SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
July 6, 2021
TENTATIVE AGENDA

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes – June 1, 2021

V. Tabled Items

A. W21-10 **Todd and Laura Setser**
308 East Lakeview Drive
Waiver of sidewalk requirements
Presented by Todd Setser

VI. Public Hearing – Rezoning

A. R21-36 **Living Savior Lutheran Church**
1600 Butterfield Coach Road
From A-1 to P-1
Presented by Debra Young

B. R21-37 **Motah, LLC (Medical Hospital)**
5141 Watkins Avenue
From C-1 to C-5
Presented by Crafton Tull & Associates, Inc.

C. R21-38 **Cadence Crossing, LLC**
From PUD to Revised PUD
PP21-01 4.95 acres near the intersection of W Gibbs Rd. and Har-ber Ave.
Presented by Engineering Services, Inc.

D. R21-39 **48th & Elm Springs, LLC**
North of Elm Springs Rd, west of interstate 49, and east of 48th Street
From C-5 to C-2
Presented by John Lapointe

E. R21-40 **Hy-Crest Holdings, LLC**
105 E Robinson Avenue
From C-2 to C-5
C21-17 Use Unit 25 (Limited Manufacturing) in a C-5
Presented by Wildcat Shoals, LLC / Erik Tangness

F. R21-41 **Riggins Construction, Inc. Retirement Trust**
3.2 acres along the east side of Gene George, west of Oak Grove Road, and south of Elm Springs Road
From SF-2 to MF-12
Presented by Engineering Services, Inc.

G. R21-42 **Thang Van Nyugen & Xuan Thi Huynh**
4.3 acres on the west side of Oak Grove Road, south of Elm Springs Road, and north of Stockton Avenue
From C-2 to MF-12
Presented by Engineering Services, Inc.

H. R21-43 **Wobbe Lane, LLC**
4142 North 45th Street, 9.8 acres between 45th Street and Interstate 49
From C-6 to C-5
Presented by Engineering Services, Inc.

I. R21-44 **Parson's Family Trust**
18.9 acres east of Larkspur, generally aligned with N Pleasant Street
From SF-2 to SF-3
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

A. C21-06 **Dandy Oil Company, Inc.**
702 North Thompson Street
Tandem lot in a C-2
Presented by Engineering Services, Inc.

B. C21-14 **Jose Martinez Sandoval**
3805 Kelly Avenue
Use unit 44 (mobile vending) in a C-2
Presented by Stephanie Guevara

C. C21-17 **Hy-Crest Holdings, LLC**
105 East Robinson Avenue
Use Unit 25 (Limited Manufacturing) in a C-5
Presented by Wildcat Shoals, LLC / Erik Tangness

VIII. Preliminary Plats, Replats, & Final Plats

A. PP21-01 **Cadence Crossing Subdivision (Revision)**
7655 West Gibbs Road
Presented by Engineering Services, Inc.

B. PP21-12 **Clayton St Business Park**
10.99 acres east of Clayton Street, south of McRay Avenue and north of Sunset Avenue
B21-53 Variance for deviation of A) Master Street Plan for proposed dead end street to be longer than 800', being 1,228' and B) developing a private road with 30' access easement rather than dedicate the road as public
Presented by Engineering Services, Inc.

C. PP21-13 **Hylton Road Subdivision Phase II**
Southwest of Willie George Park along Hylton Road, south of existing subdivision connecting to Butterfly Avenue
Presented by Engineering Services, Inc.

D. PP21-14 **Noah's Landing**
East side of 56th Street, just south of County Line Road
B21-55 Variance for deviation of the Master Street Plan for proposed dead end street to be longer than 800'
Presented by Engineering Services, Inc.

E. FP21-02 **Sundance Subdivision**
6000 Block Julio Road
Presented by Bates and Associates

F. FP21-03 **Spring Meadows**
South of Apple Blossom, west of Old Wire Road
Presented by Engineering Services, Inc.

IX. Large Scale Developments

A. L20-29 **City of Springdale – East Hanger**
SW corner of Ford Avenue and Old Missouri Road
Presented by Garver Engineers

B. L21-19 **7 Brew**
1316 E. Robinson Avenue
B21-58 Variance for deviation of Commercial Design Standards – (A) Entrances, (B) Pedestrian Flow, (C) Central Features/Community Spaces, (D) landscaping
B21-59 Variance for deviation of separation between two drives on a single tract, from 150' to 85'
Presented by Bates and Associates, Inc.

C. L21-21 **Flowerama of NWA**
K-Mart parking lot at 3142 W Sunset Avenue
B21-54 Variance for deviation of Commercial Design Standards - (A) Pedestrian Flow
Presented by Bates and Associates, Inc.

C. L21-24 **PSC Soccer Indoor**
Hwy 265 & Old Missouri
Presented by Emma Hernon

X. Board of Adjustment

A. B21-46 **Modern Storage**
4565 West Sunset Avenue
Variance for deviation of front building setback – closer than 20' to northern property line
Variance for deviation of Commercial Design Standards
(A) Roof projection requirements, (B) roof line requirements, and (C) material requirements
Presented by Joe White and Associates

B. B21-47 **James Clinger Jr.**
1406 Christian Avenue
Variance for deviation of rear setback from 20' to 15'
Presented by James Clinger Sr.

C. B21-49 **Daniel Beyer**
1411 Camino Real Drive
Variance for deviation of fence height requirement to 12'
Presented by Daniel Beyer

D. B21-50 **Rocio Aguayo**
910 Dodson Street
Variance for deviation of front fence height requirement from 3' to 4'
Presented by Juan Herrera

E. B21-51 **Will Peters**
4157 Robbins Road
Variance for deviation of required 200' of frontage in A-1 zoning
W21-11 Waiver of subdivision requirements
Presented by Will Peters and Jason McClure

F. B21-52 **Black Bear Holdings, LLC**
811 Turner Street
Variance for deviation of required parking spaces from 8 to 4
Presented by Michael Cardenzana

G. B21-53 **Clayton Street, LLC**
11.98 acres on the east side of Clayton Street
Variance for deviation of
A) Master Street Plan for proposed dead end street to be longer than 800 ft, being 1,228 ft. and
B) developing a private road with 30' access easement rather than dedicate the road as public
Presented by Engineering Services, Inc.

H. B21-54 **JK Properties of NWA, LLC (Flowerama)**
2940 West Sunset Avenue
Variance for deviation of Commercial Design Standards
(A) Pedestrian Flow
Presented by Bates and Associates, Inc.

I. B21-55 **Loy and Alma Boyd Revocable Trust (Noah's Landing)**
Located along the east side of N 56th Street, south of County Line Road
Variance for deviation of the Master Street Plan for proposed dead end street to be longer than 800 ft.
Presented by Engineering Services, Inc.

J. B21-56 **Chandler Holdings, LLC (Chandler Equipment)**
4180 and 4078 West Sunset Avenue
Variance for deviation of Commercial Design Standards
(A) Roofs
Presented by Bates & Associates, Inc.

K. B21-57 **Chandler Holdings, LLC (Chandler Equipment)**
4180 and 4078 West Sunset Avenue
Variance for deviation of sidewalk width requirement from 8' to 5'
Presented by Bates & Associates, Inc.

L. B21-58 **Rosamond Properties (7Brew)**
1360 E. Robinson Avenue
Variance for deviation of Commercial Design Standards –
(A) Entrances, (B) Pedestrian Flow, (C) Central Features/Community Spaces, & (D) landscaping
Presented by Bates & Associates, Inc.

M. B21-59 **Rosamond Properties (7Brew)**
1360 East Robinson Avenue
Variance for deviation of separation between two drives on a single tract, from 150' to 85'
Presented by Bates & Associates, Inc.

N. B21-60 **D+M Dauphin Rentals, LLC (Marcus & Diana Sims)**
3199 Lynette Street
Variance for deviation of rear setback from 20' to 4'
Presented by Blew & Associates

Withdrew 7/2/21

O. B21-61 **Promenade Point III, LLC (Northwest Medical Center - Eastside)**
2158 Butterfield Coach Road
Variance for deviation of sign requirements - freestanding sign(s) located less than 150 feet from the right-of-way of Butterfield Coach and East Robinson (412 East Highway)
Presented by Best Sign Group

XI. Waivers

A. W21-11 **Will Peters**
4157 Robbins Road
Waiver of subdivision requirements
Presented by Will Peters and Jason McClure

XII. Other

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, June 1, 2021 at 5:00 p.m. in Council Chambers. It should be noted at this time that the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Parsley led the Pledge of Allegiance and Commissioner Roy Covert gave the invocation.

The meeting was called to order by Chairman Parsley at 5:00 p.m.

Roll call was answered by:

Howard Austin
Roy Covert – Vice Chairman
Shannon Mueller
Payton Parker – via Zoom
Kevin Parsley – Chairman
Ben Peters – Secretary via Zoom
Dale Tyler

Also in attendance was Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Director, John Berry, Senior Planner and Taylor Samples, Assistant City Attorney.

Commissioners that were absent were Gary Compton and James David.

Mr. Covert moved to approve the May 4, 2021 minutes. Ms. Mueller seconded the motion. By a voice vote of all ayes and no nays the May minutes were approved by a unanimous vote.

Ms. Christie stated for the record that the Planning Commission would not be hearing a rezoning request by Parson's Family Trust property located off of Cheyenne Trail asking for an SF-3 rezone. Because it was denied at the May meeting and they didn't appeal the decision to Council, they must wait a year before they can ask for the property to be rezoned to SF-3; unless, they come forward to the Commission and present evidence for the reason that their zoning request has been modified to allow it to be heard.

Table Items

A. B21-41 ` Omar Cortes-Rio and Manuela Hernandez
3934 Serene Street
Variance for deviation of side setback from 8' to 5'
Presented by Omar Cortes-Rios

Mr. Cortes-Rios was present along with his son Noah, who translated for his father. Noah stated that they wanted to build a cover for their porch to protect it and the door from the rain. It would include gutters so that the water could be directed in its runoff away from the house.

Ms. Christie asked just to make sure for the record that they wanted a reduction of their side setback from 8' to 5'.

Mr. Rio said that was correct and he provided pictures to explain what he wanted to do.

Ms. Christie said that the fire code will not allow the variance to be any closer than 5' from the property line.

Mr. Stith asked if was the west or north side of the house.

They indicated that it would be west of the house.

Mr. Blake Holt with the Springdale Fire Department said that they do not support side or rear setbacks.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Austin, Covert, Mueller, Parker, Parsley, Peters Tyler
NO: None

The variance was approved by a unanimous vote.

Public Hearing – Rezoning

A. R21-25 Hylton Road Real Estate, LLC
West side of Hylton Road, approx. 0.45 miles south of DPT
From A-1 to SF-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.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential.

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

Protect the positive aspects of neighborhood character throughout the City.

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.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:
YES: Covert, Mueller, Parker, Parsley, Peters, 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 would go to Council on Tuesday, June 22, 2021 at 6:00 p.m. in Council Chambers.

B. R21-27 G&C Family, LLC
1710 Powell Street
From C-2 to I-1
Presented by Matt Ahart

Mr. Ahart was present to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Light Industrial/Warehouse.

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 industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

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

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Covert
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that would go to Council on Tuesday, June 22, 2021 at 6:00 p.m. in Council Chambers.

C. R21-18 Brenda Lazenby (Barberry Court)
Approx. 15 acres behind 3018 E. Robinson, east of Apple Butter
From MF-12 to PUD
PP21-11 Barberry Court (Formerly Lazenby)
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services was present on behalf of his client to answer any questions or comments. He said previously the Commission saw this as a duplex subdivision with 96 lots. He said they had discussions with their client and that the client wanted to pursue a single family option for this piece of property. He further stated that the typical lot sizes are 40' by 100'.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

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

Protect the positive aspects of neighborhood character throughout the City.

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.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

She said that since this is a PUD they need to go through the details of the PUD itself.

NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.

General Eligibility and Staging Requirements

1. Location: The intent is to apply the PUD district to the approximately 15.12 acres included in the project, all of which are within the municipal limits of Springdale. The Land Use Plan Map shows the area designated for Commercial. In 2020 the property was rezoned to MF-12 and then the Planning Commission recently approved a preliminary plat for 96 duplex units.

2. Ownership: The property is owned by Brenda Lazenby, which is the Applicant for the PUD. A Commissioner's Deed establishing ownership is included in the rezoning application materials.

3. Project size: The property includes approximately 15.12 acres, in excess of the ten-acre minimum required by city code.

4. Staging: The 15.12 acres is the entirety of the project. The developer does not anticipate bringing any additional/other properties into the PUD.

The project includes one phase that will start immediately after PUD approval. The walking trails and tot-lot will be built during Phase 1 construction.

Developer intends to begin construction as quickly as is practical once construction plans are approved by all appropriate regulatory entities. Anticipated timeframe is completion of construction within eighteen months of City Council PUD approval.

APPLICATION REVIEW PROCEDURES

1. One Phase:

a. A preapplication conference with planning and community development staff. – An initial pre-application conference with planning department was held on April 12. A second pre-application conference was held on April 23.

b. The preliminary development plan is submitted for review and approval by the planning department staff along with the preliminary plat, rezoning application, and other supporting materials. Following staff review and revisions, revised application materials will be reviewed and potentially approved by Planning Commission and City Council.

c. Final development plan approved as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan.

d. The final development plan shall be approved prior to the issuance of any building permits within any portion of the planned unit development and shall be recorded prior to the issuance of a building permit.

5. Civil Engineer & Land Surveyor: Engineering Services, Inc., 1207 South Old Missouri Road, Springdale, AR 72764, (479) 751-8733, jappel@engineeringservices.com.

6. Size: Approximately 15.12 acre tract – legal description as follows:

SURVEY DESCRIPTION:

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 AND ALONG A WOVEN WIRE AND BARBED WIRE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S02°51'25"W A DISTANCE OF 506.76 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID FENCE, S03°02'44"W A DISTANCE OF 482.84 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID FENCE AND ALONG A PIPE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S03°22'33"W A DISTANCE OF 48.40 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID FENCE, N87°28'59"W A DISTANCE OF 632.89 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG 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, 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.

7. Project Name: Barberry Court Planned Unit Development

8. Site Plan: Drawings are attached illustrating the subdivision layout, typical setbacks, connectivity, green space, monument sign concept, landscaping, and sample home elevations.

1. Development Strategy – Intent is to develop an approximately 15.12 acre site as a PUD with single-family homes on 87 residential lots. Developer intends to build and sell homes on the lots and/or sell lots.

a) Lots will be similar to conventional subdivision lots with a front load garage accessing a public street in front of the home and a private back yard behind the house. Typical lot size is 40' wide by 110'-140' deep.

2. Permitted Uses in Barberry Court PUD: The entire development will be single family residential homes. No multi-family residential or industrial uses are proposed or allowed for this development.

For all areas, specific Use Units allowed are:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities

Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

3. Site Development Requirements

A) Density, Bulk, Area and Yard Regulations

Density – 87 single family lots on 15.12 acres = 5.75 lots/acre and 4,400 s.f./lot

Green Space – 2.40 Acres / 15.12 Acres = 15.9% (15.0% Minimum Required)

Lot size - 40’ Wide x 110’-140’ Deep Typical

B) Building Setbacks

Front Load Residential Building Setbacks:
Front – 25 Feet for Interior Lots
30 Feet for Exterior Lots
Interior Side – 5 Feet
Exterior Side (Along Street ROW-Corner Lots) – 10 Feet
Rear – 20 Feet

PLANNED UNIT DEVELOPMENT CONCEPT AND NARRATIVE

NWA LD, LLC, the Developer of the Barberry Court project, proposes a Planned Unit Development (PUD) with 87 residential homes located on approximately 15.12 acres in east Springdale. The subject property includes the north 15.12 acres of Washington County Parcel 815-30506-000. The project is situated north of East Robinson Avenue (U.S. Highway 412, between Apple Butter Street and Butterfield Coach Road. This property is designated for commercial use on the City's Land Use Plan, but was recently rezoned to MF-12.

The intent of the development is to provide a unique single family residential development with creative green space areas that provides opportunities for outdoor recreation. The project will provide homes within one mile of Parsons Hills Elementary School and Harp Elementary School.

The project is being proposed as a Planned Unit Development to provide a mix of housing options not widely available in this area and not achievable within the City's standard residential zoning districts due to the shape and size of the of the proposed lots. Proposed building setbacks within the PUD will vary between the interior lots and the exterior lots. The interior lots will have a standard 25-foot front setback. However, the exterior lots will all have 30-foot front setbacks, allowing additional stacking space for vehicles in the driveway. Net residential project density (5.75 lots/acre) is comparable to conventional residential developments in Springdale and is not the primary factor for proposing the PUD. Instead, the smaller lot width will allow the developer to achieve this same density while also preserving more than 15% of the natural green space and creating a development which stands out in many respects from typical offerings.

Proposed side setbacks are five feet wide for all residential lots. This will ensure eaves of adjacent homes are separated by at least ten feet to comply with fire code separation requirement.

Rear setbacks are proposed to be twenty feet. This will ensure all lots have a useable back yard area and provides room for any necessary utilities.

Each home is required to have an attached garage with capacity for at least two vehicles. The covenants provide requirements for any accessory structures to be placed on the lots.

Use of the development is single family residential. There are no duplex, triplex, or multi-family use units allowed in the development. The following specific use units will be allowed in the residential portion of the development:

Use Unit 1 – Citywide Public Uses by Right
Use Unit 4 – Cultural, Recreational, and Health Facilities
Use Unit 8 – Single Family Dwellings
Use Unit 34 – Model Home/Temporary Marketing Office

Covenants specify exterior building material requirements, all of which will be required to be high quality, upscale materials. The first floor (up to the second floor plate) of each home will be 100% brick, stone, or manufactured stone with no siding. Primary building materials will include brick, stone, manufactured stone, wood, and concrete siding (such as Hardy brand).
Developer intends to build and sell the homes, as opposed to building and then renting homes or selling lots to individuals or home builders. Plans and elevations of several sample homes similar in appearance/materials to the types of homes developer will build in this subdivision are enclosed with this development plan. To facilitate marketing and selling homes, developer will operate a temporary sales office and up to four model homes with four different floor plans at a time in the development. Covenants include various provisions to ensure the pleasing appearance of the neighborhood is maintained and which are typical of many developments. These include, but are not limited to, specifying the location, materials, and minimum/maximum heights for fences, requiring trash containers will be required to be stored out of sight, and that all yards are to be maintained in an orderly manner.

The residents of the PUD will have access to a wide array of amenities. The development will have sidewalks throughout the subdivision along streets and through the neighborhood green for connectivity within the PUD and connectivity to areas outside the subdivision. These sidewalks will allow pedestrians to access the neighborhood green space and the playground.

More than 15% of the development is reserved as neighborhood green space. Much of this green space is located across the middle of the subdivision where it is easily accessible to all residents.

Developer is planning a “tot-lot” in the smaller green space with play equipment and seating. The larger, center greenspace will be utilized for a soccer field and walking trail with bollard style lighting. An image of a play structure similar in size and type to the proposed equipment for Barberry Court is attached.

Home builder will install one tree per lot during house construction. Installation of the tree is a requirement prior to issuance of Certificate of Occupancy. Developer will install trees and landscaping in common areas as shown on landscape plans. Builder or developer shall provide a standard one year warranty for each tree. All trees installed by developer and/or home builder shall be one of the following species:

- Alle Elm (Ulmus americana)
- Northern Red Oak (Quercus rubra)
- Shumard Oak (Quercus shumardii)
- Littleleaf Linden (Tilia cordata)
- Chinese Pistache (Pistachia chinensis)

The primary streets along the front of the houses are proposed to be constructed within 46 foot-wide rights-of-way and will be 21 feet wide measured from back of curb to back of curb in the drive lane and 29 feet wide were parking is located on onside of the street.

The entire project will be developed in one phase with two access points off Robinson Avenue (U.S. Highway 412). The current landowner will retain ownership of the front lots for future development.

The frontage streets will include sidewalks along both sides of the road, to be constructed by the home builder during construction of the home. Developer will construct the sidewalk along the portions of these roads though green space areas and through pedestrian courtyards. The Developer will also construct sidewalk along entry streets to Hwy 412.

Overnight parking is prohibited on all streets within the development, other than designated parking areas. All streets are proposed to be dedicated to the City as public streets within dedicated rights-of-way.

Monument signs are planned for the entrances into the subdivision. Signs will be constructed of stone or brick with cedar accents. An image of a sign of similar size and type to the proposed signs is attached.

The gross acreage is 15.12 acres. Gross residential density is 5.75 lots / acre (87 lots / 15.12 acres).

Project includes common 2.40 acres of neighborhood green space, which is 15.9% of the total property. With 85 proposed homes, 1,230 square feet of neighborhood green space is provided per residential unit.

Developer intends to begin construction as quickly as possible once the PUD and construction plans are approved. It is anticipated that construction will be complete within eighteen months of City Council approval of the PUD.

The proposed development is compatible with existing and future land uses in this area. Current land uses of adjacent properties are single-family homes north and west, undeveloped multi-family zoned land to the east, and undeveloped, commercial land to the south. Future development of frontage properties along Highway 412 is likely to be commercial or institutional, which are both compatible with the proposed PUD. Any future development of the property to the east will be residential in nature, and compatible with the proposed residential subdivision as well. We believe the proposed project is well-suited for this location and will be harmonious with existing and future land uses in the area.

It is not anticipated the development will strain public services or infrastructure in the area. The nearby C.L. “Charlie” and Willie George Park is nearby and provides a wide range of outdoor recreation opportunities. There are many schools located near the project, many of which have been constructed recently. Nearby schools include:

- Walter Turnbow Elementary – 1.3 Miles

- Don Tyson School of Innovation – 0.8 Miles
- Lakeside Junior High School – 0.8 Miles
- Sonora Middle School – 2.5 miles
- Sonora Elementary School – 2.7 Miles
- Harp Elementary School – 0.5 Miles

The project will have street access to East Robinson Avenue, which is major east/west artery through Springdale with multiple driving lanes in each direction.

Water and sewer infrastructure is already present in this area. Springdale Water Utilities has a twelve-inch water main and an eight-inch sewer line along the north side of Highway 412.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Covert, Mueller
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, June 22, 2021 at 6:00 p.m.

Mr. Parsley asked for Staff comments on the preliminary plat.

Mr. Austin Thomas read the Staff comments.

Planning Comments:

1. Provide completion of street improvements to E. Robinson.
2. If two playground areas are being provided it would be beneficial to have the two cater to separate age groups. Please provide details for these facilities.
3. Provide a completed sidewalk connection to the shown pavilions and playgrounds.
4. Show requested revisions to the internal sidewalks on the Northern greenspace area.
5. Relocate the amenities currently shown in the detention area to the East.

Engineering Summary:

- Submit updated drainage report
- Provide erosion control plan for grading phase
- Provide more detail about playground/pavilion in the pond to ensure pond can function properly with those structures

- Newly constructed public streets require full street improvements
- Submit Grading Application

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - Requires a 1"=200' minimum scale 2-foot contour map.
    - Show existing and proposed contours.

2. **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 updated drainage report for dry detention pond**
    - **Verify that the pond has sufficient freeboard to accommodate the addition of a playground and pavilion within the pond**

Detention Pond

- **Provide more detail about the structures located within the pond. Are they anchored to the ground or a concrete slab? What material is proposed for underneath the playground? There should not be any material that can float away, clog the outlet structure, etc.**
- **Please provide trash rack on outlet structure to prevent litter from entering stormwater network**

3. **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.
        - **Provide erosion control plan for grading phase**
    - 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.

4. **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.
    - **As part of the streets, extend the sidewalks all the way to East Robinson Ave and provide streetlights.**
        - **Provide pedestrian access to all the amenities. Extend the sidewalk to the tot-lot and the pavilion.**
        - **See minimum Curb radius on the chart below for intersection at East Robinson Ave. (see note 5)**

STREET FUNCTIONAL CLASSICATION

DESIGN REQUIREMENTS	Alley*	Low Volume Local	High Volume Local	Minor Collector	Major Collector	Arterial	Boulevard	Expressway
MIN. ROW WIDTH (See Note 6)	30'	43'*, 46', 49'	45'*, 48', 51'	60'	70'	90'	100'	100'+
MAX. FILL & CUT SLOPE	4:1, 3:1 with staff approval							By Design
PAVEMENT SECTION	No Curb & Gutter	Rolled curb & gutter		Standard Curb & Gutter				Shoulder
MIN. PAVEMENT WIDTH (BACK-TO-BACK CURBS) (See Note 6)	15' One-Way	21'*, 29', 37'	23'*, 31', 39'	36'	48'	60'	26'	By Design
MIN. MEDIAN WIDTH	N/A						12'	12'+
PAVEMENT THICKNESS	See Note 1							
PARKING	See Note 2							None
SIDEWALKS (SEE NOTE 7)	No	Yes (both sides)						None
LANDSCAPING / TREES	N/A	200-250'	200-250'	N/A	N/A	N/A	Median	N/A
STREET LIGHTS	No	Yes	Yes	Yes	Yes	Yes	Yes	By Design
STREET SPACING	N/A	250'	250'	1/2 mile	1 mile	3 miles	N/A	N/A
DESIGN SPEED	10 MPH	25 MPH	30 MPH	35 MPH	45 MPH	55 MPH	45 MPH	65 MPH
INTERSECTION TO CURB CUT / DRIVE	n/a	40'	40'	60'	80'	120'	120'	N/A
MIN. CURB RADIUS (See Note 5)	10'	20'	25'	30'	40'			N/A
MIN. INTERSECTING STREET OFFSET	N/A	150'		200'	200'	250'	300'	N/A
MIN. HORIZ. TANGENT BET. REVERSE CURVES	N/A	50'	100'	200'	300'	400'	300'	By Design
MIN. HORIZ. RADIUS AT CENTERLINE	N/A	75'	150'	250'	500'	800'	500'	By Design
MIN. INTERSECTION ANGLE	75 Degrees							N/A
SERVICE VOLUME (VEHICLES PER DAY)	<200	<500	500-5000	<5,000	<11,000	<25,000	<11,000	>25,000
TRUCK ROUTE	No	No	No	No	Posted Only	Yes	Posted Only	Yes

GENERAL NOTE – ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

NOTE 1 - THE PAVEMENT STRUCTURE SHALL MEET OR EXCEED THE PAVEMENT STRUCTURE IN THE CITY OF SPRINGDALE STANDARD DETAILS FOR THE PARTICULAR TRAFFIC CLASSIFICATION AND SOIL TYPE.

NOTE 2 - ON-STREET PARKING SHALL NOT BE PERMITTED ON COLLECTOR, ARTERIAL, OR BOULEVARD STREET CLASSIFICATIONS UNLESS OTHERWISE POSTED. PARKING ON OTHER STREETS SHALL BE REGULATED BY THE CITY ON EACH INDIVIDUAL STREET.

NOTE 3 – THE MAXIMUM LENGTH OF DEAD END STREETS SHALL NOT EXCEED 800' OR PROVIDE ACCESS TO MORE THAN 30 DWELLING UNITS.

NOTE 4 – CUL-DE-SAC TURN AROUND RADIUS SHALL BE 40 FEET FOR RESIDENTIAL AND 50 FEET FOR COMMERCIAL AND LIGHT INDUSTRIAL CUL-DE-SACS.

NOTE 5 – AT INTERSECTION OF DIFFERENT STREET CLASSIFICATIONS, USE THE HIGHER STREET CLASSIFICATION TO DETERMINE CURB RADII.

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without

prior approval of the director of the planning and community development division.

- *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~~

6. **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 insure that access is maintained.**

7. **Other:**
        - **Provide signage/striping plan.**

- *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.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the preliminary plat subject to Staff comments. Mr. Peters seconded the motion.

VOTE:
YES: Parsley, Peters, Tyler, Austin, Covert, Mueller, Parker
NO: None

The preliminary plat was approved subject to Staff comment by a unanimous vote.

D. R21-29 Amber Mendez and Rodolfo Velazquez
1297 Cooper Drive
From A-1 to MF-24
Presented by Kellye Hamblen, Hamblen Design Services

Ms. Hamblen with Hamblen Design Services was present on behalf of her client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Low Density Residential and Medium Density Residential.

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

Protect the positive aspects of neighborhood character throughout the City.

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.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Parsley asked if there were those in the audience with questions or comments.

Ms. Donna Campbell said that her property is zoned SF-2. She said that one of the properties to the north of Cooper Drive is MF-24 and another one is MF-12. She requested that the Commission not approve the rezoning.

Mr. Jim McClain was also against the rezoning. He said that his concerns were with the drainage in that area.

Mr. Covert called for the vote.

VOTE:
YES: Peters, Tyler, Austin, Covert, Mueller, Parker, Parsley
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, June 22, 2021 at 6:00 p.m.

E. R21-30 John A. Mathias
1001 and 1235 Cooper Drive
From C-2 to MF24
Presented by Kellye Hamblen, Hamblen Design Services

Ms. Kellye Hamblen with Hamblen Design Services was present on behalf of her client to answer any questions or comments.

Ms. Christie said that the comments are the same as with R21-29.

Mr. Parsley asked if there were those in the audience with questions or comments.

Comments on Application to Rezone Property located at 1001, 1235 & 1297 Cooper Drive, Springdale, AR

Request is to change zone from C-2 & A-1 to MF-24 allowing the building and development of all three tracts

My name is Donna Campbell residing at 1543 Wensworth Avenue, Springdale, AR 72762. My property is zoned SF-2 per the map that was attached to my notification of the request.

Reviewing the attached map, one of the properties to the north of Cooper Drive is MF-24 and another is MF-12. Per the City of Springdale ordinances,"MF-24 is restricted to sites abutting collector and arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments."

Although the property owned by Mr. Mathias is currently zoned commercial, the property owned by Ms. Mendez and Mr. Velazques is not. Therefore, I request not to rezone this property to MF-24 as my adjacent property is not commercial and such does not fit the code to be zoned MF-24.

Earlier this year, I noticed the massive earth moving directly north of my property. Currently, apartments are now under construction on that man made mountain. I feel quite certain that the man made mountain was created because of a flood plain.

Portions of the property being requested for rezoning are flood plain as is my property.. Therefore, I request that no development will occur that would change the current flood status of any of these properties. Any man made change of the flood zones on any of these properties could potentially harm my property by changing and increasing the flood zone areas of my property. If any earth moving is planned for these properties, I propose an environmental impact study to insure no harm to existing/adjacent property. Also, there could be possible damage to the Razorback Greenway which is the responsibility of the City of Springdale to maintain and funded by city taxpayers.

In summary, I request that the property adjacent to my property not be rezoned to MF-24. Second, I request that the building and development of these properties does not change the existing flood zone designations that exist on all these properties that potentially could harm the flood zone designation of my property.

There were none.

Ms. Mueller called for the vote.

VOTE:
YES: Tyler, Austin, Covert, Mueller, Parker, Parsley, Peters
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, June 22, 2021 at 6:00 p.m.

F. R21-31 ISC Properties, LLC
2200, 2300 and 2400 Old Missouri Road
From C-5 to I-1
Presented by Greg Edwards

Mr. Greg Edwards was present to answer any questions or comments.

Ms. Christie asked Mr. Edwards if he wanted to go back from C-5 to I-1.

Mr. Edwards said that he did.
Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Regional Commercial and Light Industrial/Warehouse.

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 industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

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

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:
YES: Austin, Covert, Mueller, Parker, Parsley, Peters, Tyler
NO: None

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, June 22, 2021 at 6:00 p.m.

The following rezoning will be verbatim.

G. R21-32 Berean Properties, LLC
707 South 48th Street
From C-5 to C-6
Presented by Derl Howerton

Mr. Parsley: Next item R21-32, Berean Properties, LLC, 707 S. 48th Street, from C-5 to C-6 presented by Derl Howerton.

Lilianna Pena: Hi, I'm Lilianna here representing Derl Howerton.

Ms. Christie: Hold on a second, we have got to see if you have authorization to represent him.

Ms. Pena: Yes.

Ms. Christie: We have got to have it in writing.

Ms. Pena: I submitted an affidavit.

Ms. Christie: And you name, again?

Ms. Pena: Lilianna Pena.

Ms. Christie: We're good. O.K. we are ready to go.

Mr. Parsley: Alright, can you tell us a little bit about this?

Ms. Pena: Yes, so the property is currently as a C-5 and we're trying to get it rezoned to a C-6 for commercial use for vehicle and other automobile services.

Mr. Parsley: Staff comments.

Ms. Christie: The adopted Comprehensive Land Use Plan indicates Regional Commercial. The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval: **current zoning is in keeping with the land use plan.**

Mr. Parsley: Any questions or comments from the audience.

Phillip Taldo: Thank you Mr. Chairman and commissioners. I own a piece of property actually directly across 64th Street from the subject property. It has not been developed it is something that we are working on. Hopefully to develop it in the future and .

Ms. Christie: You mean across 48th Street.

Mr. Taldo: What did I say?

Ms. Christie: You said 64th.

Mr. Taldo: Sorry, I was looking at the next one down. Yeah, 48th Street and you know my main issue with it and I sent an e-mail to all of you all. It was late this afternoon so I don't know if you received it or not or had a chance to look at it. The main objection that I have is that they are going to have damaged vehicles, wrecks or whatever. They are going to, according to what I read in the application, they are going to take them and work on them and re-sell them. I talked to a couple of the property owners around it because I had my own feelings and I didn't want to think that I was the only one that felt this way and they have really been upset I guess by what is going on there the last

period of time. There are wrecked vehicles that have parts off of them and on the lot and I guess there are some cars there that are for sale. I don't think that it is appropriate to have that type activity in that area especially given that there is Burton Pools and Spas entrance that this property fronts on. There's a wheel and tire dealership, a brand new building, they probably spent a million dollars on it or more. And everything has been built to City standards and 48th Street is going to continue to development right on down because of its position close to the interstate. I just feel like it would be setting a poor precedent to allow that type activity on this particular property. That's all I've got.

Mr. Parsley: Any other questions or comments.

A spokesperson for RNR Investments: I am here representing the owners of RNR Investments. RNR Investments built the building that is located across the little side street from the property that we are talking about at this hearing. Its address is 767 S. 48th Street. We are requesting that the rezoning from C-5 to C-6 not be approved. Our building houses the corporate offices of rentals concepts which owns and operates 28 RNR Express locations including one at this location. Adjacent to our corporate offices is the offices of Rainwater, Holt and Sexton. We have a significant investment in our development at 767 S. 48th Street and we relied on the fact that the adjacent property was zone C-5 when we developed our property. We have noted that this rezoning request is not in compliance with the Comprehensive Land Use Plan. This site is clearly visible from I-49 at the Highway 412 exit which is the main entrance into the City of Springdale. Allowing a zoning change to accommodate the repair of wrecked vehicles and the sale of used vehicles is not compatible the existing surrounding uses and we fell that it will devalue our property and the surrounding commercial and retail development. So, in summary we are just requesting that this request not be approved.

Mr. Parsley: Thank you.

Ms. Christie: You do have that e-mail in your packet and we have another one from David Burton with Burton Pools and Spas in opposition. We have an email from Dr. Compton with his views on that. We will put those in the record unless you want me to read them word for word.

The following are the emails received against this rezoning.

Dear Planning Commissioner,

We are writing today in opposition to the rezoning from C5 to C6, the property located at 707 S. 48th Street here in Springdale. We own property immediately west and across 48th Street from the subject property. We have plans to develop property in the not to distant future. As you probably are aware, there are several surrounding properties that have been developed to city standards in recent years. They have greatly improved the area and there are more to come. I do not feel this proposed use is in keeping with these surrounding properties and does nothing to encourage similar development down 48th Street. The stated use in the application is to sell used vehicles and **work on collision damaged on said vehicles**. To sell vehicles is one thing, but to

store and repair the vehicles is another. I have attached pictures taken today of the property.

Thank you for your service to our city.

Philip Taldo, President of One Springdale.

Micaylee Graham

Administrative Assistant

479.629.0179 | Micaylee.Graham@WeichertGriffin.com

479.927.4403 | PTaldo@WeichertGriffin.com

From: Don Parker [mailto:Dparker@phbfirm.com]
Sent: Tuesday, June 01, 2021 12:31 PM
To: kparsley@springdalear.gov; bpeters@springdalear.gov; gcompton@springdalear.gov; jdavid@springdalear.gov; rcovert@springdalear.gov; smueller@springdalear.gov; pparker@springdalear.gov; vhaney@springdalear.gov; dtyler@springdalear.gov
Cc: pchristie@springdalear.gov; athomas@springdalear.gov; jrbarry@springdalear.gov; Teresa Brooks (tbrooks@rentalconcepts.org); David Harrison (dharrison@rentalconcepts.org)
Subject: Opposition to Rezoning Request R21-32 (Berean Properties); 707 S. 48th Street

Dear Members of the Springdale Planning Commission:

I am one of the owners of RNR Investments, LLC, which developed the building located at 767 S. 48th Street. Our building is adjacent to the property at 707 S. 48th Street, which is requesting rezoning from C-5 to C-6. Our building houses the corporate offices of Rental Concepts, LLC (which owns and operates 28 RNR Tire Express locations including one at this location) and the law offices of Rainwater, Holt & Sexton. I am writing to you **in opposition** to the rezoning request of Berean Properties, LLC (presented by Derl Howerton), which is on your agenda tonight as R21-32.

We have a significant investment in our development at 767 S. 48th Street, and we relied on the fact that the adjacent property was zoned C-5 when we developed our property. As noted by your Planning Director, **this rezoning request is NOT in compliance with the Comprehensive Land Use Plan**. More importantly, the **Springdale Planning Staff does not recommend approving this rezoning request**.

This site is clearly visible from I-49 at the Highway 412 exit, which is a main entrance to the City of Springdale. Allowing a zoning change to accommodate the repair of wrecked vehicles and the sales of used vehicles is **not compatible** with the existing surrounding uses, and will **devalue our property and the surrounding commercial and retail development**. We are proud corporate citizens of the City of Springdale, and we stive to do our part to make and keep Springdale beautiful. This rezoning request will **NOT** keep Springdale beautiful. We respectfully request that you **follow the Planning Staff's recommendation and deny this rezoning request**.

Thank you for your time and consideration of our request **to deny Rezoning Request R21-32**. Please keep the property zoned C-5 in compliance with the Comprehensive Land Use Plan.

Best regards,

Donald L. Parker II
Parker Hurst & Burnett, PLC
3000 Browns Lane
P.O. Box 1733
Jonesboro, AR 72403
Email: dparker@phbfirm.com
Direct: 870-268-7601

Christi Smith csmith@bpsar.com

I am writing you concerning rezoning for 48th street property from C5 to C6. If you have seen the property since new lessee has been at property, there has been significant increase of parked or to be repaired vehicles on property that makes it unsightly from street. I am concerned if your rezoning the property this will only become worse. I recommend not to change zoning.

David Burton
Burton Pools and Spas
725 S 48th St.
Springdale, AR. 72762

Dear Members of the Springdale Planning Commission:

I am one of the owners of RNR Investments, LLC, which developed the building located at 767 S. 48th Street. Our building is adjacent to the property at 707 S. 48th Street, which is requesting rezoning from C-5 to C-6. Our building houses the corporate offices of Rental Concepts, LLC (which owns and operates 28 RNR Tire Express locations including one at this location) and the law offices of Rainwater, Holt & Sexton. I am writing to you **in opposition** to the rezoning request of Berean Properties, LLC (presented by Derl Howerton), which is on your agenda tonight as R21-32.

We have a significant investment in our development at 767 S. 48th Street, and we relied on the fact that the adjacent property was zoned C-5 when we developed our property. As noted by your Planning Director, **this rezoning request is NOT in compliance with the Comprehensive Land Use Plan**. More importantly, the **Springdale Planning Staff does not recommend approving this rezoning request**.

This site is clearly visible from I-49 at the Highway 412 exit, which is a main entrance to the City of Springdale. Allowing a zoning change to accommodate the repair of wrecked vehicles and the sales of used vehicles is **not compatible** with the existing surrounding uses, and will **devalue our property and the surrounding commercial and retail development**. We are proud corporate citizens of the City of Springdale, and we stive to do our part to make and keep Springdale beautiful. This rezoning request will **NOT** keep Springdale beautiful. We respectfully request that you **follow the Planning Staff's recommendation and deny this rezoning request**.

Thank you for your time and consideration of our request **to deny Rezoning Request R21-32**. Please keep the property zoned C-5 in compliance with the Comprehensive Land Use Plan.

Best regards,

Donald L. Parker II
Parker Hurst & Burnett, PLC
3000 Browns Lane
P.O. Box 1733
Jonesboro, AR 72403
Email: dparker@phbfirm.com
Direct: 870-268-7601
Fax: 870-268-7607

Mr. Parsley: Just put them all in the record; any other questions or comments? It's to the Commission.

Mr. Covert: Call for the vote.

Mr. Parsley: Call for the vote by Mr. Covert.

Ms. Pounders: Covert – no; Mueller – no; Parker – no; Parsley – no; Peters – no; Tyler – no; Austin – no.

Mr. Parsley: This does not pass seven (7) to zero (0).

Ms. Christie: The property owner has the right to appeal the Planning Commission's decision. That appeal has to be filed within fifteen (15) days to the City Clerk addressing why you think the Planning Commission erred in its decision. The adjacent property owners will have to be notified again.

H. R21-33 Terry Presley
West of South 64th Street and north of Dearing Road
From A-1 to C-2
Presented by Terry Presley

Mr. Presley was present to answer any questions or comments. He said that he bought the property recently and he would like to do is build what he refers to as tradesman

storage slash offices. It would be like a store front with a plumbing business which I own and operate.
Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates southwest overlay district for the area.

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

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

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

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Taldo said that he wasn't in attendance for this rezoning but he does have property adjacent to the rezoning and I didn't receive a notice of this.

Ms. Christie found the mail receipt for Taldo Properties, LLC. She said that Staff has the white copies but does not have the green post cards.

Mr. Taldo said that Mr. Presley didn't mail them, he is simply saying that he didn't see it. He further stated that he opens his mail on a regular basis and he doesn't recall seeing it. He also said that he not saying that he is against it but that this is the first he has heard about it. Mr. Taldo said that if it will help, he will waive his notice.

Mr. Covert called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Covert
NO: None
ABSTAIN: Mueller

The rezoning was approved by a vote of six (6) yes and one (1) recusal.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, June 22, 2021 at 6:00 p.m. She also reminded Mr. Presley that this is in the overlay district and will have to meet those standards.

I. R21-34 Children's Safety Center, Inc.
3284 and 3300 Gene George Blvd, approx. 6.3 acres west of Gene George and south of Arvest Ballpark
From A-1 to C-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.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates southwest overlay district for the area.

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

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

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

Ms. Christie asked why they requested a C-2 instead of a P-1.

Mr. Appel said that he wasn't sure.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none

Mr. Peters called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Covert
NO: None
RECUSE: Mueller

The rezoning was approved by a vote of six (6) yes and one (1) recusal.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, June 22, 2021 at 6:00 p.m.

Public Hearing – Conditional Use

The following will be verbatim.

Mr. Parsley: C21-13, Iglesia de Dios Pentecostal M.I., 1880 South Pleasant Street, Use unit 42, church/synagogue in a C-2 presented by Maria Perez.

Ms. Perez: Hello, good evening. My name is Maria Perez and I am presenting Iglesai de Dios Pentecostal M.I..

Mr. Parsley: Staff comments.

Ms. Christie: O.K.

Mr. Thomas: I was under the impression that this was tabled so we don't have a power point for it.

Ms. Christie: The Ingress and Egress to this property is acceptable except that you have two commercial buildings on this site, the off street parking and loading area is unacceptable. They are required to have forty two (42) parking spaces based on the Fire Marshall's recommendation based on occupancy of 146 people.

Ms. Perez: 167

Ms. Christie: I'm sorry?

Ms. Perez: It is 167 they gave us.

Ms. Christie: 167; O.K. 42 parking spaces. There are only 52 spaces on the entire site. The hours of service that they are handling provides a conflict with the other uses that are on this piece of property. They indicated that they would have services throughout the week. There is signed shared agreement but we didn't have an allocation of what each of those uses were and how many spaces were assigned for each. They will have services on Sunday at 11 a.m. and 2 p.m. and Tuesday evening service at 7 and a Friday service at 7 and a Saturday at 8. The salon and the martial arts place are both open during those times so they wouldn't have those spaces to give up. Sir Speedy is open probably not at that time except on weekends. I just don't think that there is adequate parking at this location. So my recommendation is to deny the conditional use.

Mr. Parsley: Any questions or comments from the audience; to the Commission. It will be a call for the vote:

Ms. Mueller: Call for the vote.

Mr. Parsley: Call for the vote by Ms. Mueller.

Ms. Pounders: Parsley – no; Peters – no; Tyler – no; Austin – no; Cover – no; Mueller – no; Parker – no.

Mr. Parsley: This does not pass 7-0.

Ms. Christie: You have the right to file an appeal with the City Council. You have to do that within fifteen (15) days. You have to indicate why you think that the Planning Commission is in error and you have to notify the adjacent property owners again.

Ms. Perez: Yes, ma'am. Real quick, it is my understanding. I should have brought an update. From my understanding, it was 25 parking spaces that they gave us. I wasn't aware of the 42 on that. When we communicated with the Fire Marshal there was another gentleman by the name of Gary. I heard 25, so I wasn't aware of the 42.

Ms. Christie: It is based on the occupancy load and it is one parking space for each 4 persons and 167 would require you to have 42 spaces.

Mr. Perez: O.K. thank you.

B. C21-15 Justin Chase and Jenny Sutherlan
19212 Sonora Road
Tandem Lot in Planning Area
Presented by Blew & Associates

Mr. Justin Chase was present via Zoom to answer any questions or comments. He said that they purchased three acres and will have a shared ingress and egress.

Mr. Thomas said that one comment that was made is that the actual paving shows to be encroaching on the property to the east. He said that that will have to be adjusted.

Ms. Christie asked if they had septic approval for the portion or land that they have split off.

Mr. Sutherlan said that they do. He said that it was on file with the County.

Ms. Christie asked if he had been in contact with the County.

Mr. Sutherlan said not to his knowledge.

Ms. Christie said that Staff would send their comments to the County.

Mr. Parsley asked if there were those in the audience with questions or comments.

Mr. Peters called for the vote.

VOTE:
YES: Peters, Tyler, Austin, Covert, Mueller, Parker, Parsley
NO: None

The Conditional Use was approved by a unanimous vote.

Large Scale Development

A. L21-18 Carson Engineering & Manufacturing, Inc.
1764 Turnbow Avenue
W21-09 Waiver of street improvements to Bain Street
Presented by Engineering Services, Inc.

Mr. Brandon Rush with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that it is a 2.8 acre site overall and there is an existing facility on it and they are looking at a 10,000 square foot building in the rear and some parking and some minor site improvements that go along with that building.

Mr. Parsley asked for Staff comments.

Mr. Thomas read the Staff comments.

Planning Comments:

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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)
4. This development has been given the number L21-18. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
(standard comment)
5. Improvements to Bain St. will be subject to outcome of waiver.

Chapter 56 Landscaping Comments

1. Provide 24 month guarantee for all landscaping.
2. All tree plantings should be installed at a minimum height of 8' and 2" trunk caliper, please revise landscaping note #7.

Engineering Summary:

- Submit Grading Application
- Sidewalks:
    - Provide smooth transition for any sidewalk jogs around streetlights, fire hydrants, etc.
    - Check SWU requirements for minimum distance between hydrant and sidewalk
    - Streetlight looks like it's in the sidewalk
    - Provide sidewalk connection between the buildings

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - **Grading Permit – please submit the following**
     - **Grading Permit application**
     - **SWPPP**
     - **NOC for small sites**
     - **Proposed truck routes**
     - **$250 fee (site under 1 acre)**

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.

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.
     - **(A waiver request will be submitted)**
     - **For any sudden changes in the direction of a sidewalk caused by avoiding a fire hydrants or streetlights, make the transitions longer, smoother and with a radius.**
     - **Provide a sidewalk connection between the buildings.**

   - *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.
     - **(A waiver request will be submitted) Original plat from 1997 shows R/W on Bain that would need to be improved to MSP.**

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~~
    - **The proposed streetlight should be within the R.O.W. and not encroach into the sidewalk.**

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 insure 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.

   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Ms. Hollingshead with Engineering stated that they recommend payment in-lieu of the street improvements on Bain Street.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

The motion for the waiver was to forward to Council with a recommendation of payment in-lieu of was made by Ms. Mueller. Mr. Covert seconded the motion.

VOTE:
YES: Peters, Tyler, Austin, Covert, Mueller, Parker, Parsley
NO: None

The recommendation to forward to Council for a payment in-lieu of was approved by a unanimous vote.

Mr. Covert moved to approve the large scale subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:
YES: Tyler, Austin, Covert, Mueller, Parker, Parsley, Peters
NO: None

The large scale was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the resolution for the waiver to go to Council on Tuesday, June 22, 2021 at 6:00 p.m.

B. L21-20 Candler Equipment, Inc.
4180 W. Sunset Avenue
Presented by Bates and Associates, Inc.

Jake Chavis with Bates and Associates, Inc. was present via Zoom on behalf of his client to answer any questions or comments. He said that they are proposing an additional building on the Chandler Equipment campus with an associated drive and parking stalls and drainage improvements.

Mr. Parsley asked for Staff comments.

Mr. Thomas read the Staff comments.

Planning Comments:

1. Submit Auto Cad and PDF files at time of resubmission. (standard comment)
2. A written response to all comments is required with resubmission. (standard comment)
3. 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 e 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. (standard comment)
4. Please provide for 8' sidewalk/trail along south side of property as required by MSP. (Variance Item)

5. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
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)

Commercial Design Standards Comments

1. 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. (Variance Item)
2. Provide fixture spec sheet and pole heights for unified lighting plan.

Commercial Design Standards (Architectural)

1. Roofline of East elevation (new addition) shows over 100' in length with no break.

Engineering Summary:

- Revise discrepancies in drainage report
- Submit Grading Permit application
- Sidewalk on north side of Sunset should be 8' wide
- Show all proposed and existing streetlights

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   - *106.1.2*** - Submit a preliminary drainage report, as outlined in the City of Springdale Drainage Criteria Manual.
     - **Pre-developed Basin 1 numbers in summary table on page 3 do not match hydrographs**

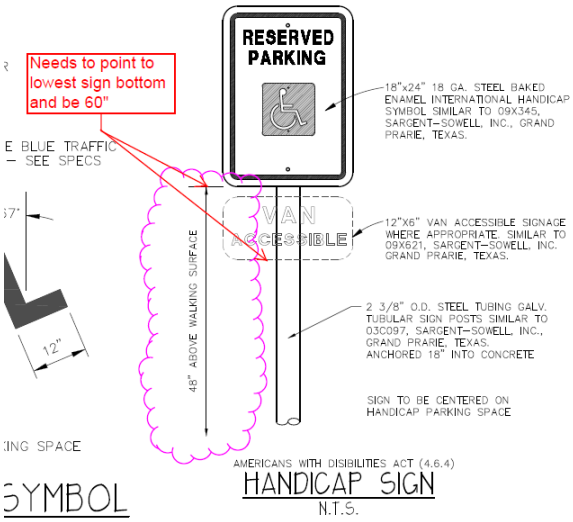
2. **Chapter 107 – Stormwater Pollution**

   (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.
       - **Grading Permit – please submit the following**
         - **Grading Permit application**
         - **SWPPP**
         - **NOC**
         - **Proposed truck routes**

- **$500 fee**

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.
     - **Sidewalk should be 8' on north side of a principal arterial.**

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 insure that access is maintained.**



- **Update the ADA sign detail.**

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.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

It was determined that Bates will apply for a variance for what they feel is necessary.

Mr. Dave Burrows who is the architect was also present. He said that they have a series of renderings that were submitted.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters moved to approve the large scale subject to Staff comments. Mr. Covert seconded the motion.

VOTE:
YES: Austin, Covert, Mueller, Parker, Parsley, Peters, Tyler
NO: None

The large scale development was approved by a unanimous vote.

Board of Adjustment

A. B21-43 Don Brady, Jr.
807 West End Street
Variance for deviation of sign requirements in an O-1
Presented by Don Brady, Jr.

Mr. Brady was present via Zoom to answer any questions or comments. He said that per Ordinance he could only have a wall sign in an O-1 zoning therefore he is requesting to put a sign near the street.

Mr. Parsley asked for Staff comments.

Ms. Christie said that the properties to the South are zone C-2 which allows for monument signs. She asked if it would be a 4' x 8' sign.

Mr. Brady said that was correct.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Covert, Mueller, Parker, Parsley, Peters, Tyler, Austin
NO: None

The variance was approved by a unanimous vote.

Waivers

A. W21-10 Todd and Laura Setser
308 E. Lakeview Drive
Waiver of sidewalk requirement
Presented by Todd Setser

No one for the Setsers was at the meeting so the waiver request was tabled to the July meeting.

Other

A. N19-06 Rollerz Kustom Woodworks
Request for 1 year extension for Non-Large Scale Development
Approved May 29, 2020
Presented by Shawn Roller

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie stated that Staff does not have a problem granting the extension.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters moved to approve the one year extension. Mr. Cover seconded the motion.

VOTE:
YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Covert
NO: None

The one year extension was approved by a unanimous vote.

Planning Director's Report

Planning Director Report 6-1-21

✓ Council actions in May

- Approved
  - An ordinance to correct a scrivener error in Ordinance No. 5586, correcting the legal description for rezoning of 2.41 acres at 611 E Appleblossom Ave – C-2 to I-1
  - Approved amendment to Article 4 Section 5 of the zoning ordinance to create SEED, Springdale Elective Enhancement Districts Replat of Lot Casey's General Stores Commercial

- Approved an amendment to Chapter 32 – Form Based Code to add property and change district designations

- Approved Rezonings
  - 6.3 acres – Southern end of McCullough Drive – A-1 to MF-16
  - 1.7 acres – 807 S. West End St – SF-2 to O-1
  - 0.39 acres – 515 Sanders Ave – C-1 to P-1
  - 14.05 acres – 2377 N 56th St – A-1 to SF -2
  - 1 acre – west of Grimsley/north of Carrie Smith – A-1 to SF-1
  -

- Approved Conditional Use
  - Use Unit 35 (Transportation Services) C-5 – 324 N 48th Street
  - Use Unit 42 in C-2 at 901 Dorman Street
  - Tandem Lot Split – 5392 AR 112 – Jim and Betty Cash Trust
  - Tandem Lot Split – 324 N 48th Street –
  - Tandem Lot Split – 2556 N 40th Street
  -
- Approved Replat of lot 7, Block 4, Howard Acres Subdivision –Vick Enterprises

- Approved Final Plat for Sam's Club Addition

- Approved Option Agreement for the Sell of property at end of McCullough Drive

- Approved reappointment of Payton Parker to the Planning Commission

- Denied waiver of street improvements – 4876 N Thompson Street

- Approved waiver of sidewalk

  - 2657 N 56th Street – single family dwelling – Huey & Betty Couch
  - 8246 Wagon Wheel Road – single family dwelling – Scott and Cheryl Scruton

- Appointed Heath Ward to Board of Directors (6 yr. term) NW Arkansas Conservation Authority

- Approved amendment to Drainage Criteria Manual to add Low Impact Development Design Guide

- Approved execution of construction contract at the Springdale Municipal Airport for regional detention

- Approved execution of construction contract for a traffic signal installation at extension of Ford Avenue to Butterfield Coach Road

✓ Work Session

Work Session – June 15th – Comprehensive Land Use Plan Update

Adjourn

There being no further business the meeting was adjourned at 7:47 p.m.

_____

Kevin Parsley, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director Planning and Community Development

_____

Debbie Pounders, Recording Secretary

W21-10 Tabled on 6/1/21

Sidewalk Waiver for Setser - 308 E Lakeview Dr.

Hello Sharon,

We are looking for a sidewalk waiver for 308 E. Lakeview Dr. Springdale, AR 72764. We would be the only people in that area with a sidewalk and if would cause other issues in regards, to access and possibly drainage. I don't see any other new homes being built on our road that would join our property. Please use my pictures for this request to the planning commission.

Thanks for the consideration,

J. Todd Setser and Laura E. Setser
Currently at
4251 Essex Cv
Springdale, AR 72762
Cell phone
479-387-5048

W21-10 Tabled on 6/1/21

Proposed Sidewalk looking East at 308 E Lakeview Dr. would cause Neighbors tree to be removed. There are no other sidewalks traveling East on E Lakeview Dr.

W21-10 Tabled on 6/1/21

Proposed Sidewalk looking West at 308 E Lakeview Dr.

W21-10 Tabled on 6/1/21

Due to the drainage culverts coming into this location, there is some concern of the safety of the end of the proposed sidewalk. Note there are no other sidewalks traveling West, all the way to Turn St.

W21-10 Tabled on 6/1/21

Storm drainage from underground culvert at 308 E Lakeview Dr.

N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. W21-10
APPLICANT: Todd Setser
REQUEST: Waiver of sidewalk requirements

PLANNING COMMISSION MEETING
July 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R20-36** **Rezone** **Living Savior Lutheran Church**

A request by Living Savior Lutheran Church for Planning Commission approval of a zone change from Agricultural District (A-1) and Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1) for a tract of land containing .9 acres.

LOT LOCATION AND SIZE

The .9 acre tract is located at 1600 Butterfield Coach Road, east side of Butterfield Coach Road north of Green Acres Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is 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

AND

The existing zoning on this tract is 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.

REQUESTED ZONING

The rezoning application requests a P-1 Institutional district. The District is designed to protect and facilitate use of property owned by larger public institutions and church related organizations.

Uses permitted: - 1, 4, 5
Conditional Uses Permitted on Appeal: - 2, 3, 27

HEIGHT REGULATIONS

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

AREA REGULATIONS

(1) SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W	50’

and the building	
Side setback	0
(subject to applicable fire and building codes)	
Side setback when contiguous to a residential district	25’
Rear setback	25’

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 tract contains a structure listed on the National Register of Historic Places. The area to the north contains residential uses in SF-2 zoning. The area to the east contains residential uses in A-1 zoning and an office use in O-1 zoning. The area to the south contains a commercial use in C-2 zoning. The area to the west is a combination of C-2 and SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Commercial use.

The Master Street Plan indicates Butterfield Coach 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:

Uses that commonly have moderate to large scale assemblies of people such as churches, funeral homes, membership organizations and other institutions should be appropriately located on adequate size parcels with sufficient space to accommodate the off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses as well as that portion of the street system.

R21-36

Living Savior Lutheran Church · Springdale, AR 72764
mail: PO Box 519, Lowell, AR 72745 · 479 770-2124
www.livingsavior.us · livingsaviorlutheran@gmail.com
Rev. Duncan Cox · duncancox@msn.com · cell 501 472-1269

To Whom It May Concern,

On April 9, 2021 the congregation of Living Savior Lutheran Church purchased the property at 1600 Butterfield Coach Road in Springdale, Arkansas, formerly known as Fishback School/Fishback Church. The property is located on the west side of Butterfield Coach Road north of East Emma Ave and south of East Robinson Ave. The property is approximately .90 acres along with a church building approximately 1550 square feet in size.

On April 22, 2021 we applied for a business license with the City of Springdale. We were denied the license due to the property being zoned A-1 and SF-2. We are requesting that the property be rezoned to P-1 (Institutional).

Our intended use of the property on Butterfield Coach Road will be for designated church-related activities.

There will be no effect of property changes upon surrounding land uses due to the fact that the property has been used by Fishback Baptist Church since 1968 up until the transfer of the property on April 9, 2021.

Debra Young

Congregational Treasurer

R21-36

The congregation was informed by our Council Treasurer, Debra Young that we could write an email to the Planning Committee to include in our application packet for the July 6th meeting. Please see below.

City of Springdale
Planning & Community Development

Ref: Project # R21-36 - Living Savior Lutheran Church
Attn: Sharon Tromburg and Debbie Pounders

To all it may concern,

As the President of Living Savior Lutheran Church's Council, I wanted to comment on our application for rezoning the property at 1600 Butterfield Coach Rd. in Springdale. Needless to say, it was a very unexpected development to learn our Business License application was denied. Especially when one of the reasons our congregation decided to bid on the property was because a church had been operating there since 1968. The property location and building layout is perfect for our small congregation. The building has a main entrance leading into two large areas. One is designed as the Sanctuary for worship and the other the Fellowship Hall for meetings, events, etc. So, even though we're requesting it be rezoned, it's only so it is properly zoned for a church, enabling us to continue using it in the same manner it has been for over 50 years.

I also want to personally thank both Sharon Tromburg and Debbie Pounders for all of the assistance and information they provided our Treasurer, Debra Young. Debra said they were both very helpful, explained the issues and everything that was required throughout the application process. Their friendly help and guidance is greatly appreciated.

Our church was originally established in 1997 and eventually Chartered on Palm Sunday, **April 9, 2006**. After being awarded the Springdale USD bid on the property,

the Council Secretary and I signed the final purchase documents and took possession of it on **April 9, 2021.** 15 years to the date of being chartered. After searching for another permanent location for over a year to continue worship services and during the difficulties of COVID shutdowns; closing on the property the same day Living Savior was chartered was like ‘a sign’ – we’ve found a new permanent home.

As mentioned above Living Savior was originally established in 1997, meeting in a mall location in Lowell. Then in 2003-2004 we built a ground-up church at 1600 Graham Rd. in Bethel Heights. Another coincidence? - That the last property and this property’s addresses are both 1600? Once again, we don’t think so. Despite the hardships that required us to sell our previous church building after so many years, for over a year our congregation has been diligently searching the area for the right place to call home again. After looking at well over 80+ properties we were all drawn to this one.

Several of our members are Springdale residents and as a congregation we’re looking forward to making Springdale our new permanent home and celebrating our 25th Anniversary next year. This can be accomplished if the rezoning request is approved. As far as it's usage goes, nothing is really going to change. It's been a church for over 50 years; we simply want to continue that Springdale history and legacy.

Respectfully,

Jennifer Burton
Council President
Living Savior Lutheran Church

R21-36

Letter of support

Planning Office,

I'm asking you to support our request to rezone the property at 1600 Butterfield Coach Rd in Springdale to P-1 (Institutional). Our church, Living Savior Lutheran Church, recently purchased it and have found that we aren't able to move forward until we have a business permit, and that can't happen until the property is rezoned.

We love the historical building and want to keep it as 'old' looking as possible, with the old church or old school house feel. We're so excited to resume our worship services in this location but need to deal with the rezoning issue first.

My husband and I live in Springdale, 2741 E Emma Ave, which is just around the corner from the property and ask that the Planning Commission grant the request for rezoning to P-1 (Institutional). Please let me know if you have any questions, I can be reached by email or phone/text at 479-320-7263. Thank you for your time and I hope you have a safe and fun 4th of July weekend

Cheryl Delozier

R21-36

Letter of support

Planning Commissioners,

Our church is applying for a zoning of P-1 and viewing the choices I think this is the best interest for church. Thank you for your time.

Jim & Donna Murray

Living Savior Lutheran Church

Planning Commissioners,

My wife Linda Spencer and I support the rezoning of the Living Savior Lutheran Church property on Old Missouri at the Fishback School.

We have a small group who continue to worship together through many trials and desire to have a place to continue to do so.

Please support the rezoning.

Ken Spencer and Linda Spencer

Nancy Salvaggio (Sister)

1756 Greystone Pl

Springdale Ar 72762

479-445-4037

R21-36

File No. R21-36

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 Living Savior Lutheran Church

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

Legal Description: A part of the northeast quarter of the southwest quarter and a part of the southeast quarter of the southwest quarter of section 5, township 17 north, range 29 west, Washington County, Arkansas, being more particularly described as follows, to-wit: beginning at the northeast corner of said southeast quarter of the southwest quarter and running thence S02°24'12"W 99.00'; thence N87°35'47"W 198.00' to an existing rebar, thence N02°24'13"E 197.92' to an existing rebar, thence S87°26'42"E 198.80'; thence S02°24'12"W 98.40' to the point of beginning, containing .90 acres, more or less. Subject to that portion in Butterfield Coach Road right-of-way on the east side of herein described tract and also subject to all other easements and rights-of-way of record.

Layman's Description: The property located at 1600 Butterfield Coach Rd consists of approx. 0.90 acres with an approximately 1550 sq. ft. structure. It is located on the west side of Butterfield Coach Rd. between E. Emma and E. Robinson.

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 (agricultural) / SF-2 (single family)

TO (proposed zoning) P-1 (Institutional)

R21-36

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

1. **Sell** the property ND (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 ND (Yes or No), and if so, the proposed use is N/A.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: continued church activity.

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** Dyoung / church treasurer

MAILING ADDRESS: P.O Box 519, Lowell, AR 72745

TELEPHONE: 479.770.2124 DATE: 5/24/21

R21-36

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~~ Benton)

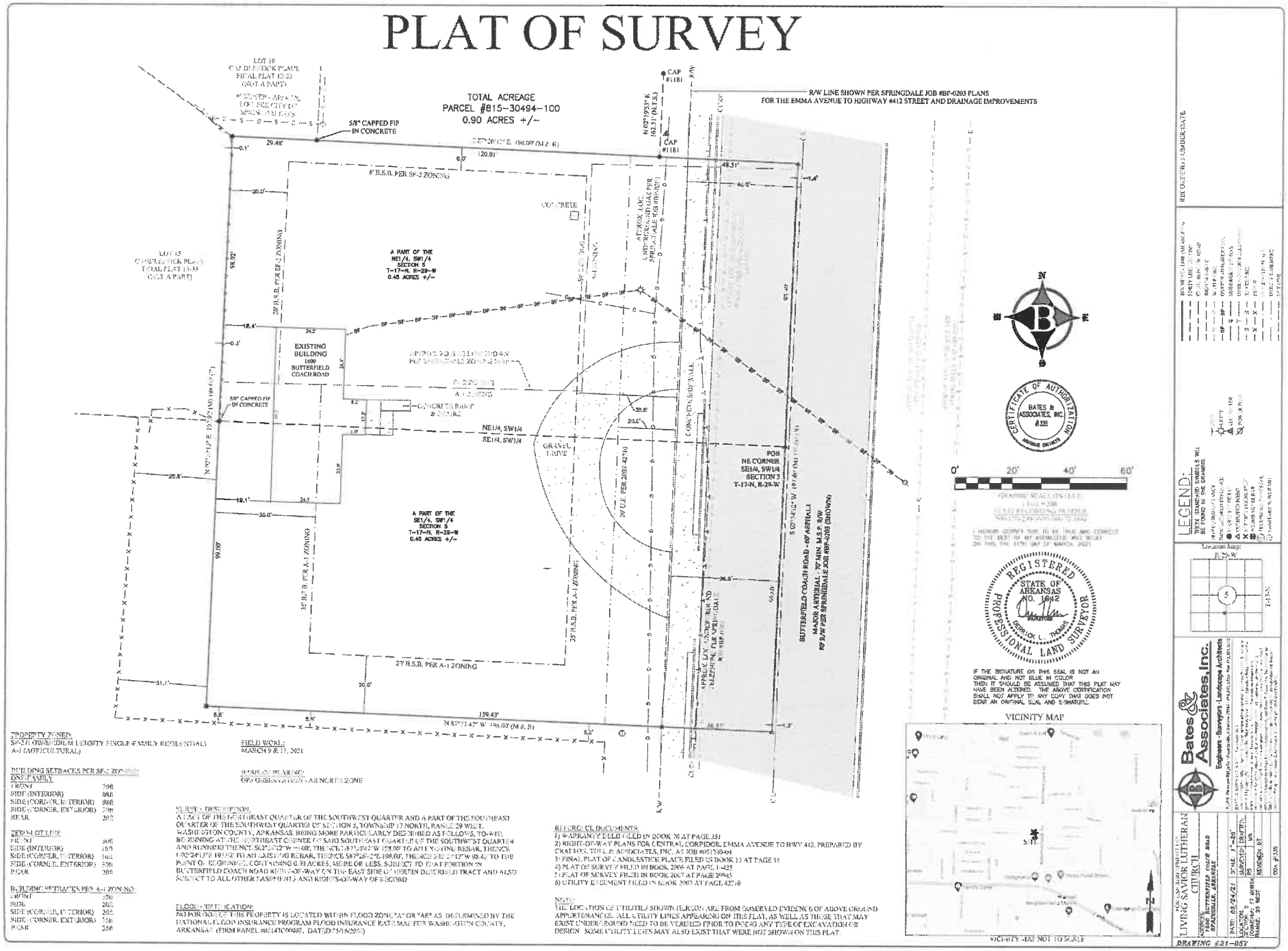
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 28th day of May, 2021.

MICHELLA SEAWRIGHT
MY COMMISSION # 12386953
EXPIRES: March 28, 2022
Benton County

Notary Public

R21-36

PLAT OF SURVEY



PROPERTY ZONED:
SF-2 (1 DWELLING UNIT DENSITY SINGLE-FAMILY RESIDENTIAL)
A-1 (AGRICULTURAL)

BUILDING SETBACKS PER SF-2 ZONING:

ONE-FAMILY	
FRONT	25ft
SIDE (INTERIOR)	08ft
SIDE (CORNER, INTERIOR)	08ft
SIDE (CORNER, EXTERIOR)	25ft
REAR	20ft

TWO-FAMILY	
FRONT	30ft
SIDE (INTERIOR)	15ft
SIDE (CORNER, INTERIOR)	15ft
SIDE (CORNER, EXTERIOR)	30ft
REAR	20ft

BUILDING SETBACKS PER A-1 ZONING:

FRONT	50ft
SIDE	20ft
SIDE (CORNER, INTERIOR)	20ft
SIDE (CORNER, EXTERIOR)	50ft
REAR	35ft

FIELD WORK:
MARCH 9 & 11, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

SURVEY DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE S02°26'12"W 160.00', THE (CST) S71°59'47"W 158.09' TO AFFIXING REBAR, THENCE N02°26'12"E 197.92' TO AN EXISTING REBAR, THENCE S87°26'02"E 198.09', THENCE S02°26'12"W 98.46' TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRES, MORE OR LESS, SUBJECT TO ITS FAITHFUL USE IN BUTTERFIELD COACH ROAD RIGHT-OF-WAY ON THE EAST SIDE OF CERTAIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD

FLOOD HAZARD INFORMATION:
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 #05143C0065F, DATED 5/16/2012)

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK 70 AT PAGE 351
2) RIGHT-OF-WAY PLANS FOR CENTRAL CORRIDOR, EMMA AVENUE TO HWY 412, PREPARED BY CRAFTON, TULLY & ASSOCIATES, INC. AS JOB #05130-09
3) FINAL PLAT OF CANDLESTICK PLACE FILED IN BOOK 13 AT PAGE 33
4) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 1425
5) PLAT OF SURVEY FILED IN BOOK 2007 AT PAGE 2094
6) UTILITY EASEMENT FILED IN BOOK 2007 AT PAGE 42710

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R21-36
APPLICANT: Living Savior Lutheran Church
REQUEST: Rezoning from A-1 to P-1

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-37** **Rezone** **Motah, LLC**

A request by Motah, LLC, Kris Keyton, registered agent for Planning Commission approval of a zone change from Neighborhood Commercial District (O-1) to Thoroughfare Commercial District (C-5) for a tract of land containing 12.67 acres.

LOT LOCATION AND SIZE
The 12.67 acre tract is located at 5141 Watkins Avenue, southwest corner of I-49 and Watkins Avenue overpass.

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 (nonresidential 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-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the

needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
    b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
    c. No permanent open display will be permitted on sidewalks, or public right-of-way.
    d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
    e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.
i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 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

There shall be no maximum height limits in C-5 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

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
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 tract contains a commercial use. The area to the north contains a hospital in P-1 zoning. I-49 borders the property on the east. The area to the south is being developed with an office building in C-5 zoning. The area to the west contains residentials uses and an undeveloped area in C-5 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates Watkins 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:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

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

File No. R21-37

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

Legal Description:

See Exhibit A: Warranty Deed for complete legal description of property. Entire property will be rezoned.

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) C-1

TO (proposed zoning) C-5

R21-37

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 immediate construction of a medical hospital.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: A medical hospital will be developed on this property. There will be no adverse effects on adjacent properties and neighborhoods.

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: Crafton Tull & Associates, Inc.

Address: 300 N College Ave Suite 317, Fayetteville, AR 72701

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: 200 South 7th Street
Fort Smith, Arkansas 72901

TELEPHONE: 479-459-0900 DATE: 06/01/2021

R21-37

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)

Kris Keylon
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 1ST day of June, 2021.

Liz Amos
Notary Public
Benton County, Arkansas
Commission #12704722
Commission Expires May 22, 2028

Liz Amos
Notary Public

N

0 75 150 300 450 600 Feet

For Location Reference Only

FILE NO. R21-37
APPLICANT: Motah, LLC
REQUEST: Rezoning from C-1 to C-5

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-38** **Rezone** **Cadence Crossing, LLC**

A request by Cadence Crossing, LLC for Planning Commission approval of a zone change from Planned Unit Development District (PUD) to Revised Planned Unit Development District (PUD) for a tract of land containing 4.95 acres.

LOT LOCATION AND SIZE

The 4.95 acre tract is located at 7655 W. Gibbs Road, west side of Gibbs Road, north of Har-Ber Avenue.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.

(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points

of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.

(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas

(4) Preserve the natural environment by minimizing the grading necessary for construction.

(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES

See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW

When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS

Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,

Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.

Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and

landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

REQUESTED ZONING

The rezoning application requests a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.
(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.
(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas
(4) Preserve the natural environment by minimizing the grading necessary for construction.
(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES

See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW

When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS

Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,

Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.

Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING

See Article 7 of this chapter.

ENCLOSURE OF USES

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling The area to the north, east and west contains single family dwellings in A-1 zoning. The area to the south is being developed into a single family subdivision in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates medium density residential.

The Master Street Plan indicates Gibbs 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:

Protect the positive aspects of neighborhood character throughout the City.

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.

Assure adequate land allocation for residential purposes by providing lots of adequate size

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

File No. R21-38

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

Legal Description:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE POINT OF BEGINNING, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

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) PUD

TO (proposed zoning) Revised PUD

R21-38

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 Single Family residential development.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Due to the small size of the proposed development, it is not anticipated that there will be any substantial impacts.

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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER**SIGNATURE** _____ Sign Here

MAILING ADDRESS: C/O P.O. Box 282, Springdale, AR 72765

TELEPHONE: C/O 479-318-7248 DATE: 06/28/2021

R21-38

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)

Sign Here

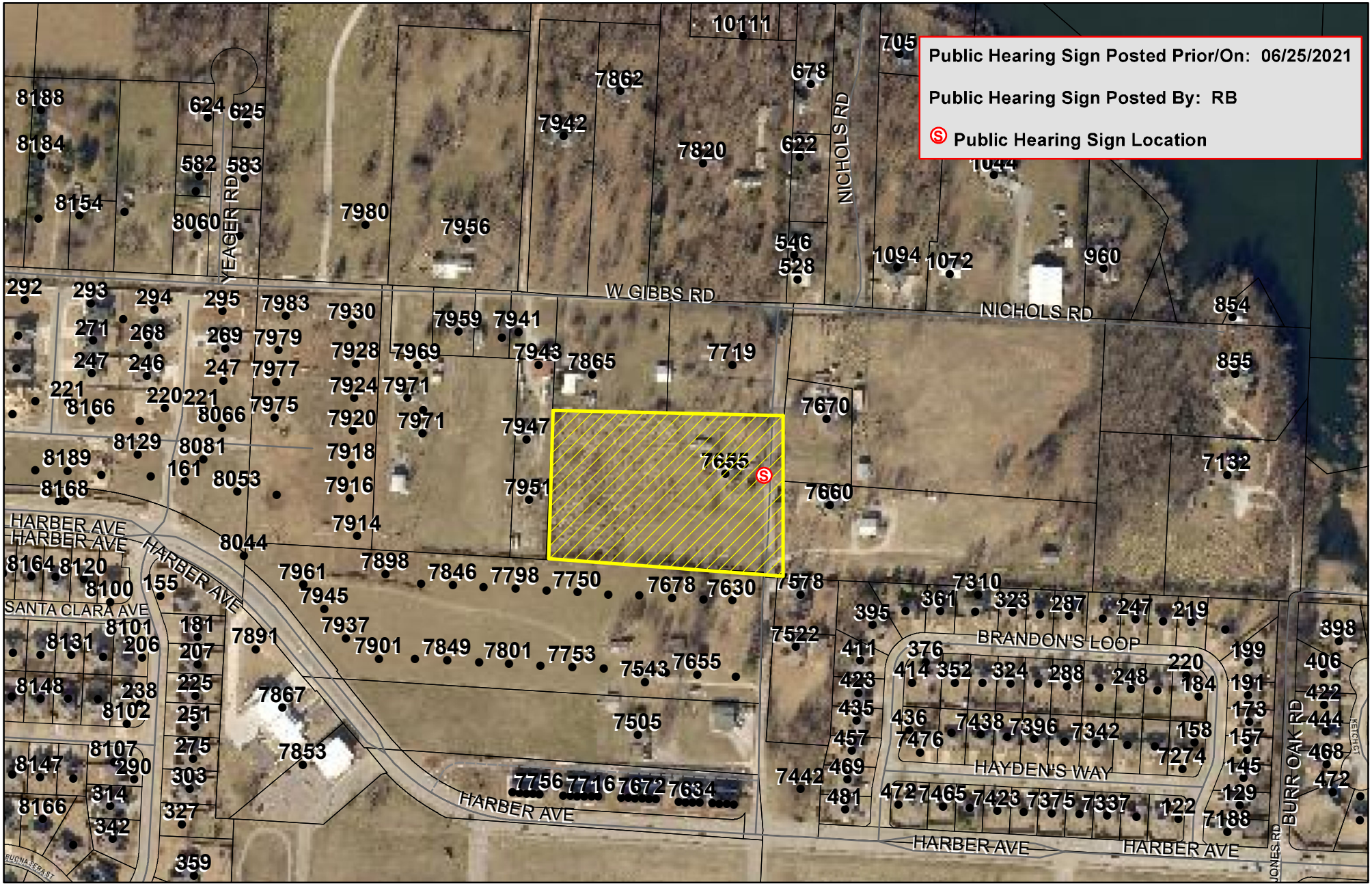
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 28th day of June, 2021.

Notary Public

LAUREN E. HARRISON
Notary Public-Arkansas
Washington County
My Commission Expires 03-18-2029
Commission # 12707093



N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. R21-38
APPLICANT: Cadance Crossing, LLC
REQUEST: Rezoning from PUD to Revised PUD

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-39** **Rezone** **48th & Elm Springs, LLC**

A request by 48th & Elm Springs, LLC, Joseph Jarratt for Planning Commission approval of a zone change from Thoroughfare Commercial District (C-5) to General Commercial District (C-2) for a tract of land containing 1.58 acres.

LOT LOCATION AND SIZE

The 1.58 acre tract is located at the northwest corner of the intersection of I-49 and Elm Spring Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:

   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 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

There shall be no maximum height limits in C-5 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

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
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.

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 tract is undeveloped. The area to the north, south and west contains commercial uses in C-5 zoning. I-49 borders the property on the east.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial.

The Master Street Plan indicates Elm Springs Road as a major collector and 48th Street 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:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

File No. R21-39

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 48TH & ELM SPRINGS LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

LOT 6, FINAL PLAT OF HALL CROSSING, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 24A AT PAGE 28.

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) C-5

TO (proposed zoning) C-2

R21-39

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

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 Yes (Yes or No), and if so, the proposed use is Car wash.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The adjacent properties and neighborhood is primarily zoned C-2 and C-5.

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: John Lapointe

Address: 115 E Main Street, Thomaston, GA 30286

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 4 W. Oxford Drive Rogers AR 72758

TELEPHONE: 479-200-3457 DATE: 6-7-2021

R21-39

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)

Manager
(Property Owner)
48th + Elm Springs LLC

State of Arkansas)
Benton Co) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 7th day of June, 2021.

Notary Public

SAMANTHA DILLON
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Feb. 19, 2026
Commission No. 12696897

R21-39

ALTA/NSPS LAND TITLE SURVEY

Schedule A Description

FIDELITY TITLE INSURANCE COMPANY
COMMITMENT NO. BO21-301
EFFECTIVE DATE: APRIL 28TH, 2021

LOT 6, FINAL PLAT OF HALL CROSSING, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 24A AT PAGE 28

Schedule B - Section II

(1) 1". SUBJECT TO PLAT FILED IN DOCUMENT# 0124 0000628 RECORDS OF WASHINGTON COUNTY, ARKANSAS. *AFFECTS PLOTTED AND SHOWN.)

Current Zoning Information

ZONED: C-3 (THOROUGHFARE COMMERCIAL DISTRICT.

REQUIREMENTS:
FRONT BUILDING SETBACK: 30'/50' IF PARKING IS
ALLOWED BETWEEN
R/W AND AND BUILDING
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 20'
CORNER SETBACK: N/A

CONTACT: PLANNING AND COMMUNITY DEVELOPMENT DIVISION
CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR. 72764
PHONE: (479) 750-8550

Miscellaneous Notes:

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.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

TOTAL NUMBER OF PARKING SPACE IS 0, WHICH INCLUDES 0 DESIGNATED HANDICAPPED SPACE.

THERE IS NO EVIDENCE OF ENCROACHMENTS.

FIELD WORK WAS COMPLETED ON MAY 25TH, 2021.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS. FIRM PANEL #05143C0065F WITH AN EFFECTIVE DATE OF 03/18/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

THE STATE RECORDING NUMBER FOR THIS SURVEY IS 566-18N-30W-0-33-146-2-1826

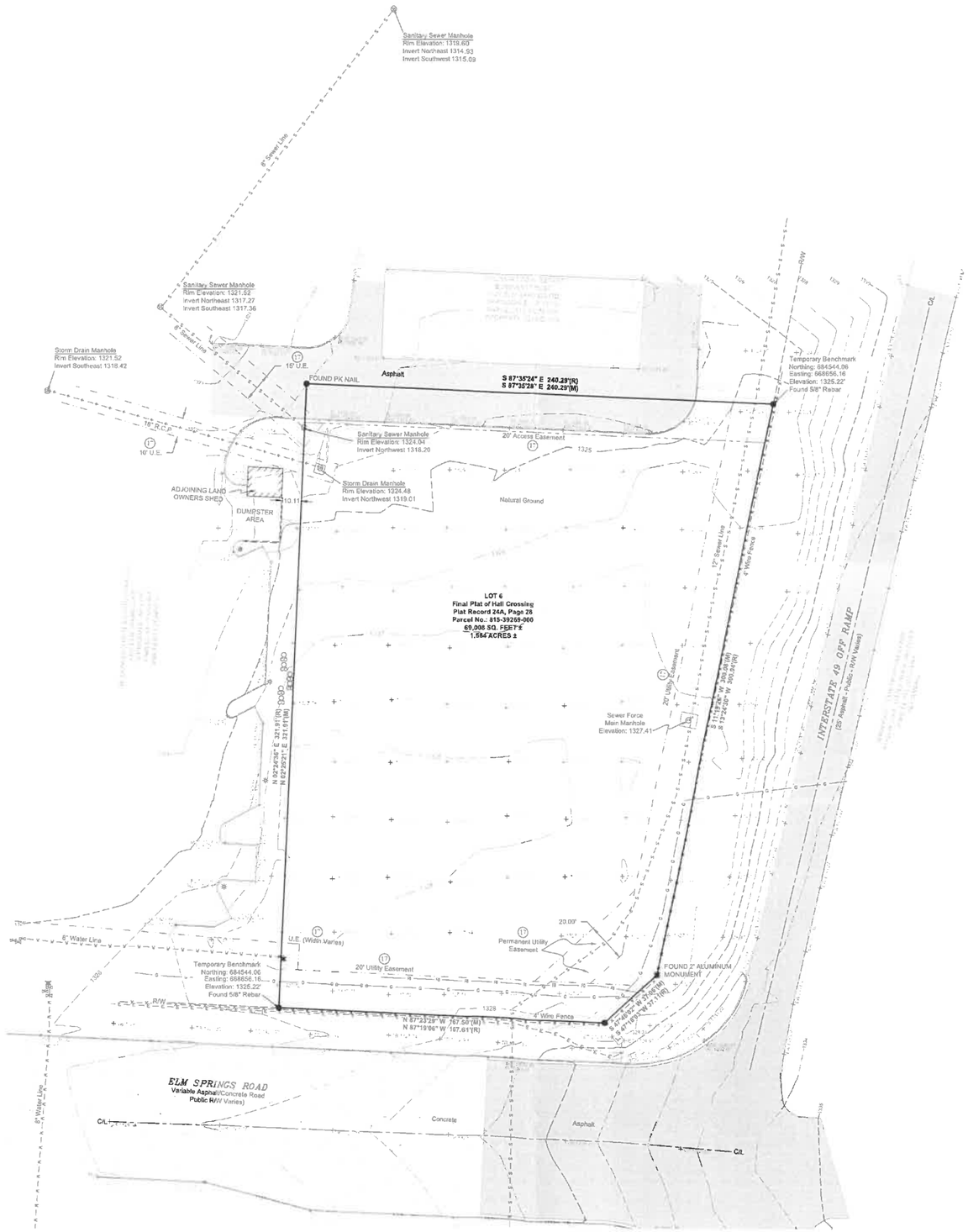
ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. (NAVD 1988 DATUM)

Utility Notes:

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ONLY. ANY 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 ROAD MARKING OF UNDERGROUND UTILITY LINES)

Encroachments

THERE IS NO EVIDENCE OF OBSERVED ENCROACHMENTS AT THE TIME OF THIS SURVEY



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°07'32.8696"
LONGITUDE = -94°11'26.6945"
CONVERGENCE ANGLE = -0°16'28.7926"
DISTANCES SHOWN ON PLAT ARE GROUND.

Vicinity Map

Legend of Symbols

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- INGRESS & EGRESS EASEMENT
- UTILITY EASEMENT
- WATER LINE
- SEWER LINE
- GAS LINE
- FIBER OPTIC
- ELECTRIC LINE
- CLEANOUT
- LIGHT
- SANITARY SEWER
- WATER VALVE
- FORCED MAIN
- FIRE HYDRANT
- STORM WATER
- TRAFFIC SIGNAL POLE
- FOUND REBAR
- FOUND ALUM. MONUMENT
- FOUND PK NAIL
- EA: EDGE OF ASPHALT
- CR: CROWN OF ROAD
- TB: TOP OF BANK
- EC: EDGE OF CONCRETE
- BOC: BACK OF CURB
- FL: FLOW LINE
- RCP: REINFORCED CONCRETE PIPE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11A, 13, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/25/2021.

HEATH A. MYERS
SURVEYOR LICENSE NO.: 1826
IN THE STATE OF ARKANSAS
DATE OF PLAT OR MAP: 06/10/2021

BLEW & ASSOCIATES, PA
No. 1534

Surveyor's Certification

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A. MYERS

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

DESIGNED BY	REVISED BY	SURVEYED BY
BDM 05/26/2021	TN & HM	DDA
COUNTY	JOB NO.	
WASHINGTON COUNTY, AR		21-3698
LOCATION	ELM SPRINGS ROAD, SPRINGDALE, ARKANSAS 72762	
FOR THE USE AND BENEFIT OF	BOWMAN CONSULTANTS	

0' 30' 60' 90'
1 INCH = 30 FEET

DATE	REVISION

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R21-39
APPLICANT: 48th & Elm Springs, LLC
REQUEST: Rezoning from Thoroughfare Commercial (C-5) to General Commercial (C-2)

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-40** **Rezone** **Hy-Crest Holdings, LLC**

A request by Hy-Crest Holdings, LLC, Chad Monroe for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) for a tract of land containing 0.41acres.

LOT LOCATION AND SIZE
The 0.41 acre tract at 105 East Robinson, south side of Robinson Avenue, east of Turner Street.

A vicinity map is attached.

EXISTING ZONING
The existing 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.

REQUESTED ZONING

The requested zoning of this tract is a C-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:

   b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
   c. No permanent open display will be permitted on sidewalks, or public right-of-way.
   d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
   e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-5 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

There shall be no maximum height limits in C-5 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

There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
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 tract contains a commercial use and is surrounded by commercial uses in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates Robinson Avenue as a principal arterial.

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:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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.

R21-40 & C21-17

Planning Commissioners,

Below is the summary/ situation involving the recent requests to have 105 E. Robinson rezoned from a C-2 to a C-5 and application submitted for a Conditional Use Permit.

In April 2021, the ATF contacted the City of Springdale in regards to Level 7 FFLs conducting business under a C-2 Zoned location.

- This was new news to the Springdale City Planning Commission.
- With this news, and the creation of a new armory business being planned to be opened at 105 E. Robinson, a new precedent has been set.
- Since a level 7 FFL is allowed to assemble/ customize weapons, a C-5 has been specified for the property (applied for by Hy-Crest Holdings LLC) and a Conditional Use Permit required/ applied for Limited Manufacturing(Unit 25) at the specified location under Wildcat Shoals LLC.
    - Limited Manufacturing - Only the assembly and customizing of weapons will done at the retail location being proposed today.
- When applying for a level 7 FFL, the process must be completed within 30 days of the application being submitted to the ATF.
    - Application will be submitted by Wildcat Shoals LLC following the results of the Planning Commission Meeting being held on 7/6/2021.

Please feel free to contact me with any further questions or details needed in preparation for the upcoming meeting.

Erick Tangness

R21-40

File No. R21-40

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 HY-Crest Holdings LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description: Section 12, Township 17 North, Range 30

Layman's Description: 105 E. Robinson

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) C-2(General Comercial District)

TO (proposed zoning) C-5(Thoroughfare Commercial District)

R21-40

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 Retail store front for the sale of weapons, ammo, and gun parts/ accessories.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Minimal due to limited manufacture and compliance with city ordinance/ regulations.

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: Wildcat Shoals LLC

Address: 900 SE 5th ST, Suite 22, Bentonville, AR 72713

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: PO Box 665, Tontitown, AR 72770

TELEPHONE: 479-521-7655 DATE:

R21-40

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)

Hi-Crest Holdings LLC

By: _____ Manager

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

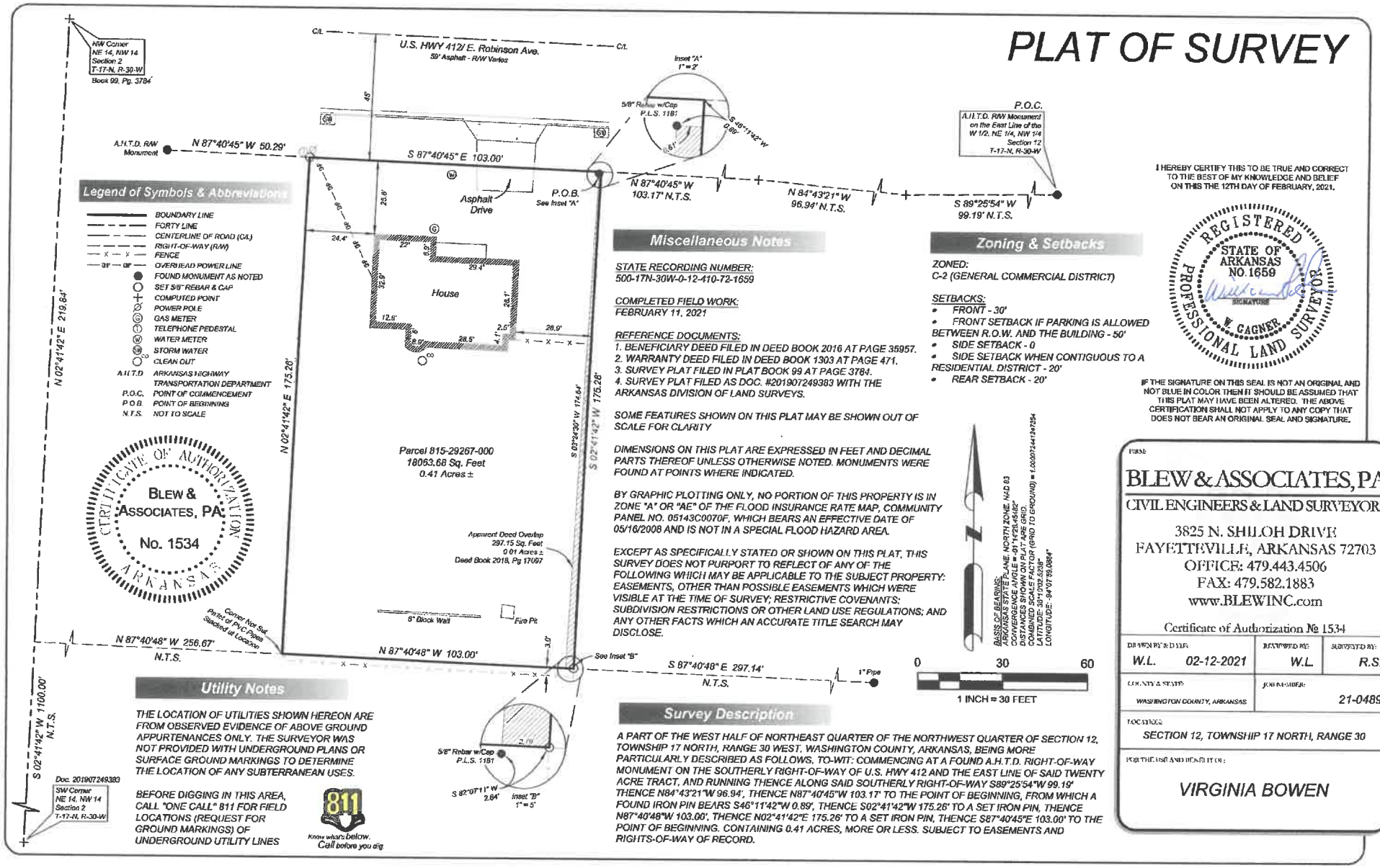
SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11th day of June, 2021.

Erin Turner
Notary Public

ERIN TURNER
MY COMMISSION EXPIRES
07-15-2029
NOTARY PUBLIC
COMM. #12708274
SEBASTIAN COUNTY - ARKANSAS

R21-40

PLAT OF SURVEY



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- OHP — OHP — OVERHEAD POWER LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP
- COMPUTED POINT
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- WATER METER
- STORM WATER
- CLEAN OUT
- A.H.T.D. ARKANSAS HIGHWAY TRANSPORTATION DEPARTMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

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

Miscellaneous Notes

STATE RECORDING NUMBER:
500-17N-30W-0-12-410-72-1659

COMPLETED FIELD WORK:
FEBRUARY 11, 2021

REFERENCE DOCUMENTS:
1. BENEFICIARY DEED FILED IN DEED BOOK 2016 AT PAGE 35957.
2. WARRANTY DEED FILED IN DEED BOOK 1303 AT PAGE 471.
3. SURVEY PLAT FILED IN PLAT BOOK 99 AT PAGE 3784.
4. SURVEY PLAT FILED AS DOC. #201907249383 WITH THE ARKANSAS DIVISION OF LAND SURVEYS.

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. 05143C0070F, 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.

Zoning & Setbacks

ZONED:
C-2 (GENERAL COMMERCIAL DISTRICT)

SETBACKS:
- FRONT - 30'
- FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R.O.W. AND THE BUILDING - 50'
- SIDE SETBACK - 0
- SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20'
- REAR SETBACK - 20'

BASIS OF BEARINGS:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
CONVERGENCE ANGLE = -01°47'23.45482"
DATUM TRANSFORMATION: NAD83(2011) TO NAD83(CORS96)
COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000071441347254
LATITUDE: 36°1'0'2.5298"
LONGITUDE: -94°07'59.0864"

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 12TH DAY OF FEBRUARY, 2021.

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.

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

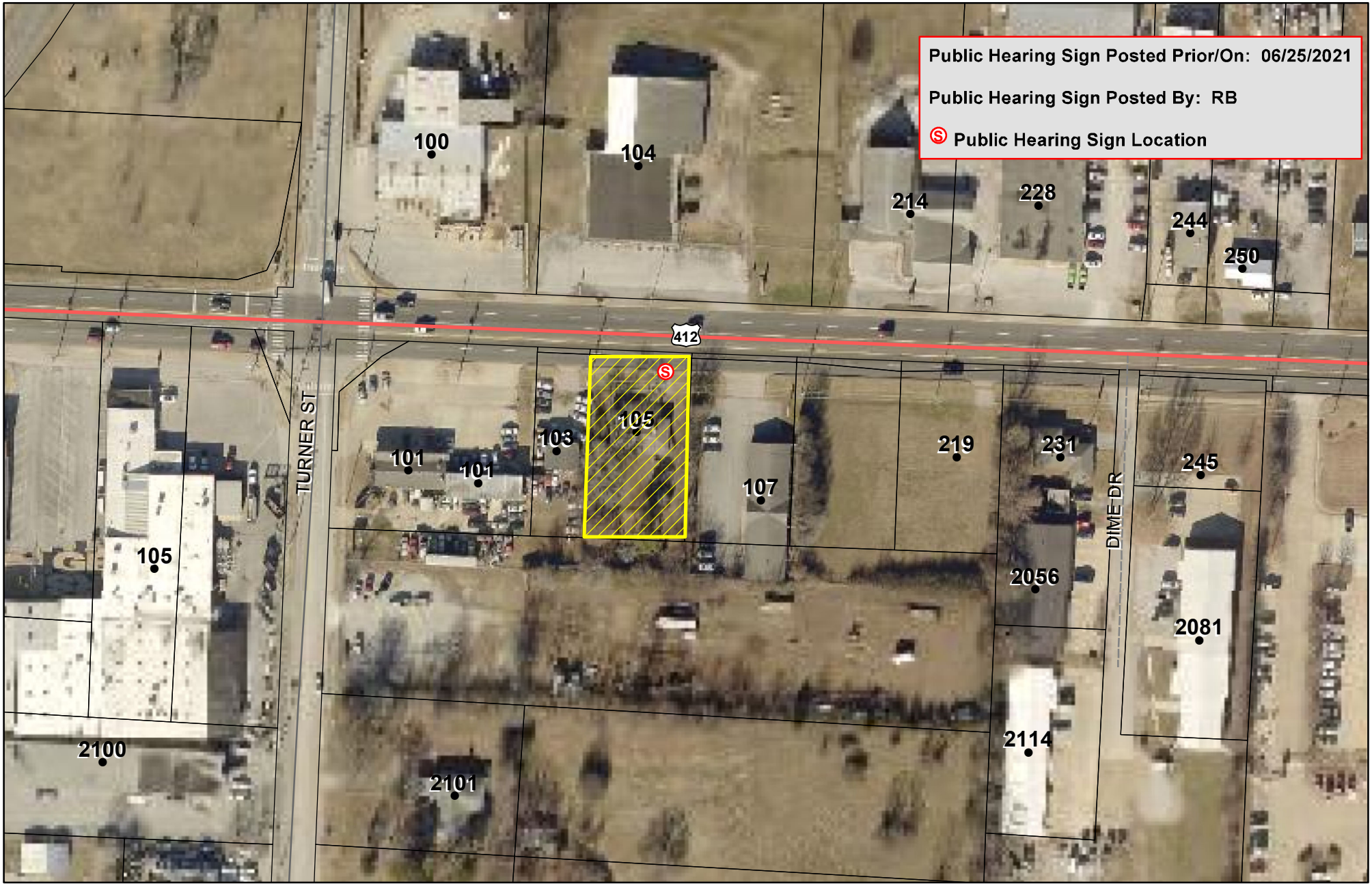
811 — Know what's below. Call before you dig.

Survey Description

A PART OF THE WEST HALF OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND A.H.T.D. RIGHT-OF-WAY MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY OF U.S. HWY 412 AND THE EAST LINE OF SAID TWENTY ACRE TRACT, AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°25'54"W 99.19' THENCE N84°43'21"W 96.94', THENCE N87°40'45"W 103.17' TO THE POINT OF BEGINNING, FROM WHICH A FOUND IRON PIN BEARS S46°11'42"W 0.89', THENCE S02°41'42"W 175.26' TO A SET IRON PIN, THENCE N87°40'48"W 103.00', THENCE N02°41'42"E 175.26' TO A SET IRON PIN, THENCE S87°40'45"E 103.00' TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREPARED BY:
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 & D/M/Y	REVIEWED BY:	SURVEYED BY:
W.L. 02-12-2021	W.L.	R.S.
COUNTY & STATE: WASHINGTON COUNTY, ARKANSAS	JOB NUMBER: 21-0489	
LOCATION: SECTION 12, TOWNSHIP 17 NORTH, RANGE 30		
FOR THE USE AND BENEFIT OF: VIRGINIA BOWEN		



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0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. R21-40
APPLICANT: Hy-Crest Holdings, LLC
REQUEST: Rezoning from General Commercial (C-2) to Thoroughfare Commercial (C-5)

PLANNING COMMISSION MEETING
July 6, 2021

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **July 6, 2021**

Re: **C21-17** **Conditional Use** **Hy-Crest Holdings, LLC**

A request by Hy-Crest Holdings, LLC for a Conditional Use Permitted on Appeal as a Use Unit 25 (Limited Manufacturing) in a Thoroughfare Commercial District (C-5).

LOCATION
105 E. Robinson Avenue

EXISTING CONDITIONS
SITE PLAN REVIEW REQUIRED: **__X__** Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

Acceptable	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Acceptable	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
Acceptable	Refuse and service areas, with particular reference to the item in 1 and 2 above.
Acceptable	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
Unknown	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	General compatibility with adjacent properties and other property in the general district. **With ATF permit**

C21-17

File No. C21-17

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Wildcat Shoals LLC
   Address: 900 SE 5th ST, Suite 22, Bentonville, AR 72713
   Phone: (479)841-7663 Profit: X Non-Profit

2. Property Location (street address or layman's description):
   105 E. Robinson

3. Record Title Holder of Property: HY-Crest Holdings LLC
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 25 in a C-5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   In order to conduct limited manufacturing and operate retail store front in the customization ~~and assembly of weapons for sale/ trade.~~

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No effect. Conditional light industrial and commercial use.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-17

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)	Signature of Applicant
Hy-Coast Holdings LLC	
By: manager	WILDCAT SHOALS LLC
Date: 6/11/2021	Date: 6/11/2021

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit 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.

