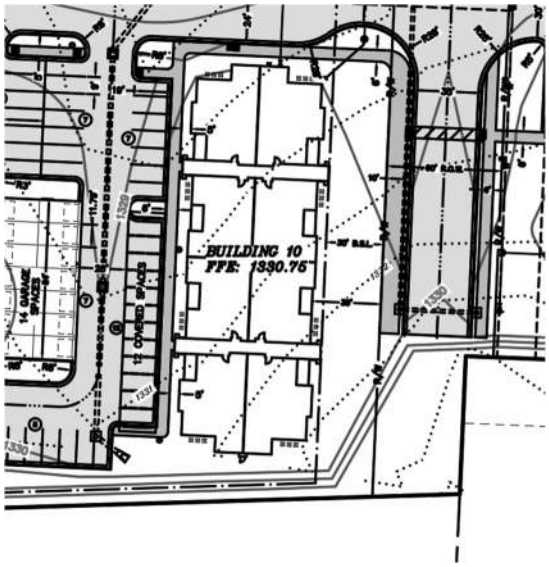
ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

B23-38





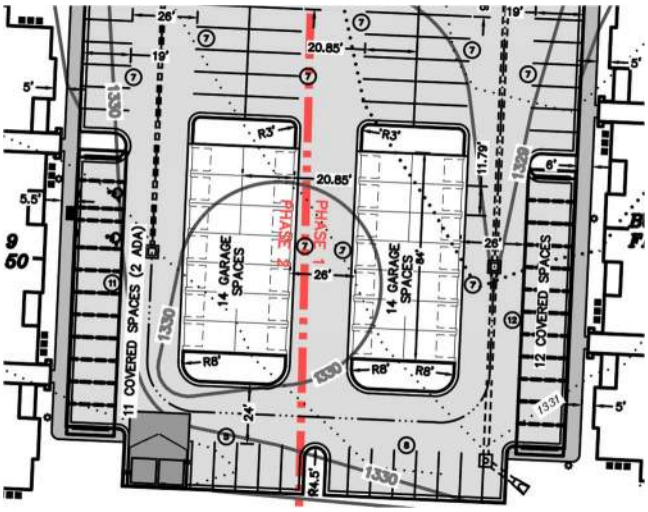
Variance from Section III.E.2.c of the Multi-family Residential Design Guidelines and standards – Where allowed, three story structures shall be permitted provided that the three story portion of any building shall be setback a minimum of fifty feet from any adjacent street right-of-way or single family residential developments. We are requesting this variance because of the addition of the right-of-way and public street through the middle of the site to fulfill the master street plan. The location and orientation of building 10 prevents the building from being pushed farther back than the 30' building setback. Buildings 11, 12, and 13 will only have 1 or 2 stories within the 50' height setback.



ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. ● P.O. Box 282 ● Springdale, Arkansas 72765-0282 Ph: 479-751-8733 ● Fax: 479-751-8746

B23-38

Variance from Section III.E.2.e.(2) of the Multi-family Residential Design Guidelines and standards – All buildings should be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof surfaces of fifty feet (50') or more are prohibited. At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least four feet (4'). We are requesting this variance for the two interior 14 space garages located between building 10 and building 9. If wall planes were to shift 4' along the 26' drive isle between the two garage buildings, the required drive isle width of 24' would no longer be provided. As the garage doors will be recessed from the wall plane, the nature of the design will prevent the building from appearing monolithic.



Please let me know if I can answer any questions.

Preston Locher
Project Engineer

Brian J. Moore, P.E. President | Tim J. Mays, P.E. Vice President | Jason Appel, P.E. Secretary/Treasurer | Jerry W. Martin Chairman of the Board
ENGINEERING SERVICES INC. Consulting Engineers and Surveyors www.engineeringservices.com

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-38

February 23, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Clear Creek Apartments (L23-16)
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30830-000, 815-30830-001
OHM SOHAM LLC
4540 W SUNSET AVE
SPRINGDALE, AR 72762

815-30831-000
PYATT REVOCABLE TRUST
1764 GENE GEORGE BLVD
SPRINGDALE, AR 72762

815-30832-000
HATHORN, LINDA M REVOCABLE TRUST
1958 GENE GEORGE BLVD
SPRINGDALE, AR 72764

815-30075-160
REDDISH, JOHN M
5428 APPLE RD
SPRINGDALE, AR 72762

815-30075-170
ROONEY REAL ESTATE COMPANY LLC
5601 S 122ND EAST AVE
TULSA, OK 74146

815-30075-070
WESTSIDE CHURCH OF CHRIST
PO BOX 6092
SPRINGDALE, AR 72766

815-39745-000
SAM'S REAL ESTATE BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

Very truly yours,

Rodney Woods, P.S.
02/24/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

Z:\Engineers\00 - Engineer Projects\22960 - Clear Creek Apartments\03 pre con plans\2nd Submittal 2-23-23\CLAPO.docx



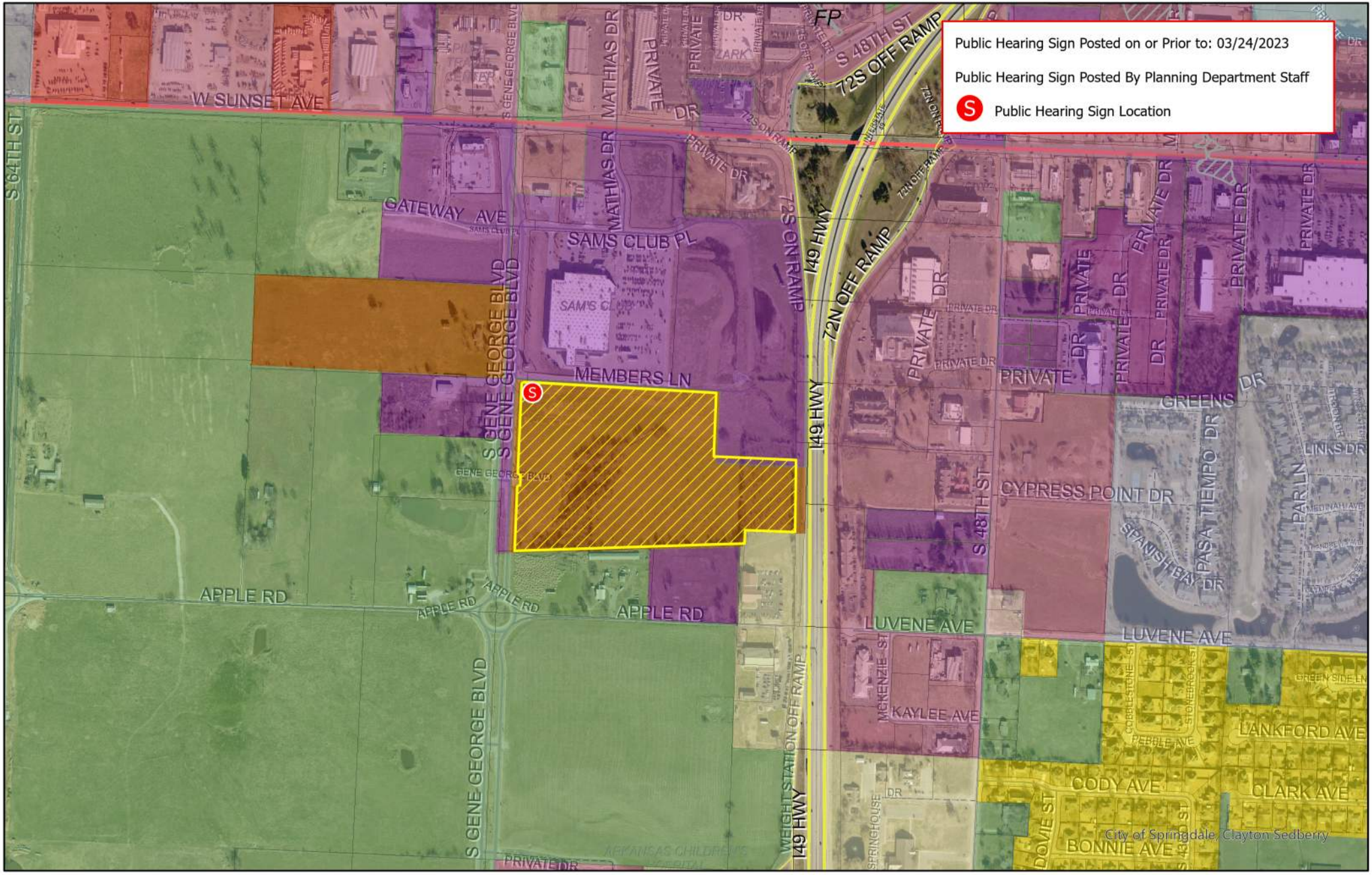
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-38
APPLICANT: Sam's Real Estate Business Trust
(Clear Creek Apartments)
REQUEST: Variance for Multi-Family Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



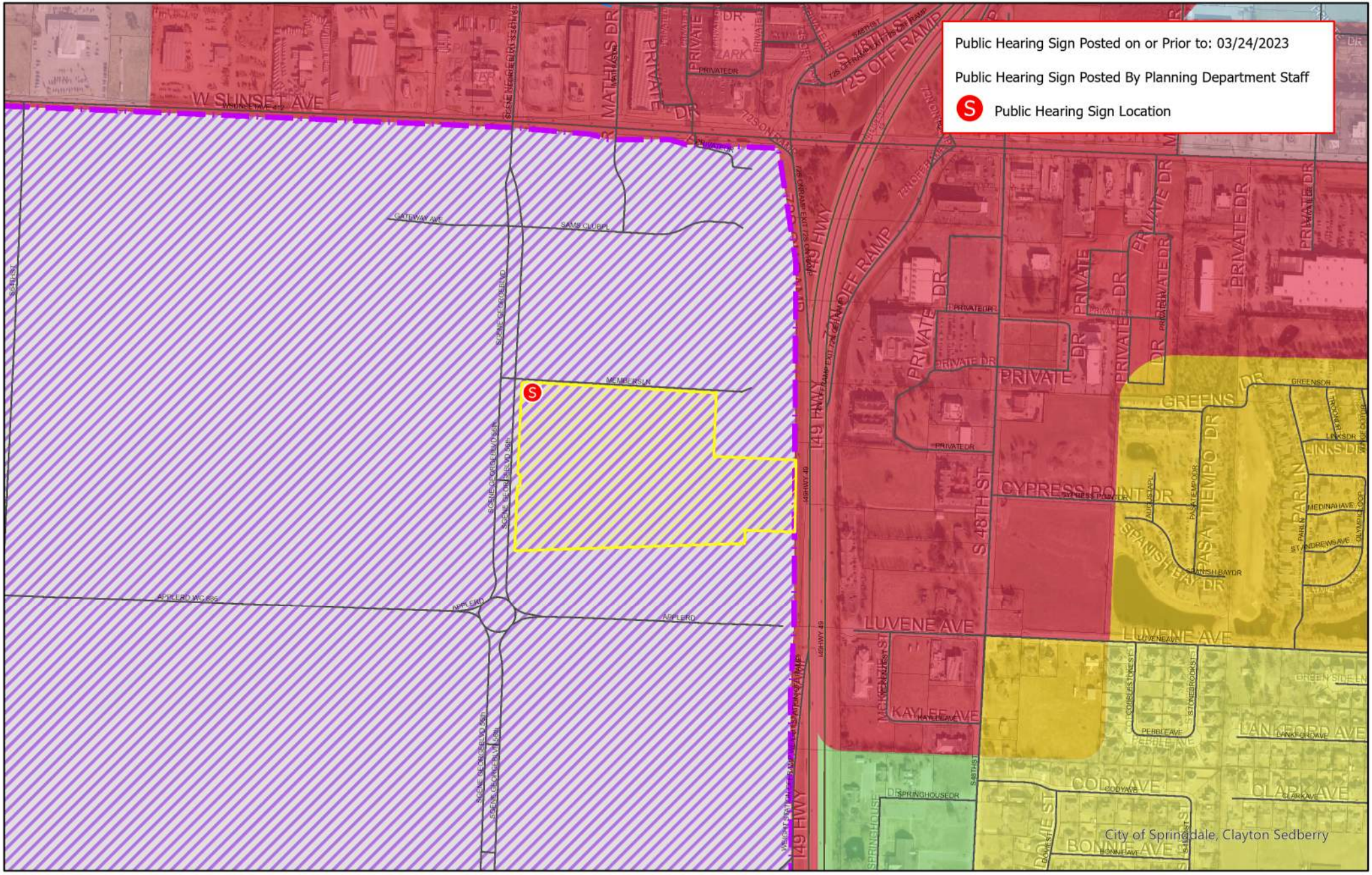
Planning Commission Meeting
April 4, 2023

Miles
0 0.03 0.06 0.11 0.17 0.22

N

PROJECT: B23-38
APPLICANT: Sam's Real Estate Business Trust
(Clear Creek Apartments)
REQUEST: Variance for Multi-Family Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.03 0.06 0.11 0.17 0.22

N

PROJECT: B23-38
APPLICANT: Sam's Real Estate Business Trust
(Clear Creek Apartments)
REQUEST: Variance for Multi-Family Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **L23-17** **Large-Scale Development** **LAMAR NW Office**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-17. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-17 should be submitted to *planningapplication@springdalear.gov*
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-40
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment)
8. Perimeter landscaping is required in accordance with Chapter 56.
    a. B23-40
9. Foundation landscaping is required.
    a. B23-40
10. Outdoor storage, trash collection, and loading areas must be landscaped so that their functions are fully contained and out of view of the adjacent property and the public right-of-way.
    a. B23-40

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. **Chapter 107 – Stormwater Pollution**

   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

   - *107.3*
     - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
       - **Apply for Grading Permit, submit the following:**
         - **Grading Permit application.**
         - **SWPPP.**
         - **Notice of Coverage.**
         - **Fee.**
         - **Proposed Truck Route for construction vehicles.**

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**

   (Ord. No. 3258, § 1, 11-12-02)

   - *110.54* - All crossings under roadways by open cut must be backfilled with flowable fill.
     - **Sidewalks in the R.O.W. should be located 1' inside of the R.O.W line.**

3. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
       - ~~Label all lights as Proposed or Existing.~~
       - Show the direction of the mast arm.
       - Show the size and type of lights based on the location and classification of the street.
       - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator.~~
       - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.

4. **Chapter 130 – Zoning Ordinance**

   (Ord. No. 3307, 3-25-03)

   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: _____ Project Number: L23-17

Must meet the below criteria for a Large Scale Submittal:

- ☑ UNABLE TO HAVE DONE TO WEATHER Pre-application meeting held with Springdale Planning Department. Date: _____
- ☑ TO BE PROVIDED Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)

- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☑ TO BE PROVIDED Submit a unified lighting plan in pdf format. (If Applicable)
- ☑ TO BE PROVIDED Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☑ TO BE MAILED Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: X Applicant _____ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Jorge DuQuesne	Name: Austin Duhon, AIA
E-mail: engineers@blewinc.com	E-mail: aduhon@domain-dsgn.com
Address: 5102 S. Pinnacle Hills Pkwy Rogers, AR 72758	Address: 8316 Kelwood Ave Baton Rouge, LA 70806
Phone: (479) 443-4506	Phone: (225) 216-3770
Site/ Location: S. 48th St	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29107-274	Rezone required: N/A
	Total Acreage: 2.35

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Jorge DuQuesne Date: 2/1/23

Signature: _____

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Patsy Christie, Rick Barry, Katie Hollingshead, Sharon Tromburg, Ed Stith, Steve Goss, Ron Hritz, Jorge Du Quesne, Joey Wild, Austin Duhon
Name of main point of contact for project: Jorge Du Quesne
Parcel Number(s): 815-29107-274
Acreage of the proposed development: 2.35
Type of project: Office / Storage Building w/ Parking
When is the intended application date? March 2nd, 2023
Per the date above, the earliest Planning Commission meeting date would be: Calendar is Unavailable Online

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.
Per GIS Department, we are unable to do this until after PC

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
Yes, Understood

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply.
No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No

All projects must meet the requirements of the Drainage Criteria Manual.
Understood

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
No

Is there a prepared photometric plan?
This will be provided

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes

Based upon this discussion, what variances/waivers will be required?
Variance for Principal Entrance Facing the Primary Street,

Please state all of the Fire Code issues mentioned.
FDC is to be mounted on the Southeast Corner of the building. Fire Hydrant is to be located adjacent to the building. Add a note that Knox Box at Main Entry 5' High

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002.dwg - Plotted on 3/23/2023 1:25:08 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



VICINITY MAP
N.T.S.

DEVELOPMENT PLANS For:

Lamar – Northwest Arkansas

S. 48th Street

Springdale, Arkansas

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — BLEW & ASSOCIATES, PA — No. 1534 — ARKANSAS

*** Engineers Notice ***

The existence and location of any underground utility pipes or structures shown on these drawings are obtained by a search of the available records To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record or not shown on these drawings by verification of their location in the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***

This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

PARENT TRACT - PARCEL 815-29107-270

(Tract A of the Lane-Lamar Informal Plat LS22-62, dated December 14, 2022. Book 24, Page 466 of Records of Washington County, Arkansas.)

SURVEY DESCRIPTION TRACT A

Part of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) and Part of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 09, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows:
Commencing at an existing P/K Nail marking the Northeast Corner of said SE/4 of the SW/4; thence
N 87°42'04" W, 55.94 feet along the North line of said SE/4 of the SW/4 to the Westerly line of the 70 foot wide right of way of South 48th Street being the Point of Beginning; thence 164.26 feet along
the Arc of a curve to the left having a Chord Bearing S 10°27'40" E, 164.11 feet and a Radius of 1140.00 feet along said right of way line; thence S 14°35'19" E, 83.05 feet along said right of way line; thence N 87°42'04" W, 405.10 feet to a set rebar on the Easterly right of way line of Interstate Highway 49; thence N 31°11'54" W, 4.03 feet along said right of way line to an Arkansas Highway Transportation Department (AHTD) aluminum monument; thence N 20°37'31" W, 165.54 feet along said right of way line to an AHTD aluminum monument; thence N 31°56'35" W, 101.25 feet along said right of way line to an AHTD aluminum monument on the North line of said SE/4 of the SW/4; thence S 87°42'04" E, 468.41 feet along said North line to the point of beginning, containing 2.35 Acres more or less (including 160.75 square feet in said SW/4 of the SE/4); being subject to public road rights of way and any easements of record.

Contact Information:

DEVELOPER / PROPERTY OWNER:
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
Ph: (888) 308-5060

CIVIL ENGINEER:
Blew & Associates, PA
5102 S. Pinnacle Hills Pkwy
Rogers, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Brixey Engineering &
Land Surveying, Inc.
5223 E. Highway 45
Fort Smith, AR 72916
Ph: (479) 646-6394

ARCHITECTURE:
Domain Architecture
8316 Kelwood Avenue
Baton Rouge, LA 70806
Ph: (225) 216-3770
Fax: (225) 216-3771

CITY OF SPRINGDALE:
Engineering Department
128 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
316 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
417 Holcomb St, 2nd Floor
Springdale, AR 72764
Ph: (479) 751-4510

Street Department
James Smith
269 E. Randal Wobbe Rd
Springdale, AR 72764
Ph: (479) 750-8135
Fax: (479) 750-8504

ELECTRIC:
Ozarks Electric
Wes Mahaffey
P. O. Box 848
Fayetteville, AR 72702
Ph: (479) 684-4903
Fax: (479) 444-0943

Carroll Electric
Derek Thurman
P. O. Box 329
Bentonville, AR 72712
Ph: (479) 273-2421
Fax: (479) 273-1231

SWEPCO
Chris Andreolli
415 W. Stribling Dr.
Rogers, AR 72756
Ph: (479) 986-1015
Cell: (479) 225-0813

COMMUNICATIONS:
AT&T
Todd Gregory
1133 E. Harold St.
Fayetteville, AR 72703
Ph: (479) 442-1977
Fax: (479) 442-3117

Kenny Hartsfield
1133 E. Harold St.
Fayetteville, AR 72703
Ph: (479) 368-3952
Fax: (479) 442-3117

Carroll Electric
Derek Thurman
PO Box 329
Bentonville, AR 72712
Ph: (479) 273-2421
Fax: (479) 273-1231

SWEPCO
Chris Andreolli
415 W. Stribling Dr.
Rogers, AR 72756
Ph: (479) 986-1015
Cell: (479) 225-0813

Cox Communication
Jason Combs
4901 S. 48th St.
Springdale, AR
Ph: (479) 263-7057
Fax: (479) 756-1081

Brian Frederick
4901 S. 48th St.
Springdale, AR
Ph: (479) 653-3607
Fax: (479) 756-1081

NATURAL GAS:
Black Hills Energy
Scott Stokes
1811 E. Borick Dr.
Fayetteville, AR 72701
Ph: (479) 601-8383
Cell: (479) 435-0229

City Notes:

- Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed.

VARIANCES REQUESTED:
- B23-40: Variance for Principal Entrance — Applied: 03-15-2023 (In Progress)

Sheet Index

Sheet №	Title	Date
	CIVIL PLANS	
C1	Cover Sheet	03/23/2023
C2	Site Plan	03/23/2023
C2-1	Landscape Plan	03/23/2023
C3	Demolition and Erosion Control Plan Ph 1	03/23/2023
C3-1	Erosion Control Plan Ph 2	03/23/2023
C3-2	Erosion Control Details	03/23/2023
C4	Grading and Drainage Plan	03/23/2023
C5	Utility Plan	03/23/2023
C6	Details	03/23/2023
C6-1	Details	03/23/2023
	SWU DETAILS	
C7	SWU Details	03/23/2023
C7-1	SWU & City of Springdale Details	03/23/2023
	SURVEY	
1	Survey (by Brixey Engineering & Land Surveying, Inc.)	-

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewalk (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

Cover Sheet
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE: 2023-03-23	JOB NUMBER: 23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002.dwg	
SHEET NUMBER: C1	

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
20 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	103,451.38 sf	2.37 acres
Proposed Dedicated R.O.W:	1,236.62 sf	0.03 acres
Net Site Area:	102,214.76 sf	2.35 acres
Zoning:	C-2—General commercial district	

ZONING REGULATIONS	
Front Setback:	30 ft
Front Setback (w/ Parking):	50 ft
Side Setback:	0 ft
Rear Setback:	20 ft
Max Building Height:	20 ft

SITE INFORMATION		
Total Paved Area:	24,980.04 sf	0.57 acres
Total Sidewalk Area:	1,819.31 sf	0.04 acres
Total Building Footprint Area:	9,957.70 sf	0.23 acres
- Office Area:	4,100.00 sf	0.09 acres
- Storage Area:	5,857.70 sf	0.13 acres
Total Impervious Area:	36,757.05 sf	36.0%
Total Pervious Area:	65,457.71 sf	64.0%

PARKING REGULATIONS	
Required Spaces Ratio:	1 Space / 300 sf (Office) 1 Space / 1,200 sf (Storage)
Required Spaces:	19
Provided Spaces:	20
- Provided Standard Spaces:	19
- Provided Accessible Spaces:	1

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 4 foot at Face of Curb unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

Springdale General Notes:

- Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
  - a) Development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
  - b) The disturbed soil area is observed to have 80% grass coverage and 100% stability, and
  - c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
  - d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
  - e) All heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.
- Any Signs shall require a Separate Sign Permit to be applied through the City of Springdale. The sign design, materials, and placement should complement the overall architectural design of the building.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunication companies shall be placed underground. Excluding 12Kv and above.
- A City of Springdale Detention/Retention Certification Form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-04	4" Painted Yellow Striping
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-10	Match Existing Sidewalk

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel

N

W E

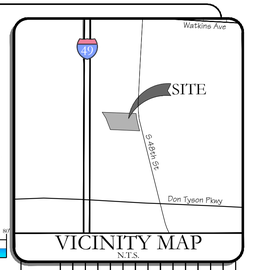
S

811 Know what's below. Call before you dig.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:	DESCRIPTION	DATE:
No:		

Parcel #815-29107-281
Phillips Free Will Baptist Church
3074 S. 48th Street
Springdale, AR 72762

Conc Drainage Ditch

S 87°42'04" E 473.46'
468.39'

Barbed Wire Fence

202.32'

POINT OF BEGINNING TRACT A

N 87°41'17" W 50.85'

50' ± to ROW

POINT OF COMMENCEMENT
Northeast Corner
SE/4 SW/4
Section 9, T-17-N, R-30-W
(Existing P/K Nail)

References:
S 87°25'47" E 17.36' - Power Pole
N 86°32'38" W 52.23' - Power Pole
S 45°37'27" W 48.13' - DI Lid

Existing Light Fixture attached to Power Pole

Parcel #815-29107-231
St. Nicholas Antiochian Orthodox
3173 S. 48th Street
Springdale, AR 72762

ARC LENGTH = 162.78'
CH BEARING = S 10°28'49" E
CH LENGTH = 162.64'
RADIUS = 1135.00'

50.0' Drainage Easement

Billboard Sign Post

Billboard Sign

Billboard Sign Easement
TLC Properties Inc
Document 2006-00026940
(Item B27)

N 31°56'35" W
101.25'

Document
90025789
Item B23)

10' Wide Utility Maintenance Easement
Document 2019-00026940
(Item B27)

50.97'

Drainage Easement
Filed 06/14/1996
Document #96-037492
(Item B21)

8' Wooden Privacy Fence

Bollards, Typ.

Dumpster

Block Dumpster Enclosure

Heavy Duty Asphalt Pavement

80.89'

75.90'

Drainage Easement

30' Ozarks Electric Cooperative Corp.
Right of Way Easement
Doc. 2019-00023863
(Item B26)

S 09°03'01" E 145.07'
(FM Esmt)

165.1' R/W

ROTARY LANE
PVT ROAD

30' Doc

Existing Light Fixture attached to Power Pole

Parcel #815-29107-221
Springdale Water & Sewer Commission
3215 S. 48th Street
Springdale, AR 72762-0769

24' 19' 5' 13.38'

Concrete Wheel Stop (Typ. of 11)

Concrete Sidewalk

TYPICAL SN-04

11 SPACES

MEDIUM PROTOTYPE
W/ 3 BAYS
9,992 SQFT

62.40'

63.37'

8' Wooden Privacy Fence

20' FORCE MAIN EASEMENT
RECORD Book 24 Page 466

TRACT A
2.37 ACRES

84.77'

Pedestrian Access Gate

GATE 20'

Concrete Trickle Channel

4" Concrete Flume

2- Bike Racks, 2- Planters

ZONE C-2 GENERAL COMMERCIAL DISTRICT

Fire Dept. Connection

Concrete Wheel Stop (Typ. of 9)

Std Duty Asphalt Pavement

POND

N 89°06'38" E 31.34'
(FM Esmt)

Monument Sign By Other

SN-02

Proposed Public Street Light, facing Roadway

SN-03

SOUTH 48TH STREET
70' ROW
3" ASPHALT W/CURB & GUTTER
(Per Springdale Commercial Driveway Detail)

SN-05

SN-01

S 14°35'19" E 84.57'

83.95'

20' UE

50' Setback (w/ Fence)

Concrete Sidewalk

Drainage Easement

Concrete Apron

Street 38.0'

90° ± to ROW

POINT OF BEGINNING TRACT B

S 87°42'04" E 9.99'

SN-10

SN-03

AHTD R/W Fence

N 20°37'31" W
165.54'

100' Setback

9 SPACES

VAN

9' 8' 8' 9'

19'

24'

N 46°20'07" E
90.09'

Radial

TYPICAL SN-04

20' Utility Easement

Std-Duty Asphalt Pavement

Heavy Duty Asphalt Pavement

Drainage Easement

S 87°42'04" E 410.33'

LOT 405.10'

N 31°11'54" W
4.03'

386 LF 8' Wooden Privacy Fence

East line of Consent Judgement
New Permanent Right of Way
Doc. 2013-27636 (Item B25)

PARENT TRACT
Parcel #815-29107-270
Lane, Richard & Carol Revocable
3320 S. 48th Street
Springdale AR 72762

20' Sanitary Sewer Easement
as filed for record 03/03/1995
Document 95-010494
(Item B19)

NE/4 SW/4

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

Site Plan
1.23-17

Development Plans for:

Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002.dwg	
SHEET NUMBER: C2	

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002.dwg - Plotted on 3/23/2023 4:28:50 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Legend:

Symbol	Key Qty.	Botanical/Common	Caliper	Comments
TREES:				
	5 GB	Ginkgo biloba — Maidenhair Tree (Only Male Variety)	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	4 JE	Ulmus americana 'Jefferson' — Jefferson Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	3 YC	Prunus x yodensis — Yoshino Cherry	1.5" Cal	Balled & Burlapped Limbed 4 ft. from the ground (Ornamental)
	4 AB	Fagus grandifolia — American Beech	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	23 EO	Quercus robur f. fastigiata — English Oak	2" Cal	Balled & Burlapped (Screen)
SHRUBS & GRASSES:				
	25 RH	Rhododendron 'Maxecat' — Rhododendron	5 Gal	(Evergreen)
	62 KA	Abelia x grandiflora 'Kaleidoscope' — 'Kaleidoscope' Glossy Abelia	5 Gal	
	24 RG	Calamagrostis x acutiflora 'Karl Foster' — Karl Foster Feather Reed Grass	5 Gal	
	91 FG	Pennisetum alopecuroides 'Hamlen' — Hamlen Dwarf Fountain Grass	5 Gal	
GRASS:				
		Seed and Straw (Contractors Mix, rate per manufacture)		±24,500 sf
		Bermuda Sod		±8,106 sf

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	103,451.38 sf	2.37 acres
Proposed Dedicated R.O.W:	1,236.62 sf	0.03 acres
Net Site Area:	102,214.76 sf	2.35 acres
Zoning:	C-2—General commercial district	
SITE INFORMATION		
Total Paved / Gravel Area:	24,980.04 sf	0.57 acres
Total Sidewalk Area:	1,819.31 sf	0.04 acres
Total Building Area:	9,957.70 sf	0.23 acres
Total Impervious Area:	36,757.05 sf	36.0%
Total Pervious Area:	65,457.71 sf	64.0%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:	1 Trees & 7 Shrubs / 25 ft	
Length of Frontage:	213 ft	
Required:	9 Trees	63 Shrubs
Provided:	9 Trees	63 Shrubs
Landscape Buffer:		10'
Perimeter Landscaping:	1 Trees / 25 ft	
Length of Perimeter:	575 ft	
Required:	23 Trees	
Provided:	23 Trees	
Landscape Buffer:		5'
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:	8041 ft	
Required:	643 sf	
Provided:	655 sf	

Landscape Notes:

- Dimensions are measured from the face of curb, the face/corner of the building(s) or the center of stripe.
- Landscape contractor shall contact One Call for utility locations prior to beginning landscape work.
- Grass areas shall be vegetated with Bermuda grass sod as shown on the plans.
- All landscape beds are to be mulched with either tanned hardwood bark or redwood mulch, with a thickness of 3" over entire bed.
- Soil within landscape beds is to be amended with equal parts of perlite (or equitable substitute), peat moss and clean top soil. All landscape beds are to have sod removed before installation of plant material.
- Irrigation water meters have been provided. Developer to contact irrigation contractor to design and install automatic irrigation system.
- All plant materials shall meet requirements established by the American Standard of Nursery Stock.
- All plant and landscape materials shall be installed per city's landscape manual, and shall be guaranteed for a two year period from time of installation.

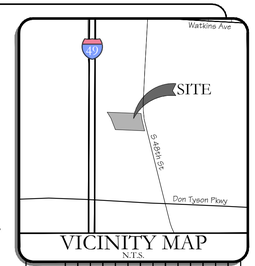


811 Know what's below. Call before you dig.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	

Landscape Plan
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

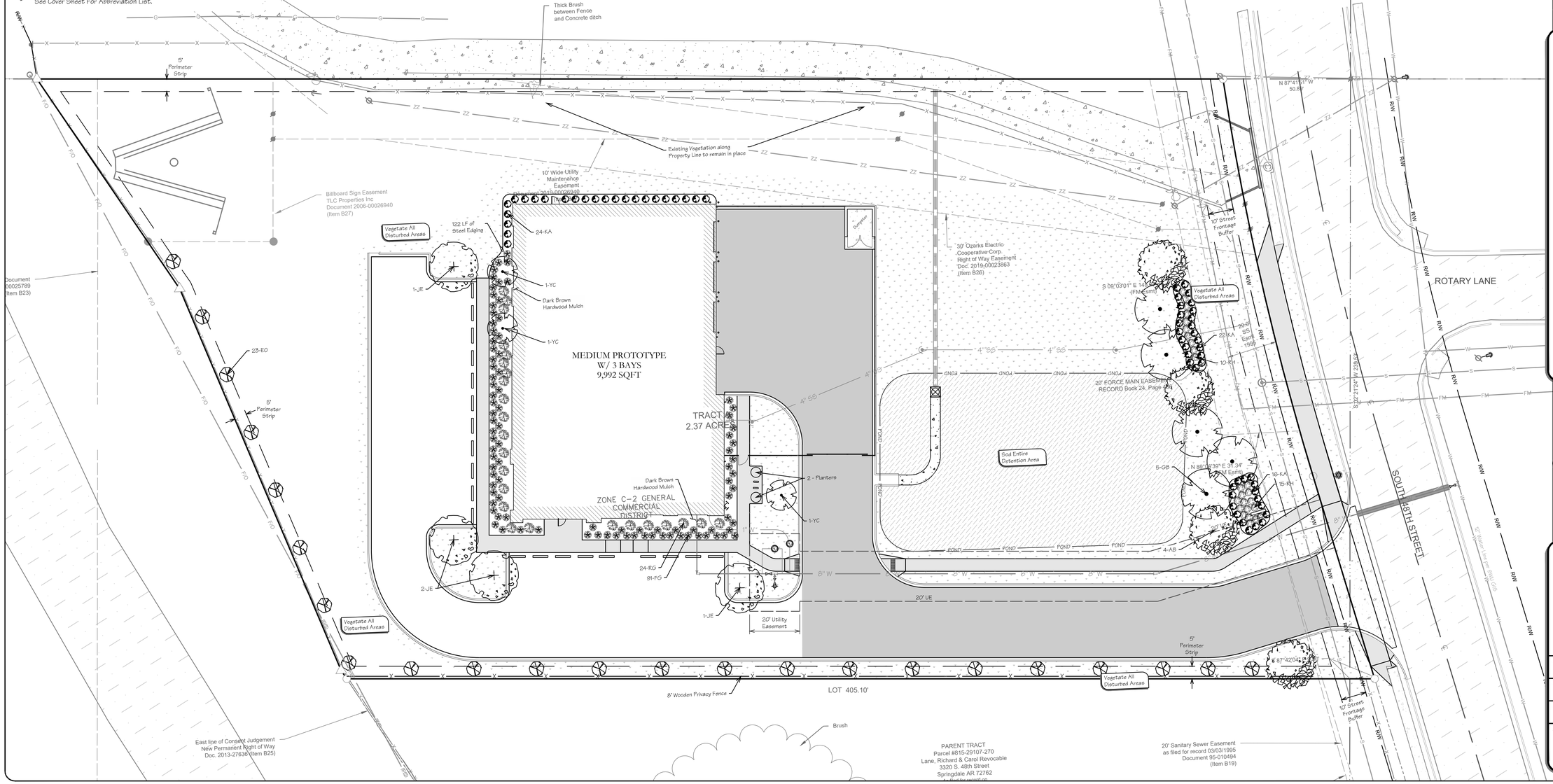
NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY:	REVIEWED BY:
L. Stewart	-

DRAWING NAME: 23-0184 Civil 002 - LSCP.dwg

SHEET NUMBER: C2-1



p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - lscp.dwg - Plotted on 3/23/2023 4:05:49 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee.Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,

   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	INLET (TYPE)	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

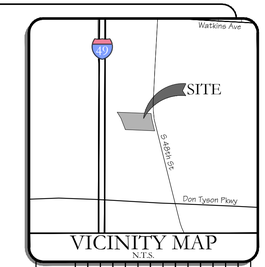
N E S W

811 Know what's below. Call before you dig.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	. . . . .
2	PER REV	. . . . .

Demolition and Erosion Control Plan Ph 1
L23-17

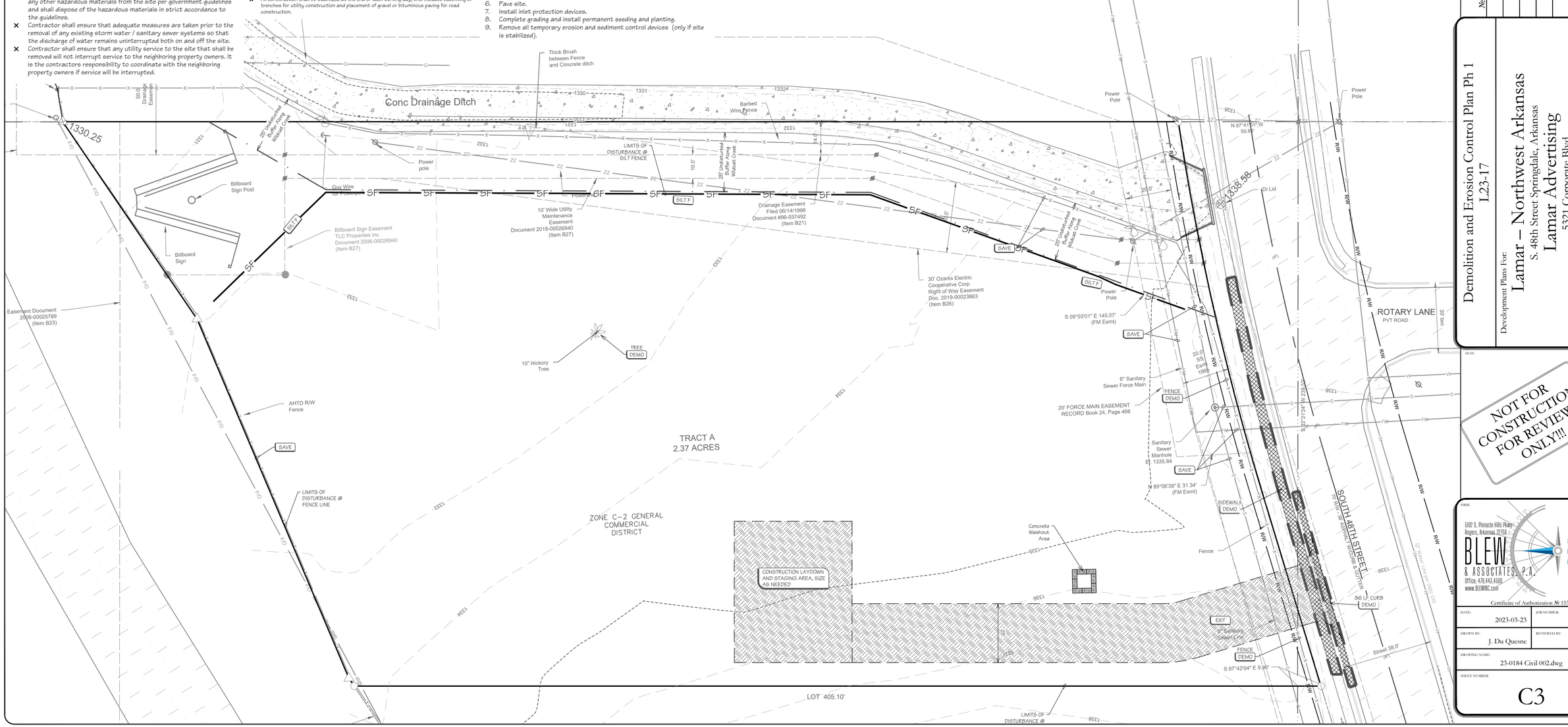
Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002.dwg	
SHEET NUMBER: C3	



Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
OUTFALL STRUCTURE, GRATED CURB INLET, GRATED INLET, JUNCTION BOX, AREA INLET, CURB INLET	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Sequence of Construction:

SWPPP Phase I:
1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc.,
   denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II
1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDD->>	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.

Maintenance:

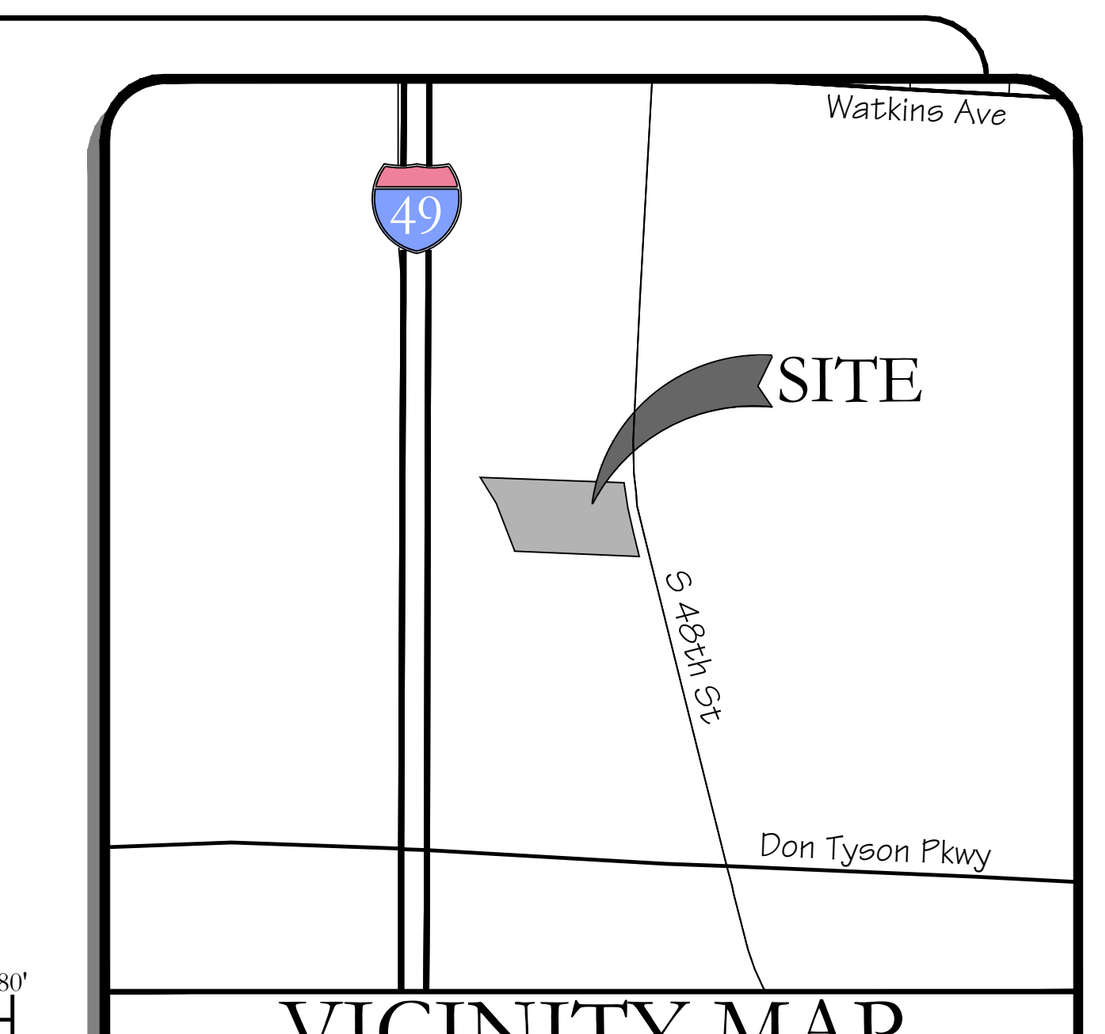
All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:
1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Know what's below. Call before you dig.

GRAPHIC SCALE

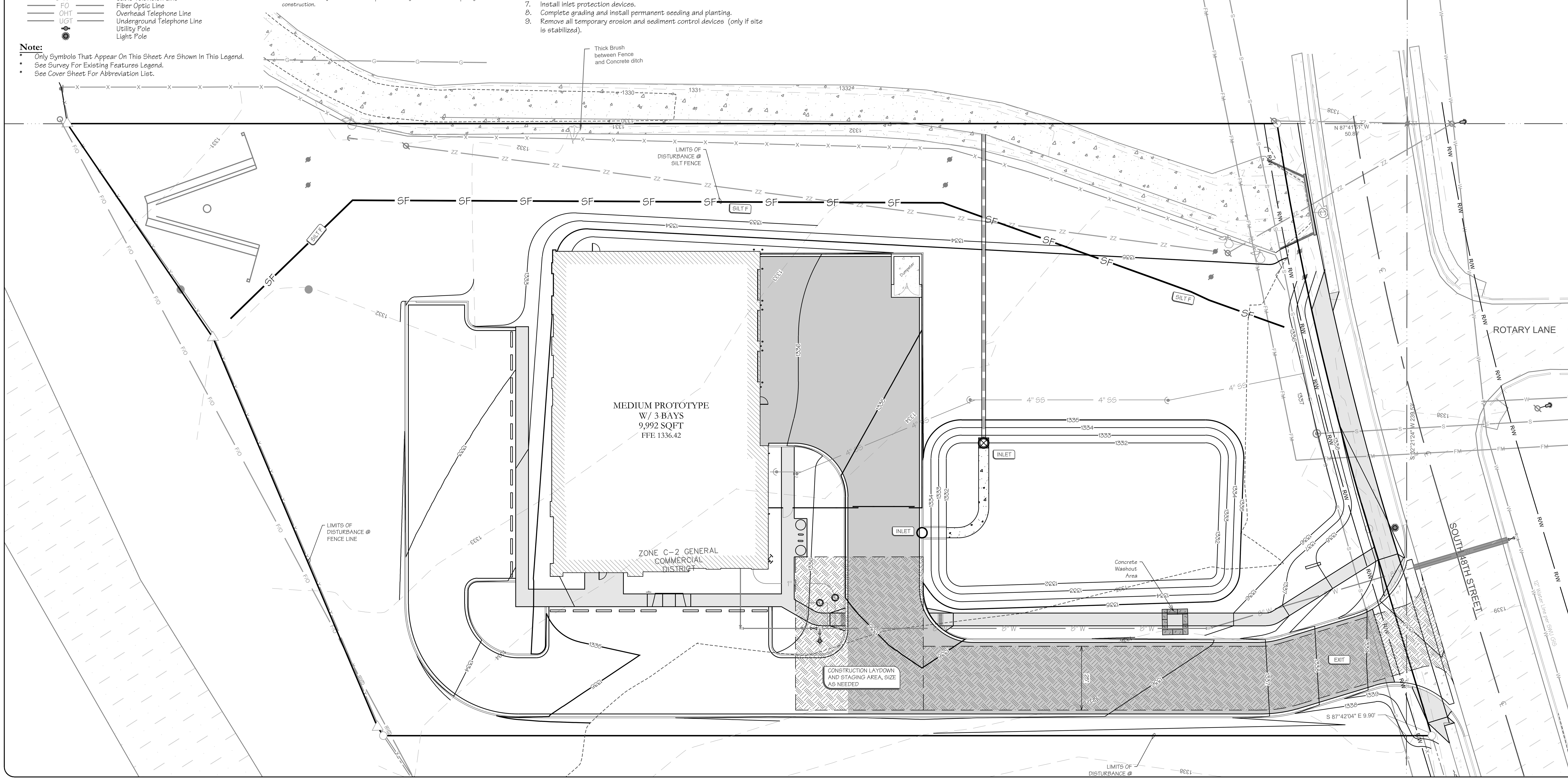
20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS: PRE-BID POST-BID
No: DESCRIPTION DATE:



Erosion Control Plan Ph 2
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

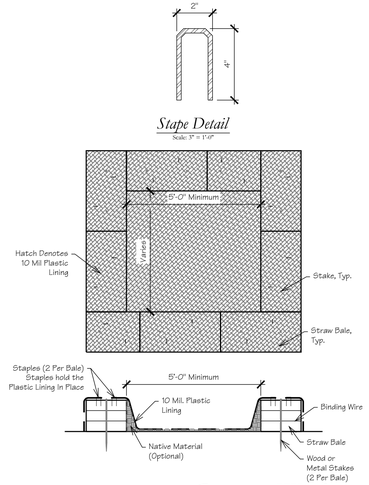
SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002.dwg	
SHEET NUMBER: C3-1	

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002.dwg - Plotted on 3/23/2023 12:00:40 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



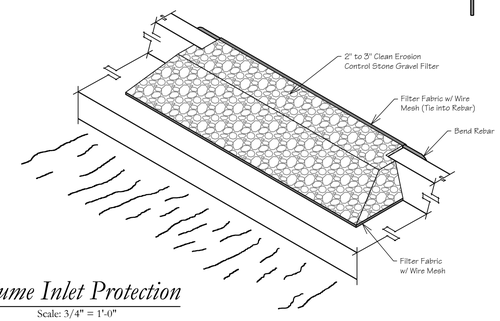
Stape Detail

Scale: 3" = 1'-0"

Concrete Washout

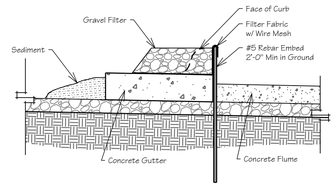
Scale: 3/8" = 1'-0"

NOTES:
1. This method of Inlet Protection is applicable at Flumes where Ponding in front of the Structure is not likely to cause inconvenience or Damage to Adjacent Structures and Unprotected Areas.
2. Contractor shall Inspect Sediment filter after each Runoff Event.
3. Wire mesh and Filter Fabric are to be Adequately Secured to Rebar.
4. Gravel filter shall be 2" to 3" Clean Erosion Control Stone.



Flume Inlet Protection

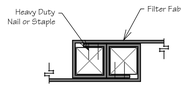
Scale: 3/4" = 1'-0"



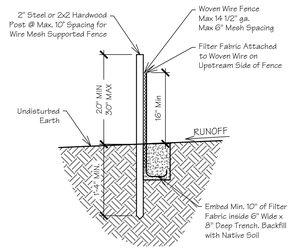
Notes and Specifications:
1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the constructioin site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.

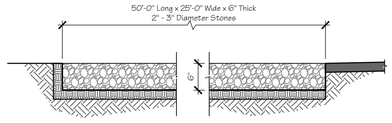
Silt Fence Detail

Scale: 3/4" = 1'-0"

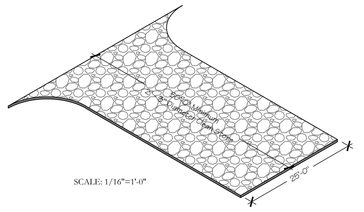


SCALE: 3"=1'-0"





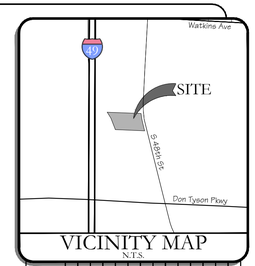
SCALE: 3/4"=1'-0"



SCALE: 1/16"=1'-0"

Construction Entrance/Exit

NOT TO SCALE



VICINITY MAP
N.T.S.

REVISIONS:

NO.	DESCRIPTION	DATE
1	PER REDLINES	

Erosion Control Details
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization №: 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME:
23-0184 Civil 002 - Details.dwg

SHEET NUMBER:
C3-2

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - details.dwg - Plotted on 3/23/2023 12:08:10 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee.Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
W	Water Meter - Single
W	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-2	1334.00	1331.50	121 LF	18 in	RCP	@ 0.56%	1330.82	A-1

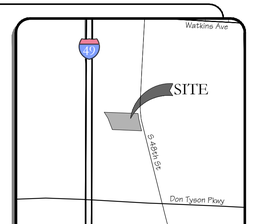
Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft

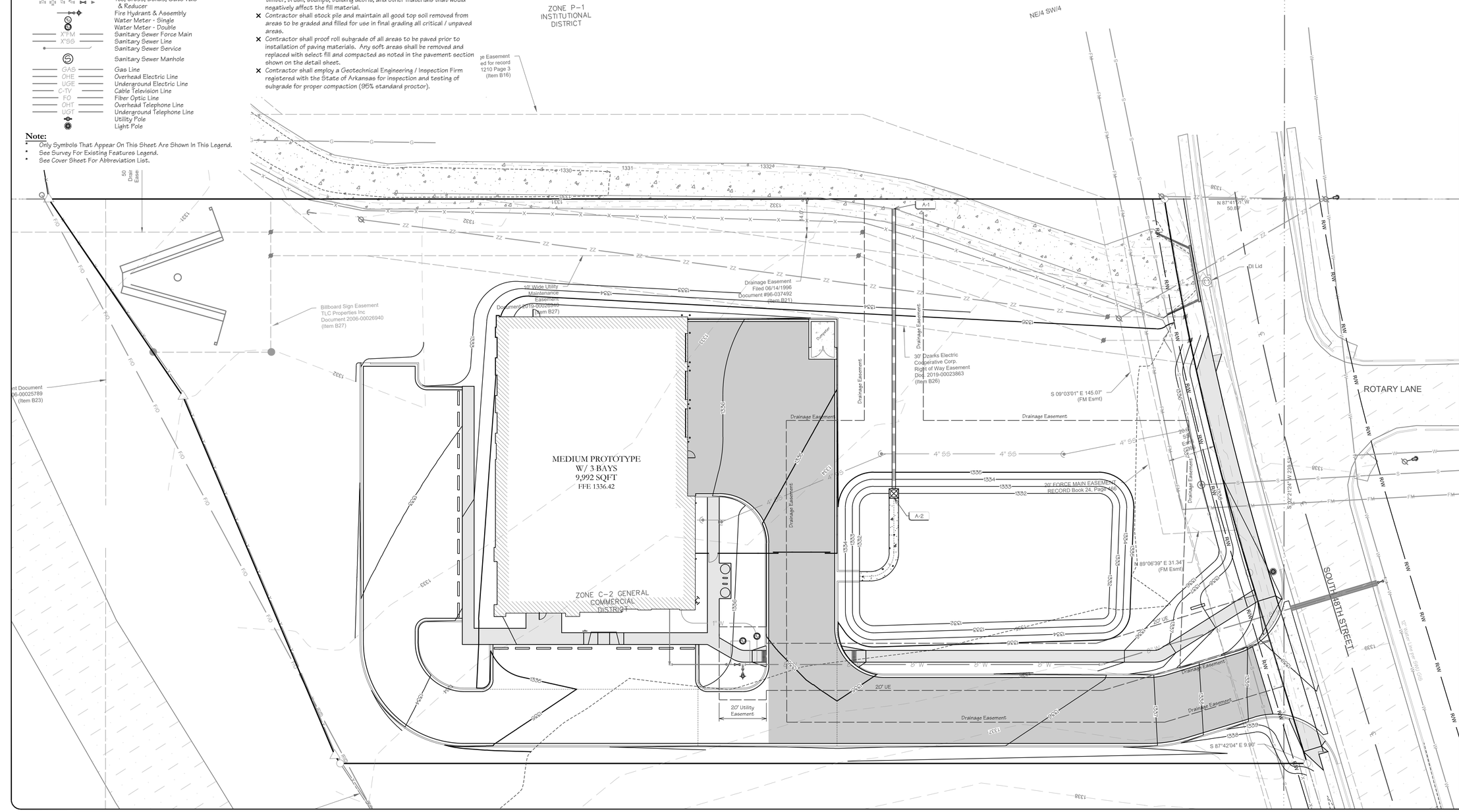
811 Know what's below. Call before you dig.



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	PER REV



SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com

Surveying
Engineering
Mapping

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002.dwg	
SHEET NUMBER: C4	

Grading and Drainage Plan
L23-17

Development Plans For:

Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002.dwg - Plotted on 3/23/2023 12:02:48 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Utility Notes:

GENERAL:

- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

WATER:

- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:

- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).

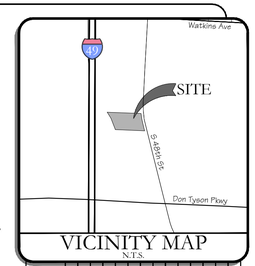
N

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft

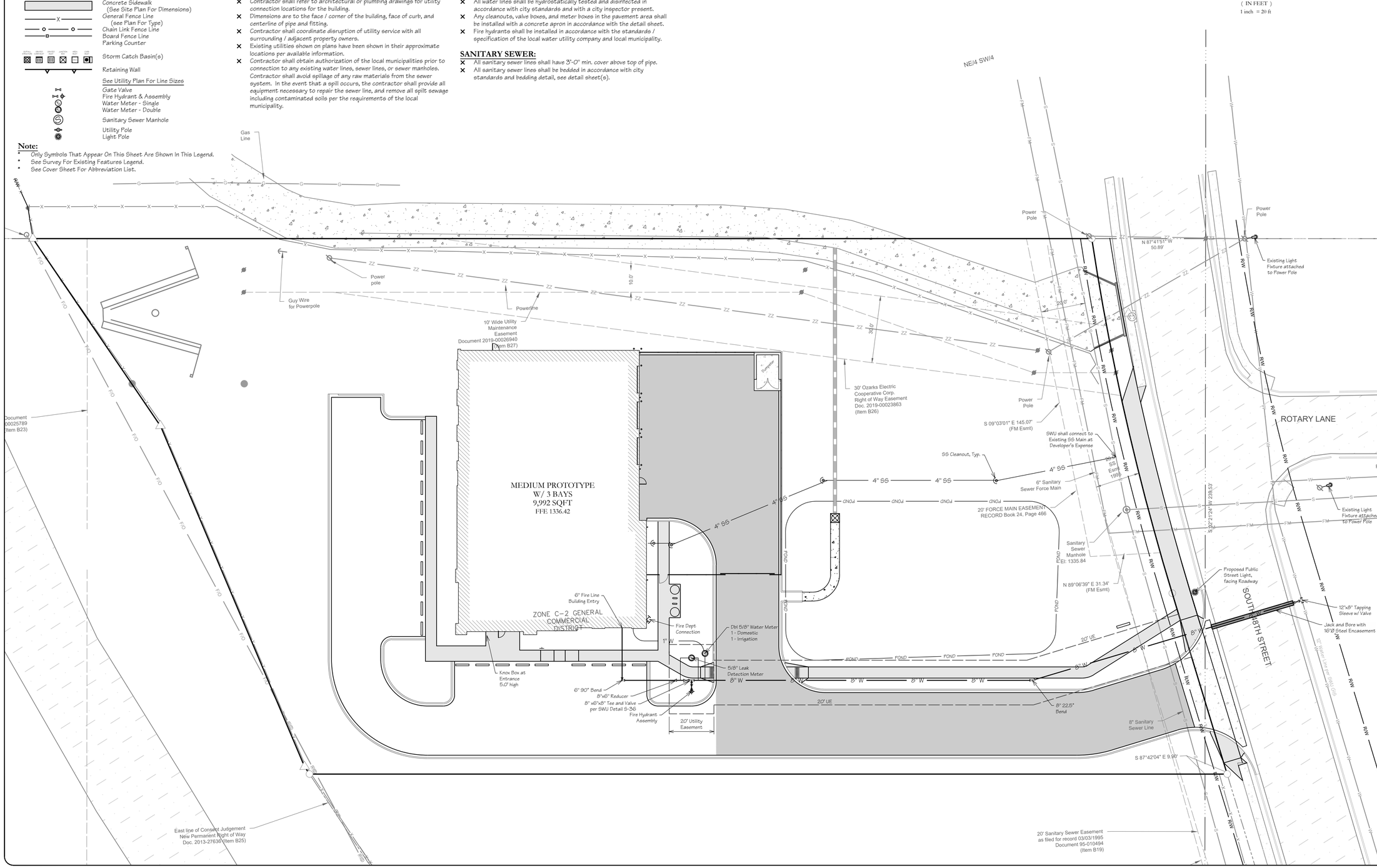
811
Know what's below.
Call before you dig.



VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE
1	PER REV	
2	PER REV	



NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

Utility Plan
L23-17

Development Plans For:

Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

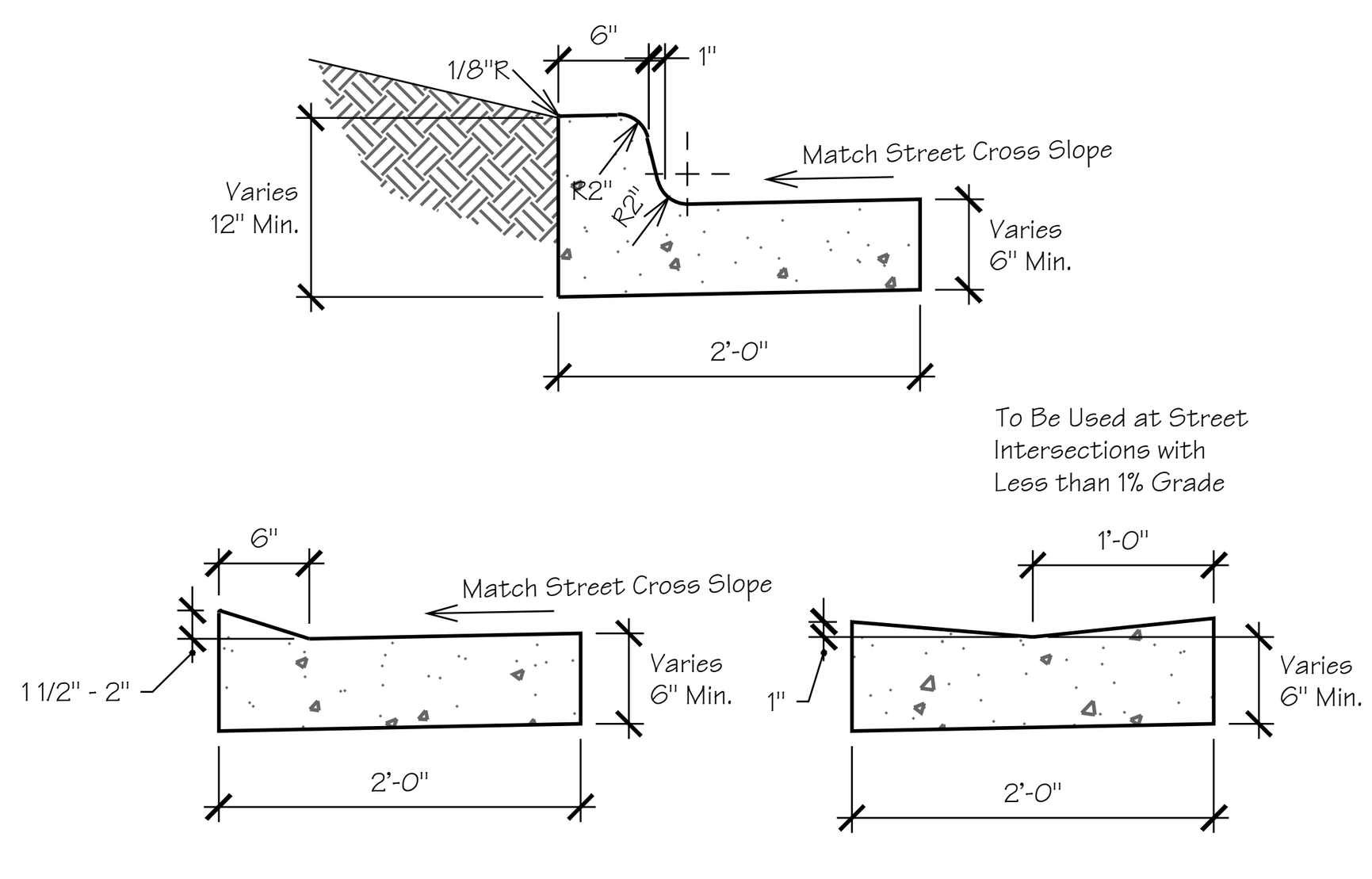
FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 23-0184 Civil 002.dwg

SHEET NUMBER: C5

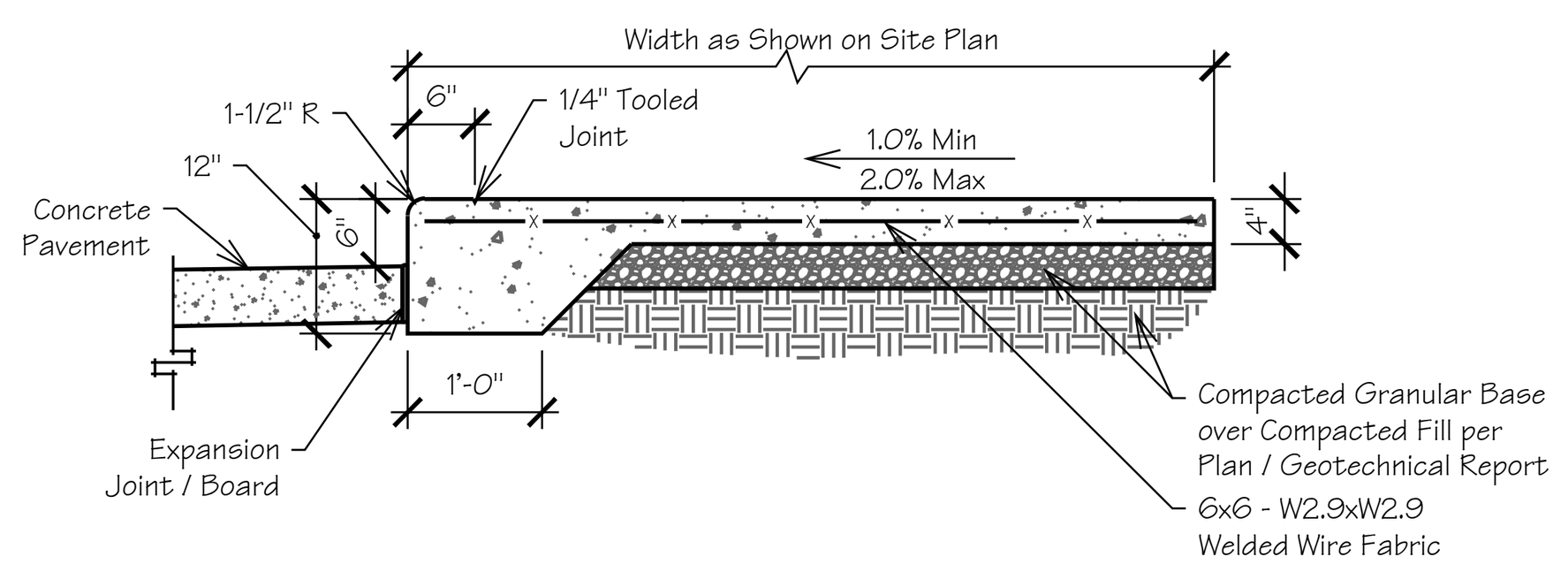
p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002.dwg - Plotted on 3/23/2023 12:07:21 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



NOTES:
1. Concrete for Curb and Gutter to be Class A, 3,000 psi, 5.5 Bag Mix with 4-7% Air Entrainment.
2. All Curb and Gutter shall have a broomed finish unless otherwise specified.
3. Modified Curb (Type I) shall be placed across all Driveway Entrances.
4. Modified Curb (Type II) Shall be placed across All Side Streets where the longitudinal grade is Less than 1%.
5. Saw Cut Joints at 15'-0" o.c. Seal with one part cold applied Silicone Joint Sealer or Other Approved Sealant. All Joints to be Sealed Prior to Final Asphalt Placement.
6. Provide 1/2" preformed Expansion Joint Material (Asphalt Impregnated Fiberboard or other Approved Material) at Stationary Structures (Drop Inlets, End of Curbs, Driveways - See Detail) or as Directed by Engineer.

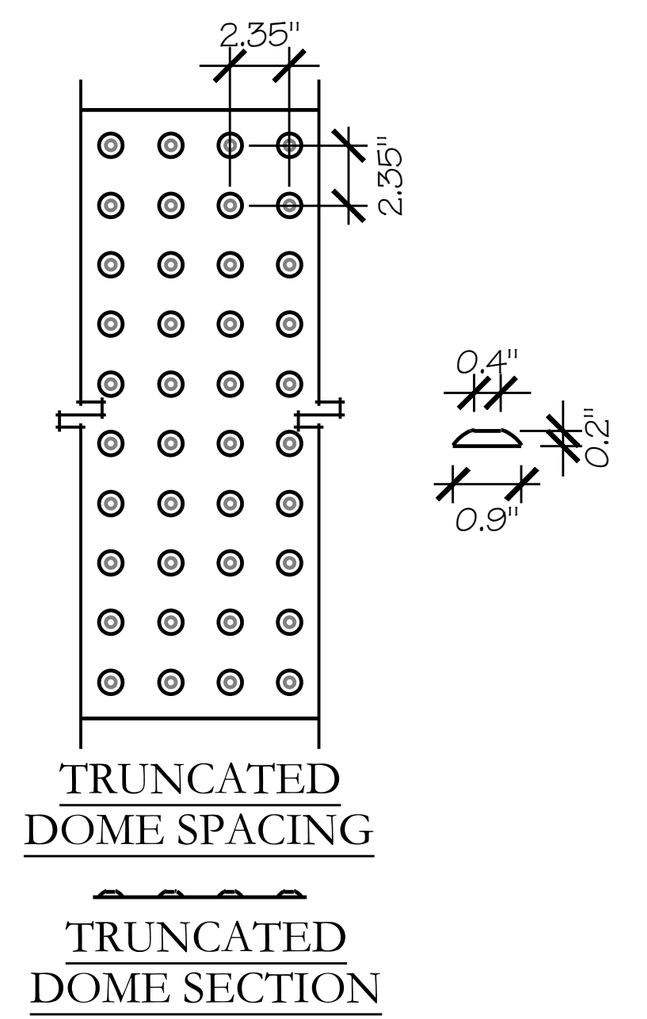
Curb & Gutter Detail

Scale: 3/4" = 1'-0"



Widened Sidewalk Edge Detail

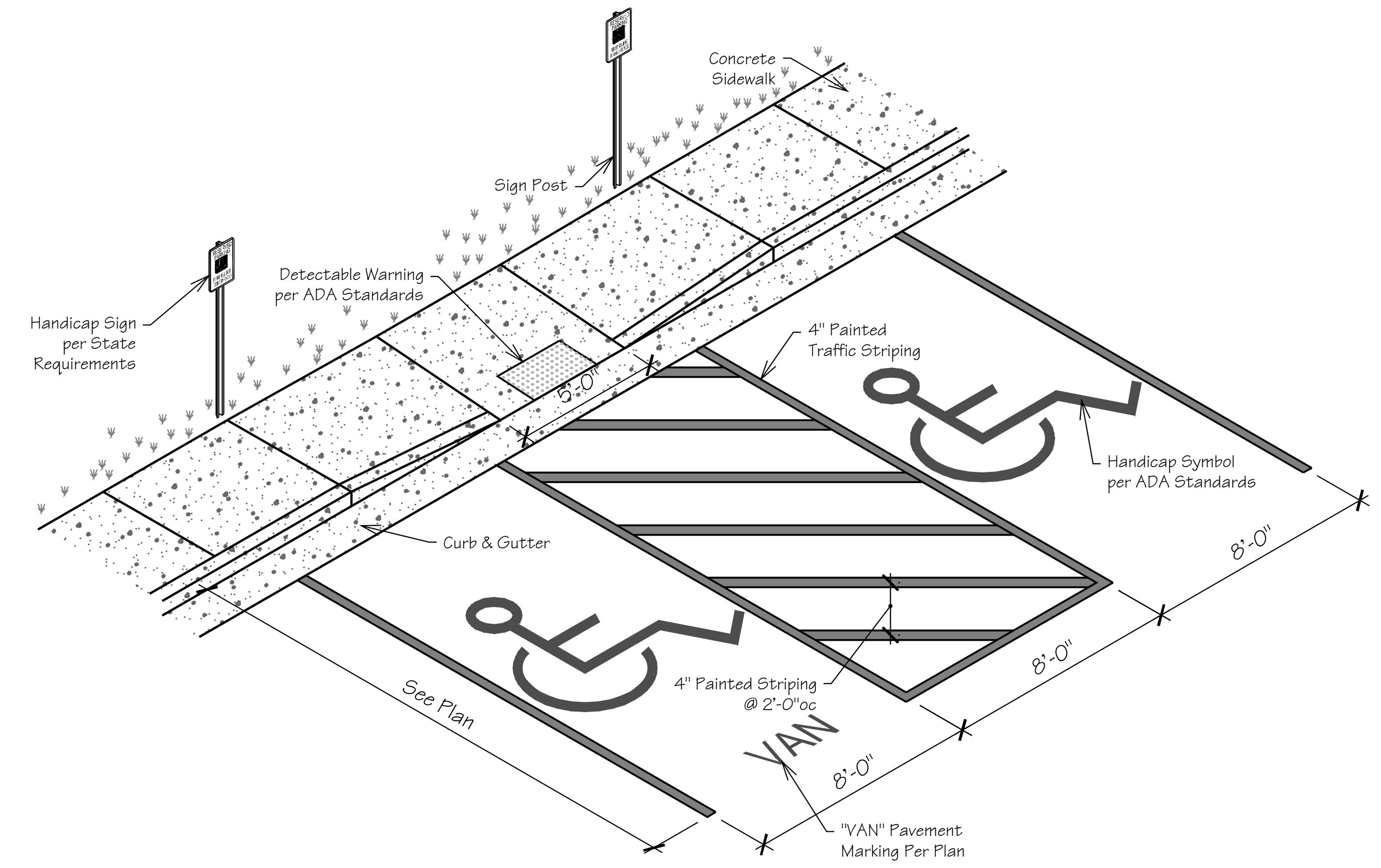
Scale: 1/2" = 1'-0"



NOTES:
1. The detectable warning device shall be located so that the nearest edge of the device is located at the back of curb.
2. Truncated domes shall have a diameter of 0.9 inch at the bottom, a diameter of 0.4 inch at the top, a height of 0.2 inch, and a center-to-center spacing of 2.35 inches measured along one side of a square arrangement.
3. Domes shall be aligned on a square grid in the predominant direction of travel to permit wheels to roll between domes.
4. Detectable warning device shall be 24 inches in the direction of travel and extend the full width of the curb ramp or flush surface. (min 4')
5. Detectable warning devices are to be Vitrified Polymer Composite (VCP) and are to be cast in plastic concrete unless otherwise directed by the engineer.

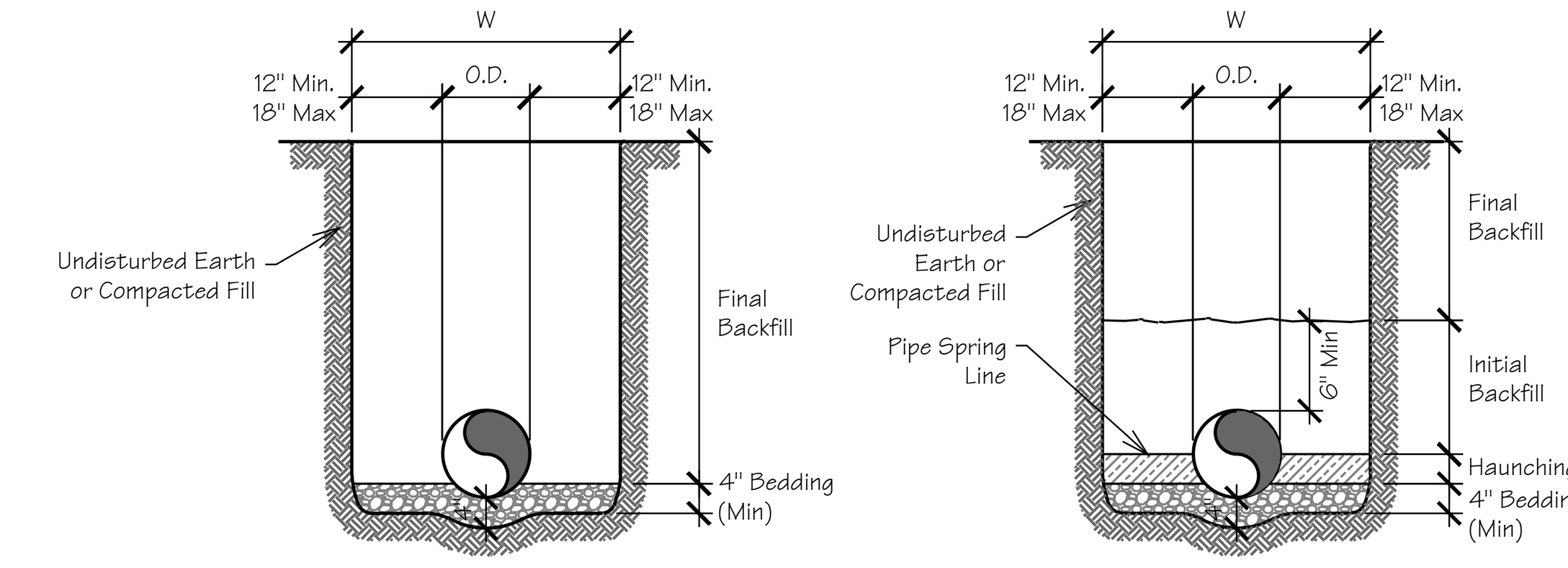
Detectable Warning Device Detail

Scale: 1" = 1'-0"



Handicap Parking Detail

Scale: 3/16" = 1'-0"



RIGID PIPE   FLEXIBLE PIPE

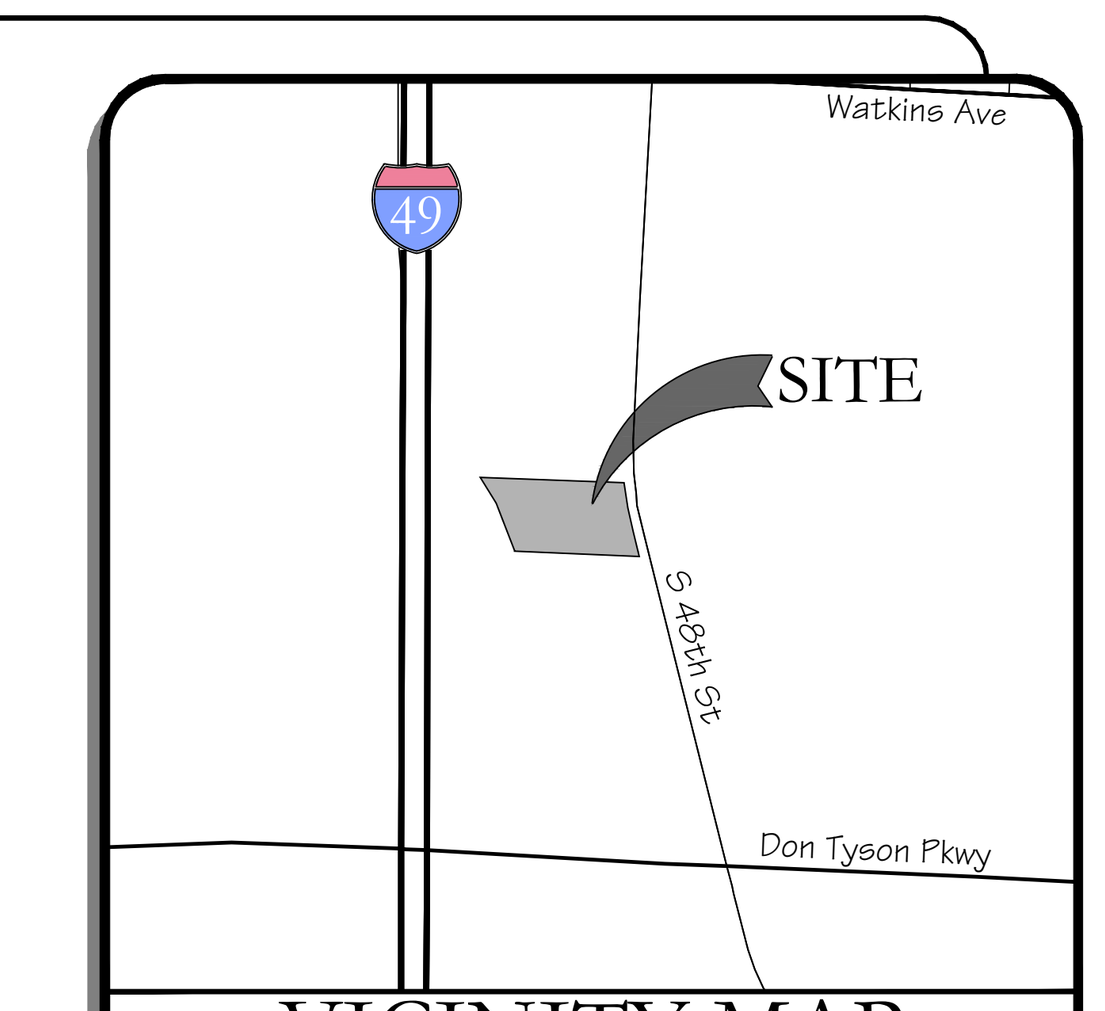
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-00.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR THE SOIL TYPES LOCATED ON THE THIS SITE AND SHALL FOLLOW THE GEOTECH RECOMMENDATIONS.

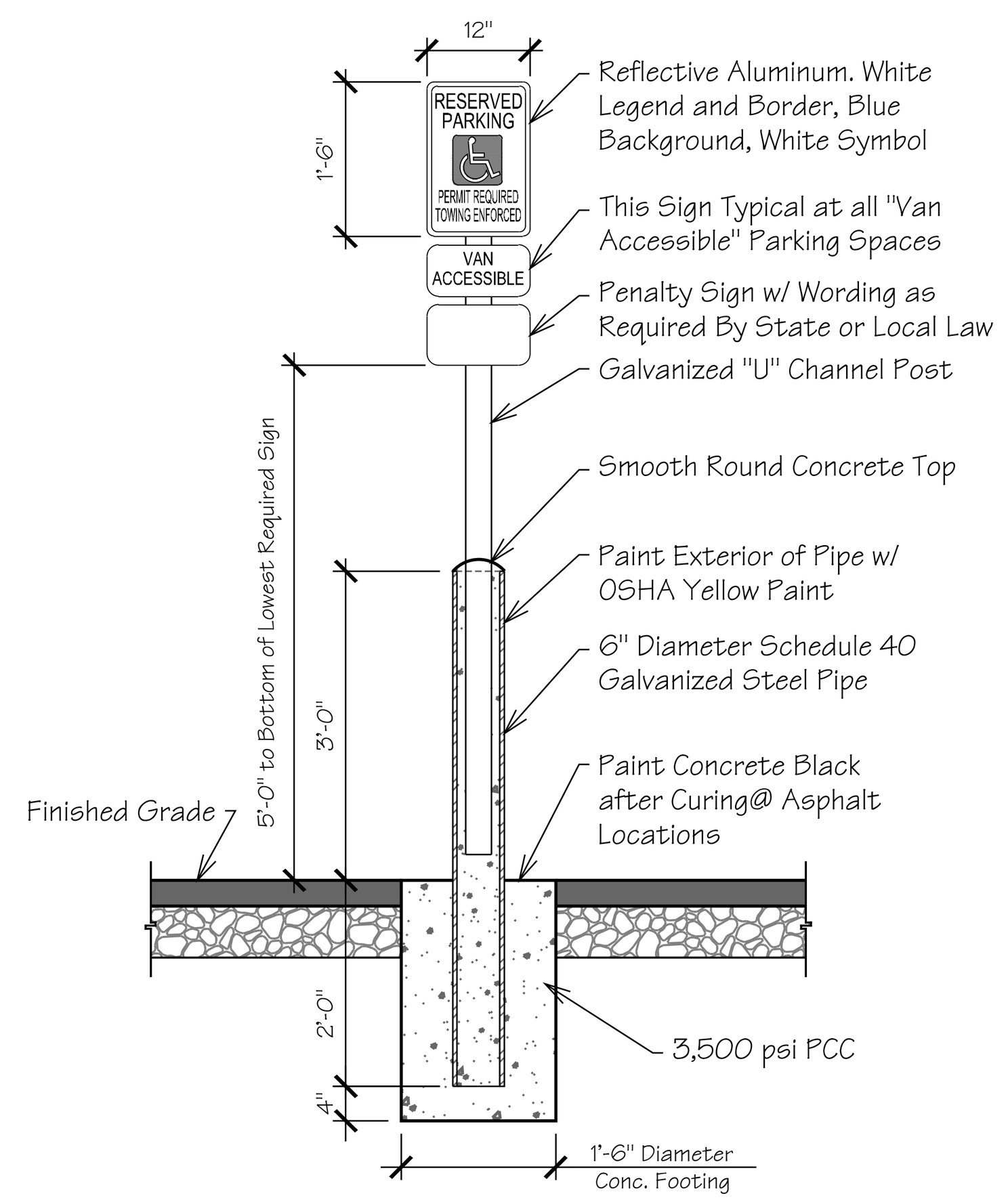
STORM SEWER TRENCH AND BEDDING

NOT TO SCALE



VICINITY MAP
N.T.S.

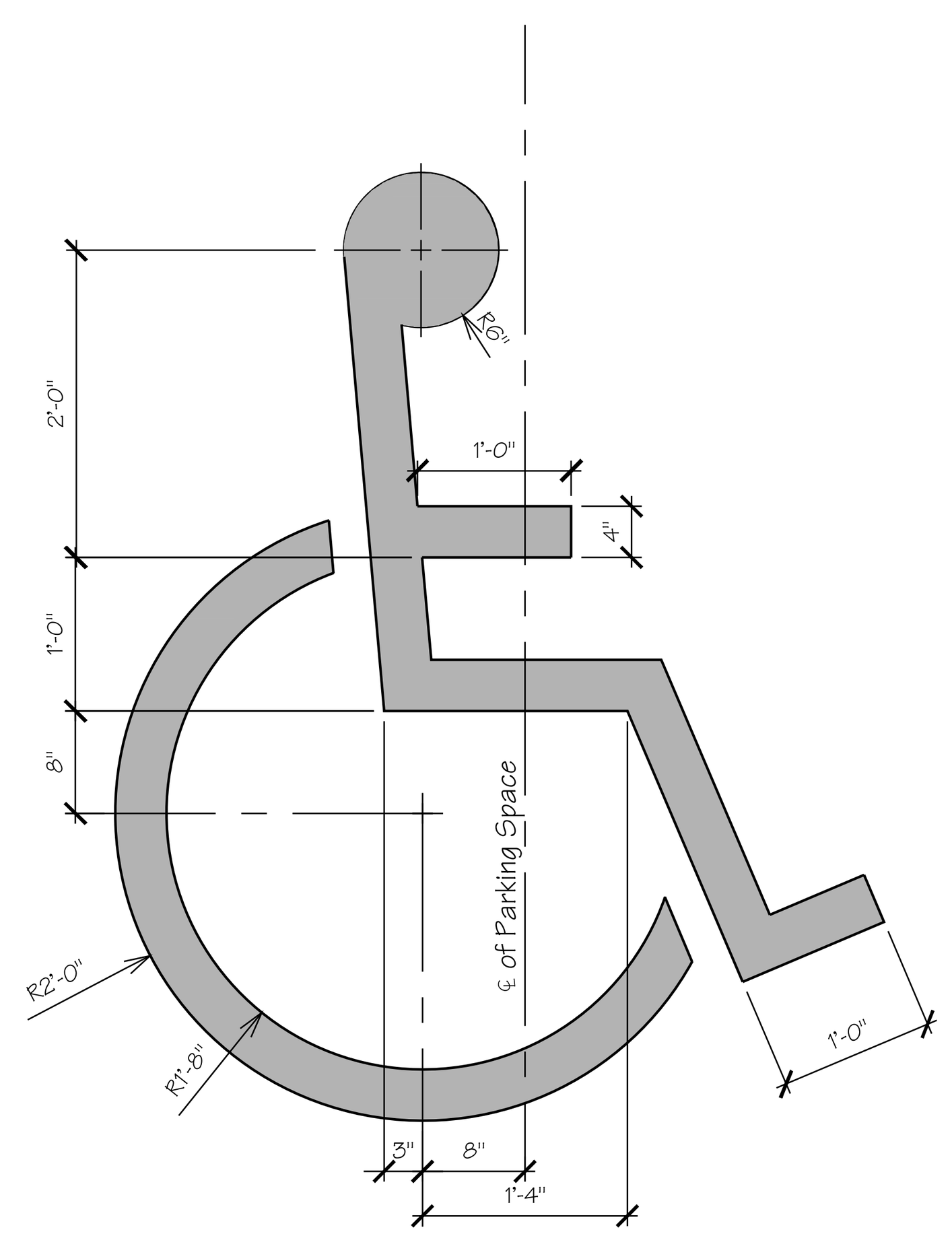
REVISIONS:		
№:	DESCRIPTION	DATE:
	PRE-BID ◇ POST-BID △	



One At Each Handicap Space. Where Handicap Spaces Face Each Other Without Walkway, There Shall Be One Post With Signs Mounted Both Sides

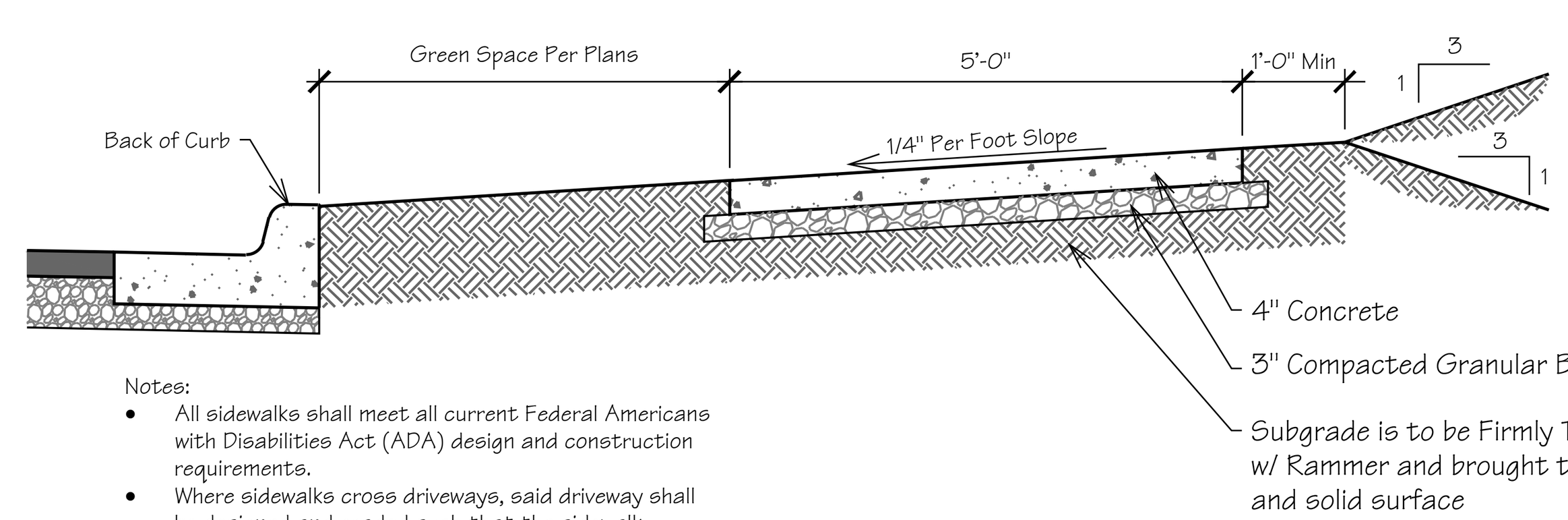
Handicap Sign Detail

Scale: 1/2" = 1'-0"

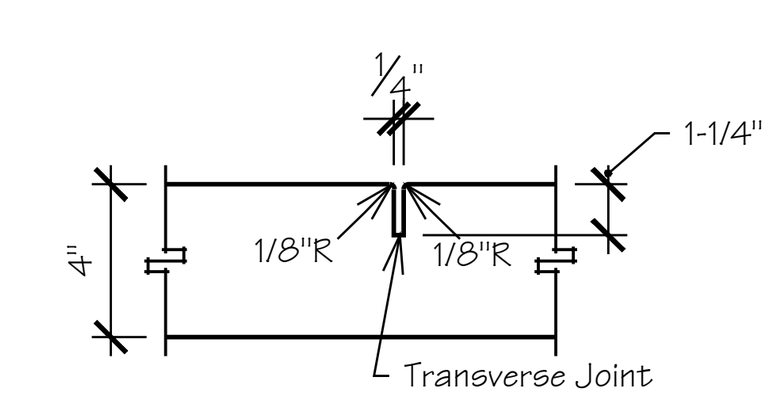


Accessible Striping Detail

Scale: 3/4" = 1'-0"

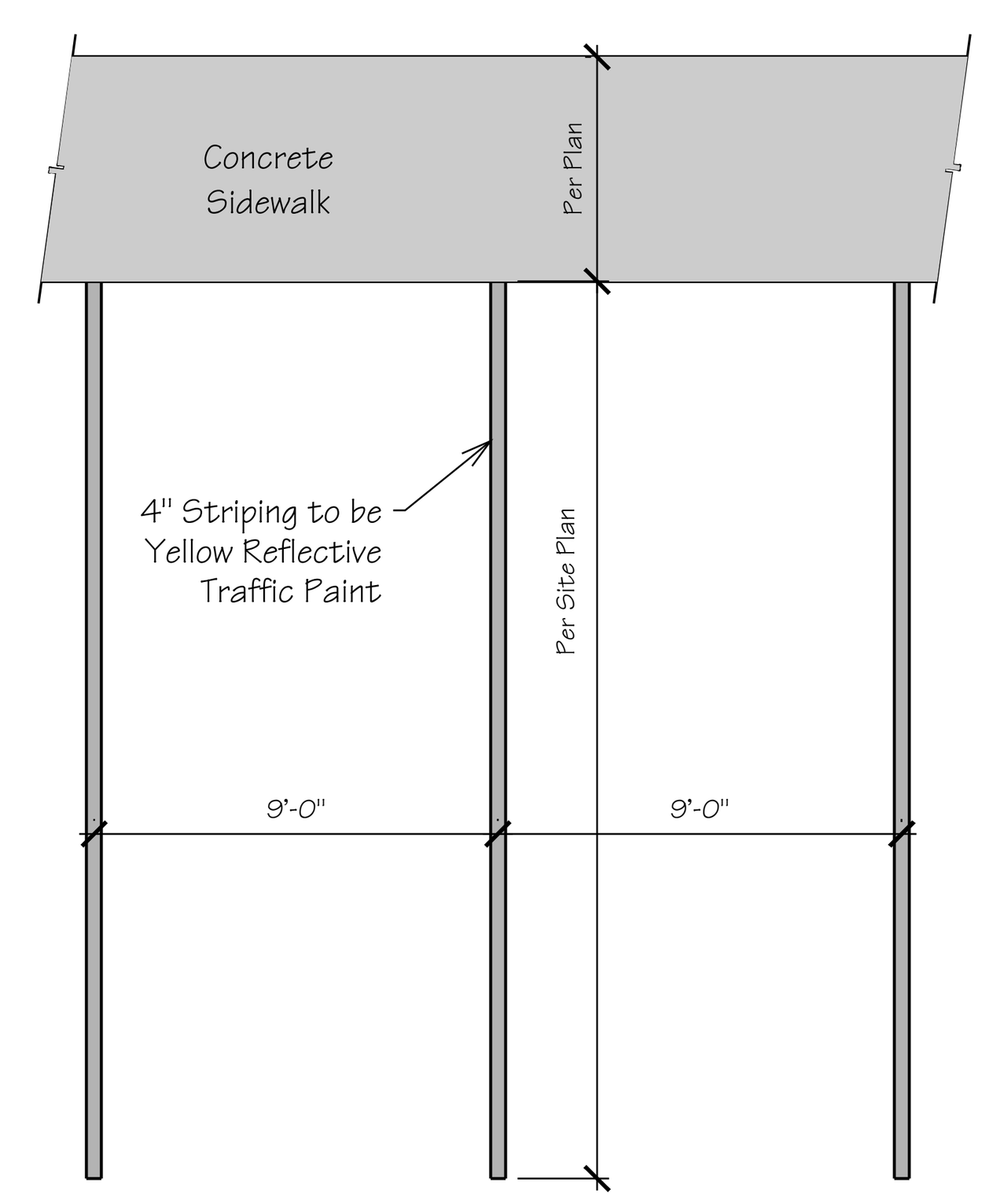


Notes:
- All sidewalks shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
- Where sidewalks cross driveways, said driveway shall be designed and graded such that the sidewalk cross-slope and grade continues through the driveway the same width as the adjacent sidewalks. Slope shall not exceed 2% where sidewalk crosses driveway.
- Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Sidewalks shall be a minimum of four inches (4") thick.
- Compacted granular base course shall be a minimum of three (3) inches thick.
- Transverse Joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
- Sawed Joints may be used Instead of Tooled Joints. All sawed joints shall be sealed using an approved sealant.
- 1/2" Asphalt Impregnated w/ Fiberboard Expansion Material Conforming to AASHTO M213 Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five (5) times the sidewalk width and at all Driveways.



Sidewalk Detail

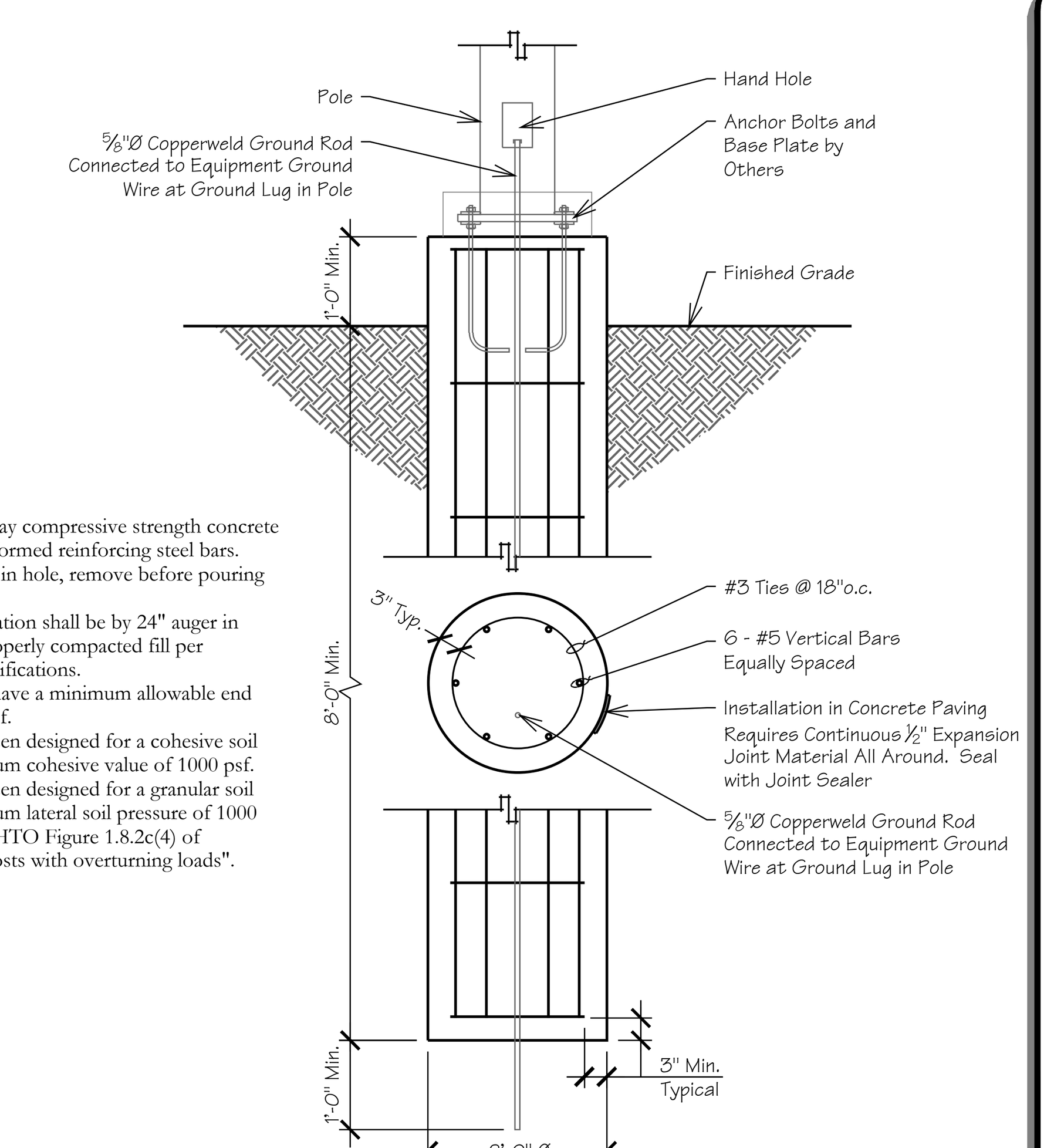
Scale: 1/2" = 1'-0"



Standard 90° Parking Stall

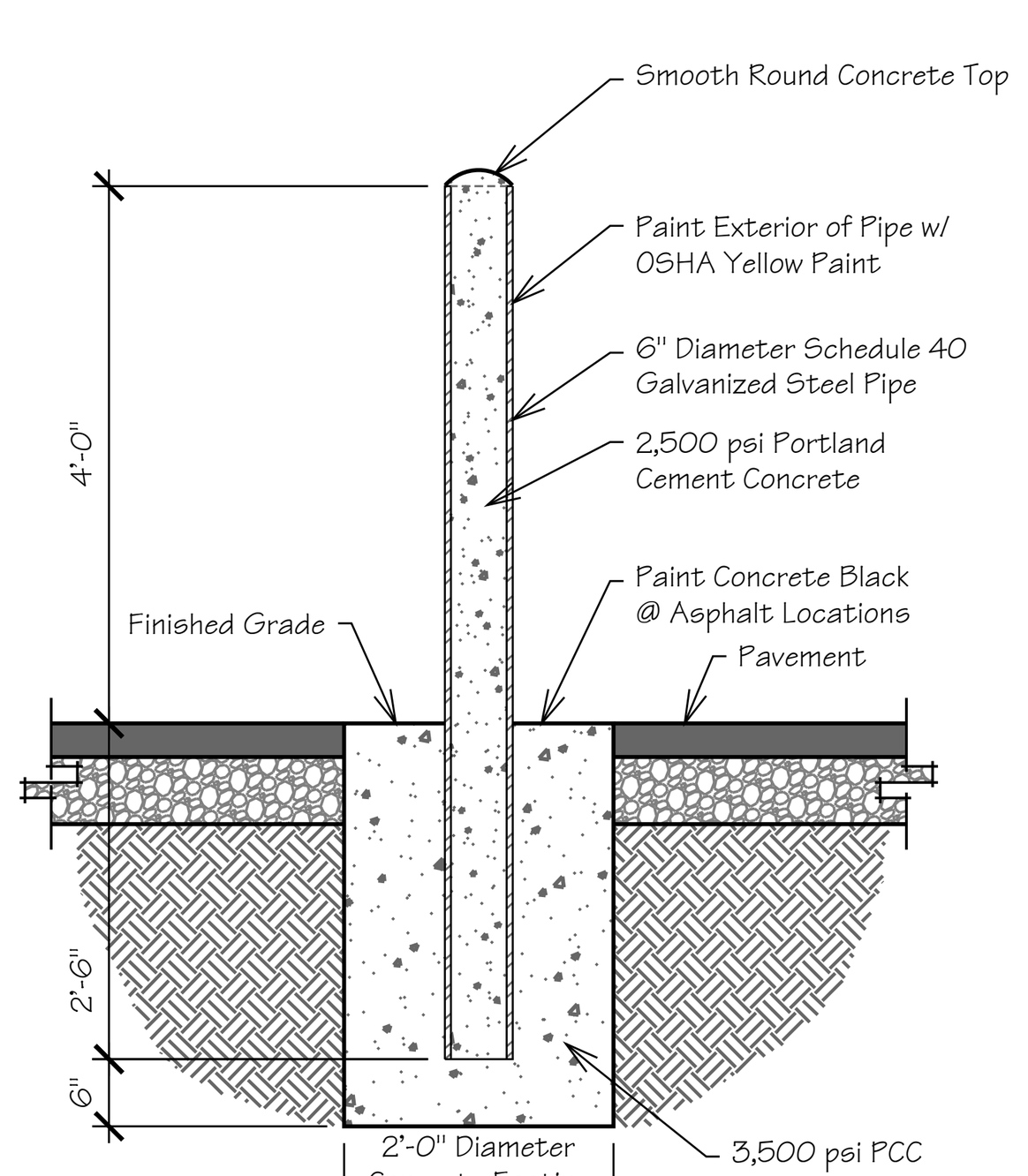
Scale: 3/16" = 1'-0"

NOTES:
- ✕ 3500 psi min. 28 day compressive strength concrete with Grade 60 deformed reinforcing steel bars.
- ✕ If water is present in hole, remove before pouring concrete.
- ✕ Foundation excavation shall be by 24" auger in undisturbed or properly compacted fill per Geotechnical Specifications.
- ✕ Foundation shall have a minimum allowable end bearing of 2000 psf.
- ✕ Foundation has been designed for a cohesive soil based on a minimum cohesive value of 1000 psf.
- ✕ Foundation has been designed for a granular soil based on a minimum lateral soil pressure of 1000 psf, utilizing AASHTO Figure 1.8.2c(4) of "embedment of posts with overturning loads".



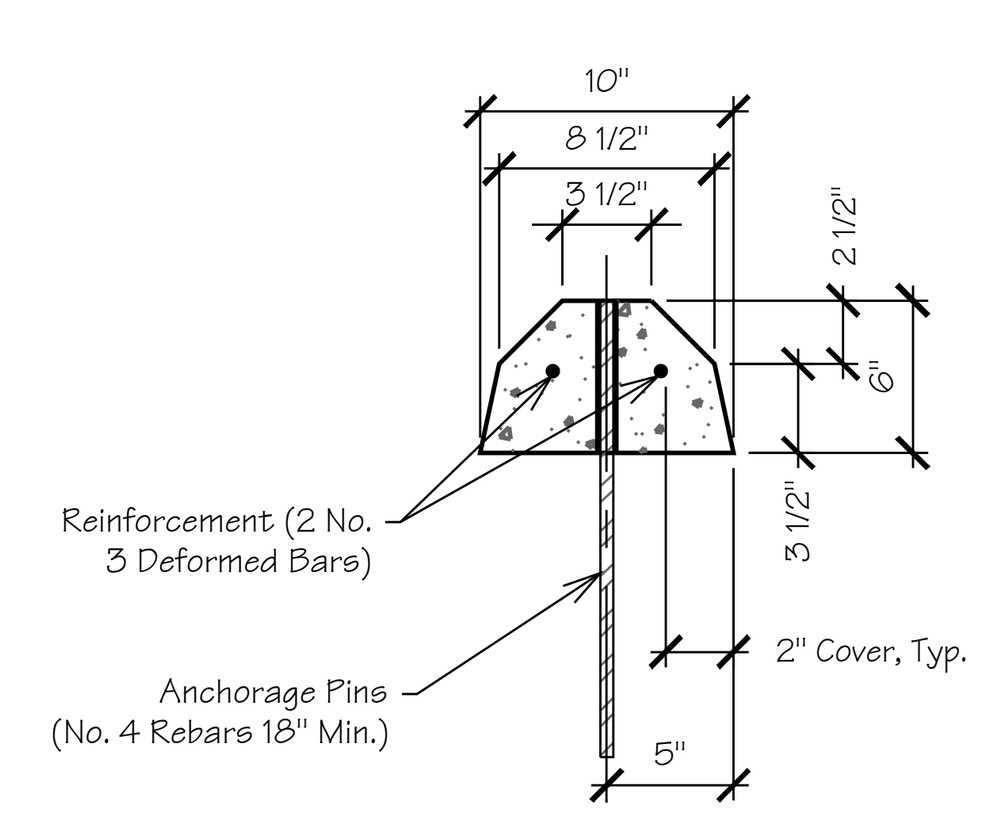
Typical Light Pole Base Detail

Scale: 1/2" = 1'-0"

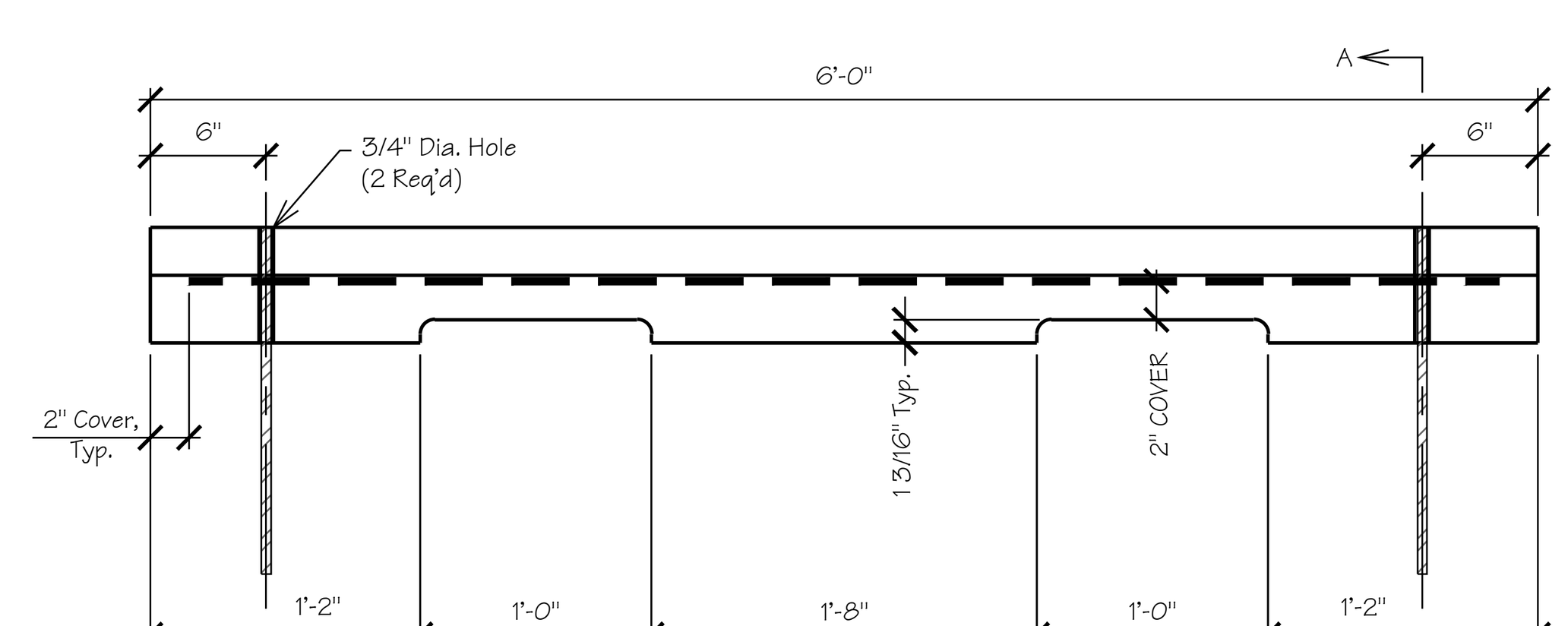


Bollard Detail

Scale: 1/2" = 1'-0"

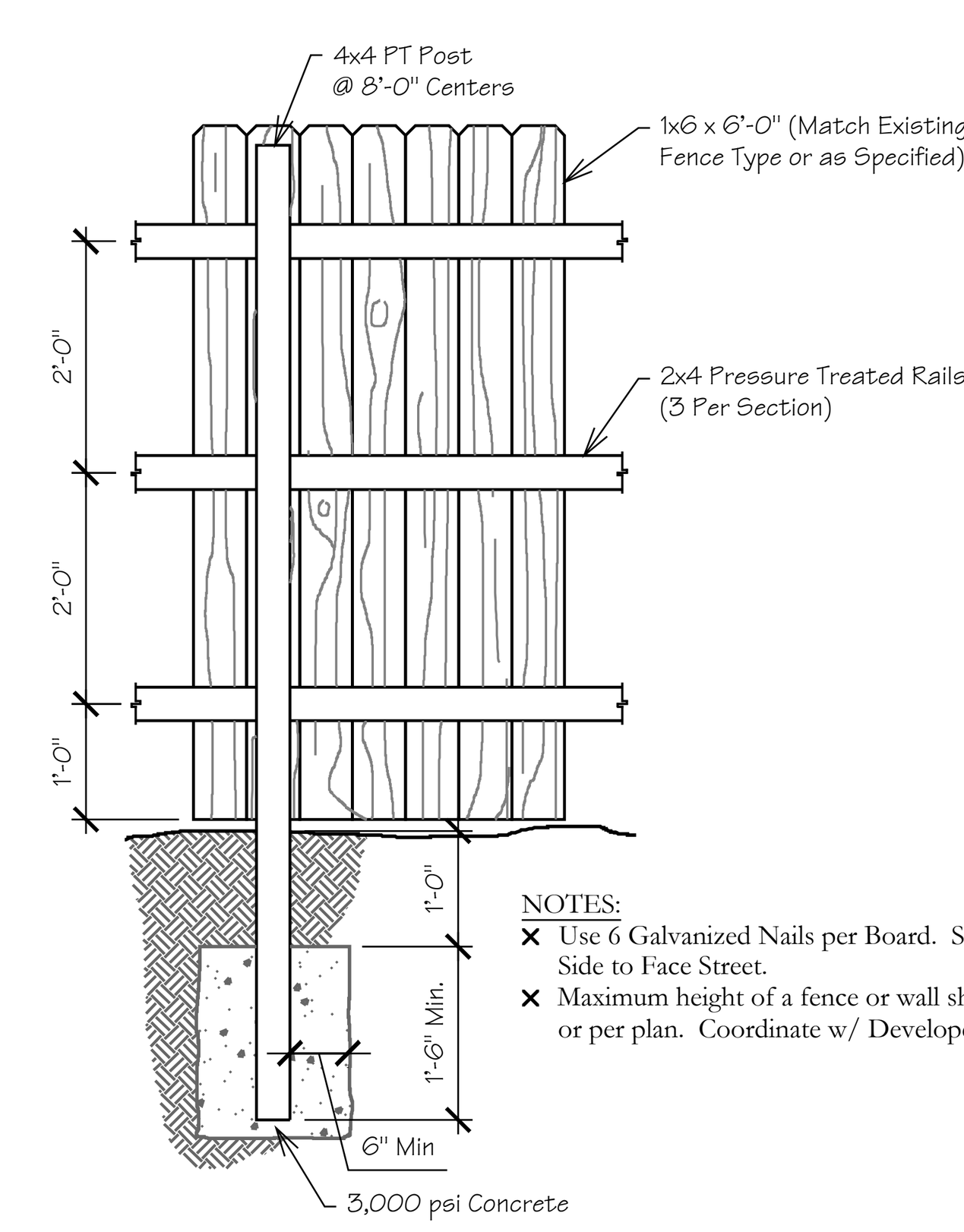


Section A-A



Precast Concrete Wheel Stop

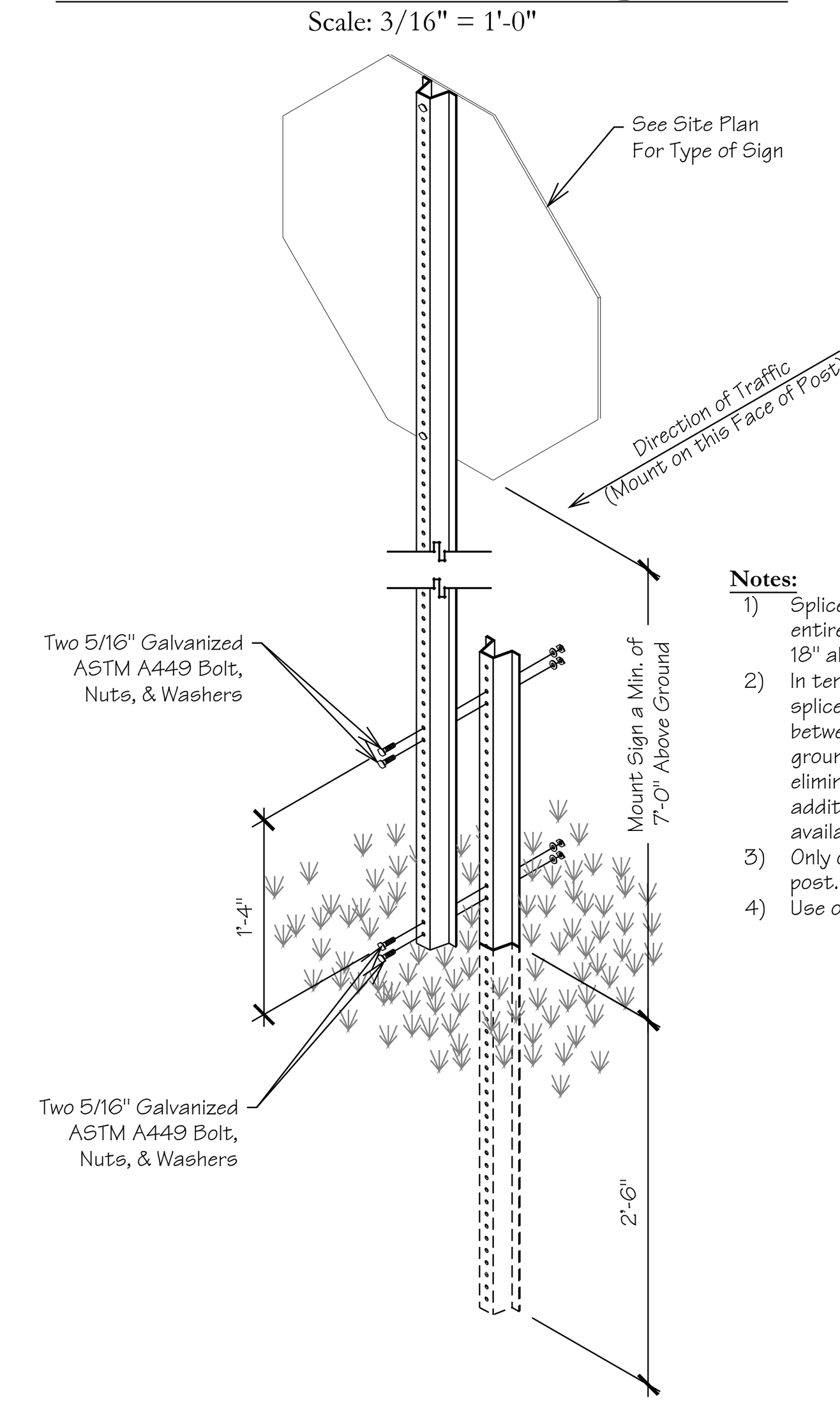
Scale: 1" = 1'-0"



NOTES:
- ✕ Use 6 Galvanized Nails per Board. Solid Board Side to Face Street.
- ✕ Maximum height of a fence or wall shall be 8'-0" or per plan. Coordinate w/ Developer / Owner.