State of Arkansas)
County of Washington) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 11th day of June, 20 21.

Erin Turner
Notary Public

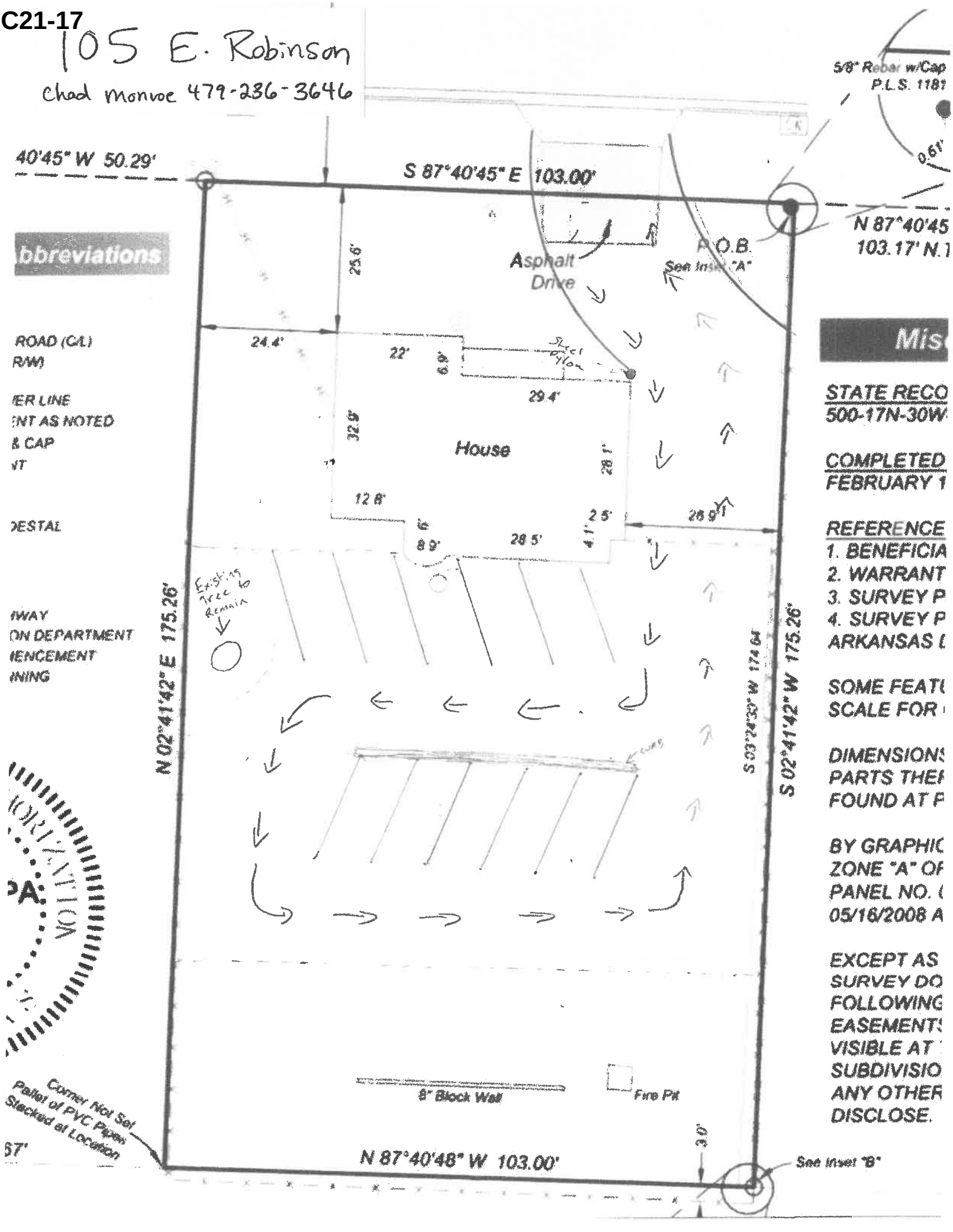
My commission expires: 07-15-2029

ERIN TURNER
MY COMMISSION EXPIRES 07-15-2029
NOTARY PUBLIC
COMM. #12708274
SEBASTIAN COUNTY - ARKANSAS

C21-17

105 E. Robinson

Chad Monroe 479-236-3646



bbreviations

ROAD (C/L)
R/W)

IER LINE
:NT AS NOTED
& CAP
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500-17N-30W

COMPLETED
FEBRUARY 1

REFERENCE
1. BENEFICIA
2. WARRANT
3. SURVEY P
4. SURVEY P
ARKANSAS L

SOME FEATU
SCALE FOR

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PANEL NO. (
05/16/2008 A

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VISIBLE AT
SUBDIVISIO
ANY OTHER
DISCLOSE.

C21-17

Hours of Operation

Monday – 10am to 6pm

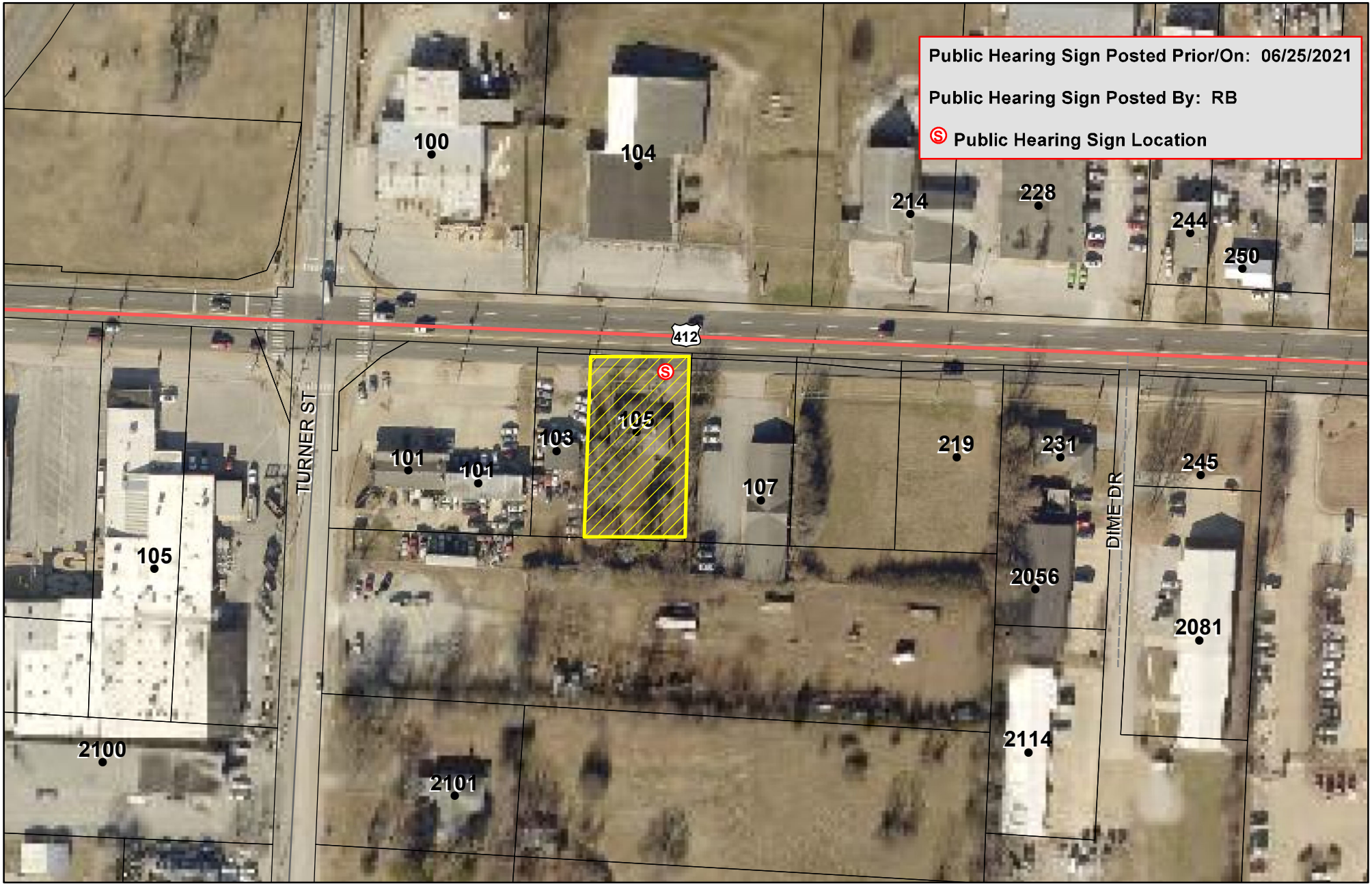
Tuesday – 10am to 6pm

Wednesday – 10am to 6pm

Thursday – 10am to 6pm

Friday – 10am to 6pm

Saturday – 10am to 6pm



N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-17
APPLICANT: Hy-Crest Holdings, LLC
REQUEST: Conditional Use - Use Unit 25 (Limited Manufacturing) in a C-5 District

PLANNING COMMISSION MEETING
July 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-41** **Rezone** **Riggins Construction, Inc. Retirement Trust**

A request by Riggins Construction, Inc. Retirement Trust for Planning Commission approval of a zone change from Low/ Medium Density Single Family Residential District (SF-2) to Medium Density Multi-Family Residential District (MF-12) for a tract of land containing 3.2 acres.

LOT LOCATION AND SIZE
The 3.2 acre tract is located on the east side of Gene George Blvd., 400' south of Elm Springs Road.

A vicinity map is attached.

EXISTING ZONING
The existing zoning on this tract is 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.

BUILDING AREA

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

REQUESTED ZONING

The rezoning application requests a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

	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

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
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 MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
(2) DENSITY - 12 units per acres
(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		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		+20,000 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	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.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS

See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area t the north contains residential uses in A-1 zoning. The area to the east is undeveloped and being requested to rezone to MF-12. The area to the south contains single family residential dwelling in Sf-2 zoning. The area to the west is outside the city limits.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential and Commercial uses.

The Master Street Plan indicates Gene George Boulevard 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:

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.

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.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Allow an increase to medium or high density residential use when land value prevents economic development of low density residential.

R21-41

File No. R21-41

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 Kevin G. Riggins and Kari L. Riggins, Co-Trustees of the Riggins Construction, Inc. Retirement Trust dated January 1, 2003, the record property owners, petitioning to rezone the following described area:

Legal Description:

Lot 61, Parker's Place Subdivision, Phase II, to the City of Springdale, Washington County, Arkansas, as shown on Plat Record "23" at page 380.

Layman's Description: 3.2 acres located along east side of Gene George Boulevard approximately the west side of Oak Grove Road. Property is approximately 400 feet south of Elm Springs Road in Springdale, Washington County, Arkansas.

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 addresses 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 classifications:

FROM (current zoning) SF-2 (Low/Medium Density Single Family Residential District)

TO (proposed zoning) MF-12 (Medium density Multi-family Residential District)

R21-41

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

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

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Medium Density Multi-Family Residential Development .

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Any proposed development will be subject to city review and approval prior to construction.

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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: [signature]

MAILING ADDRESS: 1204 E. Joyce Boulevard, Suite 102, Fayetteville, AR 72703

TELEPHONE: 479.601.6404 DATE: June 14. 2021

R21-41

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 Signature)

(Property Owner Signature)

State of Arkansas)
) ss.
County of Washington)

ANGELA MOSLEY
Commission No. 12695978
Notary Public
Comm. Exp. 10/27/2025
Washington County, Arkansas

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 6/15 day of June, 2021.

Notary Public

R21-41

815-29801-115
CUSTOM RESTORATIONS LLC
1211 NE WAVERLY WAY
BENTONVILLE, AR 72712
ZONING: A-1

815-29801-117
MARTIN, JERRY & BETTY TRUST
6357 FIREFLY CATCH AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-29801-110
MARTIN, JERRY & BETTY TRUST
6357 FIREFLY CATCH AVE
SPRINGDALE, AR 72762
ZONING: SF-1

750-00637-000
MORRIS PLACE LLC
3307 KENNESAW ST
SPRINGDALE, AR 72764
ZONING: ELM SPRINGS

GENE GEORGE BOULEVARD

PROPERTY TO BE REZONED
PARCEL 815-39235-000
±3.2 ACRES
CURRENT ZONING: SF-2
PROPOSED ZONING: MF-12

815-29801-106
NYUGEN, THANG VAN &
XUAN THI HUYNH
2607 MAGNOLIA DR
SPRINGDALE, AR 72762
ZONING: C-2

N
W E
S

SCALE: 1"=60'
0 30 60 120

815-39233-000
SCHLEISMAN, STACEY M
648 CAROLINE CLAIRE ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-39234-000
CORREDOR, JIMMY GUIOVANNY
& JENNA HARPER
5572 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39236-000
CORREDOR, JAIME & RUTH
24671 JONATHAN AVE
LAKE FOREST, CA 92630
ZONING: SF-2

815-39237-000
ROGERS, ASHLEY RENEE
226 W BAKER AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39238-000
HODGES, CARLA DAWN
6056 W JANA PL
FAYETTEVILLE, AR 72704
ZONING: SF-2

815-39239-000
ROBINSON, JOHN CLARK
5470 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39240-000
HENDERSON, CARLEY
ANNE & DEVIN JAZ
5432 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

LEGAL DESCRIPTION OF PROPERTY BEING REZONED:

LOT 61, PARKER'S PLACE SUBDIVISION, PHASE II, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "23" AT PAGE 380.

REZONING EXHIBIT

Riggins Construction, Inc. Retirement Trust
Lot 61, Parker's Place Subdivision, Phase II
Springdale, Washington County, Arkansas

DWG: d:\Engineers\00-Engineer Projects\21952-Rezoning
DATE: June 16, 2021
SCALE 1" = 60'

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS AND SURVEYORS
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS
ENGINEERING SERVICES INC.

N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-41
APPLICANT: Kevin & Kari Riggins
REQUEST: Rezoning from Single Family Residential (SF-2) to Multi-family (MF-12)

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 1, 2021

Re: **R21-42** **Rezone** **Thang Van Nyugen & Xuan Thi Huynh**

A request by Thang Van Nyugen & Xuan Thi Huynh for Planning Commission approval of a zone change from General Commercial District (C-2) to Medium Density Multi-Family Residential District (MF-12) for a tract of land containing 4.3 acres.

LOT LOCATION AND SIZE
The 4.3 acre tract is located on the west side of Oak Grove Road, 400' south of Elm Springs Road.

A vicinity map is attached.

EXISTING ZONING
The existing 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.

REQUESTED ZONING

The rezoning application requests a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
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 MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, 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 six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.
(2) DENSITY - 12 units per acres
(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		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		+20,000 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	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.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE
On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in C-5 zoning. The area to the east contains residential uses in A-1 zoning. The area to the south contains single family dwellings in Sf-2 zoning. The area to the west is undeveloped and under consideration for MF-12 zoning.

LAND USE PLAN AND MASTER STREET 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:

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.

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.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Allow an increase to medium or high density residential use when land value prevents economic development of low density residential.

815-29801-117
MARTIN, JERRY & BETTY TRUST
6357 FIREFLY CATCH AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-29801-110
MARTIN, JERRY & BETTY TRUST
6357 FIREFLY CATCH AVE
SPRINGDALE, AR 72762
ZONING: SF-1

815-29801-108
SPRING ARK FIVE LLC
PO BOX 2525
CORPUS CHRISTI, TX 78403
ZONING: C-5

815-39264-500
HOLMIK HOLDINGS LLC
1609 SW 2ND ST
BENTONVILLE, AR 72712
ZONING: A-1

SCALE: 1"=60'

0 30 60 120

815-39235-000
RIGGINS CONSTRUCTION INC
RETIREMENT TRUST
1204 E JOYCE BLVD STE 102
FAYETTEVILLE, AR 72703
ZONING: SF-2

PROPERTY TO BE REZONED
PARCEL 815-29801-106
±4.3 ACRES
CURRENT ZONING: C-2
PROPOSED ZONING: MF-12

OAK GROVE ROAD

815-39264-600
ERTON, PAULA; CASE,
THERESA; LAND, PAMELA
745 PALISADES AVE
SPRINGDALE, AR 72764
ZONING: A-1

815-39240-000
HENDERSON, CARLEY
ANNE & DEVIN JAZ
5432 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39241-000
OTTAVIANO, DARLENE
5406 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39263-000
MCFARLIN, BRANDON & KELSEY
5384 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39262-000
CLEVELAND, JOSHUA J
& RACHEL L
5360 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39261-000
MCELROY, ANDREW J
5340 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39260-000
DOUGHERTY, JOSHUA N
& KELLI L
330 BELLA VITA ST
SPRINGDALE, AR 72762
ZONING: SF-2

815-39259-000
ALLISON, MOLLY NICOLE (BISHOP)
5298 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39258-000
SPURLOCK, CHARLOTTE A;
WARD, SARAH ANN
5276 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39257-000
FRUHLINGER, KAREN
5254 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39256-000
FRUHLINGER, KAREN
5254 STOCKTON AVE
SPRINGDALE, AR 72762
ZONING: SF-2

815-39264-800
CHURCH OF CHRIST
OF SPRINGDALE
1591 S 48TH ST
SPRINGDALE, AR 72762
ZONING: A-1

LEGAL DESCRIPTION (WD 2008-178):

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, T-18-N, R-30-W, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE SW CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE S 87°21'08" E, 559.94 FEET TO A FOUND IRON PIN; THENCE N 02°45'20" E, 347.06 FEET TO A FOUND IRON PIN; THENCE N 02°43'40" E, 309.77 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N 02°43'40" E, 243.22 FEET TO A SET IRON PIN; THENCE S 86°57'06" E, 214.32 FEET TO A FOUND IRON PIPE; THENCE S 87°47'52" E, 550.17 FEET TO A SET MAG NAIL; THENCE S 02°47'04" W, 249.14 FEET TO A SET MAG NAIL; THENCE N 87°06'59" W, 764.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.30 ACRES, MORE OR LESS. BEING SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND ALSO SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

REZONING EXHIBIT

Nyugen, Thang Van & Xuan Thi Huynh
Oak Grove Road – Parcel 815-29801-106
Springdale, Washington County, Arkansas

DWG: d:\Engineers\00-Engineer Projects\21952-Rezoning
DATE: June 16, 2021
SCALE 1" = 60'

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS AND SURVEYORS
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS
ENGINEERING SERVICES INC.

N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-42
APPLICANT: Thang Van Nyugen & Xuan Thi Huynh
REQUEST: Rezoning from Thoroughfare Commercial (C-5) to Multi-family (MF-12)

PLANNING COMMISSION MEETING
July 6, 2021

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PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: July 6, 2021

Re: **R21-43** **Rezone** **Wobbe Lane, LLC**

A request by Wobbe Lane, LLC for Planning Commission approval of a zone change from Large Product Retail Sales (C-6) to Thoroughfare Commercial District (C-5) for a tract of land containing 9.8 acres.

LOT LOCATION AND SIZE

The 9.8 acre tract is located at 4142 North 45th Street, west side of 45th Street, north of Wagon Wheel Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning for this tract is a C-6 Large Product Retail Sales District. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, are automobile and other vehicular service establishments. The C-6 district is also intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.

ii. All of the lost used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surf ace pavement and maintained in such a manner that no dust will be produced by continued use.

iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.

iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-6 large product retail sales.

a. Except as provided in Use Unit 43: Automobile Sales-Damaged Vehicles, automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.

b. No permanent open display will be permitted on sidewalks, or public right-of-way.

c. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.

d. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

v. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-6 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

There shall be no maximum height limits in C-6 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

The shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

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, or 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-5 thoroughfare commercial district. The district is established in order to provide adequate locations for retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress. Among these uses, transient sleeping accommodations, and eating and drinking establishments. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping center since they tend to obstruct and interfere with pedestrian movement. Appropriate locations for this district are along heavily traveled major traffic arterials.

Uses permitted: - 1, 4, 5, 16, 17, 18, 19, 20, 21, 22, 27, 31, 38
Conditional Uses Permitted on Appeal: - 2, 3, 12, 23,24, 30, 33, 35
Temporary Uses: - 32

DEVELOPMENT CRITERIA

i. All yards unoccupied by buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in an orderly condition.
ii. All of the lot used for the parking of vehicles, for the storage and display of merchandise shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
iii. All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
iv. No article or material stored or offered for sale in connection with the permitted or conditional uses listed herein shall be stored or displayed outside the confines of the building unless it is so screened by a permanent opaque screening fence or wall so that is cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the C-5 open display district:
    b. Automobile, truck, tractor, mobile home, boat or motorcycle sales areas are not required to screen fully assembled merchandise that is ready for sale.
    c. No permanent open display will be permitted on sidewalks, or public right-of-way.
    d. Automobile service stations shall be permitted open display of merchandise commonly sold by such operations as long as the area of said display is not taller than the building nor larger than an area equal to one-half of the façade areas of the front of the building.
    e. Automobile service stations may be used for the storage of rental trucks or trailers, provided, however, the storage space shall be paved, shall not exceed four thousand (4,000) square feet in area and the above screening requirements are met.

i. There shall be no open display of any kind whatsoever in the first twenty (20) feet of the required front yard setback.

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW
When a conditional use is proposed in a C-5 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
There shall be no maximum height limits in C-5 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
There shall be a minimum lot area of fourteen thousand (14,000) square feet. In addition, there shall be a lot width of not less than one hundred (100) feet.

SETBACKS:

Front setback	30’	
Front setback if parking is allowed between R-O-W and the building	50’	
Side setback	0	(subject to applicable fire and building codes)
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 tract is undeveloped. I-49 borders the tract to the west. The area to the north contains a mixture of uses in A-1 zoning. The area to the east contains commercial uses in C-5 zoning. The area to the south contains a large truck sales and service facility in C-6 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates Regional Commercial use.

The Master Street Plan indicates North 45th Street as a minor collector.

R21-43

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:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

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

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

R21-43

File No. R21-43

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 Wobbe Lane, LLC, the record property owners, petitioning to rezone the following described area:

Legal Description:

Lots 4 and 5 of Diesel Downs Addition to the City of Springdale, Benton County, Arkansas, as shown on Plat recorded as Book & Page 2008-569.

Layman's Description: 4142 North 45th Street. Approximately 9.8 acres located at the end of North 45th Street between 45th Street and Interstate 49. Property lies along the west side of North 45th Street approximately 900 feet north of Wagon Wheel Road. Property is north of MHC Kenworth/Volvo and across 45th Street from Acme Brick.

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 addresses 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 classifications:

FROM (current zoning) C-6 (Large Product Retail Sales District)

TO (proposed zoning) C-5 (Thoroughfare Commercial District)

R21-43

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

1. **Sell** the property YES (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, or 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 N/A.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated. Lots are located along I-49 in a commercial subdivision and property is already zoned for commercial use. Several other lots in this development are zoned C-5.

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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: _____

(Wobbe Lane, LLC)

MAILING ADDRESS: 104 North Oak Street, Sallisaw, OK 74955-4638

TELEPHONE: _____ DATE: _____

R21-43

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 Signature)

(Property Owner Signature)

State of ~~Arkansas~~ Oklahoma)
County of ~~Washington~~ Sequoyah) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15 day of June, 2021.

TRACIE ISLEY NOTARY PUBLIC #08010688 STATE OF OKLAHOMA SEQUOYAH COUNTY

Notary Public

R21-43

21-00167-049
LANE, JANICE F
13188 PUPPY CREEK RD
SPRINGDALE AR 72762
ZONING: A-1

21-00167-191
MOUNTAIN DEVELOPMENT II LLC
13457-A PUPPY CREEK RD
SPRINGDALE AR 72762-9684
ZONING: C-5

21-00167-194
MOUNTAIN DEVELOPMENT II LLC
13457-A PUPPY CREEK RD
SPRINGDALE AR 72762-9684
ZONING: C-5

21-00167-195
MOUNTAIN DEVELOPMENT II LLC
13457-A PUPPY CREEK RD
SPRINGDALE AR 72762-9684
ZONING: C-5

21-00153-060
MARKEY, JOHN T III
5241 WILDWOOD LN
SPRINGDALE AR 72762
ZONING: A-1

21-00153-065
SIZEMORE, JOLLY CURTIS
& SHIRLEY MAE
5298 WILDWOOD LN
SPRINGDALE AR 72762
ZONING: A-1

Interstate 49

PARCEL 21-02349-000
LOT 4 OF DIESEL DOWNS
±5.4 ACRES

PROPERTY TO BE REZONED
±9.8 ACRES
CURRENT ZONING: C-6
PROPOSED ZONING: C-5

PARCEL 21-02350-000
LOT 5 OF DIESEL DOWNS
±4.4 ACRES

21-00153-070
SIZEMORE, SHIRLEY
5298 WILDWOOD LN
SPRINGDALE AR 72762
ZONING: A-1

21-00167-196
APAC-CENTRAL INC
%NTAX
PO BOX 55038
LEXINGTON KY 40555
ZONING: A-1

21-02348-000
ACME BRICK COMPANY
% HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104
ZONING: C-5

21-02351-000
M H REAL ESTATE LLC
11120 TOMAHAWK CREEK
PARKWAY
LEAWOOD KS 66211-2695
ZONING: C-6

21-02348-010
ACME BRICK COMPANY
% HILL, MARK
3024 ACME BRICK PLAZA
FORT WORTH TX 76109-4104
ZONING: C-5

N 45TH STREET

21-02347-000
PETROMARK INC
PO BOX 1697
HARRISON AR 72602-1697
ZONING: C-5

LEGAL DESCRIPTION (WD 2017-17251):

Lots 4 and 5 of Diesel Downs Addition to the City of Springdale, Benton County, Arkansas, as shown on Plat recorded as Book & Page 2008-569.

N
W E
S

SCALE: 1"=200'

0 100 200 400

REZONING EXHIBIT

Wobbe Lane, LLC – North 45th Street
Lots 4 & 5 in Diesel Downs, Subdivision
Springdale, Benton County, Arkansas

DWG: d:\Engineers\00-Engineer Projects\21941-Diesel D
DATE: June 16, 2021
SCALE 1" = 60'

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS AND SURVEYORS
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS
ENGINEERING SERVICES INC.

N

0 60 120 240 360 480 Feet

For Location Reference Only

FILE NO. R21-43
APPLICANT: Wobbe Lane, LLC
REQUEST: Rezoning from Large Product Retail (C-6) to Thoroughfare Commercial (C-5)

PLANNING COMMISSION MEETING
July 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: 2021

Re: **R21-44** **Rezone** **Parson's Family Trust**

A request by Parson's Family Trust for Planning Commission approval of a zone change from Low/ Medium Density Single Family Residential District (SF-2) to High Density Single Family Residential District (SF-3) for a tract of land containing 18.9 acres.

LOT LOCATION AND SIZE
The 18.9 acre tract is located at the north end of Thelma Street and N. Pleasant Street, east of Larkspur Street.

A vicinity map is attached.

EXISTING ZONING
The existing zoning on this tract is 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.

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.
(1) REAR SETBACK. There shall be a rear setback having a depth of not less than 20'.

	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 tract is undeveloped. The area to the north and west contains single family dwellings in SF-2 zoning. The area to the east is undeveloped in I-1 zoning. The area to the south contains residential development in MF-12 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Residential use.

The Master Street Plan indicates Thelma Street, Pleasant Street and Larkspur as local streets.

R21-44

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:

Protect the positive aspects of neighborhood character throughout the City.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

R21-44

File No. R21-44

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 Parsons Family Trust, the record property owners, petitioning to rezone the following described area:

Legal Description:

See Attached Legal Description

Layman's Description: 18.9 acres from the east end of Washington County Parcel 815-29735-000. Portion of property to be rezoned is located approximately 115 feet east of Larkspur Street. The east end of the property being rezoned is generally aligned with North Pleasant Street. Thelma Street, Ladawn Avenue, and North Pleasant Street all end at the south edge of the property to be rezoned.

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 addresses 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 classifications:

FROM (current zoning) SF-2 (Low/Medium Density Single Family Residential District)

TO (proposed zoning) SF-3 (High Density Single Family Residential District)

R21-44

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

1. **Sell** the property YES (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, or 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 N/A.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None anticipated–requested zoning district allows for moderate increase in density over current zoning district, and is less dense/intensive district than MF-12 developments to the south and west of subject property. SF-3 district is more compatible with existing industrial uses/zoning on adjacent tracts as well.

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: Engineering Services, Inc.

Address: P.O. Box 282, Springdale, AR 72765

PETITIONER/OWNER: X Glenn Parsons
(Parsons Family Trust)

MAILING ADDRESS: 1750 N. Scott Hollow Road, Springdale, AR 72764

TELEPHONE: (479) 409-5163 DATE: May 10, 2021

R21-44

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.

Glenn Persons
(Property Owner Signature)

(Property Owner Signature)

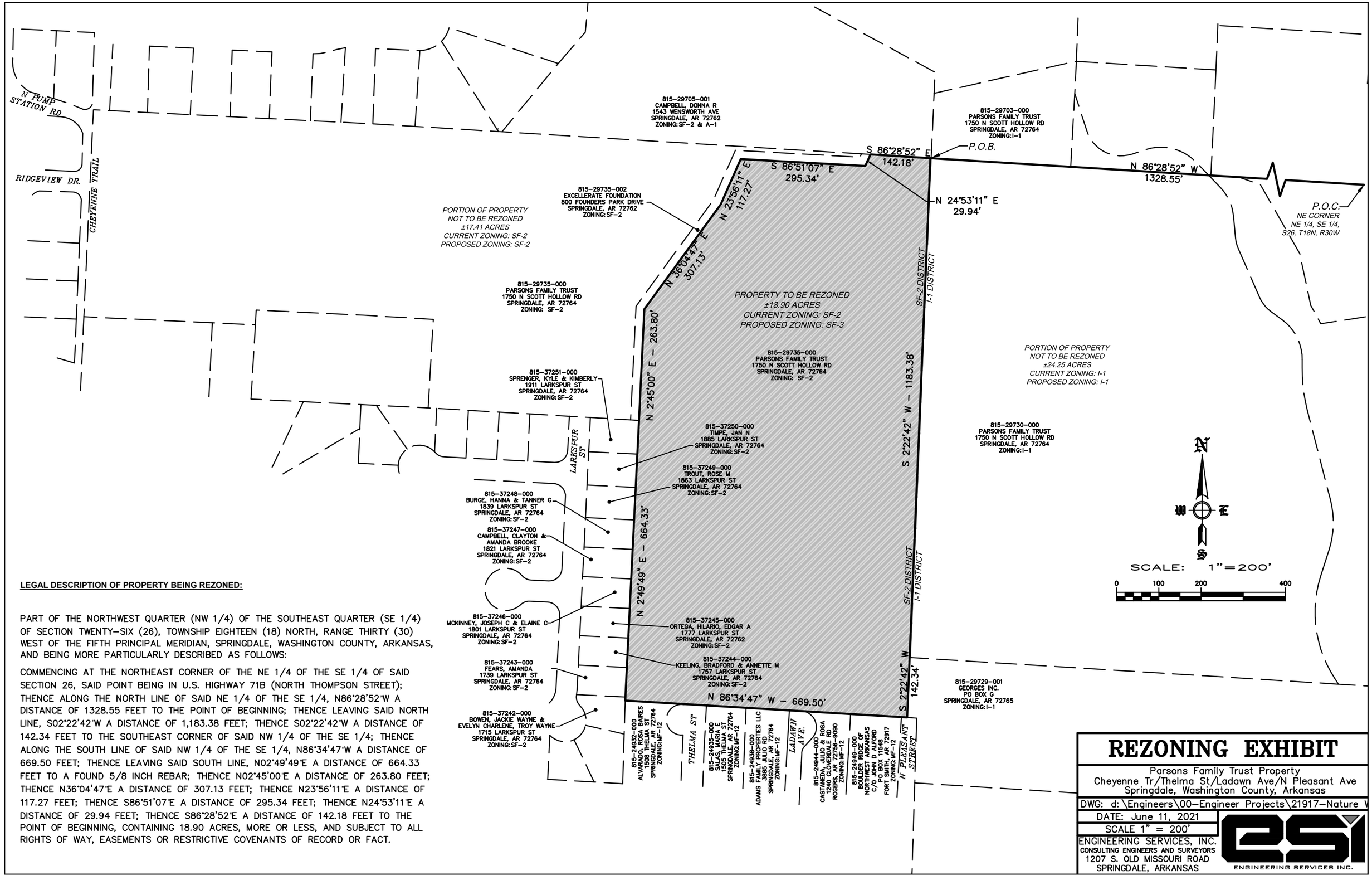
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 15th day of June, 2021.

Notary Public

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

R21-44



LEGAL DESCRIPTION OF PROPERTY BEING REZONED:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, SAID POINT BEING IN U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4, N86°28'52"W A DISTANCE OF 1328.55 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S02°22'42"W A DISTANCE OF 1,183.38 FEET; THENCE S02°22'42"W A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°34'47"W A DISTANCE OF 669.50 FEET; THENCE LEAVING SAID SOUTH LINE, N02°49'49"E A DISTANCE OF 664.33 FEET TO A FOUND 5/8 INCH REBAR; THENCE N02°45'00"E A DISTANCE OF 263.80 FEET; THENCE N36°04'47"E A DISTANCE OF 307.13 FEET; THENCE N23°56'11"E A DISTANCE OF 117.27 FEET; THENCE S86°51'07"E A DISTANCE OF 295.34 FEET; THENCE N24°53'11"E A DISTANCE OF 29.94 FEET; THENCE S86°28'52"E A DISTANCE OF 142.18 FEET TO THE POINT OF BEGINNING, CONTAINING 18.90 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

REZONING EXHIBIT

Parsons Family Trust Property
Cheyenne Tr/Thelma St/Ladawn Ave/N Pleasant Ave
Springdale, Washington County, Arkansas

DWG: d:\Engineers\00-Engineer Projects\21917-Nature V
DATE: June 11, 2021
SCALE 1" = 200'

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS AND SURVEYORS
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS
ENGINEERING SERVICES INC.

FILE NO. R21-44
APPLICANT: Parsons Family Trust
REQUEST: Rezoning from Single Family (SF-2) to Single Family (SF-3)

PLANNING COMMISSION MEETING
July 6, 2021

N
0 75 150 300 450 600
Feet
For Location Reference Only

C21-06

File No. C21-06

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Dandy Oil Company, Inc.
   Address: P.O. Box 242, Springdale, AR 72765

   Phone: (479) 387-1633 Profit: ✓ Non-Profit ____

2. Property Location (street address or layman's description):
   702 N. Thompson Street

3. Record Title Holder of Property: Dandy Oil Company Inc
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Tandem Lot in C-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Applicant requests a conditional use allowing a tandem lot as shown in the Informal Plat. Tandem lot will have access to Harris St via an access easement.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No proposed impact is anticipated. The surrounding properties are all commercial uses.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-06

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s) Gary Dandy

Date: 6-14-21

Signature of Applicant Gary Dandy

Date: 4-14-21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit 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.

Gary Dandy

State of Arkansas)
) ss.
County of Washington)

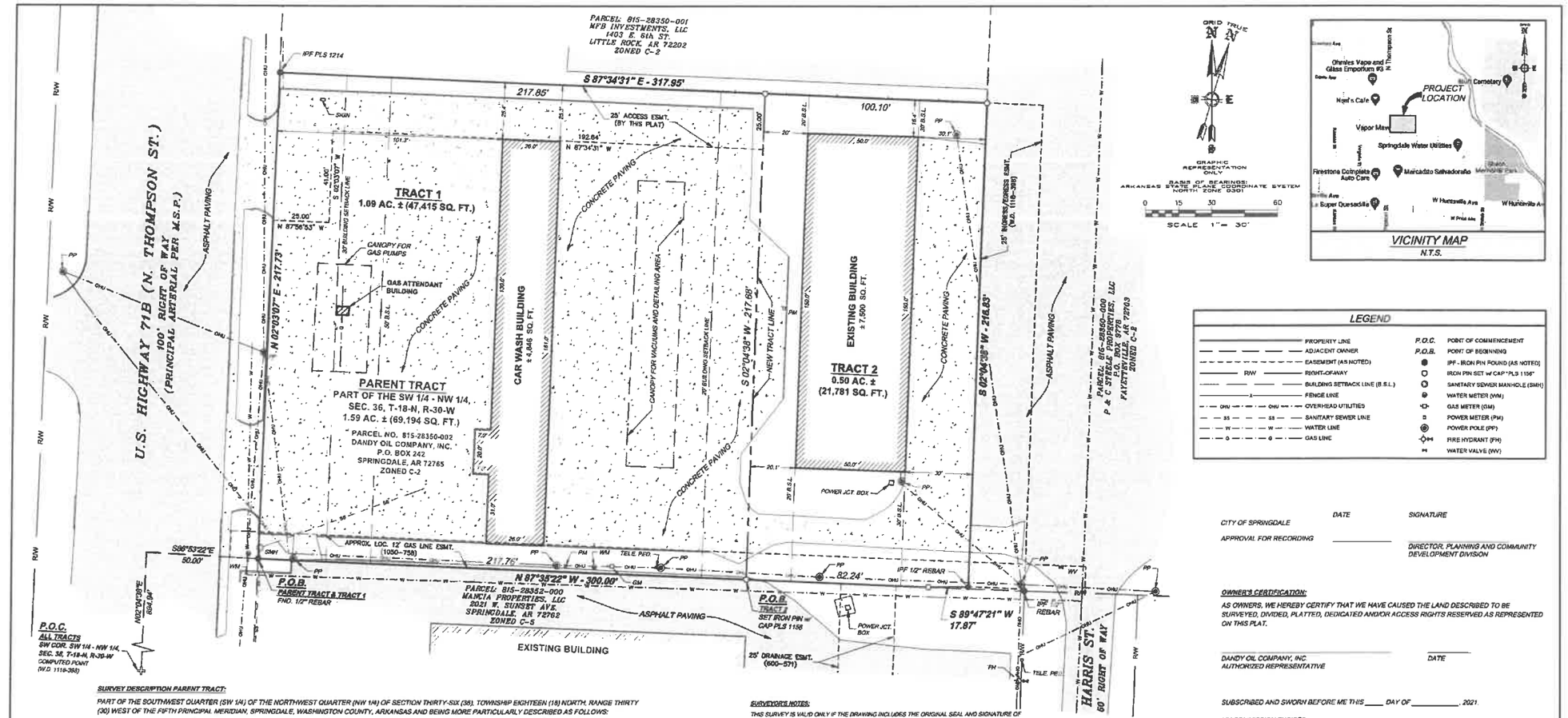
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14th day of June, 20 21.

Lauren E. Harrison
Notary Public

My commission expires: 3-16-2029

LAUREN E. HARRISON
Notary Public-Arkansas
Washington County
My Commission Expires 03-18-2029
Commission # 12707093

C21-06



LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
ADJACENT OWNER		P.O.B.	POINT OF BEGINNING
EASEMENT (AS NOTED)			IPF - IRON PIN FOUND (AS NOTED)
RIGHT-OF-WAY	RW		IRON PIN SET w/ CAP "PLS 1156"
BUILDING SETBACK LINE (B.S.L.)			SANITARY SEWER MANHOLE (SMH)
FENCE LINE			WATER METER (WM)
OVERHEAD UTILITIES	OHU		GAS METER (GM)
SANITARY SEWER LINE	SS		POWER METER (PM)
WATER LINE	W		POWER POLE (PP)
GAS LINE	G		FIRE HYDRANT (FH)
			WATER VALVE (WV)

CITY OF SPRINGDALE — DATE — SIGNATURE

APPROVAL FOR RECORDING — DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

OWNER'S CERTIFICATION:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

DANDY OIL COMPANY, INC. — DATE
AUTHORIZED REPRESENTATIVE

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEY DESCRIPTION PARENT TRACT:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 664.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 217.73 FEET TO A FOUND IRON PIN WITH CAP "PLS 1214"; THENCE LEAVING SAID RIGHT OF WAY LINE, S87°34'31"E A DISTANCE OF 317.95 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°04'38"W A DISTANCE OF 216.83 FEET TO A FOUND 1/2 INCH REBAR; THENCE S89°47'21"W A DISTANCE OF 17.87 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'22"W A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.59 ACRES (69,194 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 1:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 664.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE ALONG SAID RIGHT OF WAY LINE, N02°03'07"E A DISTANCE OF 217.73 FEET TO A FOUND IRON PIN WITH CAP "PLS 1214"; THENCE LEAVING SAID RIGHT OF WAY LINE, S87°34'31"E A DISTANCE OF 217.85 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°04'38"W A DISTANCE OF 217.68 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'22"W A DISTANCE OF 217.76 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.09 ACRES (47,415 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION TRACT 2:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4; THENCE N02°04'38"E A DISTANCE OF 894.94 FEET; THENCE S86°53'22"E A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH REBAR ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 71B (NORTH THOMPSON STREET); THENCE S87°35'22"E A DISTANCE OF 217.76 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°04'38"E A DISTANCE OF 217.68 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°34'31"E A DISTANCE OF 100.10 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°04'38"W A DISTANCE OF 216.83 FEET TO A FOUND 1/2 INCH REBAR; THENCE S89°47'21"W A DISTANCE OF 17.87 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°35'22"W A DISTANCE OF 82.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.50 ACRES (21,781 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

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 243,899 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0205F, PANEL 60 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.

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. WARRANTY DEED: DANDY OIL COMPANY, INC., RECORDED SEPTEMBER 6, 1984, FILE 1116-358.

B. ALTA/ACSM SURVEY: BY COSTELLO LAND SURVEYING, THOMAS F. COSTELLO, AR PLS 1286, SRS FILE 20150309000004.

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.

S. CRAIG DAVIS, L.P.S. NO.1156, AR. — DATE

STATE OF ARKANSAS NO. 1156 SIGNATURE S. CRAIG DAVIS LICENSED PROFESSIONAL SURVEYOR

ENGINEERING SERVICES, INC. 131 CERTIFICATE OF AUTHORIZATION ARKANSAS • ENGINEER

RECORDING INFORMATION

ESI

OWNER/DEVELOPER: DANDY OIL COMPANY, INC.
P.O. BOX 242
SPRINGDALE, AR 72765

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 252
SPRINGDALE, AR 72762

WORK ORDER #: 21013

CITY ZONING: C-2

SETBACKS: FRONT - 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 - 20'

INFORMAL PLAT

FOR DANDY OIL COMPANY, INC.

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=30' | DATE: February 10, 2021 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED. THIS DRAWING AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF ENGINEERING SERVICES, INC. THE REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, OR USE OF THE DESIGNS AND IDEAS CONTAINED HEREIN, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC. IS PROHIBITED.

W.O.# 21013 | SHEET 1

PLAT CODE: 500-18N-30W-0-36-430-72-1156

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-06
APPLICANT: Dandy Oil Company, Inc
REQUEST: Conditional Use - Tandem Lot in C-2 zoning

PLANNING COMMISSION MEETING
July 6, 2021

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: **July 6, 2021**

Re: **C21-14** **Conditional Use** **Jose Martinez Sandoval**

A request by Jose Jesus Martinez Sandoval for a Conditional Use Permitted on Appeal as a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

LOCATION
2805 Kelley Avenue

EXISTING CONDITIONS
6000 square foot commercial structure on a .5 acre tract

SITE PLAN REVIEW REQUIRED: __**X**__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

Acceptable	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Unknown	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.
Unknown	Refuse and service areas, with particular reference to the item in 1 and 2 above. **Not shown on site plan**
Acceptable	Utilities, with reference to locations, availability and compatibility.

C21-14

N/A	Screening and buffering with reference to type, dimension and character.
Acceptable	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Unknown	Yard requirements and other open space requirements. **Site plan not drawn to scale**
Unknown	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Unknown	General compatibility with adjacent properties and other property in the general district. **Site plan not drawn to scale unable to determine if location meats minimum standards**

C21-14

File No. C21-14

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Jose Jesus Martinez Sandoval
   Address: 826 Rachel Ln. Rogers, AR. 72758

   Phone: 479-381-9702 Profit: ____ Non-Profit ✓

2. Property Location (street address or layman's description):

3. Record Title Holder of Property: 3805 Kelley Ave. Springdale, AR. 72762
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 44 in C-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:

   Food Truck

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?

   Should not effect

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-14

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Applicant: Jose Martinez

~~Signature of Record Property Owner(s)~~ Signature of Applicant

Date: 05-10-21 Date: _____

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit 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.

State of Arkansas)
) ss.
County of Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 10th day of May, 20 21.

Jeremy Rand
Notary Public

My commission expires: Dec 2, 2029

JEREMY RAND
Notary Public - Arkansas
Benton County
Commission # 12709236
My Commission Expires Dec 2, 2029

C21-14

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Property owner: Michael Verucchi

Signature of Record Property Owner(s) Signature of Applicant

Date: 5-7-21 Date:

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit 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.

State of Arkansas)
) ss.
County of Washington)

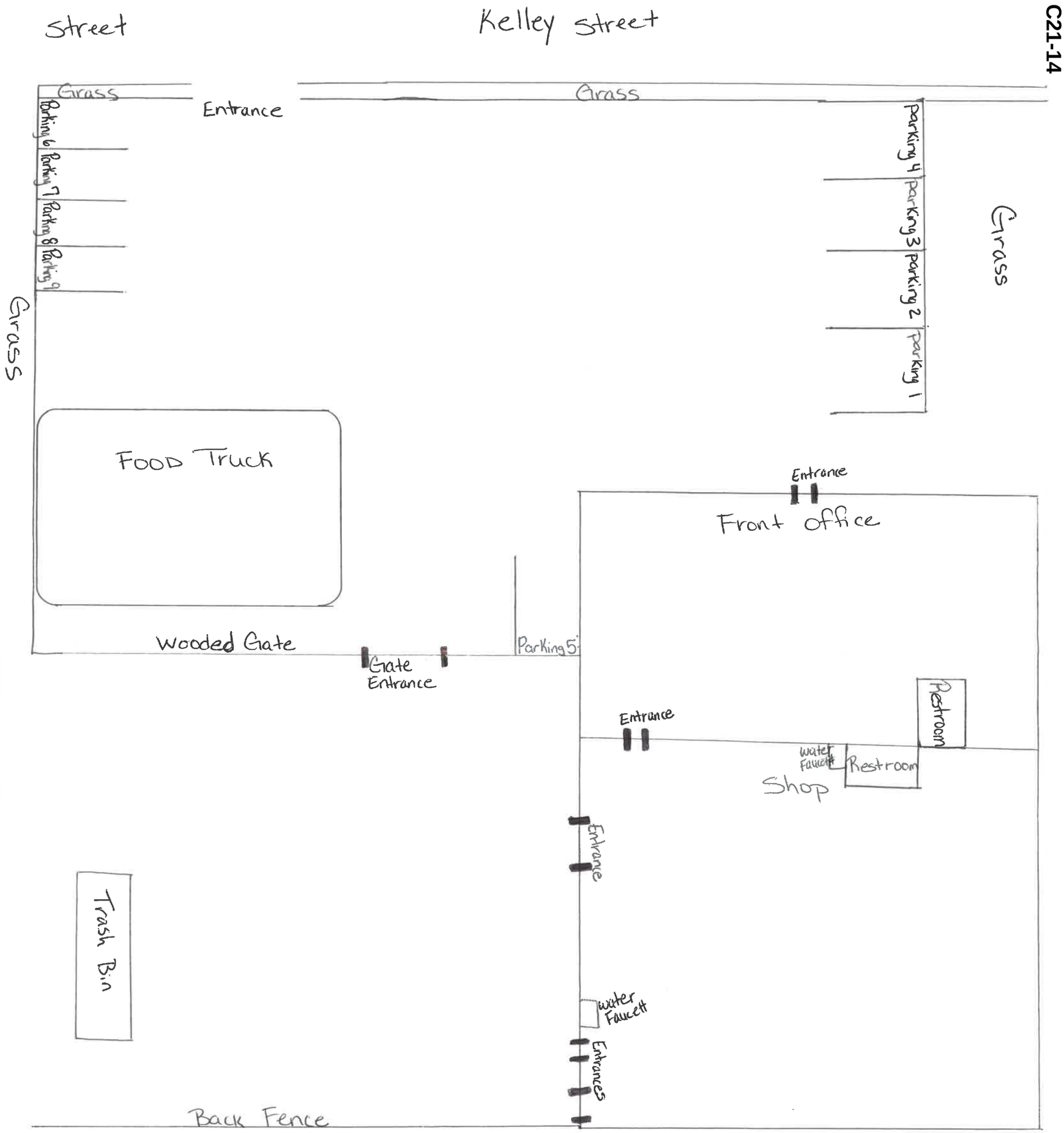
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 7 day of May, 20 21.

Notary Public

My commission expires: April 16, 2030

BLAKE HUGHES NOTARY PUBLIC #12710752 EXPIRES APRIL 16, 2030 BENTON COUNTY, ARKANSAS

C21-14


Street
Kelley street
Grass
Entrance
Grass
Parking 6
Parking 7
Parking 8
Parking 9
Parking 4
Parking 3
Parking 2
Parking 1
Grass
Grass
FOOD TRUCK
Entrance
Front office
Wooded Gate
Gate Entrance
Parking 5
Entrance
Restroom
Water Faucet
Restroom
Shop
Entrance
Trash Bin
Water Faucet
Entrances
Back Fence

C21-14

C21-14

N

0 25 50 100 150 200 Feet

For Location Reference Only

FILE NO. C21-14
APPLICANT: Jose Martinez Sandoval
REQUEST: Conditional Use - for Use Unit 44 (mobile vending) in a C-2 at 3805 Kelley Ave

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **PP21-01** **Preliminary Plat** **Cadence Crossing**

Planning Comments

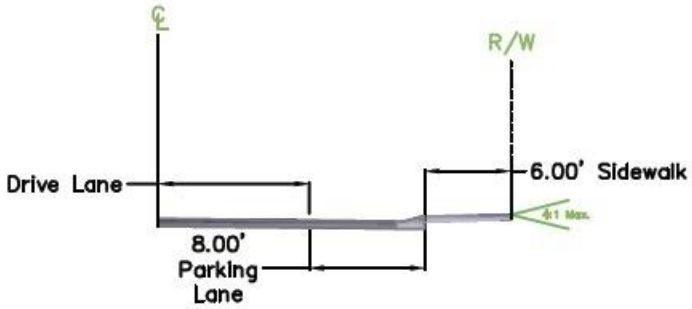
1. Please display internal crosswalks via striping or other means allowed by ordinance.

Engineering Summary

- Provide accessible route to amenities
- Street lights should be labeled public or private

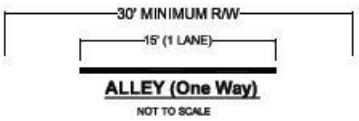
Engineering Comments

1. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)



Typical Parking Lane

- **Adjust parking lane dimension to 8'. R.O.W. may need to be adjusted.**



- **Adjust alley R.O.W to the required 30'.**

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.
       - **Is there an accessible path to all the amenities, such as playground, picnic tables etc.? (The accessible path needs to extend to the playground, picnic table, etc.)**
3. **Other:**
   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

PP21-01

CONSTRUCTION PLANS

FOR

CADENCE CROSSING SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

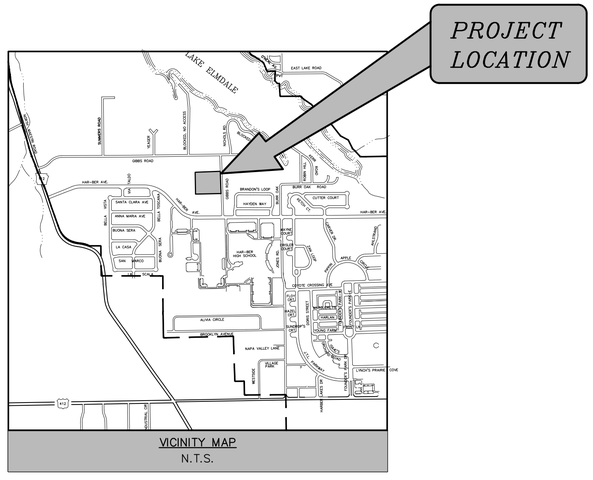
PP21-01

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	STREET PLAN AND PROFILES
3	STORM DRAINAGE PLAN AND PROFILES
4	GREEN SPACE MAP
5	TYPICAL DETAILS
6	UTILITY PLAN
7–8	WATER AND SANITARY SEWER DETAILS
9	STORM WATER POLLUTION PREVENTION PLAN
10	STORM WATER POLLUTION PREVENTION DETAILS

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!!

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.



VICINITY MAP
N.T.S.

June 17, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

1) 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.
2) 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, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION.
3) 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.

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- EX. EASEMENT LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1368 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHU EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W 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. TELEPHONE BOX
- EX. GAS METER
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- A.E. PROPOSED ACCESS EASEMENT LINE
- U.E. PROPOSED UTILITY EASEMENT LINE
- PROPOSED SIDEWALK
- W PROPOSED WATERLINE
- HR PROPOSED HADICAP RAMP
- PROPOSED STORM BOX
- PROPOSED SEWER MANHOLE
- SS PROPOSED SANITARY SEWER PIPE

OWNER : CADENCE CROSSING LLC
6033 NANCY'S VISTA TER
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING : PUD

PROPOSED ZONING : PUD

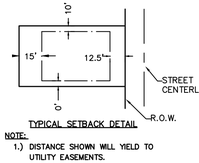
SETBACKS : FRONT SETBACK = 12.5'
SIDE SETBACK = AS SHOWN
REAR SETBACK = 15'

NET AREA: 4.71 ACRES
GROSS AREA: 4.95 ACRES

PROPOSED LOTS: 27 (26 BUILDABLE)

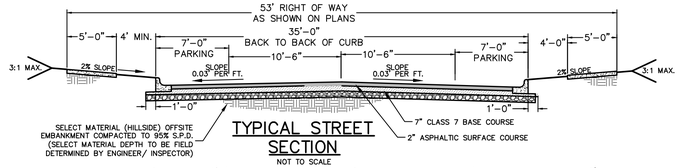
FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.



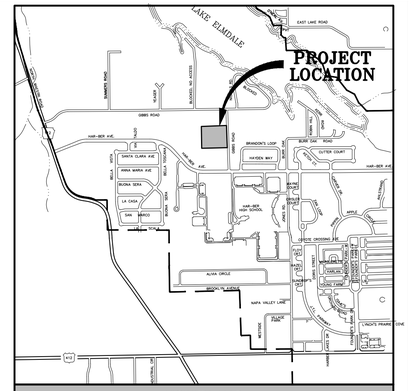
TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

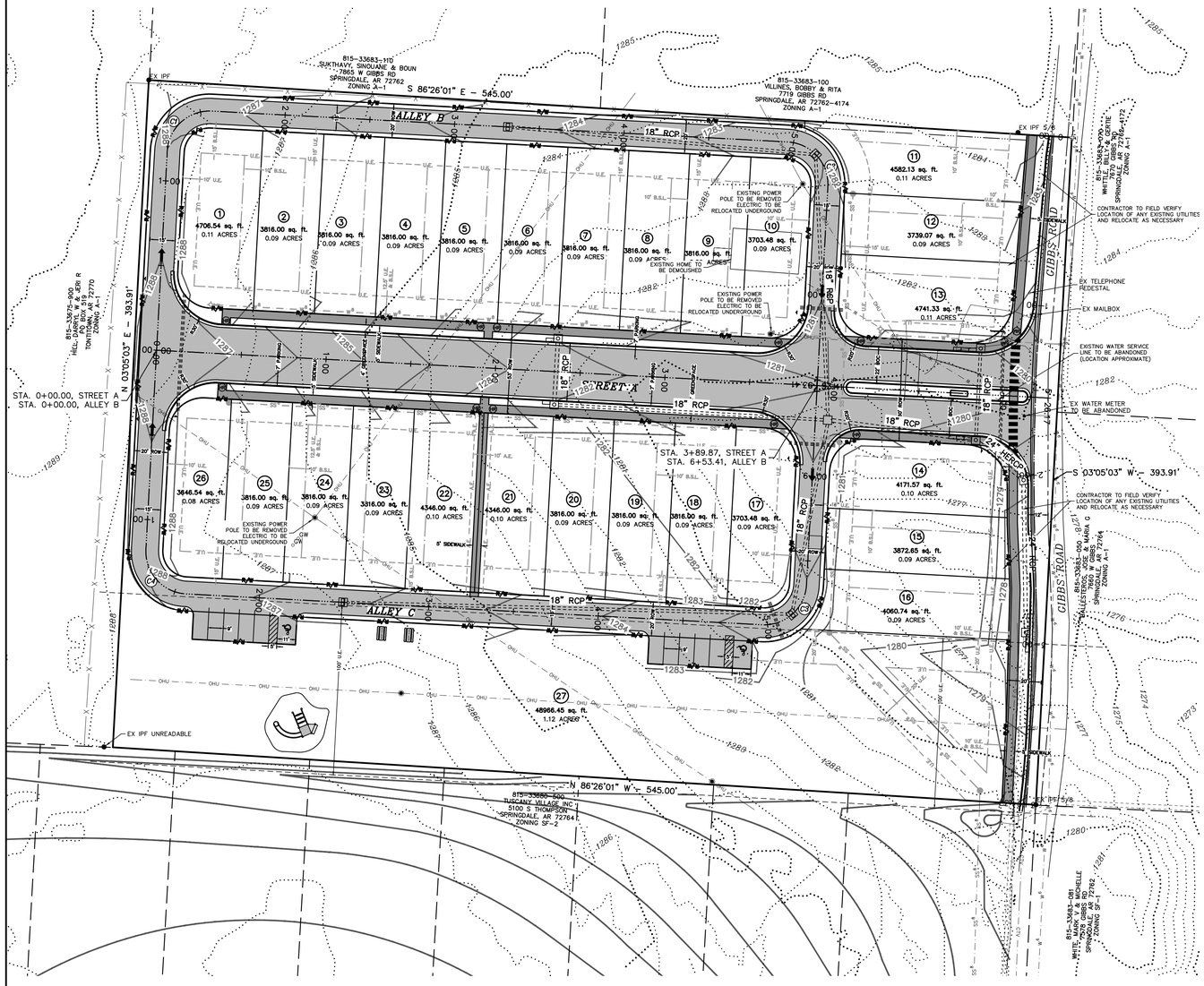


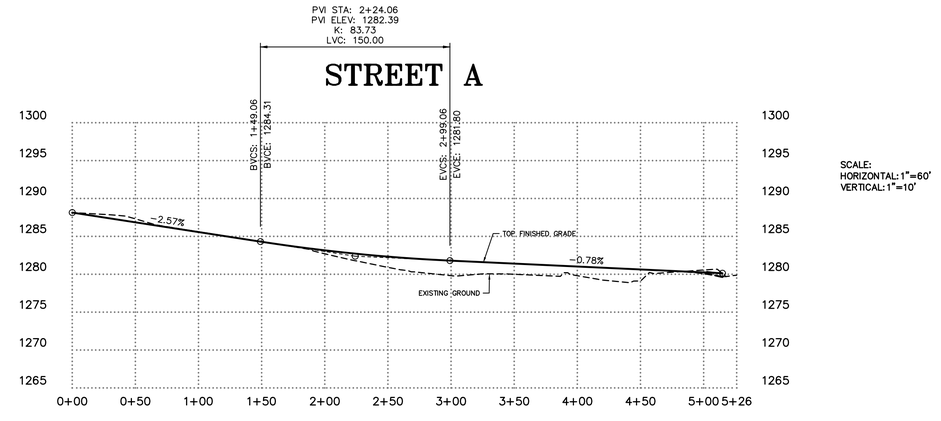
TYPICAL STREET SECTION
NOT TO SCALE

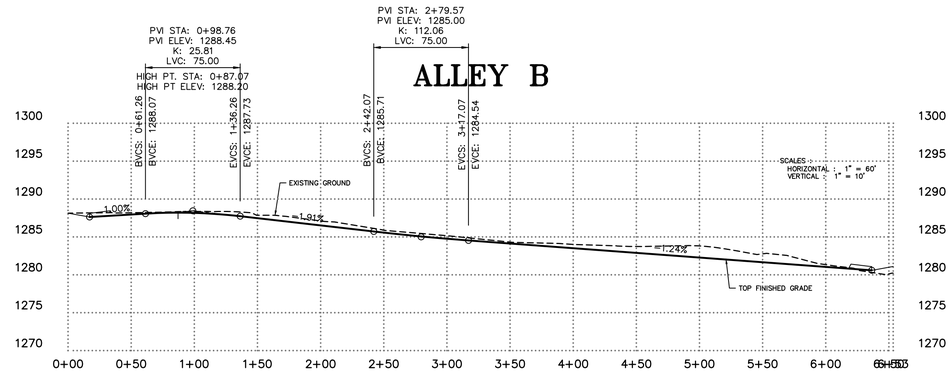
NOTES :
1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG GIBBS ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/ BILLED BY THE CITY.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4. MODIFIED CURB REQUIRED AT ALL DRIVES.
5. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
6. 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.
7. 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.
8. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
9. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR.
10. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
11. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
12. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
13. 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.
14. DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
15. 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.
16. 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.
17. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
18. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
19. REMOVAL OF THE EXISTING BUILDING WILL REQUIRE A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ISSUING A DEMOLITION PERMIT, AN INSPECTION FOR ASBESTOS CONTAINING MATERIALS MUST BE PERFORMED BY A LICENSED ASBESTOS INSPECTOR AND A NOTICE OF INTENT MUST BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY – AIR DEVISION – ASBESTOS SECTION, HTTP://WWW.ADEQ.STATE.AR.US/AIR/PROGRAM/ (501) 682-0773.
20. EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
21. PLEASE BE ADVISED THAT THE FIRE HYDRANT PLACEMENT, FIRE HYDRANT LOCATION, FIRE FLOW CAPACITY, AND OTHER ITEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE FIRE DEPARTMENT, STATE FIRE CODE, OTHER AGENCIES, OR JURISDICTIONS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
24. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AD BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MANY FROM TIME TO TIME BE AMENDED.
25. THE SITE AREA OF DISTURBANCE IS GREATER THAN 0.5 ACRES. 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 AND APPROPRIATE FEE AS SHOWN ON THE APPLICATION MUST BE SUBMITTED TO THE CITY OF SPRINGDALE STORM WATER MANAGER FOR REVIEW PRIOR TO RECEIVING FINAL PLAN APPROVAL.
26. PHASING ON LARGER CONSTRUCTION SITES 5 ACRES OF 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.
27. LOTS 1-6 SHALL NOT HAVE ACCESS OFF OF GIBBS RD.
28. ALL STREET LIGHT INSTALLATION SHALL BE COORDINATED WITH THE LOCAL UTILITY PROVIDER.

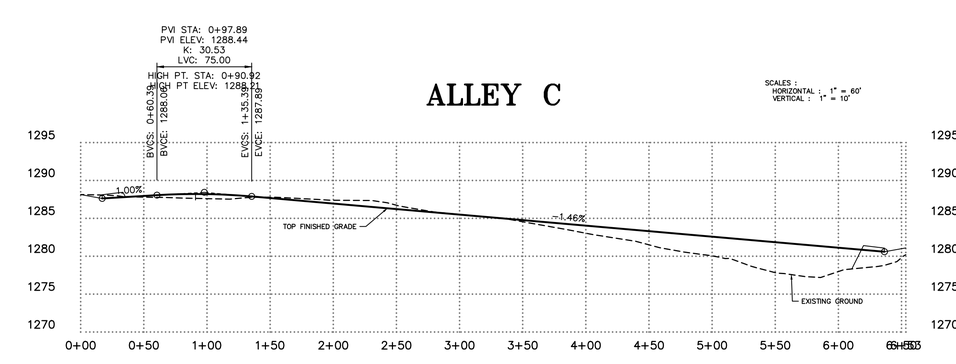

PROJECT LOCATION
LAKE ELMDALE
GIBBS ROAD
HWY 412
EAST LIME ROAD
SUNRISE ROAD
SUNRISE RIDGE
HAMPTON RIDGE
HAMPTON RIDGE
HAMPTON

ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	25.0'	90°00'00"	25.0000'	39.2699'
C2	25.0'	90°00'00"	25.0000'	39.2699'
C3	25.0'	90°00'00"	25.0000'	39.2699'
C4	25.0'	90°00'00"	25.0000'	39.2699'









ENGINEERING SERVICES INC.
3500 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STREET PLAN AND PROFILES
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: May 27, 2021
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 20975

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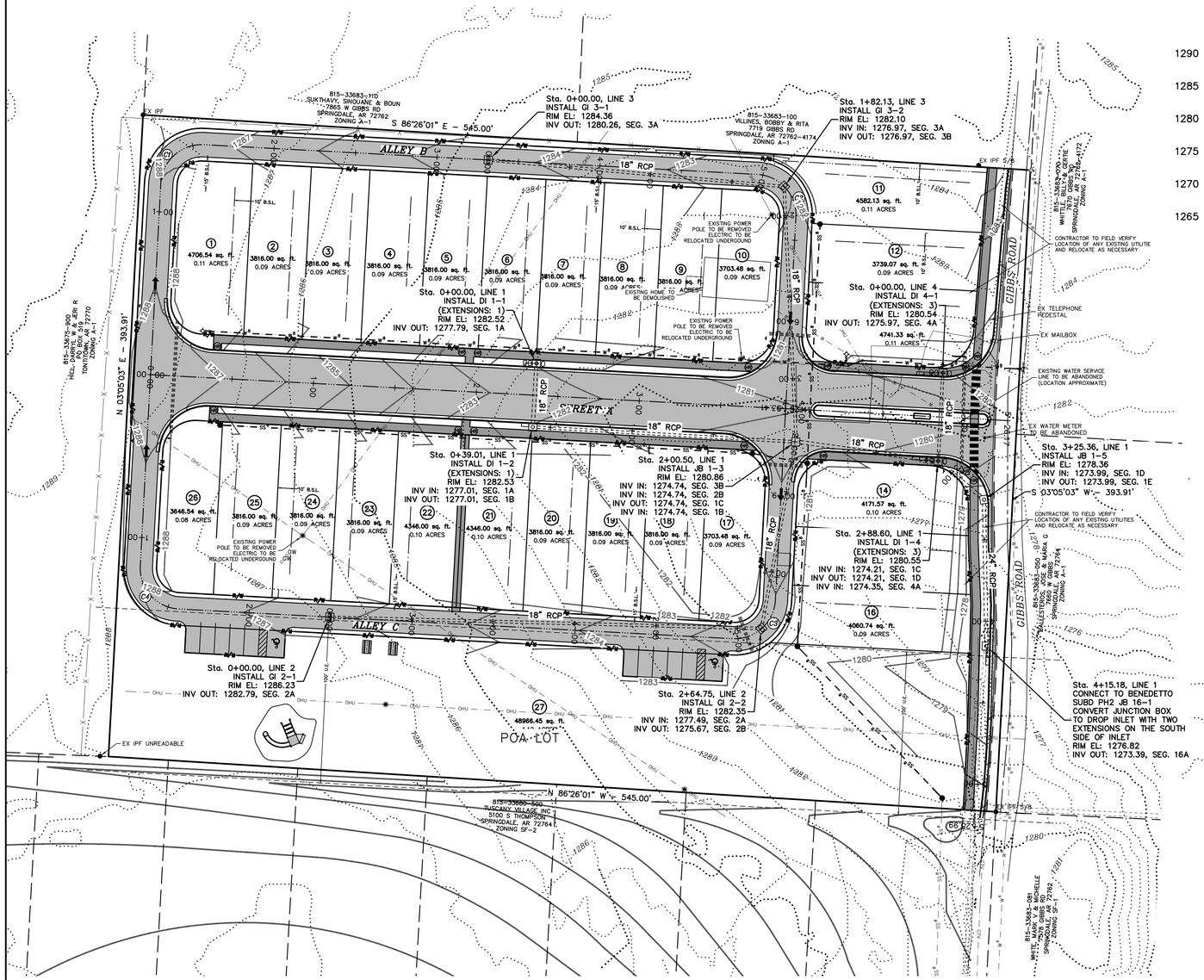
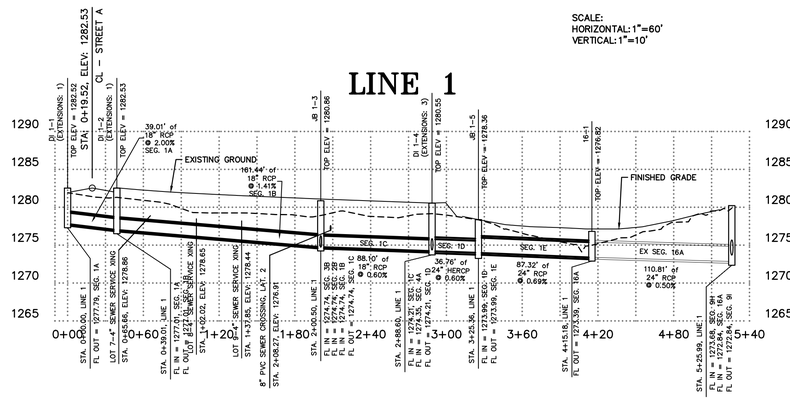
2



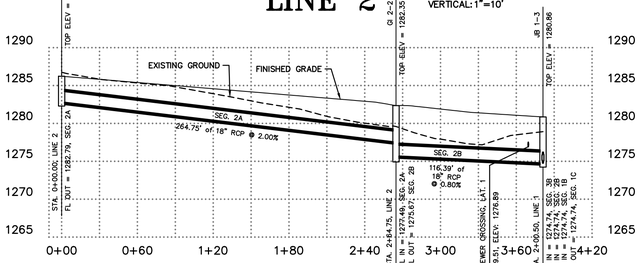
LINE 1

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'



LINE 2

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: 1"=10'



LINE 3

SCALE:
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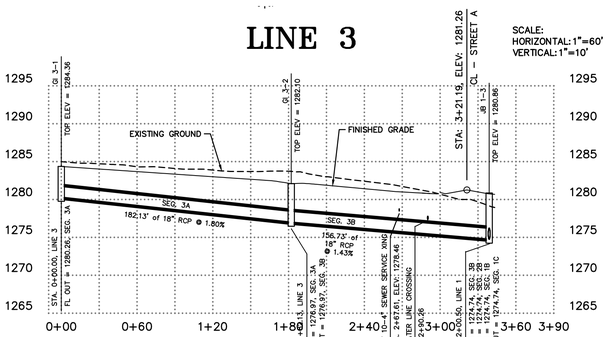
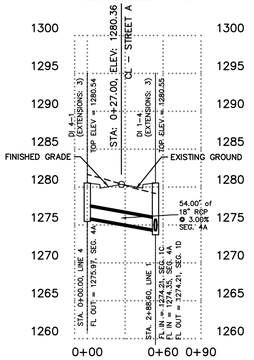
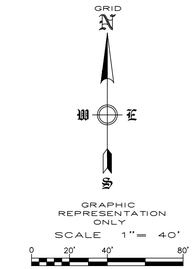
VERTICAL: 1"=10'



LINE 4





ENGINEERING SERVICES INC.
5211 S. 77th STREET, SUITE D
SPRINGDALE, ARKANSAS 72764

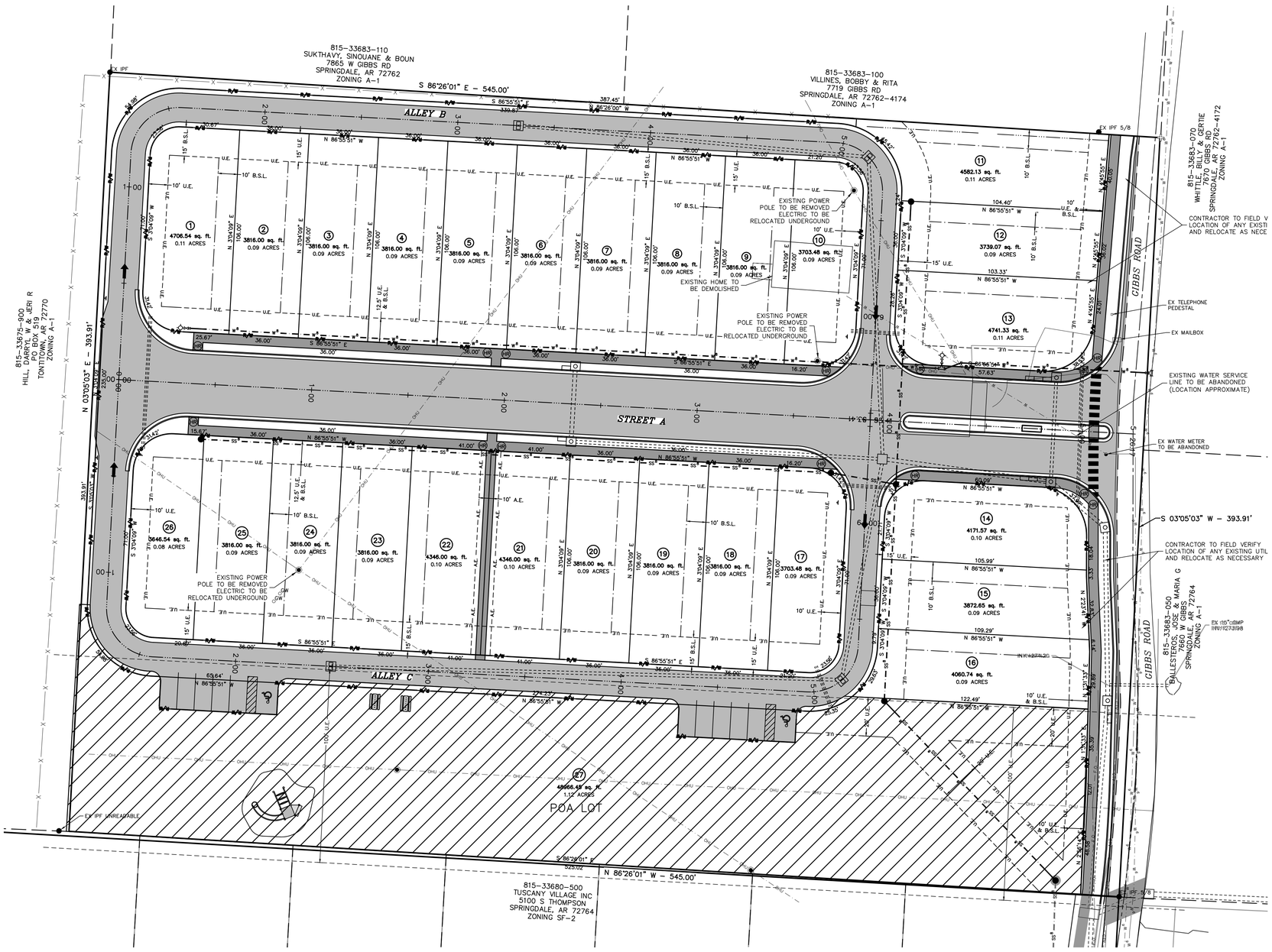
STORM PLAN AND PROFILES
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

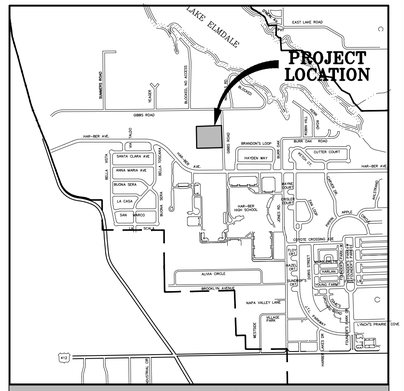
REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 8/17/2021 11:02 AM
S:\PROJECTS\20975 CADENCE CROSSING\CAD\20975 STORM.DWG

SCALE: 1"=40'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: JSH
W.O. #: 20975

3





VICINITY MAP
N.T.S.

CALCULATIONS	
TOTAL AREA (ACRES)	4.95
TOTAL GREEN SPACE REQUIRED (ACRES)	0.99 (20%)
TOTAL GREEN SPACE PROVIDED (ACRES)	1.03 (20.8%)
TOTAL LOTS	27

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 30'

0 15' 30' 60'

PP21-01

GREEN SPACE MAP
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES, INC.
1770 HOTZ ROAD, SUITE 110
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'

DATE: May 26, 2021

ENGINEER: BAM
DRAWN BY: TOE

W.O. #: 20975

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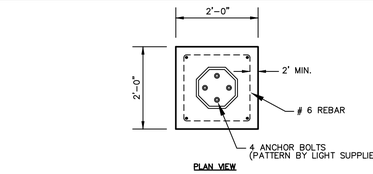
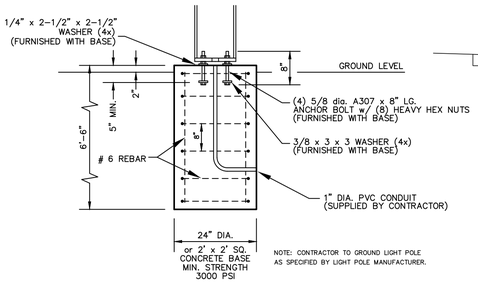
4



PLAN VIEW

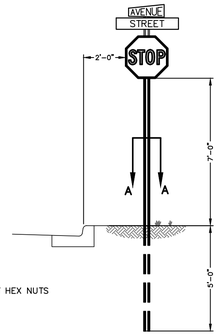


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL

NOT TO SCALE

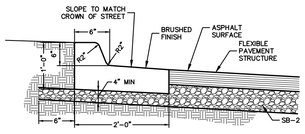


STOP SIGN DETAIL

NOT TO SCALE

SECTION A-A
U-CHANNEL SIGN SUPPORT

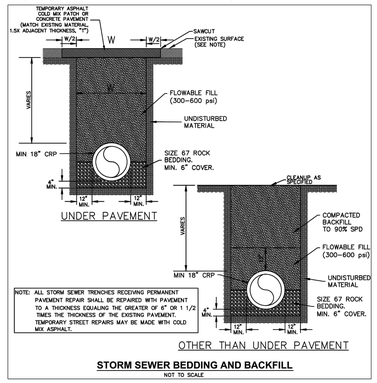
NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

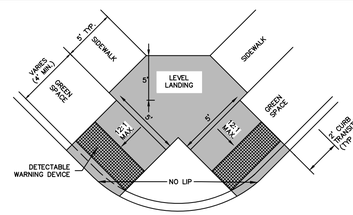
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE

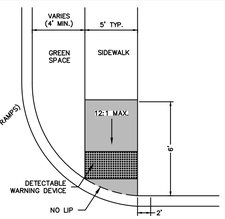


STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE



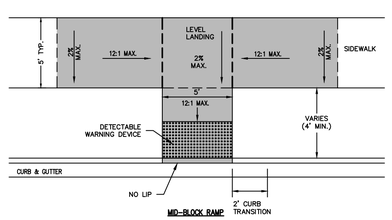
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

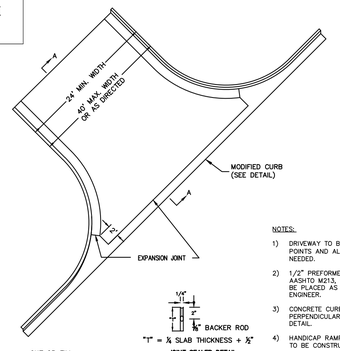
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.

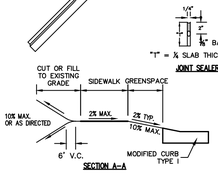


MID-BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE





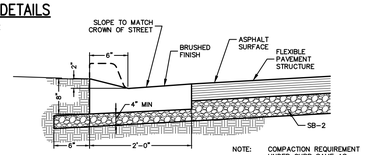
SECTION A-A

DRIVEWAY DETAIL

NOT TO SCALE

NOTES:

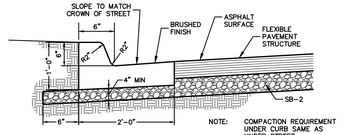
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS 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.



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

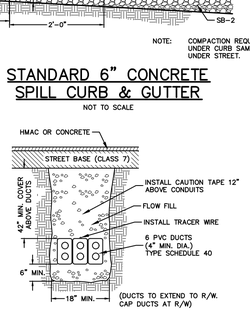
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

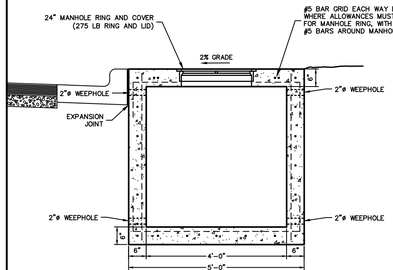
NOT TO SCALE



PLAN

NOTES:

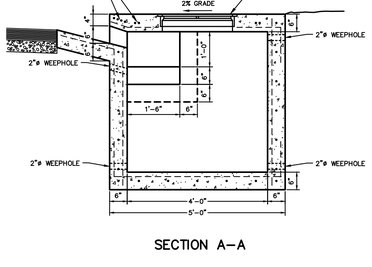
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER 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

TYPICAL JUNCTION BOX

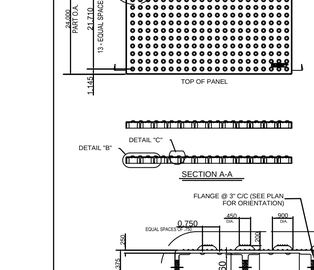
NOT TO SCALE



SECTION A-A

TYPICAL DROP INLET

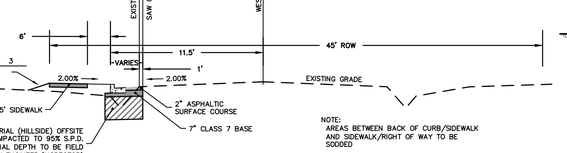
NOT TO SCALE



PLAN

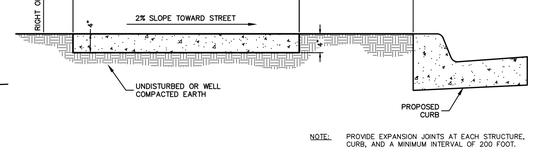
NOTES:

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.



NOTE:
AREAS BETWEEN BACK OF CURB/SIDEWALK AND SIDEWALK/RIGHT OF WAY TO BE SODDED

WIDENING DETAIL WEST GIBBS RD (LOCAL STREET)

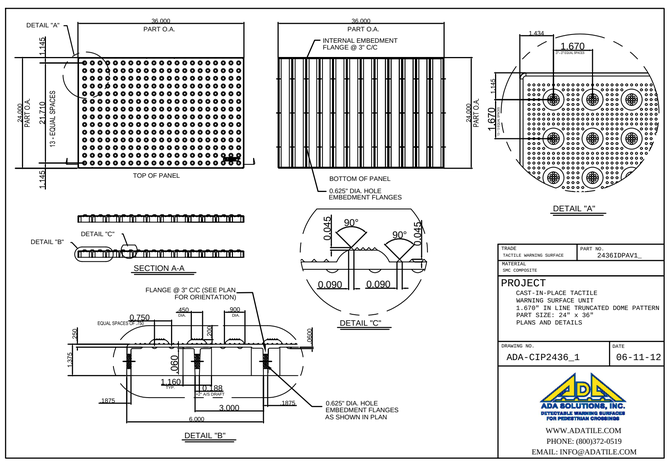


NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

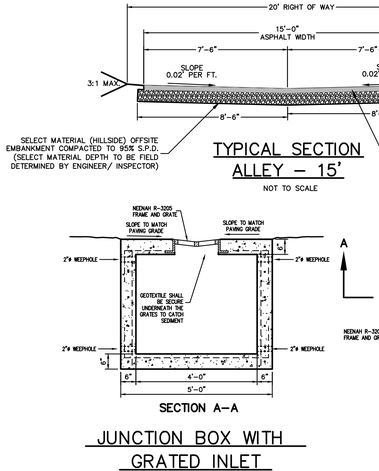


TRADE	PART NO.
TACTILE WARNING SURFACE	2436IDPAV1_
MATERIAL	
DIC COMPOSITE	

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.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



TYPICAL SECTION ALLEY - 15'

NOT TO SCALE

SECTION A-A

PLAN

JUNCTION BOX WITH GRATED INLET

CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
P.O. BOX 1344
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS

REVISION	DATE	DESCRIPTION

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SCALE: N.T.S.
DATE: Apr 14, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20975

PP21-01

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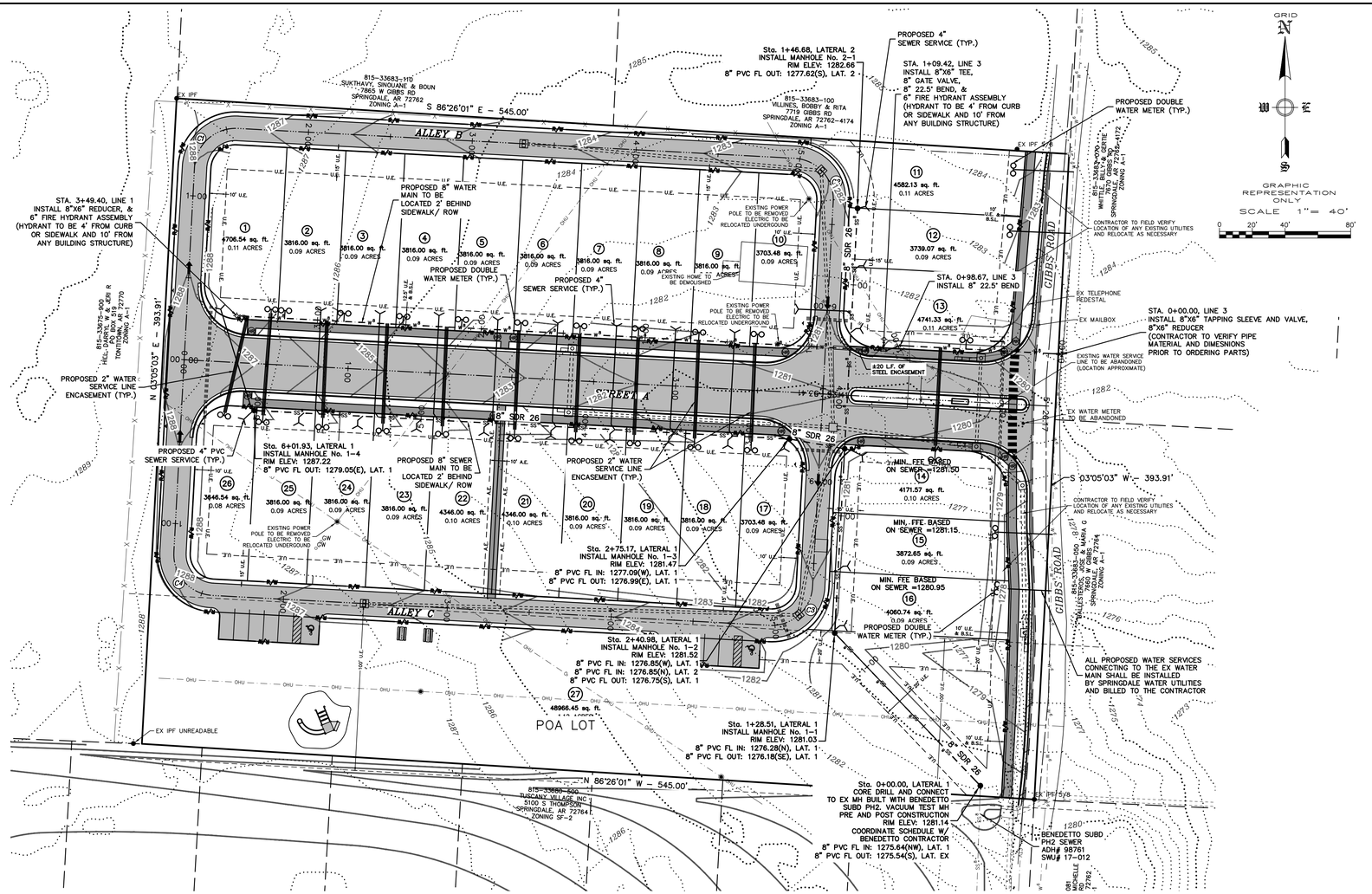
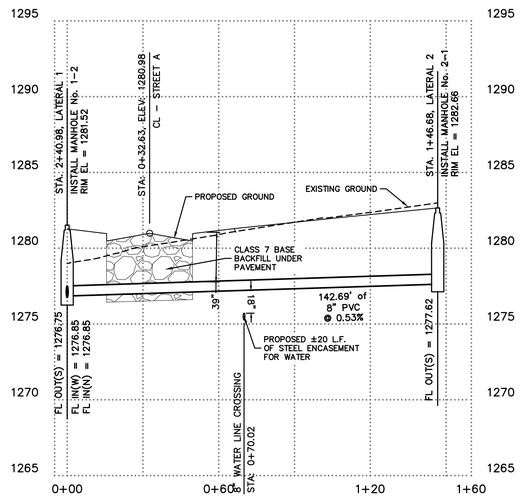


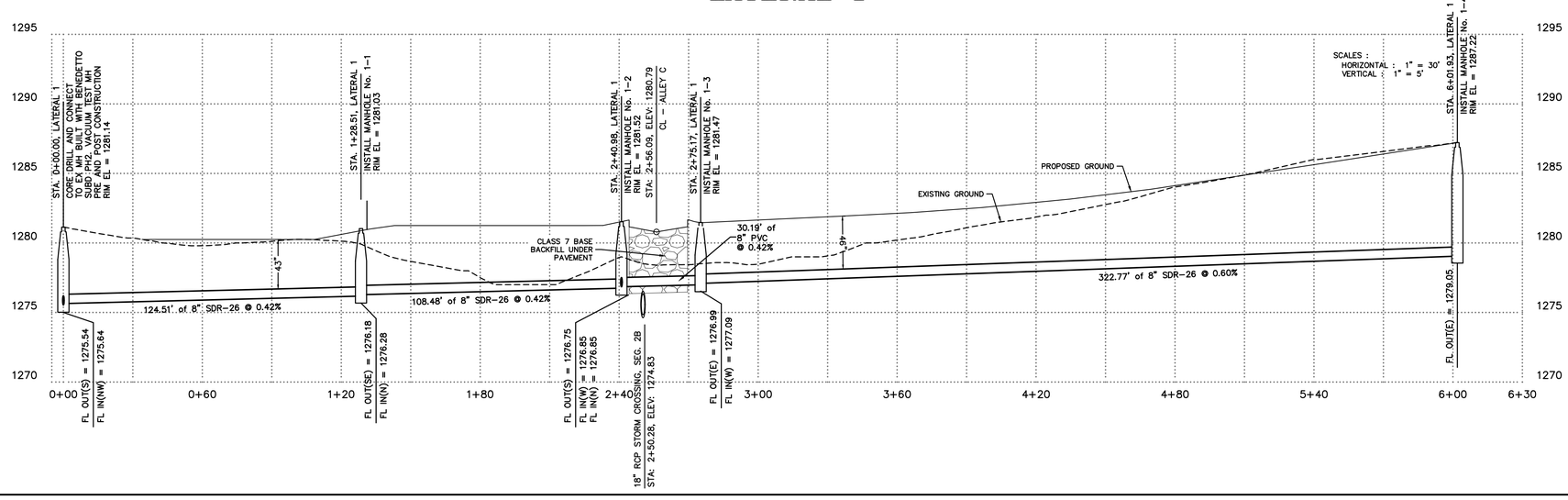
NOTES :

1. ALL WATER MAIN SHALL BE DUCTLE IRON SPECIAL CLASS 50.
2. ALL SEWER MAIN SHALL BE PVC SDR 26.
3. THE OWNER/DEVELOPMER 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.
4. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS, OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
5. 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, 2017 BY THE SPRINGDALE WATER AND SEWER COMMISSION
6. ALL STREET LIGHTS SHALL BE PUBLIC, WITH POLE AND FIXTURE PER THE UTILITY COMPANYS DETAILS AND SPECIFICATIONS. MONTHLY STREET LIGHT BILLING SHALL BE BILLED TO THE CITY, BUT MAINTAINED BY THE POA.
7. ALL MANHOLE RIM ELEVATIONS SHALL BE 2% ABOVE TOP OF CURB ELEVATION.
8. CONTRACTOR TO FIELD VERIFY SIZE, DEPTH, AND MATERIAL OF ALL EXISTING UTILITIES.
9. SEWER SERVICES FOR LOTS 4, 5, AND 6 SHALL BE INSTALLED WITH A BACKWATER VALVE BY A LICENSED PLUMBER. (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK, CHECK MODEL No. 97304)
10. FIRE HYDRANTS AND METERS MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.

LATERAL 2



LATERAL 1



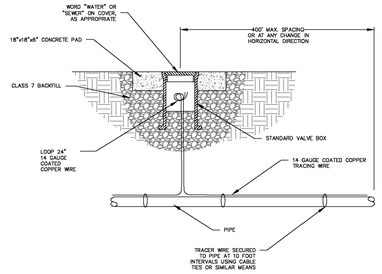
UTILITY PLAN AND PROFILES
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1302 S. THOMPSON, SUITE 103
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

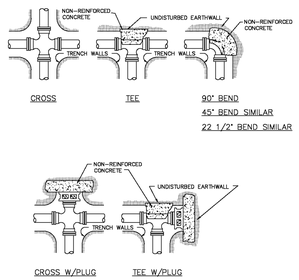
© COPYRIGHT 2021 ENGINEERING SERVICES, INC. 6-17-2021 11:19 AM

SCALE: 1"=40'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: JGA
W.O. #: 20975



TRACING WIRE CONNECTION PORT

N.T.S.



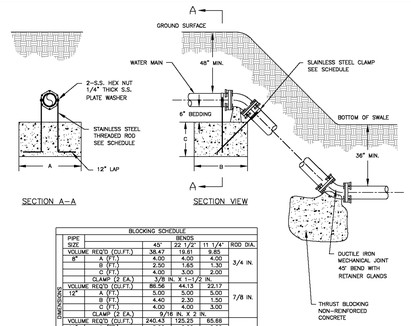
NOTES:

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 1 TON SOIL BEARING. USE OF 2,000 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.



BLOCKING SCHEDULE					
PIPE SIZE		BENDS			ROD DIA.
		45°	22 1/2°	11 1/4°	
BLOCKING	VOLUME REQ'D (CU.FT.)	38.47	19.81	9.85	3/4 IN.
	6" A (FT.)	4.00	4.00	4.00	
	B (FT.)	2.00	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	7/8 IN.
	12" A (FT.)	5.00	5.00	5.00	
	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	1 IN.
	20" A (FT.)	6.00	6.00	6.00	
	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	1 IN.
	24" A (FT.)	6.00	6.00	6.00	
	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.			

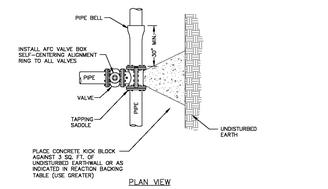
VOLUME CALCULATED ON TEH BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE IS 150 LBS PER CU. FT.

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.

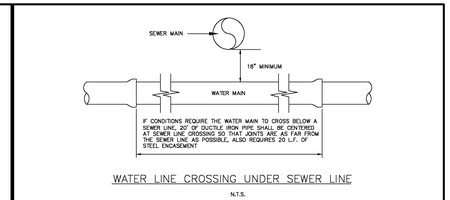
VERTICAL TIE-DOWN BLOCKING

N.T.S.



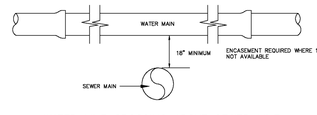
TAPPING SADDLE & VALVE

N.T.S.



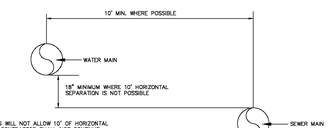
WATER LINE CROSSING UNDER SEWER LINE

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

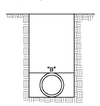
N.T.S.

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

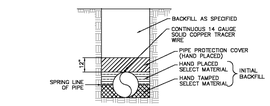
NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN AND/OR AS INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED



TYPICAL PIPE TRENCH

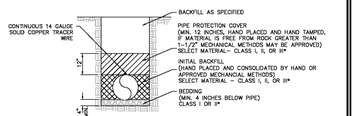
N.T.S.



D.I. PRESSURE WATER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 2")

N.T.S.



D.I. PRESSURE PIPE TRENCH FOR FORCE MAINS

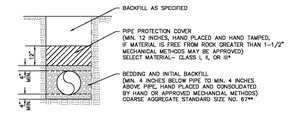
(STANDARD LAYING CONDITION "TYPE 3")

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

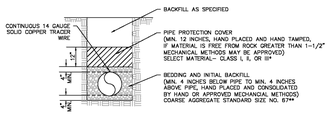
** STANDARD SIZE NO. 67 AS DEFINED IN ASTM D448



D.I./PVC GRAVITY SEWER PIPE TRENCH

(STANDARD LAYING CONDITION "TYPE 5")

N.T.S.



PE/PVC PRESSURE SEWER PIPE TRENCH

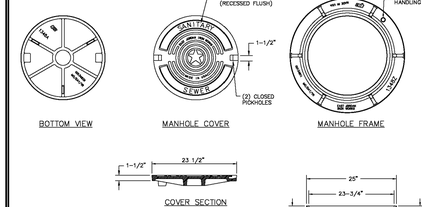
(STANDARD LAYING CONDITION "TYPE 5")

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



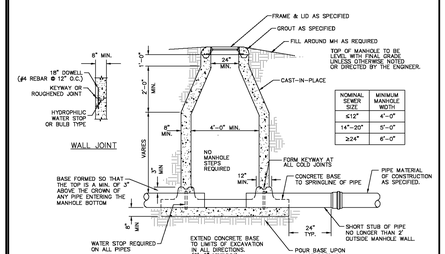
MANHOLE FRAME & COVER

(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)

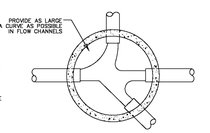


CAST IN PLACE MANHOLE

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. PROVIDE SMOOTH 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) 751-5701

DRAWN BY:	DRAWING NO.	DATE:	TITLE
CAC	M-1	AUGUST 2014	MISCELLANEOUS DETAILS FOR WATER AND SEWER CONSTRUCTION
KMI/JNK	S-3	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-4	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
CAC	S-5	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
CAC	S-6	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
JNK	S-17	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-18	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-19	AUGUST 2014	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
JNK	S-7	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION
TLS	S-11	MARCH 2008	STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

ESI
ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SANITARY SEWER DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Apr 14, 2021

ENGINEER: BAM
DRAWN BY: TCE

W.O. #: 20975

PP21-01

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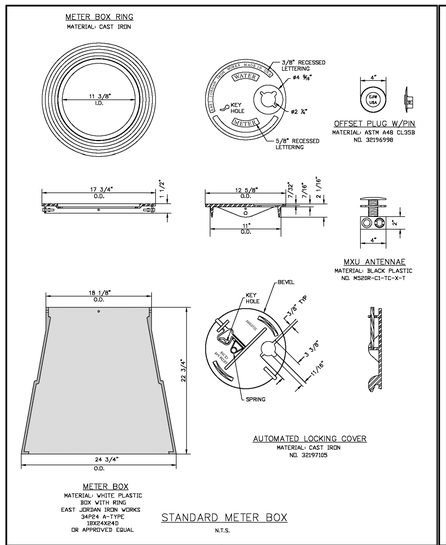


STANDARD METER BOX

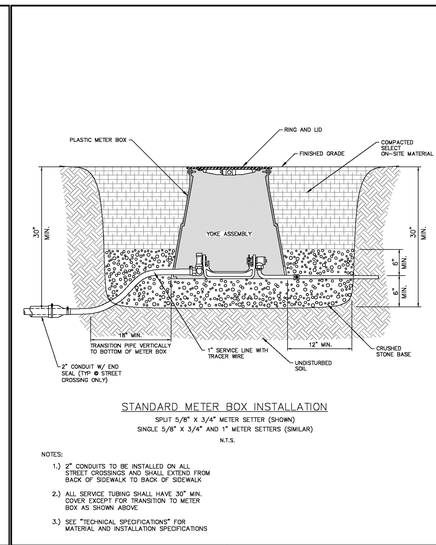
N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-22 | 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

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

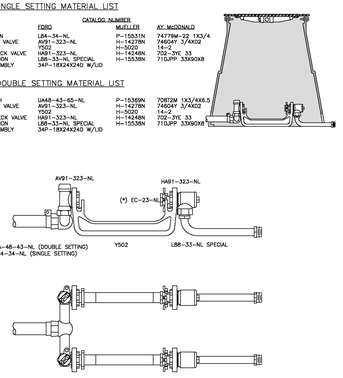
DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	A.Y. McDONALD
1	INLET CONNECTION	LB4-34-NL	P-15531N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
1	YOKE BAR	Y502	H-5020	14-2
1	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		

DOUBLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	A.Y. McDONALD
1	ANGLE U BRANCH	UA48-43-65-NL	P-15369N	70872M 1X3/4X65.5
2	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4X02
2	YOKE BAR	Y502	H-5020	14-2
2	YOKE ANGLE CHECK VALVE	HA81-323-NL	H-14248N	702-3YE .33
2	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90XB
1	METER BOX ASSEMBLY	34P-18X24X240 W/LID		



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE P.L. TO 3/4" 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 CONNECTOR EC-23-NL ARE PROVIDED BY THE DEPARTMENT.

SPRINGDALE WATER UTILITIES

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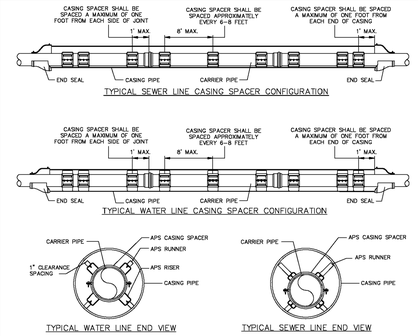
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | DATE: AUGUST 2014



TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE END VIEW

TYPICAL SEWER LINE END VIEW

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	11.08	16"
8"	9.05	13.31	18"
10"	11.20	15.62	20"
12"	13.36	17.88	22"
14"	15.30	20.03	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.

ENCASEMENT DETAILS

N.T.S.

NOTES:

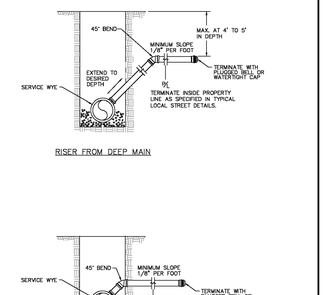
1. SPACERS SHALL BE MODEL SSI OR SSIM AS MANUFACTURED BY ADVANCE PRODUCTS & SYSTEMS (APS) AS SPECIFIED.
2. QUANTITY OF RUNNERS SHALL BE IN ACCORDANCE WITH CARRIER PIPE SIZE AS FOLLOWS:
   - TO 14" DIAMETER – 4 RUNNERS
   - 16" TO 36" DIAMETER – 6 RUNNERS
   - 36" TO 48" DIAMETER – 8 RUNNERS
3. DIMENSIONS 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

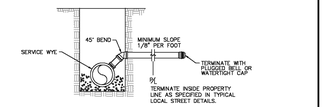
520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KML/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

SPRINGDALE WATER UTILITIES

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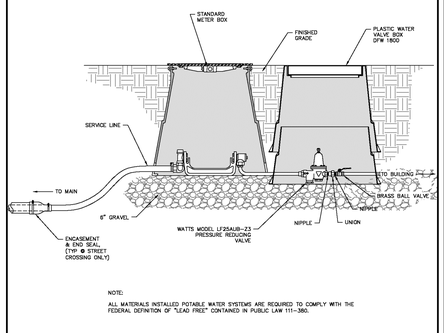
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-16 | DATE: MARCH 2008



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.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

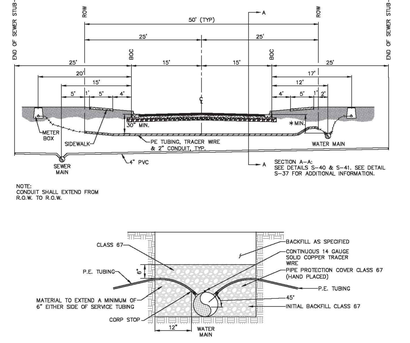
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: S-28 | DATE: AUGUST 2014

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	13' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	15' BOC	13' BOC	28' 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

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

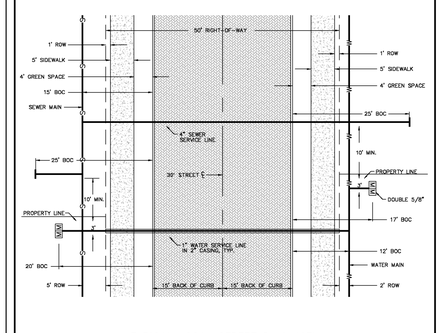
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JSB | DRAWING NO: S-29 | DATE: JANUARY 2017

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	13' BOC	25' BOC	17' BOC	20' BOC
36'	60'	17' BOC	14' BOC	27' BOC	19' BOC	22' BOC
48'	70'	15' BOC	13' BOC	28' 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.

NOTE:
CONDUIT SHALL EXTEND FROM R.O.W. TO R.O.W.



TYPICAL LOCAL STREET PLAN VIEW

30' WIDTH SHOWN (SEE CHART FOR 36', 48' & 60' WIDTHS)

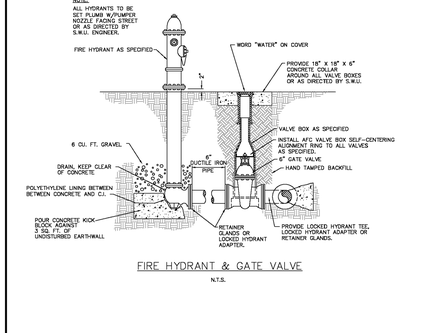
N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-30 | DATE: MARCH 2008



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

520 OAK AVENUE • P.O. BOX 769 • SPRINGDALE, ARKANSAS • 72765-0769 • (479) 751-5731

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008

ENGINEERING SERVICES INC.
1703 S. 48th STREET, SUITE 1
SPRINGDALE, ARKANSAS 72764

WATER AND SANITARY SEWER DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Apr 14, 2021

ENGINEER: BAM
DRAWN BY: TCE

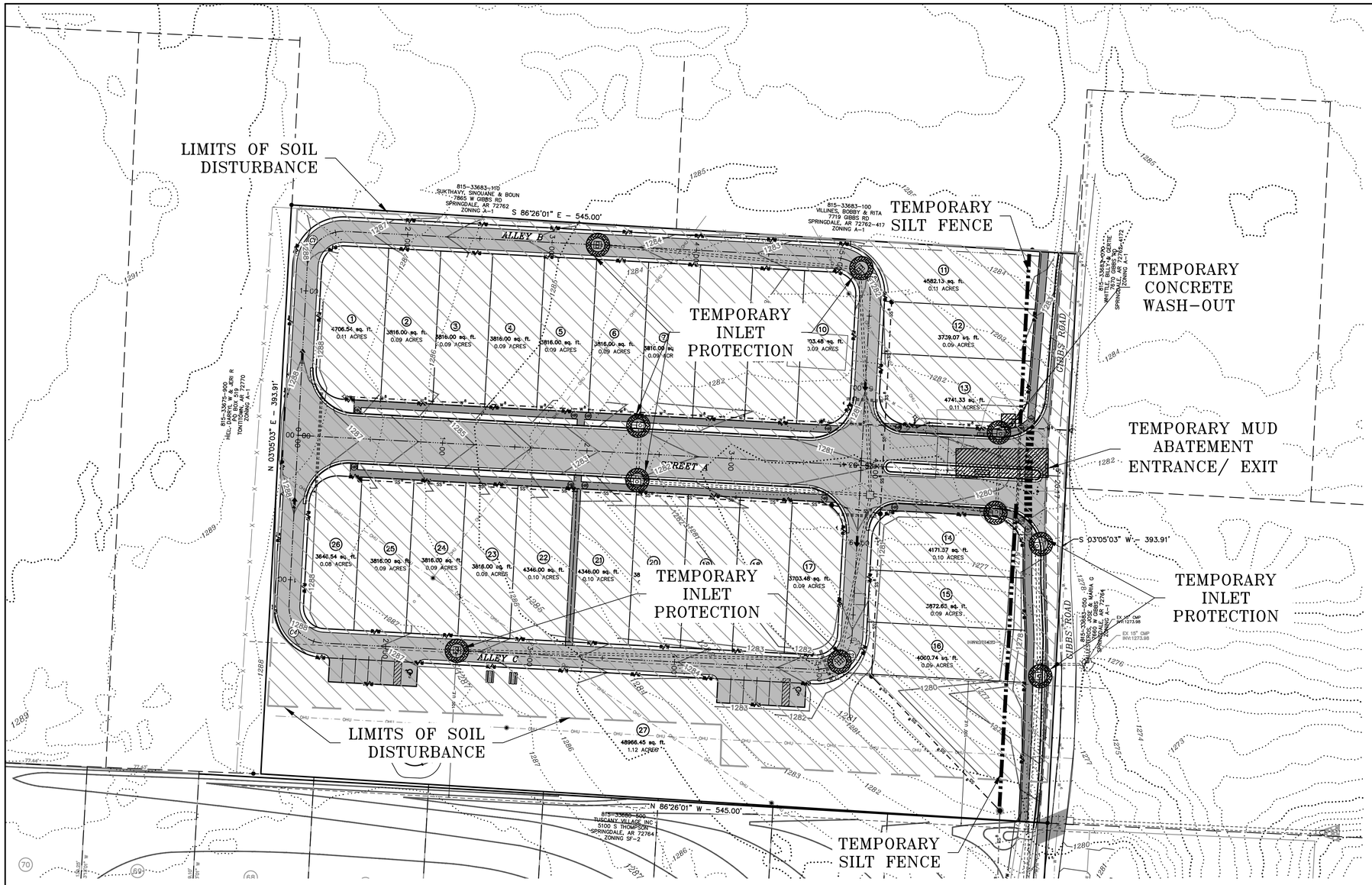
W.O. #: 20975

PP21-01

8

PP21-01

TOTAL DISTURBED AREA: 4.38 ACRES



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.

***SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE**

***SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED**

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 CONCIDENTAL 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.

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.

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE

ENGINEERING SERVICES INC.
5575 W. SUNSET AVE. STE. 1
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

DATE: May 26, 2021

ENGINEER: BAM
DRAWN BY: JDH

W.O. #: 20975

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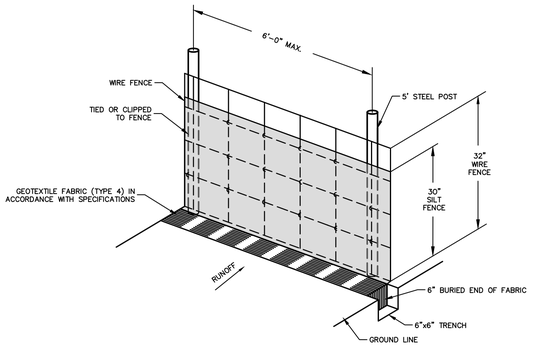
Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

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.

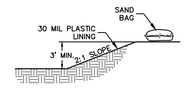


SILT FENCE NOTES

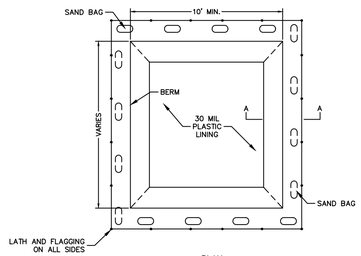
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. 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



SECTION A – A



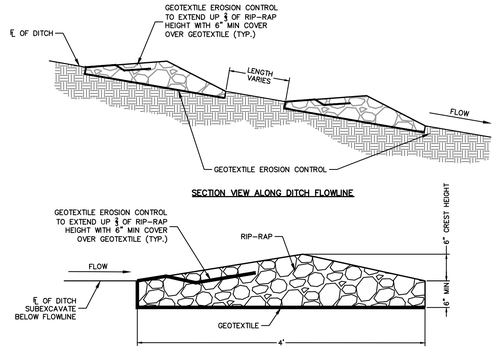
PLAN

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



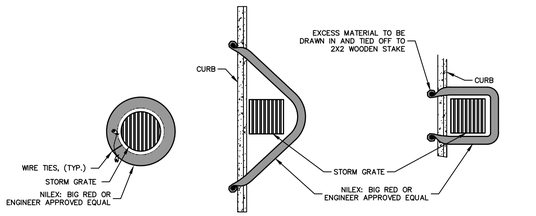
SECTION VIEW ALONG DITCH FLOWLINE

SECTION VIEW OF CHECK DAM

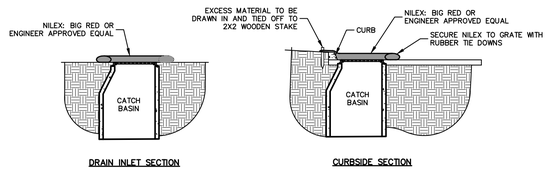
NOTES:

1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM



DRAIN INLET PLAN | CURBSIDDE OPTION "A" PLAN | CURBSIDDE OPTION "B" PLAN



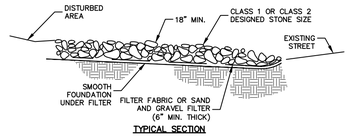
DRAIN INLET SECTION | CURBSIDE SECTION

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



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

ENGINEERING SERVICES INC.
3500 OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: May 26, 2021

ENGINEER: BAM
DRAWN BY: JDH

W.O. #: 20975

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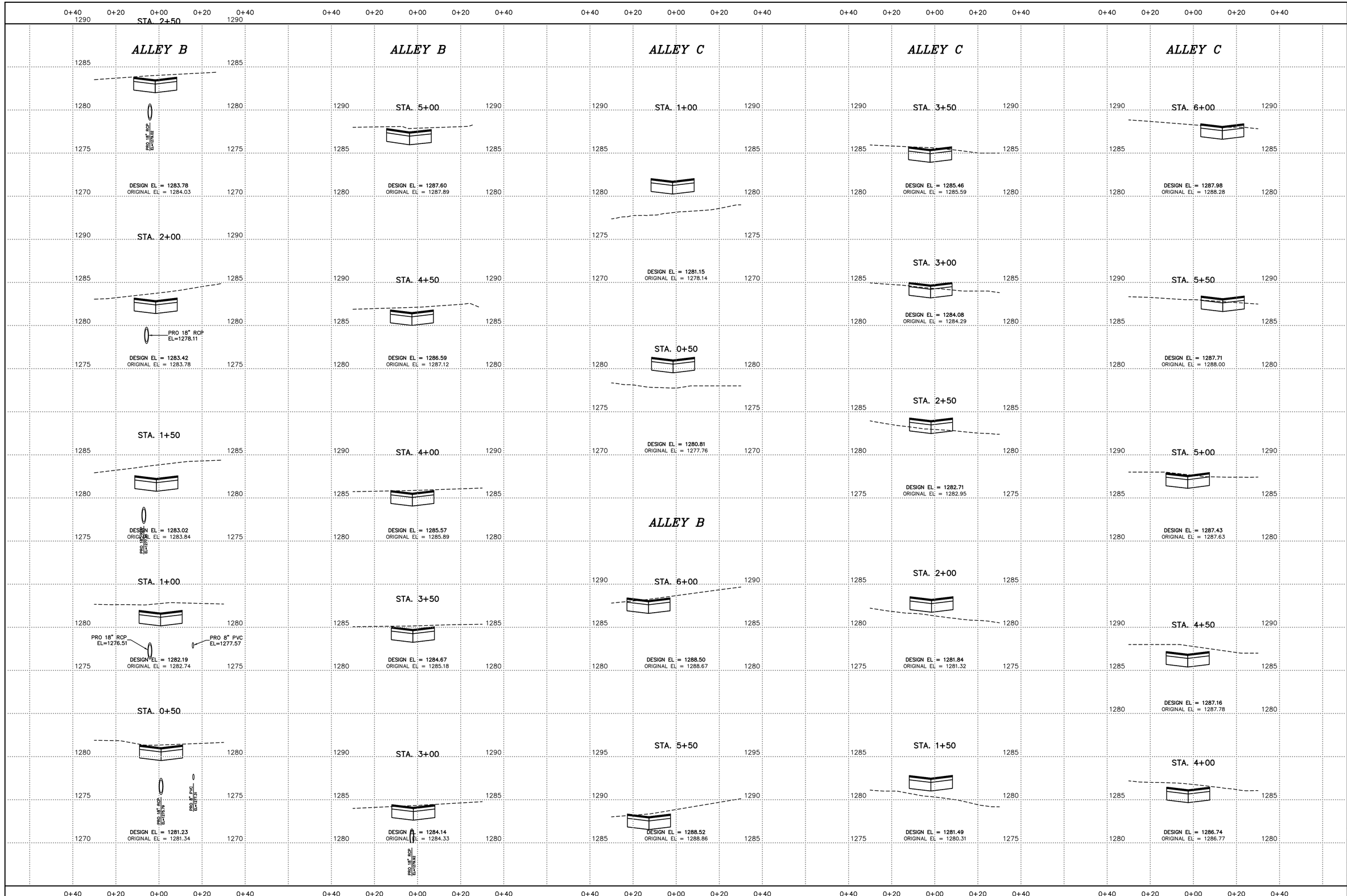
PP21–01



ENGINEERING SERVICES INC.
1500 S. 48th STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

CROSS SECTIONS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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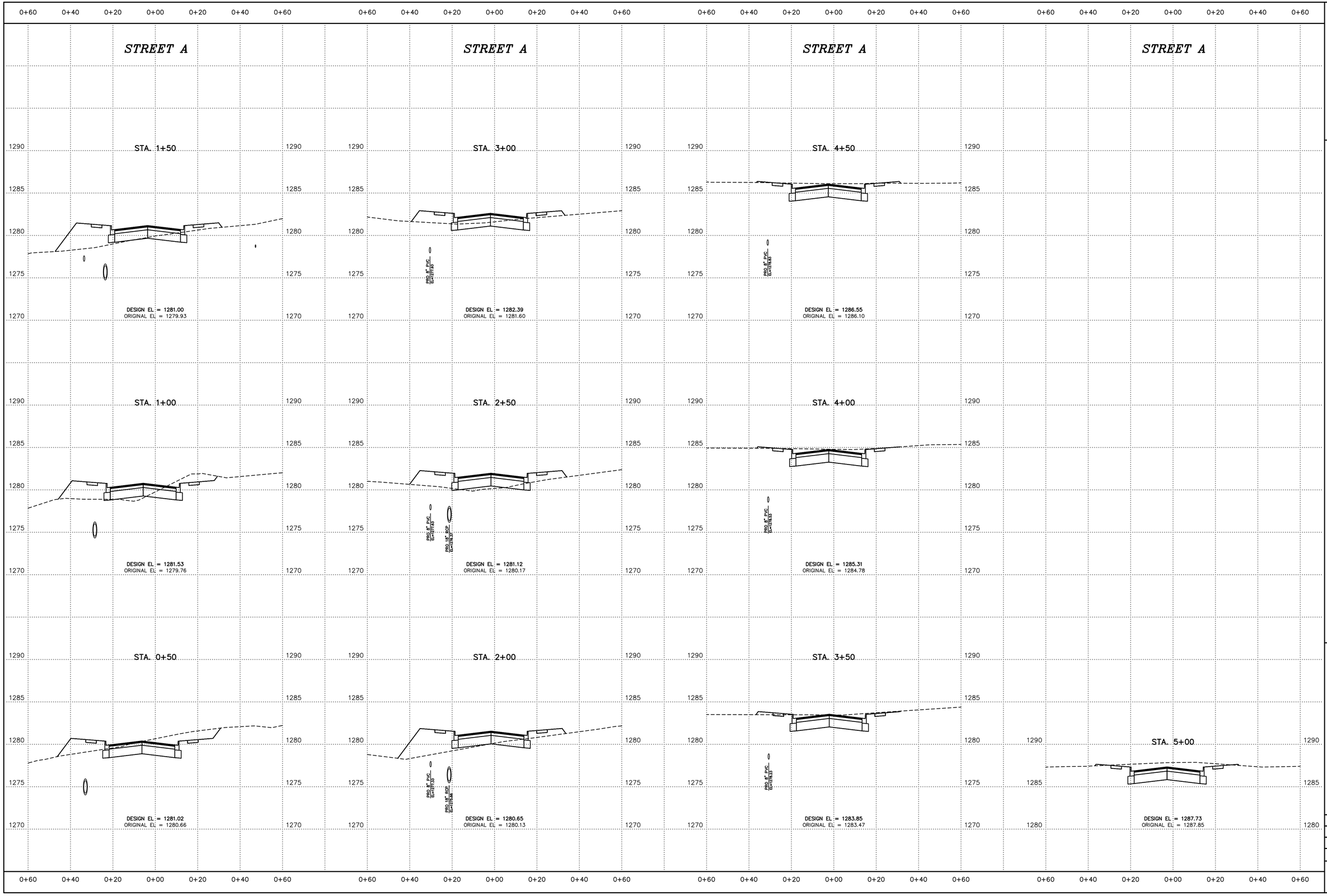
SCALE: 1"=20'
DATE: May 27, 2021
ENGINEER: BAM
DRAWN BY: DJB
W.O. #: 20975



ENGINEERING SERVICES INC.
5700 S. 48TH STREET, SUITE 160
SPRINGDALE, ARKANSAS 72764

CROSS SECTIONS
CADENCE CROSSING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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SCALE: 1"=20'
DATE: May 27, 2021
ENGINEER: BAM
DRAWN BY: DJB
W.O. #: 20975

W GIBBS RD
NICHOLS RD
NICHOLS RD
HARBER AVE
HARBER AVE
HARBER AVE
HARBER AVE
BELLA TOSCANA ST
SANTA CLARA AVE
ANNA MARIA AVE
BRANDON'S LOOP
HAYDEN'S WAY
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7862
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7820
622
1044
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582
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Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **Clayton St. Business Park** **Preliminary Plat** **PP21-12**

Planning Comments:

1. Submit PDF files at time of resubmission.
2. Submit fee of $500.00.
3. Submit a list of adjacent property owners certified by either a licensed abstractor or land surveyor within the past 60 days.
    a. Parcel number "815-35291-000" was incorrectly displayed on the CLAPO as "815-85291-000". As long as the certified mailing slip went to the correct address, this should not be an issue.
    b. Parcel number "815-29028-020" has been left off of the CLAPO and will need to be notified of the project via certified mailing.
4. 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.
5. Note all setback dimensions required for the zoning.
6. All offsite easements must be obtained prior to approval of construction plans.
7. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)

Engineering Summary:

- Revise street signs (blue and green colors labeled incorrectly)
- Street section does not match MSP local street section

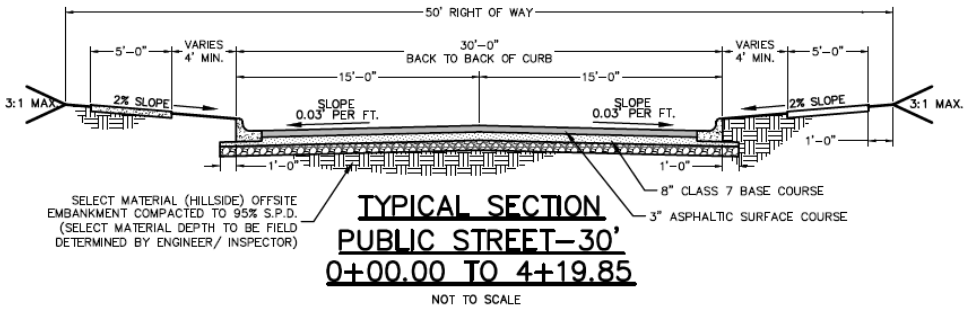
- All street infrastructure, including sidewalks, should be contained within the access easement of the private street
- Clarify notes on lights, are they street illuminators or parking lot lights
- Complete Section 1.2 Property Owner information including contact info and signature on Floodplain Development Permit Application
- Remove individual lot improvements from the plat.

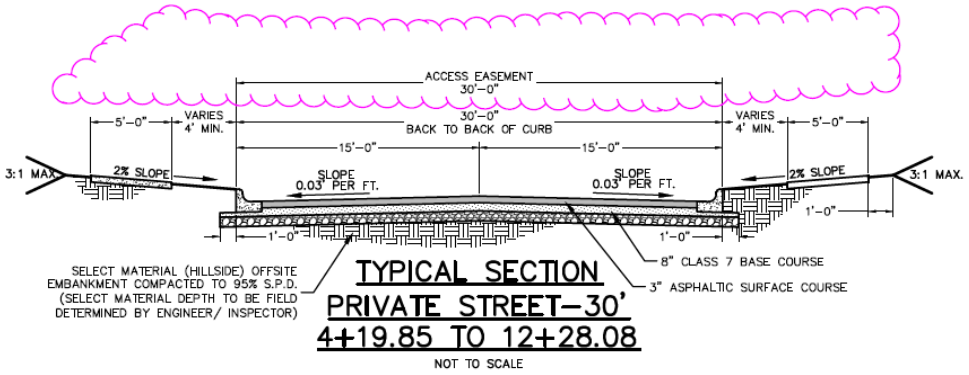
Engineering Comments:

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.
     - 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.

2. **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.
     - **Show sidewalks 1' inside of the R.O.W. line or the easement line.**
     - **Sidewalks on private road should be contained in access easement or a pedestrian access easement by separate instrument.**

3. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
   - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
     - **Check all street sign descriptions and colors.**
     - **The entire street infrastructure on the private street section shown below should be contained within the required R.O.W. (50').**





- *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 insure that access is maintained.**

5. **Chapter 50 – Floods**
   (Ord. No. 4110, § 1, 9-11-07)
   - **Floodplain Development Permit.**
     - **Please complete Section 1.2 Property Owner Information including contact information and signature.**

6. **Other:**
   - **Do not show improvements on the individual lots on this Plat.**
   -

- *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.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

PP21-12

CONSTRUCTION PLANS FOR

STREET & STORM DRAINAGE IMPROVEMENTS
WATER & SANITARY SEWER IMPROVEMENTS
CLAYTON ST BUSINESS PARK PP21-12

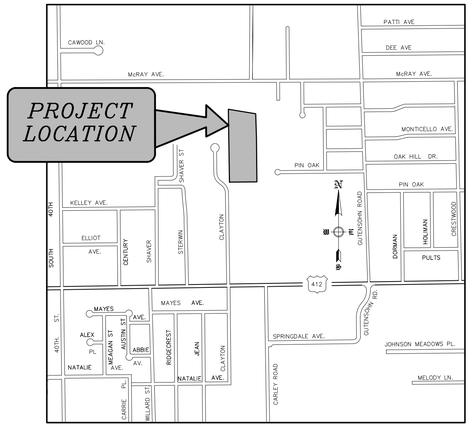
A COMMERCIAL DEVELOPMENT

IN THE CITY OF

SPRINGDALE, ARKANSAS

CONTACT LIST
DEVELOPER CLAYTON STREET LLC 1207 S. OLD MISSOURI RD, SPRINGDALE AR 72765
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC MIKE PHIPPS – 479–684–4696
SPINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479–750–8190

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	EXISTING CONDITIONS/DEMO PLAN
2	PRELIMINARY PLAT
3–4	STREET AND STORM DRAINAGE PLAN
5	STORM DRAINAGE PROFILES
6	TEMPORARY DITCH GRADING PLAN
7–8	STREET CROSS SECTIONS
9	UTILITY PLAN
10	SANITARY SEWER PROFILES
11	TYPICAL DETAILS
12	WATER AND SEWER TYPICAL DETAILS
13	STORM WATER POLLUTION PREVENTION PLAN



VICINITY MAP
NTS

JUNE, 2021

BY
ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

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 HOWEVER, THE CITY OF SPRINGDALE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13828
THOMAS JASON APPEL

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

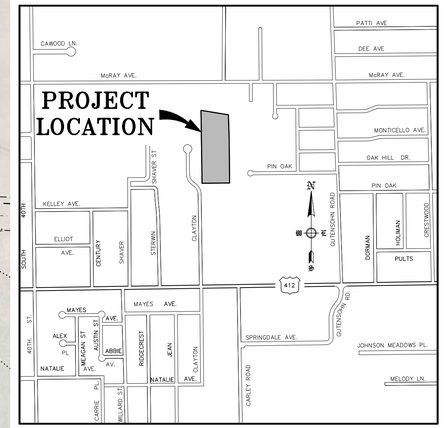
THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

1) 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.

2) 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.

3) ALL BUILDINGS SHALL BE DESIGNED ACCORDING TO THE 2015 SPRINGDALE, ARKANSAS ORDINANCES
CHAPTER 22, ARTICLE II.
SUPPLEMENT 91– CODIFIED THROUGH ORDINANCE NO. 4956, ENACTED SEPTEMBER 8, 2015.
UPDATED ON OCTOBER 30, 2015.



VICINITY MAP

LEGEND

- PROPERTY LINE
- SECTION LINE
- ADJACENT OWNER
- EASEMENT (AS NOTED)
- BUILDING SETBACK (B.S.L.)
- CENTERLINE OF ROAD
- FENCE LINE
- OVERHEAD POWER
- OHP/T — OVERHEAD POWER & TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- IPF - IRON PIN FOUND (AS NOTED)
- FOUND RAILROAD SPIKE
- IPS - IRON PIN SET w/ CAP "PLS 1156"
- IPS - NAIL (TYPE AS NOTED)
- COMPUTED POINT
- TBM - BENCHMARK

GRID NORTH

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

PARCEL NUMBER:

815-29028-021

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE S02°28'50"W A DISTANCE OF 208.46 FEET TO A FOUND 5/8" REBAR; THENCE S01°39'26"W A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE S01°39'26"W A DISTANCE OF 673.41 FEET TO A FOUND 1/2" REBAR IN CONCRETE; THENCE S02°25'21"W A DISTANCE OF 185.18 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE N87°35'44"W A DISTANCE OF 341.03 FEET TO A FOUND 3" CONCRETE MONUMENT; THENCE N88°22'16"W A DISTANCE OF 148.97 FEET TO A POINT; THENCE N 02°41'25" E A DISTANCE OF 1,121.86 FEET TO A POINT; THENCE S58°57'40"E A DISTANCE OF 476.55 FEET TO A POINT; THENCE S57°45'21"E A DISTANCE OF 66.18 FEET TO THE **POINT OF BEGINNING.** CONTAINING 10.99 ACRES (478,776 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF FACT OR RECORD.

PARCEL NUMBER:

815-29034-001

SURVEY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S02°27'22"W A DISTANCE OF 217.74 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N76°32'17"W A DISTANCE OF 235.09 FEET TO A POINT ON A CURVE, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE 49.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET SUBTENDED BY A CHORD BEARING OF N16°30'36"E AND A CHORD DISTANCE OF 49.25 FEET TO A POINT OF TANGENCY, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°15'18"E A DISTANCE OF 124.89 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°35'44"E A DISTANCE OF 219.25 FEET TO THE **POINT OF BEGINNING.** CONTAINING 0.99 ACRES (43,199 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR FACT.

ESI
ENGINEERING SERVICES INC.
1707 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES INC. DRW 11-19-21 2:32:23 PM
K:\ESI DWG\CLAYTON @ BUSINESS PARK\FINAL PLATS\15937-EXISTING CONDITIONS.DWG

SCALE: 1" = 60'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

L21-12

PARCEL 815-29034-001

SURVEY DESCRIPTION - LOT 1:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***BEGINNING** THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S02°27'22"W A DISTANCE OF 217.74 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N76°32'17"W A DISTANCE OF 235.09 FEET TO A POINT ON A CURVE, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE 49.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET SUBTENDED BY A CHORD BEARING OF N16°30'39"E AND A CHORD DISTANCE OF 49.25 FEET TO A POINT OF TANGENCY, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°15'18"E A DISTANCE OF 124.89 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°35'44"E A DISTANCE OF 219.25 FEET TO THE **POINT OF BEGINNING** . CONTAINING 0.99 ACRES (43,199 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD OR FACT.*

PARCEL 815-29028-021

SURVEY DESCRIPTION- LOTS 2-12:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

***COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE S02°28'50"W A DISTANCE OF 208.46 FEET TO A FOUND 5/8" REBAR; THENCE S01°39'26"W A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING; THENCE S01°39'26"W A DISTANCE OF 673.41 FEET TO A FOUND 1/2" REBAR IN CONCRETE; THENCE S02°25'21"W A DISTANCE OF 185.18 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE N87°35'44"W A DISTANCE OF 341.03 FEET TO A FOUND 3" CONCRETE MONUMENT; THENCE N88°22'16"W A DISTANCE OF 148.97 FEET TO A POINT; THENCE N 02°41'25" E A DISTANCE OF 1,121.86 FEET TO A POINT; THENCE S58°57'40"E A DISTANCE OF 476.55 FEET TO A POINT; THENCE S57°45'21"E A DISTANCE OF 66.18 FEET TO THE **POINT OF BEGINNING** . CONTAINING 10.99 ACRES (478,776 SQ.FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS OF FACT OR RECORD.*

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 CURBING SHALL BE 6" WIDE X 6" HIGH.
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) THE MINIMUM INITIAL RATING FOR THE STREETLIGHTS SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET. FIXTURES SHALL BE BY LSI LIGHTING MODEL CROSSOVER XRM, #SPL-XRM3-119W/LED/UE-MSV-IPC-PC-COS.
6) MODIFIED CURB REQUIRED AT ALL DRIVES.
7) ALL UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
8) INTERNAL PEDESTRIAN WALKWAYS MUST BE DISTINGUISHABLE FROM DRIVING SURFACES THROUGH THE USE OF LOW MAINTENANCE SURFACE MATERIAL SUCH AS PAVERS, BRICKS, OR SCORED CONCRETE.
9) 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.
10) EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
11) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
12) THERE WILL BE A SHARED ACCESS AND PARKING AGREEMENT BETWEEN ALL LOTS.
13) 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.
14) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
15) 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.
16) DETENTION POND SHALL BE CONSTRUCTED WITH PHASE 1 OF THIS PROJECT.
17) ALL BUILDINGS SHALL BE SPRINKLED.
18) 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."
19) ALL PUBLIC STREET LIGHTS SHALL BE MAINTAINED AND BILLED TO THE CITY. ALL PRIVATE STREET LIGHTS SHALL BE MAINTAINED AND BILLED TO THE OWNER.
20) ALL LIGHT POLES SHOWN ALONG THE STREET ARE STREET ILLUMINATOR LIGHTS.
21) ANY BUILDING EXTERIOR WALL BUILT WITHIN 10 FEET OF A LOT LINE SHALL BE FIRE RATED.

BUILDING SETBACKS FOR ZONING C-2	
FRONT	30'*
FRONT W/ PARKING BETWEEN R/W & BLDG.	50'*
REAR	20'*
SIDE	0'*
SIDE ADJACENT TO A RESIDENTIAL DISTRICT	20'*
*UNLESS A UTILITY EASEMENT IS GREATER	

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

CERTIFICATE OF ACCURACY:

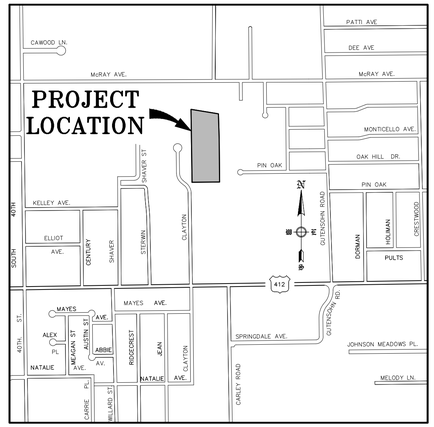
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. — ARKANSAS — 131 — ENGINEER

REGISTERED — STATE OF ARKANSAS NO. 1156 — SIGNATURE — CRAIG D. RAINS — PROFESSIONAL LAND SURVEYOR

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX RIGHT-OF-WAY
- EASEMENT LINE
- EX. ROAD CENTERLINE
- 1000 EX. CONTOUR
- PROPOSED CONTOUR
- EX. FENCE LINE
- OHP/C EX. OVERHEAD POWER AND CABLE LINE
- OHP/T EX. OVERHEAD POWER AND TEL. LINE
- SS 8" EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- EX. CURB AND GUTTER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. GAS METER
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. SEWER SERVICE
- PROP. DOUBLE WATER METER
- PROP. MANHOLE
- SS 8" PROP. SEWER MAIN
- W 8" PROP. WATER MAIN
- PROP. STORM STRUCTURE
- PROP. STORM PIPE
- PROP. CURB AND GUTTER
- PROP. RIGHT OF WAY
- PROPOSED HANDICAP RAMP
- PROPOSED HANDICAP PARKING



VICINITY MAP

OWNER/ DEVELOPER: CLAYTON STREET LLC
6033 NANCY'S VISTA TRAIL
SPRINGDALE, AR 72764

ENGINEER/ SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

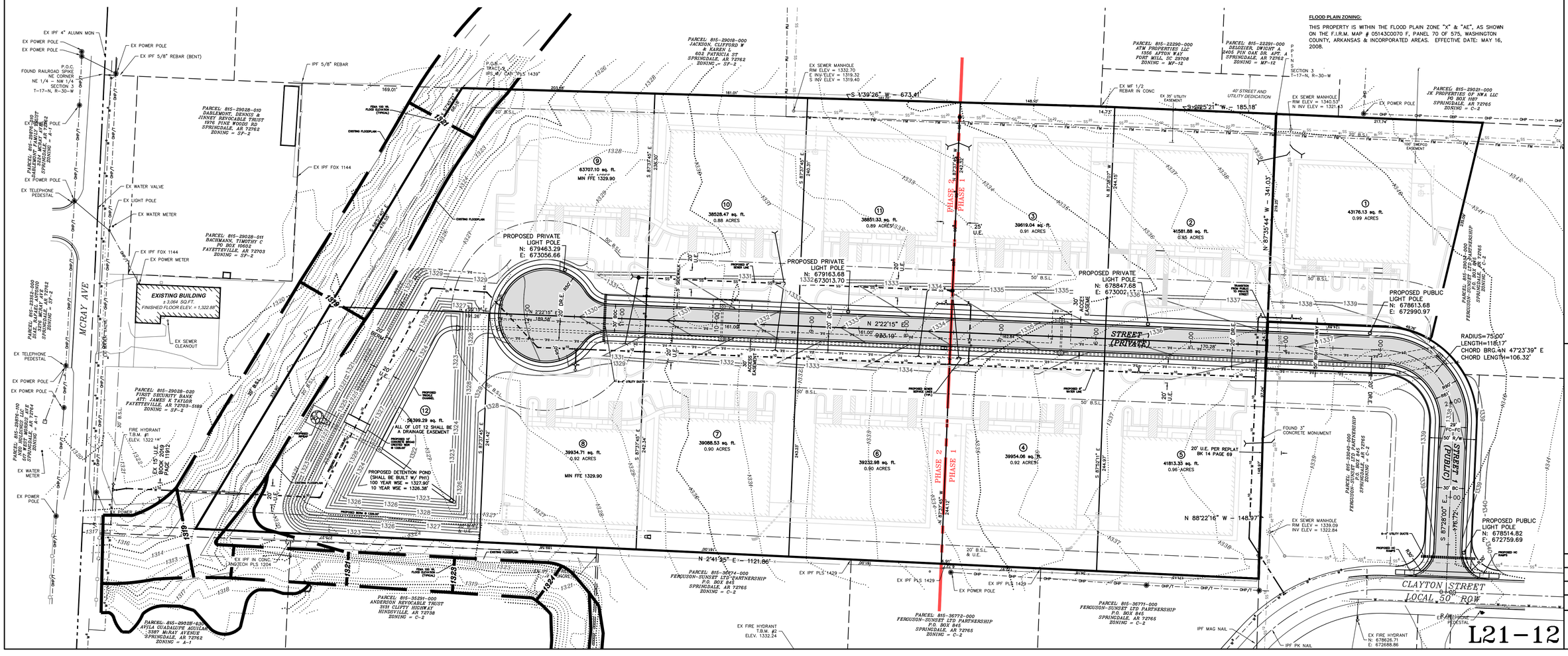
ZONING: C-2 GENERAL COMMERCIAL DISTRICT

NO. OF LOTS: 12 (11 BUILDABLE, 1 DETENTION)

ACREAGE: 11.98 ACRES

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" & "AE", AS SHOWN ON THE F.I.R.M. MAP # 05143C0070 F, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



PRELIMINARY PLAT
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

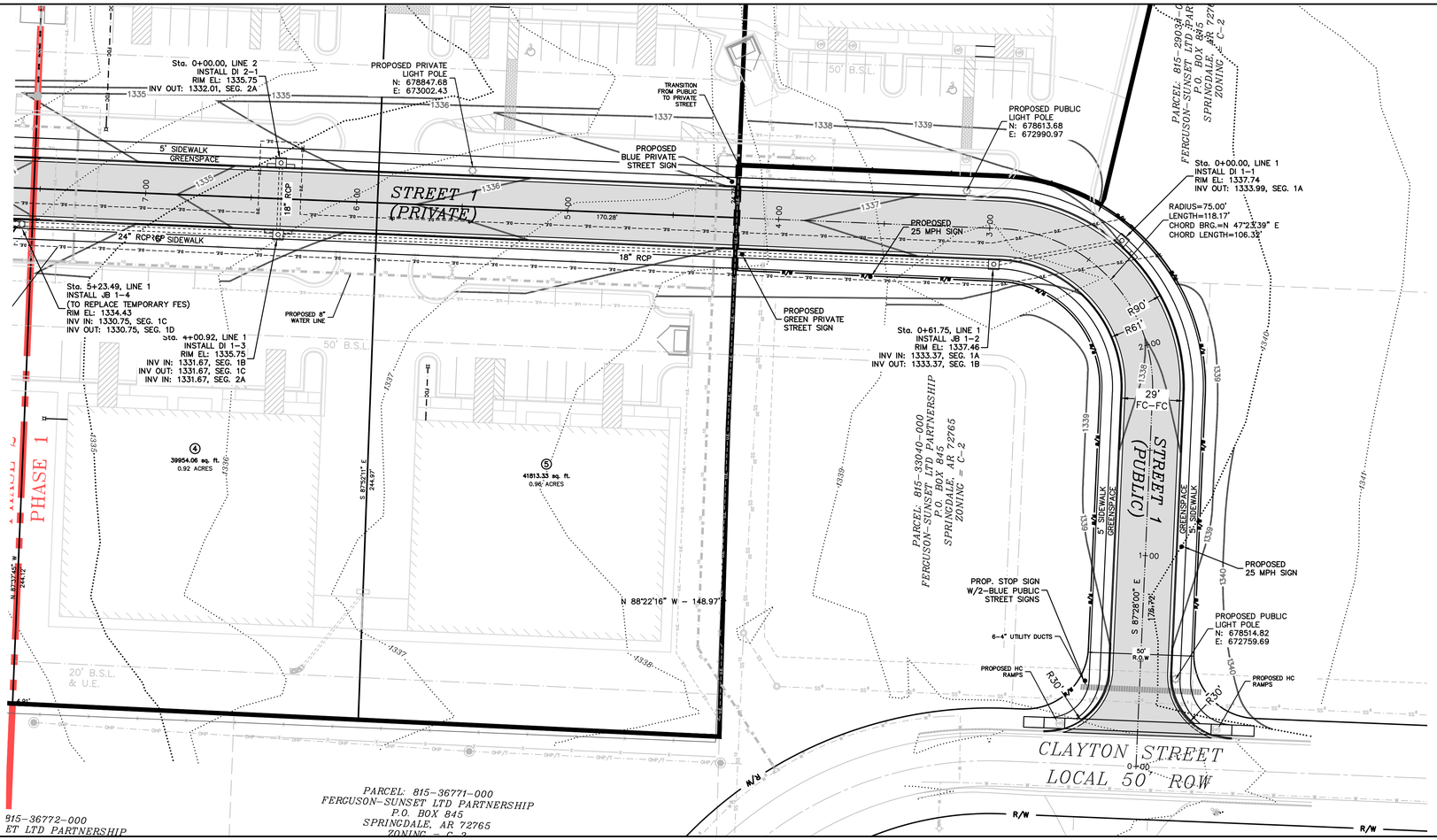
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

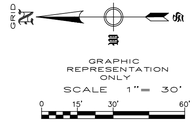
REVISION	DATE	DESCRIPTION

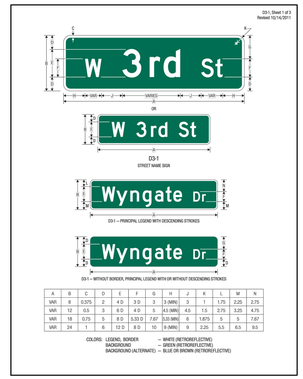
COPYRIGHT 2021 © ENGINEERING SERVICES INC. 207 S.E. 2ND AVE.

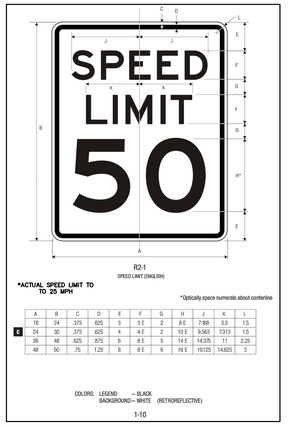
SCALE: 1"=50'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: DJB
W.O. #: 15937

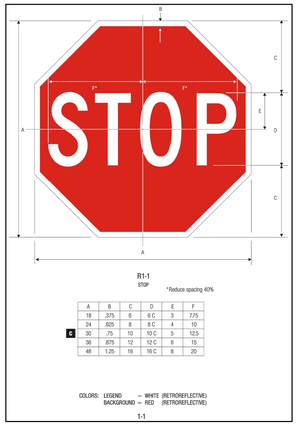
L21-12

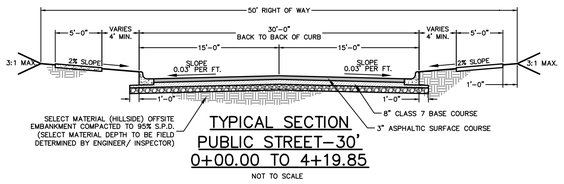


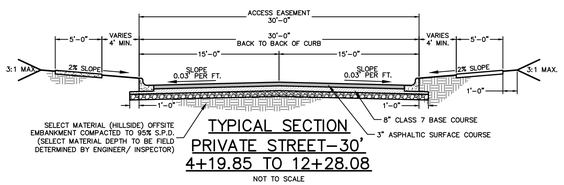




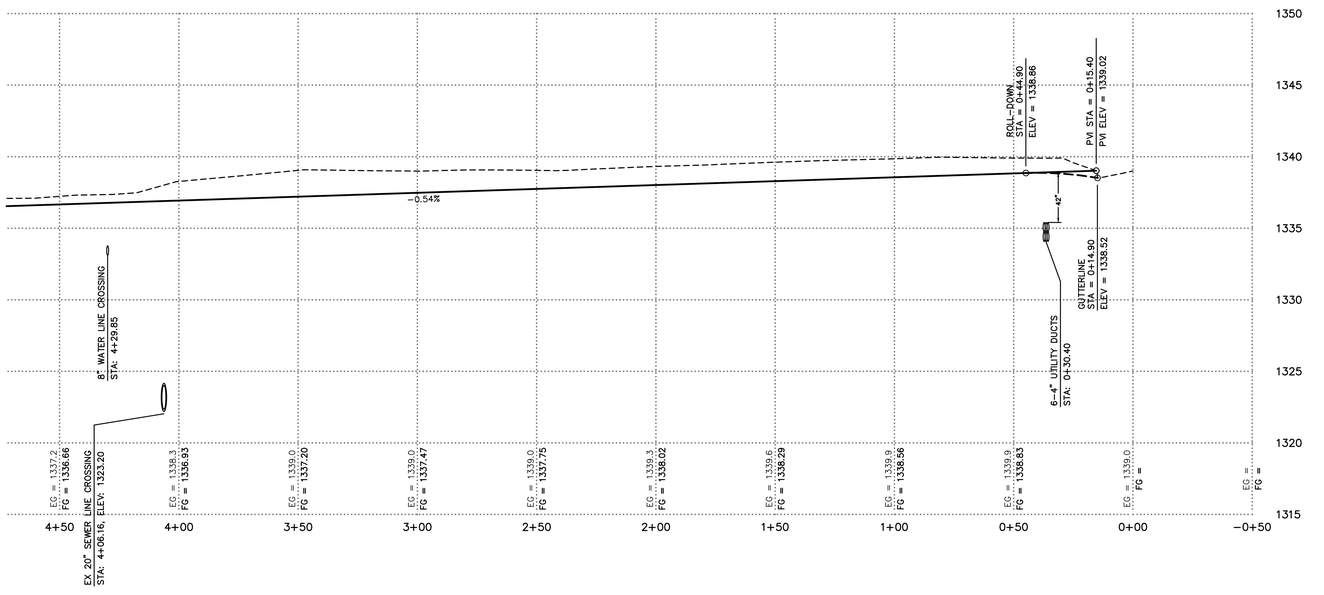


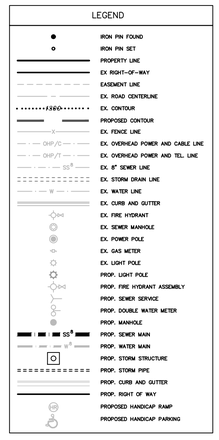






STREET 1





PP21-12

ESI
ENGINEERING SERVICES INC.
1108 SOUTH 48 MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

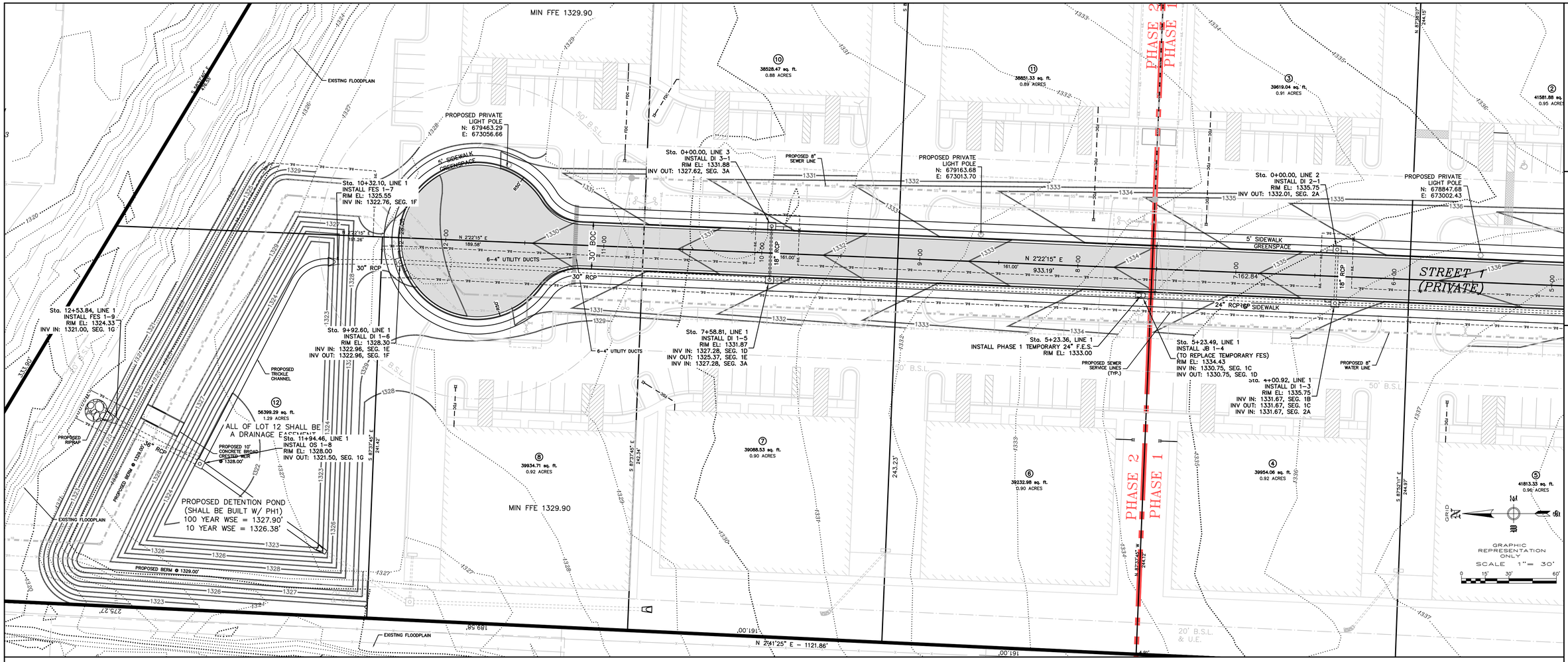
STREET & STORM DRAINAGE PLAN
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

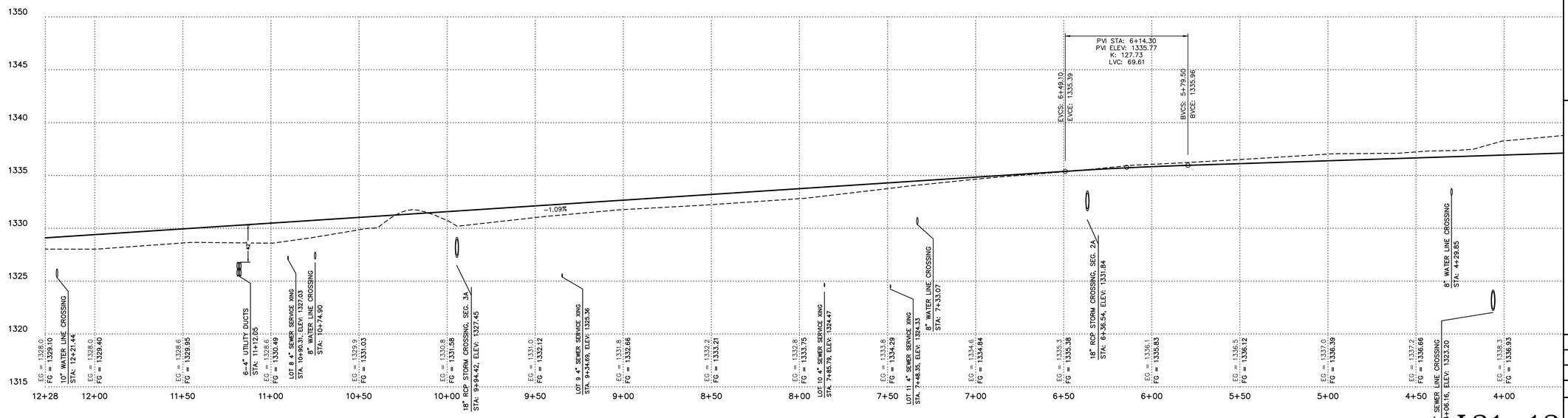
© COPYRIGHT 2018, ENGINEERING SERVICES, INC. 08/14/18, 09:59 AM
G:\ESI 2021\2021 CLAYTON ST BUSINESS PARK\FINAL\SHEETS\2021 STREET 1 SECTION.dwg

SCALE: 1"=30'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

3



STREET 1



L21-12

ENGINEERING SERVICES INC.
1 N. SPRINGDALE AVE. MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STREET & STORM DRAINAGE PLAN
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2018, ENGINEERING SERVICES, INC. - 08/14/18, 09:59 AM

SCALE: 1"=30'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

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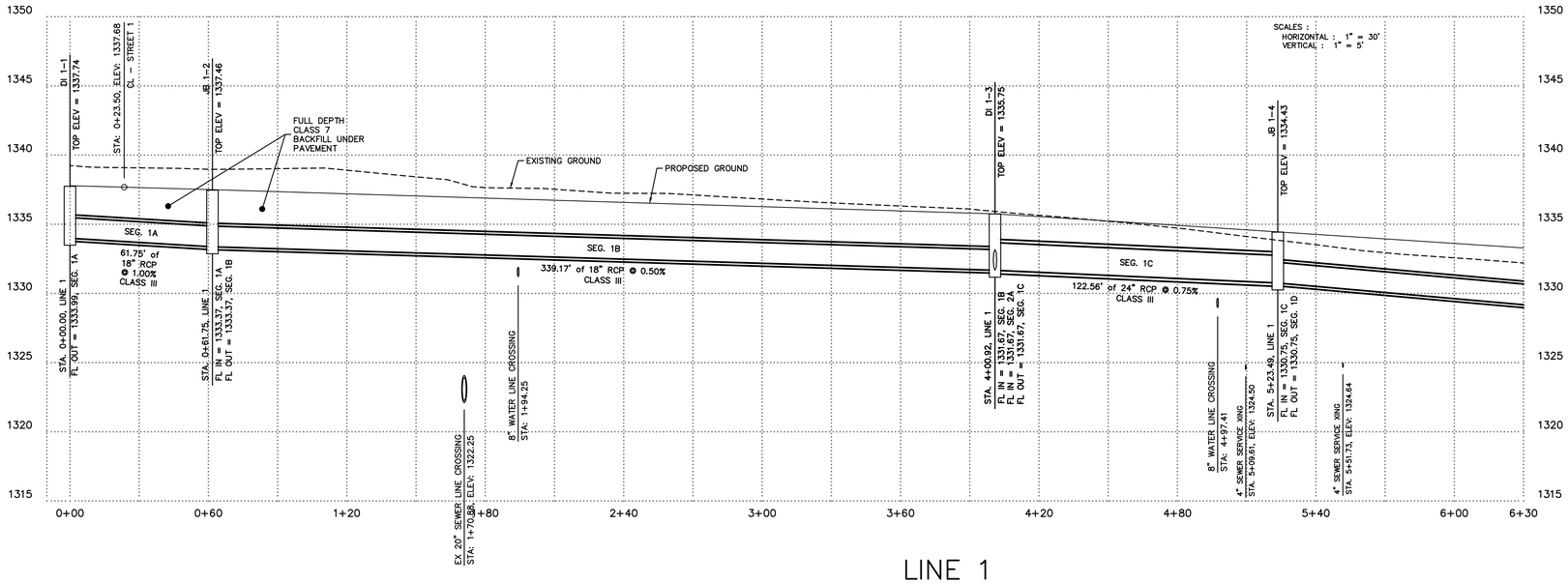
4

LINE 1



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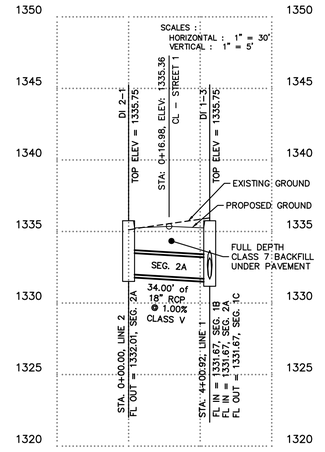
PHASE I



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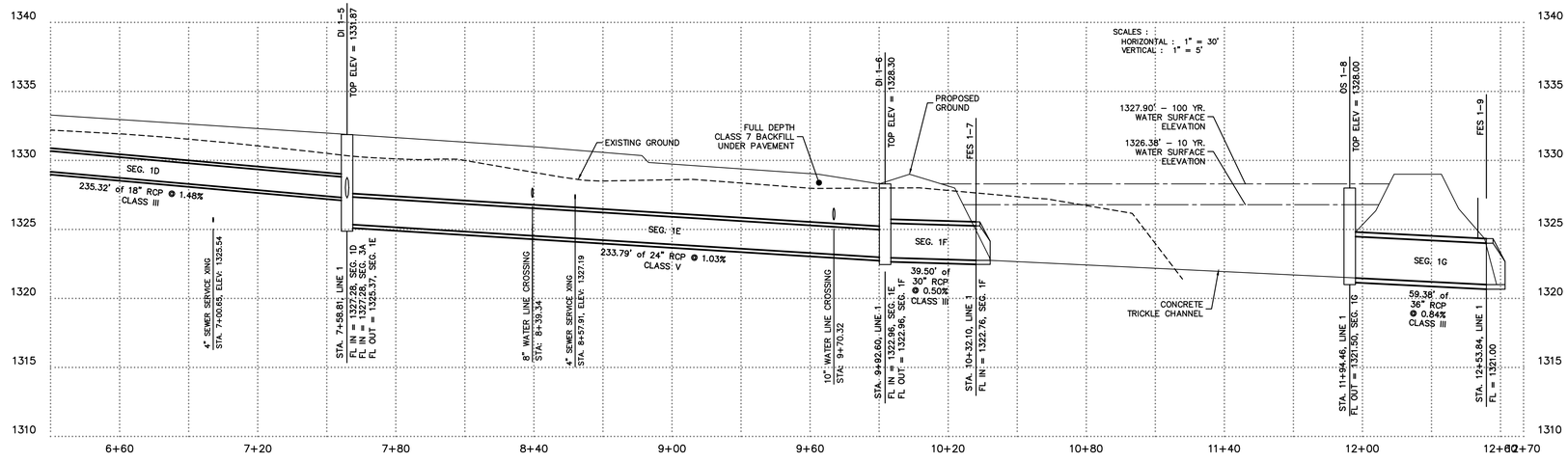

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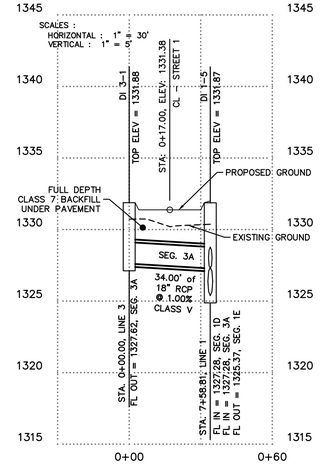
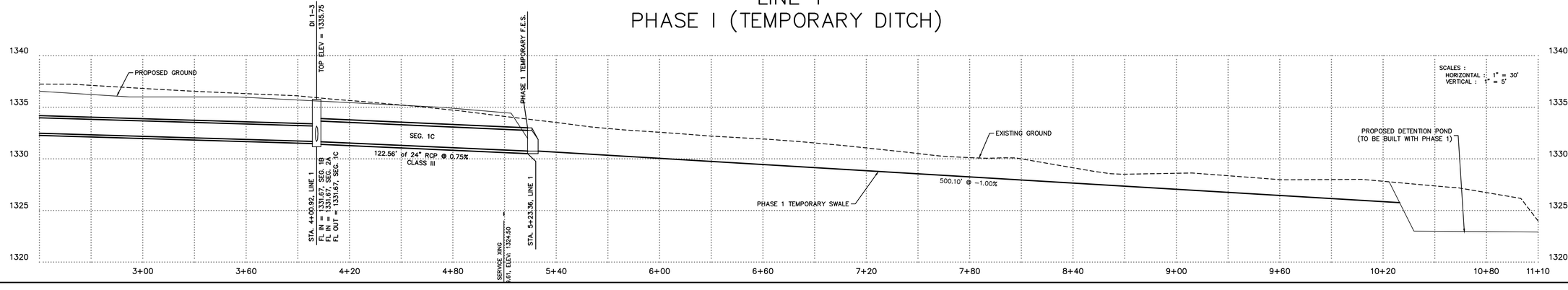
PHASE II



LINE 1
PHASE I (TEMPORARY DITCH)



ESI
ENGINEERING SERVICES INC.
1 SOUTH 2ND STREET
SPRINGDALE, ARKANSAS 72764

STORM DRAINAGE PROFILES
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ESI ENGINEERING SERVICES, INC. 2021-07-16, 09:34 AM
C:\ESI\15937 CLAYTON ST BUSINESS PARK\DWG\15937-STORM.DWG

SCALE: 1"=30'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

29028-010
DENNIS &
BLE TRUST
OODS RD
AR 72762
SF-2

29028-011
TIMOTHY C
10602
. AR 72703
SF-2

PHASE 2
PHASE 1

STREET 1
(PRIVATE)

Sta. 12+53.84, LINE 1
INSTALL FES 1-9
RIM EL: 1324.33
INV IN: 1321.00, SEG. 1G

Sta. 11+94.46, LINE 1
INSTALL OS 1-8
RIM EL: 2654.04
INV OUT: 1321.50, SEG. 1G

Sta. 0+00.00, LINE 2
INSTALL DI 2-1
RIM EL: 1335.75
INV OUT: 1332.01, SEG. 2A

Sta. 5+23.36, LINE 1
INSTALL PHASE 1 TEMPORARY 24" F.E.S.
RIM EL: 1333.00
INV EL: 1330.75

Sta. 4+00.92, LINE 1
INSTALL DI 1-3
RIM EL: 1335.75
INV IN: 1331.67, SEG. 1B
INV OUT: 1331.67, SEG. 1C
INV IN: 1331.67, SEG. 2A

⑨ 63707.10 sq. ft. 1.46 ACRES
⑩ 38528.47 sq. ft. 0.88 ACRES
⑪ 38851.33 sq. ft. 0.89 ACRES
③ 39619.04 sq. ft. 0.91 ACRES
⑫ 56399.29 sq. ft. 1.29 ACRES
⑧ 39934.71 sq. ft. 0.92 ACRES
⑦ 39088.53 sq. ft. 0.90 ACRES
⑥ 39232.98 sq. ft. 0.90 ACRES
④ 39954.06 sq. ft. 0.92 ACRES

N 2°41'25" E - 1121.86'

PARCEL: 815-36774-000
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 30'
0 15' 30' 60'

ENGINEERING SERVICES INC.
1703 SOUTH 48 MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

TEMPORARY DITCH GRADING PLAN
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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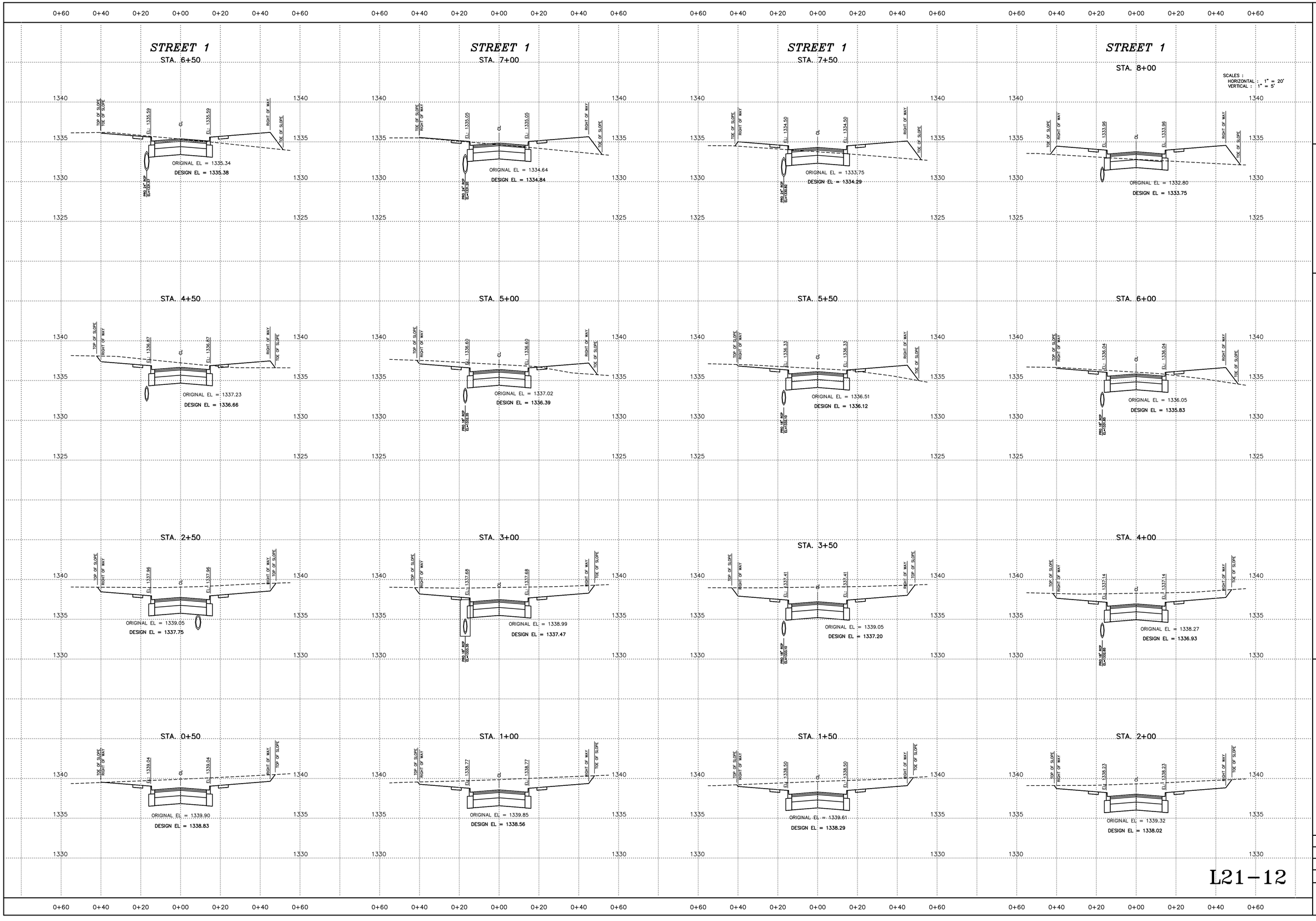
SCALE: 1"=30'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: DLB
W.O. #: 15937

L21-12

6



L21-12

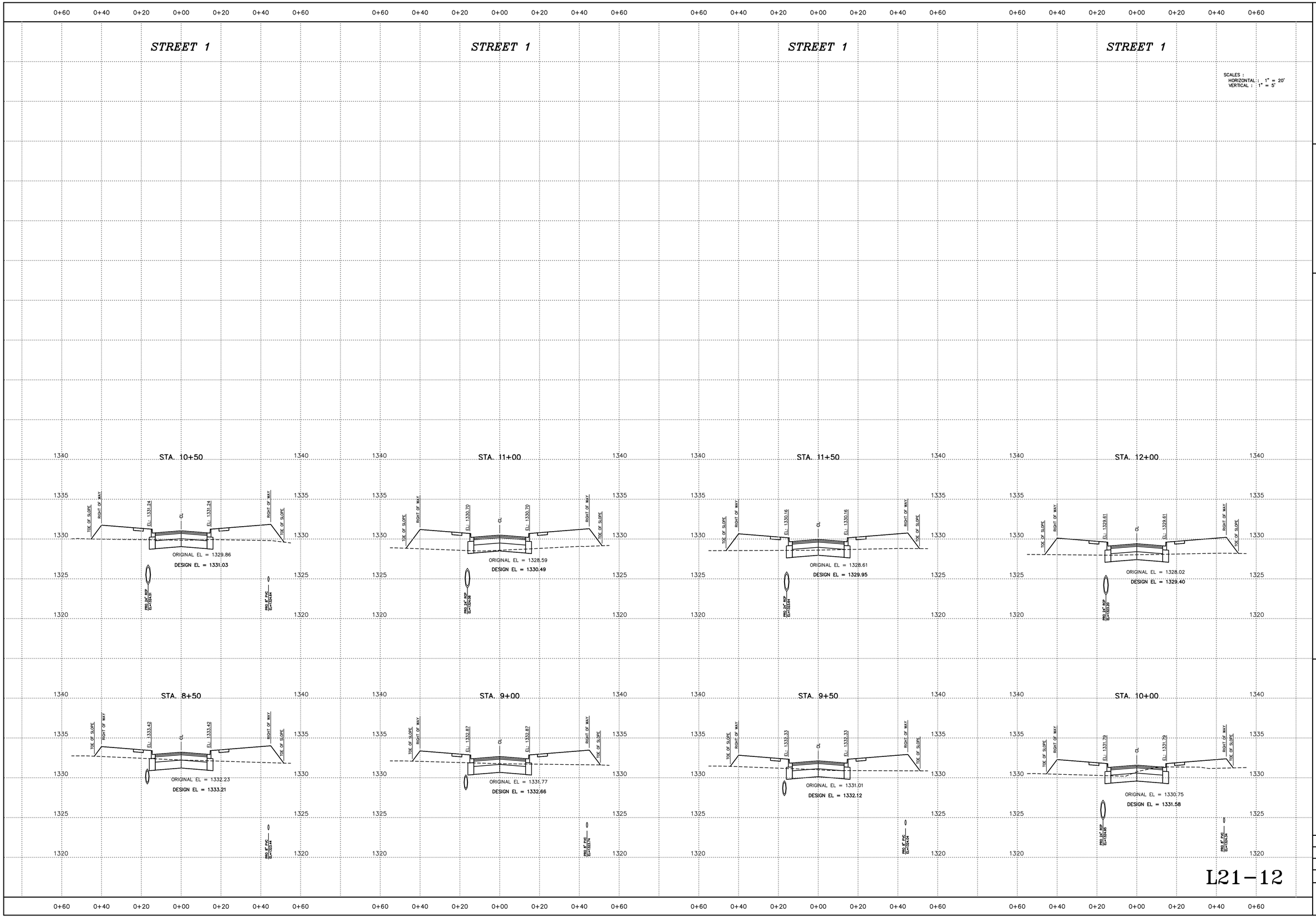
ENGINEERING SERVICES INC.
2 SOUTH 48 MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STREET CROSS SECTIONS
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT ESI & ENGINEERING SERVICES INC. 09 FEB 2022 8:29:5 AM
K:\L2021\21937 CLAYTON ST BUSINESS PARK\FINAL PLANS\STS 21937 STREET SECTIONS.DWG

SCALE: 1"=20'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937



L21-12

ENGINEERING SERVICES INC.
1 PINNACLE OAK MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STREET CROSS SECTIONS
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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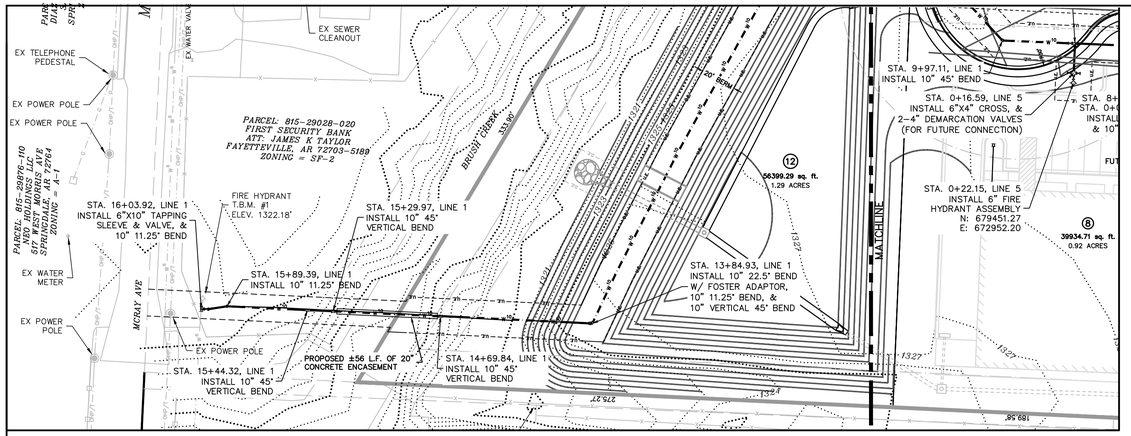
SCALE: 1"=20'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

8



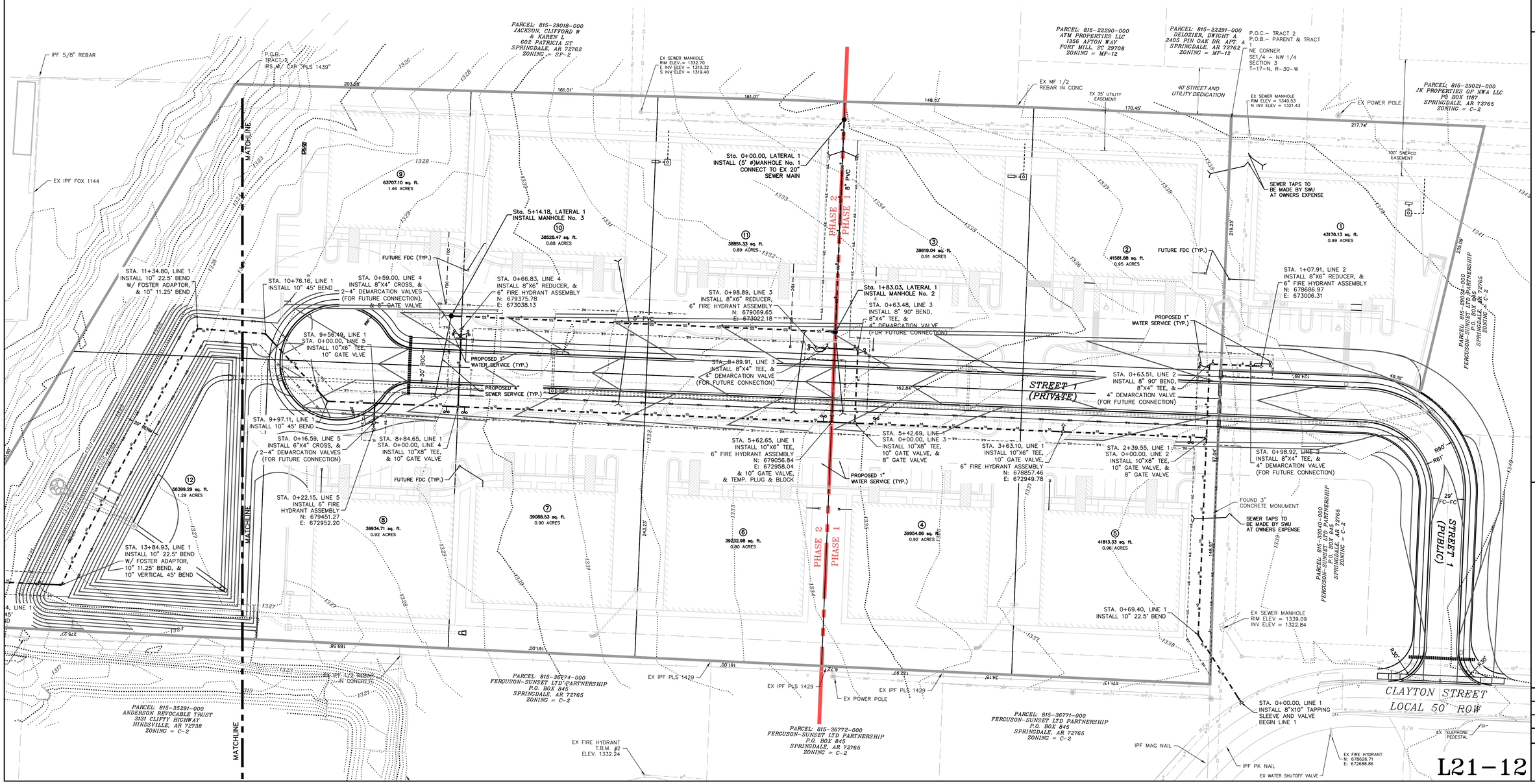
NOTE

1) ALL TRENCHING AND BEDDING SHALL BE IN ACCORDANCE WITH SPRINGDALE'S STANDARD D.I. PRESSURE WATER PIPE TRENCH DETAIL, UNLESS OTHERWISE SPECIFIED.
2) ALL SECTIONS OF WATER AND SEWER TO BE INSTALLED UNDER DRIVING SURFACES SHALL HAVE CLASS 7 BACKFILL AS SHOWN ON THE DETAIL.

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0 20' 40' 80'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX RIGHT-OF-WAY
- EASEMENT LINE
- EX. ROAD CENTERLINE
- 1300 EX. CONTOUR
- PROPOSED CONTOUR
- EX. FENCE LINE
- EX. OVERHEAD POWER AND CABLE LINE
- EX. OVERHEAD POWER AND TEL. LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. CURB AND GUTTER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. GAS METER
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. SEWER SERVICE
- PROP. DOUBLE WATER METER
- PROP. MANHOLE
- PROP. SEWER MAIN
- PROP. WATER MAIN
- PROP. STORM STRUCTURE
- PROP. STORM PIPE
- PROP. CURB AND GUTTER
- PROP. RIGHT OF WAY
- PROPOSED HANDICAP RAMP
- PROPOSED HANDICAP PARKING



ENGINEERING SERVICES INC.
1 PINNACLE PLACE, SUITE 160
SPRINGDALE, ARKANSAS 72764

UTILITY PLAN
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

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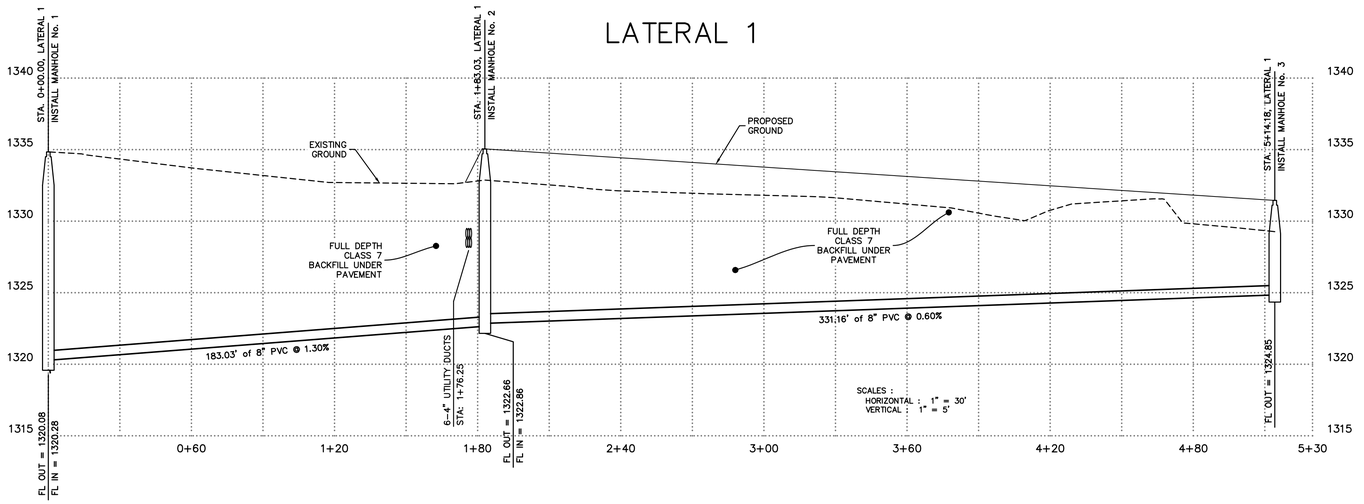
L21-12

9

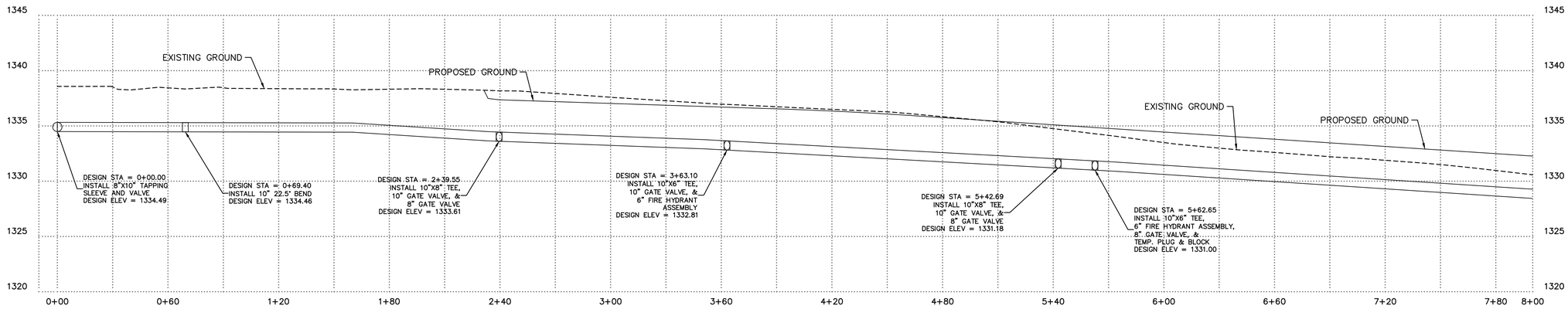
LATERAL 1



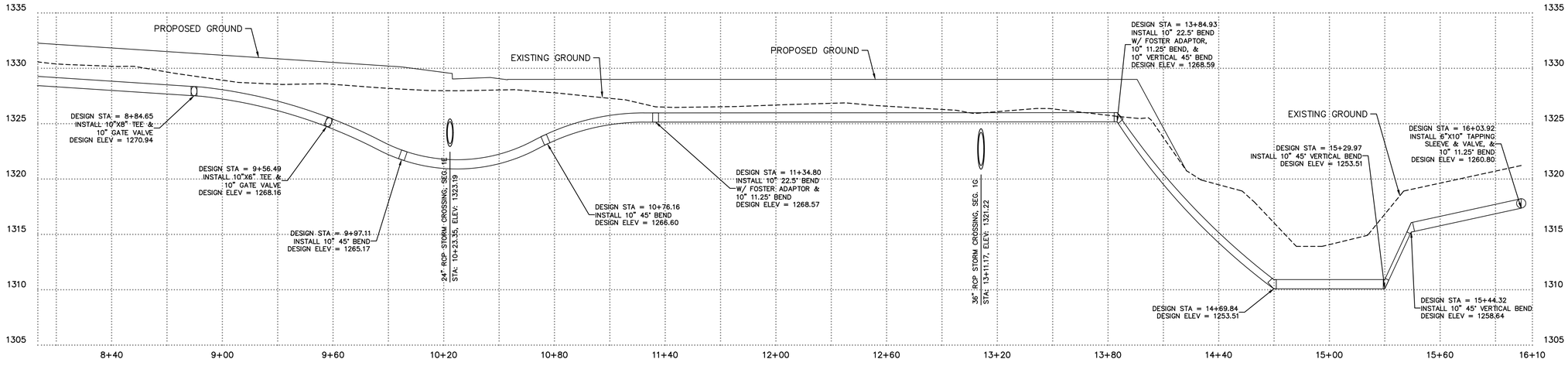
NOTES:

1) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
2) 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.
3) 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.
4) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
5) 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.
6) ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES.
7) 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.
8) A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
9) ALL WATER MAIN SHALL BE SPECIAL CLASS 50 DUCTILE IRON.
10) ALL SEWER MAIN SHALL BE PVC SDR 26 HEAVY WALL SEWER PIPE.
11) ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
12) CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
13) SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
14) SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
15) LONG WATER SERVICES SHALL BE ENCASED WITH 2" SLEEVE.
16) ALL UTILITIES SHALL HAVE FULL DEPTH BACKFILL UNDER PUBLIC ROADWAYS.
17) STREET LIGHTS ALONG CLAYTON STREEET SHALL BE A MINIMUM OF 6,800 LUMENS, PUBLIC, AND MAINTAINED / BILLED TO THE CITY. THERE IS NO KNOWN MAST ARM. POLE AND FIXTURES SHALL BE BY UTILITY COMPANIES SPECIFICATIONS. ALL OTHER LIGHTS ON-SITE SHALL BE PRIVATE AND MAINTAINED/BILLED TO THE OWNER.
18) STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
19) TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.
20) BACKWATER VALVES TO BE INSTALLED ON PRIVATE SERVICE LINE BE LICENSED PLUMBER WHERE APPLICABLE.
21) FIRE PROTECTION SYSTEM PLANS TO BE SUBMITTED TO ADH BY OTHERS.

LINE 1



LINE 1



ESI
ENGINEERING SERVICES INC.
1 SOUTH DR MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

UTILITY PROFILES
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2015, ENGINEERING SERVICES, INC. 20151215, 8:33:31 AM

SCALE: 1"=30'
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

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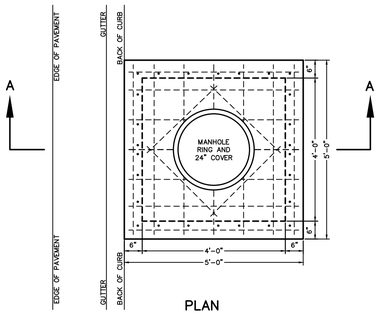
L21-12

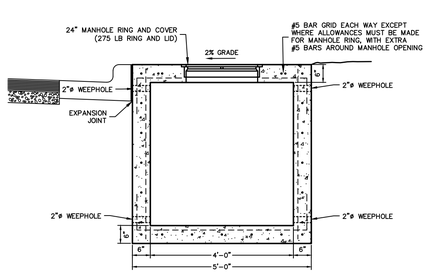
10



PLAN

NOTES:

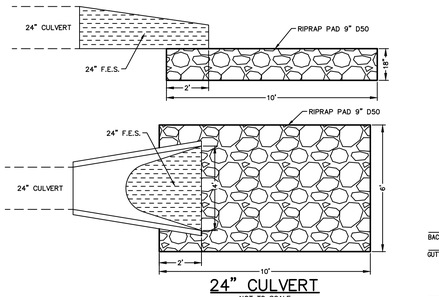
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER 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.
13. JUNCTION BOXES MUST MEET THE CITY OF SPRINGDALE STANDARD DETAILS.



SECTION A–A

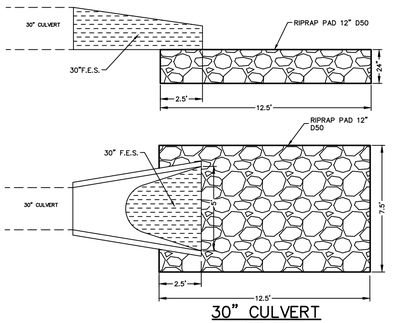
TYPICAL JUNCTION BOX

NOT TO SCALE



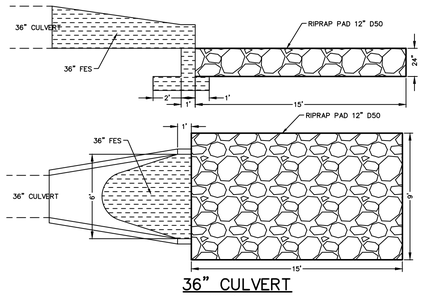
24" CULVERT

NOT TO SCALE



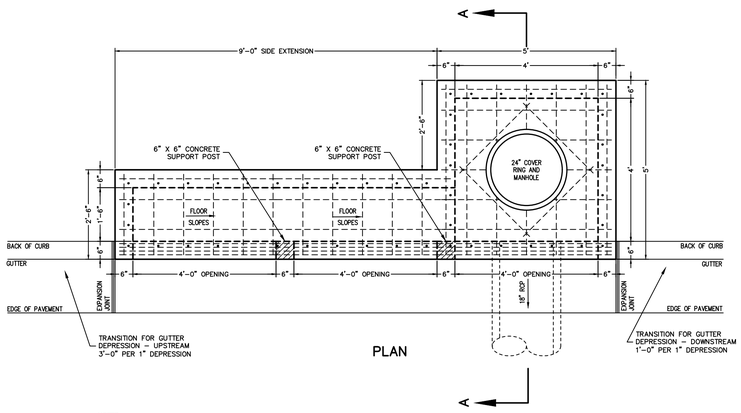
30" CULVERT

NOT TO SCALE



36" CULVERT

NOT TO SCALE

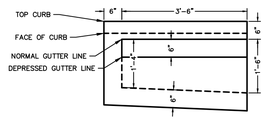


PLAN

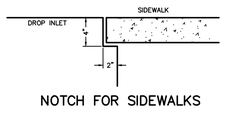
NOTES:

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. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 p.s.i.
4. –TOP 18" SHALL BE CAST–IN–PLACE.
5. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
6. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
7. 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".
8. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1–1/2" AND CONFORM TO AASHTO M213.
9. REFER TO CURB AND GUTTER DETAILS FOR APPROPRIATE CURB CONFIGURATION AND GUTTER DIMMENSIONS.
10. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
11. PRIOR TO AND DURING PLACEMENT OF PAVEMENT IN FRONT OF INLETS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES. THE METHODS USED FOR THIS WORK SHALL BE APPROVED BY THE ENGINEER.
12. LIMIT DEFLECTION TO 60 DEGREES. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER/SIZE.
13. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'–0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
14. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4–7% AIR ENTRAINMENT.
15. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
16. 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".
17. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.
18. DROP INLETS MUST MEET THE CITY OF SPRINGDALE STANDARD DETAILS.

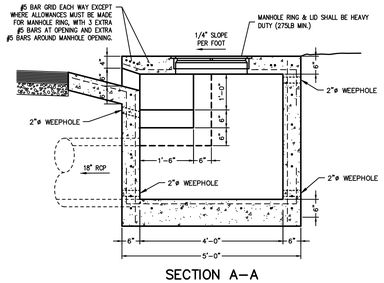
STRUCTURE SIZE TABLE	
INSIDE DIMENSION OF INLET	PIPE DIAMETER
4 FEET	18"
5 FEET	21" TO 42"
6 FEET	60" OR GREATER



4'–0" EXTENSION



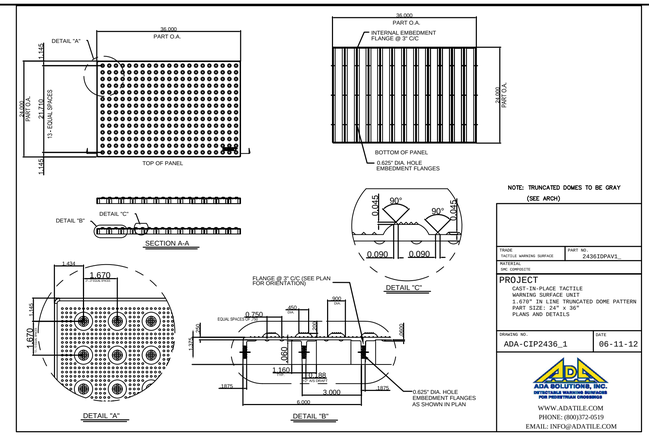
NOTCH FOR SIDEWALKS



SECTION A–A

TYPICAL DROP INLET

NOT TO SCALE



NOTE: TRUNCATED DOMES TO BE GRAY (SEE ARCH)

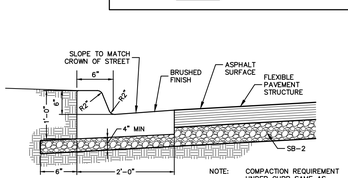
TRADE	PART NO.
TACTILE WARNING SURFACE	24361DPAV1_

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.	DATE
ADA-CIP2436_1	06-11-12

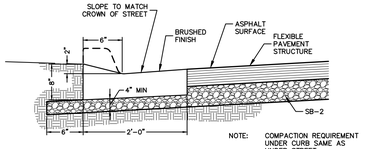
ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES FOR PEDESTRIAN CROSSINGS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER

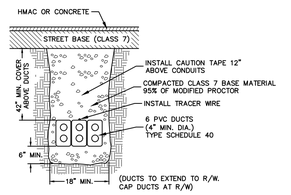
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

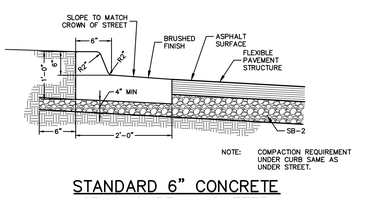
MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



TYPICAL SECTION 6–4" UTILITY DUCTS

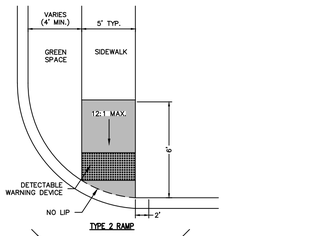
NOT TO SCALE



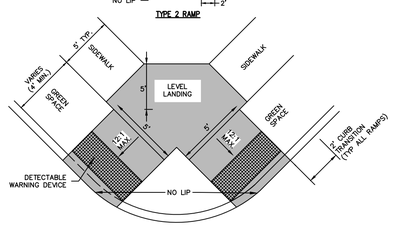
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

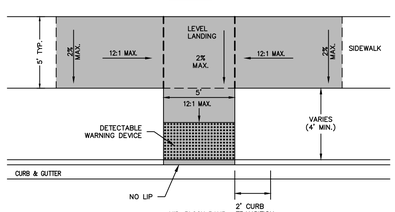
NOT TO SCALE



TYPE 2 RAMP



TYPE 1 RAMP



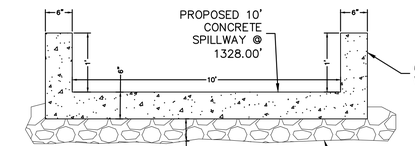
MID–BLOCK RAMP

HANDICAP RAMP DETAILS

NOT TO SCALE

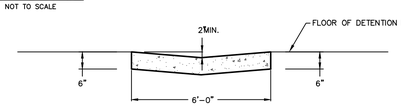
NOTES:

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 THE LOCATIONS WHERE RAMPS CROSS A CURB.



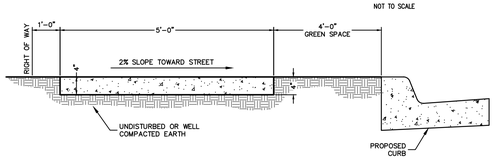
BROAD CRESTED WEIR DETAIL

NOT TO SCALE



TYPICAL CONCRETE TRICKLE CHANNEL

NOT TO SCALE

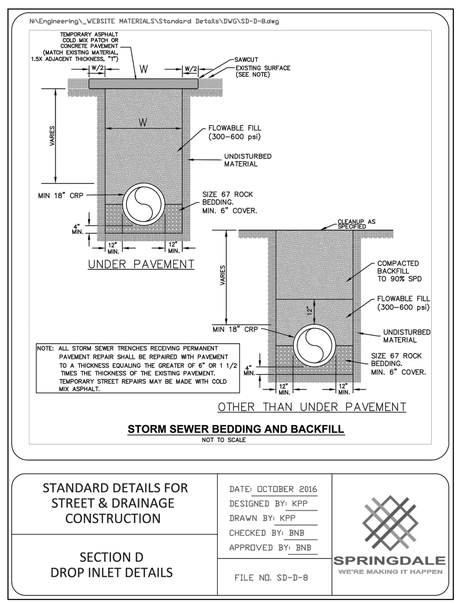


NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

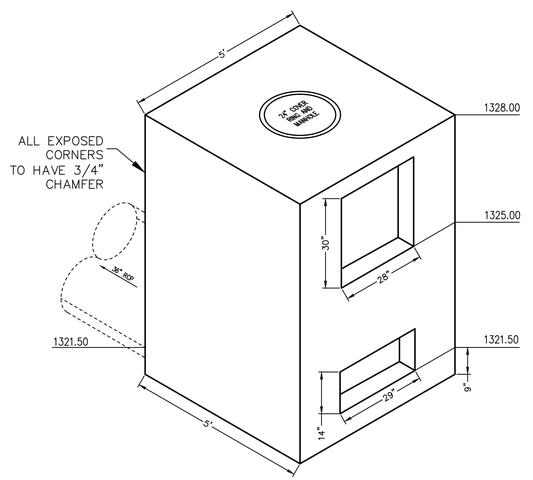


STORM SEWER BEDDING AND BACKFILL

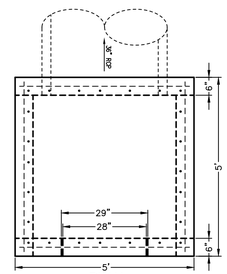
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016
	DESIGNED BY: KPP
	DRAWN BY: KPP
	CHECKED BY: BNB
	APPROVED BY: BNB
SECTION D DROP INLET DETAILS	FILE NO. SD–D–8

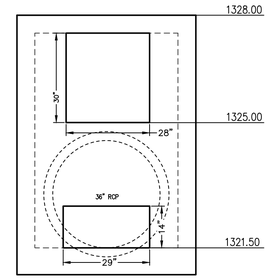
SPRINGDALE
WE'RE MAKING IT HAPPEN



LEFT ISOMETRIC VIEW



PLAN



FRONT ELEVATION

OUTLET STRUCTURE–POND A

TYPICAL DETAIL
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
2100 SOUTH 48TH STREET
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2015 ESI ENGINEERING SERVICES, INC. 12/31/15 02:02 PM
C:\ESI\2021 CLAYTON ST BUSINESS PARK\STRUCT\2021TYPICAL DETAIL.DWG

SCALE: N.T.S.
DATE: JUNE 2021
ENGINEER: BAM
DRAWN BY: JRC
W.O. #: 15937

L21–12

11

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'-8"
36"	5'-0"
42"	5'-8"
48"	6'-0"

TRENCH WIDTH SCHEDULE

NOTES:

TRENCH WIDTH SHALL BE AS SET FORTH IN ANSI/AWWA B00, INCLUDED AS THE TABLE ABOVE. ADDITIONAL TRENCH WIDTH WIDTHS MAY BE NECESSARY FOR THE PLACEMENT OF A TRENCH SUPPORT SYSTEM OR AS OTHERWISE REQUIRED

TYPICAL PIPE TRENCH

N.T.S.

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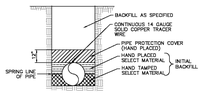
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

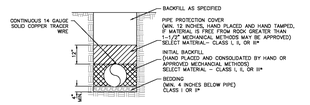
DRAWN BY: JNK | DRAWING NO: S-17 | DATE: MARCH 2008



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 W-1, "TRACER WIRE CONNECTION POINT" FOR TRACER WIRE POINT 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

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

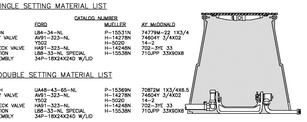
DRAWN BY: TLS | DRAWING NO: S-18 | DATE: AUGUST 2014

SINGLE SETTING MATERIAL LIST

QTY	DESCRIPTION	CATALOG NUMBER FORD	MUELLER	AY McDONALD
1	INLET CONNECTION	LB4-34-NL	H-15531N	74779W-22 1X3/4
1	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4KO2
1	YOKE SWIVEL	Y502	H-15331	14-J
1	YOKE ANGLE CHECK VALVE	HA87-323-NL	H-14248N	702-3YF 33
1	OUTLET CONNECTION	LB8-33-NL SPECIAL	H-15538N	710JPP 33X90X8
1	METER BOX ASSEMBLY	34P-1B24X24O W/LID		

DOUBLE SETTING MATERIAL LIST

1	ANGLE U BRANCH	UA48-43-65-NL	H-15569N	70872W 1X3/4X6.5
2	YOKE ANGLE KEY VALVE	AV81-323-NL	H-14278N	74604Y 3/4KO2
2	YOKE SWIVEL	Y502	H-15331	14-J
2	YOKE ANGLE CHECK VALVE	HA87-323-NL	H-14248N	702-3YF 33
1	METER BOX ASSEMBLY	34P-1B24X24O W/LID	H-15538N	710JPP 33X90X8



TYPICAL 5/8" DOUBLE METER SETTING

YOKE ASSEMBLY, 5/8" X 3/4" METER
3/4" COPPER OR PE PU TO 3/4" 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-23-NL ARE PROVIDED BY THE DEPARTMENT.

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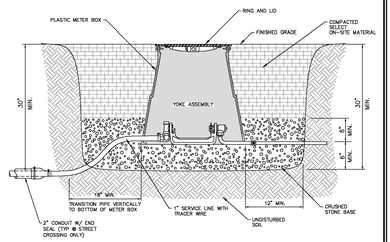
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-25 | 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

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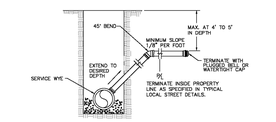
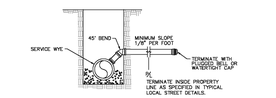
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-23 | DATE: OCTOBER 2014



RISER FROM DEEP MAIN



NORMAL DEPTH

SEWER SERVICE CONNECTIONS

N.T.S.

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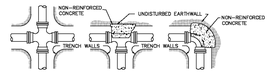
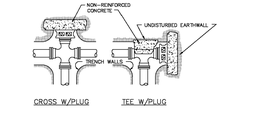
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-7 | DATE: MARCH 2008



CROSS TEE 90° BEND
45° BEND SIMILAR
22 1/2° BEND SIMILAR



CROSS W/PLUG TEE W/PLUG

REACTION BACKING TABLE				
SIZE	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"	4	5	3	2
10"	7	8	4	2
12"	10	10	5	3
14"	12	13	7	4
16"	17	17	9	5
18"	21	21	12	6
20"	26	26	14	8
24"	38	38	20	10
30"	59	59	32	16
36"	85	85	46	23

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 LBS/SQ.FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY THE ENGINEER.