PRIVACY FENCE DETAIL

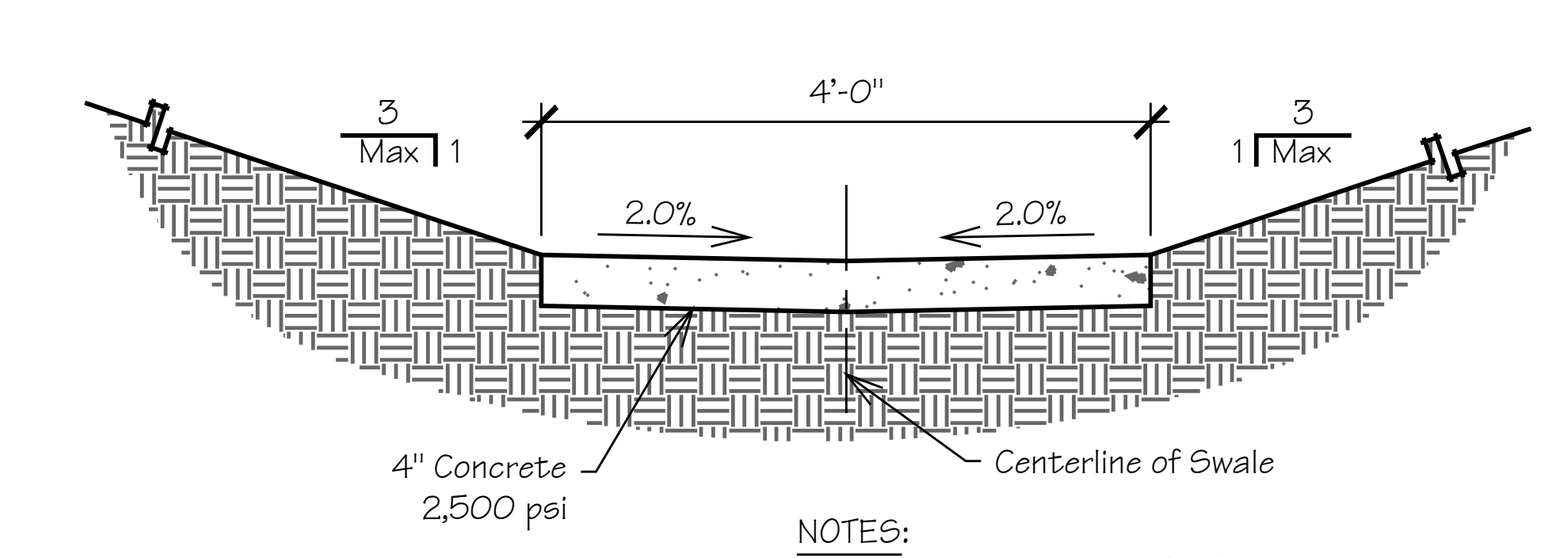
Scale: 1/2" = 1'-0"



Notes:
1) Splice shall be positioned entirely between ground line and 18" above ground line.
2) In temporary installations, the splice may be positioned between 18" and 60" above ground line. Placed to entirely eliminate the need for an additional splice when readily available stock is used.
3) Only one splice will be allowed per post.
4) Use of splice is optional.

SIGN / POST DETAIL

Scale: 3/4" = 1'-0"



NOTES:
Provide Saw Cut Joints @ 15' Intervals
Provide #4 Bars @ 12"o.c. Each Way

Concrete Trickle Channel

Scale: 1/2" = 1'-0"

Details
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

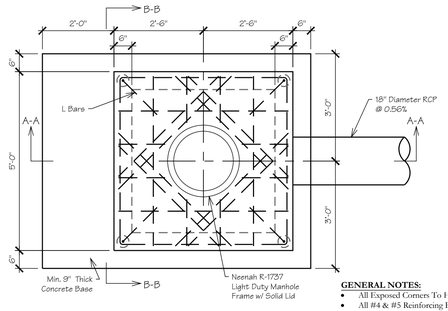
SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

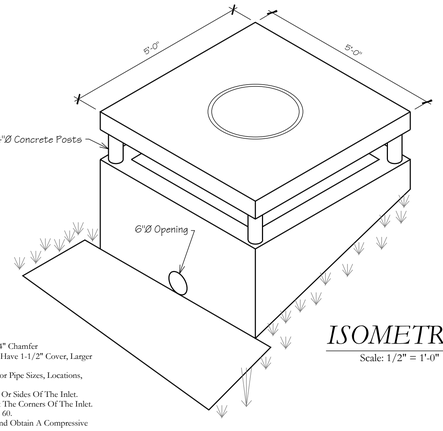
DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 23-0184 Civil 002 - Details.dwg	
SHEET NUMBER: C6	

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - details.dwg - Plotted on 3/23/2023 12:08:43 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



PLAN VIEW

Scale: 1/2" = 1'-0"

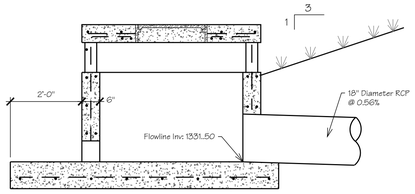


ISOMETRIC

Scale: 1/2" = 1'-0"

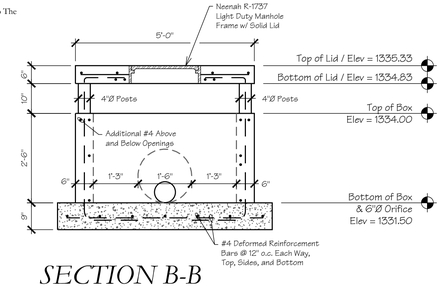
GENERAL NOTES:

- All Exposed Corners To Have 3/4" Chamfer
- All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
- See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
- Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At The Corners Of The Inlet.
- All Reinforcing Bars To Be Grade 60.
- Concrete Shall Be Cast In Place And Obtain A Compressive Strength Of 3000 Psi At 28 Days
- Concrete And Reinforcement Shall Conform To The Requirements of ACI 318-latest Edition.



SECTION A-A

Scale: 1/2" = 1'-0"

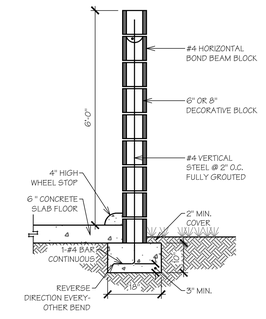


SECTION B-B

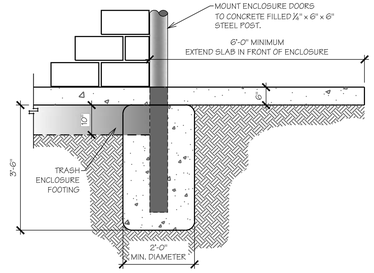
Scale: 1/2" = 1'-0"

OUTFALL STRUCTURE

Scale: 1/2" = 1'-0"



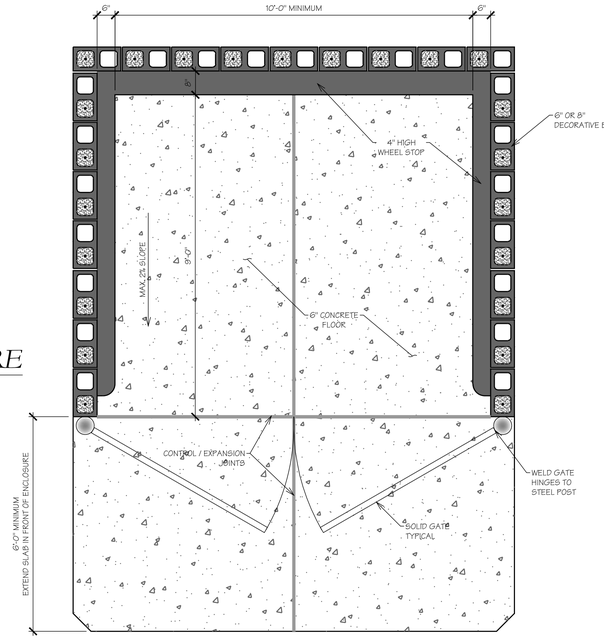
BLOCK ENCLOSURE



DOOR FOOTING

Notes:

1) Walls are to be of decorative block, masonry, or similar materials. (Not precision block)
2) Gates are to be of solid construction.
3) Pedestrian access is required if in residential or multi-tenant areas. Consult with the Planning Department for those requirements.
4) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/columns at ends of walls.
5) Enclosure shall be on a level pad at ground level. The area between the pad and the pick up area shall be a paved area 6' deep for the width of the enclosure and shall not exceed a grade of 2 percent.
6) Commercial enclosures shall be configured to allow the enclosure of two-three yard dumpsters.
7) Industrial enclosures shall be configured to allow the enclosure of three-three yard dumpsters.
8) Each bay shall have a separate pair of gates/doors that comply with item #2 above.
9) Minimum wall and gate height to be 6'-0"



PLAN VIEW

DUMPSTER ENCLOSURE

Scale: 1/2" = 1'-0"

500 SERIES

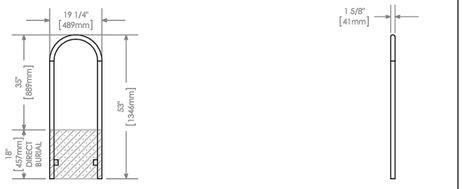
MBR-0500-00001

Legacy # MBR500-DB



MATERIALS:	All parts are made from H.S. steel tube.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. An optional galvanized finish is also available.
INSTALLATION:	The bike rack is delivered pre-assembled. It is available in direct burial installation.
TO SPECIFY:	Select MBR-0500-00001 Choose: - Powdercoat Color

HEIGHT: 53" (134.6cm) LENGTH: 19.25" (48.9cm) DEPTH: 1.63" (4.1cm) WEIGHT: 19.41lbs (8.8kg)

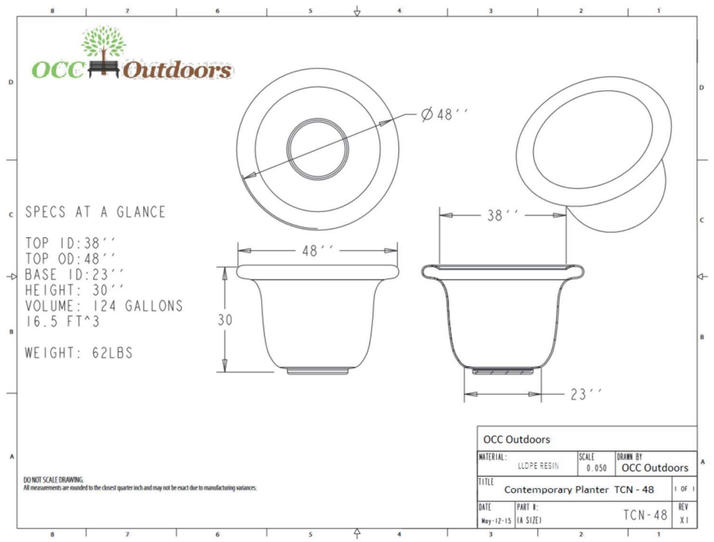


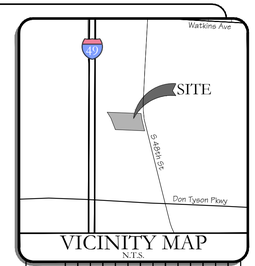
MAGLIN™ Site Furniture

T 800 718 5606
F 877 280 8383
www.maglin.com
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
- Details and specifications may vary due to continuing improvements of our products.

3/9/22, 9:44 AM image.png





VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	POST BID	DATE

Details
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

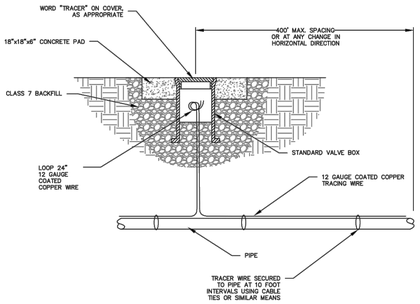
FIRM:
5102 S. Pinnacle Hills Pkwy, Ste. 101
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME:
23-0184 Civil 002 - Details.dwg

SHEET NUMBER:
C6

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - details.dwg - Plotted on 3/23/2023 12:09:11 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



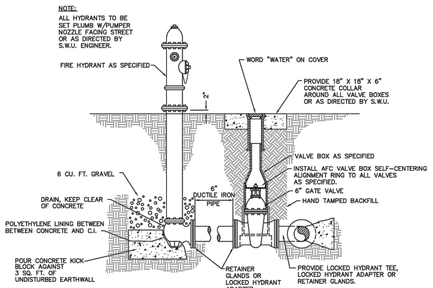
TRACING WIRE CONNECTION PORT

N.T.S.
M-1

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
ZRA	M-1	AUG 2020



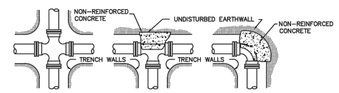
FIRE HYDRANT & GATE VALVE

N.T.S.

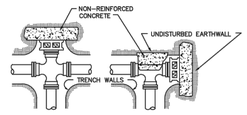
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

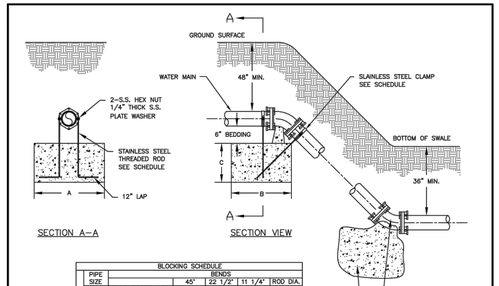
REACTION BACKING

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI/JNK	S-3	MARCH 2008



SECTION A-A SECTION VIEW

BLOCKING SCHEDULE					
PIPE SIZE		BENDS 45°	22 1/2°	11 1/4°	ROD DIA.
6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
	A (FT.)	4.00	4.00	4.00	3/4 IN.
	B (FT.)	2.50	1.85	1.30	
	C (FT.)	4.00	3.00	2.00	
	CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
	A (FT.)	5.00	5.00	5.00	
	B (FT.)	4.40	2.30	1.50	7/8 IN.
	C (FT.)	4.00	4.00	3.00	
	CLAMP (2 EA.)	9/16 IN. X 2 IN.			
20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	5.10	4.20	2.75	1 IN.
	C (FT.)	8.00	5.00	4.00	
	CLAMP (2 EA.)	5/8 IN. X 2-3/8 IN.			
24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
	A (FT.)	6.00	6.00	6.00	
	B (FT.)	7.25	4.50	3.20	1 IN.
	C (FT.)	8.00	7.00	5.00	
	CLAMP (2 EA.)	5/8 IN. X 3 IN.			

VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.

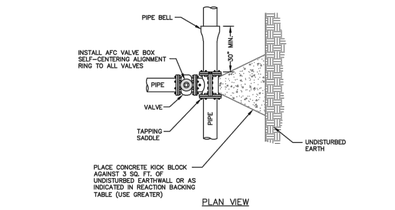
VERTICAL TIE-DOWN BLOCKING

N.T.S.

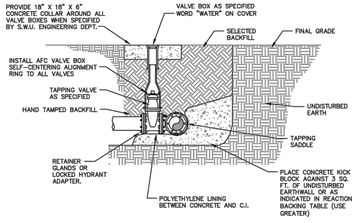
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-4	MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.
S-5

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

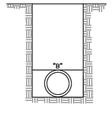
DRAWN BY:	DRAWING NO:	DATE:
CAG	S-5	AUGUST 2014

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



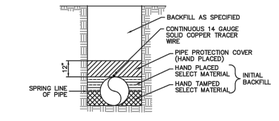
TYPICAL PIPE TRENCH

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

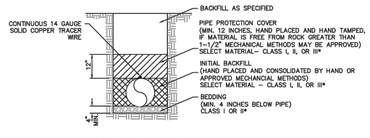
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

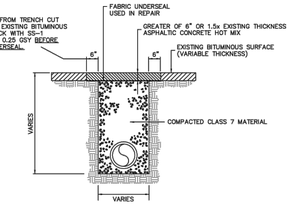
SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-18	AUGUST 2014

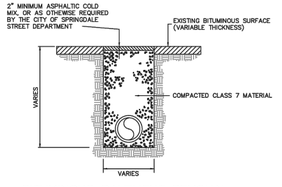
NOTES:

THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 180.



BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



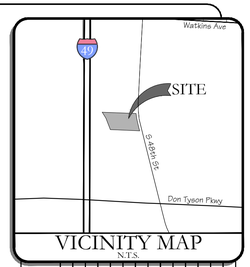
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-21	AUGUST 2014



VICINITY MAP
N.T.S.

REVISIONS:

NO:	DESCRIPTION	DATE:

SWU Details
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

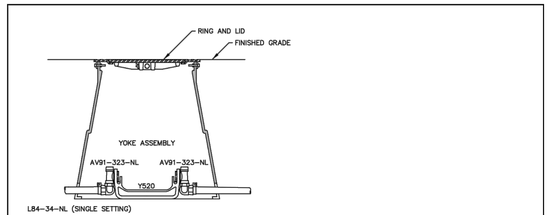
FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

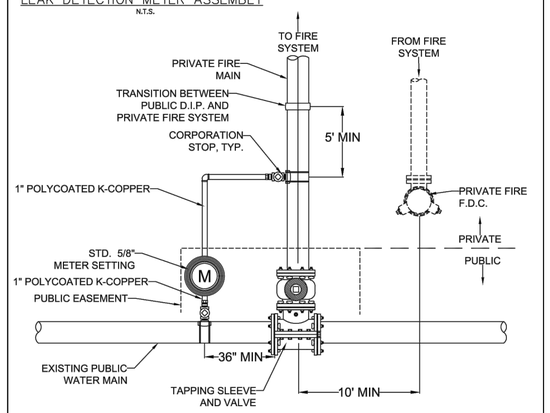
DRAWING NAME:
23-0184 Civil 002 - Details.dwg

SHEET NUMBER:
C7

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - details.dwg - Plotted on 3/23/2023 12:41:02 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



LEAK DETECTION METER ASSEMBLY
N.T.S.

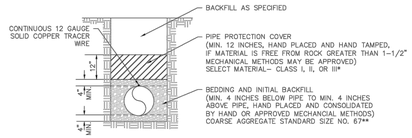


FIRE SYSTEM CONNECTION
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	JAN. 2018



PVC PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 5")
N.T.S.

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448, MAXIMUM EMBEDMENT PARTICLE SIZE SHALL NOT EXCEED 3/4 IN. FOR ANGULAR ROCK OR 1-1/2 IN. FOR ROUNDED ROCK

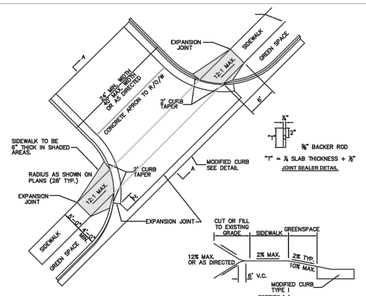
NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JSB	S-49	SEPTEMBER, 2020

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



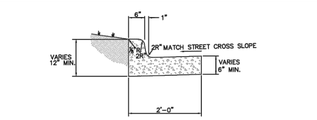
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

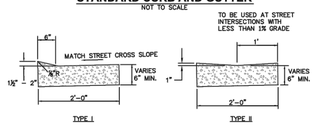
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-A-12.dwg



STANDARD CURB AND GUTTER
NOT TO SCALE

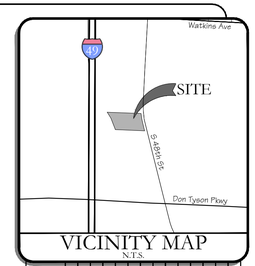


MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION:	PER REQ	DATE:

SWU & City of Springdale Details
1.23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

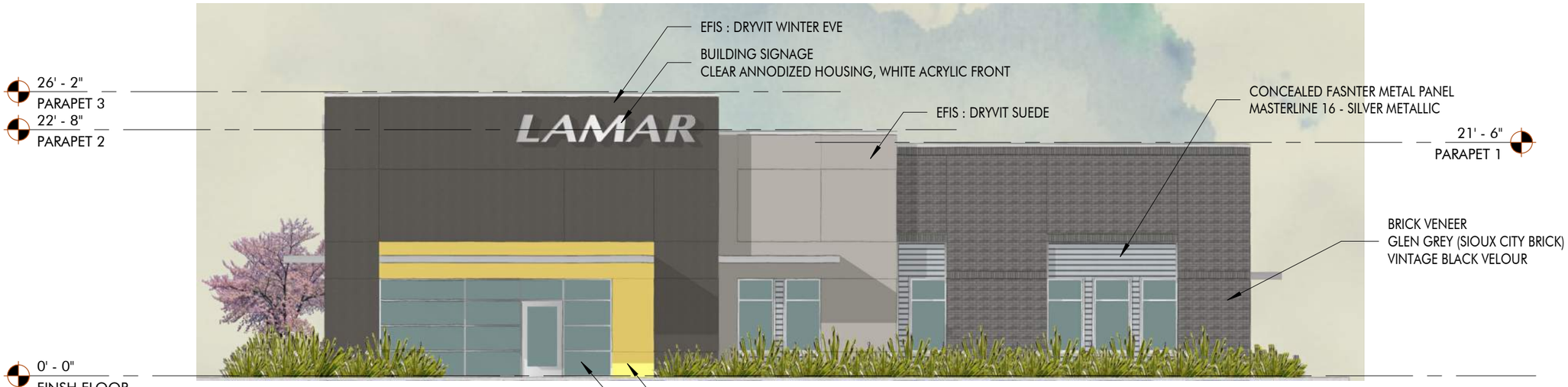
DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY: J. Du Quesne	REVIEWED BY: -

DRAWING NAME: 23-0184 Civil 002 - Details.dwg

SHEET NUMBER:
C7-1

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - details.dwg - Plotted on 3/23/2023 12:10:29 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

SCALE: 3/32" = 1' - 0"

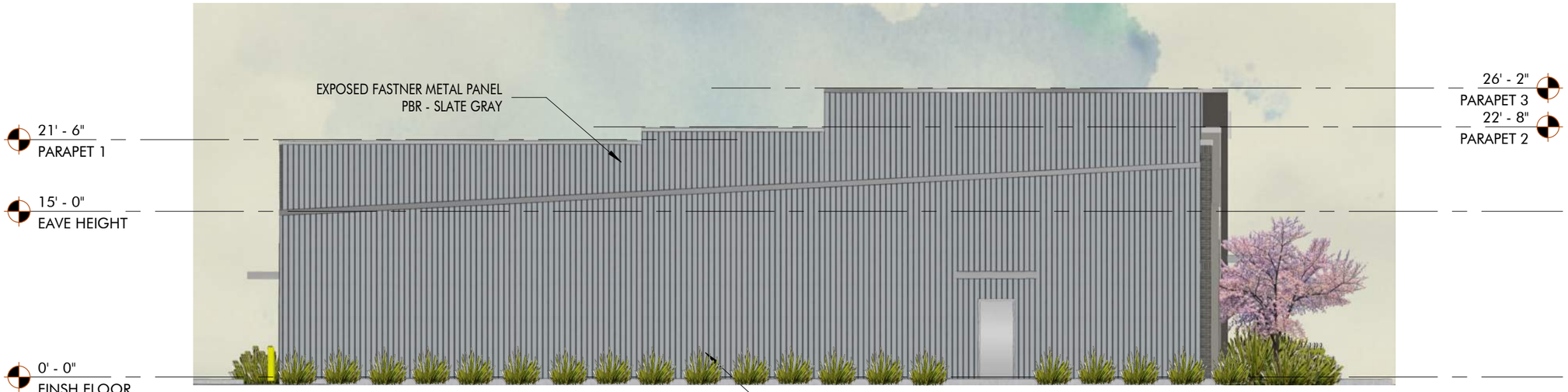
0' 8' - 0" 16' - 0" 32' - 0"

LAMAR NW ARKANSAS

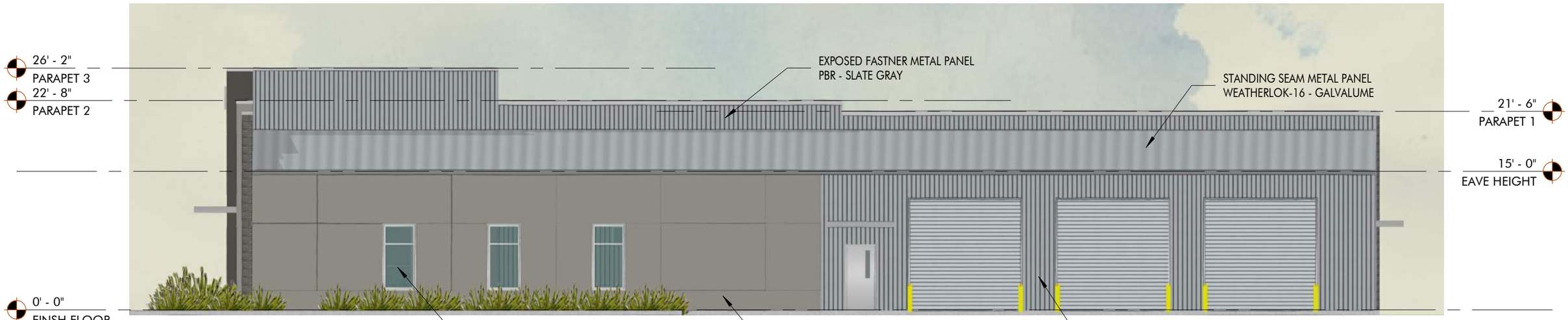
MARCH 30, 2023

DOMAIN APAC ARCHITECTURE

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

SCALE: 3/32" = 1' - 0"

0' 8' - 0" 16' - 0" 32' - 0"

LAMAR NW ARKANSAS

MARCH 30, 2023

DOMAIN APAC ARCHITECTURE

Subject: FW: C22-0019 - NW Arkansas (Fayetteville AR) Elevation Percentages L23-17
From: Austin Duhon <aduhon@domain-dsgn.com>
Date: 2/27/2023, 1:39 PM
To: Jorge Du Quesne <jorge@blewinc.com>

Jorge,

Here are the breakdowns of the exterior material percentages.

South elevation:
Stucco: 52%
Brick Veneer: 25%
Concealed Fastener Metal Panel: 7%
Glazing: 16%

West elevation:
Stucco: 57%
Brick Veneer: 15%
Concealed Fastener Metal Panel: 21%
Glazing: 7%

North elevation:
Stucco: 0%
Brick Veneer: 0%
Exposed Fastener Metal Panel: 100%
Glazing: 0%

East elevation:
Stucco: 48%
Brick Veneer: 0%
Exposed Fastener Metal Panel: 48%
Glazing: 4%

Overall total:
Stucco: 41%
Brick Veneer: 11%
Metal Panel (Concealed Fastener & Exposed): 41%
Glazing: 7%

Thanks,

Austin Duhon, AIA, NCARB
project architect

DOMAIN APAC
ARCHITECTURE


GAS
GAS
GAS
CONCRETE DRAINAGE DITCH
50' - 0"
DRAINAGE EASEMENT
10' - 0"
MAINT.
30' - 0"
R/W
OE
FO
BILLBOARD SIGN EASMENT
INTERSTATE 49 - ENTRANCE RAMP
SOUTH 48TH STREET
20' - 0"
SEWER
30' - 0"
BSL
20' - 0"
BSL
S
W
Global Illuminance
(lx)
71
61
51
41
31
21
11
1
ElumTools
Default
Analysis
Data 0

ADJACENT NEIGHBORS

L23-17

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-29107-274 based on information provided by Washington County as of March 23, 2023:

Parcel(s):	815-29107-270
Name:	Lane, Richard & Carol Revocable Trust
Street Address:	3320 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-272, 815-29107-371, 815-29107-284
Name:	City of Springdale
Street Address:	201 N Spring Street
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-29107-281
Name:	Phillips Free Will Baptist Church
Street Address:	3074 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-231
Name:	St Nicholas Antiochian Orthodox Christian Church
Street Address:	3173 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-250
Name:	JHT LLC an Arkansas Limited Liability Company
Street Address:	PO Box 2020 Tax Dept
City, State, Zip:	Springdale, AR 72765-2020
Parcel(s):	815-29107-251
Name:	Springdale Water & Sewer Comm
Street Address:	PO Box 769
City, State, Zip:	Springdale, AR 72765-0769

_____
Wes Luker, PLS

City File No./Name: _____



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: _____ Project Number: B23-40

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner __X__ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Lee Stewart	Name: Lamar Advertising Company
E-mail: lstewart@blewinc.com	E-mail: aduhon@domain-dsgn.com
Address: 5102 S. Pinnacle Hills Pkwy. Rogers, AR 72758	Address: 5321 Corporate Blvd. Baton Rouge, LA 70808
Phone: 479-443-4506	Phone: (888)308-5060
Site/ Location: S. 48th Street	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29107-274	Rezone required: No
	Total Acreage: 2.35

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☒ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☒ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Please see the attached variance exhibits.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Lamar Advertising Company is asking to allow the principal building entrance to face a direction other than towards the abutting public right-of-way as described in the Commercial Design Standards and Guidelines for entrances. Changing the orientation of the building would drastically alter the operations of the facility making vehicular access for patrons and the shop cumbersome. The developer needs access up to the building for vehicle entrance and exit from inside of the building. Alternatively, we can provide the landscaping in another location if acceptable to the City. The dumpster will have landscaping on the north and east side, but is paved on the south and west side. This is the laydown area for the business. It is screened from public view.
On the north side of the site there is a significant drainage way, vegetation, and easements that would make installation and maintenance of a fence very difficult.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

With the approval of this variance, we assess that the site and business operations will function well by having the primary building entry located along the Southwest corner while providing pleasing facades that are highly visible from highway traffic.

The area in question / laydown area for vehicle access and for the dumpster is screened from public view. Landscaping in this area will not be visible to the general public.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

The proposed landscaped frontage and business monument sign at the right-of-way of S. 48th Street provide local travelers and pedestrians an attractive environment and help bring visual identity to the front of the property. The highest visual presence and company identity will come by the building being situated deep into the lot and adjacent to the highway access ramp.

The fence surrounding the laydown area is an opaque fence that will keep the visibility to the building and dumpster to a minimum. The site in general will be landscaped that will provide the aesthetics for the site.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

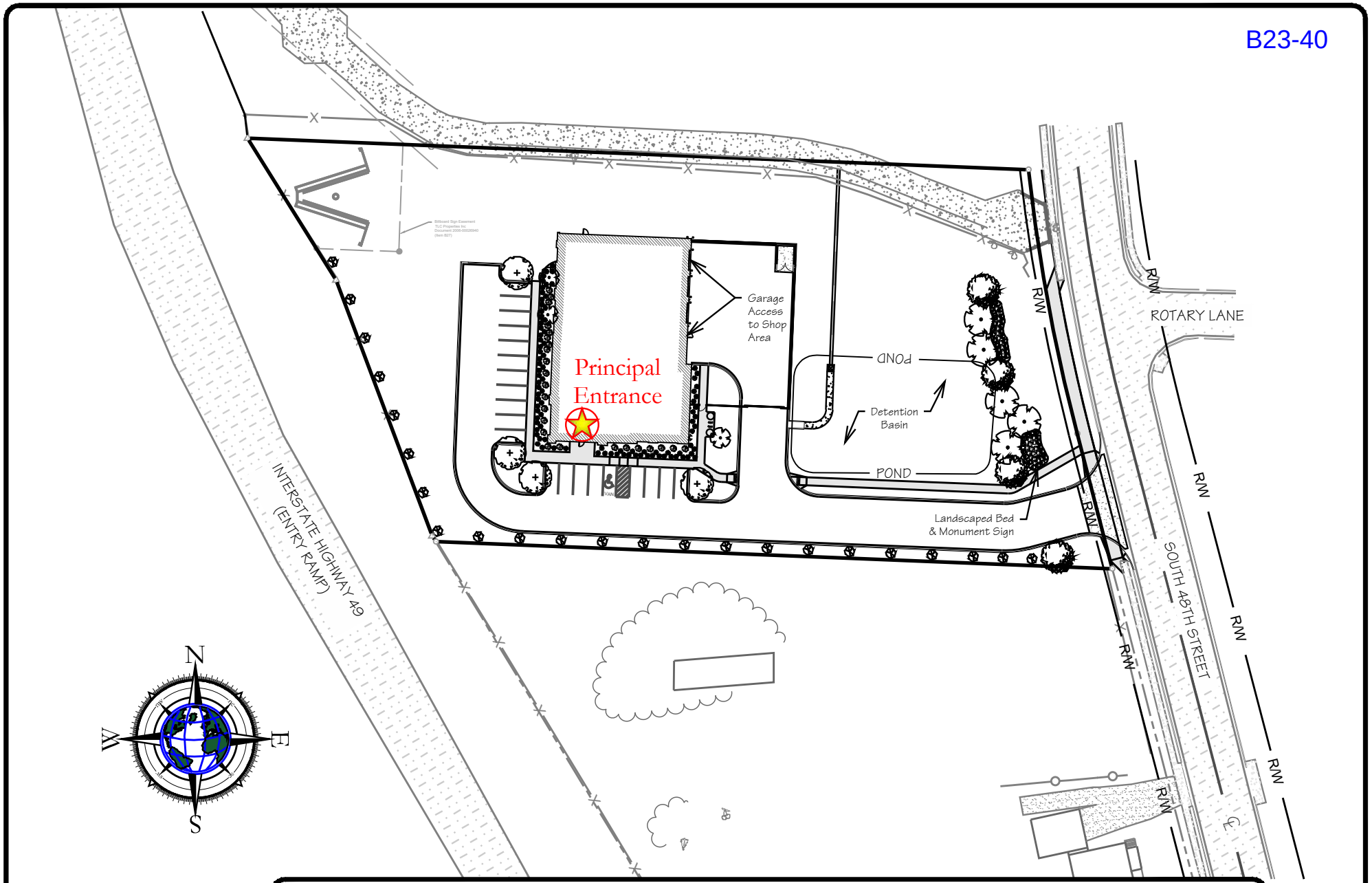
Lee Stewart

_____

_____

DATE: March 15th, 2023

B23-40



Variance Exhibit - Principal Entrance

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping

80' 0 40' 80' 160'

1 inch = 80 ft

Project Number: 23-0184

Certificate of Authorization № 1534

Date: 3/15/2023

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Legend:

Symbol	Key Qty.	Botanical/Common	Caliper	Comments
TREES:				
	5 GB	Ginkgo biloba — Maidenhair Tree (Only Male Variety)	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	4 JE	Ulmus americana 'Jefferson' — Jefferson Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	3 YC	Prunus x yodensis — Yoshino Cherry	1.5" Cal	Balled & Burlapped Limbed 4 ft. from the ground (Ornamental)
	4 AB	Fagus grandifolia — American Beech	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
	23 EO	Quercus robur f. fastigiata — English Oak	2" Cal	Balled & Burlapped (Screen)
SHRUBS & GRASSES:				
	25 RH	Rhododendron 'Maxecat' — Rhododendron	5 Gal	(Evergreen)
	62 KA	Abelia x grandiflora 'Kaleidoscope' — 'Kaleidoscope' Glossy Abelia	5 Gal	
	24 RG	Calamagrostis x acutiflora 'Karl Foster' — Karl Foster Feather Reed Grass	5 Gal	
	91 FG	Pennisetum alopecuroides 'Hamlen' — Hamlen Dwarf Fountain Grass	5 Gal	
GRASS:				
		Seed and Straw (Contractors Mix, rate per manufacture)		±24,500 sf
		Bermuda Sod		±8,106 sf

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	103,451.38 sf	2.37 acres
Proposed Dedicated R.O.W:	1,236.62 sf	0.03 acres
Net Site Area:	102,214.76 sf	2.35 acres
Zoning:	C-2—General commercial district	
SITE INFORMATION		
Total Paved / Gravel Area:	24,980.04 sf	0.57 acres
Total Sidewalk Area:	1,819.31 sf	0.04 acres
Total Building Area:	9,957.70 sf	0.23 acres
Total Impervious Area:	36,757.05 sf	36.0%
Total Pervious Area:	65,457.71 sf	64.0%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:	1 Trees & 7 Shrubs / 25 ft	
Length of Frontage:	213 ft	
Required:	9 Trees	63 Shrubs
Provided:	9 Trees	63 Shrubs
Landscape Buffer:		10'
Perimeter Landscaping:	1 Trees / 25 ft	
Length of Perimeter:	575 ft	
Required:	23 Trees	
Provided:	23 Trees	
Landscape Buffer:		5'
Interior Planting Area Required:		8.00%
Area of Interior Parking Lot:	8041 ft	
Required:	643 sf	
Provided:	655 sf	

Landscape Notes:

- Dimensions are measured from the face of curb, the face/corner of the building(s) or the center of stripe.
- Landscape contractor shall contact One Call for utility locations prior to beginning landscape work.
- Grass areas shall be vegetated with Bermuda grass sod as shown on the plans.
- All landscape beds are to be mulched with either tanned hardwood bark or redwood mulch, with a thickness of 3" over entire bed.
- Soil within landscape beds is to be amended with equal parts of perlite (or equitable substitute), peat moss and clean top soil. All landscape beds are to have sod removed before installation of plant material.
- Irrigation water meters have been provided. Developer to contact irrigation contractor to design and install automatic irrigation system.
- All plant materials shall meet requirements established by the American Standard of Nursery Stock.
- All plant and landscape materials shall be installed per city's landscape manual, and shall be guaranteed for a two year period from time of installation.

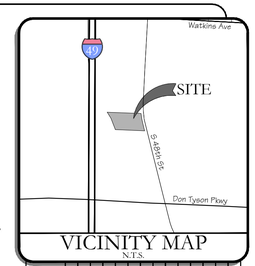


811 Know what's below. Call before you dig.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.

REVISIONS:

NO	DESCRIPTION	DATE
1	PER REV	
2	PER REV	

No:

Landscape Plan
L23-17

Development Plans For:
Lamar – Northwest Arkansas
S. 48th Street Springdale, Arkansas
Lamar Advertising
5321 Corporate Blvd.
Baton Rouge, LA 70808
(888) 308-5060

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Surveying Engineering Mapping
Office: 479.443.4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	23-0184
DRAWN BY:	REVIEWED BY:
L. Stewart	-

DRAWING NAME: 23-0184 Civil 002 - LSCP.dwg

SHEET NUMBER: B23-40 C2-1

p:\23-0184 lamar springdale, ar\civil drawings\23-0184 civil 002 - lscp.dwg - Plotted on 3/23/2023 4:05:49 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

ADJACENT NEIGHBORS

B23-40

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-29107-274 based on information provided by Washington County as of March 23, 2023:

Parcel(s):	815-29107-270
Name:	Lane, Richard & Carol Revocable Trust
Street Address:	3320 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-272, 815-29107-371, 815-29107-284
Name:	City of Springdale
Street Address:	201 N Spring Street
City, State, Zip:	Springdale, AR 72764
Parcel(s):	815-29107-281
Name:	Phillips Free Will Baptist Church
Street Address:	3074 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-231
Name:	St Nicholas Antiochian Orthodox Christian Church
Street Address:	3173 S 48th St
City, State, Zip:	Springdale, AR 72762
Parcel(s):	815-29107-250
Name:	JHT LLC an Arkansas Limited Liability Company
Street Address:	PO Box 2020 Tax Dept
City, State, Zip:	Springdale, AR 72765-2020
Parcel(s):	815-29107-251
Name:	Springdale Water & Sewer Comm
Street Address:	PO Box 769
City, State, Zip:	Springdale, AR 72765-0769

_____
Wes Luker, PLS

City File No./Name: _____

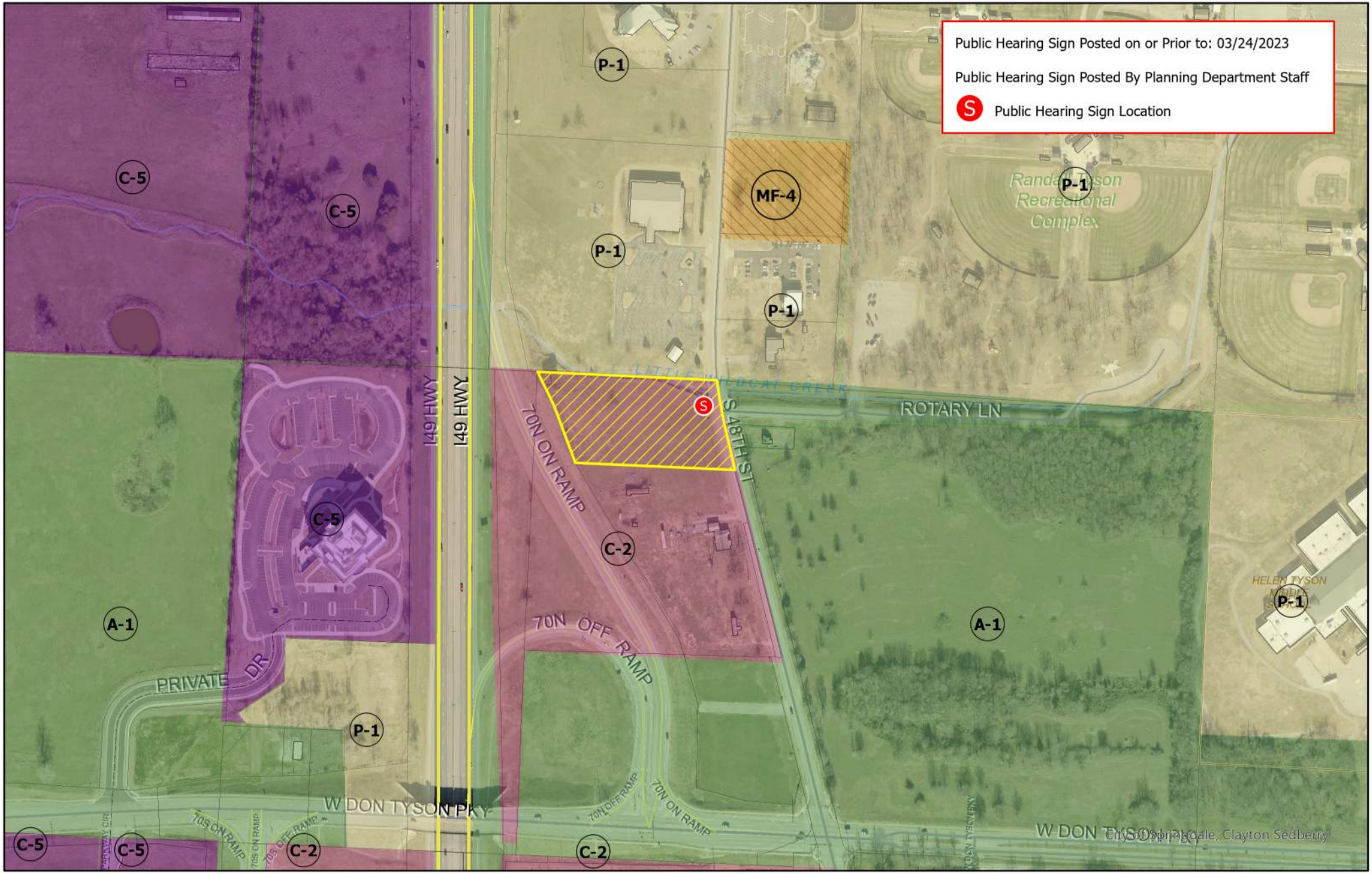




Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC
Miles
0 0.01 0.03 0.05 0.08 0.1
N

PROJECT: B23-40
APPLICANT: TLC Properties, LLC
(LAMAR NW Office)
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



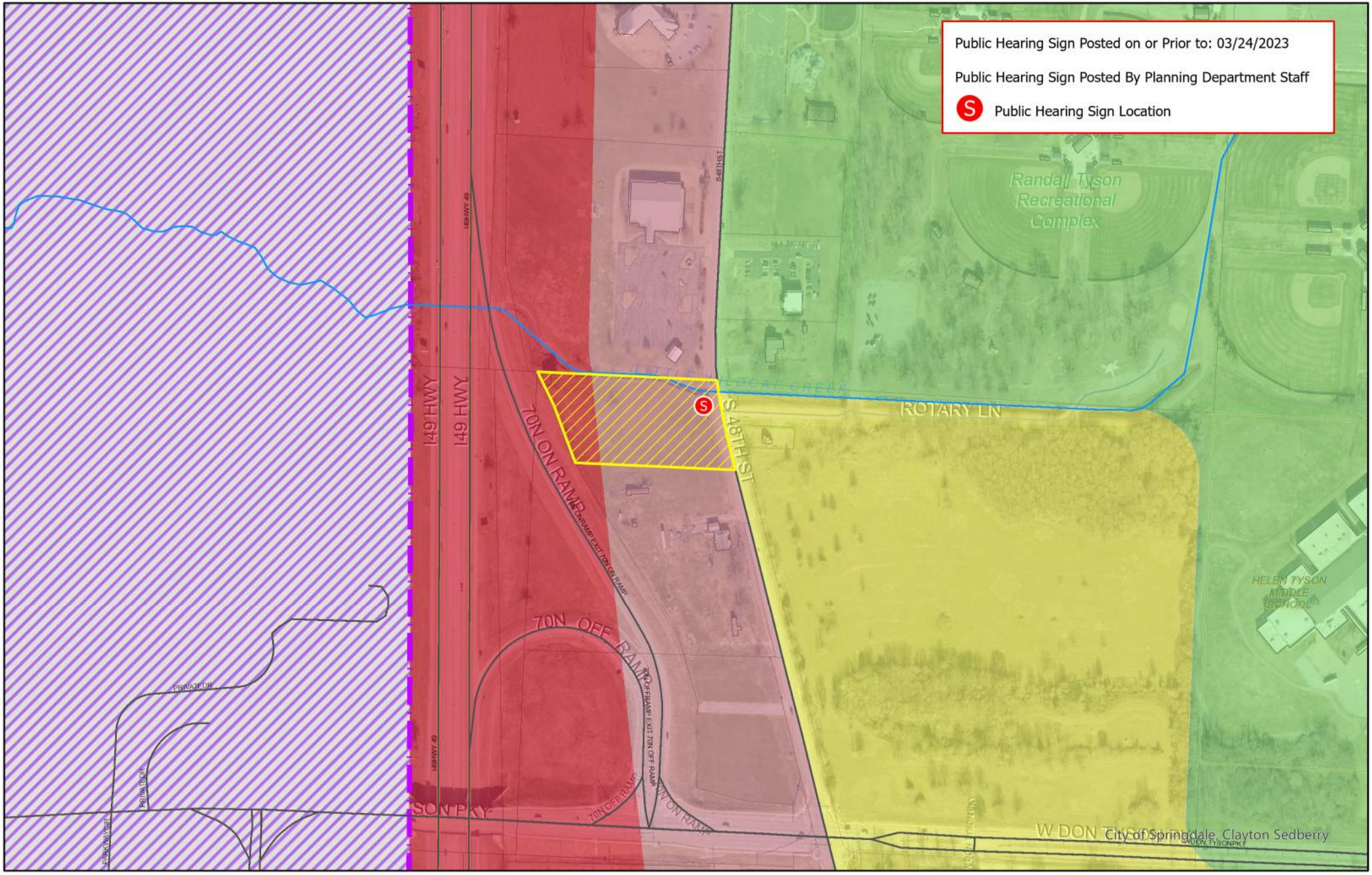
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-40
APPLICANT: TLC Properties, LLC
(LAMAR NW Office)
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-40
APPLICANT: TLC Properties, LLC
(LAMAR NW Office)
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

L23-23 TABLED UNTIL MAY PLANNING COMMISSION MEETING - VARIANCES NEEDED

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **L23-23** **Large-Scale Development** **CCO Event Center**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-23. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. On page 2 and 4, there is reference to a buffer for tree preservation. Please provide a listing of the trees to be kept, as this is required if existing trees are to be used as a buffer.
    a. Applicant states that a tree inventory is being completed.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. All drives and parking areas are required to be paved.
    a. Applicant states that a variance for gravel parking will be included on next planning cycle.
8. Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street. Show location and the State Plane Coordinates (NAD 83, Feet) for each streetlight.
    a. The streetlight fixture shall be by LSI Lighting Model Crossover XRM, #SPL-XRM3-AA9W/LED/UE-MSV-IPC-PC-COS.
9. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
10. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.
    a. Variance to be required for gravel parking area not to be lighted

11. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
12. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
    a. It appears that this will be necessary on wither side of the "Future Building", leading North to the main building.
2. Provide an area to accommodate a possible future public transit stop.
    a. Please contact Ryan Carr (rcarr@springdalear.gov)
3. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. It appears that there will need to be a break in the roofline on the West and East elevations.
4. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

Building & Fire Comments:

All Comments Addressed.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. **Chapter 106 – Stormwater Drainage**
    - **Show pipe profiles.**
    - **Drainage report:**
        - **Please show pre- and post-development runoff from site itself in addition to total runoff of the basin. Detention may be required if increase in runoff is significant compared to the rest of the basin.**
    -
2. **Chapter 107 – Stormwater Pollution**

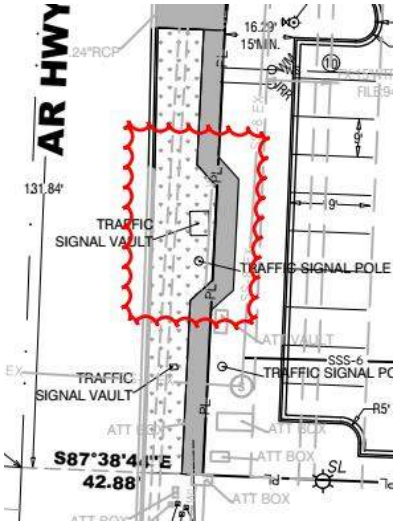
(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**

        - **Fee.**
        - **Proposed Truck Route for construction vehicles.**
    - **Provide erosion control plan.**

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
        - **Install wheel stops on any parking stalls that are adjacent to sidewalks with a width of 5'. (Show stops in front of future building if walk and parking stalls are built with this phase.)**
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - 

      Provide access easement for any sidewalk that is placed on private property because of obstructions within the street right of way.
    - **Smooth the transitions with longer radius on the sidewalk section shown above.**
    - **Separation is measured from projected curb line of drive. Variance needed to keep drives as shown.**
        - **North drive is too close to the adjacent drive on neighbor's property. Minimum separation is 50 ft (I measured this as approx. 30 ft separation currently)**
        - **Proposed drives are too close together, minimum separation is 150 ft (I measured this as approx. 143 ft separation currently)**

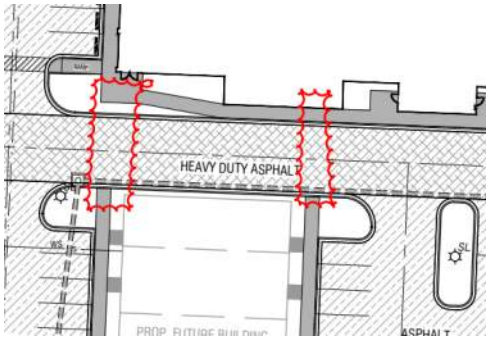
4. **Chapter 112 – Subdivisions**

   (Code 1973, § 30-1)

   - *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
     - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
       - Label all lights as Proposed or Existing.
       - Show the direction of the mast arm.
       - Show the size and type of lights based on the location and classification of the street.
       - Add note to determine if the light is designed for area parking lot lights or as a street illuminator.
       - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing.
       -

5. **Chapter 130 – Zoning Ordinance**

   (Ord. No. 3307, 3-25-03)

   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**
       - 

       - **Provide ADA ramps at all crossings.**

L23-23 TABLED UNTIL MAY
PLANNING COMMISSION MEETING
- VARIANCES NEEDED

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: March 24, 2023 Project Number: L23-23

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 2.17.23
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable) Forthcoming
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: x Applicant _____ Representative

Applicant (person making request)	Development Point of Contact for Question & Staff Reviews
Name: Cruz Ortiz	Name: Blake Jorgensen
E-mail: ccoconcrete@yahoo.com	E-mail: blake@jorgensenassoc.com
Address: 4149 N Thompson Street, Springdale, AR 72764	Address: 124 W Sunbridge Suite 5, Fayetteville, AR 72703
Phone: 479.361.8720	Phone: 479.442.9127
Site/ Location: 4149 N Thompson St	Current Zoning District: C-5
Assessor's Parcel Number(s): 21-00249-000	Rezone required: No
	Total Acreage: 4.64 acres

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Blake Jorgensen Date: 3.1.23

Signature: 

Staff Notes:

L23-23

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Pasty Christie - Planning Director; Rick Barry - Planning Assistant Director; Katie Hollingshead - Special Projects Engineer; Ed Stith - Building Inspector; Steven Goss - Fire Marshal; Dillon Bentley - Jorgensen + Associates; Cruz & Nestor Ortiz - CCO Investments LLC Jim Key & Tim Kwasney - Key Architecture Inc.
Name of main point of contact for project: Blake Jorgensen - Jorgensen + Associates Email: blake@jorgensenassoc.com
Parcel Number(s): 21-00249-000
Acreage of the proposed development: 4.64 Acres
Type of project: Proposed 28,878 S.F. Event Center LSD with associated site development
When is the intended application date? 3-2-2023
Per the date above, the earliest Planning Commission meeting date would be: 4-4-2023

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. Yes, Address is 4149 N. Thompson Street, Springdale, AR 72764

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
Yes, this project site is currently zoned C-5.

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No, this project is not located in the Downtown Form-Based Code District, or S.E.E.D. Districts.

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No, this project does not involve a multifamily structure.

All projects must meet the requirements of the Drainage Criteria Manual.
Noted, the proposed LSD will adhere to the requirements of the Drainage Criteria Manual

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
No, unless required

Is there a prepared photometric plan?
There's no proposed site photometric's at this time.

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes, There's s proposed landscaping plan showing perimeter and frontage landscaping.

Based upon this discussion, what variances/waivers will be required?
Several variances will be requested to support the current layout,
These will be noted and applied for at a later date.

Please state all of the Fire Code issues mentioned.
Fire protection & fire lane layout were mentioned during the pre-application meeting.

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, T18N, R30W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVE THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

CERTIFICATE OF PLAT APPROVAL:

PURSUANT TO THE PEA RIDGE LARGE SCALE DEVELOPMENT REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION:_____

_____
CHAIRMAN, CITY OF SPRINGDALE PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY:

IN ACCORDANCE TO STATE STATUES AND IN CONFORMANCE WITH ARKANSAS CODE ANNOTATED 17-27-101-ET-SEQ, EACH SET OF PLANS SUBMITTED SHALL HAVE PRINTED THEREON A CERTIFICATE OF ENGINEERING ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAN MADE UNDER MY DIRECTION AND COMPLIES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE LARGE SCALE REGULATIONS.

DATE OF EXECUTION:_____

_____
REGISTERED PROFESSIONAL ENGINEER, ARLS #18891

CERTIFICATE OF SURVEY ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION:_____

_____
REGISTERED LAND SURVEYOR, ARLS #1118

LARGE SCALE DEVELOPMENT

for

CCO 71B EVENT CENTER

L23-23

4149 N THOMPSON STREET
SPRINGDALE, ARKANSAS 72764

INCLUDING

LSD, GRADING, STORM DRAINAGE, & LANDSCAPE PLAN

MARCH 2023

OWNER

CRUZ ORTIZ
4149 N THOMPSON STREET
SPRINGDALE, AR 72764

CITY OF SPRINGDALE CONTACT LIST:

Planning Director: Patsy Christie	Ph: (479) 750-8550
Planning Assistant Director: Rick Barry	Ph: (479) 750-8550
Senior Planner: Sharon Tromburg	Ph: (479) 750-8550
Engineering Director: Ben Peters	Ph: (479) 750-8105
Senior Project Manager: Katie Hollingshead	Ph: (479) 750-8105
Special Projects Administrator: Steve Hatfield	Ph: (479) 750-8105
Building Department: Ed Stith	Ph: (479) 750-8154
Fire Marshal: Steven Goss	Ph: (479) 751-4510
Springdale Water Utilities: Larry Peckham	Ph: (479) 751-5751
Black Hills Energy: Scott Stokes	Ph: (479) 575-1424
SWEPCO/AEP: Steve Satterfield	Ph: (479) 973-2347
Cox Communications: Chris Byrd	Ph: (479) 751-2000
AT&T: Layne Rhodes	Ph: (479) 442-1977

PREPARED BY:

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.18891 DILLON B. BENTLEY

CERTIFICATE OF AUTHORIZATION JORGENSEN & ASSOCIATES No. 722 ARKANSAS – ENGINEER

DILLON B. BENTLEY
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 18891

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE SPRINGDALE WATER & SEWER COMMISSION.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPRINGDALE WATER AND SEWER COMMISSION SPECIFICATIONS.
5. WATERLINE SHALL BE DUCTILE IRON PIPE.
6. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
7. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
8. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATERLINES.
10. ALL STORM DRAINS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
11. ALL CORRUGATED METAL PIPE SHALL BE COATED OR ALUMINIZED AND BE GAGE '16' FOR SIZES 18"-30", GAGE '14' FOR SIZES 36"-54", AND GAGE '12' FOR SIZES 60" AND ABOVE
12. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
13. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY ENGINEER.
14. ALL SITE CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE'S SPECIFICATIONS.

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

INDEX OF SHEETS

C0.00	COVER SHEET
C1.00	EXISTING SITE SURVEY
C1.01	SITE DEMOLITION PLAN
C1.02	LARGE SCALE DEVELOPMENT PLAN
~~C1.03~~	~~UTILITY PLAN~~
C1.04	GRADING & STORM DRAINAGE PLAN
~~C1.05~~	~~GRADING & STORM DRAINAGE PROFILES~~
C1.06	PAVING & FIRE LANE STRIPING PLAN
C1.07	EROSION CONTROL PLAN
L1.00	TREE PRESERVATION & LANDSCAPE PLAN
C5.00	WATER & SEWER DETAILS I
C5.01	WATER & SEWER DETAILS II
C5.02	TYPICAL DETAILS
C5.03	GRADING & EROSION CONTROL DETAILS I
C5.04	GRADING & EROSION CONTROL DETAILS II
DR-1	ARDOT DRIVEWAY DETAIL

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

CERTIFICATE OF SURVEY AND ACCURACY:

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

_____ DATE OF EXECUTION

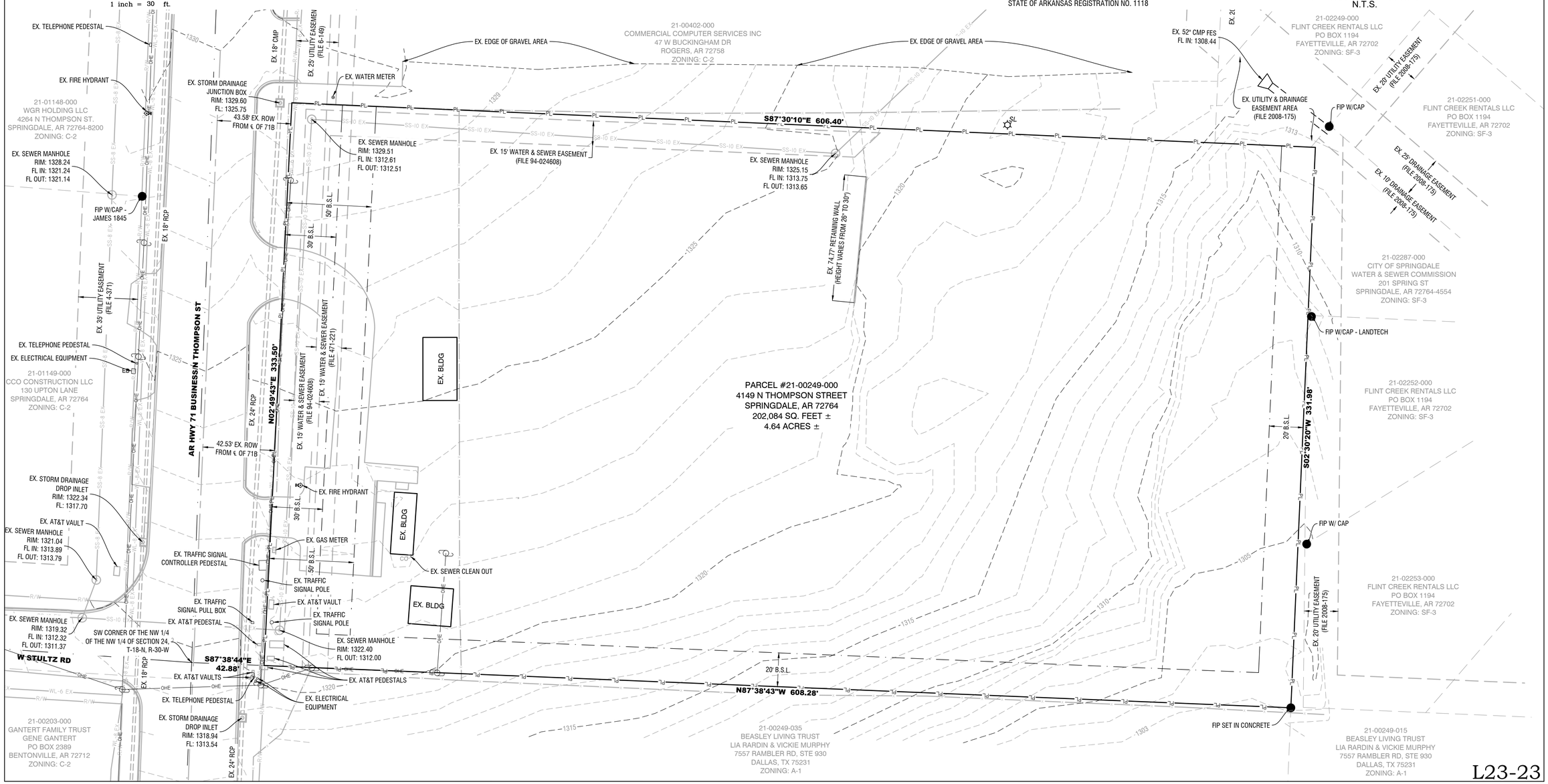
_____ REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1118

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\EXISTING SITE SU
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1118
SIGNATURE
GREG L. JORGENSEN
PROFESSIONAL LAND SURVEYOR

SHEET TITLE

EXISTING SITE SURVEY

SHEET NUMBER

C1.00

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

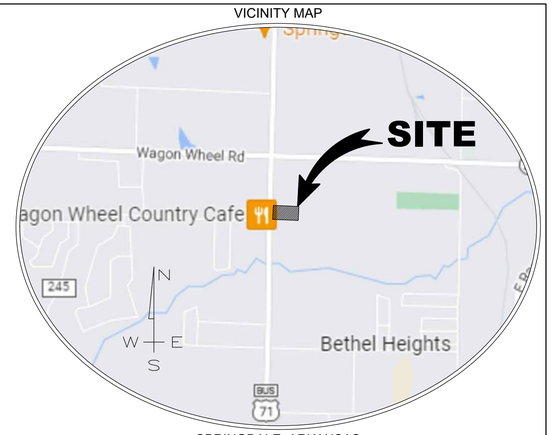
COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



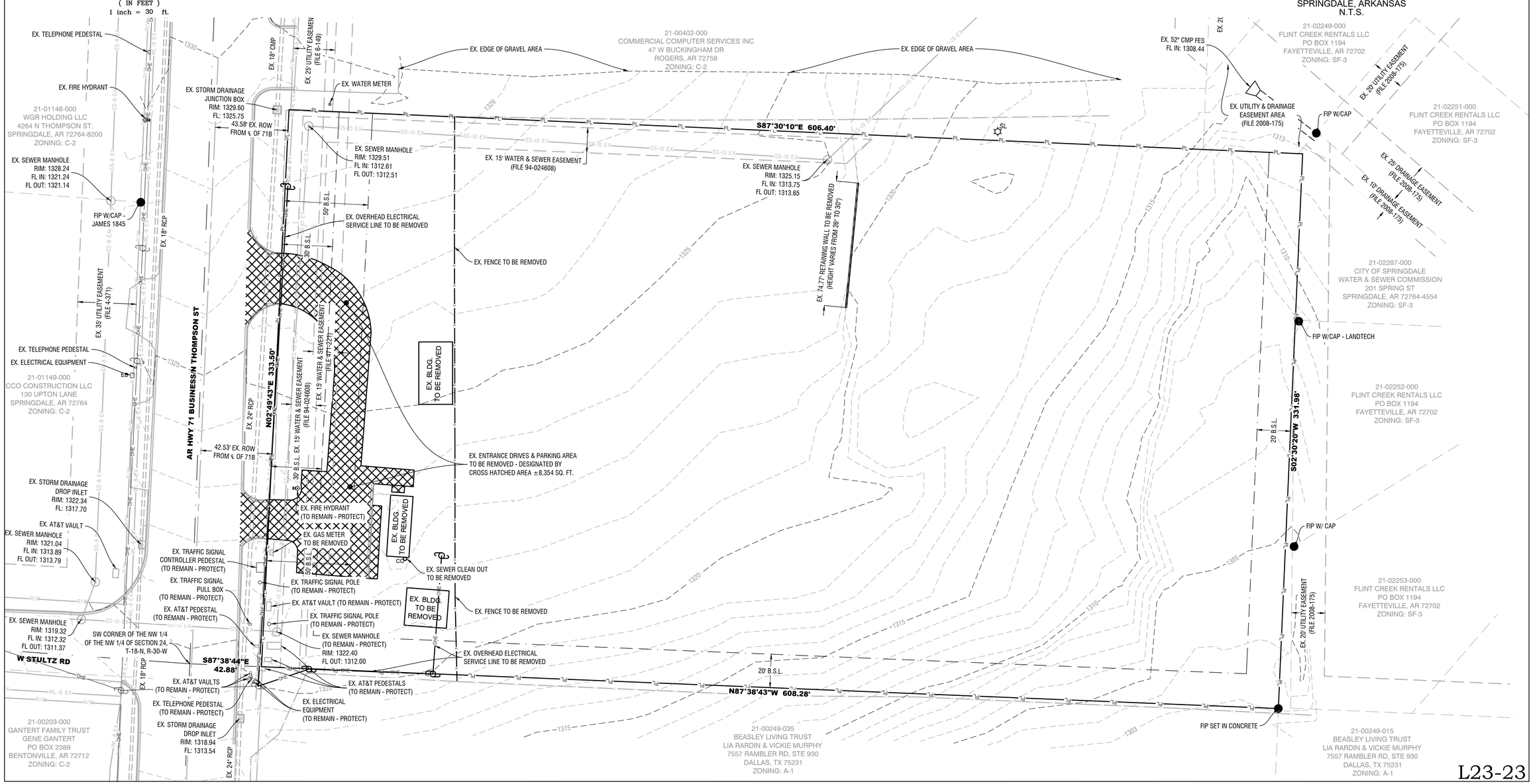
SPRINGDALE, ARKANSAS
N.T.S.

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SITE DEMOLITION
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEERS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

SITE DEMOLITION PLAN

SHEET NUMBER

C1.01

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

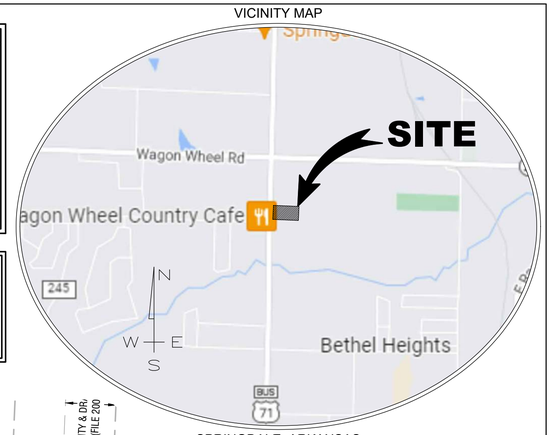
CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

PARKING REQUIREMENTS
REQUIREMENT FOR CONVENTION CENTER: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA GFA: 28,878 S.F./200: 144
REQUIREMENT FOR RETAIL: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA GFA: 6.613 S.F./200: 33
TOTAL SPACES REQUIRED: 162 SPACES TOTAL SPACES PROVIDED: 171 SPACES
REQUIRED ADA SPACES: 151-200 TOTAL SPACES: 6 REQUIRED
ADA SPACES PROVIDED = 6 PROVIDED

JORGENSEN & ASSOCIATES RESPONSIBILITY ENDS AT THE DEMARCATION VALVE (POST INDICATOR VALVE) SHOWN ON THESE PLANS. FIRE PROTECTION AND FIRE LINE DESIGN TO BE PROVIDED BY OTHERS. FIRE LINES AND APPURTENANCES SHOWN ARE FOR SCHEMATIC PURPOSES ONLY. REFER TO FIRE CONTRACTOR PLANS FOR MORE INFORMATION.

C-5 (THOROUGHFARE COMMERCIAL) BUILDING SETBACK TABLE	
FRONT	30'
FRONT, IF PARKING ALLOWED BETWEEN R-O-W & BUILDING	50'
SIDE	0
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	20'
REAR	20'

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.

STREET TABLE				
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
THOMPSON STREET (PRINCIPAL ARTERIAL)	80'	60' B.O.C. TO B.O.C.	5'	4'

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- SET IRON PIN & CAP
- POWER POLE
- SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- GAS METER

DRAINAGE STRUCTURE

- TEL TELEPHONE BOX
- TELEPHONE PEDESTAL
- TV TELEVISION BOX
- FO FIBER OPTIC

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\LSD
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

CCO 71B EVENT CENTER LARGE SCALE DEVELOPMENT

SHEET NUMBER

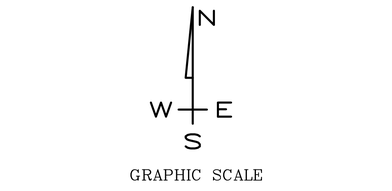
C1.02

L23-23

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.



GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1. ALL GRADES ARE AS INDICATED BY CONTOURS.
2. CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF SPRINGDALE.
3. GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARD (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER (CITY OF SPRINGDALE).
5. ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING.
7. CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES AS NECESSARY TO ELIMINATE SEDIMENTATION FROM LEAVING THE SITE.
8. THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
9. EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF SPRINGDALE PRIOR TO ANY CONSTRUCTION.
10. ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS.
11. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 8 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
12. FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
13. ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
14. TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
15. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS AREN'T LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
16. PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
17. TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
18. CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
19. FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY.
20. CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

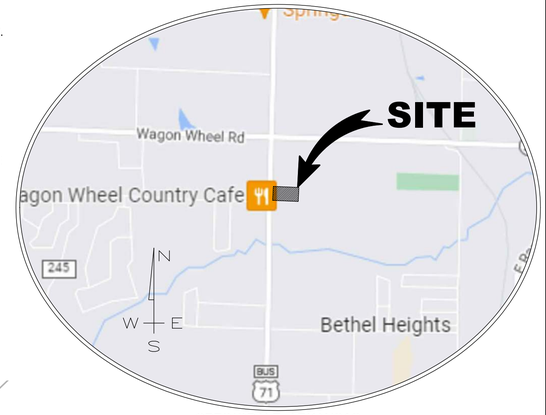
PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

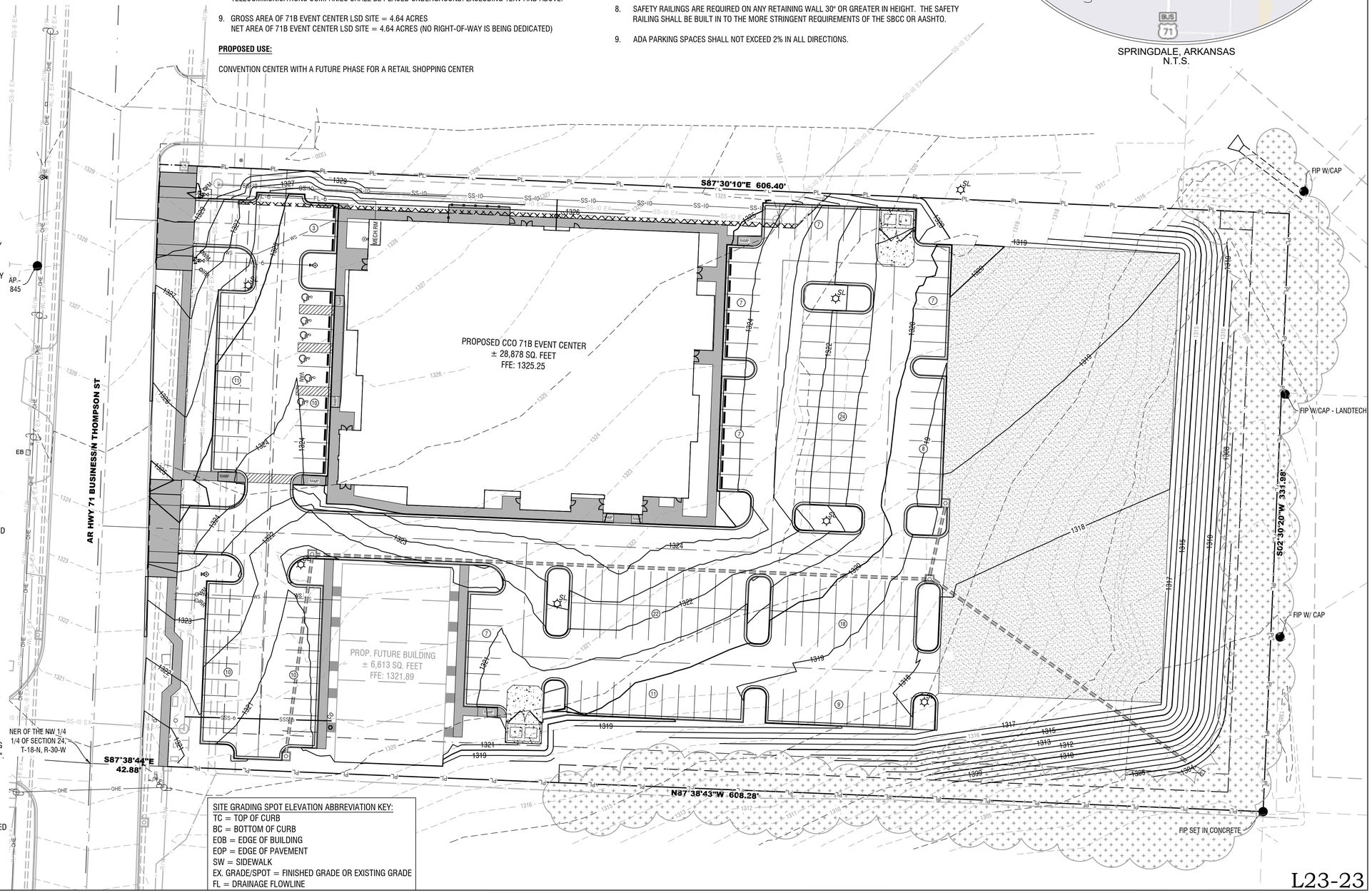
STANDARD GRADING NOTES

1. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 33% (3 HORIZONTAL TO 1 VERTICAL).
2. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTED.
3. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAT 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
4. REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGDALE AND THE STORMWATER PREVENTION POLLUTION PLAN.
5. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER, AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL PROVIDE PROOF OF INSPECTION AND CERTIFY THAT THE WALL WAS CONSTRUCTED IN CONFORMANCE WITH THE DESIGN.
6. LIMITS OF CONSTRUCTION SHOULD BE SHOWN ON THIS PLAN FOR THE WALL & GEOGRID.
7. LIMITS OF CONSTRUCTION MUST BE SETBACK 5FT FROM EDGE OF EXISTING EASEMENT. ALTERNATIVELY, PROVIDE WRITTEN PERMISSION FROM ALL INTERESTED UTILITY PARITIES THAT THEY UNDERSTAND THE LIMITS OF GEOGRID AND DISTURBANCE FOR THIS WALL IN THE EASEMENT.
8. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL 30" OR GREATER IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
9. ADA PARKING SPACES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

VICINITY MAP



SPRINGDALE, ARKANSAS
N.T.S.



SITE GRADING SPOT ELEVATION ABBREVIATION KEY:
TC = TOP OF CURB
BC = BOTTOM OF CURB
EOB = EDGE OF BUILDING
EOP = EDGE OF PAVEMENT
SW = SIDEWALK
EX. GRADE/SPOT = FINISHED GRADE OR EXISTING GRADE
FL = DRAINAGE FLOWLINE

L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\GRADING & STOR
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

GRADING & STORM DRAINAGE PLAN

SHEET NUMBER

C1.04

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

ADA PARKING SPACES:

ADA PARKING SPACES ARE RECOMMENDED TO BE LIGHT-DUTY CONCRETE TO ENSURE A 2% MAXIMUM GRADE IN ALL DIRECTIONS.

PAVEMENT HATCH LEGEND

- LIGHT-DUTY (RIGID OR FLEXIBLE) (PARKING AREAS)
- HEAVY DUTY (RIGID OR FLEXIBLE) (DRIVE AISLES, TRUCK LOADING AREA)
- HEAVY DUTY (RIGID) (RAMP)
- GRAVEL

BELOW ARE TWO ALTERNATIVE PAVEMENT DESIGNS:

FLEXIBLE PAVEMENT DESIGN:

FLEXIBLE PAVEMENT SECTION ALTERNATIVE:	SURFACE COURSE	BINDER COURSE	CLASS 7 BASE	APPLICATION
LIGHT-DUTY specification	2.0" section 407-1 pg 64-22 75 gyrations	NONE	8.0" section 303	PARKING AREAS
MEDUIM DUTY specification	3.0" section 407-1 pg 64-22 75 gyrations	NONE	8.0" section 303	DRIVE LANES FOR CARS & LIGHT TRUCKS
HEAVY DUTY specification	1.5" section 407-1 pg 64-22 75 gyrations	2.5" section 406-1 pg 64-22 75 gyrations	8.0" section 303	DELIVERY/DRIVE LANES & DUMPSTER AREAS

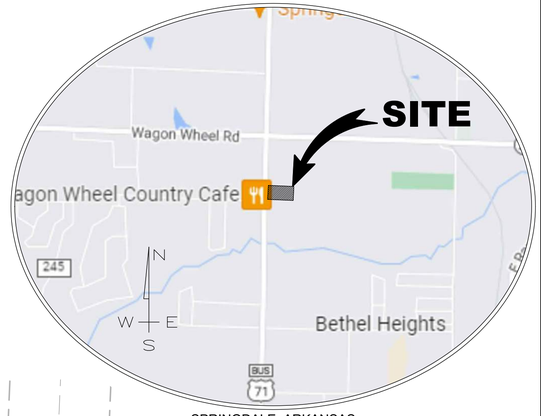
THE CLASS 7 BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR VALUE (ASTM D-1557). STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION OF 2014. ALTERNATIVELY, EDITION 1996 MAY BE USED FOR MARSHAL TYPE ASPHALT MIXES.

RIGID PAVEMENT DESIGN:

RIGID PAVEMENT SECTION ALTERNATIVE:	CLASS SAE CONCRETE 4,000 PSI	CLASS 7 BASE	APPLICATION
LIGHT DUTY specification	5.5" section 501	4.0" section 303	PARKING AREAS
MEDIUM DUTY specification	6.5" section 501	4.0" section 303	DRIVE LANES FOR CARS & LIGHT TRUCKS
HEAVY DUTY specification	8.0" section 501	4.0" section 303	DELIVERY/DRIVE LANES & DUMPSTER ARES

THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI, AND HAVE AIR ENTRAINMENT IN THE RANGE OF 4 TO 8%. STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT, EDITION OF 2014

*CONTRACTOR TO COORDINATE WITH GEOTECHNICAL SITE REPORT AND PAVEMENT RECOMMENDATION FROM OWNER. GEOTECHNICAL PAVEMENT RECOMMENDATION TO SUPERSEDE PAVEMENT DESIGN SHOWN WITH THE PLANS IF THEY DIFFER



SPRINGDALE, ARKANSAS
N.T.S.

21-02249-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
ZONING: SF-3

21-02251-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
ZONING: SF-3

21-02287-000
CITY OF SPRINGDALE
WATER & SEWER COMMISSION
201 SPRING ST
SPRINGDALE, AR 72764-4554
ZONING: SF-3

21-02252-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
ZONING: SF-3

21-02253-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE, AR 72702
ZONING: SF-3

21-01149-000
CCO CONSTRUCTION LLC
130 UPTON LANE
SPRINGDALE, AR 72764
ZONING: C-2

21-00203-000
GANTERT FAMILY TRUST
GENE GANTERT
PO BOX 2389
BENTONVILLE, AR 72712
ZONING: C-2

21-00249-035
BEASLEY LIVING TRUST
LIA RARDIN & VICKIE MURPHY
7557 RAMBLER RD, STE 930
DALLAS, TX 75231
ZONING: A-1

21-00249-015
BEASLEY LIVING TRUST
LIA RARDIN & VICKIE MURPHY
7557 RAMBLER RD, STE 930
DALLAS, TX 75231
ZONING: A-1

30
R SERVICES INC
47 W BUCKINGHAM DR
ROGERS, AR 72758
ZONING: C-2

S87°30'10"E 606.40'

PROPOSED CCO 71B EVENT CENTER
± 28,878 SQ. FEET
FFE: 1325.25

PROP. FUTURE BUILDING
± 6,613 SQ. FEET
FFE: 1321.89

ASPHALT
HEAVY DUTY ASPHALT
GRAVEL
RAMP
MECH EQ

AR HWY 71 BUSINESS/N THOMPSON ST

W STULTZ RD

SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T-18-N, R-30-W

S87°38'44"E 42.88'

N87°38'43"W 608.28'

S02°30'20"W 331.98'

FIP W/CAP

FIP W/CAP - LANDTECH

FIP W/ CAP

FIP SET IN CONCRETE

L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\PAVING & FIRE LA
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No.18891 — DILLON B. BENTLEY

SHEET TITLE

PAVING & FIRE LANE STRIPING PLAN

SHEET NUMBER

C1.06

LEGAL DESCRIPTION - PARCEL #21-00249-000:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID NW1/4, NW1/4, THENCE S87°38'37"E 42.87 FEET TO THE POINT OF BEGINNING, THENCE N03°00'17"E 333.52 FEET, THENCE S87°30'07"E 605.38 FEET, THENCE S02°30'20"W 331.98 FEET, THENCE N87°38'44"W 608.29 FEET TO THE POINT OF BEGINNING: CONTAINING 4.64 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

N
W E
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATERIAL STOCKPILE NOTE:

STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

GENERAL NOTES:

1. PARCEL #21-00249-000
2. CURRENT ZONING: C-5 - THOROUGHFARE COMMERCIAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE
5. BOUNDARY BASED ON:
   5.1. WARRANTY DEED, FILE #L202059467
6. OWNER: CRUZ ORTIZ
   N THOMPSON STREET
   SPRINGDALE, AR 72764
7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05007C0435J, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
8. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. GROSS AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES
   NET AREA OF 71B EVENT CENTER LSD SITE = 4.64 ACRES (NO RIGHT-OF-WAY IS BEING DEDICATED)

PROPOSED USE:

CONVENTION CENTER WITH A FUTURE PHASE FOR A RETAIL SHOPPING CENTER

EROSION CONTROL NOTES:

1. NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE
2. WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.
3. ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED, AND STRAWED UNTIL GRASS IS ESTABLISHED.
4. CONSTRUCTION SITE REQUIRING CUTTING AND FILLING MUST BE SEEDED ONCE THE CUTTING AND FILLING ACTIVITY IS FINISHED.

   CONSTRUCTION SEQUENCE:

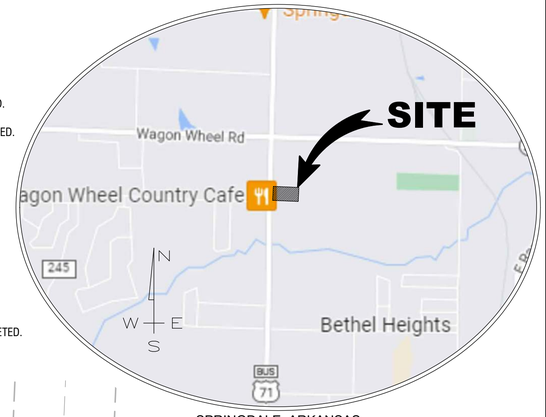
   1. INSTALL EROSION CONTROL.
   2. STRIP EXISTING TOP SOIL.
   3. PREPARE SUB-GRADE AND BASE MATERIAL.
   4. POUR CONCRETE AND ASPHALT.
   5. FINAL GRADING AND ESTABLISH VEGETATION.

5. NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
6. SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
7. STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
8. PLACE FILTER FABRIC ON ALL CURB INLETS.

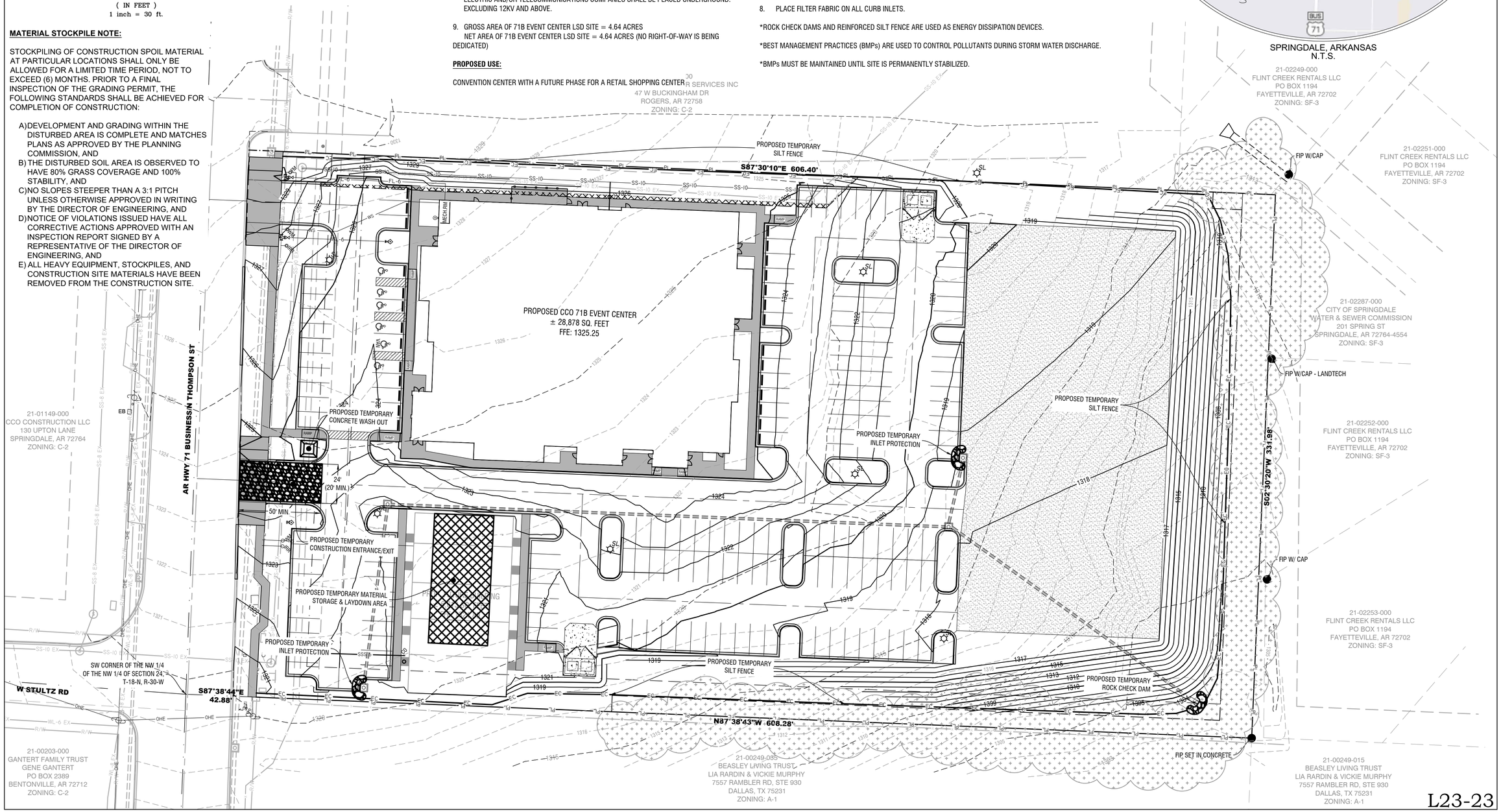
*ROCK CHECK DAMS AND REINFORCED SILT FENCE ARE USED AS ENERGY DISSIPATION DEVICES.

*BEST MANAGEMENT PRACTICES (BMPs) ARE USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE.

*BMPs MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED.



SPRINGDALE, ARKANSAS
N.T.S.



L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022\180\EROSION CONTRO
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER

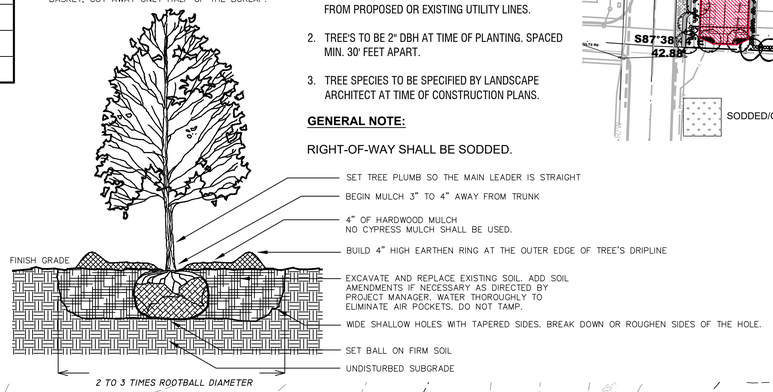
C1.07

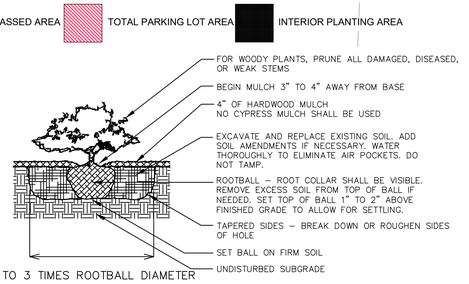
PLANT LIST

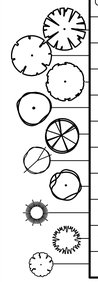
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	SPACING
11	HL	SHADEMASTER HONEY LOCUST Gladitsia triacanthos 'Shademaster'	B&B	2" CAL.	30'
11	TP	TULIP POPLAR Liriodendron tulipifera	B&B	2" CAL.	30'
15	LE	LACEBARK ELM Ulmus parvifolia	B&B	2" CAL.	30'
18	SM	SUGAR MAPLE Acer saccharum	B&B	2" CAL.	30'
12	GG	GREEN GIANT ARBORVITAE Thuja standishii x plicata	B&B	4' HT.	28'
6	RB	EASTERN REDBUD Cercis canadensis	B&B	4' HT.	25'
4	DW	FLOWERING DOGWOOD–WHITE Cornus florida 'White'	B&B	4' HT.	25'
131	BX	BOXWOOD Buxus sempervirens	CONT.	2 GAL.	4'
121	NB	NINEBARK Physocarpus opulifolius	CONT.	2 GAL.	4'
79	MH	ADAGIO MAIDEN GRASS Miscanthus sinensis 'Adagio'	CONT.	2 GAL.	4'

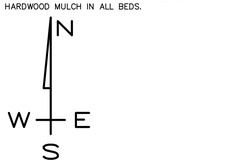
NOTES:
1. 4" STEEL EDGING SHALL BE PLACED AROUND ALL BEDS.
2. 4" DEPTH HARDWOOD MULCH IN ALL BEDS.

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.









GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THOMPSON STREET R/W LANDSCAPE AREA
280 FEET OF PLANTABLE R/W
1 TREE / 25 LINEAR FEET
333 / 25 = 9 TREES
7 SHRUBS / 25 LINEAR FEET = 77 SHRUBS

INTERIOR PARKING LOT LANDSCAPE AREA
TOTAL PARKING LOT AREA = 66,136 s.f.

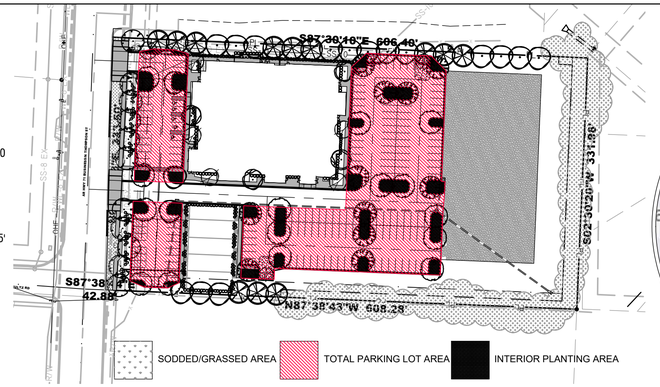
10% TOTAL LOT AREA FOR INTERIOR PLANTING = 6,613.60 s.f.

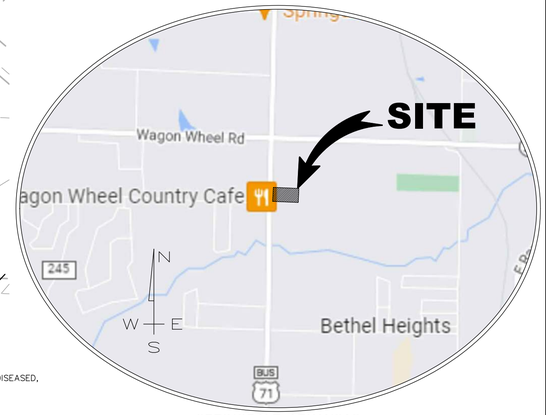
INTERIOR PLANTING AREA PROVIDED =6,651.93 s.f. (10.06%)

1. ALL PROPOSED TREES SHALL BE LOCATED MINIMUM 5' FROM PROPOSED OR EXISTING UTILITY LINES.
2. TREE'S TO BE 2" DBH AT TIME OF PLANTING. SPACED MIN. 30' FEET APART.
3. TREE SPECIES TO BE SPECIFIED BY LANDSCAPE ARCHITECT AT TIME OF CONSTRUCTION PLANS.

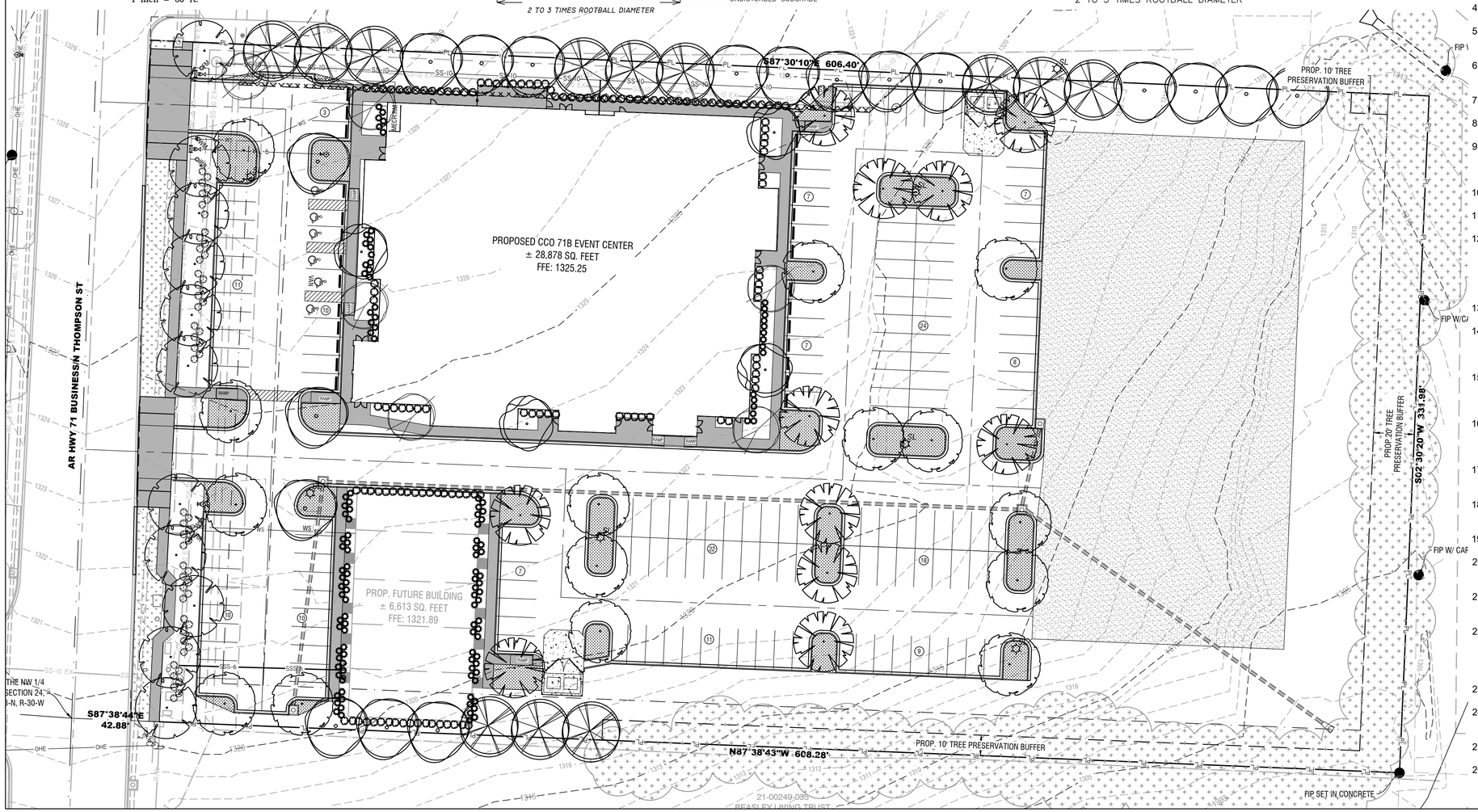
GENERAL NOTE:

RIGHT-OF-WAY SHALL BE SODDED.





SPRINGDALE, ARKANSAS
N.T.S.



CITY OF SPRINGDALE LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL TRUNK. MULTI-TRUNK TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF SPRINGDALE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY SPRINGDALE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. ANY STRUCTURAL SOIL REQUIRED MUST BE INDICATED ON PLAN, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
25. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
26. ALL PLANTING DETAILS ARE ACCORDING TO SPRINGDALE LANDSCAPE MANUAL.

L23-23

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE — EX SS-8
- PROPOSED 8" SEWER LINE — SS-8
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE — WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING — UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\TREE PRESERVAT
SHEET SIZE: 22" X 34"
SCALE: 1" = 30'

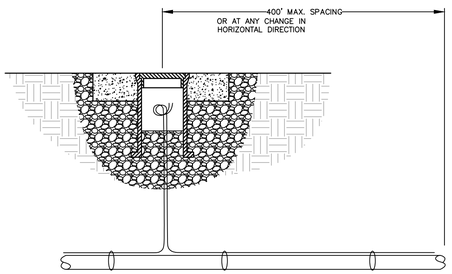
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

TREE PRESERVATION & LANDSCAPE PLAN

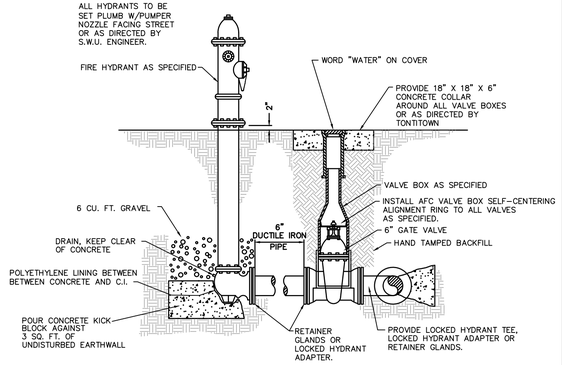
SHEET NUMBER

L1.00



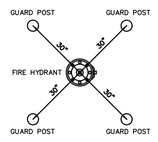
TRACING WIRE CONNECTION PORT

N.T.S.
M-1



FIRE HYDRANT & GATE VALVE

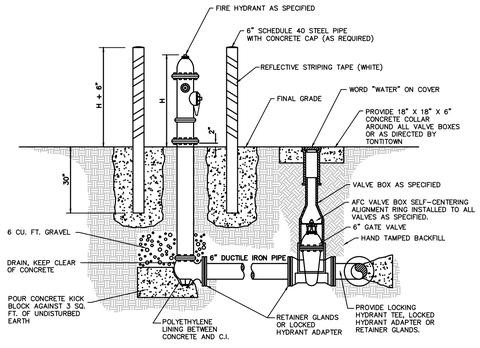
N.T.S.
S-1



PLAN VIEW

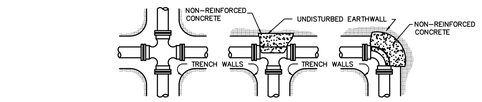
NOTES:

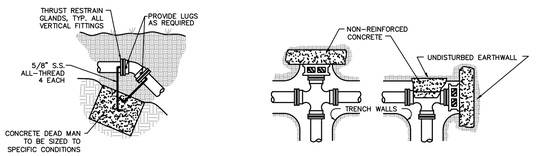
1. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
2. HYDRANTS SHALL BE LOCATED IN STREET RIGHT-OF-WAY OR DEDICATED UTILITY EASEMENT, AND A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER OR SIDEWALK.
3. IF REQUIRED, GUARD POSTS SHALL BE SET PLUMB WITH SPACING AND ORIENTATION AS INDICATED IN THE PLAN VIEW OR AS OTHERWISE SHOWN ON THE PLANS.
4. ALL HYDRANTS AND GUARD POSTS SHALL BE PAINTED USING RUSTOLEUM V2100 SILVER ALUMINUM ENAMEL AEROSOL, OR APPROVED EQUAL, PRIOR TO FINAL ACCEPTANCE COORDINATE WITH SWU TO DETERMINE THE FLOW RATE AND PAINT BONNET AND CAP ACCORDING TO SECTION 718 OF THE STANDARD SPECIFICATIONS.



FIRE HYDRANT WITH GUARD POSTS

(GUARD POST ONLY AS REQUIRED)
N.T.S.
S-2





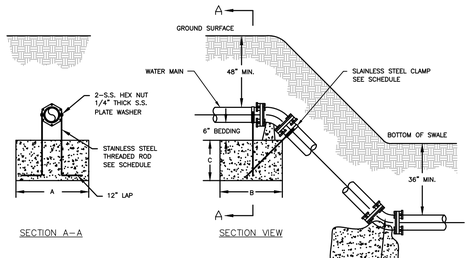
NOTES:

1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE				
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING

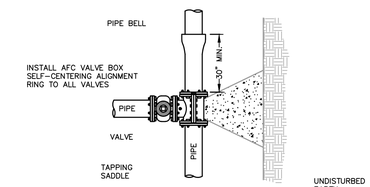
N.T.S.
S-3



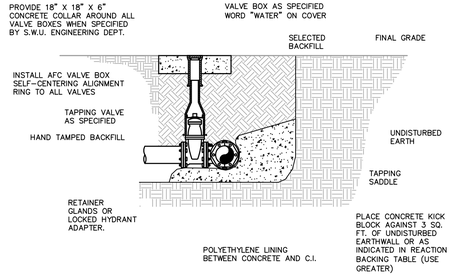
BLOCKING SCHEDULE					
	PIPE SIZE		BENDS: 45°	22 1/2°	11 1/4°	ROD DIA.
DIMENSIONS	6"	VOLUME REQ'D (CU.FT.)	38.47	19.61	9.85	
		A (FT.)	4.00	4.00	4.00	3/4 IN.
		B (FT.)	2.50	1.65	1.30	
		C (FT.)	4.00	3.00	2.00	
		CLAMP (2 EA.)	3/8 IN. X 1-1/2 IN.			
	12"	VOLUME REQ'D (CU.FT.)	86.56	44.13	22.17	
		A (FT.)	5.00	5.00	5.00	7/8 IN.
		B (FT.)	4.40	2.30	1.50	
		C (FT.)	4.00	4.00	3.00	
		CLAMP (2 EA.)	9/16 IN. X 2 IN.			
	20"	VOLUME REQ'D (CU.FT.)	240.43	125.25	65.66	
		A (FT.)	6.00	6.00	6.00	1 IN.
		B (FT.)	5.10	4.20	2.75	
		C (FT.)	8.00	5.00	4.00	
		CLAMP (2 EA.)	5/8 IN. X 2-9/16 IN.			
	24"	VOLUME REQ'D (CU.FT.)	346.25	180.39	94.58	
		A (FT.)	6.00	6.00	6.00	1 IN.
		B (FT.)	7.25	4.50	3.20	
		C (FT.)	8.00	7.00	5.00	
		CLAMP (2 EA.)	5/8 IN. X 3 IN.			
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.						

NOTES:

1. DIMENSIONS AND CONCRETE VOLUMES SHOWN ARE GENERAL IN NATURE. EXACT SIZING SHALL BE BASED ON ENGINEER'S DESIGNS.
2. ALL FITTINGS SHALL BE MECHANICAL JOINTS.
3. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
4. WRAP ALL FITTINGS WITH POLYETHYLENE.
5. RETAINERS TO BE MEGA-LUG WITH 3/4" STAINLESS STEEL ALL THREAD RESTRAINING RODS OR APPROVED EQUAL.



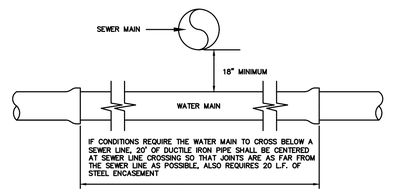
PLAN VIEW



PROFILE VIEW

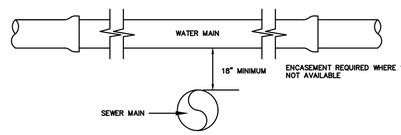
TAPPING SADDLE & VALVE

N.T.S.
S-5



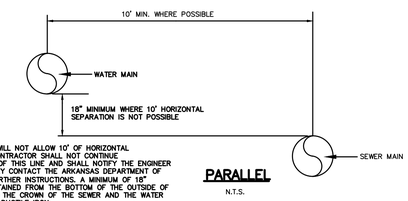
WATER LINE CROSSING UNDER SEWER LINE

N.T.S.



WATER LINE CROSSING ABOVE SEWER LINE

N.T.S.
S-6



IF CONDITIONS WILL NOT ALLOW 10' OF HORIZONTAL SEPARATION, CONTRACTOR SHALL NOT CONTINUE CONSTRUCTION OF THIS LINE AND SHALL NOTIFY THE ENGINEER SO THAT HE MAY CONTACT THE ARKANSAS DEPARTMENT OF HEALTH FOR FURTHER INSTRUCTIONS. A MINIMUM OF 18" SHALL BE MAINTAINED FROM THE BOTTOM OF THE OUTSIDE OF WATER MAIN TO THE CROWN OF THE SEWER AND THE WATER MAIN SHALL BE DUCTILE IRON.

PARALLEL

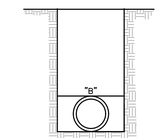
N.T.S.

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

N.T.S.
S-17

L23-23

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\WATER & SEWER
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEER

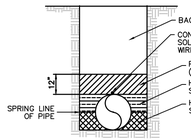
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No.18891 — DILLON B. BENTLEY

SHEET TITLE

WATER & SEWER DETAILS I

SHEET NUMBER

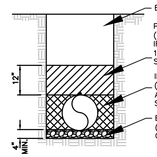
C5.00



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 3")

N.T.S.
S-18

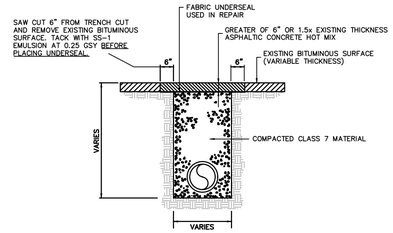
NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

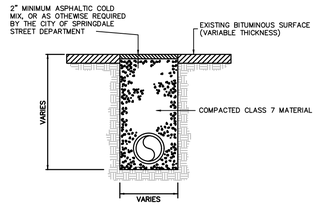
NOTES:

THE CLASS 7 BASE MATERIAL SHALL BE BROUGHT UP EVENLY IN LIFTS NOT TO EXCEED 4" (LOOSE MEASUREMENT) AND COMPACTED WITH MECHANICAL EQUIPMENT TO AT LEAST 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 180.