REACTION BACKING

N.T.S.

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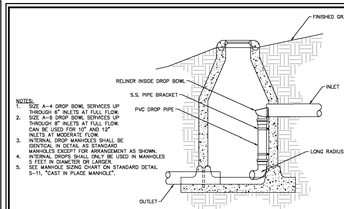
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-3 | DATE: MARCH 2008



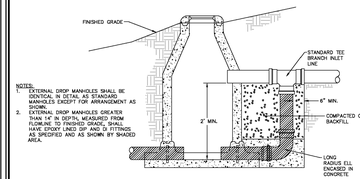
NOTES:

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. INTERNAL DROPS SHALL BE VERTICAL IN OR NEAR AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
4. INTERNAL DROPS SHALL ONLY BE USED IN MANHOLES 5 FEET IN DIAMETER OR LARGER.
5. SEE MANHOLE SIZING CHART ON STANDARD DETAIL S-11, "CAST IN PLACE MANHOLE".

INTERNAL DROP MANHOLE

(USING RELINER-DURAN INC. DROP BOWL TYPE "A")

N.T.S.



NOTES:

1. EXTERNAL DROP MANHOLES SHALL BE ECCENTRIC, AS DETAILED IN DETAIL AS STANDARD MANHOLES EXCEPT FOR ARRANGEMENT AS SHOWN.
2. EXTERNAL DROP MANHOLES GREATER THAN 24" IN DEPTH, MEASURED FROM INVERT OF FLOWLINE TO FINISHED GRADE, SHALL HAVE EPOXY LINED DIP AND DI FITTINGS AS SPECIFIED AND AS SHOWN BY SHADED AREA.

EXTERNAL DROP MANHOLE

N.T.S.

SPRINGDALE WATER UTILITIES

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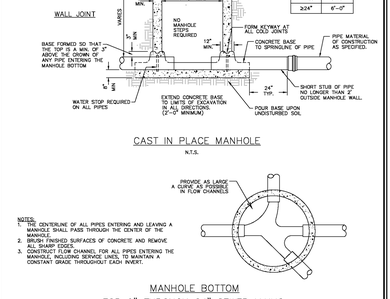
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-12 | DATE: AUGUST 2014



NOMINAL PIPE SIZE	MINIMUM MANHOLE DIAMETER
≤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

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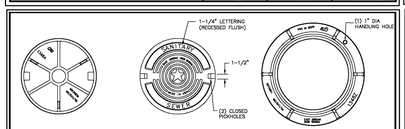
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: TLS | DRAWING NO: S-11 | DATE: 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: 140 LBS
FRAME: 140 LBS
MINIMUM COMBINED WEIGHT: 280 LBS
(SEE SPECS FOR ADDITIONAL REQUIREMENTS)

SPRINGDALE WATER UTILITIES

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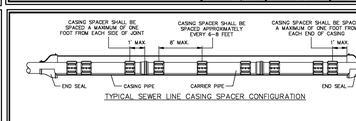
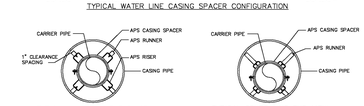
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: JNK | DRAWING NO: S-16 | DATE: MARCH 2008



TYPICAL SEWER LINE CASING SPACER CONFIGURATION

TYPICAL WATER LINE CASING SPACER CONFIGURATION



TYPICAL WATER LINE END VIEW TYPICAL SEWER LINE END VIEW

ENCASEMENT DETAILS

N.T.S.

NOTES:

1. SPACERS SHALL BE MODEL SSI OR SSM 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
   - 36" 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 DI CARRIER PIPE MUST HAVE FIELD LOCK GASKETS INSTALLED WITHIN THE CASING PIPE.

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
3"	3.96	4.80	10"
4"	6.00	13.32	16"
6"	13.20	15.62	20"
8"	13.20	17.88	24"
10"	15.30	20.00	24"
12"	17.40	22.30	30"
14"	19.50	24.26	30"
16"	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.

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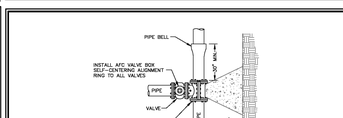
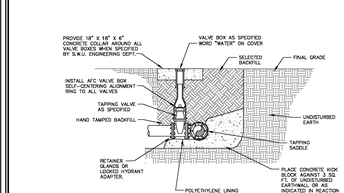
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KM/JNK | DRAWING NO: S-31 | DATE: MARCH 2008



PLAN VIEW



PROFILE VIEW

TAPPING SADDLE & VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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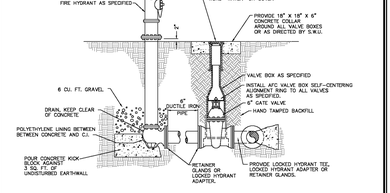
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: CAC | DRAWING NO: S-5 | DATE: AUGUST 2014



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES

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STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY: KMI | DRAWING NO: S-1 | DATE: MARCH 2008

ENGINEERING SERVICES INC.
2 N. GRADUATE DR. MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

WATER AND SEWER TYPICAL DETAILS
CLAYTON ST BUSINESS PARK
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: JUNE 2021

ENGINEER: BAM
DRAWN BY: CPL

W.O. #: 15937

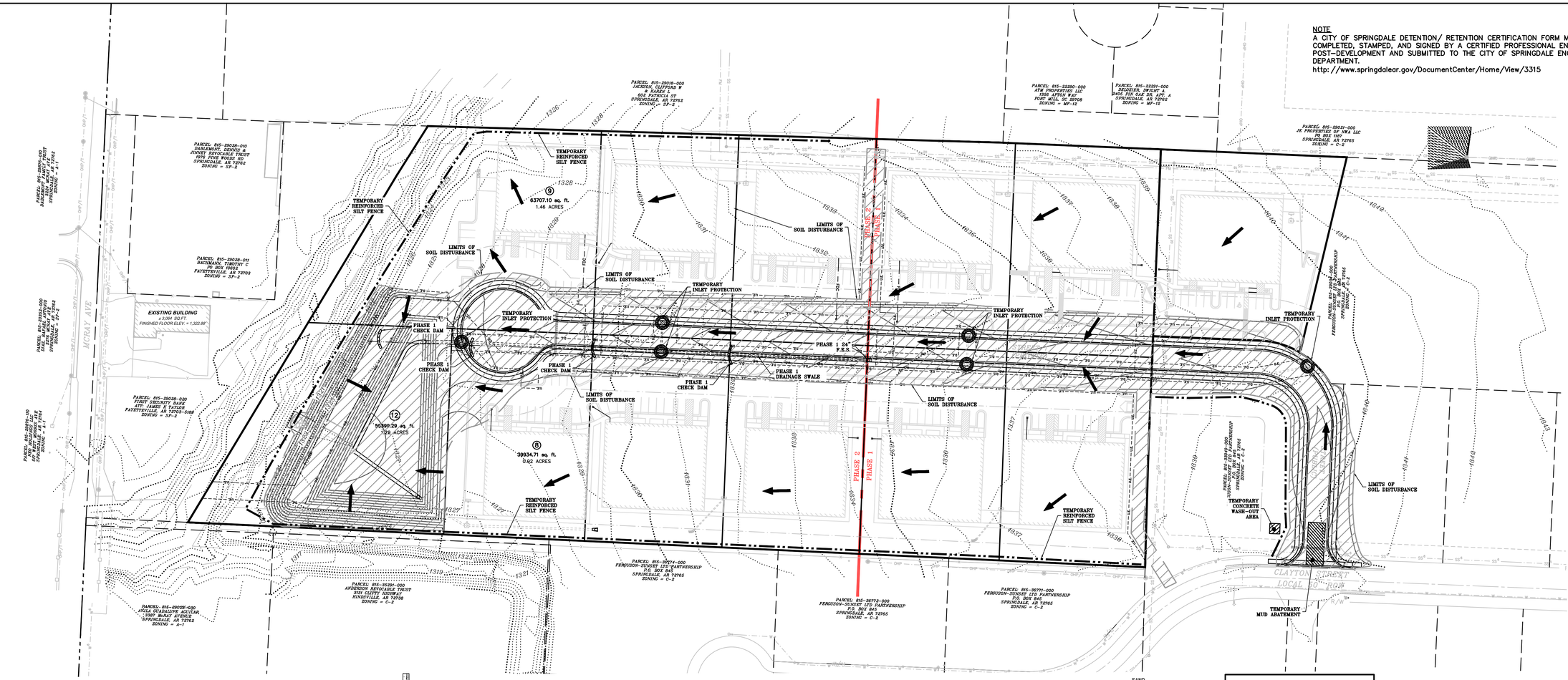
© COPYRIGHT 2015, ENGINEERING SERVICES INC.

L:\2021\15937\Clayton St Business Park\Final Sheets\15937-PLAN DETAILS.dwg 10/27/15, 10:32:31 PM

L21-12

12

NOTE
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


PARCEL: 815-29038-010
DABLEMONT, DENNIS &
JINNEY REVOCABLE TRUST
1976 PINE WOODS RD
SPRINGDALE, AR 72762
ZONING = SF-2
PARCEL: 815-29038-011
BACHMANN, TIMOTHY C
PO BOX 10604
FAYETTEVILLE, AR 72703
ZONING = SF-2
EXISTING BUILDING
± 1,044 SQ FT
FINISHED FLOOR ELEV = 1,322.88'
PARCEL: 815-29038-020
FIRST SECURITY BANK
ATT: JAMES E TAYLOR
FAYETTEVILLE, AR 72703-5188
ZONING = SF-2
PARCEL: 815-29038-030
AVILA GUADALUPE AGUILAR
1380 MCRAY AVENUE
SPRINGDALE, AR 72762
ZONING = A-1
PARCEL: 815-29038-000
JACKSON, CLIFFORD W
& KAREN L
605 PATRICIA ST
SPRINGDALE, AR 72762
ZONING = SF-2
PARCEL: 815-22290-000
ATM PROPERTIES LLC
1 CLAYTON WAY
POST MILL, TX 78708
ZONING = MF-12
PARCEL: 815-22291-000
DELGADO, ENRIQUE
2405 PIN OAK CIR, APT. A
SPRINGDALE, AR 72762
ZONING = MF-12
PARCEL: 815-29021-000
JK PROPERTIES OF NWA LLC
PO BOX 1187
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-29021-010
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-29074-000
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-35291-000
ANDERSON REVOCABLE TRUST
3191 CLIFTY HIGHWAY
HINDSVILLE, AR 72738
ZONING = C-2
PARCEL: 815-29026-030
AVILA GUADALUPE AGUILAR
1380 MCRAY AVENUE
SPRINGDALE, AR 72762
ZONING = A-1
PARCEL: 815-36772-000
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-36771-000
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-29021-020
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
PARCEL: 815-29021-030
FERGUSON-SUNSET LTD PARTNERSHIP
P.O. BOX 845
SPRINGDALE, AR 72765
ZONING = C-2
MCRAY AVE
CLAYTON STREET
LOCAL ROAD
ROW
TEMPORARY REINFORCED SILT FENCE
TEMPORARY INLET PROTECTION
LIMITS OF SOIL DISTURBANCE
PHASE 1 CHECK DAM
PHASE 1 24" P.E.S.
PHASE 1 DRAINAGE SWALE
PHASE 1
PHASE 2
9
63707.10 sq. ft.
1.46 ACRES
12
56399.29 sq. ft.
1.29 ACRES
8
39934.71 sq. ft.
0.92 ACRES
TEMPORARY CONCRETE WASH-OUT AREA
TEMPORARY MUD ABATEMENT
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0 60 120 240 360 480 Feet

N

For Location Reference Only

FILE NO. PP21-12
APPLICANT: ESI
REQUEST: Preliminary Plat for Clayton Street Business Park

PLANNING COMMISSION MEETING
July 6, 2021

PP21-12

B21-53 (A)

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-16-21

Date Accepted as Complete: _____ Project Number: B21-53 (A)

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Engineering Services, Inc.	Name: Clayton Street LLC
E-mail: dbutler@engineeringservices.com	E-mail: c/o dbutler@engineeringservices.com
Address: 1207 S Old Missouri Rd Springdale, AR 72765	Address: c/o 1207 S Old Missouri Rd Springdale, AR 72765
Phone: 479-751-8733	Phone: c/o 479-751-8733
Site/ Location: 11.98 Acres on the East Side of Clayton Street	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29028-021	Rezone required: No
	Total Acreage: 11.98

Variance requested: (attach visual representation of request)

A variance of the Master Street Plan for the proposed dead end street to be Longer than 800 feet in length. The proposed street is 1,228 feet in length.

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

There is no other way to have through access for this property. The only access is through Clayton Street.

PP21-12
B21-53 (A)

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 this property to be developed.

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) Daniel Butler

DATE: 06-16-2021

PP21-12
B21-53 (B)

SPRINGDALE™
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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-16-21

Date Accepted as Complete: _____ Project Number: B21-53 (B)

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Engineering Services, Inc.	Name: Clayton Street LLC
E-mail: dbutler@engineeringservices.com	E-mail: c/o dbutler@engineeringservices.com
Address: 1207 S Old Missouri Rd Springdale, AR 72765	Address: c/o 1207 S Old Missouri Rd Springdale, AR 72765
Phone: 479-751-8733	Phone: c/o 479-751-8733
Site/ Location: 11.98 Acres on the East Side of Clayton Street	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29028-021	Rezone required: No
	Total Acreage: 11.98

Variance requested: (attach visual representation of request)

A variance to be able to develop a private road with a 30' access easement rather than dedicate the road as public.

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

Due to the limited width of the property, there is not enough room for trucks to maneuver without utilizing the proposed street. Therefore a variance is requested for the street within the development to be private so the trucks can use the road for access and maneuvering.

PP21-12
B21-53 (B)

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 this property to be developed.

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) Daniel Butler

DATE: 06-16-2021

FILE NO. B21-53
APPLICANT: ESI
REQUEST: Variance Request Clayton Street Business Park

PLANNING COMMISSION MEETING
July 6, 2021

N
0 60 120 240 360 480
Feet
For Location Reference Only

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **PP21-13** **Preliminary Plat** **Hylton Road Subdivision Phase II**

Planning Comments:

1. Done

Engineering Summary:

- Street section does not match MSP local street section
  - 6' greenspace needed on local streets
- Remove modified curb

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
   - *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
     - Requires a 1"=200' minimum scale 2-foot contour map.
     - Show existing and proposed contours.
     -
2. **Chapter 106 – Stormwater Drainage**
   - **Show drainage easement around the swale on the north side of lots 68-71.**
   - **Show drainage easement around the swale on the south side of lots 82-96.**
   - **Drainage easement around pipes should be 20', 10' on either side of the centerline.**

- **See easement that runs between lots 55 and 56 and easement that runs between lots 94 and 95.**
- **If these pipes are not sized for the 100 year storm, there should be a swale on the top of the pipe.**
- **All lots that are adjacent to swales need a FFE set at least 1 ft above the swales' 100 year WSE.**
- **Easement on the east side of lots 97-100 – should this be drainage? Looks like just utilities.**

3. **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.
  - 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.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

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

(Ord. No. 3258, § 1, 11-12-02)

- **Sidewalk along west side of Hylton Road;:**
  - **When jogging around existing power pole, use as smooth a transition as possible.**
  - **Pedestrian access easement will be required for any portion of sidewalk that is outside of the ROW.**
  - **Can the utility pole that conflicts with the sidewalk along Hylton Road be relocated?**
- **Label ROW within subdivision.**
- **Verify the boundaries of new asphalt along the Hylton frontage. Will Hylton be fully paved to this frontage and for the frontage itself?**
- **6' greenspace needed on local streets.**
- **Label ADA ramps on phase 2.**
- **ADA ramps needed at all intersections.**
- **Modified curb not needed on local streets.**
- **Signage plan needed.**

5. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.
- *112.3 (3) - Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.

- *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

6. **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.
- *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 insure that access is maintained.**

7. **Other:**
        - **There are 2 lots numbered 82.**

- *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.

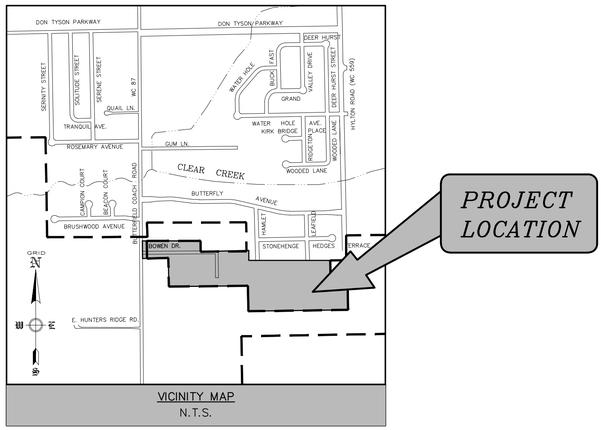
- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

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 LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479-750-8190

NOTE :

"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."

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG!



VICINITY MAP
N.T.S.

PLANS FOR

PRELIMINARY PLAT

FOR THE

HYLTON PLACE SUBDIVISION PHASE 2

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-13

June 17, 2021

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
1	OVERALL LAYOUT
2	PRELIMINARY PLAT
3	TYPICAL DETAILS
4	STORM WATER POLLUTION PREVENTION PLAN
5	STORM WATER POLLUTION PREVENTION DETAILS

OWNER/ DEVELOPER : HYLTON ROAD REAL ESTATE, LLC
P.O. BOX 282
SPRINGDALE, AR 72765

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING : SF-2

PROPOSED ZONING : SF-2

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

NET AREA: 32.19 ACRES

GROSS AREA: 31.86 ACRES

PROPOSED LOTS: 101 (98 BUILDABLE)
2 DETENTION AREAS
1 POA LOT

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

1) 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.

PARCEL No: **815-36207-100, 815-36207-300, 815-36207-500, 815-36206-400, 815-36207-600**

LEGAL DESCRIPTION:

A PART OF THE NORTH-HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE TWENTY-NINE WEST (R-29-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING A FOUND MAGNETIC NAIL; THENCE ALONG THE WEST LINE SAID NORTH-HALF, S02°22'14"W A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, S87°26'22"E A DISTANCE OF 699.63 FEET TO A POINT; THENCE S02°23'50"W A DISTANCE OF 133.00 FEET TO A POINT; THENCE S87°05'00"E A DISTANCE OF 625.36 FEET TO A POINT; THENCE S02°21'08"W A DISTANCE OF 129.52 FEET TO A POINT; THENCE S87°12'57"E A DISTANCE OF 1,093.27 FEET TO A POINT; THENCE S03°05'53"W A DISTANCE OF 329.45 FEET TO A POINT; THENCE S87°08'14"E A DISTANCE OF 233.34 FEET TO A POINT; THENCE S02°34'51"W A DISTANCE OF 320.95 FEET TO A POINT; THENCE N87°40'46"W A DISTANCE OF 1,321.00 FEET TO A POINT; THENCE N02°21'08"E A DISTANCE OF 333.03 FEET TO A POINT; THENCE N87°21'53"W A DISTANCE OF 1,047.00 FEET TO A POINT; THENCE N02°24'28"E A DISTANCE OF 381.75 FEET TO A POINT; THENCE N88°00'16"W A DISTANCE OF 278.31 FEET TO THE WEST LINE OF SAID NORTH-HALF OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE ALONG SAID WEST LINE N02°22'14"E A DISTANCE OF 214.42 FEET TO THE POINT OF BEGINNING, CONTAINING 31.86 ACRES (1,387,881 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF ACCURACY:

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.

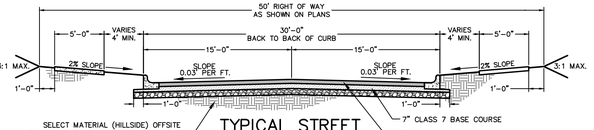
CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. — 131 — ARKANSAS • ENGINEER

REGISTERED — STATE OF ARKANSAS — NO. 1156 — SIGNATURE — CRAIG D. WALKER — PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

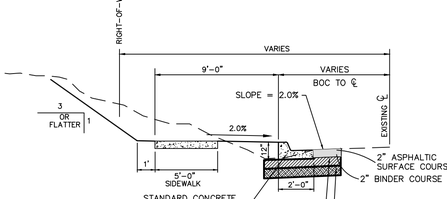
NOTES :

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG HYLTON ROAD SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
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 TO THE 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. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. LOTS 82 IS TO BE USED FOR A DETENTION POND. THE ENTIRETY OF THE LOT IS A DRAINAGE EASEMENT.
13. THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
14. NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE.
15. LOTS 62, 63 SHALL NOT HAVE ACCESS TO HYLTON ROAD.
16. 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 A HEAVY EQUIPMENT, STOCKPILES AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
18. 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 FO SPRINGDALE ENGINEERING DEPARTMENT.
19. 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.
20. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
21. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
22. PLEASE BE ADVISED THAT BOTH THE EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.



TYPICAL STREET SECTION

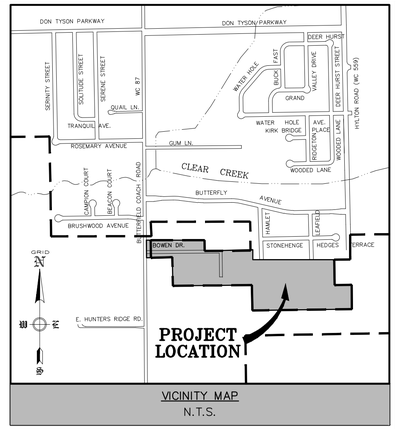
NOT TO SCALE



NOTE: ALL STREETS AND SIDEWALKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 90 - STREETS AND SIDEWALKS.

*STREET SECTION TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.

HYLTON/ BUTTERFIELD COACH ROAD WIDENING



VICINITY MAP

N.T.S.

OWNER/ DEVELOPER : HYLTON ROAD REAL ESTATE, LLC
P.O. BOX 282
SPRINGDALE, AR 72765

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING : SF-2

PROPOSED ZONING : SF-2

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

NET AREA: 32.19 ACRES
GROSS AREA: 31.86 ACRES

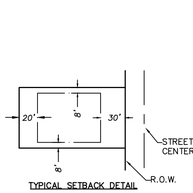
PROPOSED LOTS: 101 (98 BUILDABLE)
2 DETENTION AREAS
1 POA LOT

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX RIGHT-OF-WAY
- EASEMENT LINE
- EX. ROAD CENTERLINE
- 1300 EX. CONTOUR
- PROPOSED CONTOUR
- EX. FENCE LINE
- OHP/C EX. OVERHEAD POWER AND CABLE LINE
- OHP/T EX. OVERHEAD POWER AND TEL. LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. GAS METER
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. MANHOLE
- PROP. SEWER MAIN
- PROP. WATER MAIN
- PROP. STORM STRUCTURE
- PROP. STORM PIPE
- PROP. SEWER SERVICE
- PROP. WATER METER ASSEMBLY



TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 60'

0 30' 60' 120'

PP21-13

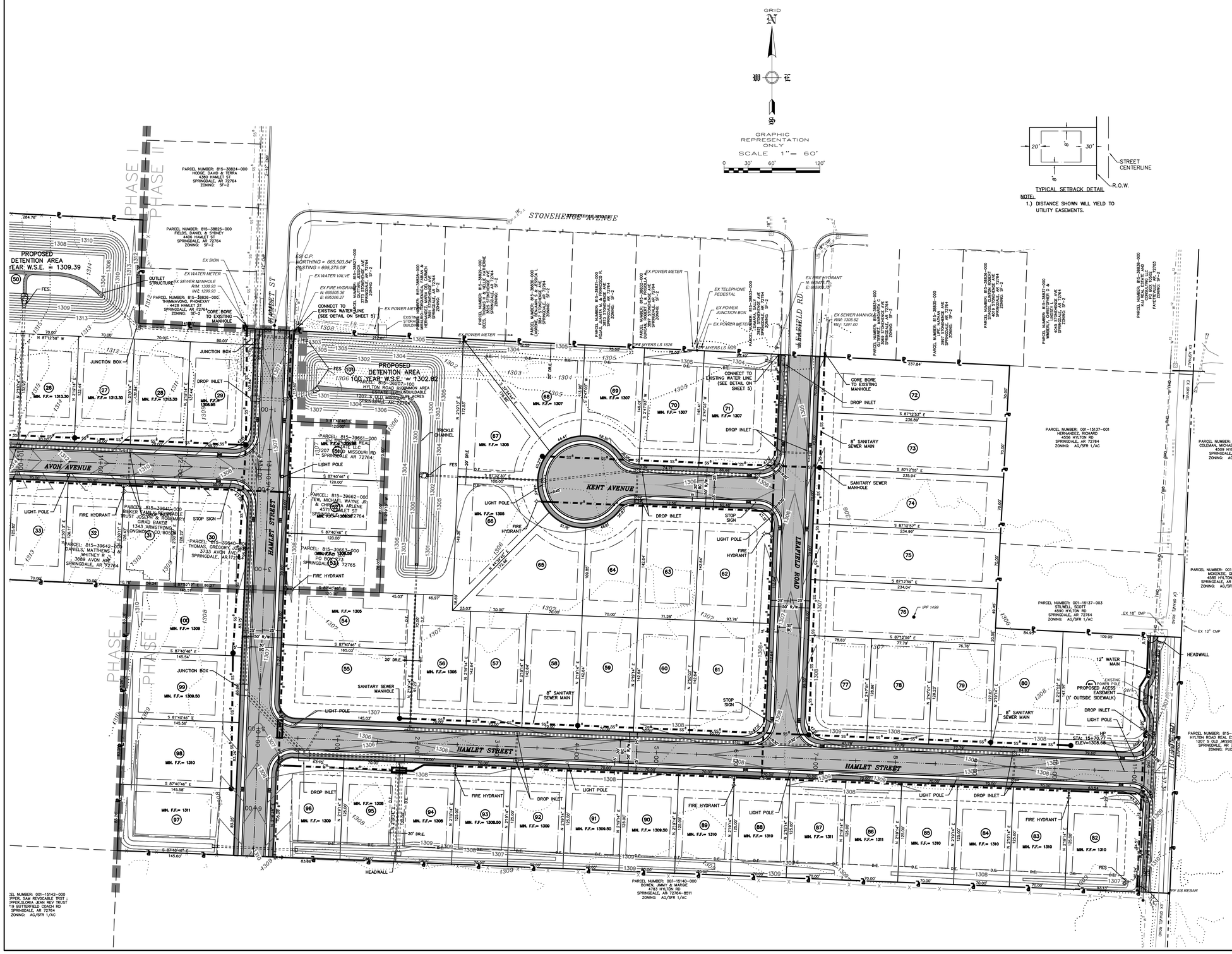
ENGINEERING SERVICES • INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

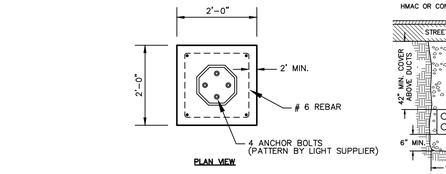
OVERALL SITE PLAN
HYLTON PLACE SUBDIVISION PH2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

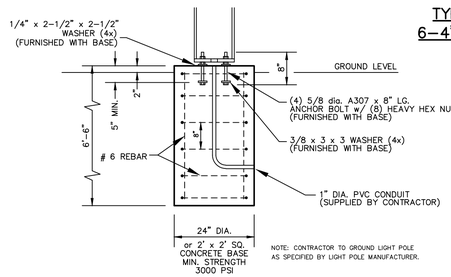
SCALE: 1"=60'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 18943

1


GRID
N
W
E
S
GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'
20' 8' 30'
STREET CENTERLINE
R.O.W.
8'
TYPICAL SETBACK DETAIL
NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.
PHASE I
PHASE II
PHASE III
STONEHENGE AVENUE
HAMLET ST
AVON AVENUE
HAMLET STREET
KENT AVENUE
LEAHILD ROAD
PROPOSED DETENTION AREA REAR W.S.E. = 1309.39
PROPOSED DETENTION AREA W.S.E. = 1302.82
PARCEL: 815-36207-100
HILTON ROAD RIGHTMON AREA ESTATE LLC UNBUILDABLE
1207 S OLD MISSOURI RD 0.25 ACRES
SPRINGDALE, AR 72764
PARCEL NUMBER: 815-38824-000
HODGE, DAVID & TERRA
4380 HAMLET ST
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38825-000
FIELDS, DANIEL & SYDNEY
4406 HAMLET ST
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38826-000
THAMMAVONG, PHONEAKH
4428 HAMLET ST
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL: 815-39642-000
DANIELS, MATTHEW S
WHITNEY R
3689 AVON AVE
SPRINGDALE, AR 72764
PARCEL: 815-39641-000
BIKER FAMILY REVOCABLE TRUST JOSEPH & TOSHIA MARY GIRAD BAKER
1343 ARMSTRONG W LONGMONT, CO 80503
PARCEL: 815-39640-000
THOMAS, GREGORY
3733 AVON AVE
SPRINGDALE, AR 72764
PARCEL: 815-39662-000
TEW, MICHAEL WAYNE JR & CHRISTINA ARLENE
4571 HAMLET ST
SPRINGDALE, AR 72764
PARCEL: 815-39663-000
PO BOX 573
SPRINGDALE, AR 72765
PARCEL: 815-39661-000
HILTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE AR 72764
PARCEL NUMBER: 815-38827-000
3773 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38828-000
MIRANDA-RODRIGUEZ, FABIAN A
3801 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38829-000
KEES, THOMAS H & HEIDI KATHERINE
3825 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38830-000
CAPOBIANCHI, BENJAMIN A & JESSICA L
3845 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38831-000
ROMAS, JANETH M & FRANCISCO R.
3865 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38832-000
RINCON, ROBERT E & ANGELA
3885 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38833-000
3905 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38834-000
STAGG, CLINTON ROBERT
3925 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38835-000
3945 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 815-38836-000
CORDELL, TYLER J
4000 E HUNTSVILLE AVE
FAYETTEVILLE, AR 72703
ZONING: SF-2
PARCEL NUMBER: 815-38837-000
WARNER, TURNER D & MARIE LOUISE
3965 STONEHENGE AVE
SPRINGDALE, AR 72764
ZONING: SF-2
PARCEL NUMBER: 001-15137-001
HERNANDEZ, RICHARD
4056 HYLTON RD
SPRINGDALE, AR 72764
ZONING: AG/SFR 1/AC
PARCEL NUMBER: 001-15086
COLEMAN, MICHAEL FAMILY TI
4509 HYLTON RD
SPRINGDALE, AR 72764
ZONING: AG/SFR 1/AC
PARCEL NUMBER: 001-15085-00
MCKENZIE, GENE
4585 HYLTON RD
SPRINGDALE, AR 72764
ZONING: AG/SFR 1/AC
PARCEL NUMBER: 001-15137-003
STILWELL, SCOTT
4590 HYLTON RD
SPRINGDALE, AR 72764
ZONING: AG/SFR 1/AC
PARCEL NUMBER: 815-36188-900
HYLTON ROAD REAL ESTATE LLC
1207 S OLD MISSOURI RD
SPRINGDALE, AR 72764
ZONING: PUD
PARCEL NUMBER: 001-15140-000
BOWEN, JIMMY & MARGIE
4783 HYLTON RD
SPRINGDALE, AR 72764-8511
ZONING: AG/SFR 1/AC
PARCEL NUMBER: 001-15142-000
SPEER, SAM REVOCABLE TRST ;
SPEER,GLORIA JEAN REV TRST
19 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764
ZONING: AG/SFR 1/AC
EX SIGN
EX WATER METER
EX SEWER MANHOLE
RIM: 1308.93
INV: 1299.93
EX WATER VALVE
EX FIRE HYDRANT
N: 665505.36
E: 695306.27
CONNECT TO EXISTING WATER LINE (SEE DETAIL ON SHEET 5)
EX POWER METER
EXISTING STORAGE BUILDING
CORE BORE TO EXISTING MANHOLE
OUTLET STRUCTURE
FES
JUNCTION BOX
DROP INLET
TRICKLE CHANNEL
LIGHT POLE
FIRE HYDRANT
STOP SIGN
SANITARY SEWER MANHOLE
8" SANITARY SEWER MAIN
HEADWALL
EX TELEPHONE PEDESTAL
EX POWER JUNCTION BOX
EX FIRE HYDRANT
N: 665618.75
E: 695308.75
EX SEWER MANHOLE
RIM: 1305.52
INV: 1291.00
CORE BORE TO EXISTING MANHOLE
CONNECT TO EXISTING WATER LINE (SEE DETAIL ON SHEET 5)
IRF 1499
EX 18" CMP
EX 12" CMP
12" WATER MAIN
EXISTING POWER POLE
PROPOSED ACESS EASEMENT (1' OUTSIDE SIDEWALK)
STA: 154+70.77
ELEV=1308.68
PPF 5/8 REBAR
EX OWL ROAD
OFF MYERS LS 1626
20' D.E.
20' DRAINAGE EASEMENT
50' R/W
S 87°40'46" E 120.00'
S 87°40'46" E 165.03'
S 87°40'46" E 145.54'
S 87°40'46" E 145.56'
S 87°40'46" E 145.60'
S 87°12'53" E 236.89'
S 87°12'55" E 235.94'
S 87°12'57" E 234.99'
S 87°12'59" E 234.04'
N 87°12'58" W 284.76'
N 87°12'58" W 70.00'
N 87°12'58" W 80.00'
S 87°23'30" E 100.00'
S 87°23'30" E 64.44'
S 87°23'30" E 58.30'
S 87°23'30" E 72.56'
S 24°07'07" W 145.41'
S 24°07'07" W 145.41'
S 24°07'07" W 145.41'
N 29°29'31" E 172.35'
N 29°29'31" E 132.44'
N 29°29'31" E 132.44'
N 29°29'31" E 132.44



PLAN VIEW

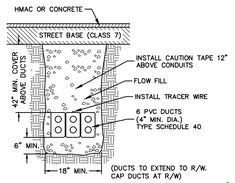


NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

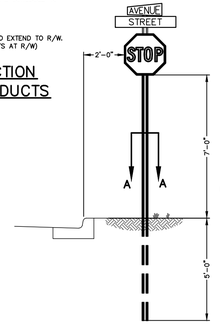
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE

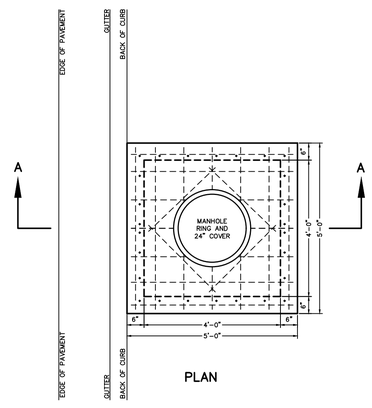


SECTION A-A
U-CHANNEL SIGN SUPPORT

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

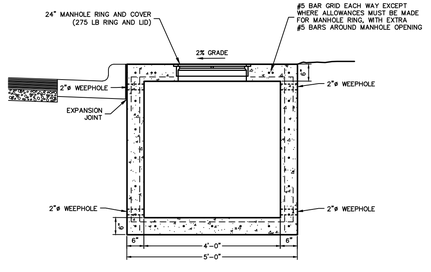
NOT TO SCALE



PLAN

NOTES:

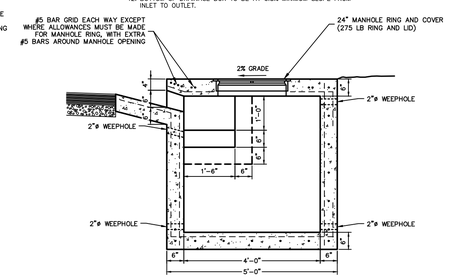
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER 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

TYPICAL JUNCTION BOX

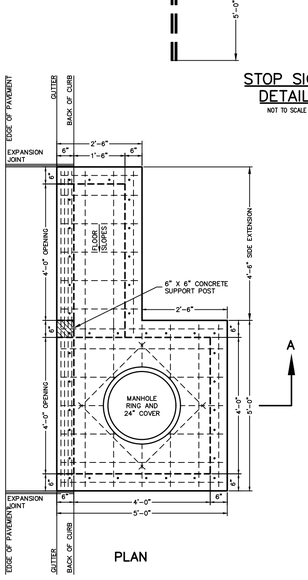
NOT TO SCALE



SECTION A-A

TYPICAL DROP INLET

NOT TO SCALE



PLAN

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2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
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7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
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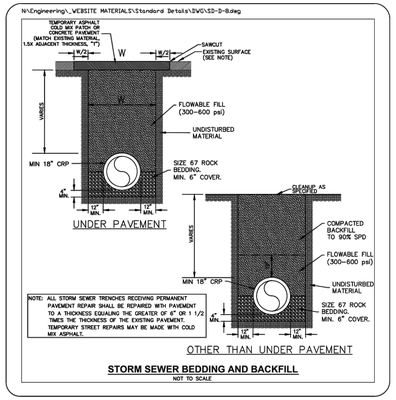
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.

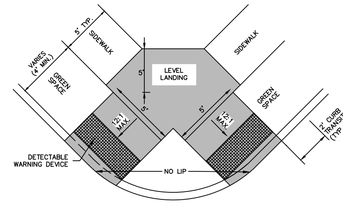


STORM SEWER BEDDING AND BACKFILL

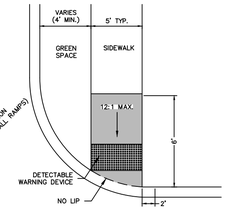
NOT TO SCALE

STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016
	DESIGNED BY: KPP
	DRAWN BY: KPP
	CHECKED BY: BNB
	APPROVED BY: BNB
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

SPRINGDALE
WE'RE MAKING IT HAPPEN



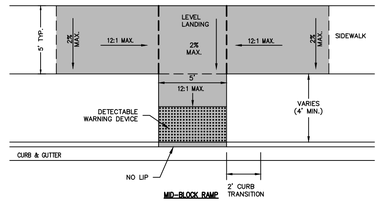
TYPE 1 RAMP



TYPE 2 RAMP

NOTES:

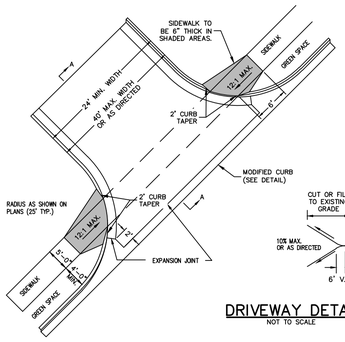
1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1. THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
2) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
3) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



MID-BLOCK RAMP

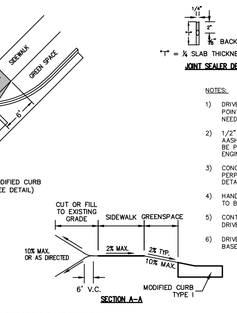
HANDICAP RAMP DETAILS

NOT TO SCALE

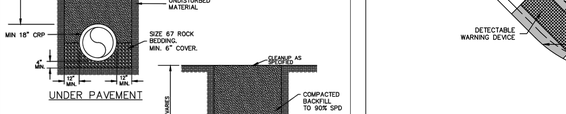


DRIVEWAY DETAIL

NOT TO SCALE



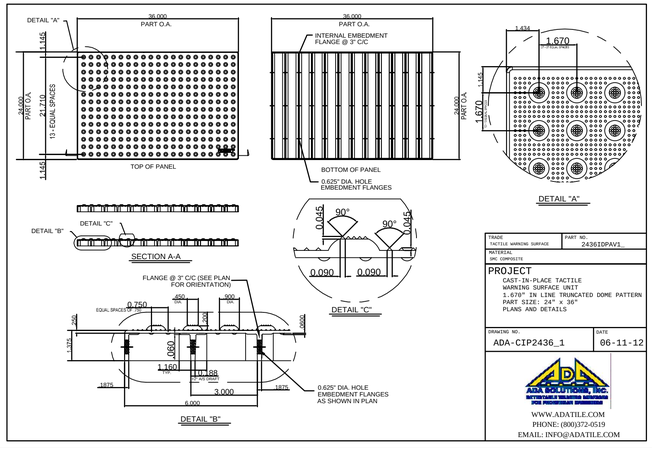
SECTION A-A



TYPICAL SECTION STREET A

NOT TO SCALE

ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



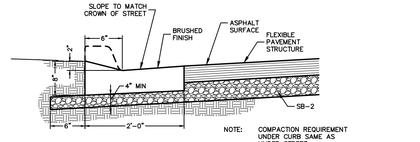
TRADE: TACTILE WARNING SURFACE	PART NO.: 24361DPAV1_
MATERIAL: GRC COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.676" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC
DETECTABLE WARNING SURFACES
FIRE PROTECTION SYSTEMS
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM

JOINT SEALER DETAIL

NOTES:

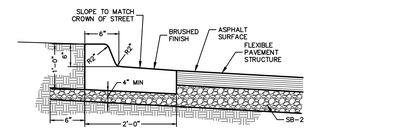
1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS 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.



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER

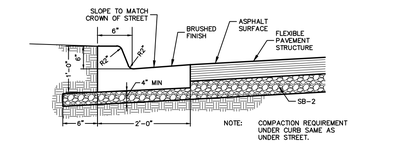
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER

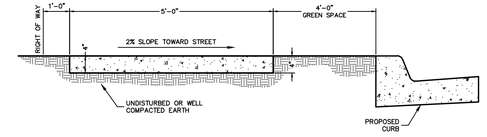
NOT TO SCALE



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

TYPICAL DETAILS
HYLTON PLACE SUBDIVISION PH2
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1703 N. 48TH STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 - ENGINEERING SERVICES INC. 6/17/2021 7:33:41 AM
P:\PROJECTS\HYLTON PLACE SUBDIVISION PH2\CAD\DETAILS\DETAILS.DWG

SCALE: NTS
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: TOE
W.O. #: 18943

PP21-13

3

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 IS 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.

12.) COURSE AGGREGATE 2-3 INCH STONE REQUIRED AT CONSTRUCTION ENTRANCES.

13.) CONSTRUCTION ENTRANCE MUST BE A MINIMUM OF 50' LONG AND 12' WIDE.

14.) REQUIRED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC MOVES TO PUBLIC ROAD OR OTHER PAVED AREAS.

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 BIG RED FILTER ON ALL CURB INLETS.

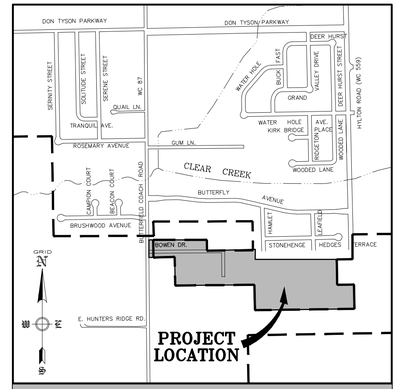
5) CONTRACTOR TO PHASE CONSTRUCTION TO MINIMIZE DISTURBANCE TO 5 ACRES OR LESS AT ANY TIME.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

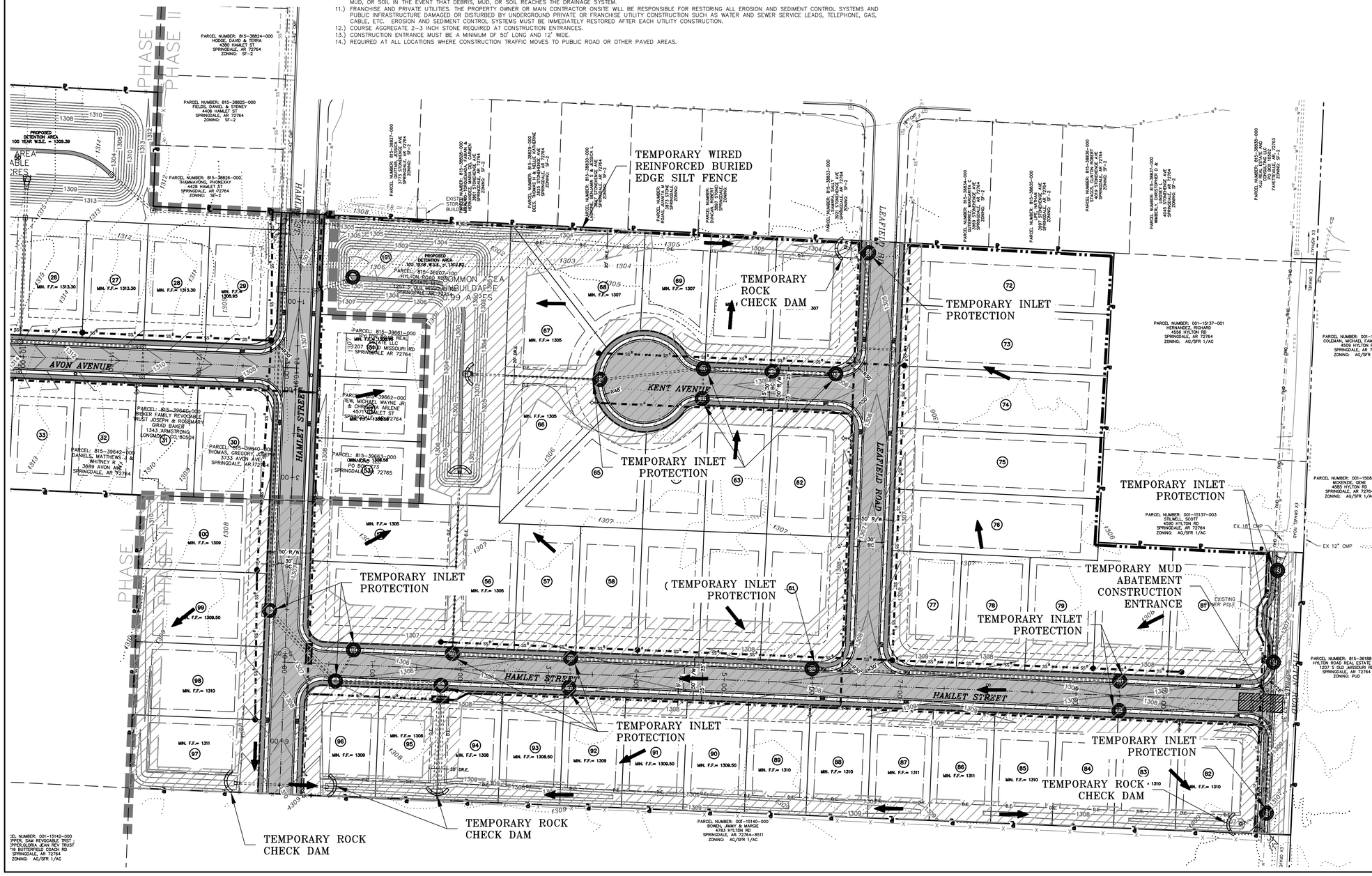
*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 7.62 ACRES



VICINITY MAP
N.T.S.



LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE

OWNER/ DEVELOPER :	HYLTON ROAD REAL ESTATE, LLC P.O. BOX 282 SPRINGDALE, AR 72765
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING :	SF-2
PROPOSED ZONING :	SF-2
SETBACKS :	FRONT SETBACK = 30' SIDE SETBACK = 8' REAR SETBACK = 20'
NET AREA (BOTH PHASES):	32.19 ACRES
GROSS AREA (BOTH PHASES):	31.86 ACRES
PROPOSED LOTS:	101 (98 BUILDABLE) 2 DETENTION AREAS 1 POA LOT

FLOOD PLAIN ZONING:

A PORTION OF THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0090 F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
HYLTON PLACE SUBDIVISION PH2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

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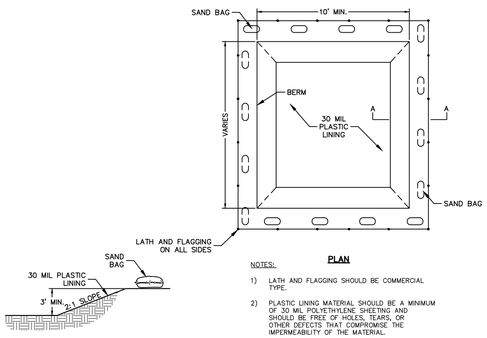
SCALE: 1"=60'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 18943

PP21-13



SECTION A – A

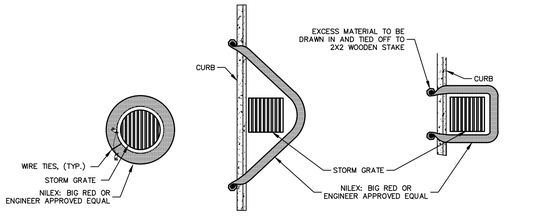
PLAN

NOTES:

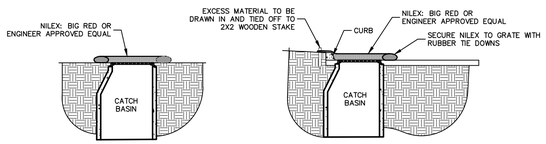
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE



DRAIN INLET PLAN | **CURBSIDDE OPTION "A" PLAN** | **CURBSIDDE OPTION "B" PLAN**



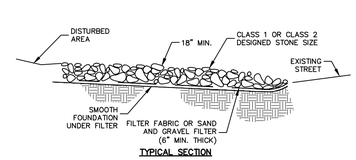
DRAIN INLET SECTION | **CURBSIDE SECTION**

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



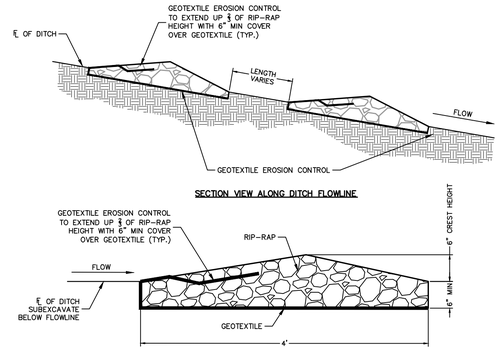
TYPICAL SECTION

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



NOTES:

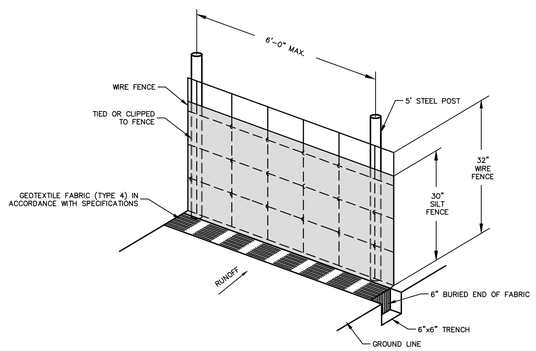
1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

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.

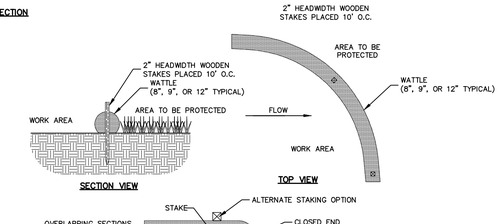


SILT FENCE NOTES

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. 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.

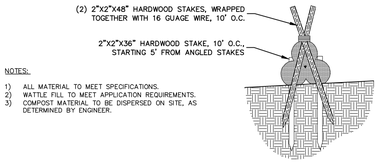
WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

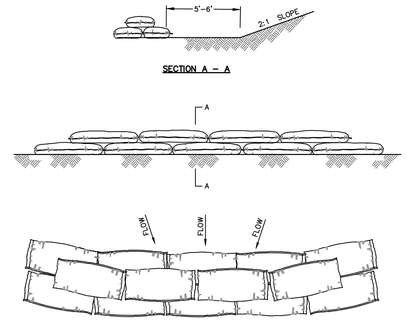


NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE

ENGINEERING SERVICES INC.
2100 MASSEY ROAD
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
HYLTON PLACE SUBDIVISION PH2
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NTS

DATE: Jun 17, 2021

ENGINEER: BAM
DRAWN BY: TOE

W.O. #: 18943

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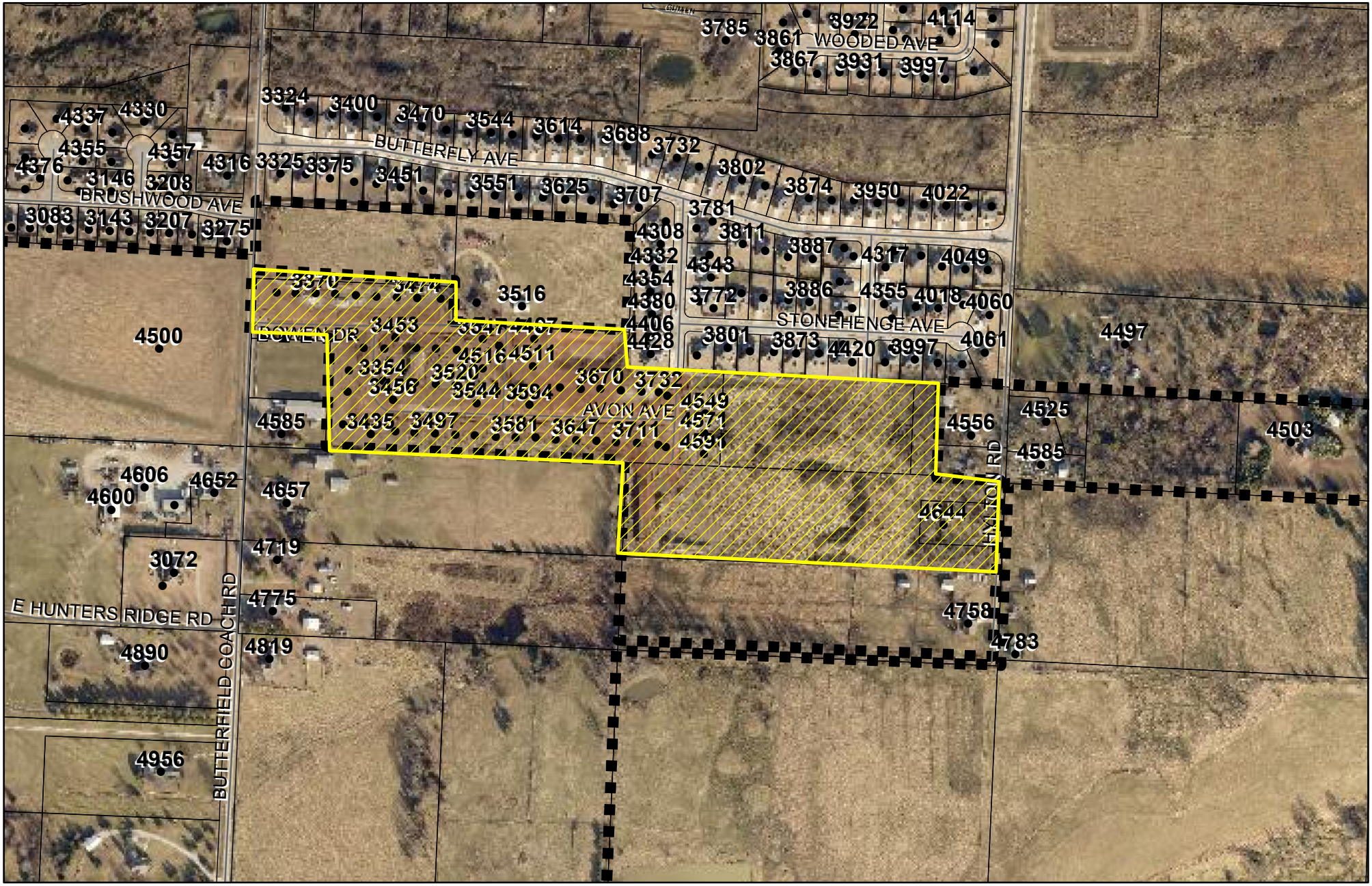
PP21–13

5



N

0 95 190 380 570 760 Feet

For Location Reference Only

FILE NO. PP21-13
APPLICANT: ESI
REQUEST: Preliminary Plat for Hylton Road Subdivision, Phase II

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **PP21-14** **Preliminary Plat** **Noah's Landing**

Engineering Summary:

- Remove modified curb
- Provide justification for this street being a High Volume Local street. The street section shown also does not match either local street section on the MSP.
    - Traffic counts for high volume are between 500-5000 according to MSP
    - Speed limits for high volume local are set to 30 mph, this is not recommended for low volume residential or dead end streets
- Label ROW dimensions as ROW
- Add note about stockpiles
- Label streetlights as public or private and show direction of mast arm. If proposed fixture is not standard, submit specs
- Provide signage plan
- Show Minimum FFEs for lots adjacent to swales
- Show handicap ramps and crosswalks

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   (Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - Requires a 1"=200' minimum scale 2-foot contour map.
    - Show existing and proposed contours.
        - **Provide a grading plan.**
- *106.1.3.3*
    - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
        - **Show Minimum FFEs for lots adjacent to swales.**

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.
    - 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:

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.**
-

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.
    - **Provide a grading plan.**

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
    - **Show traffic control signage.**
    - **Show crosswalks.**
    - **Include ADA ramps at street crossings.**
    - **Modified curb not needed on public street intersections. (Remove)**
    - **Signage plan needed.**
    - **Label ROW.**
    - **Typical section does not add up (lanes and full width).**
    - **Use typical section for Low Volume Local (10.5' lanes).**
        - **Provide justification for this street being a High Volume Local street. The street section shown does not match either local street section on the MSP.**
        - **Traffic counts for high volume are between 500-5000 according to MSP**
        - **Speed limits for high volume local are set to 30 mph, this is not recommended for residential streets**
    -

4. **Chapter 112 – Subdivisions**
   (Code 1973, § 30-1)
    - *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without

prior approval of the director of the planning and community development division.

- **Provide a complete set of construction plans.**

- *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**
        - **If proposed fixture is not standard, submit specs**

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 insure that access is maintained.**

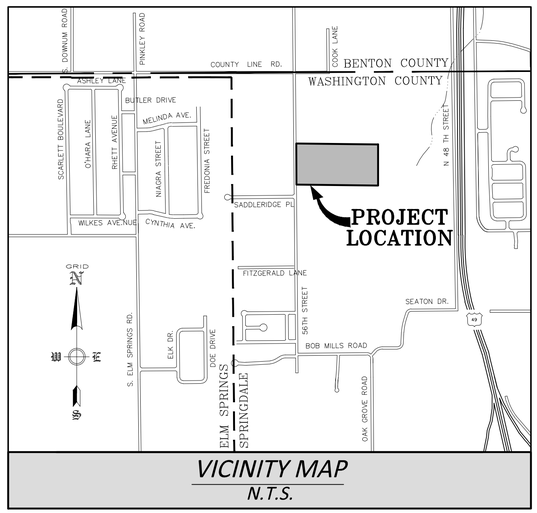
6. **Other:**
   - *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within 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.

   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

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 LAYNE RHODES – 479-442-1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479-750-8190

NOTE :

"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."



PLANS FOR A

PRELIMINARY PLAT

FOR

NOAH'S LANDING SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21-14

June 17, 2021

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
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3	STORM WATER POLLUTION PREVENTION PLAN
4	STORM WATER POLLUTION PREVENTION DETAILS

OWNER : LOY & ALMA BOYD
2377 N 56TH ST
SPRINGDALE, AR 72762

DEVELOPER : HYLTON RD. REAL ESTATE
207 S OLD MISSOURI RD
SPRINGDALE, AR 72765

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING : SF-2 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

PROPOSED LOTS : 31 (29 RESIDENTIAL)

FLOOD PLAIN ZONING:

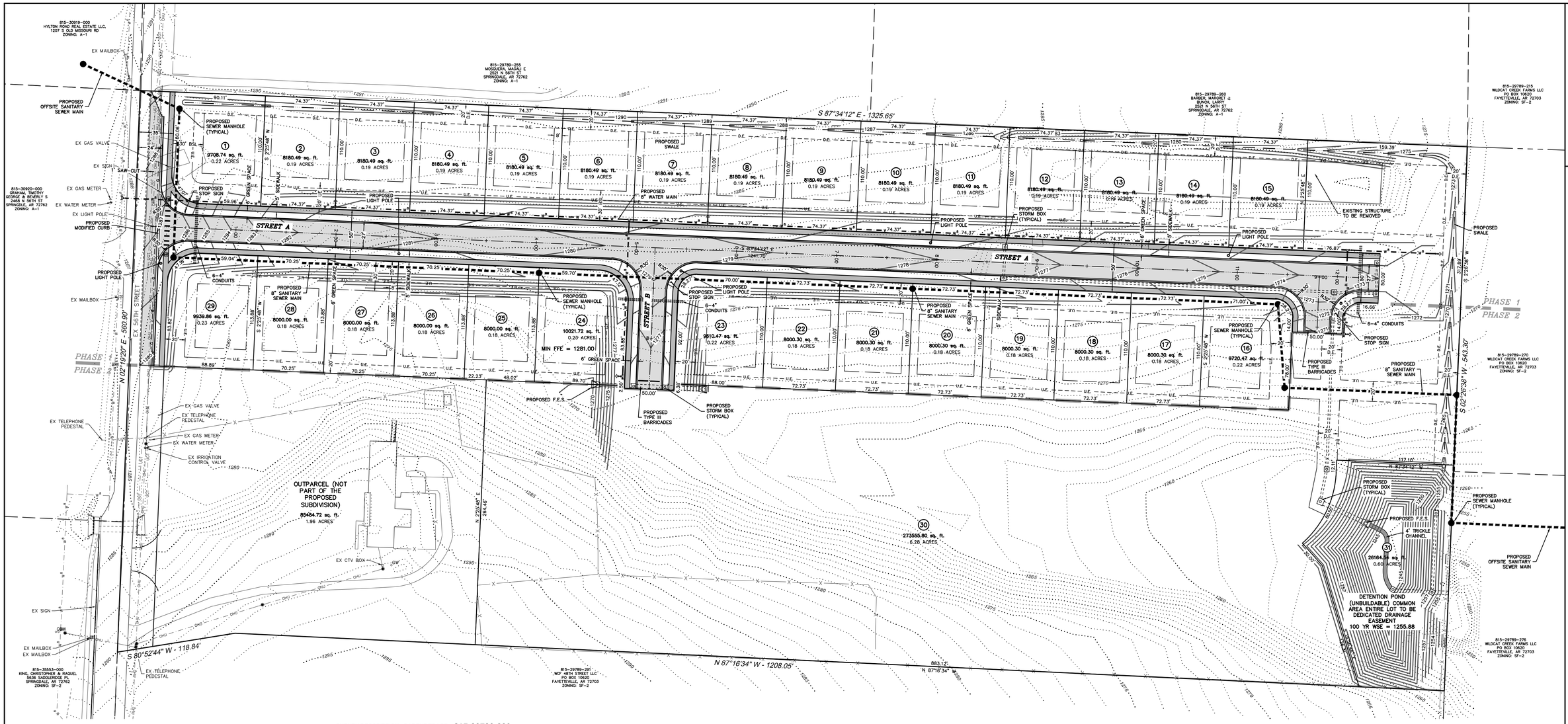
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS.

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 ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15-14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.



PRELIMINARY PLAT
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

PP21-14

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
- W EX. STORM DRAIN LINE
- F.O. 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
- G PROPOSED GAS LINE
- UGP PROPOSED ELECTRIC LINE
- W PROPOSED WATERLINE
- HR PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

SURVEY DESCRIPTION - PARENT TRACT: **815-29789-290**

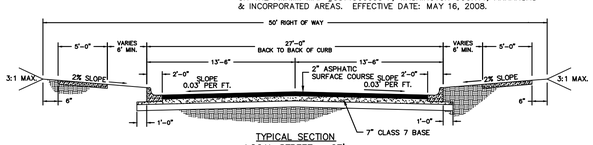
PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS NORTH 02°19'20" EAST 660.53 FEET AND FROM WHICH A FOUND FIVE-EIGHTHS INCH IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION 28 BEARS NORTH 02°19'20" EAST 1321.06 FEET; THENCE, SOUTH 87°34'12" EAST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT 35.00 FEET IN ALL 1325.73 FEET TO A SET FIVE EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SOUTH 02°26'38" WEST, 543.34 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, LEAVING THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 87°16'34" WEST, 1208.12 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, SOUTH 80°52'44" WEST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT 83.14 FEET IN ALL 118.85 FEET TO A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS SOUTH 02°19'20" WEST 588.48 FEET AND FROM WHICH A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 02°19'20" WEST 760.13 FEET; THENCE, NORTH 02°19'20" EAST, 560.93 FEET TO THE POINT OF BEGINNING, CONTAINING16.458 ACRES, MORE OR LESS, WITHIN SAID BOUNDS.

GRID
GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'

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 CURBING SHALL BE 6" WIDE X 6" HIGH.
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) LOTS 1 AND 29 SHALL HAVE NO ACCESS ONTO 56TH STREET



TYPICAL SECTION
LOCAL STREET - 27'
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

OWNER : LOY & ALMA BOYD
2377 N 56TH ST
SPRINGDALE, AR 72762

DEVELOPER : HYLTON RD. REAL ESTATE
207 S OLD MISSOURI RD
SPRINGDALE, AR 72765

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

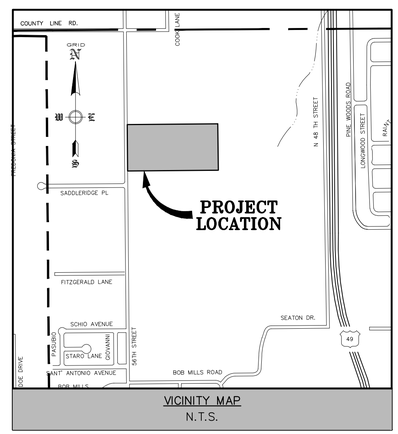
ZONING : SF-2 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

PROPOSED LOTS : 31 (29 RESIDENTIAL)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #0514300055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



VICINITY MAP
N.T.S.

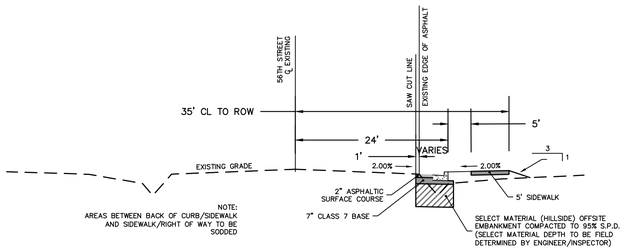
ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

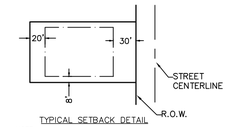
© COPYRIGHT 2021 - ENGINEERING SERVICES, INC. 6/17/2021 2:47 PM
P:\2021\21911\Preliminary Plat\21911 PRELIM.dwg

SCALE: 1"=50'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

1

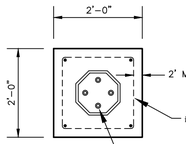


WIDENING DETAIL
56TH STREET

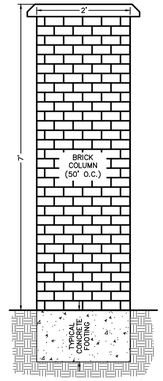


TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.



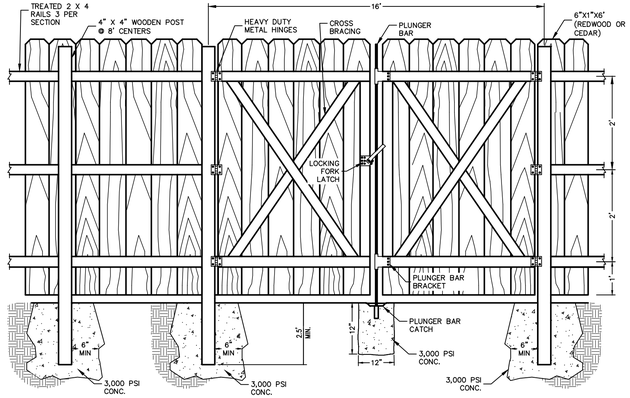
PLAN VIEW



NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

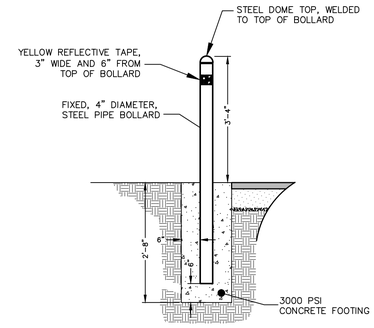
SECTION VIEW

LIGHT POLE FOOTING DETAIL
NOT TO SCALE



USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL
NOT TO SCALE

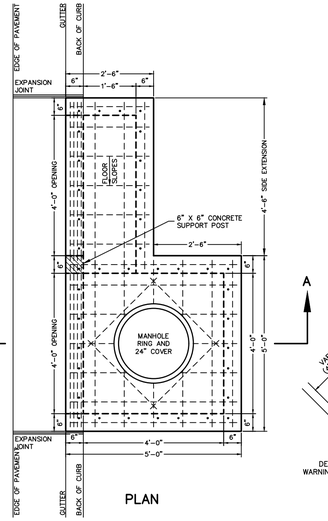


FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

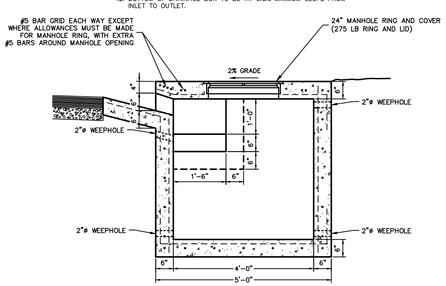
STANDARD BOLLARD
NOT TO SCALE



PLAN

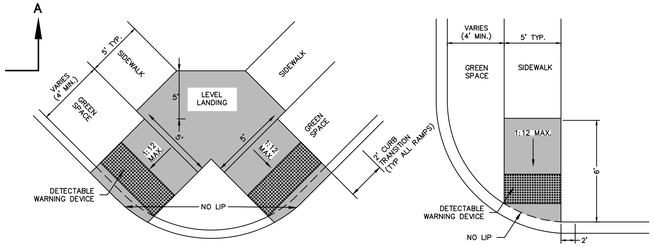
NOTES:

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

TYPICAL DROP INLET
NOT TO SCALE

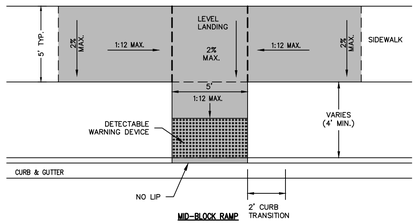


TYPE 1 RAMP

TYPE 2 RAMP

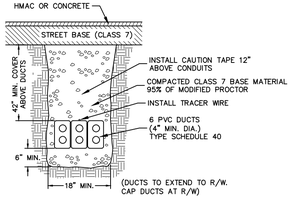
NOTES:

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.

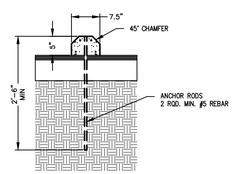


MID-BLOCK RAMP

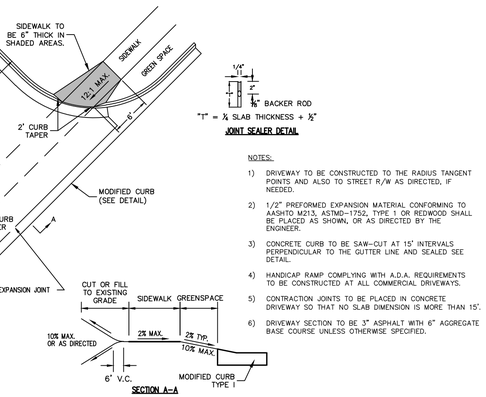
HANDICAP RAMP DETAILS
NOT TO SCALE



TYPICAL SECTION
6-4" UTILITY DUCTS
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE

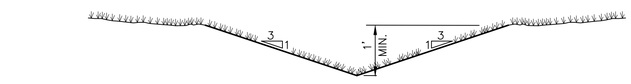


DRIVEWAY DETAIL
NOT TO SCALE

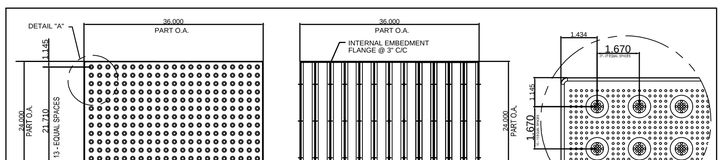
JOINT SEALER DETAIL

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 SWALE SECTION
NOTE : SWALE TO BE SODDED.

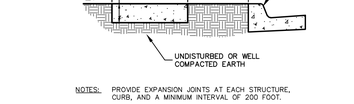


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: DPC COMPOSITE	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

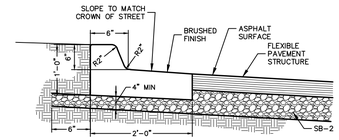
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



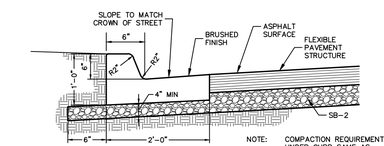
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE

NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL
NOT TO SCALE

ENGINEERING SERVICES INC.
1707 S. MAIN STREET
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© 2021 ESI Engineering Services, Inc. 6-17-2021 2:47 PM

SCALE: N.T.S.
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

PP21-14

2

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 IS 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 CONCIDENTAL 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 SITATE.
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.

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 BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 14.5 ACRES

OWNER / DEVELOPER : LOY & ALMA BOYD
2377 N 56TH ST
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING : SF-1 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

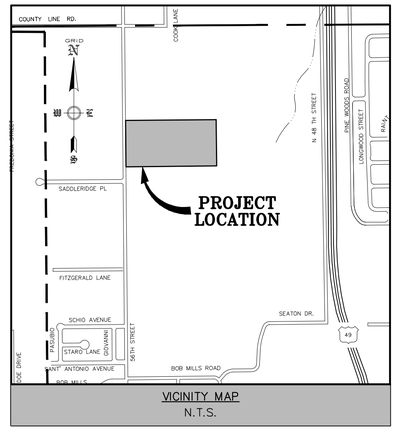
PROPOSED LOTS : 31 (29 RESIDENTIAL)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE

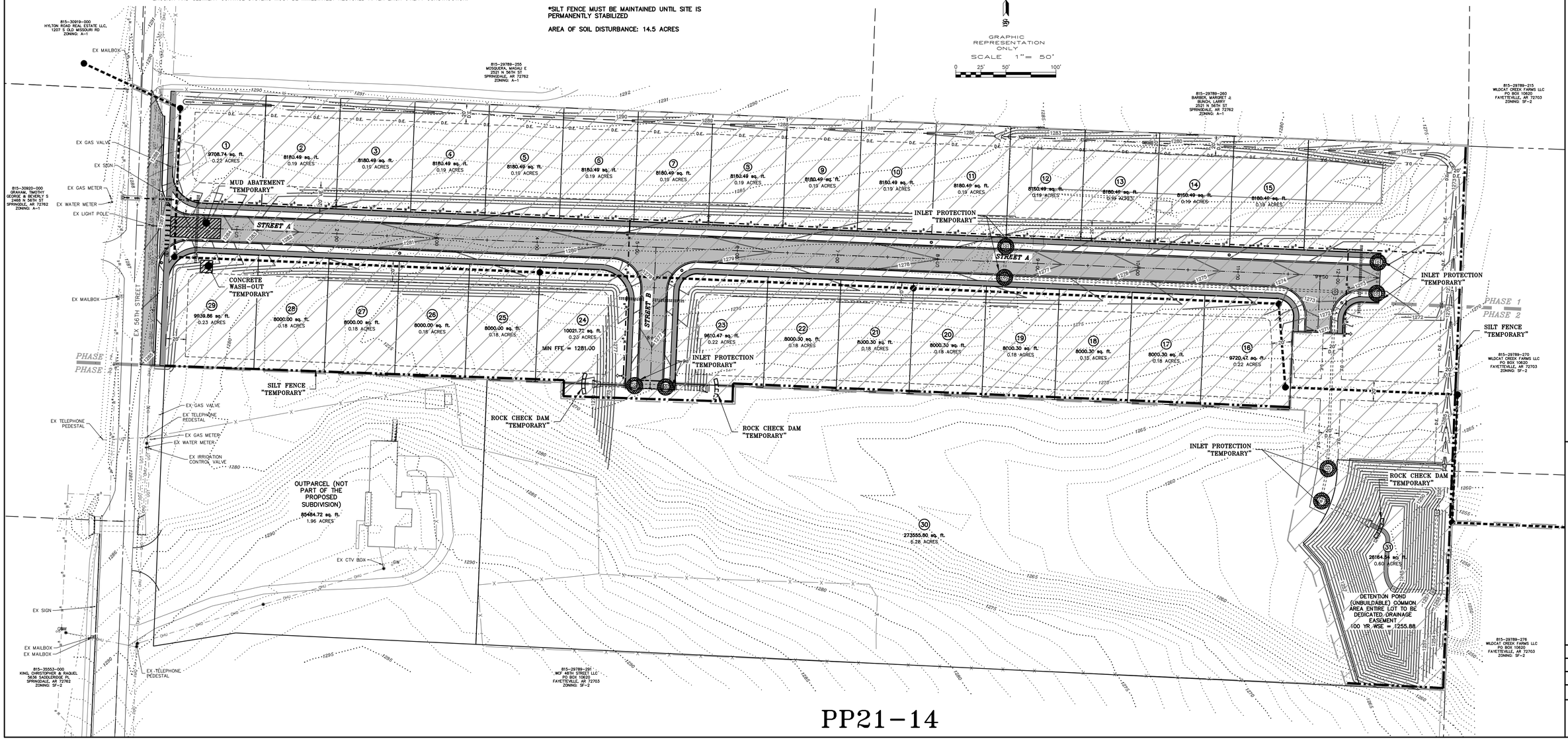


VICINITY MAP
N.T.S.

TOTAL DISTURBED AREA: 14.5 ACRES

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'



PP21-14

STORM WATER POLLUTION PREVENTION PLAN
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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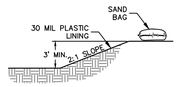
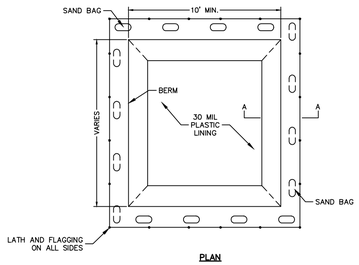
SCALE: 1"=50'
DATE: Jun 17, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

3



SECTION A – A



PLAN

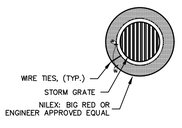
NOTES:

1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.

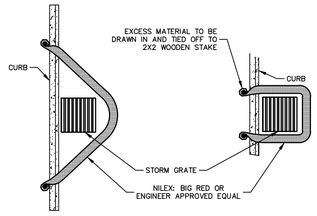
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

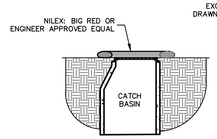


DRAIN INLET PLAN

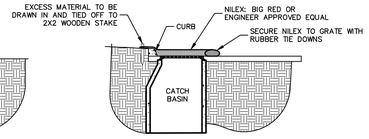


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



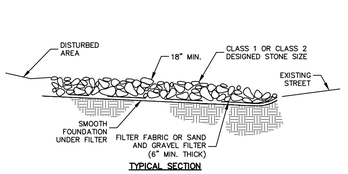
CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX–BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



TYPICAL SECTION

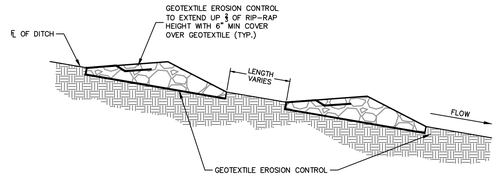
NOTES:

1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".

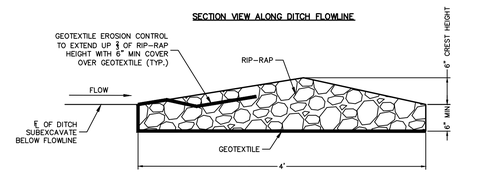
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

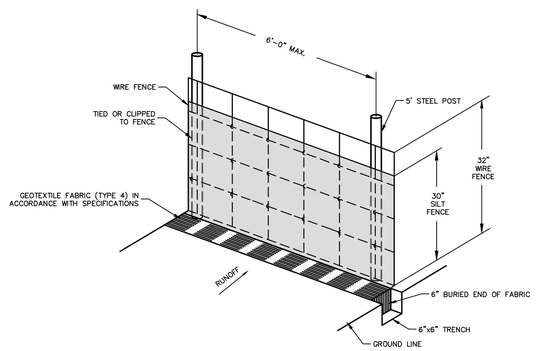
1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

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.

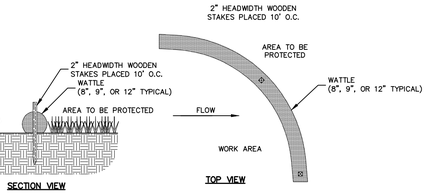


SILT FENCE NOTES

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. 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.

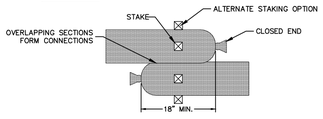
WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



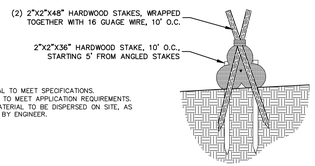
SECTION VIEW

TOP VIEW



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

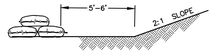


NOTES:

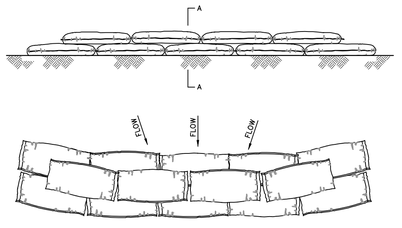
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
2700 D MISSION
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES INC. ALL RIGHTS RESERVED

SCALE: N.T.S.

DATE: Jun 17, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21911

PP21–14

4

N

0 60 120 240 360 480 Feet

For Location Reference Only

FILE NO. PP21-14
APPLICANT: ESI
REQUEST: Preliminary Plat for Noah's Landing

PLANNING COMMISSION MEETING
July 6, 2021

B21-55

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: _____ Project Number: B21-55

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: Hylton Rd. Real Estate, LLC	Name: Loy & Alma Boyd Rev. Trust
E-mail: c/o BMurray@engineeringservices.com	E-mail: c/o Applicant
Address: c/o P.O. Box 282	Address: c/o Applicant
Phone: c/o 479-318-7248	Phone: c/o Applicant
Site/ Location: Site is located along the east side of N 56th Street, south of County Line Rd.	Current Zoning District: SF-2
Assessor's Parcel Number(s): 815-29789-290	Rezone required: No
	Total Acreage: +/- 16.46 AC

Variance requested: (attach visual representation of request)

Allow the extension of a dead end street to be greater than 800 linear feet, with the understanding that additional connectivity (both internal and external) will be provided with the next phases of construction.

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

Only 30 lots are allowed without a secondary connection or sprinkling the houses. As proposed there are less than 30 houses in phase 1, but it is requested that all of these be built on one street, in case adjacent developments will let this project connect. The next phase has a substantial amount of topographical change, so the developer would like to build phase 1 first which will consist of a street which exceeds 800 linear feet, but does have multiple turnarounds for fire.

B21-55

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 the developer to extend the dead end street. The second phase will be proposed soon, but it is desiring for this to be under construction during the dry portions of this summer, while the second phase and additional access points are still being negotiated.

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)

Property Owner/Applicant

DATE: 6-15-21

Property Owner/Applicant

N

0 87.5175 350 525 700 Feet

For Location Reference Only

FILE NO. B21-55
APPLICANT: Loy & Alma Boyd Revocable Trust
REQUEST: Variance - Deviation of the Master Street Plan for proposed dead end street to be longer than 800'

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **FP21-02** **Preliminary Plat** **Sundance**

Engineering Summary:

- Final Plat should show minimum finished floor elevations for lots.
- Show drainage easement for pond on final plat.
- Submit as-builts.
- Submit Engineer's certification/statement of cost for streets and storm drainage, detention certificate and field geotech report
- Submit 1 year maintenance bond.
- Submit proof of payment to the City for cost of installing street signs.
- Have corners of subdivisions been monumented?

Engineering Comments:

- Final Plat should show minimum finished floor elevations for lots.
- Show drainage easement for pond on final plat.
- Submit as-builts.
- Submit Engineer's certification/statement of cost for streets and storm drainage, detention certificate and field geotech report
- Submit 1 year maintenance bond.
- Submit proof of payment to the City for cost of installing street signs.
- Have corners of subdivisions been monumented?

FP21-02

SUNDANCE SUBDIVISION - FINAL PLAT - SHEET 1 OF 3

LEGAL DESCRIPTION (PARCEL 815-30622-200):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°31'45"W 467.40' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID EAST LINE S02°00'49"W 186.68' TO AN EXISTING REBAR ON THE NORTH LINE OF TYSON HEIGHTS PHASE I, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH SUBDIVISION LINE N87°24'40"W 1326.11', THENCE LEAVING SAID NORTH SUBDIVISION LINE N 02°39'53" E 657.79' TO A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°15'00"E 1322.88' TO THE POINT OF BEGINNING, CONTAINING 19.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN JULIO ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTES:
1) 5/8" REBAR AND CAP #1642 SET AT ALL PROPERTY CORNERS
2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 43' IN WIDTH.
3) ALL RIGHT-OF-WAY RETURN RADII ARE 25'.
4) LOTS 1 & 31-45 SHALL NOT ACCESS JULIO ROAD.
5) LOTS 17 IS A NON-BUILDABLE LOT.
6) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.
7) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.
8) THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETERMINATION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY.
11) MAINTENANCE OF THE DETENTION POND AT CALCULATED STORAGE VOLUME, PLUS REQUIRED FREEBOARD, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION .
12) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
13) THIS PLAT FILED FOR THE PURPOSE OF PLACING LOTS 1-73 ON RECORD.

LAST SITE VISIT:
MAY 18, 2021

BASIS OF BEARING:
GPS OBSERVATION - ARKANSAS NORTH ZONE

BASIS OF ELEVATION:
CITY OF SPRINGDALE GPS MONUMENT I-7 - NAVD 88

BUILDING SETBACKS (SF-3, ONE-FAMILY):

FRONT	25 FEET
BACK	20 FEET
SIDE (INTERIOR)	8 FEET
SIDE (EXTERIOR)	30 FEET

SIDEWALK DIMENSIONS (ALL LOTS):
SIDEWALK: 5' WIDE
GREENSPACE: 5' BETWEEN BACK-OF-CURB & SIDEWALK

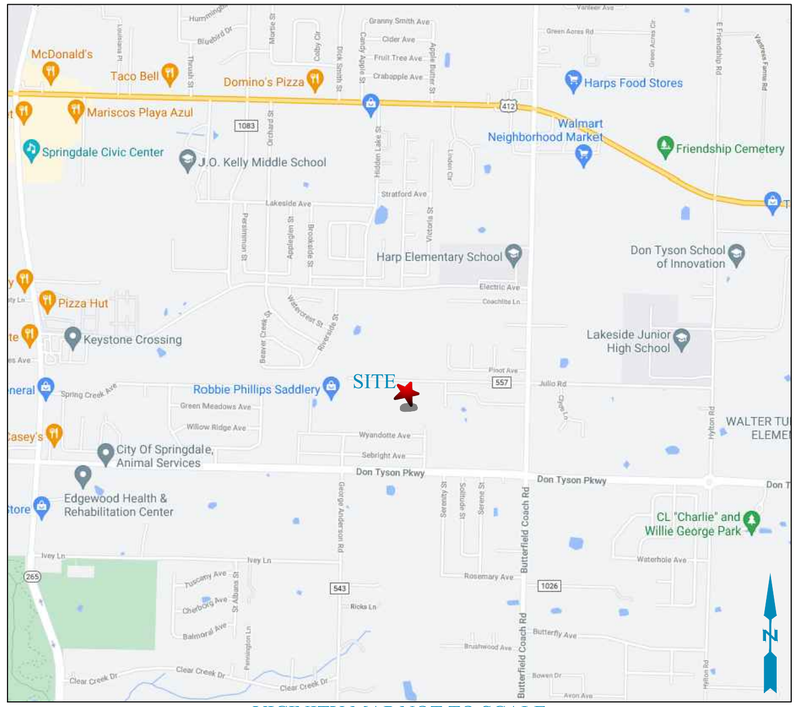
STREET DEDICATION:
CLASSIFICATION: LOCAL STREET - LOW VOLUME
LENGTH:

SUNDANCE DRIVE:	1318.95'
SUNCREST DRIVE:	991.87'
ROSECOMB DRIVE:	619.14'
TOTAL:	1658.33'

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 #05143C0090F. DATED 05/ 16/ 2008)

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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 42678
2) FINAL PLAT OF TYSON HEIGHTS, PHASE I, FILED IN BOOK 24 AT PAGE 148
3) FINAL PLAT OF HIDDEN LAKE SUBDIVISION, PHASE VI, FILED IN BOOK 17 AT PAGE 32
4) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 22882
5) FINAL PLAT OF SONOMA SUBDIVISION FILED IN BOOK 23A AT PAGE 140
6) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 10643
7) WARRANTY DEED FILED IN BOOK 1131 AT PAGE 381
8) ORDINANCE NO. 5018 FILED IN BOOK 2016 AT PAGE 5914
9) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 35496
10) WARRANTY DEED FILED IN BOOK 2017 AT PAGE 16168
11) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 6222
12) QUITCLAIM DEED FILED IN BOOK 2011 AT PAGE 14346
13) CORRECTION DEED FILED IN BOOK 2010 AT PAGE 25827
14) WARRANTY DEED FILED IN BOOK 2018 AT PAGE 27776

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 02°10'37" E	14.41'
L2	N 02°10'37" W	20.51'
L3	N 02°10'37" W	18.50'
L4	N 02°10'37" W	16.42'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.90'	35.15'	S 42°08'44" E	89°20'59"
C2	25.00'	39.55'	35.56'	N 47°51'16" E	90°39'01"
C3	25.00'	39.24'	35.34'	S 42°26'27" E	89°56'25"
C4	25.00'	39.30'	35.37'	S 47°33'33" W	90°03'35"
C5	53.50'	83.98'	75.62'	S 42°26'27" E	89°56'25"
C6	75.00'	12.57'	12.56'	N 82°36'34" W	9°36'12"
C7	75.00'	92.59'	86.82'	N 42°26'27" W	70°44'02"
C8	75.00'	12.57'	12.56'	N 02°16'21" W	9°36'12"
C9	38.50'	26.66'	26.13'	S 12°45'43" W	39°40'20"
C10	29.50'	77.27'	57.00'	S 42°26'27" E	150°04'41"
C11	38.50'	26.66'	26.13'	N 82°13'23" E	39°40'20"
C12	25.00'	11.25'	11.15'	S 79°42'07" W	25°46'26"
C13	51.00'	2.41'	2.41'	S 68°10'03" W	2°42'18"
C14	51.00'	47.02'	45.37'	N 84°04'00" W	52°49'36"
C15	51.00'	43.06'	41.79'	N 33°27'57" W	48°22'30"
C16	51.00'	33.45'	32.86'	N 09°30'45" E	37°34'52"
C17	25.00'	11.25'	11.15'	N 15°24'58" E	25°46'26"
C18	25.00'	39.02'	35.18'	S 42°41'55" E	89°25'29"
C19	25.00'	39.30'	35.37'	N 47°33'33" E	90°03'35"
C20	75.00'	5.49'	5.48'	N 00°04'54" W	4°11'26"
C21	75.00'	6.16'	6.16'	N 00°10'34" E	4°42'22"
C22	96.50'	7.06'	7.06'	N 00°04'54" W	4°11'26"
C23	53.50'	4.39'	4.39'	N 00°10'34" E	4°42'22"
C24	25.00'	39.24'	35.34'	N 42°26'27" W	89°56'25"
C25	25.00'	39.30'	35.37'	N 47°33'33" E	90°03'35"
C26	25.00'	38.99'	35.15'	N 42°08'44" W	89°20'59"
C27	25.00'	39.55'	35.56'	N 47°51'16" E	90°39'01"

PROJECT SITE ADDRESS: 6000 BLOCK JULIO ROAD
SPRINGDALE, ARKANSAS

PARCEL: #815-30622-200

ACREAGE: 19.94 +/-

CURRENT ZONING: SF-3

PROPOSED USE: SUBDIVISION
72 SINGLE-FAMILY LOTS
1 UNBUILDABLE DETENTION LOT

OWNER/DEVELOPER: GATEWAY HOMES LLC
PO BOX 6095
SPRINGDALE, AR 72766
PHONE: (479) 957-5422

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350

STATE RECORDING NUMBER:
500-17N-29W-0-08-330-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF MAY, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMPSON

DRAFT

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.

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 SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW

DATE _____ OWNER _____

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 _____.

RESOLUTION:

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

CERTIFICATES 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.