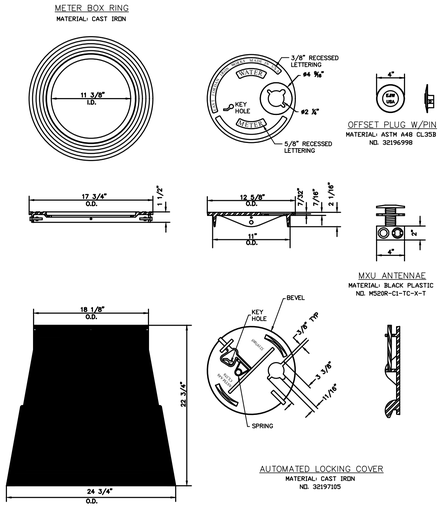
BITUMINOUS PAVEMENT REMOVAL WITH PERMANENT REPLACEMENT DETAIL

N.T.S.



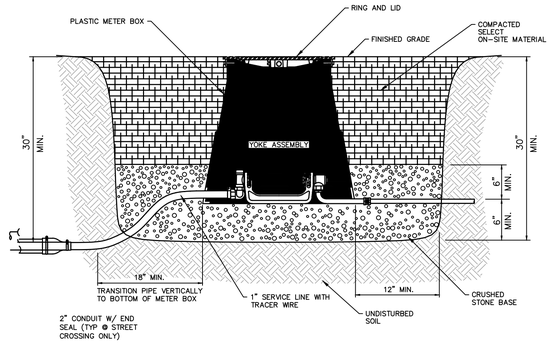
BITUMINOUS PAVEMENT REMOVAL WITH TEMPORARY REPLACEMENT

N.T.S.
S-21



STANDARD METER BOX

N.T.S.
S-22



STANDARD METER BOX INSTALLATION

SPLIT 5/8" X 3/4" METER SETTER (SHOWN)
SINGLE 5/8" X 3/4" AND 1" METER SETTERS (SIMILAR)

N.T.S.

NOTES:

1.) 2" CONDUITS TO BE INSTALLED ON ALL STREET CROSSINGS AND SHALL EXTEND FROM BACK OF SIDEWALK TO BACK OF SIDEWALK

2.) ALL SERVICE TUBING SHALL HAVE 30" MIN. COVER EXCEPT FOR TRANSITION TO METER BOX AS SHOWN ABOVE

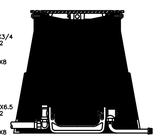
3.) SEE "TECHNICAL SPECIFICATIONS" FOR MATERIAL AND INSTALLATION SPECIFICATIONS

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	7477DM-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		

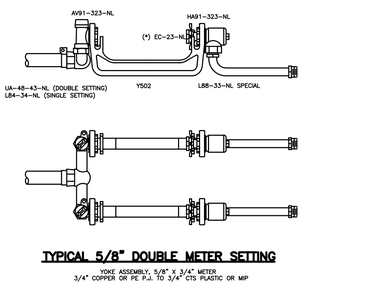
DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	708T2M 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV91-323-NL	H-14278N	7460AY 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA91-323-NL	H-14248N	702-3YE 33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-18X24X24D W/LID		



LEAK DETECTION METER ASSEMBLY

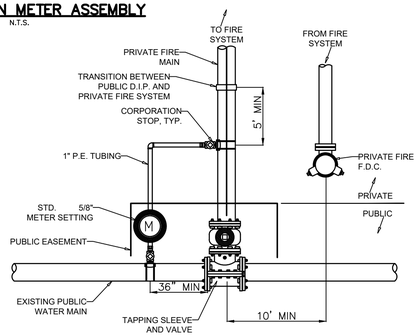
N.T.S.



TYPICAL 5/8" DOUBLE METER SETTING

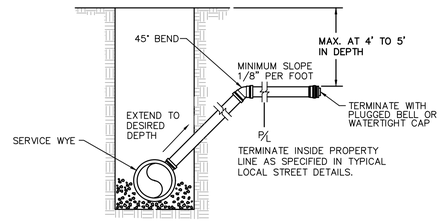
YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.J. TO 3/4" CTS PLASTIC OR MIP

N.T.S.
S-25

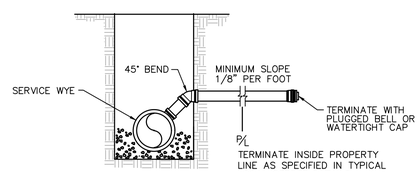


FIRE SYSTEM CONNECTION

N.T.S.



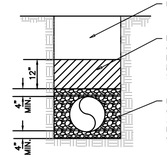
RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

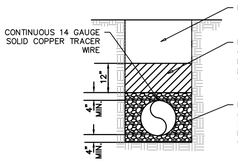
N.T.S.
S-16



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.
S-19

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

L23-23

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\WATER & SEWER
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

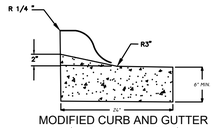
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

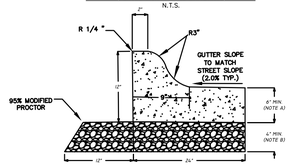
WATER & SEWER DETAILS II

SHEET NUMBER

C5.01



MODIFIED CURB AND GUTTER
(PLACED ACROSS ALL DRIVEWAYS)
N.T.S.



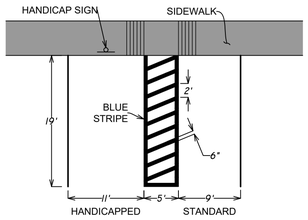
STANDARD CURB AND GUTTER
N.T.S.

A. IF MONOLITHICALLY CAST WITH THE STREET, THICKNESS SHALL MATCH STREET PAVING THICKNESS.

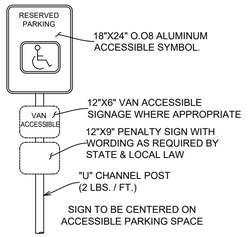
B. IF PAVEMENT SECTION IS 10" THICK OR MORE, 4" OF CLASS 7 AGGREGATE SHALL EXTEND UNDER CURB AND 1 FOOT BEYOND. IF THE PAVEMENT SECTION IS LESS THAN 10" THICK, THE CURB AND GUTTER MAY BE PLACED ON SUBGRADE. SUBGRADE SHALL BE PROOF-ROLLED BY A LOADED TANDEM-AXEL DUMP TRUCK.

CURB/GUTTER NOTES:

1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4-7% AIR ENTRAINED. CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40 DEGREES FAHRENHEIT NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35 DEGREES FAHRENHEIT WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARDS SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS WITH EXPANSION JOINTS AT 75' INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBORN® SONOLASTIC SL 1™ (OR APPROVED EQUAL) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE 1/2" ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. MATERIAL SHALL BE LEFT LOWER OR TRIMMED TO BE 1/2" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTORS SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRINGLINE ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST SEPARATELY, 1/2" DOWEL RODS 30" LONG SHALL BE PROVIDED A MINIMUM OF EVERY 30' ON-CENTER.



TYPICAL PARKING BAY
SCALE: 1" = 10'

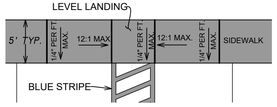


HANDICAP SIGN DETAIL
NOT TO SCALE

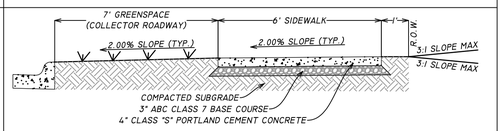
NOTES:

1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.

2. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".



WHEELCHAIR RAMP DETAIL
SCALE: 1" = 10'



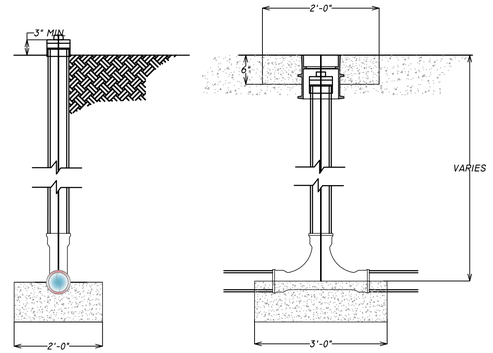
SIDEWALK DESIGN REQUIREMENT NOTES:

A. All sidewalks and trails shall meet all current Federal Americans with Disabilities Act (ADA) design and construction requirements.
B. Transverse slopes shall not exceed 2% (0.02 ft/ft).
C. When adjacent to streets, sidewalks shall be constructed at an elevation 1% above the adjacent curb and shall slope toward the street at a grade not exceeding 2%. There shall be a minimum of one foot between the sidewalk and the beginning of a slope. No walls shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city.
D. Sidewalks shall be constructed in a manner that will conform to the existing grade and landscaping. Sidewalks which extend or link existing sidewalks shall adjoin the existing sidewalks to form a continuous, even pathway.
E. Where sidewalks cross driveways, said driveway shall be designed and graded such that the sidewalk cross-slope and grade continues through the driveway the same width as the adjacent sidewalks. Slope shall not exceed 2% where sidewalk crosses driveway.
F. Utility poles, utility boxes, mailboxes, and other similar obstructions shall not be located in sidewalk. Sidewalk location behind back of curb may be varied at the discretion of the city to avoid such obstacles.
G. Sidewalks shall be constructed of Portland cement concrete with a minimum 28-day compressive strength of 3,500 pounds per square inch. Alternative materials must be approved in writing by the City Engineer and/or Planning Commission. Sidewalks shall be a minimum of four inches thick.
H. Compacted granular base course shall be a minimum of three inches thick.
I. Transverse tooled joints shall be provided perpendicular to the sidewalk at intervals equal to the sidewalk width.
J. Expansion joints shall be installed perpendicular to the sidewalk at intervals equal to five times the sidewalk width. Joint material shall be the same as approved for ARDOT sidewalk construction (AASHTO M 213). Alternate material must be approved in writing by the city.
K. Wheelchair ramps shall be installed in accordance with current ADA requirements including the placement of detectable warning devices. Accessible ramps shall be constructed where sidewalk intersects a curb, commercial driveway, street or alley. Width of ramp shall match width of adjoining sidewalk. Detectable warning device shall extend two feet in the direction of travel and shall be the full width of the curb ramp or flush pedestrian access surface. Detectable warning device shall be placed such that the domes align in the predominant direction of pedestrian travel. Detectable warning device shall be located so that the nearest edge of the device is six inches from the face of curb. Maximum slope of ramp shall be 8.33% in the direction of travel. Cross-slope shall not exceed 2%.

SIDEWALK CONSTRUCTION NOTES:

A. An excavation shall be made six inches minimum below grade line at all points. Said excavation to be well and firmly tamped with rammer and brought to a firm and solid surface upon which to construct the sidewalk.
B. Excavation to be filled with a minimum of three inches of Class 7 Aggregate Base Course and firmly tamped down, said base to be at least three inches deep after tamping.
C. After the Class 7 Aggregate Base Course has been compacted and inspected by the City Building Inspection Department, four inches of Class S (3,500psi) Portland cement concrete shall be placed, tamped to consolidate concrete, brought to a smooth level surface with the top of the form, then floated well and troweled to a smooth surface, or if required by the city, a broom finish surface. Tooled transverse joints shall be placed perpendicular to the sidewalk at intervals equal to the width of the sidewalk. Concrete shall be properly protected from damage until sufficiently hard for use.
D. Subgrade and formwork for sidewalks constructed prior to final plat shall be required to be inspected by a City Construction Inspector (Engineering Department) prior to pouring of the sidewalk. Subgrade and formwork for sidewalks constructed after final plat shall be required to be inspected by a City Building Inspector (Building Inspection Department) prior to pouring of the sidewalk. All sidewalks installed along a public street or right-of-way associated with a large scale development shall be inspected by City Construction Inspector (Engineering Department).

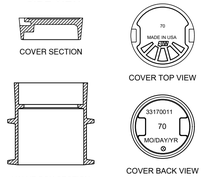
PUBLIC SIDEWALK DETAIL
NOT TO SCALE

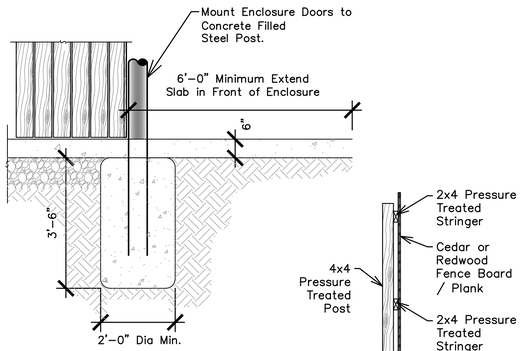


END VIEW

SIDE VIEW

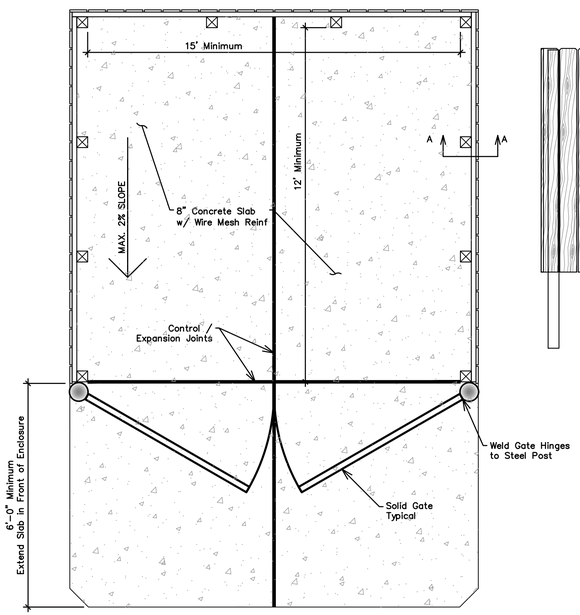
TYPICAL CLEANOUT
N.T.S.



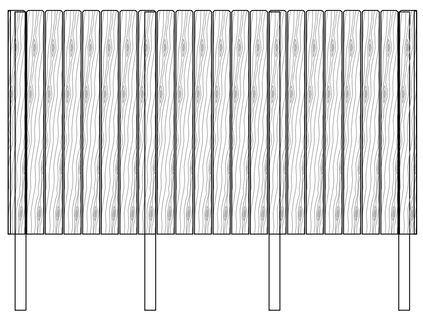


DOOR FOOTING

SECTION A-A

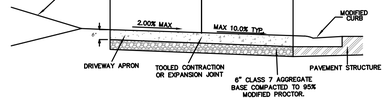


PRIVACY FENCE TRASH ENCLOSURE

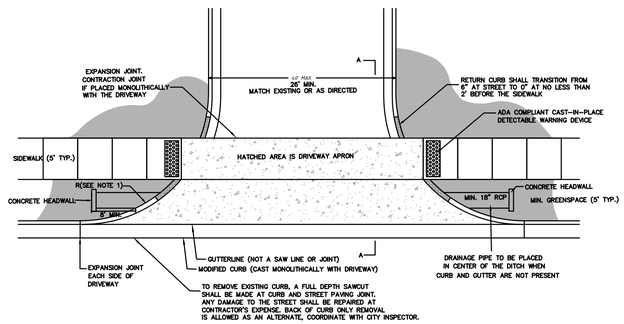


Notes:

1) Gates are to be of solid construction.
2) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete filled steel posts/ columns at ends of walls.
3) Minimum wall and gate height to be 6'-0"
4) Concrete shall be Air-Entrained with a minimum compressive strength of 3500 psi
5) 8" Concrete Floor Slab shall be poured over 4" of Class 7 Compacted Base Course Compacted to 95% Minimum Dry Density



SECTION A-A
N.T.S.



COMMERCIAL DRIVEWAY DETAIL
N.T.S.

COMMERCIAL DRVIEWAY NOTES:

1. RETURNS RADII SHALL BE A MINIMUM OF 30' MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40' FOR MINOR ARTERIALS, AND 50' FOR MAJOR ARTERIALS.
2. CONCRETE DRIVEWAY APRON SHALL BE A MINIMUM OF 6" THICK.
3. ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT DRIVEWAYS.
4. IF THERE IS NO SIDEWALK, THE DRIVEWAY APRON SHALL BE 6' AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
5. EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER. OTHER ALLOWABLE EXPANSION JOINT MATERIAL ARE 1"X6" OR 2"X6" PRESSURE TREATED PINE, REDWOOD OR WESTERN RED CEDAR WITH NAILS DRIVEN THROUGH EACH SIDE TO PREVENT THE BOARD FROM BEING PUSHED OUT OF THE JOINT.
6. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY AT NO MORE THAN 15' BETWEEN PARALLEL JOINTS.
7. ALL SIDEWALKS AND DRIVEWAYS TO HAVE A BROOM FINISH.
8. NOTIFY THE CITY NO LESS THAN ONE WORKING DAY BEFORE PLACEMENT OF CONCRETE FOR SIDEWALKS OR DRIVEWAYS.
9. ALL CONCRETE FOR TRAFFIC BEARING CURB AND GUTTER, SIDEWALKS, AND DRIVEWAYS SHALL MEET AHTD REQUIREMENTS FOR CLASS S (AE) ENTRAINED CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
10. DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
11. REFER TO STREET DESIGN CRITERIA FOR SIDEWALK AND GREENSPACE WIDTHS.
12. CONCRETE HEADWALLS SHALL BE CONSTRUCTED ON THE UPSTREAM AND DOWNSTREAM SIDES OF THE DRAINAGE SYSTEM WHERE NO OTHER DRAINAGE STRUCTURE IS REQUIRED.
13. APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
14. DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE: CCO 71B EVENT CENTER LSD

PROJECT LOCATION: SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\L3D\2022180\TYPICAL DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES No. 722 — ARKANSAS – ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 18891 — DILLON B. BENTLEY

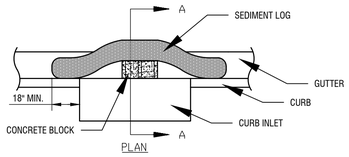
SHEET TITLE

TYPICAL DETAILS

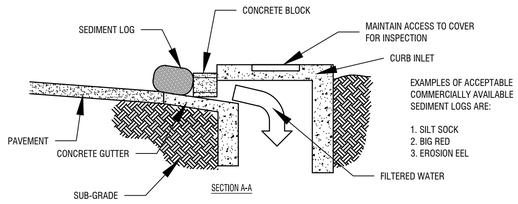
SHEET NUMBER

C5.02

L23-23



SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.



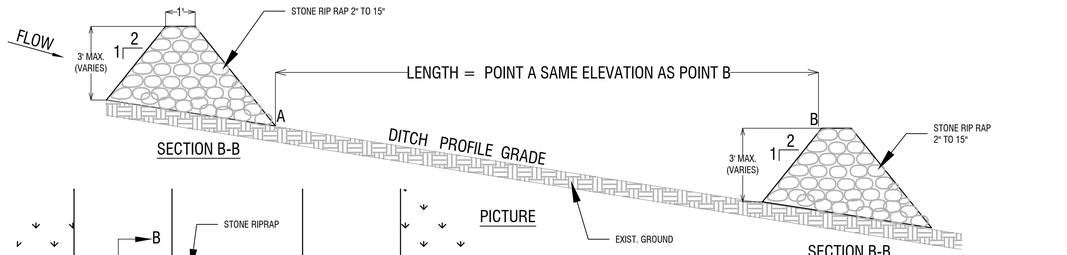
EXAMPLES OF ACCEPTABLE COMMERCIALLY AVAILABLE SEDIMENT LOGS ARE:

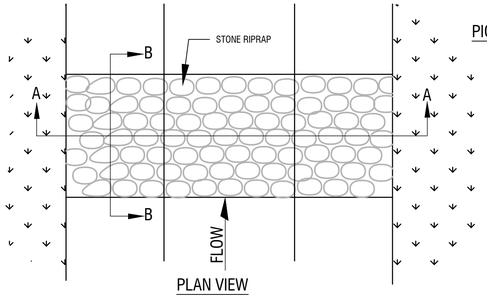
1. SILT SOCK
2. BIG RED
3. EROSION EEL

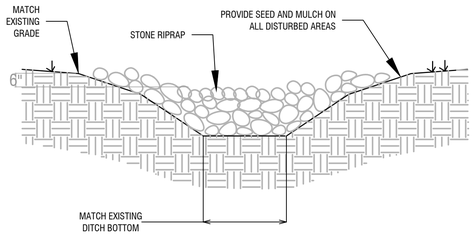
NOTES:
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
2. PLACEMENT OF DEVICES SHALL EXTEND 12" MIN BEYOND THE LIMITS OF THE CURB INLET STRUCTURE ON BOTH SIDES.
3. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY OF FAYETTEVILLE ENGINEERING DIVISION.

MAINTENANCE NOTES:
4. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
7. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
8. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
9. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
10. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SEDIMENT LOG CURB INLET PROTECTION



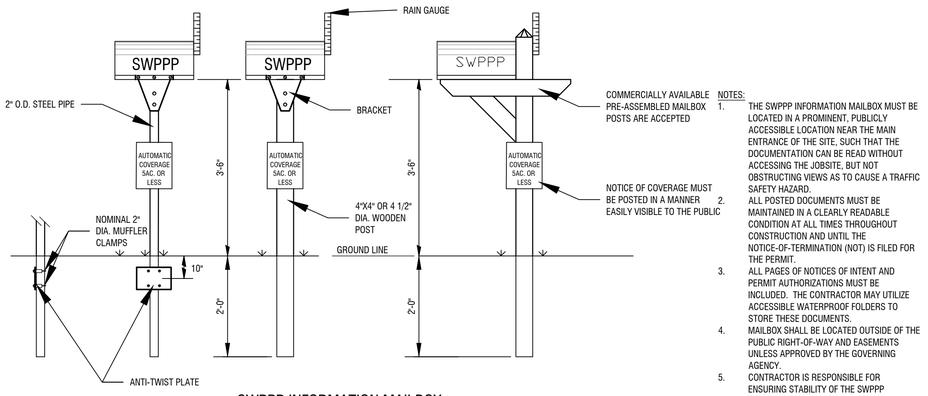




INSTALLATION:
1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED)
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:
- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE, IF THE SLOPE IS 4% OR LESS.
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

ROCK CHECK DAM

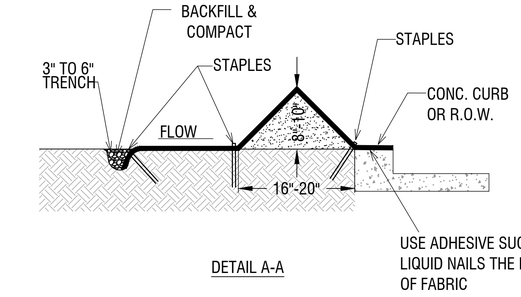


COMMERCIALLY AVAILABLE PRE-ASSEMBLED MAILBOX POSTS ARE ACCEPTED

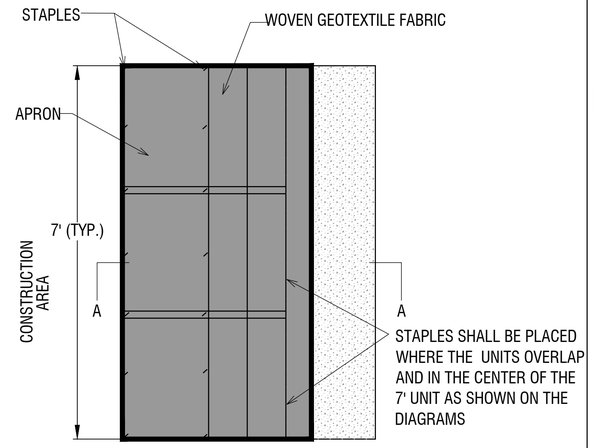
NOTICE OF COVERAGE MUST BE POSTED IN A MANNER EASILY VISIBLE TO THE PUBLIC

NOTES:
1. THE SWPPP INFORMATION MAILBOX MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE INCLUDED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS.
4. MAILBOX SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION MAILBOX.

SWPPP INFORMATION MAILBOX



DETAIL A-A

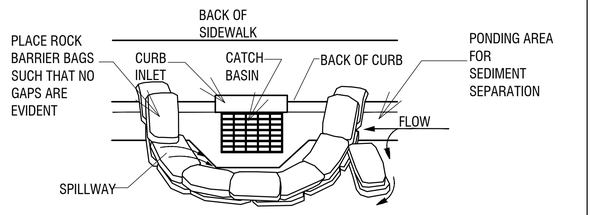


DIKE SECTION

INSTALLATION NOTES

1. SILT DIKES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. STAPLES SHALL BE No. 11 WIRE, 6" TO 8" IN LENGTH.
3. RUNNING LENGTHS OF SILT DIKES SHOULD BE OVERLAPPED TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
4. THE CONTRACTOR SHALL INSPECT SILT DIKES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND SILT DIKES AS NECESSARY.
5. SEDIMENT ACCUMULATED BEHIND SILT DIKES SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
6. SILT DIKES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

SILT DIKE



NOTES:
1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

CURB INLET PROTECTION SETUP

L23-23

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Civil Engineering • Surveying Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT
CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SWPPP DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

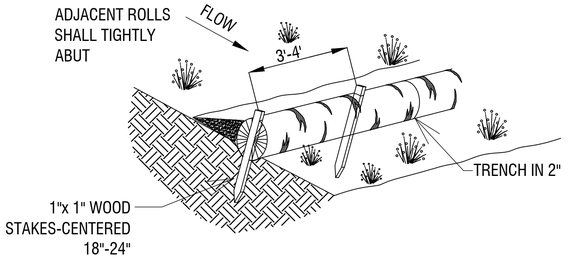
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18891
DILLON B. BENTLEY

SHEET TITLE

GRADING & EROSION CONTROL DETAILS I

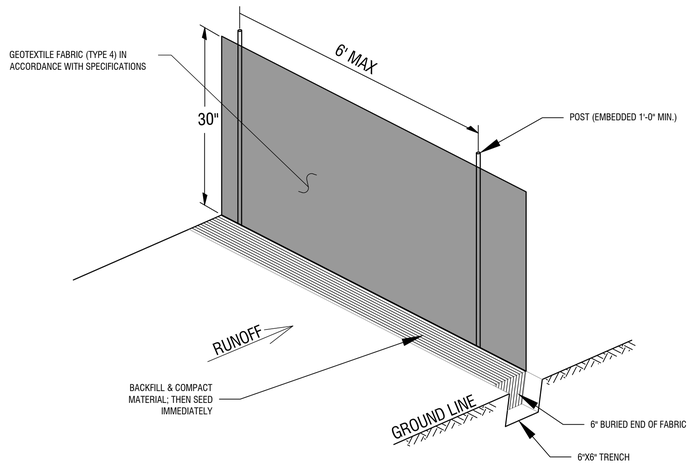
SHEET NUMBER

C5.03



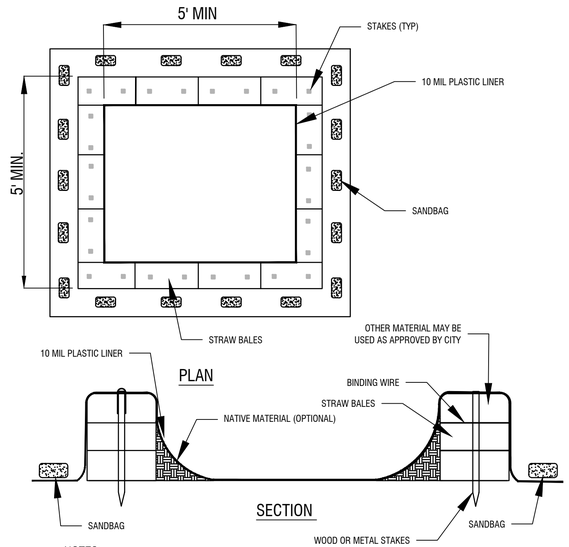
INSTALLATION NOTES
1. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT UPWARD CURVE AT THE END OF THE ROW IN
   ORDER TO CREATE PONDING.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT
   OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER.
8. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING
   ABOVE THE WATTLE. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
9 . DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT
   THEM TIGHTLY TOGETHER.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8"
   REBAR IS ALSO ACCEPTABLE WITH A SAFETY CAP.. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE
   SEVERAL INCHES ABOVE THE WATTLE.
11. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE
   REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
12. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE
   DIAMETER OF THE WATTLE.
13. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WADDLE DETAIL



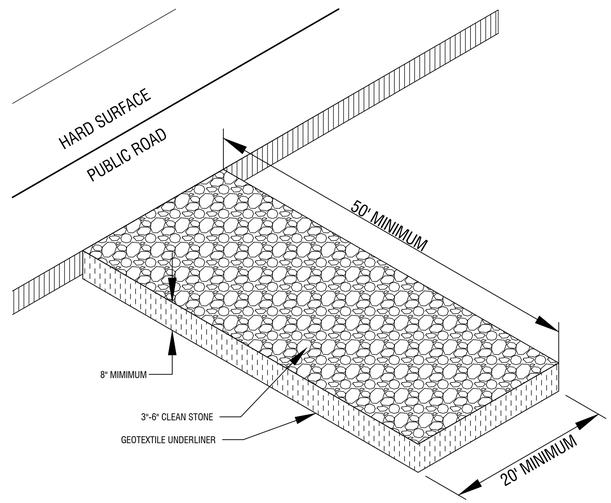
NOTES:
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE



NOTES:
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT



NOTES:
1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

CONSTRUCTION EXIT

JORGENSEN +ASSOCIATES
Civil Engineering • Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
CCO 71B EVENT CENTER LSD

PROJECT LOCATION:
SPRINGDALE, AR

REVISIONS

DATE: 03/21/2023
DRAWN BY: DBB
PROJECT #2022-180
FILE PATH: Z:\LSD\2022180\SWPPP DETAILS
SHEET SIZE: 22" X 34"
SCALE: N.T.S.

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

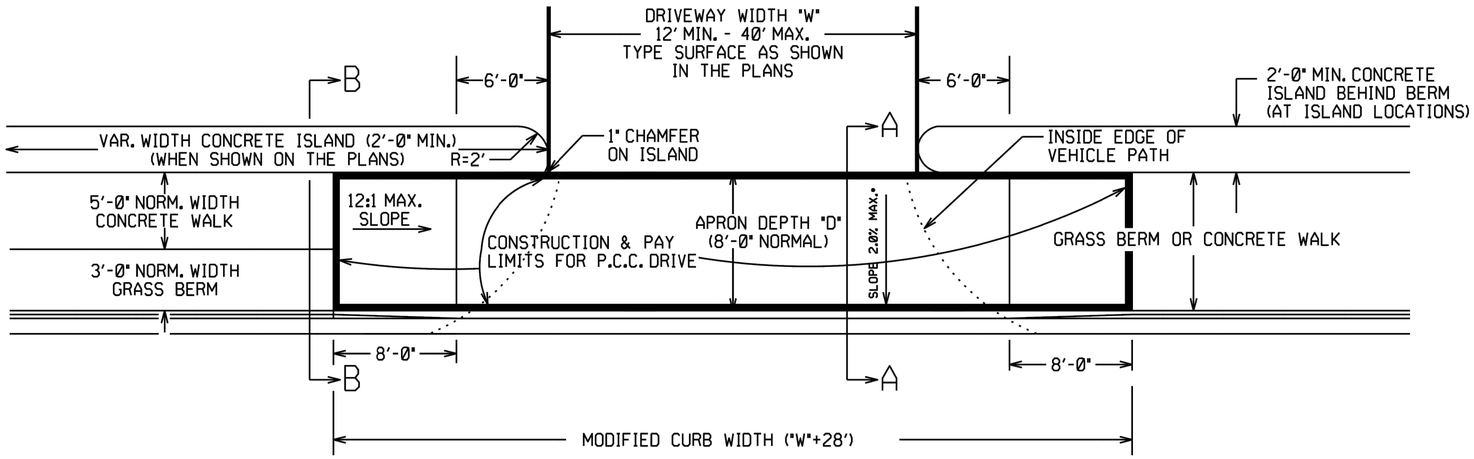
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.18891
DILLON B. BENTLEY

SHEET TITLE

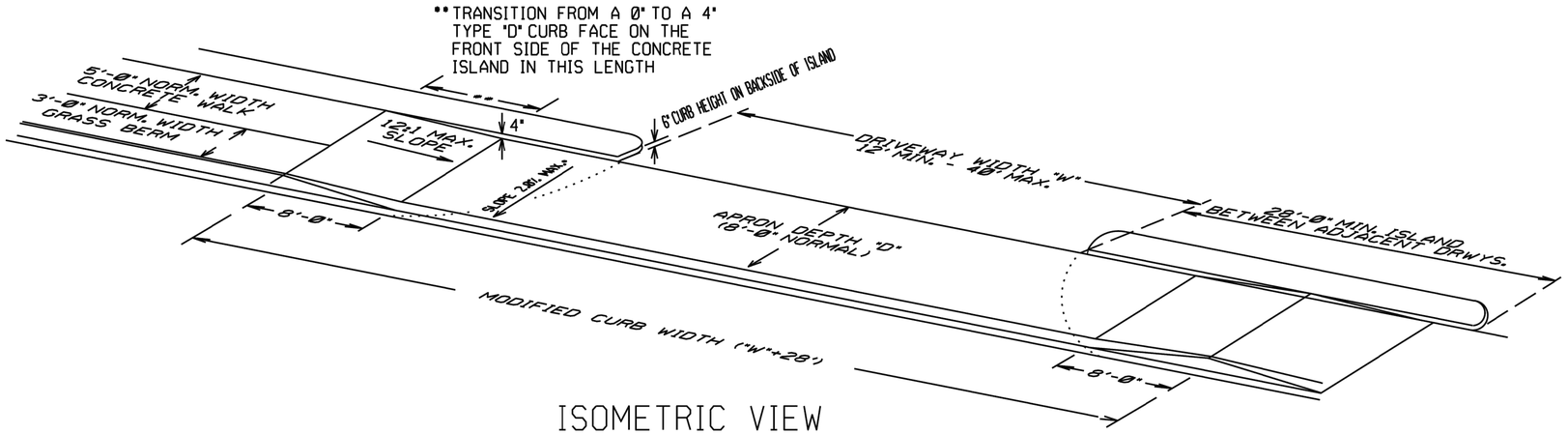
GRADING & EROSION CONTROL DETAILS II

SHEET NUMBER

C5.04

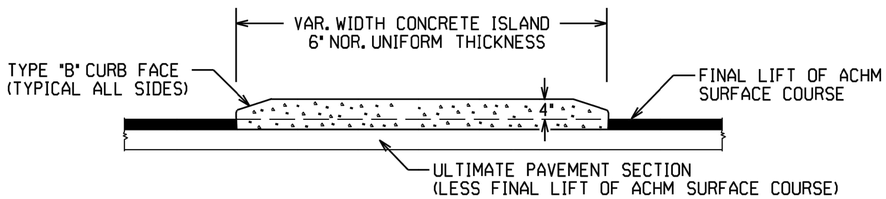


PLAN VIEW

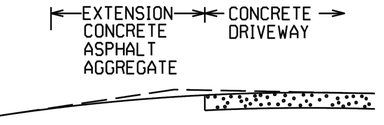


ISOMETRIC VIEW

REFER TO PLANS FOR TYPE OF CURB FACE TO BE USED. NO DIRECT PAYMENT WILL BE MADE FOR THE CURB FACES SHOWN ON THE ISLAND DETAILS. PAYMENT FOR THE CURB FACE WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE ITEM "CONCRETE ISLAND".



CURBED ISLANDS FOR CHANNELIZATION



EXTENSION TYPICAL SECTIONS

1: CONCRETE - 6" P.C. CONCRETE DRIVEWAY

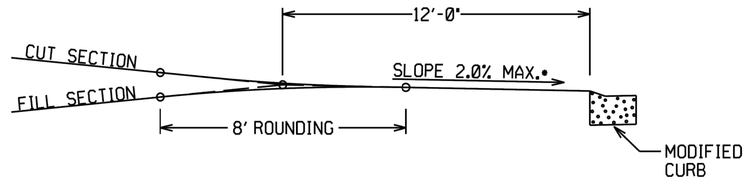
2: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
4" ACHM BINDER COURSE (1") OR
4" ACHM BASE COURSE (1-1/2")

3: ASPHALT - 2" ACHM SURFACE COURSE (1/2")
7" AGGREGATE BASE COURSE

4: AGGREGATE - 6" AGGREGATE BASE COURSE

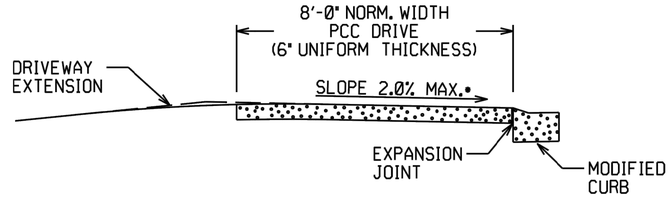
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

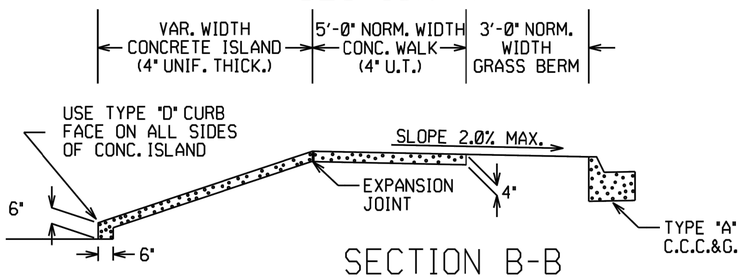


DRIVEWAY VERTICAL ALIGNMENT DETAILS

- NOTE: DRIVEWAYS MAY NOT BE SLOPED AWAY FROM THE ROADWAY UNLESS APPROVED BY THE ENGINEER.



SECTION A-A



SECTION B-B
CURBED ISLAND BEHIND WALK

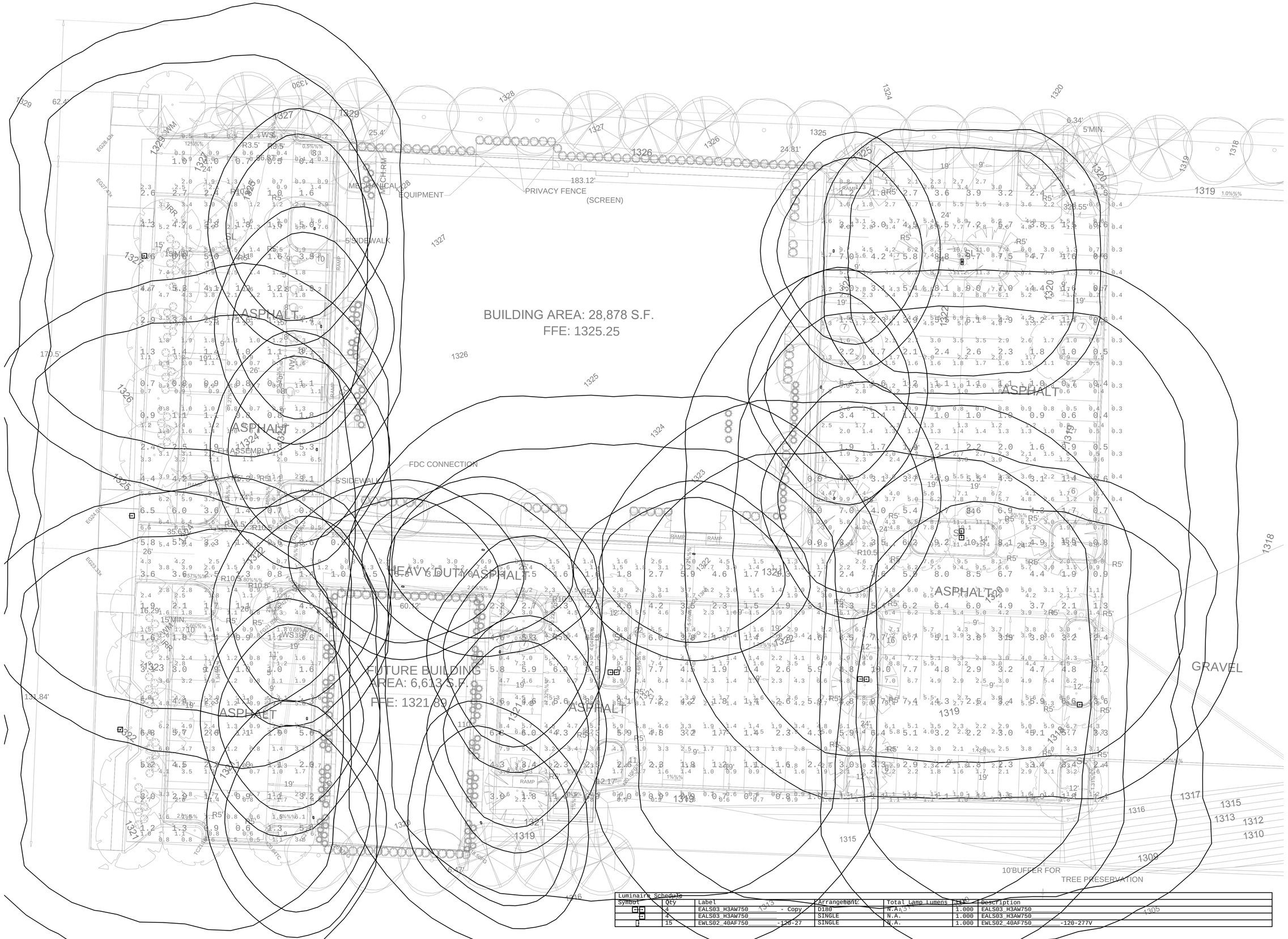
DATE REV	DATE FILMED	DESCRIPTION
11-07-19		REVISED WALK DETAILS
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
3-30-00		REV. MOD. CURB WIDTH & TRANS. NOTE
11-19-98		REVISED NOTES
11-18-98		REDRAWN AND REISSUED

LSD21-0074

ARKANSAS STATE HIGHWAY COMMISSION

DETAILS OF DRIVEWAYS & ISLANDS

STANDARD DRAWING DR-1



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	EALS03_H3AW750_____ - Copy	D180	N.A.	1.000	EALS03_H3AW750_____
	4	EALS03_H3AW750_____	SINGLE	N.A.	1.000	EALS03_H3AW750_____
	15	EWLS02_40AF750_____-120-27	SINGLE	N.A.	1.000	EWLS02_40AF750_____-120-277V

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

L23-23
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

21-00402-000
COMMERCIAL COMPUTER
SERVICES INC
47 W BUCKINGHAM DR
ROGERS AR 72758

21-00203-000
GANTERT, GENE F & ARVEST BANK
TRUSTEES
PO BOX 2389
BENTONVILLE AR 72712

21-00249-035
BEASLEY LIVING TRUST-RARDIN,
LIA & MURPHY, VICKIE M
7557 RAMBLER RD STE 930 DALLAS
TX 75231

21-02253-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02252-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02287-000
CITY OF SPRINGDALE WATER &
SEWER COMMISSION
201 SPRING ST
SPRINGDALE AR 72764-4595

21-02249-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02251-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-02249-000
FLINT CREEK RENTALS LLC
PO BOX 1194
FAYETTEVILLE AR 72702

21-01148-000
WGR HOLDING LLC
4264 N THOMPSON ST
SPRINGDALE AR 72764-8200



Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 4, 2023

RE: **L23-24 Large Scale Development Heartland Honda**

Planning Comments

1. This Large-Scale Development Plan has been given the number L23-24. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission (standard comment).
3. Documentation corresponding to L23-24 should be submitted to planningapplication@springdalear.gov
4. A written response to all comments is required with resubmission (standard comment).
5. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
    a. B23-33 Board of Adjustment – reduction of distance between drives from 150’ to 70’ and reduction of parking spaces from 46 to 37, set to be heard at the 04/04/23 PC.
    b. B23-34 Commercial Design Standards – entrances, parking lot orientation, structure back & sides (earth berm), roofs, and foundation landscaping, set to be heard at the 04/04/23 PC.
    c. Thank you for the detailed attached pages on variance applications.
6. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

8. Minimum distance between driveways on adjoining properties is fifty feet (50') and 150' on a single tract.
    a. B23-33 Board of Adjustment

Commercial Design Standards Comments

1. No more than 60% of the off-street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are
2. screened from view by out lot development (i.e., restaurants) and additional tree plantings and/or berms.
    a. B23-34 Commercial Design Standards
3. Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
    a. B23-34 Commercial Design Standards
4. Foundation landscaping is required.
    a. B23-34 Commercial Design Standards

Building & Fire Comments:

All Comments Addressed.

Engineering Comments:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. **Chapter 106 – Stormwater Drainage**

   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

   - *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
        - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**
        - **Submit details and specifications of underground stormwater system.**
        - **What is the restriction on the underground detention system? Is there a weir plate in DI 1-2? Provide details.**

2. **Chapter 107 – Stormwater Pollution**

   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

   - *107.3*
        - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
            - **Apply for Grading Permit, submit the following:**
                - **Grading Permit application.**
                - **SWPPP.**
                - **Notice of Coverage.**

- **Fee.**
- **Proposed Truck Route for construction vehicles.**

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - **Install wheel stops for all parking stalls that are adjacent to a sidewalk with a width of 5'.**

4. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: March 23, 2023 Project Number: L23-24

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 2/22/23
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant X Representative

Applicant (person making request)

Name: Donahoe Family Properties, LLC

E-mail: greg@heartlandhonda.com

Address: 824 S. 48th Street, Springdale AR, 72762

Phone: 479-751-7022

Site/ Location: 700 S. 48th Street. & property on corner of S 48th and Mhoon Ln.

Assessor's Parcel Number(s): 815-30054-090, 815-30054-200

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd. Springdale AR, 72764

Phone: 479-751-8733

Current Zoning District: C-5

Rezone required: No

Total Acreage: 1.94 Acres

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): GREG DONAHOE Date: 2/24/2023

Signature: [signature]

Staff Notes:

L23-24

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Heartland Honda
2/22

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Paty Christie, Katie Hollingshead, Greg Donahoe, Dave Burris, Sharon Tromburg, Ed Stith, Brandon Tush, Jonathan Schwartz
Name of main point of contact for project:	Brandon Tush
Parcel Number(s):	815-30054-090 815-30054-200
Acreage of the proposed development:	2.1
Type of project:	Comercial
When is the intended application date?	3/2
Per the date above, the earliest Planning Commission meeting date would be:	4/4

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 700 S. 48th St.

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Yes

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Based upon this discussion, what variances/waivers will be required?
Var. Central - drives too close
Var for no main ent. on Central

Please state all of the Fire Code issues mentioned.

Screens N. parking
Parking / Open display label
Take off S. s/w to ROW
Bike rack - Bench
s/w front to street
1/300 service area
1/200 retail
HVAC in SW corner screen
Combine & grant access esmt
Break in west side
Canopy counts to fire

Sprinkler system

LARGE SCALE DEVELOPMENT

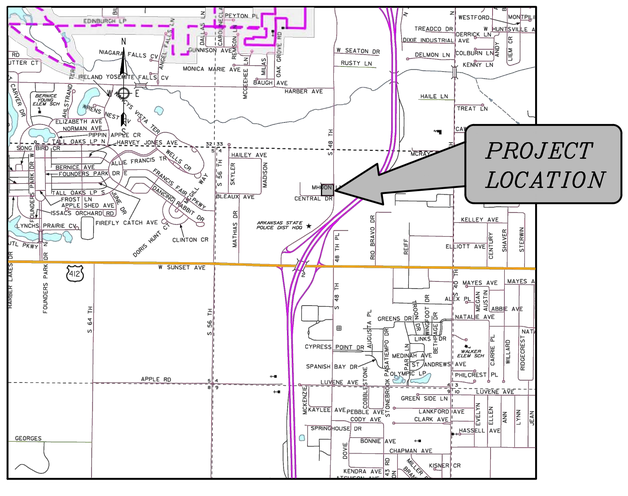
SERVING

Heartland Honda

700 SOUTH 48TH STREET
SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
AEP/SWEPCO STEVE SATTERFIELD – WSSATTERFIELD@AEP.COM
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T KENNY HARTSFIELD – 479-442-1977
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

ARKANSAS ONE CALL SYSTEM, INC.
1-800-482-8998
STOP - CALL BEFORE YOU DIG!



VICINITY MAP

March 23, 2023

L23-24

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

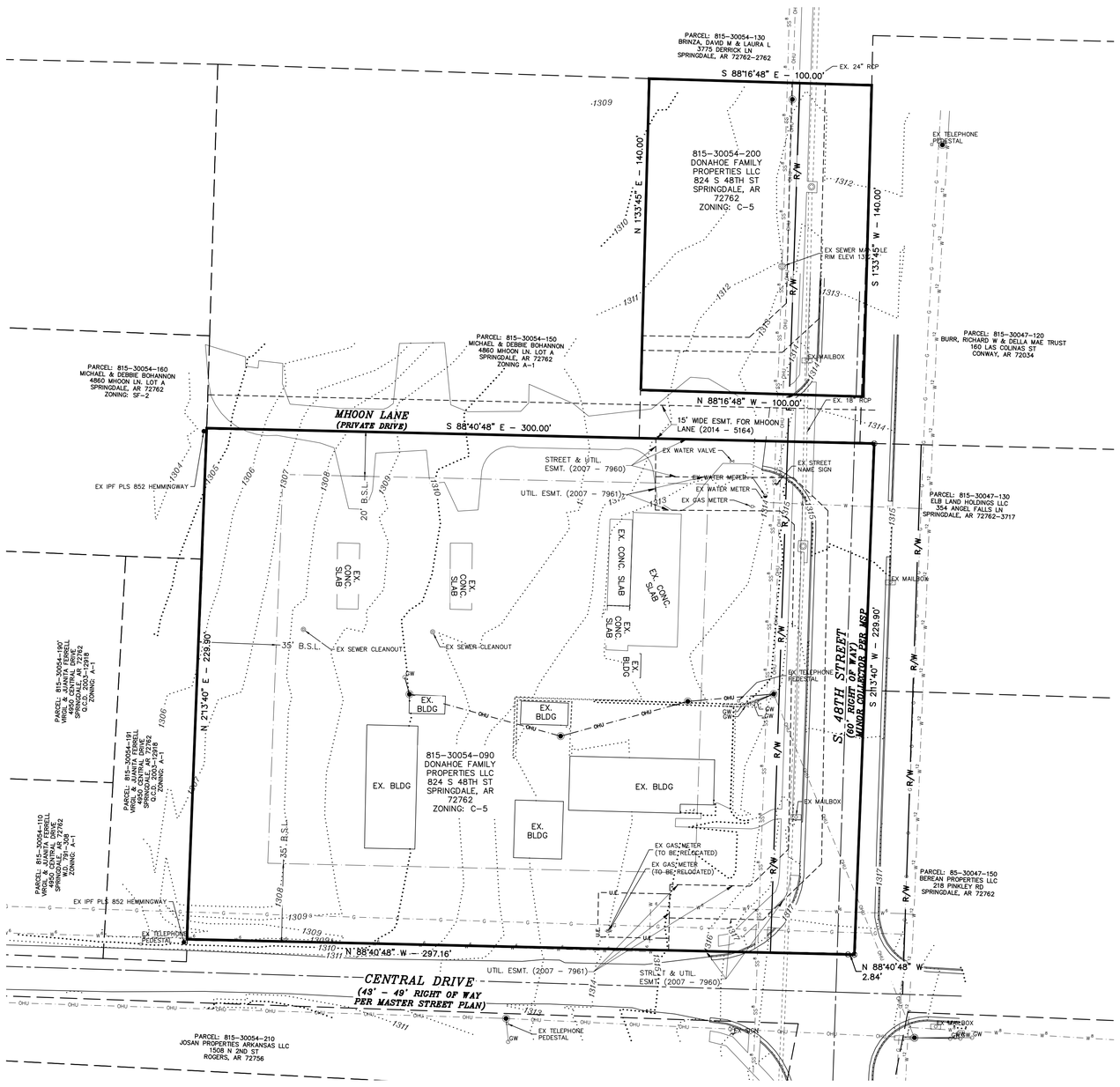
INDEX OF SHEETS	
SHEET No.	DESCRIPTION
–	COVER
1	EXISTING CONDITIONS
2	LARGE SCALE DEVELOPMENT
3	STORM DRAINAGE & GRADING PLAN
4	PAVING & SIGNAGE PLAN
5	UTILITY PLAN
6	TYPICAL DETAILS
7	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
8	LANDSCAPING PLAN
9	LIGHTING PLAN

For Review Only
NOT FOR CONSTRUCTION

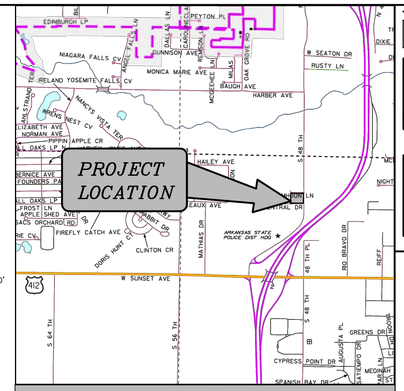
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES:

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, PART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO NOT EXCEED $25,000.



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER: DONAHOE FAMILY PROPERTIES LLC
824 S. 48TH STREET
SPRINGDALE, ARKANSAS 72764

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING CITY ZONING: C-5 (THOROUGHFARE COMMERCIAL DISTRICT)

BUILDING SETBACKS: FRONT - 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING- 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) - 0'
WHEN ADJACENT TO RESIDENTIAL USES - 20'
REAR - 20'

GROSS SITE AREA: 1.93 ACRES

NET SITE AREA: 1.93 ACRES

LEGEND

●	IRON PIN FOUND
+	MAG NAIL FOUND
	C. PROPERTY LINE
	SAW-CUT LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
G	EX. GAS LINE
UGT	EX. UNDERGROUND TELEPHONE LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
W	EX. WATER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. SIGN
	EX. HANDICAP PARKING
	EX. WATER METER
	EX. TRAFFIC POLE
	EX. GAS MANHOLE
	EX. ELECTRIC MANHOLE
	EX. TELEPHONE MANHOLE
	EX. TREES
	EX. SEWER VALVE
	EX. WATER MANHOLE
	EX. FIBER OPTIC VAULT
	EX. TELEPHONE BOX
	EX. MAILBOX
	EX. GAS METER
	EX. GAS VALVE
	EX. PARKING STRIPE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
X X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
G G	PROPOSED GAS LINE
UGP UGP	PROPOSED ELECTRIC LINE
W W	PROPOSED WATERLINE
HP	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

PARCEL 815-30054-200:

PART OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOUR (4) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TWENTY ACRE TRACT, AND RUNNING THENCE SOUTH 155 FEET; THENCE NORTH 155 FEET; THENCE EAST 100 FEET; TO THE POINT OF BEGINNING. LESS AND EXCEPT; 15 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE FOR A ROADWAY AND SUBJECT TO THE WEST RIGHT OF WAY OF OAK GROVE ROAD. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

PARCEL 815-30054-090:

LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE N01°33'45"E A DISTANCE OF 254.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 297.16 FEET TO A FOUND IRON PIN WIT CAP, "PLS 852"; THENCE N02°13'40"E A DISTANCE OF 229.90 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE S88°40'48"E A DISTANCE OF 300.00 FEET TO A MAGNETIC NAIL WITH WASHER, "PLS 1156;THENCE S02°13'40"W A DISTANCE OF 229.90 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 2.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF S. 48TH STREET (0.20 ACRES) ALONG THE EAST SIDE THEREOF, AND SUBJECT TO THE RIGHT-OF-WAY OF CENTRAL DRIVE (0.11 ACRES) ALONG THE SOUTH SIDE THEREOF, (NET AREA 1.27 ACRES) AND SUBJECT TO ALL OTHER RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION:
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE N01°33'45"E A DISTANCE OF 254.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 297.16 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE N02°13'40"E A DISTANCE OF 229.90 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE S88°40'48"E A DISTANCE OF 300.00 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156; THENCE S02°13'40"W A DISTANCE OF 229.90 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 2.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES, (68,961 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF S. 48TH STREET (0.20 ACRES) ALONG THE EAST SIDE THEREOF, AND SUBJECT TO THE RIGHT-OF-WAY OF CENTRAL DRIVE (0.11 ACRES) ALONG THE SOUTH SIDE THEREOF, (NET AREA 1.27 ACRES) AND SUBJECT TO ALL OTHER RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

L23-24

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/23/2023 8:54 AM
C:\2022\22976 HEARTLAND HONDA\EXISTING CONDITIONS.DWG

SCALE: 1"=30'
DATE: Mar 23, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976

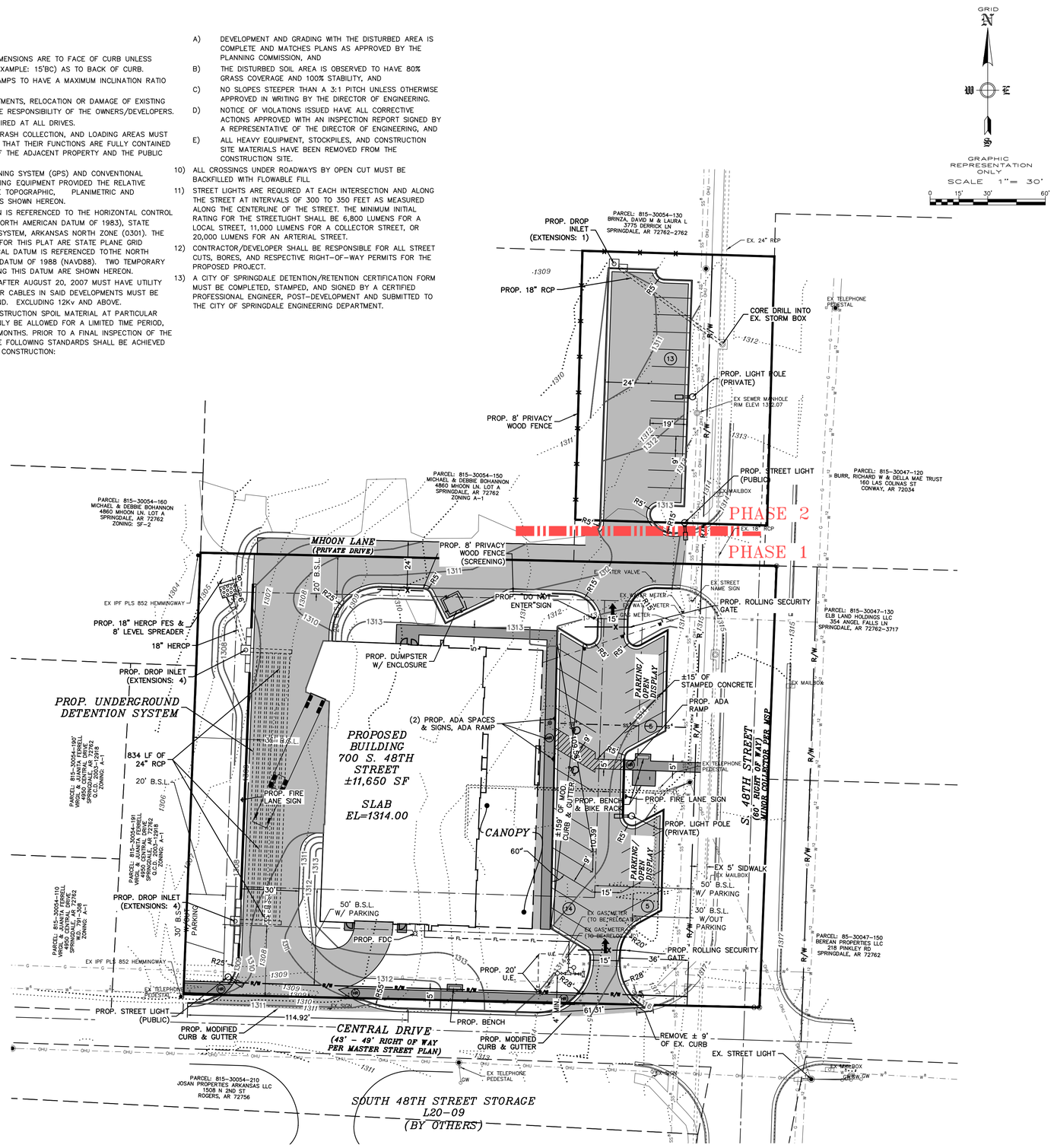
1

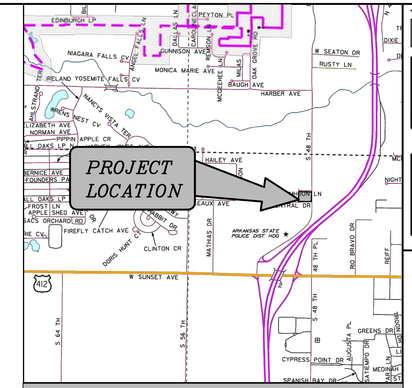
NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TOTHE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
9) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:

A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

10) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
11) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
12) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
13) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.





VICINITY MAP
N.T.S.

OWNER/DEVELOPER: DONAHOE FAMILY PROPERTIES LLC
824 S. 48TH STREET
SPRINGDALE, ARKANSAS 72764

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING CITY ZONING: C-5 (THOROUGHFARE COMMERCIAL DISTRICT)

BUILDING SETBACKS: FRONT - 30'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING- 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) - 0'
WHEN ADJACENT TO RESIDENTIAL USES - 20'
REAR - 20'

GROSS SITE AREA: 1.94 ACRES

NET SITE AREA: 1.94 ACRES

PARKING REQUIRED: GENERAL RETAIL; 1 SPACE PER 200 SF OF NET FLOOR SPACE
AUTOMOTIVE SERVICES (PASSENGER CARS/LIGHT TRUCK): 1 SPACE PER 300 SF OF GROSS BUILDING AREA

PARKING REQUIRED: 5,633 SF / 200 SF = 28 SPACES
5,164 SF / 300 SF = 18 SPACES
46 SPACES REQUIRED (INCL. 2 ADA)

PARKING PROVIDED: 37 SPACES (INCLUDING 2 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0070F, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008

PARCELS: 815-30054-090, 815-30054-200

PROPOSED USE: OPEN DISPLAY RETAIL SALES

COMMON OPEN SPACE REQUIREMENTS:

COMMON OPEN SPACE REQUIRED = 10% OF NET SITE ACREAGE
1.27 ACRES * 0.10 = 0.13 ACRES (5,663 S.F.)

COMMON OPEN SPACE PROVIDED = 0.34 ACRES (14,686 S.F.)

LEGEND

●	IRON PIN FOUND
+	MAG NAIL FOUND
	C. PROPERTY LINE
	SAW-CUT LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
G	EX. GAS LINE
UGT	EX. UNDERGROUND TELEPHONE LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
W	EX. WATER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. SIGN
	EX. HANDICAP PARKING
	EX. WATER METER
	EX. TRAFFIC POLE
	EX. GAS MANHOLE
	EX. ELECTRIC MANHOLE
	EX. TELEPHONE MANHOLE
	EX. TREES
	EX. SEWER VALVE
	EX. WATER MANHOLE
	EX. FIBER OPTIC VAULT
	EX. TELEPHONE BOX
	EX. MAILBOX
	EX. GAS METER
	EX. GAS VALVE
	EX. PARKING STRIPE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
X X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
G G	PROPOSED GAS LINE
UGP UGP	PROPOSED ELECTRIC LINE
W W	PROPOSED WATERLINE
HP	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
	PROPOSED SEWER MANHOLE & PIPE

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

©COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/23/2023 8:51:41 AM

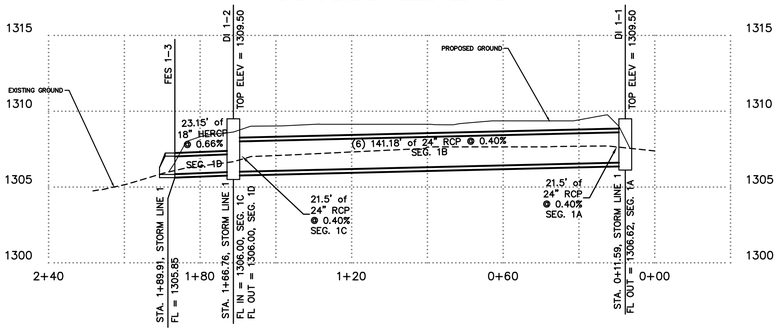
SCALE: 1"=30'
DATE: Mar 23, 2023
ENGINEER: TJH
DRAWN BY: JDP
W.O. #: 22976

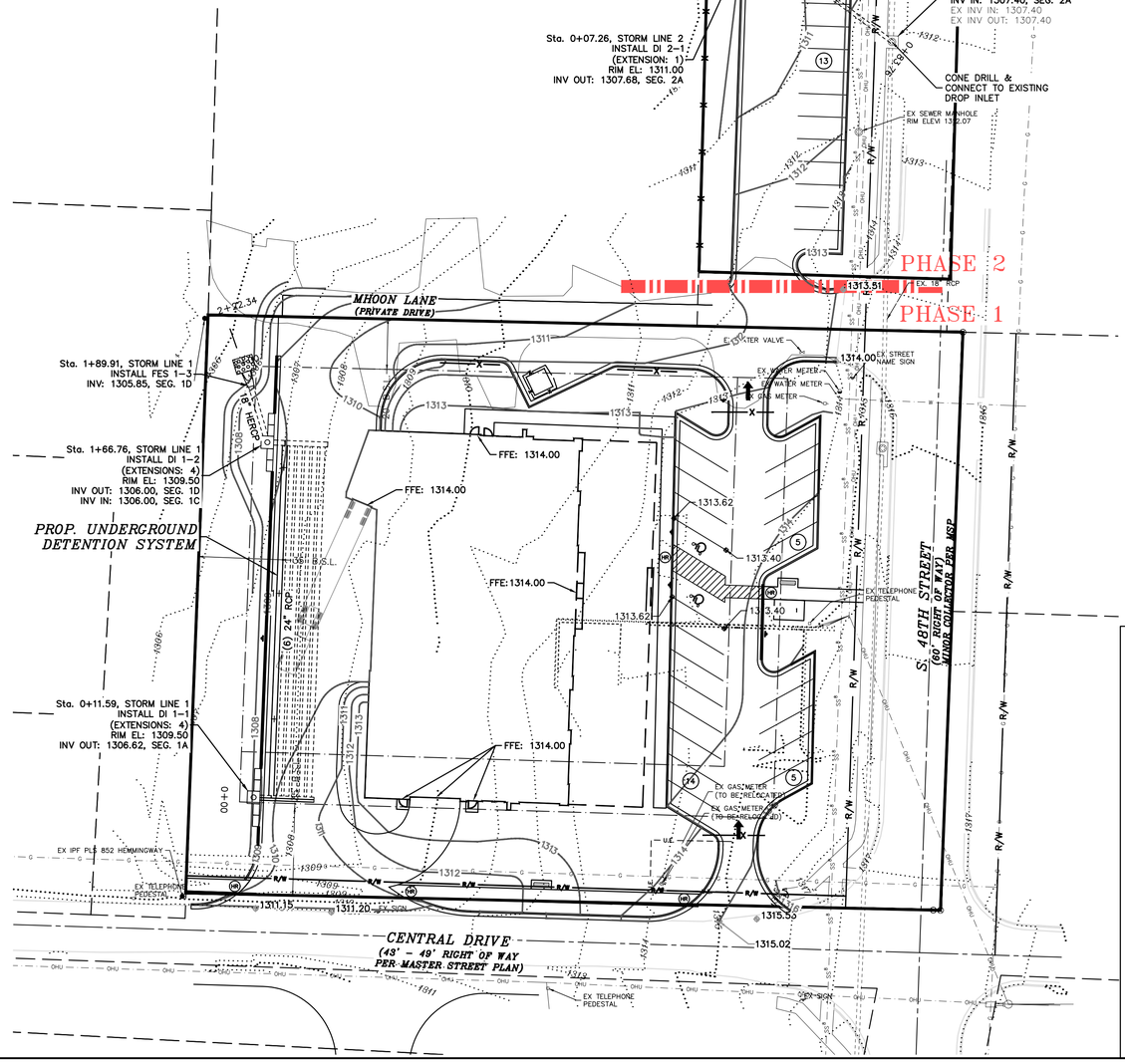
2

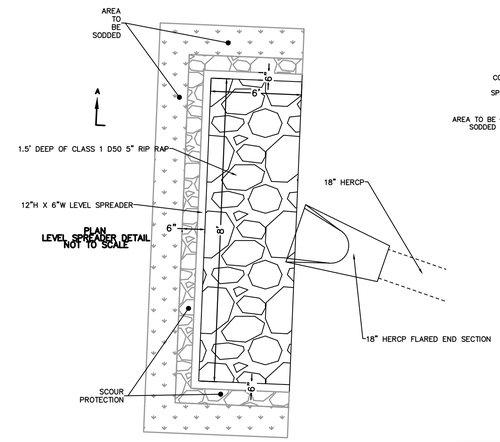
L23-24

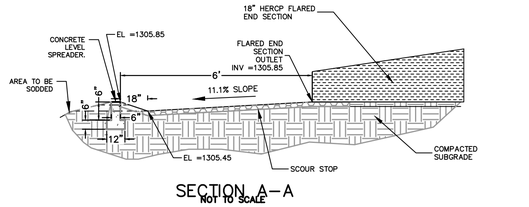
STORM LINE 1

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'





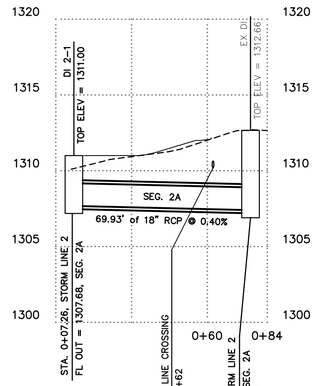




SECTION A-A
NOT TO SCALE

LEVEL SPREADER DETAIL
(NOT TO SCALE)

STORM LINE 2

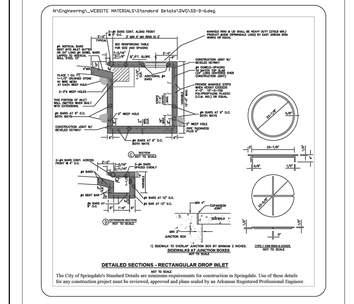


SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



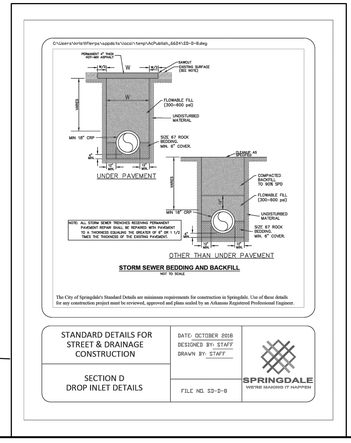
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-5

SPRINGDALE
WHERE IMAGINING IT HAPPENED



STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-6

SPRINGDALE
WHERE IMAGINING IT HAPPENED

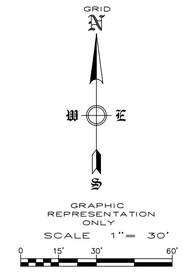


STORM SEWER BEDDING AND BACKFILL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

SPRINGDALE
WHERE IMAGINING IT HAPPENED



NOTES:

1) ALL SPOT ELEVATIONS ARE THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.

LEGEND	
JB	JUNCTION BOX
DI	DROP INLET
GI	GRATED INLET
AI	AREA INLET
RCP	REINFORCED CONCRETE PIPE
HERCP	HORIZONTAL ELLIPTICAL

L23-24

ESI
ENGINEERING SERVICES INC.
1770 E. ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

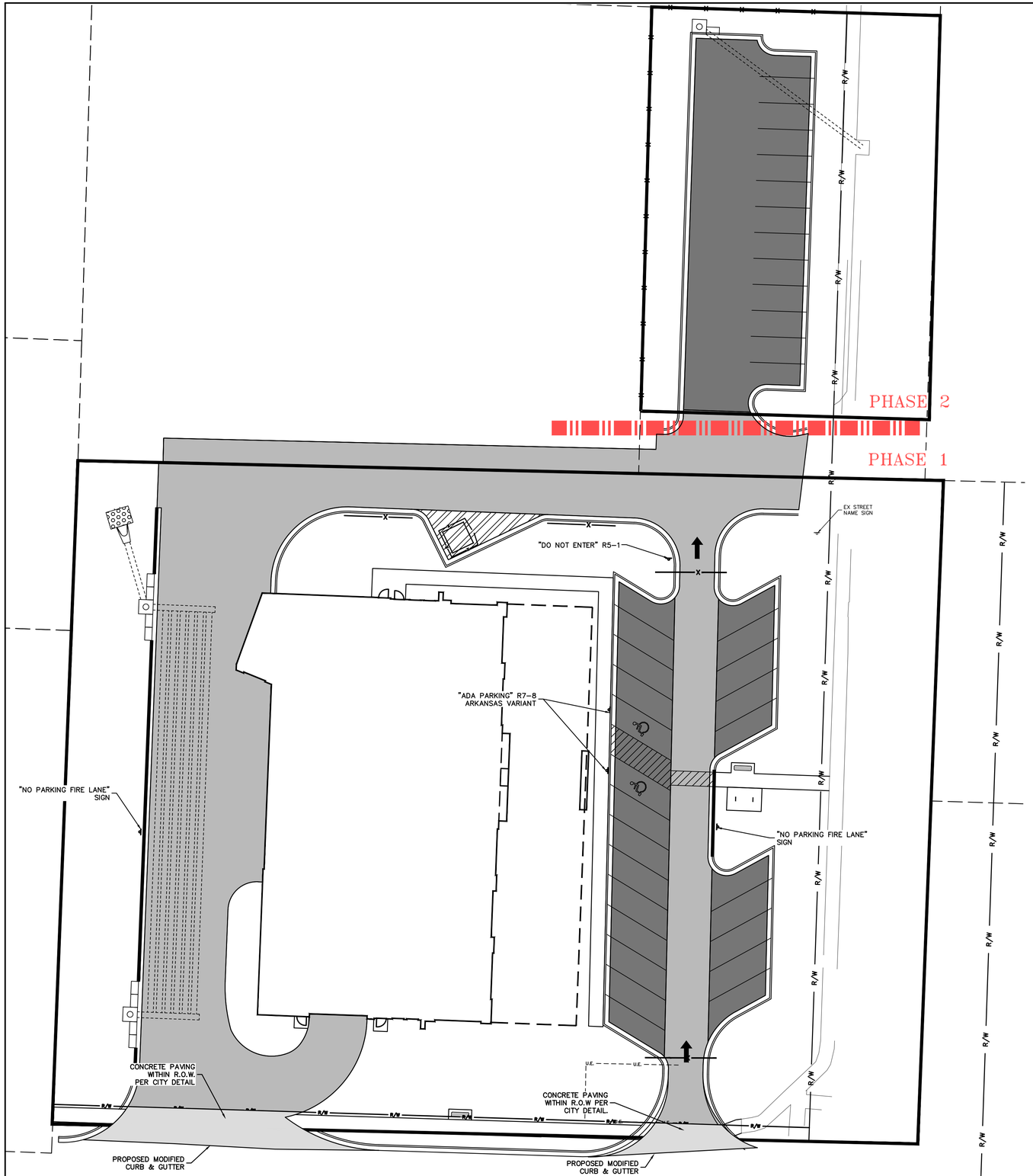
STORM DRAINAGE & GRADING PLAN
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NOTED
DATE: Mar 21, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 23-0723 3:42:41 PM

3



*NOTE:

1. PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.
2. ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.
4. WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4–INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

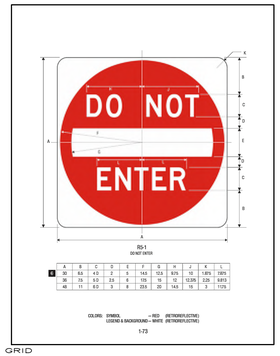
LIGHT DUTY PAVING: CLASS 7 BASE 7" THICK
SURFACE COURSE, 2" THICK

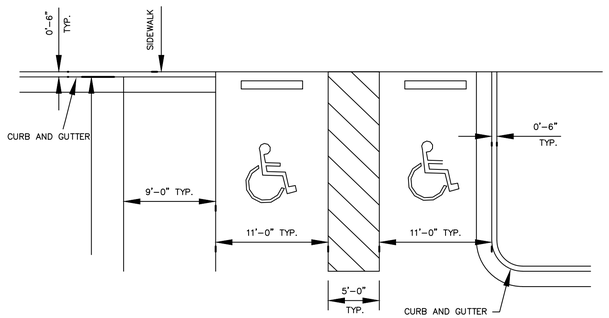
HEAVY DUTY PAVING: CLASS 7 BASE 8" THICK
SURFACE COURSE, 3" THICK

DUMPSTER PAD: CLASS 7 BASE 4" THICK
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK

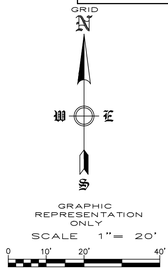




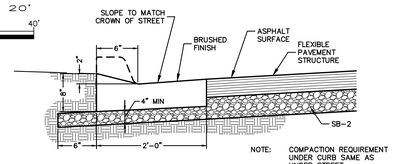




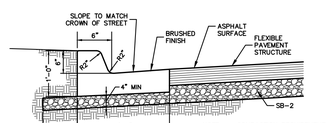
HANDICAPPED RAMP AND PARKING DETAILS



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 20'
0 10' 20' 40'



MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE

L23-24

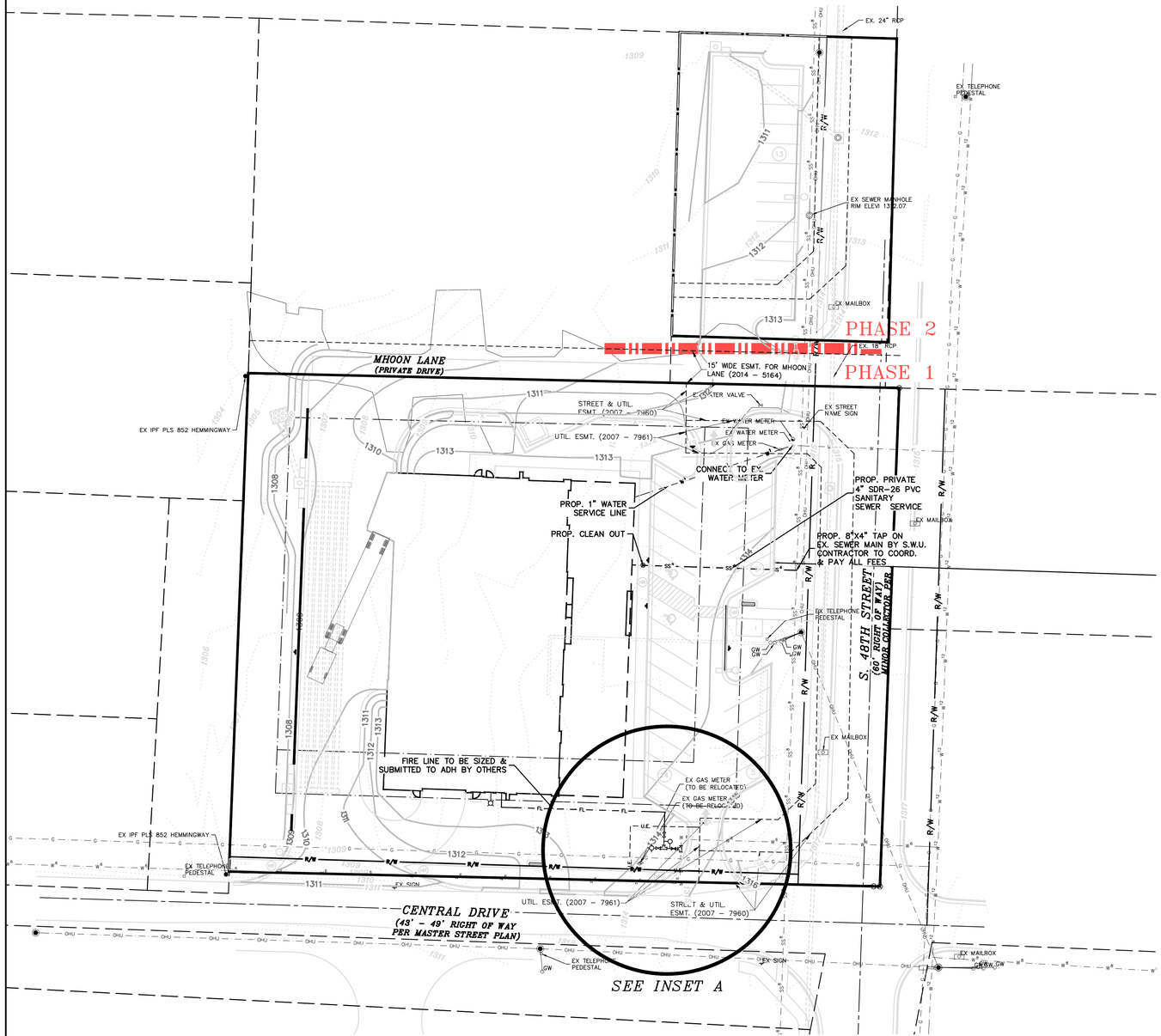
ENGINEERING SERVICES INC.
1705 S. 48TH STREET, SUITE 900
SPRINGDALE, ARKANSAS 72764

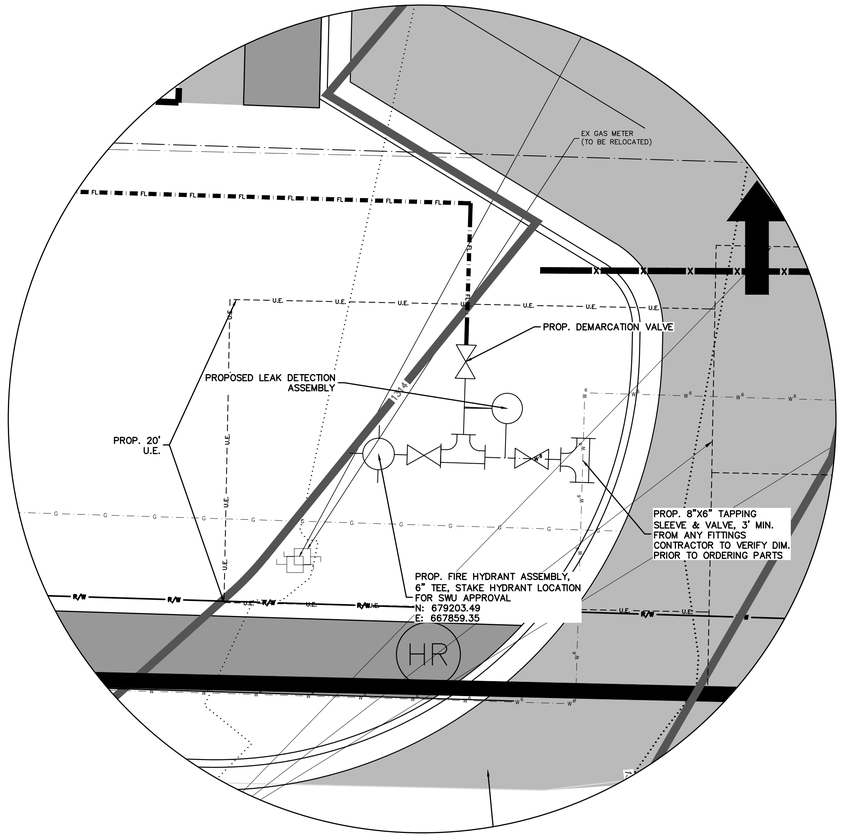
PAVING & SIGNAGE PLAN
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3-21-2023 10:42 am
ALL DESIGNS, DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND PROPRIETARY TO ESI AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ESI.

SCALE: 1"=20'
DATE: Mar 21, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976





INSET A

SCALE: 1" =5'

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

NOTES :

1. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
5. ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
7. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM
8. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
9. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
10. THE FINAL APPROVAL AND ACCEPTANCE OF FACILITIES PROPOSED HEREIN IS SUBJECT TO THE ACCEPTANCE BY THE UTILITY OF A UTILITY SPACING PLAN. PRIOR TO ANY CONSTRUCTION ON THIS PROJECT, PLEASE SUBMIT A UTILITY SPACING PLANS. THE OWNER AND ENGINEER MUST SUBMIT CERTAIN ASSURANCE IN WRITTEN FORM GUARANTEEING ADHERENCE TO SAID PLAN.
11. FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
12. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
13. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.

ENGINEERING SERVICES INC.
3205 S.D. GRANDE BLVD. SUITE 1
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NOTED

DATE: Mar 21, 2023

ENGINEER: TJA
DRAWN BY: JDP

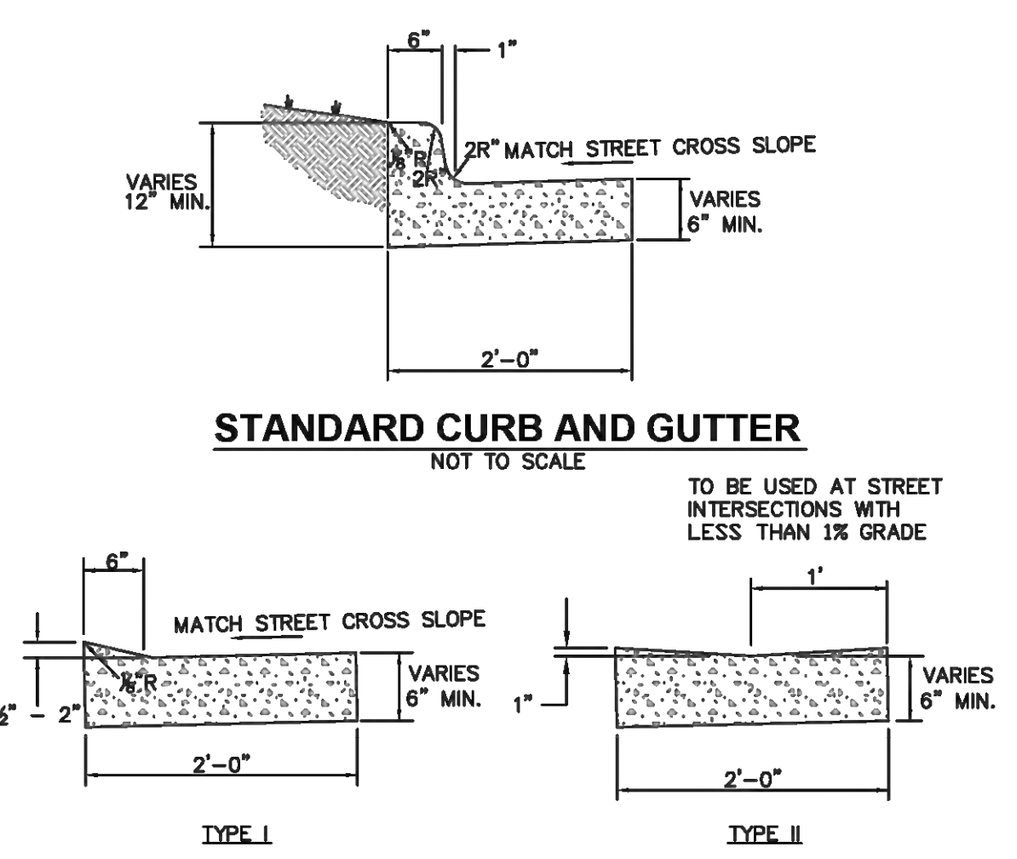
W.O. #: 22976

© ENGINEERING SERVICES INC. 3/21/2023 11:43 AM
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF ENGINEERING SERVICES INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES INC.

L23-24

5

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-A-12.dwg



STANDARD CURB AND GUTTER
NOT TO SCALE

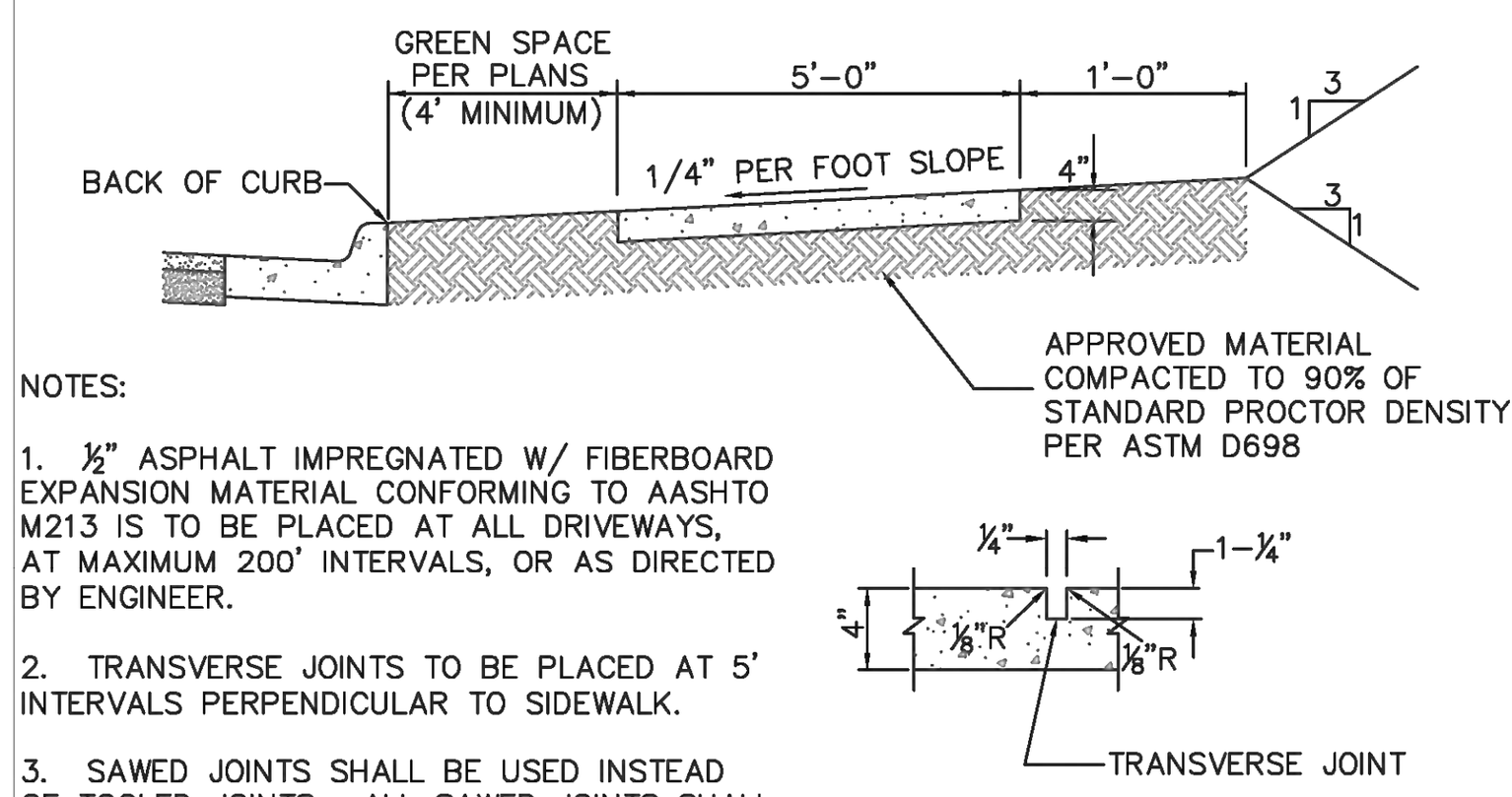
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS - SEE DETAIL) OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION A TYPICAL STREET SECTIONS & DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-A-12
SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



NOTES:

1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.

2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.

3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.

4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

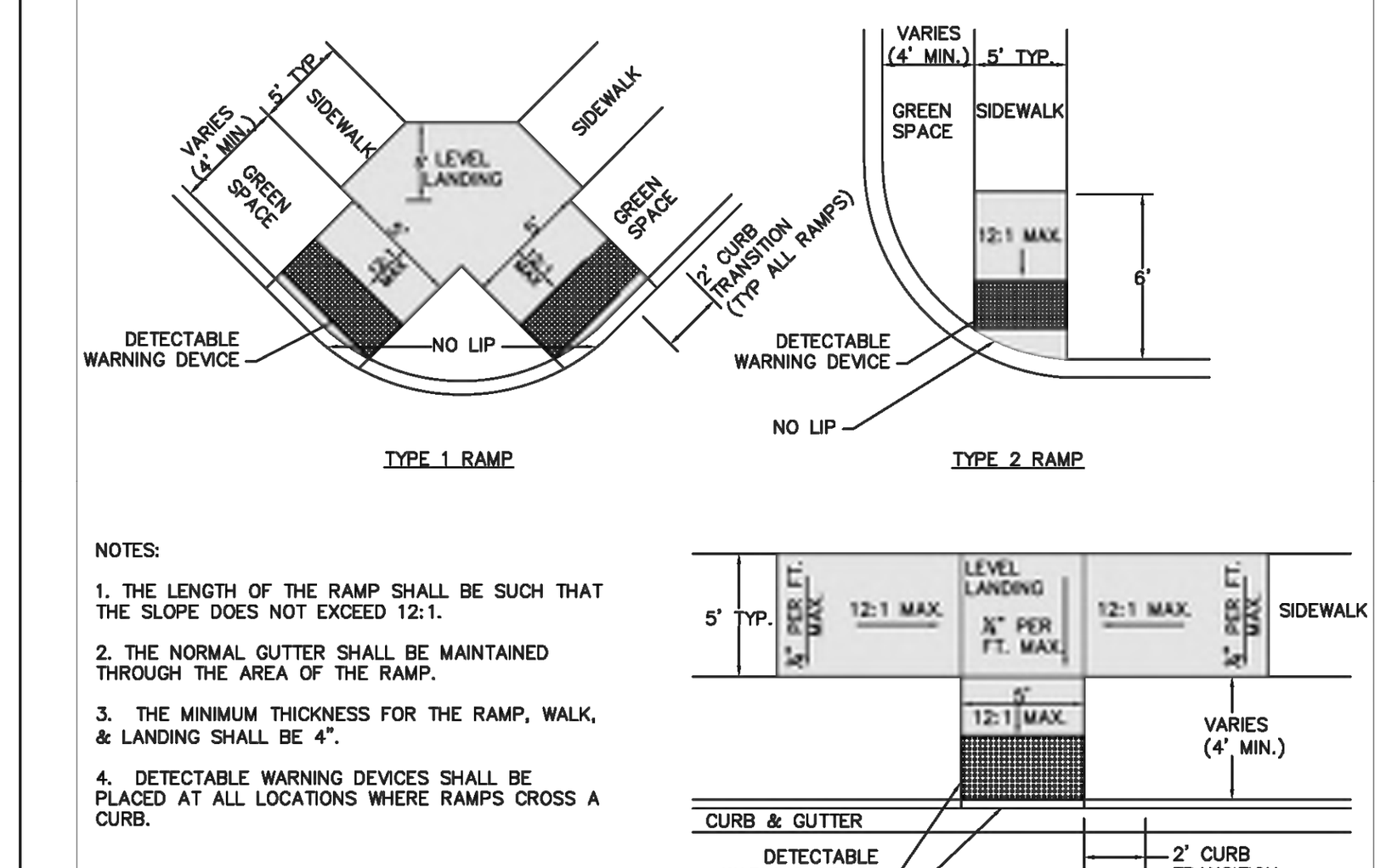
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ 4-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-1
SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



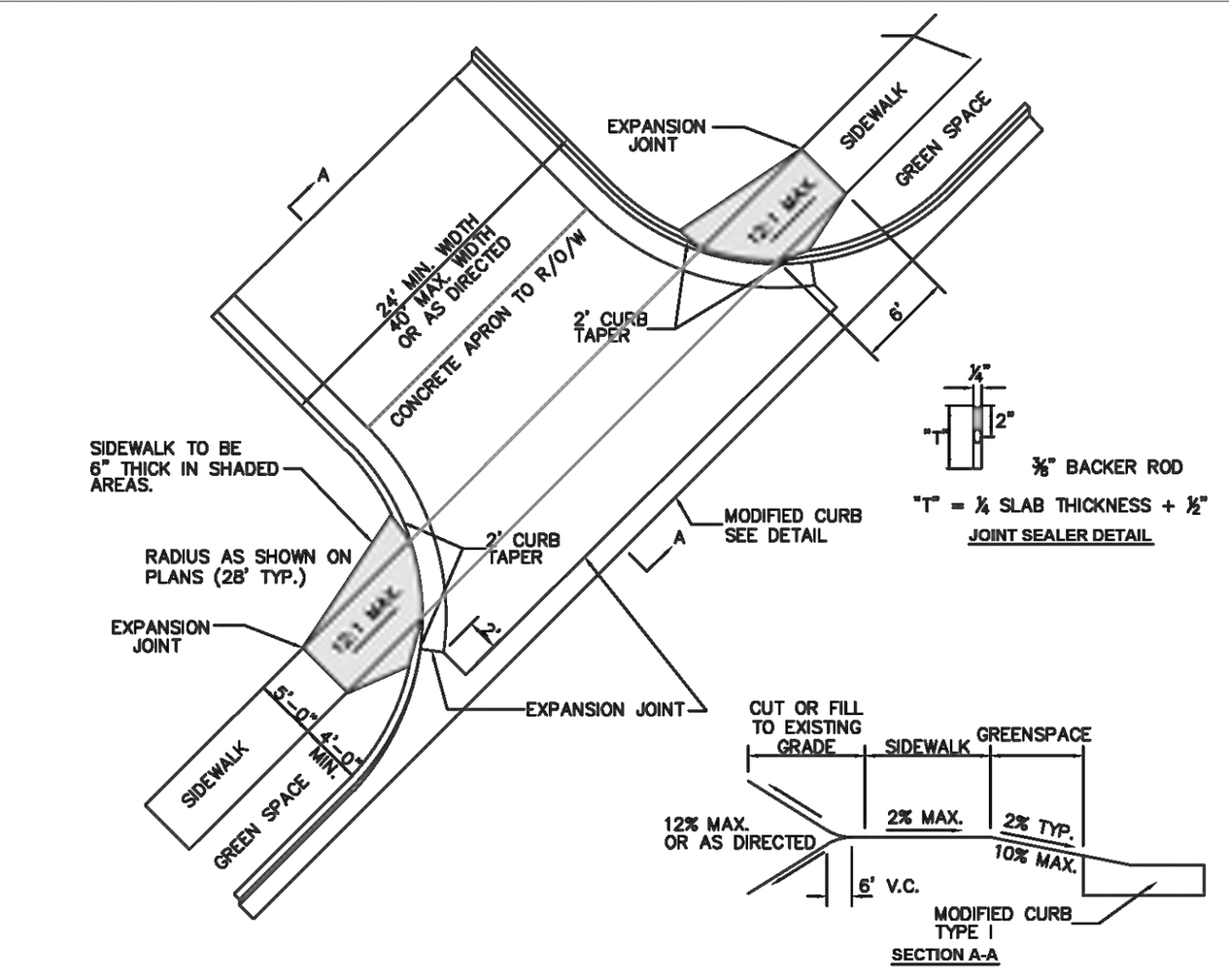
NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-2
SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



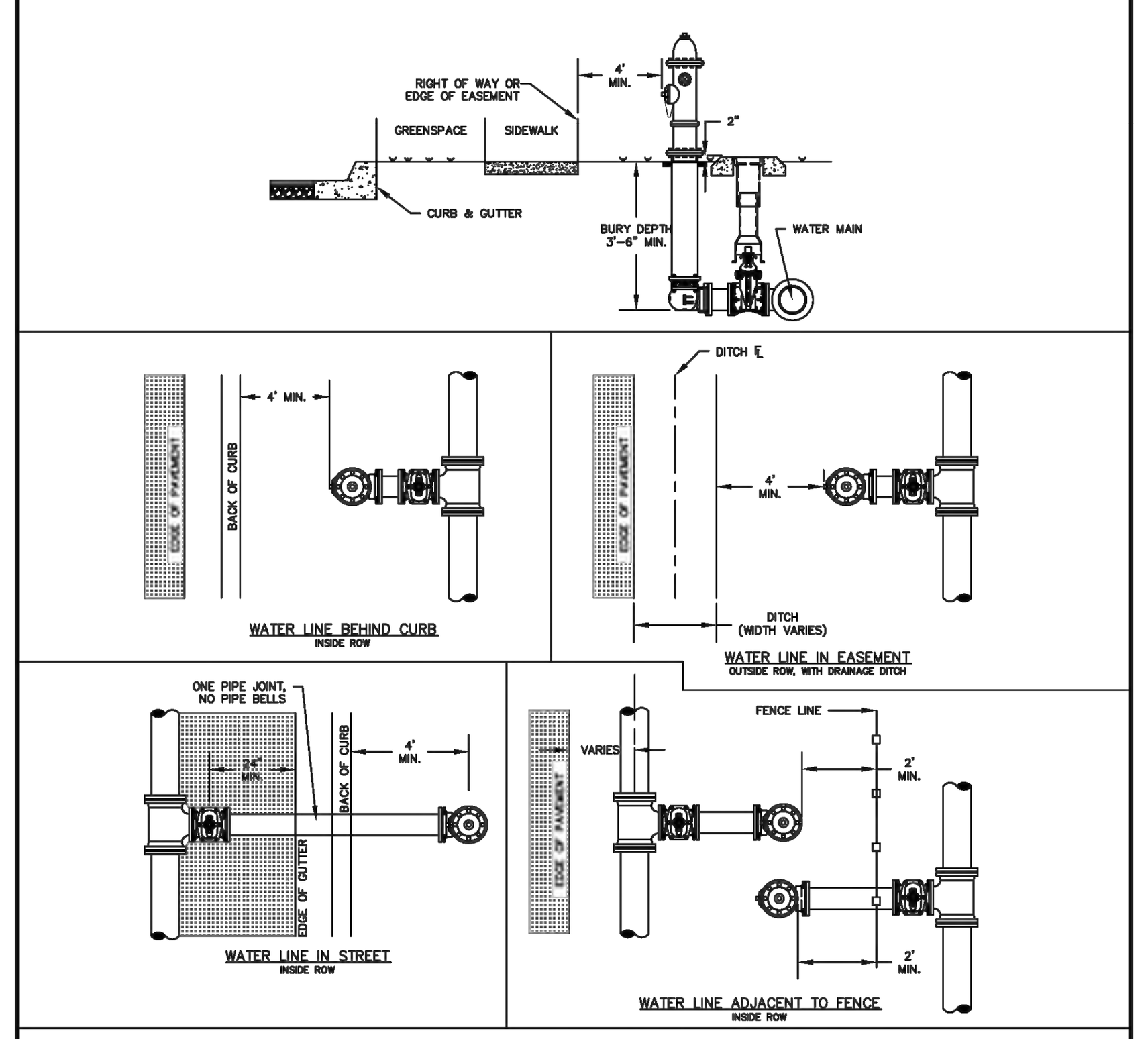
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE (3,500 P.S.I.) WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF
FILE NO. SD-B-3
SPRINGDALE
WE'RE MAKING IT HAPPEN

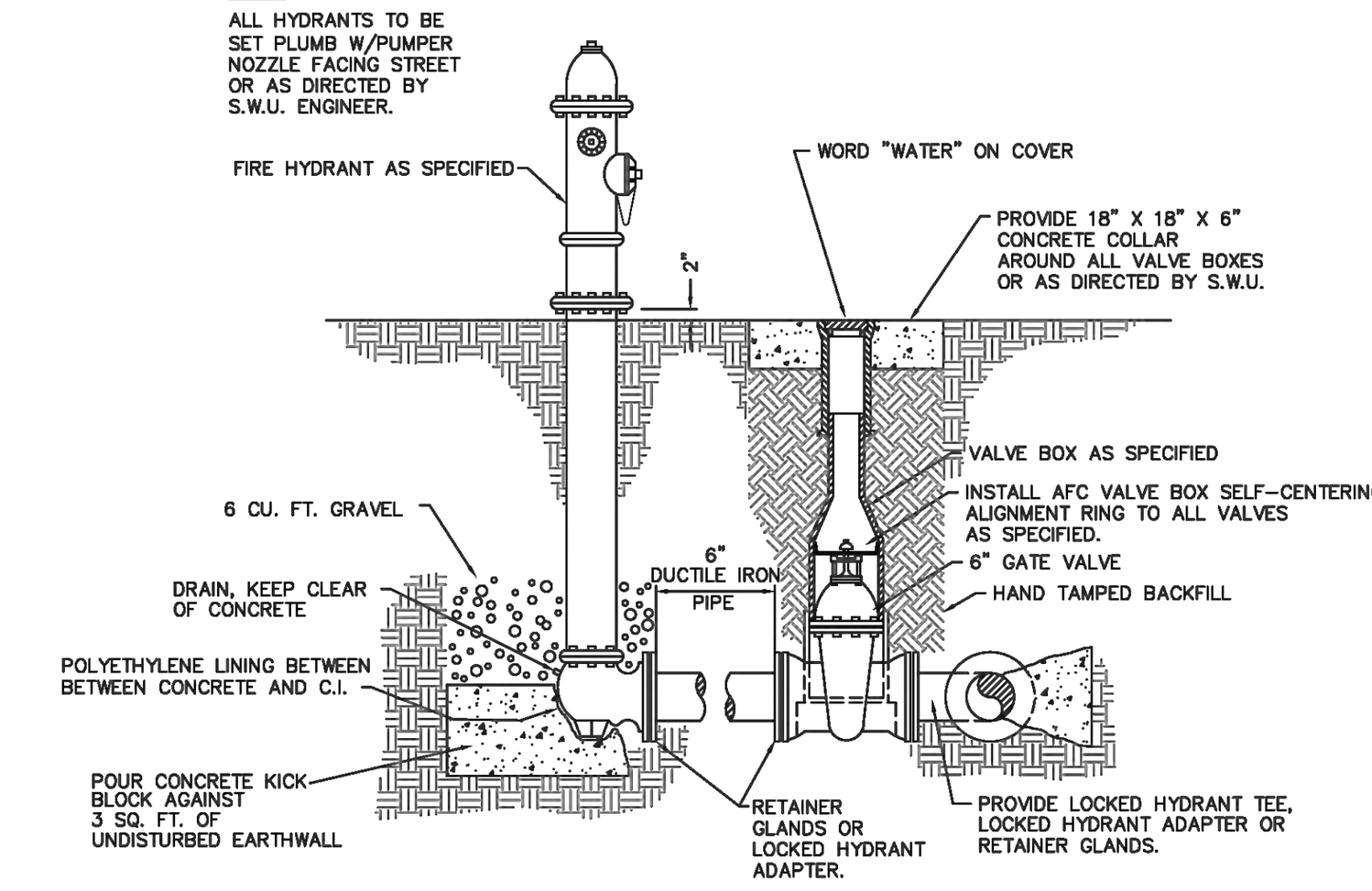
NOTES:
1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



FIRE HYDRANT PLACEMENT
N.T.S.
S-42

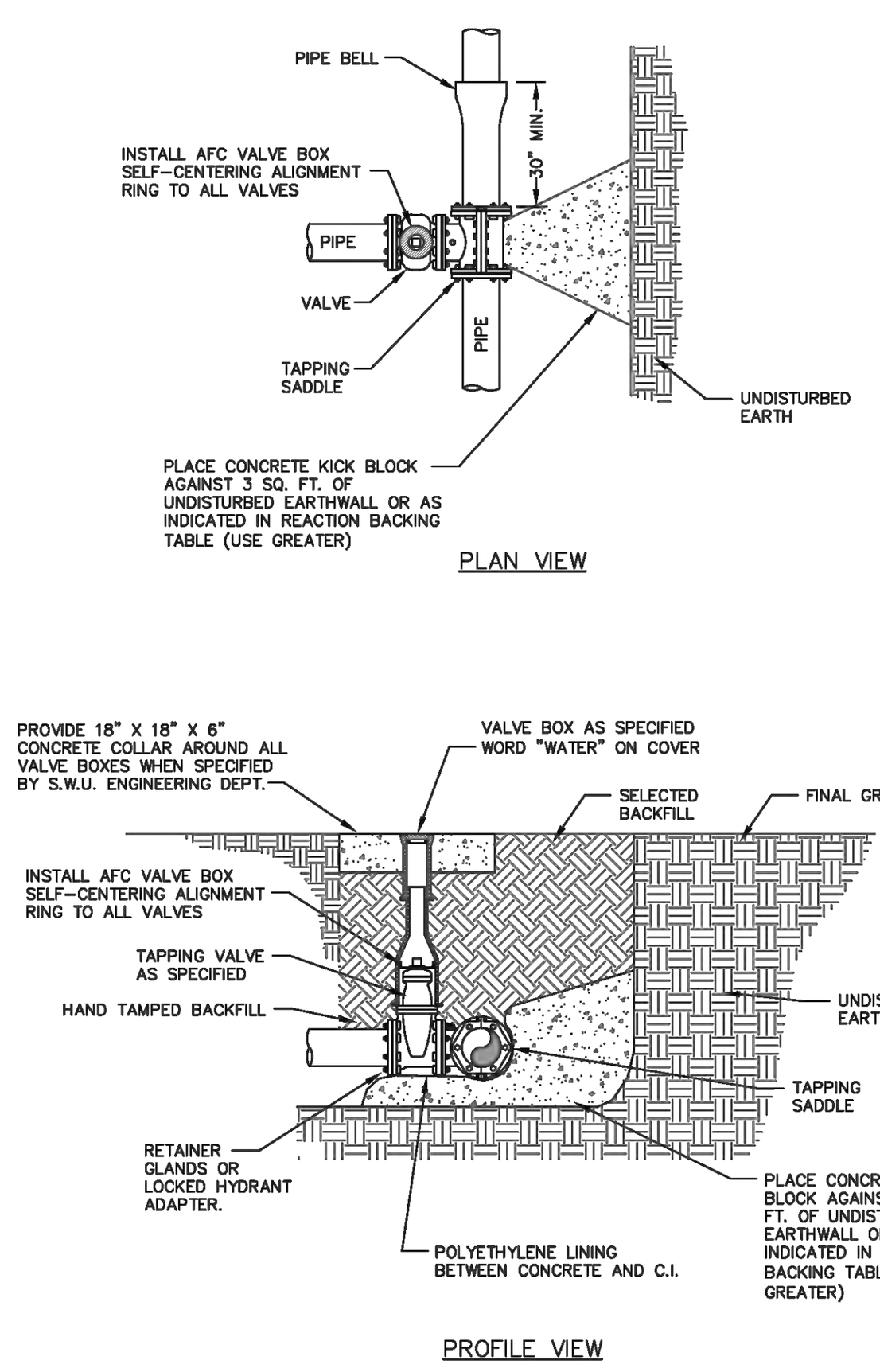
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



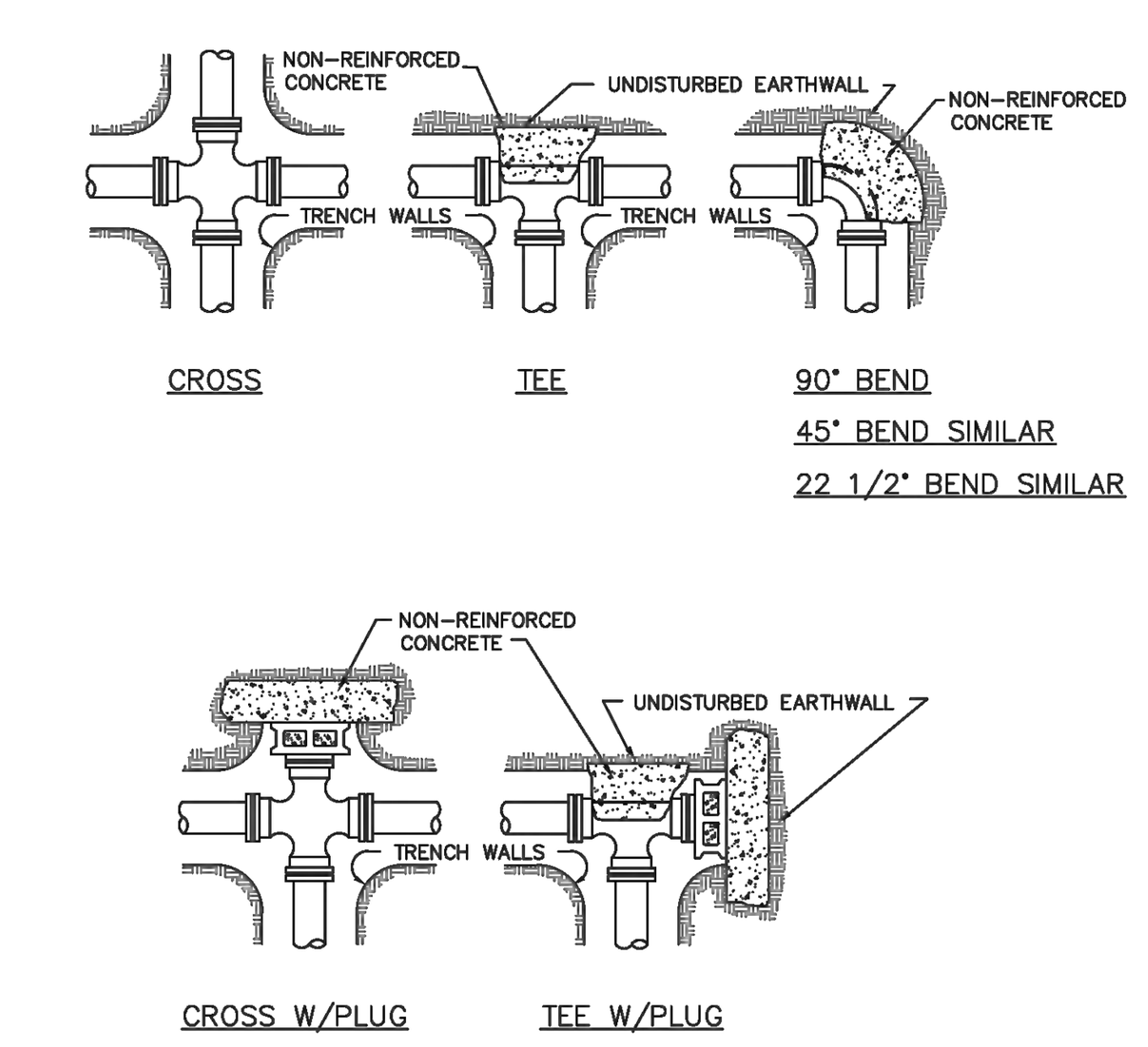
FIRE HYDRANT & GATE VALVE
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



TAPPING SADDLE & VALVE
N.T.S.
S-5

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014



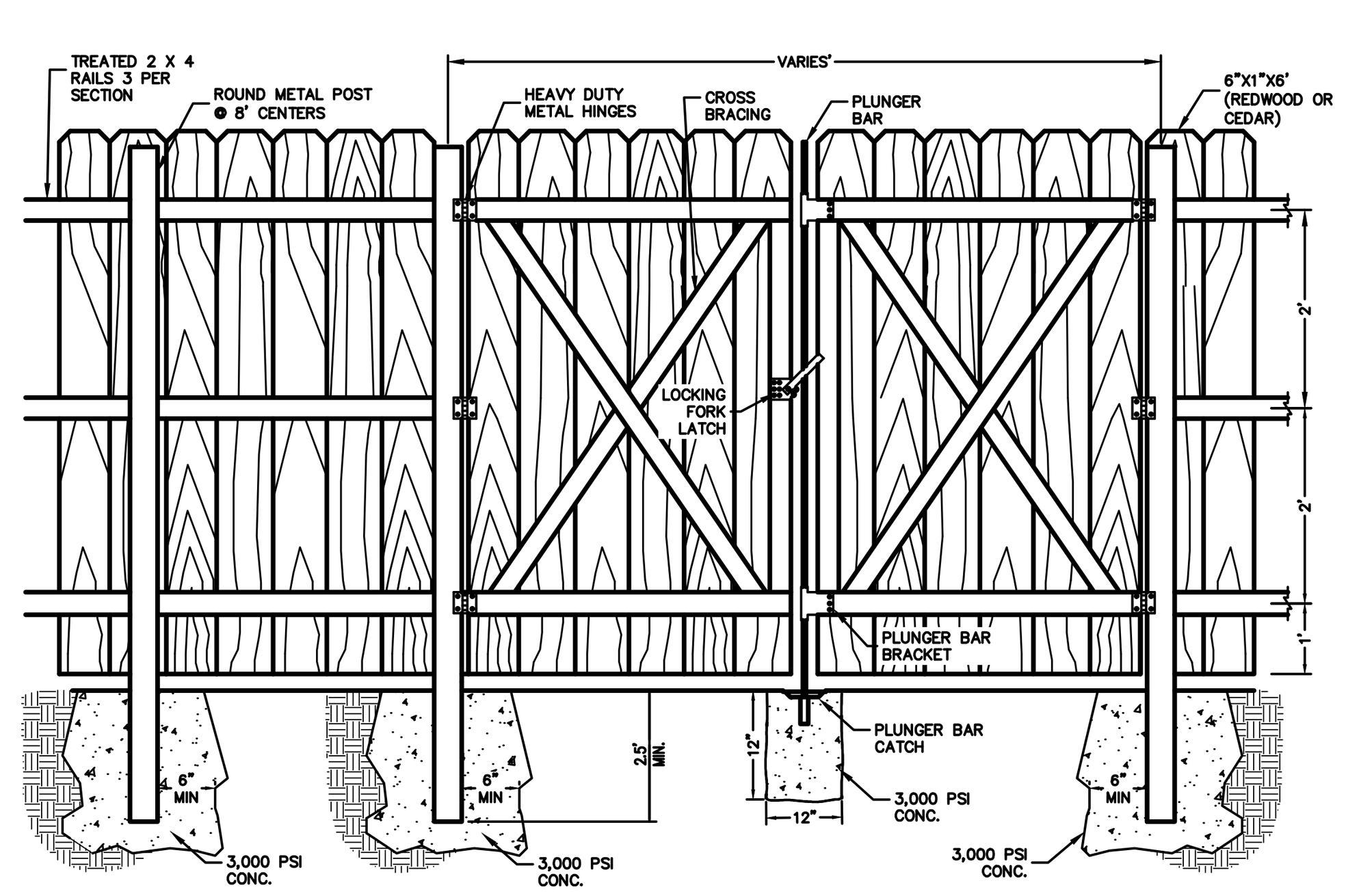
NOTES:
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

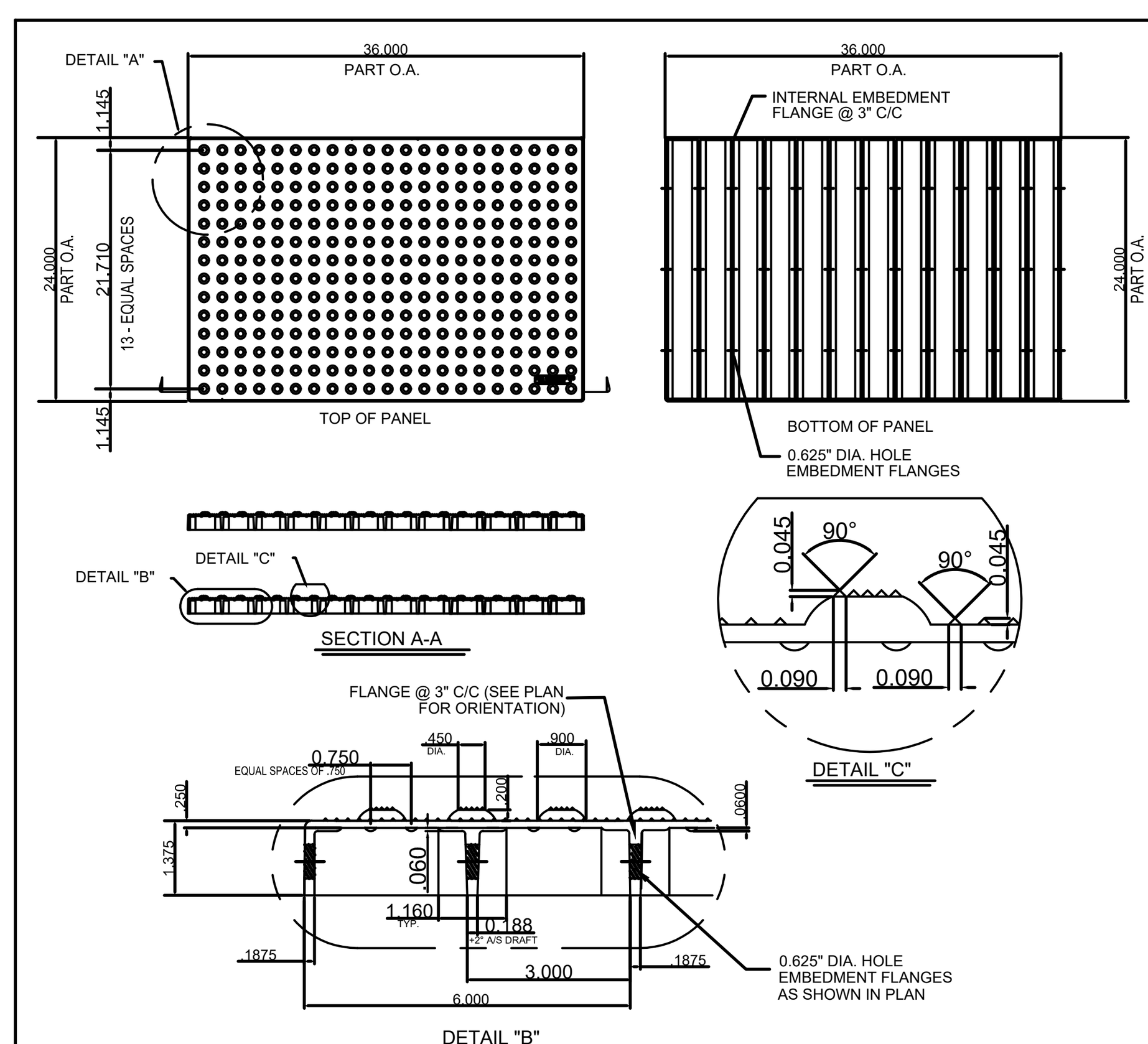
REACTION BACKING
N.T.S.