ACCEPTANCE OF DEDICATIONS:
DATE _____ CITY CLERK _____
DATE _____ MAYOR _____

APPROVAL FOR RECORDING:
DATE _____ SECRETARY, PLANNING _____

COMMISSION:
DATE _____ CHAIRMAN, PLANNING COMMISSION _____

COMMUNITY DEVELOPMENT:
DATE _____ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION _____

WATER AND SEWER:
DATE _____ ENGINEER, SPRINGDALE WATER UTILITIES _____

STREETS AND DRAINAGE:
DATE _____ DIRECTOR, PUBLIC WORKS _____

RECORDING NUMBER/DATE

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
BOUNDARY LINE
BOUNDARY LINE (ADJACENT)
PORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
SEWER SERVICE
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
COMPUTED POINT
CABLE PEDESTAL
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
STORM SEWER MH
SANITARY SEWER MH
POWER POLE
SIGN
GAS METER
LIGHT
WATER VALVE
SET CONCRETE MONUMENT

Location Map:
R-29-W
T-17-N
8

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.251.9350
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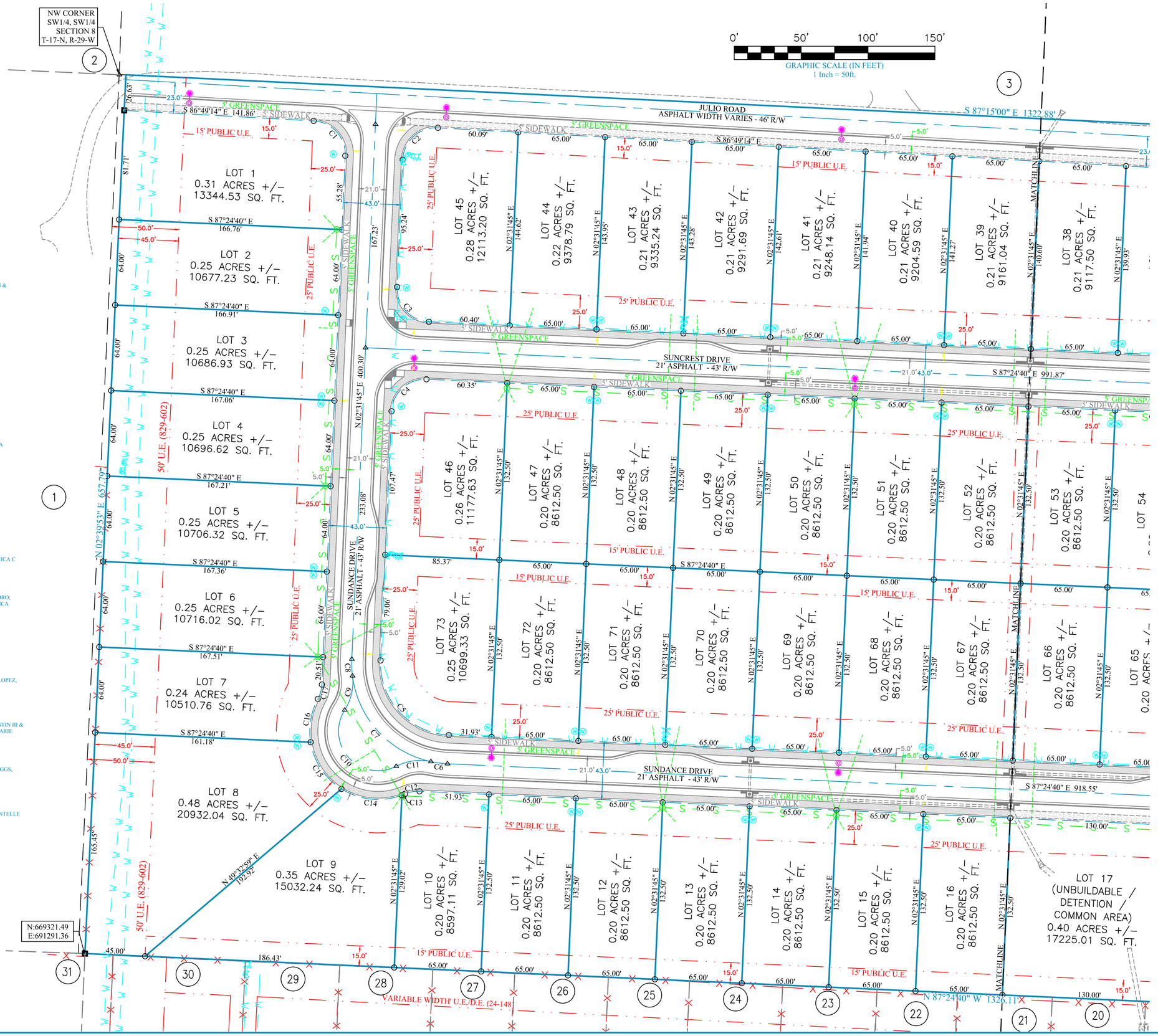
FOR USE AND BENEFIT OF:
GATEWAY HOMES
ADDRESS: JULIO ROAD SPRINGDALE, ARKANSAS
DATE: 6/16/2021 | SCALE: 1"=50'
LOCATION: SECTION: 08 TOWNSHIP: 17 NORTH RANGE: 29 WEST
SURVEYED: JM | DRAFTED: JT | REVIEWED: DT
COA #1335

DRAWING #17-080FP 1/3

SUNDANCE SUBDIVISION - FINAL PLAT - SHEET 2 OF 3



ADJACENT PROPERTY OWNERS:

1) 815-28651-400
PHILLIPS, CECIL F TRUST
2485 JULIO RD
SPRINGDALE, AR 72764
ZONED A-1

2) 815-35224-000
FOWLER, STEPHEN R & JANET SUE
2646 JULIO RD
SPRINGDALE, AR 72764-7700
ZONED MF-4

3) 815-36187-100
FOWLER, STEPHEN R & JANET SUE
2646 JULIO RD
SPRINGDALE, AR 72764-7700
ZONED A-1

4) 815-36837-000
DAVIS, RAYMOND D &
WHITAKER, DOMINIQUE A
2939 PINOT AVE
SPRINGDALE, AR 72764
ZONED SF-2

5) 815-39568-000
RAKES, DEANNA M; GRABER, DAWN MARIE
3224 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

6) 815-39567-000
MULLINS PROPERTY MANAGEMENT LLC
PO BOX 10502
FAYETTEVILLE, AR 72703
ZONED: PUD

7) 815-39566-000
PARKS, DUSTIN A & CARMEN A
3260 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

8) 815-39565-000
TAGGART, TIFFANY AMBER;
RILEY, CHANDLER DEAN
3278 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

9) 815-39564-000
FIGUEROA, ELIAS H &
UMANA, MARIA M SANDOVAL
3300 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

10) 815-39563-000
LEE, YI-JUNG & WU, CHANG-HAO
3318 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

11) 815-39562-000
FARNESE, JOSIAH & SHANTELLE
3334 BARBARA BIRD ST
SPRINGDALE, AR 72764
ZONED: PUD

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TRAMMEL, BOBBY J & VICKIE LYNN
3362 BUTTERFIELD COACH RD
SPRINGDALE, AR 72764-8768
ZONED A-1

13) 815-36186-300
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PAULINE RUTH;
CANTRELL, THOMAS R
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RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- BOUNDARY LINE
- BOUNDARY LINE (ADJACENT)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- UTILITY EASEMENT
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- SEWER SERVICE
- SET CONCRETE MONUMENT
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- WATER METER
- FIRE HYDRANT
- STORM SEWER MH
- SANITARY SEWER MH
- POWER POLE
- SIGN
- GAS METER
- LIGHT
- WATER VALVE

Location Map:
R-29-W
T-17-N
8

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7220 S. Pleasant Ridge Dr.· Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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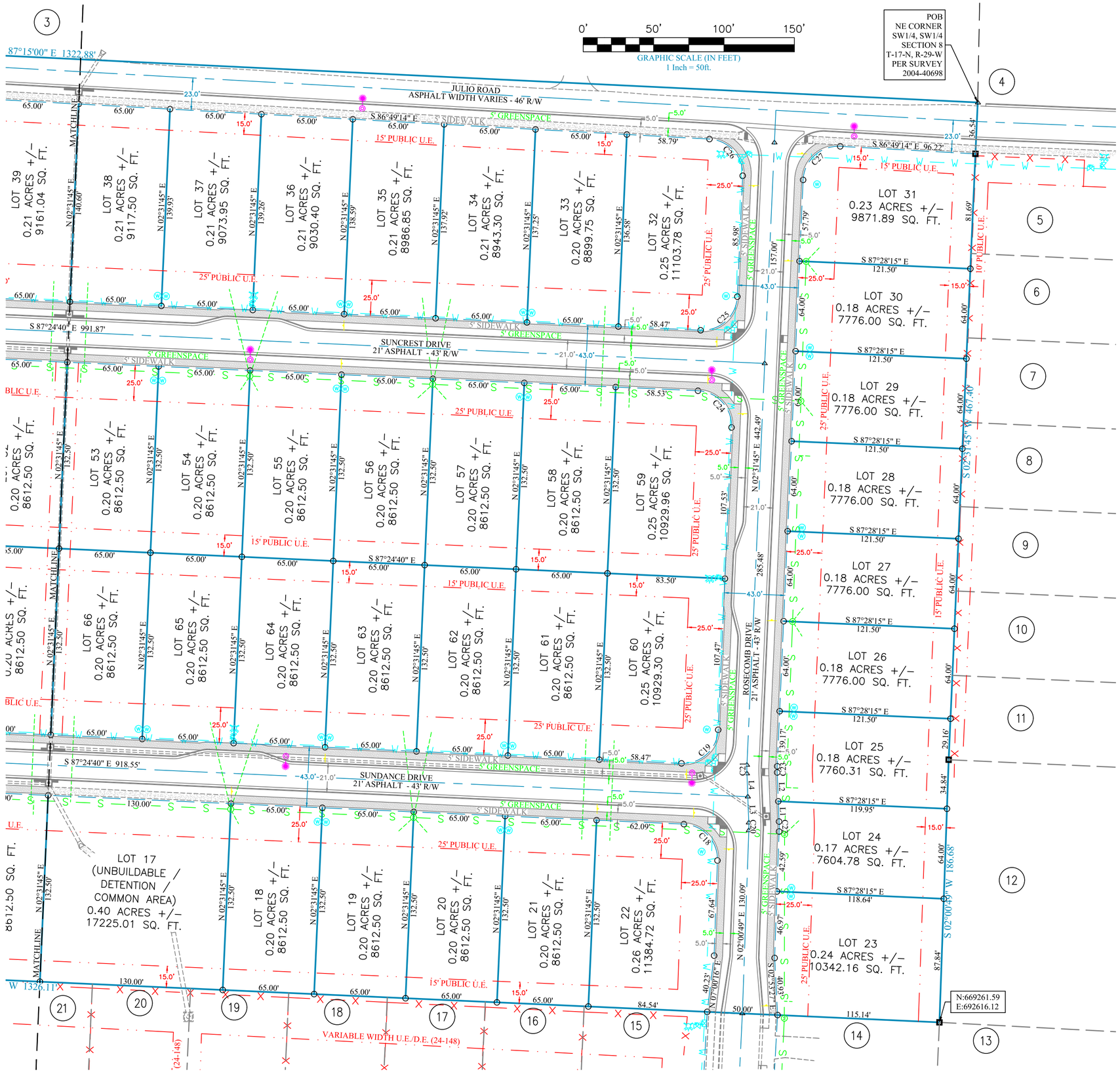
FOR USE AND BENEFIT OF:
GATEWAY HOMES
ADDRESS: JULIO ROAD SPRINGDALE, ARKANSAS

DATE:	6/16/2021
SCALE:	1"=50'
SURVEYED:	
DRAFTED:	JN
LOCATION:	SEC. 08
TOWNSHIP:	17 NORTH
RANGE:	29 WEST
REVIEWED:	DT
COA #:	1335

DRAWING #17-080FP 2/3

SUNDANCE SUBDIVISION - FINAL PLAT - SHEET 3 OF 3



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WATER VALVE
SET CONCRETE MONUMENT

Location Map:
R-29-W
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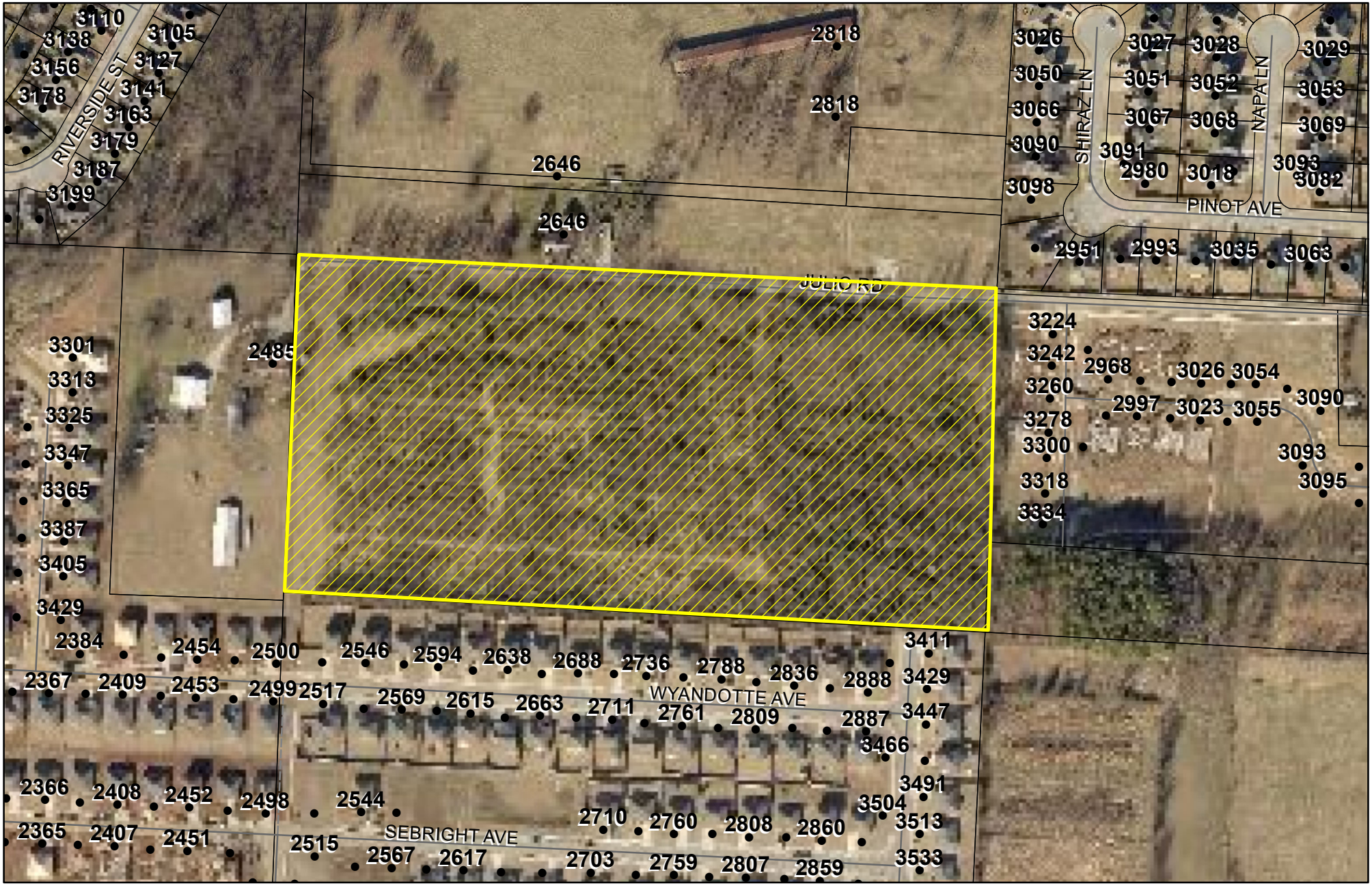
FOR USE AND BENEFIT OF:
GATEWAY HOMES
ADDRESS:
JULIO ROAD
SPRINGDALE, ARKANSAS

DATE: 6/16/2021
LOCATION:
SECTION: 08
TOWNSHIP: 17 NORTH
RANGE: 29 WEST
SCALE: 1"=50'
SURVEYED: JN
DRAFTED: JV
REVIEWED: DT

COA #1335

DRAWING #17-080FP 3/3



N

0 50 100 200 300 400

Feet

For Location Reference Only

FILE NO. FP21-02
APPLICANT: Bates & Associates
REQUEST: Final Plat for Sundance Subdivision

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **FP21-03** **Preliminary Plat** **Spring Meadows**

Planning Comments:

1. No comments.

Engineering Summary:

- No Comments

FP21-03

REVISED FINAL PLAT

OF

SPRING MEADOWS SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

WORK ORDER #

12903

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.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0455 J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 18, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

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. ***SPECIAL WARRANTY DEED:*** *BENTLEY HOLDINGS, LCC, RECORDED MAY 24, 2012, DOCUMENT FILE NO. 2012-19258.*

B. ***ARDOT RIGHT OF WAY:*** *AHTD JOB NUMBER 090284, BY CRAFTON TULL, RIGHT OF WAY ACQUISITION HWY 71B - HWY 265 (SPRINGDALE) (S) BENTON COUNTY, ROUTE 264.*

WARRANTY DEED 2012-19258

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

QUITCLAIM DEED

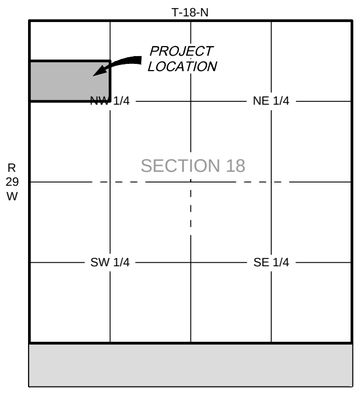
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING WEST OF THE "OLD WIRE" ROAD, OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

STEP SYSTEM NOTE:

OWNERSHIP, OPERATION AND MAINTENANCE OF THE SEPTIC TANK EFFLUENT PUMPING (STEP) SYSTEM TANK, PUMP, PUMP CONTROLS, AND PLUMBING TO AND FROM THE TANK TO THE SERVICE LINE SHUT OFF VALVE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALLOW THE INSPECTION, AND EMERGENCY REPAIR OR MAINTENANCE OF SUCH SYSTEMS AT THE PROPERTY OWNER'S EXPENSE, IF IN THE OPINION OF THE CITY, IS NECESSARY TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENT.

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	89.70'	50.00'	78.15'	S40°57'47"W
C2	69.40'	50.00'	63.96'	S47°52'40"E
C3	87.68'	50.00'	76.87'	S42°07'20"W
C5	13.15'	100.00'	13.14'	S88°35'27"W
C6	22.95'	30.00'	22.39'	N73°15'55"W
C7	15.57'	50.00'	15.50'	N60°16'20"W
C8	55.10'	50.00'	52.35'	S79°14'29"W
C9	54.62'	50.00'	51.95'	S16°22'37"W
C10	16.59'	50.00'	16.51'	S24°25'28"E
C11	22.95'	30.00'	22.39'	S12°01'07"E
C12	13.15'	100.00'	13.14'	S06°07'31"W
C13	78.54'	50.00'	70.71'	N47°21'29"E
C14	13.15'	100.00'	13.14'	S01°24'33"E
C15	22.95'	30.00'	22.39'	S16°44'05"W
C16	17.54'	50.00'	17.45'	S28°35'40"W
C17	54.18'	50.00'	51.57'	S12°30'06"E
C18	55.55'	50.00'	52.73'	S75°22'23"E
C19	14.60'	50.00'	14.55'	N64°26'07"E
C20	22.95'	30.00'	22.39'	N77°58'53"E
C21	13.15'	100.00'	13.14'	S83°52'29"E
C22	78.54'	50.00'	70.71'	N42°38'31"W
C23	117.81'	75.00'	106.07'	N47°21'29"E
C24	117.81'	75.00'	106.07'	N42°38'31"W



BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

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 LAW OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

_____

AUTHORIZED REPRESENTATIVE *DATE*

RESOLUTION: RESOLVED THAT _____, MEMBER, IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN ON THIS PLAT.

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, CITY OF SPRINGDALE*
	_____	_____ *MAYOR, CITY OF SPRINGDALE*
APPROVAL FOR RECORDING	_____	_____ *DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION*
COMMISSION	_____	_____ *CHAIRMAN, PLANNING COMMISSION*
	_____	_____ *SECRETARY, PLANNING*
WATER AND SEWER	_____	_____ *ENGINEER, SPRINGDALE WATER UTILITIES*
STREETS AND DRAINAGE	_____	_____ *DIRECTOR, PUBLIC WORKS*

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.

_____ _____

S. CRAIG DAVIS, L.P.S. NO.1156, AR. *DATE*

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS

SHEET 1 of 2

P.O.C.
3" ALUM. MON.
"RLS 263"
NW COR.,SEC. 18
T-18-N, R-29-W

S02°20'09"W
663.90'

P.O.B.
FND. REBAR

CITY ZONING: R-1 LOW FAMILY DENSITY RESIDENTIAL

FRONT	25'
SIDE	7'
REAR	25'
SIDE YARD ON STREET	25'

NOTES :

1) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
2) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3) 5/8" REBAR WITH CAP "PLS 1156" SET AT ALL PROPERTY CORNERS.
4) SIDEWALKS ARE TO BE 4' WIDE ALONG WITH A 4' GREEN SPACE.
5) LOTS 1, 33, 34 AND 55 SHALL NOT HAVE ACCESS TO HIGHWAY 265.
6) LOTS 1, 33, 34 AND 55 ARE REQUIRED TO TIE THEIR SIDEWALKS INTO THE EXISTING SIDEWALK OF HIGHWAY 265.
7) LOT 56 SHALL BE A DRAINAGE EASEMENT.
8) FIRE HYDRANT SYMBOLS ARE ENLARGED FOR VISUAL PURPOSES. ACTUAL FIRE HYDRANTS SHALL BE LOCATED WITHIN THE UTILITY EASEMENT INDICATED ON THE PLAT.

OWNER/DEVELOPER: BENTLEY HOLDINGS, LLC
13220 ALLEN DRIVE
LOWELL, AR 72745

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #: 12903

APPLE MEADOWS SUBDIVISION
18-74

CHANTEL SUBDIVISION
2005-479

HIGHWAY 265 (a.k.a. OLD MISSOURI ROAD)
ARDOT R/W (VARIES)

S 87°44'15" E - 1175.74'

S 87°38'31" E - 996.00'
LYON LOOP (50' R/W)

N 87°38'31" W - 1064.39'

N 87°38'31" W - 1304.46'

N 02°20'09" E - 663.87'

N 02°21'29" E - 220.00'
LYON LOOP

S 10°25'54" E - 143.90'

S 08°06'48" E - 534.40'

EXISTING 25' U.E.
2005-479

EXISTING 15' U.E.
93-25988

EXISTING 7.5' U.E.
93-25988

EXISTING 7.5' U.E.
93-25988

EXISTING 15' U.E.
2019-0624

1	13,949 SQ.FT. 0.32 ACRES	29	9,914 SQ.FT. 0.23 ACRES
2	9,702 SQ.FT. 0.22 ACRES	30	9,927 SQ.FT. 0.23 ACRES
3	9,702 SQ.FT. 0.22 ACRES	31	9,938 SQ.FT. 0.23 ACRES
4	9,702 SQ.FT. 0.22 ACRES	32	9,948 SQ.FT. 0.23 ACRES
5	9,702 SQ.FT. 0.22 ACRES	33	10,957 SQ.FT. 0.25 ACRES
6	9,702 SQ.FT. 0.22 ACRES	34	17,471 SQ.FT. 0.40 ACRES
7	9,702 SQ.FT. 0.22 ACRES *F.F.E. 1371.50	35	12,400 SQ.FT. 0.28 ACRES
8	12,734 SQ.FT. 0.29 ACRES *F.F.E. 1370.00	36	12,400 SQ.FT. 0.28 ACRES
9	12,734 SQ.FT. 0.29 ACRES *F.F.E. 1370.00	37	12,400 SQ.FT. 0.28 ACRES
10	9,702 SQ.FT. 0.22 ACRES *F.F.E. 1370.00	38	12,400 SQ.FT. 0.28 ACRES
11	9,702 SQ.FT. 0.22 ACRES	39	12,400 SQ.FT. 0.28 ACRES *F.F.E. 1369.00
12	9,702 SQ.FT. 0.22 ACRES	40	12,400 SQ.FT. 0.28 ACRES *F.F.E. 1369.00
13	9,587 SQ.FT. 0.22 ACRES	41	12,400 SQ.FT. 0.28 ACRES *F.F.E. 1369.00
14	12,760 SQ.FT. 0.29 ACRES	42	12,400 SQ.FT. 0.28 ACRES *F.F.E. 1369.00
15	11,776 SQ.FT. 0.27 ACRES	43	12,400 SQ.FT. 0.28 ACRES *F.F.E. 1369.00
16	8,902 SQ.FT. 0.20 ACRES	44	11,073 SQ.FT. 0.25 ACRES *F.F.E. 1369.00
17	9,092 SQ.FT. 0.21 ACRES	45	9,288 SQ.FT. 0.21 ACRES *F.F.E. 1369.00
18	9,095 SQ.FT. 0.21 ACRES	46	9,288 SQ.FT. 0.21 ACRES *F.F.E. 1369.00
19	8,920 SQ.FT. 0.20 ACRES	47	17,335 SQ.FT. 0.40 ACRES *F.F.E. 1369.00
20	11,664 SQ.FT. 0.27 ACRES	48	17,335 SQ.FT. 0.40 ACRES *F.F.E. 1369.00
21	13,123 SQ.FT. 0.30 ACRES *F.F.E. 1366.00	49	13,200 SQ.FT. 0.30 ACRES *F.F.E. 1369.00
22	12,786 SQ.FT. 0.29 ACRES *F.F.E. 1367.00	50	13,200 SQ.FT. 0.30 ACRES *F.F.E. 1369.00
23	12,935 SQ.FT. 0.30 ACRES *F.F.E. 1367.00	51	13,200 SQ.FT. 0.30 ACRES
24	9,893 SQ.FT. 0.23 ACRES *F.F.E. 1366.00	52	13,200 SQ.FT. 0.30 ACRES
25	9,873 SQ.FT. 0.23 ACRES	53	13,200 SQ.FT. 0.30 ACRES
26	9,884 SQ.FT. 0.23 ACRES	54	13,200 SQ.FT. 0.30 ACRES
27	9,895 SQ.FT. 0.23 ACRES	55	20,000 SQ.FT. 0.53 ACRES
28	9,906 SQ.FT. 0.23 ACRES	56	47,827 SQ.FT. 1.10 ACRES ENTIRE LOT TO BE DRAINAGE EASEMENT 100 YR WSE=1366.52

GRID NORTH / TRUE NORTH

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATE SYSTEM
NORTH ZONE 301

0 30 60 120
SCALE 1"= 60'

WARRANTY DEED 2012-19258

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

QUITCLAIM DEED

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING WEST OF THE "OLD WIRE" ROAD, OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

SUBDIVISION SURVEY DESCRIPTION:

PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING A FOUND 3 INCH ALUMINUM MONUMENT "RLS 263"; THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4, S02°20'09"W A DISTANCE OF 663.90 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 OF THE NW 1/4 OF THE NW 1/4 AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S 1/2 OF THE NW 1/4 OF THE NW 1/4, S87°44'15"E A DISTANCE OF 1175.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 265 (OLD MISSOURI ROAD); THENCE LEAVING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, S10°25'54"E A DISTANCE OF 143.90 FEET; THENCE S08°06'48"E A DISTANCE OF 534.40 FEET TO THE SOUTH LINE OF SAID S 1/2 OF THE NE 1/4 OF THE NW 1/4; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINES OF SAID S 1/2 OF THE NE 1/4 OF THE NW 1/4 AND THE SAID S 1/2 OF THE NW 1/4 OF THE NW 1/4, N87°38'31"W A DISTANCE OF 1304.46 FEET TO THE SOUTHWEST CORNER OF SAID S 1/2 OF THE NW 1/4 OF THE NW 1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID S 1/2 OF THE NW 1/4 OF THE NW 1/4, N02°20'09"E A DISTANCE OF 663.87 FEET TO THE **POINT OF BEGINNING**, CONTAINING 18.96 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	ADJACENT OWNER	P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT		FOUND ALUMINUM MONUMENT
D.E.	DRAINAGE EASEMENT		IPF - IRON PIN FOUND
	CENTERLINE OF ROAD		TBM - BENCHMARK
W	WATER LINE		MANHOLE (TYPE AS NOTED)
SS	SANITARY SEWER LINE		FIRE HYDRANT
	STORM PIPE (SIZE AS NOTED)		

REVISED FINAL PLAT of
SPRING MEADOWS SUBDIVISION
SPRINGDALE, BENTON COUNTY, ARKANSAS

SCALE: 1"=60' | DATE: January 19, 2021 | DRAWN BY: RKW

ENGINEERING SERVICES, INCORPORATED
Springdale, Arkansas

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 1/8/2021 10:13 AM.
J:\SUBDIVISIONS-SPRING MEADOWS (GENE NICHOLS)\FINAL\FINAL PLAT\12903 - FINAL PLAT-SAVED.dwg

W.O.# 12903 | SHEET 2/2

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. FP21-03
APPLICANT: ESI
REQUEST: Final Plat for Spring Meadows Subdivision

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

RE: **L20-29** **Large Scale Development** **East Hanger Springdale Airport**

Planning Comments

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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).
4. This development has been given the number L20-29. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
   *106.5.4.10*** - Easements

   Drainage easement does not look like it has a full 20' around the 100 year WSE on the east side

   106.5.4.2 – In no case shall the limits of maximum ponding elevation be closer than 20' horizontally from any building.

- **Pond looks too close to building.**
- **Future Hangar layout**
    - **Future hangars appear to be located in the existing drainage path, how will drainage be routed to Spring Creek after the construction of the next 3 hangars? Please provide a grading plan that accommodates future phases.**

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 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."

3. **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 insure that access is maintained.**

4. **Other:**

- **Add a sheet index to the title page.**
- **Add a vicinity map to the title page.**
- **Consider another plant instead of the Tonto Crepemyrtle for the shade tree. It prefers dry soil, is at the northern edge of its growing area and is not considered a shade tree.**
-

L20-29

"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."

- **Add this disclaimer statement to the title page**

- *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.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

L20-29

BILL OF ASSURANCE

This declaration of a Bill of Assurance made and published on this **14th** day of **June 2021** by, owner of real estate located in the City of Springdale, Washington County, Arkansas, and more particularly described as follows:

LEGAL DESCRIPTION:
ASG East Hangar Construction
710 South Old Missouri Road, Springdale, AR

WHEREAS: the aforesaid owners of the real property have secured from the City of Springdale a temporary waiver of the requirements of certain improvements in connection with following proposed development in the City of Springdale, Arkansas:

It is hereby agreed that all parties hereto are desirous of making a declaration in the form of this Bill of Assurance of the intention of guaranteeing the preservation of certain values and amenities in the community and binding the owners of the real estate described in the Bill of Assurances, and all subsequent owners of said real estate, concerning the obligations and restriction set forth herein, as such shall be covenants running with the land.

It is further agreed that the above described real property shall be developed, transferred, sold, conveyed, and occupied subject to the following covenants and restrictions:

1. The owners shall construct at their expense the following improvements:
    a. **Improved Building Façade in accordance with the approved Large Scale Development Plans**
    b. **Landscape and sidewalk in accordance with the approved Large Scale Development Plans**

2. All said improvements shall be constructed **no later than two years after the completion of the ASG East Hangar Project.**
3. Should the owner fail to properly construct the about improvements before said time, the City of Springdale shall have the right to construct said improvements and charge the cost thereof to the owners. Said cost shall constitute a lien on the above described property, and the City of Springdale shall have the right to foreclose said lien according to law.

Witness our hand and seal on the dates first above written.

_____ _____
(OWNER) (DATE)

_____ _____
(OWNER) (DATE)

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned and acting within and for the County and State aforesaid, _____, personally known to me to be the person subscribing to the foregoing Bill of Assurance, and who stated to me that he had executed the same for the purposes and considerations therein contained.

IN WITNESS WHEREOF, I have hereto set my hand and official seal this _____ day of _____, 20_____.

_____
(NOTARY PUBLIC)

My Commission expires: _____.

L20-29

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

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com

06/14/2021

Springdale Planning Commission
201 Spring St.
Springdale, AR 72764

Re: ASG East Hangar Construction
Sidewalk, Landscaping, and Façade – Bill of Assurance

Commissioners,

The Springdale Municipal Airport Commission is planning to construct the first hangar in a set of four (4) hangars located along Highway 265 on the east side of the airport (sheet 13). Due to constructability and access concerns, the southwest hangar in the development must be constructed first.

The attached plans contain an elevation plan for two unique hangar façades: a dark gray metal panel façade (sheet 14) and an upgraded hangar façade with additional architectural features (sheet 15). Both of the options will match the color scheme of the adjacent hangar on Highway 265 as shown in the photograph. The airport intends to construct the hangar elevation with the dark gray metal wall panels and **without** any additional architectural elements. The future construction of the hangar to the east will obscure any façade that the proposed hangar will feature, as viewed from highway 265.

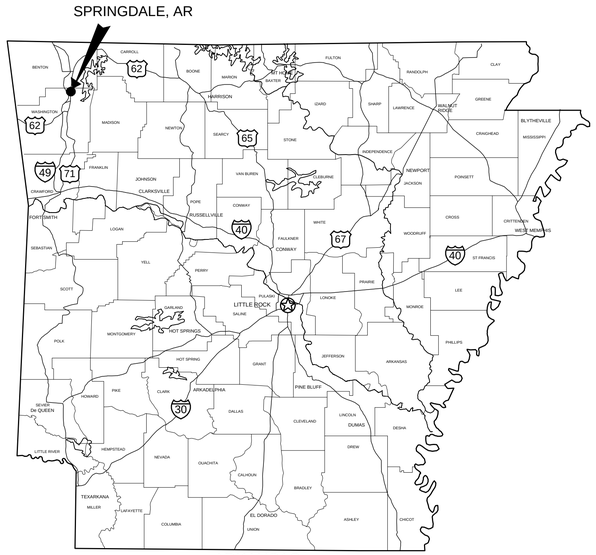
Additionally, the sidewalk and associated landscaping buffer along highway 265 will not be constructed with this project but will be constructed at the completion of the entire hangar development. Due to the future widening of highway 265 and the construction traffic associated with the future access road and hangar construction, the proposed sidewalk and landscaping will likely get damaged during construction activities.

The airport commission is requesting approval of a Bill of Assurance for the installation of sidewalk, landscaping, and upgraded façade associated with the first hangar. The Bill of assurance will cover the costs of upgrading the façade and installing the sidewalk and landscaping in accordance with the attached plans in the case that the southeast hangar is not constructed within two (2) years. The airport currently has a waiting list of approximately 65 pilots seeking hangar space at the airport and has received significant interest in development on the east side of the airport.

Greg Thomas
Project Engineer
Garver

EAST HANGAR CONSTRUCTION

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, ARKANSAS



ARKANSAS

LOCATION MAP

SPRINGDALE
WE'RE MAKING IT HAPPEN

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

GARVER PROJECT NO. 20A13132
DEC. 2020

GARVER
2049 E. Joyce Blvd.
Suite. 400
Fayetteville, AR 72703
(479) 527-9100

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

COVER SHEET

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-1

SHEET NUMBER 1

File: L:\2020\20A13132 - ASG East Hangar Construction\Drawings\LSD\ASG_EHNG-LSD-CO.dwg Last Save: 6/11/2021 1:57 PM Last saved by: SFCoffelt
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:03 PM Plotter used: DWG To PDF.pc3

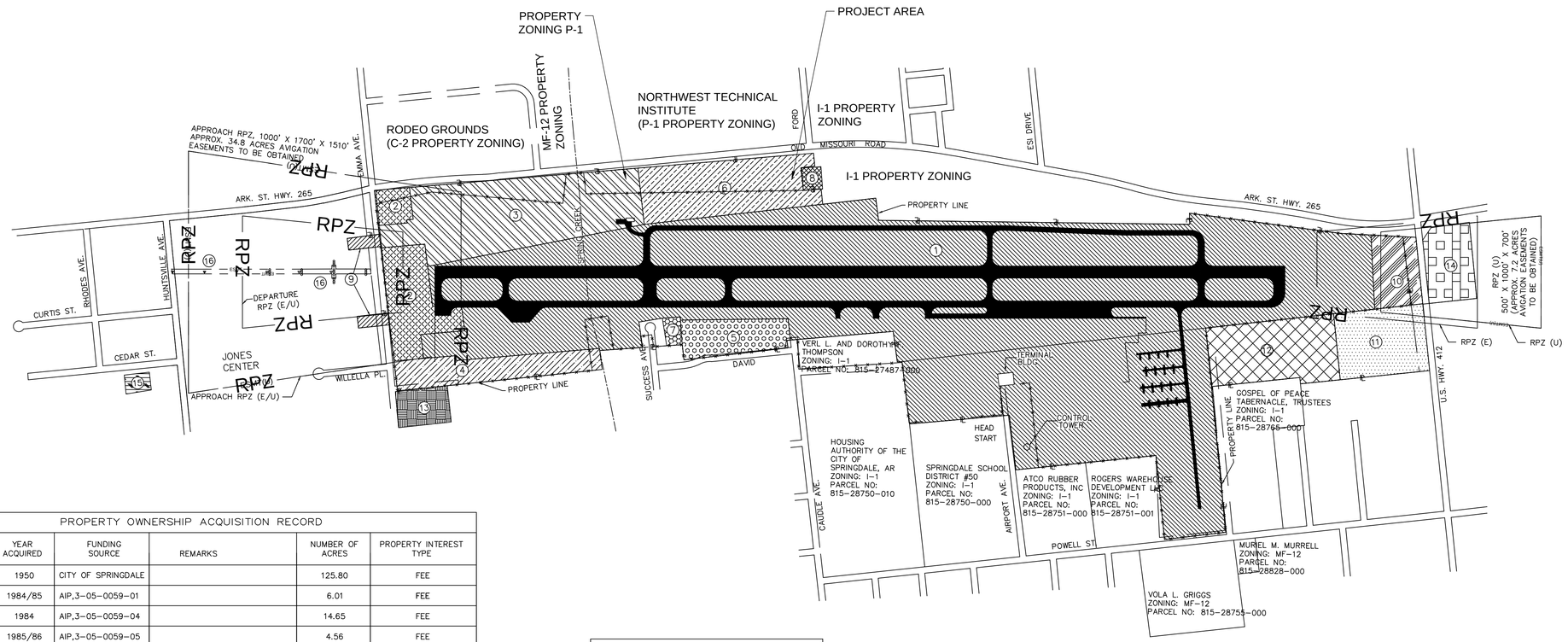
PROPERTY ZONING: P-1

FLOOD ZONE CERTIFICATION:
THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN) AS SHOWN ON FIRM MAP NUMBER 05143C0090F, EFFECTIVE DATE: MAY 16, 2008.

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

0 200' 400' 800' 1200'
(IN FEET)



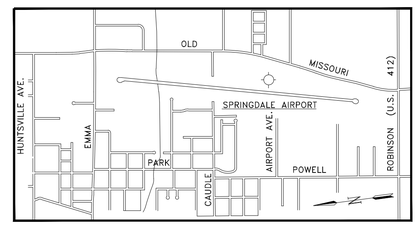
PROPERTY OWNERSHIP ACQUISITION RECORD							
TRACT COLOR & PATTERN	TRACT NO.	NO. OF PARCELS	YEAR ACQUIRED	FUNDING SOURCE	REMARKS	NUMBER OF ACRES	PROPERTY INTEREST TYPE
	1		1950	CITY OF SPRINGDALE		125.80	FEE
	2	5	1984/85	AIP,3-05-0059-01		6.01	FEE
	3	4	1984	AIP,3-05-0059-04		14.65	FEE
	4	7	1985/86	AIP,3-05-0059-05		4.56	FEE
	5	11	1989	CITY & A.D.O.A. *		3.29	FEE
	6	14	1988	CITY & A.D.O.A. *		8.29	FEE
	7	1	1989		TRADE FOR 8 RELEASED A.D.O.A.	0.42	FEE
	8	1	1989	CITY & A.D.O.A. *	TRADE TO MR. L. OWENS	0.39	FEE
	9	2	1985	AIP,3-05-0059-03		0.68	FEE
	10	1	1983	CITY & A.D.O.A. *		2.93	FEE
	11	1	2005	AIP,3-05-0059-013		5.80	FEE
	12	1	2009	AIP,3-05-0059-014		6.69	FEE
	13	2	2018	CITY & A.D.O.A. *		1.71	FEE
					TOTAL ACREAGE	180.37	

* A.D.O.A. ARKANSAS DEPARTMENT OF AERONAUTICS

PROPERTY EASEMENT ACQUISITION RECORD							
TRACT COLOR & PATTERN	TRACT NO.	NO. OF PARCELS	YEAR ACQUIRED	FUNDING SOURCE	REMARKS	NUMBER OF ACRES	PROPERTY INTEREST TYPE
	14	1	1990	CITY OF SPRINGDALE		3.15	EASEMENT
	15	1	1990	CITY OF SPRINGDALE		0.42	EASEMENT
ESMT	16	1	1995	CITY OF SPRINGDALE		0.89	EASEMENT
					TOTAL ACREAGE	4.49	

LEGEND

- PROPERTY LINE
- EXISTING FENCING
- RUNWAY PROTECTION ZONE
- AVIGATION CLEAR ZONE
- CREEK
- (1) LAND TRACT



VICINITY MAP
NO SCALE

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

PROPERTY MAP

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
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DRAWING NUMBER
LSD-2

SHEET NUMBER 2

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Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:04 PM Plotter used: DWG To PDF.pc3

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

N

0 15' 30' 60' 90'

(IN FEET)

NOTES:

1. PARCEL NUMBERS SHOWN ON THIS SHEET ARE OWNED BY THE CITY OF SPRINGDALE UNLESS OTHERWISE NOTED.
2. PARCEL NUMBERS SHOWN ON THIS SHEET ARE P-1 ZONING UNLESS OTHERWISE NOTED.
3. LEGAL DESCRIPTIONS FOR ALL PARCELS ARE INCLUDED IN LARGE SCALE DEVELOPMENT PACKAGE.

KEYMAP

GARVER

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

PARCEL LINE SHEET

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-3

SHEET NUMBER 3

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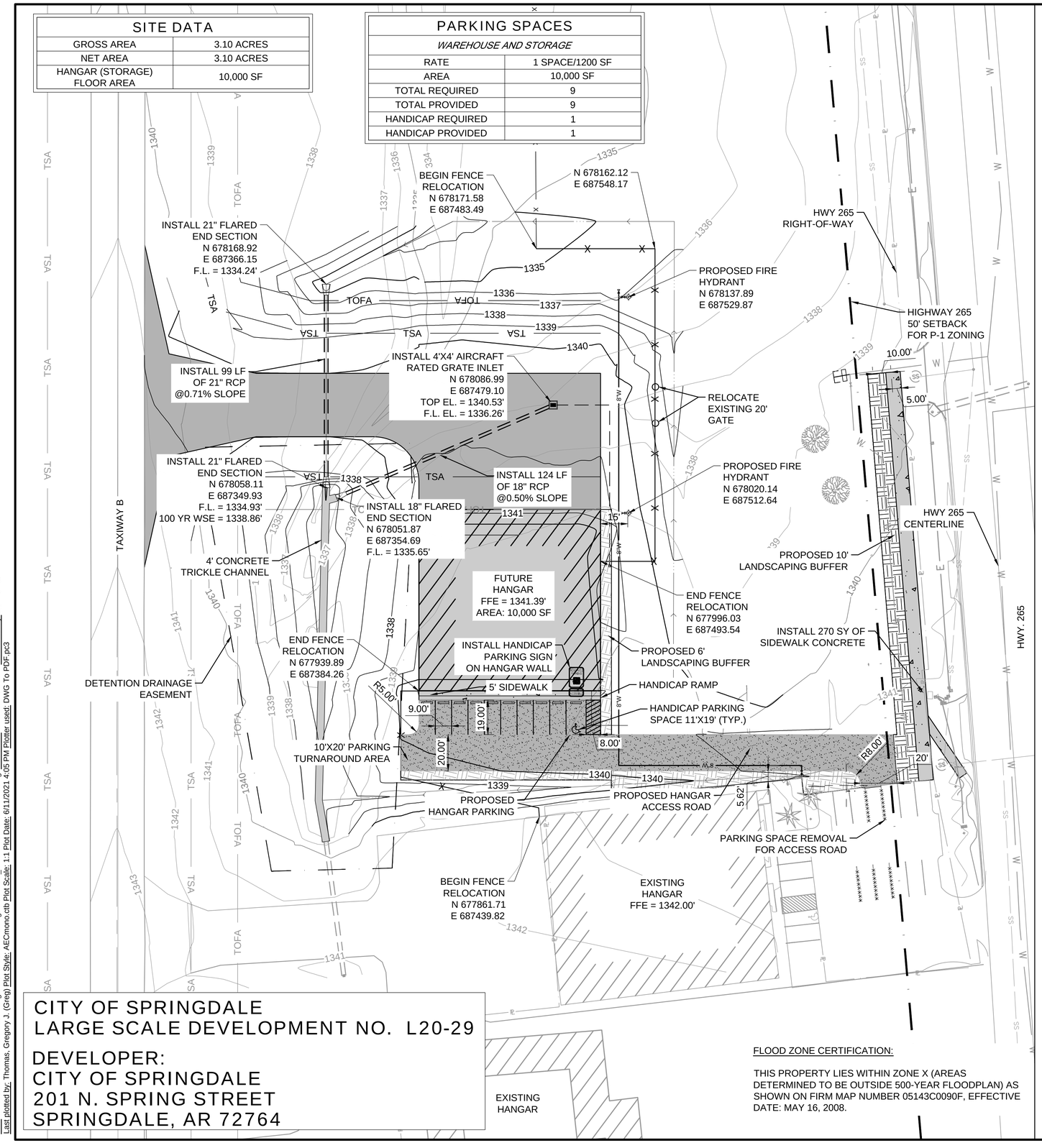
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:04 PM Plotter used: DWG To PDF.pc3

SITE DATA	
GROSS AREA	3.10 ACRES
NET AREA	3.10 ACRES
HANGAR (STORAGE) FLOOR AREA	10,000 SF

PARKING SPACES	
WAREHOUSE AND STORAGE	
RATE	1 SPACE/1200 SF
AREA	10,000 SF
TOTAL REQUIRED	9
TOTAL PROVIDED	9
HANDICAP REQUIRED	1
HANDICAP PROVIDED	1



CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

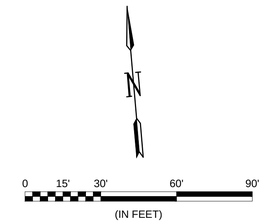
DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

FLOOD ZONE CERTIFICATION:

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAN) AS SHOWN ON FIRM MAP NUMBER 05143C0090F, EFFECTIVE DATE: MAY 16, 2008.

NOTES:

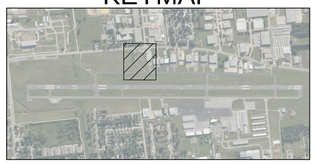
1. SEE ELECTRICAL PLAN FOR POWER DISTRIBUTION DETAILS.
2. SEE UTILITY PLAN FOR WATER DETAILS.
3. ALL PROPOSED DRIVES AND PARKING AREAS SHALL BE PAVED.
4. ALL PAVEMENT MARKINGS SHALL BE YELLOW AND 4" WIDTH UNLESS OTHERWISE NOTED.
5. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
6. 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: DEVELOPMENT AND GRADING WITHIN THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
7. ADA REQUIREMENTS. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDINGS APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FROM TIME TO TIME BE AMENDED.



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- OFZ — OBSTACLE FREE ZONE
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PL — PROPERTY LINE
- W — EXISTING WATER LINE
- X — EXISTING FENCE
- EXISTING STORM WATER PIPE
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED DITCH LINE
- 8"W — PROPOSED WATER LINE
- PROPOSED INLET

KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

SITE PLAN

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-4

SHEET NUMBER 4

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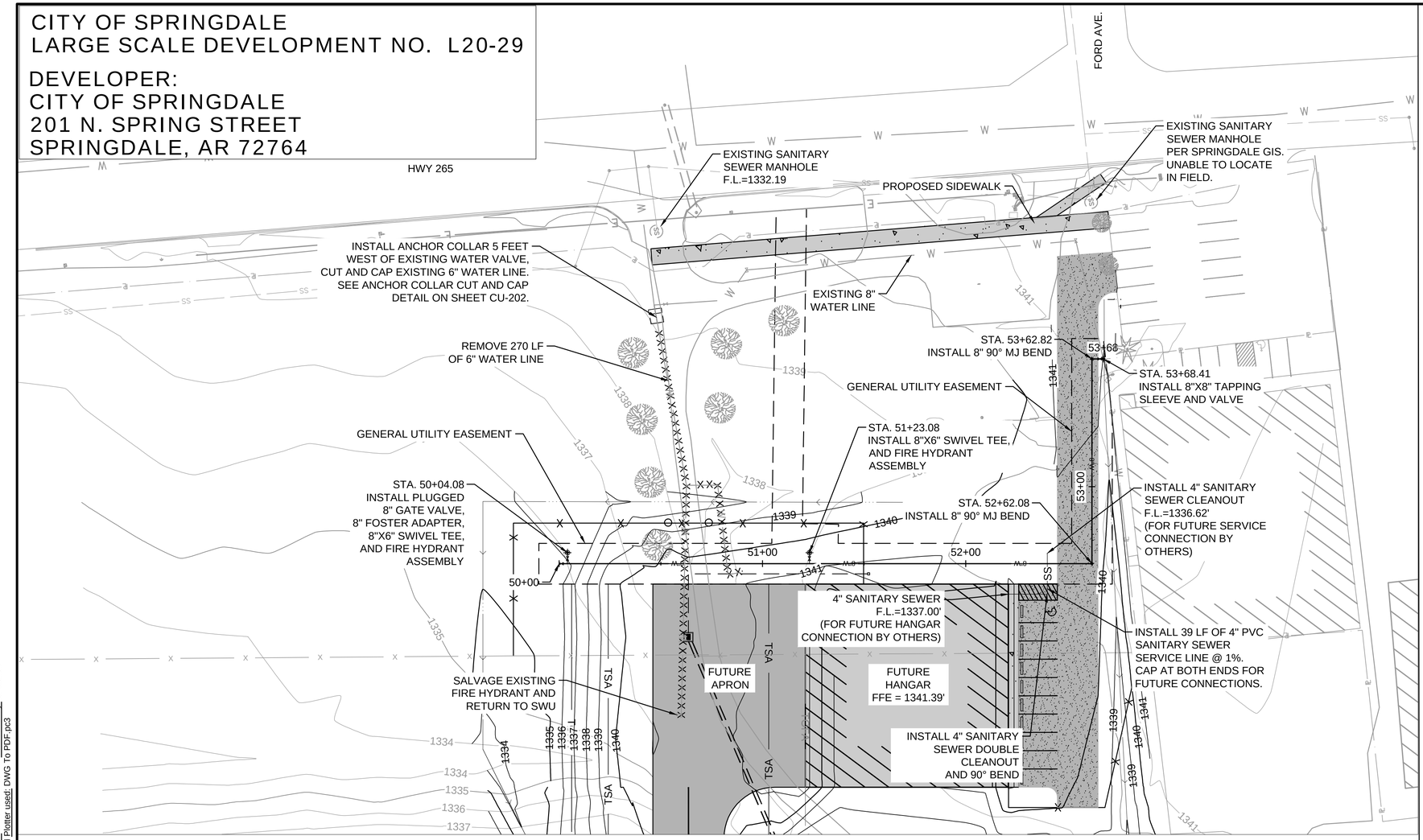
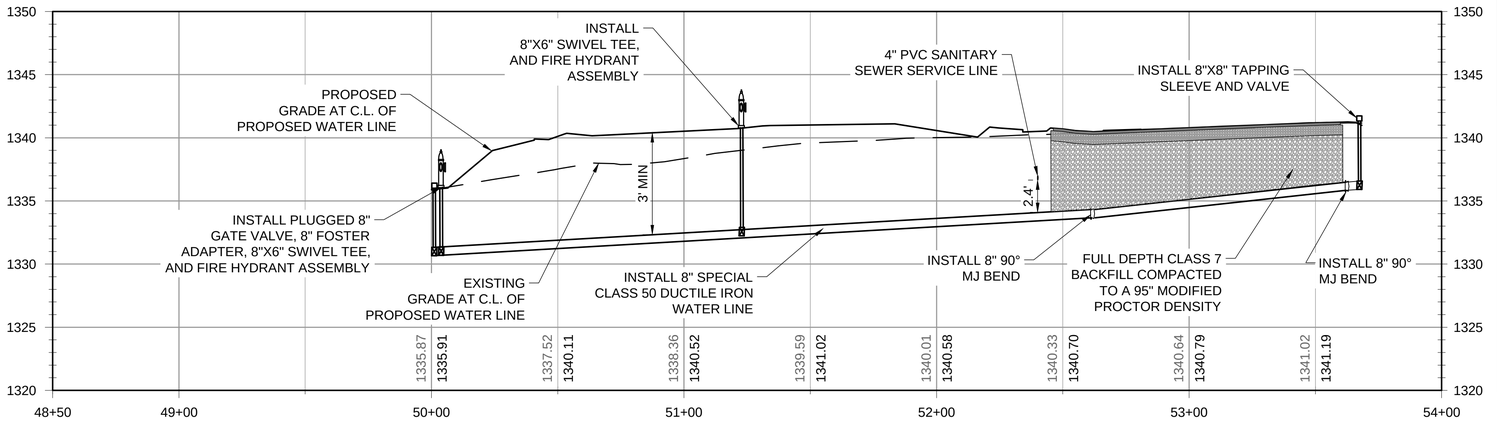
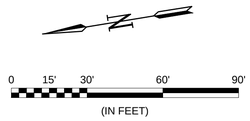
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:05 PM Plotter used: DWG To PDF.pc3

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764







LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE BUFFER
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED DITCH LINE
- W — PROPOSED WATER LINE
- PROPOSED INLET

NOTES:

1. SEE ELECTRICAL PLAN SHEET FOR ELECTRICAL DETAILS.
2. ALL MATERIALS, CONSTRUCTION, AND TESTING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE SPRINGDALE WATER UTILITIES SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES AND THE CITY OF SPRINGDALE ORDINANCES.

FLOOD ZONE CERTIFICATION:

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAN) AS SHOWN ON FIRM MAP NUMBER 05143C0090F, EFFECTIVE DATE: MAY 16, 2008.

KEYMAP

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REV	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

UTILITY PLAN

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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DRAWING NUMBER
LSD-5

SHEET NUMBER 5

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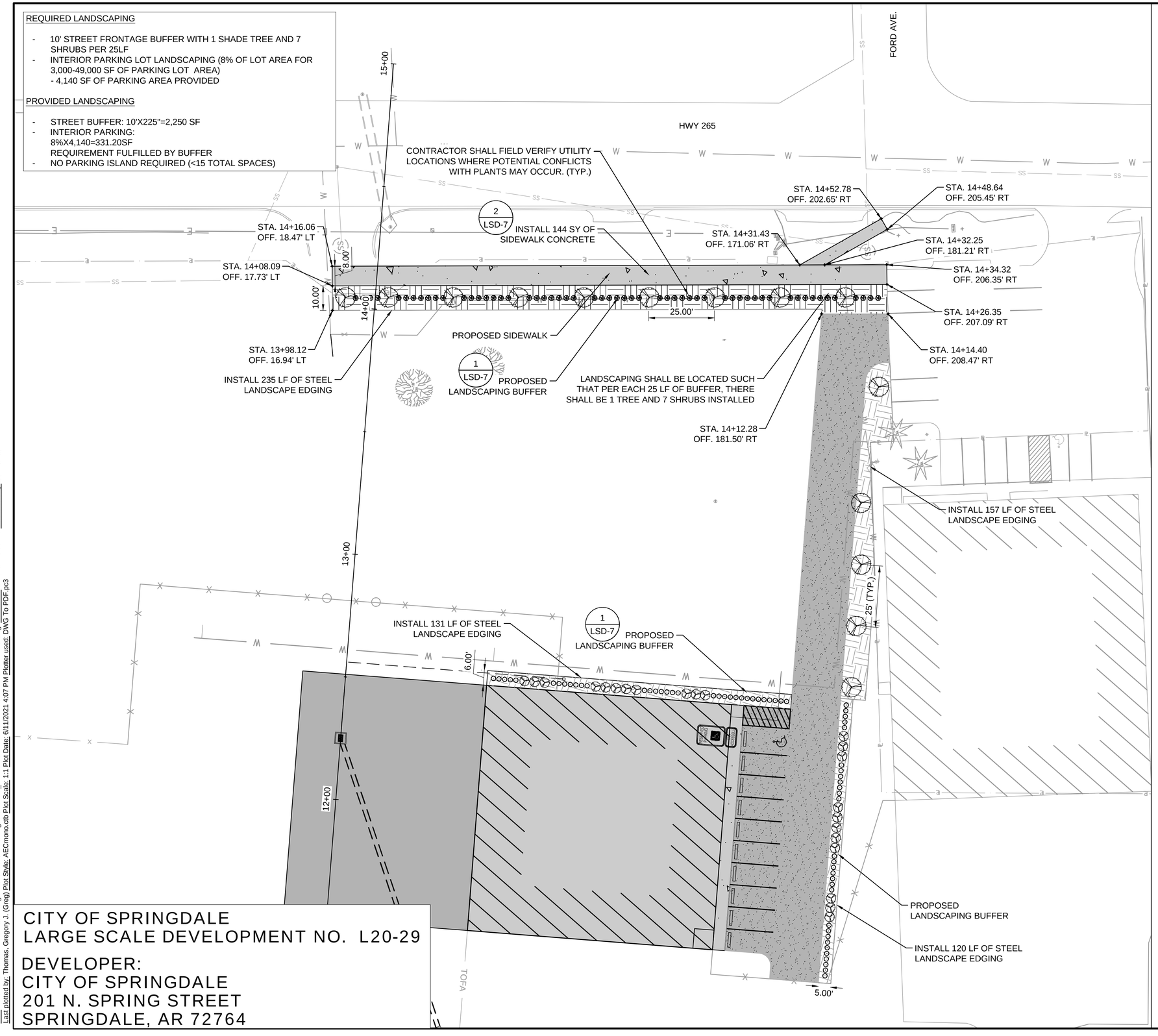
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:06 PM Plotter used: DWG To PDF.pc3

REQUIRED LANDSCAPING

- 10' STREET FRONTAGE BUFFER WITH 1 SHADE TREE AND 7 SHRUBS PER 25LF
- INTERIOR PARKING LOT LANDSCAPING (8% OF LOT AREA FOR 3,000-49,000 SF OF PARKING LOT AREA)
  - 4,140 SF OF PARKING AREA PROVIDED

PROVIDED LANDSCAPING

- STREET BUFFER: 10'X225"=2,250 SF
- INTERIOR PARKING:
  8%X4,140=331.20SF
  REQUIREMENT FULFILLED BY BUFFER
- NO PARKING ISLAND REQUIRED (<15 TOTAL SPACES)



CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

0 10' 20' 40' 60'
(IN FEET)

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE BUFFER
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- EXISTING FENCE
- (14) TONTO CREPEMYRTLE (LANGERSTROEMIA INDICA X FAURIEL 'TONTO'.
- (57) KOREAN SPICE VIBURNUM (VIBURNUM CARLESII 'KOREAN SPICE'), 3-GAL
- (62) SHAMROCK INKBERRY HOLLY (LLEX GLABRA 'SHAMROCK'), 3-GAL
- (22) BLUE POINT JUNIPER (JUNIPERUS CHINENSIS 'BLUE POINT'), 6-8' TALL

GENERAL NOTES:

1. TREES SHALL BE INSTALLED AS SHOWN ON THIS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. PLACE 3" OF SHREDDED HARDWOOD MULCH OVER MIN. 3 OZ. WEED FABRIC IN SHRUB BEDS. BEDS SHALL BE CONTAINED BY STEEL LANDSCAPING EDGING (COL-MET 5" STEEL EDGING, OR EQUAL), COLOR: BLACK.

KEYMAP

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

LANDSCAPE AND SIDEWALK PLAN

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-6

SHEET NUMBER 6

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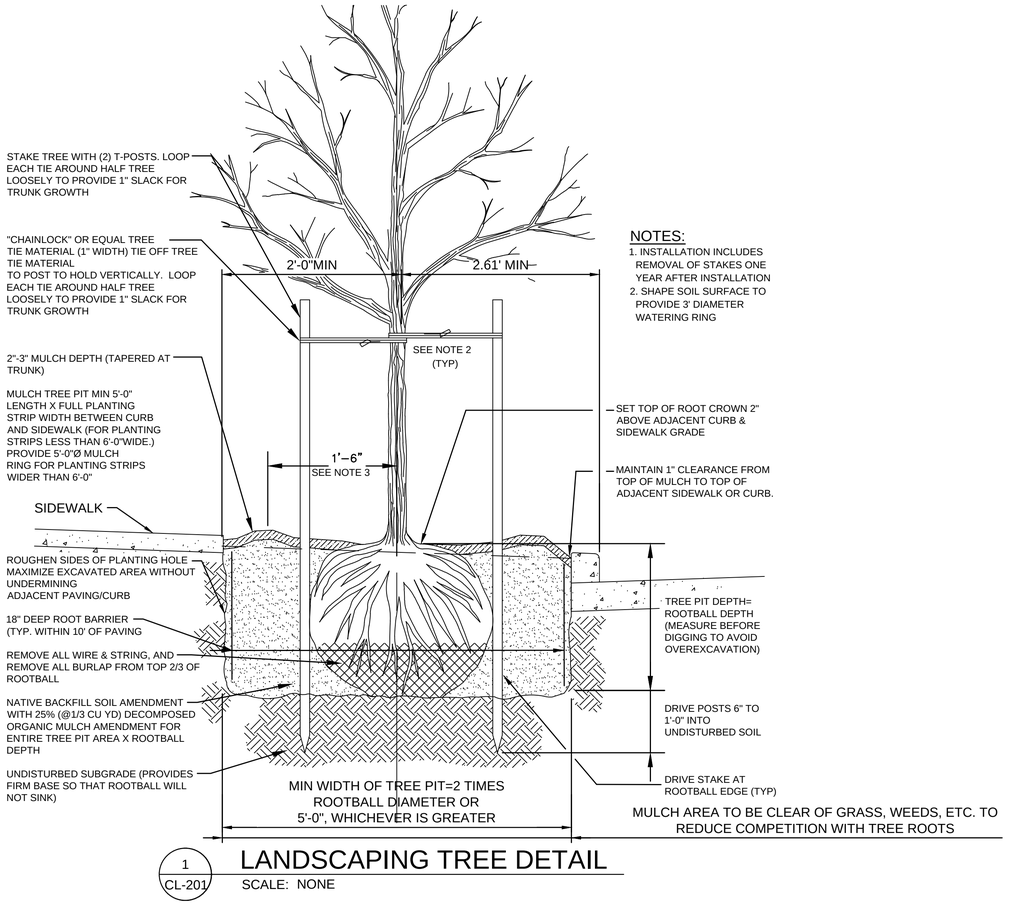
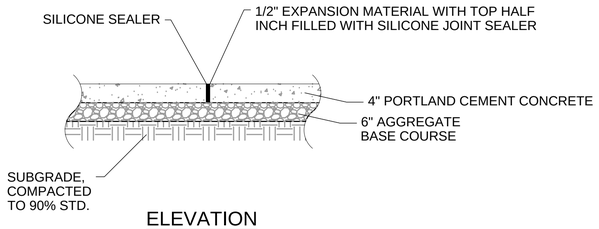
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:07 PM Plotter used: DWG To PDF.pc3



NOTES:
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING

1 CL-201 **LANDSCAPING TREE DETAIL**
SCALE: NONE



ELEVATION

2 CL-201 **CONCRETE SIDEWALK DETAIL**
SCALE: NONE

NOTES:

1. EXPANSION JOINT SHALL BE INSTALLED AT 50 FT. MAXIMUM SPACING.
2. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
3. SIDEWALK SHALL HAVE SAW-CUT TRANSVERSE JOINTS AT 5' INTERVALS. THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE. ALL SAWED JOINTS SHALL BE SEALED USING AN APPROVED SEALANT.
4. CONCRETE SHALL CONFORM TO CLASS "A", 3500 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
5. CLOSED CELL BACKER ROD SHALL BE USED IN COLD JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
6. OTHER JOINTS MAY BE REQUIRED IF DIRECTED BY THE ENGINEER.

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

LANDSCAPE AND SIDEWALK DETAILS

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

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DRAWING NUMBER
LSD-7

SHEET NUMBER 7

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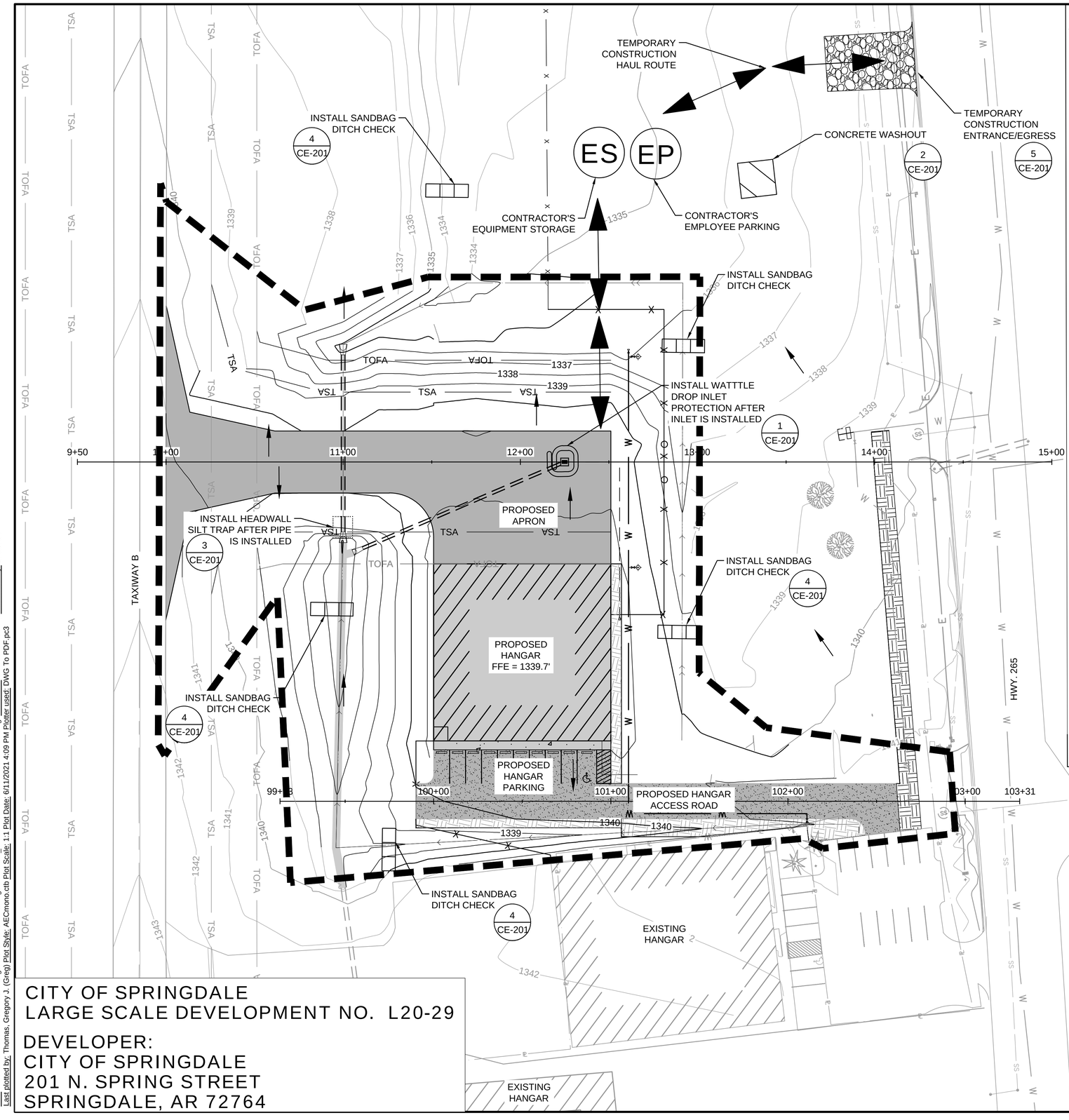
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:07 PM Plotter used: DWG To PDF.pc3



NOTES:

1. THE SYMBOLS SHOWN IN THIS SHEET REPRESENT EROSION CONTROL DEVICES AS DETAILED ON THE EROSION CONTROL DETAIL SHEET. THE SYMBOLS ARE NOT TO SCALE AND REPRESENT THE GENERAL LOCATION TO WHICH THE DEVICES SHALL BE PLACED.
2. EROSION AND SEDIMENT CONTROL FEATURES SHALL BE PLACED PRIOR TO THE EXCAVATION OPERATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL AND SEEDING OF SOIL STOCKPILES. THIS WORK IS SUBSIDIARY TO THE TEMPORARY EROSION CONTROL ITEM.
4. THE TEMPORARY EROSION CONTROL POLICIES SHOWN ON THE PLANS SHOW THE ENGINEER'S ESTIMATE OF A MINIMUM EFFORT NEEDED TO MAINTAIN PROPER EROSION CONTROL DURING CONSTRUCTION. SEE THE SPECIFICATIONS FOR FURTHER INFORMATION.
5. ALL DISTURBED AREAS WITHIN THE GRADING LIMITS SHALL BE SEEDED UNLESS OTHERWISE APPROVED BY THE ENGINEER. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE GRADING LIMITS SHALL BE SEEDED AND SHALL BE CONSIDERED SUBSIDIARY TO SITE PREPARATION.
6. SEE EROSION CONTROL DETAIL SHEET FOR ADDITIONAL DEVICE DETAILS.
7. CONTRACTOR SHALL MAINTAIN ALL DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS.
8. AREAS WHERE CONSTRUCTION CEASES FOR MORE THAN 14 DAYS SHALL BE STABILIZED IN ACCORDANCE WITH THE SWPPP AND SPECIFICATIONS.
9. ALL PROJECT WORK IS OUTSIDE OF FEMA FLOODWAYS AND FLOODPLAINS AS NOTED ON FIRM MAP 05143C0090F.
10. PRIOR TO LEAVING THE CONSTRUCTION SITE, STORMWATER RUNOFF MUST PASS THROUGH AN APPROPRIATE SEDIMENT REMOVAL BEST MANAGEMENT PRACTICE.
11. CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO PREVENT AND CONTROL DUST IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST.

N

0 15' 30' 60' 90'

(IN FEET)

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- OFZ — OBSTACLE FREE ZONE
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- 450 — PROPOSED CONTOUR
- 450 — EXISTING CONTOUR
- PROPOSED DITCH CENTERLINE
- EXISTING DITCH
- WATTLE
- PROPOSED INLET
- STORMWATER FLOW DIRECTION
- WATTLE SLOPE BARRIER
- WATTLE DROP INLET PROTECTION
- DISTURBED AREA BOUNDARY

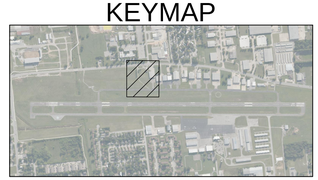
DISTURBED AREA: 2.3 ACRES

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

CALL BEFORE YOU DIG! ARK-ANSAS ONE CALL 1-800-482-8998

KEYMAP



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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

EROSION CONTROL PLAN

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-8

SHEET NUMBER 8

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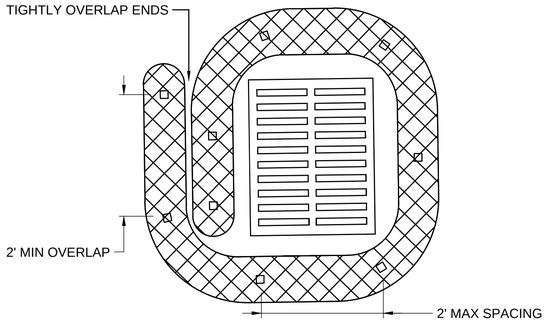
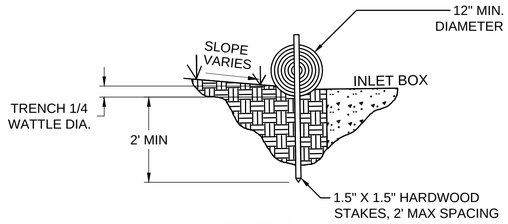


PLAN VIEW

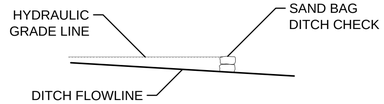


SECTION VIEW

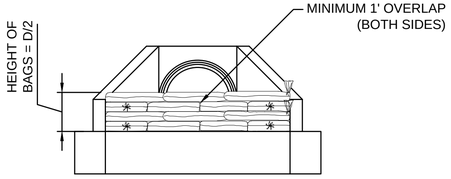
NOTES:

1. WATTLE MATERIAL SHALL COMPLY WITH ARDOT HIGHWAY CONSTRUCTION SPECIFICATIONS SECTION 621.
2. WITH APPROVAL OF THE ENGINEER, SILT FENCE MAY BE ALLOWED AS AN ALTERNATIVE INLET PROTECTION.

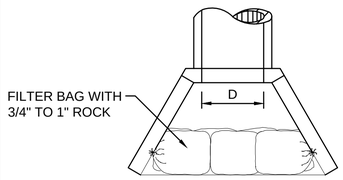
1 LSD-10 — WATTLE DROP INLET PROTECTION
SCALE: NONE



CROSS SECTIONAL VIEW



FRONT ELEVATION



PLAN VIEW

NOTES:

1. HEADWALL SILT TRAP SHALL INCLUDE TYPE II GEOTEXTILE FABRIC BAGS, NUMBER 57 STONE, LABOR AND ALL INCIDENTALS NECESSARY FOR COMPLETE INSTALLATION.
2. INLET PROTECTION IS SUITABLE FOR USE IN BOTH PAVED AND UNPAVED AREAS.
3. THE HEIGHT REQUIREMENT IS WAIVED IN CASES WHERE IT WILL CREATE AN UNACCEPTABLE PONDING SITUATION.
4. INTERWEAVE BAG ENDS TO FILL GAPS BETWEEN BAGS.
5. FILL BAGS WITH NUMBER 57 STONE BETWEEN 1/2 TO 2/3 FULL (50 LB. TO 60 LB.).

3 LSD-10 — HEADWALL SILT TRAP
SCALE: NONE

FLAT BOTTOM DITCH

V-BOTTOM DITCH

SAND BAG DITCH CHECK NOTES:

1. SAND BAGS MAY VARY IN SIZE AND SHAPE. QUANTITY OF BAGS REQUIRED MAY VARY DEPENDING ON SIZE AND SHAPE OF DITCH.
2. SAND BAGS SHOULD BE PLACED TIGHTLY TOGETHER WITH MINIMAL GAPS.

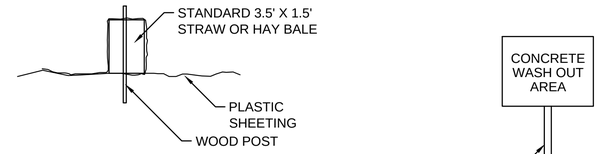
4 LSD-10 — SANDBAG DITCH CHECK
SCALE: NONE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

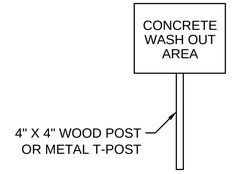
1. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
3. ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764



SECTION A - A



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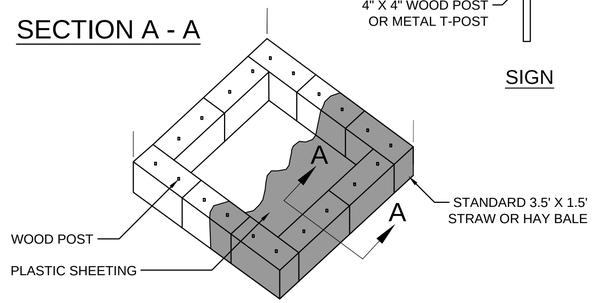
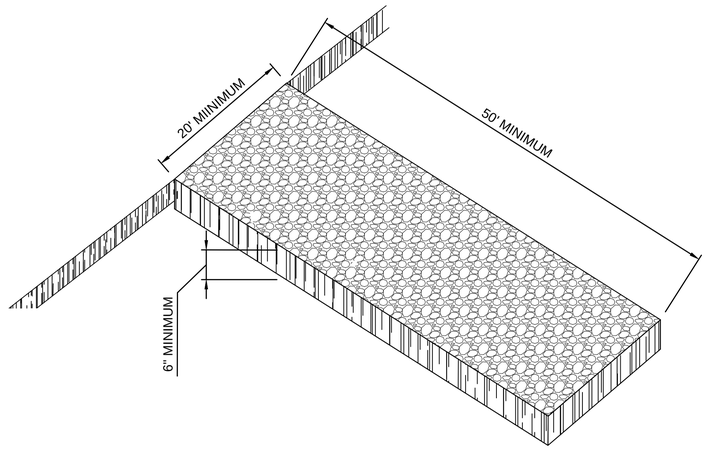


CONCRETE WASH-OUT NOTES:

1. LOCATIONS OF OFF-SITE MATERIALS, STORAGE, WASTE, CONCRETE WASH-OUT, OR BORROW AREAS SHALL BE DETERMINED BY THE CONTRACTOR.
2. PLASTIC SHEETING MUST BE 10 MIL THICK OR TWO 6 MIL PIECES OVERLAPPED.
3. ONCE CONCRETE DRIES, IT CAN BE ROLLED UP IN THE PLASTIC FOR DISPOSAL.
4. HAY BALES MUST BE STAKED WITH POSTS HOLDING PLASTIC LINER IN PLACE AND COVERING ALL BALES. WOODEN POSTS MUST BE 3 FEET IN LENGTH.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A WASH OUT AREA.
6. THE CONCRETE TRUCK DRIVER AND CONTRACTOR CAN BE CITED FOR WASH OUTS CONDUCTED IN A NON-DESIGNATED AREA.
7. AFTER THE DESIGNATED AREA FOR THE WASH OUT IS DETERMINED, SIGNAGE INDICATING CONCRETE WASH OUT AREA SHALL BE INSTALLED THAT IS VISIBLE TO EXITING VEHICLES. THE SIGN SHALL BE PLACED ON A WOOD POST AND EMBEDDED 12".

2 LSD-10 — CONCRETE WASH OUT AREA
SCALE: NONE



5 LSD-10 — STABALIZED CONSTRUCTION ENTRANCE
SCALE: NONE

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

EROSION CONTROL DETAILS

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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DRAWING NUMBER
LSD-9

SHEET NUMBER 9

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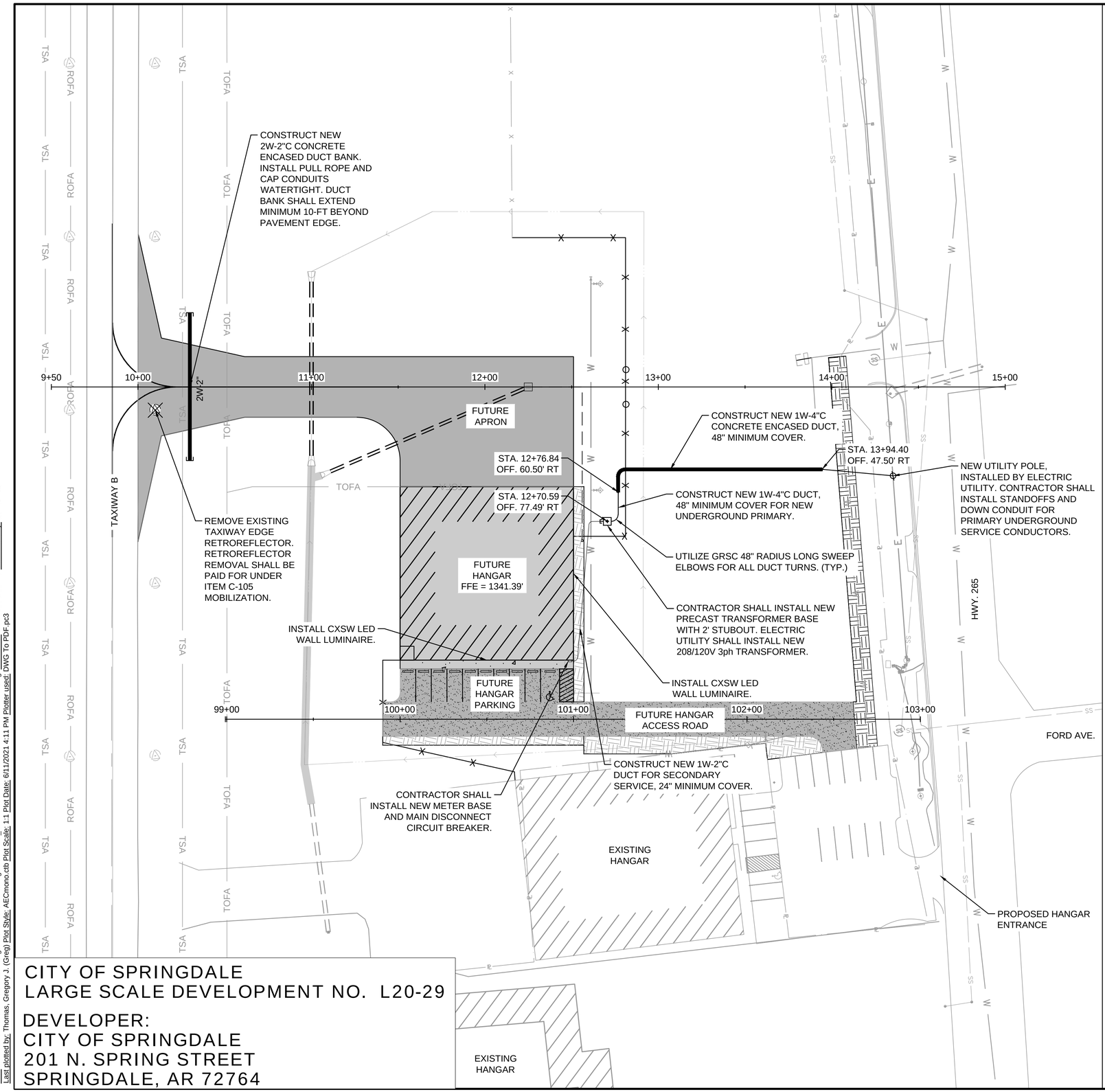
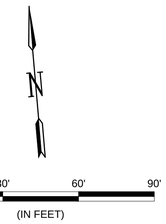
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:09 PM Plotter used: DWG To PDF.pc3





LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- OFZ — OBSTACLE FREE ZONE
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- PROPERTY LINE
- W — EXISTING WATER LINE
- EXISTING FENCE
- EXISTING STORM WATER PIPE
- PROPOSED FENCE
- PROPOSED DITCH LINE
- W — PROPOSED WATER LINE
- PROPOSED INLET

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC UTILITY PRIOR TO CONSTRUCTION PRIOR TO ALL WORK FOR UTILITY REQUIREMENTS AND DIVISION OF WORK.

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

KEYMAP

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

ELECTICAL SITE PLAN

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: TDP
DRAWN BY: TDP

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
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DRAWING NUMBER
LSD-10

SHEET NUMBER 10

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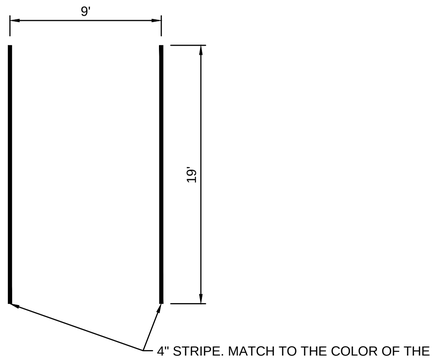
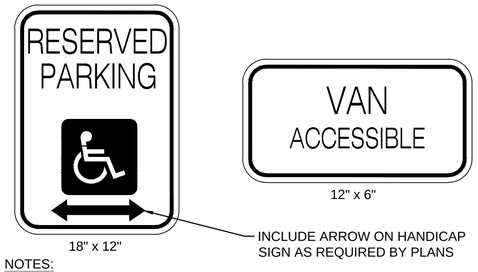
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:11 PM Plotter used: DWG To PDF.pc3



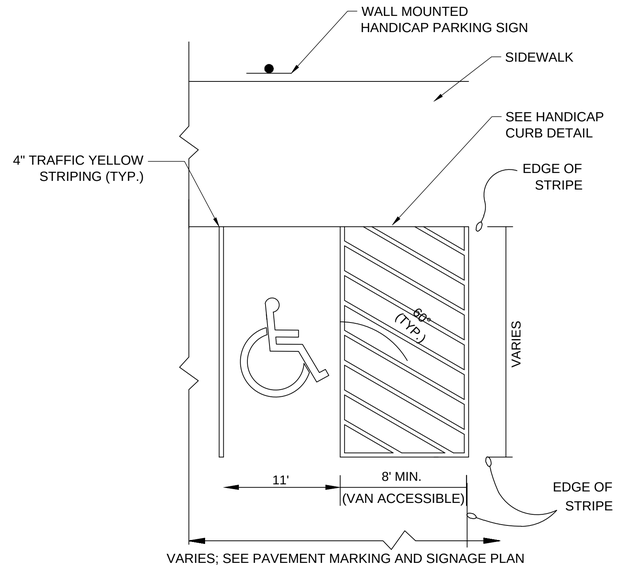
1 LSD-11 **PARKING STALL**
SCALE: NONE



NOTES:

1. INSTALLED SIGNS SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD.
2. ALL SIGNS ARE TO BE INSTALLED AT THE LOCATIONS SHOWN IN THE PLANS, AND IN ACCORDANCE WITH THE DETAILS IN THE PLANS.

2 LSD-11 **HANDICAP PARKING SIGNS**
SCALE: NONE



NOTES:

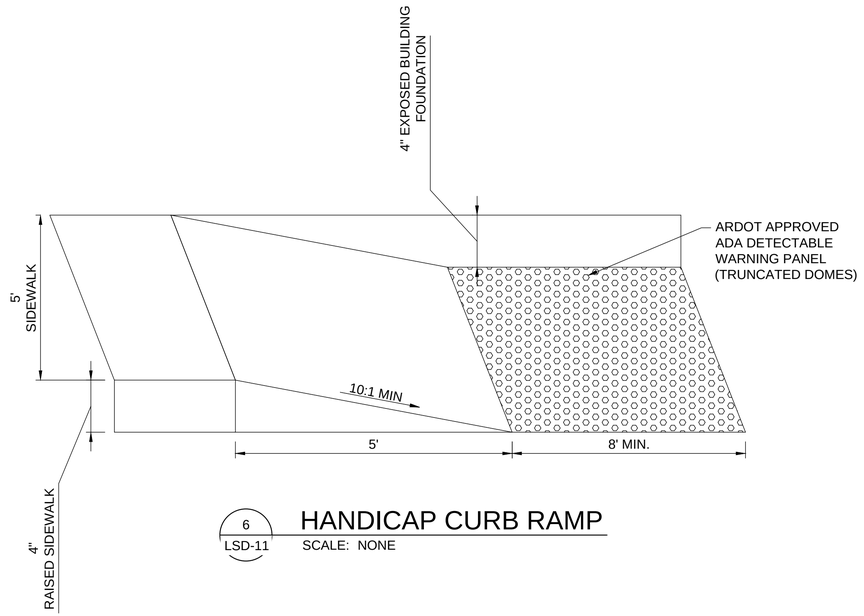
1. SEE PAVEMENT MARKING AND SIGNAGE PLAN FOR HANDICAP LAYOUT.
2. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED.

3 LSD-11 **90° ACCESSIBLE PARKING SPACE STRIPING**
SCALE: NONE

NOTES:

1. ACCESSIBLE PARKING STALL SYMBOL SHALL BE PRE-FORMED (ONE PIECE) TWO COLOR (BLUE/WHITE) THERMOPLASTIC MARKING.

4 LSD-11 **ACCESSIBLE PARKING STALL SYMBOL**
SCALE: NONE



6 LSD-11 **HANDICAP CURB RAMP**
SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

MISC DETAILS

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

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DRAWING NUMBER
LSD-11

SHEET NUMBER 11

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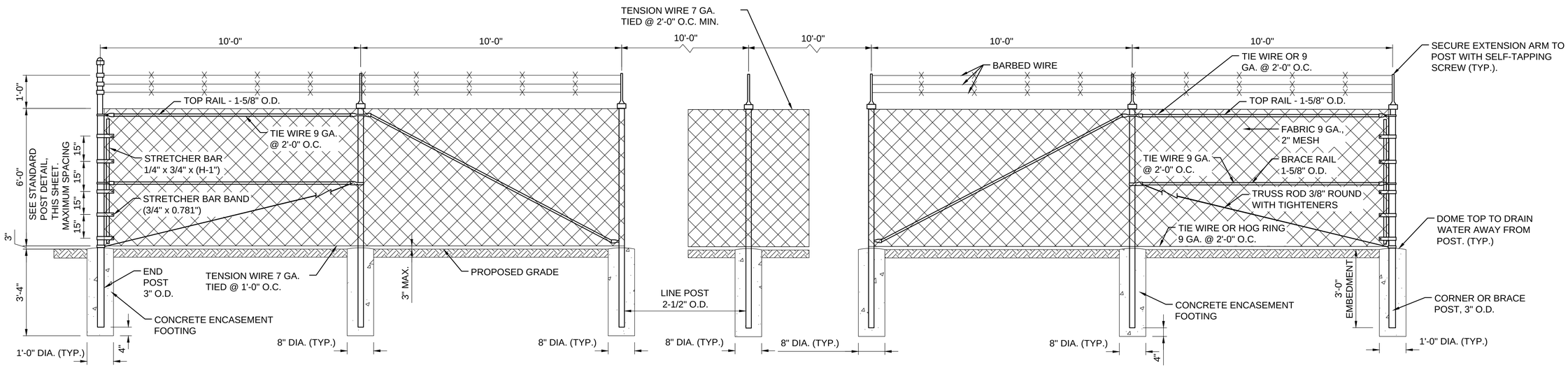


2 POST SPACING
LSD-12 SCALE: NONE

PANEL NOTES:

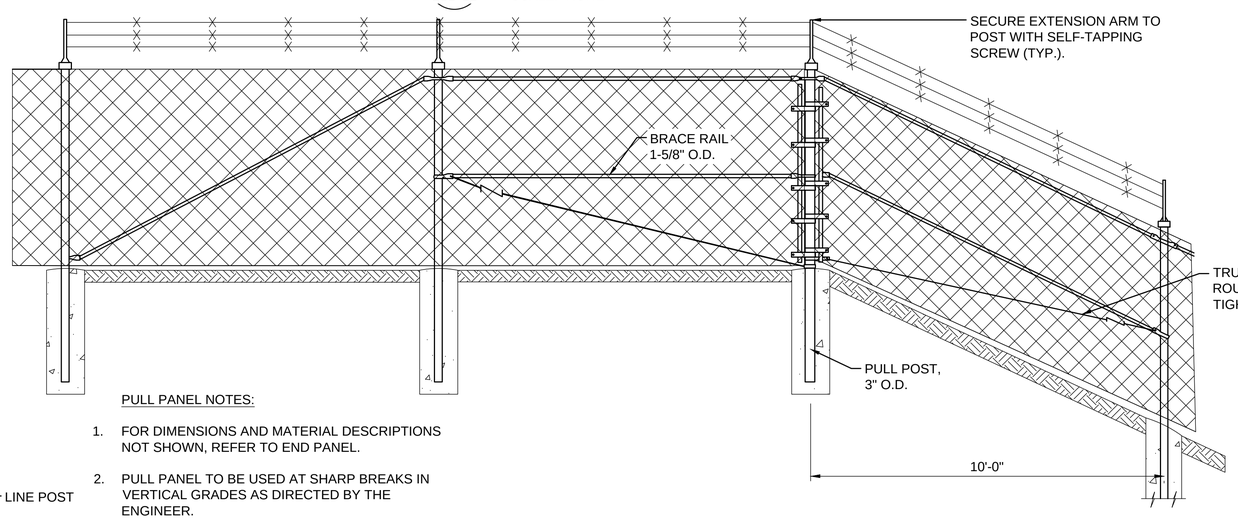
1. ALL FABRIC, POSTS, NAILS, BRACES, FITTINGS, AND HARDWARE FOR FENCE AND GATES SHALL CONFORM TO ITEM F-162 OF THE SPECIFICATIONS.
2. ELECTRICAL GROUND RODS SHALL BE CONSTRUCTED AS SPECIFIED IN ITEM F-162 OF THE SPECIFICATIONS.

1 END PANEL
LSD-12 SCALE: NONE

BRACE PANEL NOTE:

1. BRACE PANEL SHALL BE PLACED A MAXIMUM OF 400 FEET CENTER TO CENTER FROM END, CORNER, OR BRACE POSTS. ANY BREAKS IN HORIZONTAL ALIGNMENT OF MORE THAN 30 DEGREES SHALL BE CONSIDERED A CORNER.

3 BRACE OR CORNER PANEL
LSD-12 SCALE: NONE



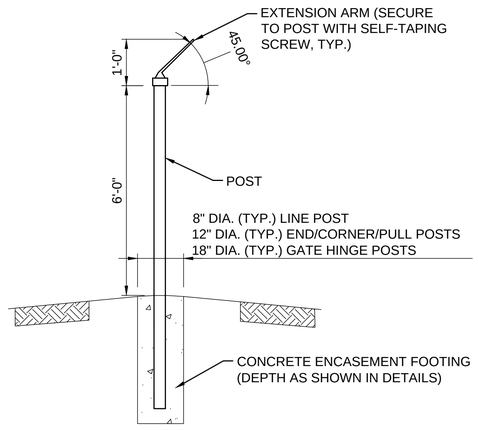
PULL PANEL NOTES:

1. FOR DIMENSIONS AND MATERIAL DESCRIPTIONS NOT SHOWN, REFER TO END PANEL.
2. PULL PANEL TO BE USED AT SHARP BREAKS IN VERTICAL GRADES AS DIRECTED BY THE ENGINEER.

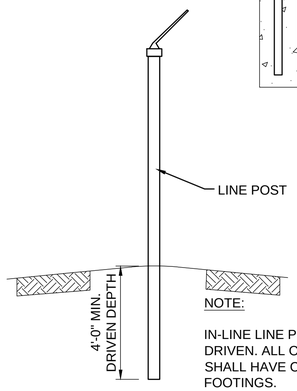
4 PULL PANEL
CF-201 SCALE: NONE

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764



5 STANDARD POST INSTALLATION
LSD-12 SCALE: NONE



NOTE:

IN-LINE LINE POSTS MAY BE DRIVEN. ALL OTHER POSTS SHALL HAVE CONCRETE FOOTINGS.

6 ALTERNATE DRIVEN LINE POST INSTALLATION
LSD-12 SCALE: NONE

AIRPORT
PROPERTY
NO
TRESPASSING
VIOLATERS WILL BE PROSECUTED

7 FENCE SIGNAGE
LSD-12 SCALE: NONE

SIGNAGE NOTES:

1. SIGNS SHALL BE PERMANENT, NON-FADING, OUTDOOR TYPE. NO TRESPASSING SIGNS SHALL BE INSTALLED AT 200' INTERVALS AND AT EACH GATE.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE INSTALLATION.
3. SIGNS WILL NOT BE MEASURED FOR SEPARATE PAYMENT BUT WILL BE CONSIDERED SUBSIDIARY TO ITEM F-162.
4. RED LEGEND, WHITE BACKGROUND, RED BORDER. (12" x 18")
5. THE NUMBER LEGEND OF THE GATE SIGN SHALL BE COORDINATED WITH THE OWNER.

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

FENCING DETAILS

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

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DRAWING NUMBER
LSD-12

SHEET NUMBER 12

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CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

FUTURE HIGHWAY 265 EDGE
FUTURE SIDEWALK
FUTURE LANDSCAPING BUFFER
ESTIMATED 50' HIGHWAY 265 SETBACK FOR P-1 ZONING
FUTURE ACCESS ROAD
FUTURE HANGAR PARKING
FUTURE HANGAR FACILITY (100'X75')
FUTURE APRON
FUTURE HANGAR FACILITY (100'X98')
PROPOSED HANGAR ACCESS ROAD
PROPOSED APRON
FUTURE HANGAR FACILITY (100'X100')
PROPOSED HANGAR FACILITY (100'X100')
PROPOSED HANGAR PARKING
5'
10'
20'
30' (TYP.)
5.00'

0 15' 30' 60' 90'
(IN FEET)

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PAVEMENT
- PROPOSED FULL STRENGTH AIRFIELD PAVEMENT
- PROPOSED PARKING ACCESS ROAD PAVEMENT
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- OFZ — OBSTACLE FREE ZONE
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- SS — EXISTING SANITARY SEWER
- ℄ — PROPERTY LINE
- W — EXISTING WATER LINE
- X — EXISTING FENCE
- EXISTING STORM WATER PIPE
- 1350 — EXISTING CONTOUR
- 1350 — PROPOSED CONTOUR
- X — PROPOSED FENCE
- PROPOSED DITCH LINE
- 8"W — PROPOSED WATER LINE
- PROPOSED INLET

KEYMAP

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

FUTURE PLAN EXHIBIT

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

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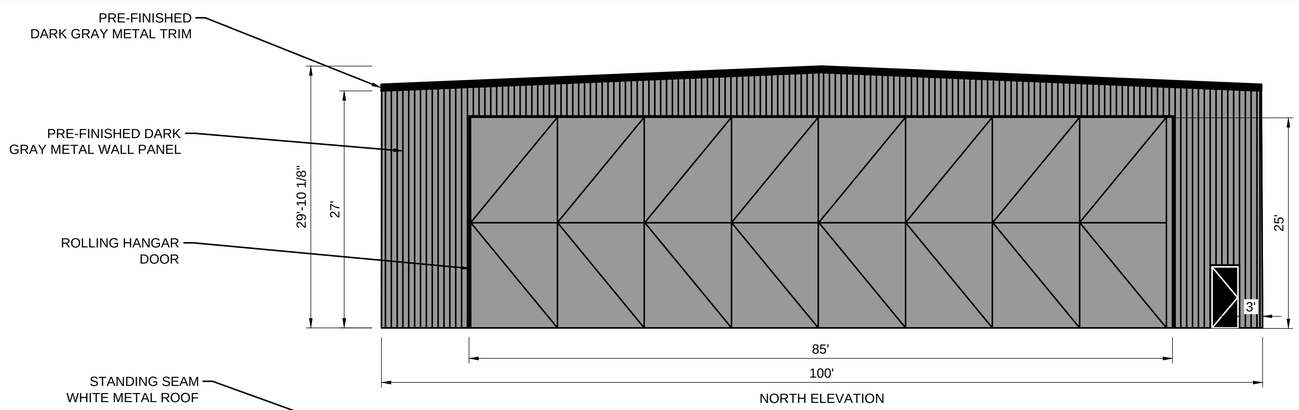
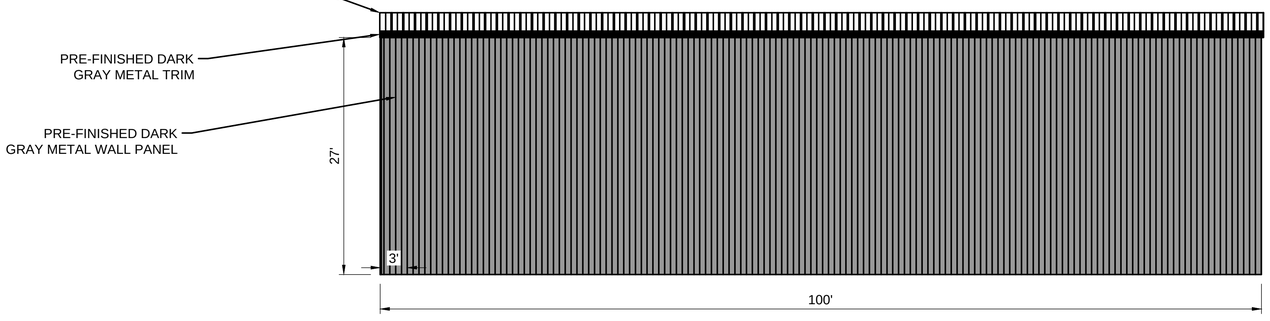
DRAWING NUMBER
LSD-13

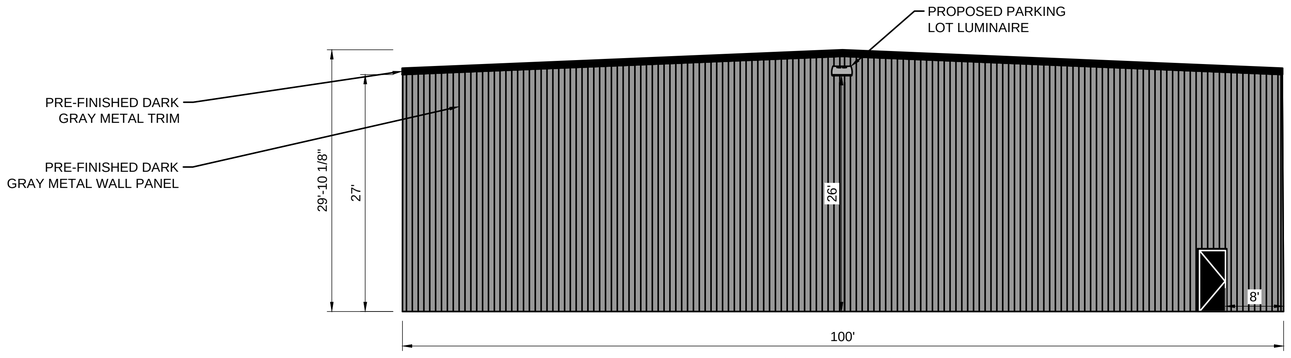
SHEET NUMBER 13



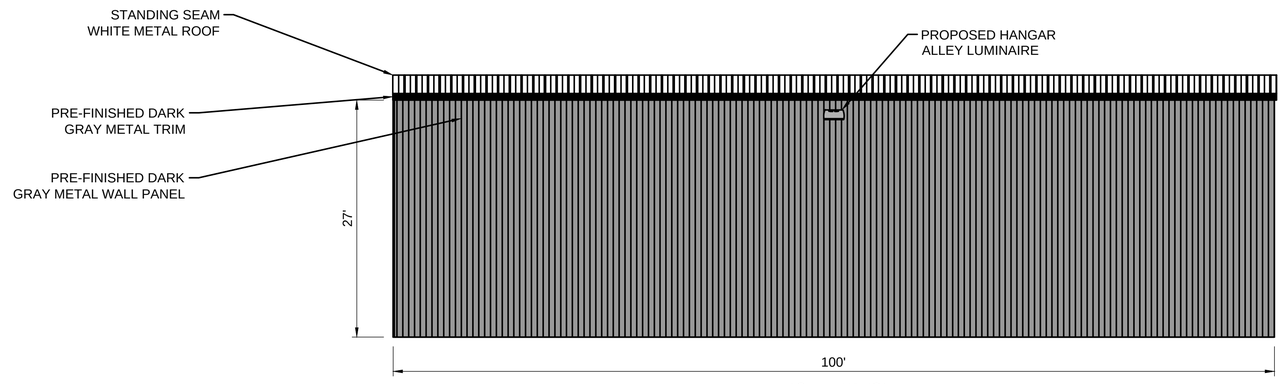
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

HANGAR
ELEVATION PLAN I

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

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DRAWING NUMBER
LSD-14

SHEET NUMBER 14

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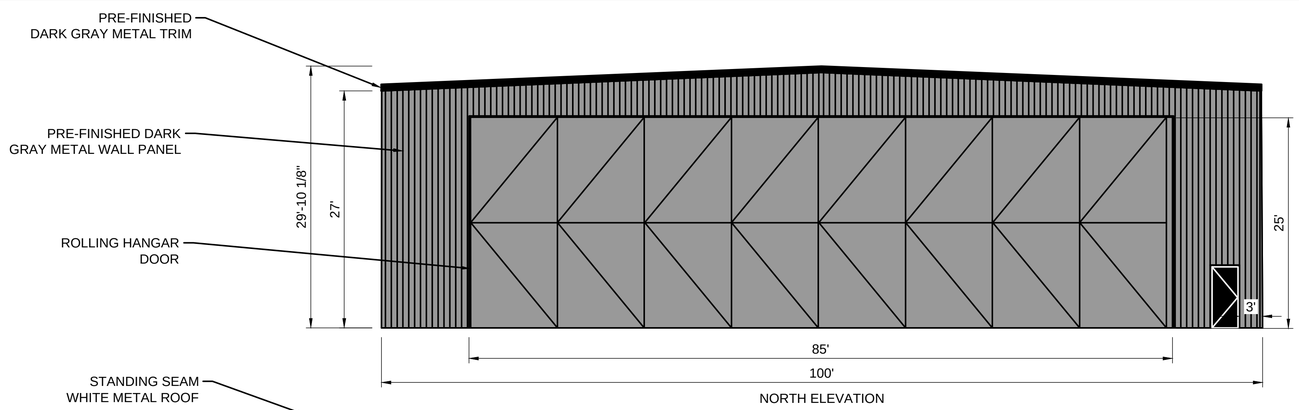
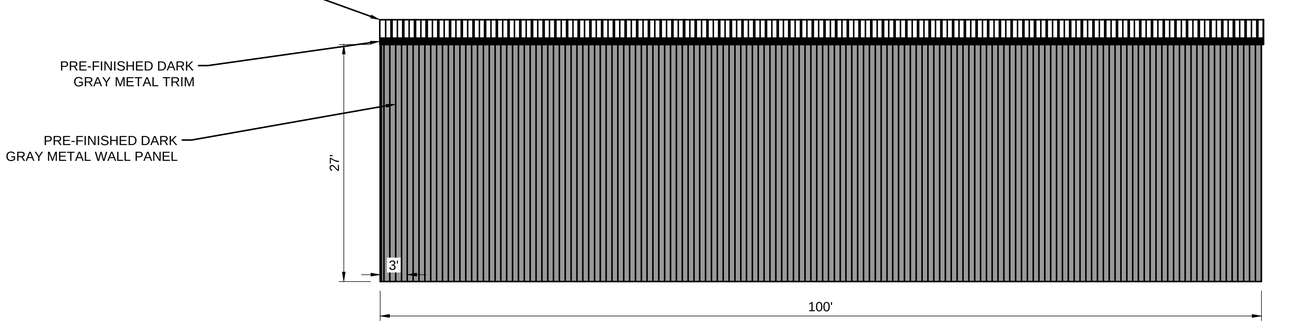
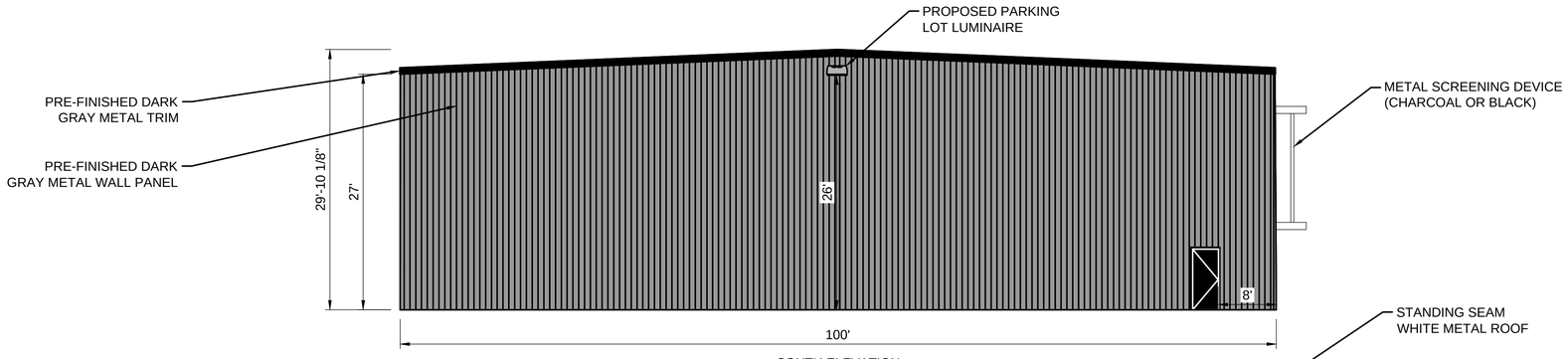
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/14/2021 4:38 PM Plotter used: DWG To PDF.pc3



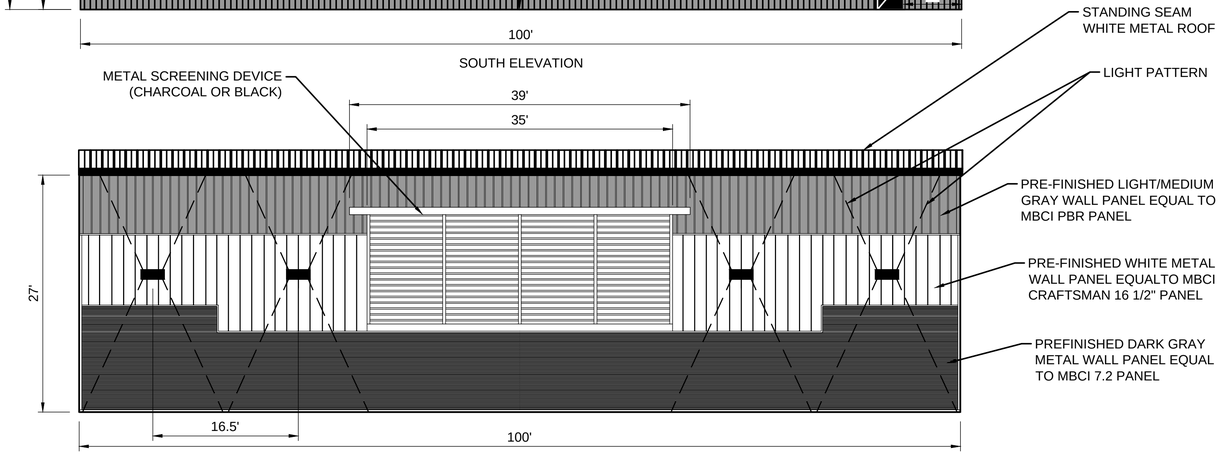
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CITY OF SPRINGDALE
LARGE SCALE DEVELOPMENT NO. L20-29

DEVELOPER:
CITY OF SPRINGDALE
201 N. SPRING STREET
SPRINGDALE, AR 72764

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REV.	DATE	DESCRIPTION	BY

SPRINGDALE MUNICIPAL AIRPORT
SPRINGDALE, AR

EAST HANGAR CONSTRUCTION

HANGAR
ELEVATION PLAN II

JOB NO.: 20A13132-02
DATE: JUNE 2021
DESIGNED BY: GJT
DRAWN BY: NKF

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LSD-15

SHEET NUMBER 15

File: L:\2020\20A13132 - ASG East Hangar Construction\Drawings\LSD\ASG_EHNG-HANGAR ELEVATION PLAN-GREY.dwg Last Save: 6/11/2021 3:55 PM Last saved by: GJThomas
Last plotted by: Thomas, Gregory J. (Greg) Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 6/11/2021 4:29 PM Plotter used: DWG To PDF.pc3

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

Re: **L21-19** **Large-Scale** **7 Brew**

Planning Comments:

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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)
4. This development has been given the number L21-19. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)
5. MSP indicates an 8' multi-use trail on the Northern side of E. Robinson.
6. The two drives do not meet the minimum 150' of separation on a single tract. (Variance Item)
7. As shown a shared access easement will be required to be dedicated as the drive encroaches on the property to the East.
   Will this access be designed to accommodate a future connection for 815-28629-000? Given the placement of the drive any future access on the East of this property would not meet the minimum 150' separation on a single tract. (Variance Item)
8. The submitted informal plat will need to be approved and filed prior to final approval of construction plans.

Commercial Design (Site)

1. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalk shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade.
   Provide a sidewalk or pathway for employee parking areas. (Variance Item)
2. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. (Variance Item)
3. Continuous internal pedestrian walkways, no less than five (5) feet in width, 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, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length. (Variance Item)
4. Provide pedestrian oriented lighting in accordance with commercial design standards. Wallpacks are being utilized to illuminate the entire property?

Commercial Design (Architectural)

1. All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrances. Where a principal building directly faces more than two abutting public rights-of-way, this requirement shall apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street. When additional stores will be located in the principal building, each store shall have at least one exterior customer entrances.
   Although a customer entrance is not a part of this format, other similar businesses have recently pursued a variance for this as it is tied more to the aesthetics and architectural elements than the need for customer entry itself. (Variance Item)

Engineering Summary:

- Adjust detention pond to allow for full 20' drainage easement and required separation from the building
- Provide accessible route for pedestrians (variance request)

L21-19

Engineering Comments:

1. **Chapter 106 – Stormwater Drainage**
   - **Maximum ponding limits of the pond need to be a minimum of 10 feet away from any building.**
   - **Pond appears to be too close to the building.**
   - **Must have 20' easement around detention pond.**

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.

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.
     - **The entrance encroaches on the adjacent property. Easement should cover all improvements that are built into the entrance.**

4. **Chapter 130 – Zoning Ordinance**

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

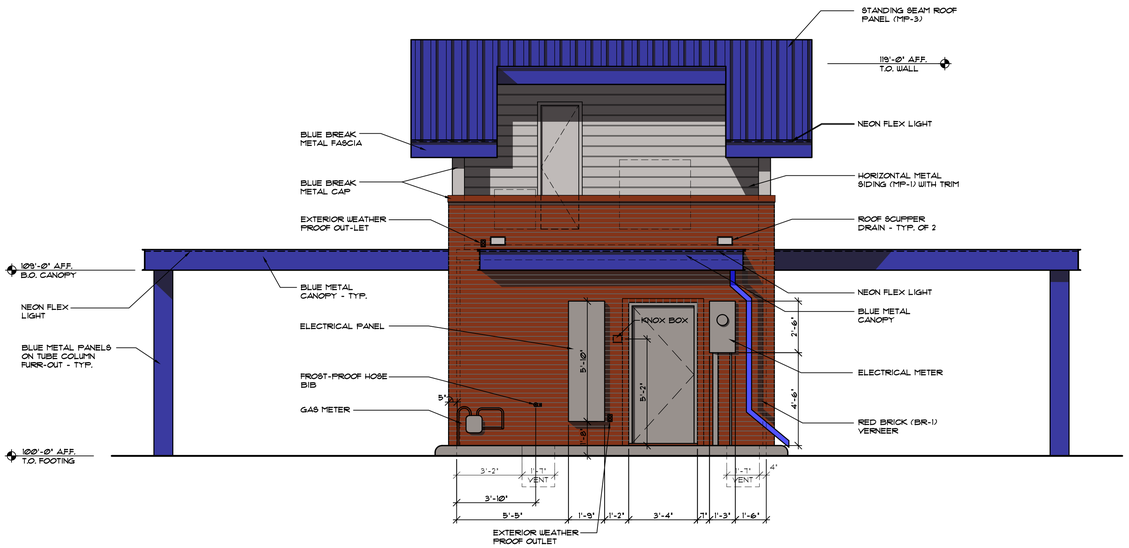
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **Provide pedestrians, (employees), an accessible route.**
       - **This note is left in place throughout the design process to insure that access is maintained.**

5. **Other:**
   - **Remove or cross out any details that are not applicable to this project.**

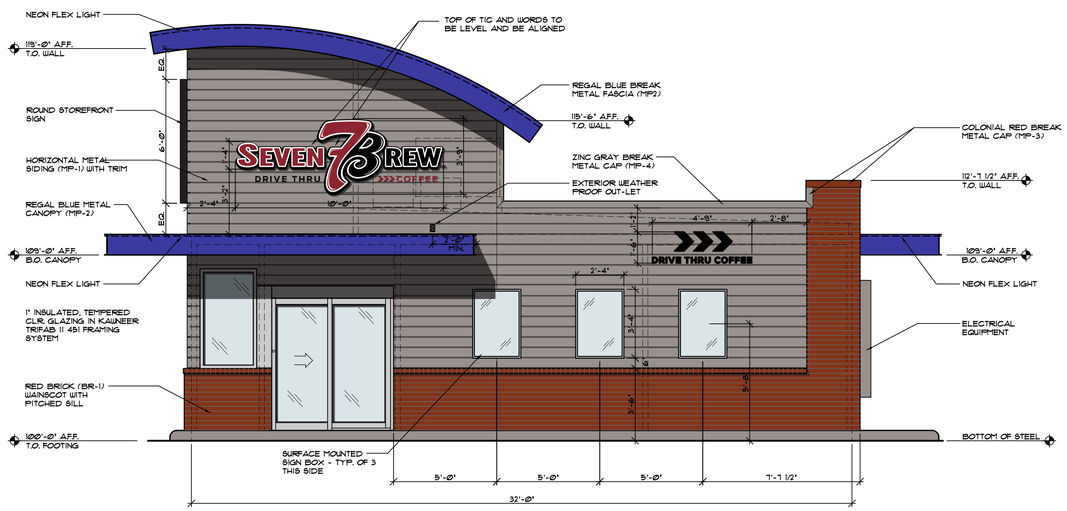
L21-19

- *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.

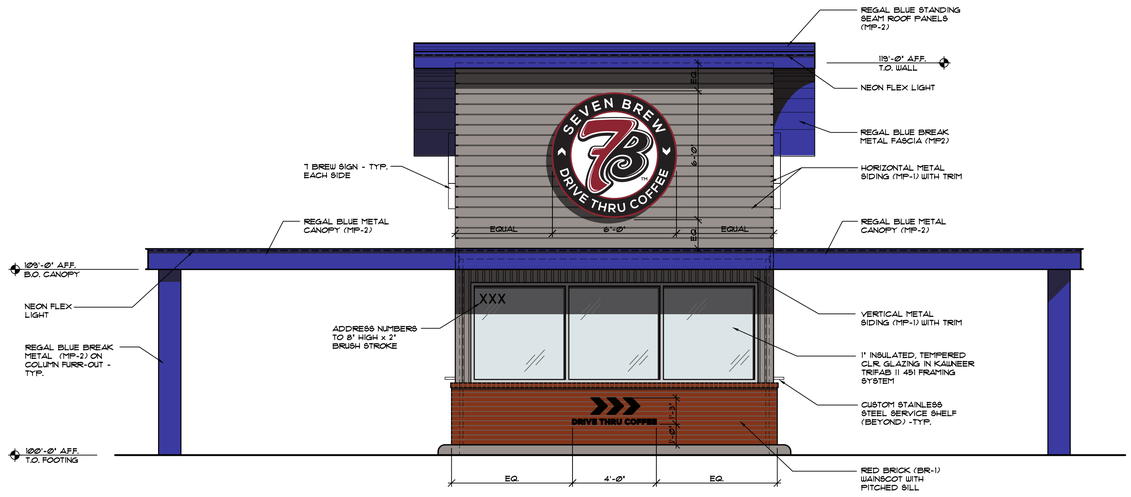
- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.



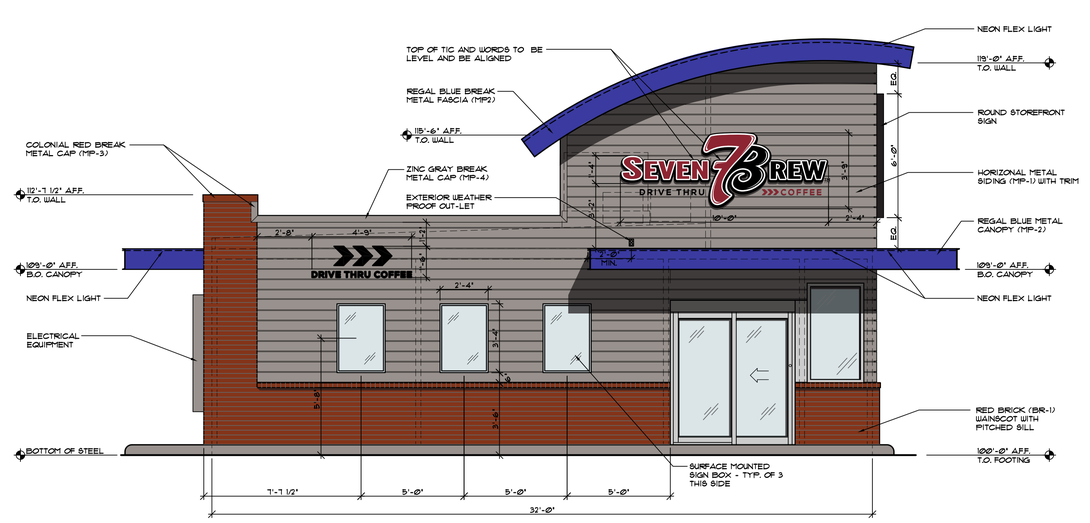
4 ELEVATION - REAR 3/8"=1'-0"



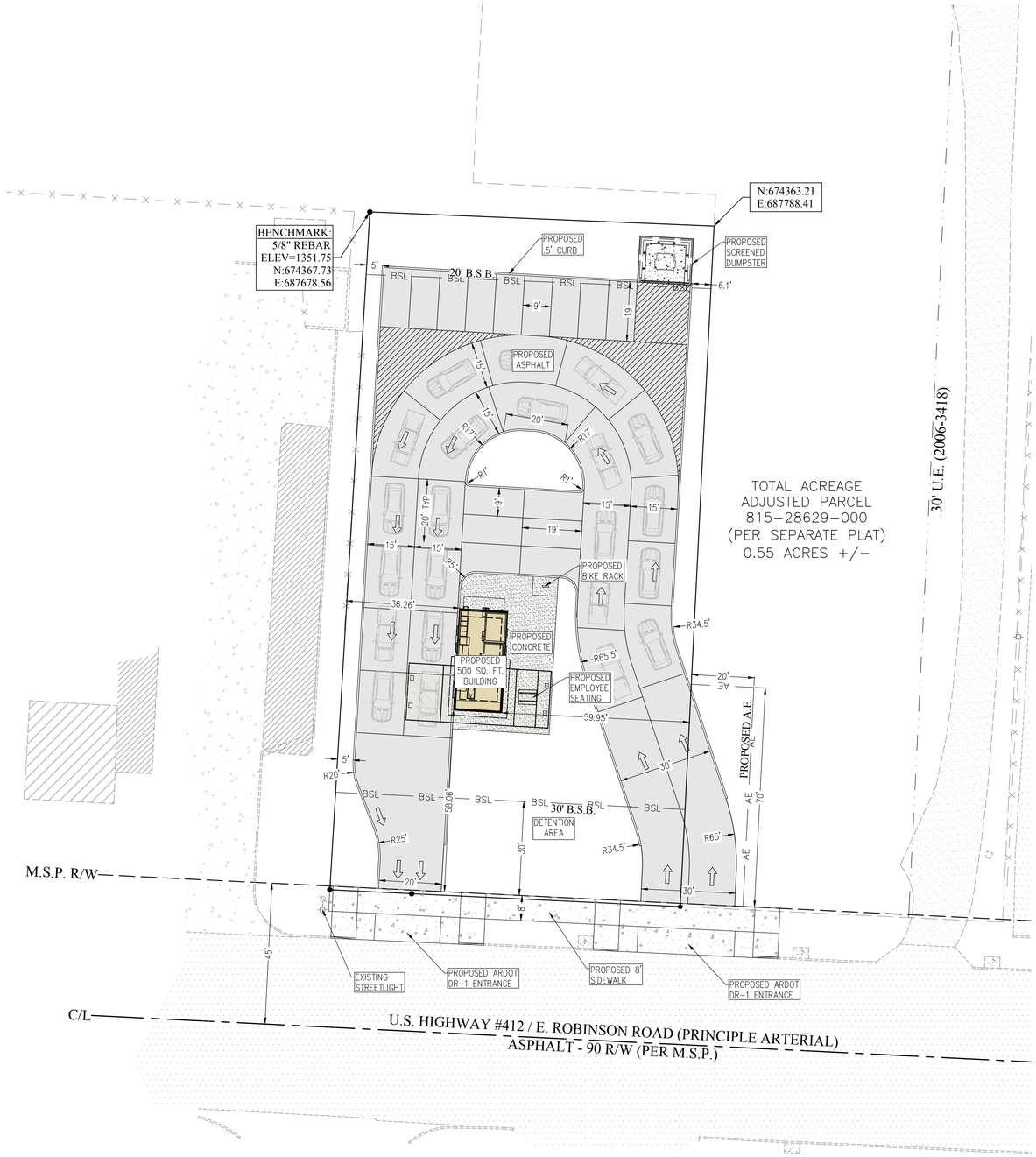
3 ELEVATION - RIGHT SIDE 3/8"=1'-0"



1 ELEVATION - FRONT 3/8"=1'-0"



2 ELEVATION - LEFT SIDE 3/8"=1'-0"



TOTAL ACREAGE
ADJUSTED PARCEL
815-28629-000
(PER SEPARATE PLAT)
0.55 ACRES +/-

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		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
		EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

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NORTH
0 20 40
GRAPHIC SCALE IN FEET

PARKING REQUIREMENTS:

CHAPTER 130, ARTICLE 7, SECTION 7.4 – PARKING STANDARDS

GENERAL BUSINESS AND RETAIL SALES:
ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF NET FLOOR AREA

BUILDING AREA: 500 SF

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENT, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN NINE (9) FEET WIDE BY TWENTY (20) FEET LONG.

TOTAL PARKING SPACES REQUIRED:	2
STACKING SPACES REQUIRED:	2
PARKING SPACES PROVIDED:	
STANDARD SPACES:	15
STACKING SPACES:	22

BUILDING SETBACKS (C-5):

FRONT	0ft
FRONT	50ft (IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING)
SIDE	00ft (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE	20ft (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR	20ft

GREENSPACE CALCULATIONS:

10% REQ. PER C-5 ZONING

TOTAL AREA OF SITE	23917 SQ FT
PROPOSED IMPERMEABLE AREA	16123 SQ FT
POST-DEVELOPED GREENSPACE	7794 SQ FT
TOTAL PERCENTAGE GREENSPACE:	33%

SITE AREA INFORMATION

GROSS SITE AREA	24041 SQ FT
SITE AREA IN RIGHT OF WAY	124 SQ FT
NET SITE AREA	23917 SQ FT

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.

GENERAL 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 SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
3. 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.
4. INSTALL DOMESTIC METER AND IRRIGATION METER WITH A BACKFLOW PREVENTER.
5. 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.
6. ALL UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
7. HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
8. 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.
9. 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.
10. 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.
11. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
12. 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.
13. 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.
14. TRANSFORMER WILL NEED TO BE LOCATED IN AN AREA EASILY ACCESSIBLE TO SWEPCO LINE TRUCKS FOR INSTALLATION AND CONTINUED MAINTENANCE.
15. BOLLARDS WILL NEED TO BE INSTALLED AT ALL FOUR CORNERS OF TRANSFORMER PAD.
16. A MINIMUM 15' UTILITY EASEMENT WILL BE REQUIRED FOR ALL UNDERGROUND CONDUCTORS UP TO AND INCLUDING THE LOCATION OF THE PAD MOUNT TRANSFORMER.
17. 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.
18. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING STEEL SWEEPS IN ACCORDANCE WITH SWEPCO SPECIFICATIONS.
19. 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.
20. CONTRACTOR MUST APPLY FOR ELECTRIC TEMPORARY CONSTRUCTION AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY SWEPCO.
21. 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.
22. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
    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.
23. STREETLIGHTS TO BE PAID FOR BY DEVELOPER. THE STREETLIGHT FIXTURE SHALL BE THE MOST ENERGY EFFICIENT MODEL PROVIDED BY THE ELECTRIC UTILITY AT THE TIME OF INSTALLATION, OR AS DIRECTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OR HIS/HER DESIGNATED REPRESENTATIVE.
24. 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.
25. ALL WATER AND SANITARY SEWER TAP WHICH ARE NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.
26. 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 SID BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    E.) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM CONSTRUCTION SITE

ENGINEER: G. Bates
DRAWN BY: J. Young

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	5/27/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/2021

7 BREW 412 EAST
LARGE SCALE DEVELOPMENT PLANS
L21-19

SITE PLAN

SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr- Fayetteville, Arkansas 72704 - 479.442 9350- Fax 479.521.9350

PROJECT NO 20-042

DRAWING NO 03

Time: 10:07 am
Scale: 1=20 (PS)
Date: 4/27/2021

Drawing Name: 20\000\20-042\engineering\03 Site Plan.dwg
Xrefs Used: BATES-AR w signature, BATES-AR, 24X36, base, COA BBA

L21-19

rede
redefining retail

RESOURCE DESIGN | redefining retail
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architecture | retail design | fixture design
visual communications | brand strategy
package design | product design | pop display

www.rede5150.com

6-17-21

Re: Employee Work Area Accessibility – ***7 Brew Coffee*** – Springdale, AR

Presented to:
The City of Springdale, AR

To whom it may concern:

The Employee Work Area within our facility on HWY 412
is in compliance with Section 1103.2.3 of the 2012 IBC (Chapter 11, 1103 "Scoping Requirements").

1103.2.3 Employee Work Areas. 2012 IBC

Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.2, 1007 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, that are less than 300 square feet (30 m^2) in area and located 7 inches (178 mm) or more above or below the ground or finish floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

ADA Chapter 2 (section 203.9 Employee Work Areas) also confirms the same requirement for accessibility.

The calculated work 239 sq. ft. for this facility (excludes walk-cooler which per 2012 IBC section 1103.2.15; walk-in coolers are not required to be accessible) Therefore, although efforts have been made to make the work area as accessible as possible, per the above code sections above, accessibility in not required.

Kevin L. Cooper, Architect AIA

L21-19

B21-58

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-23-21 Project Number: B21-58

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Bates and Associates	Name: Rosamond Properties
E-mail: jake@batesnwa.com	E-mail: Steve@shilocabinets.com
Address: 7230 S Pleasant Ridge Dr	Address: 1360 E Robinson Ave
Phone: 479-442-9350	Phone:
Site/ Location: 1360 E Robinson Ave	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-28630-000	Rezone required: C-5
	Total Acreage: 3.31

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.

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

L21-19

B21-58

- ☐ **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

L21-19

B21-58

☑ **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)

Entryway: drive through facility only

Pedestrian Flow (1): see site plan. The Public will not be allowed to walk up to building- drive through only

Pedestrian Flow (2): see site plan.The public will not be allowed to walk on property. no sidewalk will be needed along the facade, and no entry facing the public ROW.

Central Features: see site plan.no Access to public ROW because the public will only be allowed to drive through.

Landscaping: this is a franchised Business, and they want all their stores to look the same.

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

Entryway: This is a Franchised Buisness and they all have to look the same.

Pedestrian Flow (1): The detention pond is blocking the only accessible point to the building. There is also nowhere else for the pond to be moved

Pedestrian Flow (2): see site plan.The public will not be allowed to walk on property. no sidewalk will be needed along the facade, and no entry facing the public ROW.

Central Features: see site plan.The detention pond is blocking access from the proposed sidewalk along the ROW. the pond cannot be moved.

Landscaping: The footprint of the building is small, and it would be difficult to have foundation landscaping.

L21-19
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Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

Entryway: This is a Franchised Business and they all have to look the same because they pre-fabricate all of the buildings in rogers and ship them on a truck to the lots. this would allow Continuity between all the stores

Pedestrian Flow (1): Acceptance of this variance would allow for detention on this property.

Pedestrian Flow (2): Acceptance of this variance would allow for continuity among all franchises.

Central Features: Acceptance of this variance would allow for detention on this property.

Landscaping: Acceptance of this variance would allow for continuity among all franchises.

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)

Entryway: No Public Access will be allowed, as this is a drive through only. the code intends for sidewalk connection to businesses why will have customer entrances

Pedestrian Flow (1): No Public Access will be allowed, as this is a drive through only. the code intends for sidewalk connection to businesses why will have customer entrances

Pedestrian Flow (2): No Public Access will be allowed, as this is a drive through only. the code intends for sidewalk connection to businesses why will have customer entrances

Central Features: No Public Access will be allowed, as this is a drive through only. the code intends for sidewalk connection to businesses why will have customer entrances

Landscaping :the intent of the code seems as though it is geared towards larger businesses.

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: 6-16-21

L21-19
B21-59

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-23-21 Project Number: B21-59

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Bates and Associates	Name: Rosamond Properties
E-mail: jake@batesnwa.com	E-mail: Steve@shilocabinets.com
Address: 7230 S Pleasant Ridge Dr	Address: 1360 E Robinson Ave
Phone: 479-442-9350	Phone:
Site/ Location: 1360 E Robinson Ave	Current Zoning District: C-5
Assessor's Parcel Number(s): 815-28630-000	Rezone required: C-5
	Total Acreage: 3.31

Variance requested: (attach visual representation of request)

Variance is to have a shared drive between the two parcels in the site plan

The code states that we must have 150' of separation between two drives on a single tract. We are Currently showing 85' .

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

The narrow width of the lot makes it difficult to have a drive through facility.

L21-19

B21-59

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 for there to be a shared drive between the two parcels, as well as a one- way exit on the 7 brew side.

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: 6-16-21

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B21-58

APPLICANT: Rosamond Properties (7Brew)

REQUEST: Variance - Deviation of Commercial Design Standards (A) Entrances, (B) Pedestrian Flow, (C) Central Features/Community Spaces, & (D) landscaping

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: July 2, 2021

Re: **L21-21** **Large-Scale** **Flowerama of NWA**

Planning Comments:

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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)
4. This development has been given the number L21-21. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Commercial Design (Site)

1. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenances surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways. (Variance Item)
2. Continuous internal pedestrian walkways, no less than five (5) feet in width, 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, building and store entry points, and shall feature

adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length. (Variance Item)

3. Provide a unified lighting plan for the subject property.
4. Provide fixture specs and pole heights to accompany unified lighting plan.

Engineering Summary:

- No comments
- Grading Permit is not required for this project

Engineering Comments:

1. **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.
    - **Waiver of these requirements has been requested.**

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 insure that access is maintained.**

3. **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.

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

L21-21

FLOWERAMA OF NORTHWEST ARKANSAS

SPRINGDALE, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN L21-21

PARCEL NUMBERS: 815-29021-000

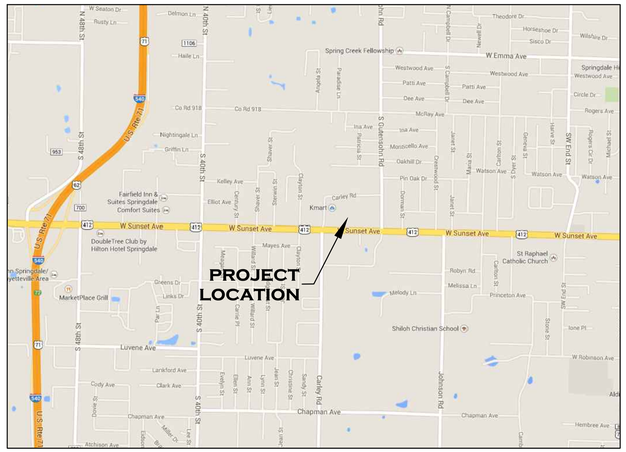
PROJECT SITE ADDRESS: 2940 WEST SUNSET AVE
SPRINGDALE, ARKANSAS

ZONING CLASSIFICATION: C-2

PROPOSED USE: FLOWER SHOP

OWNER/DEVELOPER: JIM MOWEN
FLOWERAMA OF NORTHWEST ARKANSAS
1500 SE WALTON BLVD.
BENTONVILLE, AR 72712

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DRIVE
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350



VICINITY MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

01	COVER SHEET
02	SURROUNDING SITE PLAN
03	SITE, UTILITY, + GRADING PLAN
04	LANDSCAPE PLAN
05	DETAILS

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. ALL MATERIALS, COMPONENTS, CONSTRUCTION, AND INSTALLATIONS SHALL MEET OR EXCEED THE SPECIFICATION REQUIREMENTS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES FOR THE SPRINGDALE WATER UTILITIES, AMENDED AUGUST 27, 2014.
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

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.

BUILDING

SINGLE PHASE
TYPE II-B BUILDING

PARKING REQUIREMENTS:

ARTICLE 7, SEC. 4.3.a. GENERAL BUSINESS AND RETAIL SALES, TRADE, MERCHANDISING, PERSONAL SERVICE (EXCEPT AS OTHERWISE PROVIDED HEREIN):
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA UP TO TEN THOUSAND (10,000) SQUARE FEET.

SQUARE FOOTAGE OF BUILDING:	1620 SQ. FT.
PARKING SPACES REQUIRED:	8
PARKING SPACES PROVIDED:	12
TOTAL HANDICAP SPACES REQUIRED:	1
TOTAL HANDICAP SPACES PROVIDED:	1

BASIS OF ELEVATION:
SPRINGDALE MONUMENT #3213 (NAVD 88)

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES, NORTH ZONE

SITE AREA INFORMATION

GROSS SITE AREA	17520 SQ FT
SITE AREA IN RIGHT OF WAY	0 SQ FT
NET SITE AREA	17520 SQ FT

BUILDING SETBACKS (C-2):

FRONT SETBACK (W/ PARKING)	50 FEET
FRONT SETBACK (W/O PARKING)	30 FEET
SIDE SETBACK*	0 FEET
SIDE SETBACK (ADJ. TO RESIDENTIAL)	20 FEET
REAR SETBACK	20 FEET

*SUBJECT TO APPLICABLE FIRE & BUILDING CODES

FLOOD CERTIFICATION:
A 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 #05143C0070F. DATED MAY 16, 2008)

LEASE DESCRIPTION:
(PART OF PARCEL 815-29021-000)
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S89°54'35"E 589.74', THENCE N01°19'22"W 28.89' TO THE NORTH RIGHT-OF-WAY OF US HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY S89°57'46"E 26.91' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE LEAVING SAID RIGHT-OF-WAY N00°02'14"E 160.00', THENCE S89°57'46"E 109.50', THENCE S00°02'14"W 160.00' TO THE NORTH RIGHT-OF-WAY OF US HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY N89°57'46"W 109.50' TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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.

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

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BUILDING
		BUILDNG SETBACK LINE
		BOLLARD
UGTV	UGTV	CABLE TV (UNDERGROUND)
OHTV	OHTV	CABLE TV (OVERHEAD)
		CENTERLINE
		CONCRETE SURFACE
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EASEMENT
	X	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER
		GRAVEL SURFACE (EDGE)
		GRAVEL SURFACE
		IRON PIN (5/8" RE-BAR)
		LIGHT
		MONUMENT (CONCRETE)
		POND
		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
8"SS	8"SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER SERVICE
		SECTION LINE
		SIDEWALK
		SIGN
		SILT FENCE
		SPOT ELEVATION
		STORM SEWER PIPE
		STORM SEWER INLET
		STORM SEWER BALES
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		UTILITY EASEMENT
8"W	8"W	WATER MAIN PIPE
		WATER VALVE
		WATER METER
		WATER THRUST BLOCK
		WATER MAIN REDUCER
		WATER MAIN BLOWOFF VALVE

UTILITY CONTACT INFORMATION

CABLE: COX COMMUNICATIONS
JASON COMBS / MICHAEL MOORE
4901 S. 48th STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3730

CITY: CITY OF SPRINGDALE
ENGINEERING/PLANNING
201 SPRING STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-8550

ELECTRIC: AEP/SWEPCO
NANCY S. GUISINGER
101 W. TOWNSHIP STREET
FAYETTEVILLE, AR 72703
PHONE: (479) 225-0813

FIRE: CITY OF SPRINGDALE
417 HOLCOMB STREET
SPRINGDALE, AR 72764
PHONE: (479) 750-4510

GAS: BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE: (800) 563-0012

TELEPHONE: SOUTHWESTERN BELL
SUE CLOUSER
FAYETTEVILLE, AR 72701
PHONE: (479) 442-3107

WATER & SPRINGDALE WATER UTILITIES
LARRY PECKHAM
526 OAK AVE.
SPRINGDALE, AR 72764
PHONE: (479) 751-5751

WASTE: WASTE MANAGEMENT
11979 ARBOR ACRES RD.
FAYETTEVILLE, AR 72701
PHONE: (800) 443-5558

OWNERSHIP OF DOCUMENTS

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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, ON, OR NEAR THE CONSTRUCTION SITE.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

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.

ENGINEER: G. Bates
DRAWN BY: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS

	DATE
1ST SUBMITTAL	5/28/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/21

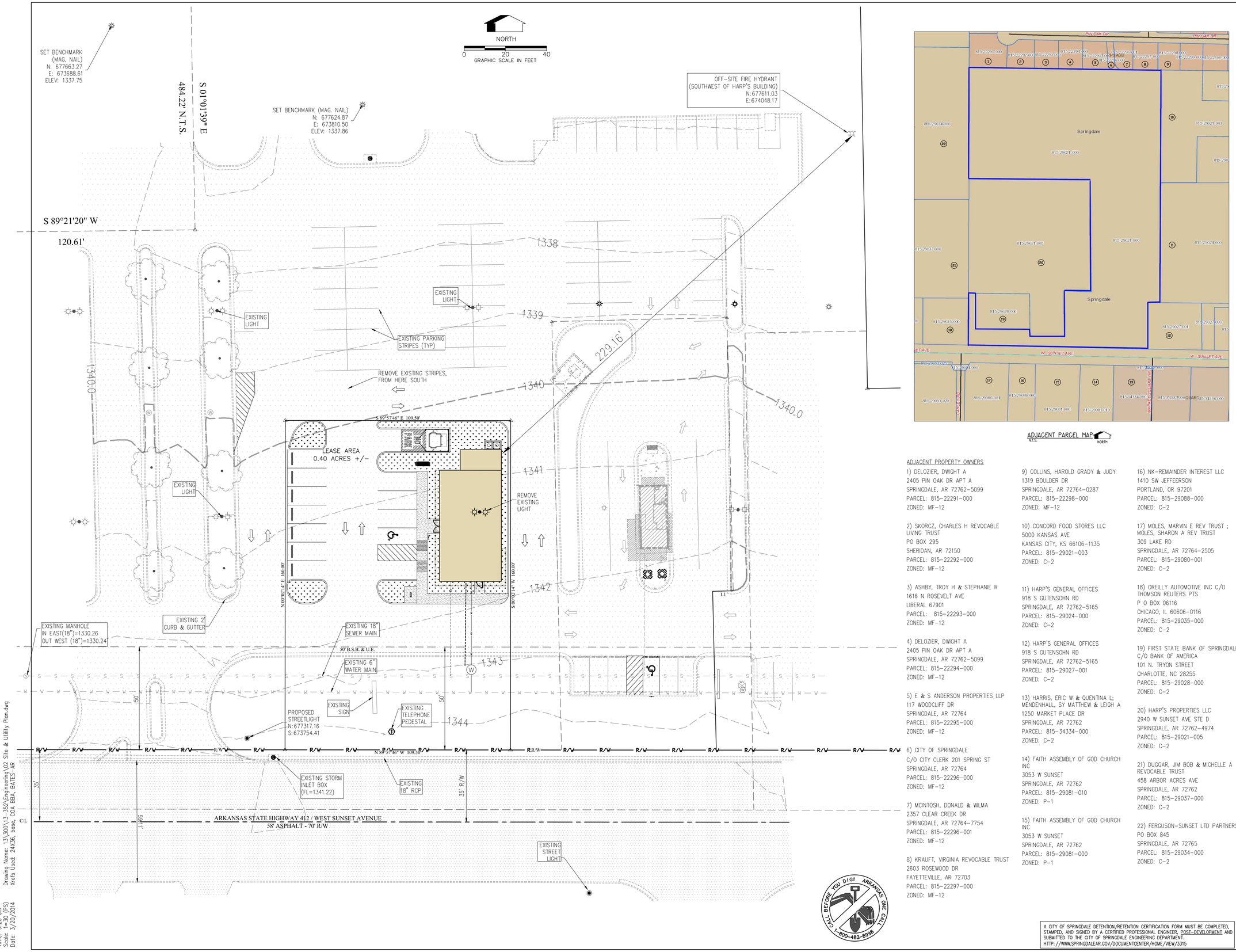
FLOWERAMA OF NORTHWEST ARK
LARGE SCALE DEVELOPMENT PLANS
L21-21
COVER SHEET
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 14-063

DRAWING NO 01

Time: 2:33 pm Drawing Name: 14\000\14-063\engineering\2021\01 Cover.dwg
Date: 4/20/2021 Scale: 1=1 (PS) Xrefs Used: BATES-AR w signature, COA BBA, BATES-AR, 24X36



ADJACENT PARCEL MAP
N.T.S.

ADJACENT PROPERTY OWNERS

1) DELOZIER, DWIGHT A
2405 PIN OAK DR APT A
SPRINGDALE, AR 72762-5099
PARCEL: 815-22291-000
ZONED: MF-12

2) SKORCZ, CHARLES H REVOCABLE LIVING TRUST
PO BOX 295
SHERIDAN, AR 72150
PARCEL: 815-22292-000
ZONED: MF-12

3) ASHBY, TROY H & STEPHANIE R
1616 N ROSEVELT AVE
LIBERAL 67901
PARCEL: 815-22293-000
ZONED: MF-12

4) DELOZIER, DWIGHT A
2405 PIN OAK DR APT A
SPRINGDALE, AR 72762-5099
PARCEL: 815-22294-000
ZONED: MF-12

5) E & S ANDERSON PROPERTIES LLP
117 WOODCLIFF DR
SPRINGDALE, AR 72764
PARCEL: 815-22295-000
ZONED: MF-12

6) CITY OF SPRINGDALE
C/O CITY CLERK 201 SPRING ST
SPRINGDALE, AR 72764
PARCEL: 815-22296-000
ZONED: MF-12

7) MCINTOSH, DONALD & WILMA
2357 CLEAR CREEK DR
SPRINGDALE, AR 72764-7754
PARCEL: 815-22296-001
ZONED: MF-12

8) KRAUFT, VIRGINIA REVOCABLE TRUST
2603 ROSEWOOD DR
FAYETTEVILLE, AR 72703
PARCEL: 815-22297-000
ZONED: MF-12

9) COLLINS, HAROLD GRADY & JUDY
1319 BOULDER DR
SPRINGDALE, AR 72764-0287
PARCEL: 815-22298-000
ZONED: MF-12

10) CONCORD FOOD STORES LLC
5000 KANSAS AVE
KANSAS CITY, KS 66106-1135
PARCEL: 815-29021-003
ZONED: C-2

11) HARP'S GENERAL OFFICES
918 S GUTENSOHN RD
SPRINGDALE, AR 72762-5165
PARCEL: 815-29024-000
ZONED: C-2

12) HARP'S GENERAL OFFICES
918 S GUTENSOHN RD
SPRINGDALE, AR 72762-5165
PARCEL: 815-29027-001
ZONED: C-2

13) HARRIS, ERIC W & QUENTINA L; MENDENHALL, SY MATTHEW & LEIGH A
1250 MARKET PLACE DR
SPRINGDALE, AR 72762
PARCEL: 815-34334-000
ZONED: C-2

14) FAITH ASSEMBLY OF GOD CHURCH INC
3053 W SUNSET
SPRINGDALE, AR 72762
PARCEL: 815-29081-010
ZONED: P-1

15) FAITH ASSEMBLY OF GOD CHURCH INC
3053 W SUNSET
SPRINGDALE, AR 72762
PARCEL: 815-29081-000
ZONED: P-1

16) NK-REMAINDER INTEREST LLC
1410 SW JEFFEERSON
PORTLAND, OR 97201
PARCEL: 815-29088-000
ZONED: C-2

17) MOLES, MARVIN E REV TRUST ; MOLES, SHARON A REV TRUST
309 LAKE RD
SPRINGDALE, AR 72764-2505
PARCEL: 815-29080-001
ZONED: C-2

18) OREILLY AUTOMOTIVE INC C/O THOMSON REUTERS PTS
P O BOX 06116
CHICAGO, IL 60606-0116
PARCEL: 815-29035-000
ZONED: C-2

19) FIRST STATE BANK OF SPRINGDALE C/O BANK OF AMERICA
101 N. TRYON STREET
CHARLOTTE, NC 28255
PARCEL: 815-29028-000
ZONED: C-2

20) HARP'S PROPERTIES LLC
2940 W SUNSET AVE STE D
SPRINGDALE, AR 72762-4974
PARCEL: 815-29021-005
ZONED: C-2

21) DUGGAR, JIM BOB & MICHELLE A REVOCABLE TRUST
458 ARBOR ACRES AVE
SPRINGDALE, AR 72762
PARCEL: 815-29037-000
ZONED: C-2

22) FERGUSON-SUNSET LTD PARTNERSHIP
PO BOX 845
SPRINGDALE, AR 72765
PARCEL: 815-29034-000
ZONED: C-2

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.
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ENGINEER: G. Bates
DRAWN BY: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	5/28/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/21

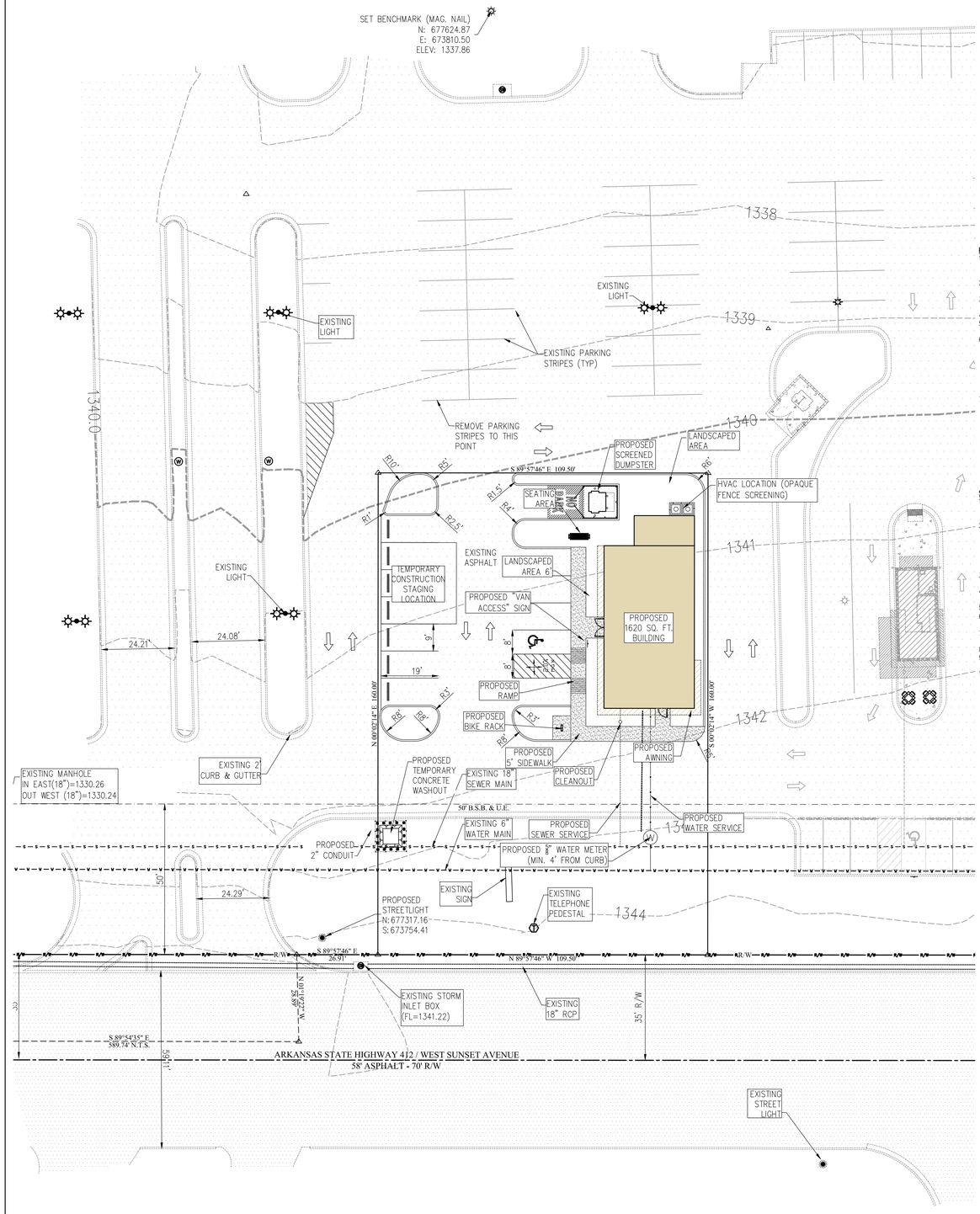
FLOWERAMA OF NORTHWEST ARK
LARGE SCALE DEVELOPMENT PLANS
L21-21
SURROUNDING SITE & UTILITY PLAN
SPRINGDALE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 14-063

DRAWING NO 02

Drawing Name: 13\300\13-352\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: 24X36, base, COA BBA, BATES-AR
Time: 9:20 am
Scale: 1=30 (PS)
Date: 3/20/2014



FRANCHISE UTILITY NOTE:

1. ALL UTILITIES MUST BE LOCATED A MINIMUM OF 3' FROM ANY WATER OR SEWER MAIN, INCLUDING, ELECTRIC, TELEPHONE, CABLE AND GAS SERVICES.

NORTH

0 20 40

GRAPHIC SCALE IN FEET

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 MATERIALS, COMPONENTS, CONSTRUCTION, AND INSTALLATIONS SHALL MEET OR EXCEED THE SPECIFICATION REQUIREMENTS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES FOR THE SPRINGDALE WATER UTILITIES, AMENDED AUGUST 27, 2014.
12. PROPOSED FIRE LINE AND FDC LINE WILL BE CAPPED UNTIL FIRE PROTECTION SYSTEM WITH BACKFLOW PREVENTER PLANS ARE APPROVED BY ADH AND SPRINGDALE WATER UTILITIES FOR INSTALLATION. ALL FIRE PROTECTION PLANS, AND BACKFLOW PREVENTERS, SHALL BE SUBMITTED TO THE ARKANSAS DEPARTMENT OF HEALTH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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. ALL UTILITY WIRES, LINES, AND/OR CABLE 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

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 QUISINGER 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.

ADA NOTES:

1. HANDICAP SPACES MUST HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
2. CONTACT THE CITY OF SPRINGDALE AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT–OF–WAY.

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.

TYPE II–B BUILDING; SINGLE PHASE

GENERAL 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 SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
3. 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.
4. INSTALL DOMESTIC METER AND IRRIGATION METER WITH A BACKFLOW PREVENTER.
5. 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.
6. ALL UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
7. HANDICAPPED RAMPS SHALL BE PROVIDED WHEREVER A SIDEWALK CROSSES A CURB AT CROSSWALKS, DRIVEWAYS, AND STREET INTERSECTIONS.
8. 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.
9. 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.
10. 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.
11. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
12. 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.
13. 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.
14. TRANSFORMER WILL NEED TO BE LOCATED IN AN AREA EASILY ACCESSIBLE TO SWEPCO LINE TRUCKS FOR INSTALLATION AND CONTINUED MAINTENANCE.
15. BOLLARDS WILL NEED TO BE INSTALLED AT ALL FOUR CORNERS OF TRANSFORMER PAD.
16. A MINIMUM 15' UTILITY EASEMENT WILL BE REQUIRED FOR ALL UNDERGROUND CONDUCTORS UP TO AND INCLUDING THE LOCATION OF THE PAD MOUNT TRANSFORMER.
17. DEVELOPER WILL NEED TO CONTACT NANCY QUISINGER AT SWEPCO (479–225–0813) AND PROVIDE HER WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
18. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING STEEL SWEEPS IN ACCORDANCE WITH SWEPCO SPECIFICATIONS.
19. 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.
20. CONTRACTOR MUST APPLY FOR ELECTRIC TEMPORARY CONSTRUCTION AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY SWEPCO.
21. 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.
22. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
    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.
23. STREETLIGHTS TO BE PAID FOR BY DEVELOPER. THE STREETLIGHT FIXTURE SHALL BE THE MOST ENERGY EFFICIENT MODEL PROVIDED BY THE ELECTRIC UTILITY AT THE TIME OF INSTALLATION, OR AS DIRECTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR OR HIS/HER DESIGNATED REPRESENTATIVE. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT AT THE INTERSECTION OF CENTRAL AND 48TH SHALL BE 11,000 LUMENS. THE MINIMUM MINIMUM RATING FOR THE STREETLIGHT ALONG N 40TH ST SHALL BE 11,000 LUMENS.
24. 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.
25. ALL WATER AND SANITARY SEWER TAP WHICH ARE NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH SPRINGDALE WATER UTILITIES STANDARD SPECIFICATIONS.
26. 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 SID BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    E.) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM CONSTRUCTION SITE.

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 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

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1–800–482–8998

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

ENGINEER: G. Bates
DRAWN BY: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	5/28/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/21

FLOWERAMA OF NORTHWEST ARK
LARGE SCALE DEVELOPMENT PLANS
L21–21

SITE, UTILITY, AND GRADING PLAN

SPRINGDALE, ARKANSAS

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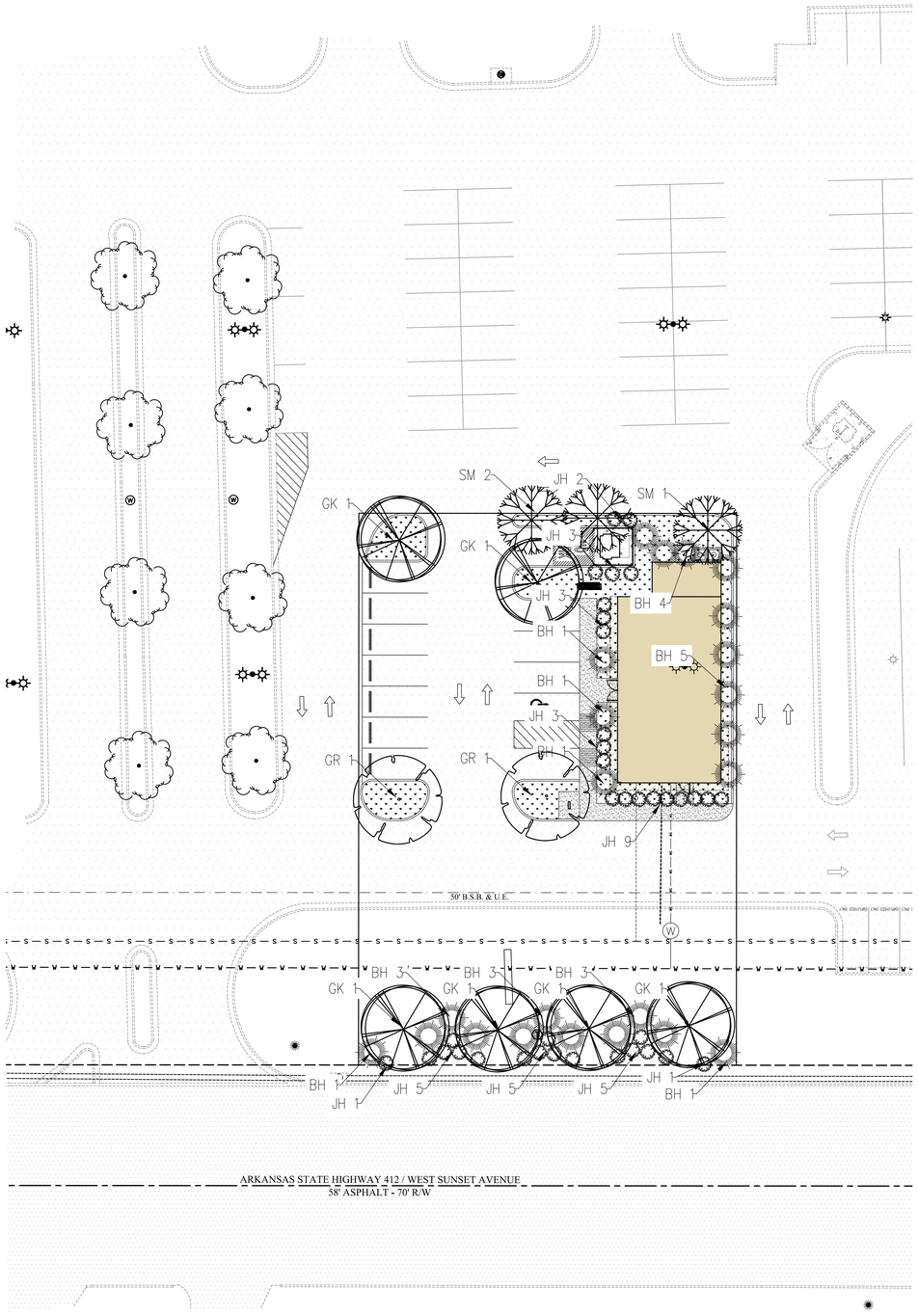
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr· Fayetteville, Arkansas 72704 · 479.442.9350· Fax 479.521.9350

DRAWING NO
03

PROJECT NO 14–063

Time: 9:20 am
Scale: 1=30 (PS)
Date: 3/20/2014

Drawing Name: 13\300\13–352\Engineering\02 Site & Utility Plan.dwg
Xrefs Used: 24X36, base, COA BBA, BATES–AR



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

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AUTOMATIC IRRIGATION OR HOSE BIBS.

CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

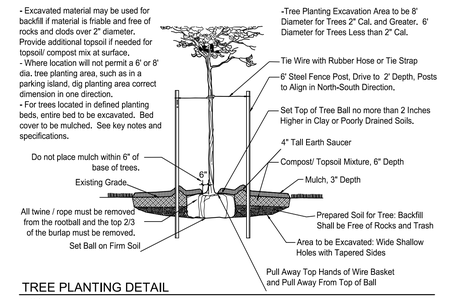
NORTH
0 20 40
GRAPHIC SCALE IN FEET

LANDSCAPING

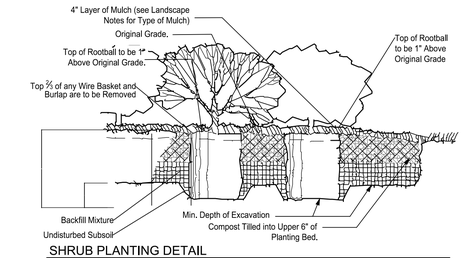
1. PREPARE TOPSOIL FOR SHRUB AND GROUND COVER BEDS BY TILLING A 2 INCH LAYER (165 CF PER 1000 SQ. FT.) OF COMPOST INTO THE UPPER 6 INCHES OF SOIL.
2. ALL PLANTING BEDS THAT ABUT LAWN AREAS TO BE BORDERED BY STEEL EDGING.
3. SOLID SLAB SOD BERMUDA GRASS OR BERMUDA SEED TO BE PLANTED IN ALL TURF AREAS.
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 OR SHALL UTILIZE HOSE BIBS EVERY 100'.
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.

TREES

01. EXCAVATION FOR TREE PITS SHALL BE 8' IN DIAMETER. CIRCLE TO BE CENTERED ON TREE AND TRUE IN FORM.
02. 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.
03. ALL PRESERVED MATURE TREES ON THE SITE SHALL HAVE A MULCH RING ADDED AROUND THE TRUNK.
04. ALL PLANTING HOLES FOR TREES AND SHRUBS SHALL BE BACKFILLED WITH AMENDED SOIL, FREE OF SOD.
05. 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.
06. IF PLANTING MATERIAL IS TO BE B&B THEN THE B&B MUST BE NATURAL FIBERS AND NOT SYNTHETIC.



TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS:

FRONTAGE LANDSCAPING: OPTION 1 (SEC. 56-31)
1 SHADE TREE & 7 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE

INTERIOR LANDSCAPING:

PROPOSED PARKING LOT AREA:	3757 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (8%):	300 SF
INTERIOR LANDSCAPE AREA PROVIDED:	509 SF
NUMBER OF PARKING SPACES:	12
ISLANDS REQUIRED (1 PER 15 SPACES):	1
ISLANDS W/ TREES PROVIDED:	3

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
2	GR	GOLDEN RAIN TREE Koelreuteria paniculata	B&B	2" CAL	8' TALL MIN.
6	GK	GINKGO Ginkgo biloba	B&B	2" CAL	8' TALL MIN.
3	SM	SAUCER MAGNOLIA Magnolia x soulangeana	B&B	2" CAL	8' TALL MIN.
23	BH	SOUTHERN BLACK-HAW VIBURNUM Viburnum rufidulum	CONT.	3 GAL	
37	JH	JAPANESE HOLLY Ilex crenata 'Compacta'	CONT.	3 GAL	

ENGINEER: G. Bates
DRAWN BY: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	5/28/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/21

FLOWERAMA OF NORTHWEST ARK
LARGE SCALE DEVELOPMENT PLANS
L21-21
LANDSCAPE PLAN
SPRINGDALE, ARKANSAS

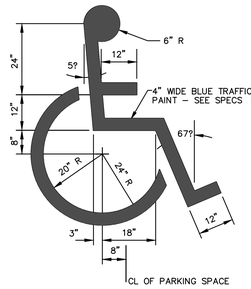
Bates & Associates, Inc.
www.nwbatesinc.com Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr· Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

DRAWING NO
04

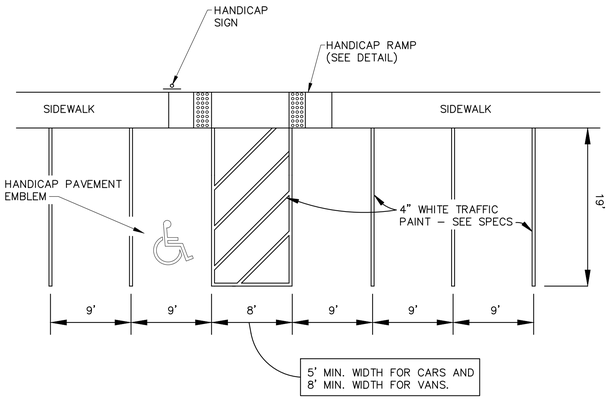
PROJECT NO 14-063

Time: 2:08 pm
Scale: 1=30 (PS)
Date: 6/20/2013

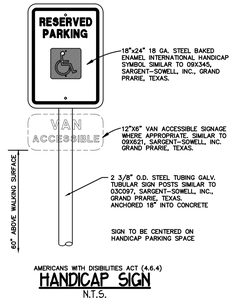
Drawing Name: 13\000\13-009\Engineering\05 Landscape Plan.dwg
Xrefs Used: COA BBA, BATES-AR, 24X36, base



HANDICAP PAVEMENT SYMBOL
N.T.S.

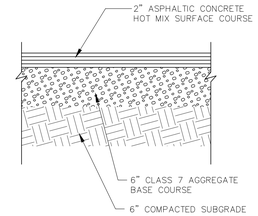


TYP. PARKING STRIPING LAYOUT
N.T.S.

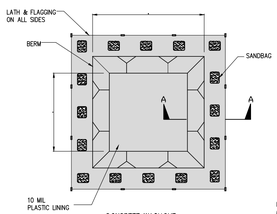


AMERICANS WITH DISIBILITIES ACT (4.6.4)

HANDICAP SIGN
N.T.S.

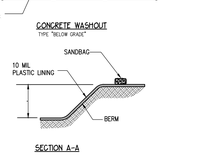


ASPHALT PAVEMENT SECTION
N.T.S.

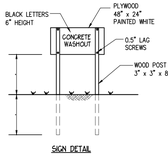


CONCRETE WASHOUT
TYPE "BELOW GRADE"

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.



SECTION A–A



SIGN DETAIL

CONCRETE WASTE MANAGEMENT DETAIL
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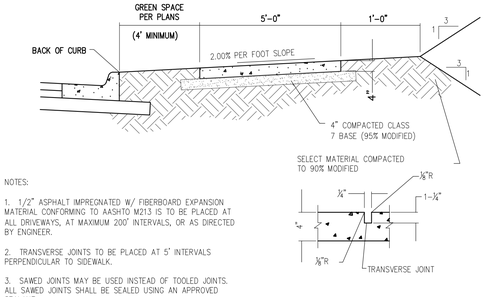


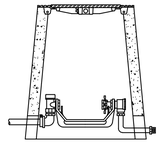
NOTES:

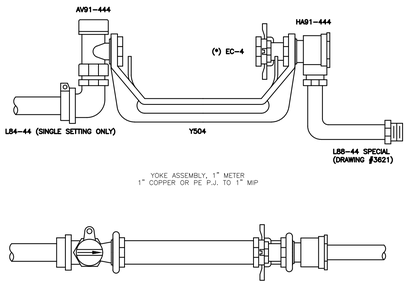
1. 1/2" ASPHALT IMPREGNATED W/ FIBERBOARD EXPANSION MATERIAL CONFORMING TO AASHTO M213 IS TO BE PLACED AT ALL DRIVEWAYS, AT MAXIMUM 200' INTERVALS, OR AS DIRECTED BY ENGINEER.
2. TRANSVERSE JOINTS TO BE PLACED AT 5' INTERVALS PERPENDICULAR TO SIDEWALK.
3. SAWED JOINTS MAY BE USED INSTEAD OF TOOLED JOINTS. 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
N.T.S.

MATERIAL LIST

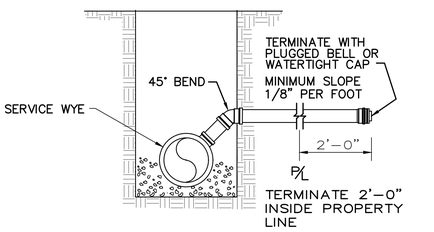
QUANTITY	DESCRIPTION	CATALOG NUMBER
(SINGLE SETTING):		
1	INLET CONNECTION	L84–44
1	YOKE ANGLE VALVE	AV91–444
1	YOKE BAR	Y504
1	YOKE ANGLE CHECK VALVE	HA91–444
1	OUTLET CONNECTION	L88–44 SPECIAL (DRAWING #3621)
1	METER BOX AND LID	



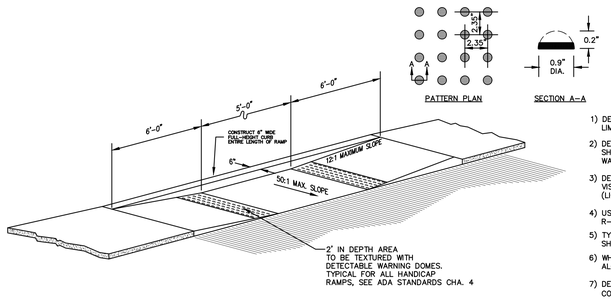


* NOTE: METER AND EXPANSION CONNECTION EC–4 ARE PROVIDED BY THE DEPARTMENT.

TYP. METER SETTING DETAIL
N.T.S.



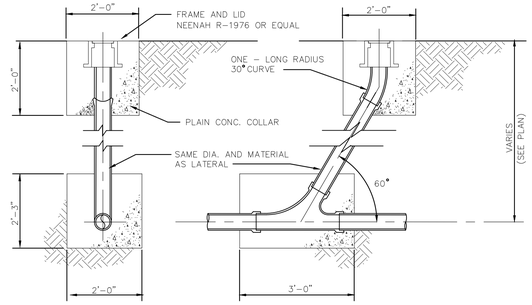
TYPICAL SEWER SERVICE CONNECTION
N.T.S.



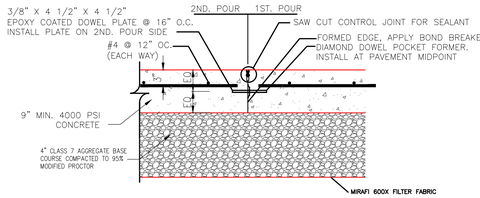
1) DETECTABLE WARNING DOMES TO BE LIMITED TO RAMP SURFACES ONLY.
2) DETECTABLE WARNING DOME MATERIAL SHALL BE AN INTEGRAL PART OF WALKING SURFACE.
3) DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES (LIGHT–ON–DARK OR DARK–ON–LIGHT)
4) USE NEENAH DETECTABLE WARNING PLAT R–4984 OR EQUAL. WWW.NFCO.COM
5) TYPICAL SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% MAXIMUM.
6) WHEELCHAIR RAMPS WILL BE CONSTRUCTED ALONG WITH STREETS.
7) DETECTABLE WARNING DOMES SHALL CONSIST OF TRUNCATED DOMES.

HANDICAP RAMP
W/DETECTABLE WARNING/TRANSITION TRUNCATED DOMES
N.T.S.

AMERICANS WITH DISIBILITIES ACT (4.7.7)



TYP. SANITARY SERVICE CLEANOUT
N.T.S.



NOTE: DOWEL SYSTEM SHALL BE DIAMOND DOWEL SYSTEM BY PNA CONSTRUCTION TECHNOLOGIES OR EQUAL

JOINT CONTROL DETAIL
CONCRETE PAVEMENT SECTION
N.T.S.

ENGINEER: G. Bates
DRAWN BY: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	5/28/21
REVISIONS PER 6/03/21 TECHNICAL REVIEW	6/17/21

FLOWERAMA OF NORTHWEST ARK
LARGE SCALE DEVELOPMENT PLANS
L21–21
SITE DETAILS
SPRINGDALE, ARKANSAS

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DRAWING NO
05

PROJECT NO 14–063

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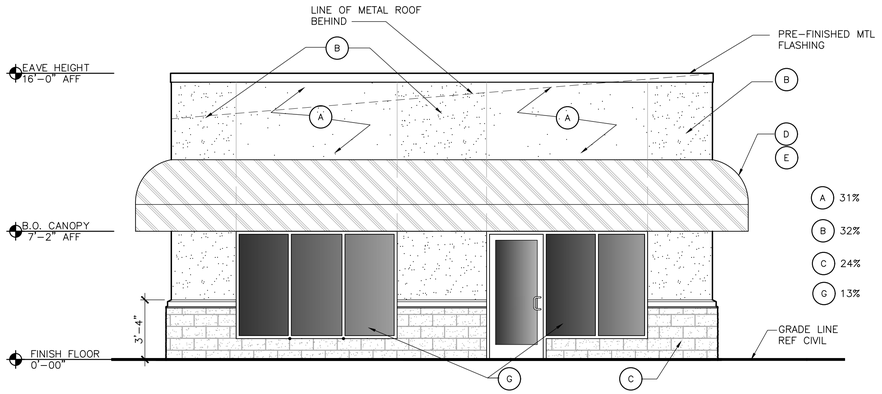
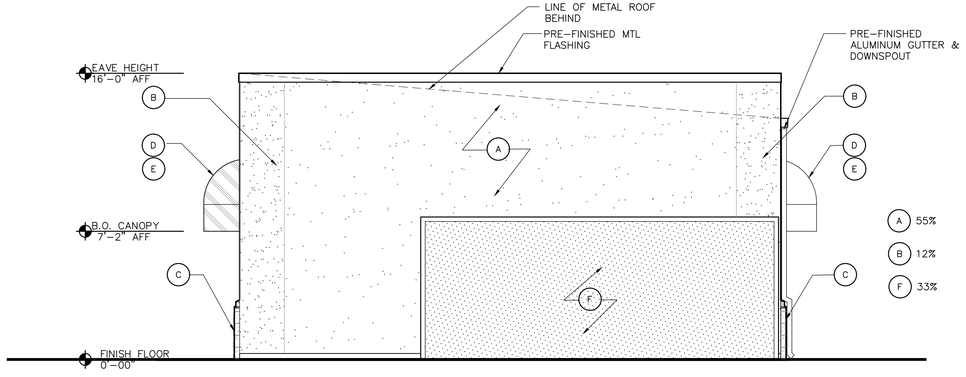
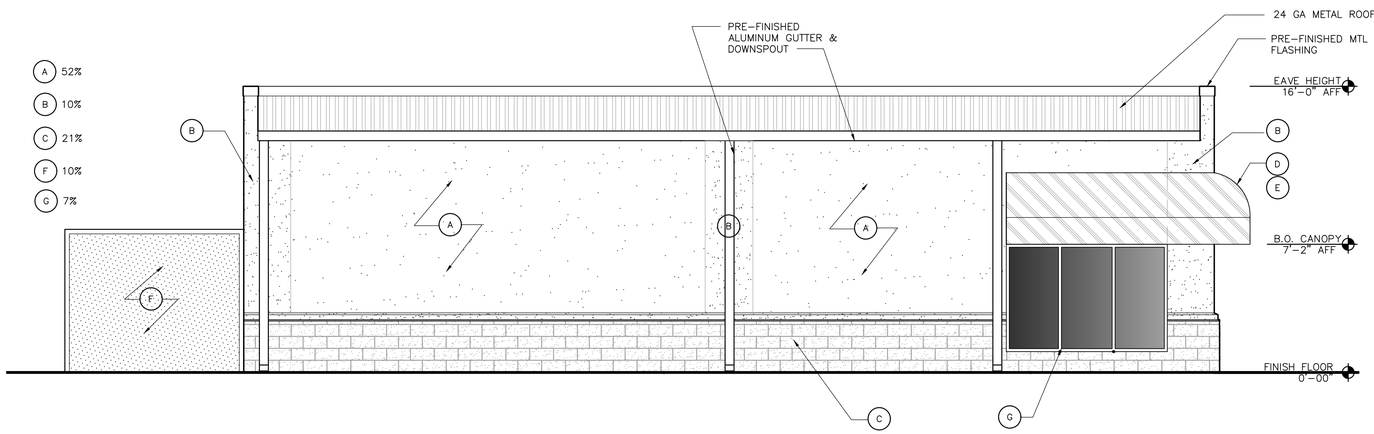


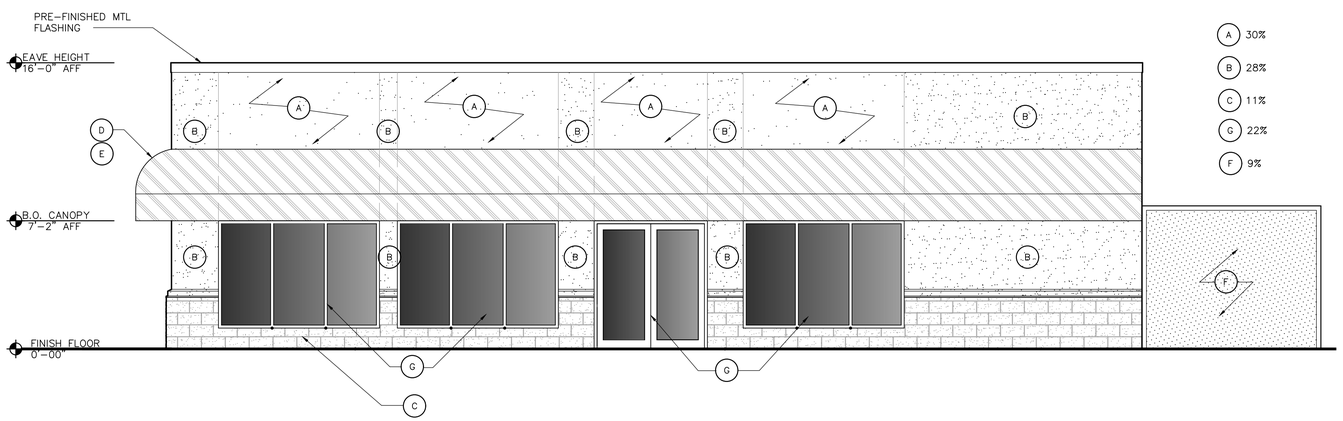
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



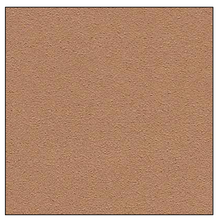
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

A

C



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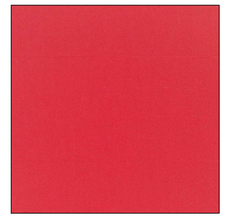

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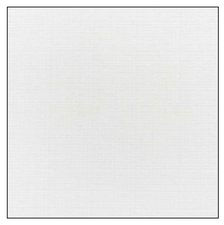

E

MATERIALS SPECIFICATION	
A	EIFS TRIM – MATCH DRYVIT COLOR – SPECTRUM BROWN (E.I.F.S. COLOR #2)
B	EIFS TRIM – MATCH DRYVIT COLOR – SPICE TAN (E.I.F.S. COLOR #1)
C	SPLIT-FACED CMU – MATCH TO ABC BLOCK COLOR – OZARK BROWN
D	FABRIC CANOPY – ALUMINUM TUBE FRAME MATCH TO SUMBRELLA COLOR – CANVAS LOGO RED
E	FABRIC CANOPY – ALUMINUM TUBE FRAME MATCH TO SUMBRELLA COLOR – CABANA CLOTH (WHITE)
F	PRE-FINISHED METAL COOLER FINISH – POLAR WHITE
G	STOREFRONT FRAME AND DOORS – KAWNEER TRIFAB 451T, MILL FINISH ALUMINUM WITH CLEAR, INSULATED GLAZING

LSD SUBMITTAL 16 JUN 2021

HENRY ARCHITECTURE

HENRY ARCHITECTURE
1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB #20-018

SPRINGDALE, ARKANSAS

FLOWERAMA

BUILDING MATERIALS ELEVATIONS

DATE: 25 MAY 2021

MB1

B21-54

L21-21

SPRINGDALE™
WE'RE MAKING IT HAPPEN

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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-23-21 Project Number: B21-54

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: Daniel Alexander	Name:
E-mail: daflowerama@gmail.com	E-mail:
Address: 1500 SE Walton Blvd Bentonville, AR 72712	Address:
Phone: 479-435-7749	Phone:
Site/ Location: 2940 West Sunset Ave.	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-29021-000	Rezone required:
	Total Acreage: project site is less than 1 acre

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.

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

B21-54
L21-21

- ☐ **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

B21-54
L21-21

☐ **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 site plan with L21-21

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

We are requesting a waiver from public sidewalk improvements and the requirement for a pedestrian connection to the public sidewalk.
The sidewalk waiver is requested because there are no existing sidewalks on the northern Right-of-Way of Sunset Avenue from S Guetensohn to O'Reilly Auto Parts.

The construction of a sidewalk would result in 109' of sidewalk that is isolated from any other pedestrian pathway.

B21-54
L21-21

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

The Flowerama project is a small site being placed in an existing large parking lot. The building along with the new landscaping will greatly improve the look from a vast parking lot. The new building is a very small part of the larger overall 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)

The Flowerama project is a small site being placed in an existing large parking lot. The building will place new landscaping with a building that meets commercial design standards and will greatly improve the look from a vast parking lot

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: 6/16/21

FILE NO. B21-54
APPLICANT: JK Properties, Inc (Flowerama)
REQUEST: Variance - Deviation of Commercial Design Standards

N

0 50 100 200 300 400 Feet

For Location Reference Only

PLANNING COMMISSION MEETING
July 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: May 4, 2021

Re: **L21-24** **Large-Scale** **PSC Soccer Indoor**

Planning Comments:

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. 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)
4. This development has been given the number L21-24. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Landscaping

1. Provide an additional parking island on the Northern portion of the lot.

Commercial Design (Architectural)

1. Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows,

entry areas, or awnings along at least sixty (60) percent of the façade. (Variance Item)

2. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
3. Roof lines shall be varied with a change in height 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 (Variance Item)
4. Predominant exterior building materials shall be high quality materials. These include, without limitation: o Brick o Native/natural stone o Synthetic Stone o Concrete masonry units—standard smooth face units with integral color o Synthetic stucco/EIFS o Architectural precast concrete o Decorative face concrete masonry units, such as splitface, scored, fluted, ground face, burnished, etc. o Glass o Wood – natural or composite (Variance Item)
5. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
   Please clarify which elements are being utilized on the Western entrance.

Engineering Summary:

- Adjust sidewalk to 1' inside ROW
- Clarify what material will be used for trickle channel (hatching was unclear)
- Label all streetlights as proposed or existing and whether they are public or private
- Submit Grading Permit Application package

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

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

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
  - ~~Show existing and proposed contours.~~

2. **Chapter 106 – Stormwater Drainage**
    - **Is river rock proposed for all portions of the trickle channel? River rock hatch pattern only shown on the main section of channel on the landscaping plan.**

3. **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.

4. **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.
        - **Adjust sidewalk to 1' inside of the R.O.W.**

5. **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

6. **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 insure that access is maintained.**

7. 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.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764
WASHINGTON COUNTY

#L21-24 (1)

VICINITY MAP
NO SCALE

CONTACTS

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ANDYCHEN2288@GMAIL.COM

SURVEYOR
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LANDON FOSTER

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479.751.4510
DUANE MILLER

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PATSY CHRISTIE

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
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ROGERS, AR 72756
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JAMES BAILEY

STATE HIGHWAY
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DEPARTMENT
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SAM GOADE

NATURAL GAS
BLACK HILLS ENERGY
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PATSY CHRISTIE

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°34'19"W 261.08', THENCE N03°18'59"E 65.92' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE N03°23'58"E 210.46' TO AN EXISTING REBAR, THENCE N03°25'15"E 134.54' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N87°32'19"W 164.53' TO AN EXISTING REBAR, THENCE S02°40'23"W 34 0.06' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY N87°32'27"W 39.50' TO AN EXISTING NAIL, THENCE LEAVING SAID RIGHT-OF-WAY N02°41'02"E 3 39.97' TO AN EXISTING REBAR, THENCE N87°22'52"W 300.00' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #265, THENCE ALONG SAID EAST RIGHT-OF-WAY N16°31'15"E 266.69' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°20'21"E 443.51' TO AN EXISTING REBAR, THENCE S03°25'15"W 258.50' TO THE POINT OF BEGINNING, CONTAINING 3.1 2 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN OLD MISSOURI ROAD (STATE HIGHWAY #265) MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE, SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE (STATE HIGHWAY #412) MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD NOTE

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 05143C0090F DATED 4/2/2008.

BENCHMARK

TEMPORARY BENCHMARK A: CURB INLET IN ROW ALONG S. MISSOURI RD. WITH RIM ELEVATION = 1339.43'

CITY NOTE (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.

SHEET LIST

C0.0 COVER SHEET
C0.1 PROJECT NOTES
C0.2 SURVEY(ASSOCIATED PLAN)
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE PLAN
C4.0 GRADING PLAN
C5.0 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE DETAILS
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 SITE DETAILS 2
C10.3 GRADING DETAILS
C10.4 UTILITY DETAILS

BUILDING ELEVATIONS
SITE LIGHTING PLAN

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-1	6.17.2021	Revised per city comments.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Jun16,2021-10:55am - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL PLANS AND DATA BEFORE BIDDING AND CONSTRUCTION
DATE ON 6/16/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24 (1)
S. old Missouri RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

GENERAL NOTES

1. The contractor shall retain a full set of latest approved construction plans and specifications on site during all construction activities. Local authority's standards shall supersede all HFA standards.
2. The contractor will maintain any required access to adjacent properties.
3. Any temporary construction easements required for private work related to the project shall be acquired by the owner. No work will be performed on private property without written permission of the affected property owner.
4. Coordinate start-up and all construction activities with the owner.
5. Construction methods and materials, not specified in these plans, are to meet or exceed the site work specifications provided by HFA, or as otherwise specified by the owner.
6. 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.
7. Public convenience and safety: the contractor shall conduct all 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 DOT standard specifications for highway construction.
8. All aerial images are for reference only and are not to scale.
9. All imported fill shall be free of rocks greater than 12" in diameter and any detrimental organic material or refuse debris.
10. Safety railings are required on any retaining wall 30" or greater in height.
11. Proposed spot elevations are at top of finished curb unless otherwise specified.
12. The general contractor will be held solely responsible for and shall take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.
13. In accordance with generally accepted construction practices, the contractor shall be completely responsible for conditions of the job site. Including the safety of all persons and property during the duration of the construction. This will be applicable 24 hours a day.
14. All dimensions shown are to the face of curb unless otherwise noted.
15. All signs and traffic control devices to follow the guidelines of the MUTCD.
16. The contractor shall refer to the architectural plans for all building dimensions. The contractor shall immediately notify the architect and engineer in the event there are discrepancies determined between plans.
17. The design, inspection and certification of any retaining wall over 4FT shall be by a registered engineer.
18. All work shall be done in strict accordance with the project specifications.
19. The contractor shall ensure all necessary permits are obtained prior to construction.
20. The contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity, and/or material, to ensure easy and safe pedestrian and vehicular traffic to and from the site.
21. The contractor shall refer to the architectural plans for exact locations and dimensions of the precise building dimensions and exact building utility entrance points.
22. The engineer of record shall review and approve material submittals.
23. The demolition of any existing underground storage tanks, fueling dispensers, or fueling related appurtenances such as supply lines, shall be removed per local, state and federal requirements.
24. The contractor shall maintain the site and provide 6' tall chain link security fence around the site until such time as the owner takes over.
25. The contractor is responsible for providing traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with MUTCD.

EROSION CONTROL NOTES

1. Erosion control measures are to be installed prior to demolition commencing.
2. 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. Stockpile is to be a minimum distance of 25' from all drainage structures.
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. 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 50FT intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation
5. The contractor 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.
6. All storm water pollution prevention measures shall be initiated as soon as possible.
7. All wash water from concrete trucks, vehicle and equipment cleaning, etc. shall be detained and properly treated or disposed.
8. General contractor shall denote the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, and area for portable facilities, office trailers and toilet facilities.
9. The contractor will implement best management practices as required by SWPPP. Additional BMPs shall be implemented as necessary as the project progresses at no additional cost to the owner throughout all phases of construction.
10. The contractor shall obtain and follow the SWPPP as approved by local and state agencies.
11. Disturbed portions of the site where construction activity has stopped for at least 14 days shall require temporary seed.
12. Contractor shall be responsible for removing sediment from detention structures at all points throughout construction.
13. The contractor shall adjust erosion control measures throughout grading as necessary to perform effectively.
14. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established).
15. A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be re-vegetated. 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.
16. All construction to be stabilized at the end of each working day. This includes back filling of trenches for utility construction and placement of gravel or bituminous paving for road construction.
17. Provide complete and uniform coverage that minimizes erosion and runoff.
    a. Zero to 10% grade: re-vegetation shall be a minimum of seeding and mulching.
    b. 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.
    c. 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.
    d. More than 3:1 grade: any finish grade over 3:1 shall be stabilized with one or more of the following:
    e. Retaining walls; cribbing with landscape fabric; terracing with groundcover; riprap; staked sod (up to 2:1 slope)
    f. If cribbing, terracing, or riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
20. 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.
21. Dust: Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
22. 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.
23. 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.
24. 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.

Erosion Control Planning Sequence To Be Used (If not specified on Erosion Control Plan)

Phase I

1. Install stabilized construction entrances/exits.
2. Prepare temporary parking and storage areas. upon implementation and installation of the following: trailers, parking, lay down, porta-potty, wheel wash, concrete wash-out, mason's area, fuel and materials storage containers, solid waste containers, etc., denote them on the site maps throughout the construction progress.
3. Construct the silt fences on the site.
4. Halt all activities and contact the civil engineer consultant to perform inspection of BMPs. general contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
5. Clear and grub the site.
6. If applicable, start construction of the building pad and structures.
7. Begin grading the site.

Phase II

1. Temporarily seed disturbed areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip-rap around out structures.
4. Install inlet protection around all storm sewer structures.
5. Complete grading and install permanent seeding and planting.
6. Remove all temporary erosion and sediment control devices if site is stabilized.

DEMOLITION NOTES

1. The location of the utilities shown have been determined by information gathered and shall not be used as exact. contractor shall contact the appropriate utility companies to verify exact locations prior to demolition.
2. The contractor shall coordinate with the proper utility companies for removal and relocations of the respective utility. The contractor shall verify any work that may be done by the utility companies.
3. Contractor shall protect the public with best management practices.
4. Contractor shall protect and maintain all existing structures, pavement, and vegetation that is not to be disturbed and is responsible for any damages to them.
5. The contractor shall properly dispose of all materials resulting from operation according to governing authorities and shall obtain the proper permits required for disposal and demolition.
6. The contractor shall maintain continuous access to adjacent properties during construction and avoid any property damage during construction.
7. The contractor shall install erosion and sediment control devices prior to demolition.
8. The contractor shall be responsible for maintaining services to any necessary utilities during construction.
9. For all items noted to be removed, remove not only the above ground elements, but also remove all underground elements as well including, but not limited to; foundations, gravel fills, tree roots, pipes, tanks, etc.
10. Backfill all excavations resulting from the demolition work meeting the requirements for fill outlined in the geotechnical investigation report for this site.
11. Asbestos and any other hazardous material shall be properly permitted and removed by the contractor. Contractor shall secure all permits for demolition and removal of materials from the site.
12. Limit saw-cut and pavement removal to only those areas where it is required as shown on these plans. any damage incurred to any surrounding areas shall be repaired / replaced at the responsibility of the contractor. Contractor shall protect existing adjacent structures, pavement, utilities, landscape, etc. from damage during construction.
13. Demolition and removal of underground storage tanks, fueling dispensers, and fueling related appurtenances such as supply lines shall be removed and disposed of per local, state, and federal requirements. Contractor shall field verify exact location of supply lines and appurtenances and remove per requirements. Contractor shall secure all permits for demolition and removal of materials from the site.
14. Contractor shall ensure that services to all utilities to be removed has been discontinued and shut off. All utility lines shall be capped per utility company standards.
15. Contractor shall coordinate with adjacent property owners prior to demolition of materials along property lines.

SITE NOTES

1. Unless otherwise shown, all curb radii shall be 2'.
2. Asphalt concrete surface and base course materials should meet or exceed the requirements as outlined in the specifications or as specified by the state or local jurisdiction, whichever is more stringent.
3. An independent testing laboratory, selected and paid for by the contractor and approved by the owner, 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.
4. All removal of asphalt pavement will be saw cut.
5. Curbs must be caulked before backfilled and street paved. Acceptable suppliers are: Omni Seal 50, Percora 864 and 865, Dow Corning 888, or pre-approved equal.
6. Concrete pipe shall meet local jurisdiction or DOT specs. No damaged or repaired pipe will be allowed.
7. Any damage to the existing public street due to construction shall be repaired/replaced at the contractors expense.
8. Provide a smooth line by full depth saw cut for street widening (typ).
9. All existing curb cuts will be removed and replaced with standard curb, any curb to remain that is currently damaged or cracked shall be removed and replaced with standard curb, and curb damaged during construction shall be removed and replaced.
10. Driveway approaches shall be constructed of Portland cement concrete with a broom finish.
11. Detectable warnings are required when constructing or altering curb ramps. A 24 in wide strip of detectable warning (truncated domes) should be installed at the bottom of a curb ramp to indicate the transition from the sidewalk to the street or as indicated on drawings.
12. Minimum density for asphalt shall be 92% of the maximum theoretical density.
13. Subgrade shall be compacted to 95% of standard proctor.
14. Base course shall be compacted to 95% of modified proctor on local and residential streets.

Concrete Notes:

15. Concrete paving and structures should conform to project specification and details. If a discrepancy is found the more stringent shall apply.
16. An independent testing laboratory, selected and paid for by the contractor, and approved by owner, shall be retained to perform construction testing of concrete for compliance with requirements of the construction specifications.
17. 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 specifications.

GENERAL PAVING NOTES

1. Place expansion joint between medium duty and heavy duty concrete.
2. Contractor to provide diagonal control joint from corners of paving transitions.

GRADING NOTES

1. Proposed contours are at finished grade.
2. 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 shall comply with AHJ ordinances.
3. Areas to receive fill shall be scarified and the top 8 inch depth compacted to 95% standard proctor of the maximum laboratory density. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be applied.
4. All grading shall be set back a minimum of 5FT from the property lines unless written permission is submitted from the adjacent property owner or a joint grading plan is submitted.
5. Off-site fill material (gravelly clay), shall have a plasticity index of 30 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 engineer prior to bringing on site.
6. 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% standard proctor and tested by a geotechnical engineer prior to placement of base material.
7. In all areas of excavation, if unsuitable soils are encountered, a qualified geotechnical engineer shall recommend to the owner 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.
8. An independent certified testing laboratory, selected and paid for by the contractor, and approved by the owner, 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 see typical sections and specs.
9. All slopes are to be 3H:1V or flatter unless otherwise indicated.
10. 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 or public roadways.
11. The contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations.
12. The contractor is responsible for meeting all permit requirements for the disposal of materials from the site.
13. All disturbed areas shall receive 4 inches of topsoil and be re-vegetated. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
14. Prior to the installation of storm or sanitary sewer, the contractor shall excavate, verify and calculate all crossings and inform the owner and the engineer of any conflicts prior to construction. The engineer will not be held liable if the engineer is not notified of design conflicts.
15. All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
16. 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.
17. Erosion and sediment control systems must be immediately restored after each utility construction. 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.
18. All curbs shall be 6 inches above finish grade unless otherwise specified.
19. Prior to demolition occurring, erosion control devices are to be installed per BMP sequence.
20. All storm sewer pipe connections to structures shall be grouted to ensure connection at structure is water tight. All storm sewer structures shall have a smooth uniform poured mortar invert from invert in to invert out.
21. All drainage structures shall meet H20 loading when in paved traffic areas. And be flush with finished grades in paved areas.
22. Existing drainage structures to remain shall be inspected and repaired as necessary. Remove all silt and debris.
23. Fills shall be limited to 10FT vertical height unless information demonstrating slope stability, erosion control, and drainage control is provided along with re-vegetation.
24. Transition gutter to allow a 4 inch depression at curb inlets. (12FT for upstream side and sags and 4FT for downstream side)
25. Steps are required in storm drain manholes that are at 4FT of depth and greater. Centerline of manhole lid shall be 2FT from the wall where steps are located. Steps shall be copolymer polypropylene plastic with steel core.
26. Contractor to provide positive drainage away from buildings for paved and unpaved areas.
27. Pipe lengths shown are approximate. Contractor to confirm all pipe lengths.

UTILITY NOTES

1. Existing utilities shown on plans have been shown in their approximate locations per available information.
2. Construction shall not start on any public utility system until written approval has been received from the appropriate utility authorities, and the owner, and contractor have been notified by HFA.
3. Contractor shall not open, turn off, interfere with, or attach any pipe or hose to or tap any water main unless duly authorized to do so by the AHJ. Any adverse consequences of any scheduled or unscheduled disruptions of service to the public are to be the liability of the contractor. HFA and the owner are to be held harmless.
4. All trenching, backfilling and pipe laying is to meet all OSHA requirements.
5. The location, description and size of all above-ground and under-ground facilities, structures and utilities have been determined with due care and diligence, using current techniques, equipment and proper accuracy control procedures. However, information shown hereon is not warranted to be correct in every detail because of inaccuracies in or lack of existing data or maps and the inability to verify in the field. Persons using information contained hereon are hereby cautioned accordingly.
6. Refer to building plans for site lighting electrical plans.
7. All designs are subject to the AHJ's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
8. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the AHJs standard requirements. These will be paid for by the owner.
9. All utility service lines to be connected to new mains or relocated as needed for installation of storm sewer system.
10. All conduits placed by contractor must have 48" of cover at final grade and marked with posts to identify the ends of conduits. There must be a minimum separation of 12" between electrical conduits and conduits for other utilities.
11. Service taps on existing mains shall be made by the city, and fees paid by owner.
12. All underground lines to be inspected prior to back filling.
13. Dimensions shown are to center of pipe or fitting.
14. Testing of water and sewer lines shall be at contractor's expense.
15. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and manholes in unpaved areas are to be 1" above finished grades.
16. All utilities under paved areas shall receive High-quality granular base course backfill full depth.
17. Maintain minimum horizontal separation of 10' between water and sewer and 5' between other underground utilities such as storm sewer, electrical, gas, and conduits.
18. All water, gas and electrical meters within the project area are to be abandoned and returned to the appropriate authority.
19. Coordination of all conduit placement shall be made with utility providers and installed by general contractor.
20. All water and sewer force main fittings shall be restrained through the use of thrust blocking per detail sheets or approved equal.
21. Proposed utilities that are to be buried in the same trench shall be coordinated with and approved by the involved utilities.
22. The contractor shall field verify depth and location of all utilities prior to construction of proposed utilities. All proposed utilities shall be constructed in accordance with governing agency.
23. The governing AHJ shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the AHJ by the engineer of record as required.
24. Contractor to confirm all clearance heights of overhead utilities. If finished elevation of grading reduces clearance of lowest line to less than 16.5', contractor shall contact utility, owner, and engineer. HFA is not responsible for any damage to overhead utilities.

LANDSCAPE NOTES

1. All plant material to arrive at the site with moist soil.
2. Structural soil must be indicated on plans and inspected by the landscape architect at the time of installation.
3. Wheel stops or curb are required between parking and landscaping.
4. Wire baskets and burlap to be removed during tree planting.
5. Locate all utilities and site lighting conduits before landscape construction begins. Landscape contractor to contact "one call" prior to beginning work.
6. Notify the professional of record or their designated representative of any layout discrepancies prior to planting.
7. Maintain 5' min horizontal separation between tree plantings and water sanitary sewer lines.
8. All planting to be completed according to details, specifications or AHJ requirements, whichever is more stringent.
9. All plant materials shall meet requirements established by the American Standard of Nursery Stock.
10. All disturbed areas not receiving plantings or sod, shall receive seeding per Landscape Plan. These areas should receive water until grass has been established.
11. If irrigation is not to be installed, sufficient hose bibs shall be installed to meet the needs of site plantings.
12. Plant quantities shown in plant schedule are for reference only and shall be verified with the plan by the landscape contractor.
13. All trees and natural areas shown on the plan to be preserved shall be protected during construction with temporary fencing.
14. Protective fences shall be erected according to details for tree protection, if required.
15. Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
16. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
17. Protective fences shall surround the trees or group of trees and will be located at or beyond the dripline. For natural areas, protective fences shall follow the limit of construction line, in order to prevent the following: a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment. b. root zone disturbances due to grade changes (greater than 6"). c. wounds to exposed roots, trunk, or limbs by mechanical equipment. d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
18. Exceptions to installing fences at driplines may be permitted in the following cases:
    a. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development.
    b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area.
    c. Where trees are close to proposed building, erect the fence to allow 6 to 10 feet of workspace between the fence and the building.
    d. Where there are severe space constraints due to tract size, or other special requirements.
    e. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk. Protect the trunk with strapped on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing provided.
20. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
21. Any roots exposed by construction activity shall be pruned flush with the soil, backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
22. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
23. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
24. Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
25. All finished pruning must be done according to recognized, approved standards of the industry (reference the American National Standard, ANSI-A300 pruning, 2008 or later)

IRRIGATION NOTES

1. Contractor shall locate all underground utilities prior to starting work on the site. Utilities shown on this plan are approximated, and should be verified on the civil utility plan and in the field.
2. Contractor is responsible for all permits, licenses, meters, taps, and impact fees required to install the system.
3. Contractor shall refer to the Irrigation Plan for head, line, and valve placement relative to the proposed planting plan. Irrigation system shall provide 100% head-to-head coverage.
4. Contractor shall adjust heads and nozzles to provide 100% coverage in the areas indicated on the plan. Avoid conflicts with existing and proposed plant material, paving, structures, and utility lines. Adjustable arc nozzles shall be substituted in place of fixed arc nozzles as necessary to prevent over spray onto pavement. Irrigation heads shall be placed and adjusted to prevent spray onto buildings or walkways.
5. Verify in the field, the location of lines, heads, or valves within the drip line of any existing trees. Hand excavate or bore within the dripline of any tree.
6. Irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans.
7. The professional of record or owner's representative shall approve the flagged layout of the system prior to trenching.
8. All main line piping shall be buried to have a minimum cover of 18". All lateral piping downstream of the mainline shall be buried to have a minimum cover of 12".
9. All wiring from the irrigation controller to the remote control valves shall be uf-14 direct burial cable. All wire splices shall be made in valve boxes only.
10. The irrigation contractor is responsible to coordinate the placement of sleeves prior to paving. Sleeve material shall be schedule 40 and at a minimum depth of 18".
11. The irrigation contractor is required to repair with approved in kind materials any damage including but not limited to: the building, structures, paving, or plantings. Damage to utilities by the irrigation contractor shall be reported to the owner's representative, and the regulating utility provider.
12. Contractor shall not willfully install the irrigation system when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been present or known information in the design. Such obstructions or differences shall be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary at no additional cost to the owner.
13. Irrigation contractor is responsible for repairing all lawns disturbed outside of of construction disturbance areas. All irrigation disturbance outside of construction disturbance shall have the trenches backfilled with topsoil, as described in the general landscape notes and be graded smooth per the grading plan. Irrigation contractor shall follow the general landscape notes for seeding or sodding for repairing required lawn areas.

HFA ARCHITECTS ENGINEERS INTERIORS

HARRISON FRENCH & ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
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STIPULATION FOR REUSE
THESE PLANS WERE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
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PSC INDOOR SOCCER
#L21-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
2	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

PROJECT NOTES

SHEET: C0.1

Jun16,2021-10:55am - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - SP.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

FIELD WORK:
JANUARY 4 & 5, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
(NAD83 HORIZONTAL DATUM)

BASIS OF ELEVATION:
SPRINGDALE CONTROL MONUMENT #13
(NAVD88 VERTICAL DATUM)

CONTOUR INTERVAL:
1 FOOT

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 8362
2) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 34712
3) EASEMENT/RIGHT-OF-WAY GRANT FILED IN BOOK 1318 AT PAGE 548
4) EASEMENT AGREEMENT FILED IN BOOK 94 AT PAGE 43669
5) PRIVATE DRAINAGE EASEMENT FILED IN BOOK 2011 AT PAGE 31624
6) CROSS ACCESS EASEMENT FILED IN BOOK 2011 AT PAGE 32890
7) ELECTRIC EASEMENT FILED IN BOOK 2012 AT PAGE 6147
8) CLEAR ZONE EASEMENT FILED IN BOOK 92 AT PAGE 20890
9) EASEMENT AGREEMENT FILED IN BOOK 94 AT PAGE 43653
10) EASEMENT AGREEMENT FILED IN BOOK 94 AT PAGE 43637
11) WARRANTY DEED FILED IN BOOK 1303 AT PAGE 525
12) AHTD RIGHT-OF-WAY PLANS, JOB #040490
13) AHTD RIGHT-OF-WAY PLANS, JOB #40005

PROPERTY ZONED:
C-2 (GENERAL COMMERCIAL)
I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS PER C-2 ZONING:

FRONT	30ft
FRONT (IF PARKING ALLOWED BETWEEN R/W AND BUILDING)	50ft*
SIDE (SUBJECT TO FIRE/BUILDING CODES)	00ft
SIDE (CONTIGUOUS TO RESIDENTIAL DISTRICT)	20ft
REAR	20ft

*SHOWN

BUILDING SETBACKS PER I-1 ZONING:

FRONT	30ft
FRONT (IF PARKING ALLOWED BETWEEN R/W AND BUILDING)	50ft
SIDE (SUBJECT TO FIRE/BUILDING CODES)	00ft
REAR	25ft
ADJACENT TO RESIDENTIAL USES	50ft

STORM SEWER INVERT INFO

STMH #1:
RIM ELEV - 1341.99'
24" RCP IN (NE)
24" RCP OUT (SW) - 1337.71'
STMH #2:
RIM ELEV - 1342.38'
24" RCP IN (NE)
24" RCP OUT (W) - 1335.48'
STS #3:
GRATED INLET - 1332.49'*
STS #4:
GRATED INLET - 1332.47'*
STS #5:
GRATED INLET - 1332.55'*
STS #6:
GRATED INLET - 1332.48'*
STMH #7:
RIM ELEV - 1341.95'
18" RCP OUT (E) - 1339.80'
STMH #8:
RIM ELEV - 1342.42'
18" RCP IN (E)
18" RCP OUT (S) - 1339.42'

*UNABLE TO OPEN INLET TO SEE PIPE SIZE OR FLOW DIRECTION

STORM SEWER INVERT INFO

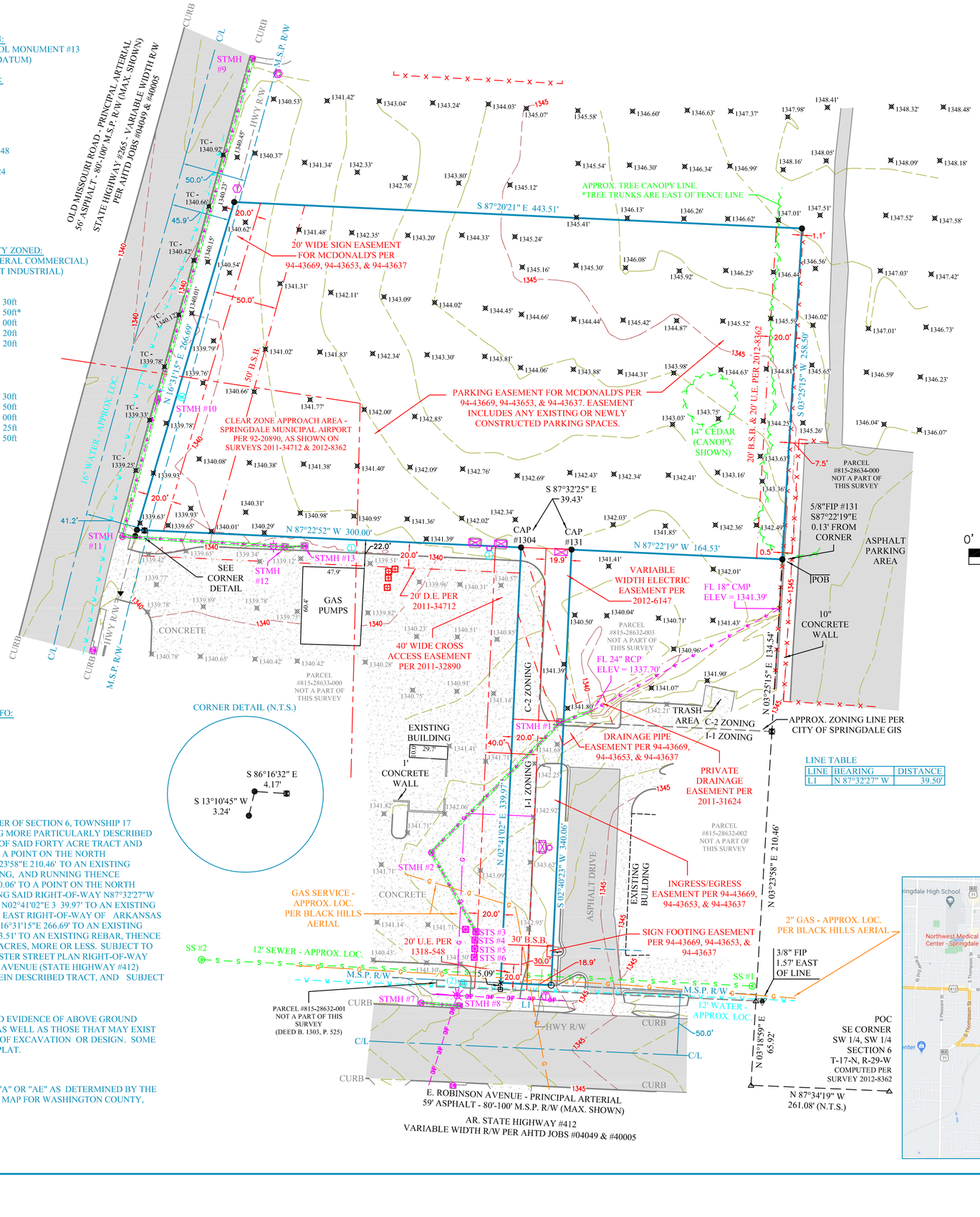
STMH #9:
RIM ELEV - 1341.43'
30" RCP IN (NE)
30" RCP OUT (SW) - 1336.27'
STMH #10:
RIM ELEV - 1339.43'
30" RCP IN (NE)
18" RCP OUT (W)
30" RCP OUT (SW) - 1334.03'
STMH #11:
RIM ELEV - 1338.53'
30" RCP IN (NE)
24" RCP IN (E)
30" RCP OUT (SW) - 1333.19'
STMH #12:
RIM ELEV = 1339.85'
12" RCP IN (E)
24" RCP OUT (W) - 1334.81'
STMH #13:
RIM ELEV = 1339.78'
12" RCP IN (S)
12" RCP OUT (W) - 1335.34'

SANITARY SEWER INVERT INFO:
SS #1:
RIM ELEV - 1346.24'
8" PVC OUT (W) - 1339.22'
SS #2:
RIM ELEV - 1338.71'
8" PVC IN (E) - 1328.71'
8" PVC IN (S) - 1328.79'
8" PVC OUT (NW) - 1328.61'

SURVEY DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°34'19"W 261.08', THENCE N03°18'59"E 65.92' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE N03°23'58"E 210.46' TO AN EXISTING REBAR, THENCE N03°25'15"E 134.54' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE N87°22'19"W 164.53' TO AN EXISTING REBAR, THENCE S02°40'23"W 34 0.06' TO A POINT ON THE NORTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #412, THENCE ALONG SAID RIGHT-OF-WAY N87°32'27"W 39.50' TO AN EXISTING NAIL, THENCE LEAVING SAID RIGHT-OF-WAY N02°41'02"E 3 39.97' TO AN EXISTING REBAR, THENCE N87°22'52"W 300.00' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #265, THENCE ALONG SAID EAST RIGHT-OF-WAY N16°31'15"E 266.69' TO AN EXISTING REBAR, THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°20'21"E 443.51' TO AN EXISTING REBAR, THENCE S03°25'15"W 258.50' TO THE POINT OF BEGINNING, CONTAINING 3.1 2 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN OLD MISSOURI ROAD (STATE HIGHWAY #265) MASTER STREET PLAN RIGHT-OF-WAY ON THE WEST SIDE, SUBJECT TO THAT PORTION IN EAST ROBINSON AVENUE (STATE HIGHWAY #412) MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

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 #05143C0090F. DATED 05/16/2008)



CORNER DETAIL (N.T.S.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

TOTAL ACREAGE
PARCEL #815-28632-000
3.12 ACRES +/-

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 60' 120' 180'
GRAPHIC SCALE (IN FEET)
1 Inch = 60ft.