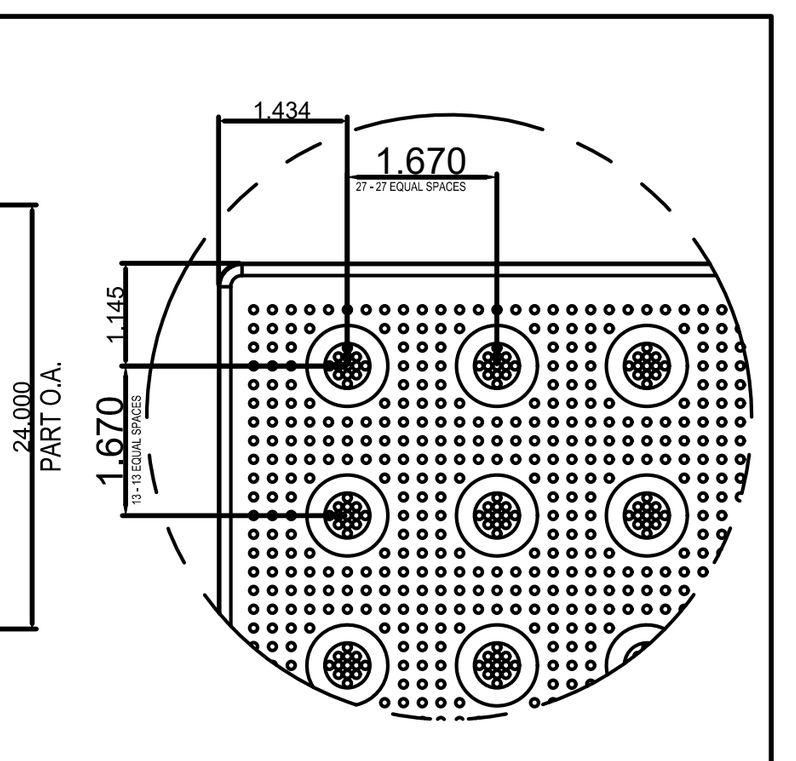
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE





TRADE: TACTILE WARNING SURFACE
PART NO.: 2436IDPAV1
MATERIAL: SMC COMPOSITE
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS
DRAWING NO.: ADA-CIP2436_1
DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

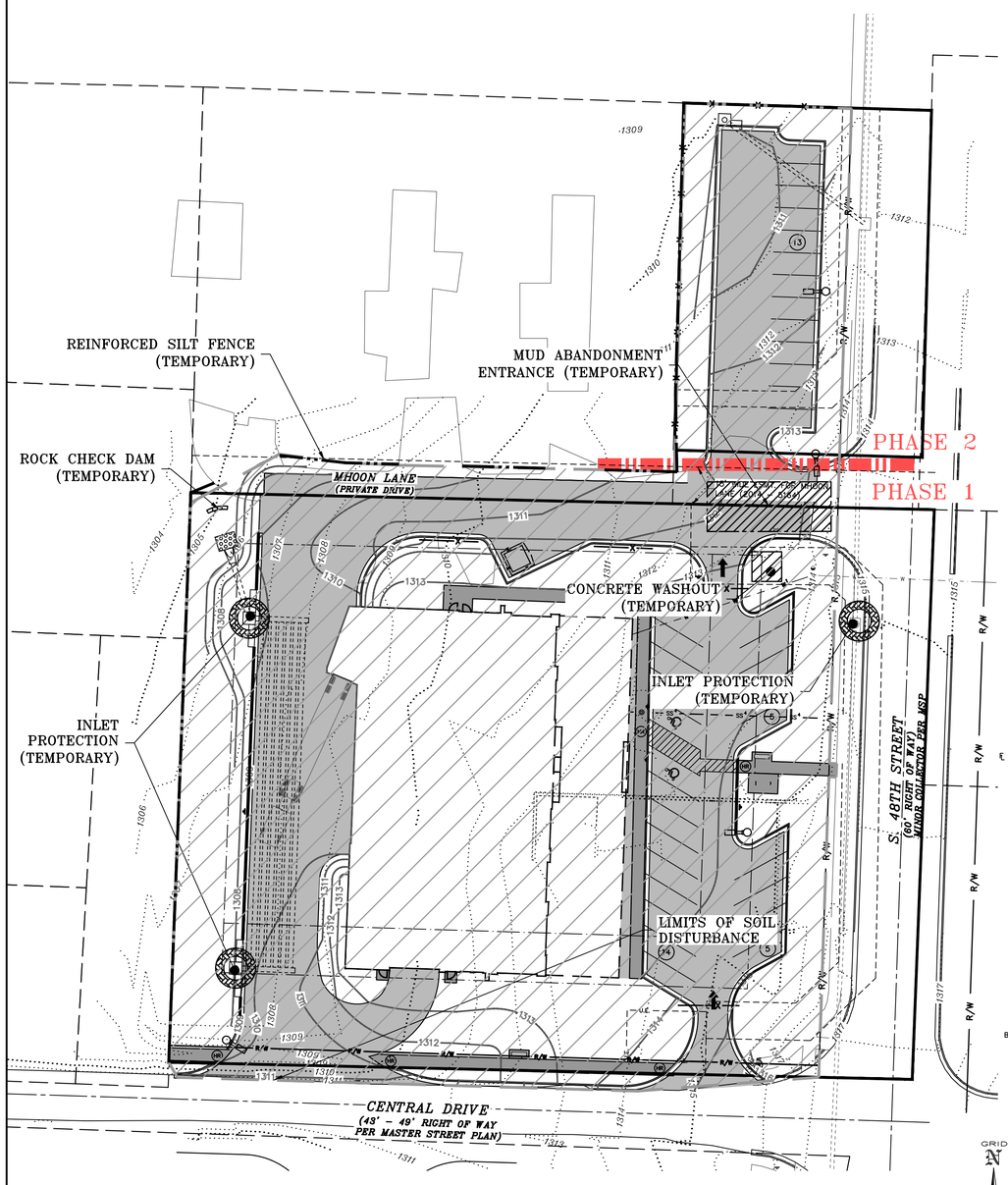
TYPICAL DETAILS
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

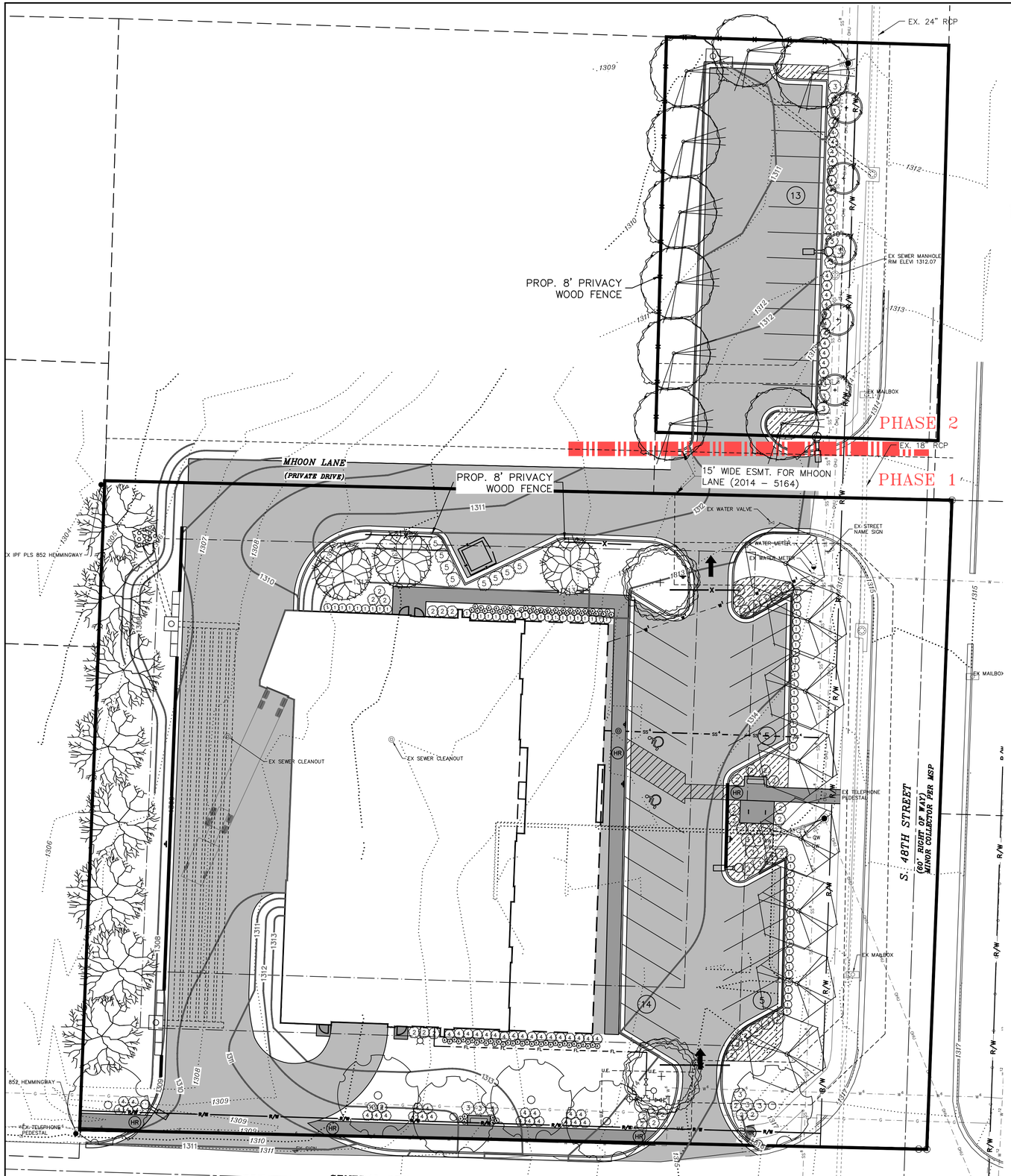
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/21/2023 10:43 AM
Z:\LSD\22976 HEARTLAND HONDA\22976 - TYP & UTIL DETAILS.DWG

SCALE: N.T.S.
DATE: Mar 21, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976

L23-24


REINFORCED SILT FENCE (TEMPORARY)
MUD ABANDONMENT ENTRANCE (TEMPORARY)
ROCK CHECK DAM (TEMPORARY)
INLET PROTECTION (TEMPORARY)
PHASE 2
PHASE 1
MHOON LANE (PRIVATE DRIVE)
CONCRETE WASHOUT (TEMPORARY)
INLET PROTECTION (TEMPORARY)
LIMITS OF SOIL DISTURBANCE
S. 48TH STREET (60' RIGHT OF WAY) MINOR COLLECTOR PER MSP
CENTRAL DRIVE (43' - 49' RIGHT OF WAY PER MASTER STREET PLAN)
R/W
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348

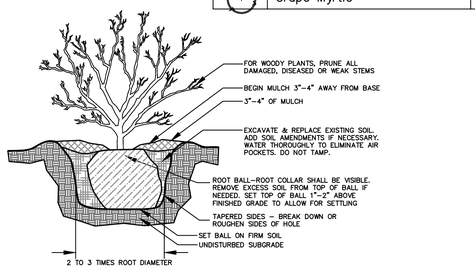


INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Oklahoma Redbud	Cercis candensis 'Oklahoma'	8	2" Cal B & B 6' H min	S	55'–70'
	Legacy Sugar Maple	Acer saccharum	9	2" Cal B & B 6' H min	S	50'–60'
	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	6	2" Cal B & B 6' H min	S	45'–55'
	Sangria Nuttall Oak	Quercus nutallii	8	2" Cal B & B 6' H min	S	60'–65'
+	Upright English Oak	Quercus robur 'Fastigiata'	2	2" Cal B & B 6' H min	S	30'–40'
	Green Giant Arborvitae	Thuja occidentalis	3	2" Cal B & B 6' H min	E	40'–50'

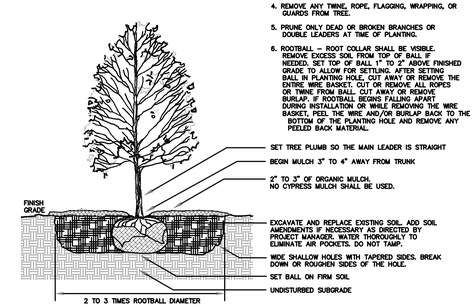
INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
1	Compact Inkberry Holly	Ilex glabra 'Compacta'	71	3 GAL.
2	Drift Groundcover Rose	Rosa x drift	35	3 GAL.
3	Snowmound Spirea	Spiraea bumulda x 'Snowmound'	29	3 GAL.
4	Virginia Sweetspire	Itea virginica	65	3 GAL.
5	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	9	5 GAL.
6	Dwarf Fountain Grass	Pennisetum alopecuriodes 'Hameln'	78	1 GAL.
+	Crape Myrtle	Lagerstroemia indica	78	5 GAL.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENTS:

TOTAL PARKING AREA PROVIDED: 11,191 SQ. FT.
TOTAL INTERIOR LANDSCAPE REQUIRED: 895 SQ. FT. (8%)
TOTAL INTERIOR LANDSCAPE PROVIDED: 1185 SQ. FT. (10.5%)

LANDSCAPE REQUIREMENTS:

TOTAL FRONTAGE DISTANCE: 212 LINEAR FT. (48TH STREET)
169 LINEAR FT (CENTRAL DR.)
TOTAL FRONTAGE LANDSCAPE REQUIRED: 1 TREE AND 7 SHRUBS
PER 25' = 8 TREES AND 64 SHRUBS (48TH STREET)
6 TREES AND 42 SHRUBS (CENTRAL DR.)
TOTAL FRONTAGE LANDSCAPE PROVIDED:
8 TREES AND 74 SHRUBS (48TH STREET)
6 TREES AND 45 SHRUBS (CENTRAL DR.)

PERIMETER LANDSCAPING REQUIREMENTS:
W PROP LINE: 205 LF = 8 REQUIRED TREES
PROVIDED – 8 TREES
NW PROP LINE: 140 LF = 6 REQUIRED TREES
PROVIDED – 6 TREES

LANDSCAPE NOTES:

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
3. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
4. ALL PLANTING BEDS SHALL RECEIVE 12" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. ALL PLANTING BEDS SHALL RECEIVE ORGANIC MULCH AT TIME OF INSTALLATION.
6. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'.
8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
10. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 2 YEARS FROM DATE OF INSTALLATION.

ENGINEERING SERVICES INC.
1205 E. 1ST STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

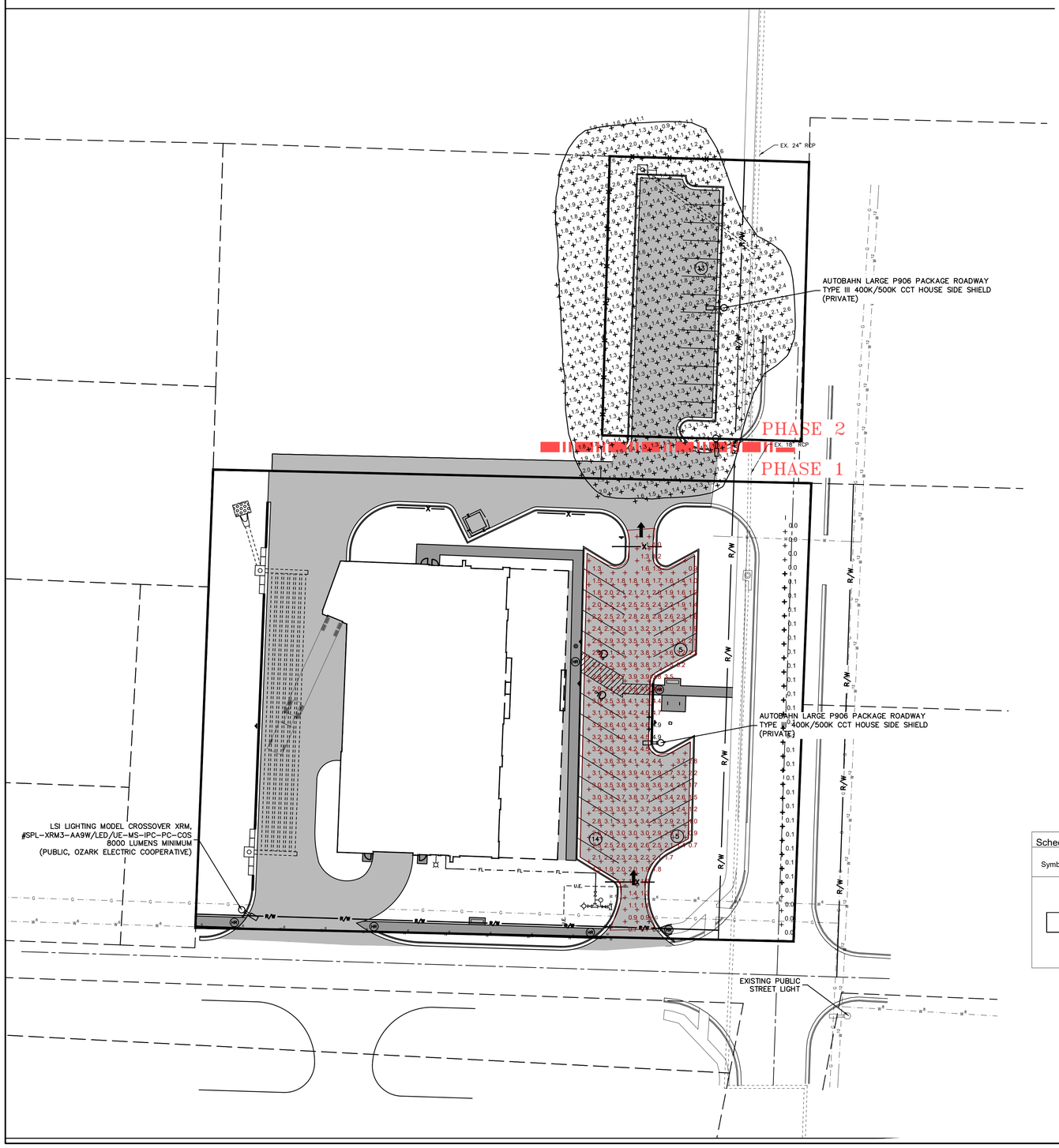
LANDSCAPING PLAN
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

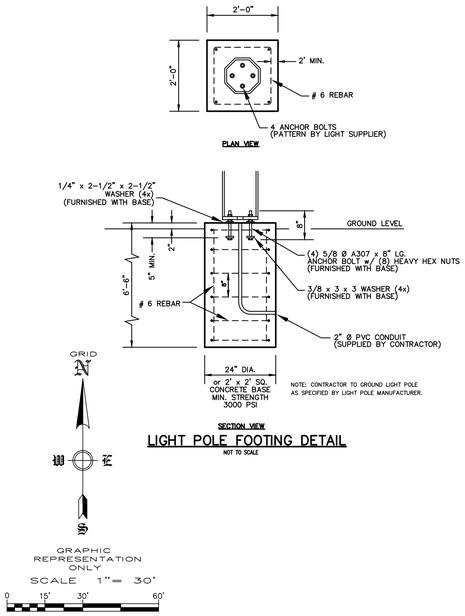
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ENGINEERING SERVICES, INC. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF ENGINEERING SERVICES, INC. 2/21/2023 8:34:47 AM

SCALE: 1"=20'
DATE: Mar 21, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976

L23-24





LIGHT POLE FOOTING DETAIL
NOT TO SCALE

NOTES:

1. ALL LIGHTS TO BE PRIVATELY MAINTAINED PARKING LOT LIGHTS UNLESS NOTED.
2. SEE ELECTRICAL SITE PLAN FOR LIGHT POLE BASE DETAIL AND LIGHTING CONTROL WIRING DIAGRAM.
3. SITE CONTRACTOR TO COORDINATE LIGHTING WITH ELECTRICIAN.
4. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY OZARK ELECTRIC COOPERATIVE, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.8 fc	4.9 fc	0.6 fc	8.2:1	4.7:1
Street	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	G		1	American Electric Lighting	ATB2 P905 R3 4K HSS	Autobahn Large P905 Package Roadway Type III 4000K/5000K CCT House Side Shield	1	49556	0.88	295	

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LIGHTING PLAN
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, ARKANSAS

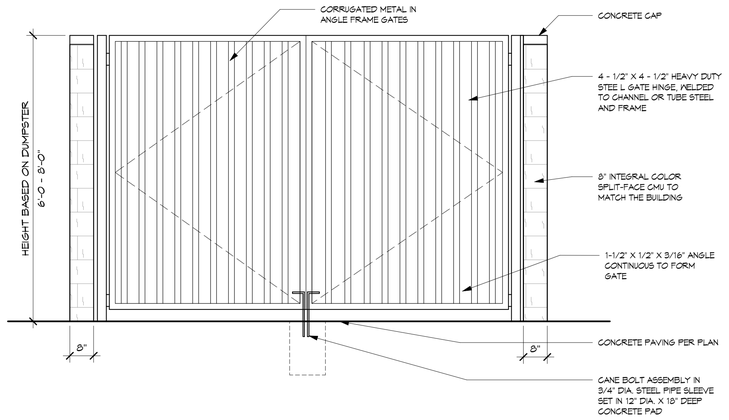
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Mar 21, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22976

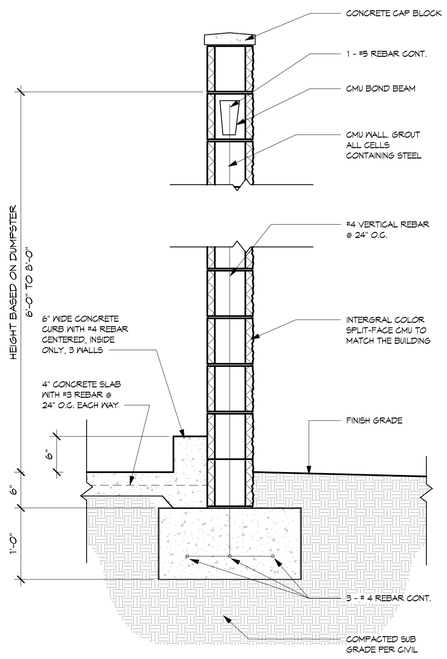
© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/21/2023 10:44 AM

L23-24

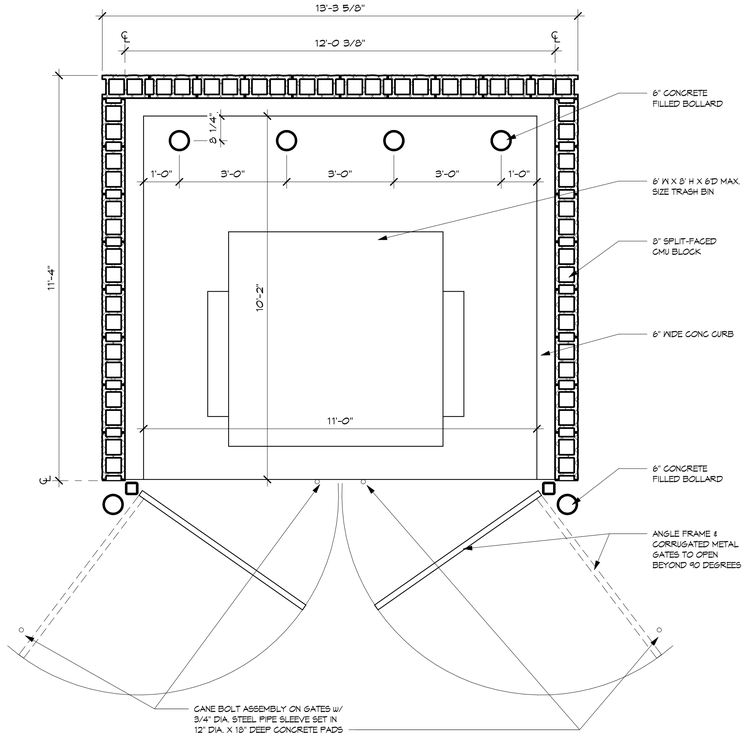
9



2 DUMPSTER FRONT CMU
1/2" = 1'-0"



3 DUMPSTER BRICK ENCLOSURE WALL
1" = 1'-0"



1 DUMPSTER PLAN - CMU
1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

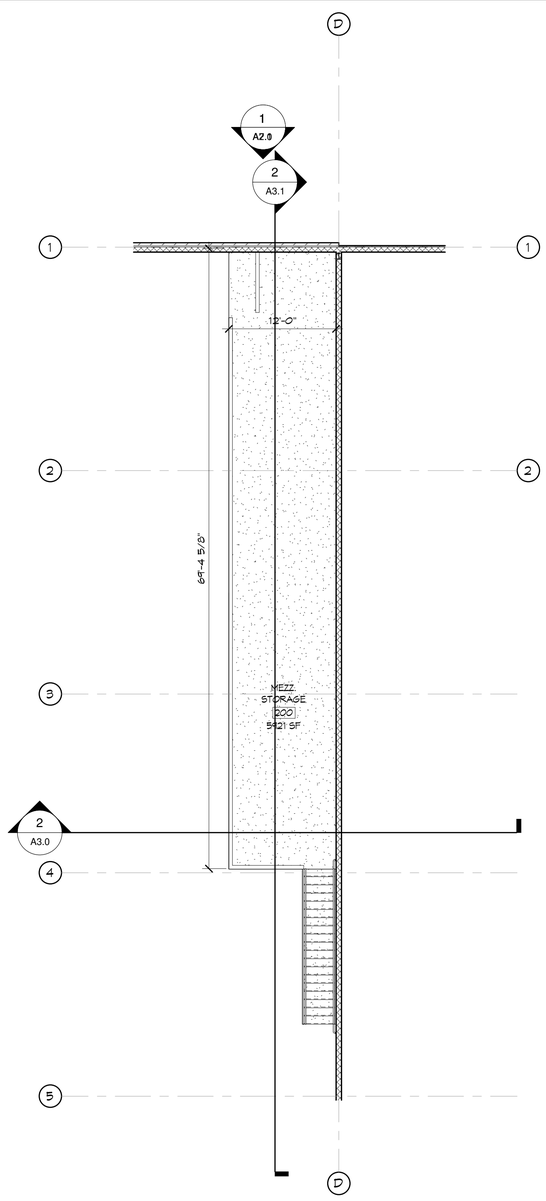
HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, AR

DATE 2-10-23
JOB NO. 22178
REVISIONS

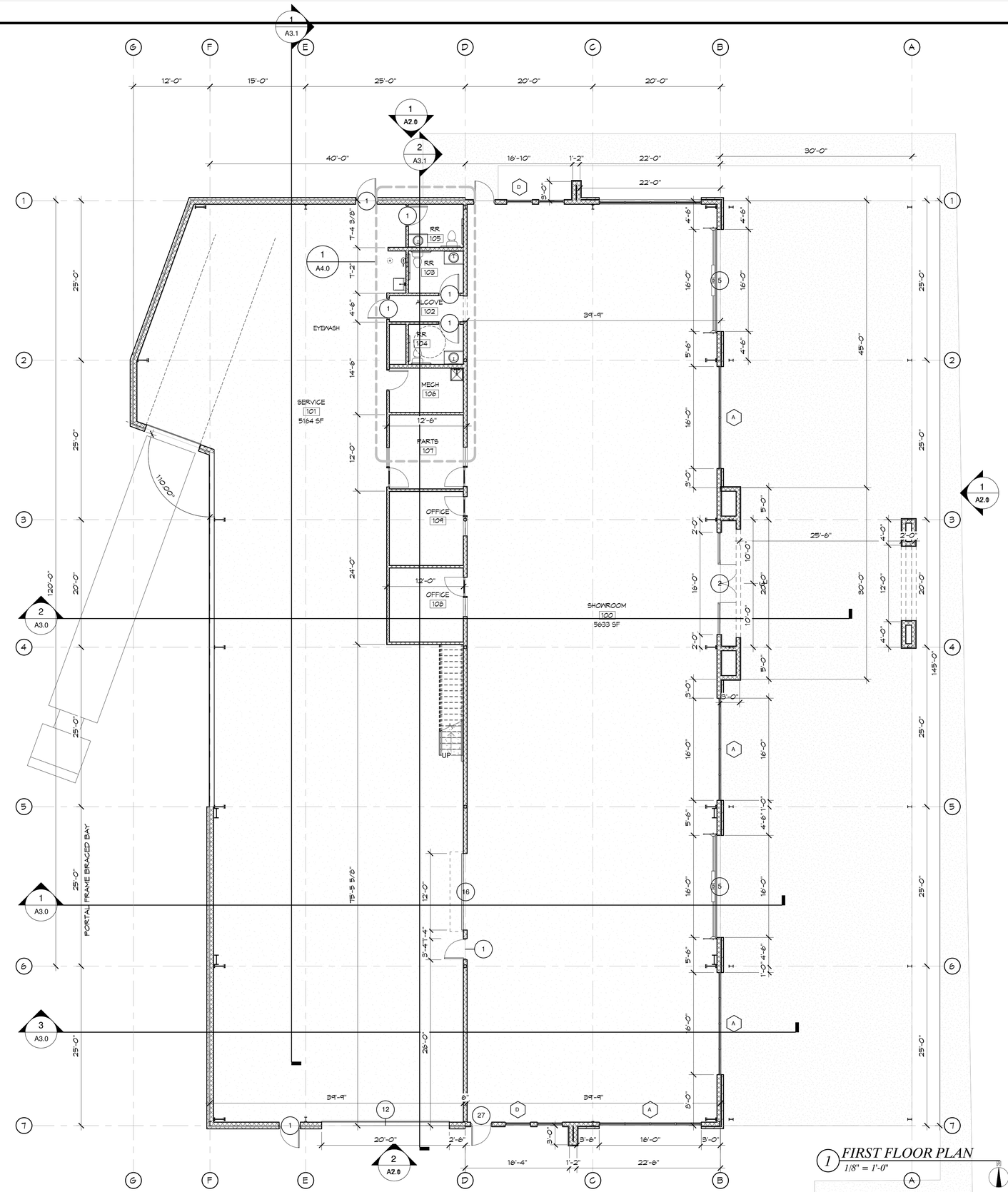
A3.3
DUMPSTER PLAN AND DETAILS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

PRELIMINARY
NOT FOR CONSTRUCTION



2 MEZZ.
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, AR

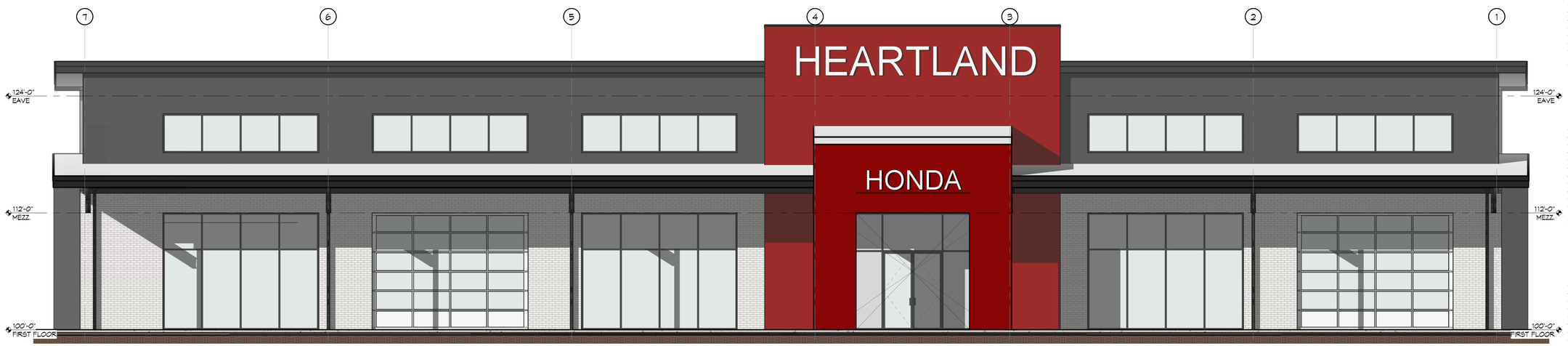
DATE 2-10-23
JOB NO. 22178
REVISIONS

A1.0
FIRST FLOOR PLAN

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, IN WHOLE OR IN PART, OR ADAPTATION OF THE DESIGN OR DRAWINGS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



2 WEST ELEVATION COLOR
3/16" = 1'-0"



1 EAST ELEVATION COLOR
3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, AR

DATE 2-10-23
JOB NO. 22178
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



2 SOUTH ELEVATION COLOR
3/16" = 1'-0"



1 NORTH ELEVATION COLOR
3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

HEARTLAND HONDA
700 S. 48TH STREET
SPRINGDALE, AR

DATE 2-10-23
JOB NO. 22178
REVISIONS

A7.1
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING, SPECIFICATION, IDEAS, DESIGN AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.


HEARTLAND
HONDA


HEARTLAND
HONDA


HEARTLAND
HONDA









ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-24

March 2nd, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Heartland Honda LSD
700 S. 48th
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30054-150, 815-30054-160
MICHAEL J & DEBBIE BOHANNON
4860 MHOON LN. LOT A
SPRINGDALE, AR 72762

815-30054-130
BRINZA, DAVID M & LAURA L
3775 DERRICK LN
SPRINGDALE, AR 72762-2762

815-30047-120
BURR, RICHARD W & DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

815-30047-130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762-3717

815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762

815-30054-210
JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS, AR 72756

815-30054-191
VIRGIL & JUANITA FERRELL
4950 CENTRAL DR
SPRINGDALE, AR 72762

Very truly yours,

Rodney Woods, P.S.
03/01/2023

Z:\Engineers\00 - Engineer Projects\22976 - HEARTLAND HONDA\03 Pre-Construction Plan Submittals\2023-03-02 Submittal #1\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 2, 2023

Date Accepted as Complete: March 23, 2023 Project Number: B23-33

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner x Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Brandon Rush - ESI	Name: Donahoe Family Properties, LLC
E-mail: brush@engineeringservices.com	E-mail: greg@heartlandhonda.com
Address: 1207 S. Old Missouri Rd. Springdale, AR 72764	Address: 824 S. 48th street Springdale, AR 72762
Phone: 479-751-8733	Phone: 479-751-7022
Site/ Location: 700 S. 48th Street.	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30054-090	Rezone required: no
	Total Acreage: 1.94 acres

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Details on attached document

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Details on attached document

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Details on attached document

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 2/24/2023

B23-33

Variance - Board of Adjustments Details: Donahoe Family Properties, LLC / Heartland Honda LSD – 700 S 48th Street, Springdale AR 72762

Variance Request:

Request: To change minimum distance between drives on a single tract from 150’ to 70’. A change of 80’. Variance request for distance between driveway entrances on S side of development along Central Dr. Ordinance states 150' is the min. distance. Our request is to shorten the length between curb cuts on this property by 80' to approximately 70' along Central Dr.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

Without a second drive delivery of products and goods could not be achieved in a reasonably safe manner due to less access off 48th street. Typical distances between entrances could not be met due to existing adjacent streets, and minimum distance for driveway entrances from ROW on S 48th.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Approval of this variance would allow for delivery traffic to move one way through site, not enter customer parking, and lower the impact of trucks entering and exiting directly to S 48th street.

Variance Request:

Request: To change the minimum amount of parking required by code from 46 total spaces required to 37 total parking spaces. A change of 9 less parking spaces.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

A reduction in total parking count is requested due to the nature of the site and the sales this proposed development will provide. Sales will include large items such as boats. Where the sale and movement of merchandise is not a walk-in customer experience. Less merchandise is proposed to be on the sales floor than a typical department store or retail location which would require more parking for customers in a traditional shopping center.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Approval of this variance would allow for a reduction in parking area and spaces that are required by traditional retail store fronts. Allowing for a smaller number of customers where the store front keeps less merchandise on the sale floor.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-33

March 2nd, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Heartland Honda LSD
700 S. 48th
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30054-150, 815-30054-160
MICHAEL J & DEBBIE BOHANNON
4860 MHOON LN. LOT A
SPRINGDALE, AR 72762

815-30054-130
BRINZA, DAVID M & LAURA L
3775 DERRICK LN
SPRINGDALE, AR 72762-2762

815-30047-120
BURR, RICHARD W & DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

815-30047-130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762-3717

815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762

815-30054-210
JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS, AR 72756

815-30054-191
VIRGIL & JUANITA FERRELL
4950 CENTRAL DR
SPRINGDALE, AR 72762

Very truly yours,

Rodney Woods, P.S.
03/01/2023

Z:\Engineers\00 - Engineer Projects\22976 - HEARTLAND HONDA\03 Pre-Construction Plan Submittals\2023-03-02 Submittal #1\CLAPO.docx

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 2, 2023

Date Accepted as Complete: March 23, 2023 Project Number: B23-34

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Brandon Rush - ESI	Name: Donahoe Family Properties, LLC
E-mail: brush@engineeringservices.com	E-mail: greg@heartlandhonda.com
Address: 1207 S. Old Missouri rd. Springdale, AR 72764	Address: 824 S 48th street Springdale, AR 72762
Phone: 479-751-8733	Phone: 479-751-7022
Site/ Location: 700 S. 48th Street	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-30054-090 815-30054-200	Rezone required: no
	Total Acreage: 1.94 acres

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- [X] **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- [X] **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☒ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- X Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☐ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☐ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☒ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**

- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- X Building foundation landscaping

☐ **SCREENING**

- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**

- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Details on attached pages

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Details on attached pages

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Details on attached pages

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Details on attached pages

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 2/24/2023

Variance to the Commercial Design Standards: Donahoe Family Properties, LLC / Heartland Honda LSD – 700 S 48th Street, Springdale AR 72762

Variance Sections – Entrances:

Request: For only one principal/customer entrance abutting public right-of-way.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

This project fronts two public streets – S 48th Street and Central Dr. The intent is to have a one way parking lot which pedestrian access and customers would enter the business from. Having one primary entrance would allow for all customers to enter directly to the front of the show-room floor. Furthermore, if a secondary entrance was designed along Central dr., customers would have to park along Central where the right of way does not support on-street parking.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

With only one entrance customers would be directed immediately to the front of house and through a designed architectural entrance. This would also make sure no customers are accidentally directed to a side man-door or entrance used for the servicing and repair of goods located at the back of house.

Harmony with intended purpose of the standards: (how the proposed design will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Principal entrance is to include a break in roofline along with architectural details that show customers access to the retail floor. Connection will still be made to S. 48th street and will have bike racks and benches according to commercial design standards.

Variance Sections – Parking lot Orientation:

Request: Request for more than 60% of the off-street parking area to be located between the front façade within the front yard of the principal building. Request is for 65% of total parking between front façade within front yard.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

Site topography and required setbacks have set the location of the parking lot to be in two large parking areas located between the front façade within the front yard of the principal building.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Variance would allow use of drive aisles around the site for delivery of materials and good where it can remain out of customer parking.

Harmony with intended purpose of the standards: (how the proposed design will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

With the proposed design only 65% of total parking would be located between the front façade within the front yard where maximum is 60%. A difference of 5% of the parking is a minimal increase from ordinance requirements. Additional parking would be located across Mhoon lane to stay within the intent of the Commercial design standards.

Variance Sections – Structure Back and Sides:

Request: Request to not install earthen berm with trees and landscaping for screening purposes where façade is facing adjacent residential uses or areas on Comprehensive Land Use Plan.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

To meet the screening requirements of ordinance there would not be enough horizontal width to accommodate the slopes and height needed to screen adjacent residential properties while meeting other ordinance requirements such as off-street parking and landscaping.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Variance would limit functional space on a small site, where other requirements like parking and landscaping also need to be met.

Harmony with intended purpose of the standards: (how the proposed design will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

An 8’ screening fence with landscaping/trees would provide the same effect and still effectively screen adjacent residential properties from the proposed development.

Variance Sections – Roofs:

Request: Request for no change in height every 100 linear ft in the building length along rear of the building.

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

Meeting this requirement would add detail to part of the proposed building that is to be screened by perimeter landscaping and does not face a public ROW. Future use of the area to the rear of the building is also proposed to be commercial.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Variance would allow less detail to areas which will not be visible from public view.

Harmony with intended purpose of the standards: (how the proposed design will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Architectural elevations and plans show a loading dock and canopy which would break up the rear roofline to have less than 100 linear feet of continuous façade.

Variance Sections – Landscaping:

Request: To allow a change in the location of foundation landscaping around the proposed building

Difficulty or Hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of property)

A direct transition from parking lot to canopy is required for material and retail storage due to the large nature of the goods proposed to be sold at the retail location.

Effect of Variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience by the applicant)

Variance would allow ownership to move large materials (ex: Boats) from parking lot directly to canopy storage for theft prevention and safety.

Harmony with intended purpose of the standards: (how the proposed design will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Landscaping which would be required along primary building frontage would be provided elsewhere in an equivalent amount.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-34

March 2nd, 2023

City of Springdale
c/o Debbie Pounders
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Heartland Honda LSD
700 S. 48th
Springdale, AR

City of Springdale Planning Staff:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30054-150, 815-30054-160
MICHAEL J & DEBBIE BOHANNON
4860 MHOON LN. LOT A
SPRINGDALE, AR 72762

815-30054-130
BRINZA, DAVID M & LAURA L
3775 DERRICK LN
SPRINGDALE, AR 72762-2762

815-30047-120
BURR, RICHARD W & DELLA MAE TRUST
160 LAS COLINAS ST
CONWAY, AR 72034

815-30047-130
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE, AR 72762-3717

815-30047-150
BEREAN PROPERTIES LLC
218 PINKLEY RD
SPRINGDALE, AR 72762

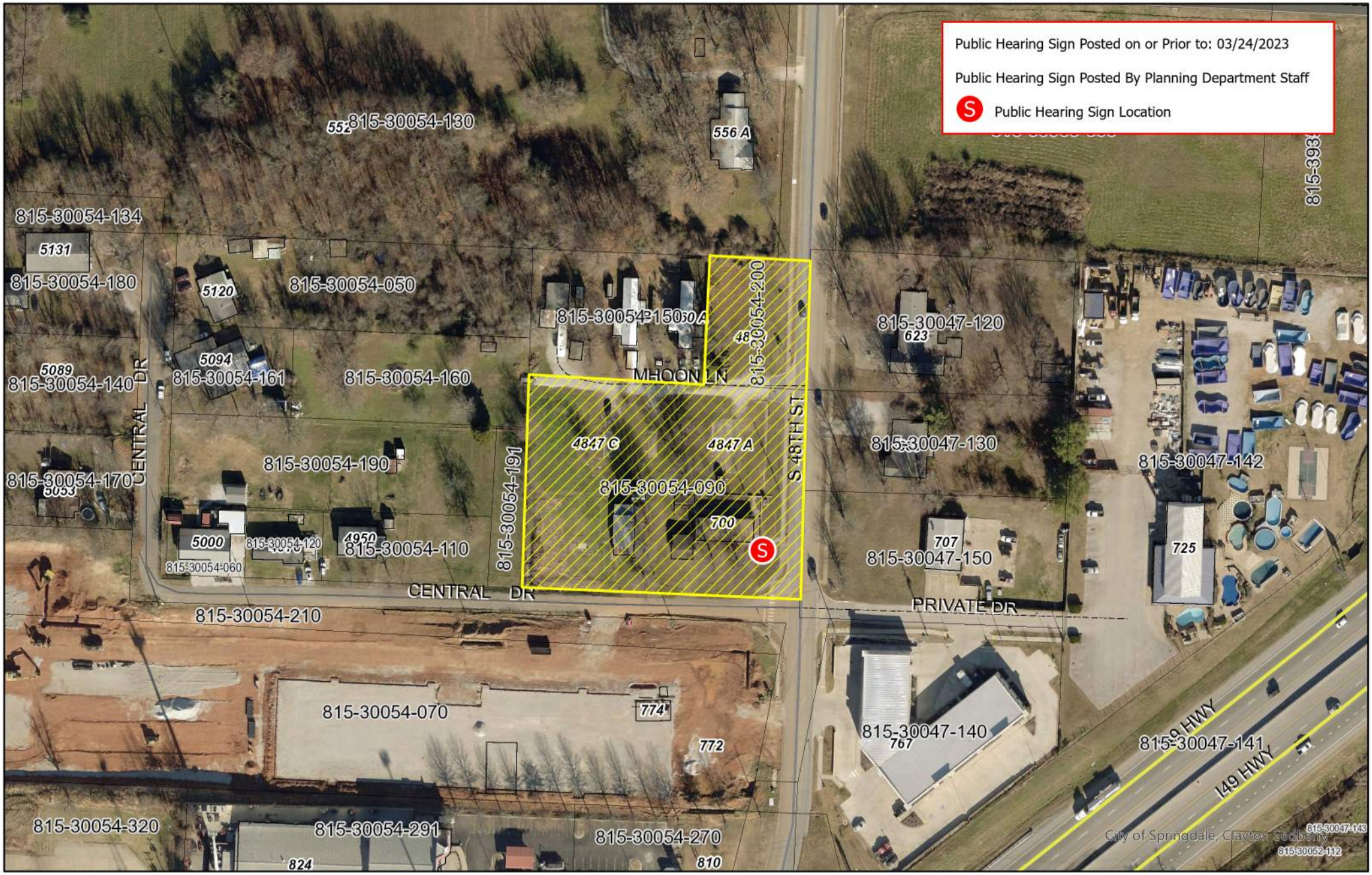
815-30054-210
JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS, AR 72756

815-30054-191
VIRGIL & JUANITA FERRELL
4950 CENTRAL DR
SPRINGDALE, AR 72762

Very truly yours,

Rodney Woods, P.S.
03/01/2023

Z:\Engineers\00 - Engineer Projects\22976 - HEARTLAND HONDA\03 Pre-Construction Plan Submittals\2023-03-02 Submittal #1\CLAPO.docx



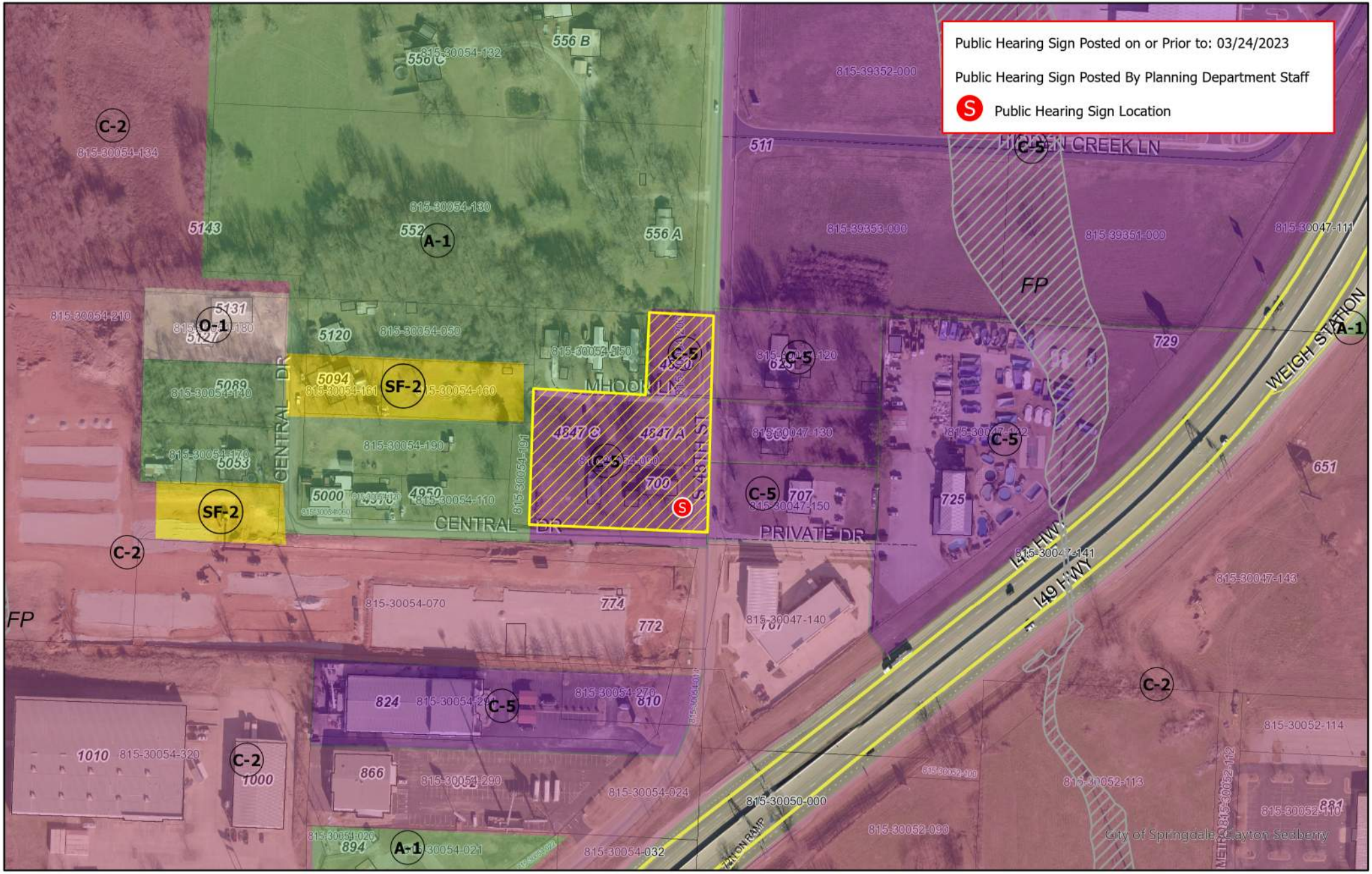
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04

N

PROJECT: B23-33 and B23-34
APPLICANT: Heartland Honda (Donahoe Family Properties, LLC)
REQUEST: Minimum distance between drives, reduction in parking spaces, Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



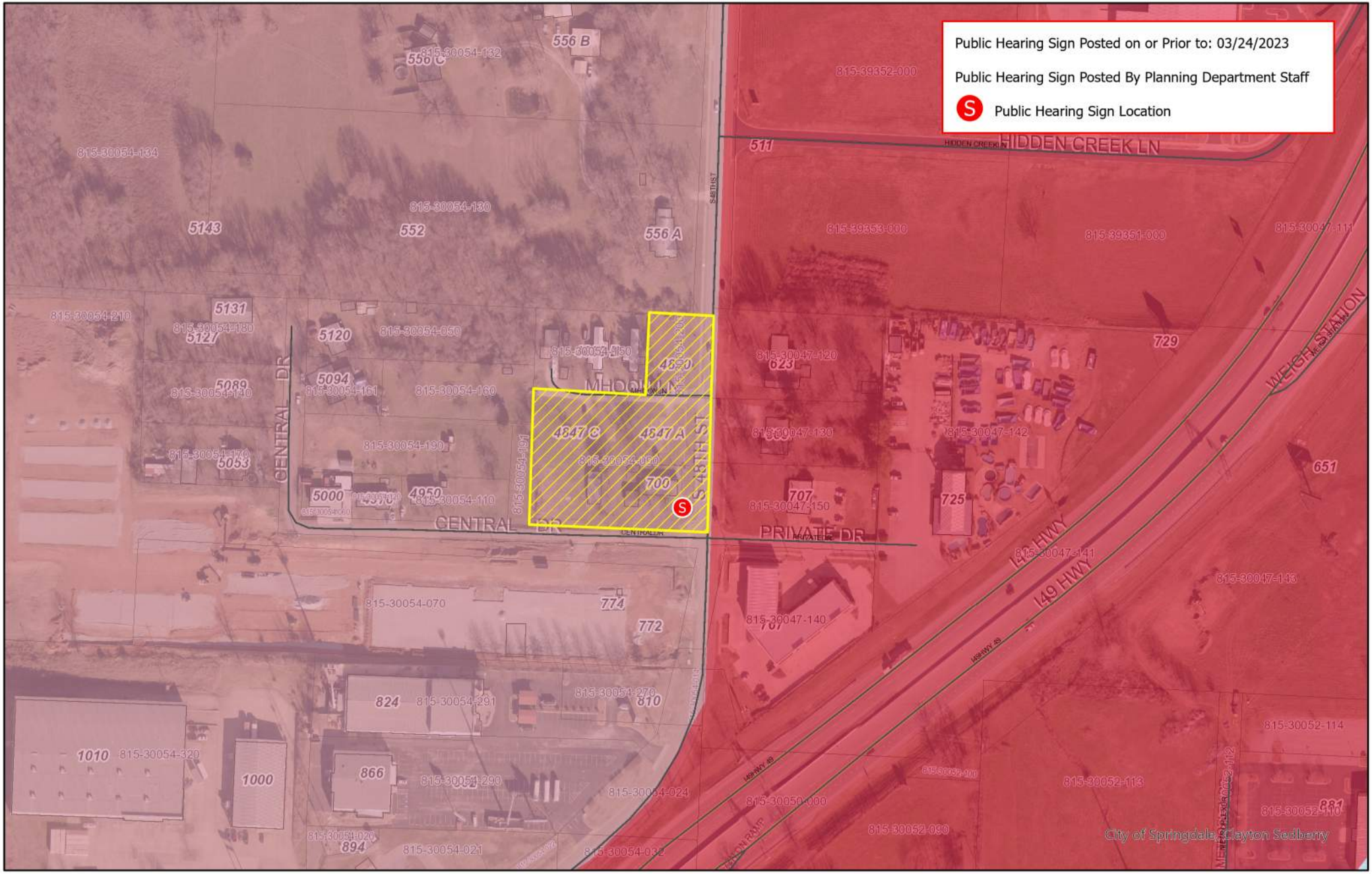
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-33 and B23-34
APPLICANT: Heartland Honda (Donahoe Family Properties, LLC)
REQUEST: Minimum distance between drives, reduction in parking spaces, Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-33 and B23-34
APPLICANT: Heartland Honda (Donahoe Family Properties, LLC)
REQUEST: Minimum distance between drives, reduction in parking spaces, Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **L23-25** **Large-Scale Development** **Lew Thompson + Son Trucking**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-25. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
6. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
7. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
8. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Comments.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
    - **There appear to be pages missing from the drainage report.**
    - **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
        - **Apply for Grading Permit, submit the following:**
            - **Grading Permit application.**
            - **SWPPP.**
            - **Notice of Coverage.**
            - **Fee.**
            - **Proposed Truck Route for construction vehicles.**

- *107.3* - The following note is required as a General Note on the Site Plan:

"~~Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:~~

~~a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and~~

~~b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and~~

~~c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and~~

~~d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and~~

~~e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."~~

- **Please remove the duplicate notes.**

3. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.9* Entrance/Exit Drives.
    - ~~o~~ Need to note that modified curb is required at the drives ~~and a modified curb detail.~~
        - **Add note to plans.**
- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: March 23, 2023 Project Number: L23-25

Must meet the below criteria for a Large Scale Submittal:

- ☑ Pre-application meeting held with Springdale Planning Department. Date: 2-24-23
- ☑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)

- ☐ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs n/a
- ☐ Submit complete architectural elevations. (If Applicable) n/a - parking lot only
- ☑ Submit a copy of the warranty deed showing ownership of property.
- ☐ Submit a unified lighting plan in pdf format. (If Applicable) going to ask for variance to wait until building is built
- ☑ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☑ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant ✓ _____ Representative

Applicant (person making request)

Name: Lew Thompson

E-mail: lew@lewthompsontrucking.com

Address: 169 Maddison 8655
Huntsville, AR 72740

Phone: 479-738-2333

Site/ Location: N. 45th Street

Assessor's Parcel Number(s): 21-02347-000

Development Point of Contact for Question & Staff Reviews

Name: Bates and Associates, Inc

E-mail: geoff@batesnwa.com

Address: 7230 S. Pleasant Ridge Dr
Fayetteville, AR 72704

Phone: 479-442-9350

Current Zoning District: C-5

Rezone required: no

Total Acreage: 5.26

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Geoffrey Bates Date: 3-2-23

Signature: Geoffrey H Bates

Staff Notes:

LEW THOMPSON TRUCKING

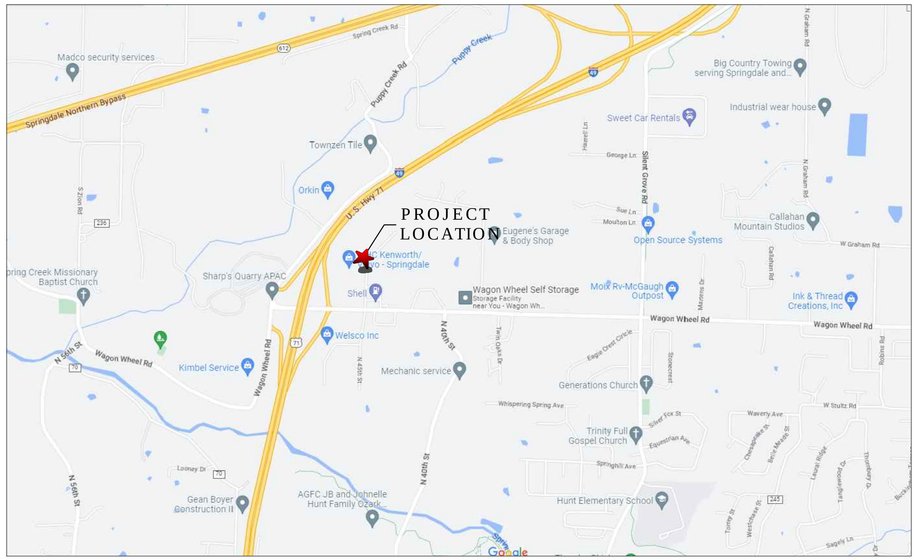
N. 45TH ST. Springdale, Arkansas

LARGE SCALE DEVELOPMENT PLAN

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
11. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
12. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
13. THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021
14. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
15. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
16. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES, AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
17. CODES TO BE REFERENCED AS PART OF THIS DEVELOPMENT:
    2006 ARKANSAS PLUMBING CODE
    2012 INTERNATIONAL BUILDING CODE
    2014 NATIONAL ELECTRIC CODE
    2010 ARKANSAS MECHANICAL CODE

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315



VICINITY MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

01	COVER SHEET
02	SITE PLAN
03	GRADING PLAN
04	LANDSCAPE PLAN
05-5.1	DETAILS

PARCEL NUMBERS:	21-02347-000
PROJECT SITE ADDRESS:	NORTH 45TH STREET SPRINGDALE, AR 72762
ZONING CLASSIFICATION:	C-5
ACRES:	5.26±
PROPOSED USE:	PARKING LOT
PROPERTY OWNER/DEVELOPER:	LEW THOMPSON & SON REAL ESTATE INC. PO BOX 1349 HUNTSVILLE AR 72740 PHONE: 479-738-2333
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. GEOFFREY H. BATES P.E. 9810 DERRICK L. THOMAS P.L.S. 1642 7230 S PLEASANT RIDGE DR FAYETTEVILLE, AR 72703 PHONE: (479) 442-9350 FAX: (479) 521-9350 EMAIL: GEOFF@BATESNWA.COM

BASIS OF ELEVATION:
AHTD MONUMENT STATION 040061
NAVD 88 VERTICAL DATUM

BASIS OF OBSERVATION:
GPS OBSERVATION – AR NORTH ZONE
NAD 83 (1997) HORIZONTAL DATUM

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

UTILITY CONTACT INFORMATION

CABLE:	COX COMMUNICATIONS JASON COMBS / MICHAEL MOORE 4901 S. 48th STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3730	FIRE:	CITY OF SPRINGDALE 417 HOLCOMB STREET SPRINGDALE, AR 72764 PHONE: (479) 750-4510	WATER & SEWER:	SPRINGDALE WATER UTILITIES LARRY PECKHAM 526 OAK AVE. SPRINGDALE, AR 72764 PHONE: (479) 927-4173
CITY:	CITY OF SPRINGDALE ENGINEERING/PLANNING 201 SPRING STREET SPRINGDALE, AR 72764 PHONE: (479) 750-8550	GAS:	BLACK HILLS ENERGY 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	WASTE:	WASTE MANAGEMENT 11979 ARBOR ACRES RD. FAYETTEVILLE, AR 72701 PHONE: (800) 443-5558
ELECTRIC:	AEP/SWEPCO NANCY S. GUISINGER 101 W. TOWNSHIP STREET FAYETTEVILLE, AR 72703 PHONE: (479) 225-0813	TELEPHONE:	SOUTHWESTERN BELL SUE CLOUSER FAYETTEVILLE, AR 72701 PHONE: (479) 442-3107		

DISCLAIMER STATEMENT:

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PARCEL# 21-02347-000

EXISTING DEED DESCRIPTION (B. L2022, P. 17470):
LOT 2, DIESEL DOWNS, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN IN FINAL PLAT RECORD 2008 AT PAGE 589. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATION AND OIL AND GAS LEASES.

REFERENCE DOCUMENTS:
1) FINAL PLAT OF DIESEL DOWNS FILED IN BOOK 2008 AT PAGE 589
2) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 649
3) PLAT OF SURVEY FILED IN BOOK L2017 AT PAGE 60602
4) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 17470

BUILDING SETBACKS:

FRONT	30FT
FRONT	50FT (IF PARKING IS ALLOWED BETWEEN R/W & THE BUILDING)
SIDE	00FT (SUBJECT TO APPLICABLE FIRE & BUILDING CODES)
SIDE	20FT (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)

GREENSPACE CALCULATIONS:

GROSS AREA OF PARCEL:	131,988 SQFT.
REQUIRED GREENSPACE PER ZONING (C-5)	13,198.80 SQFT. (10%)
IMPERVIOUS AREA	24483.84 SQFT. (18.5)
POST-DEVELOPED GREENSPACE:	107,570.22 SQFT. (81.5%)

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0435J. DATED 09/28/2007)

ENGINEER: G. Bates
DRAWN BY: M.Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
09/20/2023
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	03/02/23
REVISED PER MARCH 16TH 2023 TECH REVIEW COMMENTS	03/20/23

L23-25

LEW THOMPSON TRUCKING PARKING
TEMPORARTY PARKING PLAN

COVER SHEET

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO. 22-400

DRAWING NO. 01

Time: 2:28 pm
Date: 11/1/2022
Drawing Name: 22\000\22-057\Engineering\01 Cover.dwg
Scale: 1=1 (PS)
Xrefs Used: BATES-AR, COA BBA, 24X36

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
— AE — AE — AE —	— AE — AE — AE —	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
— UE — UE — UE —		UTILITY EASEMENT
	— UGE — UGE — UGE — UGE —	ELECTRICAL (UNDERGROUND)
	— OHE — OHE — OHE — OHE —	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
	— FO — FO — FO — FO —	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
	— FM — FM — FM — FM —	FORCE MAIN
	— GAS — GAS — GAS — GAS —	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN – (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
	— R/W —	RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
— SS —	– S – S – S – S –	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
STOP	STOP	SIGN
	FFE=1320	SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
	— UGT — UGT — UGT —	TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
	– W – W – W –	WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	570.00'	425.00'	415.23'	N 23°50'18" E	42°43'15"	222.93'

PARKING REQUIREMENTS:
CHAPTER 130, ARTICLE 7,
SECTION 7.4 – PARKING STANDARDS

TRUCK SPACES 9
CAR SPACES 9

GREENSPACE CALCULATIONS:	
GROSS AREA OF PARCEL:	131,988 SQFT.
REQUIRED GREENSPACE PER ZONING (C-5)	13,198.80 SQFT. (10%)
IMPERVIOUS AREA	24,483.84 SQFT. (18.5)
POST-DEVELOPED GREENSPACE:	107,570.22 SQFT. (81.5%)

GENERAL NOTES:

STOCK PILING OF CONSTRUCTION SOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE."

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

PLANNING NOTES:
1. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES, AND BANKS OF METERS SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES, AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
3. HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
4. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
5. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
6. WHEN A COMMERCIAL DEVELOPMENT INCLUDES A FENCE OR WALL, THE FOLLOWING GUIDELINES AND STANDARDS APPLY
A. MAXIMUM HEIGHT OF A FENCE OR WALL SHALL BE 8'
B. CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH AS, DECORATIVE BLOCKS, BRICK, STONE, CYPRESS, CEDAR, REDWOOD, AND/OR WROUGHT IRON.
C. MAXIMUM LENGTH OF A CONTINUOUS, UNBROKEN, AND UNINTERRUPTED FENCE OR WALL SHALL BE 50'. BREAKS SHALL BE PROVIDED THROUGH THE USE OF COLUMNS, LANDSCAPING POCKETS, TRANSPARENT SECTIONS, AND/OR A CHANGE TO DIFFERENT MATERIALS.
7. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT EXCEEDING (6) MONTHS. PRIOR TO A FINAL INSPECTION OF GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
A.) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY PLANNING COMMISSION AND
B.) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
C.) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
D.) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
E.) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM CONSTRUCTION SITE
8. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

SWEPCO NOTES:
1 IF OFF SITE EASEMENTS ARE NEEDED FOR SWEPCO TO PROVIDE ELECTRICITY TO THE DEVELOPMENT, EASEMENTS MUST BE OBTAINED BY DEVELOPER AND PROVIDED TO SWEPCO BEFORE THE DESIGN WILL BEGIN. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
2. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION.) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 354. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E. MUST BE SHOWN ON FINAL PLAT BEFORE SWEPCO ELECTRIC WILL SIGN THE FINAL PLAT.
3. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM A SWEPCO REPRESENTATIVE.
4. TRANSFORMER WILL NEED TO BE LOCATED IN AN AREA EASILY ACCESSIBLE TO SWEPCO LINE TRUCKS FOR INSTALLATION AND CONTINUED MAINTENANCE.
5. BOLLARDS WILL NEED TO BE INSTALLED AT ALL FOUR CORNERS OF TRANSFORMER PAD.
6. A MINIMUM 15' UTILITY EASEMENT WILL BE REQUIRED FOR ALL UNDERGROUND CONDUCTORS UP TO AND INCLUDING THE LOCATION OF THE PAD MOUNT TRANSFORMER.
7. DEVELOPER WILL NEED TO CONTACT NANCY GUISINGER AT SWEPCO (479-225-0813) AND PROVIDE HER WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
8. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING STEEL SWEEPS IN ACCORDANCE WITH SWEPCO SPECIFICATIONS.
9. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
10. CONTRACTOR MUST APPLY FOR ELECTRIC TEMPORARY CONSTRUCTION AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY SWEPCO.

SPRINDALE WATER UTILITIES NOTES:
1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
2. SPRINGDALE WATER UTILITIES WILL INSTALL THE PROPOSED WATER METER AT THE OWNER/DEVELOPER'S EXPENSE.
3. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
4. 4' MINIMUM SPACING FROM BACK OF CURBS TO ALL METERS
5. REQUESTS FOR METER SERVICES LARGER THAN A ⅝" WATER METER SETTER FOR IRRIGATION OR LARGER THAN 1" METER SETTER FOR POTABLE WATER WILL HAVE TO BE APPROVED IN WRITING BY THE ENGINEERING DIRECTOR OF SPRINGDALE WATER UTILITIES.
6. INSTALL DOMESTIC METER AND IRRIGATION METER WITH A BACKFLOW PREVENTER.
7. ALL MATERIAL AND COMPONENTS INSTALLED AFTER JANUARY 3, 2014 IN DRINKING WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF 'LEAD FREE' CONTAINED IN PUBLIC LAW 111-380.
8. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER.
9. ANY ADDITIONAL WATER METER SERVICES OR SANITARY SEWER SERVICES NEEDED IN THE FUTURE SHALL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.
10. WATER AND SEWER LINES MUST BE LOCATED A MINIMUM OF 7.5 FEET FROM THE TOP OF AN EMBANKMENT OR THE TOP OF ANY DETENTION POND SLOPE.
11. ALL WATER AND SANITARY SEWER TAP WHICH ARE NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH "SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES AMENDED AUGUST 27, 2014, WITH THE ADDITION OF SECTION TXX AND ASSOCIATED DETAILS ON SEPTEMBER 3, 2020.

ADJACENT PARCELS

1.) PARCEL# 21-02346-000
PETROMARK INC
PO BOX 1697
HARRISON AR 72602-7697

2.) PARCEL# 21-02353-000
SHAKER MURRAY LLC
PO BOX 1697
HARRISON AR 72602-1697

3.) PARCEL# 21-02351-000
M H REAL ESTATE LLC
11120 TOMAHAWK CREEK PARKWAY
LEAWOOD KS 66211-2695

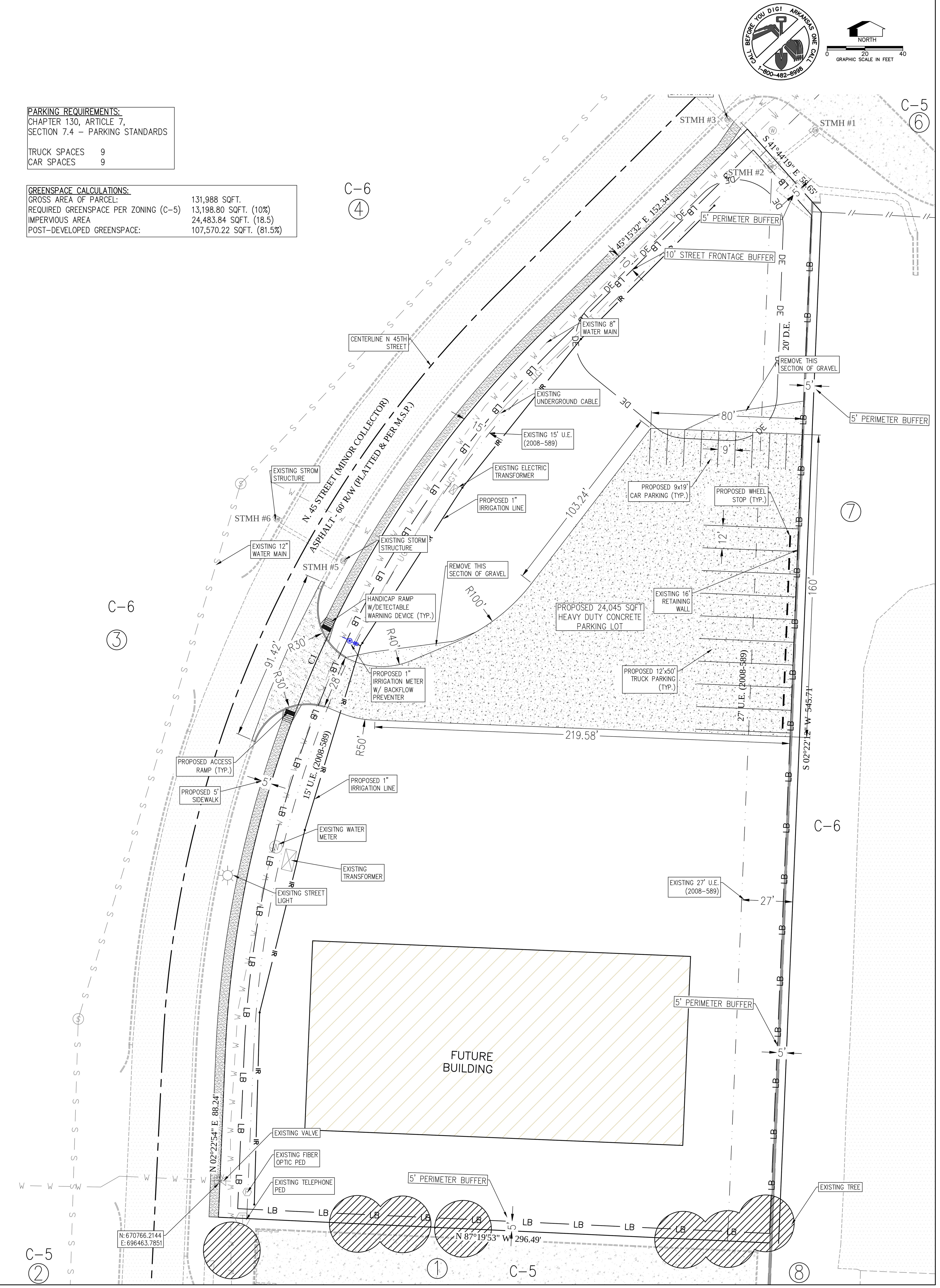
4.) PARCEL# 21-02350-000
SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS AR 72758

5.) PARCEL# 21-02354-000
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764

6.) PARCEL# 21-02348-010
ACME BRICK COMPANY
%HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104

7.) PARCEL# 21-00167-220
WAGON WHEEL HOLDINGS LLC
2490 WAGON WHEEL RD.
SPRINGDALE AR 72762

8.) PARCEL# 21-00167-218
TAM BER LLC
1526 PLAZA PL
SPRINGDALE AR 72764-5278



STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES
03/20/2023
CERTIFICATE OF AUTHORIZATION BATES & ASSOCIATES, INC. #1335 ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: M.Williams

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	03/02/23
REVISED PER MARCH 16TH 2023 TECH REIVEW COMMENTS	03/20/23

L23-25

LEW THOMPSON TRUCKING PARKING
TEMPORARTY PARKING PLAN

SITE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 22-400

DRAWING NO 02

Time: 3:07 pm
Scale: 1=30 (PS)
Date: 3/20/2023
Drawing Name: 22\400\22-400\Engineering\02 Site Plan.dwg
Xrefs Used: BATES-AR, 24X36, base, COA BBA

EROSION CONTROL LEGEND

- INLET PROTECTION
- CONCRETE WASHOUT
- ADEQ POSTING & MAILBOX
- SILT FENCE
- CONSTRUCTION ENTRANCE

GENERAL NOTES:

ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.

HANDICAP SPACE NOTES:

1. HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.

A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT. HTTP://WWW.SPRINGDALEAR.GOV/DOCUMENTCENTER/HOME/VIEW/3315

CITY OF SPRINGDALE STANDARD NOTES:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

CONSTRUCTION NOTES:

1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR AND PLACED BACK ON THE SITE.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF SPRINGDALE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
8. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
9. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
10. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
11. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
12. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

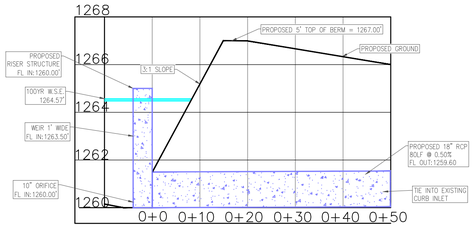
- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

SEDIMENT & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

NORTH
0 10 20
GRAPHIC SCALE IN FEET

Horizontal Scale 1" = 10'
Vertical Scale 1" = 2'

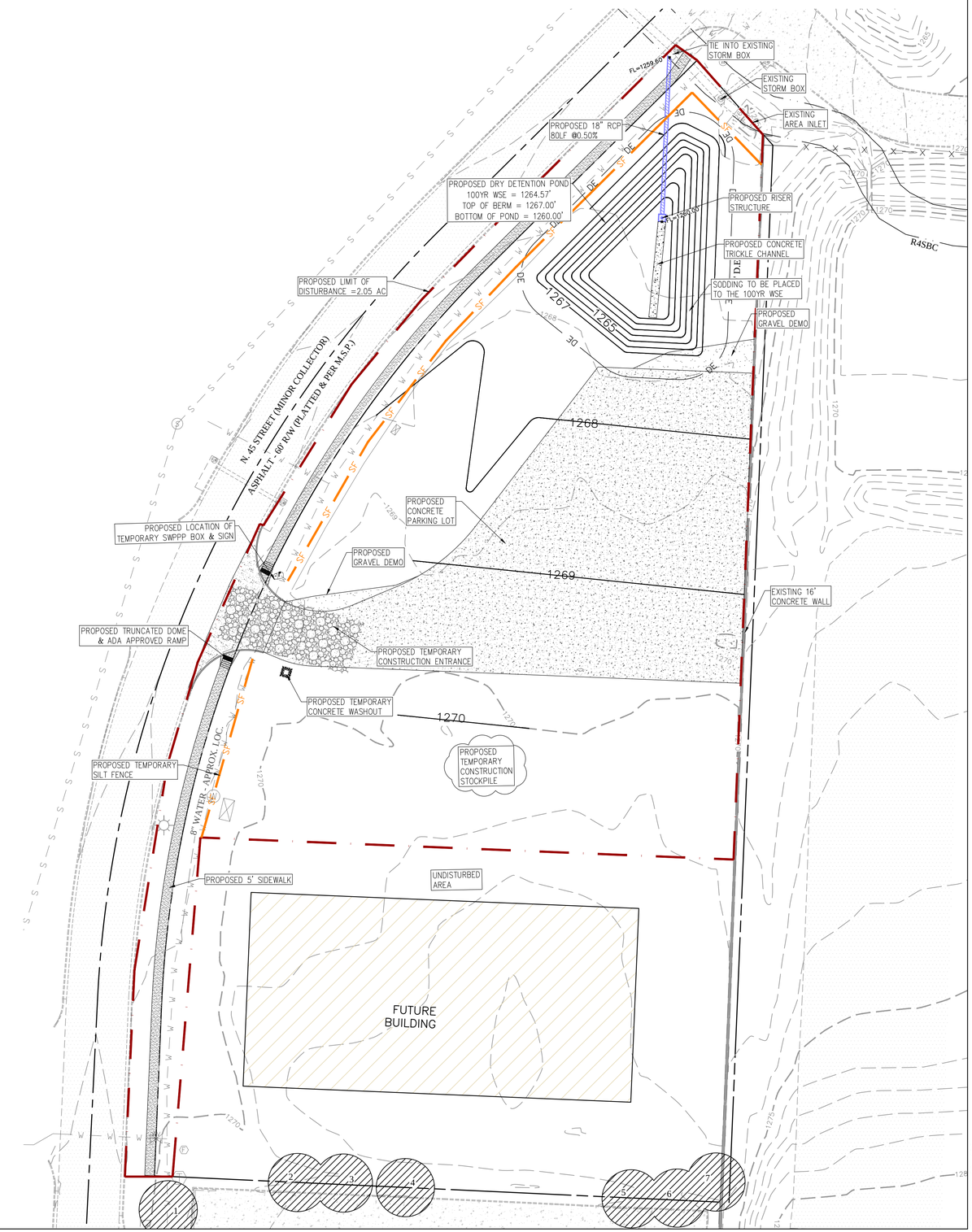


DRY DETENTION POND PROFILE

GREENSPACE CALCULATIONS:	
GROSS AREA OF PARCEL:	131,988 SQFT.
REQUIRED GREENSPACE PER ZONING (C-5)	13,198.80 SQFT. (10%)
IMPERVIOUS AREA	24483.84 SQFT. (18.5)
POST-DEVELOPED GREENSPACE:	107,570.22 SQFT. (81.5%)

CALL BEFORE YOU DIG ARKANSAS ONE CALL 1-800-482-8998

NORTH
0 20 40
GRAPHIC SCALE IN FEET


TIE INTO EXISTING STORM BOX
EXISTING STORM BOX
EXISTING AREA INLET
PROPOSED 18" RCP 80LF @0.50%
PROPOSED DRY DETENTION POND
100YR WSE = 1264.57'
TOP OF BERM = 1267.00'
BOTTOM OF POND = 1260.00'
PROPOSED RISER STRUCTURE
PROPOSED CONCRETE TRICKLE CHANNEL
SODDING TO BE PLACED TO THE 100YR WSE
PROPOSED GRAVEL DEMO
R4SBC
PROPOSED LIMIT OF DISTURBANCE =2.05 AC
N. 45 STREET (MINOR COLLECTOR)
ASPHALT - 60' R/W (PLATTED & PER M.S.P.)
PROPOSED LOCATION OF TEMPORARY SWPPP BOX & SIGN
PROPOSED CONCRETE PARKING LOT
PROPOSED GRAVEL DEMO
EXISTING 16' CONCRETE WALL
PROPOSED TRUCATED DOME & ADA APPROVED RAMP
PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
PROPOSED TEMPORARY CONCRETE WASHOUT
PROPOSED TEMPORARY SILT FENCE
8" WATER APPROX. LOC.
PROPOSED TEMPORARY CONSTRUCTION STOCKPILE
PROPOSED 5' SIDEWALK
UNDISTURBED AREA
FUTURE BUILDING
1268
1269
1270
1265
1267
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310

SCREENING REQUIREMENTS

	Single Family	Duplex	Multi Family	Commercial	Industrial
Single Family	None	Semi-Opaque	Opaque	Opaque	Opaque
Duplex/Townhouse	Broken	None	Broken	Opaque	Opaque
Multi-Family	Opaque	Broken	None	Semi-Opaque	Opaque
Commercial	Opaque	Opaque	Semi-Opaque	None	Broken
Industrial	Opaque	Opaque	Opaque	Broken	None

NO SCREENING NECESSARY DUE TO BEING SURROUNDED BY COMMERCIAL ZONED PROPERTIES
NO LANDSCAPING ADDED TO PERIMETER AND REAR.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LANDSCAPE– A 10' BUFFER WITH TREE AND 7 SHRUBS PER 25' OF FRONTAGE

FRONTAGE: 665'–40'(DRIVE)=625'
CALCULATION: 625/25=25

TREES REQUIRED: 25
SHRUBS REQUIRED: 175
TREES PROVIDED: 25
SHRUBS PROVIDED: 175

PLANT WARRANTY

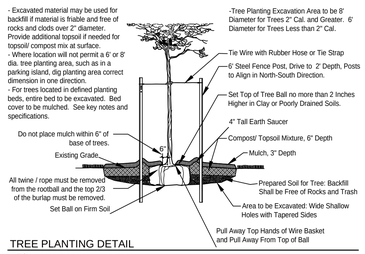
WARRANT ALL PLANT MATERIAL TO BE IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 2 YEARS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

LANDSCAPE IRRIGATION

ALL LANDSCAPE AREAS WILLBE IRRIGATED AT A MINIMUM BY HOSE BIBS. IF IRRIGATION IS PROVIDED, LANDSCAPE CONTRACTOR WILL SUBMIT DESIGN FOR IRRIGATION SYSTEM.

PLANT LIST

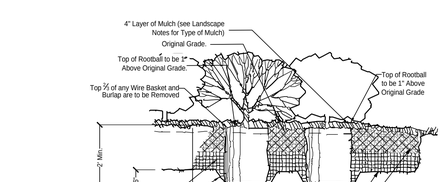
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	LL	LITTLE LEAF LINDEN Tilia cordata	B&B	2" CAL 8' TALL	STREET TREE
14	CM	CRAPEMYRTLE Lagerstroemia indica	B&B	2" CAL 8' TALL	STREET TREE
50	BH	SOUTHERN BLACK-HAW VIBURNUM Viburnum rufidulum	CONT.	3 GAL	STREET SHRUB
50	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL	STREET SHRUB
75	CJ	CREEPING JUNIPER Juniperus horizontalis	CONT.	3 GAL	STREET SHRUB



TREE PLANTING DETAIL

N.T.S.

LANDSCAPING
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
4. TOPSOIL DEPTH SHALL BE MINIMUM 18" IN ALL SHRUB AND GROUNDCOVER BEDS.
5. APPLY 3" OF ORGANIC MULCH TO ALL SHRUB AND GROUNDCOVER BEDS.
6. APPLY 1/2 POUND OSMOCOTE 8–6–12 EVENLY OVER CULTIVATED AREA AROUND EACH TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTINGS.
7. IRRIGATION SHALL BE EITHER UNDERGROUND AUTOMATIC SYSTEM.
8. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
9. ALL LANDSCAPE BEDS SHALL BE FREE OF SOD AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
10. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL, WALKWAY, OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
11. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.



SHRUB PLANTING DETAIL

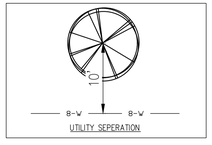
N.T.S.

TREES
1. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
2. STAKE ALL TREES BY USING THREE METAL FENCE POST STAKES AND THREE TIES. DRIVE STAKES APPROXIMATELY 6" OUTSIDE OF TREE ROOTBALL AND AN EQUAL DISTANCE FROM TREE TRUNK.
3. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
4. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
5. ALL LANDSCAPE TREES PLANTED TO MEET STREET TREE, MITIGATION TREE OR OTHER LANDSCAPE CODE REQUIREMENTS MUST BE SINGLE STEM, MINIMUM 2" CALIPER TREES. NO DOUBLE OF TRI–STEM TREES WILL BE COUNTED TOWARDS MEETING REQUIREMENTS.
6. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.

GREENSPACE CALCULATIONS:

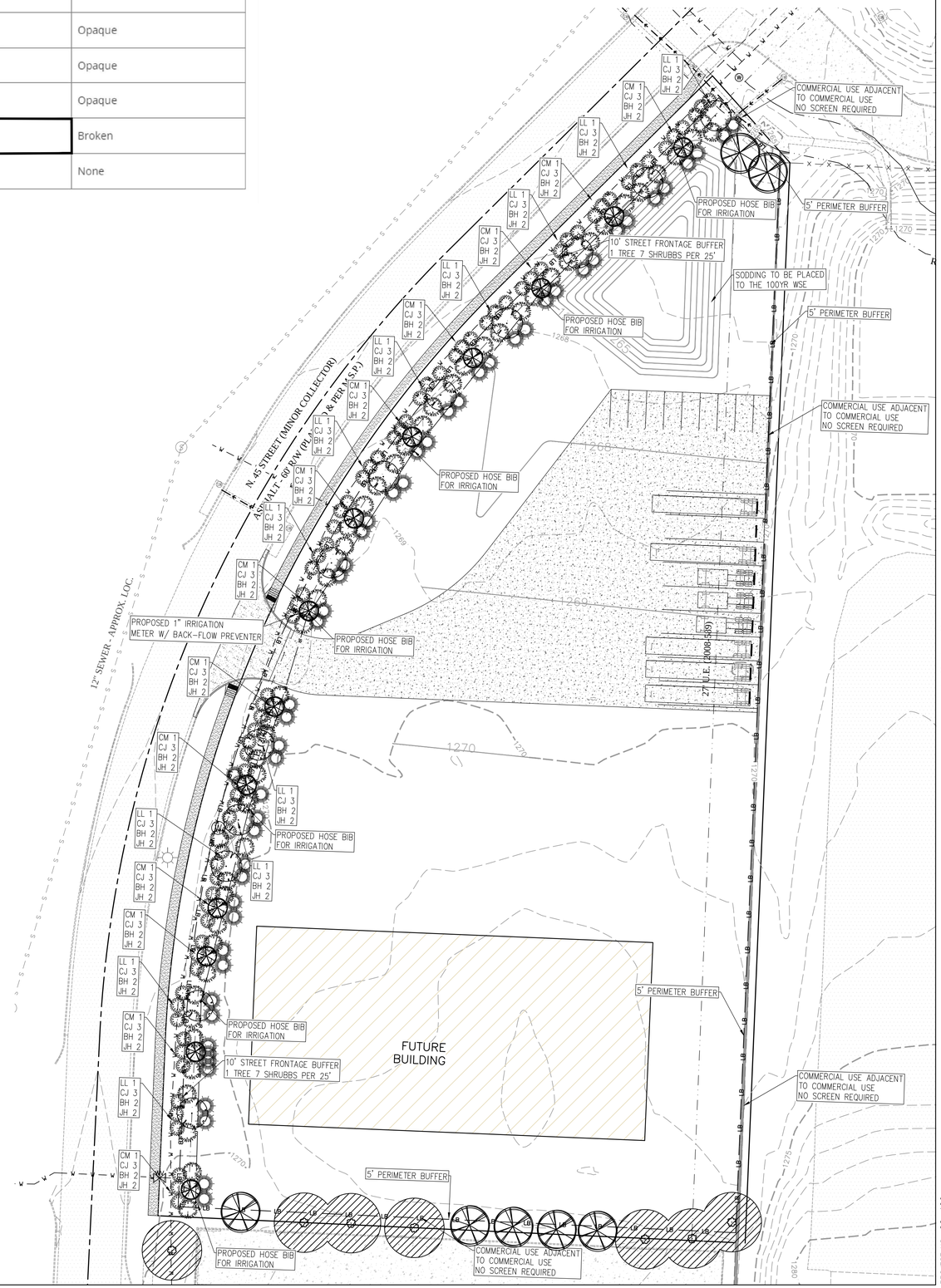
GROSS AREA OF PARCEL:	131,988 SQFT.
REQUIRED GREENSPACE PER ZONING (C–5)	13,198.80 SQFT. (10%)
IMPERVIOUS AREA	24483.84 SQFT. (18.5)
POST–DEVELOPED GREENSPACE:	107,570.22 SQFT. (81.5%)

SPRINDALE WATER UTILITIES SEPERATION:



UTILITY SEPERATION





ENGINEER: G. Bates
DRAWN BY: M. Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
03/20/2023
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	03/02/23
REVISED PER MARCH 16TH 2023 TECH REVIEW COMMENTS	03/20/23

L23–25
LEW THOMPSON TRUCKING PARKING
TEMPORARTY PARKING PLAN

LANDSCAPE PLAN
SPRINGDALE, ARKANSAS

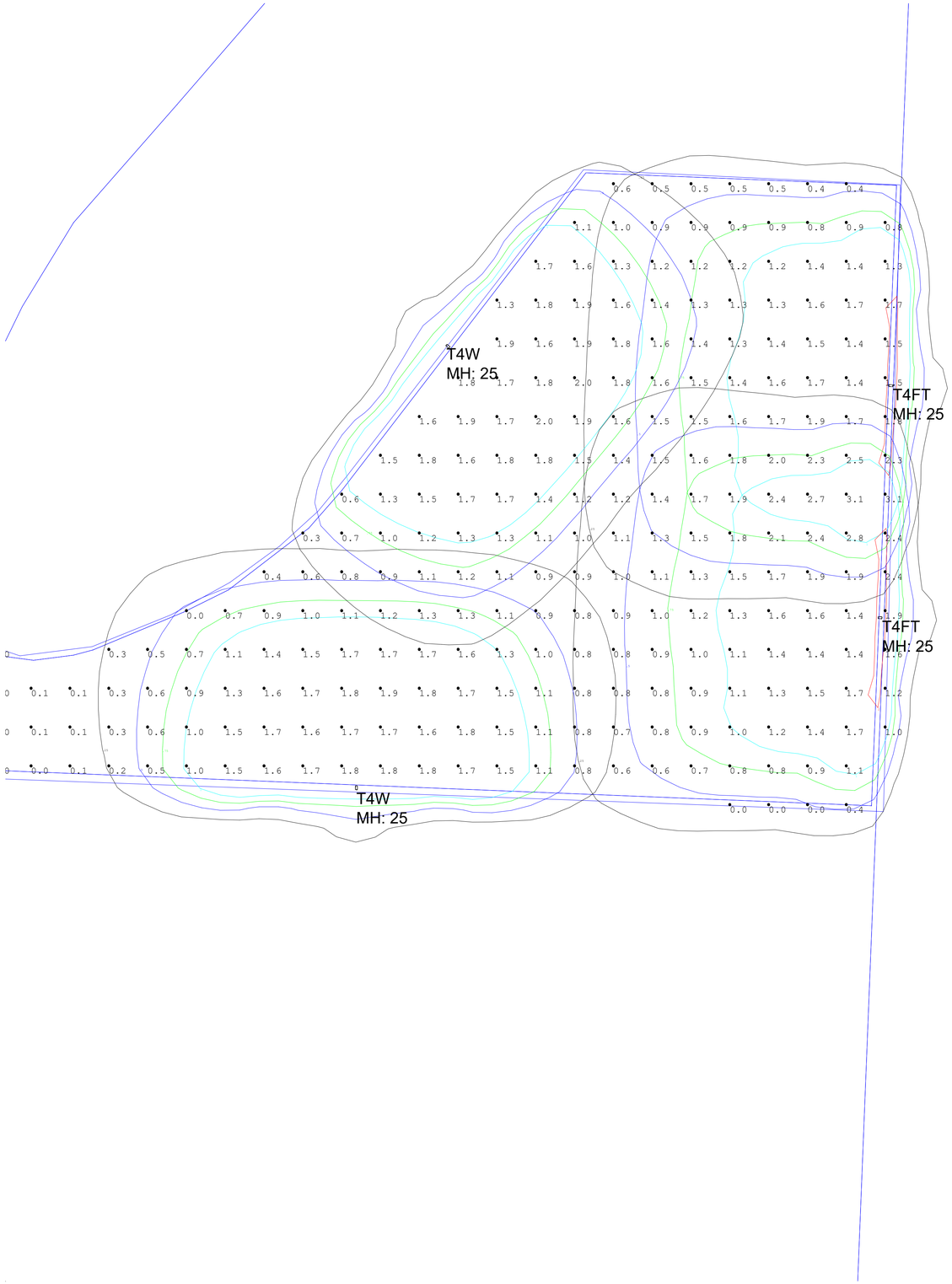
Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 22-400

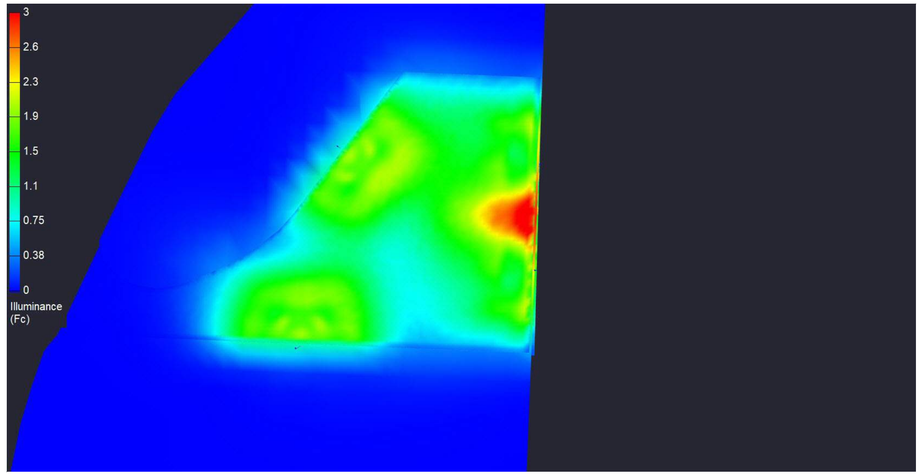
DRAWING NO 04

CALL BEFORE YOU DIG ARKANSAS ONE CALL 1-800-482-8998

Time: 2:39 pm
Scale: As Shown (PDF)
Date: 11/7/2022
Drawing Name: 22\400\22-400\Engineering\05 Landscape Plan.dwg
Xrefs Used: BATES-AR_24X36, None, CDA B&A



SITE PLAN



PSUEDO COLOR

Luminaire Schedule								
Symbol	Qty	Tag	Part Number	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	T4FT	GALN-SA2C-740-U-T4FT-HSS_1018	Single	0.900	10181	108	216
	2	T4W	GALN-SA2C-740-U-T4W-HSS_10227	Single	0.900	10227	108	216

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_3_ Planar	Illuminance	Fc	1.21	3.1	0.0	N.A.	N.A.

MALMSTROM WHITE CO.
11619 KANIS ROAD
LITTLE ROCK, AR 72211
(501) 224-2775
WWW.MALMSTROMWHITE.COM

Revisions

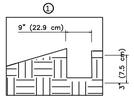
#	Date	Comments

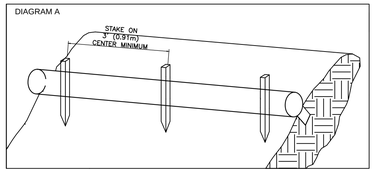
Drawn By: MHB
Checked By:
Date:3/23/2023
Scale: NTS

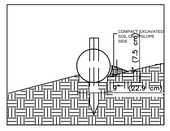
LEW THOMPSON

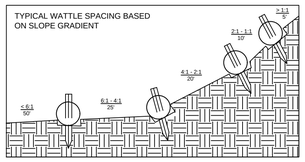
SITE PHOTOMETRIC STUDY

NORTH AMERICAN GREEN









1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
1. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

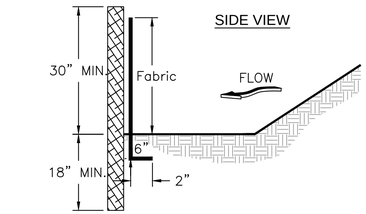
North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

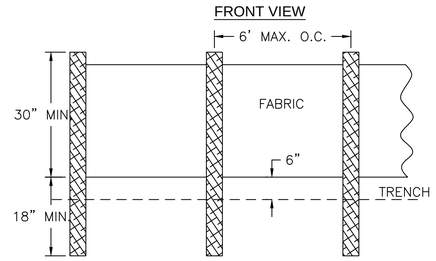
Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.

To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope. The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RECPs or HECPs be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

STRAW WATTLE DETAIL

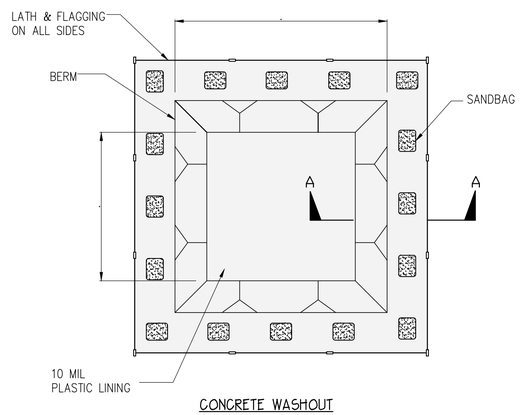




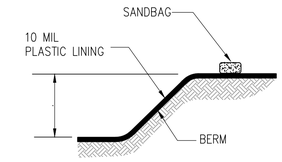
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. LOCAL REGULATIONS OFTEN TAKE PRECEDENCE OVER FEDERAL LAW AND MAY INCLUDE ADDITIONAL SPECIFIC REQUIREMENTS.

SILT FENCE DETAIL

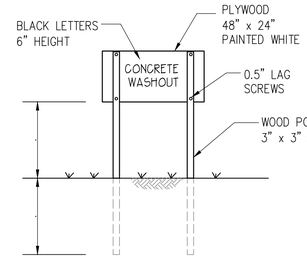
N.T.S.



CONCRETE WASHOUT
TYPE "BELOW GRADE"



SECTION A-A

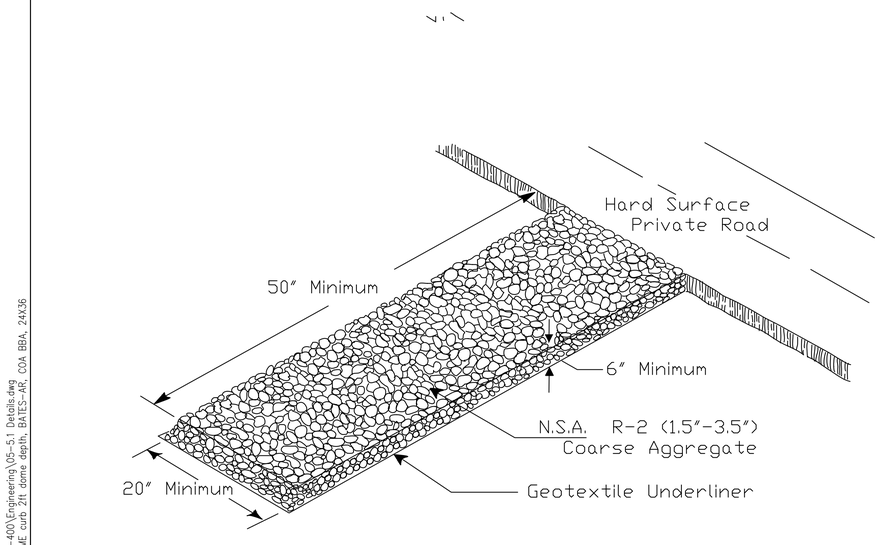


SIGN DETAIL

NOTES
1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. WASHOUT FACILITIES WILL BE CLEANED OUT ONCE THE WASHOUT IS 75% FULL.
7. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
8. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASTE MANAGEMENT DETAIL

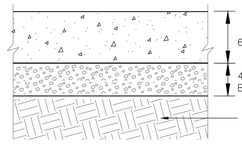
N.T.S.



CONSTRUCTION ENTRANCE

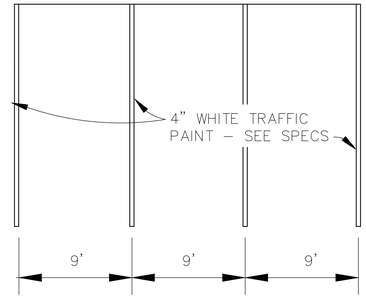
N.T.S.

TRUCK PARKING & DRIVES

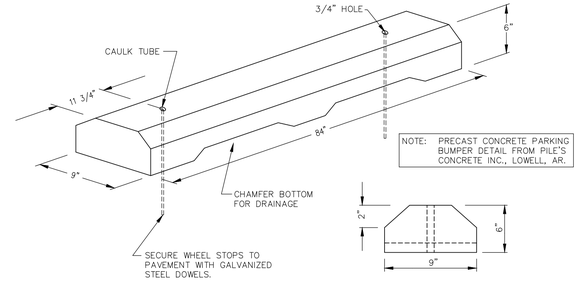


CONCRETE PAVEMENT SECTION

NTS



TYP. PARKING STRIPING LAYOUT



7' WHEEL STOP DETAIL

N.T.S.

ENGINEER: G. Bates
DRAWN BY: M.Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
03/20/2023

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	03/02/23
REVISED PER MARCH 16TH 2023 TECH REVIEW COMMENTS	03/20/23

L23-25

LEW THOMPSON TRUCKING PARKING
TEMPORARTY PARKING PLAN

DETAILS

SPRINGDALE, ARKANSAS

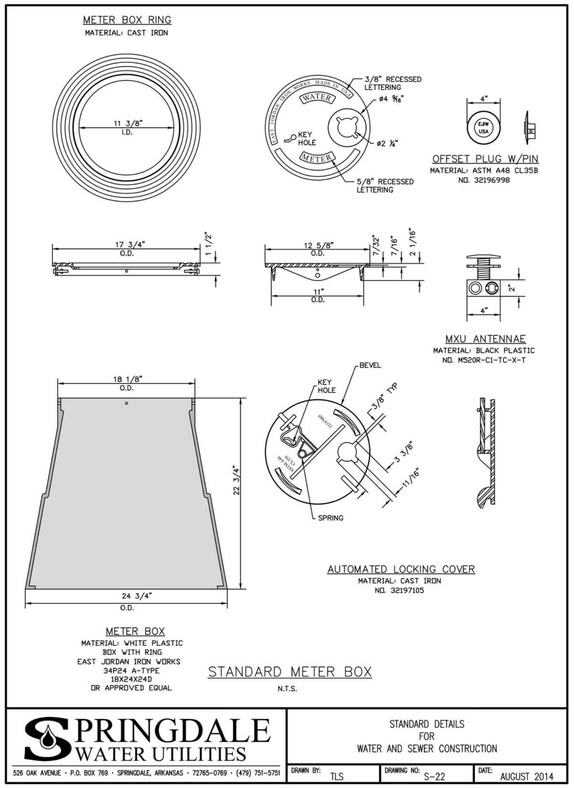
Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO 22-400

DRAWING NO 05

Time: 3:08 pm
Scale: 1=1 (PS)
Date: 3/20/2023

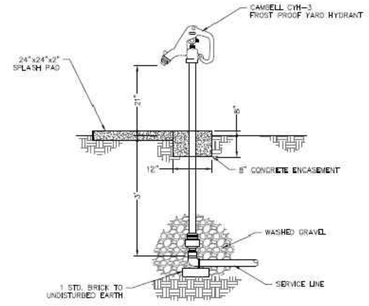
Drawing Name: 22\400\22-400\Engineering\05-5.1 Details.dwg
Xrefs Used: HC RAMP-400ME curb 2ft dome depth, BATES-AR, COA IBBA, 24X36



SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | DATE: AUGUST 2014



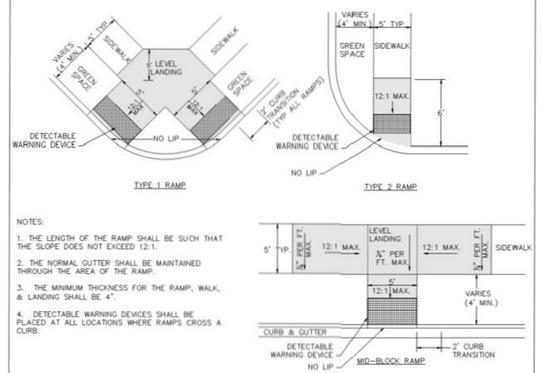
FROST-PROOF
YARD HYDRANT ASSEMBLY
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5751

MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAG | DRAWING NO: W-2 | DATE: MARCH 2008

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-2.dwg



HANDICAP RAMP DETAILS
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

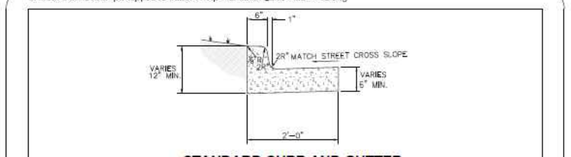
SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: NOVEMBER 2016
DESIGNED BY: KPP
DRAWN BY: KPP
CHECKED BY: KPP
APPROVED BY: BNB

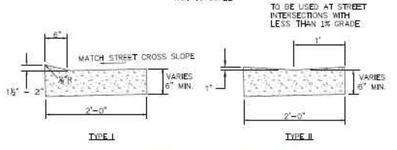
FILE NO. SD-B-2

SPRINGDALE
WE'RE MAKING IT HAPPEN

C:\Users\kristfflerpa\appdata\local\temp\AcPublish_5864\SD-A-12.dwg



STANDARD CURB AND GUTTER
NOT TO SCALE



MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. ALL JOINTS TO BE SEALED PRIOR TO FINAL ASPHALT PLACEMENT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, (DROP INLETS, END OF CURBS, DRIVEWAYS – SEE DETAIL) OR AS DIRECTED BY ENGINEER.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

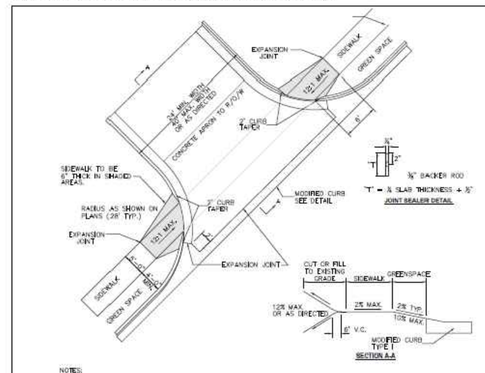
SECTION A
TYPICAL STREET
SECTIONS & DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WWP
DRAWN BY: WWP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-A-12

SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-3.dwg



NOTES:
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 10' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

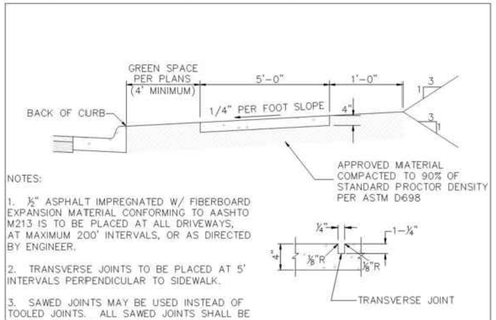
SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: AUGUST 2018
DESIGNED BY: BNB/WWP
DRAWN BY: WWP/KPP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-B-3

SPRINGDALE
WE'RE MAKING IT HAPPEN

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-1.dwg



SIDEWALK DETAIL
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

DATE: OCTOBER 2016
DESIGNED BY: WWP
DRAWN BY: WWP
CHECKED BY: KPP
APPROVED BY: BNB

FILE NO. SD-B-1

SPRINGDALE
WE'RE MAKING IT HAPPEN

ENGINEER: G. Bates
DRAWN BY: M.Williams

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
03/20/2023

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

Copyright © 2022 Bates & Associates, Inc.

REVISIONS	DATE
1ST SUBMITTAL	03/02/23
REVISED PER MARCH 16TH 2023 TECH REVIEW COMMENTS	03/20/23

L23-25
LEW THOMPSON TRUCKING PARKING
TEMPORARTY PARKING PLAN
DETAILS
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 22-400

DRAWING NO
5.1

Time: 3:08 pm
Scale: 1=1 (PS)
Date: 3/20/2023

Drawing Name: 22\400\22-400\Engineering\05-5.1 Details.dwg
Xrefs Used: HC RAMP-4DOME curb 2it dome depth, BATES-AR, COA BBA, 24X36

L23-25

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S Pleasant Ridge DR. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

MARCH 2, 2023

CERTIFIED LIST OF OWNERS

LEGAL DESCRIPTION:

EXISTING DEED DESCRIPTION (B. L2022, P. 17470):
LOT 2, DIESEL DOWNS, SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN IN FINAL PLAT RECORD 2008 AT PAGE 589. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATION AND OIL AND GAS LEASES.

DERRICK THOMAS

I hereby certify that on this the 2nd day of March, 2023, I researched the tax records of Washington County, Arkansas for all property owners adjoining the above described propcrty.

Reference: Attached List (1 Sheet)

SUBJECT PARCEL

PARCEL #21-02347-000
LEW THOMPSON & SON REAL ESTATE
N. 45TH ST.
SPRINGDALE, AR 72740

ADJACENT PARCELS

1.) PARCEL# 21-02346-000
PETROMARK INC
PO BOX 1697
HARRISON AR 72602-7697

2.) PARCEL# 21-02353-000
SHAKER MURRAY LLC
PO BOX 1697
HARRISON AR 72602-1697

3.) PARCEL# 21-02351-000
M H REAL ESTATE LLC
11120 TOMAHAWK CREEK PARKWAY
LEAWOOD KS 66211-2695

4.) PARCEL# 21-02350-000
SPRINGDALE N 45TH LLC
5100 W JB HUNT DR UNIT 800
ROGERS AR 72758

5.) PARCEL# 21-02354-000
CITY OF SPRINGDALE
201 SPRING ST
SPRINGDALE AR 72764

6.) PARCEL# 21-02348-010
ACME BRICK COMPANY
%HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104

7.) PARCEL# 21-00167-220
WAGON WHEEL HOLDINGS LLC
2490 WAGON WHEEL RD.
SPRINGDALE AR 72762

8.) PARCEL# 21-00167-218
TAM BER LLC
1526 PLAZA PL
SPRINGDALE AR 72764-5278

L23-27 MEMO REFLECTS 03.23.2023 RESUBMISSION

LATEST PLANS SUBMITTED 03.30.2023, COMMENTS HAVE NOT BEEN UPDATED

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **L23-27** **Large-Scale Development** **UAMS Health Orthopedic & Sports Medicine Center**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-27. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. According to page 10 of 22, there aren't a sufficient number of parking spaces provided.
    a. Variance required?
6. Need to identify the ownership, address, parcel number and zoning of all the adjacent properties.
7. There are several pages of the plan set that have references to other providers in the right hand margin, but there are no actual firm names, addresses, etc.
8. Handicapped ramps shall be provided wherever a sidewalk crosses a curb at crosswalks, driveways, and street intersections.
    a. Will there be stamped concrete to display the crosswalks?
9. Frontage landscaping is required in accordance with Chapter 56.
    a. Variance requested
10. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
11. Landscape islands are required at a rate of 1 per 15 parking spaces, in accordance with Chapter 56.
    a. Variance requested
12. Applicant is required to provide street improvements for public right of way.
    a. Waiver requested for Mary Frances Dr & Watkins Ave
13. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
14. A lighting plan is required, displaying at least 1 foot candle in all parking and pedestrian areas.

a. Page 8 of 21: the area just to the Southwest of the Northwest corner of the building displays an area with several cars parked, but does not meet the minimum lighting requirement.
    i. This area still doesn't appear to have adequate lighting.

15. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
16. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Commercial Design Standards Comments

1. Elevations shall include type and color of materials used, foundation landscaping, and any architectural features used to comply with the Commercial Design Standards.
    a. East elevation doesn't add up to 100%
2. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
    a. Variance requested
3. Continuous internal pedestrian walkways, no less than 5' in width form the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
    a. Variance requested
4. A 5' wide sidewalk along the full length of the building along any side that features a customer entrance is required. This sidewalk shall be setback from the building foundation at least 6' to provide areas for foundation landscaping.
    a. Variance requested
5. Foundation landscaping is required.
    a. Variance requested
6. Central features and community spaces shall have direct access to the public sidewalk.
    a. Variance requested
7. Roof lines shall be varied with a change in height every 100 linear feet in the building length.
    a. Variance requested
8. Entryway landscaping is required per Springdale Commercial Design Standard.
    a. Variance requested
9. Sign design, materials, and placement should complement the overall architectural design of the building. (standard comment)

UAMS Health Orthopedic & Sports Medicine Center (L23-27)
LARGE SCALE DEVELOPMENT
SW OVERLAY PLANNING CHECKLIST
March 28, 2023

2.3 **Site design.**

a. *Site layout—Non-residential.* A side of a principal building that directly faces an abutting public right-of-way should be upgraded to include the design requirements of this

article. A customer entrance is encouraged, but not required, to be provided. Where a principal building directly faces more than two (2) abutting public rights-of-way, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street.

Variance requested

d. *Pedestrian connectivity.*

Variance requested

(1) Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public right-of-way, excluding interstate highways or alleys.

(2) At least one (1) internal pedestrian walkway (or designated area), no less than five (5) feet in width, clear of obstruction including vehicular overhangs, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points.

(3) Sidewalks, no less than five (5) feet in width, shall be provided along the major length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas.

(4) If the sidewalk is part of the trail system, it must meet all city trail regulations, including, but not limited to, the city's minimum width requirements.

Identity Elements

j. *Satellite dish.* No satellite dish shall be placed in an area visible from a public right-of-way or customer areas, and no dish shall be mounted on a balcony.

Comment response states “Marlon Blackwell”

k. *Vending areas.* Vending machines or other remote sales/service areas shall be screened or inset into a wall extension to create an alcove. Screen materials shall match the building materials.

Comment response states “Marlon Blackwell”

j. *Roofs.* Roof line or parapet lines shall be varied with a change in height of a minimum of two (2) feet every one hundred (100) linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the development plan. Any flat roofs shall be energy efficient, and shall meet Energy Star rating or similar.

Variance requested

Building & Fire Comments:

FDC shall be located on building exterior wall. Location under overhang is acceptable. Comment may be addressed when plans for building permit are submitted.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- **Retention ponds shall have an approved maintenance plan. Please submit maintenance plan.**
- **Submit a PDF of the signed and sealed Drainage Report to Engineering.**

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**

3. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Mary Frances Lane:**
    - **5 ft sidewalks are required on both sides of road (waiver requested).**
    - **Submit Geotech report to support chosen street section.**

4. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: March 23, 2023 Project Number: L23-27

Must meet the below criteria for a Large Scale Submittal:

- ☒ Pre-application meeting held with Springdale Planning Department. Date: 12/9/2022
- ☒ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ☒ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs PDF, hard copies on request
- ☒ Submit complete architectural elevations. (If Applicable)
- ☒ Submit a copy of the warranty deed showing ownership of property.
- ☒ Submit a unified lighting plan in pdf format. (If Applicable)
- ☒ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ☒ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant X Representative

Applicant (person making request)

Name: University of Arkansas Board of Trustees

E-mail: n/a

Address: 321 Administration Building Fayetteville, AR 72701

Phone: 501-686-2500

Site/ Location: 5231 Watkins Avenue

Assessor's Parcel Number(s): 815-29107-331

Development Point of Contact for Question & Staff Reviews

Name: ESI - Brandon Rush, PE

E-mail: brush@engineeringservices.com

Address: 1207 S. Old Missouri Rd Springdale, AR 72764

Phone: (479) 751-8733

Current Zoning District: C-5

Rezone required: No

Total Acreage: 31.2 ac

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Brandon Rush Date: 11/8/2022

Signature: Digitally signed by: Brandon J. Rush

Staff Notes:

L23-27

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

UAMS OSMC
12/9

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting:	Patsy Christie, Rick Barry, Steve Goss, Ron Hritz, Brandon Rush, Nick Thorn, Brendon Wohltjen
Name of main point of contact for project:	Brandon Rush
Parcel Number(s):	815-29107-331
Acreage of the proposed development:	32
Type of project:	Institutional
When is the intended application date?	12/23
Per the date above, the earliest Planning Commission meeting date would be:	2/7

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website. 5231 Watkins Ave

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met. Yes

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply. No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply. No

All projects must meet the requirements of the Drainage Criteria Manual. Yes

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc) No

Is there a prepared photometric plan? Yes

Is there a prepared landscaping plan featuring perimeter and frontage landscaping? Yes

Hard push

Based upon this discussion, what variances/waivers will be required?
- No roof break
- Var. for no fend. L.S.
- Var. no parking bumpouts
- Double check overlay dist. as well for L.S.

Please state all of the Fire Code issues mentioned.
Aerial access
# of FH - reduction for sprinkler
- immobilized patients - occ.?

Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

L23-27

November 8, 2022

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
UAMS Orthopedic and Sports Medicine Center
5231 Watkins Avenue
Springdale, AR

To whom it may concern:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-29107-201
ARKANSAS CHILDREN'S NORTHWEST INC
1 CHILDREN'S WAY
LITTLE ROCK, AR 72202-3591

815-29107-170, 815-29107-350, 815-29107-310
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

815-29107-320
MOTAH LLC
200 S 7TH
FORT SMITH, AR 72901

815-29107-380
USABLE CORPORATION
ATTN: KEN PEARSON
601 S GAINS ST
LITTLE ROCK, AR 72201

815-29107-430
JHT LLC AN ARKANSAS LIMITED LIABILITY CMPANY
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765-2020

815-30839-002
CHILDREN'S SAFETY CENTER INC
614 E EMMA AVE STE 200
SPRINGDALE, AR 72764

815-30838-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

815-29107-330
CLAYPOOL FARM LLC
PO BOX 4034
FAYETTEVILLE, AR 72702-4034

815-29107-360
MILANOV, TRAYAN K & MILANOVA, TSVETOMIRA V
7060 ZAN LOOP
SPRINGDALE, AR 72762

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\21966 UAMS Health\03 Pre-Construction Plan Submittals\12-1-2022 Submittal #1\CLAPO.docx

DESIGN REVIEW PLANS FOR A

LARGE SCALE DEVELOPMENT

SERVING

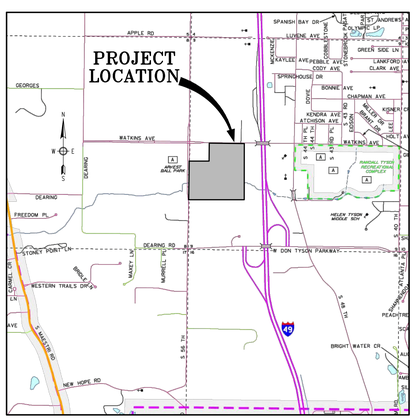
UAMS Health
Orthopaedics & Sports Medicine

NORTHWEST ARKANSAS CENTER

5231 WATKINS AVENUE
SPRINGDALE, ARKANSAS

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479-575-1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479-684-4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479-751-5751
COX COMMUNICATION CHRIS BYRD – 479-751-2000
AT&T KENNY HARTSFIELD – 479-368-3952
SPRINGDALE FIRE DEPARTMENT BLAKE HOLTE – 479-750-8190

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP! CALL BEFORE YOU DIG



VICINITY MAP

L23-27

March 24, 2023

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

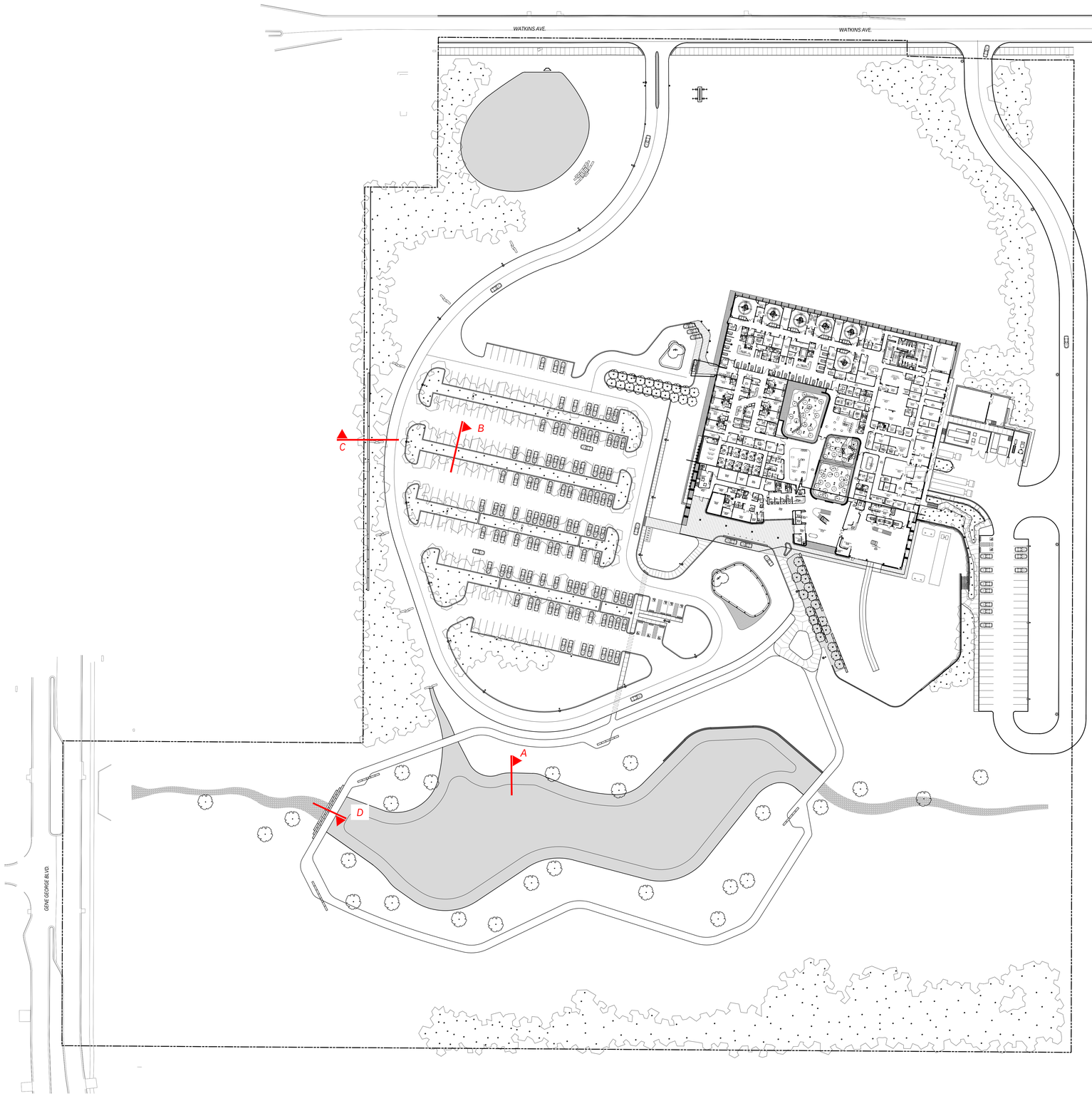
INDEX	
SHEET No.	DESCRIPTION
L1.00	OVERALL ARCHITECTURAL SITE PLAN
L1.15	SPECIAL DETAILS
L2.03	GRADING PLAN – COURTYARDS
L3.01–3.03	PLANTING PLAN
L6.01	PHOTOMETRIC PLAN
C01	EXISTING CONDITIONS
C02	LARGE SCALE DEVELOPMENT
C03	UTILITY OVERALL LAYOUT
C04	SANITARY SEWER PLAN & PROFILES
C05, C06	WATER PLAN & PROFILES
C07	UTILITY DETAILS
C08	STORM DRAINAGE PLAN & PROFILES
C09	PAVING PLAN
C010	TYPICAL DETAILS
C011	STREET DESIGN PLAN & PROFILES
C012	STRIPING & ROAD SIGNAGE PLAN
C013	STORM WATER POLLUTION PREVENTION PLAN
C014	STREET CROSS SECTIONS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
2. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
3. ALL WATER AND SEWER MAIN EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE CITY OF SPRINGDALE WATER AND SEWER COMMISSION'S SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES (DATED MAY 6, 2021), AS ADOPTED MARCH 10, 1987, AMENDED AUGUST 27, 2014, AND INCLUDING REVISIONS APPROVED JANUARY 20, 2021.
4. CAPITAL COST OF PROPOSED PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE IS ESTIMATED TO EXCEED $25,000.
5. ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.
6. VARIANCES REQUESTED FOR COMMERCIAL DESIGN STANDARDS (B23-35)
7. WAIVERS REQUESTED FOR WATKINS AVENUE AND MARY FRANCES DRIVE (W23-10, W23-11)



MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST. STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 1607
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN FOR THE CONSTRUCTION TO BE USED FOR COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED BY CMC SHALL BE AS BINDING AS IF REQUIRED BY ALL PERFORMANCE BY THE CONTRACTOR SHALL BE CONSTRUED AS PERFORMANCE BY A LICENSED CONTRACTOR. DISCREPANCIES AND ANY CHANGES FROM THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION OF AFFECTED RESULTS.

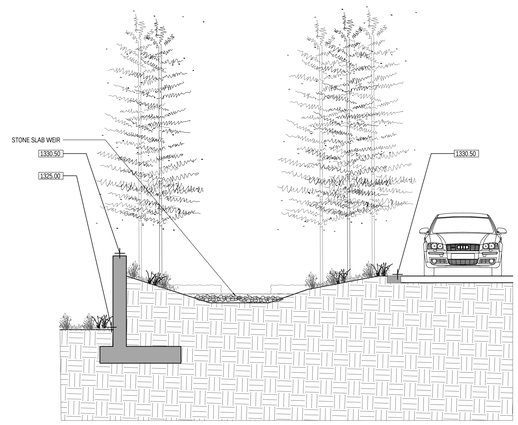
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

OVERALL SITE PLAN

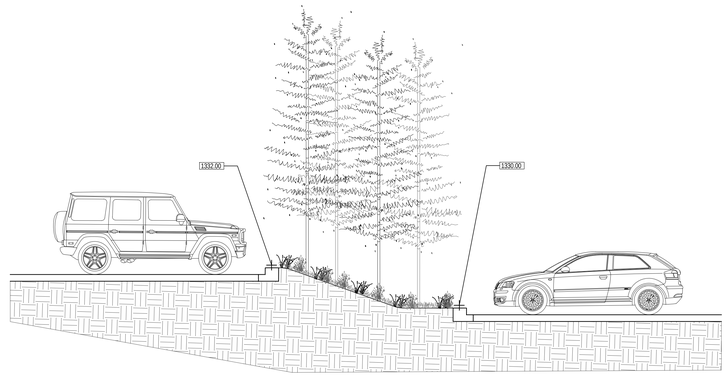
REVISIONS

SCALE: 1" = 50'
0 25 50 100

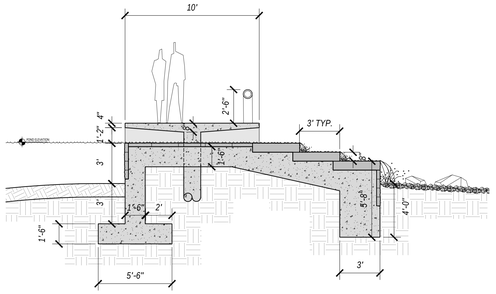
SHEET
L1.00



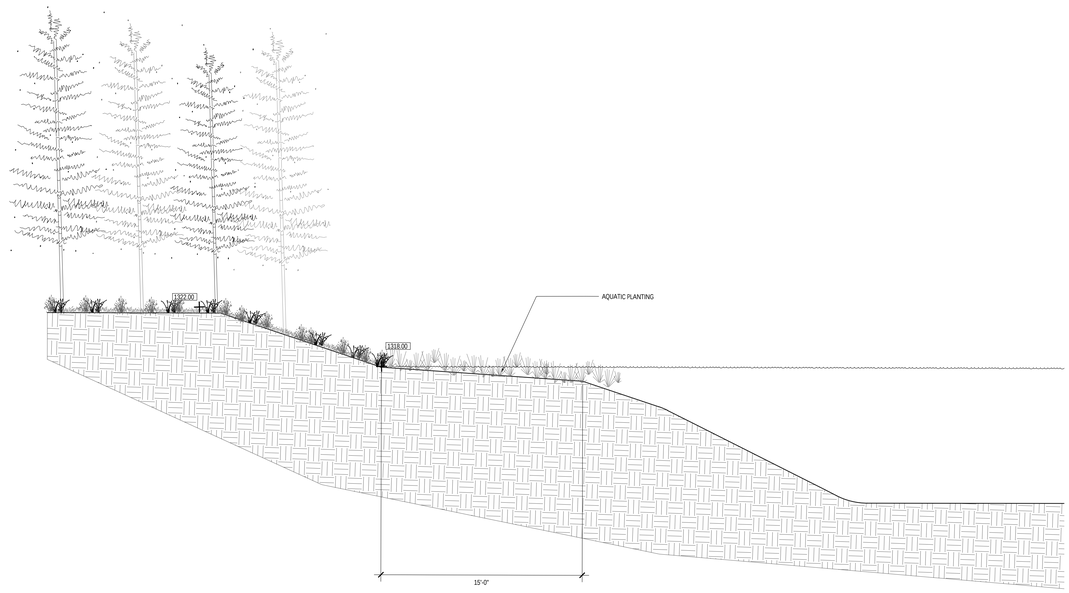
3 Section C - Weir Cross Section
SCALE: 1/4"= 1'-0"



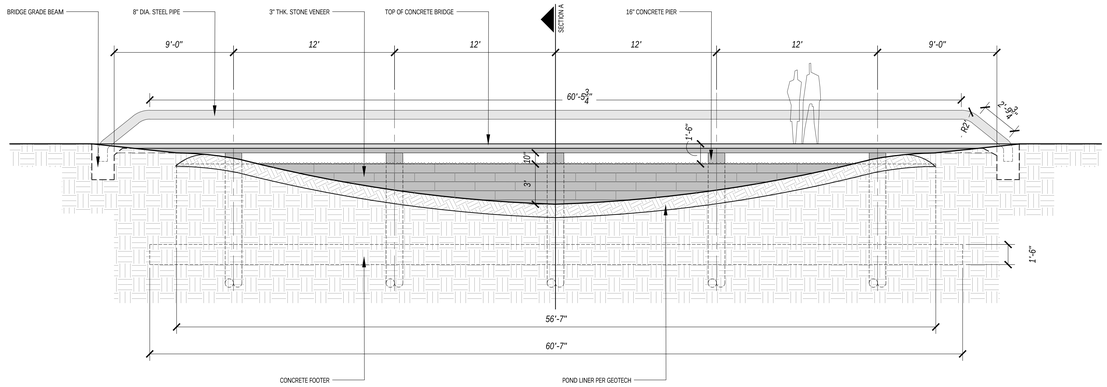
2 Section B - Parking Lot Cross Section
SCALE: 1/4"= 1'-0"



5 SECTION D - POND BRIDGE
SCALE: 1/4" = 1'- 0"



1 Section A - Pond Cross Section
SCALE: 1/4"= 1'-0"



4 SECTION D - POND BRIDGE
SCALE: 1/4" = 1'- 0"

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST, STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 1607
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023
PROJECT #: 2102

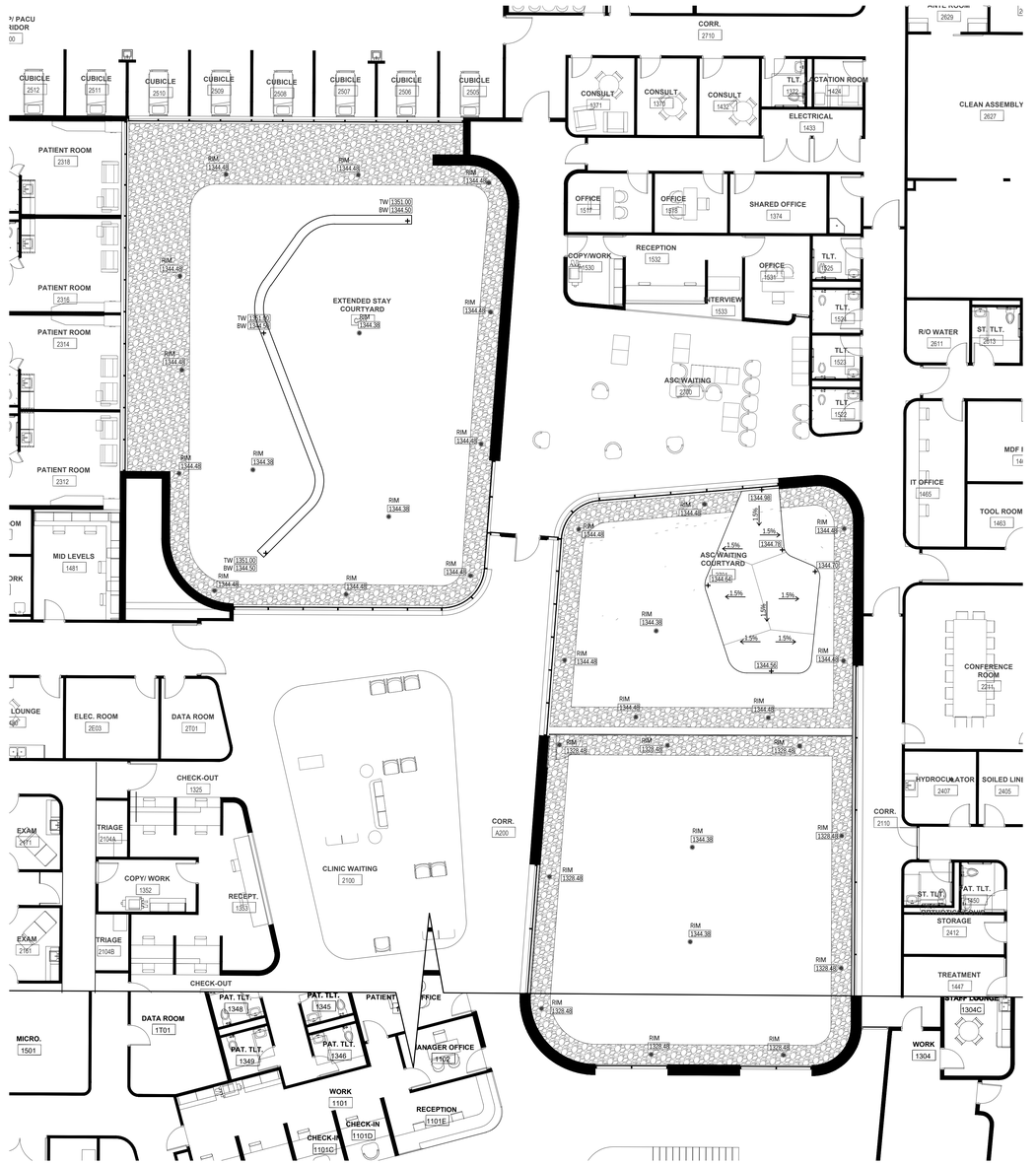
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THE SAME AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2022

L.S.D SECTIONS

REVISIONS

SHEET
L1.15



GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
TW	TOP OF WALL ELEV. (FINISHED GRADE)
BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
1423.50	PROPOSED GRADE
	EXISTING GRADE
	AREA DRAIN IN PLANTING, REFER DETAIL 1/L5.03
	AREA DRAIN IN PLANTING,
	DRAIN INLET IN PAVING, REFER DETAIL 3/L5.03
	AREA DRAIN BELOW GRAVEL, REFER DETAIL 4,5/L5.03
BB	DRAIN AT WATER RESOURCE ZONE

GRADING AND DRAINAGE NOTES:

1. Field verify existing underground utilities. The contractor shall be responsible for verifying the actual location and elevation in the field prior to beginning construction of the new facilities. The contractor shall protect all existing utilities and shall be responsible for any damage to existing utilities encountered during construction.
2. The debris created by removal operations shall become the property of the contractor and shall be legally disposed of away from the job site.
3. The contractor shall notify underground service alert with sufficient notice for the location of utilities prior to excavation.
4. Rough and fine grading shall be as shown on the civil engineers drawings
5. The contractor shall request a review for inspection of final in place grading a minimum of 48 hours in advance of performing any work unless otherwise noted on this sheet. Final grading shall be approved by the landscape architect in the field prior to installation of planting.
6. Refer to planting notes for grading requirements for areas adjacent to pavements.
7. Refer to civil and plumbing engineer's drawings for connections to drains and continuation to discharge piping.

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST. STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 16057
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2022

COURTYARD ENLARGEMENT GRADING PLAN

REVISIONS

SHEET

L2.03

PLANT LEGEND

SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
	69	EWP	Eastern White Pine	Pinus strobus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	57	KC	Kentucky Coffeetree	Gymncladus dioicus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	101	BO	Bur Oak	Quercus macrocarpa	1.5" cal., 15', , 8' spd., single trunk, container grow
	52	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B, 3" Cal., 12' Ht., 5' Spread, Male
	92	LP	Loblolly Pine	Pinus taeda	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	104	PC	Pond Cypress	Taxodium ascendens	B&B., 3" Cal., 6' Ht., 2.5' Spread
	20	JM	Japanese Maple 'Emerald Lace'	Acer palmatum var. dissectum 'Emerald Lace'	45gal., 2"cal., 3'4'ht., 3'-4'spd, dense, full specimen
	15	JP	Japanese Black Pine	Pinus thunbergii	30 gal., 6' ht., 4' spd, specimen
	7	SM	Saucer Magnolia	Magnolia x soulangeana	B&B, 10' ht., 3-5 trunks per plant, specimen
	37	VT	Vitex	Vitext Agnus - Castus	30 gal. source from Lone Star Trees
	25	BC	Bald Cypress	Taxodium distichum	B&B, 3" Cal., 12' Ht., 5' Spread, Male
	2	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B., 5" Cal., 15' ht. multi trunk, full specimen
SHRUBS					
	24	AB	American Beautyberry	Callicarpa americana	5 gal., 18" ht., 12" spread, full
	82	APC	Artemesia 'Powis Castle'	Artemesia schmidtiana	1 Gal., 12" Ht., 12" Spr., full specimen, matching
	24	RTD	Red Stem Dogwood	Cornus sericea 'Baileyi'	B&B, 3' Ht., Full, Spacing per plan
	60	FS	Fragrant Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	3 Gal., 1.5' Ht., 1.5' Spr., @ 24" triangle o.c. spacing
GROUNDCOVER					
	35,291 sf	ISO	Inland Sea Oats	Chasmanthium latifolium	1 gal., 2' ht., 18" o.c.
	2,610 sf	SG	Switch Grass	Panicum virgatum	1 gal., 2' ht., 18" o.c.
	9,083 sf	JE	Common Rush	Juncus effesus	Bare root plug
	20,493 sf	IV	Yellow Flag Iris	Iris pseudacorus	Bare root plug
	4,249 sf	AJ	Asian Jasmine	Asiatic Jasmine	4" pots, 18" o.c.
GRASSES / PERENNIALS / LAWN					
	776,529 sf	PM	OPTION 1: Fescue seed mix OPTION 2: Little Bluestem seed mix	-	Native American Seed, 10 Lbs. per acres
	38,652 sf	FE	Festuca	Festuca arundinacea	SOD

PLANTING NOTES:

1. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
2. Landscaping must be guaranteed for two years.
3. Refer to civil engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the landscape architects plans, the contractor shall contract the owner and landscape architect for direction as to how to proceed.
4. Verify locations of all pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
5. Final grading shall be approved by the landscape architect in the field prior to planting.
6. Contractor shall accompany the project agronomist to the site for the purpose of taking soil samples and reviewing existing site conditions. The appropriate quantity of samples shall be verified with the landscape architect and agronomist. Samples shall then be tested and analyzed for agricultural suitability and fertility by accredited soil testing laboratory. Analysis shall include review and coordination with specifications and recommendations for soil preparation and backfill mix. Submit soils analyses to landscape architect for approval prior to soil preparation. This requirement applies to all soils and conditions within this project. (add as follows where applicable) including import soils, on grade soils and on structure soils. Verifying on structure filter fabric/soils compatibility shall be a part of the overall analysis.
7. Excess soil from landscape grading to be removed and disposed off-site by contractor.
8. Exact locations of plant materials shall be approved by the landscape architect in the field prior to installation. Landscape architect reserves the right to adjust plants to exact location in field.
9. All trees to be planted a minimum of (2'-6") feet from face of building, curb or pavement except as approved by landscape architect.
10. Align and equally space in all directions all trees, shrubs and vines as noted in the drawings.
11. Contractor shall be responsible for verifying all plant counts and square footage's. Quantities, if provided, are owner information only.
12. Provide matching forms and sizes for all plant materials within each species, plant type and size designated on the drawings.
13. Root control barriers shall be installed whenever trees are placed within (7'-0") of curb or pavement.
14. Prune newly planted trees only as directed by landscape architect.
15. Finish grades of all shrub areas shall be (1 1/2") below adjacent curb, pavement or header. In areas where (1 1/2") mulch is to be applied finish soil grades shall be (2") below adjacent curb, or pavement, mulch surface shall be (1/2").
16. Finish grades of all turf areas shall be (1/2") below adjacent curb or pavement.
17. Provide steel header as divider between turf and shrub or ground cover areas as indicated on these drawings. Where no edging in indicated, provide a shovel cut edge within ground cover or shrub areas which are adjacent to turf.
18. Provide a (1 1/2") layer of mulch at all shrub and ground cover areas except rooted cuttings unless noted otherwise on the drawings.











SCALE: 1" = 40'
0 20 40 80

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST, STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 1607
10/30/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

PLANTING PLAN

REVISIONS

SHEET
L3.01

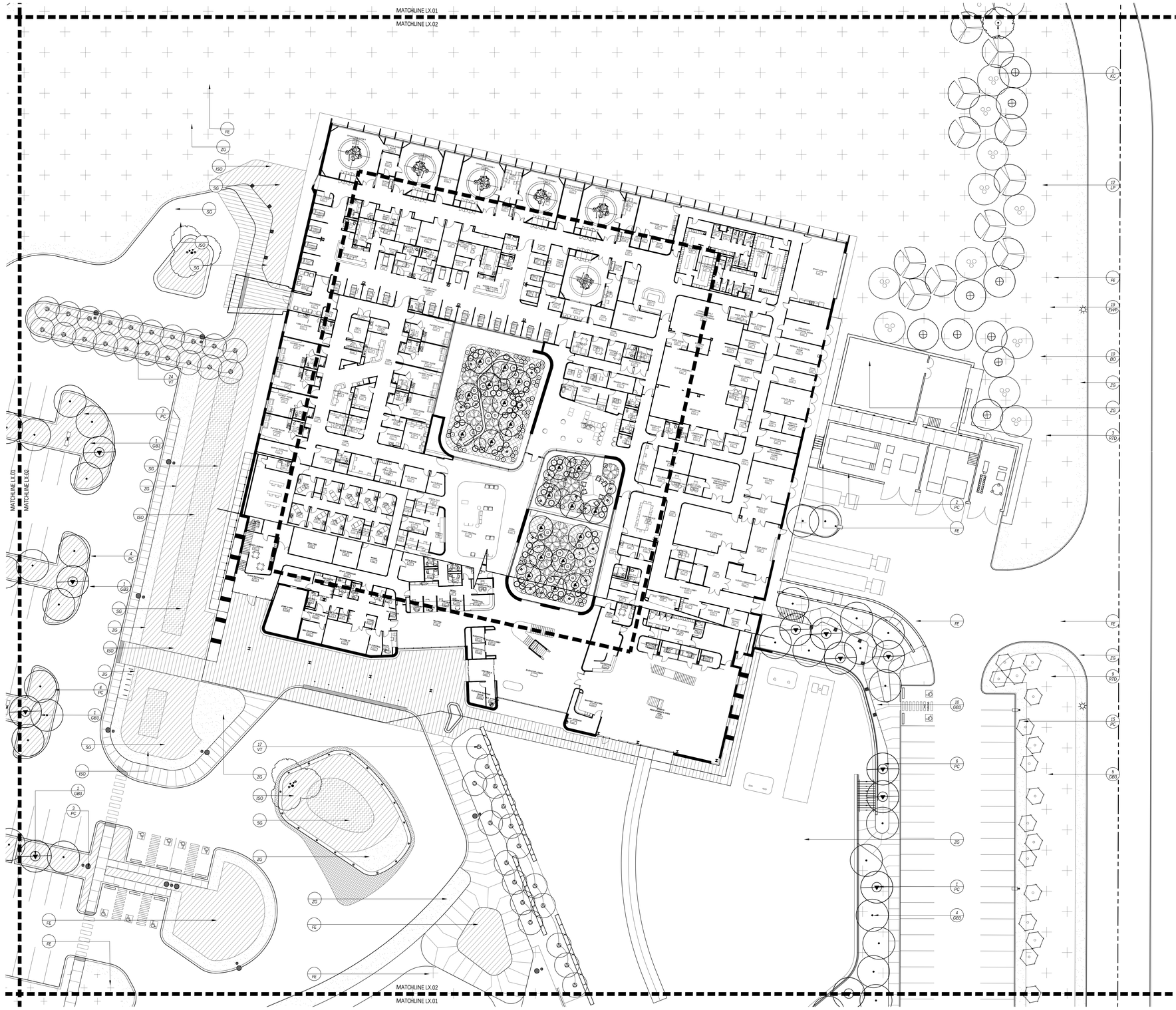
PLANT LEGEND

SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
	69	EWP	Eastern White Pine	Pinus strobus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	57	KC	Kentucky Coffeetree	Gymnclados dioicus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	101	BO	Bur Oak	Quercus macrocarpa	1.5" cal., 15' , 8' spd., single trunk, container grow
	52	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B, 3' Cal., 12' Ht., 5' Spread, Male
	92	LP	Loblolly Pine	Pinus taeda	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	104	PC	Pond Cypress	Taxodium ascenders	B&B., 3" Cal., 6' Ht., 2.5' Spread
	20	JM	Japanese Maple 'Emerald Lace'	Acer palmatum var. dissectum 'Emerald Lace'	45gal., 2"cal., 3'4"ht., 3'-4'spd, dense, full specimen
	15	JP	Japanese Black Pine	Pinus thunbergii	30 gal., 6' ht., 4' spd, specimen
	7	SM	Saucer Magnolia	Magnolia x soulangeana	B&B, 10' ht., 3-5 trunks per plant, specimen
	37	VT	Vitex	Vitex Agnus - Castus	30 gal. source from Lone Star Trees
	25	BC	Bald Cypress	Taxodium distichum	B&B, 3" Cal., 12' Ht., 5' Spread, Male
	2	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B., 5" Cal., 15' ht. muilti trunk, full specimen
SHRUBS					
	24	AB	American Beautyberry	Callicarpa americana	5 gal., 18" ht., 12" spread, full
	82	APC	Artemesia 'Powis Castle'	Artemesia schmidtiana	1 Gal., 12" Ht., 12" Spr., full specimen, matching
	24	RTD	Red Stem Dogwood	Cornus sericea 'Baileyi'	B&B, 3' Ht., Full, Spacing per plan
	60	FS	Fragrant Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	3 Gal., 1.5' Ht., 1.5' Spr., @ 24" triangle o.c. spacing.
GROUNDCOVER					
	35,291 sf	ISO	Inland Sea Oats	Chasmanthium latifolium	1 gal., 2' ht., 18" o.c.
	2,610 sf	SG	Switch Grass	Panicum virgatum	1 gal., 2' ht., 18" o.c.
	9,083 sf	JE	Common Rush	Juncus effesus	Bare root plug
	20,493 sf	IV	Yellow Flag Iris	Iris pseudacorus	Bare root plug
	4,249 sf	AJ	Asian Jasmine	Asiatic Jasmine	4" pots, 18" o.c.
GRASSES / PERENNIALS / LAWN					
	776,529 sf	PM	OPTION 1: Fescue seed mix OPTION 2: Little Bluestem seed mix	-	Native American Seed, 10 Lbs. per acres
	38,652 sf	FE	Festuca	Festuca arundinacea	SOD

PLANTING NOTES:

1. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
2. Landscaping must be guaranteed for two years.
3. Refer to civil engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the landscape architects plans, the contractor shall contract the owner and landscape architect for direction as to how to proceed.
4. Verify locations of all pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
5. Final grading shall be approved by the landscape architect in the field prior to planting.
6. Contractor shall accompany the project agronomist to the site for the purpose of taking soil samples and reviewing existing site conditions. The appropriate quantity of samples shall be verified with the landscape architect and agronomist. Samples shall then be tested and analyzed for agricultural suitability and fertility by accredited soil testing laboratory. Analysis shall include review and coordination with specifications and recommendations for soil preparation and backfill mix. Submit soils analyses to landscape architect for approval prior to soil preparation. This requirement applies to all soils and conditions within this project. (add as follows where applicable) including import soils, on grade soils and on structure soils. Verifying on structure filter fabric/soils compatibility shall be a part of the overall analysis.
7. Excess soil from landscape grading to be removed and disposed off-site by contractor.
8. Exact locations of plant materials shall be approved by the landscape architect in the field prior to installation. Landscape architect reserves the right to adjust plants to exact location in field.
9. All trees to be planted a minimum of (2'-6") feet from face of building, curb or pavement except as approved by landscape architect.
10. Align and equally space in all directions all trees, shrubs and vines as noted in the drawings.
11. Contractor shall be responsible for verifying all plant counts and square footage's. Quantities, if provided, are owner information only.
12. Provide matching forms and sizes for all plant materials within each species, plant type and size designated on the drawings.
13. Root control barriers shall be installed wherever trees are placed within (7'-0") of curb or pavement.
14. Prune newly planted trees only as directed by landscape architect.
15. Finish grades of all shrub areas shall be (1 1/2") below adjacent curb, pavement or header. In areas where (1 1/2") mulch is to be applied finish soil grades shall be (2") below adjacent curb, or pavement, mulch surface shall be (1/2").
16. Finish grades of all turf areas shall be (1/2") below adjacent curb or pavement.
17. Provide steel header as divider between turf and shrub or ground cover areas as indicated on these drawings. Where no edging in indicated, provide a shovel cut edge within ground cover or shrub areas which are adjacent to turf.
18. Provide a (1 1/2") layer of mulch at all shrub and ground cover areas except rooted cuttings unless noted otherwise on the drawings.

Total Parking Area	81,335	S.Q. FT.		
Precent of Landscaping Required	10%	=	8133.5	S.Q. FT.
Precent of Landscaping Provided	37,432	=	46.02%	



SCALE: 1" = 20'
0 10 20 40

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST. STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E. STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 1607
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, LABOR AND EQUIPMENT FOR THE COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. ITEMS OMITTED BY THE CONSTRUCTOR SHALL BE PROVIDED AS IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS ARE TO BE READ AND ANALYZED AS A WHOLE TO DETERMINE THE SCOPE OF WORK NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

PLANTING PLAN

REVISIONS

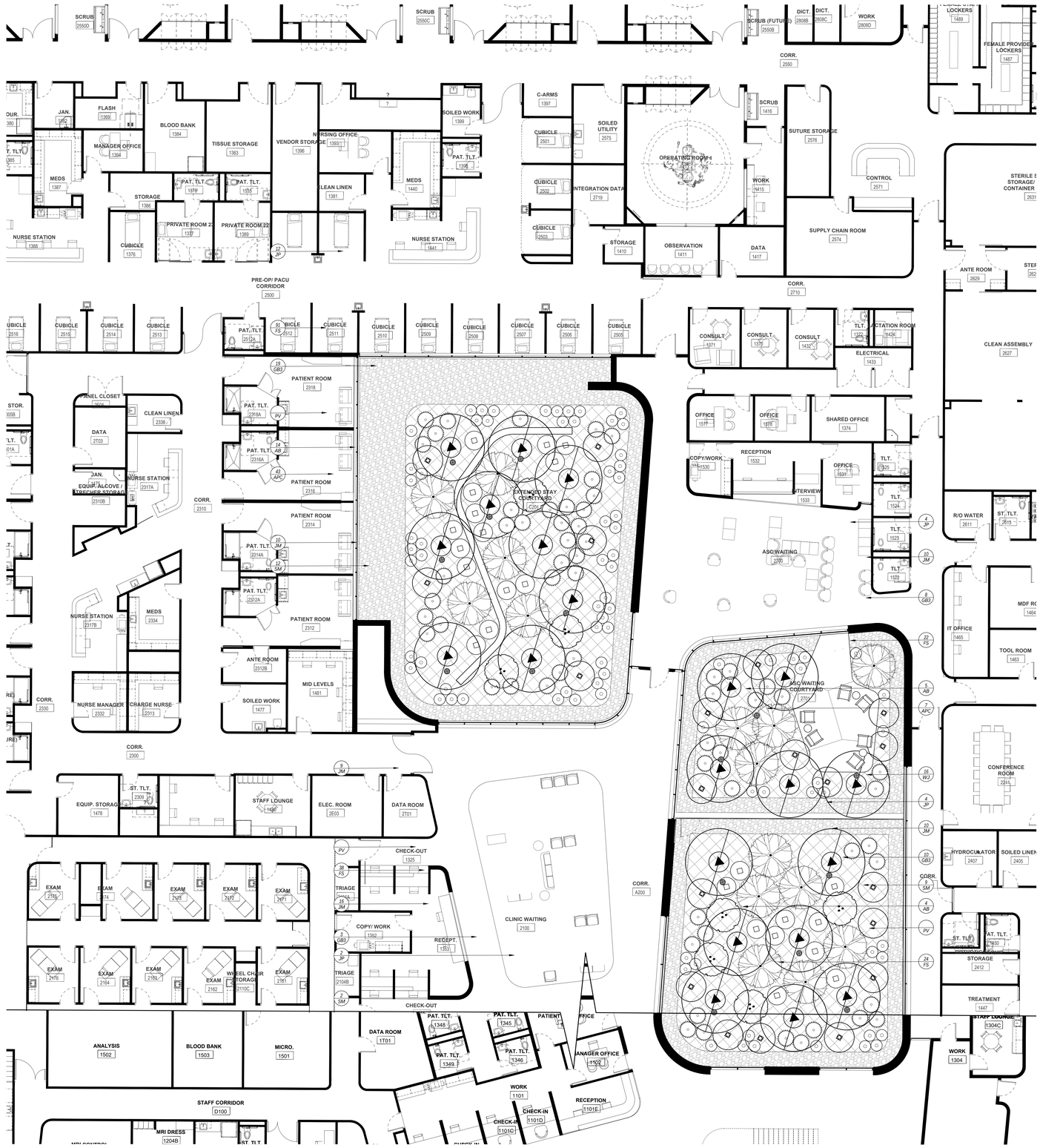
SHEET
L3.02

PLANT LEGEND

SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
	69	EWP	Eastern White Pine	Pinus strobus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	57	KC	Kentucky Coffeetree	Gymncladus dioicus	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	101	BO	Bur Oak	Quercus macrocarpa	1.5" cal., 15'., 8' spd., single trunk, container grow
	52	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B, 3" Cal., 12' Ht., 5' Spread, Male
	92	LP	Loblolly Pine	Pinus taeda	B&B., 1.5" Cal.12'-14' Ht., 5' Spread
	104	PC	Pond Cypress	Taxodium ascendens	B&B., 3" Cal., 6' Ht., 2.5' Spread
	20	JM	Japanese Maple 'Emerald Lace'	Acer palmatum var. dissectum 'Emerald Lace'	45gal., 2"cal., 3'4"ht., 3'-4'spd, dense, full specimen
	15	JP	Japanese Black Pine	Pinus thunbergii	30 gal., 6' ht., 4' spd, specimen
	7	SM	Saucer Magnolia	Magnolia x soulangeana	B&B, 10' ht., 3-5 trunks per plant, specimen
	37	VT	Vitex	Vitext Agnus - Castus	30 gal. source from Lone Star Trees
	25	BC	Bald Cypress	Taxodium distichum	B&B, 3" Cal., 12' Ht., 5' Spread, Male
	2	GB	Ginkgo Biloba 'Autumn Gold'	Ginkgo biloba 'Autumn Gold'	B&B., 5" Cal., 15' ht. multi trunk, full specimen
SHRUBS					
	24	AB	American Beautyberry	Callicarpa americana	5 gal., 18" ht., 12" spread, full
	82	APC	Artemesia 'Powis Castle'	Artemesia schmidtiana	1 Gal., 12" ht., 12" Spr., full specimen, matching
	24	RTD	Red Stem Dogwood	Cornus sericea 'Baileyi'	B&B, 3' Ht., Full, Spacing per plan
	60	FS	Fragrant Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	3 Gal., 1.5' Ht., 1.5' Spr., @ 24" triangle o.c. spacing.
GROUNDCOVER					
	35,291 sf	ISO	Inland Sea Oats	Chasmanthium latifolium	1 gal., 2' ht., 18" o.c.
	2,610 sf	SG	Switch Grass	Panicum virgatum	1 gal., 2' ht., 18" o.c.
	9,083 sf	JE	Common Rush	Juncus effesus	Bare root plug
	20,493 sf	IV	Yellow Flag Iris	Iris pseudacorus	Bare root plug
	4,249 sf	AJ	Asian Jasmine	Asiatic Jasmine	4" pots, 18" o.c.
GRASSES / PERENNIALS / LAWN					
	776,529 sf	PM	OPTION 1: Fescue seed mix OPTION 2: Little Bluestem seed mix	-	Native American Seed, 10 Lbs. per acres
	38,652 sf	FE	Festuca	Festuca arundinacea	SOD

PLANTING NOTES:

1. An automatic or other irrigation system shall be required for all landscaped areas. Show irrigation system or location of hose bibs.
2. Landscaping must be guaranteed for two years.
3. Refer to civil engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the landscape architects plans, the contractor shall contract the owner and landscape architect for direction as to how to proceed.
4. Verify locations of all pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
5. Final grading shall be approved by the landscape architect in the field prior to planting.
6. Contractor shall accompany the project agronomist to the site for the purpose of taking soil samples and reviewing existing site conditions. The appropriate quantity of samples shall be verified with the landscape architect and agronomist. Samples shall then be tested and analyzed for agricultural suitability and fertility by accredited soil testing laboratory. Analysis shall include review and coordination with specifications and recommendations for soil preparation and backfill mix. Submit soils analyses to landscape architect for approval prior to soil preparation. This requirement applies to all soils and conditions within this project. (add as follows where applicable) including import soils, on grade soils and on structure soils. Verifying on structure filter fabric/soils compatibility shall be a part of the overall analysis.
7. Excess soil from landscape grading to be removed and disposed off-site by contractor.
8. Exact locations of plant materials shall be approved by the landscape architect in the field prior to installation. Landscape architect reserves the right to adjust plants to exact location in field.
9. All trees to be planted a minimum of (2'-6") feet from face of building, curb or pavement except as approved by landscape architect.
10. Align and equally space in all directions all trees, shrubs and vines as noted in the drawings.
11. Contractor shall be responsible for verifying all plant counts and square footage's. Quantities, if provided, are owner information only.
12. Provide matching forms and sizes for all plant materials within each species, plant type and size designated on the drawings.
13. Root control barriers shall be installed whenever trees are placed within (7'-0") of curb or pavement.
14. Prune newly planted trees only as directed by landscape architect.
15. Finish grades of all shrub areas shall be (1 1/2") below adjacent curb, pavement or header. In areas where (1 1/2") mulch is to be applied finish soil grades shall be (2") below adjacent curb, or pavement, mulch surface shall be (1/2").
16. Finish grades of all turf areas shall be (1/2") below adjacent curb or pavement.
17. Provide steel header as divider between turf and shrub or ground cover areas as indicated on these drawings. Where no edging in indicated, provide a shovel cut edge within ground cover or shrub areas which are adjacent to turf.
18. Provide a (1 1/2") layer of mulch at all shrub and ground cover areas except rooted cuttings unless noted otherwise on the drawings.



SCALE: 1/8" = 1'-0"

0 4 8 16

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST, STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

CGY B. TALLEY
TEXAS LIC. NO. 1607
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERENCE FROM THEM AS NECESSARY TO PRODUCE THE INDICATED RESULTS.

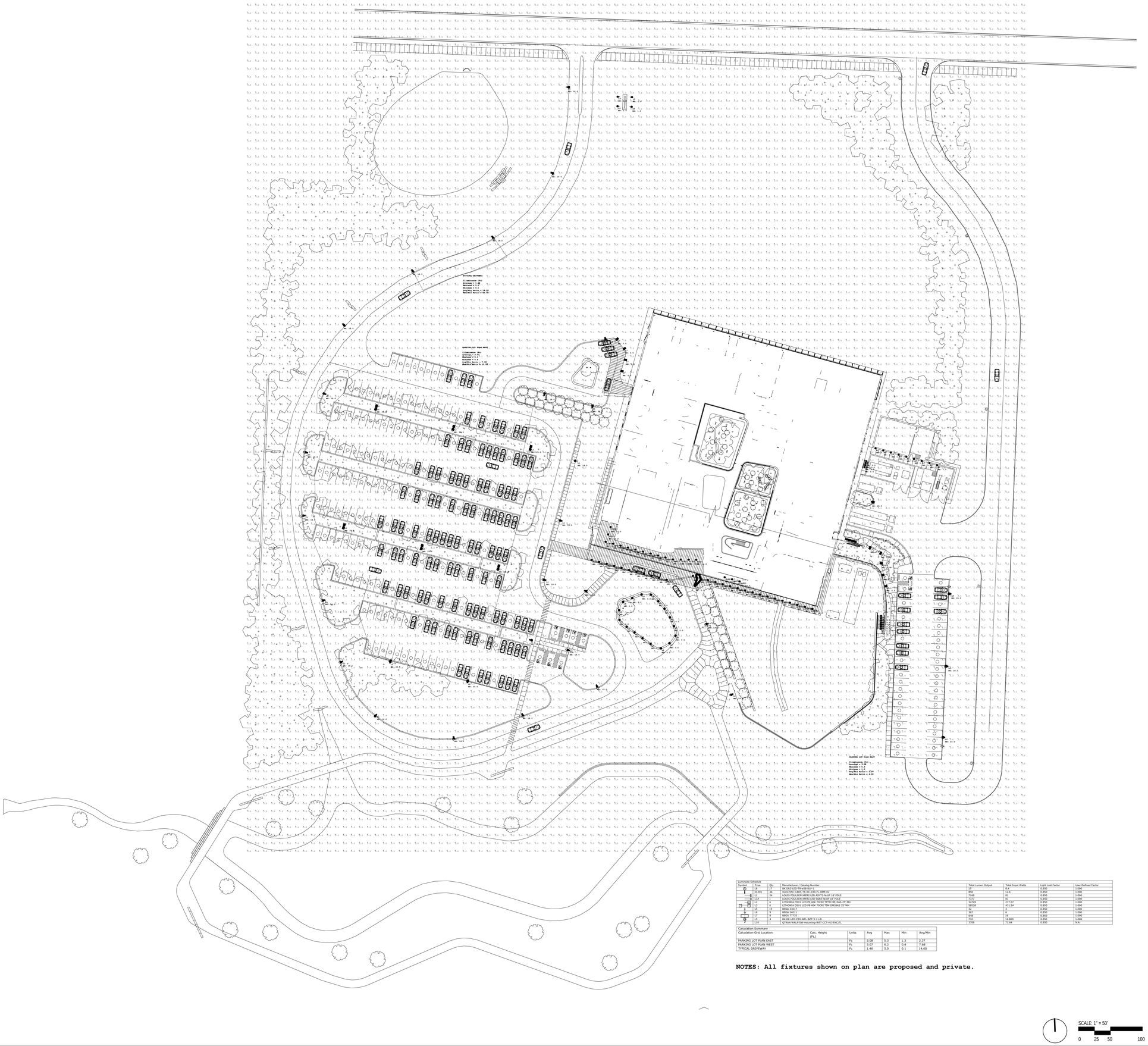
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

PLANTING COURTYARD ENLARGEMENT PLAN

REVISIONS

SHEET

L3.03



Luminaire Schedule									
Symbol	Label	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
	L1A	17	RK DK2 LED-7K-xSB-SLP-1	15	6.4	0.850	1.000
	DL003	46	DSUZ2NE S3805-7K NC-530-FL-REM-DZ	650	12.6	0.850	1.000
	L1	24	LOUIS POULSEN SPERO LED 4SFT1 NCUP 18' POLE	7448	81	0.850	1.000
	L1A	1	LOUIS POULSEN SPERO LED 5QWS NCUP 18' POLE	7377	81	0.850	1.000
	L2	4	LITHONIA DSX1 LED P6 40K 70CRI TFM DM28AS 25' MH	58528	431.04	0.850	1.000
	L2	1	LITHONIA DSX1 LED P6 40K 70CRI TFM DM28AS 25' MH	58528	431.04	0.850	1.000
	L5	19	BEGA 33017	72	3	0.850	1.000
	L6	9	BEGA 24011	567	6	0.850	1.000
	L7	9	BEGA 77735	648	16	0.850	1.000
	L8	1	RK SF-LED-E36-MFL-B29-3-1-1-B	1720	12.809	0.850	1.000
	L10	1	QTRAN WALA-SW mounting-WIT-CCT-HO-ENCTL	1704	71.64	0.830	N.A.

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PARKING LOT PLAN EAST		Fc	3.08	5.3	1.3	2.37
PARKING LOT PLAN WEST		Fc	5.07	6.2	0.4	7.68
TYPICAL DRIVEWAY		Fc	1.46	5.0	0.1	14.60

NOTES: All fixtures shown on plan are proposed and private.

SCALE: 1" = 50'

0 25 50 100

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
3301 ELM ST, STE 100
DALLAS, TX 75226
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

THIS DOCUMENT MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

COY B. TALLEY
TEXAS LIC. NO. 1607
10/20/2022

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023

PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS ITS INCLUSIVE N.I. FORM AND FUNCTION FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ALL ITEMS AND WORK MAY BE REQUIRED BY CIVIL CODES, BE AS SHOWN OR IF REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR IS REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

PHOTOMETRIC PLAN

REVISIONS

SHEET

L6.01

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

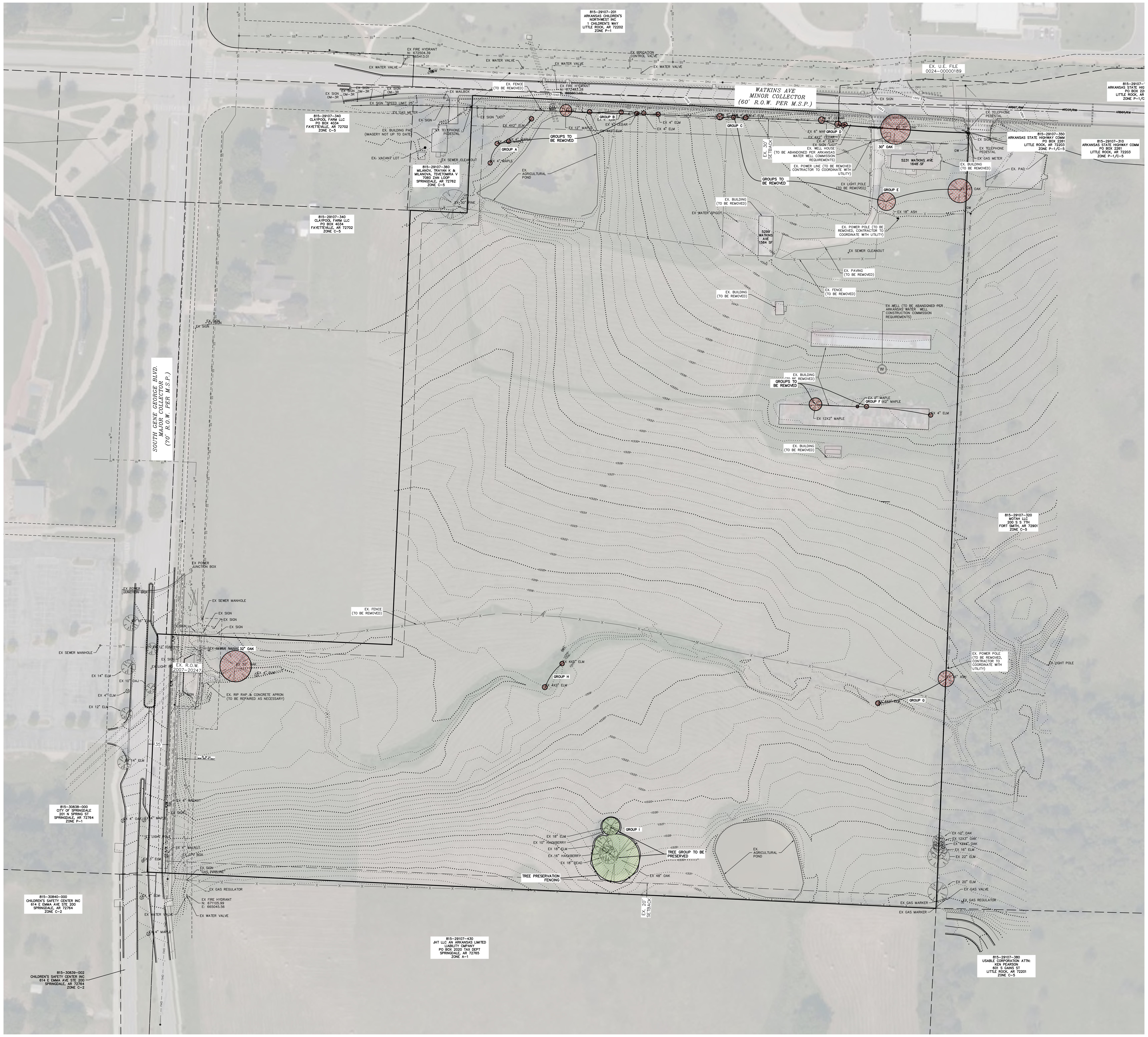
ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

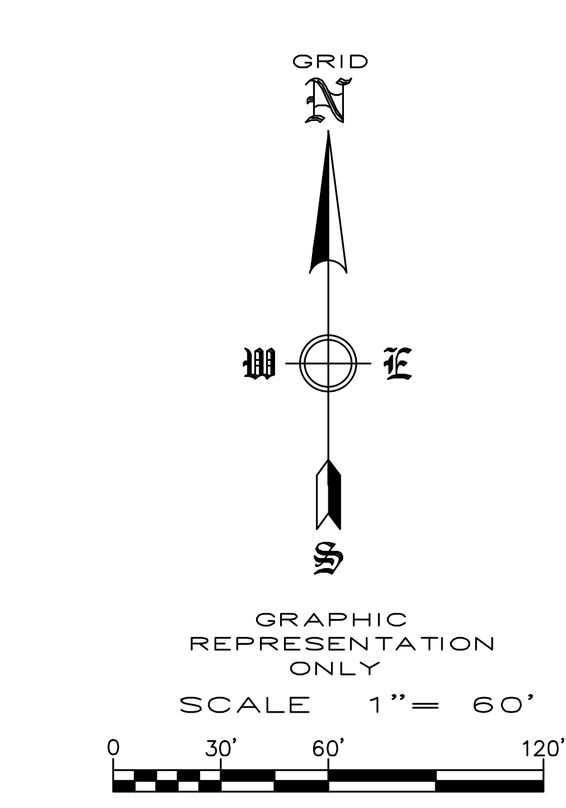
PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEARNS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377





LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

PARCEL 815-29107-331:

LEGAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" REBAR PLC #1826 MAKING THE SOUTHEAST CORNER OF SADI FORTY-ACRE TRACT; THENCE RUNNING ALONG THE SOUTH LINE OF OF SAID FORTY-ACRE TRACT N87°21'29"W, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 56TH STREET, AT A DISTANCE OF 1275.21 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1319.93 FEET TO A SOUTHWEST CORNER OF SAID FORTY-ACRE TRACT: THENCE ALONG THE WEST LINE OF SAID FORTY-ACRE TRACT N02°26'58"E 398.53 FEET; THENCE LEAVING SAID WEST LINE S87°21"21"E, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF SOUTH 56TH STREET, AT A DISTANCE OF 42.30 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 392.44 FEET TO A SET 1/2"; THENCE N02°26'07"E 726.74 FEET TO A SET 1/2" REBAR; THENCE S87°21'24"E 95.00 FEET TO A SET 1/2" REBAR; THENCE N02°38'36"E 196.35 FEET TO THE NORTH LINE OF SAID FORTY-ACRE TRACT, AND RUNNING ALONG SAID NORTH LINE S°21'22"E 613.16 FEET TO A FOUND 5/8" REBAR WITH ORANGE CAP; THENCE LEAVING SAID NORTH LINE S02°21'47"W 20.70 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WATKINS AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S85°51'31"E 149.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE S87°46'05"E 68.49 FEET TO A SET 1/2" CAPPED REBAR PLS #1826; THENCE LEAVING SAID RIGHT-OF-WAY S02°25'29" 1297.46 FEET TO POINT OF BEGINNING, CONTAINING ALL 31.178 ACRES, MORE OR LESS.

LEGEND

- EXISTING CONTOURS (1' INTERVALS)
- PROPOSED CONTOURS
- TREE PROTECTION FENCING
- LIMITS OF ROOT PRUNING
- EXISTING CANOPY – TO BE REMOVED
- EXISTING CANOPY (ON-SITE) TO REMAIN
- EXISTING CANOPY REMOVED (OFF SITE)
- EXISTING CANOPY TO REMAIN (OFF SITE)

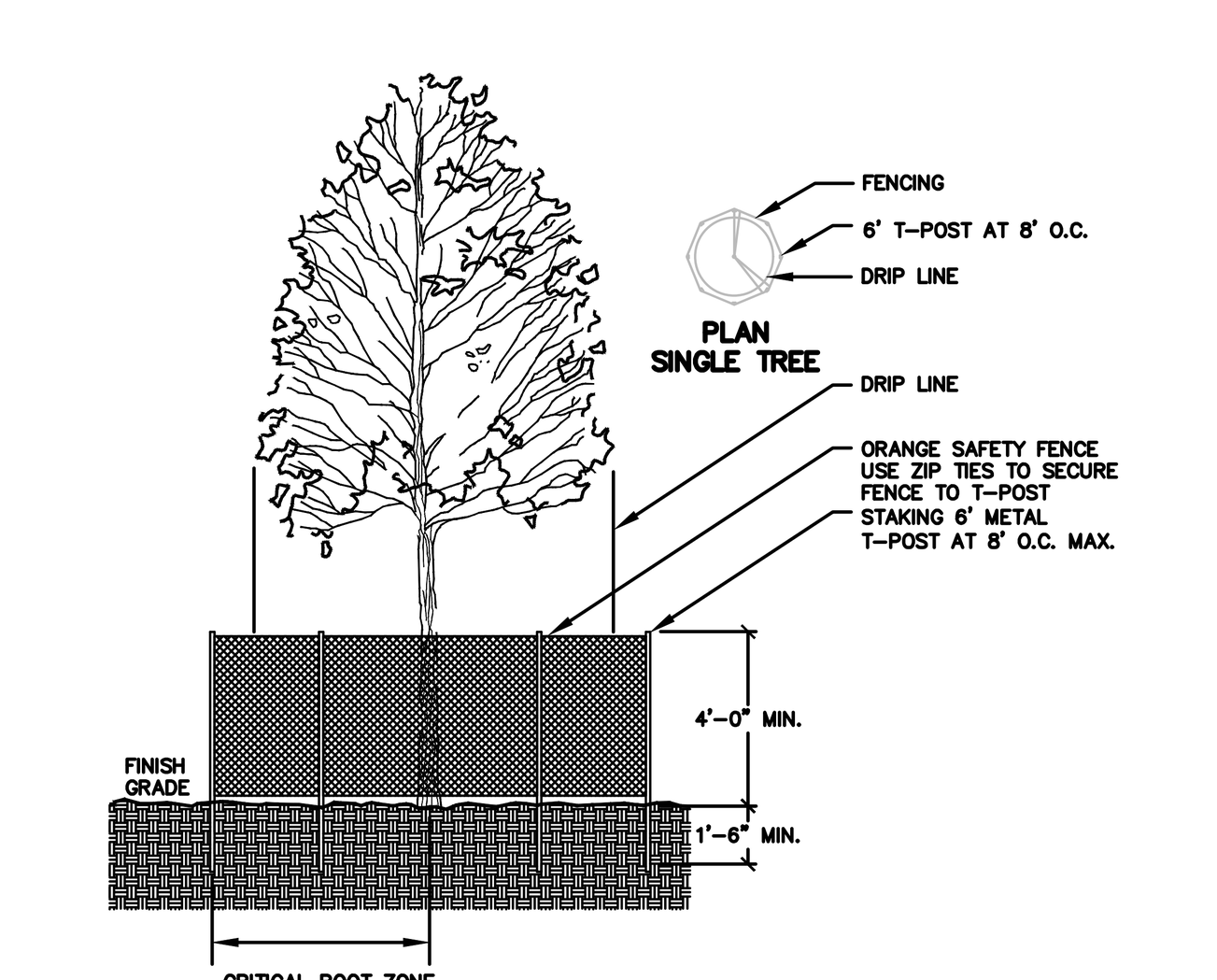
EXISTING CONDITIONS OF TREES:

HEALTH AND QUALITY OF TREES ON SITE IS GENERALLY POOR WITH SOME OF FAIR QUALITY, AND A FEW HEALTHY AND VIGOROUS TREES FOUND WITHIN THESE GROUPS. WOODLAND CATEGORY COULD GENERALLY BE DESCRIBED AS FENCEROW TREES AND SECOND GROWTH, WITH THE LARGEST TREES AT THE EDGES OF THE PROPERTY AND ALONG THE PROPERTY LINES.

TREE CONDITIONS TEND TO BE POOR WITH SPLIT TRUNKS, MULTILEADERS, SNAGS, AND LOTS OF DEAD INTERIOR GROWTH. CANOPY TO BE PRESERVED IS IN BEST CONDITION AND IS LOCATED OUTSIDE OF LIMITS OF SOIL DISTURBANCE.

EXISTING TREE TABLE

Group/ID	Tree Type	Size	Health	Proposed Action
GROUP A	Maple/Elm	4"	Poor	To be removed
GROUP B	Maple/Elm/Cedar	4-12"	Poor	To be removed
GROUP C	Elm	4-6"	Poor	To be removed
GROUP D	Cedar/Elm/Maple	4-6"	Poor	To be removed
GROUP E	Ash/Oak	18-24"	Fair	To be removed
GROUP F	Maple/Elm	4-12"	Poor	To be removed
GROUP G	Elm/Ash	4-16"	Poor	To be removed
GROUP H	Elm	4-5"	Poor	To be removed
GROUP I	**Oak**/Elm/Hackberry	10-48"	Fair	To remain
30" Oak	Oak	30"	Fair	To be removed
32" Oak	Oak	32"	Fair	To be removed



TREE PRESERVATION FENCING DETAIL
NOT TO SCALE

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

REGISTERED LANDSCAPE ARCHITECT
Jonathan Schmitz
License No. 9913
STATE OF ARKANSAS

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023
PROJECT #: 2102

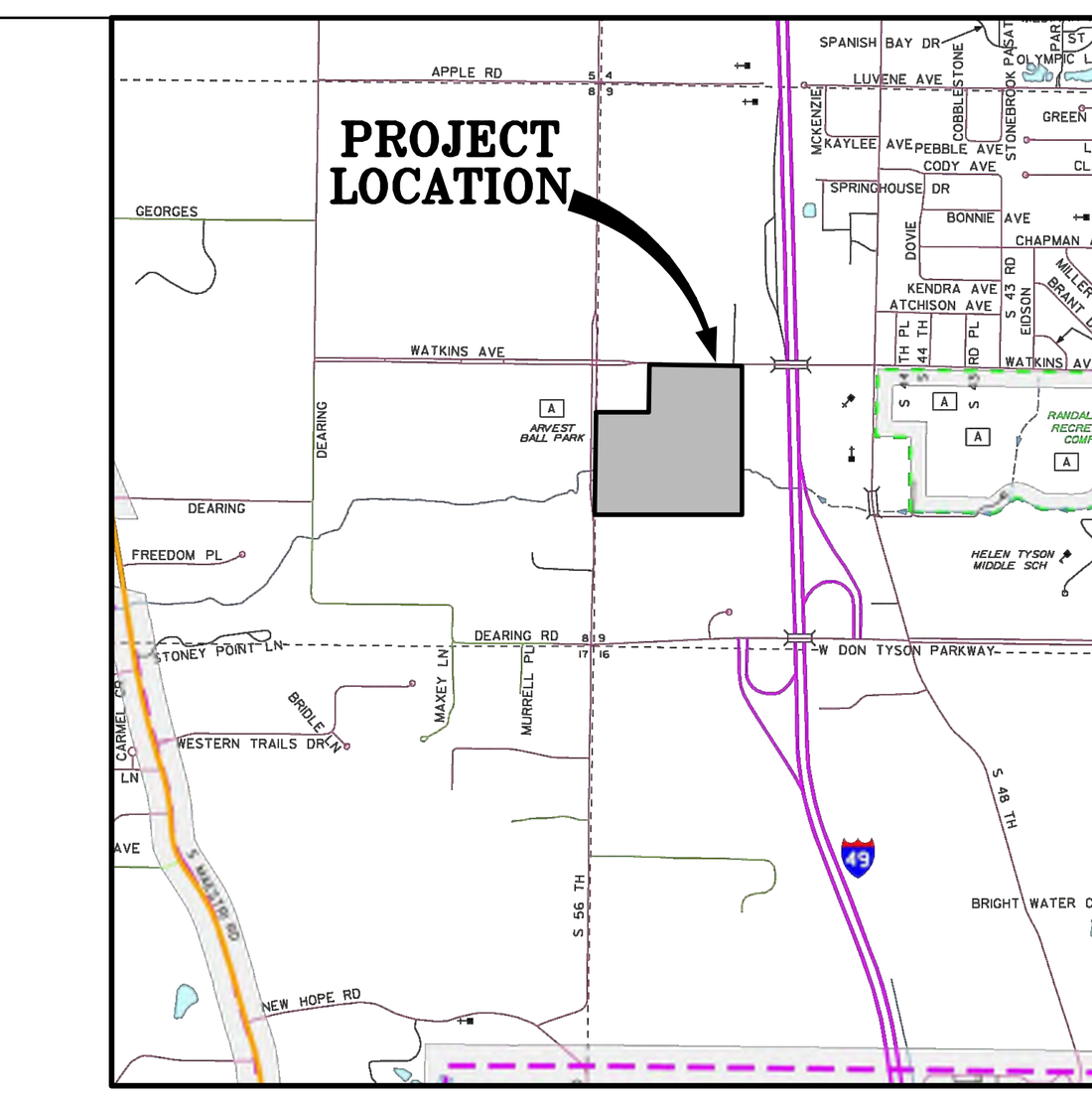
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

SHEET
C001





VICINITY MAP

OWNER/DEVELOPER: UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
321 ADMINISTRATION BUILDING
FAYETTEVILLE, AR 72701

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

USE : HEALTH FACILITIES (UNIT 4)

ZONING : C-5

SETBACKS : FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED
BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 0'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS AREA: 31.18 ACRES
NET AREA: 30.68 ACRES

PARKING SPACES REQUIRED: MEDICAL CLINICS, 1 SPACE/300 SF
318 SPACES (8 ACCESSIBLE)

PARKING SPACES PROVIDED: 318 SPACES (9 ACCESSIBLE)

FLOOD PLAIN ZONING: THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. THE REMOVAL AND DISPOSAL OF ALL MATERIALS SHALL BE DONE PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
3. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH DESIGN STANDARDS OF THE CITY OF SPRINGDALE. HOWEVER, NEITHER THE ENGINEER NOR ITS EMPLOYEES CAN OR DO ASSURE THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON SITE.
4. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE THE SAFETY OF BUT NOT LIMITED TO THE PERSONS, PROPERTY, AND EQUIPMENT RELATED TO THE CONSTRUCTION OF THE SITE. THIS REQUIREMENT WILL APPLY DURING THE COMPLETE CONSTRUCTION OF THE PROJECT.
5. ALL CONSTRUCTION IN ARKANSAS HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE APPROVED BY THE ARKANSAS HIGHWAY DEPARTMENT.
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. THE BUILDING PAD TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF LOWELL BUILDING INSPECTOR.
8. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10. MODIFIED CURB IS REQUIRED AT ALL PRIVATE DRIVES.
11. ALL PROPOSED LIGHTING POLES SHOWN ON THIS SHEET (C002) ARE PUBLIC STREET LIGHTS. FIXTURES TO BE LITHONIA, D SERIES, SIZE 2, OR PHILLIPS RX1 SERIES WITH POLE 195 ROUND TAPERED, GRAPHITE FINISH. ACCENT FIXTURE AT ENTRY TO BE "LUMINOUS LIGHTING ECLIPSE" OR LITHONIA "OMERO" ON ROUND POLE, GRAPHITE FINISH. LAMPS TO BE COLOR CORRECTED LED*, 5000.
12. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY AEP/SWEPCO, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR (1369)
- PROPOSED CONTOUR (1368)
- EX. OVERHEAD POWER LINE (OHP/T)
- EX. GAS LINE (G)
- EX. UNDERGROUND TELEPHONE LINE (UGT)
- EX. 8" SEWER LINE (SS)
- EX. STORM DRAIN LINE
- EX. WATER LINE (W)
- EX. FIBER OPTIC LINE (F.O.)
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE (G)
- PROPOSED ELECTRIC LINE (UGP)
- PROPOSED WATERLINE (W)
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 60'
0 30' 60' 120'

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEARNS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION ENGINEERING SERVICES, INC. 131 ARKANSAS • ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 THOMAS JASON APPEL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

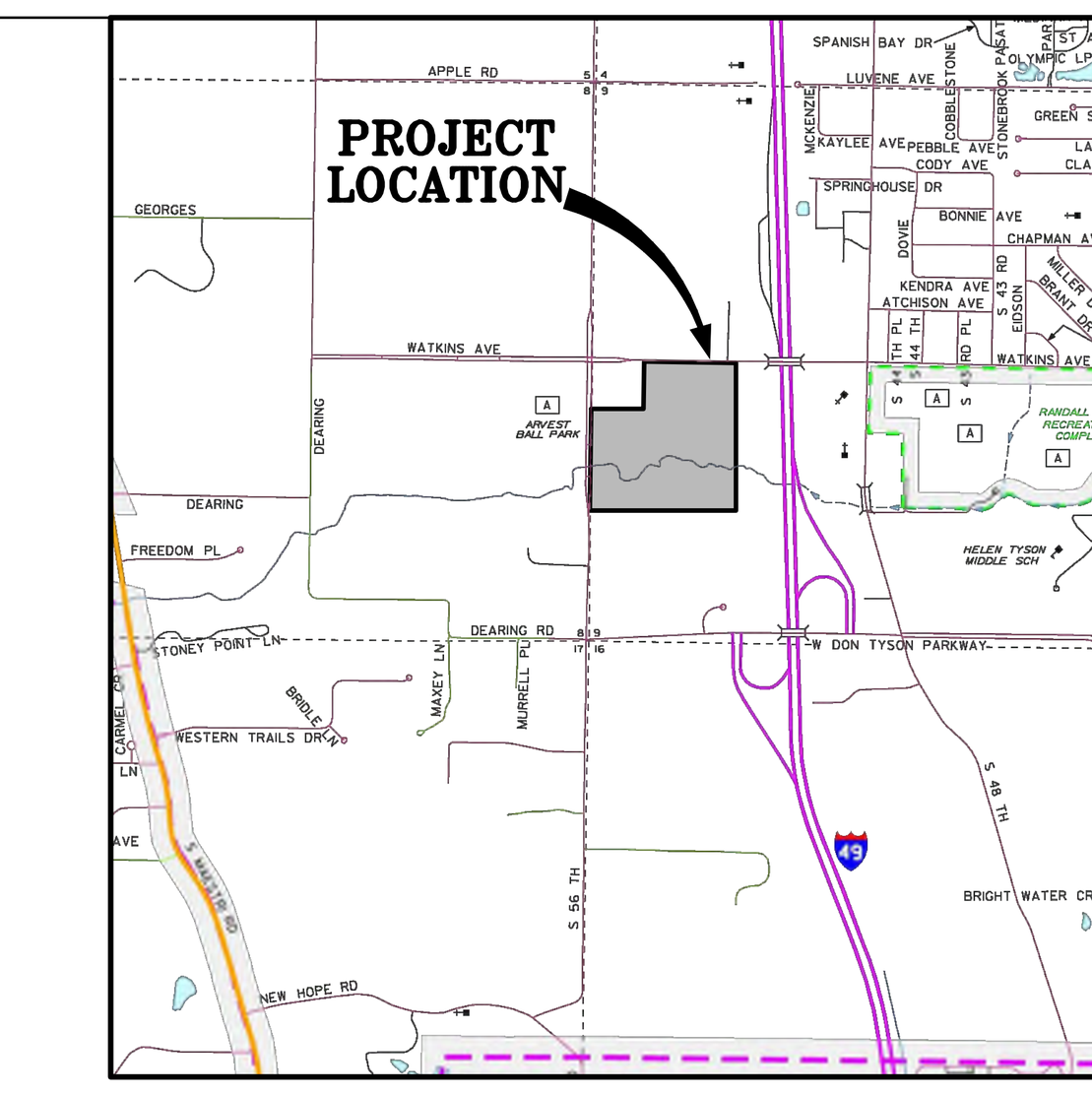
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

LARGE SCALE DEVELOPMENT (NO GRADING)

REVISIONS

SHEET
C002





VICINITY MAP

OWNER/DEVELOPER: UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES
321 ADMINISTRATION BUILDING
FAYETTEVILLE, AR 72701

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

USE : HEALTH FACILITIES (UNIT 4)

ZONING : C-5

SETBACKS : FRONT SETBACK = 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN RIGHT OF WAY AND BUILDING = 50'
SIDE SETBACK = 0'
SIDE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT = 20'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

GROSS AREA: 31.18 ACRES

NET AREA: 30.68 ACRES

PARKING SPACES REQUIRED: MEDICAL CLINICS, 1 SPACE/300 SF
318 SPACES (8 ACCESSIBLE)

PARKING SPACES PROVIDED: 318 SPACES (9 ACCESSIBLE)

FLOOD PLAIN ZONING: THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE A AS SHOWN ON THE F.I.R.M. MAP #05143C0065F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. THE REMOVAL AND DISPOSAL OF ALL MATERIALS SHALL BE DONE PER ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
3. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH DESIGN STANDARDS OF THE CITY OF SPRINGDALE. HOWEVER, NEITHER THE ENGINEER NOR ITS EMPLOYEES CAN OR DO ASSURE THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON SITE.
4. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE THE SAFETY OF BUT NOT LIMITED TO THE PERSONS, PROPERTY, AND EQUIPMENT RELATED TO THE CONSTRUCTION OF THE SITE. THIS REQUIREMENT WILL APPLY DURING THE COMPLETE CONSTRUCTION OF THE PROJECT.
5. ALL CONSTRUCTION IN ARKANSAS HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE APPROVED BY THE ARKANSAS HIGHWAY DEPARTMENT.
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. THE BUILDING PAD TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF LOWELL BUILDING INSPECTOR.
8. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
9. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   A. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   C. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   D. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   E. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
10. MODIFIED CURB IS REQUIRED AT ALL PRIVATE DRIVES.
11. ALL PROPOSED LIGHTING POLES SHOWN ON THIS SHEET (C002) ARE PUBLIC STREET LIGHTS. FIXTURES TO BE LITHONIA, D SERIES, SIZE 2, OR PHILLIPS RX1 SERIES WITH POLE 195 ROUND TAPERED, GRAPHITE FINISH. ACCENT FIXTURE AT ENTRY TO BE "LUMINOUS LIGHTING ECLIPSE" OR LITHONIA "OMERO" ON ROUND POLE, GRAPHITE FINISH. LAMPS TO BE COLOR CORRECTED LED*, 5000.
12. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13. PUBLIC STREETLIGHTS TO BE INSTALLED AND MAINTAINED BY AEP/SWEPCO, PAID FOR BY OWNER/DEVELOPER, AND BILLING TO BE PAID BY CITY OF SPRINGDALE.

LEGEND

IRON PIN FOUND
MAG NAIL FOUND
C. PROPERTY LINE
SAW-CUT LINE
EX. EASEMENT LINE
EX. BUILDING SETBACK LINE
EX. ROAD CENTERLINE
EX. CURB & GUTTER
EX. CONTOUR
PROPOSED CONTOUR
EX. OVERHEAD POWER LINE
EX. GAS LINE
EX. UNDERGROUND TELEPHONE LINE
EX. 8" SEWER LINE
EX. STORM DRAIN LINE
EX. WATER LINE
EX. FIBER OPTIC LINE
EX. WATER METER
EX. FIRE HYDRANT
EX. SEWER MANHOLE
EX. POWER POLE
EX. WATER VALVE
EX. LIGHT POLE
EX. SIGN
EX. HANDICAP PARKING
EX. WATER METER
EX. TRAFFIC POLE
EX. GAS MANHOLE
EX. ELECTRIC MANHOLE
EX. TELEPHONE MANHOLE
EX. TREES
EX. SEWER VALVE
EX. WATER MANHOLE
EX. FIBER OPTIC VAULT
EX. TELEPHONE BOX
EX. MAILBOX
EX. GAS METER
EX. GAS VALVE
EX. PARKING STRIPE
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED SIDEWALK
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED WATERLINE
PROPOSED HADICAP RAMP
PROPOSED STORM BOX & PIPE
PROPOSED SEWER MANHOLE & PIPE

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEARNS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

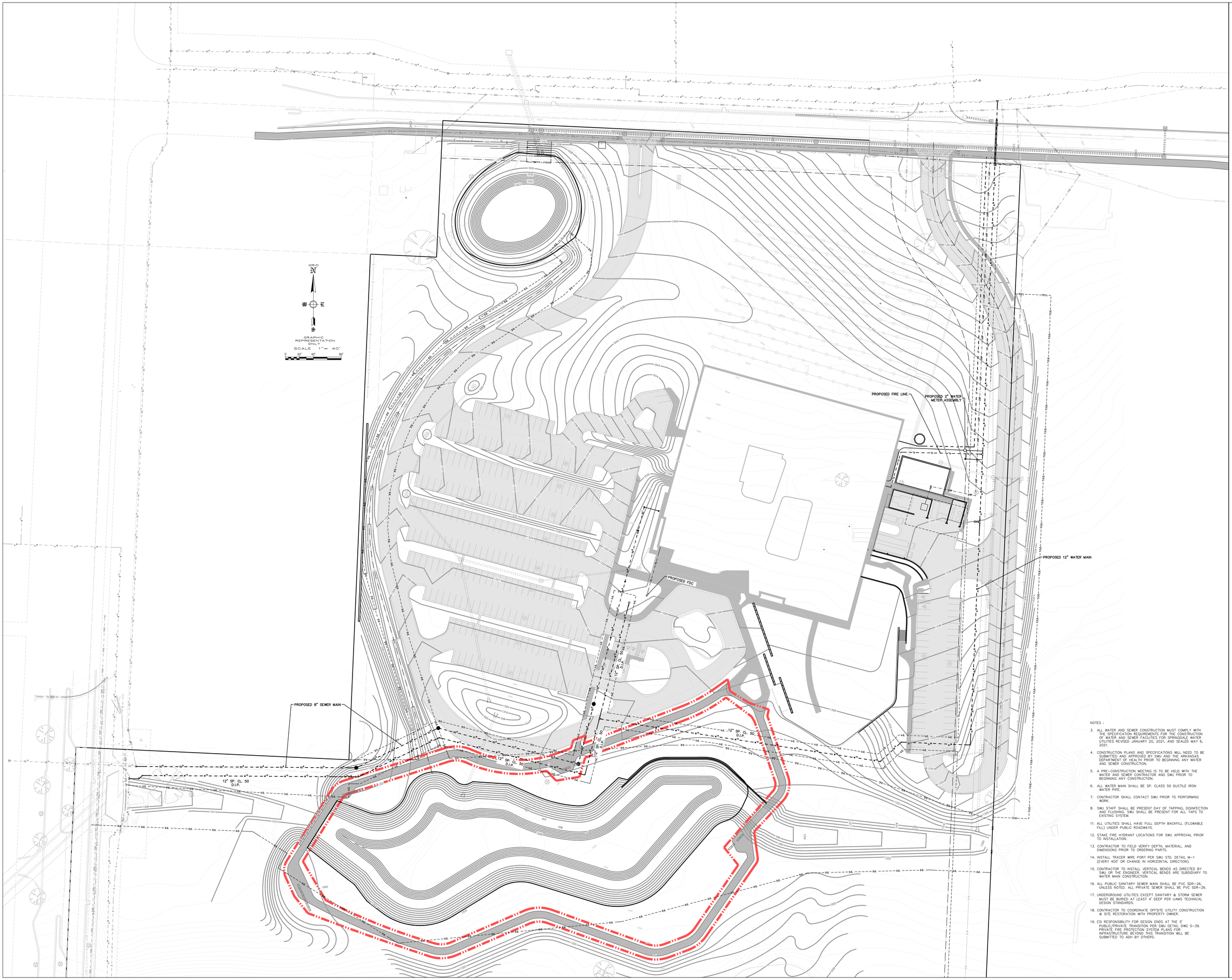
ISSUED 03/30/2023
PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

LARGE SCALE DEVELOPMENT

REVISIONS

SHEET
C002.1



NOTES :

3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
5. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ALL WATER MAIN SHALL BE SP. CLASS 50 DUCTILE IRON WATER PIPE.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
15. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.
17. UNDERGROUND UTILITIES EXCEPT SANITARY & STORM SEWER MUST BE BURIED AT LEAST 4' DEEP PER UAMS TECHNICAL DESIGN STANDARDS.
18. CONTRACTOR TO COORDINATE OFFSITE UTILITY CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.
19. ESI RESPONSIBILITY FOR DESIGN ENDS AT THE 5' PUBLIC/PRIVATE TRANSITION PER SWU DETAIL DWG S-39. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Date 3/30/23
No. 13828
JASON NEEL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE DESIGN OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE ENGINEER'S AND ARCHITECT'S REVIEW OF THE CONTRACTOR'S SUBMITTALS. ANY SUBMITTAL REVIEW BY THE ENGINEER AND ARCHITECT (SHOP DRAWINGS) IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY BOTH. ANY SUBMITTAL REVIEW BY ONE SHALL BE AS BINDING AS IF REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AS INTERPRETED BY THE ENGINEER AND ARCHITECT AND NOT AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

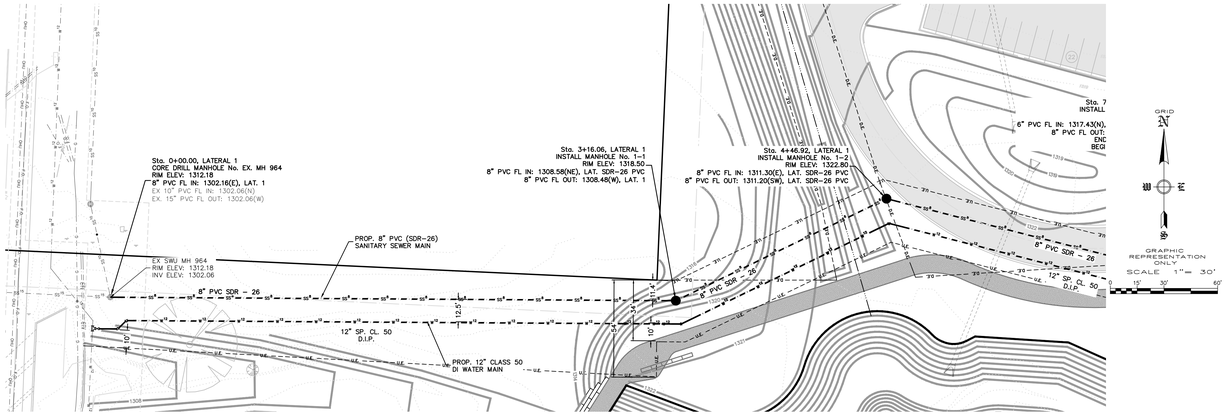
COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2022

OVERALL UTILITY PLAN

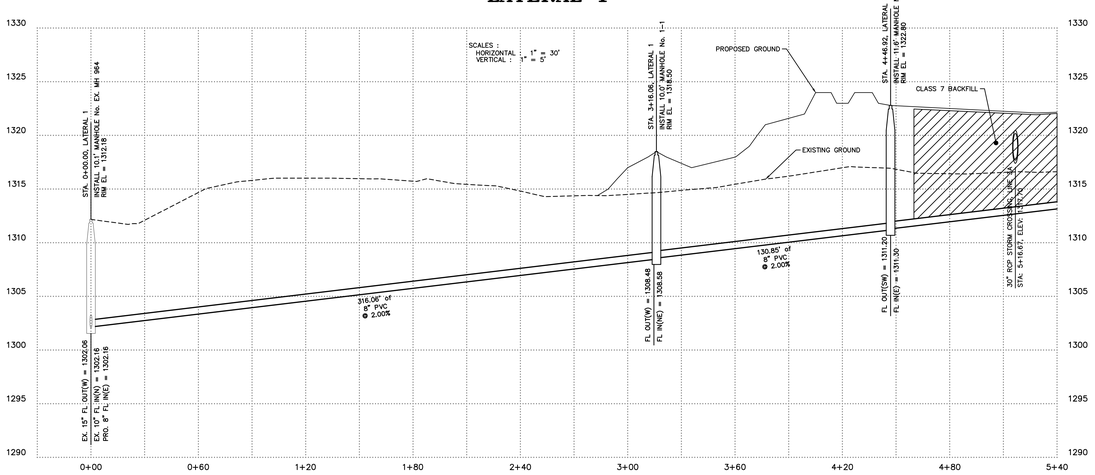
REVISIONS

SHEET
C003

3/30/2023 4:26:20 PM 21966 - UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022

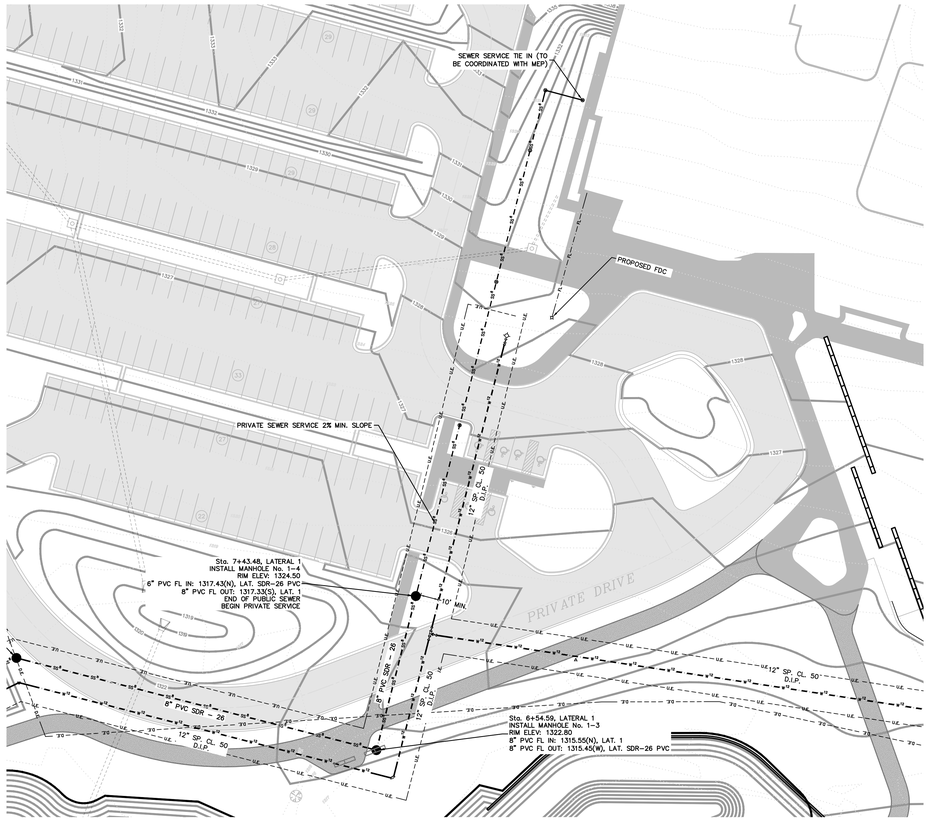


LATERAL 1

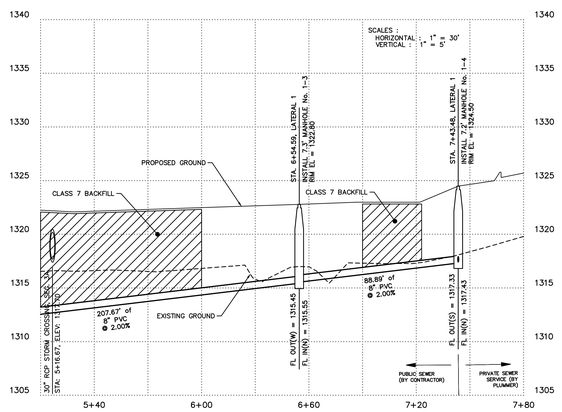


NOTES :

3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
5. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ALL WATER MAIN SHALL BE SP. CLASS 50 DUCTILE IRON WATER PIPE.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
15. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.
17. UNDERGROUND UTILITIES EXCEPT SANITARY & STORM SEWER MUST BE BURIED AT LEAST 4' DEEP PER UAMS TECHNICAL DESIGN STANDARDS
18. ESI RESPONSIBILITY FOR DESIGN ENDS AT THE 5' PUBLIC/PRIVATE TRANSITION PER SWU DETAIL DWG S-39. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.



LATERAL 1



MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
JAMES JASON KING

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

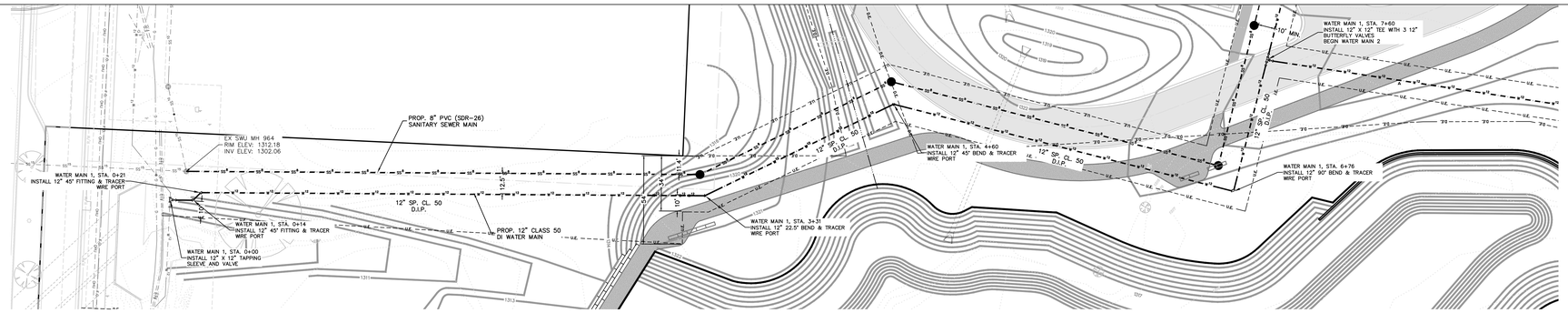
THE SCOPE OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS AND ASSEMBLY OF THE WORK DESCRIBED IN THE COMPLETION OF WORK BY THE CONTRACTOR. IT IS NOT INTENDED THAT EVERY ITEM OF WORK OR MATERIAL TO BE REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SHOWN OR MENTIONED THEREIN OR THEREON, BUT ONLY THAT SUCH WORK SHALL BE RECORDED ONLY TO THE EXTENT CONSISTENT WITH THE CUSTOMARY PRACTICE AS TO DETAIL AND SPECIFICATION FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

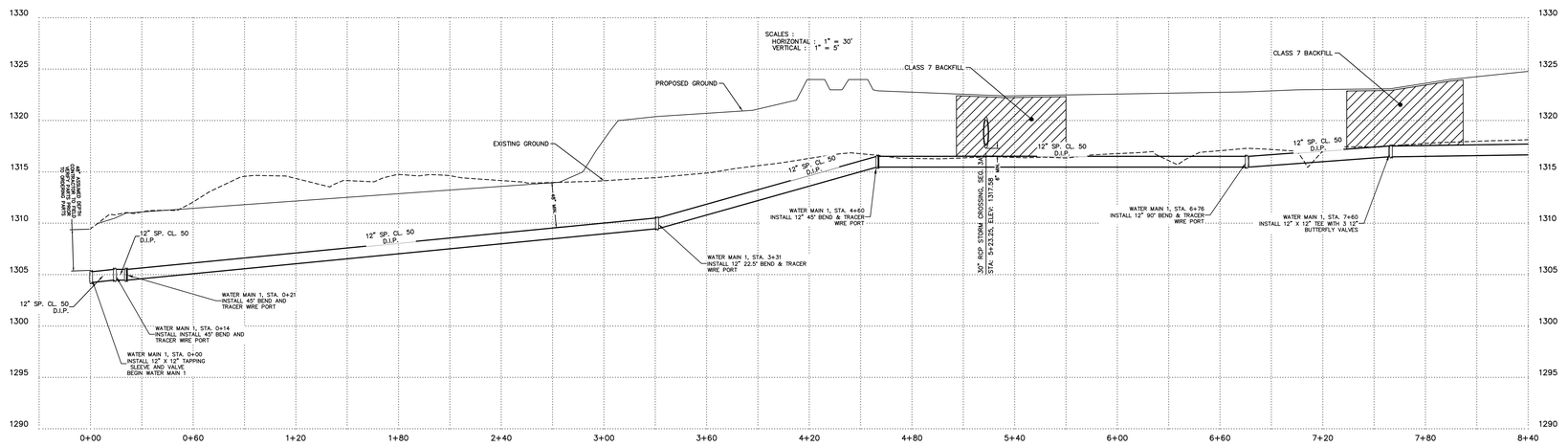
SEWER PLAN & PROFILE

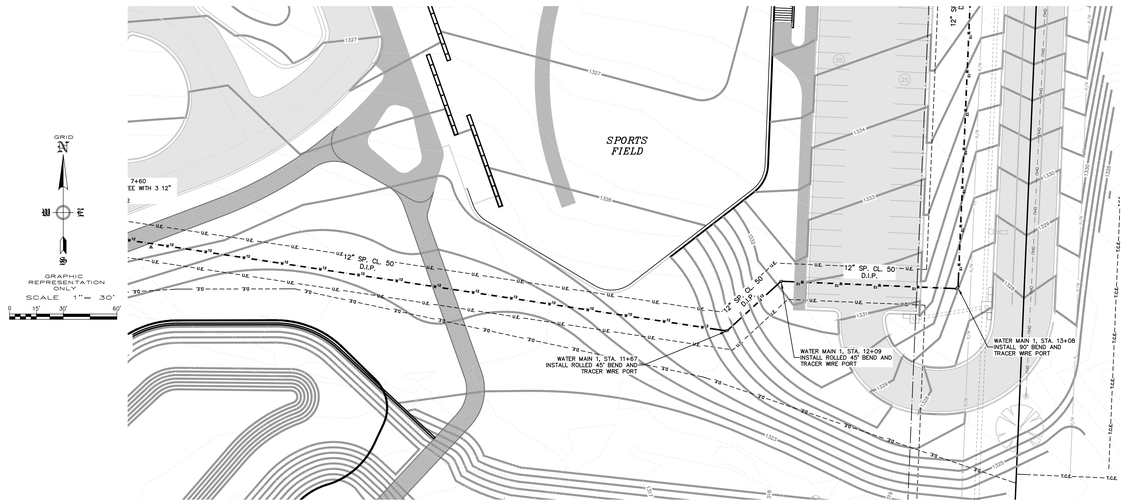
REVISIONS

SHEET
C004

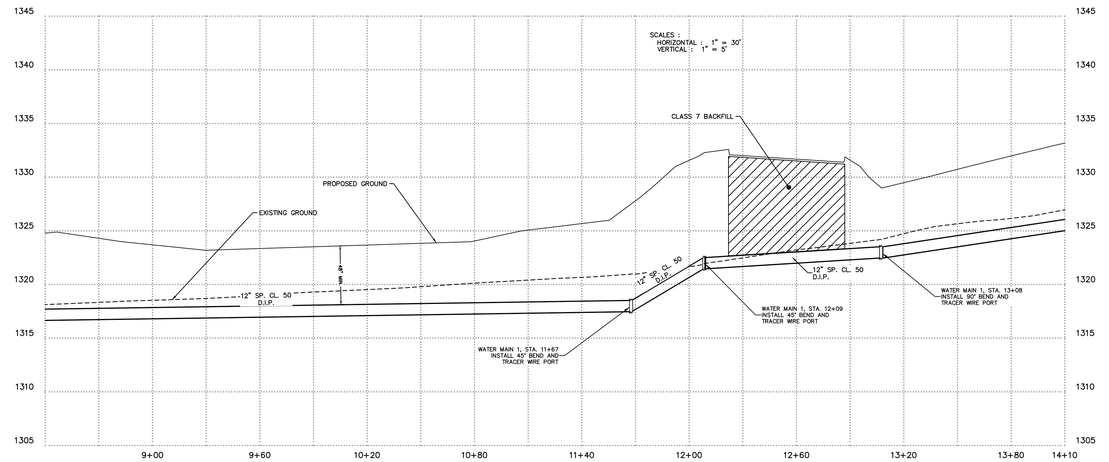


WATER MAIN 1





WATER MAIN 1



NOTES :

3. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
4. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
5. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
6. ALL WATER MAIN SHALL BE SP. CLASS 50 DUCTILE IRON WATER PIPE.
7. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
8. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
15. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.
17. UNDERGROUND UTILITIES EXCEPT SANITARY & STORM SEWER MUST BE BURIED AT LEAST 4' DEEP PER UAMS TECHNICAL DESIGN STANDARDS
18. ESI RESPONSIBILITY FOR DESIGN ENDS AT THE 5' PUBLIC/PRIVATE TRANSITION PER SWU DETAIL DWG S-39. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

STATE OF ARKANSAS
ENGINEERING SERVICES, INC.
131
CERTIFICATE OF AUTHORIZATION
THOMAS L. ENSLEY, JR.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13838
DENNIS JASON NIXON

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE PERFORMED BY THE CONTRACTOR EVEN THOUGH SUCH CONTRACT DOCUMENTS ARE REASONABLY INFERABLE FROM THE WORK SHOWN NECESSARY TO PRODUCE THE INDICATED RESULTS.