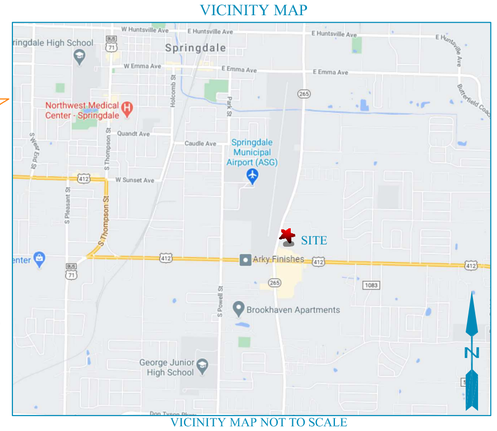
STATE RECORDING NUMBER:
500-17N-29W-0-06-330-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 5TH DAY OF JANUARY, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
DRAFT

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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

BOUNDARY LINE (MEASURED)	GAS LINE
PARCEL LINE	APPROX. CANOPY
FORTY LINE/ TIE LINE	ELECTRICAL BOX
CENTERLINE OF ROAD	TELEPHONE PEDESTAL
RIGHT-OF-WAY	CABLE PEDESTAL
WATER LINE	POWER POLE
OVERHEAD POWER LINE	ELECTRIC METER
SEWER LINE	WATER METER
FLOW LINE	SANITARY SEWER MH
FENCE	STORM SEWER MH
INGRESS & EGRESS EASEMENT	MONITOR WELL
BUILDING SETBACK	GRATED INLET
UTILITY/DRAINAGE EASEMENT	

FOUND 5/8" REBAR	SET CHIS "X"
SET 5/8" REBAR/CAP	LIGHT
FOUND 1/2" REBAR	
FOUND NAIL	
FOUND 3/4" REBAR	
COMPUTED POINT	
FOUND MAG NAIL	
IRRIGATION CONTROL VALVE	
SIGN	

Location Map:
R-29-W
6
T-17-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7239 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.8590 · Fax 479.521.9350

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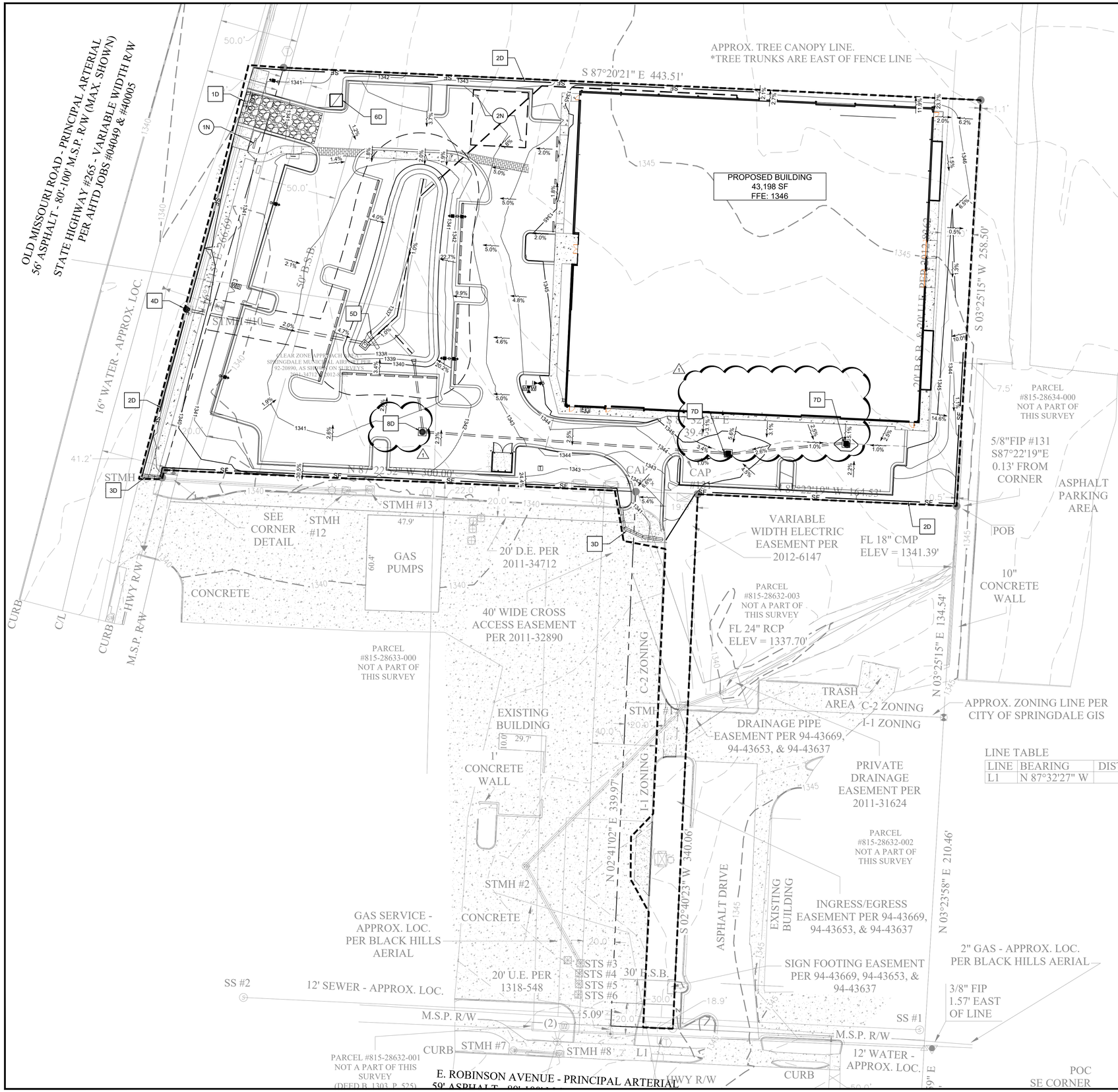
FOR USE AND BENEFIT OF:
HFA

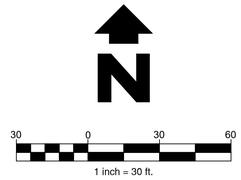
ADDRESS: SOUTH OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS

DATE: 01/26/21
SCALE: 1"=60'
SURVEYED: JA
DRAFTED: MR
REVIEWED: DT
COA #1335

LOCATION:
SECTION: 06
TOWNSHIP: 17 NORTH
RANGE: 29 WEST

DRAWING #20-420





PROPOSED LEGEND

PROPERTY LINE

LIMITS OF DISTURBANCE = 135,325 SF OR 3.11 ACRES

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THESE PLANS AND IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
8. BEGIN GRADING THE SITE.
9. BEGIN CONSTRUCTION OF UTILITIES.
10. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
11. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
12. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
13. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
14. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
15. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
16. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

NOTES

1N. SWPPP SIGN
2N. EQUIPMENT STORAGE AREA (TEMPORARY) 1

DETAILS

1D. CONSTRUCTION EXIT (TEMPORARY), SEE DETAIL 1/C10.0
2D. SEDIMENT/SILT FENCE WITH WIRE SUPPORT, SEE DETAIL 2/C10.0
3D. EROSION EELS SEDIMENT BARRIER, SEE DETAIL 3/C10.0
4D. DANDY CURB BAG INLET PROTECTION, SEE DETAIL 4/C10.0
5D. ROCK CHECK DAM, SEE DETAIL 5/C10.0
6D. CONCRETE WASHOUT, SEE DETAIL 6/C10.0 1
7D. BLOCK AND AGGREGATE GRATE INLET SEDIMENT DEVICE, SEE DETAIL 7/C10.0
8D. BLOCK AND AGGREGATE JUNCTION BOX SEDIMENT DEVICE, SEE DETAIL 8/C10.0

HFA
ARCHITECTS
ENGINEERS
INTERIORS

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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY IN THE FIELD
DATE ON 6/16/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT ANY OTHER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER. REPRODUCTION OF THIS DRAWING IN ANY MANNER FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#1.21-24
1 ADDENDUM #1
S. of Missouri RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
Δ	TITLE	DATE
	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION & SEDIMENT CONTROL PLAN

SHEET: C1.0

Jun16,2021-4:18pm - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - GP & UP.dwg

OLD MISSOURI ROAD - PRINCIPAL ARTERIAL
56' ASPHALT - 80'-100' M.S.P. R/W (MAX. SHOWN)
STATE HIGHWAY #265 - VARIABLE WIDTH R/W
PER AHTD JOBS #040049 & #40005

APPROX. TREE CANOPY LINE.
*TREE TRUNKS ARE EAST OF FENCE LINE

S 87°20'21" E 443.51'

1N 52 LF CURB

50.0'

45.9'

20.0'

1340

1345

50.0'

50' B.S.B.

N 16°31'15" E 266.69'

FIBER OPTIC LINES 2N

STMH #10

WATER STRUCTURE 2N

16" WATER - APPROX. LOC.

CLEAR ZONE APPROACH AREA - SPRINGDALE MUNICIPAL AIRPORT PER 92-20890, AS SHOWN ON SURVEYS 2011-34712 & 2012-8362

1N TREE

14" CEDAR (CANOPY SHOWN)

20' B.S.B. & 20' U.E. PER 2012-8362

S 03°25'15" W 258.50'

1.1'

7.5'

PARCEL #815-28634-000 NOT A PART OF THIS SURVEY

5/8"FIP #131
S87°22'19"E
0.13' FROM CORNER

ASPHALT PARKING AREA

S 87°32'25" E
39.43'

41.2'

STMH #11

N 87°22'52" W 300.00'

2N ELECTRIC STRUCTURES

CAP #1304

CAP #131

2N ELECTRIC STRUCTURE

N 87°22'19" W 164.53'

0.5'

POB

STMH #13

22.0'

20.0'

19.9'

SEE CORNER DETAIL

STMH #12

47.9'

60.4'

GAS PUMPS

1N CURB

1N PAVEMENT

20' D.E. PER 2011-34712

VARIABLE WIDTH ELECTRIC EASEMENT PER 2012-6147

FL 18" CMP
ELEV = 1341.39'

10" CONCRETE WALL

CURB

C/L

CURB

HWY R/W

M.S.P. R/W

CONCRETE

PARCEL #815-28632-003 NOT A PART OF THIS SURVEY

FL 24" RCP
ELEV = 1337.70'

40' WIDE CROSS ACCESS EASEMENT PER 2011-32890

PARCEL #815-28633-000 NOT A PART OF THIS SURVEY

C-2 ZONING

N 03°25'15" E 134.54'

10.5 LF CURB 1N

STMH #1

TRASH AREA C-2 ZONING

APPROX. ZONING LINE PER CITY OF SPRINGDALE GIS

EXISTING BUILDING

29.7'

10.0'

40.0'

20.0'

DRAINAGE PIPE EASEMENT PER 94-43669, 94-43653, & 94-43637

I-1 ZONING

PAVEMENT 1N

8 LF CURB 1N

1' CONCRETE WALL

PRIVATE DRAINAGE EASEMENT PER 2011-31624

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

CURB 47 LF 1N

ELECTRICAL STRUCTURE 2N

PARCEL #815-28632-002 NOT A PART OF THIS SURVEY

N 02°41'02" E 339.97'

S 02°40'23" W 340

ASPHALT DRIVE

EXISTING BUILDING

INGRESS/EGRESS EASEMENT PER 94-43669, 94-43653, & 94-43637

N 03°23'58" E 210.46'

STMH #2

GAS SERVICE - APPROX. LOC. PER BLACK HILLS AERIAL

CONCRETE

SS #2

12' SEWER - APPROX. LOC.

20' U.E. PER 1318-548

STS #3
STS #4
STS #5
STS #6

30' B.S.B.

SIGN FOOTING EASEMENT PER 94-43669, 94-43653, & 94-43637

2" GAS - APPROX. LOC. PER BLACK HILLS AERIAL

3/8" FIP
1.57' EAST OF LINE

M.S.P. R/W

5.09'

(2)

SS #1

CURB

STMH #7

STMH #8

L1

12' WATER - APPROX. LOC.

PARCEL #815-28632-001 NOT A PART OF THIS SURVEY (DEED B. 1303, P. 525)

E. ROBINSON AVENUE - PRINCIPAL ARTERIAL
59' ASPHALT - 80' ROW

HWY R/W

CURB

POC
SE CORNER

N

SCALE

30 0 30 60

1 inch = 30 ft.

EXISTING LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND 1/2" REBAR
- FOUND NAIL
- FOUND 3/4" REBAR
- COMPUTED POINT
- FOUND MAG NAIL
- IRRIGATION CONTROL VALVE
- SIGN
- SET CHIS. "X"
- LIGHT
- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- FENCE
- INGRESS & EGRESS EASEMENT
- BUILDING SETBACK
- UTILITY/DRAINAGE EASEMENT
- GAS LINE
- APPROX. CANOPY
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- POWER POLE
- ELECTRIC METER
- WATER METER
- SANITARY SEWER MH
- STORM SEWER MH
- MONITOR WELL
- GRATED INLET

PROPOSED LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE

NOTES

1N. EXISTING TO BE REMOVED
2N. EXISTING TO REMAIN

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND FIELD VERIFICATION OF EXISTING SITE STATUS

HFA ARCHITECTS ENGINEERS INTERIORS

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AS PREPARED FOR: PSC
DATE ON: 6/16/2021
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PSC INDOOR SOCCER
#121-24
S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE:	6/16/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

DEMOLITION PLAN

SHEET: C2.0

Jun 16,2021-11:01am - User:emma.henon
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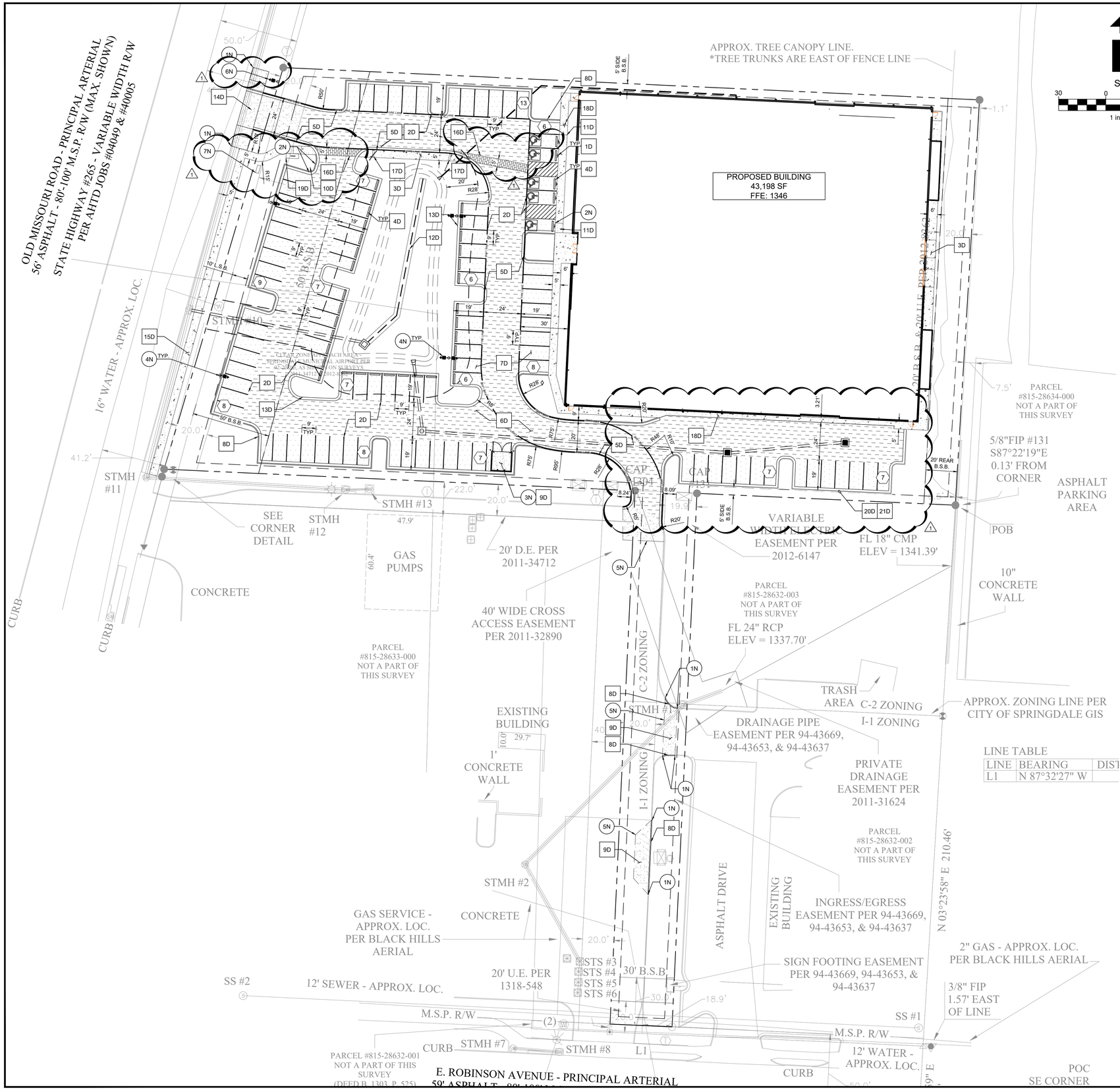

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
3N. DUMPSTER PAD
4N. PARKING LIGHTING (PER LIGHTING PLAN)
5N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
6N. PUBLIC STREET LIGHT, MINIMUM 20,000 LUMENS
7N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. HEAVY DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. SUPER HEAVY DUTY CONCRETE, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. LINEAR RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. RIVER ROCK DRAINAGE SWALE, SEE DETAIL 11/C10.1
13D. RIBBON CURB, SEE DETAIL 12/C10.1
14D. ARDOT DR-1, SEE DETAIL C10.2
15D. SPRINGDALE SIDEWALK, SEE DETAIL C10.2
16D. SCORED CONCRETE, SEE DETAIL 8/C10.1
17D. DETECTABLE WARNINGS DETAIL, SEE DETAIL 13/C10.1
18D. CONCRETE SIDEWALK AT BUILDING, SEE DETAIL 14/C10.1
19D. BIKE RACK, SEE DETAIL 15/C10.1
20D. RETAINING WALL, SEE DETAIL 2/C10.2
21D. GUARD RAIL, SEE DETAIL 3/C10.2

GENERAL CITY NOTES

1. 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.
2. 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.
3. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR 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 & 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 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.

DEVELOPMENT STANDARDS C-2		
FLOOR AREA	43,699 SF	
TOTAL SITE AREA	136,259 SF (3.12 AC.)	
BUILDING SETBACKS	FRONT: 50' (W/ PARKING IN FRONT) FRONT: 30' (NO PARKING IN FRONT) SIDE: 0' (WHEN ADJACENT TO NON-RESIDENTIAL REAR: 20'	
	REQUIRED	PROVIDED 1
IMPERVIOUS AREA	MAX 90% OR 122,633 SF	±98,805 SF
PARKING	1 SPACE / 200 SF (43,198 NET SF / 200 = 216 SPACES)	106 SPACES (REQUEST VAR.)
HANDICAP PARKING	SHOWING B/W 101 - 150 SPACES OR 5 HC SPACES	5 HANDICAP SPACES
BUILDING HEIGHT	N/A	46'-8"
LANDSCAPE BUFFER	10' ALONG FRONT P/L, 5' ALONG SIDE/REAR	10'-0" & 5'-0"
USE	CULTURAL, RECREATIONAL & HEALTH FACILITIES	

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PSC INDOOR SOCCER
#1.21-24
S. of Old Missouri RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
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	OTP	5.27.2021
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DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN

SHEET: C3.0

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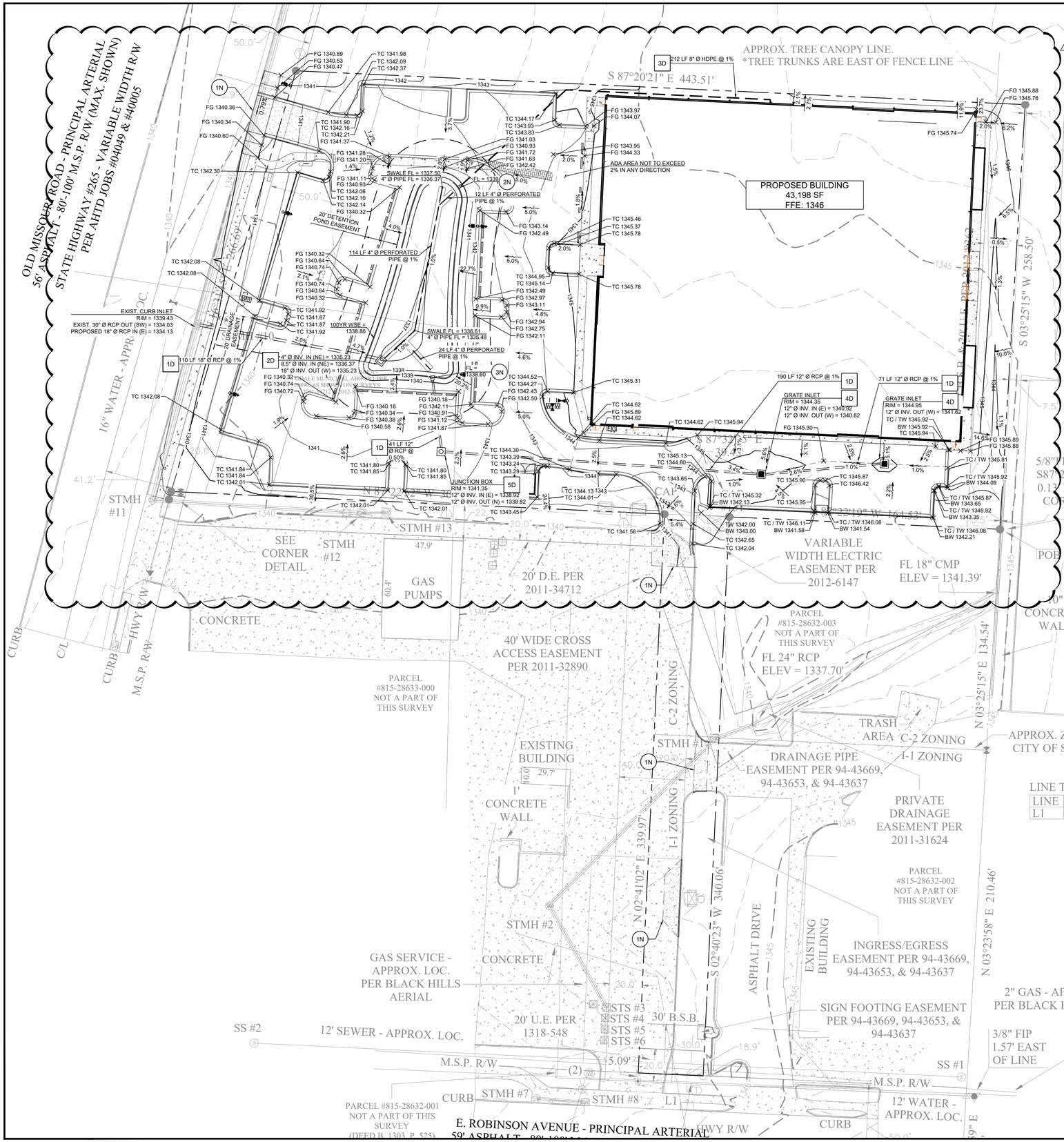

PROPOSED LEGEND

- PROPERTY LINE
- BREAKLINE
- STORM SEWER
- 100 YEAR WATER SURFACE ELEVATION
- FLOWLINE
- XXX.XX — SPOT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- FG — FINISHED GRADE
- G — GUTTER
- TC — TOP OF CURB
- FL — FLOWLINE
- TR — TOP OF RAMP
- BR — BOTTOM OF RAMP
- TS — TOP OF SIDEWALK
- TW — TOP OF WALL
- BW — BOTTOM OF WALL

NOTES

1N. SAWCUT LINE/ MATCH EXISTING ELEVATIONS
2N. 8" PVC FLARED END SECTION
3N. 12" FLARED END SECTION

DETAILS

1D. STORM SEWER TRENCH & BEDDING, SEE DETAIL 1/C10.2
2D. OUTFALL STRUCTURE, SEE DETAIL 2/C10.2
3D. DOWNSPOUT CONNECTION, SEE DETAIL 3/C10.2
4D. GRATE INLET, SEE DETAIL 4/C10.2
5D. JUNCTION BOX, SEE DETAIL 5/C10.2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°32'27" W	39.50'

30 0 30 60
1 inch = 30 ft.

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#1.21-24
S. of Missouri RD & HWY 412
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DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING PLAN

SHEET: C4.0

Jun16,2021-4:20pm - User emma.hernon
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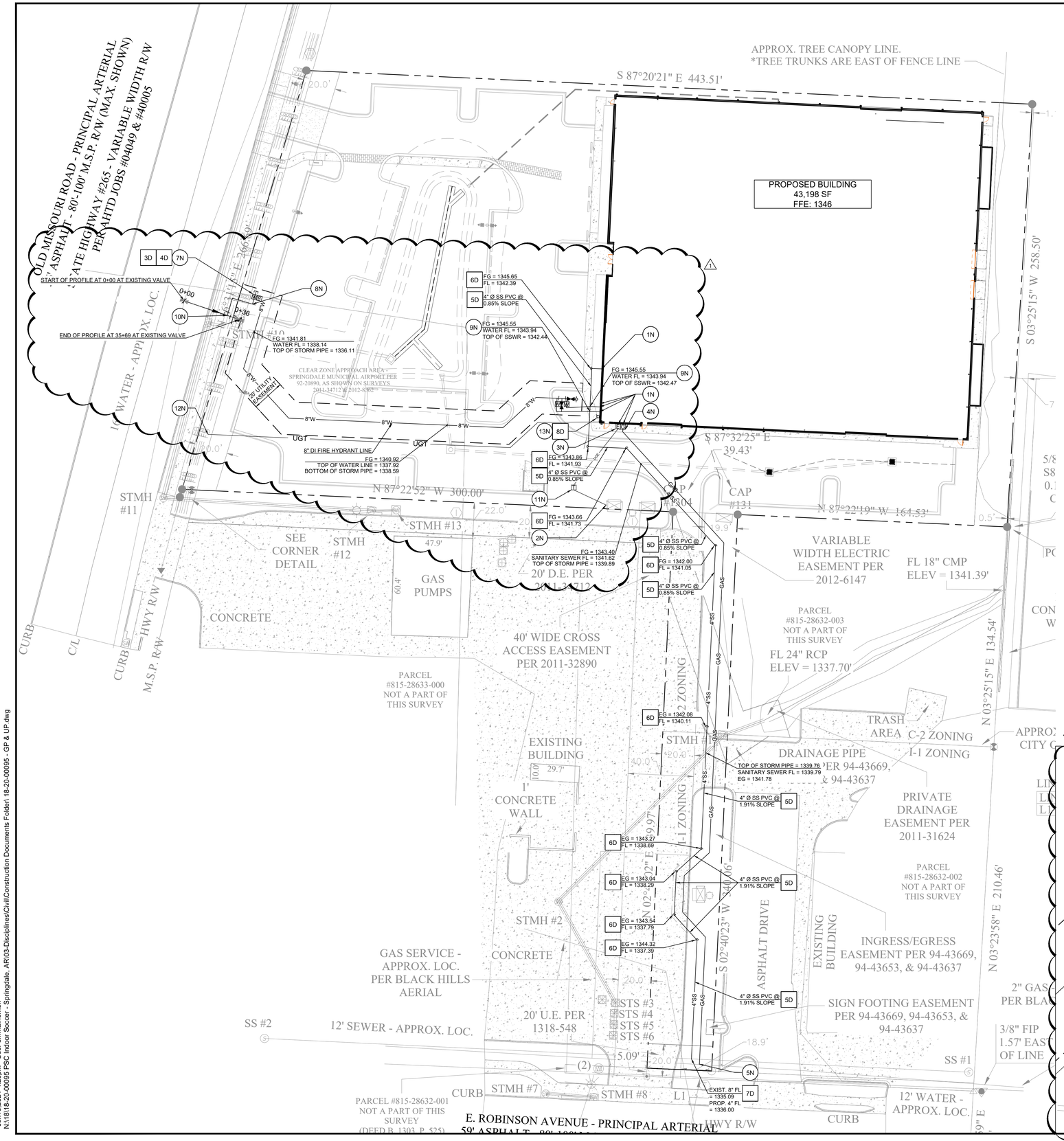
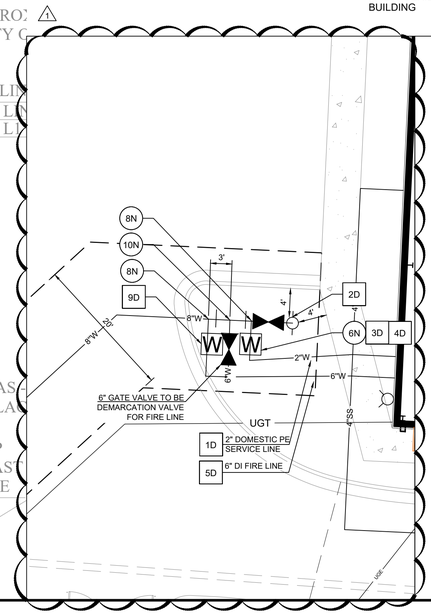
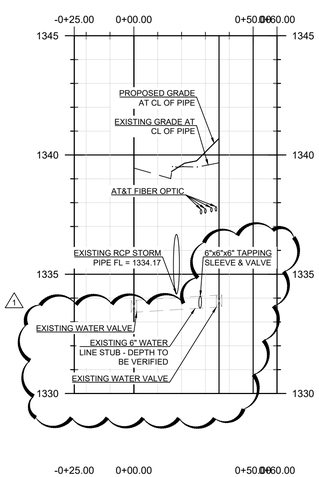
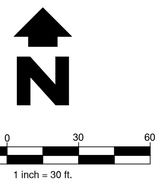






WATER LINE STUB
Horizontal Scale - 1"=30'
Vertical Scale - 1"=3'



PROPOSED LEGEND

- PROPERTY LINE
- WATERLINE (X"W)
- SANITARY SEWER LINE (X"SS)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- GAS LINE (GAS)
- STORM SEWER

NOTES

1N. CONNECT TO BUILDING
2N. CONNECT TO EXISTING ELECTRICAL SERVICE
3N. ELECTRIC METER
4N. GAS METER
5N. CONNECT TO EXISTING GAS LINE
6N. 1" WATER METER
7N. 5/8" IRRIGATION METER
8N. CONNECT TO PROPOSED WATER LINE
9N. MAINTAIN 18" VERTICAL SEPARATION
10N. 6"x6"x6" TAPPING SLEEVE & VALVE
11N. PAD MOUNTED TRANSFORMER
12N. CONNECT TO EXISTING FIBER OPTIC
13N. WATER PROOF HORN/STROBE SHALL BE INSTALLED DIRECTLY ABOVE THE FDC

DETAILS

1D. UTILITY TRENCH AND BEDDING, SEE DETAIL 1/C10.4
2D. FIRE HYDRANT & GATE VALVE, SEE DETAIL S-1 ON C10.4
3D. TYPICAL 1" METER SETTING, SEE DETAIL S-24 ON C10.4
4D. STANDARD METER BOX INSTALLATION, SEE DETAIL S-23 ON C10.4
5D. TYPICAL PIPE TRENCH, SEE DETAIL S-17 ON C10.4
6D. CLEAN-OUT ASSEMBLY DETAIL (SEE MEP PLANS FOR SCHEDULE), SEE DETAIL S-47 ON C10.4
7D. SEWER SERVICE CONNECTIONS, SEE DETAIL S-16 ON C10.4
8D. FIRE DEPARTMENT CONNECTION, SEE DETAIL 2/C10.4
9D. FIRE SYSTEM CONNECTION, SEE DETAIL S-36 ON C10.4

NOTE

A 3200 SERIES KNOX BOX IS REQUIRED AT THE PRIMARY ENTRANCE TO EACH BUILDING

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S. of Missouri RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
0	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY PLAN

SHEET: C5.0

Jun16,2021-4:23pm - User:emma.hernon
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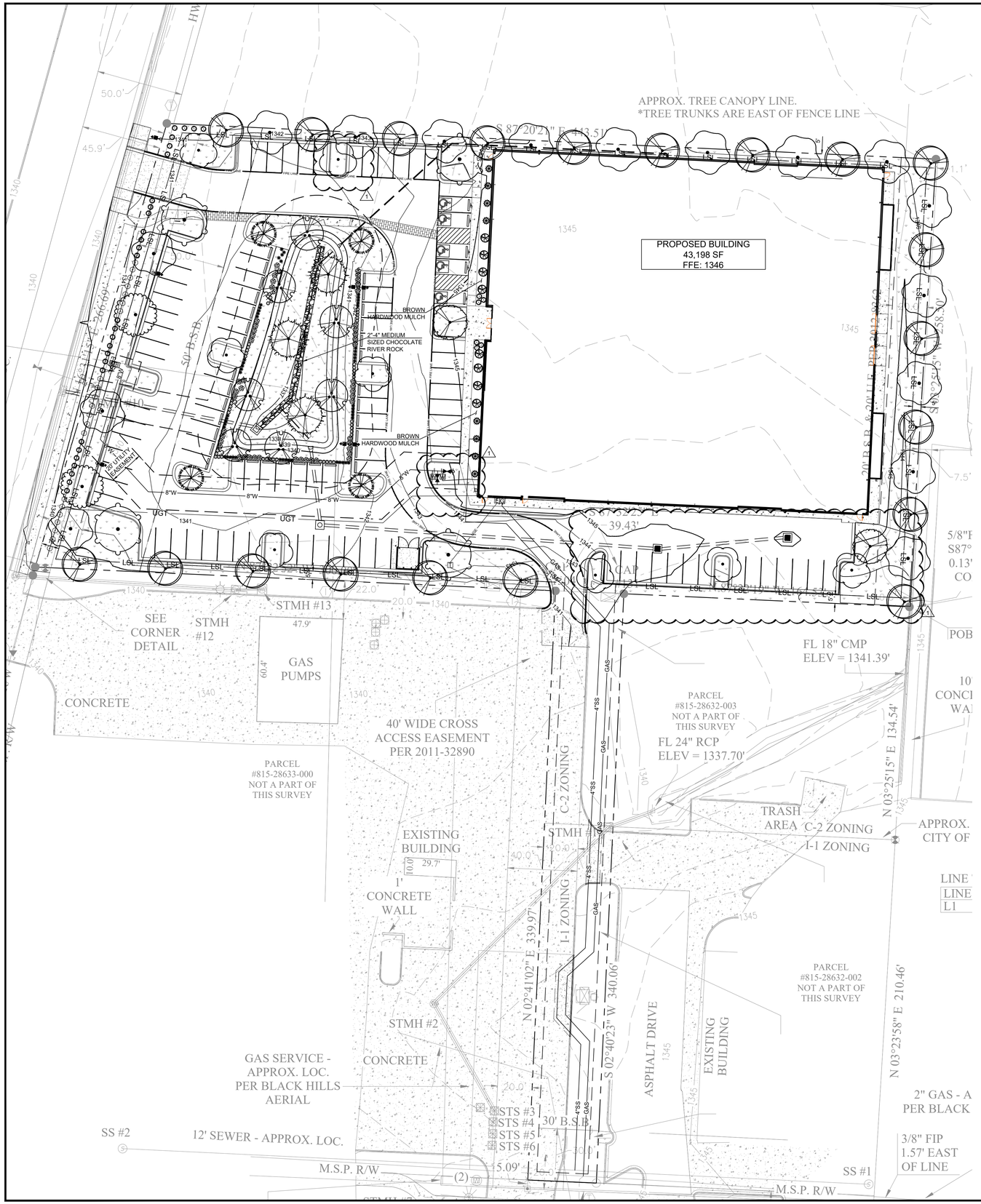

N

SCALE

30 0 30 60

1 inch = 30 ft.

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY PLANTING REQUIREMENTS:		REQ.	PROV.
SURFACE AREA	LANDSCAPING (INCLUDING GRASS, SHRUBS AND TREES) TO BE A MINIMUM OF 10% OF TOTAL SURFACE AREA OF THE LOT OR DEVELOPMENT.	13,597 SF	43,553 SF OR 32%
LANDSCAPING BUFFER/ PERIMETER LANDSCAPING	10' LANDSCAPE BUFFER MUST BE PROVIDED ALONG FRONT P/L; 5' ALONG SIDE/REAR	YES	YES
	10' LANDSCAPE BUFFER MUST INCLUDE AT MINIMUM: (1) SHADE TREE AND (7) SHRUBS PER 25 LF OF STREET FRONTAGE; 5' LANDSCAPE BUFFER MUST INCLUDE (1) TREE PER EVERY 25 LF	YES	YES
INTERIOR PARKING	ONE TREE PER PLANTING ISLAND IS REQUIRED	YES	YES
	PLANTING ISLANDS AT A MINIMUM OF 9' X 19' ARE REQUIRED AND ARE TO BE EVERY 15 PARKING SPACES.	YES	YES
	REQUIRED 8% TOTAL AREA OF LOT FOR INTERIOR PLANTING (BASED ON SF IN PARKING LOT PERIMETER)	8%	25%
MIN. TREE & SHRUB REQUIREMENTS	MIN. 75% OF ALL REQUIRED TREES SHALL BE SHADE TREES	68 TREES	70 TREES OR 78%

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AA	2	Autumn Flame Red Maple / Acer rubrum `Autumn Flame`	B & B	2"Cal	8` min.
	AS	4	Sugar Maple / Acer saccharum	B & B	2"Cal	8` min.
	BN	7	River Birch Multi-Trunk / Betula nigra	B & B	2"Cal	8` min.
	CO	20	Oklahoma Texas Redbud / Cercis canadensis texensis `Oklahoma`	B & B	2"Cal	7`-8`H
	CF	2	Forest Pansy Eastern Redbud / Cercis canadensis `Forest Pansy`	B & B	2"Cal	7`-8`H
	GB	8	Maidenhair Tree / Ginkgo biloba	B & B	2"Cal	8` min.
	JT	8	Taylor Eastern Redcedar / Juniperus virginiana `Taylor`	30 gal		7`-8`H
	LS	8	Slender Silhouette Sweet Gum / Liquidambar styraciflua `Slender Silhouette`	30 gal		7`-8`H
	PC	4	Colorado Spruce / Picea pungens	30 gal		7`-8`H
	QP	16	Pin Oak / Quercus palustris	B & B	2"Cal	8` min.
	TD	3	Bald Cypress / Taxodium distichum	B & B	2"Cal	8` min.
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AG	34	Glossy Abelia / Abelia x grandiflora	5 gal		
	CX	50	Pomona Sedge / Carex x `Pomona`	3 gal		
	CL	45	Northern Sea Oats / Chasmanthium latifolium	3 gal		
	MM	49	Morning Light Eulalia Grass / Miscanthus sinensis `Morning Light`	5 gal		
	PB	21	Little Bunny Fountain Grass / Pennisetum alopecuroides `Little Bunny`	3 gal		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	CH	31,128 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	flat		

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PROJ.NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
	OTP	05/27/2021
1	REV-1	06/17/2021

STORE NO.:
DOCUMENT DATE: 2/25/2021
CHECKED BY: WFM
DRAWN BY: JMS

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 8967
STATE OF ARKANSAS

LANDSCAPE PLAN

SHEET: C6.0

Jun16,2021-2:16pm - User:jill.staugaard
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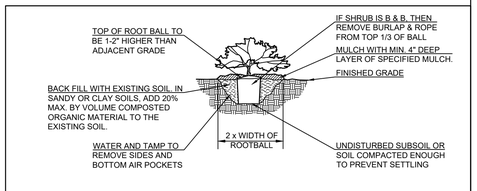
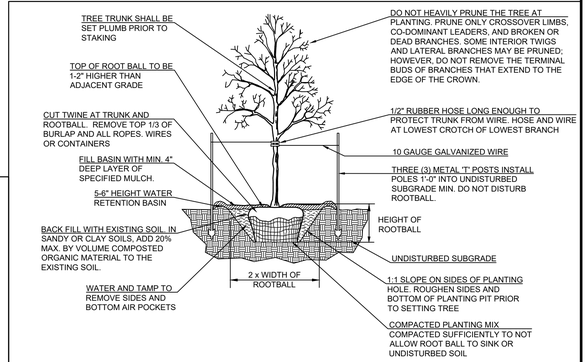


1. REMOVE ANY DEAD, DYING OR SEVERELY BROKEN TWIGS OR BRANCHES. IF REMOVING THESE BRANCHED REDUCES THE SHRUB HEIGHT BELOW SPECIFIED HEIGHT THEN SHRUB SHALL BE REJECTED.
2. NEWLY PLANTED SHRUBS SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

02 SHRUB PLANTING

N.T.S.



1. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
4. DO NOT LIFT, ADJUST OR MOVE TREE USING THE TRUNK. USE METAL BASKET FOR THESE TASKS.
5. NEWLY PLANTED TREES SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

01 TREE PLANTING

N.T.S.

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LANDSCAPE DETAILS

SHEET: C6.1

May26,2021-5:40pm - User:emma.herron
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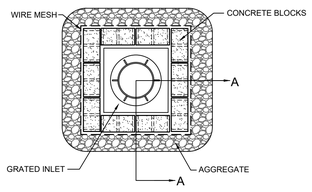
NOTES:

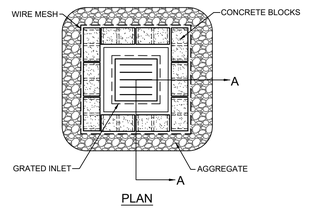
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. MIN. HEIGHT OF BARRIER SHALL BE 12" AND MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4"-2" ANGULAR CLEAN STONE, WHICH WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE REACHING THE JUNCTION BOX LID.



8 BLOCK AND AGGREGATE JUNCTION BOX SEDIMENT DEVICE
N.T.S.

NOTES:

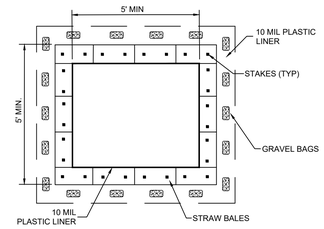
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4", 8", OR 12" BLOCKS. MIN. HEIGHT OF BARRIER SHALL BE 12" AND MAX. HEIGHT SHALL BE 24".
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE 3/4"-2" ANGULAR CLEAN STONE, WHICH WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.



7 BLOCK AND AGGREGATE GRATE INLET SEDIMENT DEVICE
N.T.S.

WASHOUT 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.



6 CONCRETE WASHOUT
N.T.S.

5 ROCK CHECK DAM
N.T.S.

DANDY CURB BAG INLET PROTECTION
4
N.T.S.

NOTE: ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.1 AND 1.2.

DETAIL E1-A: EROSION EELS™

DETAIL E1-B1

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	* STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6

DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

GENERAL NOTES:

1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS™ T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

EROSION EELS™ SEDIMENT BARRIER
3
N.T.S.

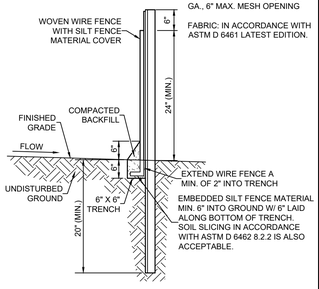
NOTES:

1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL- "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

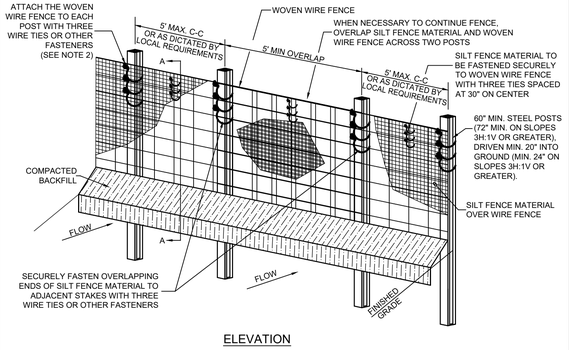
POSTS: STEEL T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING

FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



A-A-SECTION

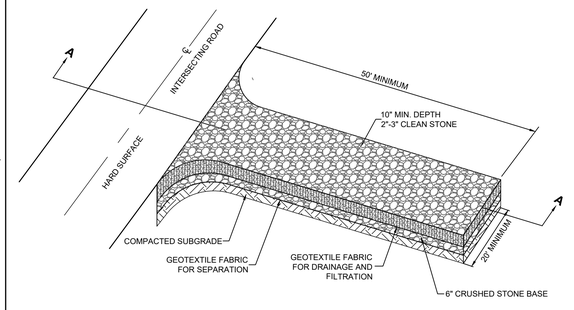


ELEVATION

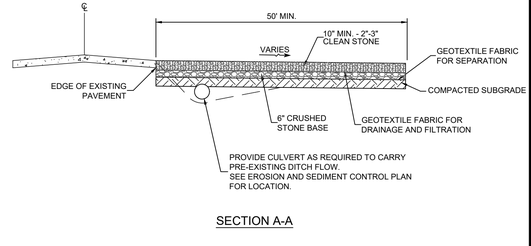
SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
2
N.T.S.

NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



PLAN



SECTION A-A

CONSTRUCTION EXIT
1
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT SPRINGDALE, AR 72764 AND ARE NOT SUITABLE FOR CONTEXT/SHOWN ON PROJECT. ANY REUSE OF THESE PLANS AND DATE ON #/#/2021 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF ENGINEERS. REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED AND PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. 48th Street/GRI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
B	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

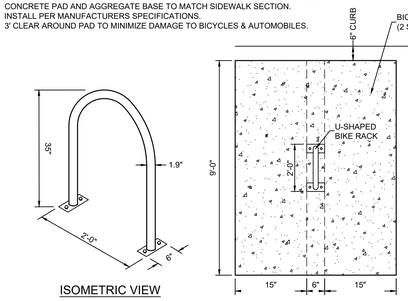
DANIEL RYAN GILL, PE
LICENSE #: 12539

EROSION DETAILS

SHEET: C10.0

Jun 16,2021-1:28pm - User:emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

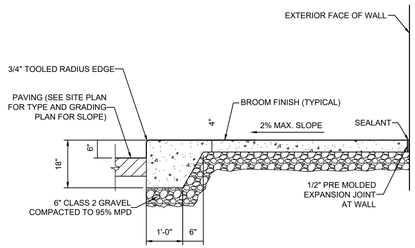
NOTES:
1. BIKE RACK SHALL COMPLY WITH ALL CITY OR LOCAL JURISDICTION REQUIREMENTS.
2. CONCRETE PAD AND AGGREGATE BASE TO MATCH SIDEWALK SECTION.
3. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. 3' CLEAR AROUND PAD TO MINIMIZE DAMAGE TO BICYCLES & AUTOMOBILES.



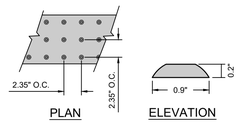
ISOMETRIC VIEW

PLAN VIEW

15 U-SHAPED BIKE RACK
N.T.S.



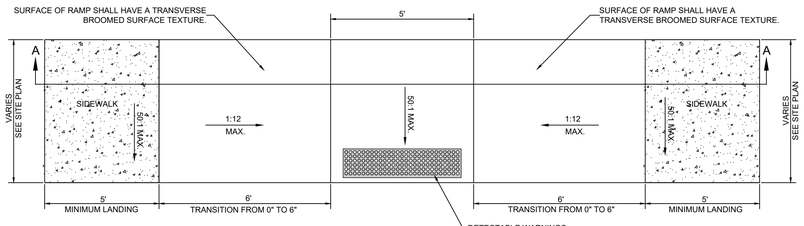
14 CONCRETE SIDEWALK AT BUILDING
N.T.S.



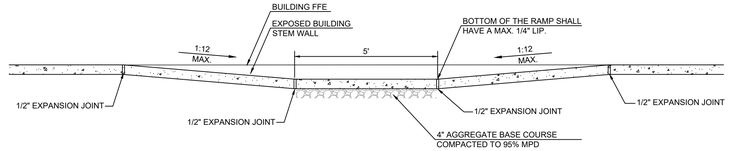
PLAN ELEVATION

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

13 DETECTABLE WARNINGS DETAIL
N.T.S.

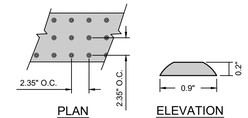


PLAN



SECTION A

NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3500 PSI.



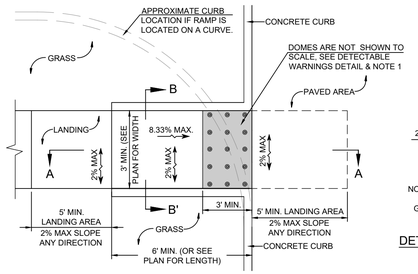
PLAN ELEVATION

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

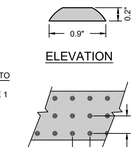
DETECTABLE WARNINGS DETAIL

10 LINEAR RAMP IN SIDEWALK
N.T.S.

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL & NOTE 1
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
6. CONCRETE SHALL BE P.C.C. 3500 PSI



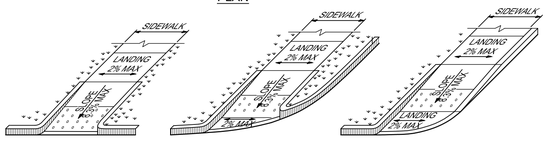
PLAN



ELEVATION PLAN

NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

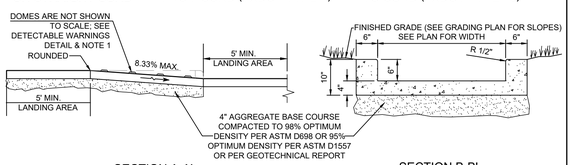
DETECTABLE WARNINGS DETAIL



TYPE I SIDEWALK SETBACK ON STRAIGHT CURB

TYPE II SIDEWALK SETBACK FROM CURB (TXDOT TYPE 7)

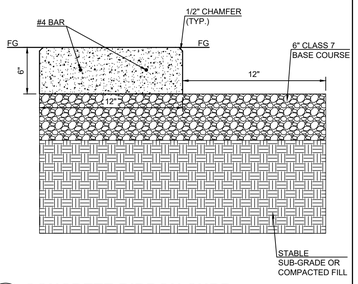
TYPE III SIDEWALK ADJACENT TO CURB (TXDOT TYPE 10)



SECTION A-A' SECTION B-B'

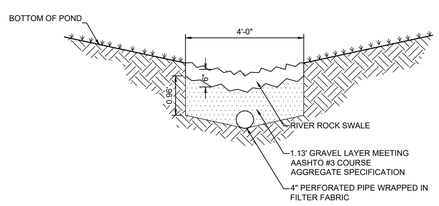
9 ADA RAMP IN SIDEWALK
N.T.S.

NOTES:
1. 28-DAY CONCRETE STRENGTH TO BE 3500 PSI



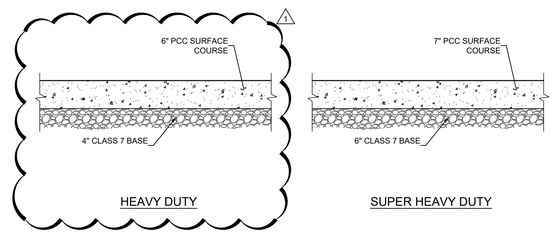
12 CONCRETE RIBBON CURB
N.T.S.

NOTES:
1. SEE GRADING PLAN FOR TRANSVERSE SLOPE
2. ENTIRE LIMITS OF SWALE SHALL BE SODDED. SOD USED SHALL BE PER LANDSCAPE PLAN.



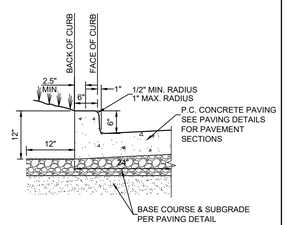
11 RIVER ROCK DRAINAGE SWALE
N.T.S.

NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.
3. JOINTING AND SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL BE 3,500 PSI.



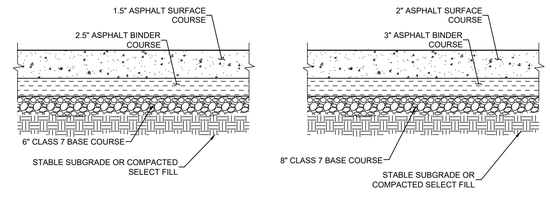
8 CONCRETE PAVING DETAIL
N.T.S.

NOTES:
1. IF NEEDED, DOWEL IN TO ADJACENT CONCRETE SLAB PER THE PAVEMENT EXPANSION JOINT DETAIL
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.



7 TYPE "B" CONCRETE CURB & GUTTER
N.T.S.

NOTES;
1. DESIGN PER GEOTECH REPORT BY BUILDING & EARTH, DATED DECEMBER 23, 2020.
2. PAVEMENTS AND SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE ARKANSAS DEPARTMENT OF TRANSPORTATION.



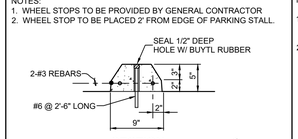
STANDARD DUTY HEAVY DUTY

6 ASPHALT PAVING DETAIL
N.T.S.

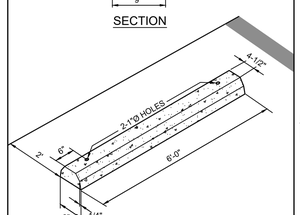
NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TYPICAL ADA PARKING SIGN

NOTES:
1. WHEEL STOPS TO BE PROVIDED BY GENERAL CONTRACTOR
2. WHEEL STOP TO BE PLACED 2' FROM EDGE OF PARKING STALL.

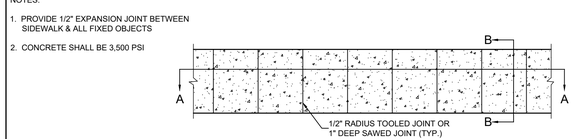


SECTION

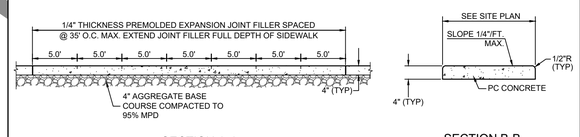


4 PRECAST CONCRETE WHEELSTOP
N.T.S.

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK & ALL FIXED OBJECTS
2. CONCRETE SHALL BE 3,500 PSI



PLAN VIEW

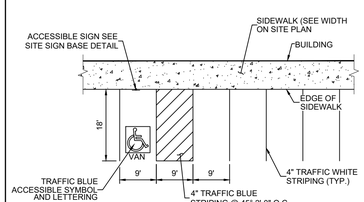


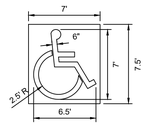
SECTION A-A

SECTION B-B

3 CONCRETE SIDEWALK
N.T.S.

NOTES:
1. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
2. THIS IS FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED.
4. ALL COLORS AS SHOWN OR BY LOCAL CODES.
5. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

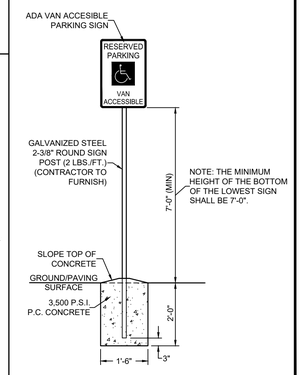




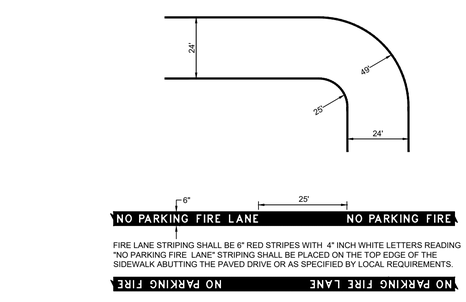
LOCATED AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY VAN LETTERING

ACCESSIBLE PARKING SYMBOL

2 PARKING LOT STRIPING
N.T.S.



1 SITE SIGN BASE DETAIL
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

NO PARKING FIRE LANE NO PARKING FIRE

5 FIRE LANE MARKING
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTENTS PROPOSED, NOT TO ISSUE
DATE ON: 6/16/2021
AND IT IS NOT SUITABLE FOR USE ON A PROJECT OTHER THAN THAT FOR WHICH THEY WERE PREPARED AT THE TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR LICENSED ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER #L21-24
S. of Shiloh Dr. at RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
A	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

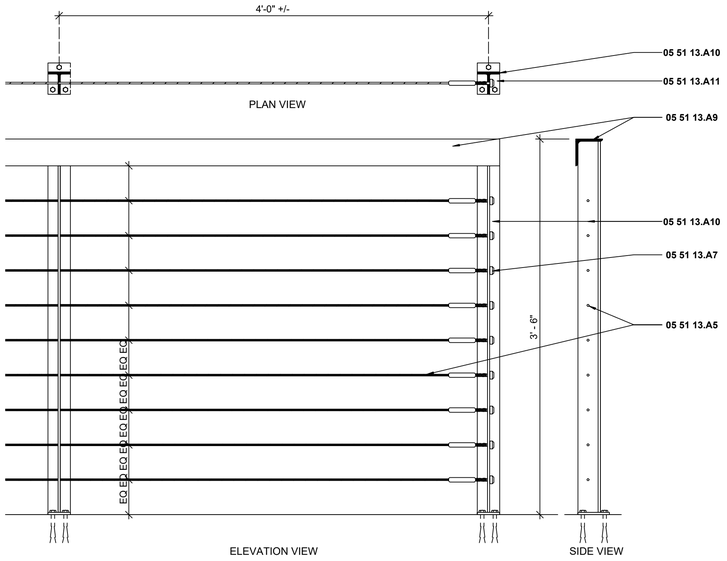
SITE DETAILS

SHEET: C10.1

Jun 16,2021-1:27pm - User emma.hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

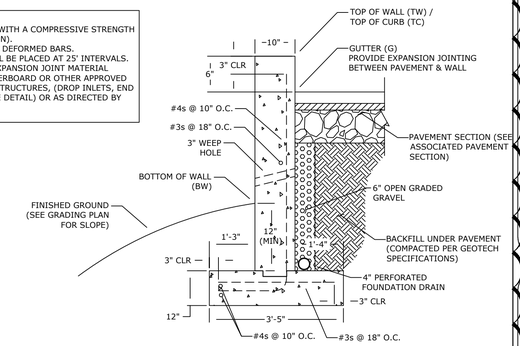
KEYNOTE LEGEND

05 51 13.A5 3/16" STAINLESS STEEL CABLE INTERMEDIATE GUARDRAIL
05 51 13.A7 CABLE TERMINAL BY MANUFACTURER - SEE SPECIFICATIONS
05 51 13.A9 GALVANIZED L3X3X1/4
05 51 13.A10 GALVANIZED 2 1/2"X 2 1/2" X 1/4" TEE SECTION
05 51 13.A11 GALVANIZED 2 1/2" X 4" BASE PLATE



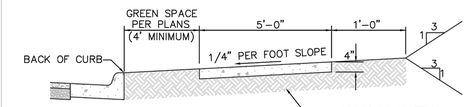
3 SITE GUARD RAIL DETAIL
NTS

NOTES:
1. CONCRETE SHALL BE CLASS A WITH A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN).
2. REBAR SHALL BE OF GRADE 60 DEFORMED BARS.
3. CONTRACTION JOINTING SHALL BE PLACED AT 25' INTERVALS. 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.



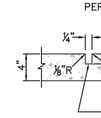
2 RETAINING WALL
N.T.S.

N:\Engineering_WEBSITE MATERIALS\Standard Details\DWG\SD-B-Ldwg



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.

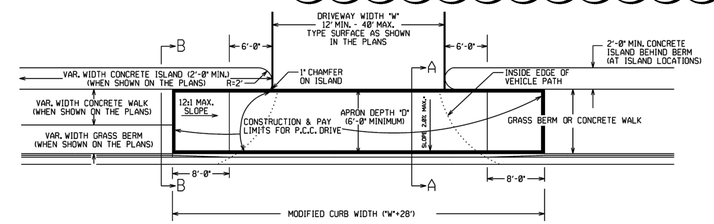
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION

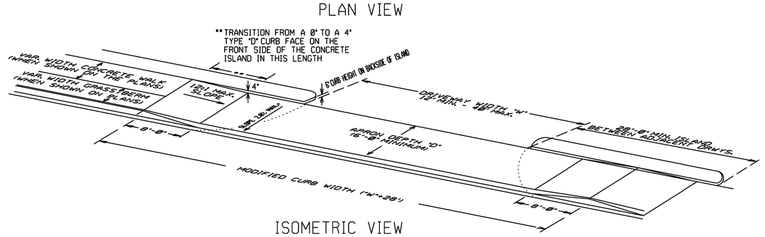
DATE: OCTOBER 2018
DESIGNED BY: STAFF
DRAWN BY: STAFF

SECTION B
TYPICAL STREET, DRIVEWAY & SIDEWALK DETAILS

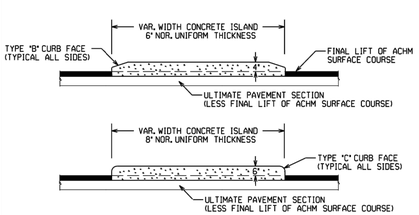
FILE NO. SD-B-1

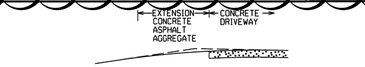
SPRINGDALE
WE'RE MAKING IT HAPPEN





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".



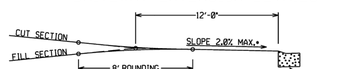


EXTENSION TYPICAL SECTIONS

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

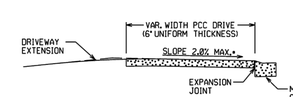
THE TYPE OF EXTENSION SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR MAY, WITH THE APPROVAL OF THE ENGINEER, SUBSTITUTE A LOWER NUMBERED TYPE OF EXTENSION IN LIEU OF THE TYPE SPECIFIED IN THE PLANS, BUT AT NO ADDITIONAL COST TO THE DEPARTMENT.

DRIVEWAY EXTENSION DETAILS

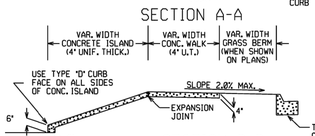


DRIVEWAY VERTICAL ALIGNMENT DETAILS

* 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

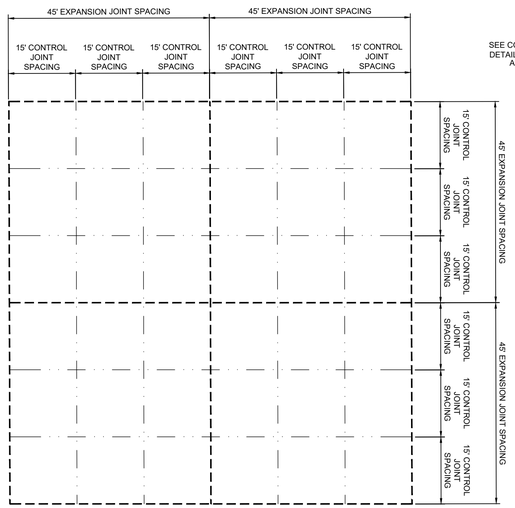
2-27-14		REVISED PLAN & ISOMETRIC VIEW
11-29-07		ADDED CHANNELIZATION ISLAND WITH TYPE C CURB FACE & REVISED DRIVEWAY SLOPE NOTE & VERTICAL ALIGNMENT DETAIL
11-10-05		REV. APRON SLOPE & DEPTH OF AGG. BASE.
8-22-02		ADDED ISLAND DETAILS & NOTES
3-30-01		REV. MAX. CURB WIDTH & TRANS. NOTE
11-14-88		REVISED NOTES
11-18-88		REDRAWN AND RELSSUED
DATE REVDATE FILLMED		DESCRIPTION

ARKANSAS STATE HIGHWAY COMMISSION
DETAILS OF DRIVEWAYS & ISLANDS
STANDARD DRAWING DR-1

PROPOSED

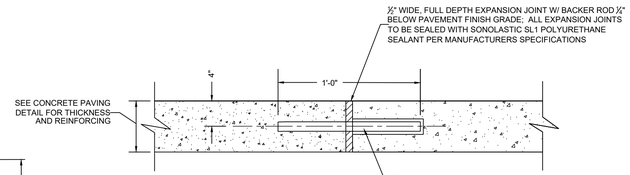
CONTROL JOINT
EXPANSION JOINT

NOTE: CONTRACTOR TO FIELD ADJUST JOINTS BASED UPON SITE CONDITIONS



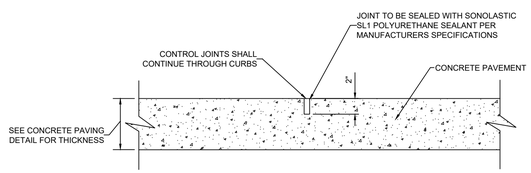
TYPICAL JOINT LAYOUT

1 TYPICAL PAVING JOINT DETAIL
N.T.S.



PAVEMENT EXPANSION JOINT & DOWEL DETAIL

NOTE: CONTROL JOINTS SHALL BE SAW CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT - REINFORCEMENT LAPS SHALL NOT BE LOCATED WITHIN 3 FEET OF CONTROL JOINTS



PAVEMENT CONTROL JOINT

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
SPRINGDALE, AR 72764
CONTRACTOR SHALL VERIFY ALL PLANS AND FIELD CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
DATE ON 6/16/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THE ORIGINAL PROJECT OR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART FOR USE ON THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PSC INDOOR SOCCER
#L21-24
S. of Thaden Dr. RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK		
#	TITLE	DATE
	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE:	6/16/2021
CHECKED BY:	WFM
DRAWN BY:	ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE DETAILS 2

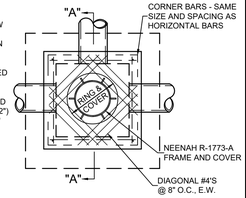
SHEET: C10.2

Jun 16, 2021 - 1:27pm - User emma henon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

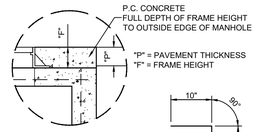
GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
7. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
8. TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".
9. PIPES SHALL SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.

PRECAST MANHOLE SPECIFICATIONS
ASTM C478
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

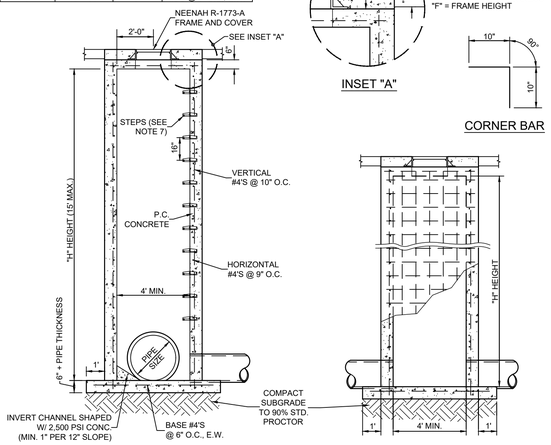
STRUCTURE SIZING & REINFORCING TABLE			
INSIDE DIMENSIONS	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	TOP CONCRETE SLAB REINFORCING
4'	12" - 27"	6"	#4'S @ 8" O.C., E.W.
5'	30" - 42"	8"	#4'S @ 7" O.C., E.W.
6'	48" - 54"	8"	#5'S @ 9" O.C., E.W.



PLAN



INSET "A" CORNER BAR



SECTION "A"-"A" ELEVATION

5 JUNCTION BOX
N.T.S.

GENERAL NOTES:
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2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
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6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
7. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
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PRECAST MANHOLE SPECIFICATIONS
ASTM C478
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

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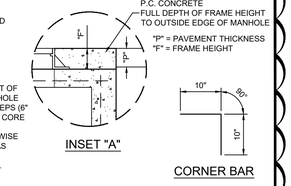
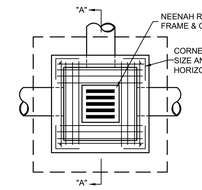
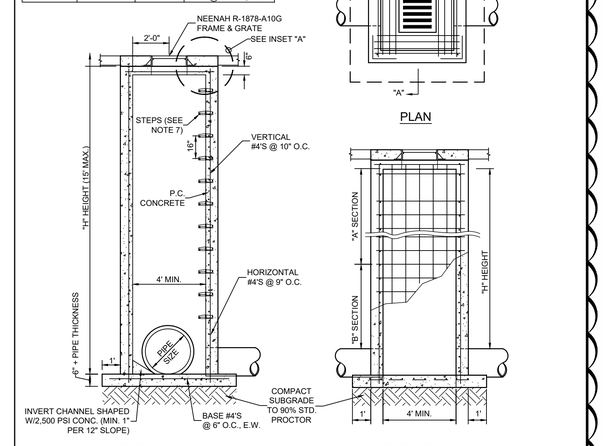


INSET "A" CORNER BAR



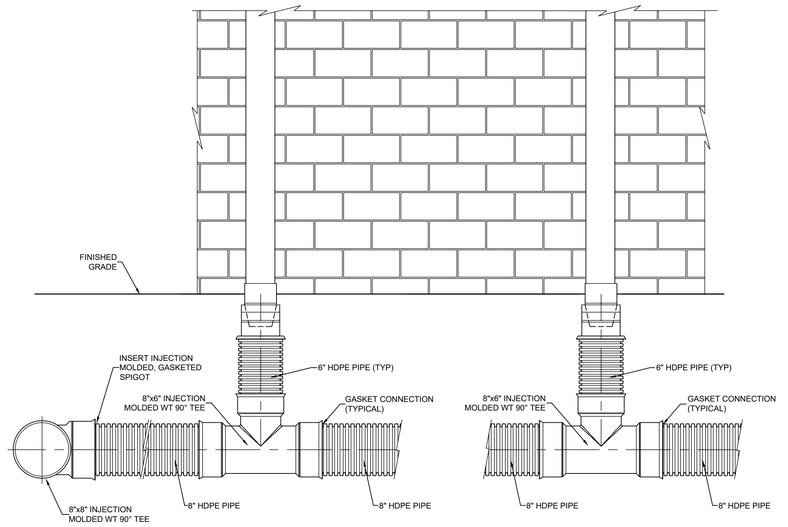
PLAN



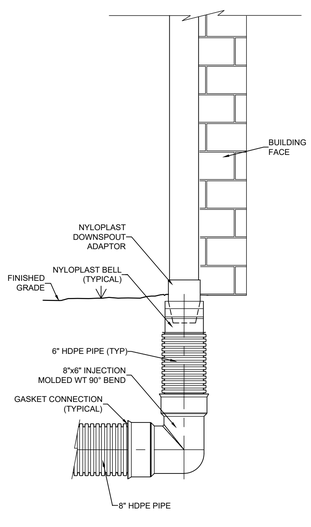
SECTION "A"-"A" ELEVATION

4 GRATED INLET
N.T.S.

NOTES:
1. INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



BACK ELEVATION



SIDE VIEW

3 DOWNSPOUT CONNECTION TO STORM PIPE
N.T.S.

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
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4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
7. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
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PRECAST MANHOLE SPECIFICATIONS
ASTM C478
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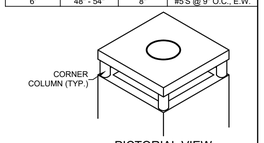
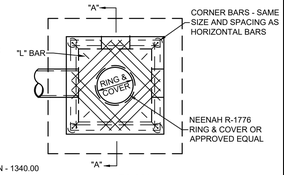
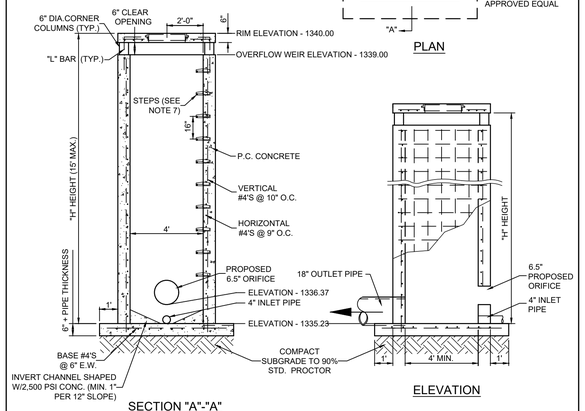


PICTORIAL VIEW

"J" BAR "L" BAR

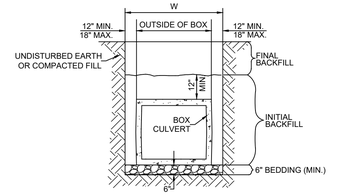


PLAN

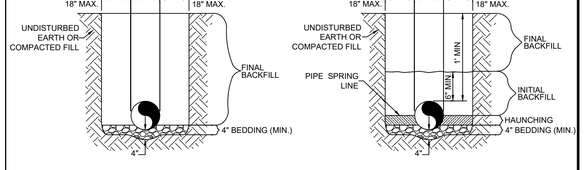


SECTION "A"-"A" ELEVATION

2 DETENTION OUTFALL STRUCTURE
N.T.S.



CONCRETE BOX CULVERT



REINFORCED CONCRETE PIPE (RCP) & SPIRAL RIB PIPE SMALLER THAN 60"Ø

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

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 85% STANDARD PROCTOR.
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 85% 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-LATEST EDITION.
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)

1 STORM SEWER TRENCH AND BEDDING
N.T.S.

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

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PSC INDOOR SOCCER #1.21-24
S. 48th Street/GRI RD & HWY 412
SPRINGDALE, AR 72764
PROJ NUMBER: 18-20-00095

ISSUE BLOCK

	TITLE	DATE
2	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

GRADING DETAILS

SHEET: C10.3

Jun16,2021-1:26pm - User:emma.hernon
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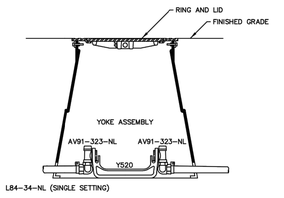
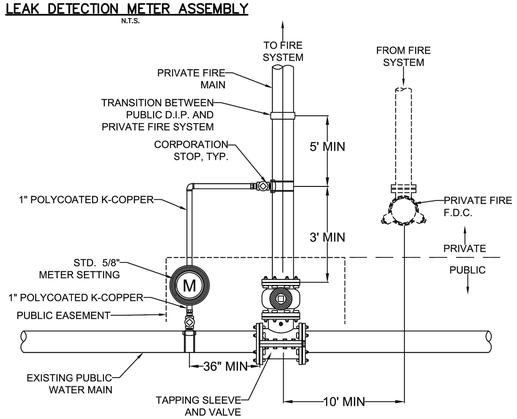


LEAK DETECTION METER ASSEMBLY

N.T.S.



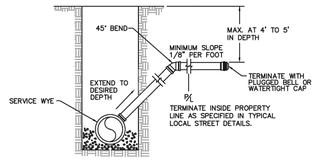
FIRE SYSTEM CONNECTION

N.T.S.

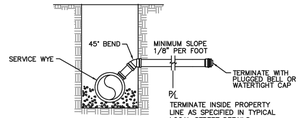
SPRINGDALE WATER UTILITIES
526 OAK AVENUE · P.O. BOX 769 · SPRINGDALE, ARKANSAS · 72765-0769 · (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
crk	S-36	FEB. 2016



RISER FROM DEEP MAIN



NORMAL DEPTH

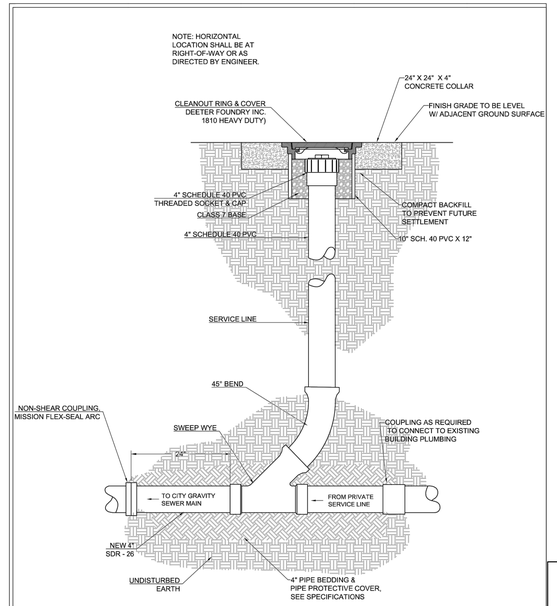
SEWER SERVICE CONNECTIONS

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



CLEANOUT ASSEMBLY DETAIL

SPRINGDALE WATER UTILITIES
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STANDARD DETAILS FOR STANDARD CLEANOUT

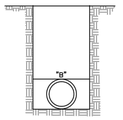
DRAWN BY:	DRAWING NO:	DATE:
CRKJ	S-47	FEBURARY 2018

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
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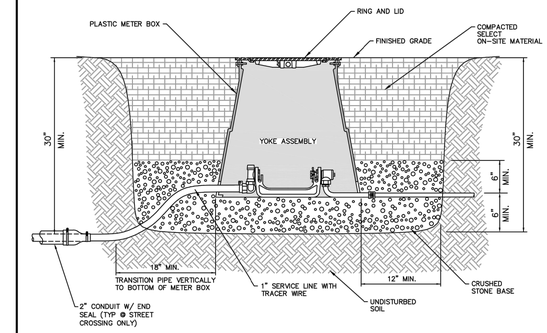
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
JNK	S-17	MARCH 2008



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

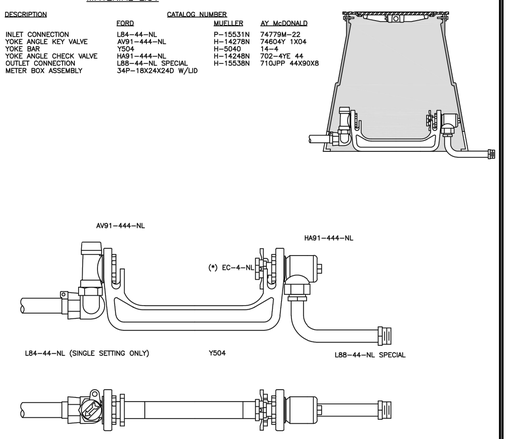
SPRINGDALE WATER UTILITIES
526 OAK AVENUE P.O. BOX 769 SPRINGDALE, ARKANSAS 72765-0769 (479) 751-5751

STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-23	OCTOBER 2014

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
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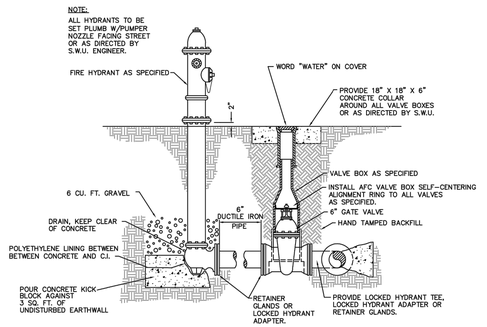
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
TLS	S-24	AUGUST 2014



FIRE HYDRANT & GATE VALVE

N.T.S.

SPRINGDALE WATER UTILITIES
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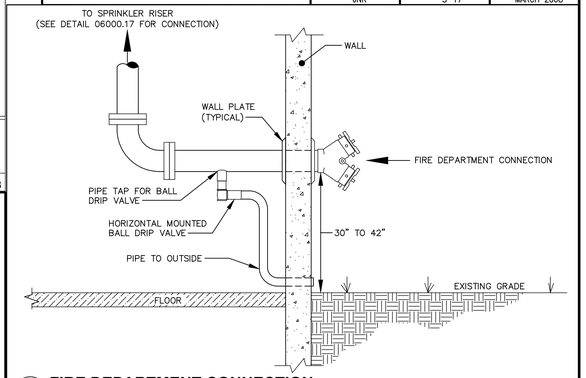
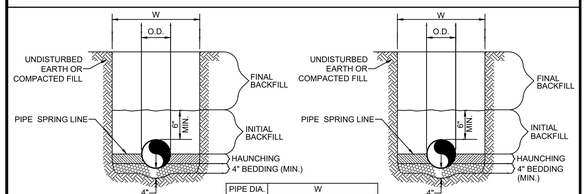
STANDARD DETAILS FOR WATER AND SEWER CONSTRUCTION

DRAWN BY:	DRAWING NO:	DATE:
KMI	S-1	MARCH 2008



2 FIRE DEPARTMENT CONNECTION

N.T.S.



PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

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 85% STANDARD PROCTOR.
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 85% 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 2321-89.
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)

1 UTILITY TRENCH AND BEDDING

N.T.S.

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PSC INDOOR SOCCER
#L21-24
S. 48th Street/GRI RD & HWY 412
SPRINGDALE, AR 72764

PROJ NUMBER: 18-20-00095

ISSUE BLOCK

#	TITLE	DATE
	OTP	5.27.2021
1	REV-1	6.17.2021

DOCUMENT DATE: 6/16/2021
CHECKED BY: WFM
DRAWN BY: ENH

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DANIEL RYAN GILL, PE
LICENSE #: 12539

UTILITY DETAILS

SHEET: C10.4

Jun16,2021-1:25pm - User emma hernon
N:\18\18-20-00095 PSC Indoor Soccer - Springdale, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00095 - DETAILS.dwg

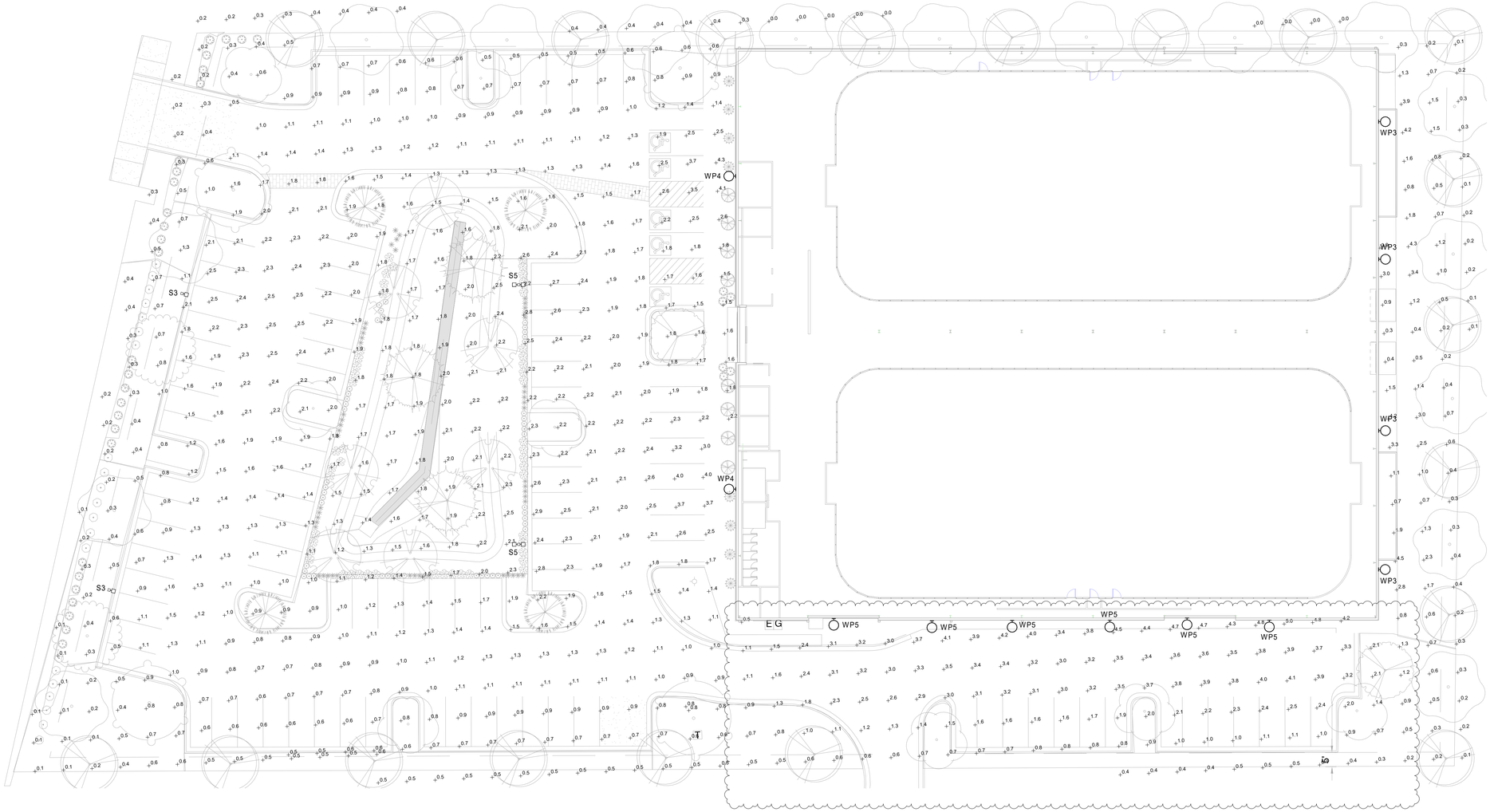
LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LOAD	LAMP	DESCRIPTION
S3	LITHONIA LIGHTING	DSX1-P7-40K-T3S-MVOLT-SPA-HS-DNAXD W/	120 V	110 VA	LED	30' SINGLE HEAD LED POLE LIGHT WITH TYPE 3 DISTRIBUTION, HOUSE SIDE SHIELD, AND STRAIGHT SQUARE STEEL POLE
S5	LITHONIA LIGHTING	(2) DSX1-P7-40K-T5W-MVOLT-SPA-DNAXD W/	120 V	366 VA	LED	30' DUAL HEAD LED POLE LIGHT WITH TYPE 5 DISTRIBUTION AND STRAIGHT SQUARE STEEL POLE
WP3	LITHONIA LIGHTING	WDGE2 LED-P3-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	23 VA	LED	WALL PACK MOUNTED AT 15' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
WP4	LITHONIA LIGHTING	WDGE2 LED-P4-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	35 VA	LED	WALL PACK MOUNTED AT 20' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
WP5	LITHONIA LIGHTING	WDGE2 LED-P5-40K-80CRI-VW-MVOLT-SRM-DNAXD	120 V	48 VA	LED	WALL PACK MOUNTED AT 25' A.F.G. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTIONS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING DISTRIBUTION PATTERNS, LUMEN PACKAGES, AND MATCHING THE LOCATIONS OF THESE AS SHOWN ON PLANS. DEVIATIONS FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

LIGHTING CALCULATIONS								
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MAIN PARKING AREA	ILLUMINANCE	FC	1.8	5.2	0.5	3.6 : 1	10.4 : 1

GENERAL SITE LIGHTING NOTES

1. LIGHTING SHALL BE DIRECTED SO AS TO NOT SHINE DIRECTLY ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHTS-OF-WAY.
2. ILLUMINATION LEVELS SHOWN IN FOOTCANDLES.
3. ILLUMINATION LEVELS SHOWN ON THIS PAGE WERE CALCULATED BY HFA. THE ACTUAL LIGHTING LEVELS SHALL BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY TO ACHIEVE THE DESIRED LIGHT LEVELS.
4. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO OTHER LIGHT SOURCES WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
5. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY OF SPRINGDALE LIGHTING ORDINANCES.
6. EXACT LOCATION OF POLE LIGHTS SHALL BE DETERMINED BY CIVIL ENGINEER.



1 ELECTRICAL SITE PLAN
1" = 20'-0"

HFA
Creative Solutions
Meaningful Places
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PSC INDOOR SOCCER

S. OLD MISSOURI RD & HWY 412
SPRINGDALE, AR

JOB NUMBER: 18-20-00095

ISSUE BLOCK

	REV 1	06/17/21

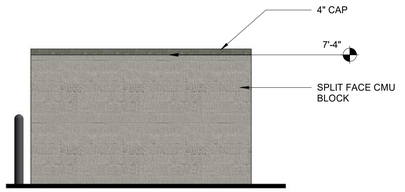
CHECKED BY: JACM
DRAWN BY: JPF
DOCUMENT DATE: 05/27/21

NOT FOR CONSTRUCTION

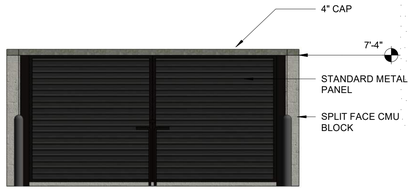
PHOTOMETRIC PLAN

SHEET:
E0.1

6/17/2021 9:01:39 AM
C:\Users\jordan.fella\Documents\2020 Revit Projects\18-20-00095-PSC Indoor Soccer Facility- R2020 MEP_Jordan.fella.rvt
ES-SITE-LIGHTING-PHOTOMETRIC PLAN



8 TRASH ENCLOSURE ELEVATION 2



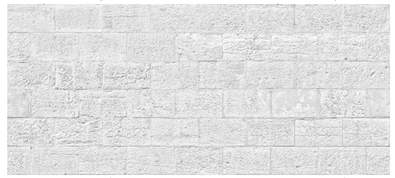
7 TRASH ENCLOSURE ELEVATION 1

APPLICABLE PLANNING & ZONNING CODES:

- Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three **(3) foot depth** and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows, entry areas, or awnings along at least sixty (60) percent of the façade
  A. Refer to Compliance response
- Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
  A. Refer to Compliance response
- Roof lines shall be varied with a change in height 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
  A. Refer to Compliance response
- Each principal building on a site shall have clearly defined, highly visible customer entrances featuring any three (3) of the following: o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
  A. Refer to Compliance response

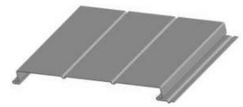
(SPLIT FACE) CMU BLOCK - WHITE:

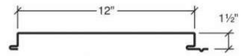
MANUFACTURER: T.B.D.
PRODUCT NAME: WHITE
SIZE: STANDARD STANDARD SIZE
COLOR: WHITE



SPECIALTY METAL WALL PANEL:

MANUFACTURER: MBCI
PRODUCT NAME: FW-120
WALL FASTENING SYSTEM TYPE: CONCEALED
COLOR: SLATE GRAY & BRITE RED

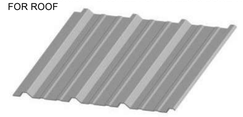




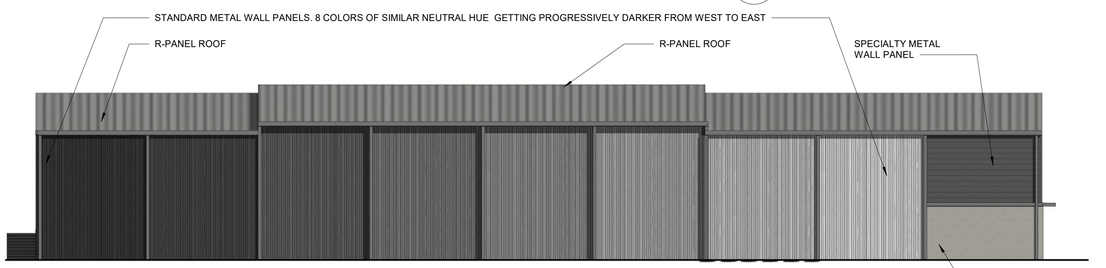
FW-120-0

STANDARD METAL WALL & ROOF PANEL:

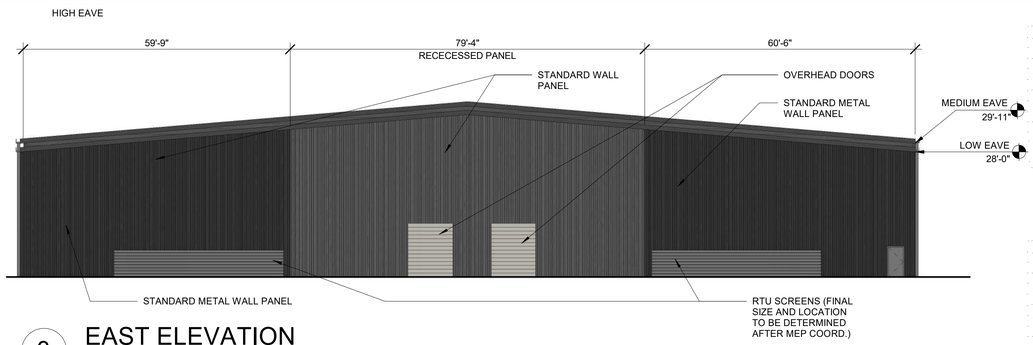
MANUFACTURER: MBCI
PRODUCT NAME: PBR (R-PANEL)
WALL FASTENING SYSTEM TYPE: EXPOSED
COLOR: MIDNIGHT BRONZE FOR WALLS & BONE WHITE FOR ROOF



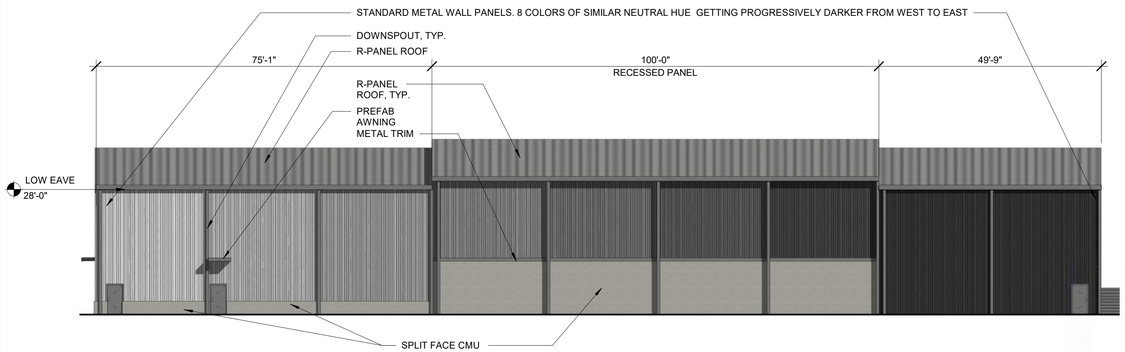
6 PERSPECTIVE FROM SW CORNER



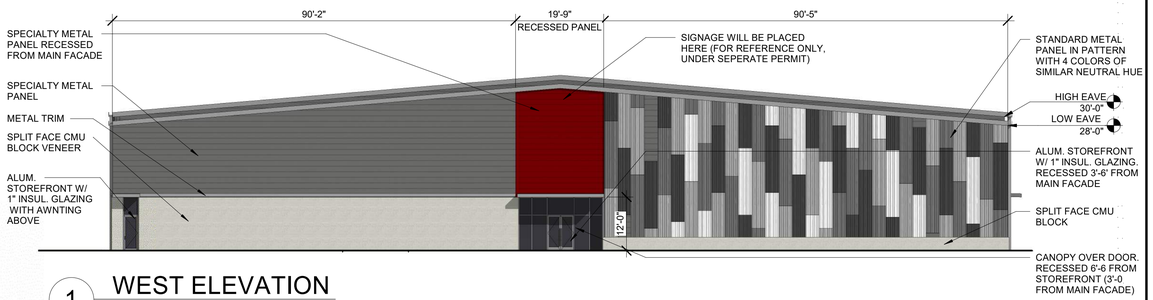
4 NORTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION



1 WEST ELEVATION
1/16" = 1'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT LOCATED IN SPRINGDALE, ARKANSAS
DATE ON 01.04.2021 AND IS NOT INTENDED FOR USE ON ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT AT A LATER TIME
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PSC INDOOR SOCCER

HWY 265 & OLD MISSOURI RD.
SPRINGDALE, AR

JOB NUMBER: 18-20-00095

ISSUE BLOCK

CHECKED BY: LF
DRAWN BY: TSJ
DOCUMENT DATE: 01.04.2021

NOT FOR CONSTRUCTION

COLORED ELEVATIONS

SHEET: X-EL

6/17/2021 2:32:29 PM
C:\Users\tsj.johnson\Documents\2020 Revit Projects\18-20-00095 PSC Indoor Soccer Facility v2.0- 10\2020 Central_tsj.johnson.rvt
X-EL-COLORED ELEVATIONS

L21-24

Doc ID: 014319010008 Type: REL
Kind: EASEMENT
Recorded: 11/28/2011 at 02:25:27 PM
Fee Amt: $50.00 Page 1 of 8
Washington County, AR
Bette Stamps Circuit Clerk
File 2011-00032890

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDING COVER SHEET

CROSS ACCESS EASEMENT

WACO TITLE COMPANY
1164 E. Joyce Blvd.
Fayetteville, Arkansas 72703
(479) 770-6771

DATED: NOVEMBER 10, 2011

GRANTOR: DANDY OIL COMPANY, INC.

GRANTEE: KG STORE 414, L.L.C.

REF: **THIS DOCUMENT IS BEING RE-RECORDED TO REPLACE DOCUMENT NO. 2011-00031623**

1102742-959 WACO (sm)

L21-24

Prepared by & Return to: Joel D. Huston, Kum & Go, L.C., 6400 Westown Parkway, West Des Moines, IA 50266 (515) 457-6222

CROSS ACCESS EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that DANDY OIL COMPANY, INC., an Arkansas corporation, together with its successors and assigns (hereinafter referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys the easements described in this Cross Access Easement (hereinafter referred to as "Easement").

WHEREAS, Grantor owns legal title to the real property legally described as follows (hereinafter referred to as "Easement Area"):

SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS, the Easement is intended to benefit KG STORE 414, L.L.C., an Iowa limited liability company, and its successors and assigns, by granting access to and for the benefit of the property legally described as follows (hereinafter referred to as the "Benefited Parcel"):

SEE EXHIBIT "B" ATTACHED HERETO

WHEREAS, Grantor desires to grant certain easement rights benefiting the Benefited Parcel and burdening the Easement Area.

NOW, THEREFORE, Grantor hereby grants and conveys to the owners, customers, invitees, lessees, sublessees, employees, agents, licensees, contractors, vendors and suppliers of the Benefited Parcel, in common with others entitled to use the Easement Area, a non-exclusive easement for the passage of vehicles and pedestrians over and across the Easement Area.

This Easement shall be subject to the following terms and conditions:

1. ERECTION OF STRUCTURES PROHIBITED. Grantor, its successor or assigns, shall not erect any fence or other structure under, over, on, through, across or within the Easement Area.

Area.

2. PLACEMENT OF OBSTRUCTIONS, PLANTINGS AND MATERIALS PROHIBITED. Grantor, its successor or assigns, shall not cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area.

3. CHANGE OF GRADE PROHIBITED. Grantor, its successor or assigns, shall not substantially change the grade, elevation or contour of any part of the Easement Area.

4. RIGHT OF ACCESS. The owner of the Benefited Parcel and Grantor shall have the mutual right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

5. INSTALLATION AND MAINTENANCE OF EASEMENT AREA. Unless caused by the fault or negligence of Grantor, the owner of the Benefited Parcel from time-to-time shall be responsible for the costs associated with the installation, maintenance, repair and replacement of the Easement.

6. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and Grantor's successors and assigns and shall benefit the owner of the Benefited Parcel and its successors and assigns.

7. COVENANTS. Grantor does hereby covenant that (i) Grantor holds the real property described as the Easement Area by title in fee simple; (ii) Grantor has good and lawful authority to convey this Easement; and (iii) Grantor covenants to warrant and defend the real property described as the Easement Area against the claims of all persons whosoever.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

DATED November 10, 2011.

DANDY OIL COMPANY, INC.,
an Arkansas corporation

By: Marvin Dandy
Marvin Dandy, President

By: Gary Dandy
Gary Dandy, Secretary/Treasurer

L21-24

STATE OF Arkansas)
)ss:
COUNTY OF Washington)

On this 10th day of November, 2011, before me, the undersigned, a Notary Public, personally appeared Marvin Dandy and Gary Dandy, as President and Secretary/Treasurer, respectively, of Dandy Oil Company, Inc., an Arkansas corporation, who acknowledged execution of the foregoing instrument to be the voluntary act and deed of the corporation by it voluntarily executed.

By: _____
Notary Public

OFFICIAL SEAL
TIMOTHY P DOYLE
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES: May 20, 20
COMMISSION NO. 12367108

STATE OF _____)
)ss:
COUNTY OF _____)

On this _____ day of _____, 2011, before me, the undersigned, a Notary Public, personally appeared _____, as _____ of Dandy Oil Company, Inc., an Arkansas corporation, who acknowledged execution of the foregoing instrument to be the voluntary act and deed of the corporation by it voluntarily executed.