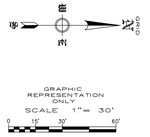
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

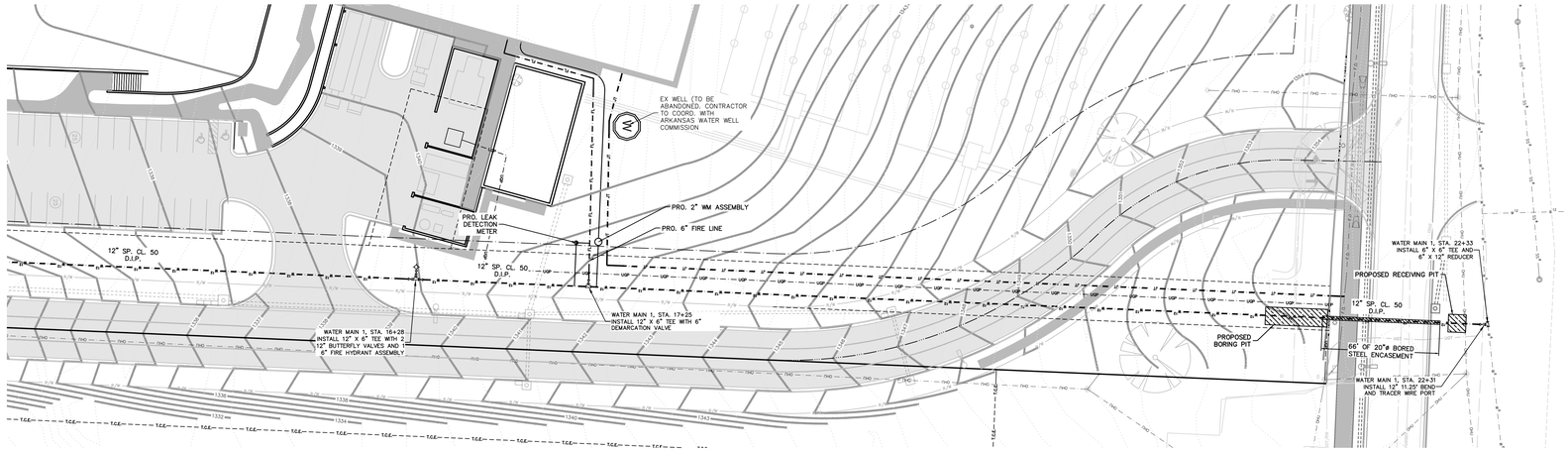
WATER PLAN & PROFILE

REVISIONS

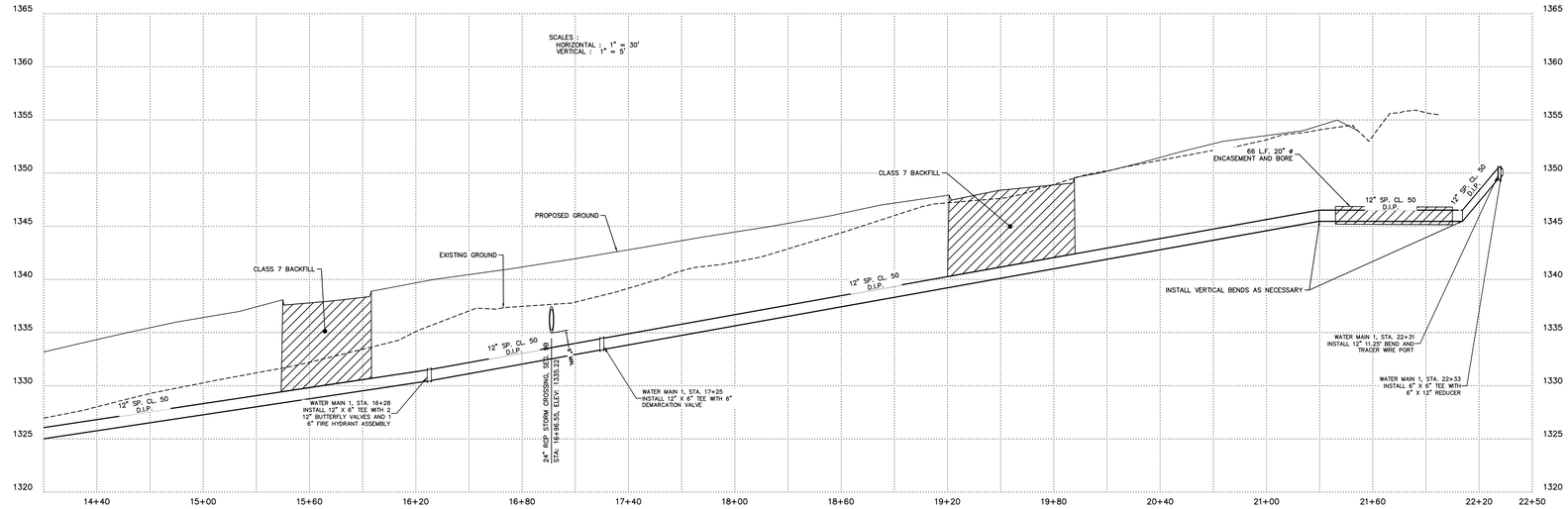
SHEET
C005

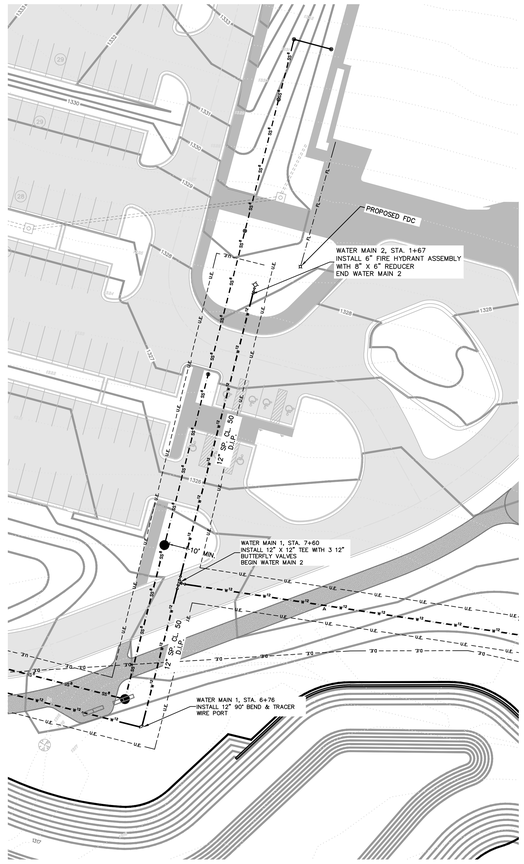
3/30/2023 4:26:20 PM 21966 - UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022

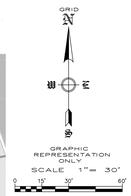




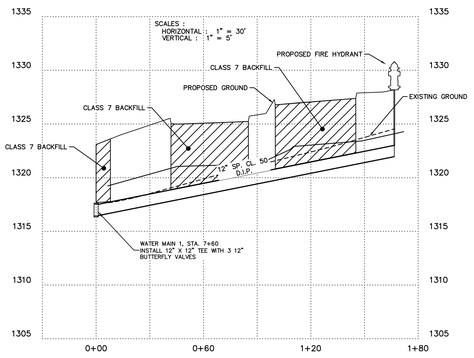
WATER MAIN 1







WATER MAIN 2



NOTES :

1. ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021, AND SEALED MAY 6, 2021.
2. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL WATER MAIN SHALL BE SP. CLASS 50 DUCTILE IRON WATER PIPE.
5. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
6. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING. SWU SHALL BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
11. ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL (FLOWABLE FILL) UNDER PUBLIC ROADWAYS.
12. STAKE FIRE HYDRANT LOCATIONS FOR SWU APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR TO FIELD VERIFY DEPTH, MATERIAL, AND DIMENSIONS PRIOR TO ORDERING PARTS.
14. INSTALL TRACER WIRE PORT PER SWU STD. DETAIL M-1 (EVERY 400' OR CHANGE IN HORIZONTAL DIRECTION).
15. CONTRACTOR TO INSTALL VERTICAL BENDS AS DIRECTED BY SWU OR THE ENGINEER. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN CONSTRUCTION.
16. ALL PUBLIC SANITARY SEWER MAIN SHALL BE PVC SDR-26, UNLESS NOTED. ALL PRIVATE SEWER SHALL BE PVC SDR-26.
17. UNDERGROUND UTILITIES EXCEPT SANITARY & STORM SEWER MUST BE BURIED AT LEAST 4' DEEP PER UAMS TECHNICAL DESIGN STANDARDS
18. CONTRACTOR TO COORDINATE OFFSITE UTILITY CONSTRUCTION & SITE RESTORATION WITH PROPERTY OWNER.
19. ESI RESPONSIBILITY FOR DESIGN ENDS AT THE 5' PUBLIC/PRIVATE TRANSITION PER SWU DETAIL DWG S-39. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
TRAVIS JASON SIMS

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER

SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE BOOKS OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

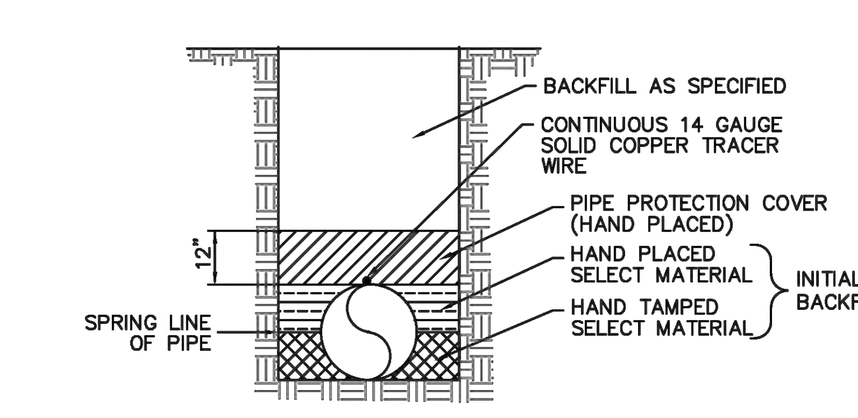
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

WATER PLAN & PROFILE

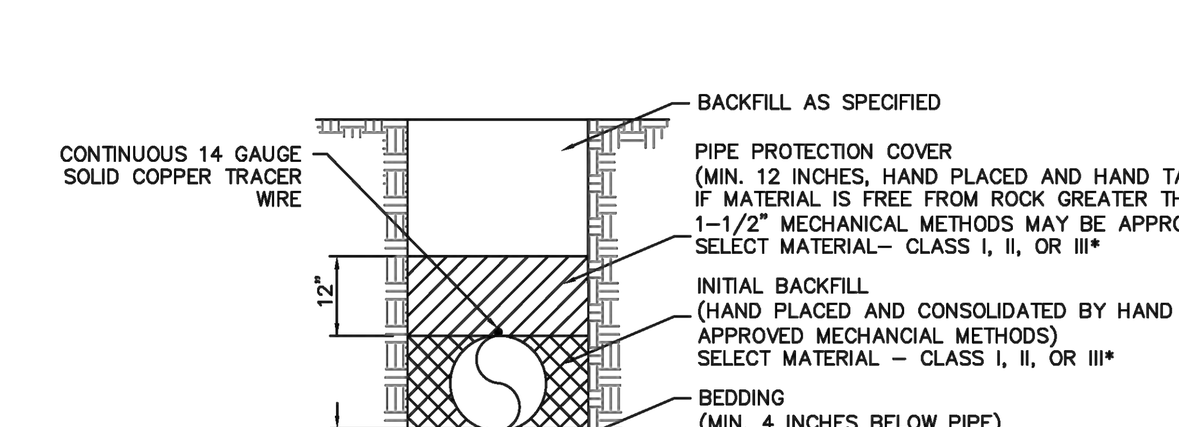
REVISIONS

SHEET
C006

3/30/2023 4:26:20 PM 21900 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022



D.I. PRESSURE WATER PIPE TRENCH
(STANDARD LAYING CONDITION "TYPE 2")
N.T.S.



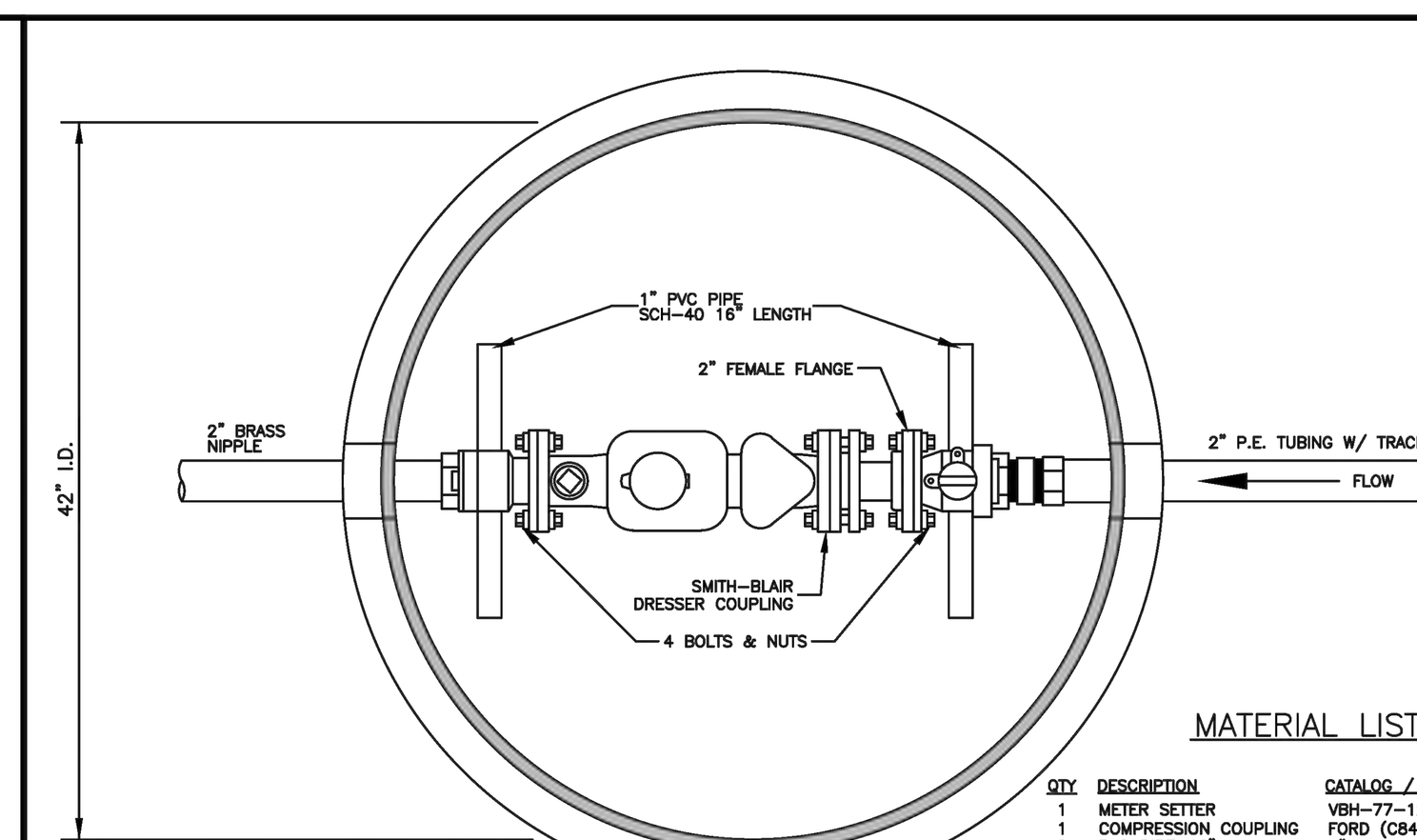
D.I. PRESSURE PIPE TRENCH
FOR FORCE MAINS
(STANDARD LAYING CONDITION "TYPE 3")
N.T.S.

NOTE: SEE STANDARD DETAIL M-1, "TRACER WIRE CONNECTION PORT" FOR TRACER WIRE PORT SPACING

* CLASS I, II, AND III AS DEFINED IN ASTM D2487 AND THE PIPE BACKFILL MATERIAL AND AGGREGATE BASE COURSE FILL SECTION OF THE SPECIFICATIONS

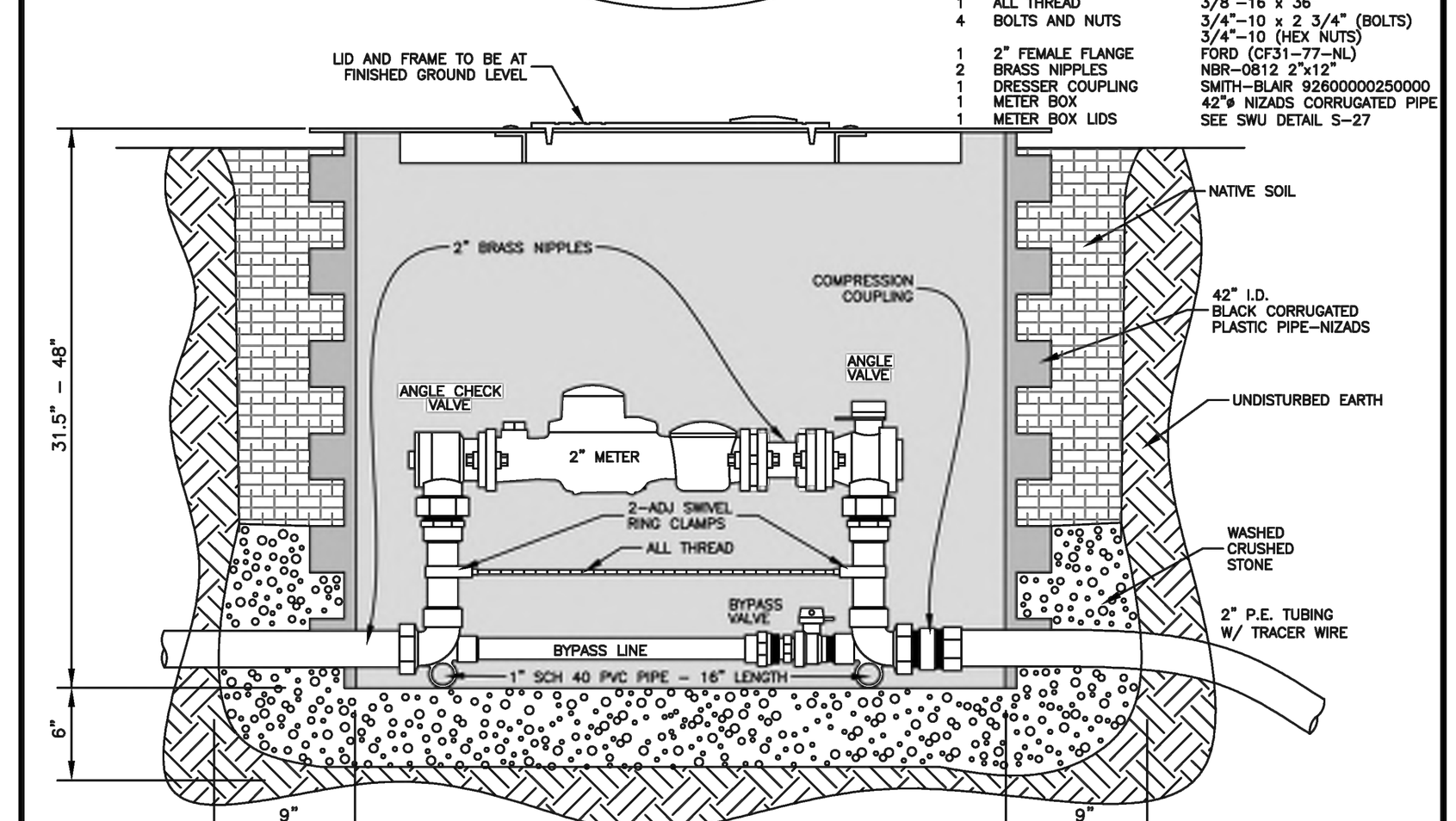
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014



MATERIAL LIST

QTY	DESCRIPTION	CATALOG / PART NUMBER
1	METER SETTER	VBH-77-12B-11-77-NL
1	COMPRESSION COUPLING	FORD (C84-77-NL)
2	PVC PIPE-16"	1"ø SCH-40
2	ADJ SWIVEL RING CLAMP	2" NFPA PLATD
1	ALL THREAD	3/8"-16 x 36"
4	BOLTS AND NUTS	3/4"-10 x 2 3/4" (BOLTS) 3/4"-10 (HEX NUTS)
1	2" FEMALE FLANGE	FORD (CF31-77-NL)
2	BRASS NIPPLES	NBR-0812 2"x12"
1	DRESSER COUPLING	SMITH-BLAIR 92600000250000
1	METER BOX	42"ø NIZADS CORRUGATED PIPE
1	METER BOX LIDS	SEE SWU DETAIL S-27

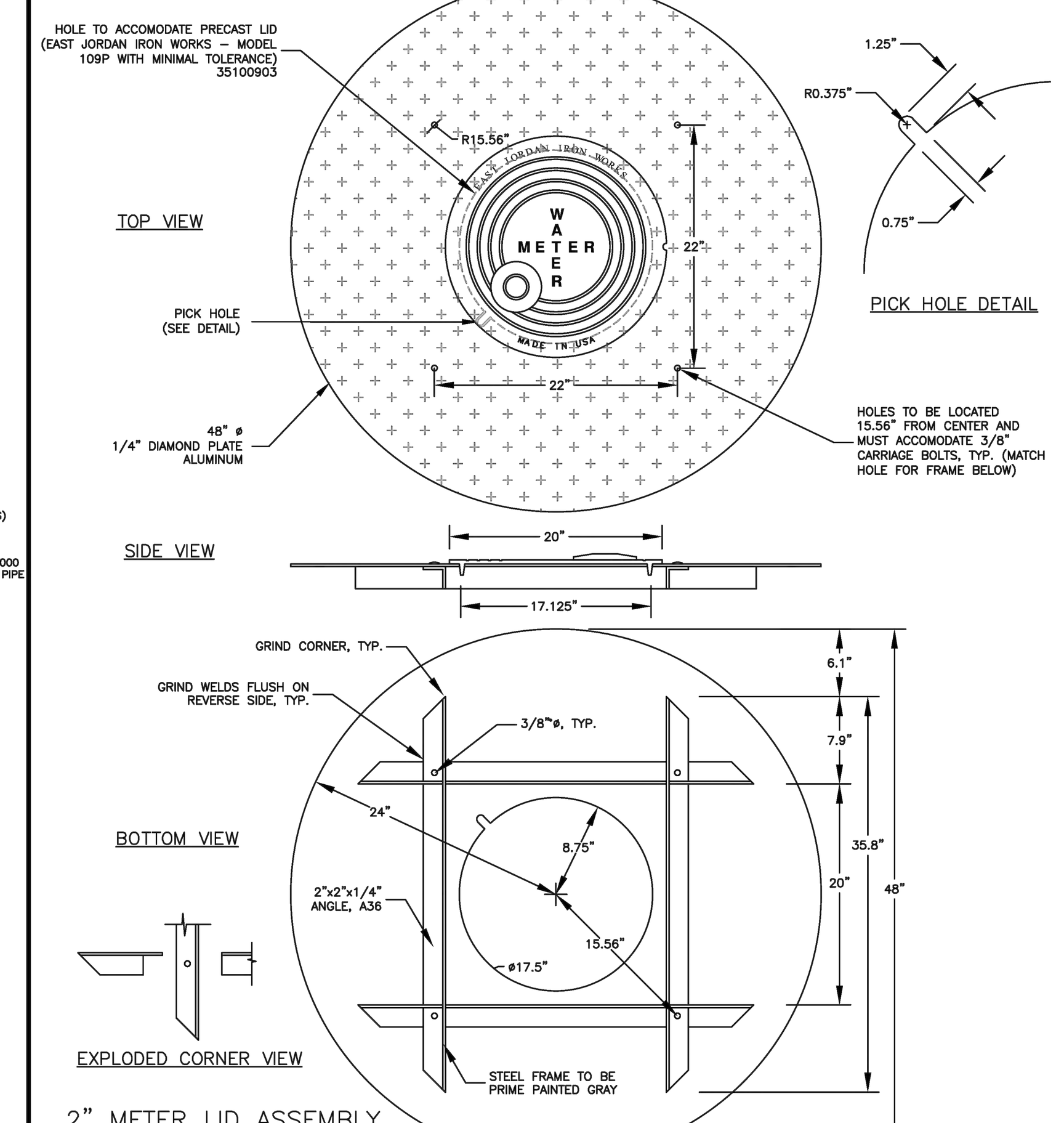


TYPICAL 2-INCH METER SETTING
N.T.S.
S-26

*METER PER SWU REQUIREMENT.

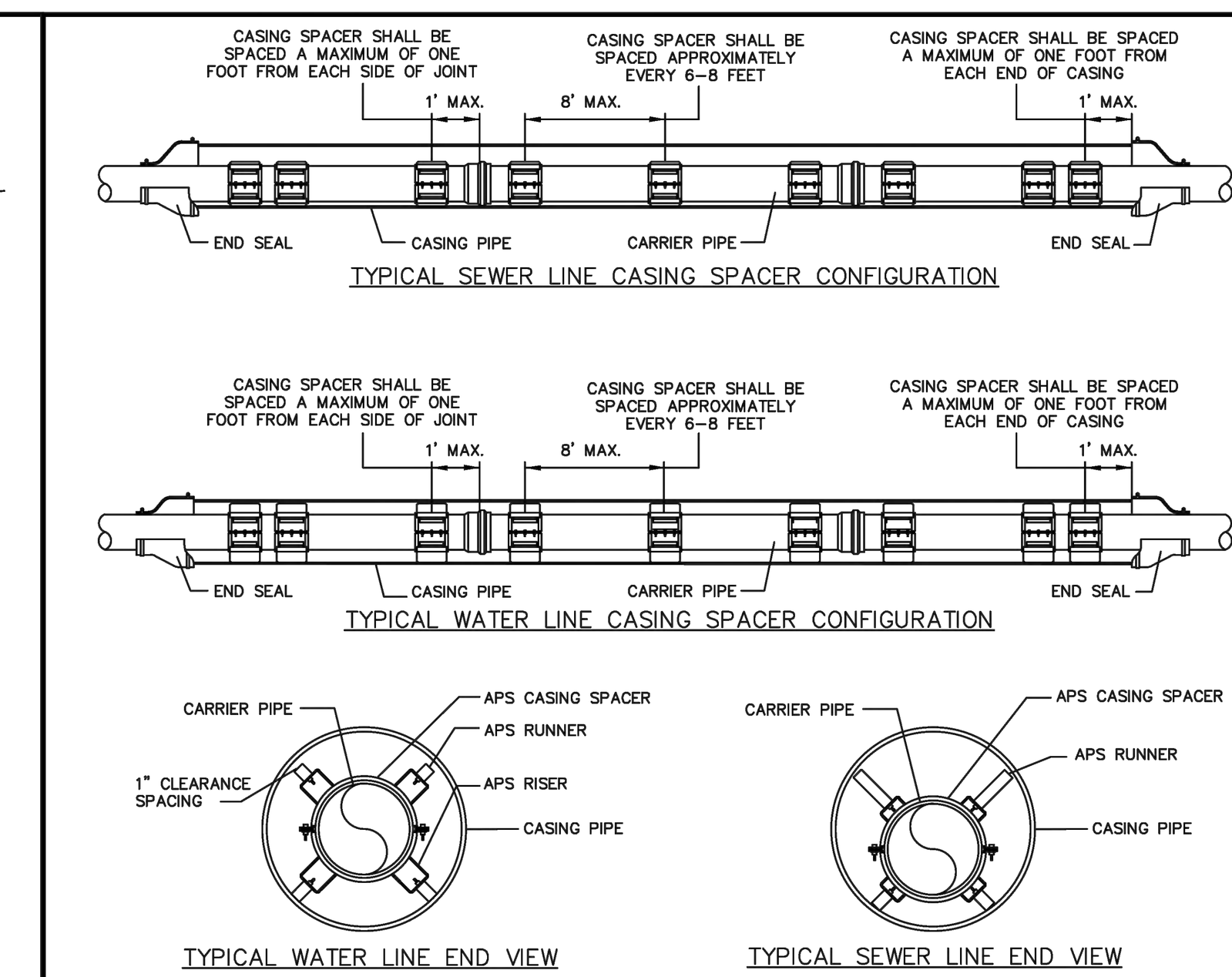
NOTE: ALL MATERIALS INSTALLED IN POTABLE WATER SYSTEMS ARE REQUIRED TO COMPLY WITH THE FEDERAL DEFINITION OF "LEAD FREE" CONTAINED IN PUBLIC LAW 111-380.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI | DRAWING NO: S-26 | DATE: OCTOBER 2019



2" METER LID ASSEMBLY
N.T.S.
S-27

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-27 | DATE: OCTOBER 2019



ENCASEMENT DETAILS
N.T.S.

ENCASEMENT/CARRIER PIPE SIZING CHART

WATER AND SEWER MAINS SHALL BE SPECIAL CLASS 50 DUCTILE IRON PIPE (SEWER MAINS SHALL BE EPOXY LINED)

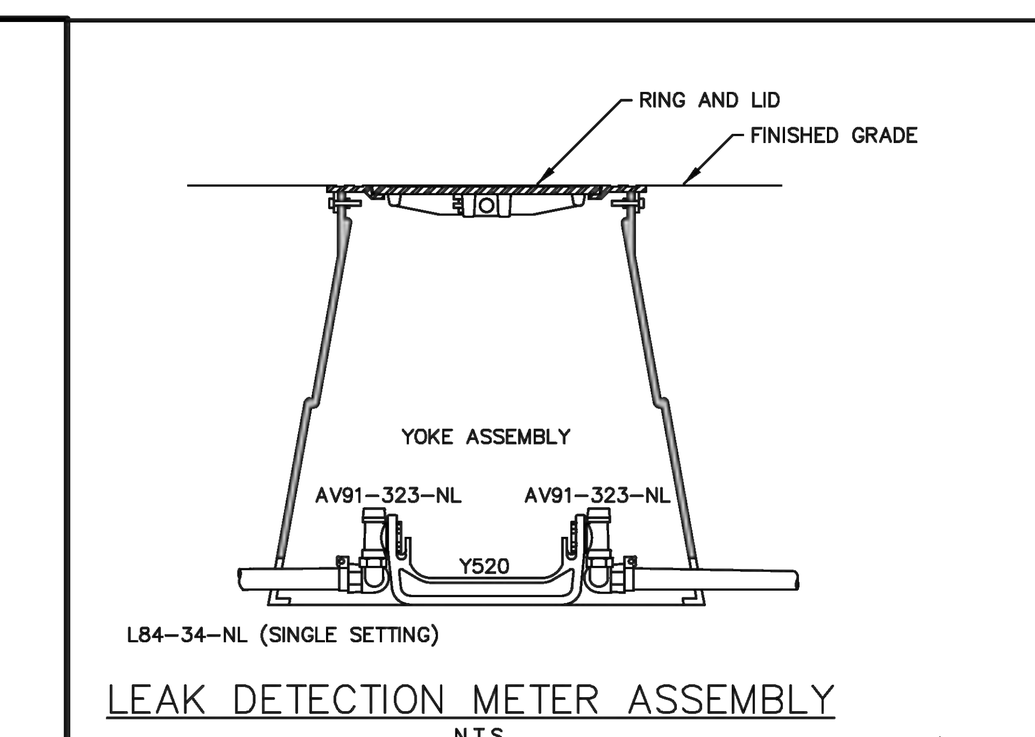
CARRIER NOM. SIZE	CARRIER PIPE O.D.	CARRIER BELL O.D.	CASING NOM. SIZE*
6"	6.90	11.06	12"
8"	9.05	13.31	16"
10"	13.20	15.62	20"
12"	13.20	17.88	20"
14"	15.30	20.25	24"
16"	17.40	22.50	24"
18"	19.50	24.75	30"
20"	21.60	27.00	30"
24"	25.80	31.50	36"

* ALL ENCASEMENT PIPE SHALL BE NEW AND HAVE A MINIMUM WALL THICKNESS OF 0.25 INCHES.

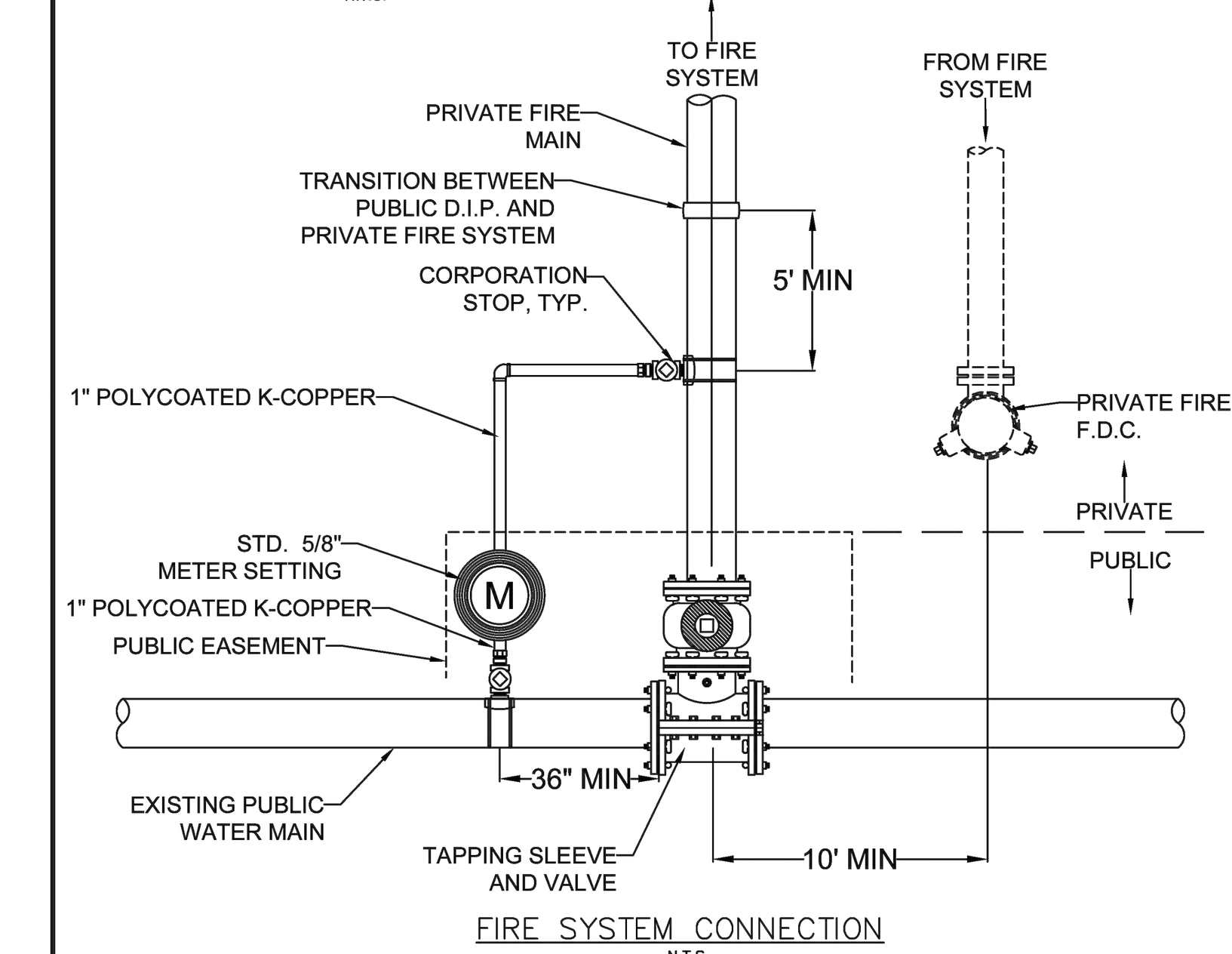
NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 4 RUNNERS
   16" TO 36" DIAMETER – 6 RUNNERS
   38" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS BETWEEN SPACERS SHALL BE AS FOLLOW:
   STAINLESS STEEL – 6 TO 8 FEET.
4. WIDTH OF SPACERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   TO 14" DIAMETER – 8" WIDTH
   16" AND LARGER DIAMETER – 12" WIDTH
5. A MINIMUM OF THREE SPACERS PER FULL JOINT OF PIPE.
6. WATER LINES SHALL BE "CENTERED" IN CASING.
7. SEWER LINES SHALL BE HELD TO SPECIFIED SLOPE.
8. ALL D.I. CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-31 | DATE: MARCH 2008

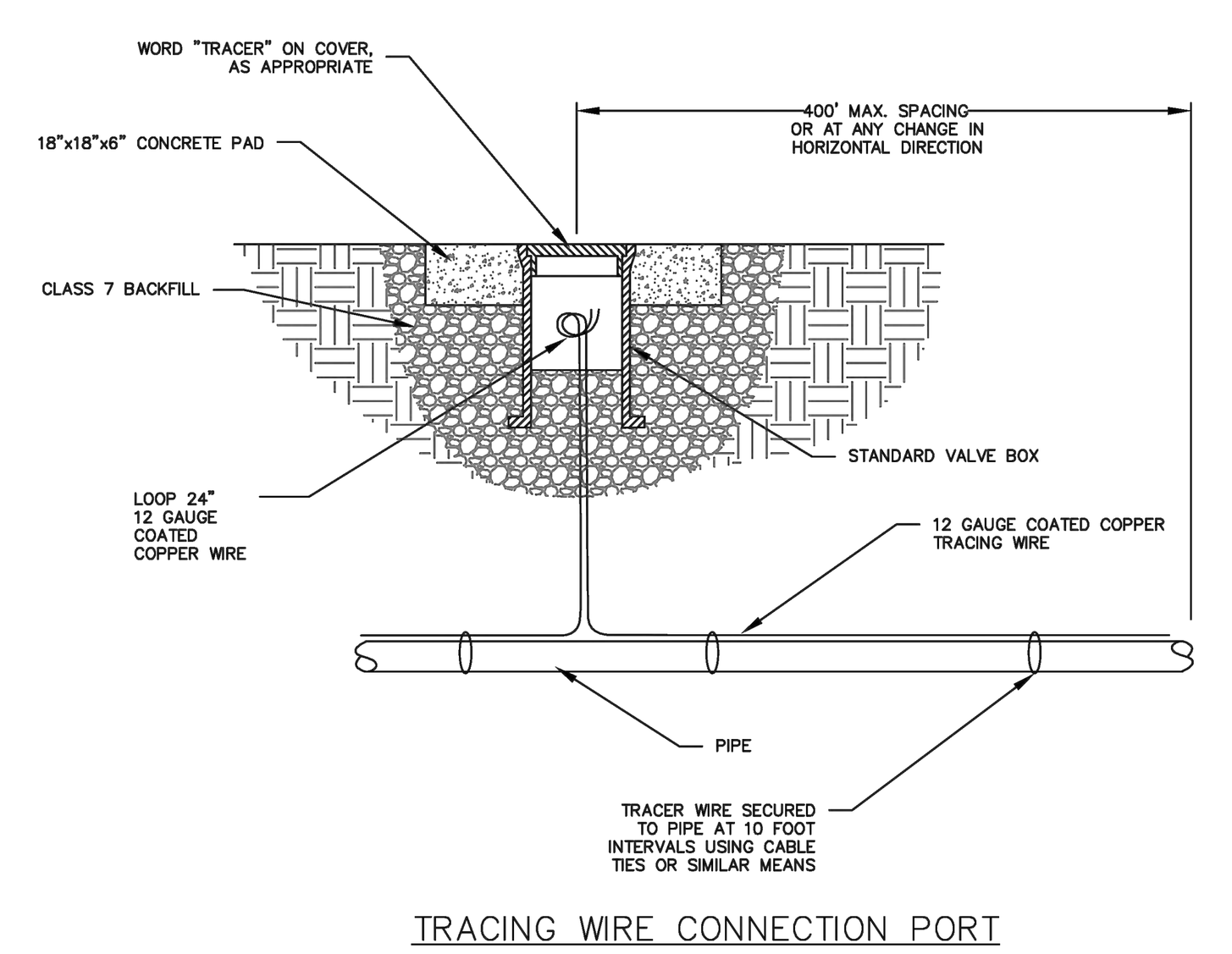


LEAK DETECTION METER ASSEMBLY
N.T.S.



FIRE SYSTEM CONNECTION
N.T.S.

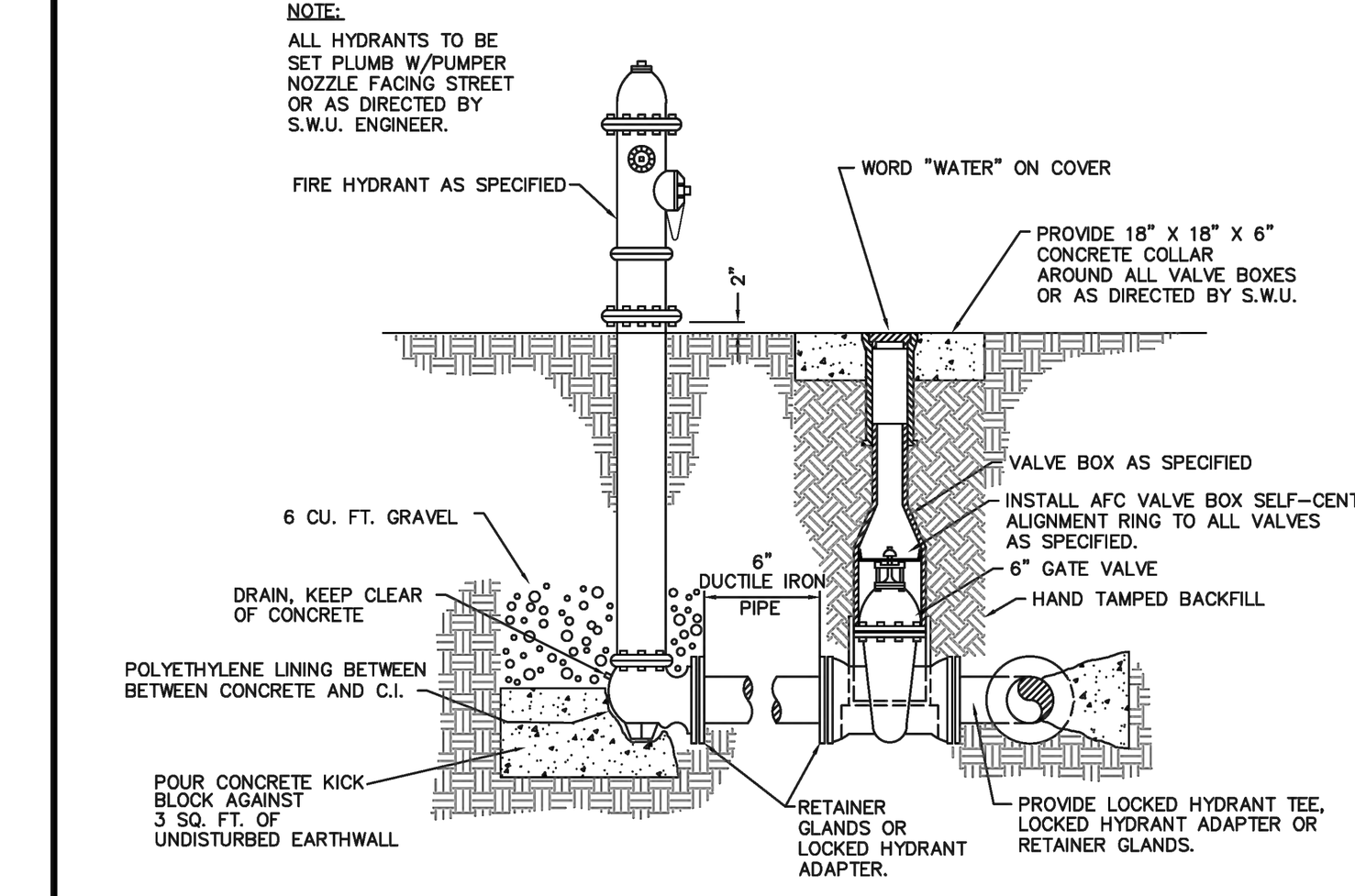
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: crk | DRAWING NO: S-36 | DATE: JAN. 2018



TRACING WIRE CONNECTION PORT
N.T.S.
M-1

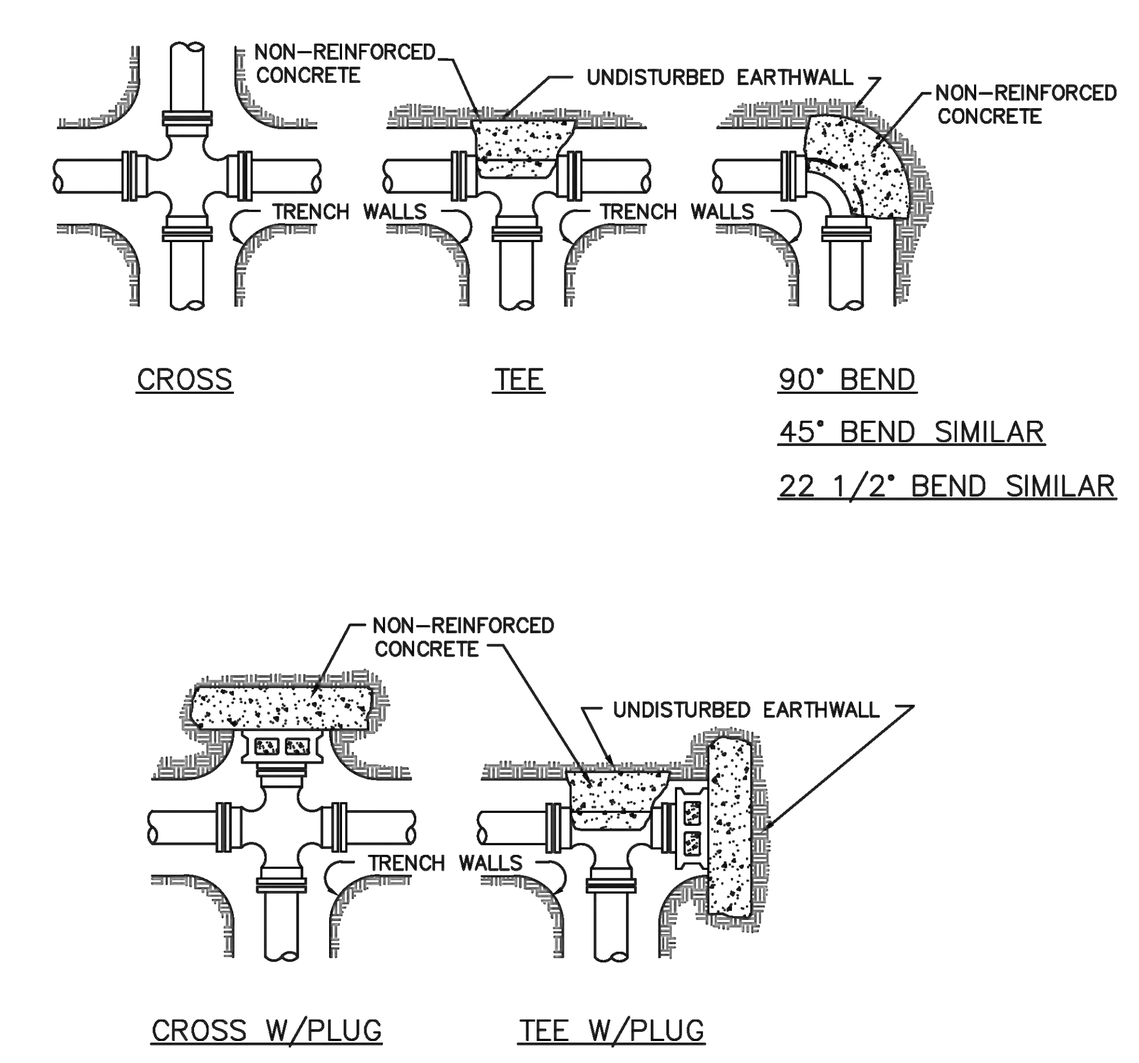
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: ZRA | DRAWING NO: M-1 | DATE: AUG 2020

NOTE:
ALL HYDRANTS TO BE SET PLUMB W/PUMPER NOZZLE FACING STREET OR AS DIRECTED BY S.W.U. ENGINEER.



FIRE HYDRANT & GATE VALVE
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008



NOTES:

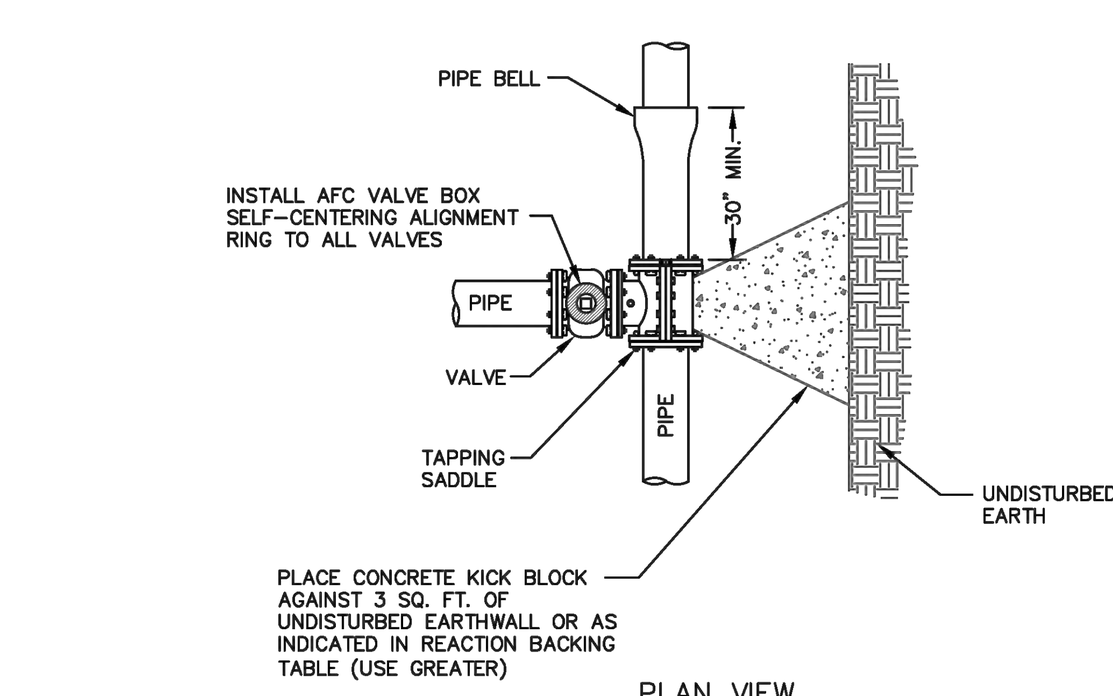
1. ALL FITTINGS SHALL BE MECHANICAL JOINTS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT COVER BELLS OR FLANGES WITH CONCRETE.
3. WRAP ALL FITTINGS WITH POLYETHYLENE AS SPECIFIED.
4. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
5. BACKING FOR FUTURE LINE EXTENSIONS SHALL BE SUCH THAT REMOVAL OF BACKING IS POSSIBLE IN THE FUTURE.
6. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL AND VERTICAL, SHALL BE BACKED.
7. THE REACTION BACKING TABLE IS BASED ON 150 PSI AND A SOIL BEARING PRESSURE OF 2,500 LB/SQ FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING TABLE

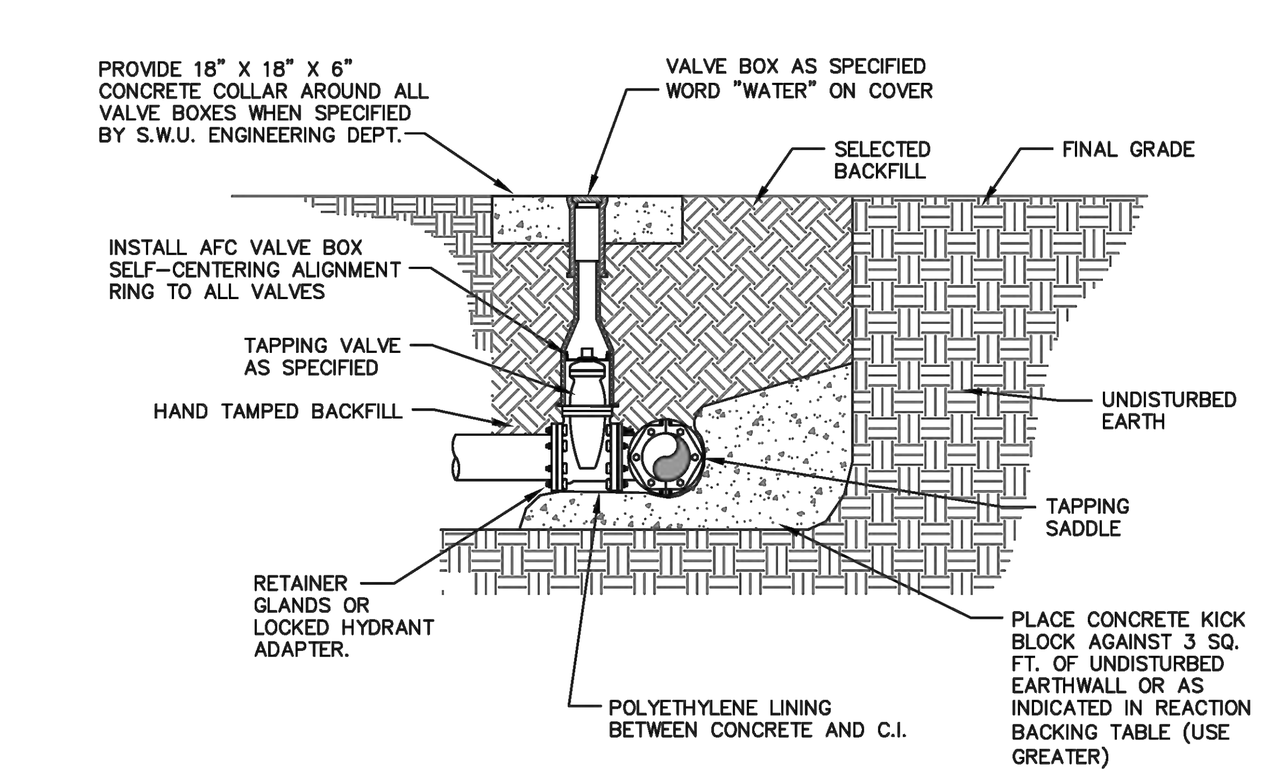
SIZE	REQUIRED SQ. FT. OF UNDISTURBED EARTHWALL FOR REACTION BACKING			
	TYPE OF FITTINGS			
	TEE	90°	45°	22 1/2°
2"	1	1	1	1
3"	1	1	1	1
4"	1	2	1	1
6"	3	3	2	1
8"	4	4	3	2
10"	7	7	4	2
12"	10	10	5	3
14"	13	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	7
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

REACTION BACKING
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: KMI/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

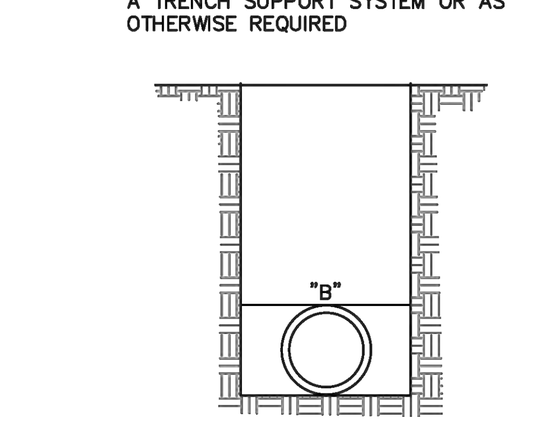
TAPPING SADDLE & VALVE
N.T.S.
S-5

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: CAG | DRAWING NO: S-5 | DATE: AUGUST 2014

NOMINAL PIPE DIAMETER	"B"
3" AND 4"	2'-4"
6"	2'-6"
8"	2'-8"
10"	2'-10"
12"	3'-0"
14"	3'-2"
16"	3'-4"
18"	3'-6"
20"	3'-8"
24"	4'-0"
27"	4'-4"
30"	4'-6"
36"	5'-0"
42"	5'-6"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:
TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA 600, INCLUDED AS THE TABLE ON THIS SHEET. LARGER TRENCH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED

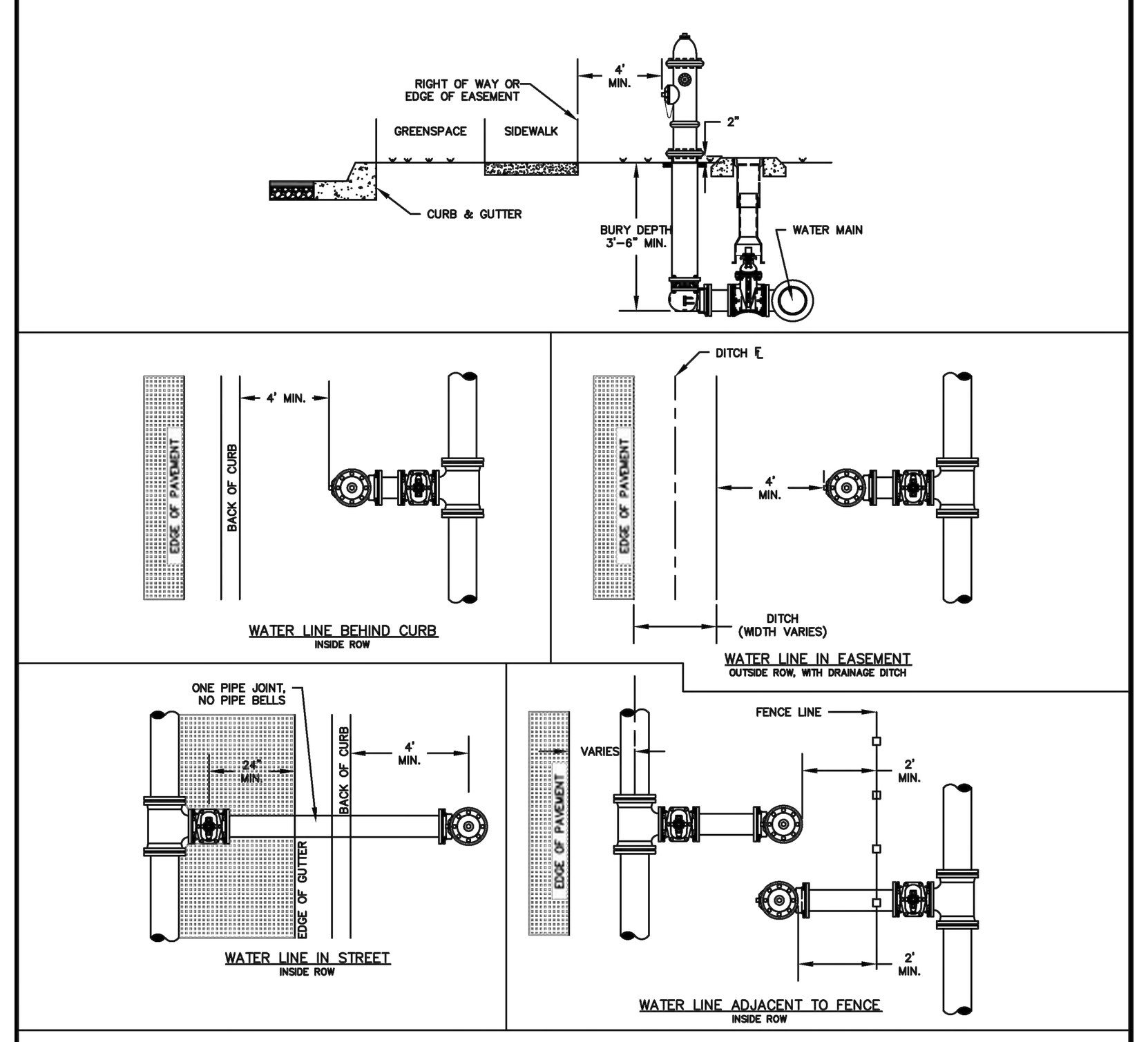


TYPICAL PIPE TRENCH
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008

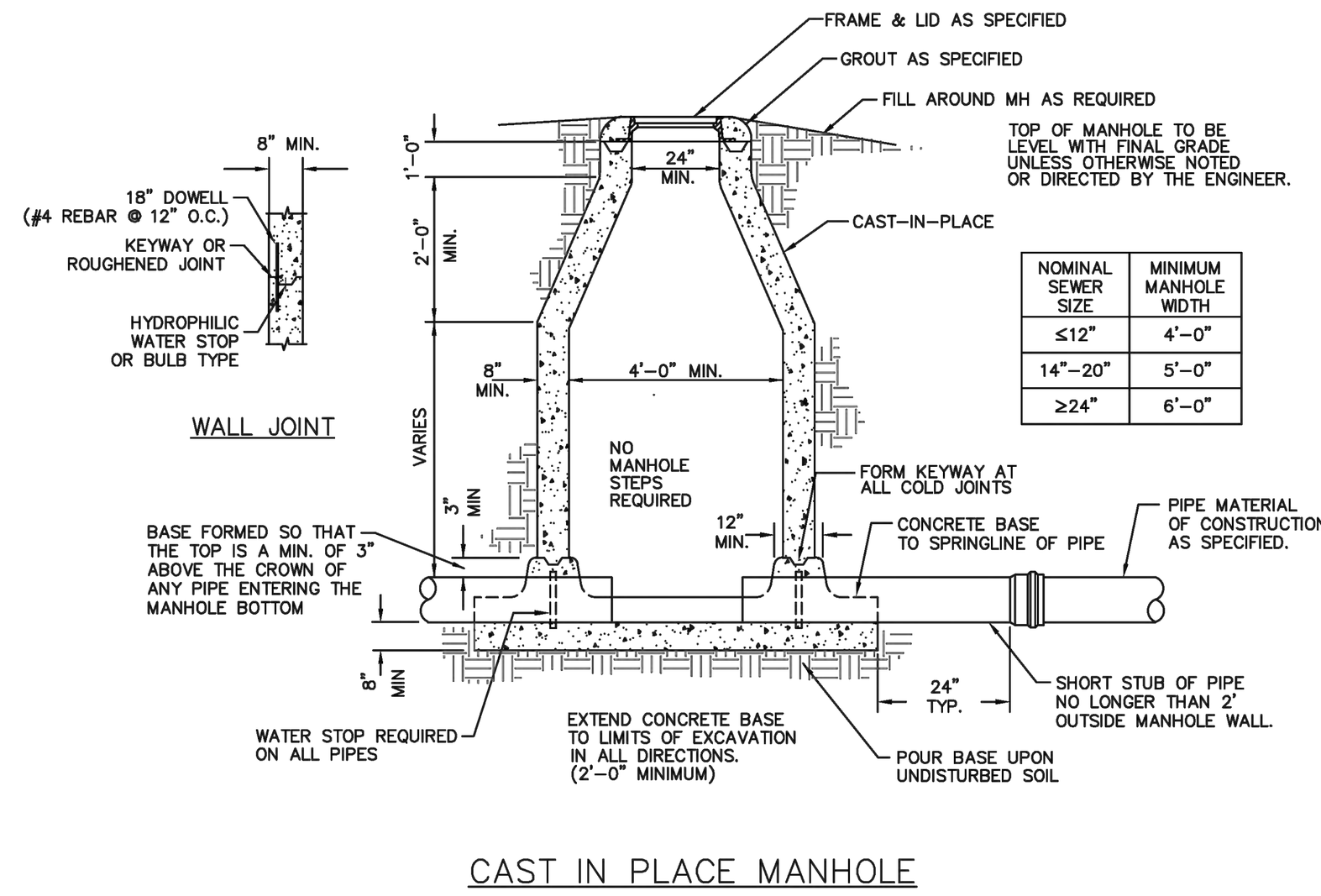
NOTES:

1. THE 6" GATE VALVE SHALL BE POSITIVELY RESTRAINED TO THE MAIN BY THE USE OF EITHER A SWIVEL TEE OR FOSTER ADAPTER.
2. FIRE HYDRANTS SHALL BE DESIGNED FOR A MINIMUM 3'-6" BURY.
3. EXTENSIONS SHALL BE MUELLER A-320 WITH NO MORE THAN ONE EXTENSION PER HYDRANT.
5. IF SIDEWALK IS PRESENT, HYDRANT SHALL BE INSTALLED 4' MINIMUM BEHIND THE BACK OF THE SIDEWALK OR CURB. DO NOT COVER UP WEEP HOLE WITH CONCRETE.
6. MJ RETAINER GLANDS ARE REQUIRED FOR ALL FITTINGS.
7. ALL HYDRANTS SHALL BE SET PLUMB WITH THE PUMPER NOZZLE FACING THE STREET OR AS DIRECTED BY S.W.U.
8. IF HYDRANT LEAD EXCEEDS ONE (1) JOINT OF PIPE VALVES SHALL BE INSTALLED AT HYDRANT AND MAIN.



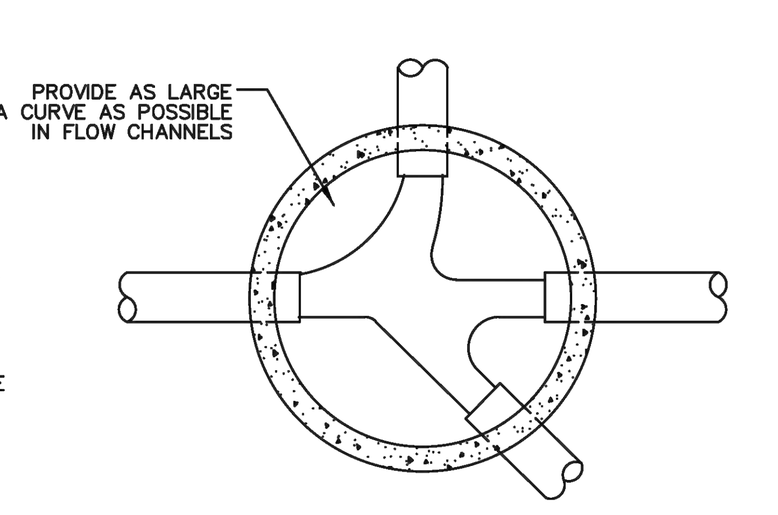
FIRE HYDRANT PLACEMENT
N.T.S.
S-42

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: JSB | DRAWING NO: S-42 | DATE: DECEMBER 2016



NOMINAL SEWER SIZE	MINIMUM MANHOLE WIDTH
≤12"	4'-0"
14"-20"	5'-0"
≥24"	6'-0"

CAST IN PLACE MANHOLE
N.T.S.



NOTES:
1. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING A MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
2. BRUSH FINISHED SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.
3. CONSTRUCT FLOW CHANNEL FOR ALL PIPES ENTERING THE MANHOLE, INCLUDING SERVICE LINES, TO MAINTAIN A CONSTANT GRADE THROUGHOUT EACH INVERT.

MANHOLE BOTTOM
FOR 6" THROUGH 24" SEWER MAINS
(MANHOLES FOR SEWER MAINS LARGER THAN 24" REQUIRE INDIVIDUAL DESIGN)
N.T.S.

SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
DRAWN BY: TLS | DRAWING NO: S-11 | DATE: MARCH 2008

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023
PROJECT #: 2102

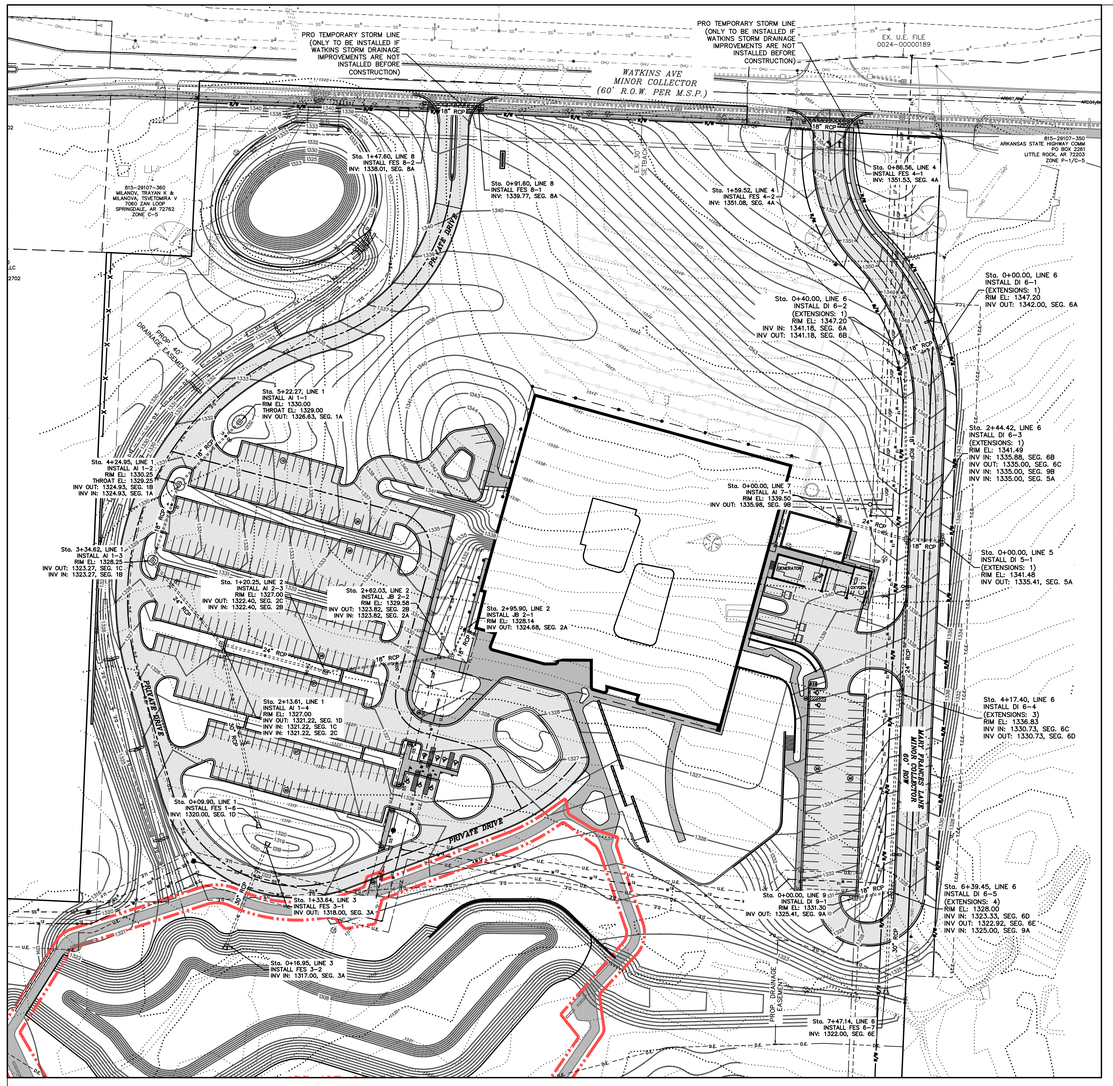
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

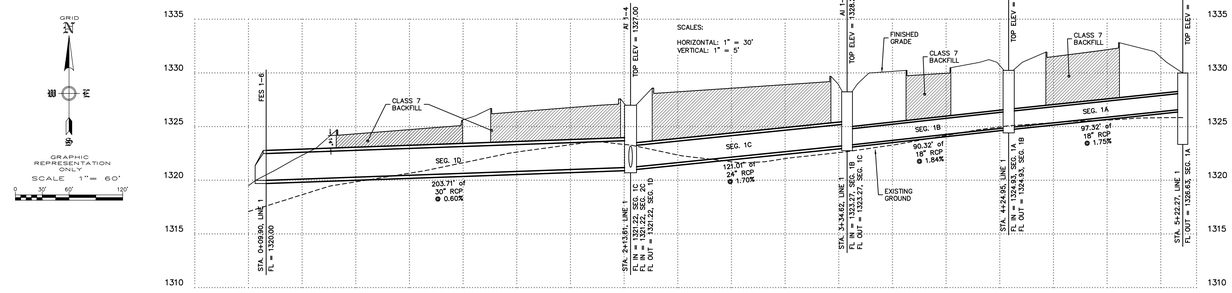
UTILITY DETAILS

REVISIONS

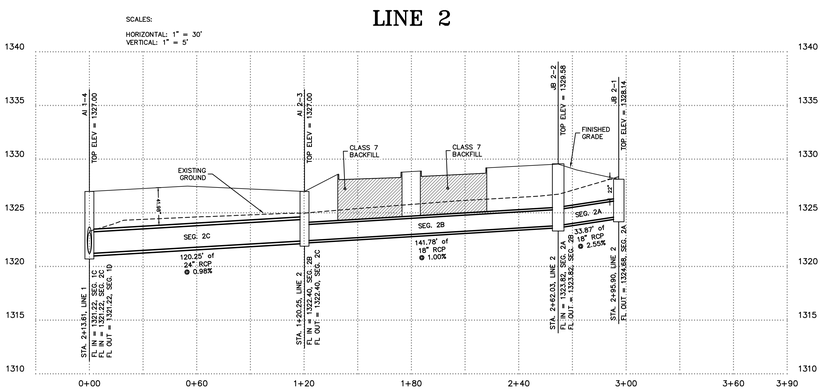
SHEET
C007



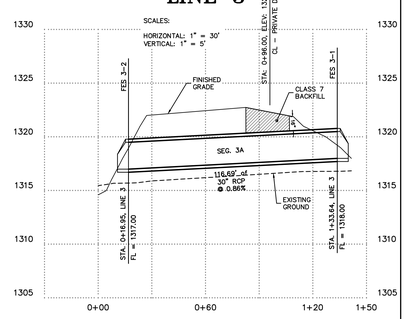
LINE 1



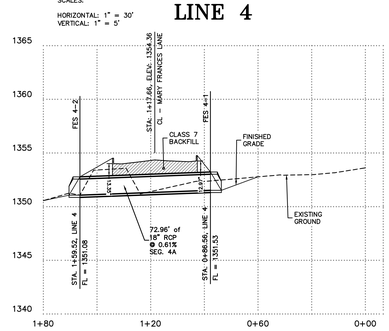
LINE 2



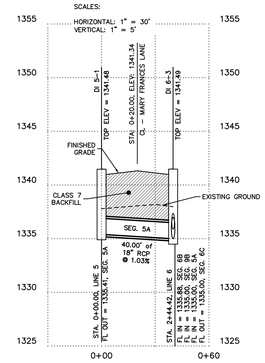
LINE 3



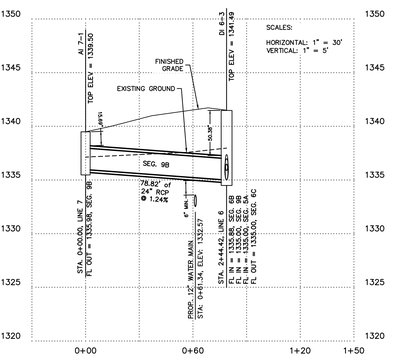
LINE 4



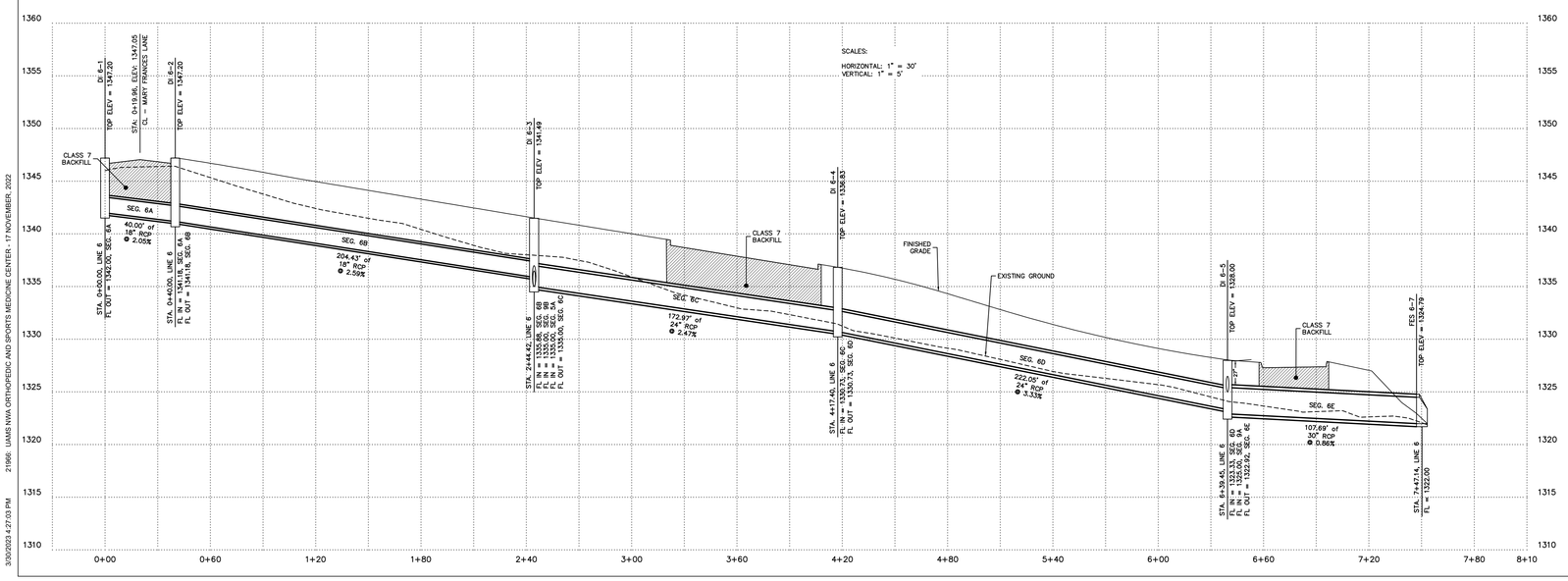
LINE 5



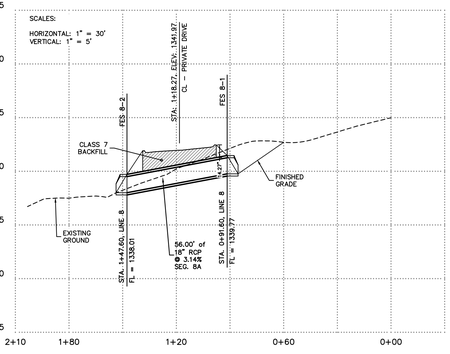
LINE 7



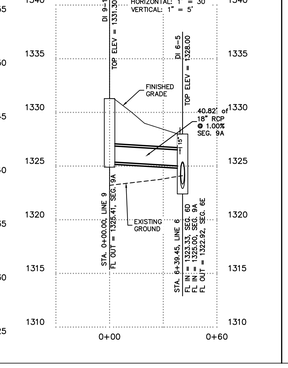
LINE 6



LINE 8



LINE 9



MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. — 131 — EXPIRATION DATE: 12/31/2023

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13828 — THOMAS JASEK, JR.

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED 03/30/2023
PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT ONLY OF WORK AND MATERIALS CONSISTENT WITH AND REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

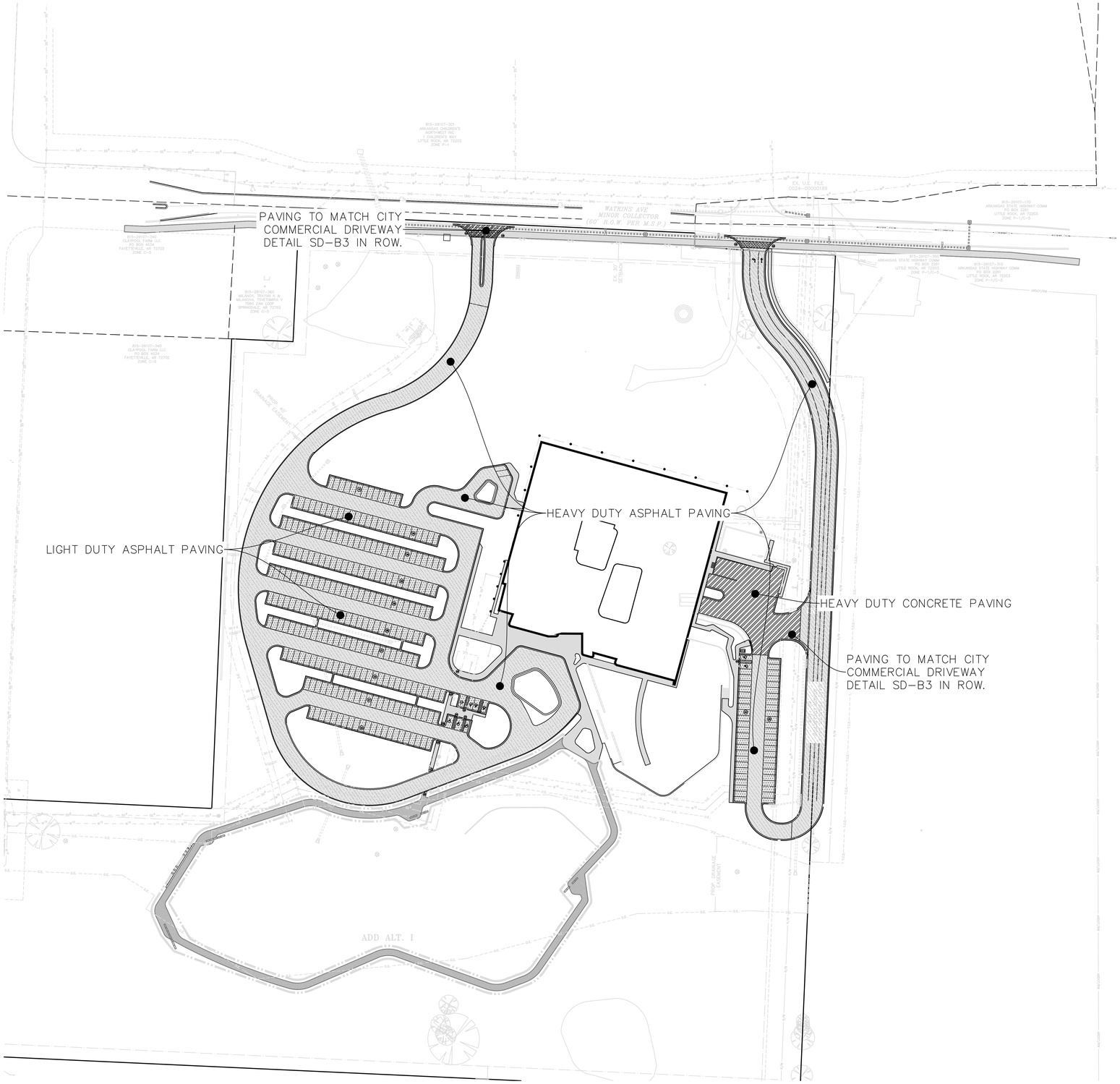
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

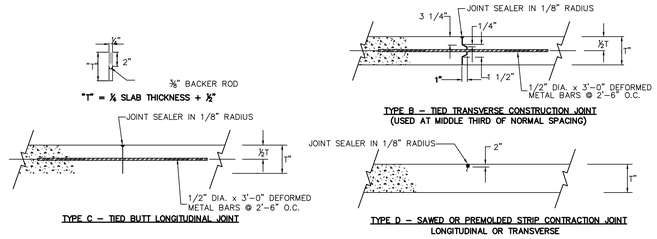
STORM PLAN & PROFILES

REVISIONS

SHEET
C008

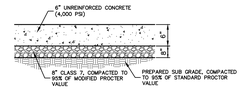
3/30/2023 4:27:03 PM 21966 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022





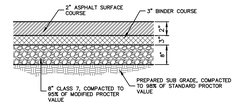
JOINTS FOR CONCRETE PAVEMENT

NOT TO SCALE



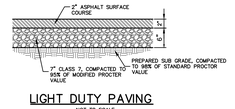
CONCRETE PAD FOR DUMPSTER

NOT TO SCALE



HEAVY DUTY PAVING

NOT TO SCALE



LIGHT DUTY PAVING

NOT TO SCALE

HEAVY DUTY PAVING: ***CLASS 7 BASE 8" THICK***
SURFACE COURSE, 2" THICK
BINDER COURSE, 3" THICK

LIGHT DUTY PAVING: ***CLASS 7 BASE 6" THICK***
SURFACE COURSE, 2" THICK

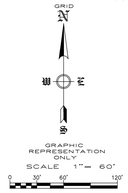
HEAVY DUTY CONCRETE PAVING/DUMPSTER PAD: ***CLASS 7 BASE 8" THICK***
UNREINFORCED CONCRETE (4,000 PSI), 6" THICK
MAXIMUM JOINT SPACING

****NOTE:***

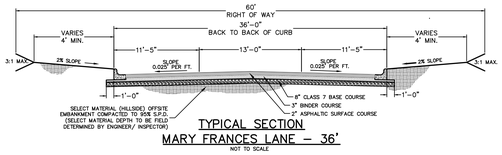
1) ***PAVING SECTIONS ARE TO BE DETERMINED BY A GEOTECHNICAL ENGINEER. SECTIONS SHOWN SHALL BE MODIFIED TO THE GEOTECHNICAL ENGINEER RECOMMENDATION.***

2) ***ALL STRIPING AND SYMBOLS SHALL BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.***

3) ***CONTRACTOR IS TO SUBMIT A PLAN SHOWING JOINTS FOR OWNER APPROVAL AS PART OF THE PAVING SUBMITTAL.***



UAMS	MARY FRANCES LANE
16,998 – SQ. YD. OF ASPHALT PAVEMENT 114 – SQ. YD. OF CONCRETE PAVEMENT	3,565 – SQ. YD. OF ASPHALT PAVEMENT



TYPICAL SECTION
MARY FRANCES LANE – 36'

NOT TO SCALE

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

ENGINEERING SERVICES, INC. 131

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 JAMES JASON HUFF

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

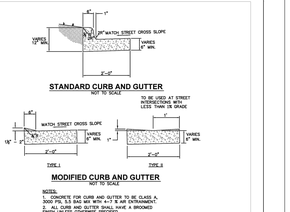
PAVING PL AN

REVISIONS

SHEET
C009

3/30/2023 4:28:18 PM 21966 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022

N:\Engineering_WEBSITE MATERIALS\Standard Details\3VD\SD-A-12.dwg



STANDARD CURB AND GUTTER
NOT TO SCALE

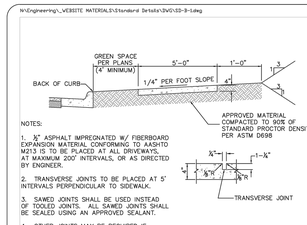
MODIFIED CURB AND GUTTER
NOT TO SCALE

NOTES:
1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH A-7 IS AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS STATED SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY APPROACHES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE EXCEEDS 10%.
5. SAW CUT JOINTS AT 10' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT. SEE SECTION 720 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL (ASPHALT IMPREGNATED FIBERBOARD OR OTHER APPROVED MATERIAL) AT STATIONARY STRUCTURES, DROP INLETS, END OF RADIUS, DRIVEWAYS – SEE DETAIL OR AS DIRECTED BY ENGINEER.

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION A TYPICAL STREET SECTIONS & DETAILS	FILE NO. SD-A-12	

N:\Engineering_WEBSITE MATERIALS\Standard Details\3VD\SD-B-3.dwg



NOTES:

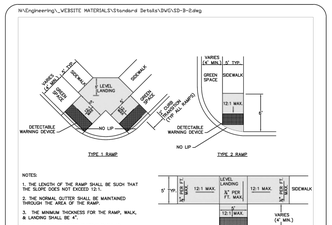
1. ½" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMED TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS SHALL BE USED INSTEAD OF TOOLED JOINTS. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.
5. CONCRETE FOR SIDEWALK TO BE CLASS A, 3000 PSI, 5.5 BAG MIX W/ A-7% AIR ENTRAINMENT.

SIDEWALK DETAIL
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-1	

N:\Engineering_WEBSITE MATERIALS\Standard Details\3VD\SD-B-2.dwg



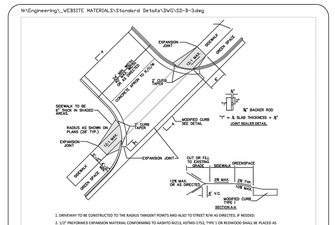
NOTES:
1. THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2. THE NORMAL PATTERN SHALL BE MAINTAINED THROUGH THE LENGTH OF THE RAMP.
3. THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4. DETECTABLE WARNING DEVICES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A CURB.

HANDICAP RAMP DETAILS
NOT TO SCALE

The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-2	

N:\Engineering_WEBSITE MATERIALS\Standard Details\3VD\SD-B-3.dwg



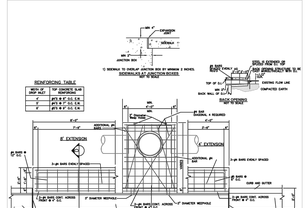
1. DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTM D-751, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3. CONCRETE CURB TO BE SAWCUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4. HANDICAP RAMP CONFORMING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5. CONTRACTOR JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SAW DIMENSION IS MORE THAN 15'.
6. DRIVEWAY SECTION TO BE 6" PORTLAND CEMENT CONCRETE CLASS P-3.5 WITH 3" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.
7. CONCRETE APRONS SHALL HAVE 12' SAWCUTS IN EACH DIRECTION (BOTH HORIZONTAL AND VERTICAL).
8. INDUSTRIAL DRIVES SHOULD INCREASE RADIUS AT DRIVEWAY ENTRANCES TO 50-FT.

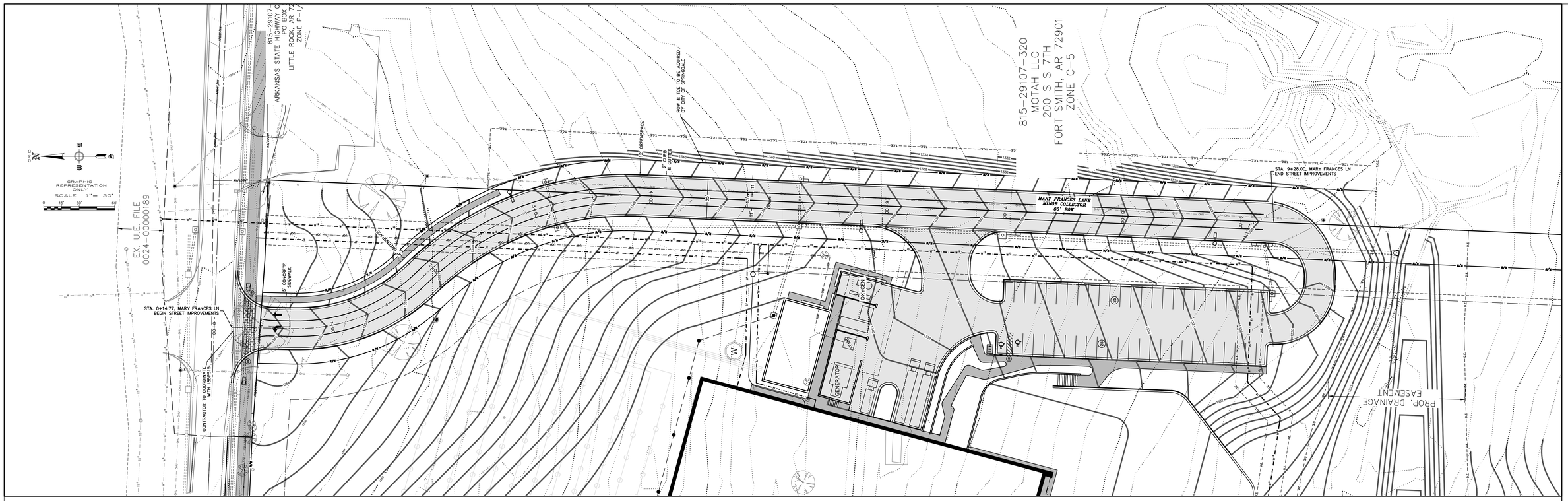
COMMERCIAL DRIVEWAY DETAIL
NOT TO SCALE

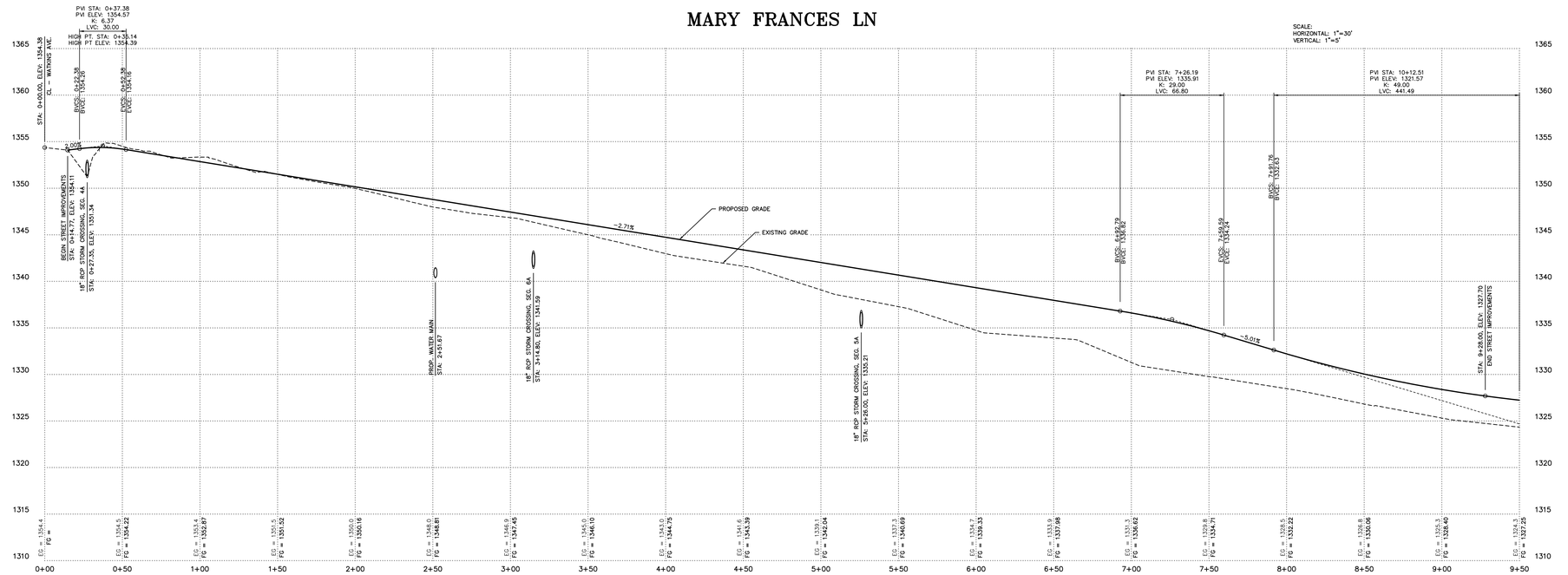
The City of Springdale's Standard Details are minimum requirements for construction in Springdale. Use of these details for any construction project must be reviewed, approved and plans sealed by an Arkansas Registered Professional Engineer.

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2018 DESIGNED BY: STAFF DRAWN BY: STAFF	SPRINGDALE WE'RE MAKING IT HAPPEN
SECTION B TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS	FILE NO. SD-B-3	

N:\Engineering_WEBSITE MATERIALS\Standard Details\3VD\SD-D-4.dwg


REINFORCING TABLE
MATCH 12" CONCRETE SLAB REINFORCING
#4 @ 6" O.C. E.W.
#4 @ 9" O.C. E.W.
#4 @ 12" O.C. E.W.
#4 @ 18" O.C. E.W.
12" MINIMUM
6" SIDEWALK TO OVERLAP JUNCTION BOX BY MINIMUM 2 INCHES.
SIDEWALKS AT JUNCTION BOXES
TOP OF SLAB
TOP OF CURB
MODIFIED CURB SEE DETAIL
6" EXTENSION
#4 BAR EARLY SPACED
#4 BAR EARLY SPACED
V-EXTENSION
#4 BAR EARLY SPACED
#4 BAR EARLY SPACED
#4 BAR EARLY SPACED





MARLON BLACKWELL ARCHITECTS
412 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 237-2121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1580 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

ENGINEERING SERVICES, INC. 131 ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13828 JAMES JASON NEAL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE UNDERSTOOD TO INCLUDE ONLY THAT WHICH IS IN THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

STREET DESIGN

REVISIONS

SHEET
C011

3/30/2023 4:29:07 PM 21866 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022

WATKINS AVE
MINOR COLLECTOR
(60' R.O.W. PER M.S.P.)

PROPOSED HANDICAP RAMP W/ TRUNCATED DOMES
PROPOSED STAMPED CONCRETE CROSS WALK
PROPOSED STOP SIGN
PROPOSED MONUMENT SIGN
PROPOSED HANDICAP RAMP W/ TRUNCATED DOMES
PROPOSED STAMPED CONCRETE CROSS WALK
PROPOSED STOP SIGN

PRIVATE DRIVE
PROP. 40' DRAINAGE EASEMENT
PRIVATE DRIVE
PRIVATE DRIVE

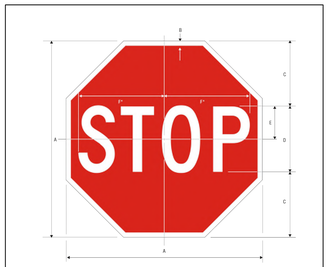
FIRE LINE NO PARKING WITH SIGNS
FIRE LINE NO PARKING WITH SIGNS
FIRE LINE NO PARKING WITH SIGNS

PROPOSED HANDICAP SIGN
PROPOSED HANDICAP RAMP W/ TRUNCATED DOMES
PROPOSED HANDICAP SIGN
PROPOSED STOP SIGN

GENERATOR
OXYGEN

MARY FRANCES LANE
MINOR COLLECTOR
60' ROW

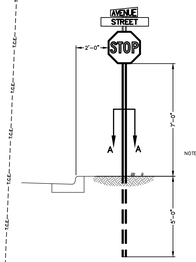
GRID
N
W E
S
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'



	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
X	30	.75	10	10 C	5	10.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20









SECTION A–A
U–CHANNEL SIGN SUPPORT

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

STOP SIGN DETAIL
NOT TO SCALE

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
EXPIRATION: 12/31/2023

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
TRAVIS JASON APPEL

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

LARGE SCALE DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE SUBMIT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE RIGHT OF THE OWNER TO USE THEM AT THE COMPLETION OF WORK BY THE CONTRACTOR. IT IS UNDERSTOOD THAT THE OWNER HAS COMPLIED WITH WHAT IS REQUIRED BY LAW, SHALL BE HOLDING ALL OF REQUIRED BY ALL PERFORMANCE BY THE CONTRACTOR SHALL BE RELEASED BY THE OWNER AND THE CONTRACTOR FROM CONTRACT OBLIGATIONS AND RESPONSIBILITIES FROM CONTRACT DOCUMENTS AND RESPONSIBILITY FOR RESULTS.

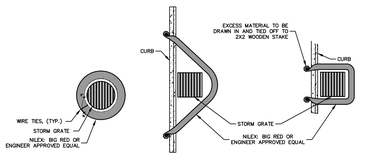
COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

PAVING PL AN

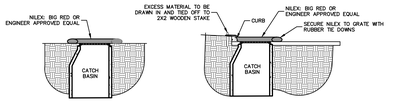
REVISIONS

SHEET
C012

3/30/2023 4:29:44 PM 21966 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022



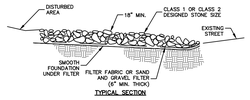
DRAIN INLET PLAN | CURBSIDE OPTION "A" PLAN | CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION | CURBSIDE SECTION

NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED, TO MEET APPLICATION REQUIREMENTS.
3) EXCESS MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION
NOT TO SCALE



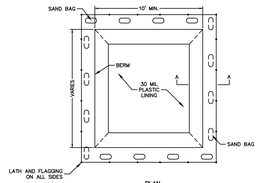
TYPICAL SECTION

NOTES:
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE
NOT TO SCALE



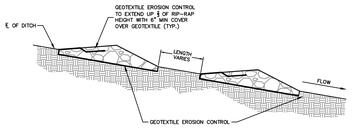
SECTION A — A



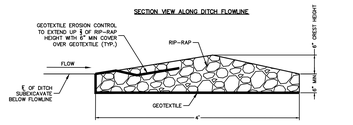
PLAN

NOTES:
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA
NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



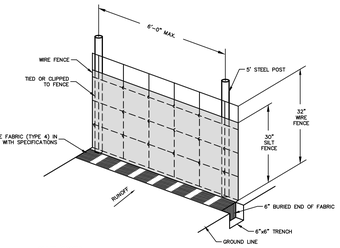
SECTION VIEW OF CHECK DAM

NOTES:
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

Maximum Slope Length for Silt Fence		
Slope — Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

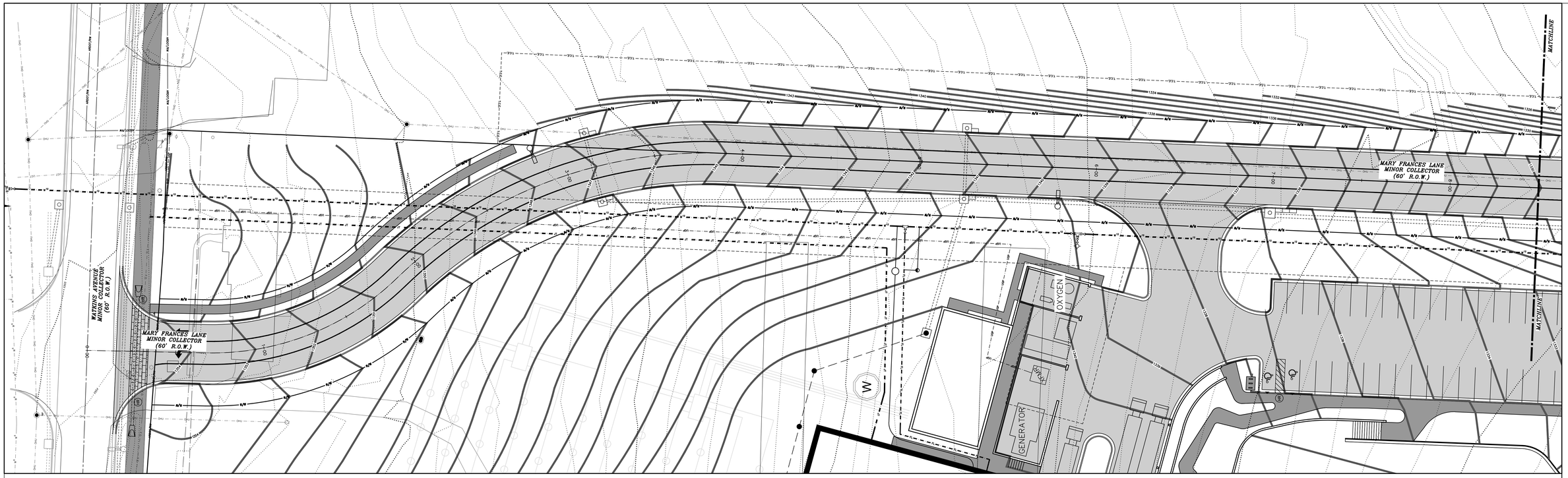


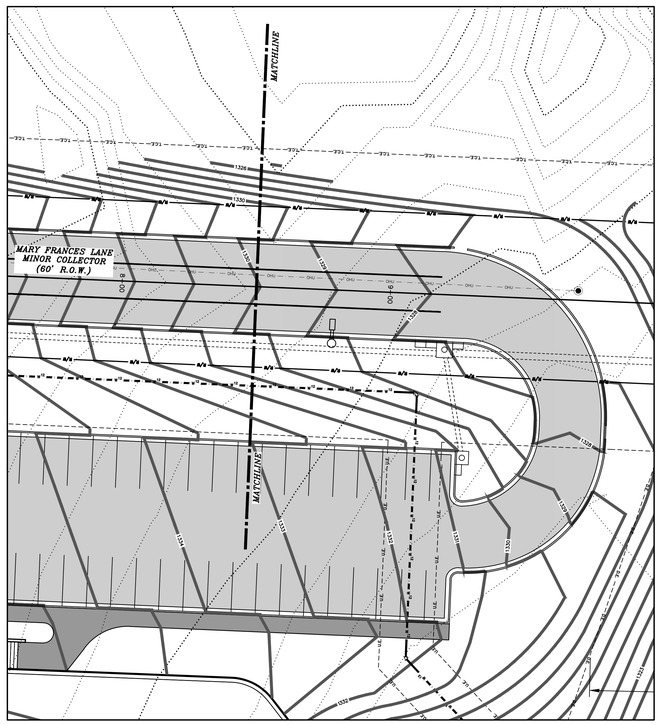
SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH MAY BE PART OF THE FENCE ITSELF OR TO THE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE


ZONE P-1
EX. U.E. FILE 0024-00000189
WATKINS AVE MINOR COLLECTOR (60' R.O.W. PER M.S.P.)
TEMPORARY MUD ABATEMENT ENTRANCE
TEMPORARY CONCRETE WASH-OUT
LIMITS OF SOIL DISTURBANCE
GEOTHERMAL FIELD (TO BE DESIGNED BY OTHERS)
INLET PROTECTION
PROPOSED BUILDING 115,000 SQ. FT. SLAB ELEV. 1329 & 1345
CENTRAL UTILITY PLANT (CUP)
TEMPORARY ROCK CHECK DAM
INLET PROTECTION
SOUTH LOOP GEORGES BLVD. (70' R.O.W. PER M.S.P.)
PRIVATE DRIVE
TEMPORARY ROCK CHECK DAM
TEMPORARY SILT FENCE
LIMITS OF SOIL DISTURBANCE
ADD ALT 1
815-29107-340 CLAYPOOL FARM LLC PO BOX 4034 FAYETTEVILLE, AR 72702 ZONE C-5
815-29107-360 MILANOV, TRAYAN K & MILANOVA, TSVETOMIRA V 7060 ZAN LOOP SPRINGDALE, AR 72762 ZONE C-5
815-29107-340 CLAYPOOL FARM LLC PO BOX 4034 FAYETTEVILLE, AR 72702 ZONE C-5
815-29107-370 ARKANSAS STATE HIGHWAY C PO BOX 2261 LITTLE ROCK, AR 72203 ZONE P-1/C-5
815-29107-350 ARKANSAS STATE HIGHWAY COMM PO BOX 2261 LITTLE ROCK, AR 72203 ZONE P-1/C-5
815-29107-310 ARKANSAS STATE HIGHWAY COMM PO BOX 2261 LITTLE ROCK, AR 72203 ZONE P-1/C-5
815-29107-320 MOTAH LLC 200 S 10TH FORT SMITH, AR 72901 ZONE C-5
815-29107-430 JHT LLC & ARKANSAS LIMITED LIABILITY COMPANY PO BOX 2020 TAX DEPT SPRINGDALE, AR 72765
815-30838-000 UAMS NWA CENTER INC 201 N SPRING ST SPRINGDALE, AR 72764 ZONE P-1
EX. FENCE (TO BE REMOVED)
EX. BUILDING (TO BE REMOVED)
EX. POWER POLE (TO BE REMOVED, CONTRACTOR TO COORDINATE WITH UTILITY)
EX. GAS REGULATOR
EX. FIRE HYDRANT E. 665045.56
EX. WATER VALVE
EX. SEWER MANHOLE
EX. POWER JUNCTION BOX
EX. 80' RAP & CONCRETE APRON (TO BE REMOVED AS NEEDED)
EX. 20' SEWAGE EASEMENT
EX. AGRICULTURAL POND
EX. VACANT LOT
EX. BUILDING (IMAGERY NOT UP TO DATE)
EX. TELEPHONE PEDESTAL
EX. GAS METER
EX. PAD
EX. LIGHT POLE
EX. MAILBOX
EX. SIGN
EX. WATER VALVE
EX. IRRIGATION CONTROL VALVE
EX. FIRE HYDRANT E. 665413.01
EX. SEWER CLEANOUT
EX. TREE LINE
EX. 6" WATER
EX. 4" GAS
EX. 8" SEWER
EX. 4" SEWER
EX. 6" WATER
EX. 4" WATER
EX. 4" GAS
EX. 8" SEWER
EX. 6" WATER
EX. 4" GAS
EX. 8" SEWER
EX. 4

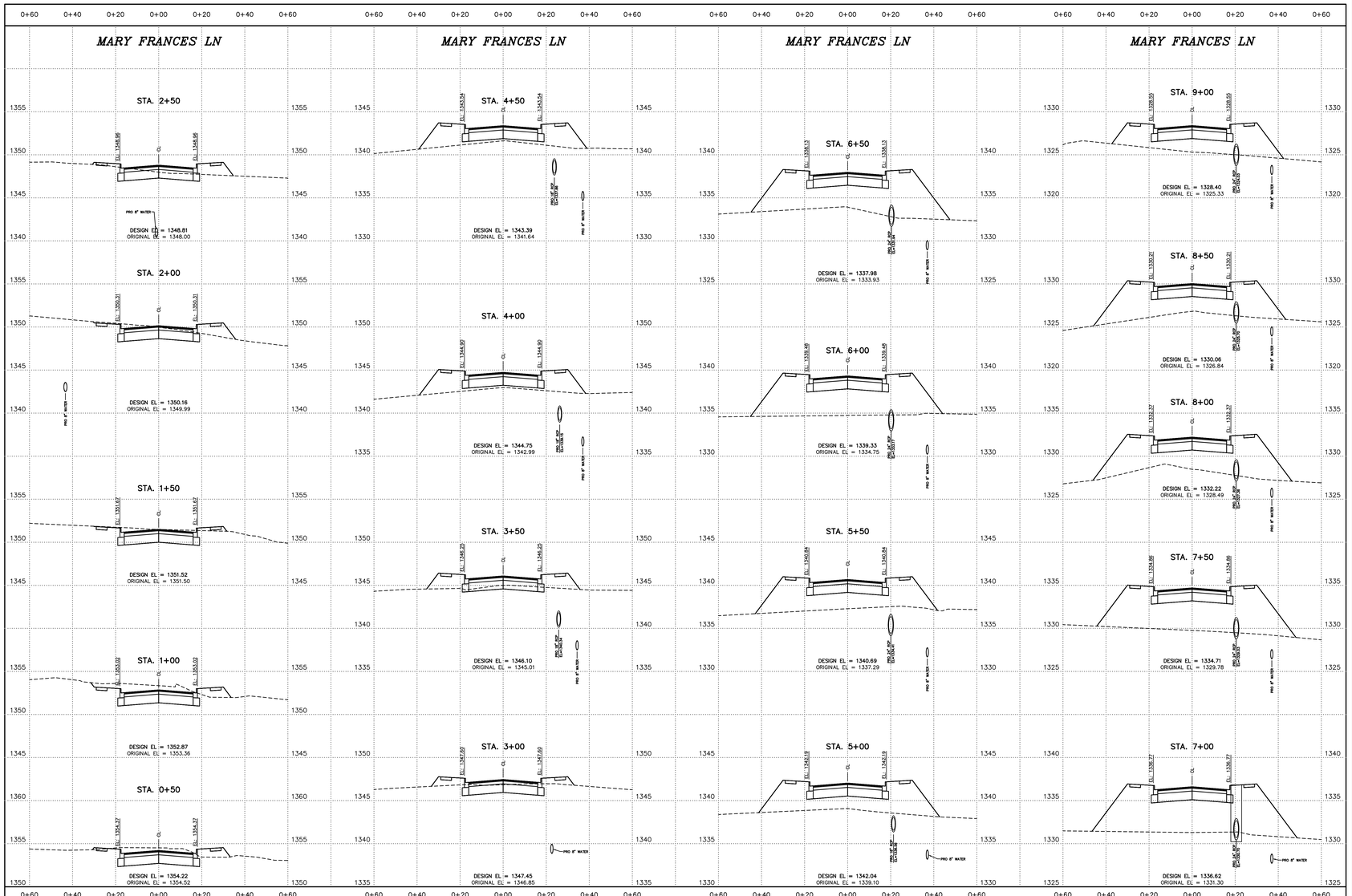




GRAPHIC REPRESENTATION ONLY

SCALE 1" = 20'

0 10' 20' 40'



MARLON BLACKWELL ARCHITECTS

412 EAST CENTER STREET
FAYETTEVILLE, AR 72701
T: (479) 973-2821

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1560 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
THOMAS J. SMITH, PE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON SMITH

UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER

SPRINGDALE, AR

DESIGN DEVELOPMENT

ISSUED	03/30/2023
PROJECT #:	2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, EQUIPMENT AND THE COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT: MARLON BLACKWELL ARCHITECTS, 2022

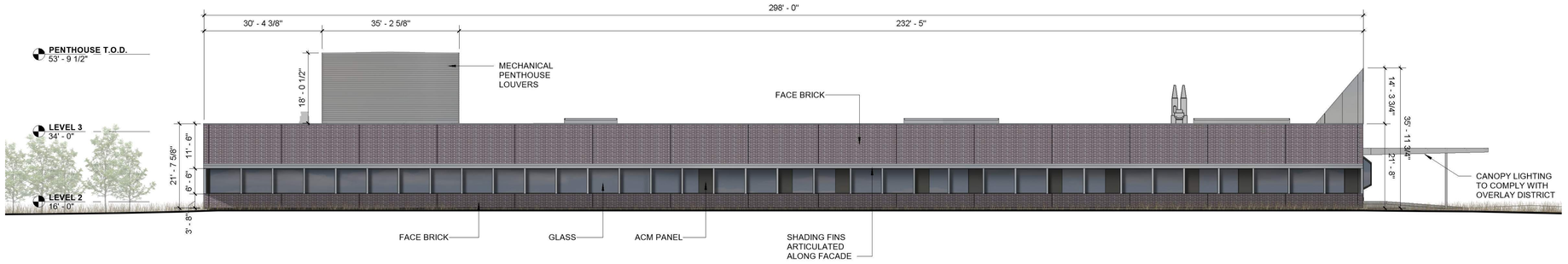
STREET CROSS SECTIONS

REVISIONS

SHEET

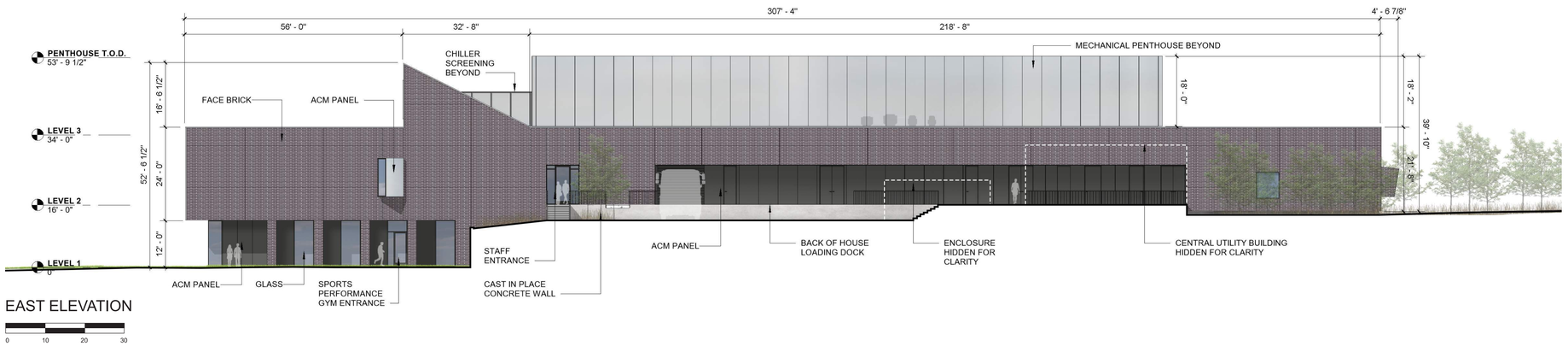
C014

3/30/2023 4:31:09 PM 21866 UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - 17 NOVEMBER, 2022



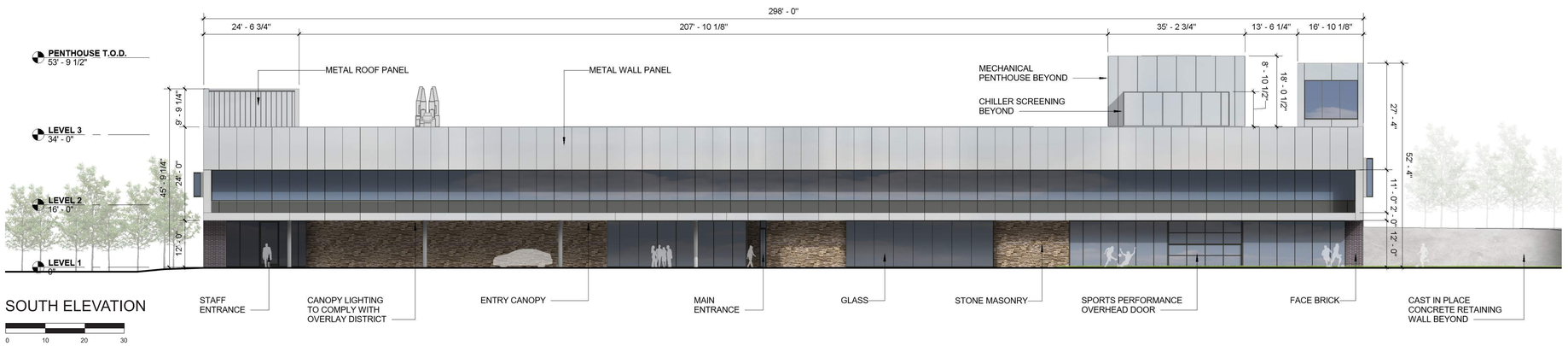
NORTH ELEVATION

0 10 20 30



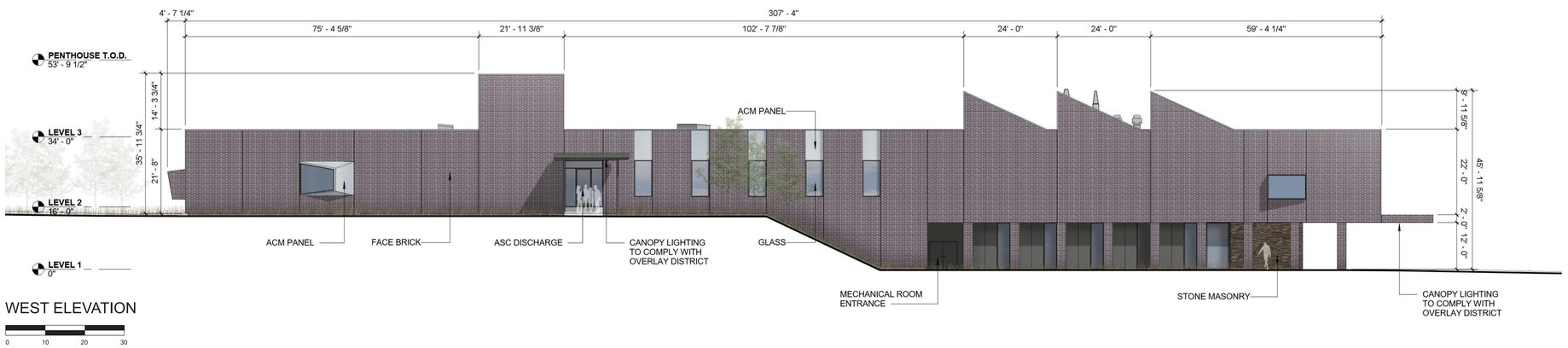
EAST ELEVATION

0 10 20 30



SOUTH ELEVATION

0 10 20 30



WEST ELEVATION

0 10 20 30

NORTH ELEVATION MATERIALS

FACE BRICK [ENDICOTT DARK IRONSPOT]	4,156 SF (85%)
ACM PANEL [ALUCOIL]	718 SF (15%)

EAST ELEVATION MATERIALS

FACE BRICK [ENDICOTT DARK IRONSPOT]	5,630 SF (77%)
ACM PANEL [ALUCOIL]	1,729 SF (23%)

SOUTH ELEVATION MATERIALS

FACE BRICK [ENDICOTT DARK IRONSPOT]	124 SF (2%)
ACM PANEL [ALUCOIL]	4,800 SF (75%)
STONE MASONRY [LOCAL QUARRY]	1,518 SF (23%)

SOUTH ELEVATION MATERIALS

FACE BRICK [ENDICOTT DARK IRONSPOT]	7,529 SF (89%)
ACM PANEL [ALUCOIL]	888 SF (10%)
STONE MASONRY [LOCAL QUARRY]	67 SF (1%)

TOTAL MATERIALS

FACE BRICK [ENDICOTT DARK IRONSPOT]	17,439 SF (64%)
ACM PANEL [ALUCOIL]	8,135 SF (30%)
STONE MASONRY [LOCAL QUARRY]	1,585 SF (6%)

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1825 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1500 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

REGISTERED ARCHITECT
JOSEPH M. MCCLURE
ARKANSAS
NOT FOR CONSTRUCTION
License Number C-1960
STATE OF ARKANSAS

UAMS NWA
ORTHOPEDIC AND SPORTS MEDICINE CENTER
SPRINGDALE, AR

ISSUED 3/23/2023
PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, EQUIPMENT AND LABOR FOR THE COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK REQUIRED BY THE CONTRACTOR SHALL BE PERFORMED AS IF REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE REASONABLY INTENDABLE FROM ONE ANOTHER BUT NOTHING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2022

BUILDING ELEVATIONS

REVISIONS

SHEET
LSD-01

3/1/2023 9:27:20 AM 2102 - UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - SITE DEMOLITION PACKAGE - 11/17/2022

MARLON BLACKWELL ARCHITECTS

42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

ASSOCIATE ARCHITECT:
DSC ARCHITECTS
7121 CROSSROADS BLVD
BRENTWOOD, TN 37027
P: (615) 726-0010

CIVIL ENGINEER:
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD
SPRINGDALE, AR 72765
P: (479) 751-8733

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1825 SAN JACINTO, STE 400
DALLAS, TX 75201
P: (214) 871-7900

STRUCTURAL ENGINEER:
ENGINEERING CONSULTANTS, INC.
401 W CAPITOL AVE, STE 305
LITTLE ROCK, AR 72201
P: (501) 376-3752

MECHANICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

ELECTRICAL ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

PLUMBING ENGINEER:
CMTA, INC.
10411 MEETING STREET
PROSPECT, KY 40059
P: (502) 326-3085

LIGHTING DESIGNER:
TM LIGHT
11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
P: (646) 665-1045

MEDICAL EQUIPMENT:
COVALUS
901 MAIN STREET, SUITE 4100
DALLAS, TX 75202
P: (217) 932-0770

GEOTECHNICAL ENGINEER:
MCE
1500 E STEAMS STREET
FAYETTEVILLE, AR 72703
P: (479) 443-2377

CUP / ENCLOSURE NORTH ELEVATION

0 10 20 30

FACE BRICK [ENIDCOTT DARK IRONSPOT] 1,562 SF (100%)

CUP / ENCLOSURE EAST ELEVATION

0 10 20 30

FACE BRICK [ENIDCOTT DARK IRONSPOT] 1,020 SF (100%)

CUP / ENCLOSURE SOUTH ELEVATION

0 10 20 30

FACE BRICK [ENIDCOTT DARK IRONSPOT] 1,073 SF (100%)

REGISTERED ARCHITECT
MARLON D. BLACKWELL
NOT FOR CONSTRUCTION
License Number C-760
STATE OF ARKANSAS

UAMS NWA
ORTHOPEDIC AND
SPORTS MEDICINE
CENTER
SPRINGDALE, AR

ISSUED 3/23/2023
PROJECT #: 2102

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, EQUIPMENT AND LABOR FOR THE COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2022

ENCLOSURE
ELEVATIONS

REVISIONS

SHEET
LSD-02

2102 - UAMS NWA ORTHOPEDIC AND SPORTS MEDICINE CENTER - SITE DEMOLITION PACKAGE - 11/17/2022

3/17/2023 9:27:20 AM

UAMS HEALTH NWA
ORTHOPAEDICS & SPORTS MEDICINE

MARLON BLACKWELL ARCHITECTS
with DAVIS STOKES COLLABORATIVE
and TALLEY ASSOCIATES

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT
MARCH 23, 2023

BUILDING ARRIVAL - SOUTHWEST CORNER



NORTHWEST CORNER FROM WATKINS AVENUE



SPORTS PERFORMANCE FIELDS - SOUTHEAST CORNER



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 2, 2023

Date Accepted as Complete: March 23, 2023 Project Number: B23-35

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ____X____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: ESI - Brandon Rush, PE	Name: University of Arkansas System
E-mail: brush@engineeringservices.com	E-mail: n/a
Address: 1207 S. Old Missouri Rd Springdale, AR 72764	Address: 2404 North University Avenue Little Rock, Arkansas 72207
Phone: (479) 751-8733	Phone: 501-686-2500
Site/ Location: 5231 Watkins Ave	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-29107-331	Rezone required: No
	Total Acreage: 31.2 ac

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☒ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

☐ **STRUCTURE BACK AND SIDES**
- ☐ Minimum setback according to zoning district requirements
- ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan

☒ **PEDESTRIAN FLOW**
- ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
- ☒ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
- ☒ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
- ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
- ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort

☒ **CENTRAL FEATURES AND COMMUNITY SPACES**
- ☐ Provision of at least 2 central features
- ☒ Direct access to public sidewalk network

☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
- ☐ Use of similar building materials
- ☐ Use of similar architectural styles or theme

☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
- ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
- ☐ Incorporated into the overall design of the building
- ☐ Screening material similar to principal materials of the building and landscape
- ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
- ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use

☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
- ☐ Minimum 3' depth
- ☐ Minimum of 20 contiguous feet within each 100' of façade length
- ☐ Extends 20% of the façade

☐ **DETAIL FEATURES**
- ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
- ☐ At least one element repeating horizontally
- ☐ Elements repeat at intervals of more than 30' horizontally or vertically
- ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)

☒ **ROOFS** – change in height every 100 liner feet in building length

☐ **MATERIALS AND COLORS**
- ☐ Predominate exterior materials high quality materials
- ☐ Façade color – low reflectance, subtle, neutral or earth tone

☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☒ Entryway landscaping
- ☒ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☒ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

See attached

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

See attached

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

See attached

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

See attached

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) Digitally signed by: Brandon J. Rush

on behalf of University of

Arkansas System

DATE: 3/2/2023

Variance Section: Entrances

Variance requested: (attach visual representation of request)

Provide only one customer entrance, not facing public right-of-way.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

This project technically fronts three public streets – Gene George Boulevard, Watkins Avenue, and Mary Frances Drive (future). The intent explicitly mentions “large retail buildings” and “departments in a store”, which is not applicable. The proposal is for a controlled access facility for care and rehabilitation in a private campus-type environment. This is not a development “customers” will walk or bike up to the front door, it will not have “walk-in” traffic. Rather, the proposal was designed to work with with the existing site topography to create an arrival experience that will give the user a sense of place upon arrival at the front door.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Requirement intent is for easy customer access to large retail buildings, which does not apply to this development.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Requirement intent is for easy customer access to large retail buildings, which does not apply to this development.

Variance Section: Pedestrian Flow

Variance requested: (attach visual representation of request)

No sidewalk access to the main entrance from public right-of-way

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

The proposal is for a controlled access facility for care and rehabilitation in a private campus-type environment. This is not a development “customers” will walk or bike up to the front door, it will not have “walk-in” traffic. Rather, the proposal was designed to work with the existing site topography to create an arrival experience that will give the user a sense of place upon arrival at the front door. Due to the status of the visitors, many will need to drive right up to the front door.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Constructing a long sidewalk of little use will violate the private and secluded nature of this property, which was selected partially to provide a recuperative experience. It will give the public access to private areas of the facility, including the sports performance field. Excluding the sidewalk will also prevent crowds from Arvest Ballpark from possibly trying to access the facility during fireworks nights or concerts.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Requirement encourages pedestrian access but this facility by nature will be a private campus with vehicular access a must for most visitors.

Variance Section: Central Features and Community Spaces

Variance requested: (attach visual representation of request)

No sidewalk access to the main entrance from public right-of-way (same as pedestrian flow)

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

same as pedestrian flow

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

same as pedestrian flow

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

same as pedestrian flow

Variance Section: Roofs

Variance requested: (attach visual representation of request)

Request to provide no roof breaks in the building facades

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

An award winning design team, led by Marlon Blackwell Architects (MBA) of Fayetteville, Arkansas, was assembled to design a destination healthcare facility in Northwest Arkansas for the state's flagship academic health system. MBA has earned an international design reputation through recognition of its work in many publications and in receiving more than 160 design awards, including 20 National American Institute of Architects Awards. The proposal is for a low-slung building that is highlighted by several feature elements on each façade, creating a dynamic view of the building from each side independent of the roof elevation.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance will allow UAMS to use their property as they desire – to create a destination healthcare facility. MBA has been recognized locally, nationally, and internationally for the quality of their work and place-based approach.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Stated intent of the *Commercial Design Standards* is to "foster the use and development of land in an orderly manner … with special consideration given to the appearance of the community as a result of such development", the proposal clearly meets the intent of the Commercial Design Standards, as it will soon bring a world-class destination for care in its field to the Springdale Care Corridor. The nationally renowned design team has produced a design that UAMS and Springdale will be proud to show off in the coming years, bringing top-quality jobs and providing world-class care. This project is the definition of quality development.

Variance Section: Landscaping

Variance requested: (attach visual representation of request)

Request to provide long landscaped breaks between rows instead of typical parking lot islands.

Request to cluster entryway landscaping in focal areas

Request to shift locations of foundation landscaping.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

UAMS' desired design intent, *machine in the garden,* presents a higher-quality landscape but does not fit the letter of the *Commercial Design Standards.*

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance will allow UAMS to use their property as they desire – to create a destination healthcare facility with equivalent landscape counts used in a cohesive way.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Provides equivalent or greater landscaping counts

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-35

March 2, 2023

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Large Scale Development & Variance Transmittal Letter
UAMS NWA Orthopedic and Sports Medicine Center
5231 Watkins Avenue
Springdale, AR

City of Springdale Planning Staff:

On behalf of our client, we hereby submit plans for the proposed UAMS NWA Orthopedic and Sports Medicine Center on Watkins Avenue in Springdale. The proposal will bring a world-class destination in the fields of orthopedics and sports medicine to Northwest Arkansas and the Springdale Care Corridor. With this letter, please find enclosed:

- Site, grading, planting, utility and photometric plans
- LSD Application,
- Architectural elevations and renderings,
- Drainage report,
- Authorization of Representation,
- Copy of warranty deed,
- Certified List of Adjacent Property Owners,
- Variance application,
- Waiver of Master Street Plan Improvements for Mary Frances Drive, and
- Waiver of Master Street Plan Improvements for Watkins Avenue

The $575 review fee check was dropped off this morning. We look forward to working with you to make this project a success.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Enclosures

Brandon Rush, PE

cc Katie Hollingshead, PE, CFM (City of Springdale Engineering Dept, via email)
Nick Thorn, AIA (Marlon Blackwell Architects, via email)
Jason Appel, PE and Noah Geels (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21966 UAMS Health\03 Pre-Construction Plan Submittals\03-02-2023 Submittal #1\Transmittal Letter.docx

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-35

November 8, 2022

City of Springdale
Planning & Community Development Division
206 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
UAMS Orthopedic and Sports Medicine Center
5231 Watkins Avenue
Springdale, AR

To whom it may concern:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-29107-201
ARKANSAS CHILDREN'S NORTHWEST INC
1 CHILDREN'S WAY
LITTLE ROCK, AR 72202-3591

815-29107-170, 815-29107-350, 815-29107-310
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

815-29107-320
MOTAH LLC
200 S 7TH
FORT SMITH, AR 72901

815-29107-380
USABLE CORPORATION
ATTN: KEN PEARSON
601 S GAINS ST
LITTLE ROCK, AR 72201

815-29107-430
JHT LLC AN ARKANSAS LIMITED LIABILITY CMPANY
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765-2020

815-30839-002
CHILDREN'S SAFETY CENTER INC
614 E EMMA AVE STE 200
SPRINGDALE, AR 72764

815-30838-000
CITY OF SPRINGDALE
201 N SPRING ST
SPRINGDALE, AR 72764

815-29107-330
CLAYPOOL FARM LLC
PO BOX 4034
FAYETTEVILLE, AR 72702-4034

815-29107-360
MILANOV, TRAYAN K & MILANOVA, TSVETOMIRA V
7060 ZAN LOOP
SPRINGDALE, AR 72762

Very truly yours,

Rodney Woods, P.S.

Z:\Engineers\00 - Engineer Projects\21966 UAMS Health\03 Pre-Construction Plan Submittals\12-1-2022 Submittal #1\CLAPO.docx

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

W23-10

March 2, 2023

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
128 Spring Street
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov

Re: Waiver Request of Master Street Plan Improvements for Watkins Avenue
UAMS NWA Orthopedic and Sports Medicine Center
Watkins Avenue
Springdale, AR

Katie:

On behalf of our client, we hereby request a waiver of the City of Springdale Code of Ordinances, Chapter 110, Art. V., Section 110-111(a) for the referenced project. The proposed project fronts Watkins Avenue, listed as a Minor Collector on the current City of Springdale Master Street Plan. As you are aware, the City of Springdale is currently undertaking design of improvements to Watkins Avenue under the 2018 Bond Program, in part to encourage economic development along this corridor, such as the proposed project. Therefore, the Owner/Developer requests a waiver of master street plan improvements in exchange for dedication of any necessary right-of-way or easements needed to construct the Watkins Avenue Improvements project.

We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

cc Debbie Pounders and Sarah Curry (City of Springdale Planning, via email)
Nick Thorn, AIA (Marlon Blackwell Architects, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21966 UAMS Health\03 Pre-Construction Plan Submittals\03-02-2023 Submittal #1\Watkins Avenue Waiver Request.docx

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 10'
0 5' 10' 20'

18" RCP
24" RCP
OHU
SS
W
R/W

JB-1
4' JUNCTION BOX
RIM:1340.07
INV 18" IN(E)=1336.60
INV 24" OUT(S)=1333.43

CI-1
4' CURB INLET W/8' EXT & 4' EXT
RIM:1340.05
INV 18" IN(E)=1336.84
INV 18" OUT(W)=1336.74

CI-2
4' CURB INLET W/8' EXT
RIM:1341.00
INV 18" IN(E)=1337.54
INV 18" OUT(W)=1337.44

WATKINS AVE
MINOR COLLECTOR
(60' R.O.W. PER M.S.P.)

EXISTING 24" FES
TO BE REMOVED
FL: 1333.83

EXISTING 24" FES
TO BE REMOVED
FL: 1333.78

EXISTING FENCE TO BE REMOVED
AS PART OF L23-27

10' CONCRETE TRAIL

PROPOSED ADA RAMP

PROPOSED LIGHT
POLE
N: 672408.03
E: 665783.66

PROPOSED 30' OF 24"
RCP DOUBLE RUN

PROPOSED 24" FES
TO BE INSTALLED
FL:1333

PROPOSED GRADING BY
UAMS. COORDINATE
WITH CONTRACTOR.
FIELD VERIFY ANY
LOCATIONS UNDER
CONSTRUCTION PRIOR
TO BEGINNING WORK.

1340.99
1341.20
1341.35
1342.18
1342.45
1342.60

PROPOSED LIGHT
POLE RELOCATION
N: 672418.97
E: 665861.09

PROPOSED R.O.W.

PROPOSED LIGHT POLE BY
18BPS15 TO BE RELOCATED

PRIVATE DRIVE

MONUMENT SIGN

1340
1339
1338
1337
1336
1335
1333
1332
1330
1327
1325
1323

ESI
ENGINEERING SERVICES INC.
3701 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

W23-10

PRIVATE DRIVEWAY EXHIBIT

UAMS OSMC
5231 WATKINS AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/23/2023 3:14 PM

SCALE: 1" = 10'
DATE: Mar 23, 2023
ENGINEER: TJA
DRAWN BY: CAS
W.O. #: 21966

1

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 10'
0 5' 10' 20'

WATKINS AVE
MINOR COLLECTOR
(60' R.O.W. PER M.S.P.)

MARY FRANCES LANE
MINOR COLLECTOR
60' ROW

18" RCP
PROPOSED CURB & GUTTER
10' CONCRETE TRAIL
PROPOSED ADA RAMP
PROPOSED R.O.W.
PROPOSED LIGHT POLE
N: 672389.82
E: 666203.76
EXISTING FENCE TO BE REMOVED AS PART OF L23-27
PROPOSED STOP SIGN
EXISTING ARDOT R.O.W.
PROPOSED GRADING BY UAMS. COORDINATE WITH CONTRACTOR. FIELD VERIFY ANY LOCATIONS UNDER CONSTRUCTION PRIOR TO BEGINNING WORK.

CI-4
4' CURB INLET W/8' EXT
RIM: 1355.96
INV 18" IN(E)=1351.46
INV 18" OUT(W)=1351.36

1353.71
1354.29
1353.90
1354.45
1354.10
1354.60

ENGINEERING SERVICES INC.
1703 E. ROBINSON AVENUE
SPRINGDALE, ARKANSAS 72764

W23-10

MARY FRANCES LANE DRIVEWAY EXHIBIT

UAMS OSMC
5231 WATKINS AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/23/2023 3:34 PM
C:\ESI\21966 UAMS OSMC\DWG\21966.dwg

SCALE: 1" = 10'
DATE: Mar 23, 2023
ENGINEER: TJA
DRAWN BY: CAS
W.O. #: 21966

2

RIGHT-OF-WAY EASEMENT

PARCEL NO. 815-29107-331

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of $1.00 and other valuable considerations to the undersigned, **University of Arkansas Board of Trustees,** paid the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL and CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns forever, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

Property Description

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2" CAPPED REBAR PLS #1826 MARKING THE SOUTHEAST CORNER OF SAID FORTY-ACRE TRACT; THENCE RUNNING ALONG THE SOUTH LINE OF SAID FORTY-ACRE TRACT N87°21'29"W, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 56TH STREET, AT A DISTANCE OF 1275.21 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1319.93 FEET TO THE SOUTHWEST CORNER OF SAID FORTY-ACRE TRACT; THENCE ALONG THE WEST LINE OF SAID FORTY-ACRE TRACT N02°26'58"E 398.53 FEET; THENCE LEAVING SAID WEST LINE S87°21'21"E, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF SOUTH 56TH STREET, AT A DISTANCE OF 42.30 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 392.44 FEET TO A SET 1/2" REBAR; THENCE N02°26'07"E 726.74 FEET TO A SET 1/2" REBAR; THENCE S87°21'24"E 95.00 FEET TO A SET 1/2" REBAR; THENCE N02°38'36"E 196.35 FEET TO THE NORTH LINE OF SAID FORTY-ACRE TRACT, AND RUNNING ALONG SAID NORTH LINE S87°21'22"E 613.16 FEET TO A FOUND 5/8" REBAR WITH ORANGE CAP; THENCE LEAVING SAID NORTH LINE S02°21'47"W 20.70 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF WATKINS AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE S85°51'31"E 149.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE S87°46'05"E 68.49 FEET TO A

SET 1/2" CAPPED REBAR PLS #1826; THENCE LEAVING SAID RIGHT-OF-WAY S02°25'29"W 1297.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 31.178 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED TRACTS OR PARCELS BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 21-1144, BEARING AN EFFECTIVE DATE AND TIME OF JUNE 06, 2021 AT 7:00 AM

Permanent Street Right-of-Way Description

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND ALSO BEING DESCRIBED AS A PART OF ADJUSTED PARCEL #815-29107-330 AS SHOWN ON AN INFORMAL PLAT RECORDED AS PLAT FILE 24-342 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 9, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE N02°25'29"E A DISTANCE OF 1297.46 FEET TO A FOUND IRON PIN WITH CAP “AR PLS 1659 AR PLS 1826”; THENCE N87°46'05"W A DISTANCE OF 68.49 FEET TO A FOUND AHTD MONUMENT; THENCE N85°51'31"W A DISTANCE OF 149.84 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND AHTD MONUMENT; THENCE N87°41'19"W A DISTANCE OF 613.27 FEET; THENCE N02°38'36"E A DISTANCE OF 24.26 FEET; THENCE S87°21'22"E A DISTANCE OF 613.16 FEET TO A FOUND IRON PIN; THENCE S02°21'47"W A DISTANCE OF 20.70 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.32 ACRES (13,785 SQUARE FEET), THE SIDELINES OF SAID RIGHT-OF-WAY DEDICATION BEING EXTENDED OR SHORTENED TO MEET GRANTOR’S PROPERTY.

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

TO HAVE AND TO HOLD the same unto the said City of Springdale, Arkansas, and to its successors and assigns forever.

WITNESS the execution hereof this the ____day of_____, 20___.

Grantor: **University of Arkansas Board of Trustees**

_____
SIGNATURE

_____
PRINT NAME/TITLE

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF _____

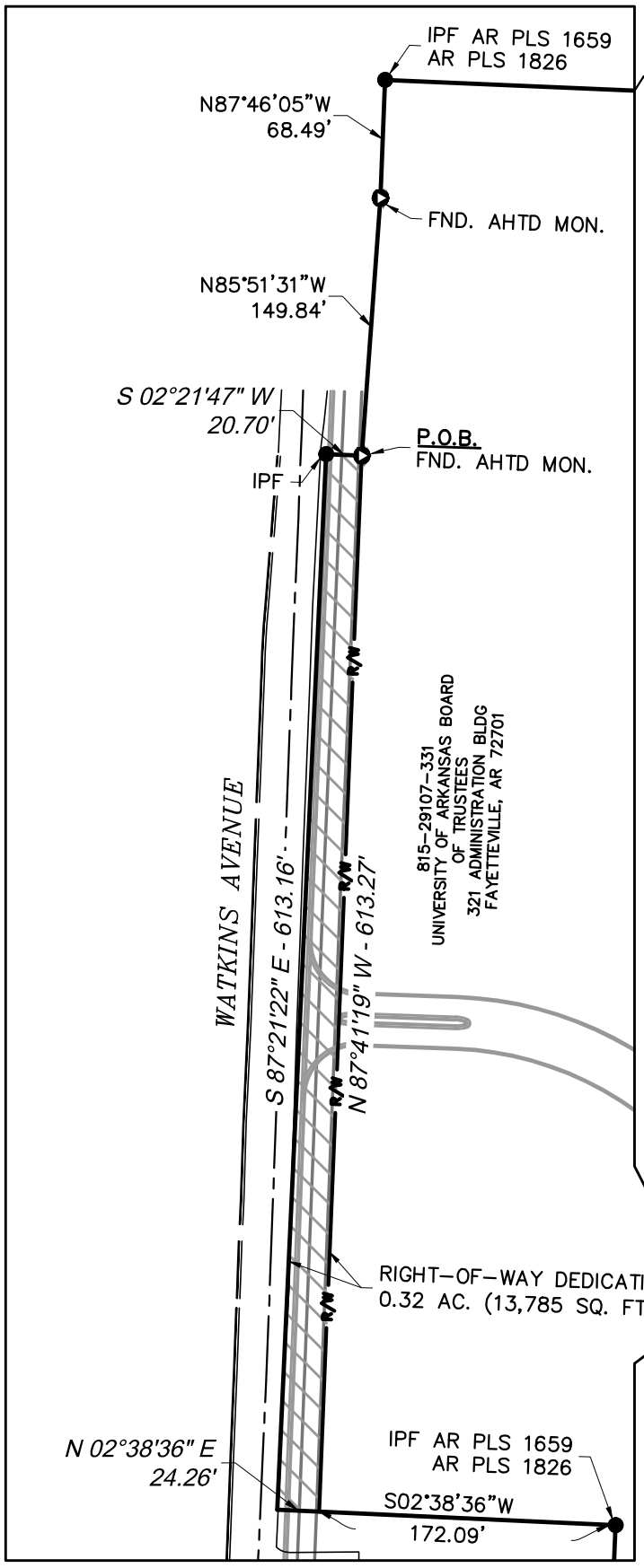
BE IT REMEMBER, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared_____, who acknowledged that he (she) is duly authorized to execute the foregoing instrument for the above described GRANTOR, and further stated and acknowledged that he (she) has executed the same for the consideration and purpose therein mentioned and set forth.

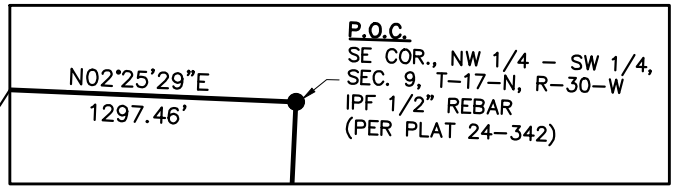
WITNESS my hand and seal on this ____day of _____, 20___.

_____
Notary Public

My commission expires_____

W23-10

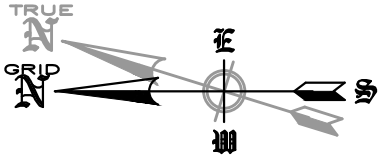




RIGHT-OF-WAY DESCRIPTION:

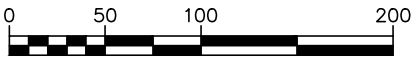
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND ALSO BEING DESCRIBED AS A PART OF ADJUSTED PARCEL #815-29107-330 AS SHOWN ON AN INFORMAL PLAT RECORDED AS PLAT FILE 24-342 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 9, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE N02°25'29"E A DISTANCE OF 1297.46 FEET TO A FOUND IRON PIN WITH CAP "AR PLS 1659 AR PLS 1826"; THENCE N87°46'05"W A DISTANCE OF 68.49 FEET TO A FOUND AHTD MONUMENT; THENCE N85°51'31"W A DISTANCE OF 149.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND AHTD MONUMENT; THENCE N87°41'19"W A DISTANCE OF 613.27 FEET; THENCE N02°38'36"E A DISTANCE OF 24.26 FEET; THENCE S87°21'22"E A DISTANCE OF 613.16 FEET TO A FOUND IRON PIN; THENCE S02°21'47"W A DISTANCE OF 20.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES (13,785 SQUARE FEET), THE SIDELINES OF SAID RIGHT-OF-WAY DEDICATION BEING EXTENDED OR SHORTENED TO MEET GRANTOR'S PROPERTY.



GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
INFORMAL PLAT RECORDED AS PLAT FILE 24-342 OF THE WASHINGTON COUNTY RECORDS



SCALE 1"= 100'

EXHIBIT

RIGHT-OF-WAY DEDICATION

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=100'	DATE: March 23, 2023	DRAWN BY: KND

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2023, ENGINEERING SERVICES, INC. 3/23/2023 10:56 AM
Z:\LSD\21966 UAMS\RIGHT OF WAY DEDICATION\21966 ROW EASEMENT.dwg

W.O.# 21966 | SHEET 1

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

W23-11

March 2, 2023

City of Springdale
Katie E. Hollingshead, P.E., CFM
Engineering Department
128 Spring Street
Springdale, Arkansas 72764

Via email: khollingshead@springdalear.gov

Re: Waiver Request of Master Street Plan Improvements for Mary Frances Drive
UAMS NWA Orthopedic and Sports Medicine Center
Watkins Avenue
Springdale, AR

Katie:

On behalf of the Owner/Developer, we hereby request a waiver of the *City of Springdale Code of Ordinances*, Chapter 110, Art. V., Section 110-111(a) for the referenced project. As part of the project, the Owner/Developer has committed to constructing a full street section for Mary Frances Drive, listed as a Minor Collector on the current *City of Springdale Master Street Plan*, from Watkins Avenue along the development's frontage. However, by the development's nature, the proposed UAMS NWA Orthopedic and Sports Medicine Center is not anticipated to be a significant generator of pedestrian traffic. Therefore, the Owner/Developer requests a waiver of constructing sidewalks on either side of Mary Frances Drive, except as shown on the plans.

As you are aware, the City of Springdale is currently undertaking design of improvements to Watkins Avenue that will provide pedestrian and trail user traffic across the development. **Therefore, the Owner/Developer requests a waiver of the referenced master street plan improvement (sidewalks) in exchange for construction of a full master street plan section and dedication of any necessary right-of-way or easements needed to construct the Watkins Avenue project.**

We appreciate your consideration and are happy to discuss this request at your convenience.

Very truly yours,

Digitally signed by:
Brandon J. Rush

Brandon Rush, PE

cc Debbie Pounders and Sarah Curry (City of Springdale Planning, via email)
Nick Thorn, AIA (Marlon Blackwell Architects, via email)
Jason Appel, PE (ESI, via email)

Z:\Engineers\00 - Engineer Projects\21966 UAMS Health\03 Pre-Construction Plan Submittals\03-02-2023 Submittal #1\Mary Frances Drive Waiver Request.docx



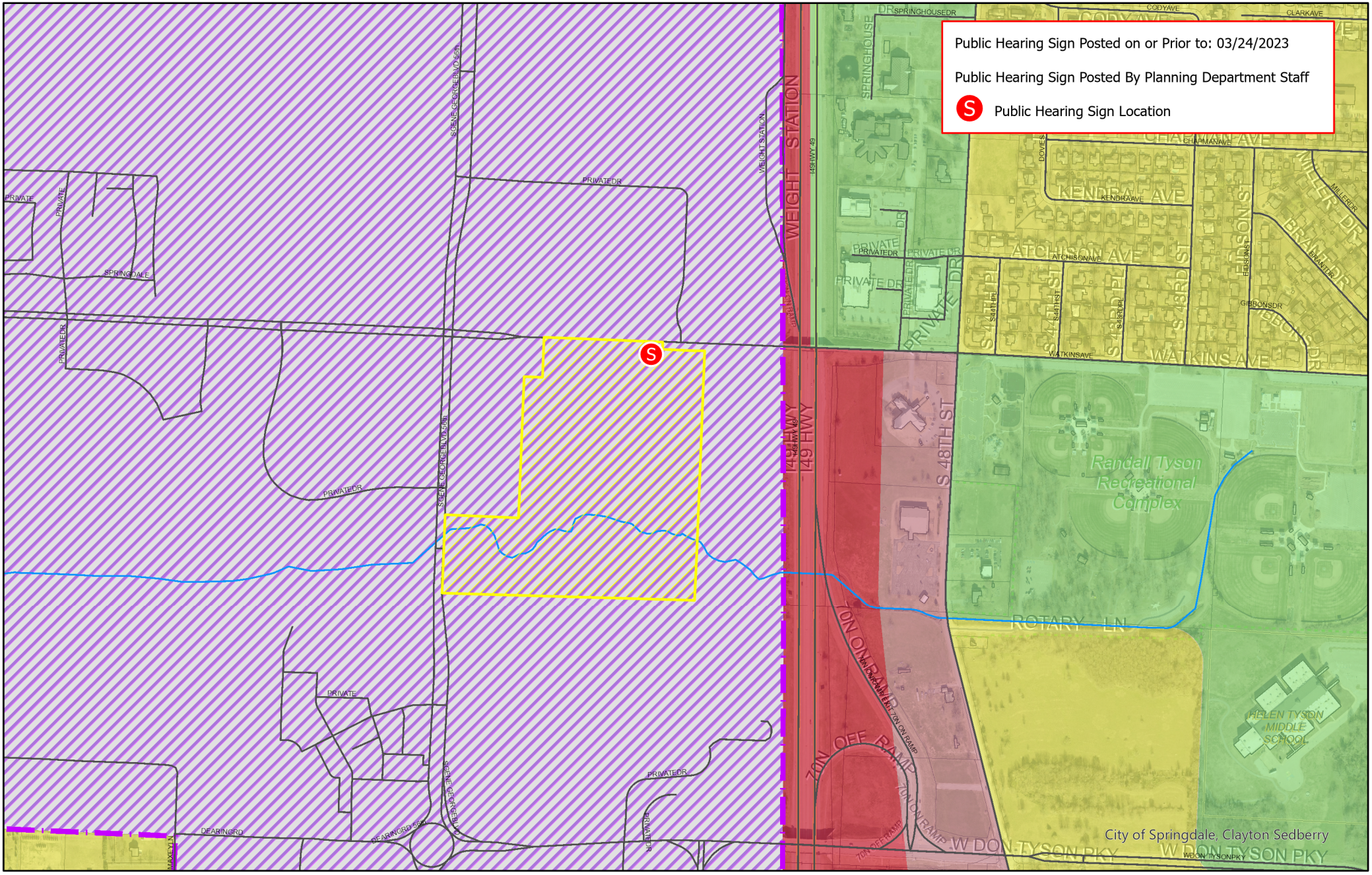
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-35, W23-10, W23-11
APPLICANT: University of Arkansas (UAMS)
REQUEST: Variance for Commercial Design Standards
Waiver for Street Improvements for
Watkins Avenue and Mary Francis Drive

SPRINGDALE™
WE'RE MAKING IT HAPPEN



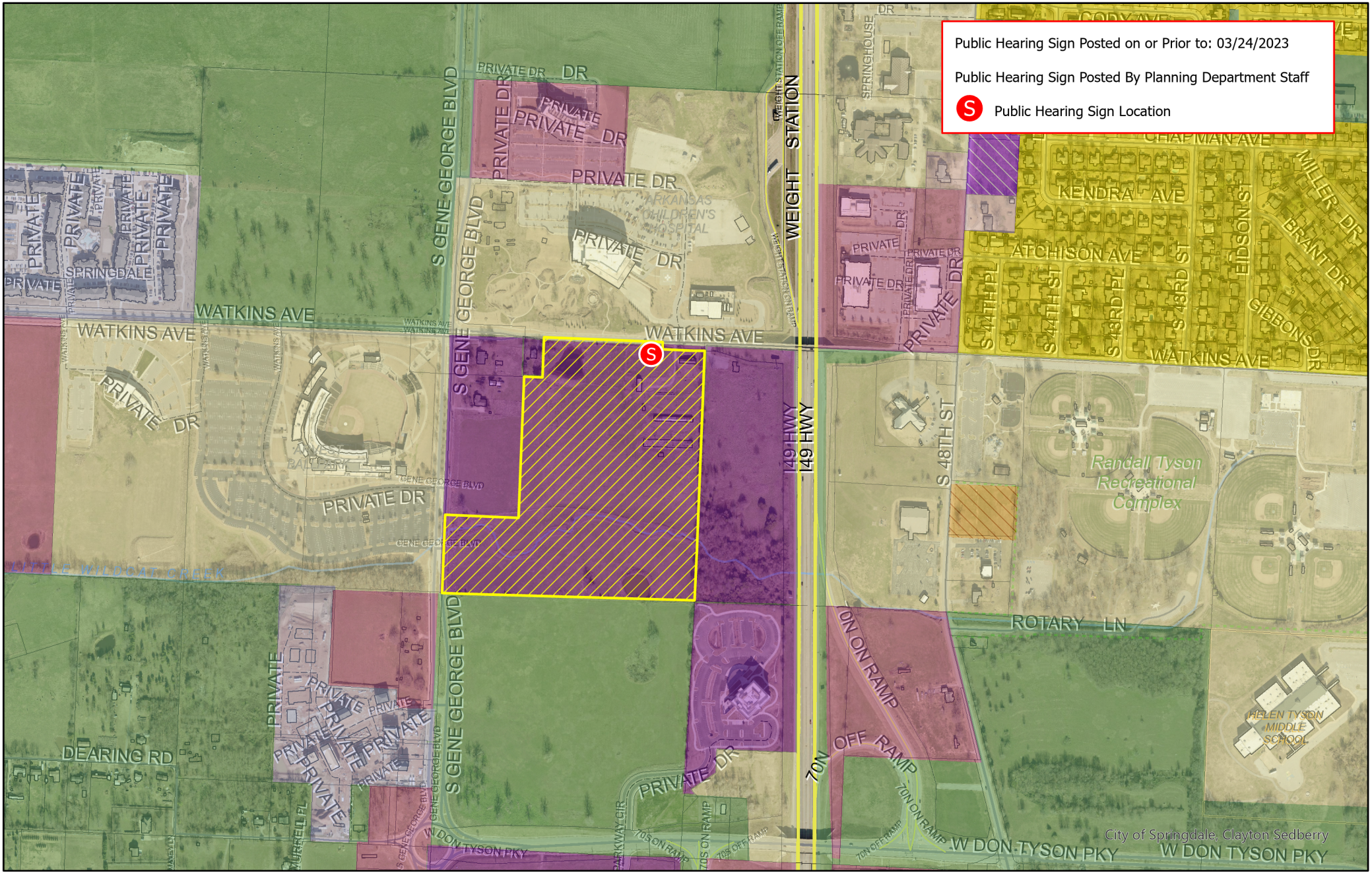
Planning Commission Meeting
April 4, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: B23-35, W23-10, W23-11
APPLICANT: University of Arkansas (UAMS)
REQUEST: Variance for Commercial Design Standards
Waiver for Street Improvements for
Watkins Avenue and Mary Francis Drive

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.03 0.05 0.1 0.15 0.2

N

PROJECT: B23-35, W23-10, W23-11
APPLICANT: University of Arkansas (UAMS)
REQUEST: Variance for Commercial Design Standards
Waiver for Street Improvements for
Watkins Avenue and Mary Francis Drive

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Planning and Community Development Division
City of Springdale

Memo

To: **Planning Commission**

From: **Staff**

Date: **April 4, 2023**

RE: **L23-28** **Large-Scale Development** **Manhattan Road & Bridge**

Planning Comments:

1. This Large-Scale Development Plan has been given the number L23-28. This number should be placed on the plat and all future correspondence and plats pertaining to this large-scale development (standard comment).
2. Submit PDF files at time of resubmission. (Standard comment)
3. A written response to all comments is required with resubmission. (Standard comment)
4. On the cover page, please list/display all associated deviations/variances/waivers by their Springdale Planning Department project number (standard comment).
5. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
6. Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting or may be submitted at the meeting.
7. All drives and parking areas are required to be paved.
    a. Variance B22-75 approved by Planning Commission.
8. All open storage areas must be screened with an 8' opaque screening fence.
    a. Variance requested
9. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
    a. Variance requested
10. Perimeter landscaping is required in accordance with Chapter 56.
    a. Variance requested
11. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
12. This development must comply with the City of Springdale Commercial Design Standards or a variance is required (standard comment).
13. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or

telecommunications companies shall be placed underground. Excluding 12Kv and above (standard comment).

Building & Fire Comments:

No Comments.

Engineering Summary:

Reviewed by Steve Hatfield and Katie Hollingshead, PE on 3/30/2023

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- **Show trickle channel in pond *(waiver requested).***

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - **Apply for Grading Permit, submit the following:**
      - **Grading Permit application.**
      - **SWPPP.**
      - **Notice of Coverage.**
      - **Fee.**
      - **Proposed Truck Route for construction vehicles.**
      -

3. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
  - **Street improvements are required on Jefferson *(waiver requested).***

4. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
  - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
    - **This note is left in place throughout the design process to ensure that access is maintained.**

LARGE SCALE APPLICATION

STAFF USE ONLY

Date Application Submitted: March 2, 2023 Payment Method: _____

Date Accepted as Complete: March 24, 2023 Project Number: L23-28

Must meet the below criteria for a Large Scale Submittal:

- ❑ Pre-application meeting held with Springdale Planning Department. Date: 02-14-2023
- ❑ Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.

  (Notice to all adjacent property owners must be sent by certified mail, return receipt requested at the time of resubmission. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, shall be submitted. Please return white mail receipts and affidavit to the Planning Office. Green return cards must be submitted to the Planning Office prior to the Planning Commission meeting.)
- ❑ Submit three (3) hard copies and one pdf of plans as well as SWPPP/Drainage Docs
- ❑ Submit complete architectural elevations. (If Applicable)
- ❑ Submit a copy of the warranty deed showing ownership of property.
- ❑ Submit a unified lighting plan in pdf format. (If Applicable)
- ❑ Submit the approved authorization of representation form, if property owner will represented by anyone other than themselves.
- ❑ Submit the $500.00 review fee

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Applicant _____ Representative

Applicant (person making request)

Name: Jorge Du Quesne

E-mail: Jorge@blewinc.com

Address: 5102 S Pinnacle Hills Pkwy
Rogers, AR 72758

Phone: (479) 443-4506

Site/ Location: E Randall Wobbe Ln

Assessor's Parcel Number(s): 815-28678-008

Development Point of Contact for Question & Staff Reviews

Name: Jorge Du Quesne

E-mail: Jorge@blewinc.com

Address: 5102 S Pinnacle Hills Pkwy
Rogers, AR 72758

Phone: (479) 443-4506

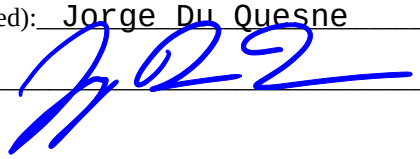
Current Zoning District: I-1

Rezone required: No

Total Acreage: 3.24

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, 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 application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name (printed): Jorge Du Quesne Date: 03-02-2023

Signature: 

Staff Notes:

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Pre-Application Meeting Notes

Please include this document with the project's Large Scale Development or Non Large Scale Development application.

Names of all persons present at pre-application meeting: Patsy Christie, Rick Barry, Katie Hollingshead, Sharon Tromburg, Ron Hritz, Jorge Du Quesne, Jason Teague
Name of main point of contact for project: Jorge Du Quesne
Parcel Number(s): 815-28678-008
Acreage of the proposed development: 3.24
Type of project: Gravel Laydown Area and Vehicle Parking
When is the intended application date? March 2nd, 2023
Per the date above, the earliest Planning Commission meeting date would be: Calendar is Unavailable Online

Is there a street address? If not, please complete the 911 Address Assignment form on the City of Springdale's GIS Department website.
No buildings will be located one the site

Is this proposal in a commercial zone? If yes, Commercial Design Standards will need to be met.
No

Is this project located in the Downtown Form-Based Code District or S.E.E.D. Districts? If yes, the Form-Based Code rules will apply.
No

Does this project involve a multifamily structure? If yes, Multifamily Design Standards will apply.
No

All projects must meet the requirements of the Drainage Criteria Manual.
Understood

Are you intending to bond for any aspects of this project? (landscaping, sidewalks, etc)
No

Is there a prepared photometric plan?
No

Is there a prepared landscaping plan featuring perimeter and frontage landscaping?
Yes

Based upon this discussion, what variances/waivers will be required?
Waiver for the trickle channel, waiver for street improvements along Jefferson, variance for screening of sides and along Jefferson.

Please state all of the Fire Code issues mentioned.
None, Fire was not present for this meeting

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

September 7, 2022

Manhattan Road & Bridge
Attn: Jason Teague
2667 N. Jefferson St
Springdale, AR 72764

RE: B22-75 Variance 2667 N. Jefferson St

At the September 6, 2022, meeting of the Springdale Planning Commission, your variance request for the paving requirement at the above location was approved.

Respectfully,

Rick Barry, Assistant Director
Planning and Community Development Division

Cc: File
Building Inspection

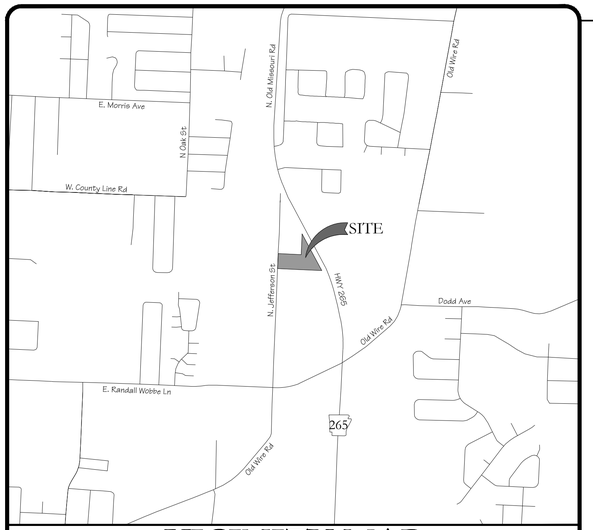
Patsy Christie Director
Planning and Community Development Division
(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72764

DEVELOPMENT PLANS For:

Manhattan Road & Bridge

N. Jefferson St

Springdale, Arkansas



VICINITY MAP
N.T.S.

General Notes:

- A minimum of forty eight (48) hours prior to any excavation or grading, Contractor shall contact the State One-Call system at 811to locate all underground utilities. The Contractor shall notify the Engineer of Record immediately in the event that underground utilities are not shown on plan and / or conflict with proposed civil works.
- The Engineer of record shall not be held responsible for survey inaccuracies, survey omissions, or for design errors or omissions resulting from an inaccurate survey.
- Construction Contractor and his Subcontractors agree that in accordance with generally accepted construction practices and OSHA safety standards, Construction Contractor and his Subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not limited to normal working hours, and construction Contractor and his Subcontractors further agree to defend, indemnify and hold Design Professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional.
- It is the responsibility of the Contractor to maintain all erosion and sediment control devices through all phases of construction. Erosion and sediment control devices may only be removed upon 70% stabilization of the site as defined by the State's Department of Environmental Quality's General Permit for Construction.
- The Contractor is to be solely responsible for any damage to neighboring properties during construction of this project.
- This project was designed in accordance with currently accepted industry design standards. The Engineer of Record does not warrant any work completed on site unless direct inspection by the Engineer of Record & proper testing by a state certified qualified inspection lab occurs during all phases of construction.
- The Contractor shall review the construction documents prior to any construction, and notify the Engineer of Record immediately upon discovery of any discrepancies that may occur on the drawings. All work shall discontinue until such time that the Engineer of Record has resolved said discrepancy.
- The Contractor shall be responsible for disposal of construction waste materials including but not limited to demolition materials, debris, contaminated soils / materials, etc. in a lawful manner, at state and federally accepted disposal sites.
- The Contractor is responsible for obtaining and constructing in accordance with the stricter of: these construction documents and any associated details & specifications; and all municipalities / governing agencies' standards and specifications for construction.
- This drawing set and associated site, grading, utility, etc. plans are representations of the construction design and shall not be scaled to determine dimensions.

Survey Description

PARCEL: 815-28678-008

A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°20'19"E 399.03' FROM THE SOUTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER, FROM WHICH POINT AN EXISTING COTTON PICKER SPINDLE BEARS S87°34'14"E 0.92', AND RUNNING THENCE N02°20'19"E 210.05' WITH THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER TO A POINT, FROM WHICH AN EXISTING RAILROAD SPIKE BEARS S87°18'34"E 1.19', THENCE LEAVING SAID WEST LINE S87°18'34"E 321.21' TO AN EXISTING 3/8" REBAR, THENCE N02°25'17"E 290.72' TO AN EXISTING ARDOT MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 265, THENCE S28°14'06"E 580.48' ALONG SAID RIGHT-OF-WAY TO AN EXISTING ARDOT MONUMENT, THENCE N87°34'09"W 296.10' TO AN EXISTING 3/8" REBAR, THENCE N87°34'14"W 320.78' TO THE POINT OF BEGINNING. CONTAINING 3.24 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Contact Information:

PROPERTY OWNER:
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue
Tulsa, Oklahoma 74146
(479) 957-2658 Mobile

DEVELOPER:
Manhattan Road & Bridge
c/o Mr. Jason Teague
2667 N. Jefferson St.
Springdale, AR 72764
(479) 756-1521
(479) 957-2658 Mobile

CIVIL ENGINEER:
Blew & Associates, PA
5102 S. Pinnacle Hills Pkwy
Rogers, AR 72758
Ph: (479) 443-4506
Fax: (479) 582-1883

LAND SURVEYOR:
Blew & Associates, PA
3825 N. Shiloh Drive
Fayetteville, AR 72703
Ph: (479) 443-4506
Fax: (479) 582-1883

CITY OF SPRINGDALE:
201 Spring Street
Springdale, AR 72764

Engineering Department
128 Spring Street
Springdale, AR 72764
Ph: (479) 750-8105

Planning Department
201 Spring Street
Springdale, AR 72764
Ph: (479) 750-8550
Fax: (479) 750-8539

Building Department
316 Spring Street
Springdale, AR 72764
Ph: (479) 750-8154

Springdale Fire Department
417 Holcomb St,
Springdale, AR 72764
Ph: (479) 751-4510

City Notes:

- Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed.

VARIANCES & WAIVERS REQUESTED:

B22-75: Variance for Paving Requirements	Approved: 09-07-2022
B23-41: Variance for Landscape Screening	Applied: 03-15-2023 (In Progress)
W23-12: Waiver for Trickle Channel	Applied: 03-15-2023 (In Progress)
W23-13: Waiver for Street Improvements	Applied: 03-15-2023 (In Progress)

Sheet Index

Sheet №	Title	Date
	CIVIL PLANS	
C1	Cover Sheet	03/23/2023
C2	Site Plan	03/23/2023
C2-1	Landscape Plan	03/23/2023
C3	Demolition and Erosion Control Plan Ph 1	03/23/2023
C3-1	Erosion Control Plan Ph 2	03/23/2023
C3-2	Erosion Control Details	03/23/2023
C4	Grading and Drainage Plan	03/23/2023
C5	Details	03/23/2023
	BOUNDARY SURVEY	
1	Survey (by Blew & Associates, PA)	01/10/2023

Typical Abbreviation List:

Abbrev.	Description	Abbrev.	Description
RCP	Reinforced Concrete Pipe	TC	Top of Back of Curb (Spot Elevation)
CMP	Corrugated Metal Pipe	G	Gutter / Bottom of Sidewall (Spot Elevation)
HDPE	High Density Polyethylene Pipe	TW	Top of Wall (Spot Elevation)
SLMP	Smooth Line Metal Pipe	BW	Bottom of Wall at Grade (Spot Elevation)
PVC	Polyvinyl Chloride Pipe	HP	High Point (Spot Elevation)
DI	Ductile Iron Pipe	LP	Low Point (Spot Elevation)
J-Box	Junction Box	TB	Top of Box (Spot Elevation)
FES	Flared End Section	BC	Back of Curb
RW	Retaining Wall	FC	Face of Curb
HW	Head Wall	FH	Fire Hydrant Assembly
WW	Wing Wall	GV	Gate Valve
AE	Access Easement	MJ	Mechanical Joint
DE	Drainage Easement	N	North
TCE	Temporary Construction Easement	E	East
UE	Utility Easement	W	West
BS	Building Setback	S	South

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

*** Engineers Notice ***

The existence and locations of any underground utilities or structures shown on these drawings are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these drawings and we assume no responsibility as to the accuracy of their depicted location(s) on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown and all other lines, the existence of which are made known to him/her prior to the initiation of their location in the field prior to the initiation of the actual portion of the their work.

*** Document Ownership ***

This document, and the ideas and designs incorporated herein as and instrument of professional services, is the property of Blew & Associates, P.A. and is not to be used, in whole or part, for any other project without the written authorization of Blew & Associates, P.A.

Cover Sheet
L.23-28

Development Plans For:
Manhattan Road & Bridge
N. Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME: 22-8618 Civil 002.dwg

SHEET NUMBER: C1

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002.dwg - Plotted on 3/23/2023 2:53:59 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
20 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	141,094.52 sf	3.24 acres
Proposed Dedicated R.O.W:	6,299.43 sf	0.14 acres
Net Site Area:	134,795.10 sf	3.09 acres
Zoning:	I-1 - Light industrial districts.	
ZONING REGULATIONS		
Front Setback (w/o Parking):		30 ft
Front Setback (w/ Parking):		50 ft
Side Setback:		0 ft
Rear Setback:		25 ft
Setback adjacent to Residential Uses:		50 ft
SITE INFORMATION		
Total Paved Area:	897.40 sf	0.02 acres
Total Gravel Area:	91,102.75 sf	2.09 acres
Total Sidewalk Area:	0.00 sf	0.00 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	92,000.15 sf	68.3%
Total Pervious Area:	42,794.95 sf	31.7%

Springdale General Notes:

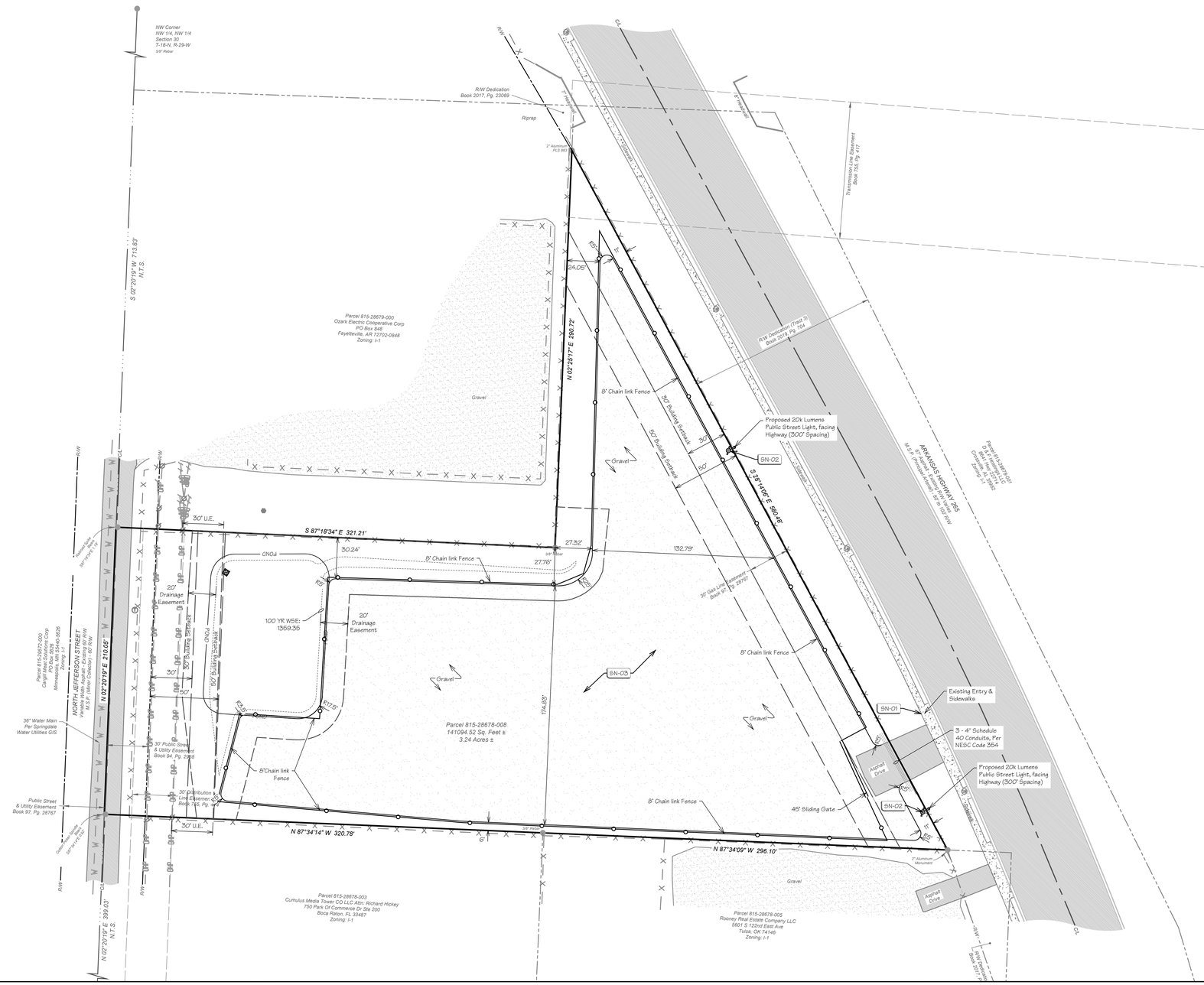
- Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:
  - a) Development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
  - b) The disturbed soil area is observed to have 80% grass coverage and 100% stability, and
  - c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
  - d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
  - e) All heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site.
- Any Signs shall require a Separate Sign Permit to be applied through the City of Springdale. The sign design, materials, and placement should complement the overall architectural design of the building.
- All utility wires, lines and/or cable in said developments utilized by electric and/or telecommunication companies shall be placed underground. Excluding 12kv and above.
- A City of Springdale Detention/Retention Certification Form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement / Gravel, the Edge of Sidewalk, or the Center/End of Stripe.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	6" Gravel as Shown.

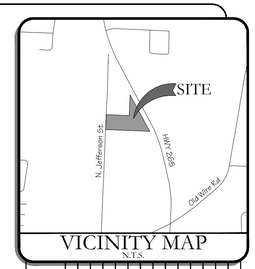


GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft

Know what's below. Call before you dig.



VICINITY MAP
N.T.S.

No.	REVISIONS: DESCRIPTION	DATE

Development Plans For:

Manhattan Road & Bridge
N. Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

Site Plan
1.23-28

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE: 2023-03-23	JOB NUMBER: 22-8618
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 22-8618 Civil 002.dwg	
SHEET NUMBER: C2	

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002.dwg - Plotted on 3/21/2023 2:51:02 PM @ a scale of 1:1 to autocad pdf (smallest file)pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

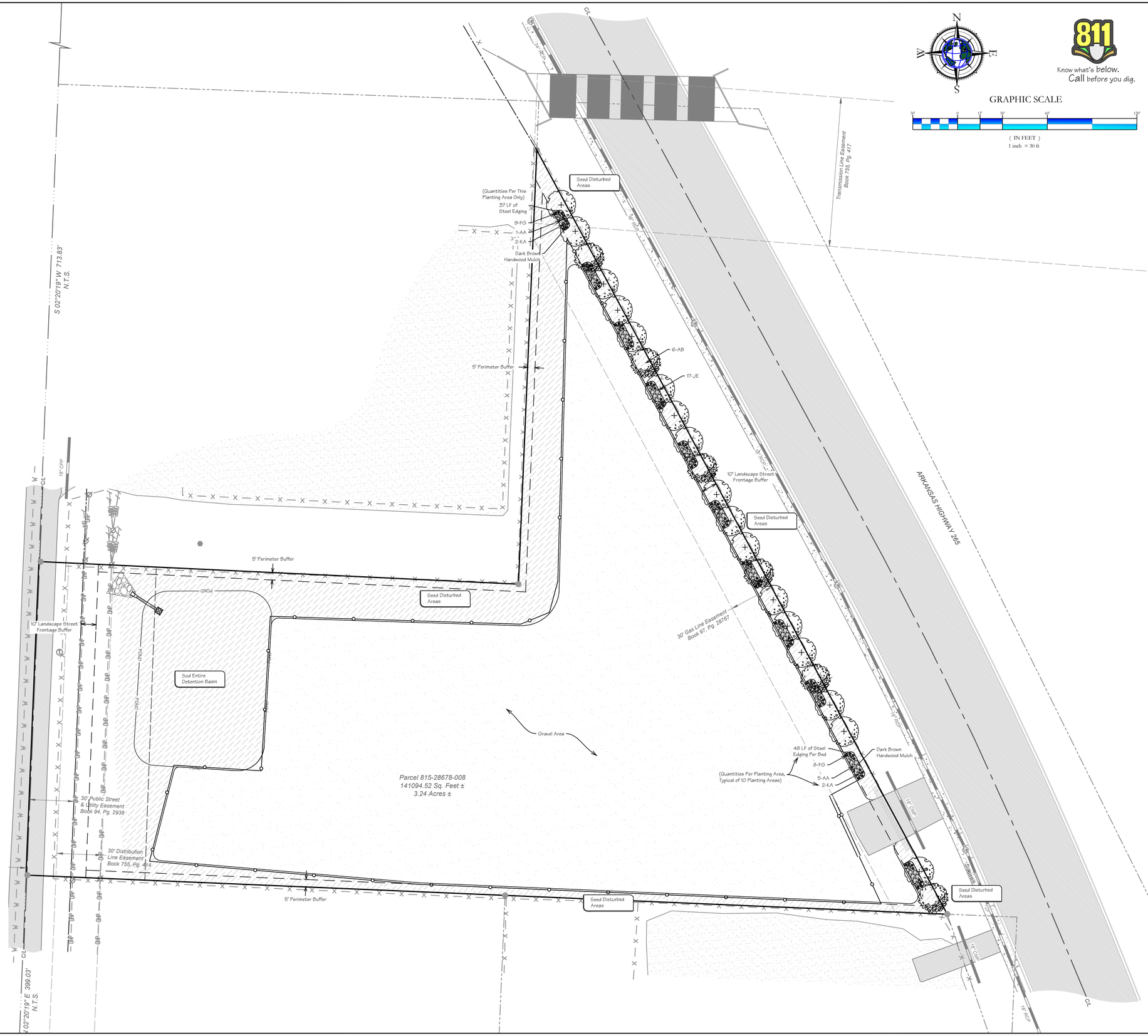
PROPERTY INFORMATION		
Gross Site Area:	141,094.52 sf	3.24 acres
Proposed Dedicated R.O.W:	6,299.43 sf	0.14 acres
Net Site Area:	134,795.10 sf	3.09 acres
Zoning:	I-1 - Light industrial districts.	
SITE INFORMATION		
Total Paved / Gravel Area:	92,000.15 sf	2.11 acres
Total Sidewalk Area:	0.00 sf	0.00 acres
Total Building Area:	0.00 sf	0.00 acres
Total Impervious Area:	92,000.15 sf	68.3%
Total Pervious Area:	42,794.95 sf	31.7%
LANDSCAPING REQUIREMENTS		
Required Street Frontage:	1 Trees & 7 Shrubs / 25 ft	
Length of Frontage:	580 ft	
Required:	23 Trees	162 Shrubs
Provided:	23 Trees	162 Shrubs

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- SEED AND STRAW AREAS WITH CONTRACTORS SEED MIX AT THE MANUFACTURES RECOMMENDED RATE.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- REGULAR WATERING OF ALL TREES, SHRUBS, AND GRASS SHALL BE MAINTAINED UNTIL WELL ESTABLISHED.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL, AND SHALL BE GUARANTEED FOR A TWO YEAR PERIOD FROM TIME OF INSTALLATION.

Landscape Legend:

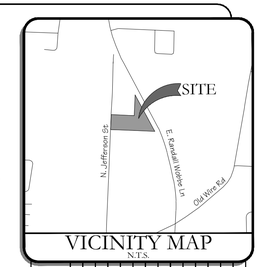
Symbol	Key Qty.	Botanical/Common	Caliper	Comments
TREES:				
17	JE	Ulmus americana 'Jefferson' — Jefferson Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
6	AB	Fagus grandifolia — American Beech	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground (Shade)
SHRUBS & GRASSES:				
51	AA	Thuja occidentalis 'Smaragd' — American Arborvitae	5 Gal	(Evergreen)
22	KA	Abelia x grandiflora 'Kaleidoscope' — 'Kaleidoscope' Glossy Abelia	5 Gal	(Shrub)
89	FG	Pennisetum alopecuroides 'Hamlen' — Hamlen Dwarf Fountain Grass	5 Gal	(Ornamental Grass)
GRASS:				
		Seed & Straw or Sod (Disturbed Areas)		±35,661 sf



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

Know what's below. Call before you dig.



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION:	DATE:
1	2ND REV.	
2	3RD REV.	

Development Plans For:

Manhattan Road & Bridge
N. Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

Landscape Plan
L.23-28

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying Engineering Mapping

Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY:	REVIEWED BY:
L. Stewart, J. Du Quesne	-

DRAWING NAME: 22-8618 Civil 002 - LSCP.dwg

SHEET NUMBER: C2-1

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002 - lscp.dwg - Plotted on 3/21/2023 3:56:26 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line

Note:
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Demolition Notes:

- Contractor shall be responsible for removal of the Existing Structures, Related Utilities, Paving, Underground Storage Tanks and any other existing improvements as noted. Contractor is to remove and dispose of all debris, rubbish, and other materials resulting from previous and current demolition operations. Disposal shall be in accordance with all Local, State and/or Federal Regulations Governing such operations.
- The General Contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phases of this project. The contractor will be held solely responsible for any damages to the adjacent properties occurring during the construction phases of this project.
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities. It shall be the contractor's responsibility locate all existing utilities which conflict with the proposed improvements shown on the plans, whether shown or not shown at no additional cost to the owner.
- Contractor shall remove all buildings, pavement, curbs, trees, light poles, utility poles and lines from the site up to the limits of construction or the property line unless otherwise noted. Contractor shall cap/plug any water, gas, sanitary sewer or storm sewer line at the property line. Electric and Telephone lines whether overhead or underground shall be terminated at the closest utility pole or pedestal to the property line or per the Designated Utility Company's Requirements.
- It is the Contractor's responsibility to remove any and all asbestos or any other hazardous materials from the site per government guidelines and shall dispose of the hazardous materials in strict accordance to the guidelines.
- Contractor shall ensure that adequate measures are taken prior to the removal of any existing storm water / sanitary sewer systems so that the discharge of water remains uninterrupted both on and off the site.
- Contractor shall ensure that any utility service to the site that shall be removed will not interrupt service to the neighboring property owners. It is the contractors responsibility to coordinate with the neighboring property owners if service will be interrupted.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDP >>	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.

Demolition Notes:

Key	Description
DEMO	Existing to be Removed / Demolished
ABNDN	Existing to Be Abandoned in Place. Refer to Governing Agency for requirements to abandon in place.
SAVE	Existing to Remain. In the case of vegetation, Contractor shall ensure survival of plants
RELOC	Existing to be Relocated.


N 02°20'19" W 713.83' N.T.S.
N 02°20'19" E 399.03' N.T.S.
NORTH JEFFERSON STREET
Varies Width - Secondary Arterial: 80' R/W
M.S.P. Minor Collector: 60' R/W
RW Dedication Book 2017, Pg. 23069
Silt F
SAVE
RELOC
DEMO
ABNDN
EXIT
SF
TPF
GRASS
TREE
DIVDIKE
WATTLE
RCD
RIPRAP
AVD
Gravel
Asphalt Drive
Concrete Drive
Parcel 815-28678-008
174,094.52 Sq. Feet ±
3.24 Acres ±
Limit of Disturbance at Property Line
Limit of Disturbance at Property Line / Silt Fence
Contractor shall be Responsible for Repairing any Disturbance to Adjacent Properties.
Contractor shall Ensure that Mud and Debris do not Track onto Paved Roadways
Indicates Direction of Drainage
CAUTION Overhead Power
Temporary Construction Stockpile Area
Temporary Concrete Washout Area
Temporary 12,000 SF Hydrant and Storage Area. Size as needed.
36" Water Main Per Springdale Water Utilities GIS
30' Public Street & Utility Easement Book 94, Pg. 204
30' Distribution Line Easement Book 97, Pg. 414
Public Street & Utility Easement Book 97, Pg. 28767
30' Gas Line Easement Book 97, Pg. 28767
Transmission Line Easement Book 708, Pg. 417
RW Dedication (Tract 3) Book 2019, Pg. 704
ARKANSAS-5 HIGHWAY 265
M.S.P. Principal Arterial: 80' to 100' R/W
18" FL: 1354.40
18" FL: 1354.39
18" CMP
RW 1363.91
INV 1358.69
RW 1364.01
INV 1358.18
RW 1362.23
INV 1357.01
RW 1362.23
INV 1357.01
RW 1362.23
INV 1357.01

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Erosion General Notes:

- The Storm Water Pollution Prevention Plan (SWPPP) is comprised of the Erosion Phase I & II construction drawings, the standard details and any related documents including City ordinance.
- Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost of owner throughout all phases of construction.
- Best Management Practices (BMP's) and controls shall conform to federal, state, or local requirements or manual of practice, as applicable, Contractor shall implement additional controls as directed by permitting agency or owner.
- Site map must clearly delineate all state waters. Permits for any construction activity impacting state waters or regulated wetlands must be maintained on site at all times.
- Contractor shall minimize clearing to the maximum extent practical or as required by the general permit.
- General Contractor shall denote on plan the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, employee parking area, and area for locating portable facilities, office trailers, and toilet facilities.
- All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed.
- Sufficient oil and grease absorbing materials and flotation booms shall be maintained on site or readily available to contain and clean-up fuel or chemical spills and leaks.
- Dust on the site shall be controlled. The use of motor oils and other petroleum based or toxic liquids for dust suppression operations is prohibited.
- Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or storm water discharge into drainage ditches or Waters of the State or U.S.
- All storm water pollution prevention measures presented on this plan, and in the Storm Water Pollution Prevention Plan, shall be initiated as soon as practicable.
- Disturbed portions of the site where construction activity has stopped shall be temporarily seeded no later than 14 days after the last construction activity occurring in these areas.
- Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded. These areas shall be seeded no later than 14 days after the last construction activity occurring in these areas. Refer to the grading plan and/or landscape plan.
- If the action of vehicles traveling over the gravel construction entrances is not sufficient to remove the majority of dirt or mud, then the tires must be washed before the vehicles enter a public road. If washing is used, provisions must be made to intercept the wash water and trap the sediment before it is carried off the site.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
- Contractors or Subcontractors will be responsible for removing sediment in the detention pond and any sediment that may have collected in the storm sewer drainage systems in conjunction with the stabilization of the site.
- On-site & offsite soil stockpile and borrow areas shall be protected from erosion and sedimentation through implementation of best management practices. Stockpile and borrow area locations shall be noted on the site map and permitted in accordance with general permit requirements.
- Slopes shall be left in a roughened condition during the grading phase to reduce runoff velocities and erosion.
- Due to the grade changes during the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) to prevent erosion.
- All construction shall be stabilized at the end of each working day, this includes backfilling of trenches for utility construction and placement of gravel or bituminous paving for road construction.

Temp & Perm Controls:

Feature	Key	Description
	EXIT	Temporary Gravel Construction Entrance / Exit
SF	SILT F	Silt Fence
	GRASS	Existing Grass (See Plan For Width)
TPF	TREE	Tree Preservation And Protection
TDP >>	DIVDIKE	Temporary Diversion Dike
WTL	WATTLE	Wattle
	RCD	Rock Check Dams
	RIPRAP	Rip-rap (see Plan For Size)
	TYPE INLET	Inlet Protection
	AVD	Anti-vortex Device

Note:
* Only symbols that appear on this sheet are shown in this legend.

Sequence of Construction:

SWPPP Phase I:

1. Pre-construction meeting.
2. Install stabilized construction exit(s) and concrete wash area(s).
3. Prepare temporary parking and storage area. Upon implementation and installation of the following areas:
   a. Trailer
   b. Parking & storage areas
   c. Lay down
   d. Porta potty
   e. Wheel wash &/or concrete washout
   f. Masons area
   g. Fuel and material storage containers
   h. Solid waste containers, etc., denote them on the site maps immediately and note any changes in the locations as they occur throughout the construction process.
4. The following shall be shown on the erosion control site map upon implementation and installation:
   a. Construction trailer(s)
   b. Parking & storage areas
   c. Lay down
   d. Porta-potty
   e. Wheel wash &/or concrete washout
   f. Fuel and material storage containers
   g. Solid waste containers, etc.
5. Construct the silt fences on the site.
6. Contractor shall halt all ground disturbance activities and contact the civil engineer of record to perform inspection and certification of bmps. General contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
7. Construct the sediment basin(s) with outfall structure as shown on plan.
8. Clear and grub the site.
9. Start construction of building pad and structures, if any.
10. Begin grading the site.

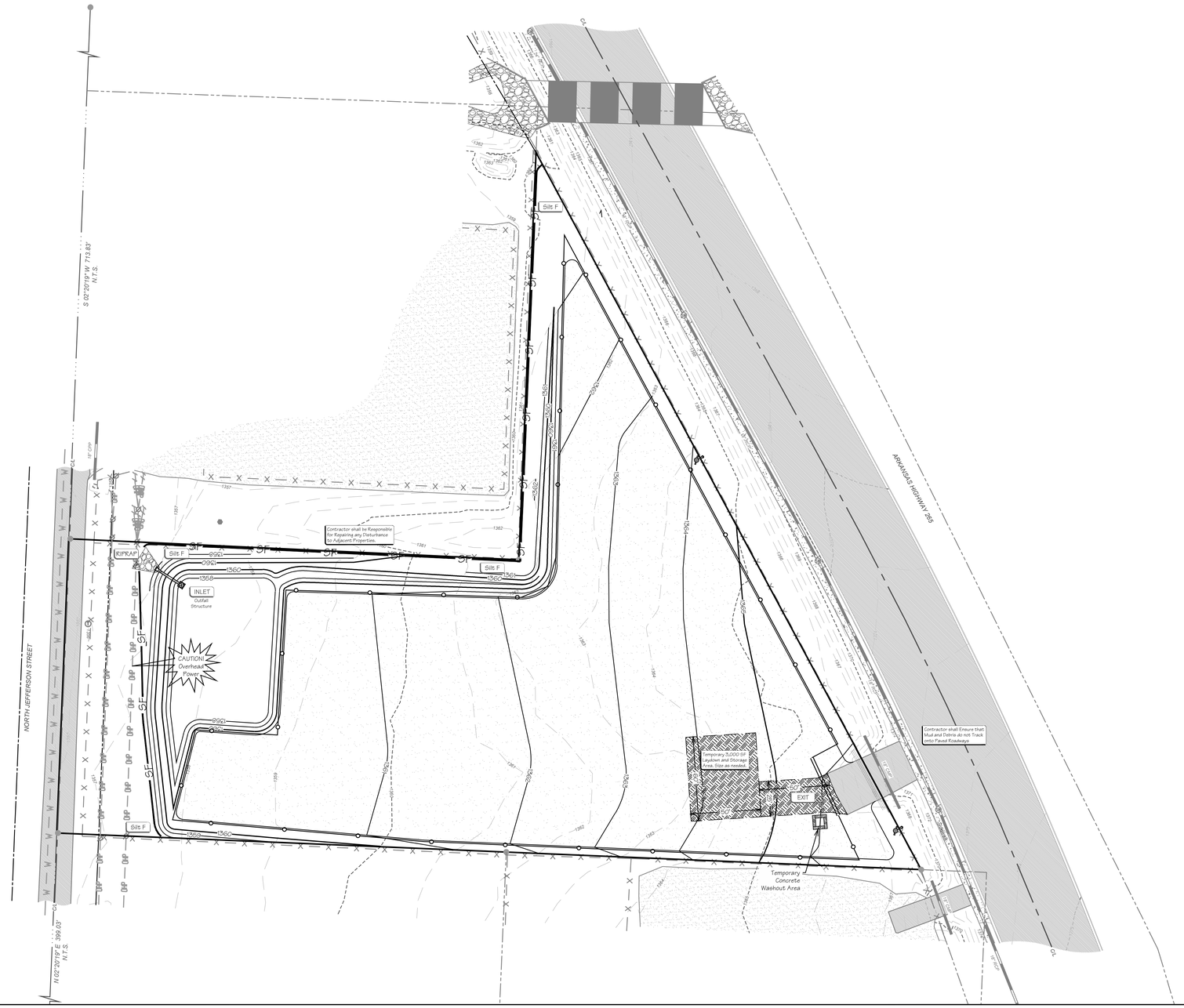
SWPPP Phase II

1. Temporarily seed denuded areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip rap around outlet structures where noted on plans.
4. Install inlet protection around all storm sewer structures.
5. Prepare site for paving.
6. Pave site.
7. Install inlet protection devices.
8. Complete grading and install permanent seeding and planting.
9. Remove all temporary erosion and sediment control devices (only if site is stabilized).

Maintenance:

All measures stated on this erosion and sediment control plan, and in the storm water pollution prevention plan, shall be maintained in fully functional condition until no longer required for a completed phase of work or final stabilization of the site. All erosion and sedimentation control measures shall be checked by a qualified person in accordance with the contract documents or the applicable permit, whichever is more stringent, and repaired in accordance with the following:

1. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining, or deterioration.
2. All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as needed.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing of the temporary parking as conditions demand.
6. Outlet structures in the sedimentation basins shall be maintained in operational conditions at all times. Sediment shall be removed from sediment basins or traps when the design capacity has been reduced by 50%.



N

S

W

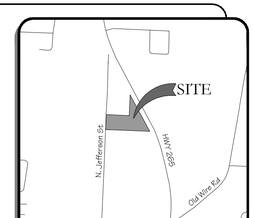
E

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

(IN FEET)
1 inch = 40 ft

811
Know what's below.
Call before you dig.



VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:

Erosion Control Plan Ph 2
L23-28

Development Plans For:
Manhattan Road & Bridge
N. Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

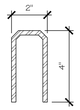
SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
5302 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization №: 1534

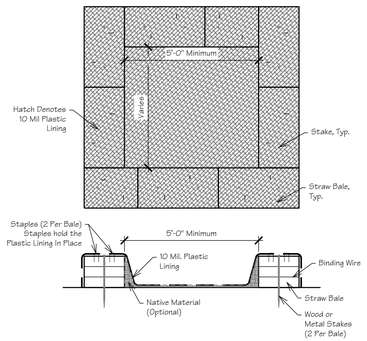
DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY: J. Du Quesne	REVIEWED BY: -
DRAWING NAME: 22-8618 Civil 002.dwg	
SHEET NUMBER: C3-1	

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002.dwg - Plotted on 3/21/2023 3:07:36 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



Stape Detail

Scale: 1" = 1'-0"

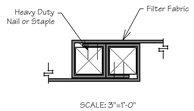


Concrete Washout

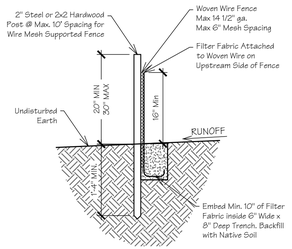
Scale: 3/8" = 1'-0"

Notes and Specifications:

1. Posts shall be a minimum length of thirty-six (36) inches constructed of either of the following materials: Steel "T" or "U" type, or 2" x 2" hardwood.
2. Woven Wire used as additional fence support shall be Minimum 14.5 gauge with six (6) inch Maximum Mesh Spacing.
3. Woven Wire shall be placed along the uphill side of the fence and fastened with Wire Ties or one (1) inch staples along the uphill side of the posts.
4. Filter Fabric shall be fastened to Woven Wire according to Manufacturer's recommendation, or with ties every twenty four (24) inches at the top and mid-sections.
5. Where two pieces of Filter Fabric adjoin each other they shall be overlapped by six (6) inches and folded together.
6. Where two posts meet to join fence sections, the tops of the posts shall be secured together with wire.
7. The fence shall be constructed along the contour as much as possible.
8. Ends of fences shall be extended up the slope to prevent runoff from migrating around the end of the fence.
9. Inspection of the fence shall be performed weekly, or immediately after a rain event, or when bulges appear in the fence. accumulated silt shall not be allowed to exceed half the height of the fabric. repair and or replacement of damaged fence shall be completed promptly.
10. Accumulated silt shall be removed and disposed of in an approved site in such a manner that it will not contribute to off-site siltation.
11. All fencing shall be removed when the construction site is fully stabilized so as to not impede storm flow or drainage.
12. Pre-fabricated units do not require the use of woven wire fence.

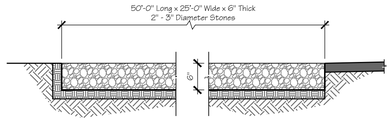


SCALE: 3"=1'-0"

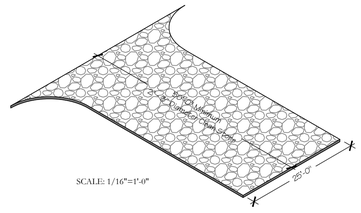


Silt Fence Detail

Scale: 3/4" = 1'-0"



SCALE: 3/4"=1'-0"



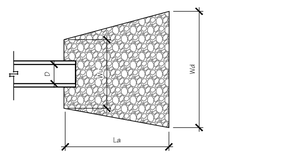
SCALE: 1/16"=1'-0"

Construction Entrance/Exit

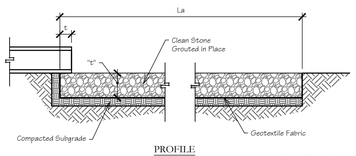
NOT TO SCALE

TABLE 1 - Rock Outlet Protection Apron Dimensions

Culver Size D, (inches)	Rock Size d_{50}, (inches)	Apron Length La, (feet)	Upstream Width W_u, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Rock Qty. (tons)
12	6	12	3	13	18	15
18	9	16	4.5	18	24	20
21	9	18	5	20	24	35
24	9	20	6	22	24	60
30	9	22	7.5	24	24	75
36	12	24	9	27	30	120
42	18	26	10.5	30	36	180
48	18	28	12	32	36	215



PLAN VIEW



PROFILE

NOTES:

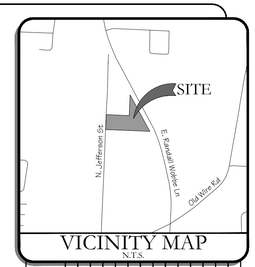
1. ***Apron length:*** Apron length (***La***) shall be determined from Table 1.
2. ***Apron width:*** The apron width is based on the diameter of the discharge pipe, (***D***). The apron width will be ***3D*** at the upstream end (***Wu***), and the downstream width (***Wd***) will be equal to (***D + La***). The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe, (***D***).
   - A. ***Alignment:*** The apron shall be located so that there are no bends in the horizontal alignment. The apron should be level over its length, and the elevation of the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground.
   - B. ***Thickness:*** The required apron thickness is shown in Table 1.
   - C. ***Gabions:*** When a gabion mattress is used it shall be made of double twisted galvanized steel wire. Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into mats a minimum of 12 inches thick.
3. ***Material:*** Outlet protection may be done using rock riprap or gabion mattresses to construct the apron. The rock shall consist of field stone or rough unhewn quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. Broken concrete may be used provided it does not have any exposed steel or reinforcing bars, and that it is broken into blocky pieces such that the largest dimension of each piece is no more than 3 times the smallest dimension. The required rock size is shown in Tables 1 and 2. In all cases a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap.

TABLE 2 - Required Rock Gradation

Smallest dimenson in iches					percent of rocks smaller than size shown
Gabion Rock	6" d_{50}	9" d_{50}	12" d_{50}	15"d_{50}	
18	9	16	4.5	18	24
21	9	18	5	20	24
24	9	20	6	22	24
30	9	22	7.5	24	24
36	12	24	9	27	30
42	18	26	10.5	30	36
48	18	28	12	32	36

RIP RAP DETAIL

NOT TO SCALE



VICINITY MAP

N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REVIEW	. . . . .
2	PER REVIEW	. . . . .

Erosion Control Details
L23-28

Development Plans For:

Manhattan Road & Bridge
N Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5302 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com

Surveying
Engineering
Mapping

Certificate of Authorization №: 1534

DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY: A. Smith	REVIEWED BY: J. Du Quesne

DRAWING NAME: 22-8618 Civil 002 - Details.dwg

SHEET NUMBER:

C3-2

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002 - details.dwg - Plotted on 3/22/2023 2:21:16 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Grading Notes:

PRE-CONSTRUCTION:

- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrance, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:

- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:

- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right of Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:

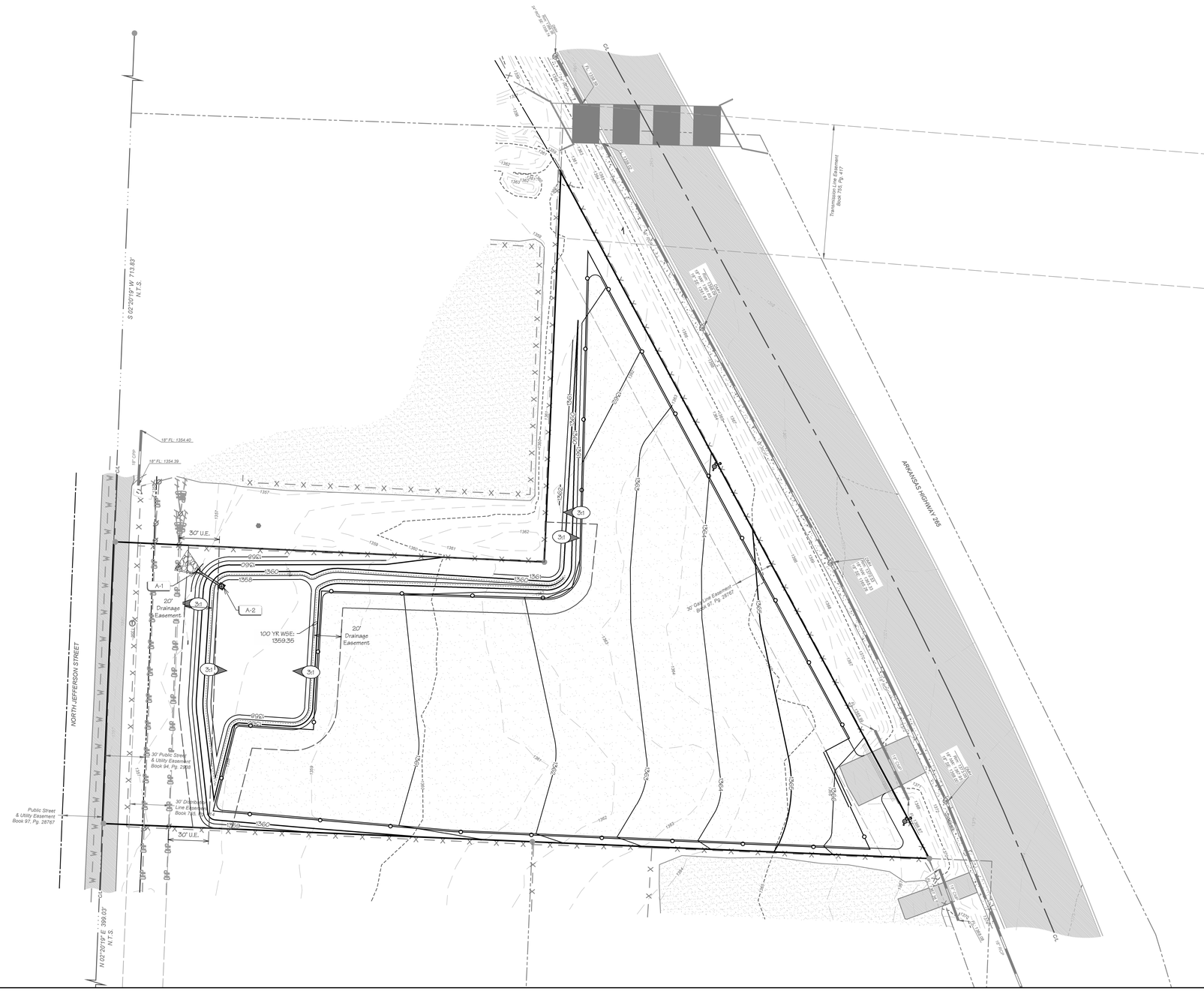
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1,2]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
STORM LINE "A"								
A-2	1360.66	1357.00	24.00	18"	RCP	0.90%	1356.78	A-1

[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.

[2] - Pipes not located under pavement areas are permitted to be High Density Poly Ethylene Pipe (HDPE) or Smooth Lined Metal Pipe (SLMP). Both types of pipes shall have a minimum Manning's "n" value of 0.013 to be verified by the Engineer of Record.



REVISIONS:

No:	DESCRIPTION	POST BID	DATE:

Grading and Drainage Plan
L23-28

Development Plans For:
Manhattan Road & Bridge
N. Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S. 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

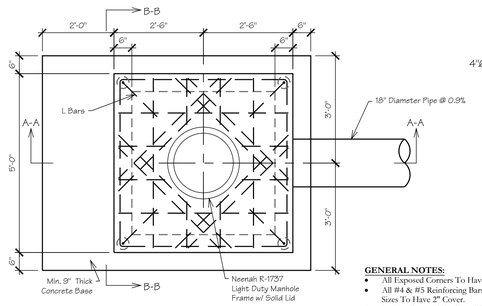
FIRM:
5102 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY:	REVIEWED BY:
J. Du Quesne	-

DRAWING NAME: 22-8618 Civil 002.dwg

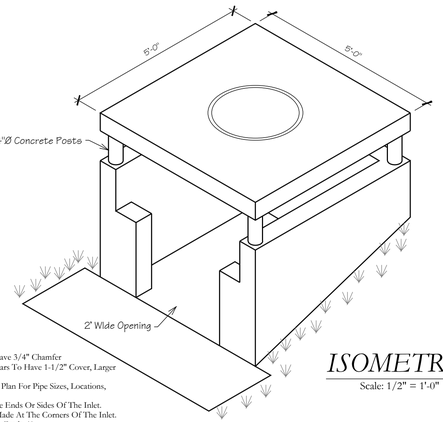
SHEET NUMBER: C4

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002.dwg - Plotted on 3/21/2023 3:09:13 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart



PLAN VIEW

Scale: 1/2" = 1'-0"

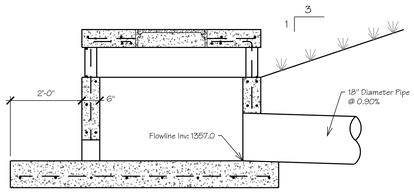


ISOMETRIC

Scale: 1/2" = 1'-0"

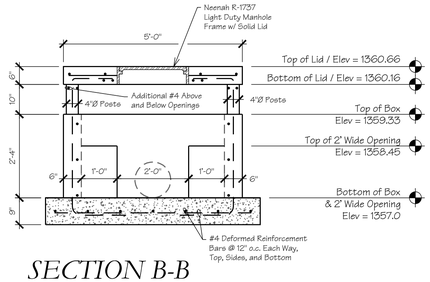
GENERAL NOTES:

- All Exposed Corners To Have 3/4" Chamfer
- All #4 & #5 Reinforcing Bars To Have 1-1/2" Cover, Larger Sizes To Have 2" Cover.
- See Grading And Drainage Plan For Pipe Sizes, Locations, And Flow Lines.
- Pipes Shall Connect To The Ends Or Sides Of The Inlet. Connection Shall Not Be Made At The Corners Of The Inlet.
- All Reinforcing Bars To Be Grade 60.
- Concrete Shall Be Cast In Place And Obtain A Compressive Strength Of 3000 Psi At 28 Days
- Concrete And Reinforcement Shall Conform To The Requirements of ACI 318-latest Edition.



SECTION A-A

Scale: 1/2" = 1'-0"

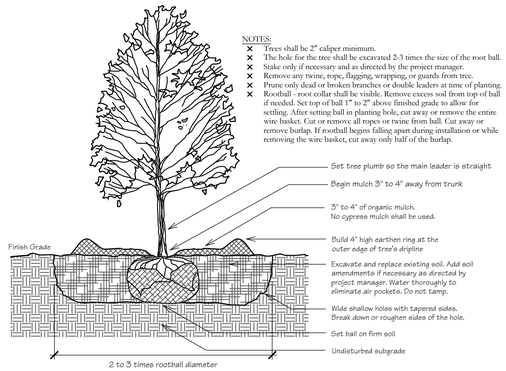


SECTION B-B

Scale: 1/2" = 1'-0"

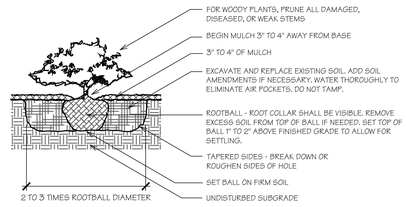
OUTFALL STRUCTURE

Scale: 1/2" = 1'-0"



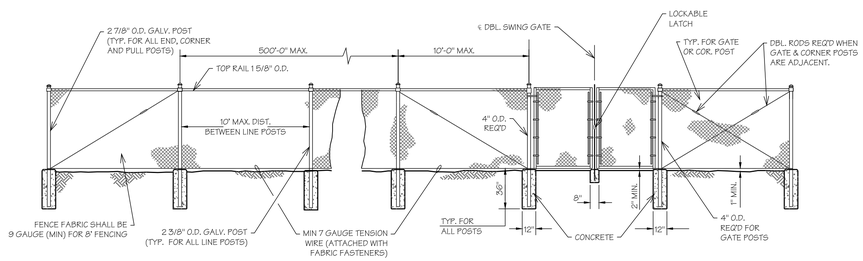
TREE PLANTING DETAIL

Scale: N.T.S.



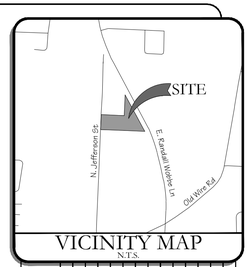
SHRUB PLANTING DETAIL

Scale: N.T.S.



COMMERCIAL CHAIN LINK FENCE

NOT TO SCALE



VICINITY MAP

N.T.S.

REVISIONS:

No:	DESCRIPTION	POST BID	DATE
		◇	

Details
I.23-28

Development Plans For:

Manhattan Road & Bridge
N Jefferson St Springdale, Arkansas
RRE Springdale, LLC
c/o Mr. Jason Teague
5601 S 122nd Avenue, Tulsa, Oklahoma 74146
(479) 957-2658

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:

5102 S. Pinnacle Hills Pkwy
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: 479.443.4506
www.BLEWINC.com
Surveying
Engineering
Mapping

Certificate of Authorization №: 1534

DATE:	JOB NUMBER:
2023-03-23	22-8618
DRAWN BY: A. Smith	REVIEWED BY: J. Du Quesne

DRAWING NAME: 22-8618 Civil 002 - Details.dwg

SHEET NUMBER:

C5

p:\22-8618 manhattan road & bridge\civil drawings\22-8618 civil 002 - details.dwg - Plotted on 3/22/2023 2:42:38 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

ADJACENT NEIGHBORS

L23-28

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-28678-008 based on information provided by Washington County as of March 23, 2023:

Parcel(s):	815-29572-000
Name:	Cargill Meat Solutions Corp
Street Address:	PO Box 5626
City, State, Zip:	Minneapolis, MN 55440-5626
Parcel(s):	815-28679-000
Name:	Ozark Electric Cooperative Corp
Street Address:	PO Box 848
City, State, Zip:	Fayetteville, AR 72702-0848
Parcel(s):	815-28678-007
Name:	Arkansas State Highway Commission
Street Address:	PO Box 2261
City, State, Zip:	Little Rock, AR 72203-2261
Parcel(s):	815-28678-005
Name:	Rooney Real Estate Company LLC
Street Address:	5601 S 122nd East Ave
City, State, Zip:	Tulsa, OK 74146
Parcel(s):	815-28678-003
Name:	Cumulus Media Tower Co LLC Attn: Richard Hickey
Street Address:	750 Park of Commerce Dr Ste 200
City, State, Zip:	Boca Raton, FL 33487

_____
Wes Luker, PLS

City File No./Name: _____



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: _____ Project Number: B23-41

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner __X__ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Lee Stewart	Name: RRE Springdale, LLC.
E-mail: lstewart@blewinc.com	E-mail: Jason.Teague@manhattanrb.com
Address: 5102 S. Pinnacle Hills Pkwy. Rogers, AR 72758	Address: 5601 S. 122nd Ave. Tulsa, OK 74146
Phone: 479-443-4506	Phone: 479-957-2658
Site/ Location: N. Jefferson St.	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-28678-008	Rezone required: No
	Total Acreage: 3.24

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☒ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- X Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Please see the attached Variance Exhibit.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

RRE Springdale, LLC is asking that landscape screening requirements be removed for the property sides and frontage of Jefferson Street for the subject property. The proposed gravel lot will be enclosed by a chain link fence. The property that lies to the North is an Ozark Electric power station with protective fencing. Cargill manufacturing facility is located to the West, across Jefferson Street, also enclosed in protective fencing. Finally, to the Southwest is the Cumulus Media Tower lot and Southeast is Manhattan Road & Bridge construction company. The zoning of all properties are compatible and match the subject property of I-1, Industrial.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The requirements for the 5' side strips and the 10' frontage buffer are being met with the exception of providing the prescribed trees and shrubs. We believe there is not a need for screening of the sides and frontage of Jefferson Street from the adjacent uses, as they are all of compatible zoning type (I-1), and have similar methods of screening. The only entrance for the gravel lot will be located on Hwy 265, and there are no connections to Jefferson being proposed. The finished lot will be elevated over 3 feet from Jefferson Street elevations and the gravel lay-down is approximately located 70 feet from the road edge, giving it an additional element of vertical and horizontal separation.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

With the approval of this variance, we believe the visual experience will not be changed and will remain in harmony with all of the surrounding properties and zoning. The project will be providing all required street frontage elements (trees and shrubs) along the entrance on Hwy 265.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

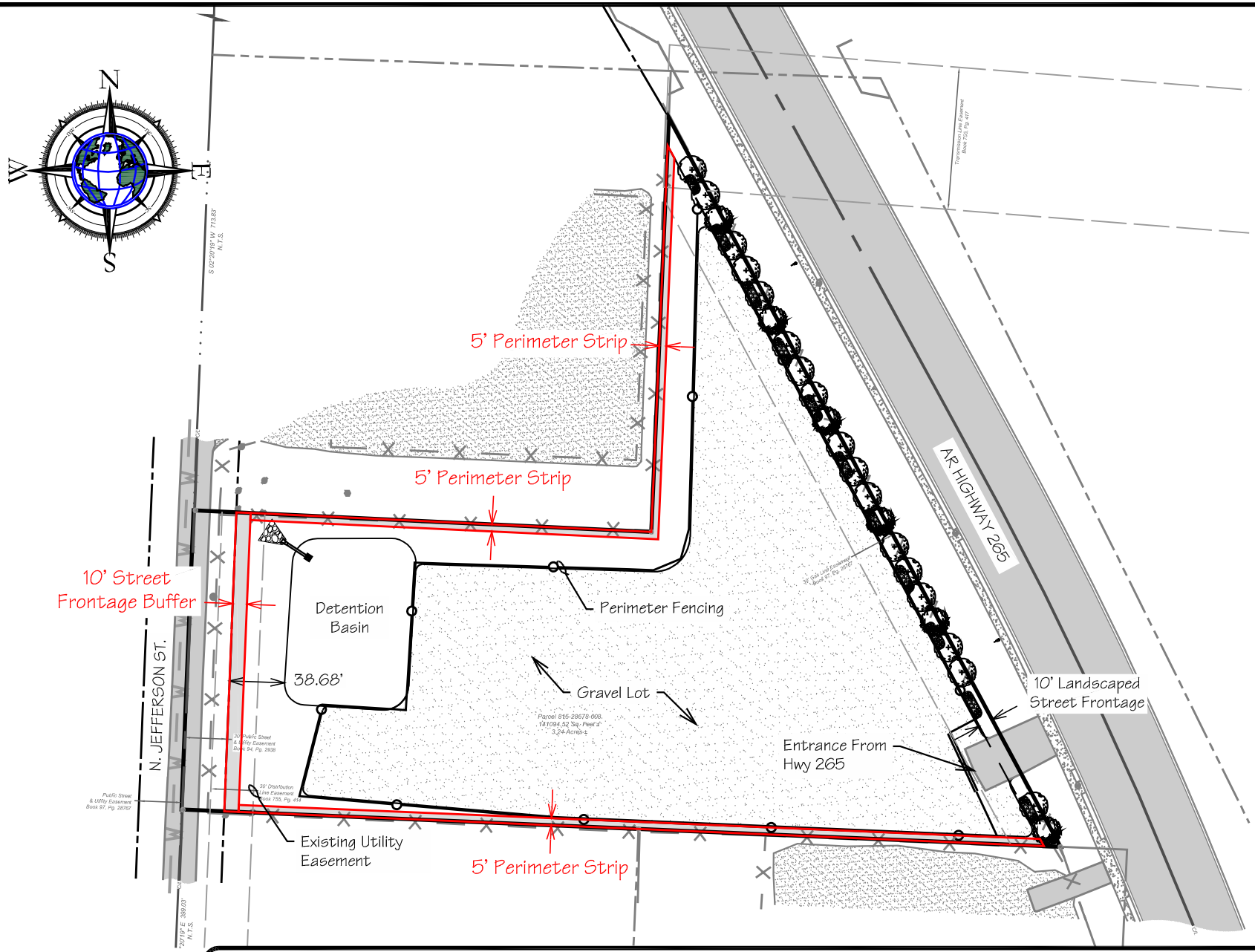
Lee Stewart

_____

_____

DATE: March 15th, 2023

B23-41



L23-28 Variance Exhibit - Perimeter Screening

100' 0 50' 100' 200'

1 inch = 100 ft

Project Number: 22-8618

Certificate of Authorization № 1534

Date: 03/15/2023

5102 S. Pinnacle Hills Parkway ♦ Rogers, Arkansas 72758 ♦ 479.443.4506 Office ♦ 479.582.1883 Fax

ADJACENT NEIGHBORS

B23-41

I hereby certify that the following is a list of the adjacent property owners for Parcel 815-28678-008 based on information provided by Washington County as of March 23, 2023:

Parcel(s):	815-29572-000
Name:	Cargill Meat Solutions Corp
Street Address:	PO Box 5626
City, State, Zip:	Minneapolis, MN 55440-5626
Parcel(s):	815-28679-000
Name:	Ozark Electric Cooperative Corp
Street Address:	PO Box 848
City, State, Zip:	Fayetteville, AR 72702-0848
Parcel(s):	815-28678-007
Name:	Arkansas State Highway Commission
Street Address:	PO Box 2261
City, State, Zip:	Little Rock, AR 72203-2261
Parcel(s):	815-28678-005
Name:	Rooney Real Estate Company LLC
Street Address:	5601 S 122nd East Ave
City, State, Zip:	Tulsa, OK 74146
Parcel(s):	815-28678-003
Name:	Cumulus Media Tower Co LLC Attn: Richard Hickey
Street Address:	750 Park of Commerce Dr Ste 200
City, State, Zip:	Boca Raton, FL 33487

_____
Wes Luker, PLS

City File No./Name: _____



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

W23-12

March 15, 2023

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

SUBJECT: L23-28 - Request of Waiver from Trickle Channel

To Whom It May Concern:

The City of Springdale Code of Ordinances establishes requirements for the design and construction of detention pond facilities which may include the placement of trickle channels.

The developer is requesting a waiver in which trickle channels will not be required as part of the construction of a detention pond. There are no drainage inlets proposed that would cause the need for a trickle channel. Drainage will enter the detention facility through dispersed surface run-off.

Sincerely,

Lee Stewart

Lee Stewart
Blew & Associates, P.A.

5102 S. PINNACLE HILLS PKWY • ROGERS / ARKANSAS • 72758
PHONE: 479-443-4506 • FAX: 479-582-1883

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

W23-13

March 15, 2023

Springdale Planning & Community Development
201 Spring Street
Springdale, AR 72764

SUBJECT: L23-28 - Request of Waiver from Street Improvements

To Whom It May Concern:

The City of Springdale Code of Ordinances establishes requirements for the design and construction of street improvements to which any existing rights-of-way abuts the property being developed.

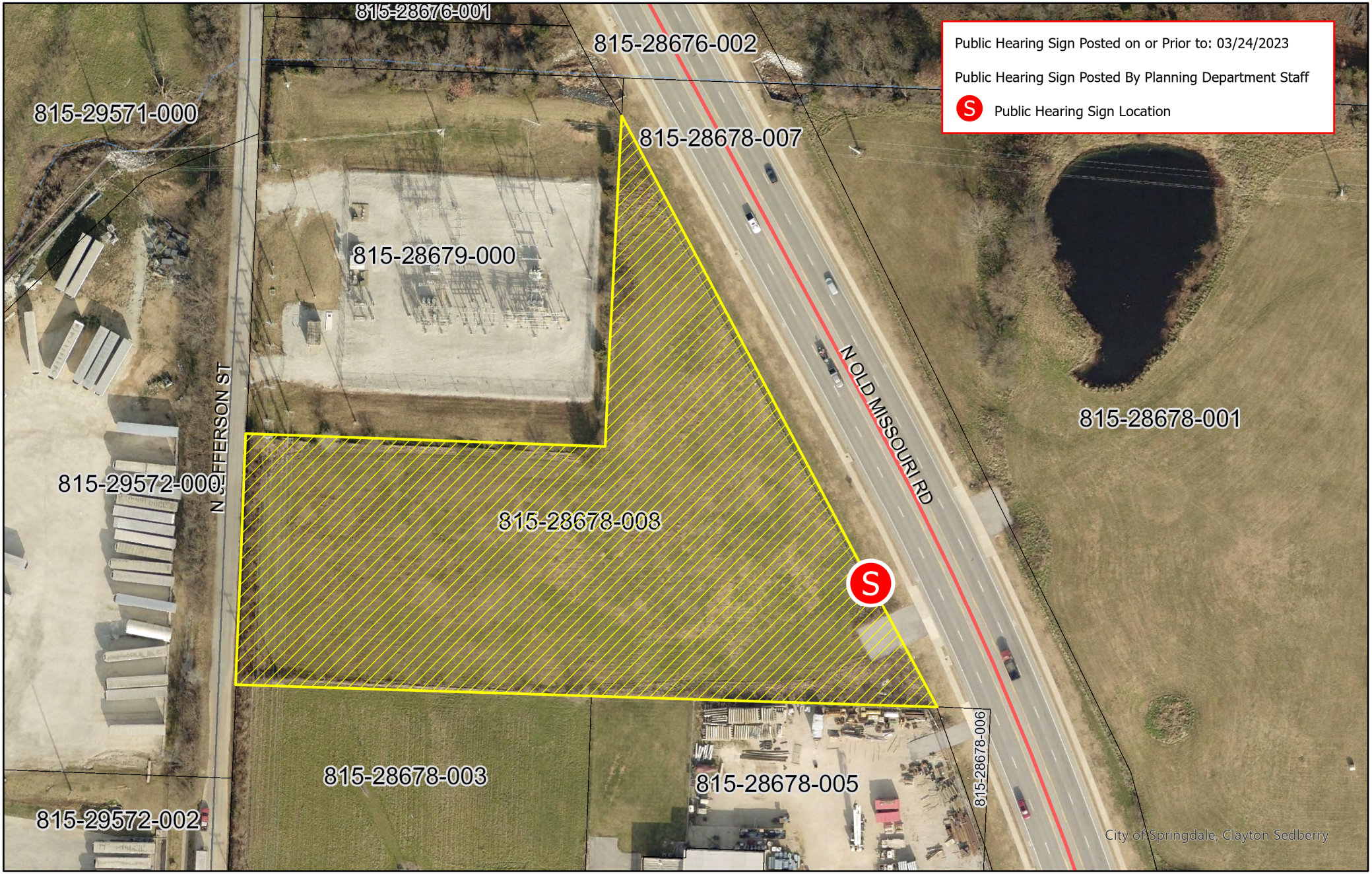
The developer is requesting a waiver in which street improvements along Jefferson Street will not be required as part of construction of a gravel laydown area and detention pond that will be accessed from Highway 265.

Sincerely,

Lee Stewart

Lee Stewart
Blew & Associates, P.A.

5102 S. PINNACLE HILLS PKWY • ROGERS / ARKANSAS • 72758
PHONE: 479-443-4506 • FAX: 479-582-1883



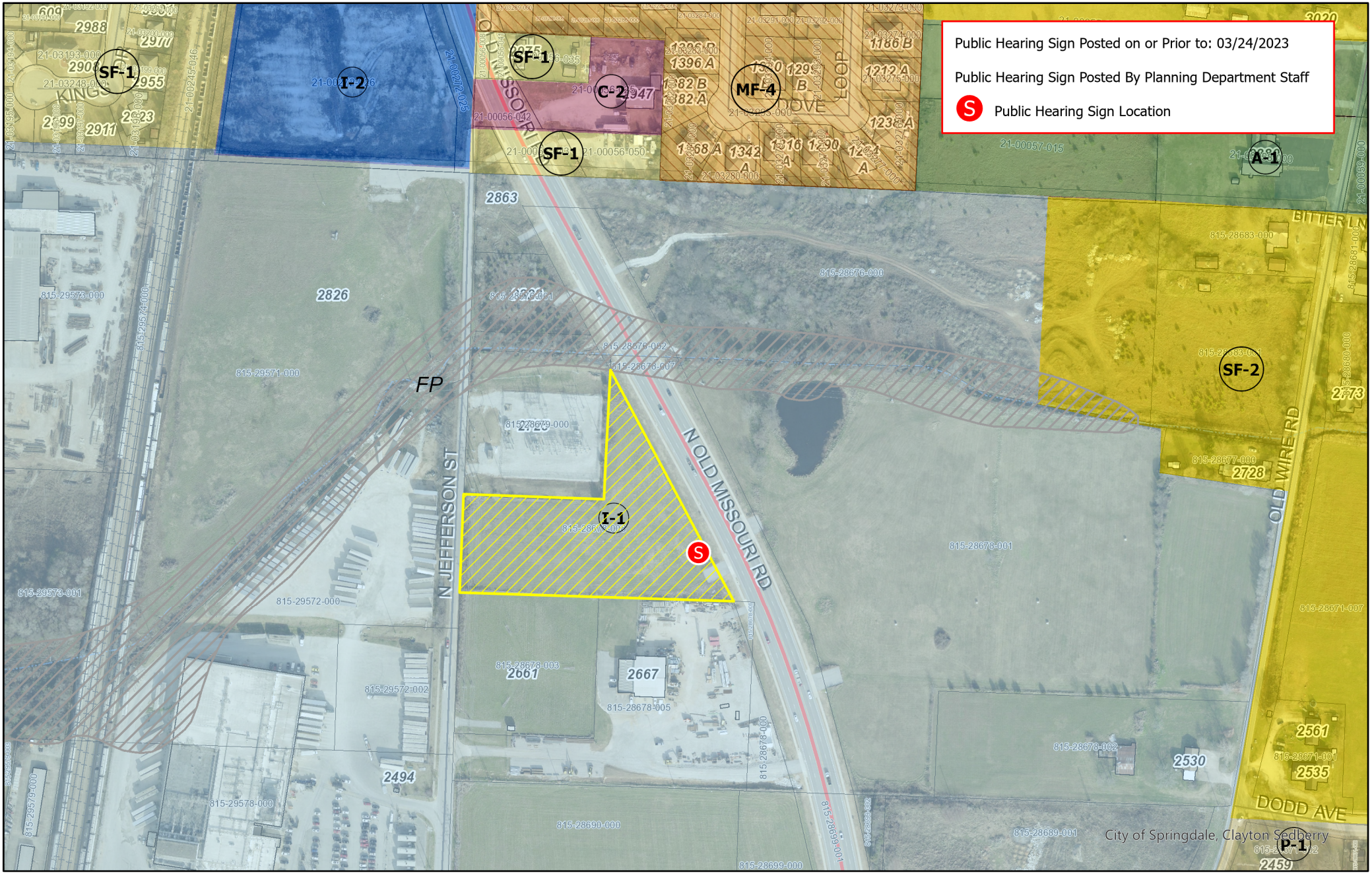
Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-41, W23-12, and W23-13
APPLICANT: RRE Springdale, LLC
(Manhattan Road and Bridge)
REQUEST: Variance for Commercial Design Standards
Waiver of Street Improvements on Jefferson Street and Trickle Channel Construction for Detention Requirement

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-41
APPLICANT: RRE Springdale, LLC
(Manhattan Road and Bridge)
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023
RP23-03 was tabled at March PC

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-41, W23-12, and W23-13
APPLICANT: RRE Springdale, LLC
(Manhattan Road and Bridge)
REQUEST: Variance for Commercial Design Standards
Waiver of Street Improvements on Jefferson Street and Trickle Channel Construction for Detention Requirement

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: February 17 2023

Date Accepted as Complete: March 13, 2023 Project Number: B23-30

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Robert H. Stone	Name: Robert H. Stone Trust
E-mail: Stoney365555@Gmail.com	E-mail: Stoney365555@Gmail.com
Address:	Address:
Phone: 870-365-5555	Phone: 870-365-5555
Site/ Location: 3825 Harper Lane	Current Zoning District: A-1
Assessor's Parcel Number(s): 815-30857-034	Rezone required: No
	Total Acreage: 10.35

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduction of minimum road frontage in an A-1 from 200' to **12'** **& allow non-conforming structure to remain**

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Harper Lane is an existing private drive.
Non-Conforming structure is an existing permanent shed 7' from the NW property line.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

No effect, Hooper Lane existed prior to minimum road frontage requirement.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) Robert Stone

DATE: 2-17-2023

B23-30

From: Sharon Tromburg <stromburg@springdalear.gov>

Sent: Monday, March 13, 2023 9:05 AM

To: Jason Moles

Cc: Gene Buescher; Sarah Curry

Subject: RE: LS23-05 Questions for further understanding of requirements

No problem, we will add that request to your current application. So for the April PC meeting, the variance request will be for minimum road frontage AND exiting non-conforming structure to remain. If approved by commissioners, we can sign the plat the following day. Staff support the variance requests but ultimately, it's a vote by the commission.