By:_____
Notary Public

KG STORE 414, L.L.C.,
an Iowa limited liability company

By:_____
Charles W. Campbell, ~~General~~ Counsel & Secretary

STATE OF IOWA)
)ss:
COUNTY OF DALLAS)

On this 9th day of November, 2011, before me, the undersigned, a Notary Public, personally appeared Charles W. Campbell, as General Counsel & Secretary of KG Store 414, L.L.C., an Iowa limited liability company, who acknowledged execution of the foregoing instrument to be the voluntary act and deed of the limited liability company by it voluntarily executed.

JOEL D. HUSTON
Commission Number 733209
My Commission Expires
2-28-2014

By:_____
Notary Public

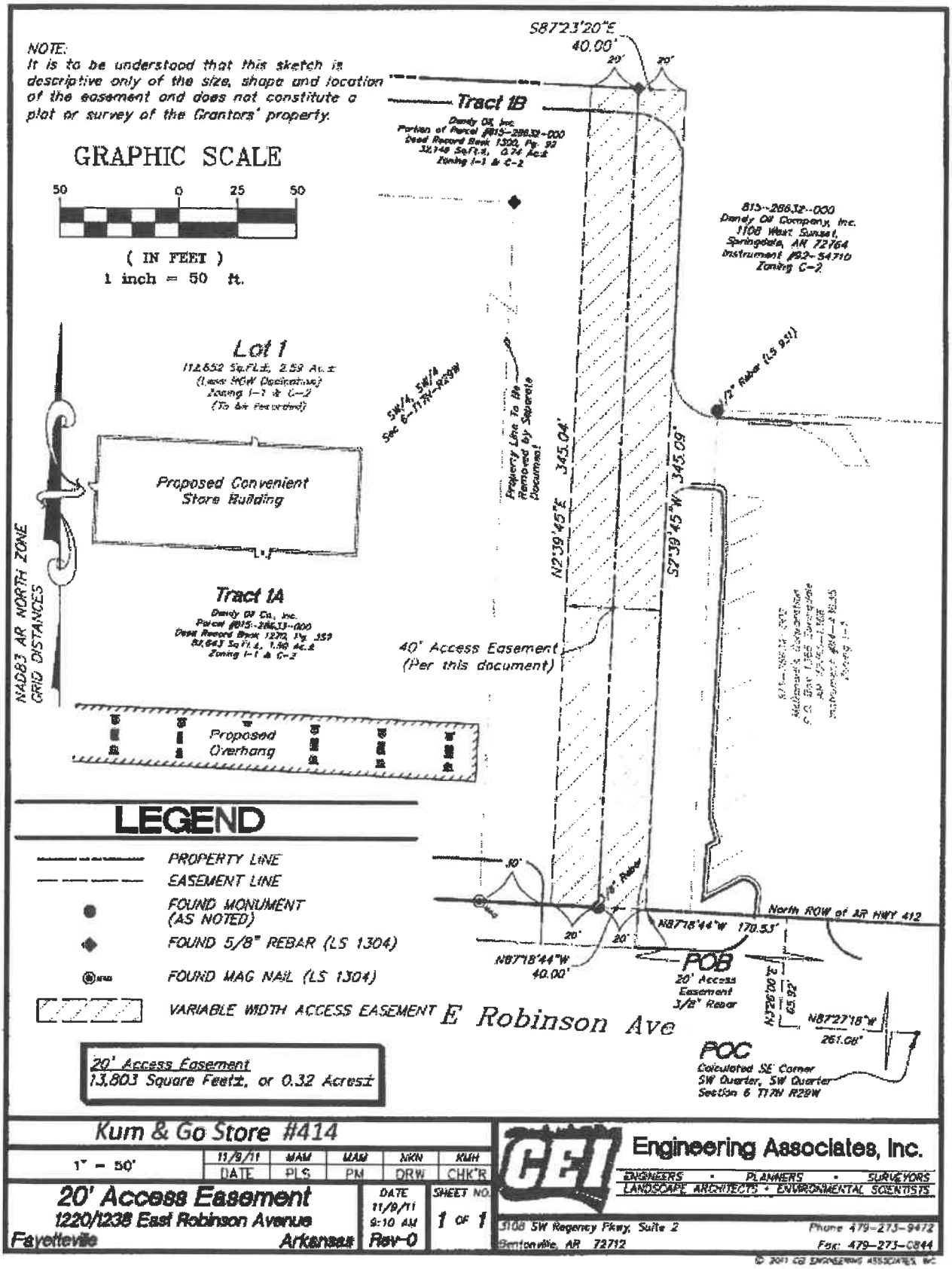
EXHIBIT A

40' Cross Access Easement

A 40' Strip of land lying in the Southwest Quarter, Southwest Quarter of Section 6, Township 17 North, Range 29 West of the Fifth Principal Meridian, City of Springdale, being centered along the common property line of and being a portion of Deed Record Book 1300, Page 92 and Instrument #92-54710, both in the public records of Washington County, Arkansas, being described by metes and bounds as follows:

Commencing at the calculated Southeast Corner of said Quarter Quarter; Thence North 87°27'18" West, a distance of 261.08 feet; Thence North 03°26'00" East, a distance of 65.92 feet to a point on the North right-of-way of Arkansas State Highway 412 per AHTD Job #40005; Thence along said right-of-way, North 87°18'44" West, a distance of 179.53 feet to the Southeast corner of said 40' strip for the Point of Beginning;

Thence continuing along said right-of-way, North 87°18'44" West, crossing a found 3/8" rebar at the Southwest corner of said Instrument #92-54710 and the Southeast corner of said Deed Record Book 1300, Page 92, and continuing for a total distance of 40.00 feet to the Southwest corner of said 40' strip; Thence along the West boundary of said 40' strip, North 02°39'45" East, a distance of 345.04 feet to the Northwest corner of said 40' strip and the North line of said Deed Record 1300, Page 92; Thence along said North line South 87°23'20" East, a distance of 20.00 feet to a found 5/8" rebar with cap (LS 1304) at the Northeast corner of said Deed Record Book 1300, Page 92; Thence along the North boundary of said 40' strip, South 87°23'20" East a distance of 20.00 feet to the Northeast corner of said 40' strip; Thence along the East boundary of said 40' strip, South 02°39'45" West, a distance of 345.09 feet to the Point of Beginning, containing 13,803 Square Feet, or 0.32 Acres, more or less and being subject to any easements, covenants, or rights-of-ways of record or prescription.



Kum & Go Store #414

1" = 50'	DATE	MAM	MAM	NKN	KWH
	11/8/11	PLS	PM	DRW	CHK'R

20' Access Easement
1220/1238 East Robinson Avenue
Fayetteville Arkansas

DATE 11/9/11 9:10 AM Rev-0

SHEET NO. 1 OF 1

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW Regency Pkwy, Suite 2
Bentonville, AR 72712
Phone 479-273-9472
Fax: 479-273-0844

© 2011 CEI ENGINEERING ASSOCIATES, INC.

EXHIBIT B

A tract of land lying in the Southwest Quarter, Southwest Quarter of Section 6, Township 17 North, Range 29 West of the Fifth Principal Meridian, City of Springdale, as recorded in Deed Record Book 1270, Page 357 in the public records of Washington County, Arkansas being described by metes and bounds as follows:
Commencing at the calculated Southeast Corner of said Quarter Quarter; Thence North 87°27'18" West, a distance of 261.08 feet; Thence North 03°26'00" East, a distance of 65.92 feet to a point on the North right-of-way of Arkansas State Highway 412 per AHTD Job #40005; Thence along said right-of-way, North 87°18'44" West, crossing a found 3/8" rebar at a distance of 199.53 feet, and continuing for a total distance of 249.53 feet to a set Mag Nail with washer (LS 1304) at the Southeast corner of said tract for the Point of Beginning; Thence continuing along said right-of-way the following 2 courses:
1. North 87°18'44" West, a distance of 189.47 feet to a set 5/8" rebar with cap (LS 1304);
2. North 79°10'37" West, a distance of 64.80 feet to a found wooden hub;
Thence along said right-of-way per AHTD Job #040490, North 47°26'12" West, a distance of 56.67 feet to a found wooden hub at the East right-of-way of Arkansas State Highway 265 per AHTD Job #4751; Thence continuing along said right-of-way the following 2 courses:
1. North 06°08'17" East, a distance of 103.60 feet to a set Mag nail with washer (LS 1304);
2. North 14°27'29" East, a distance of 148.87 feet to a set 5/8" rebar with cap (LS 1304) at the Northwest corner of said Tract;
Thence along the North line of said Tract, South 87°23'20" East, crossing a found 1/2" Rebar at a distance of 4.49 feet and continuing for a total distance of 260.38 feet to a set 5/8" rebar with cap (LS 1304) at the Northeast corner of said Tract; Thence along the East line of said Tract, South 02°39'45" West, a distance of 295.00 feet to the Point of Beginning, containing 82,643 Square Feet or 1.90 Acres, more or less.

AND

A tract of land lying in the Southwest Quarter, Southwest Quarter of Section 6, Township 17 North, Range 29 West of the Fifth Principal Meridian, City of Springdale, as recorded in Deed Record Book 1300, Page 92 in the public records of Washington County, Arkansas being described by metes and bounds as follows:
Commencing at the calculated Southeast Corner of said Quarter Quarter; Thence North 87°27'18" West, a distance of 261.08 feet; Thence North 03°26'00" East, a distance of 65.92 feet to a point on the North right-of-way of Arkansas State Highway 412 per AHTD Job #40005; Thence along said right-of-way North 87°18'44" West, a distance of 199.53 feet to a found 3/8" rebar at the Southeast corner of said Tract for the Point of Beginning; Thence continuing along said right-of-way North 87°18'44" West, a distance of 50.00 feet to a set Mag nail with washer (LS 1304) at the Southwest corner of said Tract; Thence North 02°39'45" East a distance of 295.00 feet to a set 5/8" rebar with cap (LS 1304); Thence North 87°23'20" West, crossing a found 1/2" rebar at a distance of 255.89 feet, and crossing a set 5/8" rebar with cap (LS 1304) at the East right-of-way of Arkansas State Highway 265 per AHTD Job #4751 at a distance of 260.38, and continuing for a total distance of 297.89 feet; Thence North 02°39'45" East, a distance of 50.00 feet; Thence along the North line of said Tract, South 87°23'20" East, crossing a 5/8" rebar with cap (LS 1304) on the aforementioned East right-of-way, a distance of 47.99 feet, and crossing a found 1/2" rebar at a distance of 52.20 feet, and continuing for a total distance of 347.89 feet to a set 5/8" rebar with cap (LS 1304) at the Northeast corner of said Tract; Thence along the East line of said Tract, South 02°39'45" West, a distance of 345.07 feet to the Point of Beginning, containing 32,146 Square Feet or 0.74 Acres, more or less, being subject to any easements or rights-of-ways of record or prescription.

B21-46

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

May 27, 2021

Mr. Austin Thomas
City of Springdale
Planning & Community Development
201 Spring Street
Springdale, AR 72764

RE: Highway 412 Development (L21-16)
Commercial Design Standards Variance

Mr. Thomas,

Attached are copies of the applications, recently approved site plan, architectural renderings and filing fee for the above referenced project.

This project contains approximately 10.73 acres and is located at 4565 W. Sunset Avenue. The parcel is currently zoned C-5, and has commercial zonings to the west, north and east.

Due to the nature and configuration of the buildings on the site plan, the owner respectfully requests the following variances:

On the site plan, building #2 is less than 30' from the north property line. With the configuration of the site, this is more of a "side setback" than a "front setback". The building exceeds 30' from any public right of ways.

Facades over 100' in linear length incorporate projections or recesses. The variance is only requested for buildings that are not visible from the public. Projections and recesses are not practical for storage buildings considering most of the interior facades are unit doors.

Roof Lines change in height every 100 linear feet in building length. Only the portions of the units facing public view will have the height break with improved building materials.

Predominate exterior high-quality materials. Only the buildings facing the public view will have enhanced building materials.

25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223 PHONE: (501) 214-9141

B21-46

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

We feel these variances are warranted due to the configuration of the site plan. All the exterior buildings facing public view will be of enhanced building materials and comply with the commercial design standards. The variances for the commercial design standards are sought for the "interior buildings" that are out of public sight.

Please place this item on the next available Planning Commission agenda.

Please do not hesitate to call if you have any questions or require additional information.

Your help in this matter is greatly appreciated.

Sincerely,

Brian Dale

25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223 PHONE: (501) 214-9141

B21-46

www.SpringdaleAR.gov

SPRINGDALE™
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-22-21 Project Number: B21-46

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Brian Dale Joe White & Associates Inc.	Name: W.K.R. Investments, Inc.
E-mail: bddale@joewhiteassociates.com	E-mail: Keith@richsmithdev.com
Address: 25 Rahling Circle, Suite A-2 Little Rock, AR 72223	Address: 9800 Maumelle Blvd. North Little Rock, AR 72113
Phone: (501) 214-9141	Phone: (501) 758-2441
Site/ Location: 4565 West Sunset Avenue	Current Zoning District: C-5
Assessor's Parcel Number(s): 805-30065-000; 815-30064-000; 815-30065-000	Rezone required: No
	Total Acreage: 10.73 acres

Variance requested: (attach visual representation of request)
Building #2 of the attached Site Plan being closer than 20' to the north property line.

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

Due to the configuration of the Site Plan, the north property line is more of a "side setback" than a "front setback". The building exceeds 30' from any public right of ways.

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

The effect of the variance will allow the developer to use the north property line as a "side setback". With this building configuration, the developer is using the buildings to secure the project.

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: 5/27/2021

B21-46

SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Brian Dale, Joe White & Associates, Inc. E-mail: bdale@joewhiteassociates.com Address: 25 Rahling Cir., Ste. A-2, Little Rock, AR 72223 Phone:(501) 214-9141 Site/ Location:4565 West Sunset Avenue Assessor's Parcel Number(s): 805-30065-000; 815-30064-000; 815-30065-000	Name:W.K.R. Investments, Inc. E-mail:keith@richsmithdev.com Address:9800 Maumelle Blvd., North Little Rock, AR 72113 Phone: (501) 758-2441 Current Zoning District: C-5 Rezone required: No Total Acreage: 10.73 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.

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

B21-46

☐ **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

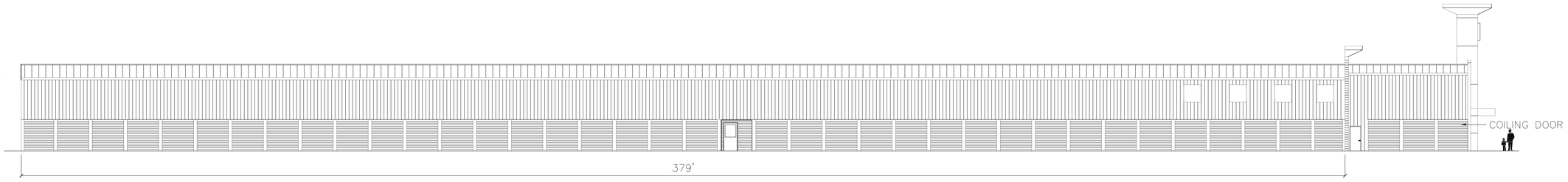
Variance requested: (attach visual representation of request)

Ordinance: 3840

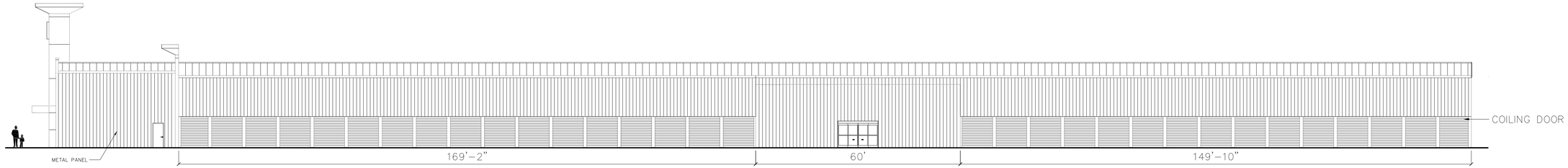
1) Developments with over 100' in length shall incorporate 3' projections
2) Roof lines shall vary over 100' in length
3) Predominant exterior building materials shall be compatible with surrounding areas.

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

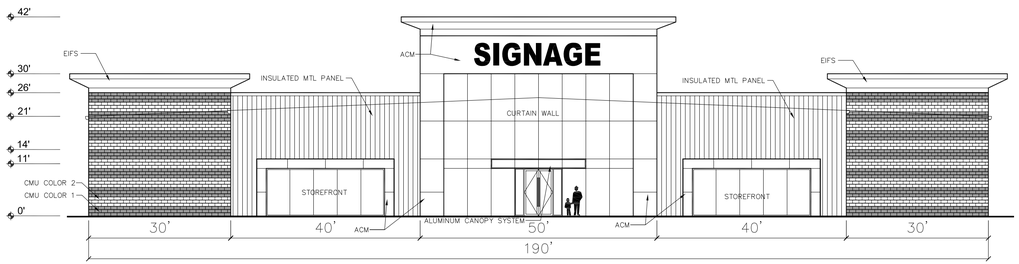
1) The requested variance is for the buildings that are not visible from the public. Projections and breaks are not practical for the buildings considering
most of the façade consists of unit doors.
2) Portions of the units facing public view have the break in the roof line with improved materials.
3) Portions of units facing public view have the enhanced building materials.



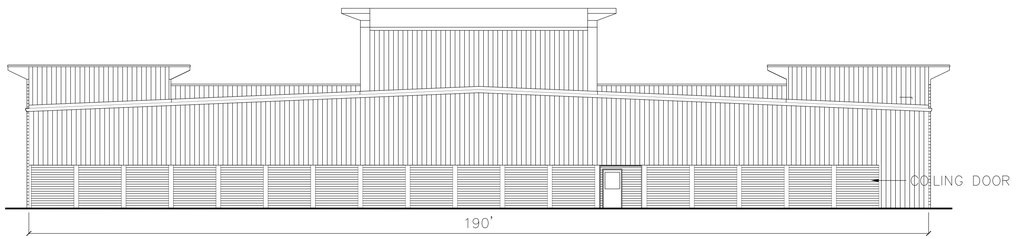
1 A200 East Elevation - Bldg. 1
SC: 1/16"= 1'-0"



2 A200 West Elevation - Bldg. 1
SC: 1/16"= 1'-0"



3 A200 North Elevation - Bldg. 1
SC: 1/16"= 1'-0"



4 A200 South Elevation - Bldg. 1
SC: 1/16"= 1'-0"

THE DESIGN GROUP INC.
ARCHITECTURE
9802 Maumelle Blvd
North Little Rock, AR 72113
PH: 501-753-5666 FX: 501-753-5661

DRAWING REVISIONS

Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 1

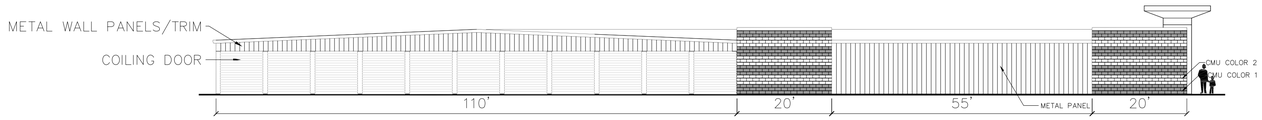
AR2020
Springdale Storage
4.9.2021

Not for Construction

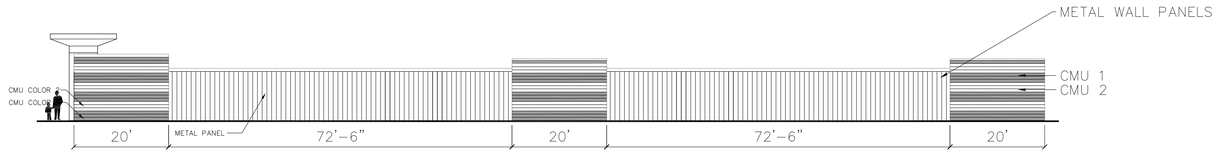
REGISTERED ARCHITECT
THE DESIGN GROUP, INC.
C453
ARKANSAS

Sheet Number

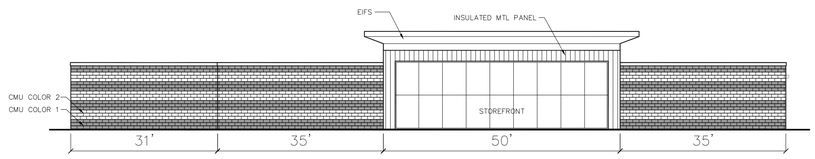
A200



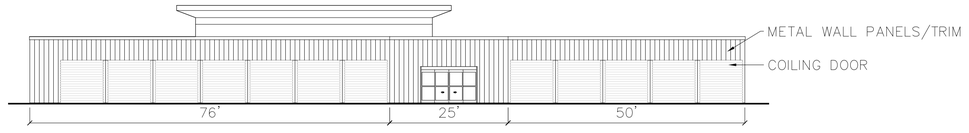
1 A201 East Elevation - Bldg. 2
SC: 1/16"= 1'-0"



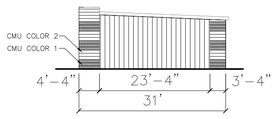
2 A201 West Elevation - Bldg. 2
SC: 1/16"= 1'-0"



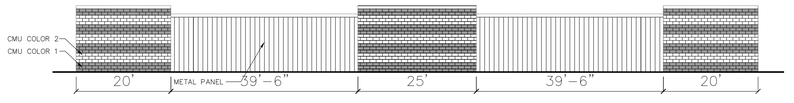
3 A201 North Elevation - Bldg. 2
SC: 1/16"= 1'-0"



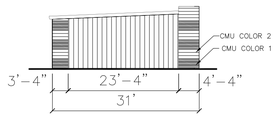
4 A201 South Elevation - Bldg. 2
SC: 1/16"= 1'-0"



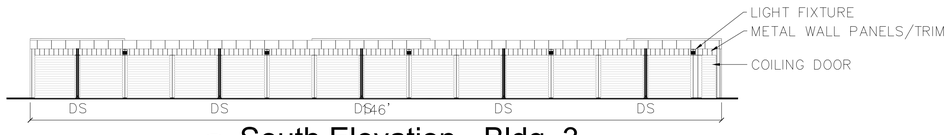
West Elevation
Bldg. 3
5 A201 SC: 1/16"= 1'-0"



6 A201 North Elevation - Bldg. 3
SC: 1/16"= 1'-0"



East Elevation
Bldg. 3
7 A201 SC: 1/16"= 1'-0"



8 A201 South Elevation - Bldg. 3
SC: 1/16"= 1'-0"

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Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 2,3

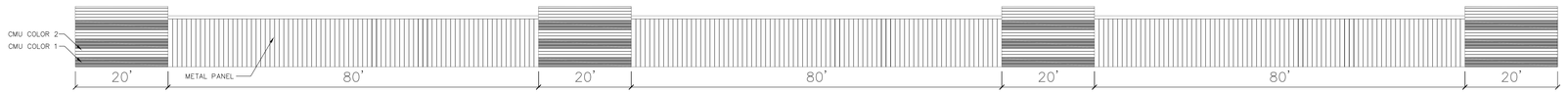
Not for Construction

AR2020
Springdale Storage
4.9.2021

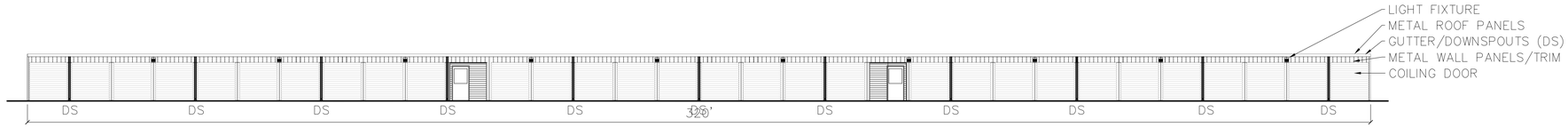
Sheet Number

A201

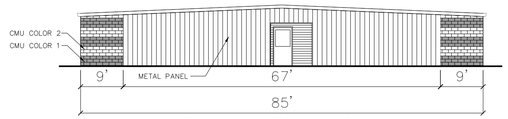
REGISTERED ARCHITECT
THE DESIGN GROUP, INC.
C453
ARKANSAS



1 A202 **West Elevation - Bldg. 4**
SC: 1:20

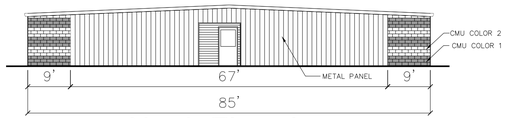


2 A202 **East Elevation - Bldg. 4**
SC: 1/16"= 1'-0"



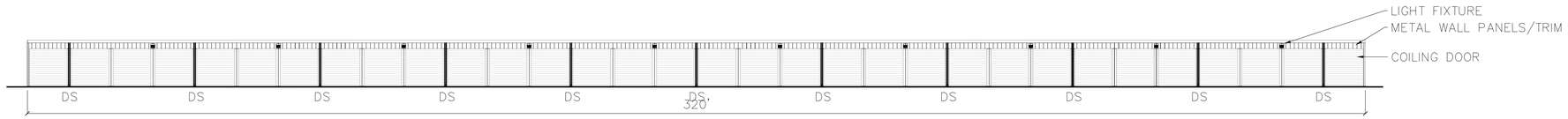
South Elevation Bldg. 4

3 A202 SC: 1/16"= 1'-0"

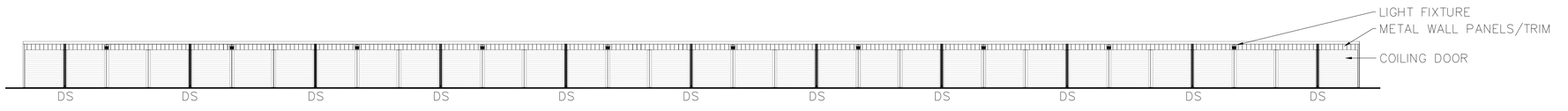


North Elevation Bldg. 4

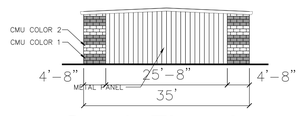
4 A202 SC: 1/16"= 1'-0"



5 A202 **East Elevation - Bldg. 5 & 6**
SC: 1/16"= 1'-0"

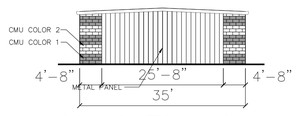


6 A202 **West Elevation - Bldg. 5 & 6**
SC: 1/16"= 1'-0"



South Elevation Bldg. 5 & 6

7 A202 SC: 1/16"= 1'-0"



North Elevation Bldg. 5 & 6

8 A202 SC: 1/16"= 1'-0"

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Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 4,5,6

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AR2020
Springdale Storage
4.9.2021

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A202

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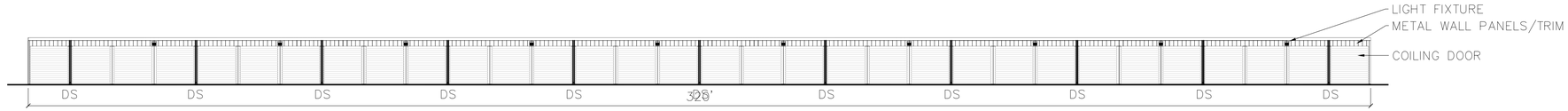
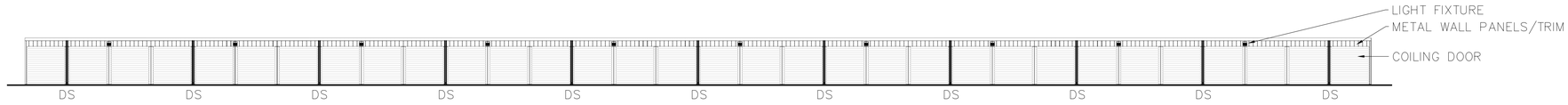
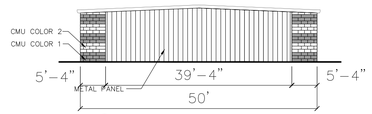


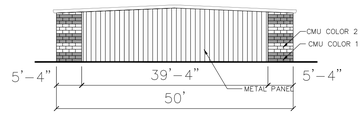
1 A203 **East Elevation - Bldg. 7**
SC: 1:20



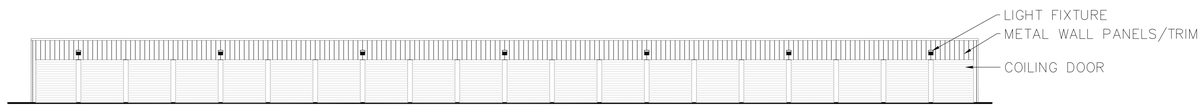
2 A203 **West Elevation - Bldg. 7**
SC: 1/16"= 1'-0"



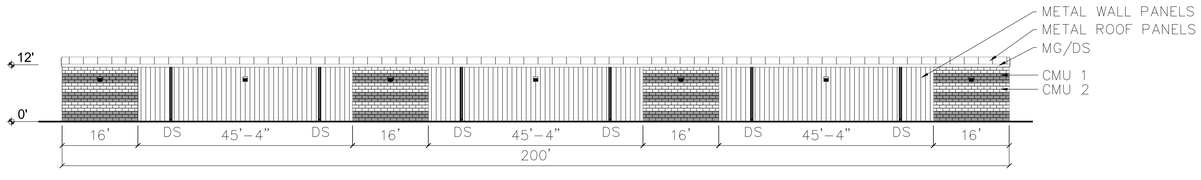
3 A203 **South Elevation Bldg. 7**
SC: 1/16"= 1'-0"



4 A203 **North Elevation Bldg. 7**
SC: 1/16"= 1'-0"

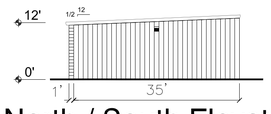


5 A203 **East Elevation - Bldg. 8**
SC: 1/16"= 1'-0"

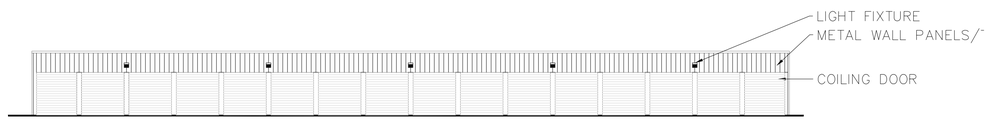


6 A203 **West Elevation - Bldg. 8**
SC: 1/16"= 1'-0"

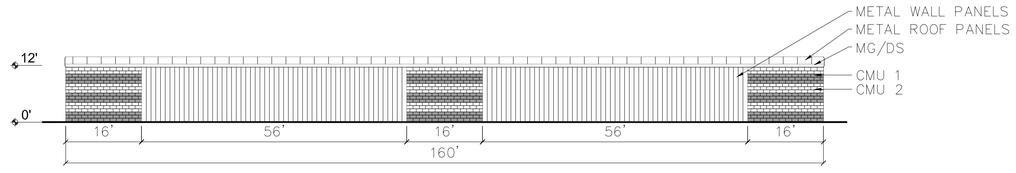
Field = 2,067 sf
Metal Panel = 1,406 sf / 68%
Block = 661 sf / 32%



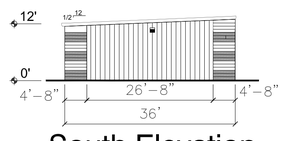
North / South Elevation Bldg. 8
7 A203 SC: 1/16"= 1'-0"
NORTH OPP. HAND



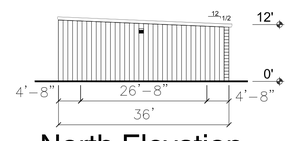
8 A203 **East Elevation - Bldg. 9**
SC: 1/16"= 1'-0"



9 A203 **West Elevation - Bldg. 9**
SC: 1/16"= 1'-0"



South Elevation Bldg. 9
10 A203 SC: 1/16"= 1'-0"



North Elevation Bldg. 9
11 A203 SC: 1/16"= 1'-0"

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Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 7,8,9

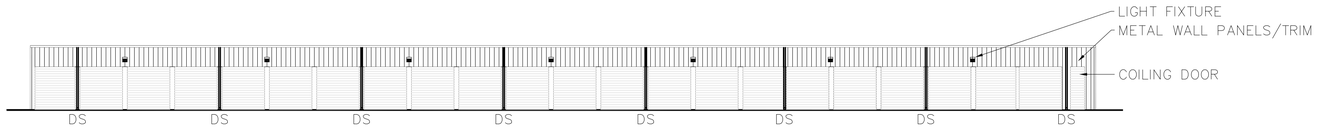
Not for Construction

AR2020
Springdale Storage
4.9.2021

Sheet Number

A203

REGISTERED ARCHITECT
THE DESIGN GROUP, INC.
C453
ARKANSAS



1 A204 — North Elevation - Bldg. 10
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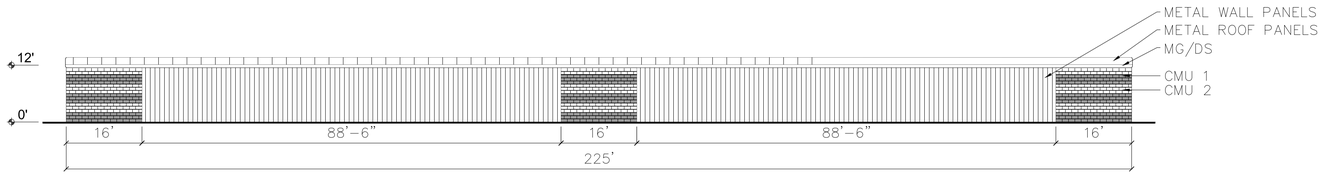
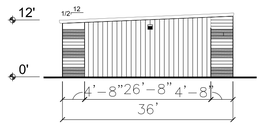
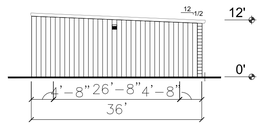


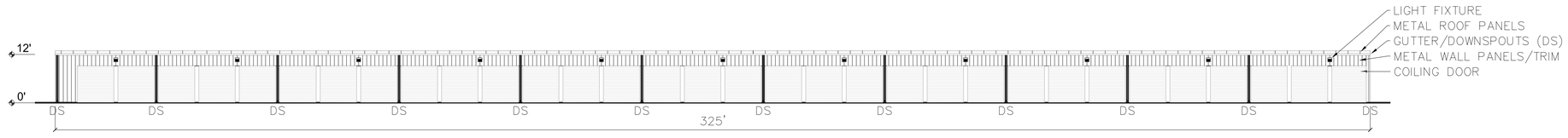
2 A204 — South Elevation - Bldg. 10
SC: 1/16"= 1'-0"



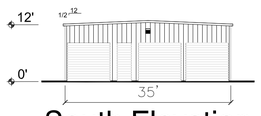
East Elevation Bldg. 10
3 A204
SC: 1/16"= 1'-0"



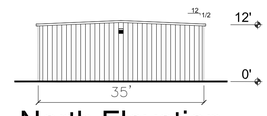
West Elevation Bldg. 10
4 A204
SC: 1/16"= 1'-0"



5 A204 — East / West Elevations - Bldg. 11,13
SC: 1/16"= 1'-0"
WEST OPP. HAND



South Elevation Bldg. 11,13
6 A204
SC: 1/16"= 1'-0"



North Elevation Bldg. 11,13
7 A204
SC: 1/16"= 1'-0"

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Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 10,11,13

Not for Construction

AR2020
Springdale Storage
4.9.2021

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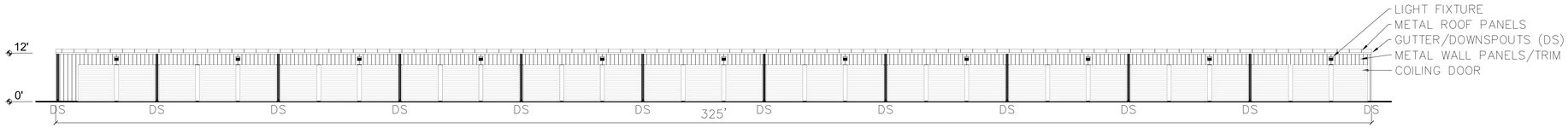
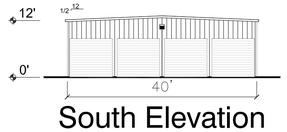
A204

REGISTERED ARCHITECT — THE DESIGN GROUP, INC. — C453 — ARKANSAS



1 A205 East / West Elevations - Bldg. 12
SC: 1/16"= 1'-0"
WEST OPP. HAND



South Elevation Bldg. 12
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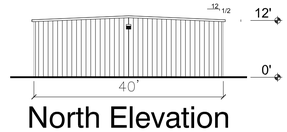
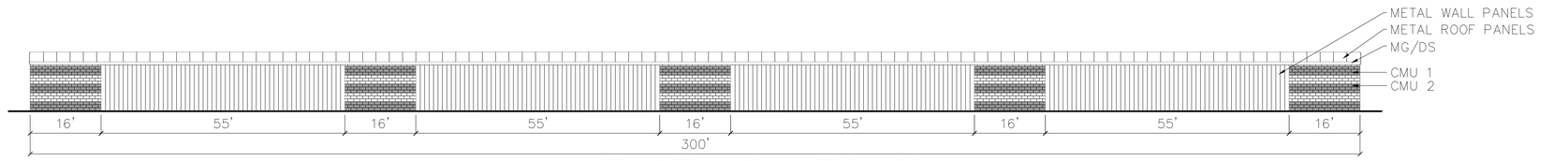


North Elevation Bldg. 12
3 A205 SC: 1/16"= 1'-0"



4 A205 East Elevation - Bldg. 14
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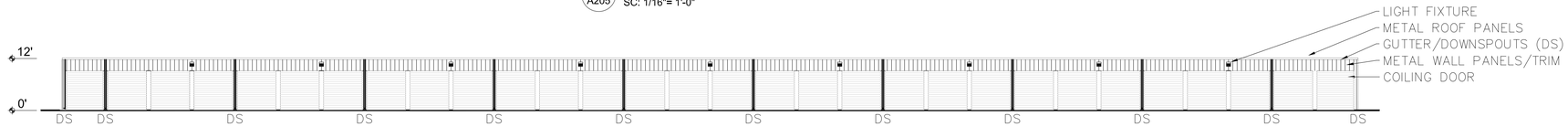

5 A205 West Elevation - Bldg. 14
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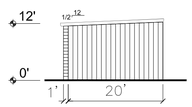
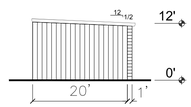


North Elevation Bldg. 14
6 A205 SC: 1/16"= 1'-0"



South Elevation Bldg. 14
7 A205 SC: 1/16"= 1'-0"

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Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 12,14

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Springdale Storage
4.9.2021

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REGISTERED ARCHITECT
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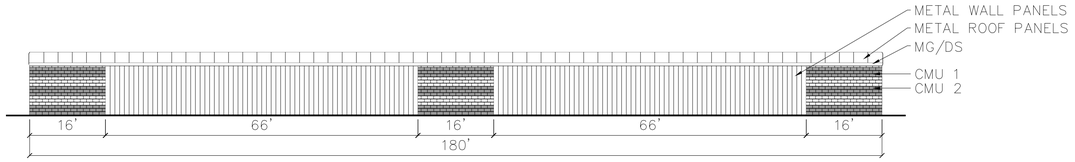

1 A206 East Elevation - Bldg. 15
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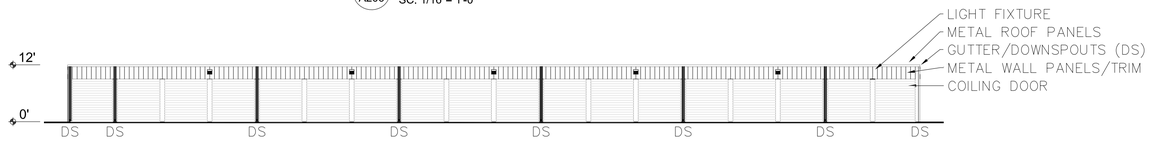

2 A206 West Elevation - Bldg. 15
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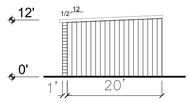
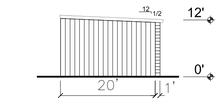
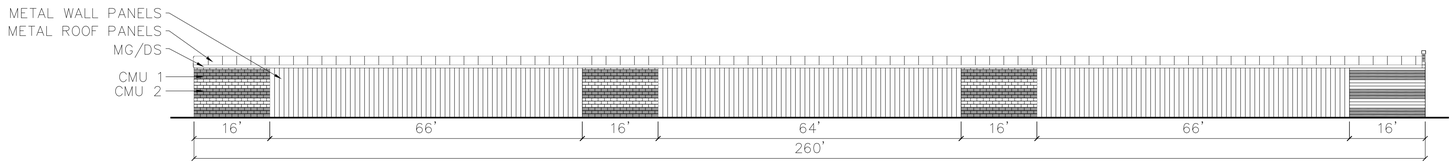


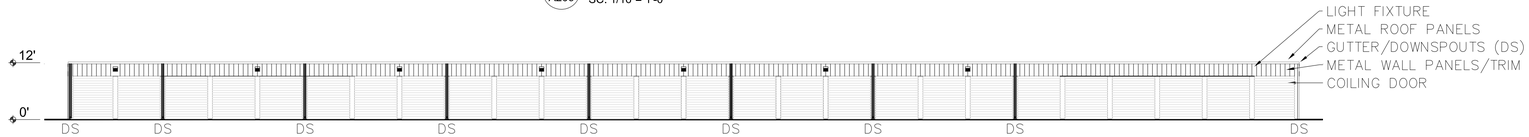
North Elevation Bldg. 15
3 A206 SC: 1/16"= 1'-0"



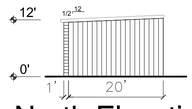
South Elevation Bldg. 15
4 A206 SC: 1/16"= 1'-0"



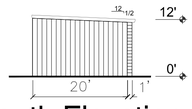
5 A206 East Elevation - Bldg. 16
SC: 1/16"= 1'-0"



6 A206 West Elevation - Bldg. 16
SC: 1/16"= 1'-0"



North Elevation Bldg. 16
7 A206 SC: 1/16"= 1'-0"



South Elevation Bldg. 16
8 A206 SC: 1/16"= 1'-0"

THE DESIGN GROUP INC.
ARCHITECTURE
9802 Maumelle Blvd
North Little Rock, AR 72113
PH: 501-753-5666 FX: 501-753-5661

DRAWING REVISIONS

Highway 412 Development
Springdale, Arkansas

Elevations - Bldg. 15,16

Not for Construction

AR2020
Springdale Storage
4.9.2021

Sheet Number

A206

REGISTERED ARCHITECT
THE DESIGN GROUP, INC.
C453
ARKANSAS

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B21-46
APPLICANT: Modern Storage
REQUEST: Variance - Deviation of Commercial Design Standards

PLANNING COMMISSION MEETING
July 6, 2021

B21-47

SPRINGDALE™
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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-14-21

Date Accepted as Complete: _____ Project Number: B21-47

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: James Clinger	Name: J & C Turn Key LLC
E-mail:	E-mail:
Address: 1406 Christian Ave	Address:
C- 479-225-1187	
Phone: H 479 318 2142	Phone:
Site/ Location: same	Current Zoning District:
	Rezone required:
Assessor's Parcel Number(s):	Total Acreage:

Variance requested: (attach visual representation of request)

Reduction of rear setback

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

Need 20 x 21 Storage Building from 20' to 15'

B21-47

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

Please allow setback to be 8½' from the property line at the back and side for existence of 20x21 storage shed.

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) agent James Clinger

DATE: June 01, 2021

N

0 15 30 60 90 120 Feet

For Location Reference Only

FILE NO. B21-47
APPLICANT: James Clinger
REQUEST: Variance - Deviation of rear setback from 20' to 15'

PLANNING COMMISSION MEETING
July 6, 2021

B21-49

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-16-21

Date Accepted as Complete: 6-22-21 Project Number: B21-49

APPLICATION CONTACTS:

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Daniel & Veronica Beyer	Name:
E-mail: Danbr 54926@gmail.com	E-mail:
Address: 1411 Camino Real	Address:
Phone: 479-770-3787 / 479-721-5269	Phone:
Site/ Location:	Current Zoning District:
Assessor's Parcel Number(s): 815-25585-001 815-25586-000 & 815-22679-000	Rezone required:
	Total Acreage:

Variance requested: (attach visual representation of request)

Requesting 6 ft fence to 12 ft fence as needed.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) 1411 Camino Real residents are unable to enjoy the privacy, security and use of property. The hardship to residents is due to the fact that 1411 Residents are burdened by security/flood light, Cameras installed by 1409 Camino Real residents. Cameras facing towards areas with expectation of privacy (Example minors) bedroom, bathrooms and backside backyard all. In addition for the safety of the residents of 1411 Camino Real avoid harassment, anxiety and threats

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 create a Private, Safe and Peaceful domain for 1411 Camino Real resdents. The taller fences would prevent spot lighting, Vogeyrism as well as haressment from 1409 residents, Thus it would allow free use of Property 1411 to be used removing from prying eyes /devicas. It would elimate the anxieties and the threatening tactics of 1409.

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) David Beyer &
Beyer, Veronica

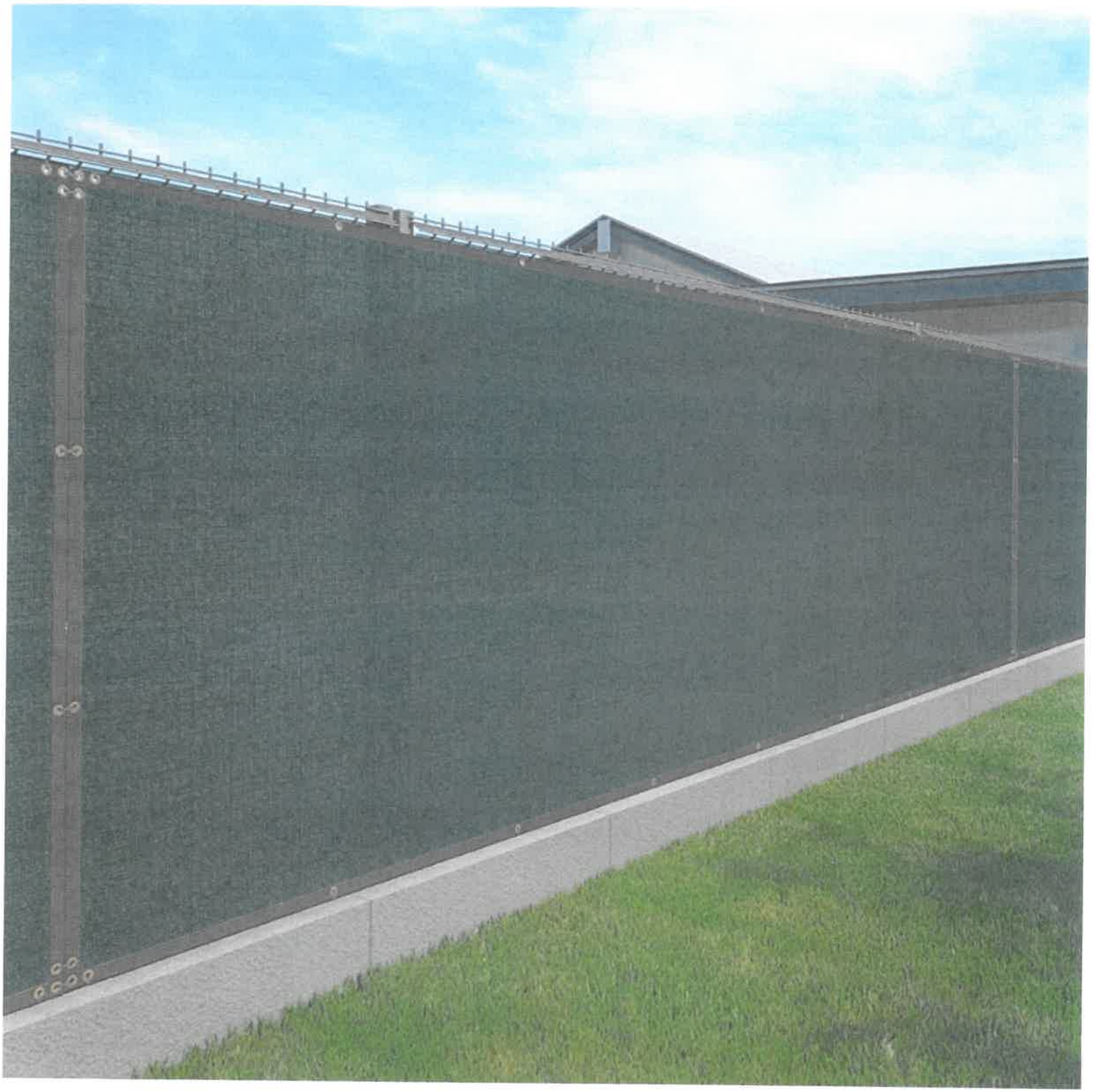
DATE: 6-9-21

B21-49

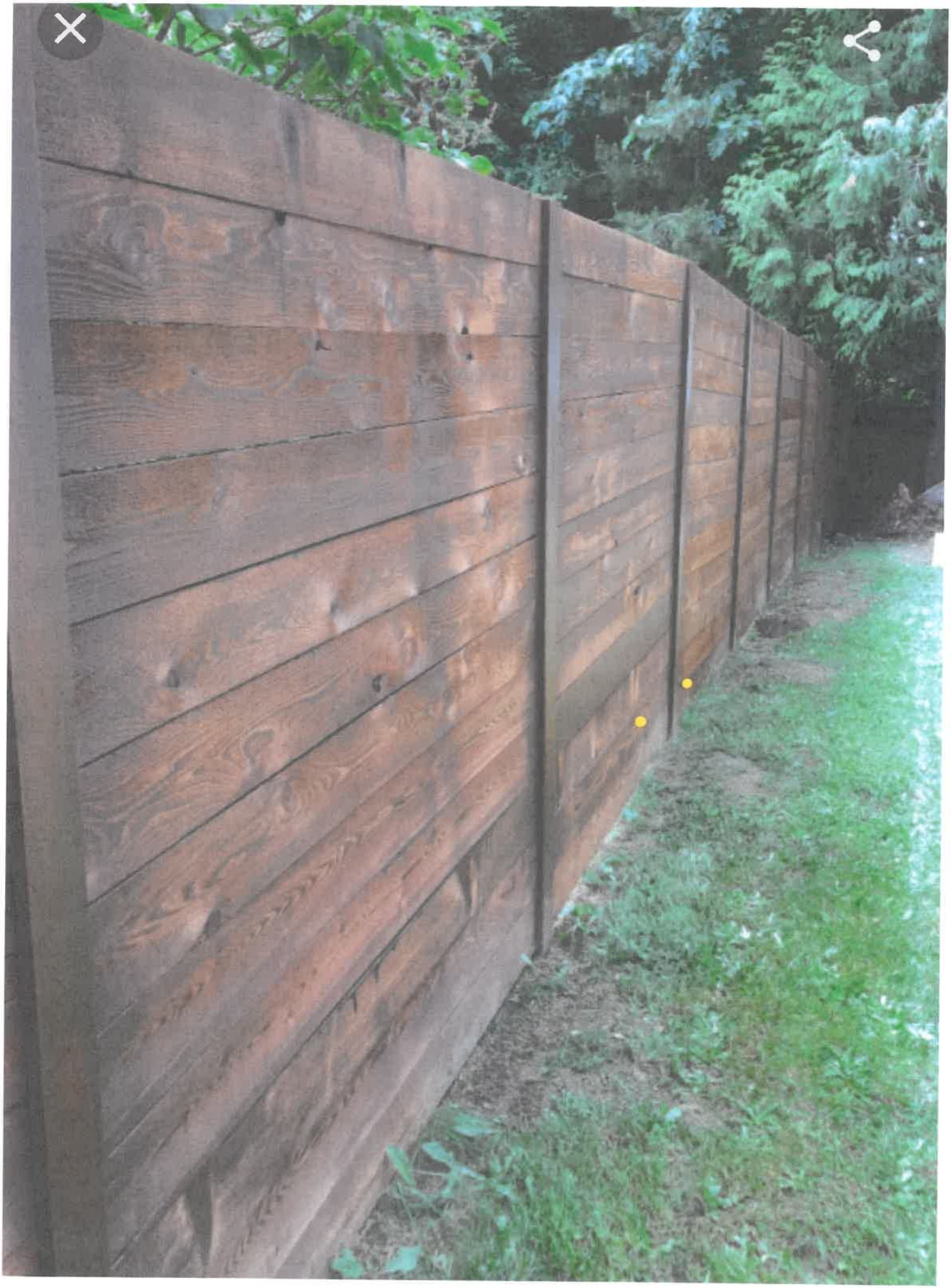
Black Line = Proposed Fence

Red Line = Cameras and Direction Pointed

B21-49



B21-49



B21-49

B21-49
Opposition Letter from Neighbors

June 28, 2021

Planning Commission & Board of Zoning Adjustment
% City of Springdale Planning Department
201 Spring Street
Springdale, AR 72764

RE: File No. B21-49 - Variance Request at 1411 Camino Real for 12' Fence Height

Dear Planning Commission Chairman Parsley,

We are writing to formally object to the request for the deviation of the six (6) foot residential district fence height requirement to twelve (12) feet at 1411 Camino Real, File No. B21-49.

We, the adjacent property owners listed with signatures below, respectfully request that the Commission deny the request to vary from the Springdale Municipal code at 1411 Camino Real and ask that the height regulation for a maximum of six (6) feet be maintained for consistency throughout the neighborhood. Additionally, we ask that the fencing material requirements in Article 6 Section 2.3 be maintained for consistency and compatibility in the neighborhood.

We feel the granting of this variance will be contrary to the public interest due to the fact that there are no special conditions or circumstances particular to the property involved that are not applicable to other similar properties in this district, and that strict adherence to the Municipal Code does not cause undo hardship on this property. We ask that the Municipal Code be maintained consistently and without favor to any one property owner.

Thank you for your consideration in this matter, and for your service to the City of Springdale.

Sincerely,

Residents of High Chaparral Subdivision

Boyd Bush 1409 Camino Real, Boyd Bush 6-28-2021

Lydia Bush 1409 Camino Real, Lydia Bush 6-28-2021

Debbie Coon 1403 Camino Real Debbie Coon 6-28-2021

Christi Ward 1402 Camino Real Christi Ward 6-28-2021

Hamelh Wadi 1402 Camino Real Hamelh Wadi 6-28-20

Debra Raldin 1407 Camino Real Debra Raldin 6-28-21

Jonathan Hodson 1407 Camino Real 6/28/21

B21-49

Opposition Letter from Neighbors

FULL NAME, ADDRESS, SIGNATURE, DATE

Marsha Jones	1404 Camino Real	Marsha Jones	6-28-21
Hartzell Jones	1404 Camino Real	Hartzell Jones	6-28-21
Josh Hammons	1406 Camino Real	Josh Hammons	6-28-21
Derek E. Davenport	1407 Camino Real	Derek Davenport	6-29-2021
Roy Filippo	1500 Camino Real		6-29-21
Selena Hudson	1500 Camino Real	Selena Hudson	6/29/21
Troy King	1502 Camino Real		6-29-21
Mark Kessler	1503 Camino Real	Mark Kessler	6-24-21
Brenda Maxell	1503 Camino Real	Brenda Maxell	6-24-21

N

0 15 30 60 90 120 Feet

For Location Reference Only

FILE NO. B21-49
APPLICANT: Daniel Beyer
REQUEST: Variance - Deviation of fence height requirements

PLANNING COMMISSION MEETING
July 6, 2021

B21-50

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-22-21 Project Number: B21-50

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: Rocio Aguayo	Name:
E-mail: raguayo22@gmail.com	E-mail:
Address: 910 Dodson St.	Address:
Phone: 479-297-0295	Phone:
Site/ Location:	Current Zoning District:
Assessor's Parcel Number(s): 815-22450-000 and 815-22451-000	Rezone required:
	Total Acreage:

Variance requested: (attach visual representation of request)

Would like to put up a 4' fence around the property including the front porch to keep dogs in, fence would be chain link.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) With a short fence, my dogs will be able to jump out and even have some dogs jump into our yard.

B21-50

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

This will ensure that our two dogs stay within our property and not roam on the street, with the units not having a door to the back yard the fence would help to let dogs out the front door as well.

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: 04/11/2021

N

0 15 30 60 90 120

Feet

For Location Reference Only

FILE NO. B21-50
APPLICANT: Rocio Aguayo
REQUEST: Variance - Deviation of fence height requirements

PLANNING COMMISSION MEETING
July 6, 2021

B21-51

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www.SpringdaleAR.gov

Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-17-21

Date Accepted as Complete: 6-18-21 Project Number: B21-51

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: WILLIAM PETERS	Name:
E-mail: willpeters.gc@gmail.com	E-mail:
Address: 604 WESTOVER CAVE SPRINGS AR 72718	Address:
Phone: (479) 715-5178	Phone:
Site/ Location: 4157 ROBBINS RD. SPRINGDALE AR 727	Current Zoning District:
Assessor's Parcel Number(s): 21-00273-352	Rezone required:
	Total Acreage:

Variance requested: (attach visual representation of request) REQUEST TO HAVE LESS THAN 200' ROAD FRONTAGE ON TRACT 2 OF MEYERS TRACTS 1-4

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) ARKANSAS STATE HIGHWAY COMMISSION ACQUIRED A PORTION OF THE FRONTAGE FOR HIGHWAY, TRACT 2 NOW HAS ONLY 174' OF FRONTAGE. TRACT 2 CANNOT BE CREATED IF THIS IS DENIED

B21-51

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 PARCEL SPLIT TO OCCUR ON TRACT 2 OF 4 OTHERWISE NEW LOT LINE WILL NOT COMPLY WITH CURRENT GUIDELINES

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.

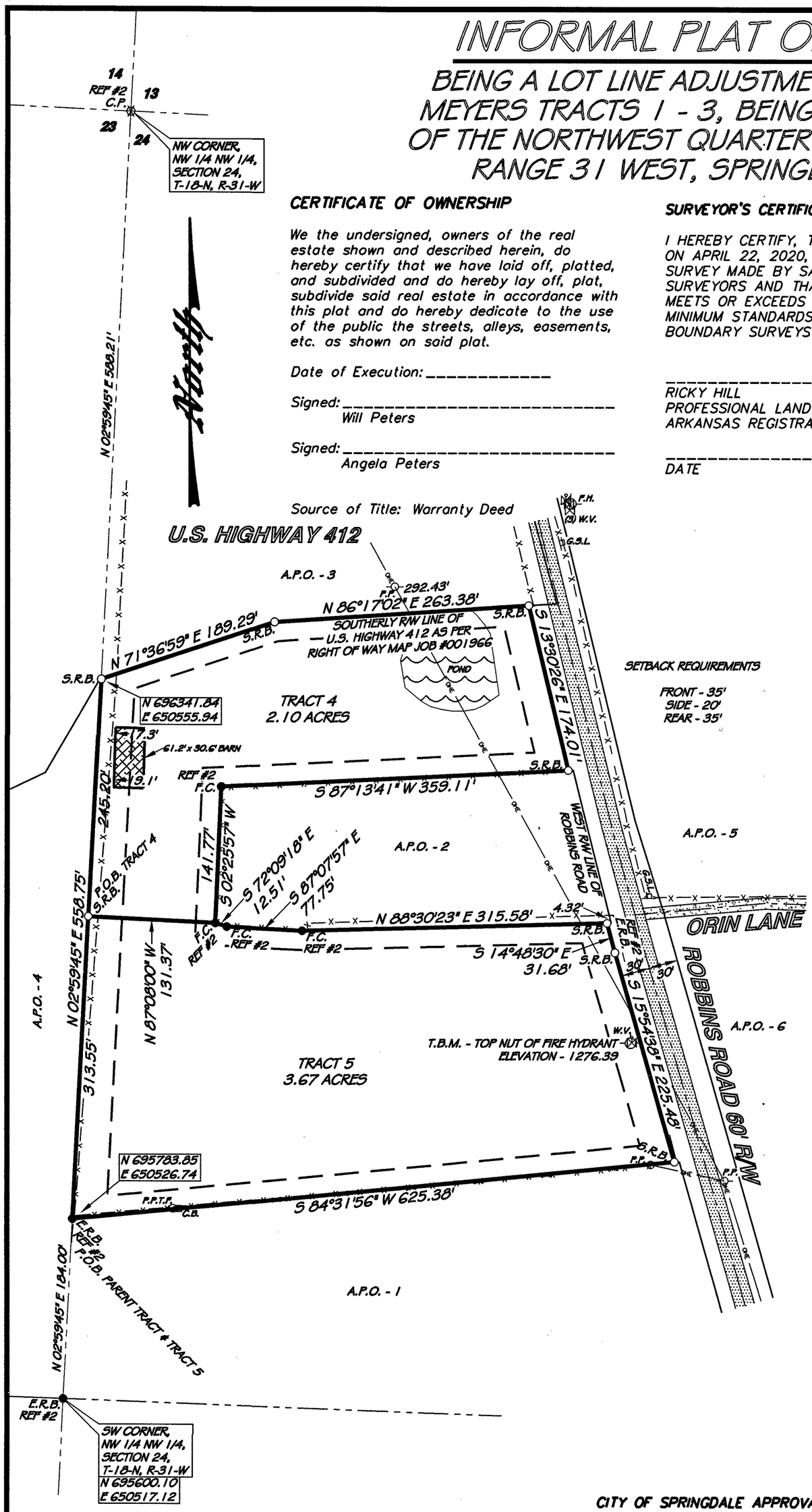
APPLICANT SIGNATURE(S) William B. Pitt

DATE: 6-15-2021

B21-51

INFORMAL PLAT OF MEYERS TRACTS 4 & 5

BEING A LOT LINE ADJUSTMENT OF TRACT 1 OF INFORMAL PLAT OF MEYERS TRACTS 1 - 3, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, SPRINGDALE, BENTON COUNTY, ARKANSAS



CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Will Peters

Signed: _____
Angela Peters

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THIS PLAT ON APRIL 22, 2020, REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
RICKY HILL
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION 1443

_____
DATE

NOTARY

State of Arkansas
County of Benton

Subscribed and sworn to before me this _____ day of _____, 2021.

_____
Notary Public

CITY OF SPRINGDALE APPROVAL FOR RECORDING

_____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

_____
DATE

LEGEND

- ● - E.R.B. - 1/2" EXISTING REBAR
- ● - E.P.K.N. - EXISTING P/K NAIL
- ● - F.C. - FENCE CORNER
- ○ - S.R.B. - 1/2" SET REBAR WITH CAP
- ○ - S.P.K.N. - SET P/K NAIL
- ⊗ - C.P. - COMPUTED POINT
- -○- P.P. - POWER POLE
- -○- P.P.T.F. - POWER POLE WITH TRANSFORMER
- G.S.L. - GAS LINE SIGN
- □ - C.B. - CABLEBOX
- W.V. - WATER VALVE
- -○- F.H. - FIRE HYDRANT

- - BUILDING
- - PAVEMENT
- - POND
- - CONC. - CONCRETE
- - GRAVEL

- - BUILDING
- - BOUNDARY
- - CENTERLINE
- - CONC. - CONCRETE
- -x-x-x-x- - FENCE
- - A.P.O. - ADJOINING PROPERTY OWNER
- - QUARTER LINE
- - EDGE OF PAVEMENT OR GRAVEL
- - R/W LINE - RIGHT OF WAY LINE
- OHE - OVERHEAD ELECTRIC
- G - GAS LINE
- SS - SANITARY SEWER LINE
- W - WATER LINE

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0430J Dated: September 28, 2007.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2021

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's

PROPERTY DESCRIPTION

Parent Tract

Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 18 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Southwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 59 minutes 45 seconds East, 184.00 feet to an existing rebar and the Point of Beginning. Thence continuing along said West line, North 02 degrees 59 minutes 45 seconds East, 558.75 feet to a set rebar with cap on the Southerly right of way line of U.S. Highway 412. Thence leaving said West line and along said right of way line the following bearings and distances: North 71 degrees 36 minutes 59 seconds East, 189.29 feet to a set rebar with cap. North 86 degrees 17 minutes 02 seconds East, 263.38 feet to a set rebar with cap at the intersection of the Southerly right of way line of U.S. Highway 412 and the West right of way line of Robbins Road. Thence leaving the Southerly right of way line of said U.S. Highway 412 and along the West right of way line of said Robbins Road, South 13 degrees 30 minutes 26 seconds East, 174.01 feet to a set rebar with cap. Thence leaving said right of way line, South 87 degrees 13 minutes 41 seconds West, 359.11 feet to a fence corner. Thence along said fence, South 02 degrees 25 minutes 57 seconds West, 141.77 feet to a fence corner. Thence along said fence the following bearings and distances: South 72 degrees 09 minutes 18 seconds East, 12.51 feet to a fence corner. South 87 degrees 07 minutes 57 seconds East, 77.75 feet to a fence corner. Thence leaving said fence, North 88 degrees 30 minutes 23 seconds East, 315.58 feet to a set rebar with cap on the West right of way line of Robbins Road. Thence along said right of way line the following bearings and distances: South 14 degrees 48 minutes 30 seconds East, 31.68 feet to a set rebar with cap. South 15 degrees 54 minutes 38 seconds East, 225.48 feet to a set rebar with cap. Thence leaving said right of way line, South 84 degrees 31 minutes 55 seconds West, 625.38 feet to the Point of Beginning, containing 5.77 acres and subject to any Easements of Record.

Tract 4

Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 18 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Southwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 59 minutes 45 seconds East, 497.55 feet to an existing rebar and the Point of Beginning. Thence continuing along said West line, North 02 degrees 59 minutes 45 seconds East, 245.20 feet to a set rebar with cap on the Southerly right of way line of U.S. Highway 412. Thence leaving said West line and along said right of way line the following bearings and distances: North 71 degrees 36 minutes 59 seconds East, 189.29 feet to a set rebar with cap. North 86 degrees 17 minutes 02 seconds East, 263.38 feet to a set rebar with cap at the intersection of the Southerly right of way line of U.S. Highway 412 and the West right of way line of Robbins Road. Thence leaving the Southerly right of way line of said U.S. Highway 412 and along the West right of way line of said Robbins Road, South 13 degrees 30 minutes 26 seconds East, 174.01 feet to a set rebar with cap. Thence leaving said right of way line, South 87 degrees 13 minutes 41 seconds West, 359.11 feet to a fence corner. Thence along said fence, South 02 degrees 25 minutes 57 seconds West, 141.77 feet to a fence corner. Thence leaving said fence, North 87 degrees 08 minutes 00 seconds West, 131.37 feet to the Point of Beginning, containing 2.10 acres and subject to any Easements of Record.

Tract 5

Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 18 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Southwest Corner of the Northwest Quarter of the Northwest Quarter. Thence along the West line of said Forty, North 02 degrees 59 minutes 45 seconds East, 184.00 feet to an existing rebar and the Point of Beginning. Thence continuing along said West line, North 02 degrees 59 minutes 45 seconds East, 313.55 feet to a set rebar with cap. Thence leaving said West line, South 87 degrees 08 minutes 00 seconds East, 131.37 feet to a fence corner. Thence along said fence the following bearings and distances: South 72 degrees 09 minutes 18 seconds East, 12.51 feet to a fence corner. South 87 degrees 07 minutes 57 seconds East, 77.75 feet to a fence corner. Thence leaving said fence, North 88 degrees 30 minutes 23 seconds East, 315.58 feet to a set rebar with cap on the West right of way line of Robbins Road. Thence along said right of way line the following bearings and distances: South 14 degrees 48 minutes 30 seconds East, 31.68 feet to a set rebar with cap. South 15 degrees 54 minutes 38 seconds East, 225.48 feet to a set rebar with cap. Thence leaving said right of way line, South 84 degrees 31 minutes 55 seconds West, 625.38 feet to the Point of Beginning, containing 3.67 acres and subject to any Easements of Record.

ADJOINING PROPERTY OWNERS

1. PARCEL #21-00273-358
MALISA ROBINSON & BRENT STEPHENSON
4148 ROBBINS RD
SPRINGDALE, AR 72762
ZONE - A-1

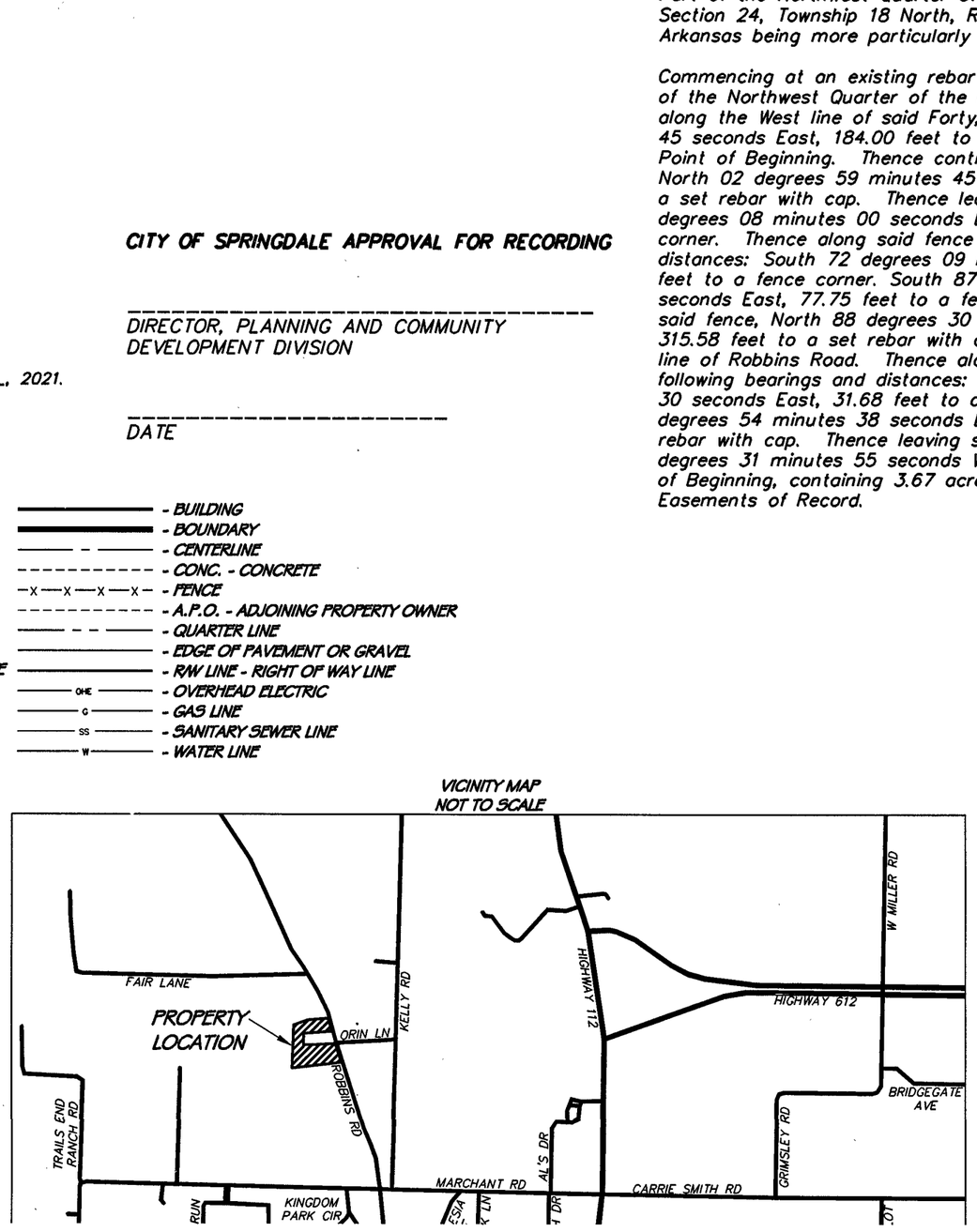
2. PARCEL #21-00273-351
BARBARA FERN CARTER UNDERDOWN
4266 ROBBINS RD
SPRINGDALE, AR 72762
ZONE - A-1

3. PARCEL #21-00273-357
STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
ZONE - A-1

4. PARCEL #18-08551-000
JEREMIAH JOHNSON & LANCE JOHNSON JR
11102 E MT OLIVE RD
ELKINS AR 72727
BENTON COUNTY ZONING

5. PARCEL #21-00273-354
GENARO TRUJILLO
1205 E EASTVIEW DR
ROGERS AR 72758
ZONE - A-1

6. PARCEL #21-00273-364
MARY PATRICIA MEYERS



500-18N-31W-0-24440-04-0147-1443

OWNER: PETRA PROPERTIES LLC
CONTACTS: WILL & ANGELA PETERS
604 WESTON DRIVE
CAVE SPRINGS, AR 72718
PHONE: 479-715-5178

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

DRAWN BY:	J.D.B.
SCALE:	1"=100'
DATE:	5-20-21
JOB NO.	46,058B

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

LEGEND
- ○ S.R.B. = SET 1/2" REBAR W/ CAP
- ○ S.P.K.N. = SET P/K NAIL
- ○ S.R.R.S. = SET RAILROAD SPIKE
- ○ S.N. = SET NAIL
- ● E.R.B. = EXISTING REBAR
- ● E.I.P. = EXISTING IRON PIN
- ● E.P.K.N. = EXISTING P/K NAIL
- ● E.N. = EXISTING NAIL
- ● E.R.R.S. = EXISTING RAILROAD SPIKE
- ■ = EXISTING GOVERNMENT MONUMENT
- ◀ = EXISTING STONE
- △ = EXISTING STATE MONUMENT
- ⊗ = EXISTING R/W MARKER
- -x- = EXISTING FENCE
- ⊗ = COMPUTED POINT
- F.C. = FENCE CORNER

VICINITY MAP
T-18-N R-31-W
NE, SE, SW, 24
NW NW, NE NW, SW NW, SE NW
CP, ERKN, BOLT, ERB, TERRS REF 2

REVISIONS

200' 100' 0' 50' GRAPHIC SCALE

ICE DEED
REFERENCES
TERFIELD LAND SURVEYORS - #45,794 - 11/11/20
ES & ASSOCIATES, INC. - #07-271 - 10/31/07

S BEARING
AS STATE PLANE COORDINATES GRID NORTH.

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. B21-51
APPLICANT: Petra Properties, LLC (Will Peters)
REQUEST: Variance - Deviation of 200' frontage requirement for A-1 zoning

PLANNING COMMISSION MEETING
July 6, 2021

W21-11

B21-51 Variance for Will Peters

W21-11 Waiver Request for Will Peters

Dear Planning Commission,

I would like to request a **waiver of subdivision requirements** on parent plat 21-00273-352, to subdivide parcel which I own on west side of Robbins Road in two. As shown in the survey submitted for me by Satterfield Land Surveyors.

William Peters - Petra Properties LLC

N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. W21-11
APPLICANT: Petra Properties, LLC (Will Peters)
REQUEST: Waiver of subdivision requirements

PLANNING COMMISSION MEETING
July 6, 2021

B21-52

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-16-21

Date Accepted as Complete: _____ Project Number: B21-52

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Michael Cardenzana	Name: Black Bear Holdings
E-mail: mike@faytownimports.com	E-mail: payton@blackbearnwa.com
Address: 12959 Triston Lane Farmington, AR 72730	Address: PO Box 432 Springdale AR 72765 / 132 W. Emma Ave. St. 102 Springdale AR 72764
Phone: 479-340-4957	Phone: 479-601-6898
Site/ Location: 811 S. Turner St. Springdale AR 72764	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-22435-001	Rezone required: No
	Total Acreage: 0.12

Variance requested: (attach visual representation of request)

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property) Current code requires 4 parking spaces per overhead door. There are 2 overhead doors meaning 8 parking spaces would be required plus 1 handicapped space. This would be difficult to comply with due to the small size of the lot & the placement of the building on the lot. No Business would be able to accommodate the current ordinance's requirement, meaning any and all businesses would be unable to operate in this location. Strict application of this provision would unreasonably restrict the building from being used for the purpose(s) in which it was built.

B21-52

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 the business to operate in the building on this property for its intended purpose and current zoning. Allowing fewer spaces to be required would alleviate the hardship caused by lack of property space to accommodate the current required number of parking spaces.

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: _____

B21-52

N

0 15 30 60 90 120 Feet

For Location Reference Only

FILE NO. B21-52
APPLICANT: Black Bear Holdings, LLC
REQUEST: Variance - Deviation of parking requirements

PLANNING COMMISSION MEETING
July 6, 2021

SPRINGDALE™
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Application for Variance – Commercial Design Standards

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Jake Chavis	Name: Chandler Equipment
E-mail: Jake@batesnwa.com	E-mail: Chris@chandler equipment.com
Address: 7230 S Pleasant Ridge Dr, Fayetteville	Address: 4180 W Sunset Ave Springdale
Phone: 479-42-9350	Phone: 800-342-0087
Site/ Location: Chandler Equipment	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30046-120 815-30046-110	Rezone required: C-2
	Total Acreage: 6.83

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.

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 Building elevations

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

The Design team met with Planning and discussed improved materials on the visible facades of the southern building. the building design ties into the existing masonry office building and provides projections and material changes along the front and rear facades. the northern addition matches materials and is tucked behind the buildings visible from the street.

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

The Design team met with Planning and discussed improved materials on the visible facades of the southern building. the building design ties into the existing masonry office building and provides projections and material changes along the front and rear facades. the northern addition matches materials and is tucked behind the buildings visible from the street.

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 Design team met with Planning and discussed improved materials on the visible facades of the southern building. the building design ties into the existing masonry office building and provides projections and material changes along the front and rear facades. the northern addition matches materials and is tucked behind the buildings visible from the street.

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: 6-16-21

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted:_____

Date Accepted as Complete:_____ Project Number:_____

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

Applicant (person making request)	Property Owner (if other than Applicant):
Name: Jake Chavis	Name: Chandler Equipment
E-mail: Jake@batesnwa.com	E-mail: Chris@chandler equipment.com
Address: 7230 S Pleasant Ridge Dr, Fayetteville	Address: 4180 W Sunset Ave Springdale
Phone: 479-42-9350	Phone: 800-342-0087
Site/ Location: Chandler Equipment	Current Zoning District: C-2
Assessor's Parcel Number(s): 815-30046-120 815-30046-110	Rezone required: C-2 Total Acreage: 6.83

Variance requested: (attach visual representation of request)

See site plan

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

There are multiple utilities in the way of the sidewalk if we build it to 8'. We are willing to match the existing sidewalk and create a 5' sidewalk along the whole frontage

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

Given this variance would allow the contractor to build a 5' sidewalk to match the existing 5' sidewalk along the frontage, and keep multiple utility poles and electric pedestals from being relocated.

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.

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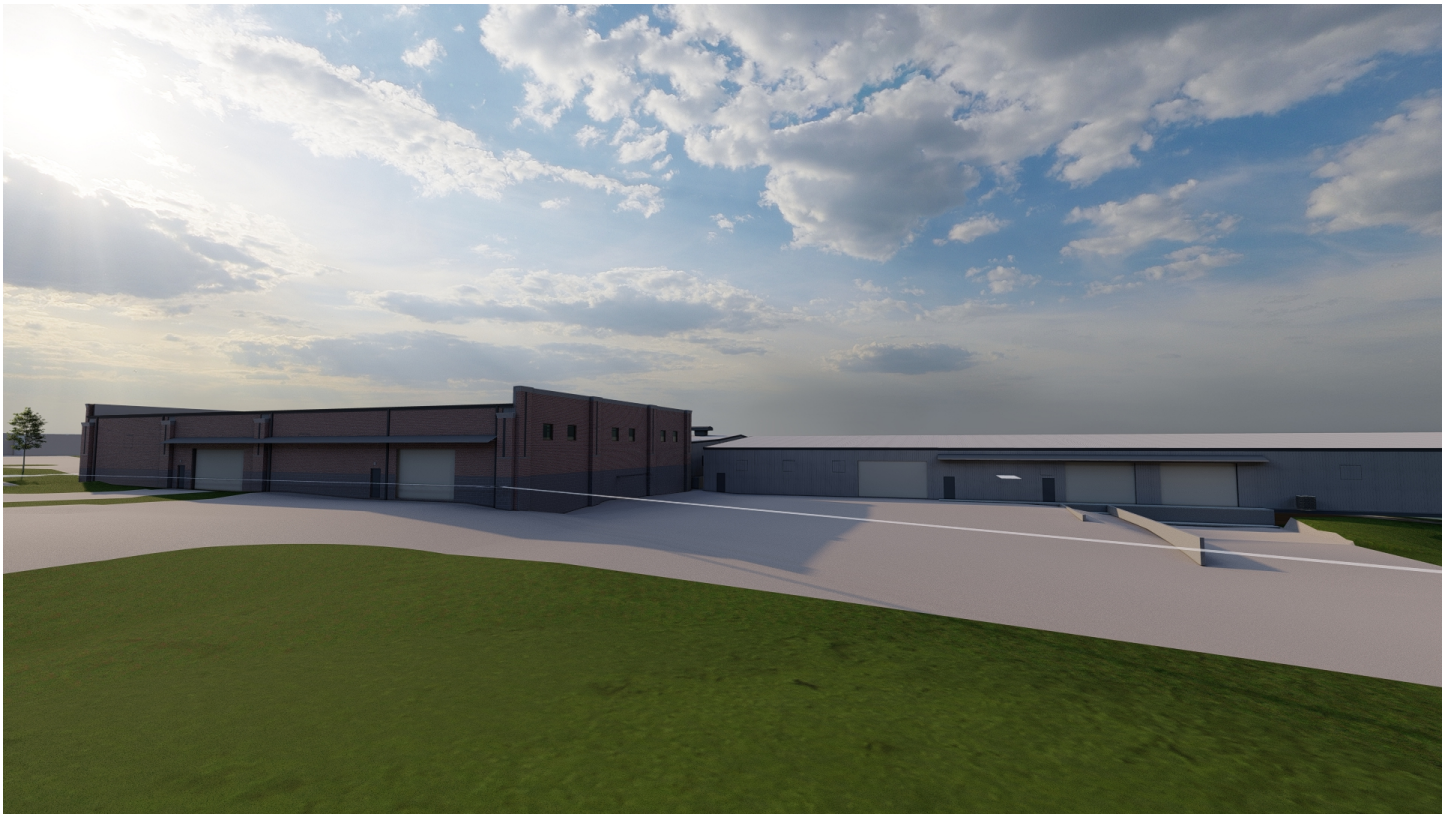
APPLICANT SIGNATURE(S)

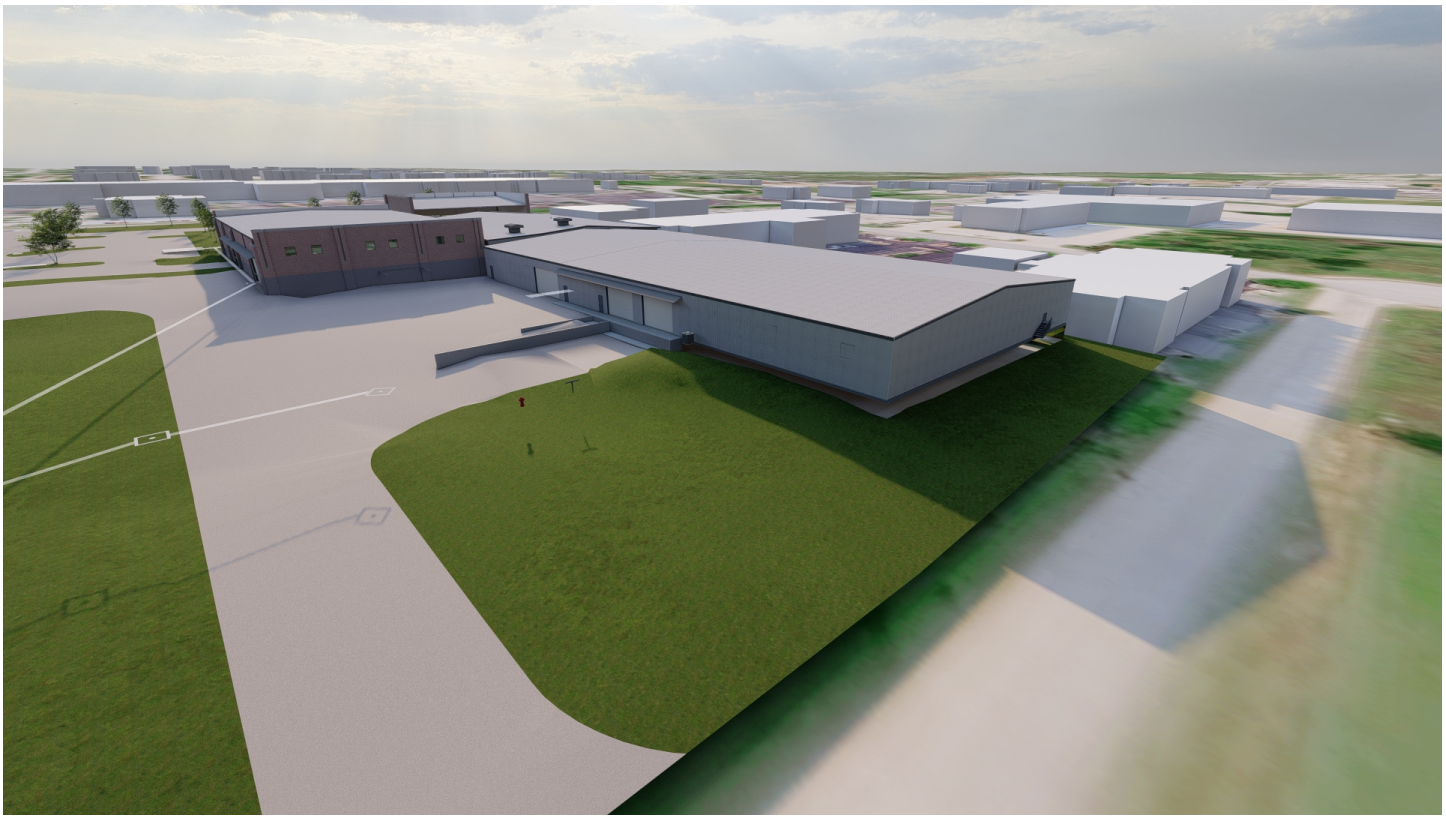
DATE: 6-16-21

B21-56 & B21-57

B21-56 & B21-57



B21-56 & B21-57



B21-56 & B21-57

FILE NO. B21-56 & B21-57

APPLICANT: Chandler Holdings, LLC (Chandler Equipment)

REQUEST: Variance - Deviation of sidewalk width requirement from 8' to 5'

PLANNING COMMISSION MEETING
July 6, 2021

B21-61

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Application for Variance – Board of Adjustment

STAFF USE ONLY

Date Application Submitted: 6-15-21

Date Accepted as Complete: 6-21-21 Project Number: B21-61

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: Mike Jones	Name: Promenade Point III LLC
E-mail: mjones@bestsigngroup.com	E-mail:
Address: 2860 W. Walnut, STE 300 Rogers AR 72756	Address: 3333 Pinnacle Pkwy STE 602 Rogers AR 72758
Phone: 479.621.6626	Phone:
Site/ Location: 2158 Butterfield Coach Road	Current Zoning District: C2
	Rezone required: No
Assessor's Parcel Number(s): 815-30605-003	Total Acreage: 2.740

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:

B21-61

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

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) _____

_____

_____

DATE: 6/4/21

B21-61

Sign Variance Justification

Subject Location:

Northwest Medical Clinic-Eastside

2158 Butterfield Coach Road

Springdale, AR 72764

Property Owner

Name:	PROMENADE POINT III LLC
Mailing Address:	3333 PINNACLE PKWY ROGERS, AR 72758
Type:	(CI) Comm. Impr.

Property Information

Physical Address:	2158 BUTTERFIELD COACH RD
Subdivision:	8-17-29 SPRINGDALE OUTLOTS
Block/Lot:	N/A / N/A
S-T-R:	08-17-29
Size (Acres):	2.74
Legal:	See *Extended Legal*

Extended Legal

PT NE NW 2.74 AC FURTHER DESCRIBED IN 2013-20158 AS: A part of the NE 1/4 of the NW 1/4 of Section 8, T-17-N, R-29-W, Washington County, Arkansas, being more particularly described as follows: Commencing at the NE corner of said forty-acre tract; thence N 87°23'50" W, 265.15 feet; thence S 02°26'29'' W, 54.64 feet; thence S 85°11 '48" E, 38.73 feet; thence S 80°30'49" E, 155.95 feet; thence S 41 °26'41" E, 85.89 feet; thence S 87°04'53" E, 15.36 feet; thence S 02°31 '08" W, 258.52 feet to the point of beginning; thence S 02°31'08" W, 334.17feet; thence N 87°16'42" W, 357.57 feet; thence N 02°26'29" E, 332.42 feet; thence S 87°33'31" E, 358.02 feet to the point of beginning, containing 2.74 acres, more or less. Subject to any rights-of-way and/or easements of record, if any.

Variances Requested:

Variance 1:

Robinson / 412:

-Increase sign height & size of existing monument with new Pylon Structure.

-Overall height to be 20'

-Square footage – 57.8

-Continue to allow this as a 2nd sign on property (approved via prior variance)

Variance 2:

Butterfield Coach Rd

-Increase sign height of existing monument sign by adding structure to existing sign.

-Overall height to 20'

-Square footage – 57.8

Notated Hardships

NW Medical is serving our community at this location and they are looking to strengthen their identity by modifying the signage entitlements dictated by the City's zoning ordinance due to poor visibility from the street frontages of Robinson & Butterfield Coach Road.

Robinson/412

NW Medical Clinic sits back from Robinson/412 approximately 400'. The location is difficult to see from the Robinson Road entrance. The drive sits near a large intersection, and when traffic stops at the light it is difficult to see where the sign / entrance is for patients to arrive through.

Butterfield Coach Road

The current 8' monument sign has no visibility from 412 or Butterfield Coach Road north of the intersection. Limited visibility is creating a difficulty in identifying the clinic building to patients traveling down Butterfield Coach Road.

We are requesting relief from the city to allow (2) signs on the property. (Approved in a prior variance request) We are also requesting an increased height for both signs to a Pylon style sign that caps out at a 20' max height.

B21-61

As a Medical & Urgent Care facility, it is imperative that the community can quickly and safely identify the building and entrances to the parking lot. Consideration for these requests will, in effect, increase NW Medical's visibility at this clinic location from both the 412/Robinson & Butterfield Coach Road elevations. Marking the entrances & building more clearly, improving the ability for current & future patients to find the clinic quickly and easily. This in turn, would lead to a more successful business and partner for the City of Springdale and notably increase safety from a traffic perspective allowing customers to proactively locate the NW Medical clinic.

We appreciate the opportunity to present our reasoning behind our request for limited relief from the City of Springdale sign regulations. We feel that the purposes and intent of the ordinance and General Plan would be advanced by the requested deviations from the requirements and the benefits of such a deviation will substantially outweigh the detriment that would result in ineffective identification.

Per City of Springdale application for Variance process, the following letter is being sent to all adjacent property owners of 2158 Butterfield Coach Rd, Springdale, AR via certified mail, return receipt requested. A total of those 6 property owners are listed on the next page.

Mike Jones

Best Sign Group

PROJECT: BUTTERFIELD REFURB

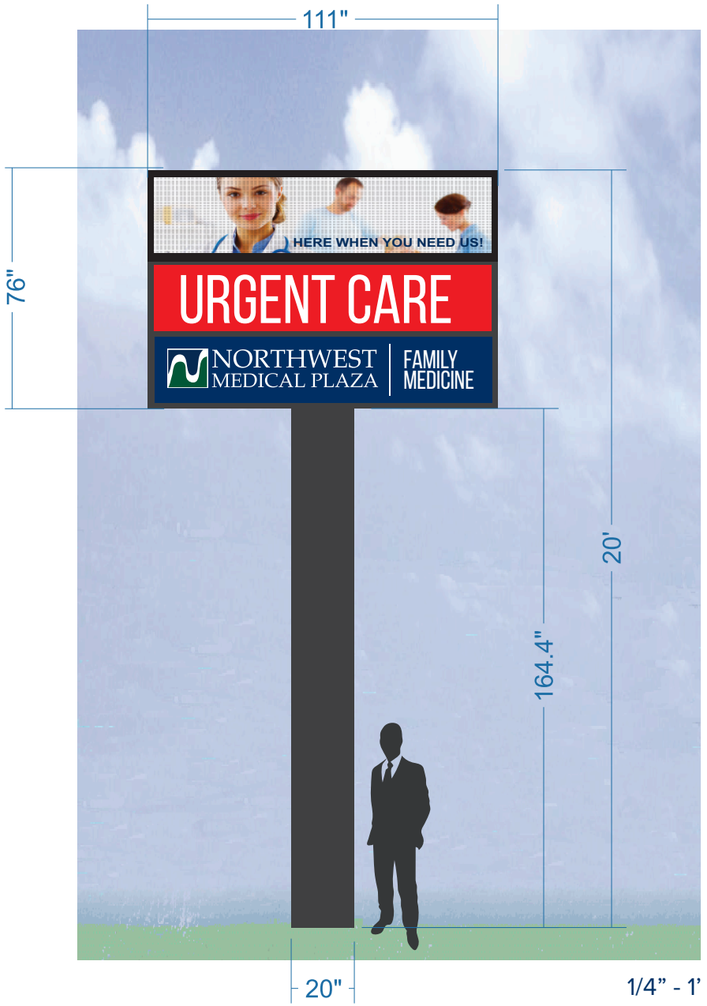
B21-61

UN-INSTALL EXISTING MONUMENT SIGN
REMOVE EXISTING POLE COVER / REVEAL

MANUFACTURE NEW POLE COVER

DIG NEW FOUNDATION TO MEET NEW WINDLOAD REQUIREMENTS
FILL WITH CONCRETE & SET WITH NEW PIPE

INSTALL EXISTING SIGN CABINET AT 20’ TO TOP OF SIGN &
NEW POLE COVER OVER PIPE



1/4” - 1’

EXISTING

PROPOSED

1/16” - 1’

BEST SIGN GROUP Get Noticed.

CLIENT
BEST SIGN GROUP

LOCATION
2860 W. WALNUT
ROGERS, AR

DATE
00/00/2020

REP	ART
ADP	ADP

REVISIONS
0

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PROJECT: ROBINSON PYLON

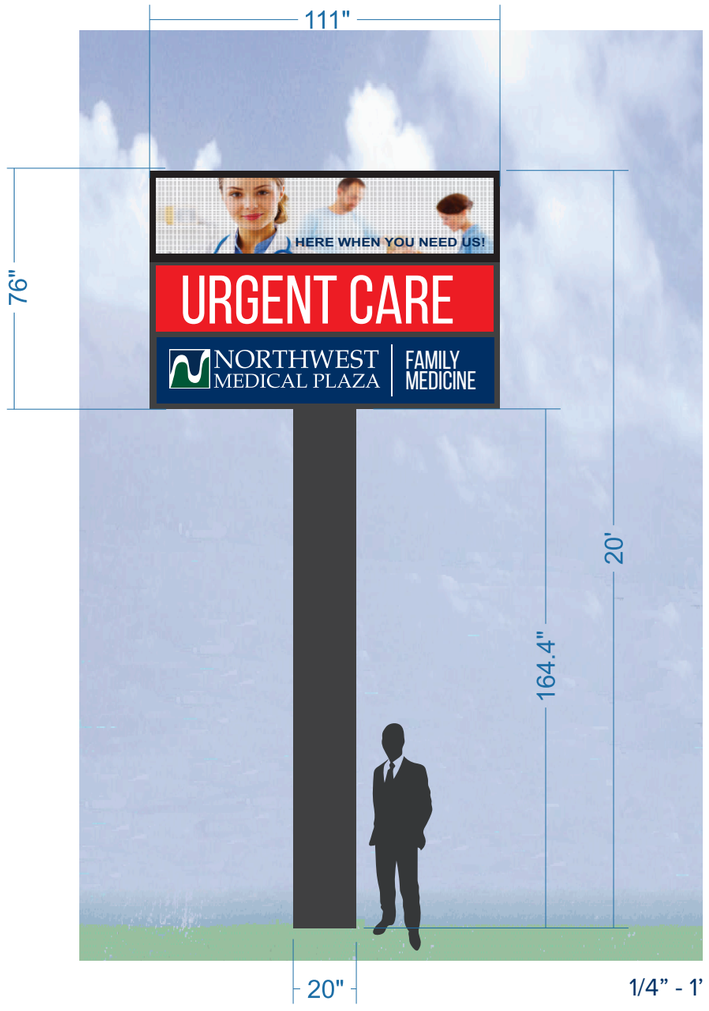
B21-61

REMOVE EXISTING MONUMENT SIGN

MANUFACTURE
(1) NEW DOUBLE FACED CABINET WITH 2 TENANT SPOTS + EMC
PANNED & EMBOSSED PAINTED FACES
POLE COVER

EMC FINISHED ON THE ENDS

EMC IS WATCHFIRE | FULL COLOR | 16MM | 29” X 9’3” D/F UNIT



1/4” - 1’

EXISTING

PROPOSED

1/16” - 1’

BEST SIGN GROUP Get Noticed.

CLIENT
BEST SIGN GROUP

LOCATION
2860 W. WALNUT
ROGERS, AR

DATE
00/00/2020

REP	ART
ADP	ADP

REVISIONS
0

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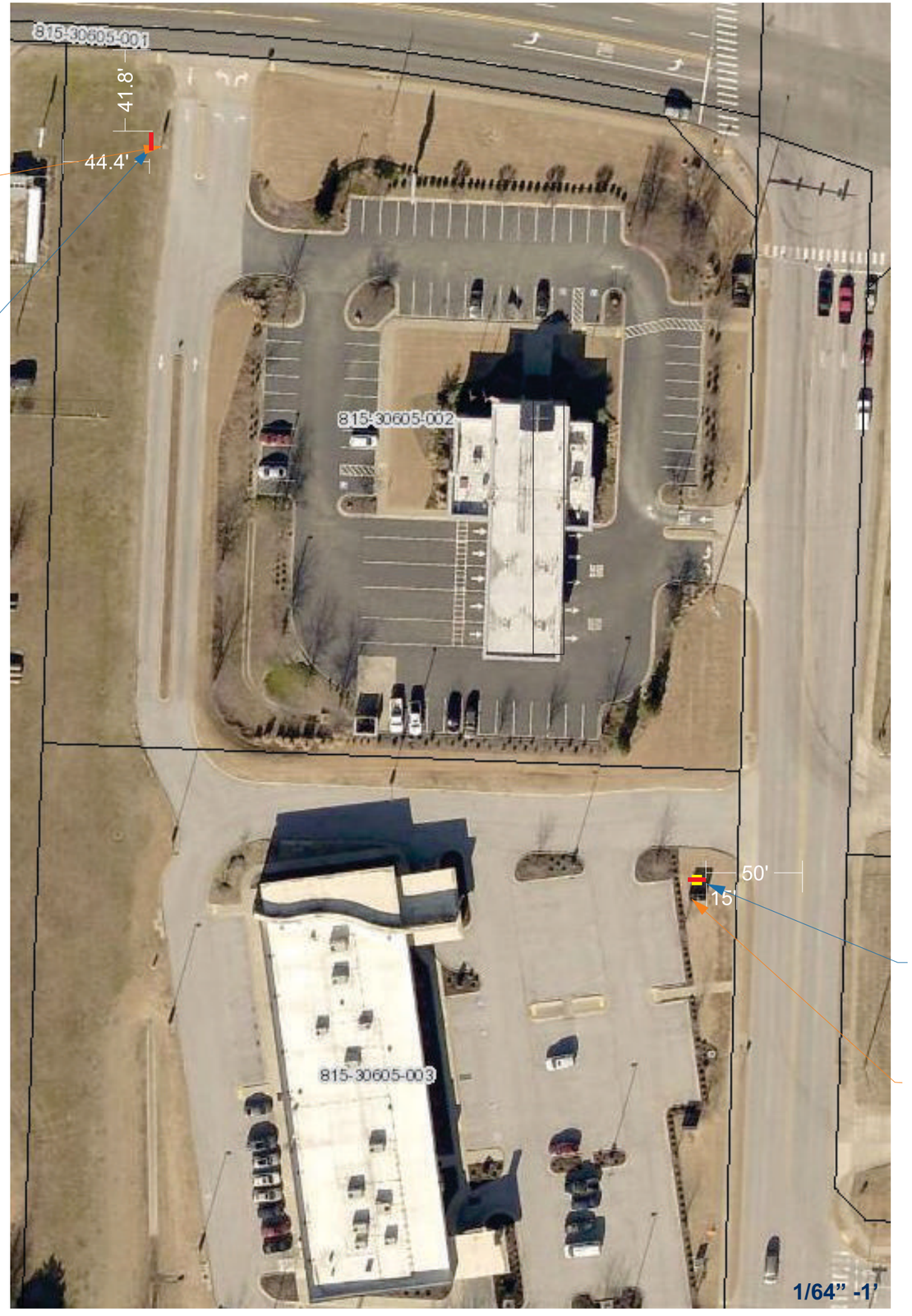
PROJECT: SITE PLAN

B21-61

EXISTING SIGN LOCATION

REMOVE EXISTING MONUMENT
MANUFACTURE NEW SIGN CABINET
PLUS ELECTRONIC MESSAGE CENTER
NEW HEIGHT 20'

SET AWAY FROM EXISTING FOUNDATION



REMOVE EXISTING STRUCTURE
MODIFY CABINET & INCREASE
HEIGHT TO 20'.

WILL HAVE TO RE-LOCATE SIGN
STRUCTURE TO ACCOMMODATE
A NEW FOUNDATION & PIPE SIZE

EXISTING SIGN LOCATION

BEST SIGN GROUP Get Noticed.

CLIENT

BEST SIGN GROUP

LOCATION

2860 W. WALNUT
ROGERS, AR

DATE

00/00/2020

REP	ART
ADP	ADP

REVISIONS

0

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N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. B21-61

APPLICANT: Promenade Point, LLC

REQUEST: Variance - Deviation of sign requirements freestanding sign(s) located less than 150 feet from the right-of-way

PLANNING COMMISSION MEETING
July 6, 2021