Thanks, Jason!

Sharon Tromburg
Senior Planner
Planning and Community Development
City of Springdale
206 S. Blair Street, Springdale, AR 72764
o: (479) 750-8550
m: (479) 352-0382

From: Jason Moles <jasonm@weichertgriffin.com>
Sent: Monday, March 13, 2023 8:54 AM
To: Sharon Tromburg <stromburg@springdalear.gov>
Cc: Gene Buescher <gene.survey1@att.net>; Sarah Curry <scurry@springdalear.gov>
Subject: Re: LS23-05 Questions for further understanding of requirements

Yes, the shed will have to be addressed as it is not portable.

Thanks,

Jason

Sent from my iPhone

> On Mar 13, 2023, at 8:37 AM, Sharon Tromburg <stromburg@springdalear.gov> wrote:
>
> I remembered that you already have a variance application for the road frontage of Harper Ln. That being said, if the shed is not portable we can add the request to your current application.

0 100 200 300

1 INCH = 100 FEET

I AM THE OWNER OF THE HEREON DESCRIBED PROPERTY AND HEREBY AGREE TO THIS LAND DIVISION AS SHOWN AND ALSO DEDICATE ALL RIGHTS OF WAY AND EASEMENTS AND SETBACKS SHOWN THAT AFFECT THIS PROPERTY AND ALSO HEREBY AGREE THAT APPROVAL OF THIS PLAT DOES NOT GUARANTY SEPTIC SYSTEM APPROVAL FROM THE STATE HEALTH DEPARTMENT.

SIGNATURE _____ DATE_____
ROBERT H STONE

STATE OF ARKANSAS
COUNTY OF WASHINGTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____DAY OF APRIL, 2023.

_____
NOTARY PUBLIC

1. Variance for Reduction of Minimum Road Frontage from 200' to 12' for Harper Lane (private).

_____

2. Variance for Non-Conforming Structure to Remain - shed 7' from NW rear and 8' from NW side property line.

_____

APPROVAL FOR RECORDING

SIGNATURE_____ DATE_____
DIRECTOR, PLANNING & COMMUNITY DEVELOPEMENT DIVISION

PARCEL 815-30857-030 PARENT TRACT

PART OF THE NE/4 OF THE NE/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE/4 OF THE NE/4, THENCE N 2°35'14" E 657.64 FEET, THENCE N 87°20'23" W 680.78 FEET, THENCE S 2°39'38" W 138.00 FEET, THENCE N 87°20'23" W 252.09 FEET, THENCE S 2°57'11" W 184.85 FEET, THENCE S 87°02'49" E 660.00 FEET, THENCE S 2°57'11" W 330.00 FEET, THENCE S 87°02'49" E 280.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.32 ACRES.

PARCEL 815-30857-034 PARENT TRACT

PART OF THE NE/4 OF THE NE/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENSING AT THE SE CORNER OF SAID NE/4 OF THE NE/4, THENCE N 2°35'14" E 657.64 FEET, THENCE N 87°20'23" W 680.78 FEET TO THE POINT OF BEGINNING, THENCE S 2°39'38" W 138.00 FEET, THENCE N 87°20'23" W 640.00 FEET, THENCE N 2°51'06" E 138.00 FEET, THENCE S 87°20'23" E 639.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.03 ACRES.

SURVEY DESCRIPTION: COMBINATION OF PARCELS 815-30857-030 & 815-30857-034

PART OF THE NE/4 OF THE NE/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE/4 OF THE NE/4, THENCE N 2°35'14" E 657.64 FEET, THENCE N 87°20'23" W 1324.54 FEET, THENCE S 2°51'06" W 138.00 FEET, THENCE S 87°20'23" W 387.91 FEET, THENCE S 2°57'11" W 184.85 FEET, THENCE S 87°02'49" E 660.00 FEET, THENCE S 2°57'11" W 330.00 FEET, THENCE S 87°02'49" E 280.57 FEET TO THE POINT OF BEGINNING, CONTAINING 10.35 ACRES, AND HAVING ACCESS TO 48th STREET BY HARPER LANE, SAID LANE IS FOUND IN AN EASEMENT DESCRIPTION IN DEED 2023-4049 IN THE WASHINGTON COUNTY CIRCUIT CLERK'S OFFICE.

BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

NORTH

WATERLINE EASEMENT DESCRIPTION

PART OF THE NE/4 OF THE NE/4 AND PART OF THE NW/4 OF THE NE/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NW/4 OF THE NE/4, THENCE N 2°51'06" E 207.64 FEET TO THE POINT OF BEGINNING, THENCE S 81°38'50" W 205.97 FEET, THENCE N 14°39'06" W 20.12 FEET, THENCE N 81°38'50" E 212.14 FEET, THENCE N 2°51'06" E 212.14 FEET, THENCE S 87°20'23" E 20.00 FEET, THENCE S 2°51'06" W 271.07 FEET, THENCE S 87°02'49" E 39.31 FEET, THENCE S 65°57'27" W 66.50 FEET, THENCE S 2°51'06" W 4.07 FEET TO THE POINT OF BEGINNING.

GAS PIPELINE EASEMENT DESCRIPTION

PART OF THE NE/4 OF THE NE/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE/4 OF THE NE/4, THENCE N 2°35'14" E 311.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF A 20 FOOT WIDE GASLINE EASEMENT, THENCE ALONG SAID CENTERLINE AS FOLLOWS: N 69°56'51" E 228.12 FEET, THENCE N 87°21'54" W 164.22 FEET, THENCE S 60°45'33" W 88.70 FEET TO THE END OF THE EASEMENT, THE SIDELINES OF WHICH EXTEND TO OR TERMINATE AT THE BOUNDARY LINES.

INGRESS & EGRESS EASEMENT FOR HARPER LANE IS FOUND IN FIDUCIARY DEED 2023-4049

UTILITY EASEMENT FOR WATER LINE IS FOUND IN UTILITY EASEMENT AGREEMENT 2023-4047.

Legend:

- *Found Iron Pin*
- *Fence*
- *Power Pole*
- *Overhead Electric*
- *Gas Line*
- *Water Meter*

P-1 ZONE
815-30857-050
DON TYSON PARKWAY LLC
TWO LEADERSHIP SQUARE
10th FLOOR
211 N ROBINSON AVE
OKLAHOMA CITY, OK 73102

A-1 ZONE
815-30857-020
BRADLEY DILDAY
4291 DON TYSON PARKWAY
SPRINGDALE, AR 72762

P-1 ZONE
815-30857-011
SEVENTH DAY ADVENTIST
7025 GREENWOOD ROAD
SHREVEPORT, LA 71119

P-1 ZONE
815-30857-010
SEVENTH DAY ADVENTIST
7025 GREENWOOD ROAD
SHREVEPORT, LA 71119

NE CORNER SECTION 16 T17N R30W

SF-2 ZONE
815-32683-000
DAVID GREEN
3765 ATLANTA PLACE
SPRINGDALE, AR 72762

SF-2 SETBACKS:
FRONT - 30 FEET
REAR - 20 FEET
SIDES - 8 FEET

A-1 SETBACKS:
FRONT - 35 FEET
REAR - 35 FEET
SIDES - 20 FEET

SHED
8'
7'
38'
N 87°20'23" W 639.54'
N 87°20'23" W 1324.55'
S 00°04'12" W 657.64'
S 02°51'06" W 138.00'
EXISTING HOUSE
PRIMARY SEPTIC FIELD
SECONDARY SEPTIC FIELD
75'
35'
20' BUILDING S.B.
680.78'
20' BLDG SETBACK
S 87°20'23" E 387.91'
INGRESS & EGRESS EASEMENT
S 87°20'22" E 337.87'
BOUNDARY LINE REMOVED
NO DOCUMENTED EASEMENT FOUND FOR O/H ELECTRIC
NOT A PART
50'
50' INGRESS & EGRESS FID. DEED 2023-4049
S 02°57'11" W 184.85'
35' BUILDING S.B.
TRACT 5A
10.35 ACRES
P.O.B. TRACT 5
20' BUILDING S.B.
S 87°02'49" E 660.00"
S 60°45'33" W 88.70'
N 87°21'27" W 164.22'
NO DOCUMENTED EASEMENT FOUND FOR GAS PIPELINE
N 69°56'51" W 228.12'
40' GAS PIPELINE EASEMENT
40'
25' CITY OF SPRINGDALE UTILITY EASEMENT
N 02°35'14" E 657.64'
311.08'
S 02°57'11" W 330.00'
35' BUILDING S.B.
20' BUILDING S.B.
S 87°02'49" E 280.57'
P.O.B. 5A
SE CORNER NE/4 NE/4 SECTION 16 T17N R30W
N 02°35'14" E 1315.29'
SE CORNER SE/4 NE/4 SECTION 16 T17N R30W

A-1 ZONE
815-30857-034
ROBERT STONE
17709 BLUFF VIEW DR
SPRINGDALE, AR 72764

A-1 ZONE
815-30857-030
ROBERT STONE
17709 BLUFF VIEW DR
SPRINGDALE, AR 72764

SF-2 ZONE
815-32700-000
KENNETH MILLIGAN
3910 SHANNENDOAH LN
SPRINGDALE, AR 72762

SF-2 ZONE
815-30857-072
CRYSTAL HINDMAN
3875 S 48th STREET
SPRINGDALE, AR 72762

A-1 ZONE
815-30857-033
MARY LYNN HART
3911 HARPER LANE
SPRINGDALE, AR 72762

12' GRAVEL DRIVE
70' R/W MAJOR ARTERIAL
70'
HARPER LANE (PRIVATE)
S. 48th ST. - 38' ASPHALT/CURBING

SE CORNER NW/4 NE/4 SECTION 16 T17N R30W
SW CORNER NE/4 NE/4 SECTION 16 T17N R30W
INGRESS & EGRESS EASEMENT FID. DEED 2023-4049

NOT A PART
A-1 ZONE
815-30857-034
HARPER TRUST
744 CALAHAN LOOP
SPRINGDALE, AR 72762

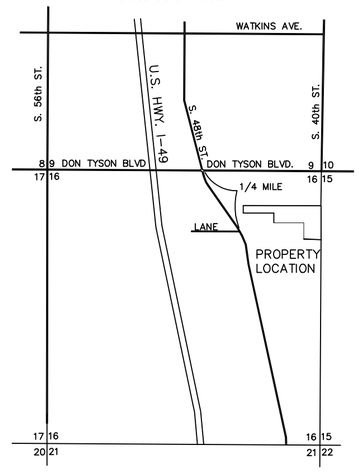
NOT A PART
A-1 ZONE
815-30857-031
RONDELL HARRISON
3993 HARPER LANE
SPRINGDALE, AR 72762

A-1 ZONE
815-30857-000
JONATHON ALLEN
4704 TROUT FARM RD
SPRINGDALE, AR 72762

SF-2 ZONE
815-32701-000
BRADLEY FAMILY TRUST
3942 SHANNENDOAH LN
SPRINGDALE, AR 72762

SF-2 ZONE
815-32702-000
CATHERINE ROLAND
3942 SHANNENDOAH ST
SPRINGDALE, AR 72762

VICINITY MAP



500-17N-30W-0-16-110-72-1181

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05143C0070F, DATED MAY 16, 2008.

THIS SURVEY WAS COMPLETED DECEMBER 2, 2022 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G. E. BUESCHER

OWNER: ROBERT STONE
17709 BLUFF VIEW DRIVE
SPRINGDALE, AR 72764

SURVEYOR: GENE BUESCHER
2620 MELODY LANE
SPRINGDALE, AR 72762

TRACT COMBINATION SURVEY LS23-05

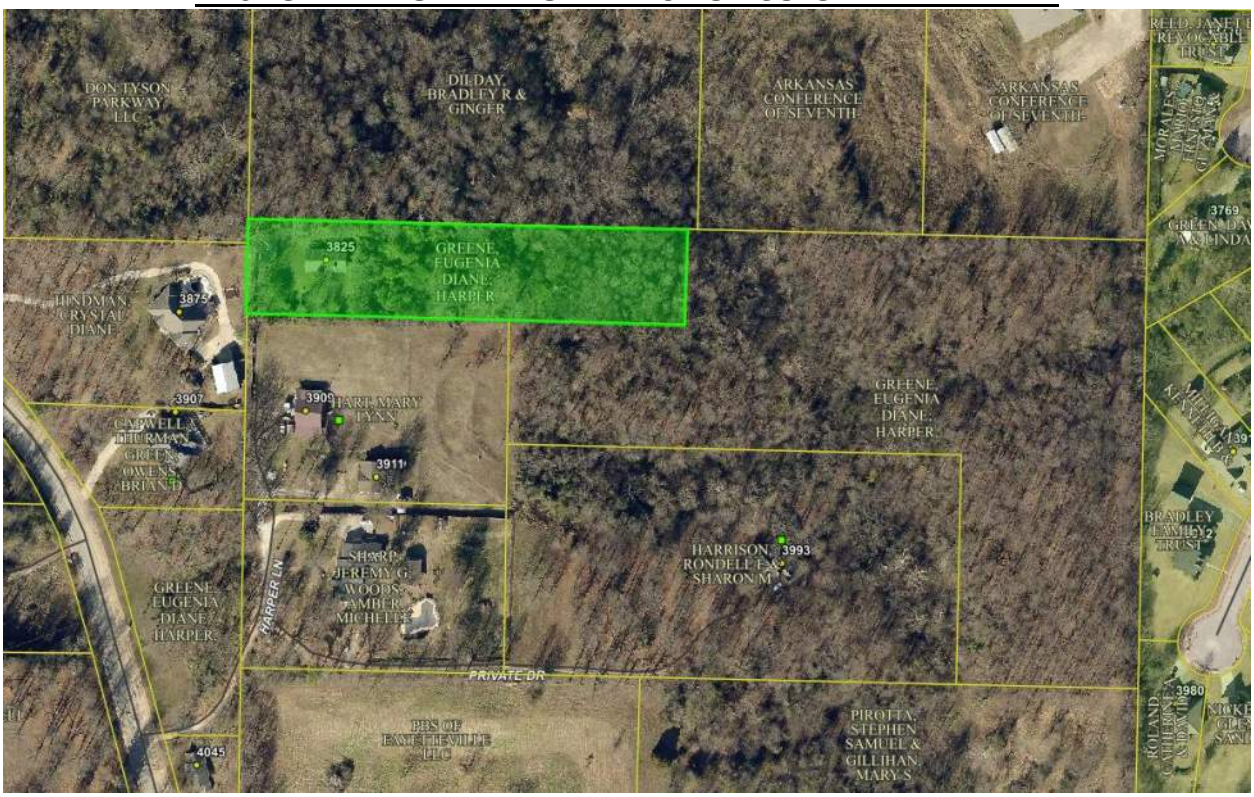
ROBERT H STONE TRUST 1

17709 BLUFF VIEW DRIVE, SPRINGDALE, AR 72764

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 EMAIL gene.survey1@att.net
Gene E. Buescher R.L.S. #1181

W.O. 22187	DRAWN BY: GEB	DATE: MARCH 14, 2023

ADJACENT PROPERTY OWNERS FOR 3825 HARPER LANE



815-30857-031 — **RONDELL E. & SHARON M. HARRISON**
3993 HARPER LANE
SPRINGDALE, AR 72762

815-30856-000 — **STEPHEN SAMUEL PIROTTA & MARY S. GILLIHAN**
614 TUSCAN SUN LANE
SPRINGDALE, AR 72762

815-32702-000 — **DAVID & CATHERINE ROLAND**
3980 SHANNENDOAH LANE
SPRINGDALE, AR 72764

815-32701-000 — **BRADLEY FAMILY TRUST**
3942 SHANNENDOAH LANE
SPRINGDALE, AR 72762

815-32700-000 — **KENNETH B. MILLIGAN**
3910 SHANNENDOAH LANE
SPRINGDALE, AR 72762

815-32683-000 — **DAVID & LINDA G. GREEN**
3765 ATLANTA PLACE
SPRINGDALE, AR 72762

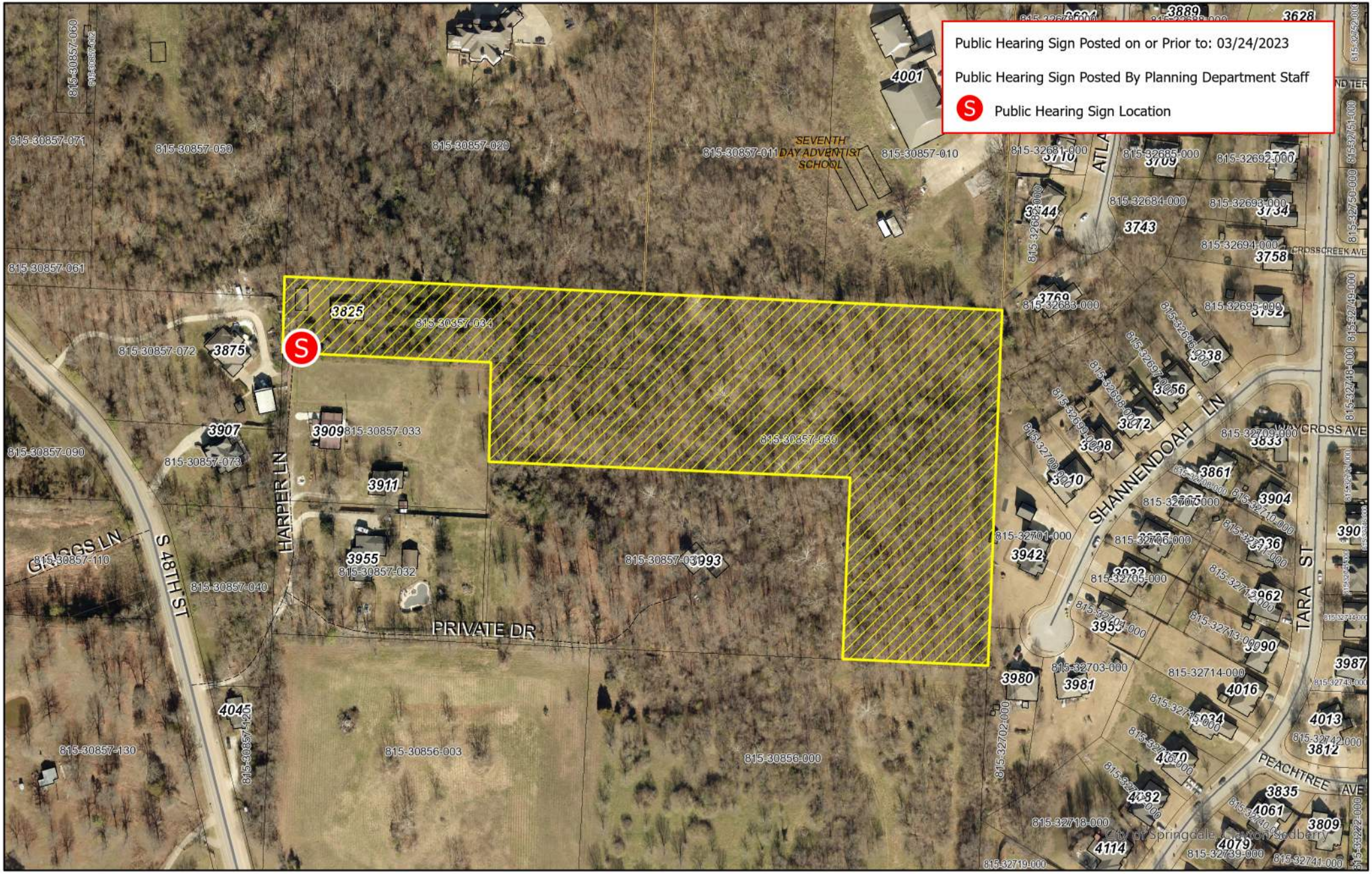
815-30857-010 & 815-30857-011 — **ARKANSAS CONFERENCE OF SEVENTH**
7025 GREENWOOD ROAD
SHREVEPORT, LA 71119

815-30857-020 **BRADLEY & GINGER DILDAY**
4291 DON TYSON PARKWAY
SPRINGDALE, AR 72762

815-30857-050 **DON TYSON PARKWAY, LLC**
TWO LEADERSHIP SQ, 10TH FLOOR #211
ROBINSON ACENUE, OKLAHOMA CITY, OK 73102

815-30857-072 **CRYSTAL DIANE HINDMAN**
3875 S. 48TH STREET
SPRINGDALE, AR 72762

815-30857-033 **MARY LYNN HART**
3911 HAPRER LANE
SPRINGDALE, AR 72762



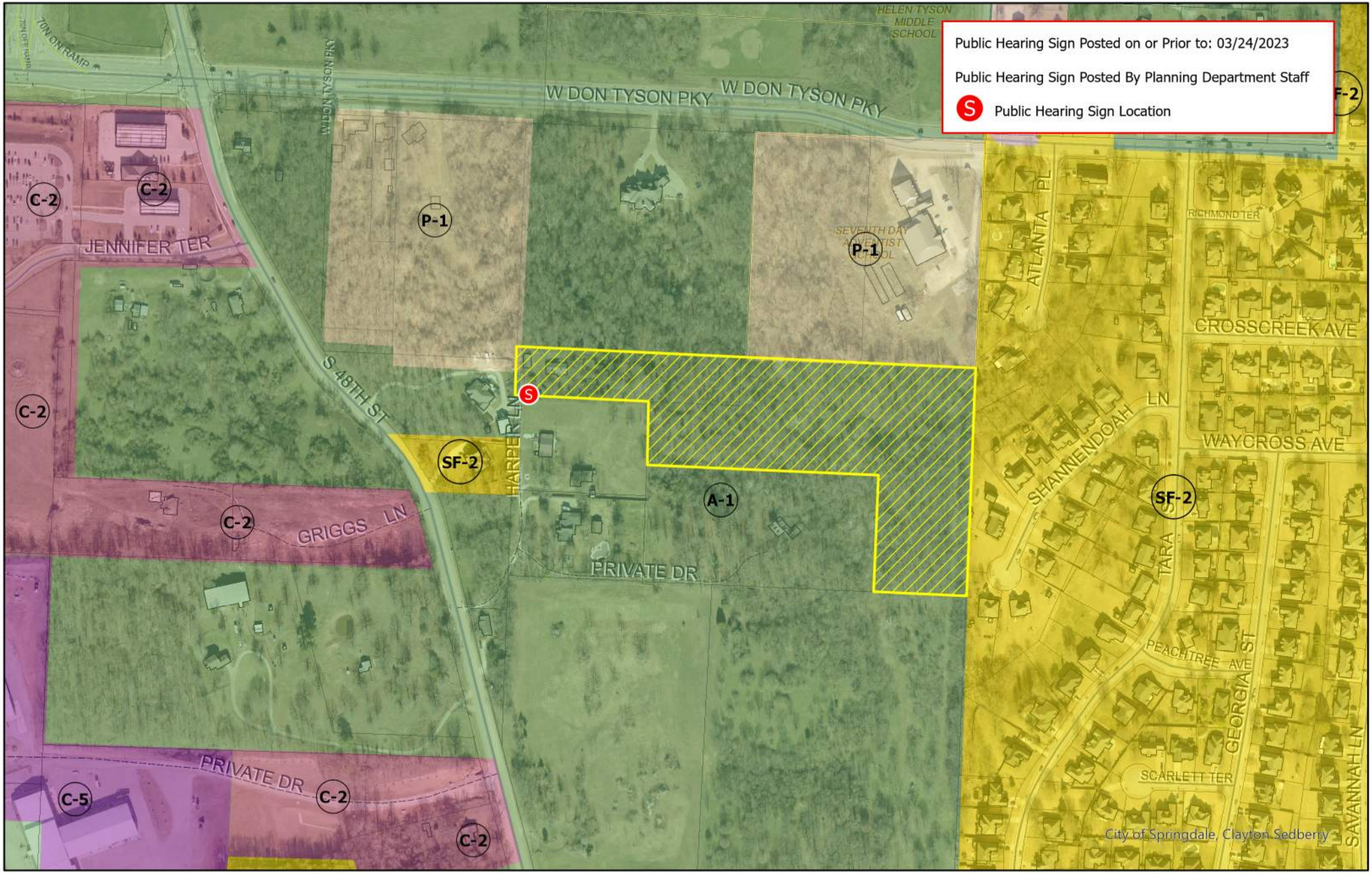
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.03 0.04 0.06

N

PROJECT: B23-30
APPLICANT: Robert Stone
REQUEST: Variance for Reduction of Minimum Road Frontage from 200' to 12' for Harper Lane and for a Non-Conforming Structure to Remain 7' from Rear Setback and 8' from side setback of NW Corner in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN



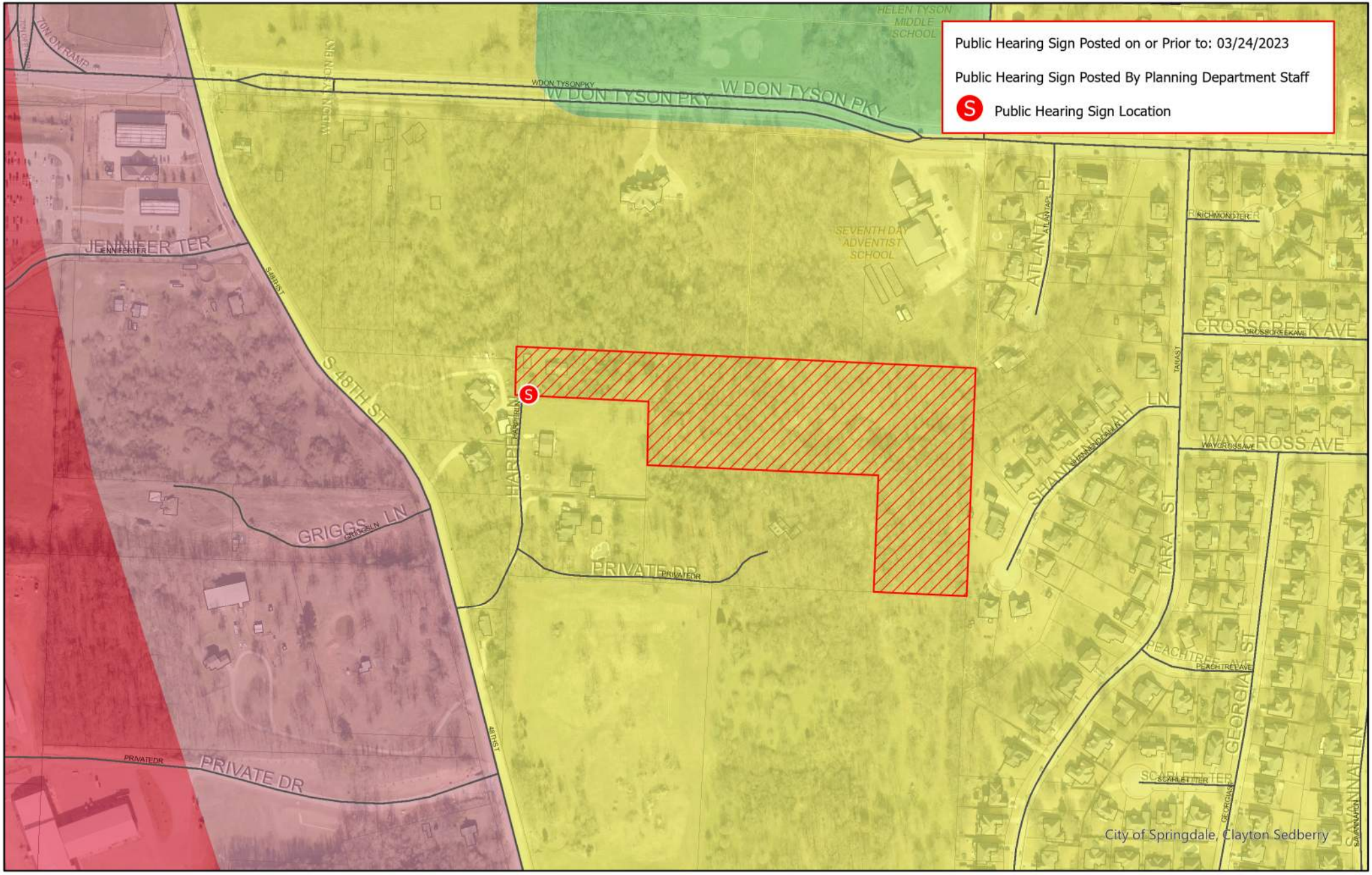
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-30
APPLICANT: Robert Stone
REQUEST: Variance for Reduction of Minimum Road Frontage from 200' to 12' for Harper Lane and for a Non-Conforming Structure to Remain 7' from Rear Setback and 8' from side setback of NW Corner in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.03 0.05 0.08 0.1

N

PROJECT: B23-30
APPLICANT: Robert Stone
REQUEST: Variance for Reduction of Minimum Road Frontage from 200' to 12' for Harper Lane and for a Non-Conforming Structure to Remain 7' from Rear Setback and 8' from side setback of NW Corner in an A-1 Zoning

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: February 16, 2023

Date Accepted as Complete: March 15, 2023 Project Number: B23-31

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: NICHOLAS J. ROY	Name:
E-mail: NICHOLASROY@YMAIL.COM	E-mail:
Address: 301 BLACK OAK AVE SPRINGDALE, AR 72764	Address:
Phone: 479-228-3022	Phone:
Site/ Location:	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Attached

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Current yard is partially fenced. Without variance, we will lose the use of a large portion of yard

B23-31

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Allow greater use of property. Increase safety and privacy. Allow more room for pets to play. Increase property value and neighborhood value.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) Nicholas J Ray

DATE: 2-15-23

NEIGHBORS OF NICHOLAS J ROY & AMY L RAMSEY

Parcel Number: 815-29358-001
Title Property Owner: OZANNE, BENJAMIN ARN & LUCY DAY
Mailing Address: 200 BLACK OAK AVE SPRINGDALE AR 72764

Parcel Number: 815-29353-000
Title Property Owner: KROTZER-HALE REVOCABLE TRUST
Mailing Address: 306 BLACK OAK AVE SPRINGDALE AR 72764-7406

Parcel Number: 815-29378-001
Title Property Owner: SIMMONS, PAUL R & PATRICIA ANN
Mailing Address: 305 BLACK OAK AVE SPRINGDALE AR 72764-7405

Parcel Number: 815-29370-000
Title Property Owner: NELSON REVOCABLE TRUST
Mailing Address: 102 FRANJO LN SPRINGDALE AR 72764

Parcel Number: 815-29365-000
Title Property Owner: WHITFIELD, KIM FAMILY TRUST; LINDLEY, STEPHEN
Mailing Address: 103 FRANJO LN SPRINGDALE AR 72764

REQUEST FROM:
Parcel Number: 815-29369-000
Title Property Owner: Nicholas J Roy & Amy L Ramsey
Mailing Address: 301 BLACK OAK AVE SPRINGDALE AR 72764



B23-31

301 Black Oak Avenue, Springdale AR 72764

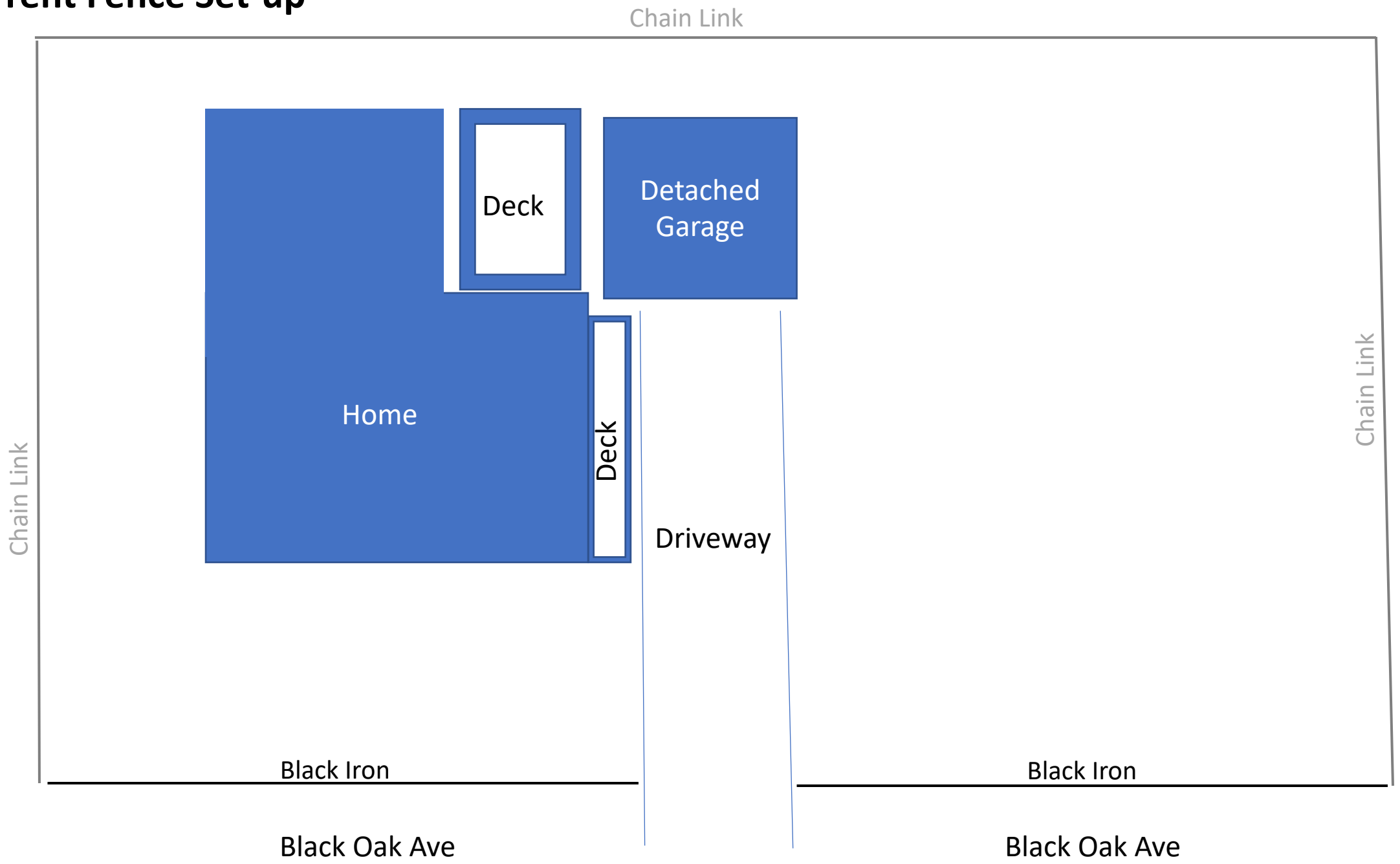
Objectives

- Remove current damaged fence and replace with updated privacy fence
- Upgrade property by enclosing entire yard (west side), allowing for a more cohesive appearance and increasing property value
- Increase safety of yard from pedestrians and automobiles (no sidewalks=pedestrians walking near fence)
- Provide a safe place for our pets to play
- Utilize entire yard (same as previous owner)

Reasons for Fence Refresh & Variance

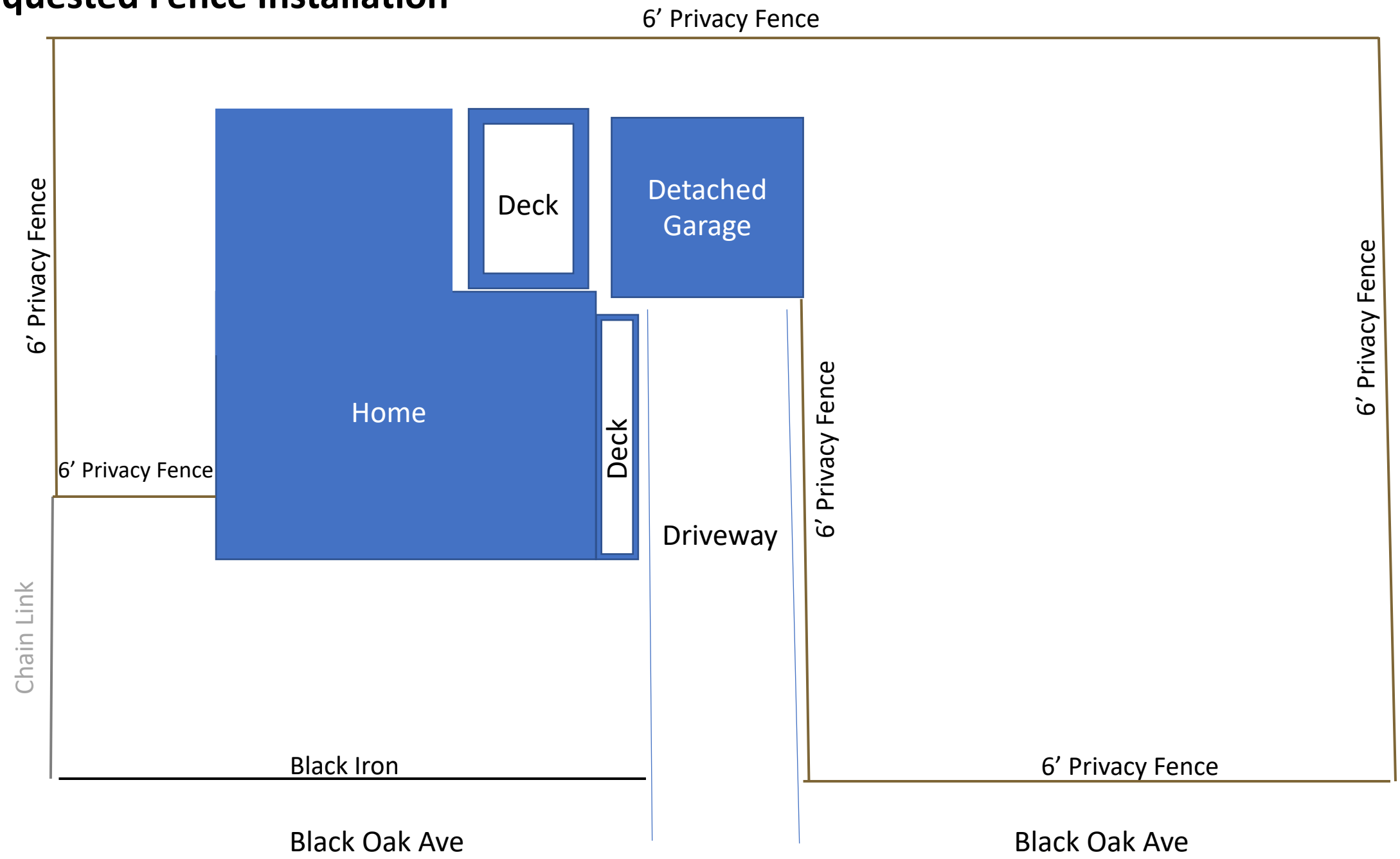
- Current chain link fence is damaged. Some sections are bent over/sagging. Homeowner will be removing damaged fence and replacing with new privacy fence.
- Requesting variance so that damaged iron fence on northwest side will be replaced with privacy fence, enclosing entire yard.
- New privacy fence to replace chain link & iron fence on west side=consistent look (vs. only replacing chain link)
- Privacy fencing will provide more safety for our pets (from highly trafficked street). With no sidewalk in front of our home, we find people walking along our northwest fence.
- By fencing in entire yard with privacy fence, a consistent, attractive look will be achieved = increased home/neighborhood value.
- Homeowners want to be able to use the entire side yard and not ”cut it in half”. If variance is not approved, a large portion of the yard will be rendered *unusable*.
- Because the house is located at the top of the hill, enclosing the entire yard with privacy fence will **NOT** affect the overall aesthetics of the home – nor detract from its accessibility/view. The yard in front of the home will **NOT** be altered.

Current Fence Set-up



Requested Fence Installation

B23-31



B23-31

Current Fence (West Side)











DAMAGED FENCE

B23-31







DAMAGED FENCE



Planning Commission Meeting
April 4, 2023

Miles
0 0 0 0.01 0.01 0.01

N

PROJECT: B23-31
APPLICANT: Nicholas Roy & Amy Ramsey
REQUEST: Variance for Increased Fence Height from 3' to 6'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



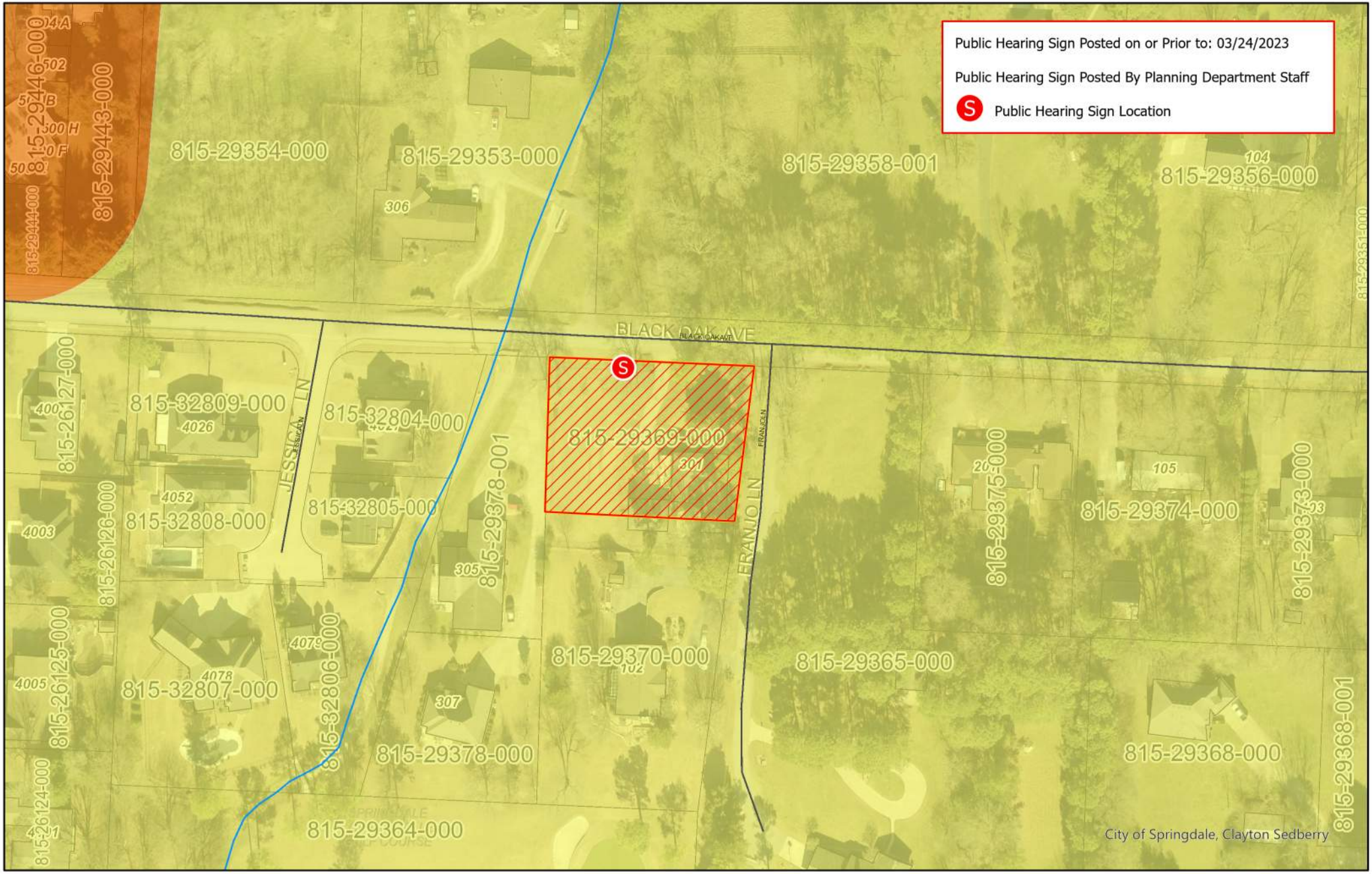
Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.02 0.03 0.04

N

PROJECT: B23-31
APPLICANT: Nicholas Roy & Amy Ramsey
REQUEST: Variance for Increased Fence Height from 3' to 6'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.02 0.03 0.04

N

PROJECT: B23-31
APPLICANT: Nicholas Roy & Amy Ramsey
REQUEST: Variance for Increased Fence Height from 3’ to 6’

SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 2 2023

Date Accepted as Complete: _____ Project Number: B23-32

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Kevin Baeza	Name: Daniel Baeza
E-mail: baezak95b@gmail.com	E-mail:
Address: 214 Baedel ave Springdale AR, 72764	Address: 214 Baedel ave Springdale AR, 72764
Phone: (479) 957-4350	Phone: (479) 312-9527
Site/ Location: 214 Baedel ave Springdale AR 72764	Current Zoning District: MF-12
Assessor's Parcel Number(s): 815-22027-000	Rezone required:
	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Variance to allow portable structure in front of home

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

protect vehicle from weather

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) Kevin Baeza

DATE: 3/2/23

Myers, Keith Lyle, Latta David Leland & Carolyn	212 Raedel ave Springdale, AR 72764	815-22028-000
Dejarret Properties LLC	216 Raedel ave Springdale AR 72764	815-22026-000
Moreno Maria D. Rocha	213 Raedel ave Springdale AR 72764	815-220~~69~~-000 47
Diaz, Adalid & Juana	~~29~~ 32 Watercrest st Springdale AR 72764 72764	815-22048-000
Wilson, RODD	223 Gates ave Springdale AR 72764	815-22068-000
Gillean Carolann	402 Crutcher St Springdale AR 72764	815-22069-000

March 13, 2023
212 Raedel Cove
Springdale, AR
72764

B23-32

Planning Office
206 S. Blair Street
Springdale, AR

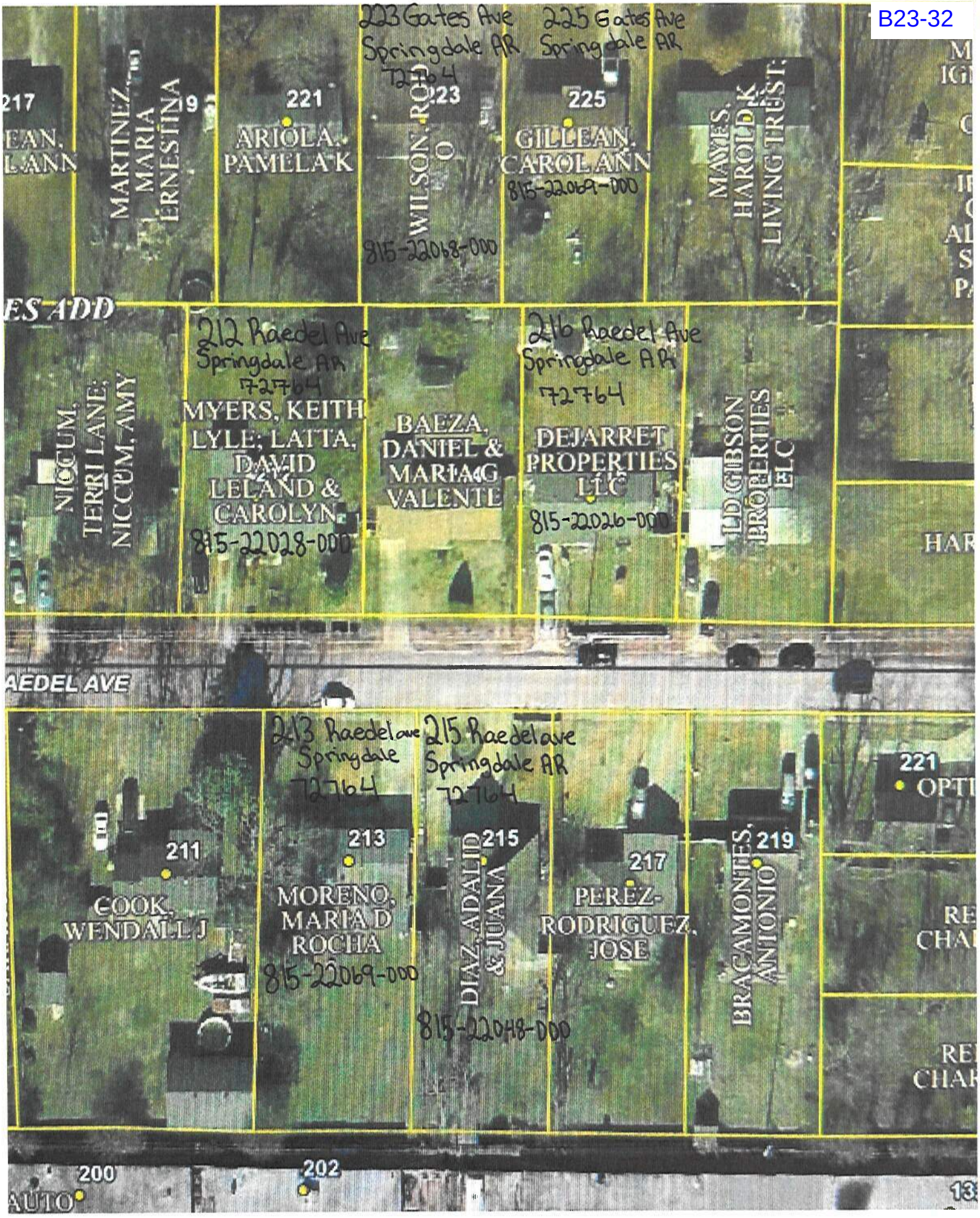
To Whom it may concern:

We are replying to your certified letter concerning Mr. Daniel Baeza being allowed to have a portable structure on his property. My brother, Keith Myers, and I, Carolyn Latta, as the land owners have no problems with the structure. Mr. Daniel is a good neighbor and takes good care of his property and personal possessions.

Thank you,
Carolyn Latta

214 Raedel Avenue Portable Structure B23-32




223 Gates Ave
Springdale AR
72764
225 Gates Ave
Springdale AR
217
MARTINEZ, MARIA ERNESTINA
221
ARIOLA, PAMELA K
223
WILSON, ROD O
815-22068-000
225
GILLEAN, CAROL ANN
815-22069-000
MAYES, HAROLD K LIVING TRUST
ES ADD
212 Raedel Ave
Springdale AR
72764
MYERS, KEITH LYLE; LATTA, DAVID LELAND & CAROLYN
815-22028-000
BAEZA, DANIEL & MARIA G VALENTE
216 Raedel Ave
Springdale AR
72764
DEJARRET PROPERTIES LLC
815-22026-000
GIBSON PROPERTIES LLC
NICCUM, TERRI LANE; NICCUM, AMY
AEDEL AVE
213 Raedel ave
Springdale
72764
215 Raedel ave
Springdale AR
72764
211
COOK, WENDALL J
213
MORENO, MARIA D ROCHA
815-22069-000
215
DIAZ, ADALID & JUANA
815-22048-000
217
PEREZ-RODRIGUEZ, JOSE
219
BRACAMONTES, ANTONIO
221
200
AUTO
202



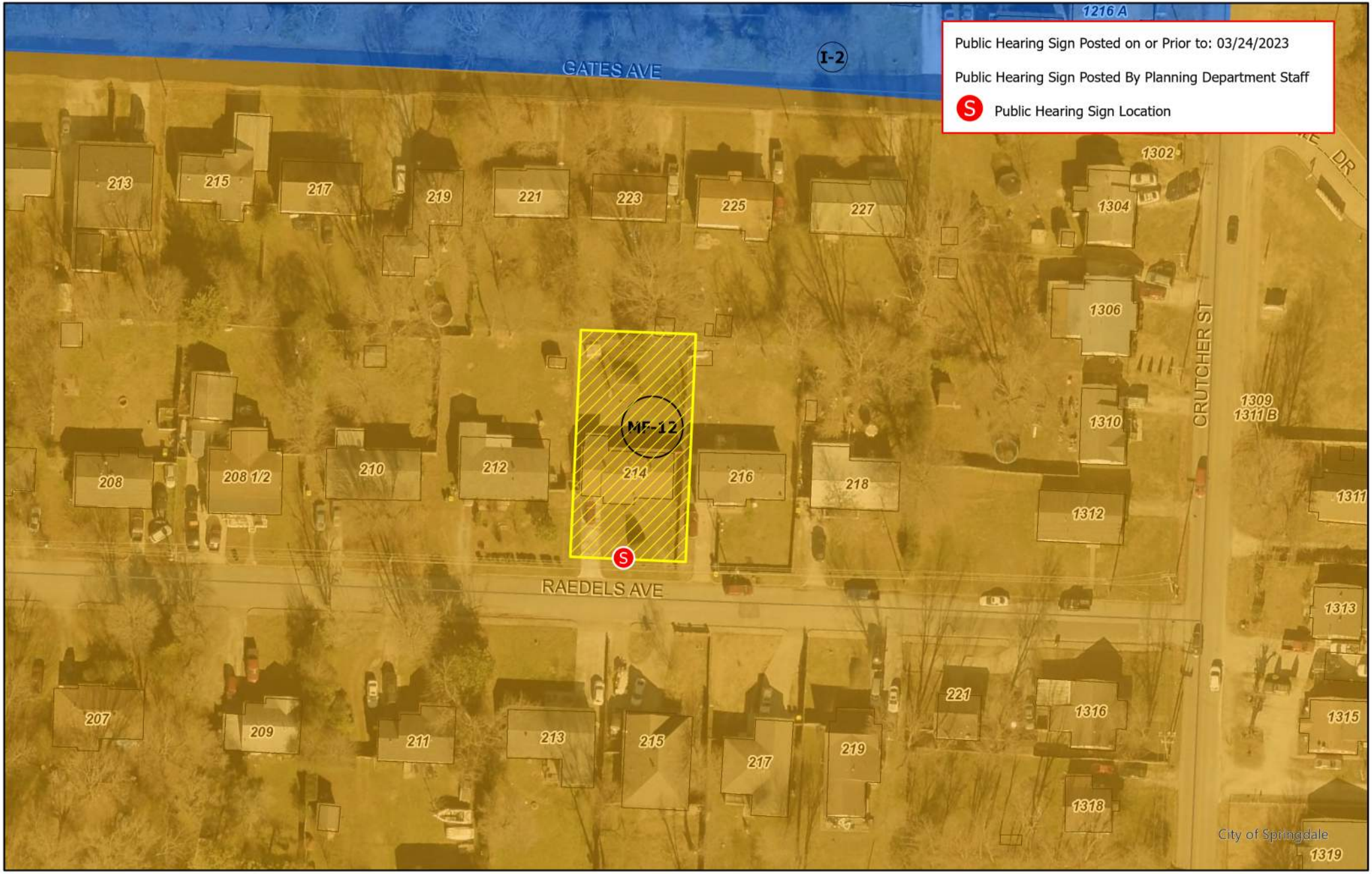
Planning Commission Meeting
April 4, 2023

Miles
0 0 0 0 0.01 0.01

N

PROJECT: B23-32
APPLICANT: Daniel Baeza and Maria Valente
REQUEST: Variance for Portable Carport to Encroach in Front Setback

SPRINGDALE™
WE'RE MAKING IT HAPPEN



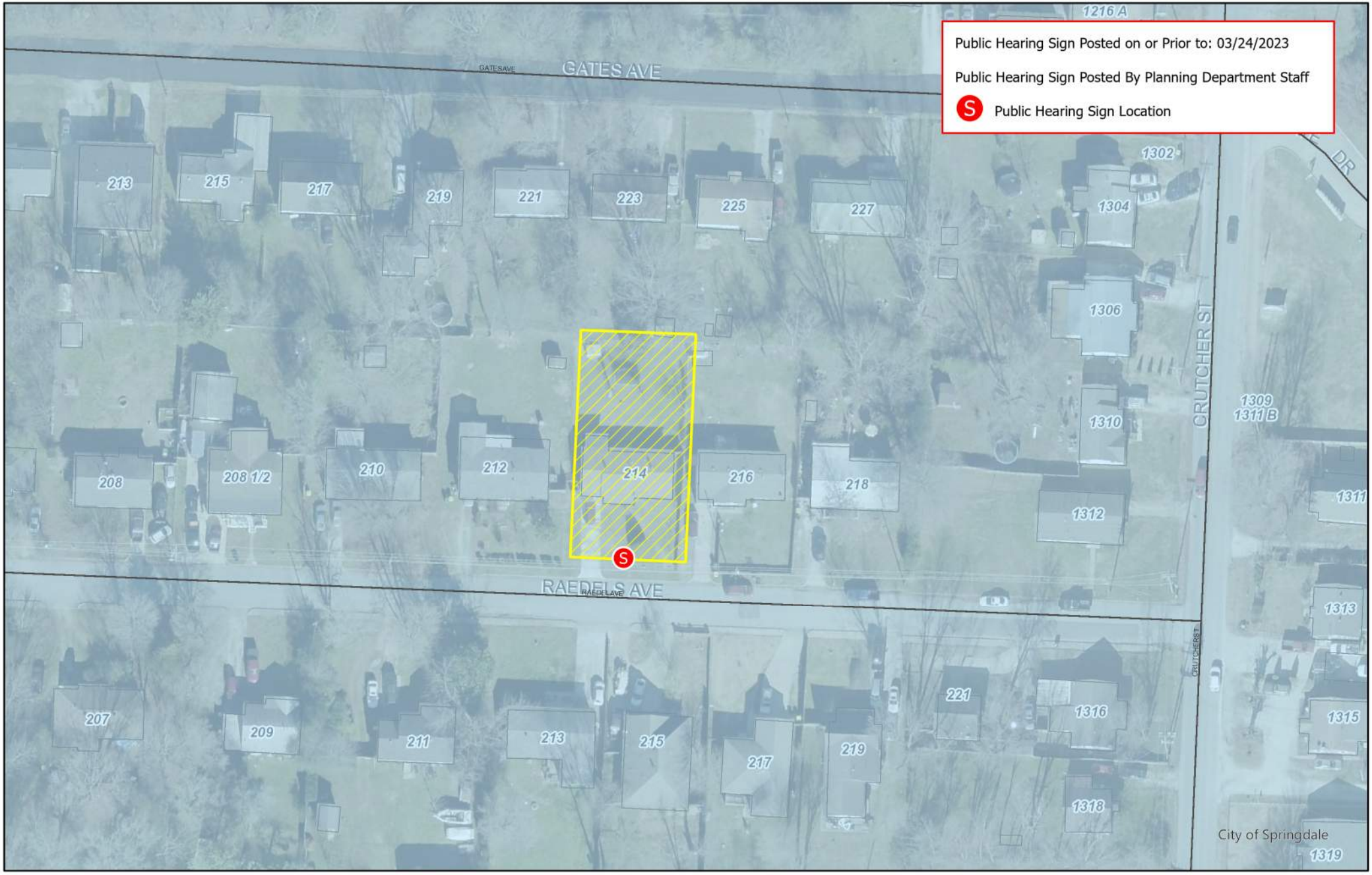
Planning Commission Meeting
April 4, 2023

0 00.01 0.01 0.02 0.02 Miles

N

PROJECT: B23-32
APPLICANT: Daniel Baeza and Maria Valente
REQUEST: Variance for Portable Carport to Encroach in Front Setback

SPRINGDALE™
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

0 00.01 0.01 0.02 0.02 Miles

N

PROJECT: B23-32
APPLICANT: Daniel Baeza and Maria Valente
REQUEST: Variance for Portable Carport to Encroach in Front Setback

SPRINGDALE™
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 8 2023

Date Accepted as Complete: MARCH 8 2023 Project Number: B23-36

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Elizabeth Ordaz	Name:
E-mail: ElizabethOrdaz@gmail.com	E-mail:
Address: 1612 Theodore Dr. Springdale AR 72762	Address:
Phone: (479) 365-9689	Phone:
Site/ Location: 1612 Theodore	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Fee for Variance Application is $75

Variance requested: (attach visual representation of request)

Reduction of front setback from 30 to 25

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

No garage and gravel driveway

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

will be providing cover for our vehicle with no effect to the neighborhood.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) Elizabeth Orday

DATE: 3/8/23

1612 Theodore Drive **B23-36**

Variance to reduce Front Setback from 30' to 25'



Before: May 2022



After: March 2023

B23-36

ADJACENT PROPERTY OWNERS FOR 1612 THEODORE DRIVE



815-20383-000

JANICE & RACHELLE BUCKLES
1513 GREENLAWN DR
SPRINGDALE, AR 72764

815-20382-000

CHARLES REDDING JR.
19457 DAVIS FORD ROAD
SPRINGDALE, AR 72764

815-20391-000

RANDY & BETTINNA COGER TRUST
P.O. BOX 446
HUNTSVILLE, AR 72740

815-29912-000

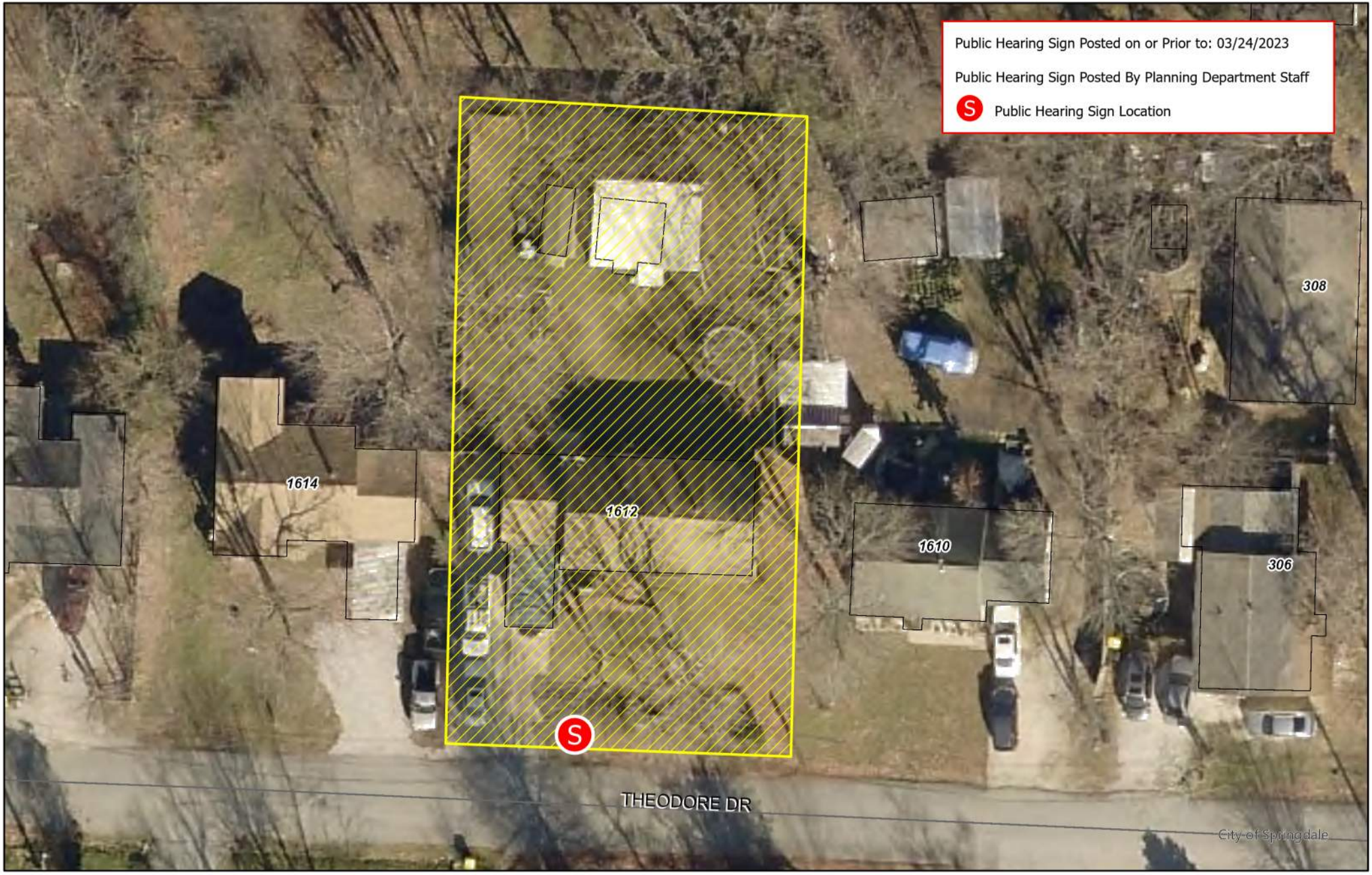
ORPHIA CAMBRON STEELE
312 N. WEST END ST
SPRINGDALE, AR 72764

815-29911-000

SALEM LUTHERAN CHURCH
1800 W. EMMA AVE
SPRINGDALE, AR 72762

815-20393-000

ERIKA AQUIRRE
1614 THEODORE DR
SPRINGDALE, AR 72764



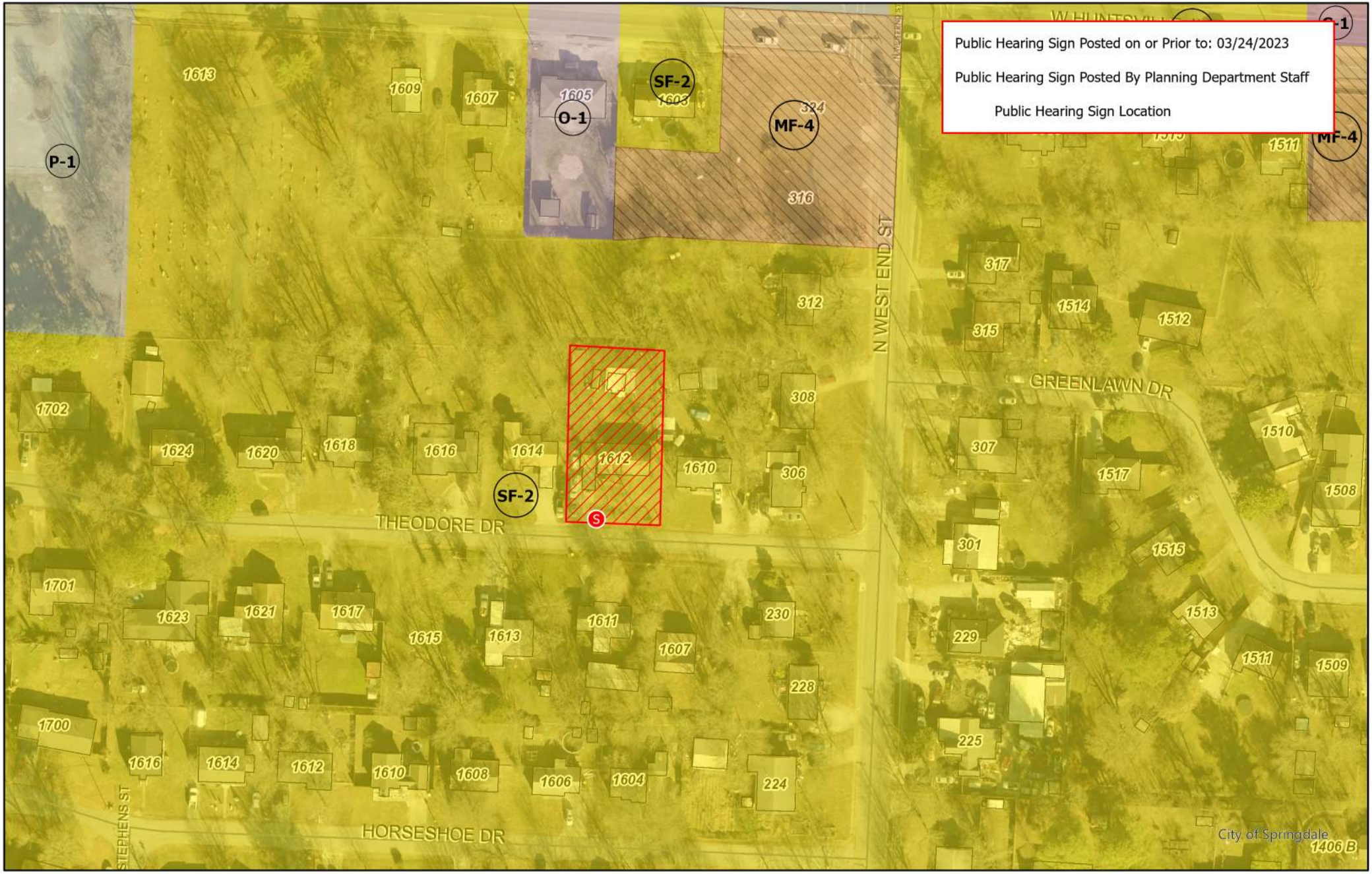
Planning Commission Meeting
April 4, 2023

Miles
0 0 0 0 0.01 0.01

N

PROJECT: B23-36
APPLICANT: Elizabeth Ordaz
REQUEST: Variance for Reduction of Front Setback from 30' to 25'

SPRINGDALE™
WE'RE MAKING IT HAPPEN



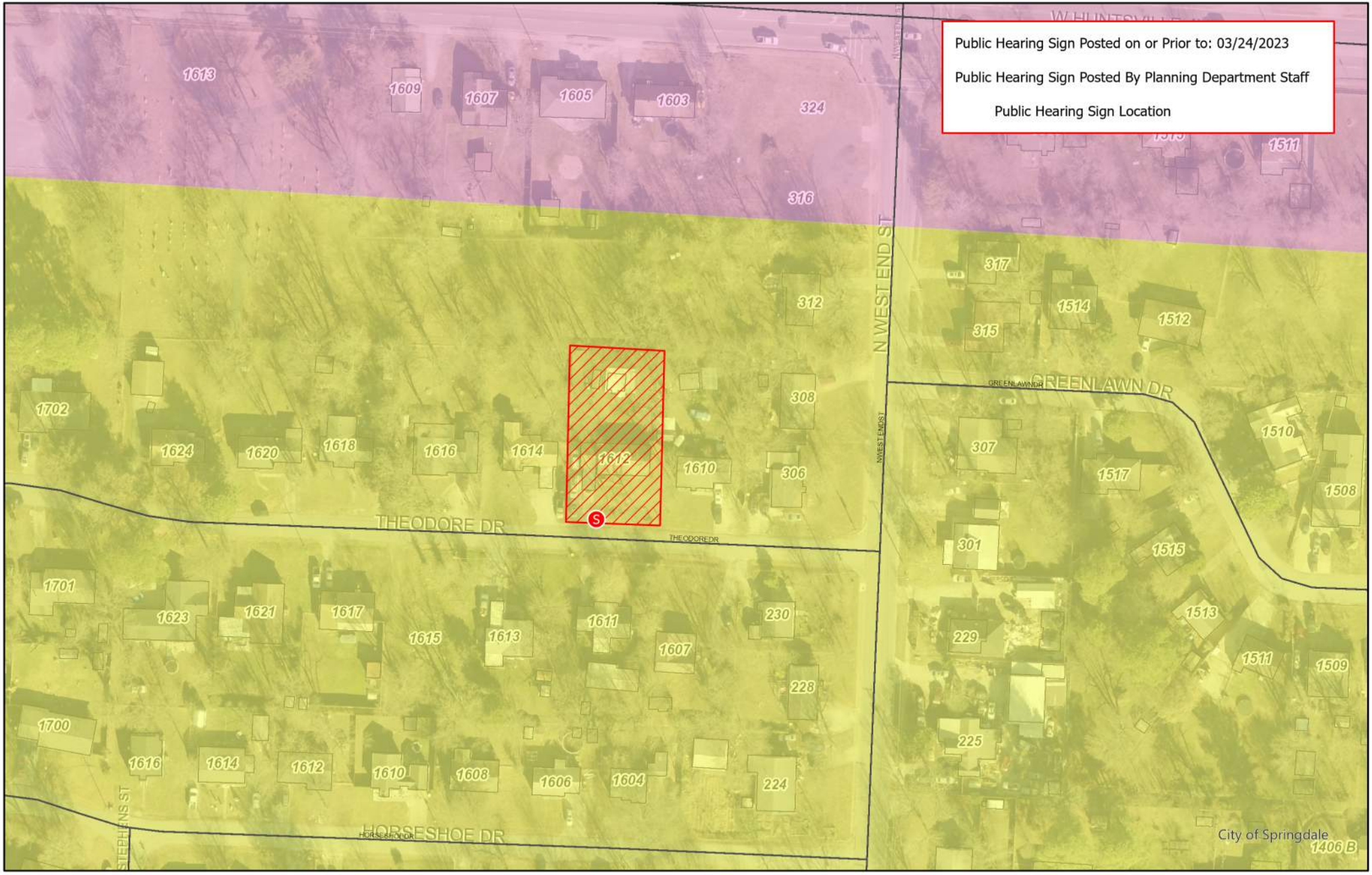
Planning Commission Meeting
April 4, 2023

0 00.01 0.02 0.03 0.04 Miles

N

PROJECT: B23-36
APPLICANT: Elizabeth Ordaz
REQUEST: Variance for Reduction of Front Setback from 30' to 25'

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.02 0.03 0.04
N

PROJECT: B23-36
APPLICANT: Elizabeth Ordaz
REQUEST: Variance for Reduction of Front Setback from 30' to 25'

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: March 20, 2023 Project Number: B23-42

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner X Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Engineering Services Inc, - Jason Appel	Name: Hall Sisters, LLC
E-mail: Jappel@engineeringservices.com	E-mail:
Address: 1207 S. Old Missouri Rd., Springdale, AR 72764	Address: 1327 Elms Springs Rd. Springdale, AR 72762
Phone: 479-751-8733	Phone:
Site/ Location: 1210 ESI Drive, Springdale, AR 72764	Current Zoning District: I-1
Assessor's Parcel Number(s): 815-28608-005	Rezone required: No
	Total Acreage: 2.17

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- X ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - X ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☐ **MATERIALS AND COLORS**
  - ☐ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Applicant is requesting variance for visibility of storage area. Storage area will be screened with landscape and farther than 20' from sidewalks and internal pedestrian walks, but is visible from public ROW.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Existing architectural layout does not support a storage area that would meet the visibility requirements.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance would allow outdoor storage for items and supplies which in turn would allow better stock of materials and goods for distribution.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

Storage area to be screened with evergreen landscaping and screening fence to keep it visually obscured from public ROW.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

Jason Appel, ESE

DATE: 3.15.23

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-42

March 15, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Hall Sisters, LLC
1210 ESI Drive
Springdale, Arkansas

Debbie and Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-28608-007
HALL SISTERS, LLC
1327 ELMS SPRINGS RD.
SPRINGDALE AR 72762

815-28608-010
LUNDSTRUM INVESTMENTS, INC
2921 S OLD MISSOURI RD STE 5
SPRINGDALE AR 72764

815-28608-011
MOREHEAD, CARL T & SHARRON K
4230 S SHOBE RD
BRYANT AR 72022

815-28608-012
KENDRICK, JOHN & PATRICIA A
4704 TROUT FARM RD
SPRINGDALE AR 72762

815-28608-004
NWA CAPITAL INVESTMENTS, LLC
1206 ESI DR.
SPRINGDALE AR 72764

815-28593-000
ANDERSON, BOBBY & BEVERLY FAMILY
LIMITED PARTNERSHIP
PO BOX 1767
QUITMAN TX 75783-1767

Very truly yours,

Rody Woods 03/15/2023

Rodney Woods, P.S.

"Z:\Engineers\00 - Engineer Projects\23910 Wesco\10 VARIANCE\CLAPO.docx"

B23-42



GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

ENGINEERING SERVICES INC.
1210 E. ESI DRIVE
SPRINGDALE, ARKANSAS 72764

VARIANCE EXHIBIT
HALL SISTERS, LLC
ESI DRIVE
SPRINGDALE, ARKANSAS

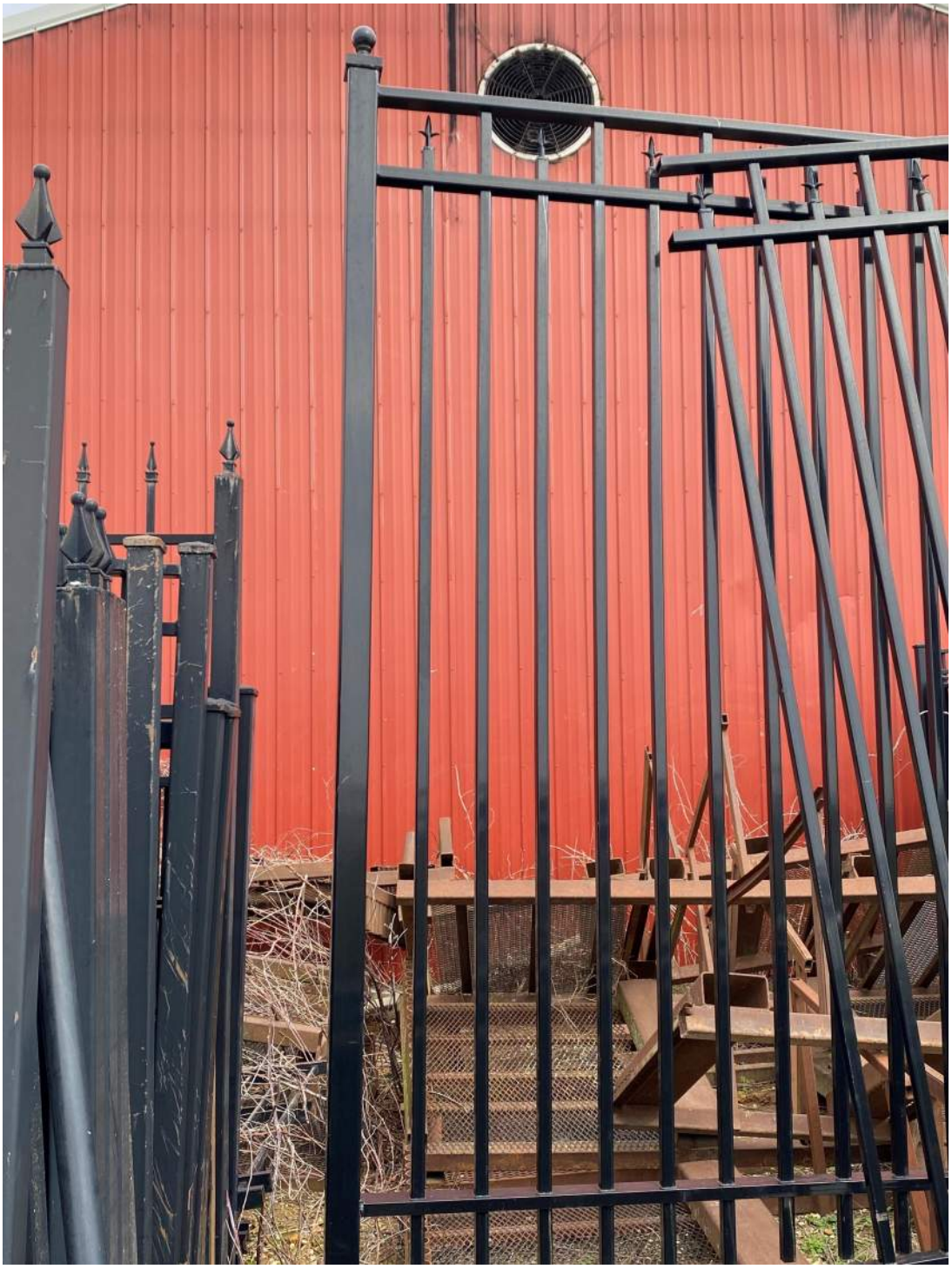
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Mar 15, 2023
ENGINEER: TJA
DRAWN BY: JDP
W.O. #: 22900

© COPYRIGHT 2023 ENGINEERING SERVICES, INC. 3/15/2023 3:58 PM
C:\ESI\ESI Projects\22900 Hall Sisters\Drawings\22900 Exhibit.dwg

1

EXAMPLE OF WROUGHT IRON FENCE SOUGHT IN PLACE OF SCREENING FENCE





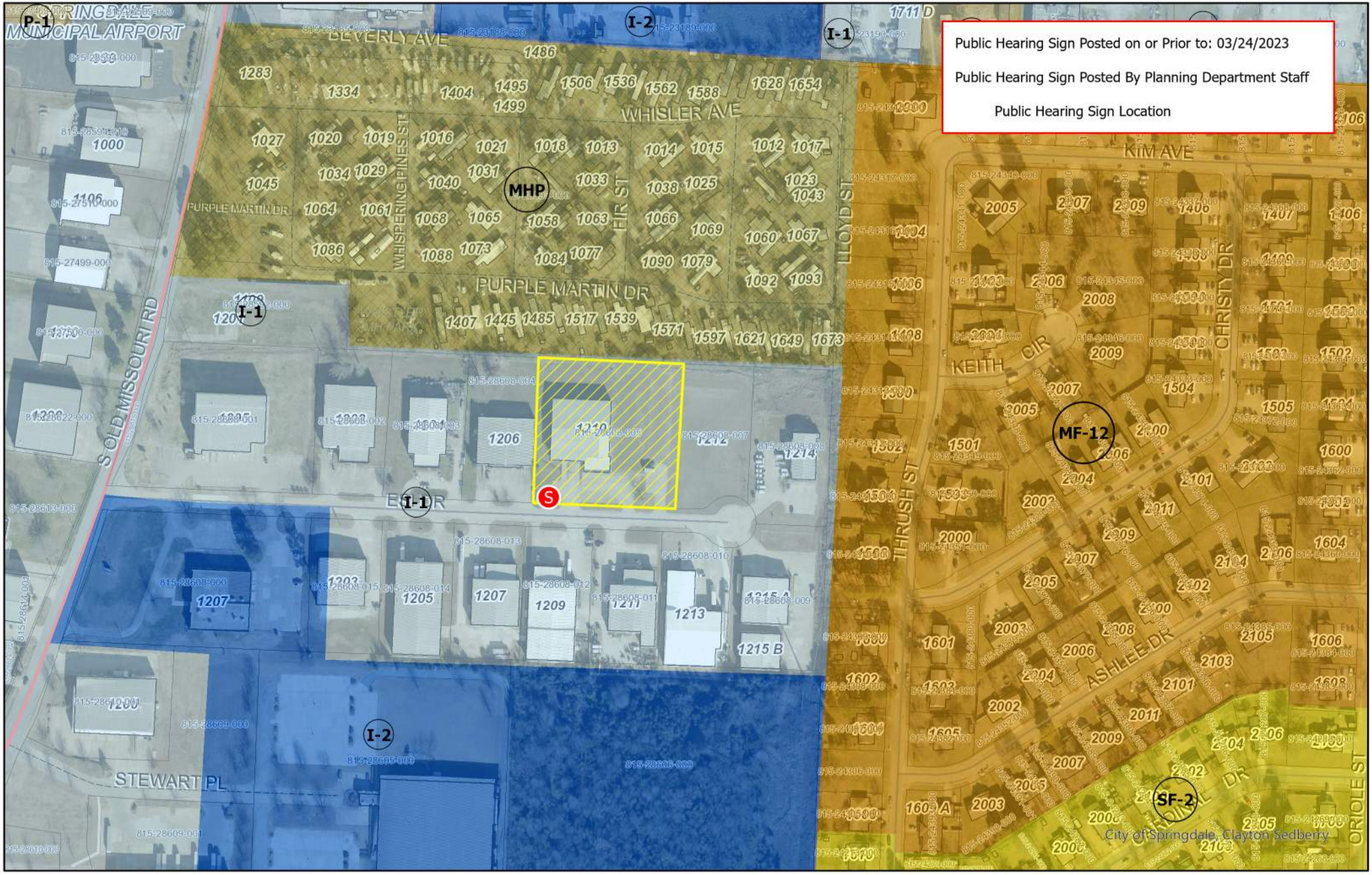
Planning Commission Meeting
April 4, 2023

Miles
0 00.01 0.01 0.02 0.02

N

PROJECT: B23-42
APPLICANT: Hall Sisters, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



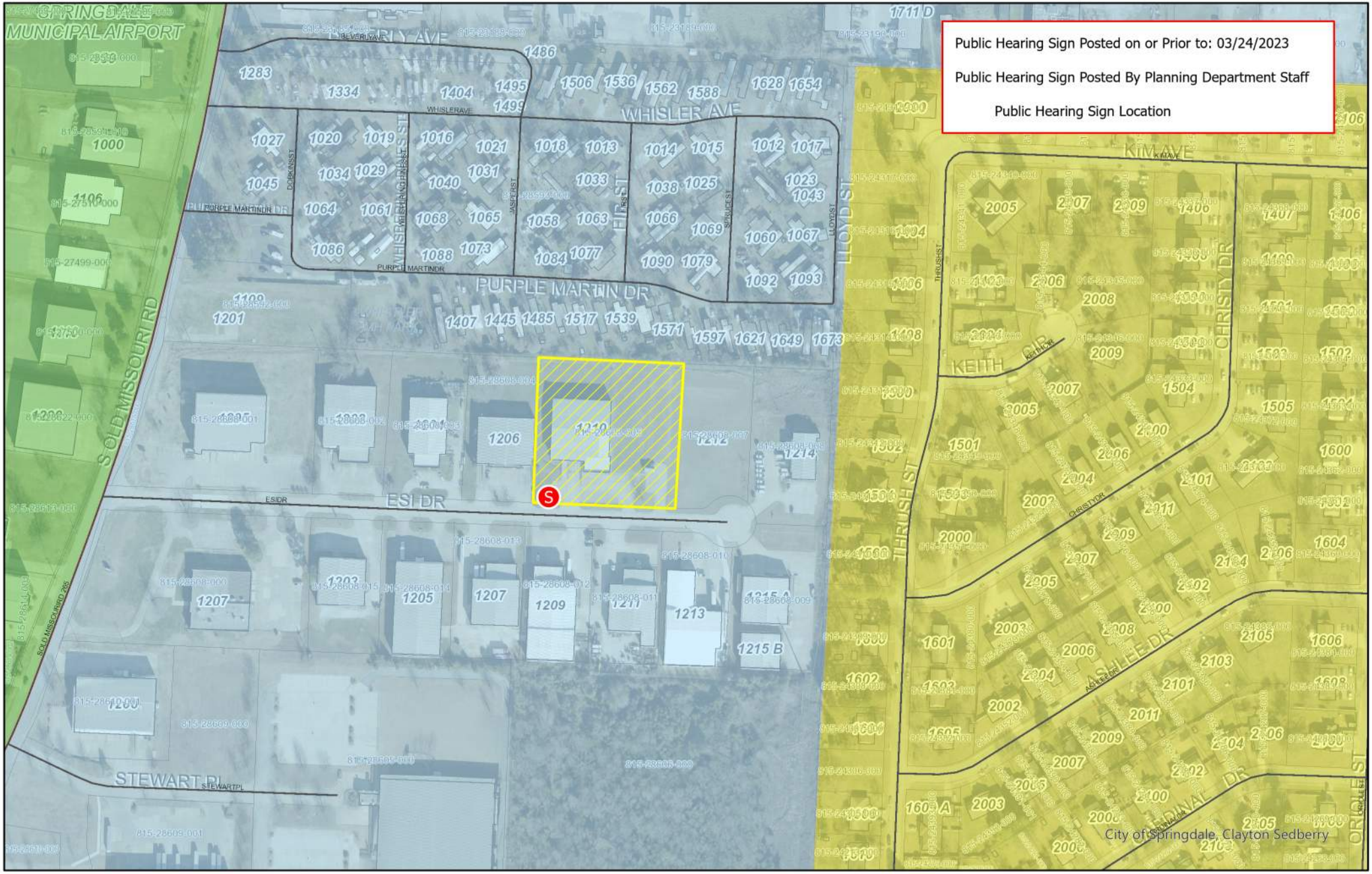
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-42
APPLICANT: Hall Sisters, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

Miles
00.01 0.02 0.04 0.06 0.08

N

PROJECT: B23-42
APPLICANT: Hall Sisters, LLC
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov.

STAFF USE ONLY

Date Application Submitted: March 15, 2023

Date Accepted as Complete: _____ Project Number: B23-43

APPLICATION CONTACTS:
Indicate one person of contact for this request: X Property Owner _____ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Crain Investments LP	Name:
E-mail: iramoore@crainteam.net	E-mail:
Address: 5980 Wadley Rd. Sherwood, AR 72120	Address:
Phone: 501-542-5010	Phone:
Site/ Location: 5950 W. Sunset.	Current Zoning District: C-6
Assessor's Parcel Number(s): 815-03806-000	Rezone required: No
	Total Acreage: 3.9

The Planning Commission may approve variances to depart from the literal requirements of the Commercial Design Standards where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of the design standards.

Fee for Variance Application is $75

Check item(s) for which variance is requested:

- ☐ **ENTRANCES** – one customer entrance on all sides of principal building directly facing abutting public right of-way
- ☐ **PARKING LOT ORIENTATION** – no more than 60% of off-street parking area located between the front façade within the front yard of the principal building

- ☐ **STRUCTURE BACK AND SIDES**
  - ☐ Minimum setback according to zoning district requirements
  - ☐ Earthen berm installed with trees and landscaping for façade facing adjacent residential uses or area on Comprehensive Land Use Plan
- ☐ **PEDESTRIAN FLOW**
  - ☐ Sidewalk along all sides of lot abutting public right-of-way required per Master Street Plan
  - ☐ 5' continuous internal pedestrian walkways from public sidewalk to principal customer entrance of all principal building on site
  - ☐ 5' sidewalk along the full length of building on façade featuring customer entrance an façade abutting public parking areas 6' from façade of building
  - ☐ Weather protection features within 30' of all customer entrances, constructed parallel to building façade
  - ☐ Internal walkway distinguished from driving surface through use of durable, low maintenance surface materials to enhance safety and comfort
- ☐ **CENTRAL FEATURES AND COMMUNITY SPACES**
  - ☐ Provision of at least 2 central features
  - ☐ Direct access to public sidewalk network
- ☐ **MULTIPLE BUILDINGS IN COMMERCIAL CENTERS**
  - ☐ Use of similar building materials
  - ☐ Use of similar architectural styles or theme
- ☐ **OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS**
  - ☐ Not visible from public right-of-way, located within 20' of any public street, sidewalk or internal pedestrian way
  - ☐ Incorporated into the overall design of the building
  - ☐ Screening material similar to principal materials of the building and landscape
  - ☐ Landscaped so that visual and acoustic impacts fully contained and out of view of adjacent property and public streets
  - ☐ Landscaped so not attention is attached to the function by the use of screening material an no attention is attached to the function by the use
- ☐ **FACADES AND EXTERIOR WALLS** – face over 100' in linear length incorporate wall projections or recesses
  - ☐ Minimum 3' depth
  - ☐ Minimum of 20 contiguous feet within each 100' of façade length
  - ☐ Extends 20% of the façade
- ☐ **DETAIL FEATURES**
  - ☐ Facades include a repeating pattern with no less than 3 elements (color change, texture change, material change)
  - ☐ At least one element repeating horizontally
  - ☐ Elements repeat at intervals of more than 30' horizontally or vertically
  - ☐ Change in plane no less than 12" in width (offset, reveal or projecting rib)
- ☐ **ROOFS** – change in height every 100 liner feet in building length
- ☒ **MATERIALS AND COLORS**
  - ☒ Predominate exterior materials high quality materials
  - ☐ Façade color – low reflectance, subtle, neutral or earth tone
- ☐ **ENTRYWAYS** – 3 defined, highly visible customer entrances

☐ **LANDSCAPING**
- ☐ Entryway landscaping
- ☐ Parking lot landscaping
- ☐ Perimeter parking area landscaping
- ☐ Building foundation landscaping

☐ **SCREENING**
- ☐ Trash containers, trash compactor, and recycling bins screened from public view 4 sides
- ☐ Exterior ground-mounted or building-mounted equipment
- ☐ Rooftop equipment
- ☐ Solid fence or wall not less than 6' in height along all rear and side property lines common to property zoned for residential purposes
- ☐ Required screening fence or wall maximum height 8', high quality materials
- ☐ Required screening fence or wall maximum continuous length of 50'
- ☐ Earthen berm installed with trees and landscaping for façades facing areas indicated for residential use by the Comprehensive Land Use Plan

☐ **LIGHTING**
- ☐ Pedestrian walkway lighting – 4' maximum height for bollard-type lighting, pedestrian areas illuminated a minimum of 1 footcandle
- ☐ Parking lot lighting – 35' maximum mounting fixture height with all parking areas maintaining 3 footcandles
- ☐ Parking lot lighting – maximum maintained vertical footcandle at any adjoining residential property line 0.5 footcandle measured at 5' above grade
- ☐ Uniformity ratios throughout parking l – not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 maximum to minimum
- ☐ Canopy lighting – 35 footcandles maximum average maintained footcandles under canopy
- ☐ Canopy lighting fixtures lens cover recessed or flush with bottom surface (ceiling) of canopy
- ☐ Canopy indirect light beamed upward and then reflected down shielded focused exclusively on the underside of canopy

FOR EACH ITEM CHECKED

Variance requested: (attach visual representation of request)

Applicant is requesting variance for no high quality exterior building materials and colors on an accessory structure. The proposed accessory structure would be at the rear of lot and is neighbored by other storage and RV display areas. The accessory structure is also screened by existing trees and screening from adjacent lots.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

Applicant is requesting variance since building is located away from public view and is to be used for maintenance purposed and not retail like other structures on the site.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Variance would allow for the proposed RV maintenance building to be built for utility and maintenance.

Harmony with intended purpose of the standards: (how the proposed develop will remain in harmony with the intended purpose of the commercial design standards with the approval of the variance)

With approval of variance building would still use higher quality materials around base of building.

The **Applicant** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Applicant.

The **Applicant** understands that he/she must be present at the meeting to present the variance request and to answer questions. If the **Applicant** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S) _____

_____

_____

DATE: 3/14/2023

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

B23-43

March 15, 2023

City of Springdale
Planning & Community Development Division
208 S. Blair Street
Springdale, Arkansas 72764

Via email: planningapplications@springdalear.gov

Re: Certified List of Adjacent Property Owners
Crain RV of Springdale – Variance request
5950 W. Sunset Avenue
Springdale, AR

Debbie and Sarah:

I hereby certify, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all adjacent property owners to the subject property.

815-30805-000
GREAT DANE LIMITED PARTNERSHIP
PO BOX 6427
SPRINGDALE, AR 72766-6427

815-30807-000, 815-30823-000,
815-30808-000, 815-30814-000
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203

815-30824-000
C L GEORGE & SONS
PO BOX G
SPRINGDALE, AR 72765

815-30813-000
KNWA RE SPRINGDALE LLC
4476 WATERSIDE CT
FAYETTEVILLE, AR 72703

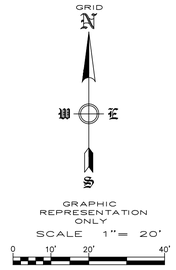
Very truly yours,

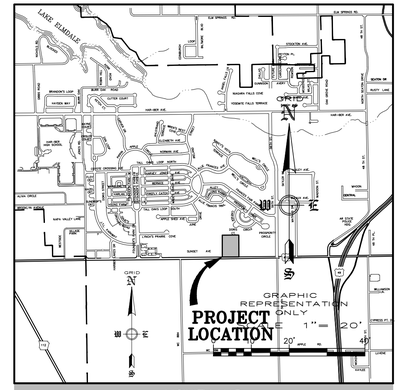
Rody Woods 03/15/2023

Rodney Woods, P.S.

"Z:\Engineers\00 - Engineer Projects\21997 - Crain RV\10 Variance\CLAPO.docx"







VICINITY MAP
N.T.S.

OWNER/DEVELOPER: CRAIN INVESTMENTS LP
5980 WADLEY RD
SHERWOOD, AR 72120

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

CITY ZONING: C-6

GROSS AREA: 3.84 ACRES
NET AREA: 3.75 ACRES

BUILDING SETBACKS: FRONT – 30'
FRONT – 50' IF PARKING IS BETWEEN R.O.W & BUILDING.
SIDE – 0' SUBJECT TO APPLICABLE FIRE & BUILDING CODE.
SIDE – 20' WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT.
REAR – 20'

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

B23-43

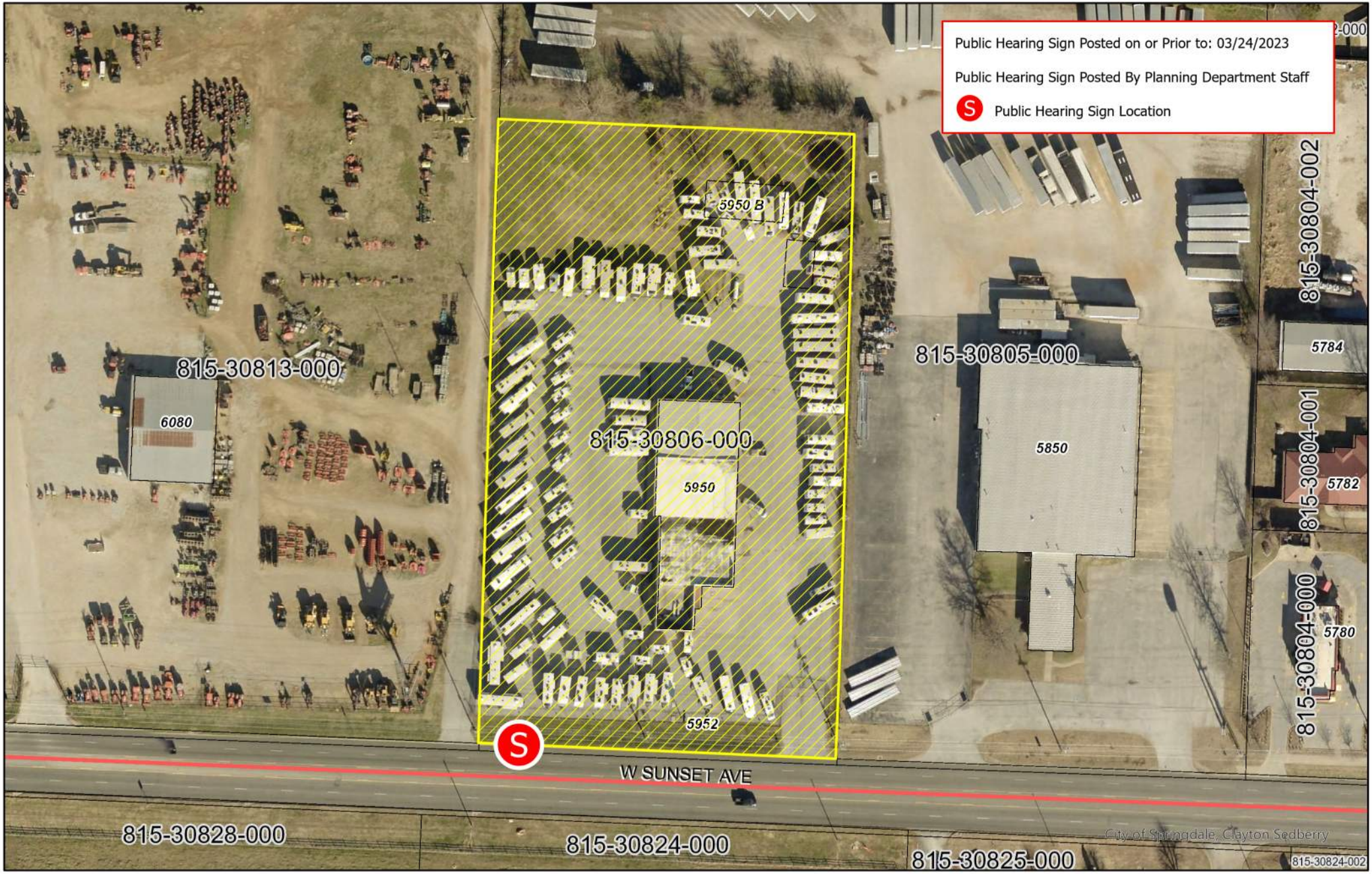
VARIANCE EXHIBIT
CRAIN RV SPRINGDALE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© Copyright 2023 Engineering Services, Inc. 3-14-2023 2:07 PM
mail:CAD Drawings\B23-43 Crain RV Springdale\B23-43 Crain RV Springdale.dwg

SCALE: 1"=20'
DATE: Mar 14, 2023
ENGINEER: BJR
DRAWN BY: NMB
W.O. #: 21997

1



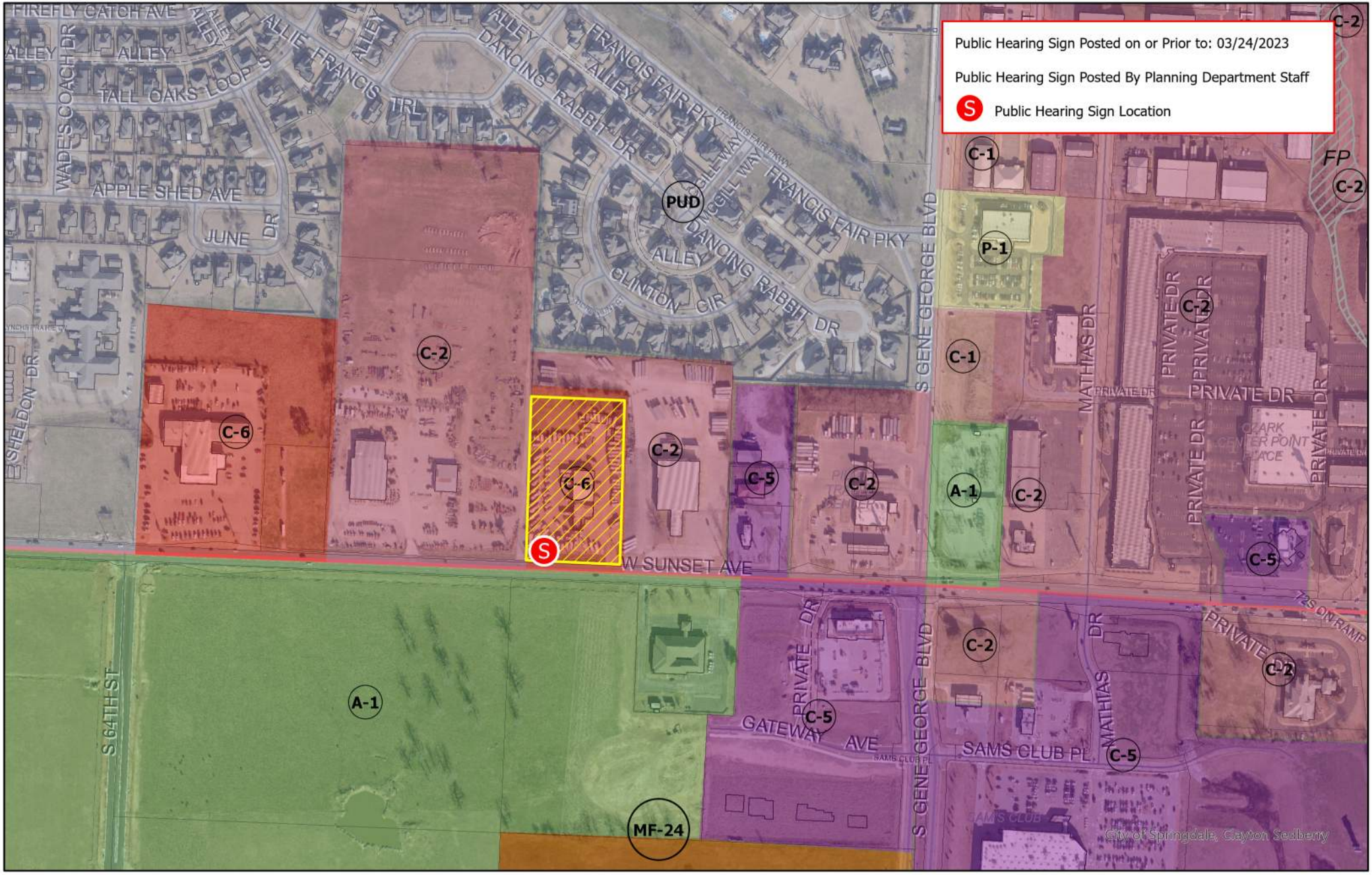
Planning Commission Meeting
April 4, 2023

0 00.01 0.02 0.03 0.04 Miles

N

PROJECT: B23-43
APPLICANT: Crain Investments, LP
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



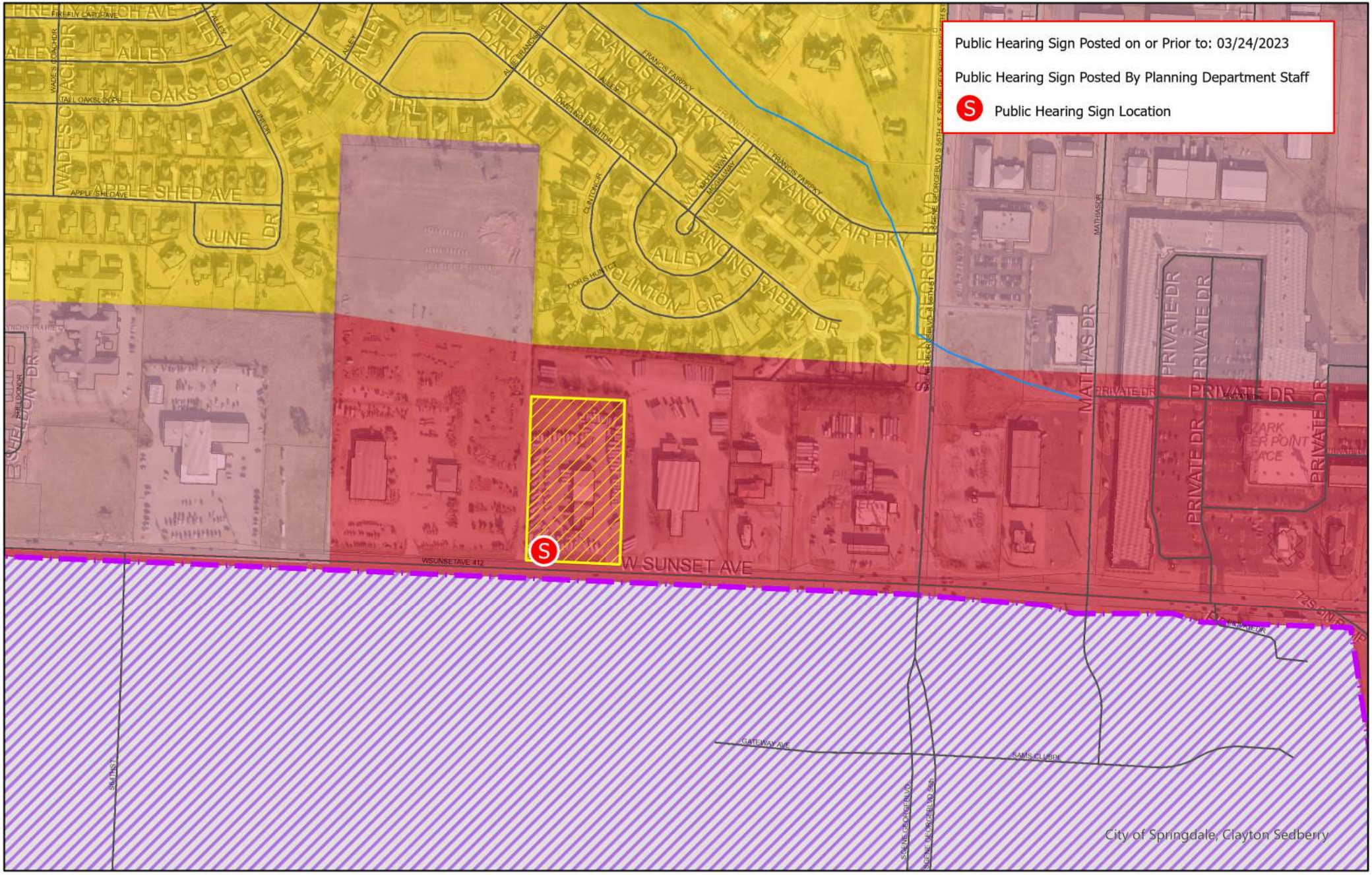
Planning Commission Meeting
April 4, 2023

Miles
0 0.01 0.03 0.06 0.09 0.12

N

PROJECT: B23-43
APPLICANT: Crain Investments, LP
REQUEST: Variance for Commercial Design Standards

SPRINGDALE
WE'RE MAKING IT HAPPEN



Planning Commission Meeting
April 4, 2023

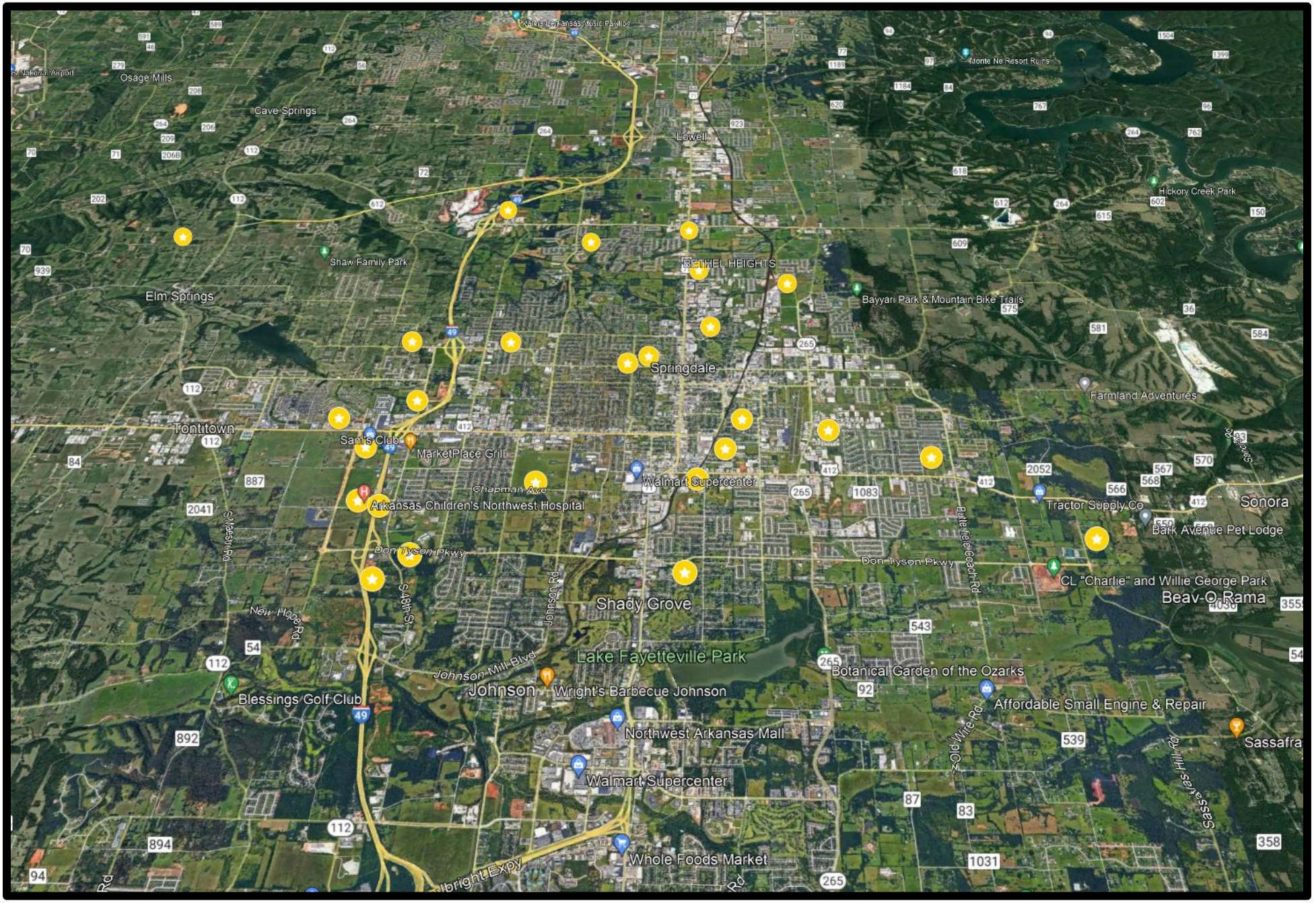
Miles
0 0.01 0.03 0.06 0.09 0.12

N

PROJECT: B23-43
APPLICANT: Crain Investments, LP
REQUEST: Variance for Commercial Design Standards

SPRINGDALE™
WE'RE MAKING IT HAPPEN

April 2023 Springdale Planning Commission



SPRINGDALE™

WE'RE MAKING IT HAPPEN

APRIL 4, 2023
PLANNING COMMISSION MEETING